



# 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

Project Name: GRACE PLACE Date: \_\_\_\_\_

Property Address: 1738 North 28<sup>th</sup> Street Tax Map #: E0001086010

Fee: \$1,800 Total area of affected site in acres: \_\_\_\_\_  
2701 Y Street E0001086011

(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: R-5

### Proposed Use

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

Existing Use: Vacant lot

Is this property subject to any previous land use cases?

- Yes
- No

If Yes, please list the Ordinance Number: \_\_\_\_\_

To divide the lot  
in to non-conforming  
lots. Single Family  
Detached Homes

Applicant/Contact Person: Omega Wilson

Company: Word For Living Ministries Fresh Anointing Cathedral

Mailing Address: 3301 2nd Ave

City: Richmond State: VA Zip Code: 23222

Telephone: (804) 218-1410 Fax: (804) 228-3730

Email: owwilson@henrico.k12.va.us

Property Owner: Word For Living Ministries Trs.

If Business Entity, name and title of authorized signer: Larry C. Miles, Pres.

Mailing Address: 3301 2nd Ave

City: Richmond State: VA Zip Code: 23222

Telephone: (804) Fax: (804) 228-3730

Email: yesazariah@yahoo.com

Property Owner Signature: Larry C. Miles Sr.

(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)



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### Project Name/Location

Project Name: Grace Place Single Family Homes Date: June 13, 2014

Property Address: 1734-1738 N. 28<sup>th</sup> St. 23223 Tax Map #: \_\_\_\_\_

Fee: \$1,800.00 Total area of affected site in acres: 0.70 Acres  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning  
Current Zoning: R-5

Proposed Use  
(Please include a detailed description of the proposed use in the required applicant's report)  
Single Family Detached Homes

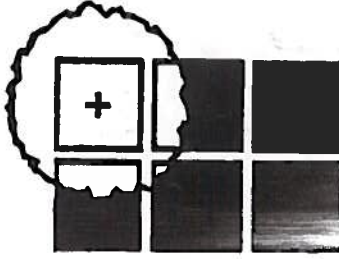
Existing Use: Vacant  
Is this property subject to any previous land use cases?  
 Yes  No  
If Yes, please list the Ordinance Number: \_\_\_\_\_

Applicant/Contact Person: MR. Leroy Chiles  
Company: Quality Life of Virginia  
Mailing Address: 3416 Garland Ave  
City: Richmond State: Va Zip Code: 23222  
Telephone: (804) 562-4803 Fax: ( )  
Email: leroy@qualitylifeofvirginia.com

Property Owner: Quality Life of Virginia  
If Business Entity, name and title of authorized signee: MR. Leroy Chiles  
Mailing Address: 3416 Garland Ave  
City: Richmond State: Va Zip Code: 23222  
Telephone: (804) 562-4803 Fax: ( )  
Email: leroy@qualitylifeofvirginia.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)



SNEAD ASSOCIATES, PC.

## Applicants Report: Grace Place (Single Family Detached Homes)

Applicant Information:

June 13, 2014

Mr. Leroy Chiles  
Quality Life of Virginia  
3416 Garland Ave.  
Richmond Va 23222  
804-562-4803  
[Leroy@qualitylifeofvirginia.com](mailto:Leroy@qualitylifeofvirginia.com)

The property is located at 1734-1738 N. 28<sup>th</sup> St. , Richmond Va. and encompasses 0.70 acres of undeveloped land.

The applicant proposes to build six (6) single family detached homes on lots ranging in the 27' wide by 140' long size. The property is currently zoned R-5, hence the need for a special use permit.

The houses are as described in the drawings with concrete sidewalks in front and slate paver sidewalks set in gravel in rear. Each home will have (2) 10'x20' gravel parking spaces in the rear accessed by a new gravel alley accessed from "Y" Street..

Landscaping for each front yard is as described on the drawings.

The applicant requests the City grant this Special Use Permit because similar styled and sized residential properties currently exist within the immediate neighborhood.

Thank you.