



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: 2100 Edwards Avenue Date: \_\_\_\_\_  
 Tax Map #: S0000458007 Fee: \$300  
 Total area of affected site in acres: 0.2709

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

**Zoning**

Current Zoning: R-5 Residential  
 Existing Use: Vacant

**Proposed Use**

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

Three (3) single-family detached dwellings.  
 Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Mark Baker

Company: Baker Development Resources  
 Mailing Address: 1519 Summit Ave., Suite 102  
 City: Richmond State: VA Zip Code: 23230  
 Telephone: (804) 874-6275 Fax: ( )  
 Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** Foothold Properties, LLC

If Business Entity, name and title of authorized signer: Patrick Sapini

(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: 3500 Wicklow Lane  
 City: N Chesterfield State: VA Zip Code: 23236  
 Telephone: (804) 6153338 Fax: ( )  
 Email: psapini@gmail.com

**Property Owner Signature:** *Patrick Sapini*

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)

# APPLICANT'S REPORT

*May 27, 2021*

*Special Use Permit Request  
2100 Edwards Avenue, Richmond, Virginia  
Map Reference Number: S000-0458/007*

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Submitted to: **City of Richmond**  
Department of Planning and Development Review  
Land Use Administration  
900 East Broad Street, Suite 511  
Richmond, Virginia 23219

Submitted by: **Baker Development Resources**  
1519 Summit Ave., Suite 102  
Richmond, Virginia 23230

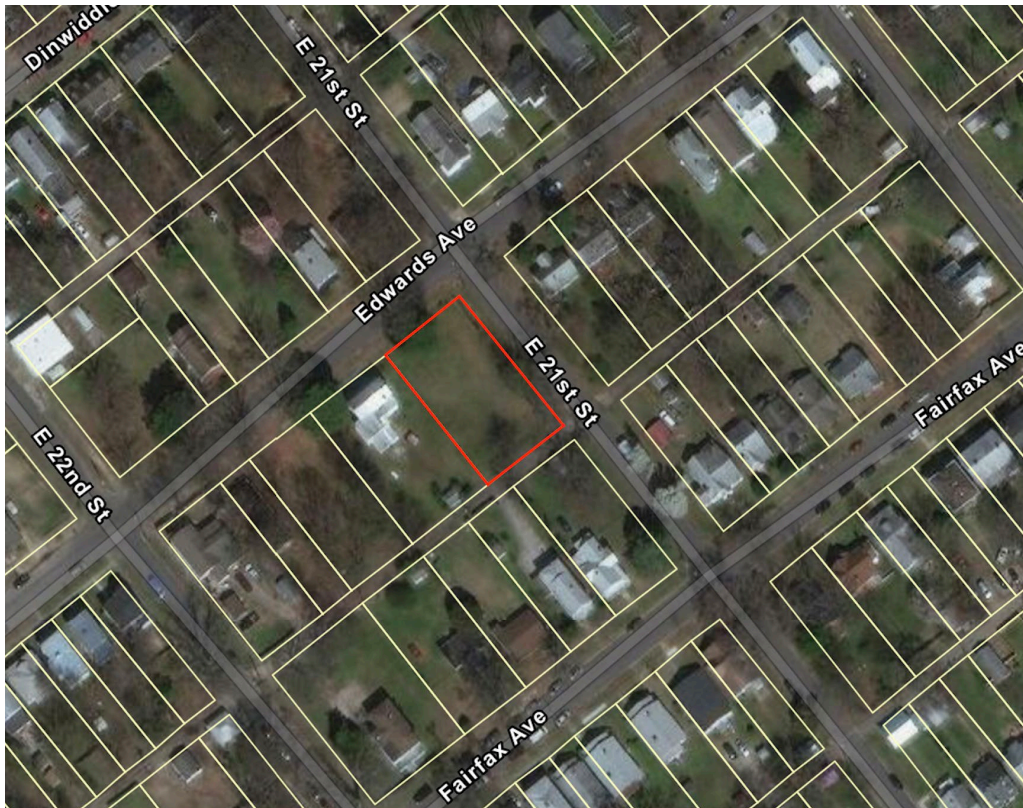
## Introduction

The property owner is requesting a special use permit (the "SUP") for 2100 Edwards Avenue (the "Property"). The SUP would authorize the construction of three (3) single-family detached dwellings on the currently vacant Property.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the south side of Edwards Avenue between East 22<sup>nd</sup> Street and East 21<sup>st</sup> Street. The Property consists of one parcel, which is referenced by the City Assessor as tax parcel S000-0458/007. The Property is currently unimproved and is exceptionally large for the vicinity. The Property consists of lot 9, lot 10 and part of lot 8 from the original Mason Park Subdivision. The Property is 82.5 feet wide, 143 feet deep and contains approximately 11,800 square feet of lot area. The Property is relatively flat and is afforded access in the rear by means of an east-west alley.



Other properties in the vicinity are predominantly developed with single-family dwellings with two-family dwellings interspersed. To blocks to the southwest lies the Richmond Highway corridor, which is currently improved by various commercial, institutional, industrial, and multifamily uses.

## **EXISTING ZONING**

The Property is zoned R-5 Single-Family Residential, which does permit the proposed single-family detached dwelling use. The surrounding properties are also zoned R-5. The nearby properties along Richmond Highway are a combination of B-6 Mixed-Use Business, B-3 General Business, and M-1 Light Industrial.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Plan (the "Master Plan") suggests a future land use of "Residential" for the Property. This designation is consistent with this request in use as it suggests single-family dwellings as a primary use. The designation further suggests that typical homes have driveways and/or garages located behind the home if an alley is present. (p. 54).

In addition to the property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request, including:

- Equitable Transportation, Objective 6.1, which is to "increase the number of residents...along enhanced transit corridors" as Richmond Highway is shown as being an enhanced transit corridor, and is within close proximity to the Property (Figure 28, p. 119).
- High-Quality Places, Objective 1.4, to "maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards"
- High Quality Places, Objective 4.1, to "create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City," as the request introduces thoughtfully-designed new construction in a manner not otherwise assured by-right.

# **Proposal**

## **PROJECT SUMMARY**

The proposed development includes the construction of three (3) single-family detached dwellings on the Property.

## **PURPOSE OF REQUEST**

While the Property is a single legal lot of record from a zoning perspective, it includes the better part of three original subdivision lots that are each 33 feet wide. For that reason, the Property is exceptionally large for the area. The Property owner would now like to construct three single-family detached dwellings on the vacant Property. While this request is generally consistent with the historic development pattern in the vicinity, the R-5 district requires not less than 50' or lot width and not less than 6,000 square feet of lot area, therefore, a SUP is required.

The proposed lot width and area are compatible with other lots in the vicinity, which are all characteristically smaller urban lots. In the surrounding area, many existing lots are substandard

where the 50 feet of lot width and 6,000 square feet of lot area required for single-family detached dwellings are concerned. Based on this historic lot pattern, the many lots in the vicinity are nonconforming with regard to lot area, lot width and yards.

In exchange for the SUP, the intent of this request is to ensure a high-quality infill development that is consistent with the objectives of the Master Plan. The overall project would be appropriately efficient and would be compatible with the existing development in the vicinity. The quality assurances conditioned through the SUP would guarantee a higher quality development than what might otherwise be developed by right in the vicinity.

## **PROJECT DETAILS**

The proposed dwellings have been designed in order to be compatible with other dwellings in the area. They would be two stories in height and the building form, including roof style and full width front porch, are intended to respect the traditional building styles found in the vicinity. Front elevations have been varied in order to offer variety and increase visual interest.

Each dwelling would include approximately 1,795 Square feet of floor area. First floor living areas would be open and spacious, including desirable kitchens layouts with islands. Each dwelling would have three bedrooms, three baths and a first-floor study. Features such as master bedroom and bathroom suites, walk in closets, and second floor laundry facilities are included in the design.

The dwellings will be constructed with quality building materials. They would be clad in cementitious horizontal lap side in order to provide durability and consistency with other siding types found in the area. A full-width front porch and rear deck are proposed for each dwelling and would provide ample usable outdoor area for the future owners. Parking would be provided for each dwelling and would be accessed by the alley to the rear of the Property.

## **Findings of Fact**

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation related to three dwellings and the proposed off-street parking will result in no congestion on streets, roads, alleys or any other public right of way. Furthermore, the Property is within walking distance to the Richmond Highway corridor, which offers fifteen-minute frequency bus service (the "3")

routes) that connect the Property to Manchester, VCU, downtown, and Highland Park—with multiple transfer opportunities with other routes along the way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The special use permit would not adversely affect the above referenced City services.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed dwellings are of compatible massing and spacing to the existing dwellings throughout the neighborhood. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

In summary we are enthusiastically seeking approval for the construction of three single-family detached dwellings. The dwellings have been thoughtfully designed in order to provide appropriate, high quality infill development. The request offers compatibility with the City's Master Plan in terms of use. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while providing new home ownership opportunities in the vicinity. The proposed design is historically appropriate and would contribute to the vibrancy of the block with street-oriented full-width front porches. That along with the provision of accessory parking to the rear of the Property would give the Property the much-desired traditional neighborhood design, which is appropriate for this area of the City. The provision of off-street parking spaces consistent with zoning requirements would help mitigate any impact on parking related to the development. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than what might otherwise be developed by right in the vicinity.