



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: 1904 Powhatan Street Date: _____
 Tax Map #: W0000838010 Fee: \$300
 Total area of affected site in acres: 0.195

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

Zoning

Current Zoning: R-5

Existing Use: Single-family detached

Proposed Use

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

Existing Use: Single-family detached

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: 530 E Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources

Property Owner: JAMES LOUIS JR AND MARY B LEE

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: ~~1512 CARTER ST~~ 3505 Moody Ave

City: RICHMOND State: VA Zip Code: ~~23220~~ 23225

Telephone: () Fax: ()

Email: _____

Property Owner Signature: Josephine Taylor, Executor for Mary B. Lee & Louis James, Jr. Estate.

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)

August 5, 2002

To Whom it is Concerned:

I write as an heir at law of Mary Bell Lee who died on July 19, 2001, and do respectfully nominate Josephine Lee Taylor and James Henry Lee, both of Richmond, as administrators of the estate.

Michael A Williams
Michael Anthony Williams

1817 Powhatan st.
Richmond Va. 23220

Telephone No. 562-7746

Date of Birth: 3-20-59

SSN: 231-88-4091

VIRGINIA:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE
CITY OF RICHMOND, JOHN MARSHALL COURTS BUILDING,
THE 2ND DAY OF OCTOBER 2020.

Re: LOUIS JAMES, JR.
Deceased,

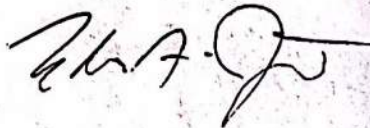
PROBATE OF WILL

A paper writing dated May 21, 2013, purporting to be the last will and testament of Louis James, Jr., who died on August 10, 2020, and was at the time of his death, a resident of the City of Richmond, within the jurisdiction of this Court, was presented to the Clerk and offered for probate.

Due execution of the paper writing was proven by the affidavit of the attesting witnesses attached thereto, all in keeping with the provisions of Section 64.2-452 or Section 64.2-453 of the Code of Virginia.

Thereupon on the motion of Josephine Taylor, the Executor named therein, it is ordered that the paper writing dated May 21, 2013, consisting of four typewritten pages, be admitted to probate as and for the true last will and testament of Louis James, Jr., deceased, and it is ordered to be recorded as such.

No motion for qualification being made at this time, none is had.



, Clerk

APPLICANT'S REPORT

March 10th, 2023

*Special Use Permit Request
1904 Powhatan Street, Richmond, Virginia
Map Reference Number: W000-0838/010*

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 Mark Baker 530 East Main Street, Suite 730 Richmond, Virginia 23219

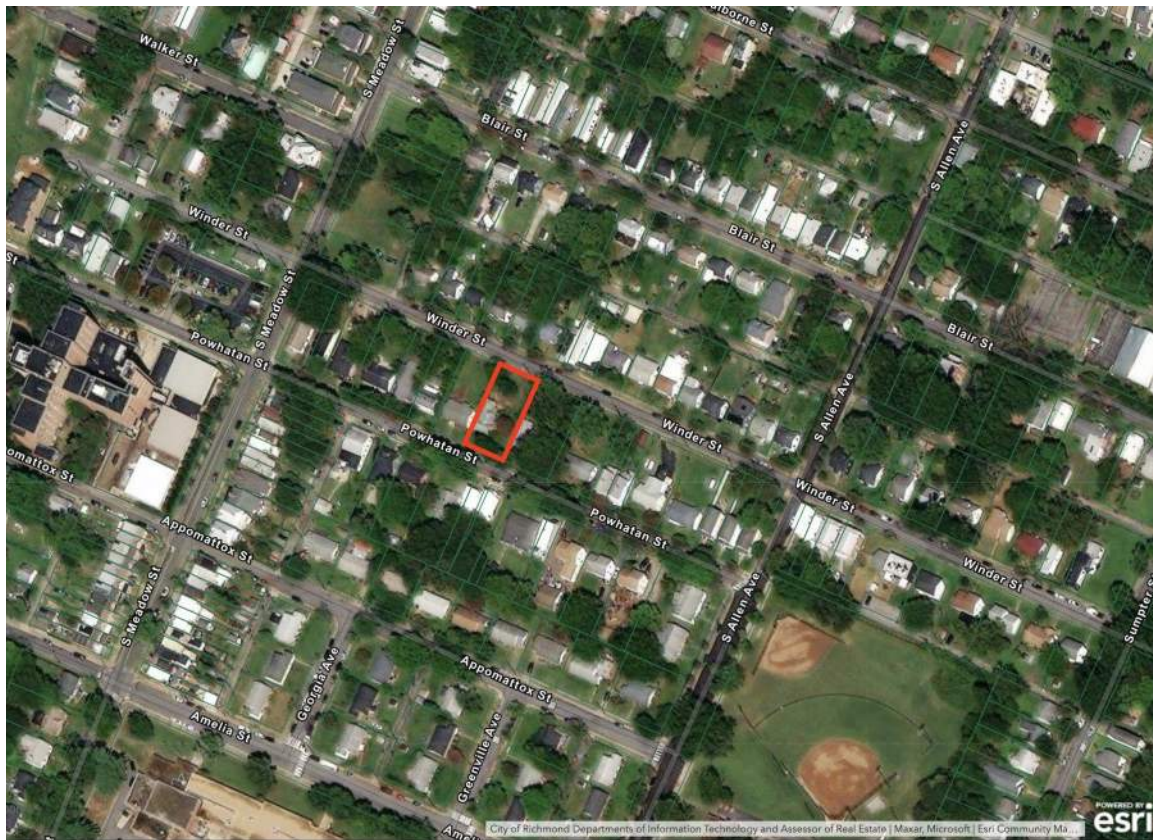
Introduction

The property owner is requesting a special use permit (the "SUP") for 1904 Powhatan Street (the "Property"). The SUP would authorize the division of the Property in order to construct one (1) single-family detached dwelling on the newly created parcel. While the single-family detached use is permitted by the underlying R-5 Single-Family Residential zoning district, some of the R-5 feature requirements cannot be met, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the north side of Powhatan Street between S Allen and S Meadow Streets. The Property is referenced by the City Assessor as tax parcel W000-0838/010 and is currently occupied by a single-family dwelling. The Property is approximately 65 feet in width by 130 feet in depth, containing approximately 8,492 square feet of lot area.



The properties in the immediate vicinity are primarily developed with single-family detached dwellings. Two schools as well as a nursing home can also be found nearby as well as a large park managed by the City of Richmond.

EXISTING ZONING

The Property and those to the north, south, east, and west are zoned R-5 Single-Family Residential. The park to the west is zoned R-2 Residential.

TRANSPORTATION

Located 0.05 miles from the Property, less than a five-minute walk, is the Meadow + Winder bus stop which serves the 78 bus line which runs every 60 minutes and connects with the Pulse BRT providing connectivity throughout the City.

MASTER PLAN DESIGNATION

The request is consistent with the Richmond 300 Master Plan (the “Master Plan”), which suggests “Residential” for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages developments to reinforce a gridded street pattern in order to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54). In addition, the property is located within the Fulton Neighborhood Node which encourages growth that preserves the character of the surrounding single-family neighborhoods.

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 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 proposed development includes the division of the parcel and the construction of one single-family detached dwelling on the newly created lot.

PURPOSE OF REQUEST

The Property consists of a single lot of record which is approximately 65 feet wide and contains roughly 8,492 square feet of lot area. The owner is dividing the lot and building a new single-family detached dwelling on the new parcel. As the proposal does not meet some of the feature requirements prescribed by the underlying R-5 zoning district, including lot area and width, a special use permit 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

When complete, the new single family detached dwelling would be roughly 1,500 square feet and is intended to be consistent with the historic development pattern found throughout the neighborhood. The first floor would contain the kitchen and living area along with the primary bedroom including an en suite bathroom and walk-in closet. The small second floor would contain just two bedrooms and one full bath in less than 500 square feet. The exterior would be clad in quality building materials including cementitious lap siding in order to ensure durability. A covered full-width front porch would engage the street and provide usable outdoor living space for future occupants. 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.

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. The negligible traffic generation will create no 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 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.***

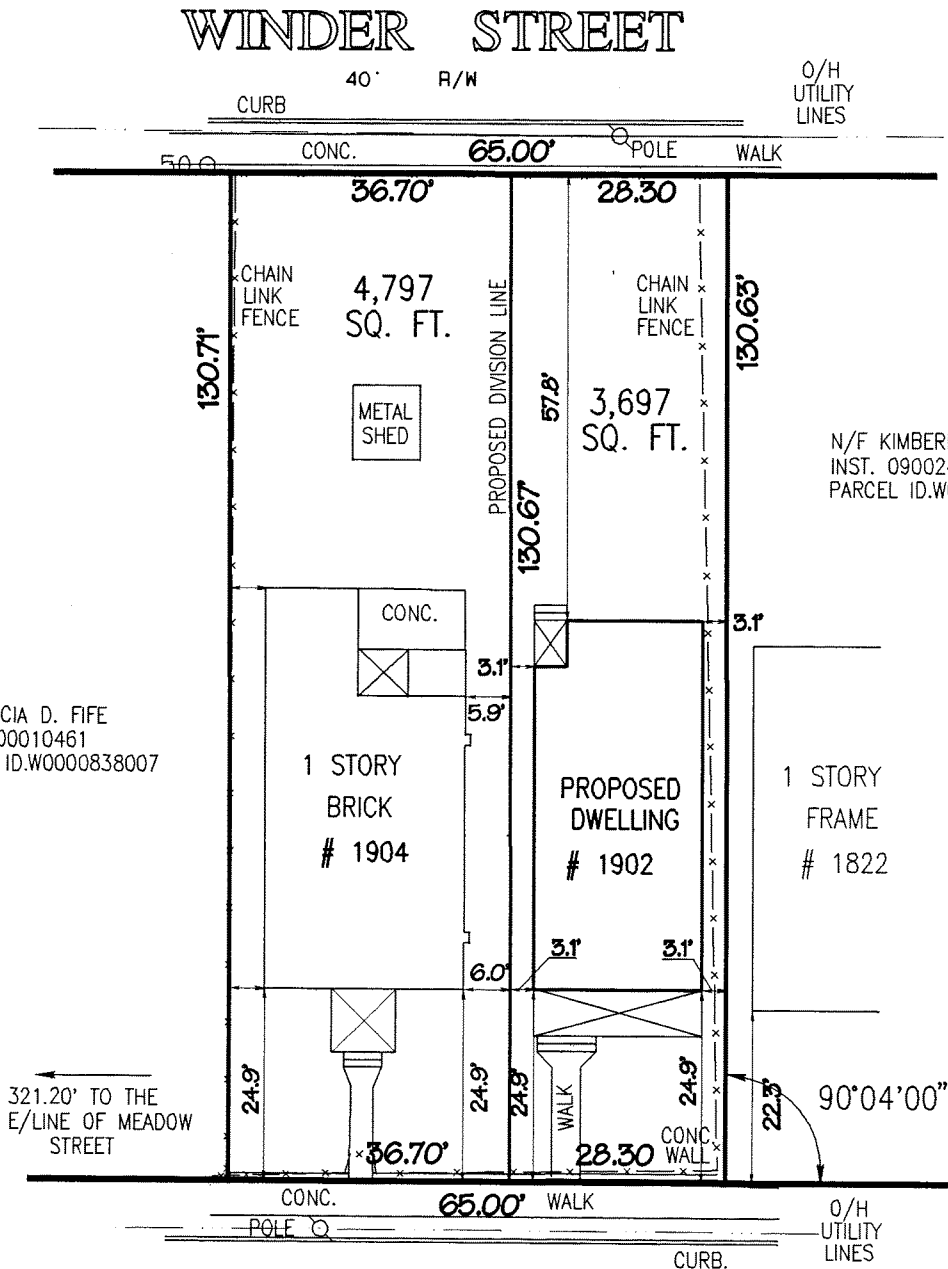
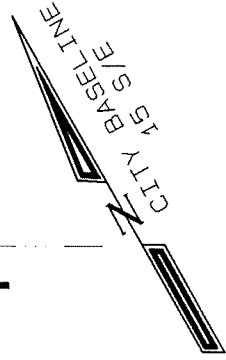
The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. Furthermore, the provision of a full-width front porch will provide additional usable outdoor space. As a result, this 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 detached dwelling. The building has been thoughtfully designed to provide an appropriate, high-quality residence in the neighborhood. The request offers compatibility with the City's Master Plan in terms of use and would upgrade the Property while remaining respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. The proposed development would help encourage a pedestrian friendly traditional streetscape in the block and contribute to the vibrancy of the block through the addition of street life in the form of a street-oriented front porch. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): JAMES LOUIS, JR. & MARY B. LEE D.B. 26 PG.1476 PARCEL ID W0000383010

Ⓢ CONSTRUCTION ENTRANCE LOCATION TO BE APPROVED BY DPW/DM. SIDEWALK/CURB & GUTTER SHALL BE PROTECTED AT ALL TIMES.



POWHATAN STREET

40' R/W

(PHYSICAL SURVEY)

**PLAT SHOWING PROPOSED DIVISION OF
1904 POWHATAN STREET, IN THE
CITY OF RICHMOND, VIRGINIA**

SCALE: 1" = 25'

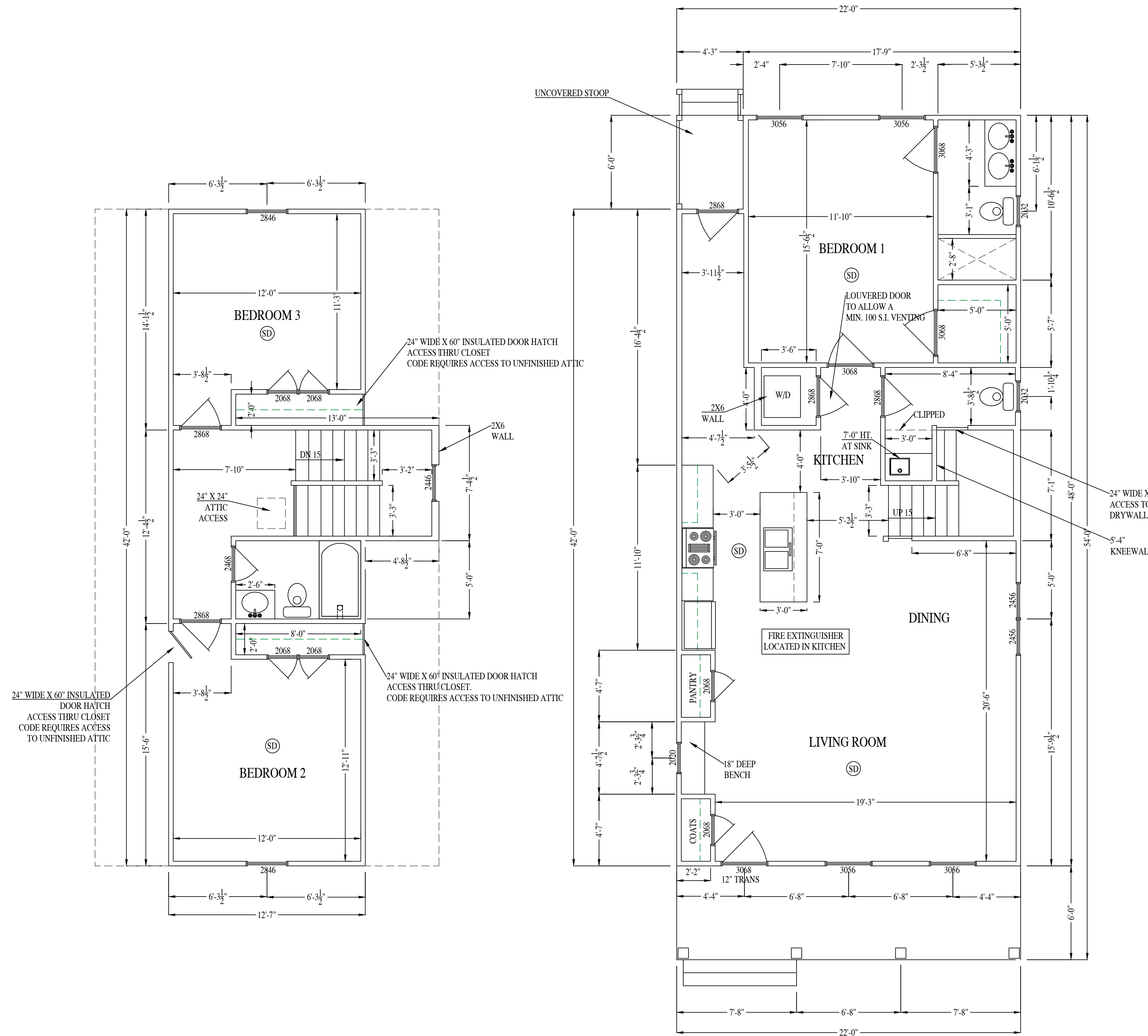
THIS IS TO CERTIFY THAT ON FEBRUARY 15, 2023, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT 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 PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



**FREDERICK A. GIBSON
& ASSOCIATES, P.C.**
LAND SURVEYORS
2361 JUDES FERRY ROAD
POWHATAN, VIRGINIA 23139
PHONE 804 378-4485 FAX 804 378-4487

LEGEND	
○	= IRON ROD FOUND
●	= IRON ROD SET
UNLESS OTHERWISE NOTED.	
PROJECT # 9012-06 DIV	

NOTE: ALL WALLS (EXTERIOR AND INTERIOR) ARE DRAWN AT 3.5" THICKNESS

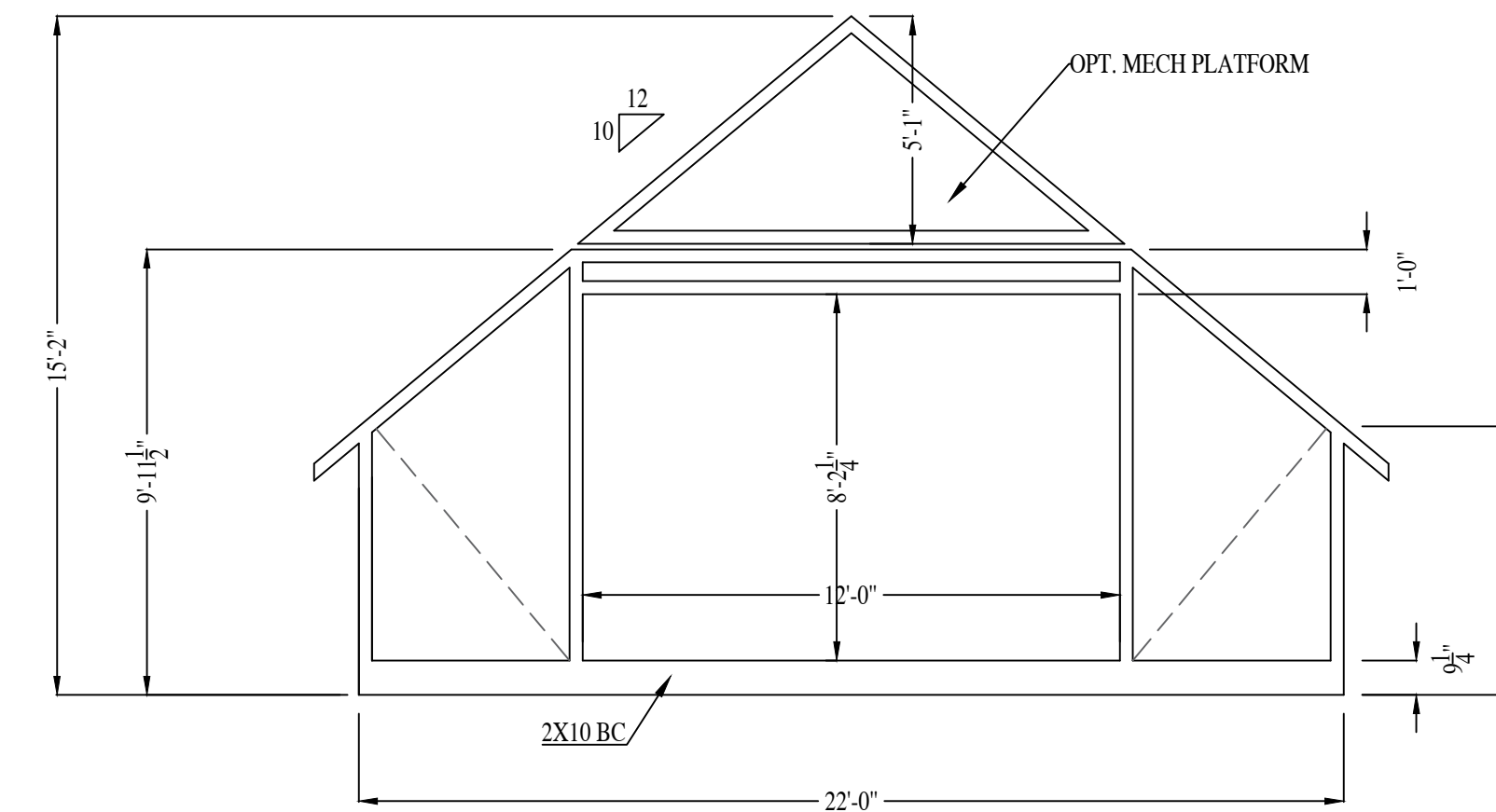


SECOND FLOOR

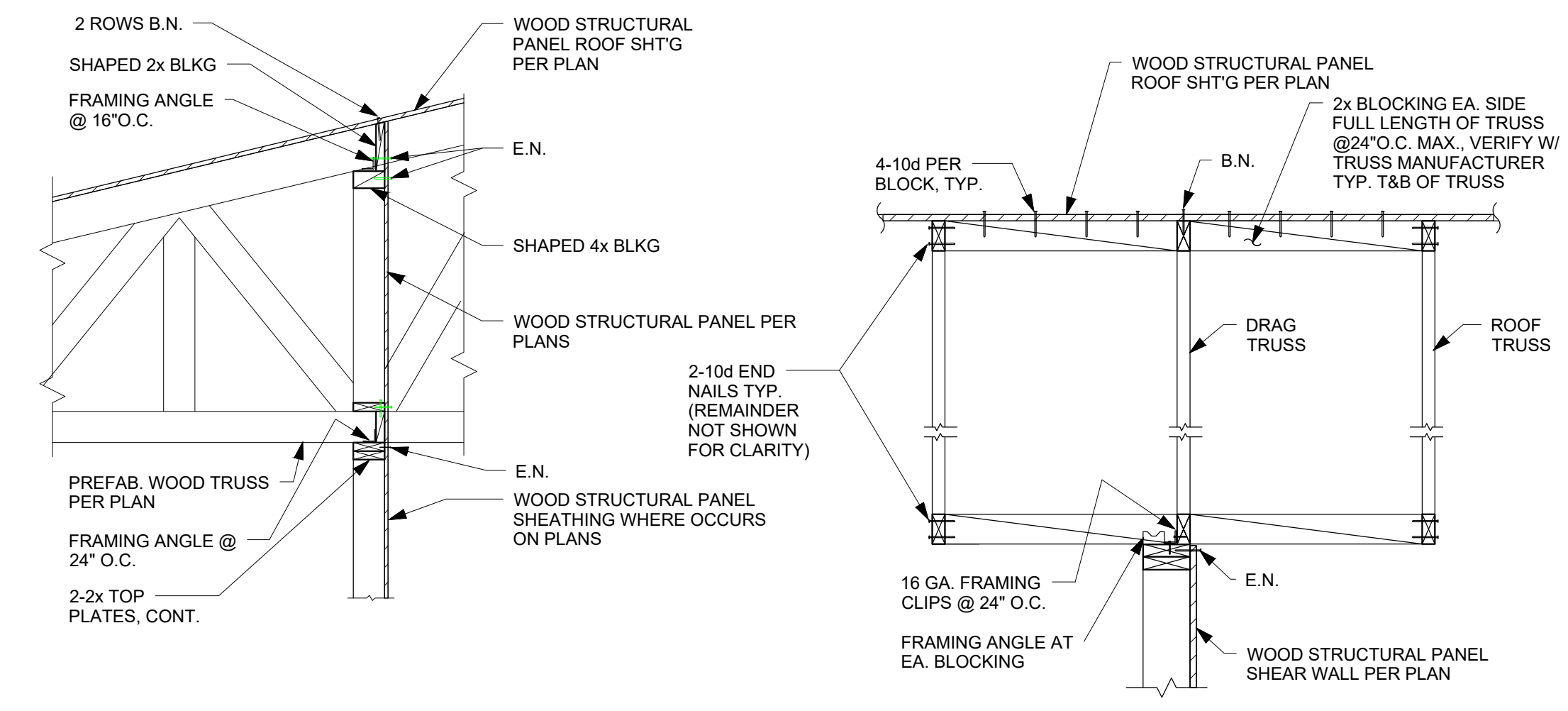
2ND FLOOR HEATED SQ. FOOTAGE: 492 S.F.

FIRST FLOOR

1ST FLOOR HEATED SQ. FOOTAGE: 1030 S.F.

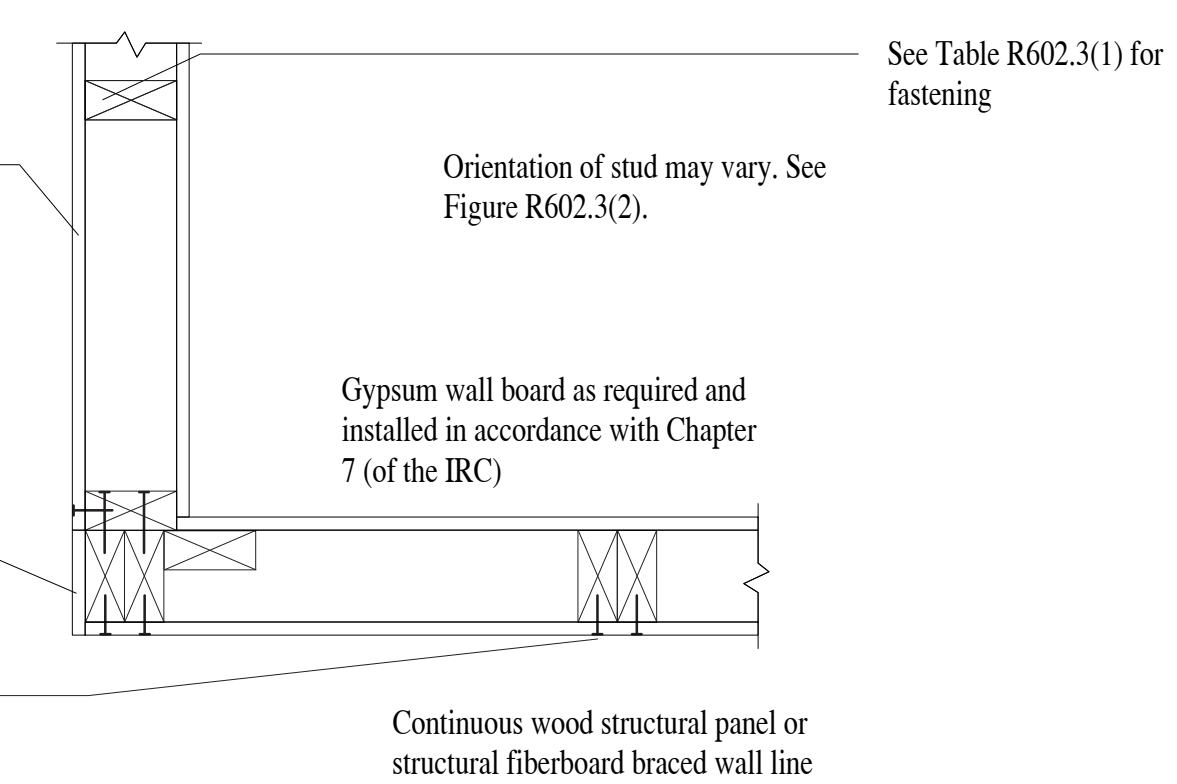


ATTIC TRUSS SECTION



CORNER DETAIL

Minimum 24" wood structural panel sheathing or 32" structural fiberboard sheathing corner return
 16d nail (3-1/2" x 0.131") at 12 in. o.c.
 Optional nonstructural filler panel
 See Table R602.3(1) for fastening



See Table R602.3(1) for fastening
 Orientation of stud may vary. See Figure R602.3(2).
 Gypsum wall board as required and installed in accordance with Chapter 7 (of the IRC)
 Continuous wood structural panel or structural fiberboard braced wall line

1902 POWHATAN ST

RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

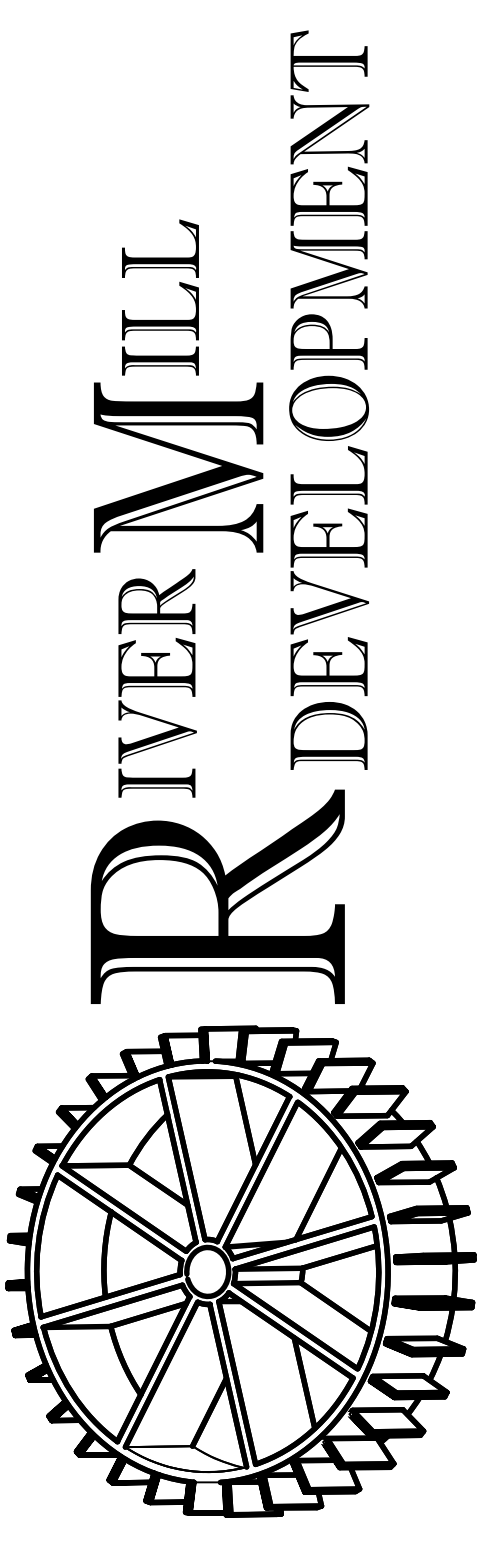
REVISION NOTES

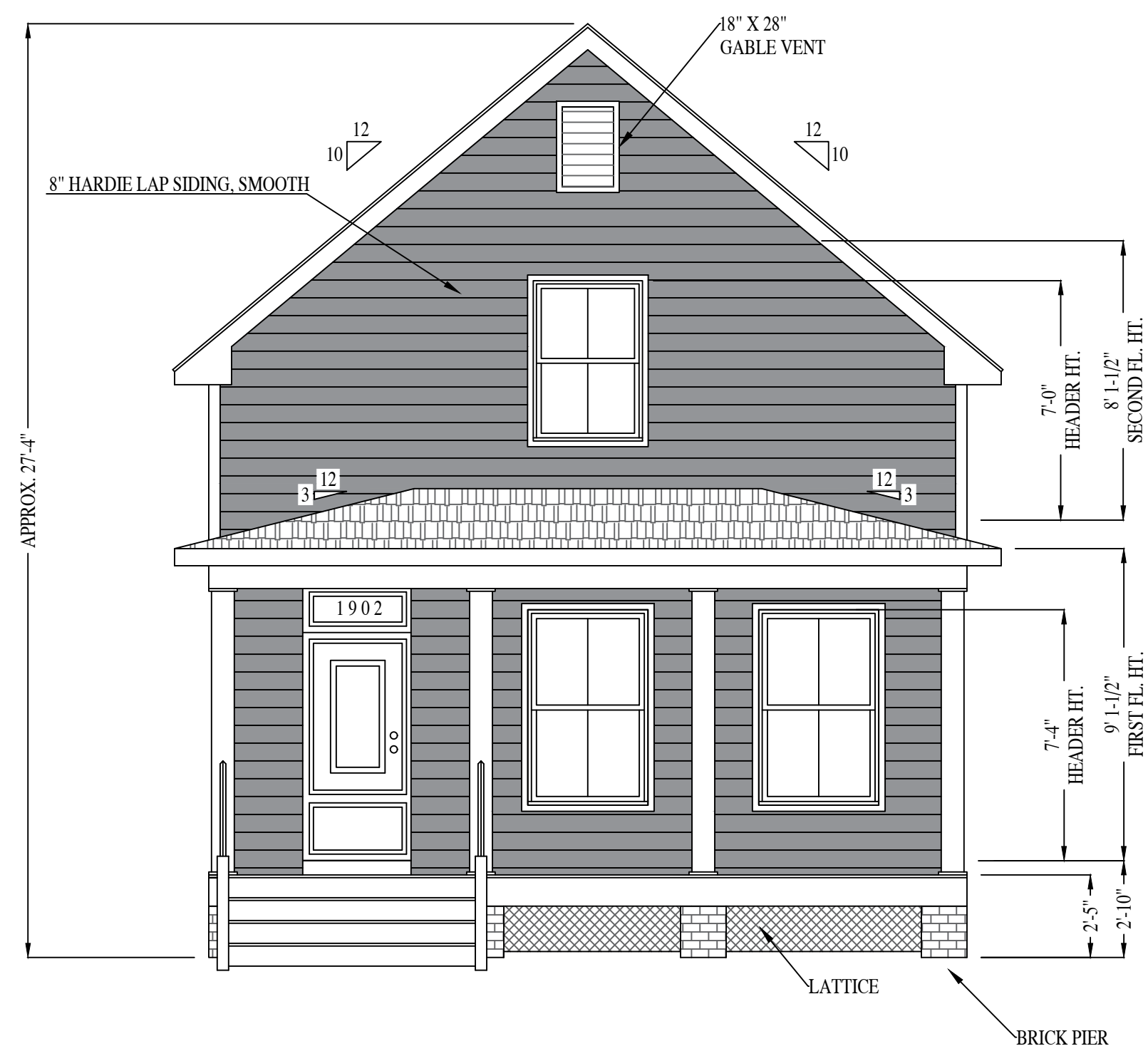
NO.	DATE	DESCRIPTION

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

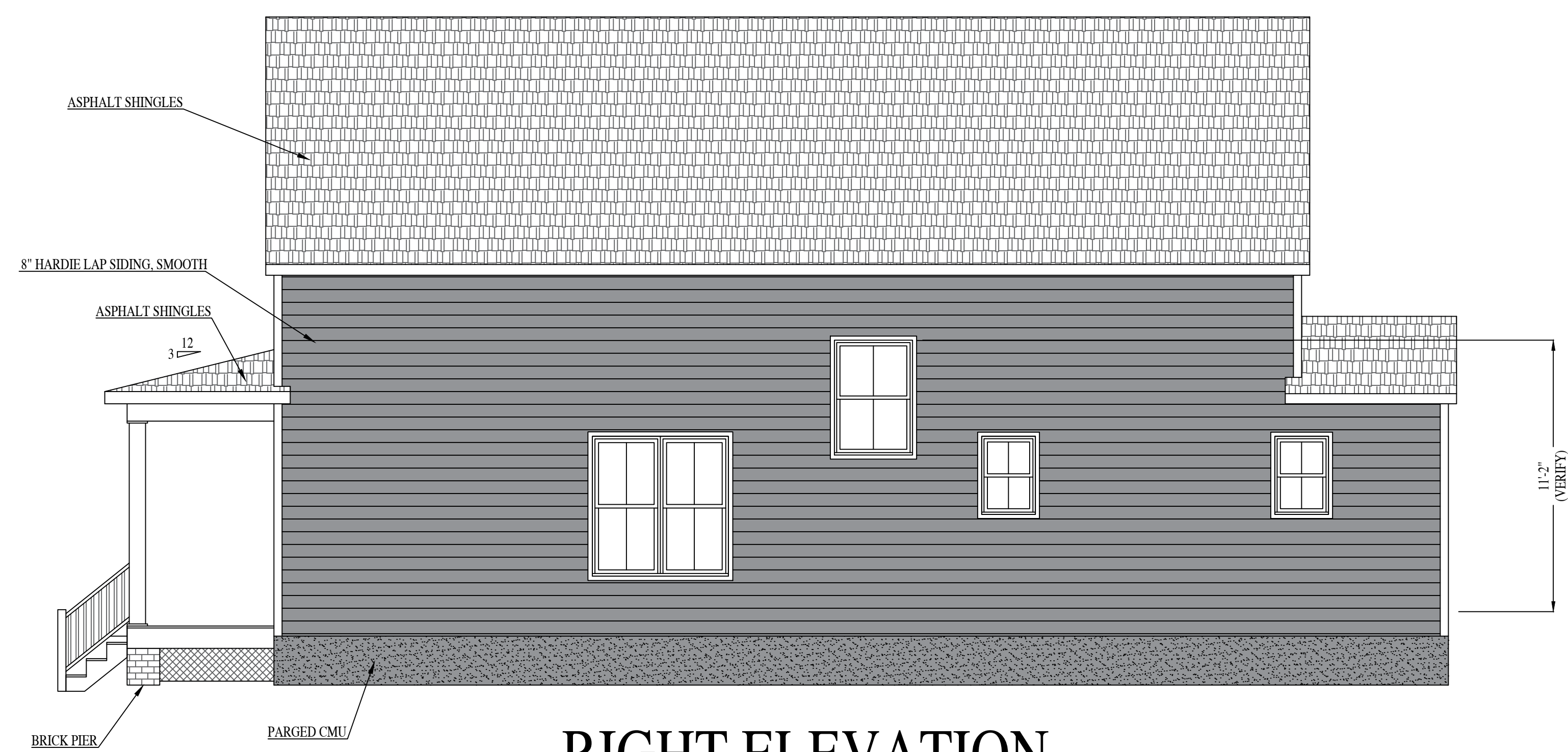
DATE:
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SHEET:
 A1.1

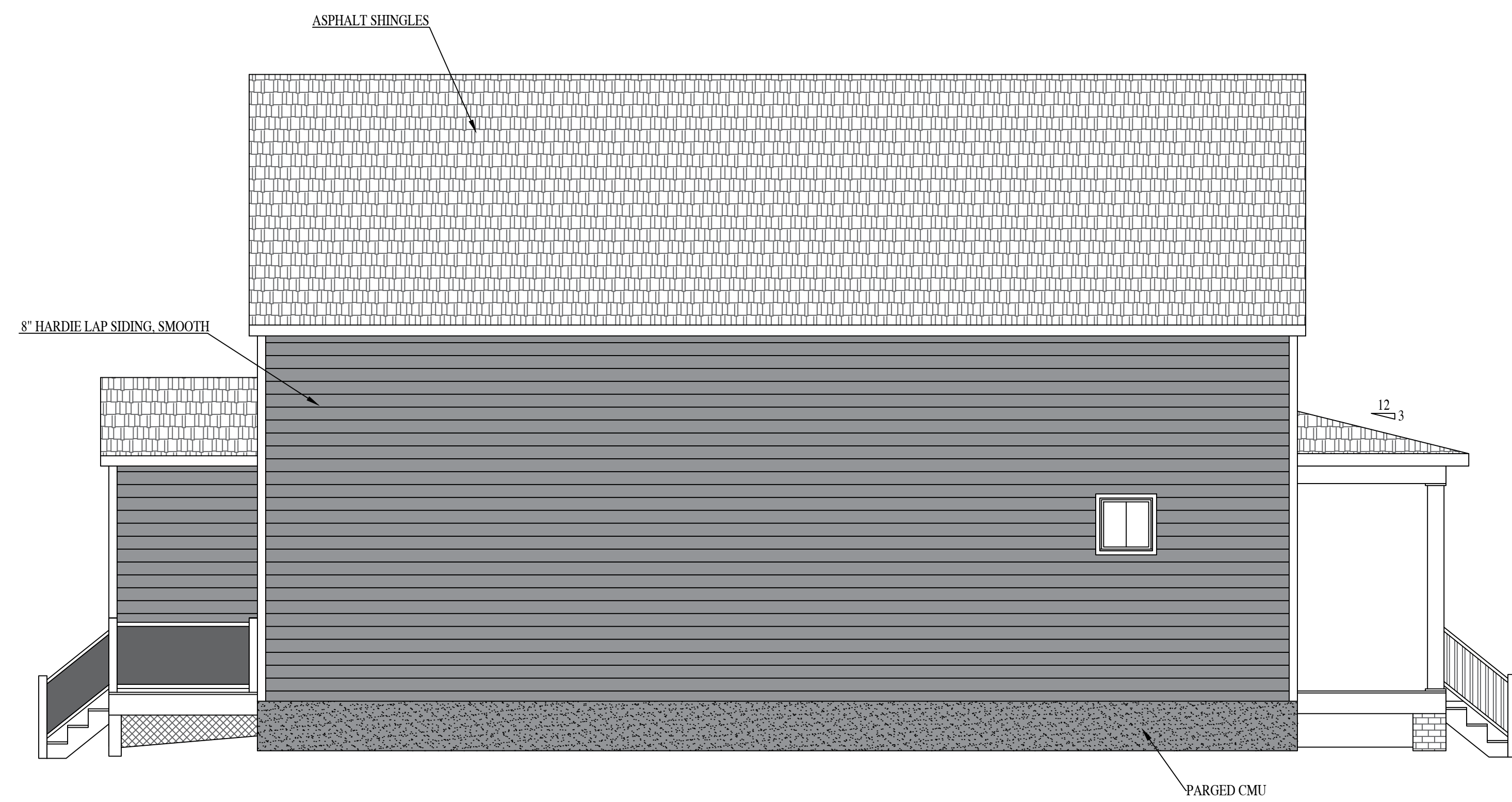




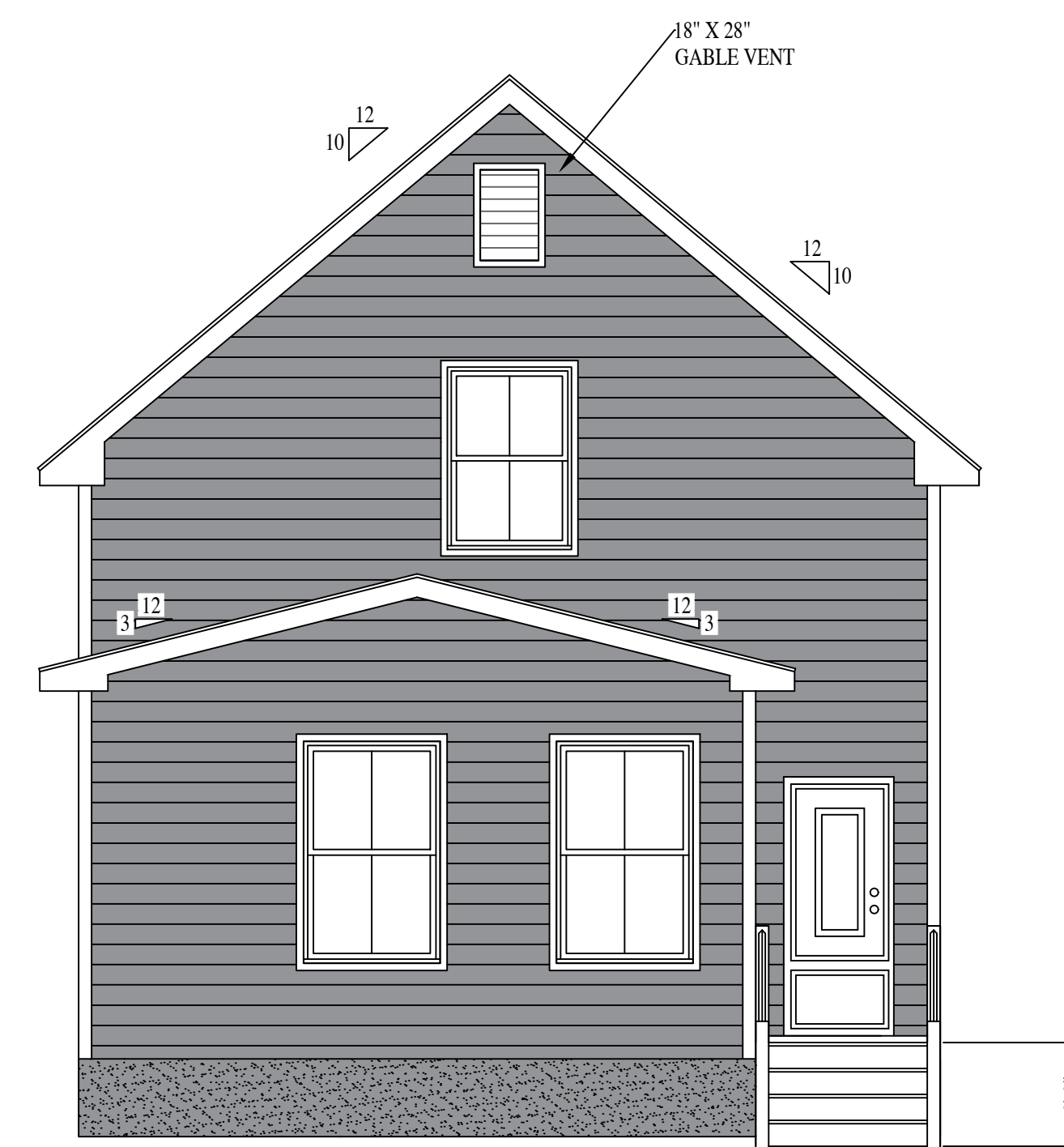
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

1902 POWHATAN ST

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 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

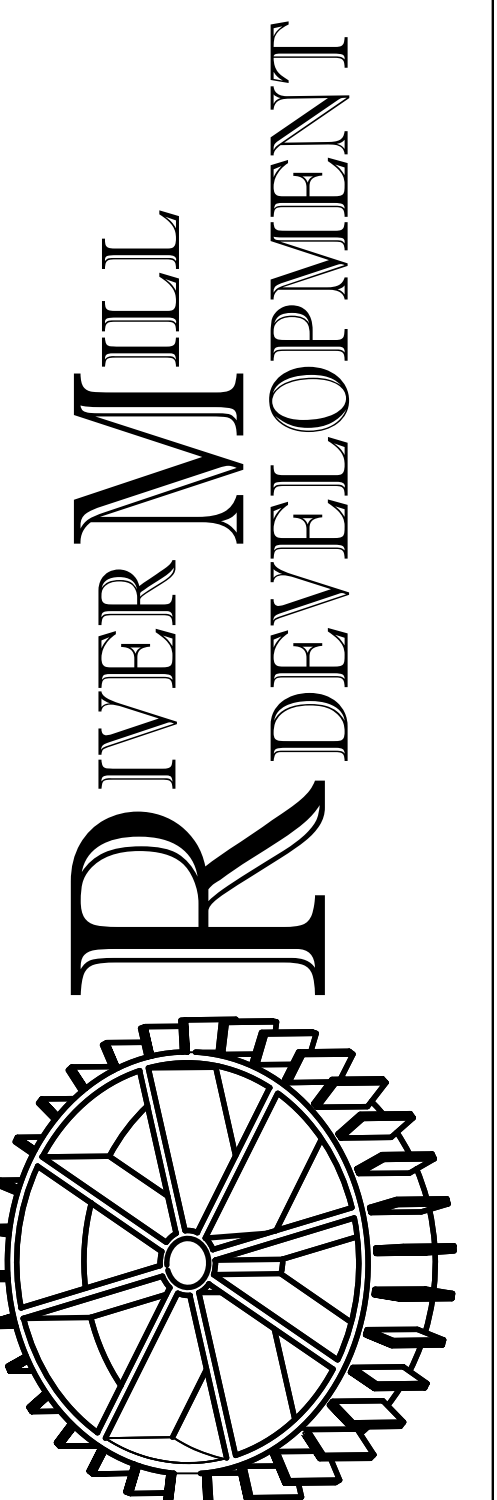
REVISION NOTES

NO.	DESCRIPTION

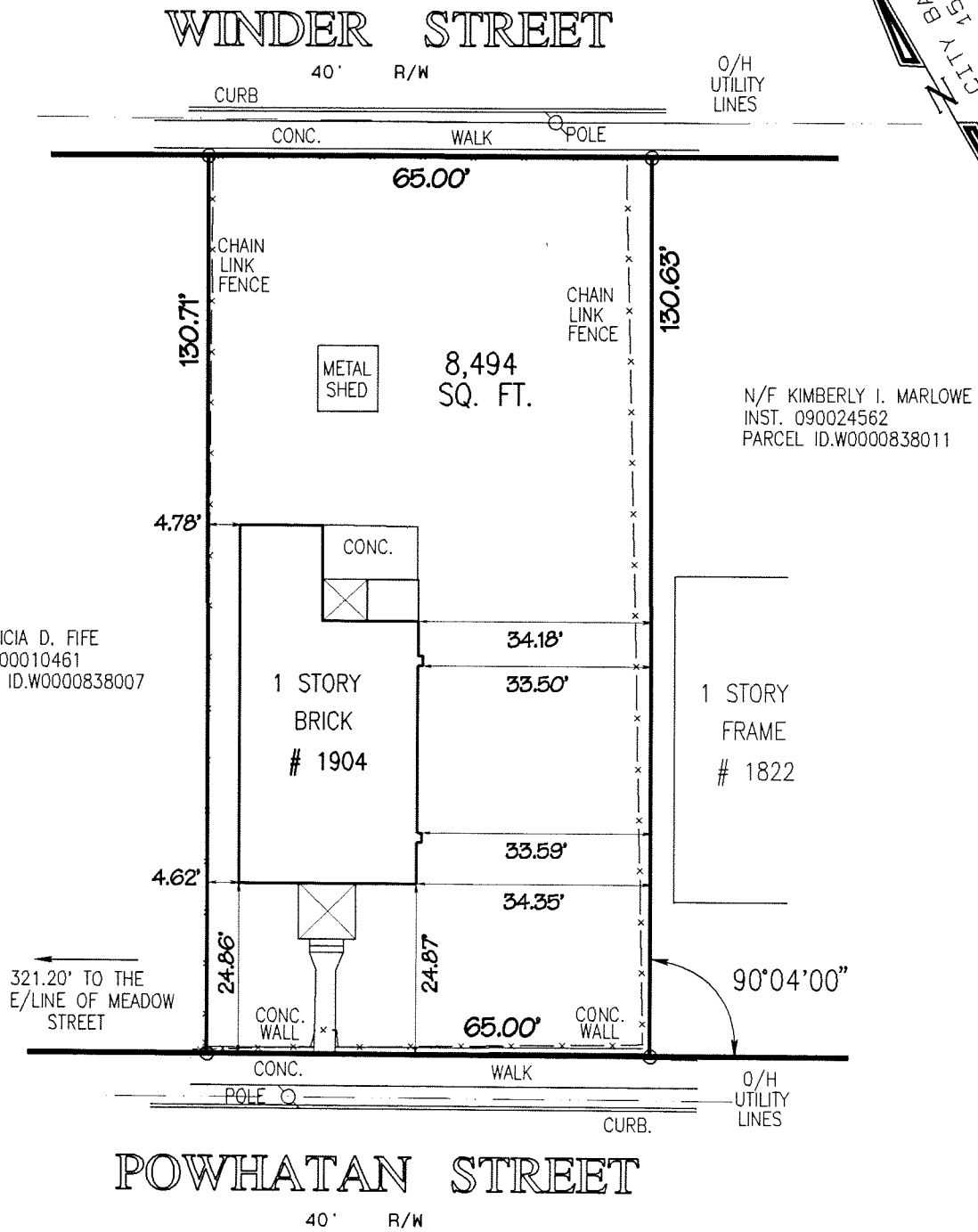
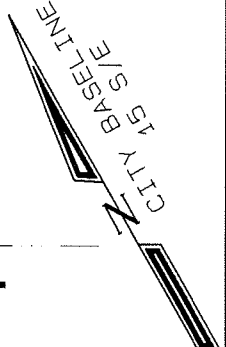
SCALE:
 1/4" = 1'-0"

DATE:
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SHEET:
 A2.1



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POWHATAN STREET

40' R/W

(PHYSICAL SURVEY)

SURVEY AND PLAT OF 1904 POWHATAN STREET, IN THE CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 25'

THIS IS TO CERTIFY THAT ON FEBRUARY 15, 2023, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT 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 PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



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PROJECT # 9012-06 M	



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

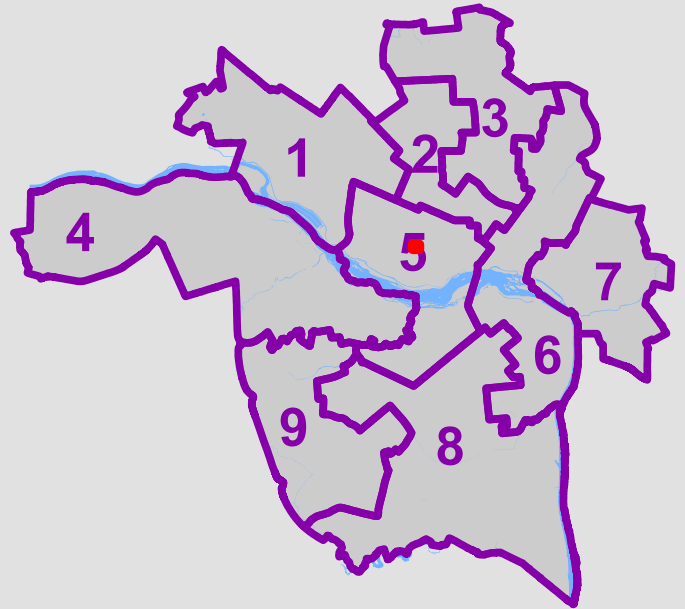
Special Use Permit

LOCATION: 1904 Powhatan Street

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 5

PROPOSAL: To authorize the special use of the property known as 1904 Powhatan Street for the purpose of a two, single-family detached dwellings, upon certain terms and conditions.



*For questions, please contact Alyson Oliver
at 804-646-5789 or alyson.oliver@rva.gov*

