



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

**Project Name/Location**

Property Address: 2901 Monument Avenue Date: March 30, 2017  
Tax Map #: W0001290008 Fee: \_\_\_\_\_  
Total area of affected site in acres: .09

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: R-4B  
Existing Use: vacant lot

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)

3 single-family attached  
Existing Use: vacant lot

Is this property subject to any previous land use cases?

Yes  No   
If Yes, please list the Ordinance Number: BZA 1978-079  
BZA 1994-075

**Applicant/Contact Person:** Lory Markham  
Company: Markham Planning  
Mailing Address: 2314 West Main Street  
City: Richmond State: VA Zip Code: 23220  
Telephone: (804) 248-2561 Fax: ( )  
Email: lory@markhamplanning.com

**Property Owner:** Phillip Tarsovich  
If Business Entity, name and title of authorized signee: \_\_\_\_\_

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 14 Tow Path Lane  
City: Richmond State: VA Zip Code: 23221  
Telephone: (804) 393-6605 Fax: ( )  
Email: philtarsov@shumyakovs.com

**Property Owner Signature:**

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



April 6, 2017

Mr. Mark Olinger, Director  
Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219  
[Mark.Olinger@richmondgov.com](mailto:Mark.Olinger@richmondgov.com)

RE: Applicant's Report for Special Use Permit Application at 2901 Monument Avenue

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) application for three single-family attached dwellings at 2901 Monument Avenue. With this application, Pareto, LLC is petitioning the City Council for authorization to construct three single-family homes on the vacant lot at the corner of Monument Avenue and North Colonial Avenue.

#### *Site*

The proposed development is located in the Monument Avenue City Old and Historic District on the south side of Monument Avenue just west of Boulevard. The property is comprised of 0.09 acres (3,900 square feet) and has frontage on both Monument Avenue and North Colonial Avenue. The property is currently a vacant grass lot with three surface parking spaces accessed from the alley at the rear of the property.

#### *Proposal*

The proposed development of the property will include subdividing the parcel into three separate lots for the construction of three attached single-family homes. One home will front on Monument Avenue, while the two other homes will front on North Colonial Avenue. Each home will be three stories and between approximately 2,300 to 2,600 square feet. Amenities for the homes will include space for an optional elevator, a roof-top deck and third floor open living area.

The proposal includes five dedicated off-street parking spaces. Each home will include an enclosed garage; two homes will be provided with a one-car garage accessed from North Colonial Avenue while the third home will be provided a two-car garage accessed from the alley to the rear of the property. In addition to the one-car garage, the middle home will be provided with a surface parking space accessed from the alley.

### *Zoning and Ordinance Conditions*

The property is currently located in the R-48 Multi-family Residential Zoning District. The R-48 district does permit the proposed single-family attached use of the property; however, the proposed lot area and lot coverage does not meet the minimum standards in the R-48 district. The R-48 district requires a minimum of 2,200 square feet of lot area for each single-family attached dwelling and allows a maximum lot coverage of 55%. The proposed lot areas range from just under 1,000 square feet to just over 1,500 square feet. Combined the three lots have a lot coverage of approximately 65%. However, with the provision of the roof top decks for outdoor living space, the proposal well exceeds the minimum 50% useable open space requirements. Additionally, the proposed side yard setback from the property to the west exceeds the minimum three feet requirement to provide as much light and air to the adjacent property as practicable. The side yard setback ranges from 3½ feet to 9 feet. The setback will get larger in the area where the adjacent property has bay windows and will benefit most from the larger setback. The front yard setback will be in line with the property to the west. The proposal will exceed the normal one parking space per unit requirement by providing two off-street parking spaces for two of the homes.

The property is in the Monument Avenue City Old & Historic District and will be subject to the review of the Commission of Architectural Review. To allow for individual purchaser's desire to make modifications to their units as they purchase them, we request that the special use permit ordinance allow for modifications to the elevations subject to the review and approval of the Commission of Architectural Review.

### *Master Plan*

The City's 2001 Master Plan recommends Multi-Family Medium Density land uses for the property. This designation calls for primarily multi-family dwellings at densities up to 20 units per acre. The proposed three single-family attached dwelling units is a lower intensity land use than the multi-family dwellings suggested by the Master Plan. The Master Plan also calls for infill development of like density, scale and use for the Near West Planning District.

The property is currently surrounded by three- to four-story multi-family buildings on both Monument Avenue and North Colonial Avenue. The proposed three-story height of the single-family homes will be lower than the three surrounding properties and the proposed density of 33 units per acre will also be less. The three surrounding properties have densities ranging from 33 units per acre up to 105 units per acre. The proposed large unit size, the outdoor living spaces and provision of off-street parking are all features that help to ensure compatibility with the Master Plan recommendations and the surrounding character of development.

### *City Charter Conditions*

This is a unique infill opportunity in the City along historic Monument Avenue. We trust that you will agree with us that this exciting new single-family development meets the City Charter criteria for the granting of SUPs as the project will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to overcrowding of land and cause an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal,

transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Thank you for your consideration of this application. Please feel free to contact me at [lory@markhamplanning.com](mailto:lory@markhamplanning.com) or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Lory Markham', written in a cursive style.

Lory Markham

Enclosures

cc: The Honorable Andreas Addison  
The Honorable Kim Gray  
Matthew Ebinger, Secretary to the City Planning Commission