



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: 1323 N 30th Street Date: _____
 Tax Map #: E0000625031 Fee: \$300
 Total area of affected site in acres: 0.178

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

Zoning

Current Zoning: R-6 Residential

Existing Use: Single-family

Proposed Use

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

Construction of three (3) new single-family attached dwellings
 Existing Use: Single-family

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Mark Baker / Will Gillette

Company: Baker Development Resources
 Mailing Address: 530 East Main Street, Suite 730
 City: Richmond State: VA Zip Code: 23219
 Telephone: (804) 874-6275 Fax: ()
 Email: markbaker@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 21st, 2023

Special Use Permit Request

1323 N 30th, Richmond, Virginia

Map Reference Number: E000-0625/031

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

530 East Main Street, Suite 730

Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for the property known as 1323 N 30th Street (the "Property"). The SUP would authorize the construction of three single-family attached dwellings on the Property. While the single-family attached use is permitted by the underlying R-6 Single Family Residential zoning district, some of the underlying feature requirements cannot be met, and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southern line of N 30th street between T Street and S Street and is referenced by the City Assessor as tax parcel E000-0625/031. The parcel is roughly 55' wide by 140' in depth and contains approximately 7,767 square feet of lot area. The Property is currently improved with a single-family detached dwelling fronting onto N 30th Street. Access is provided by a north-south alley.



The properties in the vicinity are developed with a range of uses including residential, commercial, and institutional uses. Residential uses include single-family, two-family, and multi-family dwellings. The dwellings in the area consist of a wide range of forms but are primarily of frame construction with horizontal lap siding.

EXISTING ZONING

The Property and the surrounding properties are zoned R-6 Single-Family Attached Residential, which permits single-family attached dwellings. To the west there are properties zoned R-63 Multi-Family Residential and M-1 Industrial. To the northwest, properties are zoned RO-2 residential Office and UB-2 Urban Business. Additionally, to the south are properties zoned B-2 Community Business. Lastly, to the north and west are properties zoned R-5 Single-Family Residential.

MASTER PLAN DESIGNATION

The proposed development is consistent with the Richmond 300 Master Plan (the "Master Plan"), which recommends "Neighborhood Mixed-Use" for the Property. This use is described 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." The Master Plan also recommends a development style that "feature a variety of building types that are close to one another and create a unified street wall. (p.56)"

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 14.5 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."
- 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 applicant is proposing to construct three new, single-family attached dwellings, consistent with the overall development pattern in the area.

PURPOSE OF REQUEST

The applicant is proposing to remove the existing structures on the parcel and construct three new single-family attached dwellings on the Property. The existing parcel would be divided into three separate parcels fronting onto 30th Street. While the R-6 district permits the single-family attached use, the proposal does not meet the lot area, unit width, and side yard setback requirements. Therefore, a SUP is required to permit the proposed development. All other aspects of the underlying zoning requirements, including the requirement that a minimum of one off-street parking space be provided, will be met.

In exchange for the SUP, the intent of this request is to ensure a high-quality development on the Property. The overall project would be appropriately dense and efficient as defined by the Richmond 300 Master Plan. At the same time, it would remain respectful to the existing development pattern in the vicinity thereby remaining consistent with the character of the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

When complete, each of the dwellings would be two stories in height and have been designed to reflect the traditional townhome form found in the city. The outer units would include approximately 1,708 square feet of finished floor area and consist of three bedrooms and two and a half bathrooms. The proposed floor plans are modern and efficient, designed to meet the needs of families in today's market. The first floor includes an open dining room, living room, and kitchen area. Additionally, the second floor includes a primary bedroom with ensuite bathroom along with two additional bedrooms which share a bathroom. A full-width front porch would engage the street and provide usable outdoor living space.

The inner unit would include approximately 1,624 square feet of finished floor area and consist of three bedrooms and two and a half bathrooms. The proposed floorplans are modern and efficient and designed to add another option to prospective homebuyers. The first floor includes a bedroom, family room, and kitchen area. The second floor includes a primary bedroom with ensuite bathroom along with an additional bedroom. A full width front porch would not be provided for this unit to allow for Dominion to install an electric meter, which is required to be located on the front elevation. If a full-width front porch is provided, then an aesthetically displeasing 5'' power pole and weather head will need to be introduced, running 3' atop the roofline, along the exterior of the house, through the porch roof and then down into an electric meter. This is undesirable and the unit would look more attractive as currently designed.

All new dwellings would be clad in quality building materials including cementitious lap siding in order to ensure durability. The proposed dwelling's massing and architectural style is designed to be compatible with nearby dwellings and is consistent with the historical homes found in the neighborhood. One off-street parking space is provided for each unit.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 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.

- ***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. 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 proposed buildings are of compatible massing and spacing to the existing in the vicinity. 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 the proposed single-family attached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality, residential development. The request offers compatibility with the City's Master Plan in terms of use and would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

SCALED CITY
BASELINE


SUPER CANS
WITH SCREENING
< 5' TALL

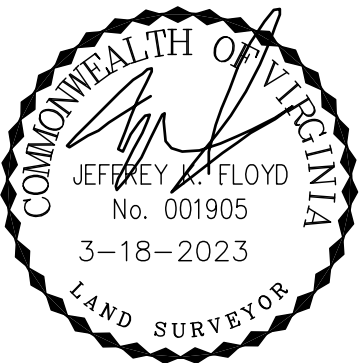
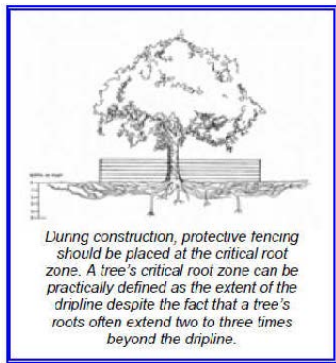

MULCH BED
WITH
LANDSCAPING


GRAVEL CONST.
ENTRANCE &
OFFSTREET
PARKING SPACE

LARRY CLAIBORNE
PAR. ID: E0000625001
WILL: 2001-457

EMILY R. JOVANOVIC
PAR. ID: E0000625002
DEED: 2020-21109

ARAMIN REAL ESTATE LLC
PAR. ID: E0000625003
DEED: 2018-21059



DIVERSIFIED INVESTMENT
PROPERTIES INC.
PAR. ID: E0000625032
DEED: 2018-18510

JEFF SMITH
PAR. ID: E0000625030
DEED: N/A

ATHENE Y. HANSON
PAR. ID: E0000625029
DEED: N/A

"T" St.
50'± R/W

140.34'

3.08'

LOT
1
2623
Sq.Ft.

LOT
2
1977
Sq.Ft.

LOT
3
2623
Sq.Ft.

PROPOSED
2-STORY
FRAME

PROPOSED
2-STORY
FRAME

PROPOSED
2-STORY
FRAME

89°53'30"

54.0'

STONE/F

R/F

CONC. WALK

55.35'

NAIL/F

TREE ID:
15600
ZELKOVA
SERRATA

N 30th St.
50'± R/W

SKETCH SHOWING THE DIVISION OF
No.1323 N 30th STREET
IN THE CITY OF RICHMOND, VA.

Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481
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REVISED: 3-18-2023
DATE: 12-27-2022

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=25'

JOB NO. 220915314

1323 N 30TH STREET

RICHMOND, VA



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1323 N 30TH STREET

DATE: 5/19/2023
DRAWN BY: FNH

SCALE: 1:50

COVER

RH

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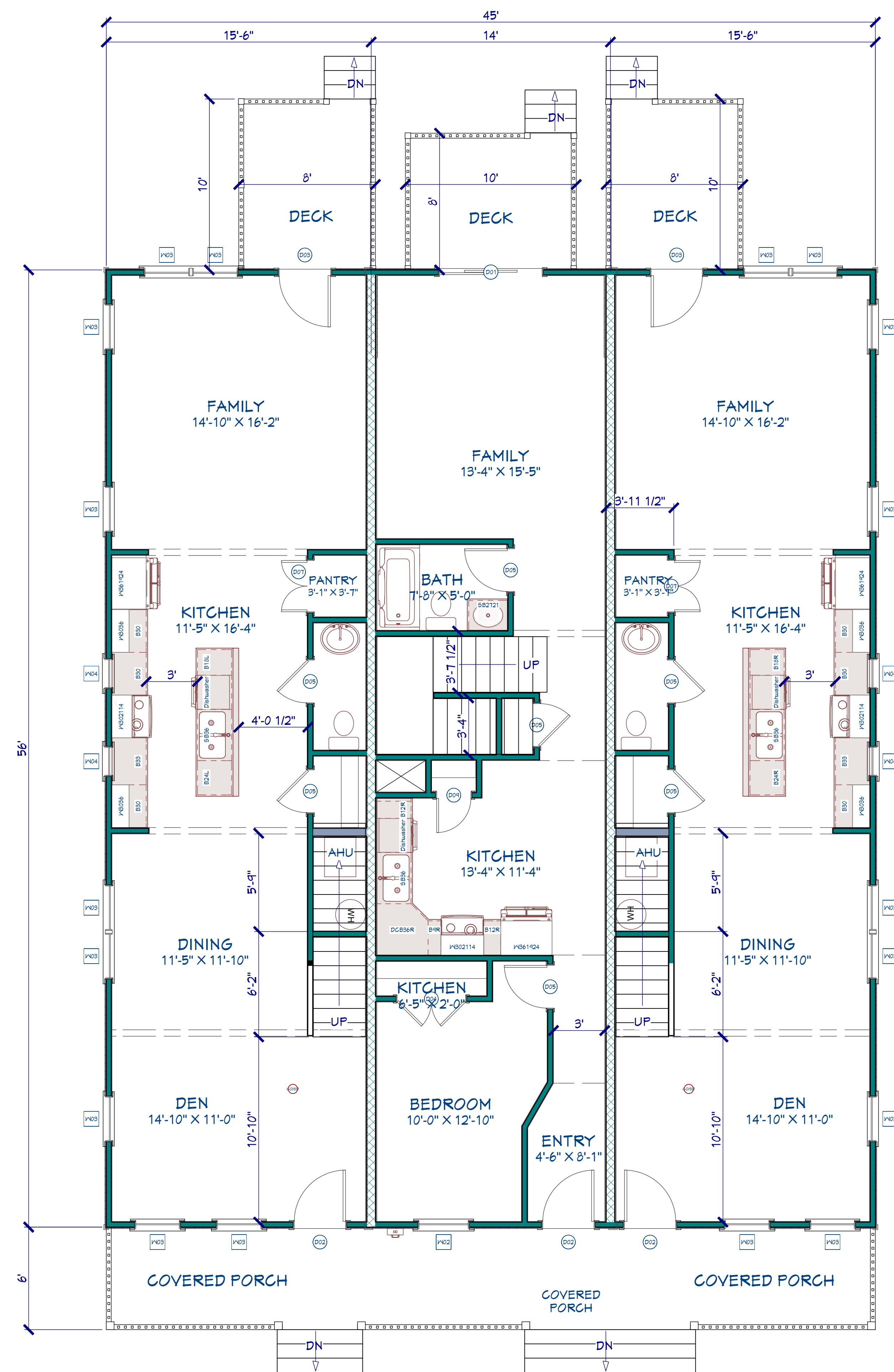
1323 N 30TH STREET

DATE: 5/19/2023
 DRAWN BY: FNH

SCALE: 1/4" = 1'-0"

FLOOR PLANS

A-2



FIRST FLOOR PLAN

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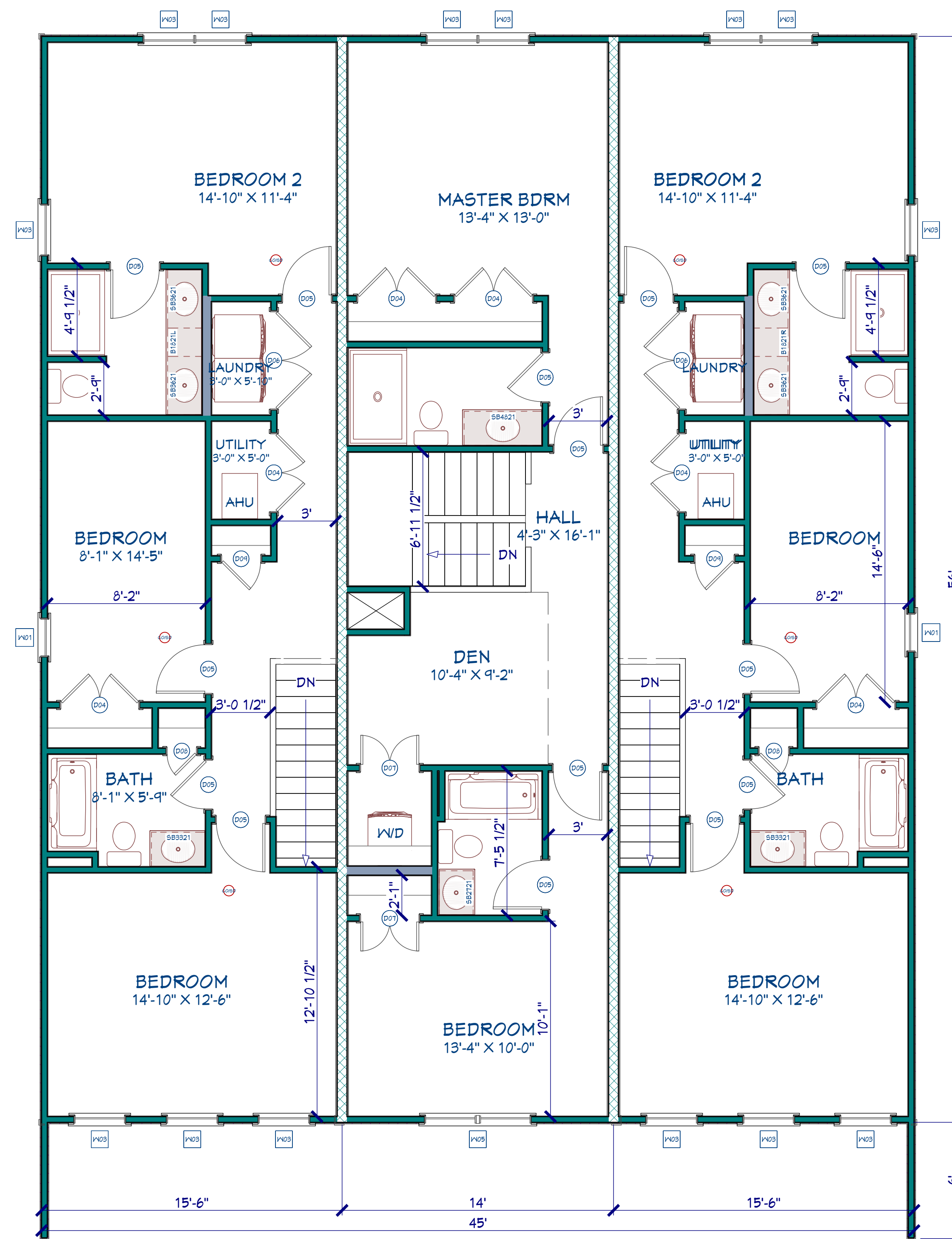
1323 N 30TH STREET

DATE: 5/19/2023
 DRAWN BY: FNH

SCALE: 1/4" = 1'-0"

FLOOR PLANS

A-3



U-FACTOR = 30
 SHGC = 40%

WINDOW NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY ALL WINDOW SCHEDULE INFORMATION PRIOR TO ORDERING WINDOWS AND FRAMES.
2. ALL WINDOWS NOMINAL. GENERAL CONTRACTOR TO VERIFY ACTUAL SIZES AND FRAMING REQUIREMENTS WITH WINDOW MANUFACTURER.
3. SECOND FLOOR WINDOWS REQUIRED FOR EMERGENCY EGRESS SHALL MEET THE REQUIREMENTS OF IRC R310.1, GENERALLY 20" MIN. CLEAR WIDTH, 24" MIN. CLEAR HEIGHT, AND 5.7 SQUARE FEET NET CLEAR OPENING.
4. NO WINDOW GLAZING SHALL BE WITHIN 18" OF FINISH FLOOR.
5. SAFETY GLAZING SHALL BE TEMPERED.

DOOR NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY ALL DOOR SCHEDULE INFORMATION PRIOR TO ORDERING DOORS AND FRAMES.
2. ALL EXTERIOR DOORS SHALL BE PROVIDED WITH WEATHERSTRIPPING AND THRESHOLD.
3. ALL SWING DOORS SHALL BE PROVIDED WITH HINGE-OR WALL-MOUNTED DOOR STOPS.
4. ALL GLASS IN DOORS AND TRANSOMS SHALL BE TEMPERED.

DOOR HARDWARE SETS:

1. (3) HINGES, ENTRY HANDLE LOCK SET, DEAD BOLT.

CONSTRUCTION NOTES:

THE FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION WALLS, A MINIMUM OF 5% WITHIN THE FIRST 10 FT. FROM THE FOUNDATION. [R401.3 VRC]

SMOKE ALARMS SHALL COMPLY WITH NFPA 72 [R314 VRC]

CARBON MONOXIDE ALARMS SHALL COMPLY WITH [R315 VRC]

SECOND FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION

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1323 N 30TH STREET

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SCALE: 1/4" = 1'-0"

ELEVATIONS

A-4

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1323 N 30TH STREET

DATE: 5/19/2023
 DRAWN BY: FNH

SCALE: 1/4" = 1'-0"

ELEVATIONS

A-5



RIGHT ELEVATION



LEFT ELEVATION

