



### 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: 1513 N 22nd Date: \_\_\_\_\_  
 Parcel I.D. #: E0000778020 Fee: \$300  
 Total area of affected site in acres: 0.142

(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: Residential

#### Proposed Use

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

Lot division to construct one (1) new single-family detached dwelling.

Existing Use: One single-family detached dwelling

Is this property subject to any previous land use cases?

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

#### Applicant/Contact Person: Will Gillette

Company: Baker Development Resources  
 Mailing Address: 530 East Main Street, Suite 730  
 City: Richmond State: VA Zip Code: 23219  
 Telephone: (864) 377-9140 Fax: ( )  
 Email: will@bakerdevelopmentresources.com

#### Property Owner: WATCHTOWER HOMES AND CONSTRUCTION LLC

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: 3912 Seminary Ave  
 City: Richmond State: VA Zip Code: 23227  
 Telephone: ( ) Fax: ( )  
 Email: \_\_\_\_\_

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)

# APPLICANT'S REPORT

*March 8<sup>th</sup>, 2024*

*Special Use Permit Request  
1513 N 22nd, Richmond, Virginia  
Map Reference Number: E000-0778/020*

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Submitted to:	<b>City of Richmond</b> Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	<b>Baker Development Resources</b> 530 East Main Street, Suite 730 Richmond, VA 23219

## Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 1513 N 22<sup>nd</sup> Street (the "Property"). The SUP would authorize the division of the parcel and the construction of one new single-family detached dwelling. While that use is permitted by the underlying R-6 Single Family Attached Residential zoning district and the proposed lot size is consistent with the existing parcels in the block, some of the applicable feature requirements cannot be met. Therefore, the SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southern line of N 22<sup>nd</sup> Street between V and U Streets. The Property is referenced by the City Assessor as tax parcel E000-0778/020 and is currently improved with a single-family detached dwelling. The Property is approximately 50 feet in width and roughly 6,200 square feet of lot area. The Property is afforded access to the rear via a north-south public alley.



The properties in the immediate vicinity are developed primarily with residential uses and include a range of building forms. Single-family and two-family dwellings can be found in the subject block and multifamily dwellings can be found nearby as well. Fairmount Pool and Parker Field, operated by the City of Richmond Recreation & Parks Department are also located nearby.

## **EXISTING ZONING**

The Property and the surrounding properties are zoned R-6 Single-Family Attached Residential, which permits the proposed single-family detached dwelling. Further south and to the west are properties zoned B-2 Community Business District. Additionally, several blocks to the east are properties zoned R-5 Single-Family Residential. Lastly, to the north there are properties zoned R-53 Multifamily Residential.

## **TRANSPORTATION**

The Property is located less than 0.1 miles from Bus Stop 75, which is serviced by Route 12 and provides connection south towards Shockoe Bottom, north towards Armstrong High School, and west towards the Downton Transfer Station.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. The Master Plan describes this land use designation as "existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." Recommended development styles are described as featuring "a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Single-family, two-family, and small multi-family buildings are contemplated as the primary uses in these areas."

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:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
  - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
  - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to "Increase the number of mixed-income communities along enhanced transit corridors."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to "Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance."
  - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.



- Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
  - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards.”

Page 100 (High Quality Places Chapter), 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 SUP would permit the division of the Property into two lots and the construction of a new single-family detached dwelling on the newly created lot. The existing single-family dwelling would be retained.

### PURPOSE OF REQUEST

The Property is roughly 50 feet wide and approximately 6,200 square feet of lot area which is uncharacteristically large for the block face. The owner is proposing to split the lot into two lots and construct a new single-family detached dwelling on the northern portion of the Property. The existing single-family detached dwelling would be retained on a new lot roughly 26 feet in width and 3,260 square feet of lot area. The new dwelling would be constructed on a new lot approximately 24 feet in width and approximately 3009 square feet of lot area which is consistent with, and actually larger than, many of the existing parcels in the block. While the new dwelling is consistent with the goals of the Richmond 300 Master Plan and the single-family detached dwelling use is a permitted use, the underlying R-6 requirements for lot width and area would not be met and therefore, in order to permit the proposed development, a SUP is required.

In exchange for the SUP, the intent of this request is to ensure the development of a high-quality infill dwelling. The overall project will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Also, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by right development.

### PROJECT DETAILS/DESIGN

The proposed dwelling would be approximately 16 feet in width, 50 feet in depth, and two stories in height. It would include approximately 1,600 square feet of finished floor area and consist of three bedrooms and two-and-one-half bathrooms. The dwelling is designed to be compatible with the historic development pattern found throughout the neighborhood and consistent with the architectural character of nearby homes. The proposed floor plans are modern and efficient, and designed to be meet the needs of the market. A full-width front porch to provide outdoor living

space is also proposed for the new dwelling. One off-street parking space, accessible from the rear alley, is proposed for the new dwelling.

## 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 SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are consistent with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for new development to occur in a manner that is both of quality as well as consistent with the neighborhood. The improvement of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

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

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The traffic generation for one dwelling unit will be negligible, especially within the context of a walkable neighborhood. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of 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 SUP will not tend to overcrowd the land or create an undue concentration of population. The request is reflective of the existing development pattern.

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

The SUP would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.


- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. The massing of the proposed structures is similar to what the underlying zoning district and feature regulations applicable to single-family detached dwellings allow for by-right. As it relates to adjacent properties, normal side yard setbacks would be met.

## Summary

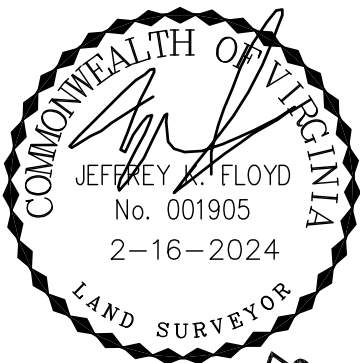
In summary we are enthusiastically seeking approval for the construction of one single-family detached dwelling on the Property. The SUP represents an ideal, small-scale urban infill development for this location that is mindful of its surroundings. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality housing opportunity consistent with Master Plan guidance.

SCALED  
BASELINE

  
SUPER CANS  
WITH SCREENING  
< 5' TALL

  
MULCH BED  
WITH  
LANDSCAPING

  
CONSTRUCTION  
ENTRANCE/  
OFF STREET  
PARKING



**Virginia Surveys**

P.O. BOX 118  
CHESTERFIELD, VA 23832

(804) 748-9481

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REVISED: 2-16-2024

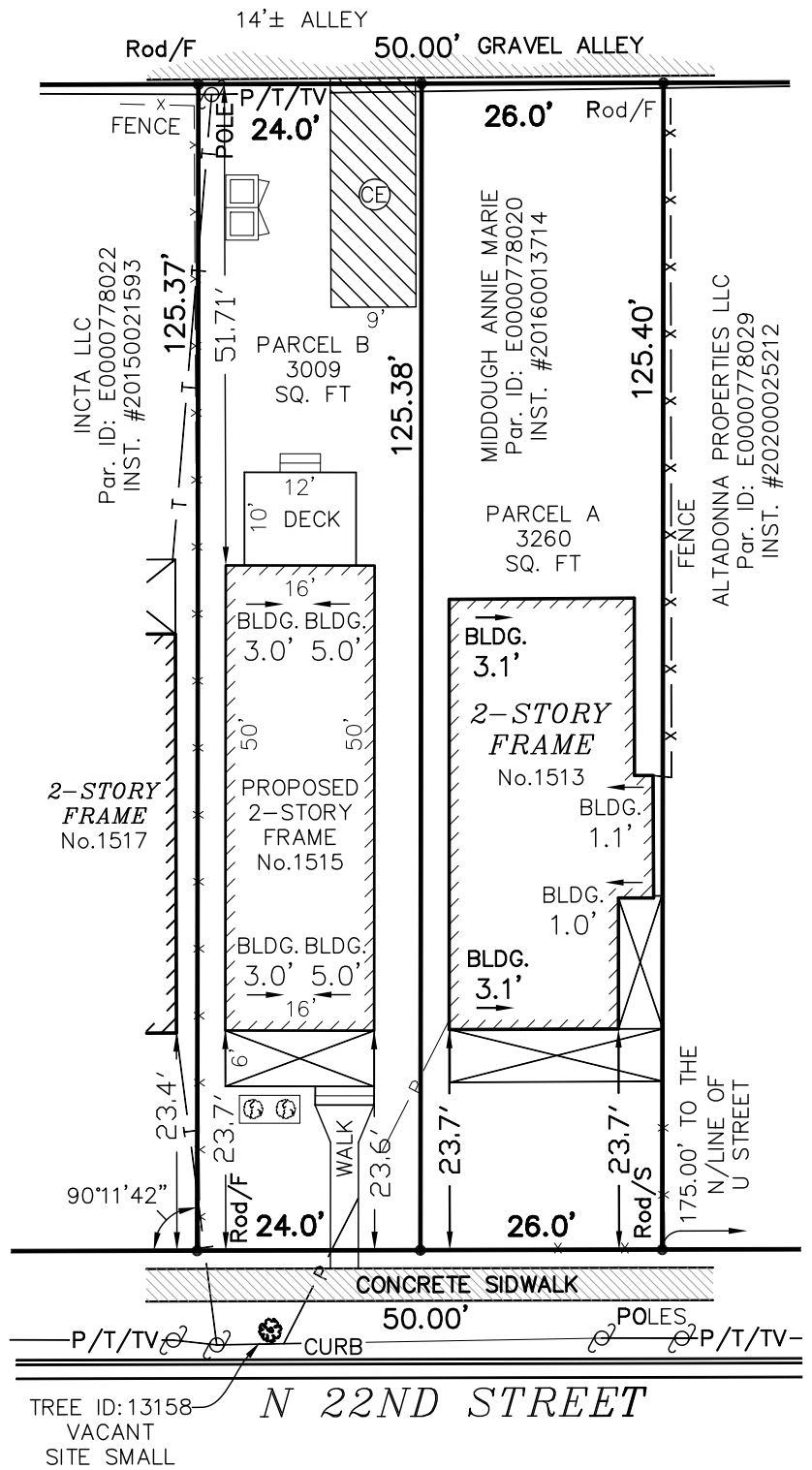
DATE: 2-12-2024

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 231216094



SKETCH SHOWING THE PROPOSED  
IMPROVEMENTS

ON No. 1515 N 22ND ST.  
IN THE CITY OF RICHMOND, VA.











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

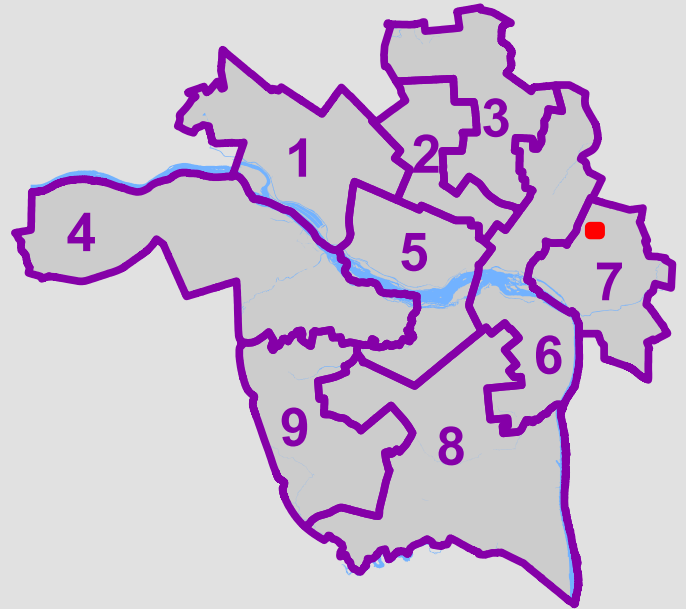
**Special Use Permit**

**LOCATION:** 1513 N 22nd Street

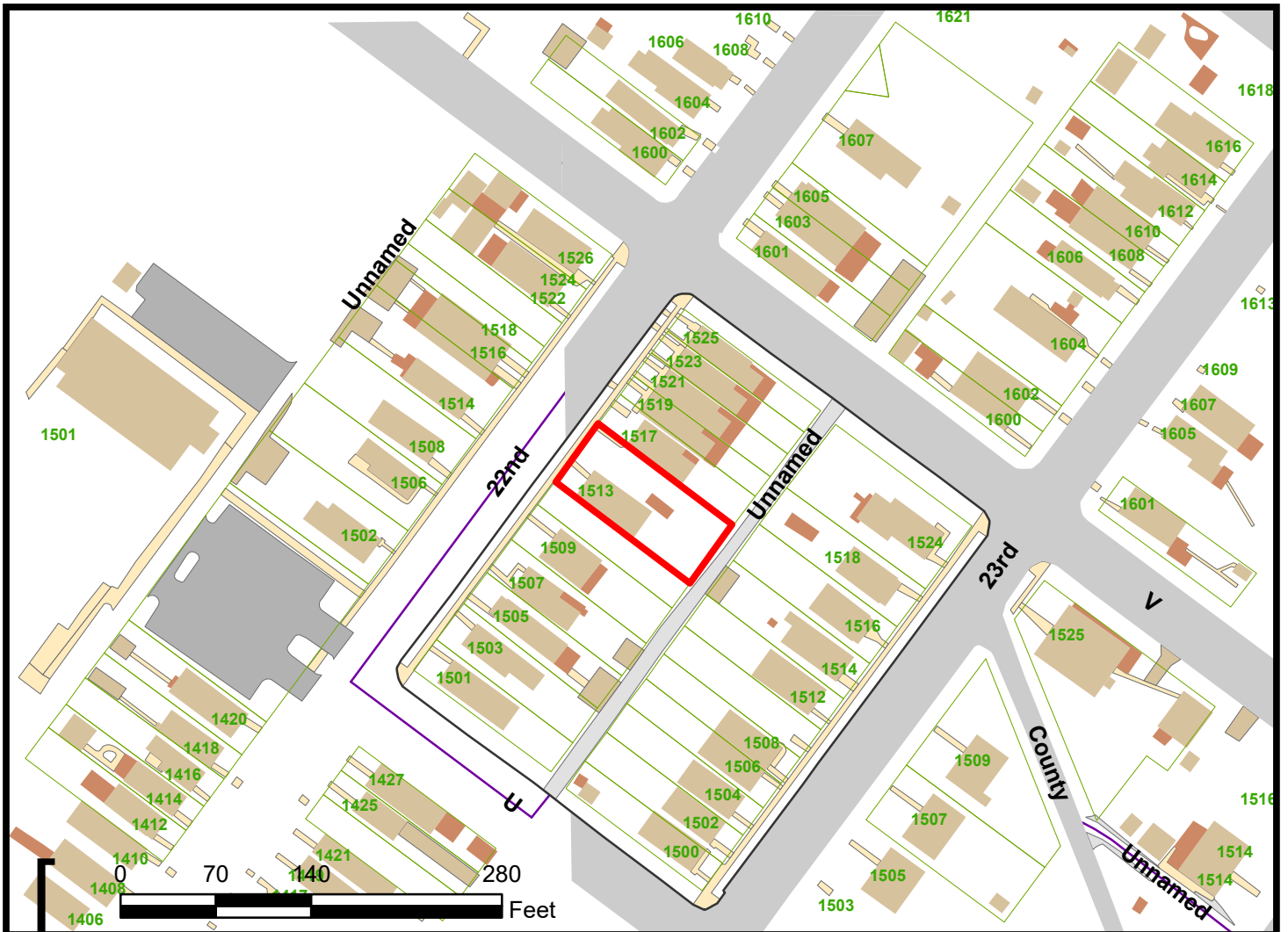
**APPLICANT:** Baker Development Resources

**COUNCIL DISTRICT:** 7

**PROPOSAL:** To authorize the special use of the property known as 1513 North 22nd Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.



*For questions, please contact Alyson Oliver  
at 804-646-5789 or [alyson.oliver@rva.gov](mailto:alyson.oliver@rva.gov)*



4/24/2024

Alyson Oliver  
Secretary, City Planning Commission  
900 E Broad St. Room 511  
Richmond, VA 23219

Dear Ms. Oliver

I am writing to express my support for the SUP request at 1513 n 22nd Street. As a neighbor and advocate for responsible urban development, I believe that this proposed project aligns with the principles outlined in the Richmond 300 Master Plan and will contribute positively to our community.

The proposed single-family detached home is compatible with the existing homes and would contribute positively to the vibrancy of the neighborhood. Moreover, it would enhance the housing stock in our city and provide an attractive living option for individuals and families seeking to make Richmond their home.

In conclusion, I urge you to carefully consider the merits of the special use permit application and to support its approval.

Thank you for your attention to this matter.

Sincerely,

Aaron Bacote