

Applicant's Report
for
404 North 33rd Street

I. Special Use Permit Request

This report is submitted as a "Special Use Request" for the conversion of a single family home into a duplex.

II. Subject Property

Parcel Address: 404 North 33rd Street
Council District: Church Hill North
Applicant: 3308 E Broad, LLC
Present Use: Residential, single-family
Proposed Use: Residential, duplex

III. Site Improvements:

There will be no change in the site. The current structure will be converted from a single-family residence to a duplex involving interior renovations only.

Key Features of Required Site Improvements: N/A

IV. Applicant's Request

404 North 33rd Street Richmond, VA 23223 has historically been used as a duplex but is currently considered a single family home by the City of Richmond. We are requesting that the city reclassify the property as a duplex.

V. Current Parcel Characteristics & Conditions

The house is a historic home original to the neighborhood. It has alley access where off-street parking will be provided. The house has no additions and the historic fabric is largely intact. There are no proposed changes to the exterior.

VI. Plans, Policies, and Land Use

The plans necessary for the interior renovation and the addition of the required fire separations are attached.

VII. Design Documentation

Plans titled "404 North 33rd Street – Special Use Permit Plans" and dated February 17, 2016 are attached. The plans contain:

- A1 Title Sheet and Vicinity Map
- A2 First Floor Plans
- A3 Second Floor Plans
- A4 Section & Details



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/>

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RECEIVED
MAR 16 2016

LAND USE ADMINISTRATION

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

Project Name: 404 North 33rd Street - House to Duplex Conversion Date: 02/17/2016

Property Address: 404 North 33rd Street Tax Map #: E0000810011

Fee: \$300 Total area of affected site in acres: .068
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-8

Proposed Use

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

Existing Use: Single family residence

Is this property subject to any previous land use cases? Convert single family dwelling into duplex.

Yes No
 If Yes, please list the Ordinance Number:

Applicant/Contact Person: Charles R. Field, P.E.

Company: Obsidian, Inc.

Mailing Address: 515 North 22nd Street

City: Richmond State: VA Zip Code: 23223

Telephone: (804) 647-1589 Fax: ()

Email: crfield@obsidian.pro

Property Owner: 3308 E Broad, LLC

If Business Entity, name and title of authorized signee: Warwick M Wyatt

(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: 203 North 36th Street

City: Richmond State: VA Zip Code: 23223

Telephone: (804) 240-1001 Fax: ()

Email: mason@citysoundproofing.com

Property Owner Signature: *Mason Wyatt*, MASON WYATT MANAGING MEMBER

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)