



# 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

Project Name: Honor's Corner Date: 10-27-14

Property Address: 3200 Floyd Avenue Tax Map #: \_\_\_\_\_

Fee: \_\_\_\_\_ Total area of affected site in acres: \_\_\_\_\_  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: R6

### Proposed Use

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

Existing Use: Single Family

Is this property subject to any previous land use cases? accessory building to single family

Yes No  
 If Yes,  please list the Ordinance Number:

Applicant/Contact Person: MARGARET ANNE POWERS

Company: \_\_\_\_\_

Mailing Address: 3200 Floyd Avenue

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 387-3469 Fax: ( )

Email: magpowers@comcast.net

Property Owner: Margaret Anne Powers

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: 3200 Floyd Ave

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 387-3469 Fax: ( )

Email: magpowers@comcast.net

Property Owner Signature: Margaret Anne Powers

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 for 3200 Floyd Avenue

### Background:

In November of 2012, after four and a half months of foreclosure negotiations we purchased our home and affectionately named it *Honor's Corner* after the very first owner who occupied the home in 1910. When we took ownership the home was in terrible condition with every structural feature needing major renovation or replacement. Besides wanting a beautiful and long-lasting home, we were also seeking EarthCraft and LEED (Leadership in



Energy & Environmental Design) certifications. The house was in such a state of decline that we made the decision to tear it completely apart and rebuild it using environmentally sound materials and practices. We assembled a team of local experts, including Richmond native Michael Cross as our LEED certified architect, and began work in May of 2013. Every decision has been methodical and intentional. We plan to live here forever so we have not cut any corners in the process. The backyard and carport are our final steps to completion.

I have maintained a blog and a Facebook page throughout the process, documenting our journey to ensure that this corner, a gateway to Carytown, endures gracefully for another 100 years. This project has been my life for the past 27 months. My husband and I are only trying to do what is right and tasteful. Our blog address is: [www.shiftingcorners.wordpress.com](http://www.shiftingcorners.wordpress.com)

### Current Status:

In April, 2014 I made a visit to the permit office to obtain permission to repair the sidewalk on Auburn Avenue that the drill rig (geothermal heating & cooling) and construction dumpsters broke when entering the back yard. During the meeting with Public Works, I also mentioned the utility pole that was partially obstructing the entrance to the garage from the alley. This discussion bore out the solution of a driveway on the Auburn side of our our

house. A Public Works official examined satellite images and noted the curb cut, driveway and garage directly across the street from us, thus paving the way for us to have a similar arrangement. I also spoke with a Zoning representative who visually reviewed our plans and advised me on the parameters for the carport such as roof line and height restrictions. We also discussed the new location of the carport atop a concrete pad leading to the driveway and curb cut. (I did not submit carport plans at the time since the Auburn Avenue location had not been a consideration before this conversation.) On April 29th the permit for the curb cut, driveway and sidewalk was issued and we contracted demolition and concrete crews to begin the work.

Below is the garage that previously stood in the back yard. We paid \$5500 to have it removed. Neighbors stopped for weeks to thank us for removing the hazardous eyesore.



After several sweltering days in the summer heat and another \$8800 we had a completely renovated parking and carport area! Now the utility pole is situated at a corner instead of in the center of the garage opening.



Since the completion I have been busy developing designs for the carport, home generator placement, fencing, lighting and landscape. With those things finally in place I returned to City Hall to obtain the permit for the carport. You can only imagine how devastated I was to learn that the curb cut, driveway and carport plan were all out of compliance with city code for the Museum District! We have spent months of planning and invested \$14,300 in preparations for the area, all based on the original permit granted to us on April 29, 2014. It would be a terrible waste of time and resources to disassemble the work and the designs, not to mention additional emotional and financial hardship for us.

**Request:**

We implore you to review the original permit and our carport plans and allow us to move forward with a tasteful completion to our home. We will be enclosing the entire rear yard with a custom design, wooden fence (6'6").

This is a photo of the garage directly across from our driveway.



Our plan mirrors this garage but we will have a 2' set back from the sidewalk/property line and the interior sides to our yard will be open.



Thank you for your attention and consideration.

Sincerely,  
Margaret A Powers  
Patrick Powers