



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: 1117 W Leigh St. Date: 2/15/2022  
Tax Map #: N000-0468/001 Fee: 300  
Total area of affected site in acres: 0.026

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

**Zoning**

Current Zoning: R-8

Existing Use: Residential

**Proposed Use**

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

2 family dwelling  
Existing Use: 1 family dwelling upstairs with principal use downstairs

Is this property subject to any previous land use cases?

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

**Applicant/Contact Person:** Edward Echeverry

Company: N/A  
Mailing Address: 1117 W Leigh St Apt A  
City: Richmond State: VA Zip Code: 23220  
Telephone: (973) 349-7602 Fax: ( )  
Email: Edwardnjit@gmail.com

**Property Owner:** Edward Echeverry

If Business Entity, name and title of authorized signee: N/A

(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: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
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

Prior to 1982 the property on 1117 W. Leigh St was used as a commercial venture on the first floor and a dwelling unit on the second floor. The use for commercial was discontinued and the commercial section of the home was converted into a dwelling unit with its own bathroom, bedroom, and kitchen. Both sections of the home have their own private entrances.

Since the building's change of use in 1982. The first floor was a permitted for principle use and the second level remained a single dwelling unit. The proposal is to change the home permit to a 2-family dwelling home. The property changes will be in compliance with Richmond's 300 Master Plan. The changes will ensure the proposal is compatible with the surrounding area and that it is an appropriate use for the site.

The conditions below will be met:

1. The property will not be detrimental to the safety, health, morals and general welfare of the community involved. The property has not created any of the mentioned issues. There are no planned changes to the property that will cause any of these issues.
2. The property will not create congestion in streets, roads, alleys and other public ways and places in the area involved.
  - a) There are no planned exterior changes to the home that will cause any of the mentioned issues under these circumstances.
  - b) There is a back alley in the block of W. Leigh that provide parking to two of the total four homes facing W. Leigh.
  - c) There is a 5<sup>th</sup> home that takes up a third of the block on Leigh that faces the adjacent street (N Hancock St.) with its own assigned Street Parking.
  - d) Currently there are no parking restrictions on the block the property is facing.
3. The property will not create hazards from fire, panic or other dangers. It does not have a history to do so. In, addition there are fire and carbon monoxide detectors installed throughout the home along with a fire extinguisher in each unit.
4. The property will not cause overcrowding of land and an undue concentration of population. Each unit in the home will have 800 sqft. of space which is plenty of room in comparison to a conventional unit in an apartment complex. Nor has undue concentration of population been an issue at the property.
5. The property will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements.
6. The property will not interfere with adequate light and air. The property has helped provide a small amount of street lighting for the sidewalk which is helpful for pedestrians who cross the street or walk over to the convenient store located behind the property line. There are no other light or air pollution created by the property.