



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: 3024 3rd AV
Parcel I.D. #: N0000920002 Fee: \$300
Total area of affected site in acres: 0.1125

Date: 10/12/2023

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

Zoning

Current Zoning: R-6

Richmond 300 Land Use Designation: R

Additional Contact:
Daniel Van Dyk, RA, CPAC
(786) 306-5861
vandyk.daniel@gmail.com
VANDYK

Proposed Use

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

NEW CONSTRUCTION - 2 UNIT DUPLEX RESIDENTIAL
Existing Use: VACANT LOT

Is this property subject to any previous land use cases?

- Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: L. T. CANOSSA

Company: 3024 LLC
Mailing Address: 3022 3rd AV
City: RICHMOND State: VA Zip Code: 23222
Telephone: (202) 415-2619 Fax: ()
Email: LCTPDC@gmail.com

Property Owner: [L.T. CANOSSA] 3024 LLC

If Business Entity, name and title of authorized signer: [Signature]

(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: 3022 3rd AV
City: Richmond State: VA Zip Code: 23222
Telephone: (202) 415-2619 Fax: ()
Email: LCTPDC@gmail.com

Property Owner Signature: [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)

SUP Applicant's Report

L. T. Canossa
LCTPDC@GMAIL.COM
202.415.2619

3024 3rd Avenue

October 12 , 2023

Overview

The purpose of this application is to obtain special use approval for the construction of a 2-unit residential duplex structure on an infill lot in Highland Park, Northside Richmond. The proposed dwelling meets all requirements of the 2020 Code of the City of Richmond, VA Zoning Ordinance, with the exception of Lot Area and Width as described in Sec. 30-412.4. Whereas Sec.30-412.4 requires a lot area of 6,000 sf and a lot width of 50 ft, the proposed 2-family dwelling is to be built on a lot with an area of 4,900 sf and a width of 35 ft.

Specifications

As shown in the accompanying plan and drawings, the structure we envision will be compatible with neighboring structures in height, width, setback, and design.

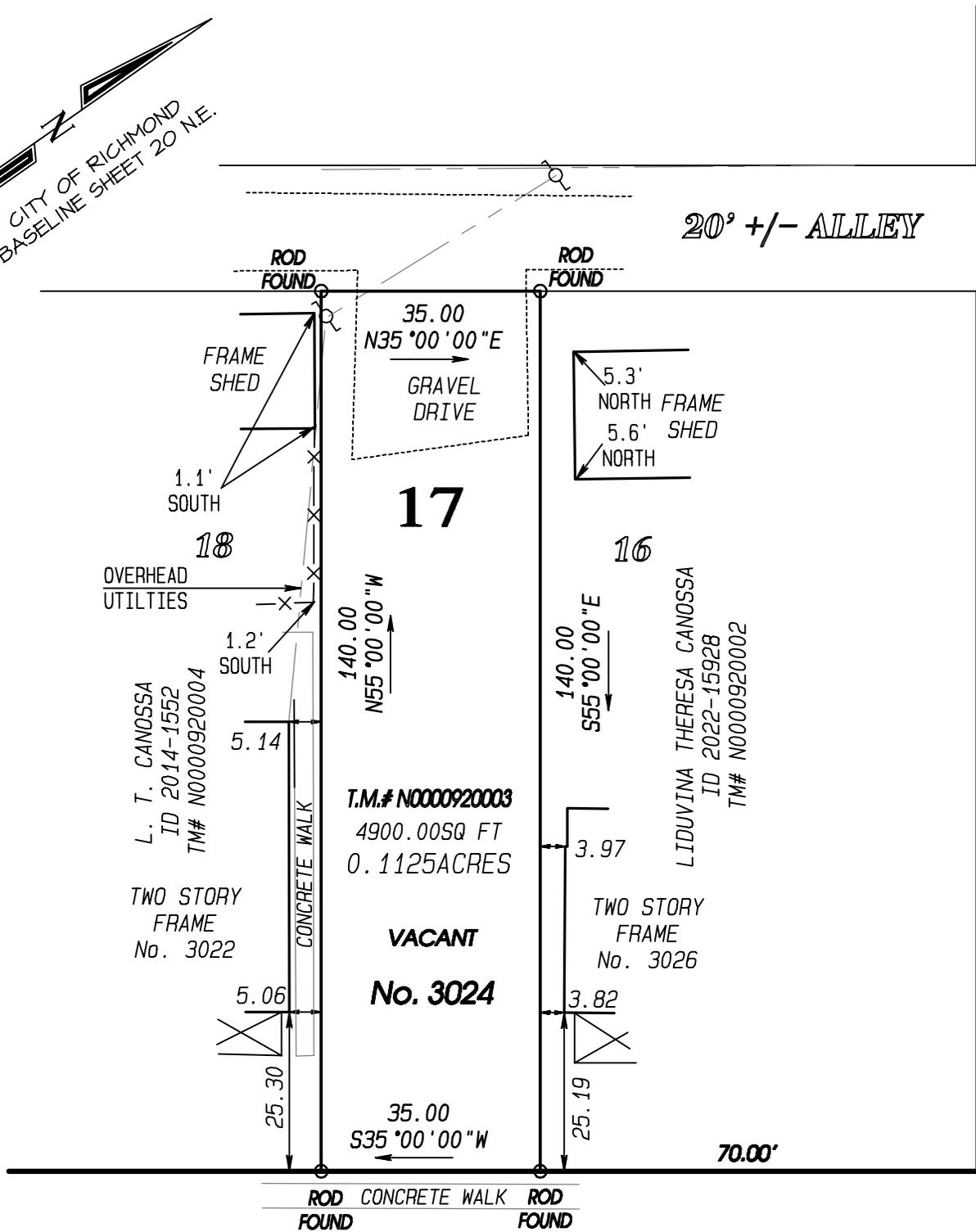
The first floor (one bedroom) is designed for accessibility, to accommodate a family member who is mobility-challenged and who needs to live in close proximity to nearby family caregivers. The second floor, with two bedrooms, will be available for rent to offset the cost of construction and any additional, professional care that may be needed. Thus the project will add two dwelling units to the housing stock in our area.

Each fully equipped apartment will measure approximately 750 sf and will be completely independent of the other in terms of heating, air conditioning, electrical service and hot water. The impact on community services is expected to be negligible. In addition, its environmental impact will be minimized as a result of design features including a focus on energy-efficient construction, solar power and rainwater collectors, and high efficiency appliances.

Respectfully submitted,

L. T. Canossa

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: 3024 LLC ID 2022-19338



FRONT STREET

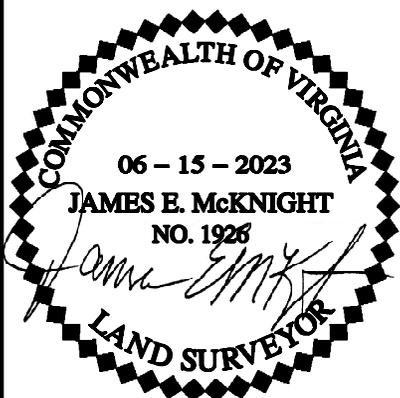
3RD AVENUE

60' +/- RW

*PLAT SHOWING IMPROVEMENTS LOT 17,
 BLOCK 3, PLAN OF "HIGHLAND PARK",
 IN THE CITY OF RICHMOND, VIRGINIA.*

THIS IS TO CERTIFY THAT ON JUNE 15, 2023, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 25'



**McKNIGHT
& ASSOCIATES, P.C.**

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646

JOB NUMBER: 94120317

PROPOSED 2-FAMILY DWELLING

3024 3RD AVE

RICHMOND, VA

DRAWING INDEX

- Z-001 SITE PLAN & ZONING NOTES
- A-101 FLOOR PLANS - FLOOR 1 & 2
- A-201 ELEVATIONS

LOT INFORMATION

3024 3rd AVE
 RICHMOND, VA 23222
 OWNER: 3024 LLC
 ZONING: R-6 (RESIDENTIAL, SINGLE FAMILY ATTACHED)
 4900 SQUARE FEET
 FRONT SIZE: (?)
 REAR SIZE: 140
 PARCEL ID: N0000920003
 PARENT PARCEL: N0000920002

LOT DIMENSIONS: 35 FT WIDE x 140 FT DEEP

ZONING TABLE - R-6 DISTRICTS

CODE OF THE CITY OF RICHMOND, VA, 2020				
CODE REFERENCE	REQUIREMENT TYPE	REQUIRED	PROPOSED	COMPLIANCE STATUS
30-412.1	PERMITTED PRINCIPAL USES	2-FAMILY DETACHED	2-FAMILY DETACHED	COMPLIES
30-412.4	LOT AREA	6,000 sf min	4,900 sf	REQUESTING VARIANCE
30-412.4	LOT WIDTH	50 ft min	35 ft	REQUESTING VARIANCE
30-412.5	FRONT YARD	15 ft min	>15 ft	COMPLIES
30-412.5	SIDE YARDS	5 ft min	>5 ft	COMPLIES
30-412.5	REAR YARD	5 ft min	>5 ft	COMPLIES
30-412.6	LOT COVERAGE	55% max	28%	COMPLIES
30-412.7	DRIVEWAYS FROM STREETS	ALLEY-ACCESSED DRIVEWAY	ALLEY-ACCESSED DRIVEWAY	COMPLIES
30-412.8	HEIGHT	35 ft max	30 ft	COMPLIES

ZONING CODE - REFERENCED SECTIONS

CODE OF THE CITY OF RICHMOND, VIRGINIA, 2020
 Chapter 30 - ZONING

DIVISION 7. - R-6 SINGLE-FAMILY ATTACHED RESIDENTIAL DISTRICT

Sec. 30-412.1. - Permitted principal uses.
 Any principal use permitted in the R-1 district as set forth in Section 30-402.1 Single-family attached dwellings and uses and structures customarily incidental to attached dwelling developments, provided that
-Two-family detached dwellings
-Two-family attached dwellings lawfully existing prior to the effective date of the ordinance from which this section is derived

Sec. 30-412.4. - Lot area and width; density; unit width

(1)Single-family detached dwellings. Single-family detached dwellings shall be located on lots of not less than 5,000 square feet in area with a width of not less than 50 feet (see Article VI, Division 3 of this chapter). (2)Single-family attached dwellings. Density, lot area and unit width for single-family attached dwellings shall be as follows: a. Density. The average density within a development site shall not exceed ten dwelling units per acre (see the definition of the term "dwelling, multifamily" in Section 30-1220). b. Lot area.

Single-family attached dwellings shall be located on lots of not less than 2,200 square feet in area, provided that such area may be reduced when an area equivalent to such reduction is provided in common ownership elsewhere on the development site and is accessible to residents of the lots so reduced in area and is available for their use. Each lot reduced to less than 2,200 square feet in area shall be provided with a private yard adjoining the dwelling unit and containing not less than 500 square feet of usable open space. c. Unit width. No individual attached dwelling unit shall be less than 16 feet in width, provided that the average width of all units attached within a series shall be not less than 20 feet

Two-family attached and detached dwellings. Two-family attached and detached dwellings shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet (see Article VI, Division 3 of this chapter)

Sec. 30-412.5. - Yards.

Yard regulations in the R-6 Single-Family Attached Residential District shall be as follows:

(1)Uses other than attached dwellings. Yards for uses other than attached dwellings shall be as follows:

a. Front yard. There shall be a front yard with a depth of not less than 15 feet (see Article VI, Division 4 of this chapter).

b. Side yards. There shall be side yards of not less than five feet in width (see Article VI, Division 4 of this chapter).

c. Rear yard. There shall be a rear yard with a depth of not less than five feet (see Article VI, Division 4 of this chapter and Section 30-680.1).

(2)Single-family and two-family attached dwellings and buildings accessory thereto. Yards for single-family and two-family attached dwellings and buildings accessory thereto shall be as follows:

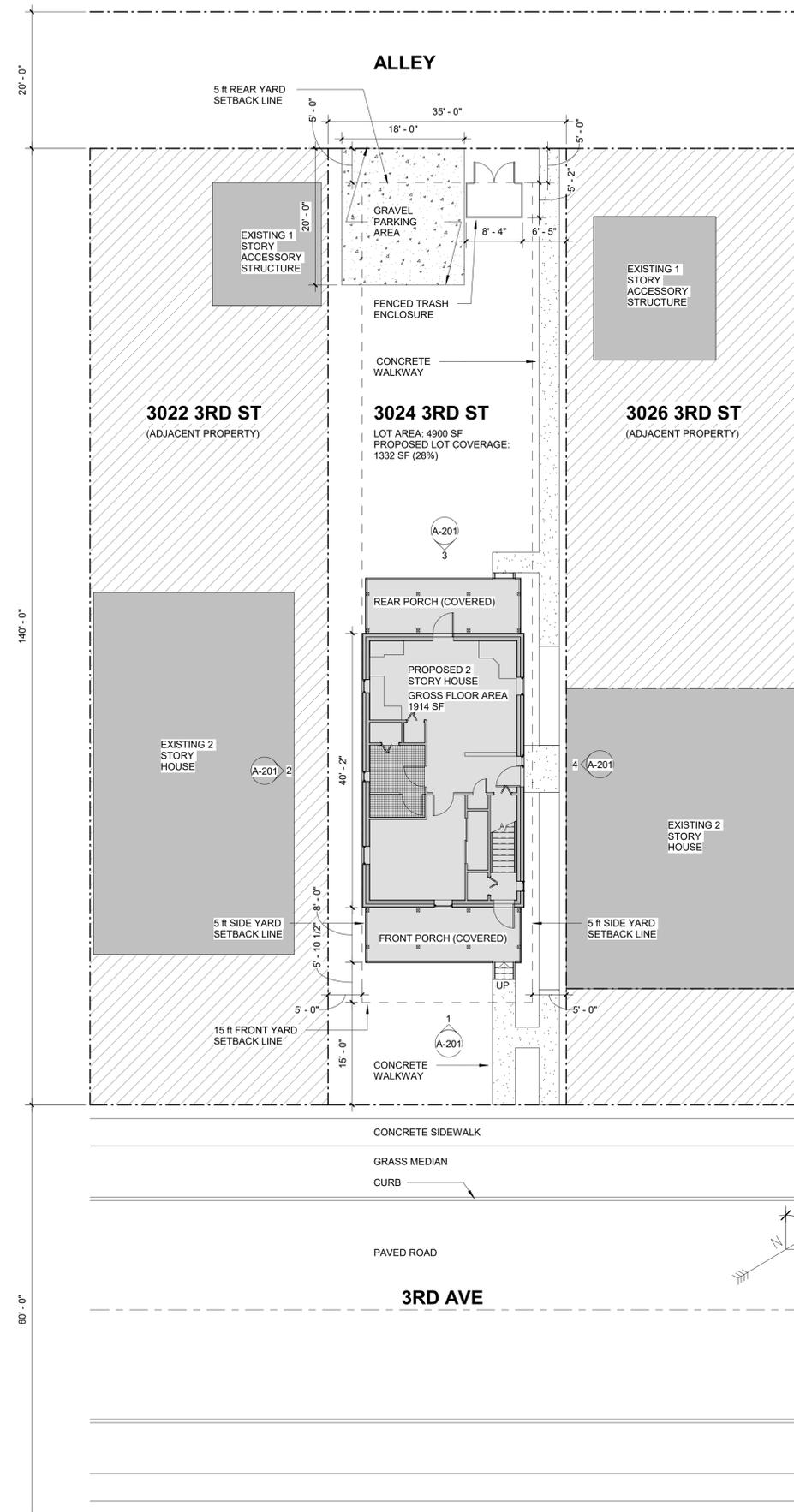
a. Front yard. There shall be a front yard with a depth of not less than 15 feet adjacent to public streets, private streets, parking areas and common spaces (see Article VI, Division 4 of this chapter).

b. Side yard. There shall be side yards of not less than three feet in width except where buildings are attached. There shall be a side yard of not less than ten feet in width at each end of a series of attached units (see Section 30-620.1(d) and Article VI, Division 4 of this chapter).

c. Rear yard. There shall be a rear yard with a depth of not less than five feet (see Article VI, Division 4 of this chapter and Section 30-680.1).

(Code 1993, § 32-412.5; Code 2004, § 114-412.5; Code 2015, § 30-412.5; Ord. No. 2007-338-2008-11, § 1, 1-14-2008)

ZONING MAP



Sec. 30-412.6. - Lot coverage.
 Lot coverage in the R-6 Single-Family Attached Residential District shall not exceed 55 percent of the area of the lot.

Sec. 30-412.7. - Driveways from streets.
 No driveway intersecting a street shall be permitted on a lot devoted to dwelling use when alley access is available to serve such lot. In the case of a corner lot, no such driveway shall be permitted intersecting a street which constitutes the principal street frontage of a lot when other street frontage or alley access is available to serve the lot. Permitted driveways within front yards of single-family and two-family dwellings shall not exceed nine feet in width.

Sec. 30-412.8. - Height.
 No building or structure in the R-6 Single-Family Attached Residential District shall exceed 35 feet in height (see Article VI, Division 6 of this chapter and Section 30-680.1).

Sec. 30-630.9. - Permitted projections and encroachments in yards and courts.

(d)Open or enclosed fire escapes and outside stairways required by law may project into required yards a distance of not more than four feet. Ramps providing means of ingress or egress required by law may project into required yards when such ramps cannot be located elsewhere in compliance with applicable yard and ingress or egress requirements.

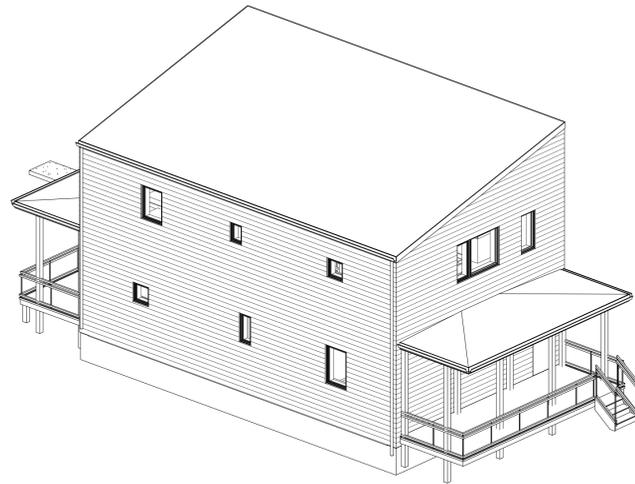
(e)Unenclosed porches, balconies and steps may project into required front yards a distance of not more than ten feet, except that in the R-8 district such projection shall not exceed five feet. The width of such projection shall not extend beyond the sidewalls of the portion of the main building to which it is attached or into an extension of the required side yards on the lot, whichever is greater.

Dan Van Dyk, RA, CPHD
 605 Cecil B Moore Ave
 Philadelphia, PA 19122
 786-306-5861

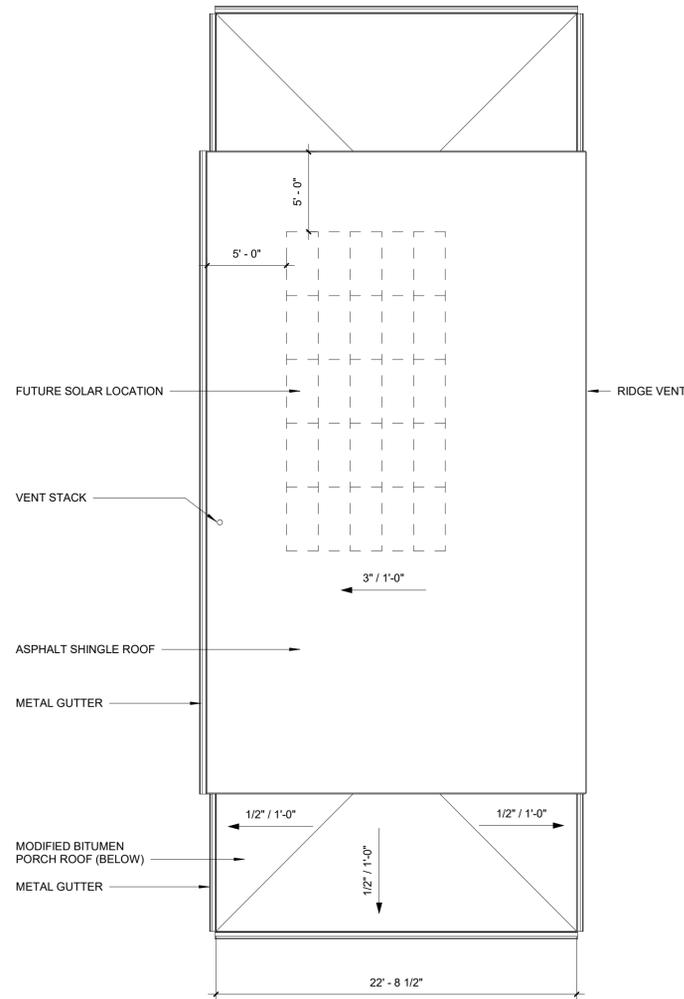
PLAN STUDY
 3024 3RD AVE, RICHMOND VA
 04/02/2023
 NOT FOR CONSTRUCTION

SITE PLAN &
 ZONING NOTES

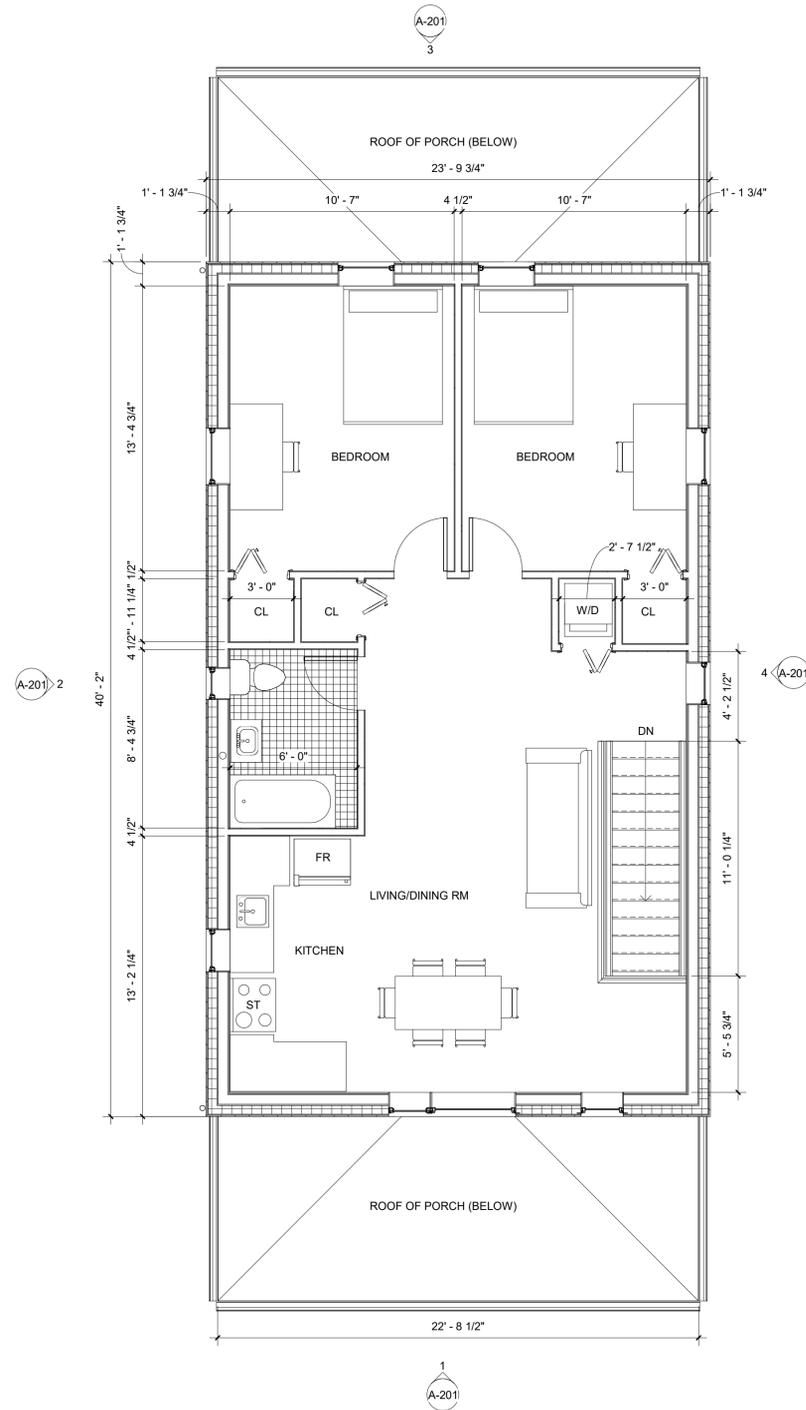
Z-001
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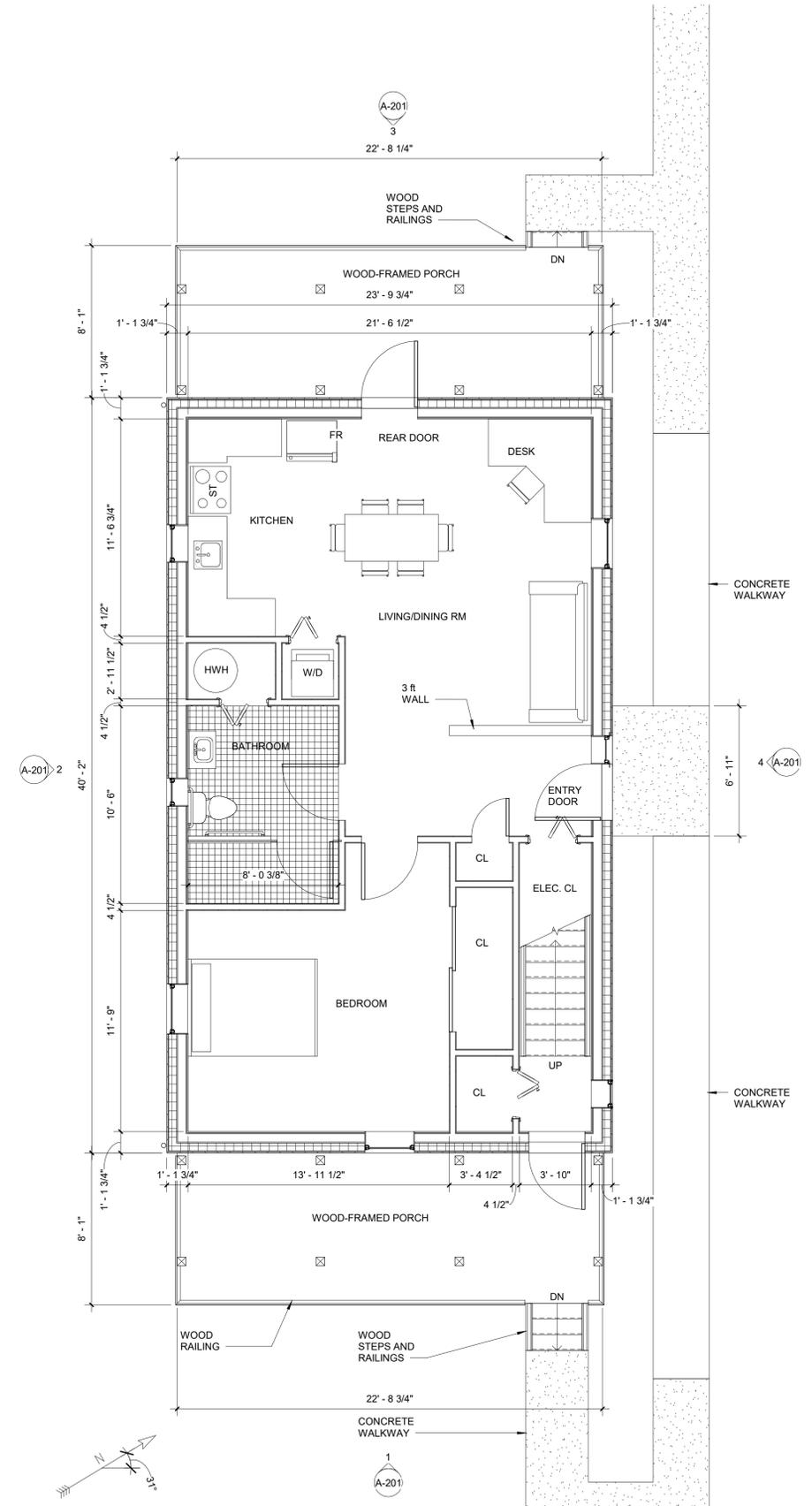
3 3D VIEW
scale:



4 ROOF PLAN
scale: 3/16" = 1'-0"



2 FLOOR PLAN - FLOOR 2
scale: 1/4" = 1'-0"



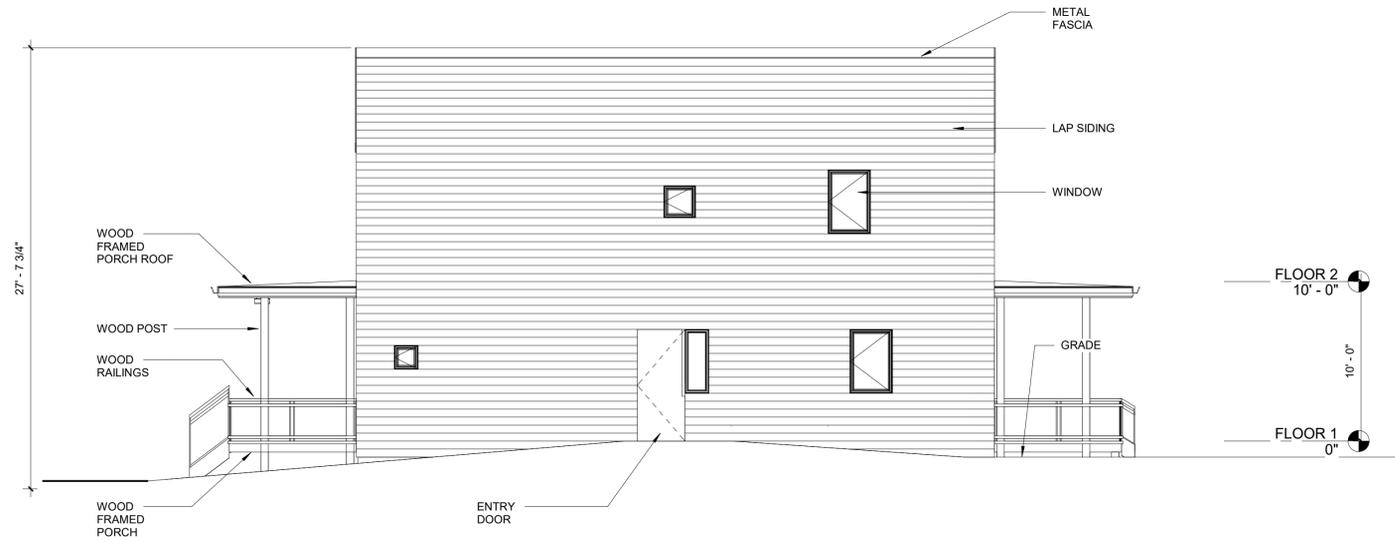
1 FLOOR PLAN - FLOOR 1
scale: 1/4" = 1'-0"

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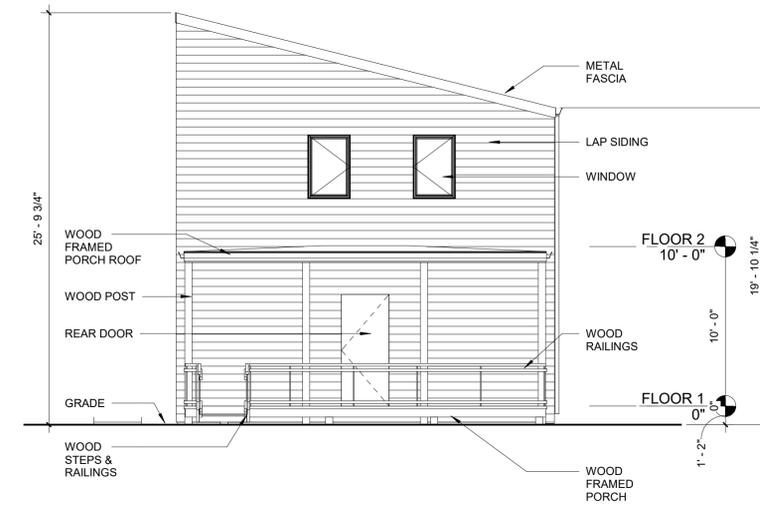
PLAN STUDY
3024 3RD AVE, RICHMOND VA
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FLOOR PLANS -
FLOOR 1 & 2

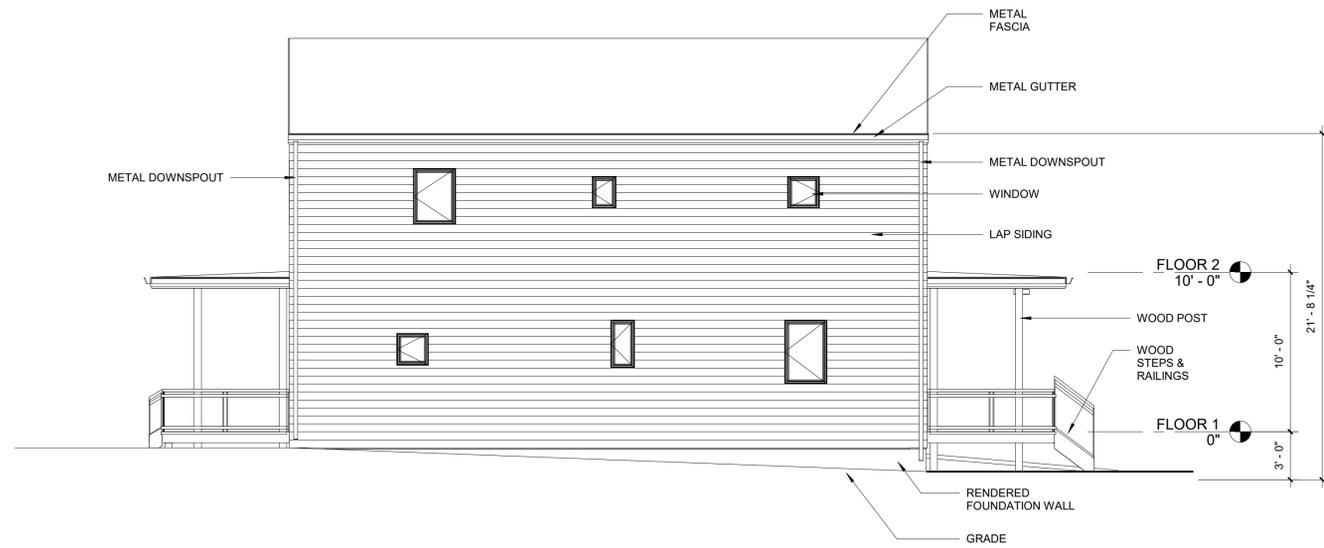
A-101
sheet no.



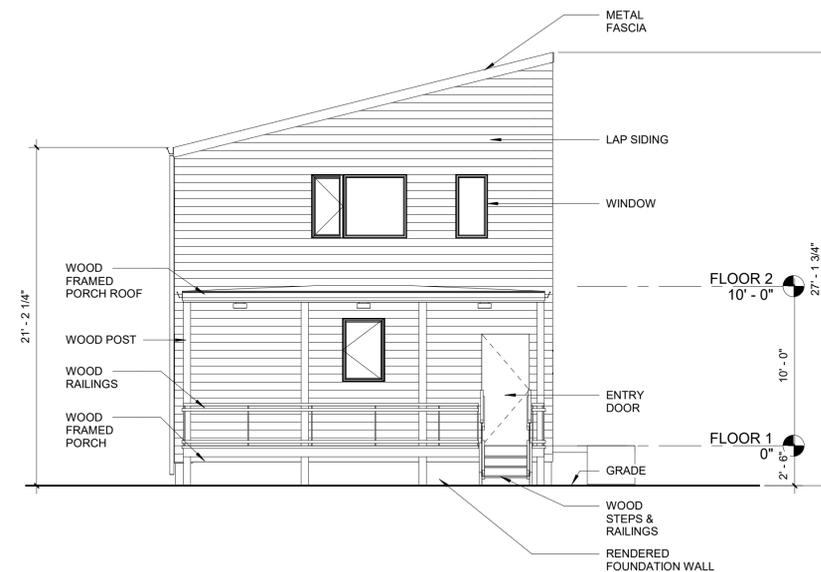
4 ELEVATION - NORTH (FACING SIDE YARD)
scale: 3/16" = 1'-0"



3 ELEVATION - WEST (FACING ALLEY)
scale: 3/16" = 1'-0"



2 ELEVATION - SOUTH (FACING SIDE YARD)
scale: 3/16" = 1'-0"



1 ELEVATION - EAST (FACING 3RD AVE)
scale: 3/16" = 1'-0"

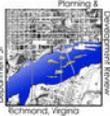
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Philadelphia, PA 19122
786-306-5861

PLAN STUDY
3024 3RD AVE, RICHMOND VA
04/02/2023
NOT FOR CONSTRUCTION

ELEVATIONS

A-201
sheet no.



**City of Richmond
Department of Planning
& Development Review**

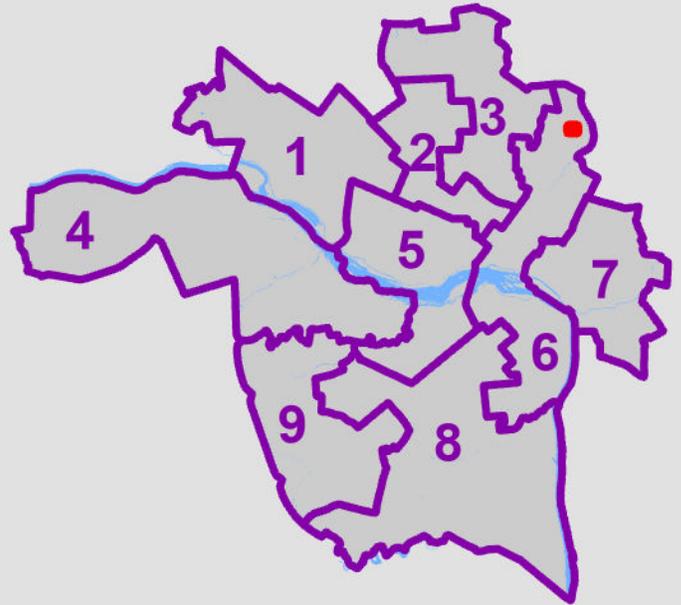
Special Use Permit

LOCATION: 3024 3rd Avenue

APPLICANT: L.T. Canossa

COUNCIL DISTRICT: 6

PROPOSAL: To authorize the special use of the property known as 3024 3rd Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions.



For questions, please contact David Watson at 804-646-1036 or David.Watson@rva.gov

