



## 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: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Map #: \_\_\_\_\_ Fee: \_\_\_\_\_

Total area of affected site in acres: \_\_\_\_\_

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

### Zoning

Current Zoning: \_\_\_\_\_

Existing Use: \_\_\_\_\_

### Proposed Use

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

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes

No

☐☐

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** \_\_\_\_\_

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

Mailing Address: \_\_\_\_\_

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

Telephone: \_( ) \_\_\_\_\_ Fax: \_( ) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner:** \_\_\_\_\_

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: \_\_\_\_\_

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)



## 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: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Map #: \_\_\_\_\_ Fee: \_\_\_\_\_

Total area of affected site in acres: \_\_\_\_\_

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

### Zoning

Current Zoning: \_\_\_\_\_

Existing Use: \_\_\_\_\_

### Proposed Use

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

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes

No

☐☐

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** \_\_\_\_\_

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

Mailing Address: \_\_\_\_\_

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

Telephone: \_( ) \_\_\_\_\_ Fax: \_( ) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner:** \_\_\_\_\_

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: \_\_\_\_\_

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)

06/06/2023

NARRATIVE: AV Design Concepts LLC Is a Real Estate investment company here in the Richmond area who loves the Richmond community and takes great pride in renovating and building homes to enhance the beauty of the cities landscape. The project at hand are two new construction homes at 1310 and 1314 DuBois Ave, Richmond VA, 23220. At this time there is only on street parking to our properties. To better suite potential buyers we would like to build garages which will be accessed thru the ally. While building garages are permitted, we exceed the zoning lot coverage by 156 sq. Ft which is very minimal. We ask that we are granted this special use permit to accommodate us and the future home owners so that they can enjoy this city amenities while also have private parking. This will not only help new Homer's but also allow more on street parking for neighbors in the neighborhood. We will in no way be encroaching property lines or not meeting any setbacks. This special use permit is only being applied for because we exceed lot coverage allowance by 156 sq ft which is very minimal.

The proposed special use will not:

be detrimental to the safety, health, morals and general welfare of the community

involved;

tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;

create hazards from fire, panic or other dangers;

tend to cause overcrowding of land and 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; or interfere with adequate light and air."

Please do not hesitate to contact me directly with any questions. Dennis Smith (804)-307-9961  
[Dj.smith0319@gmail.com](mailto:Dj.smith0319@gmail.com).

ADDRESS: 1310 DUBOIS AVE.  
PARCEL: N0000847004  
ZONED: R-5  
SETBACKS  
FRONT: 25'  
SIDE: 3'  
REAR: 3'

LOT SIZE: 2213 SQ. FT.  
AREA OF DISTURBANCE: 2471 Sq. Feet  
ONCE CONSTRUCTION IS COMPLETE SITE  
IS TO BE PERMANENTLY SEEDED.

- SET BACKS
- SILT FENCE
- LIMITS OF DISTURBANCE

PROPERTY PER SURVEY  
FROM FREDERICK A. GIBSON  
& ASSOC., P.C.  
DATED 8-18-22



PUBLIC ALLEY

30.00'

90°

LOT 9

LOT 11

LOT 10

LOT 8

24.0'

PROPOSED  
2 STY. HOUSE

70.0'

145.00'

145.00'

3.0'

3.0'

35.0'

36.1'

90°

34.8'

#1320

#1304

DUBOIS AVE.

30.00'

240' TO W/L OF  
LANGSTON AVE.

60' PUBLIC R/W

SITE PLAN  
1310 DUBOIS AVE.

LONG SURVEYING, LLC  
4650 FACTORY MILL ROAD  
MAIDENS, VA 23012  
804-314-5620

CITY OF RICHMOND  
VIRGINIA  
FEB. 21, 2023  
SCALE: 1"=20'

ADDRESS: 1314 DUBOIS AVE.  
PARCEL: N0000847003  
ZONED: R-5  
SETBACKS  
FRONT: 25'  
SIDE: 3'  
REAR: 3'

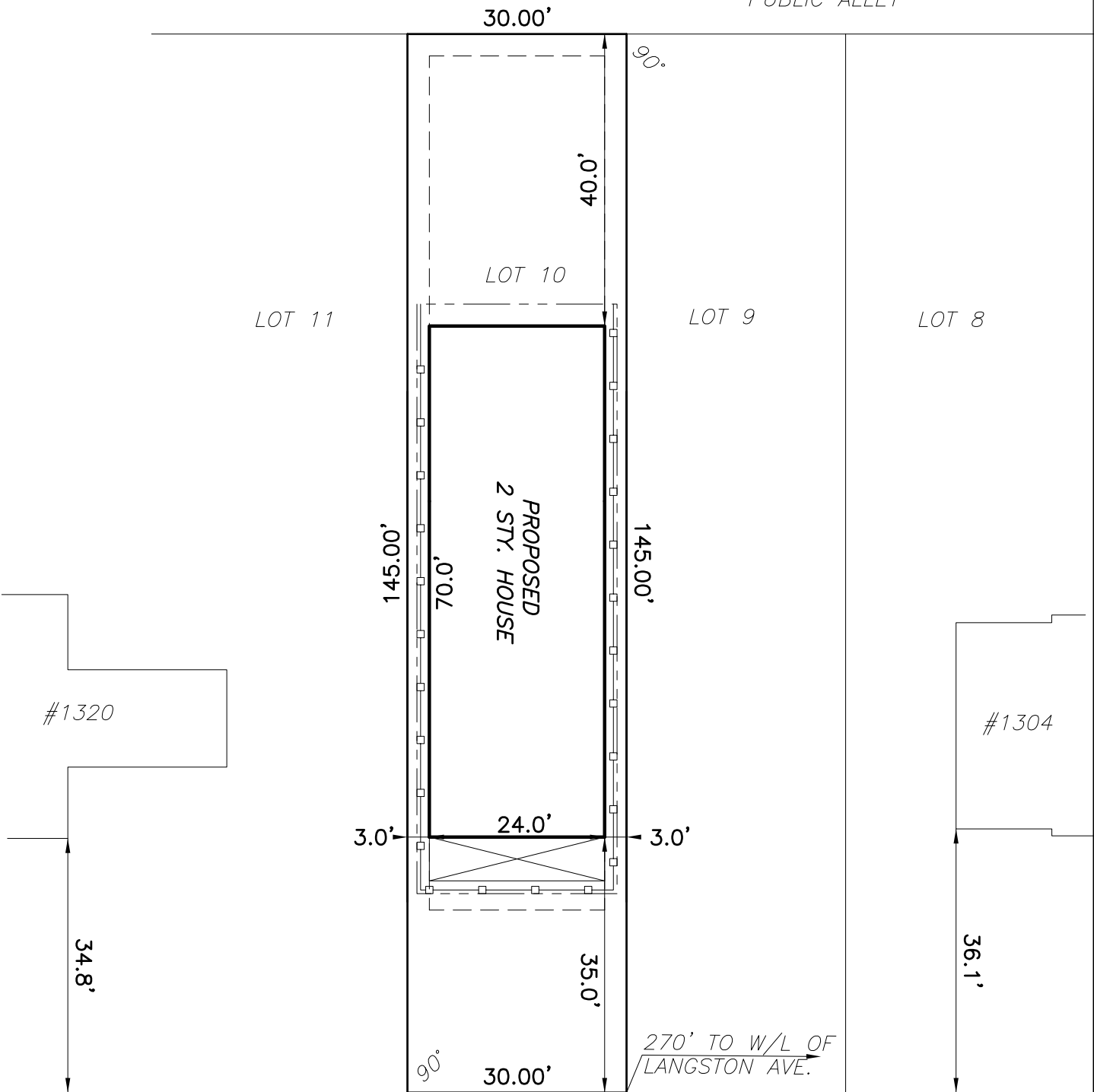
LOT SIZE: 4350 SQ. FT.  
AREA OF DISTURBANCE: 2213 Sq. Feet  
ONCE CONSTRUCTION IS COMPLETE SITE  
IS TO BE PERMANENTLY SEEDED.

PROPERTY PER SURVEY  
FROM FREDERICK A. GIBSON  
& ASSOC., P.C.  
DATED 8-18-22



- SET BACKS
- SILT FENCE
- LIMITS OF DISTURBANCE

PUBLIC ALLEY



DUBOIS AVE.

60' PUBLIC R/W

SITE PLAN  
1314 DUBOIS AVE.

LONG SURVEYING, LLC  
4650 FACTORY MILL ROAD  
MAIDENS, VA 23012  
804-314-5620

CITY OF RICHMOND  
VIRGINIA  
FEB. 21, 2023  
SCALE: 1"=20'

ADDRESS: 1310 DUBOIS AVE.  
PARCEL: N0000847004  
ZONED: R-5  
SETBACKS  
FRONT: 25'  
SIDE: 3'  
REAR: 3'

LOT SIZE: 2213 SQ. FT.  
AREA OF DISTURBANCE: 2471 Sq. Feet  
ONCE CONSTRUCTION IS COMPLETE SITE  
IS TO BE PERMANENTLY SEEDDED.

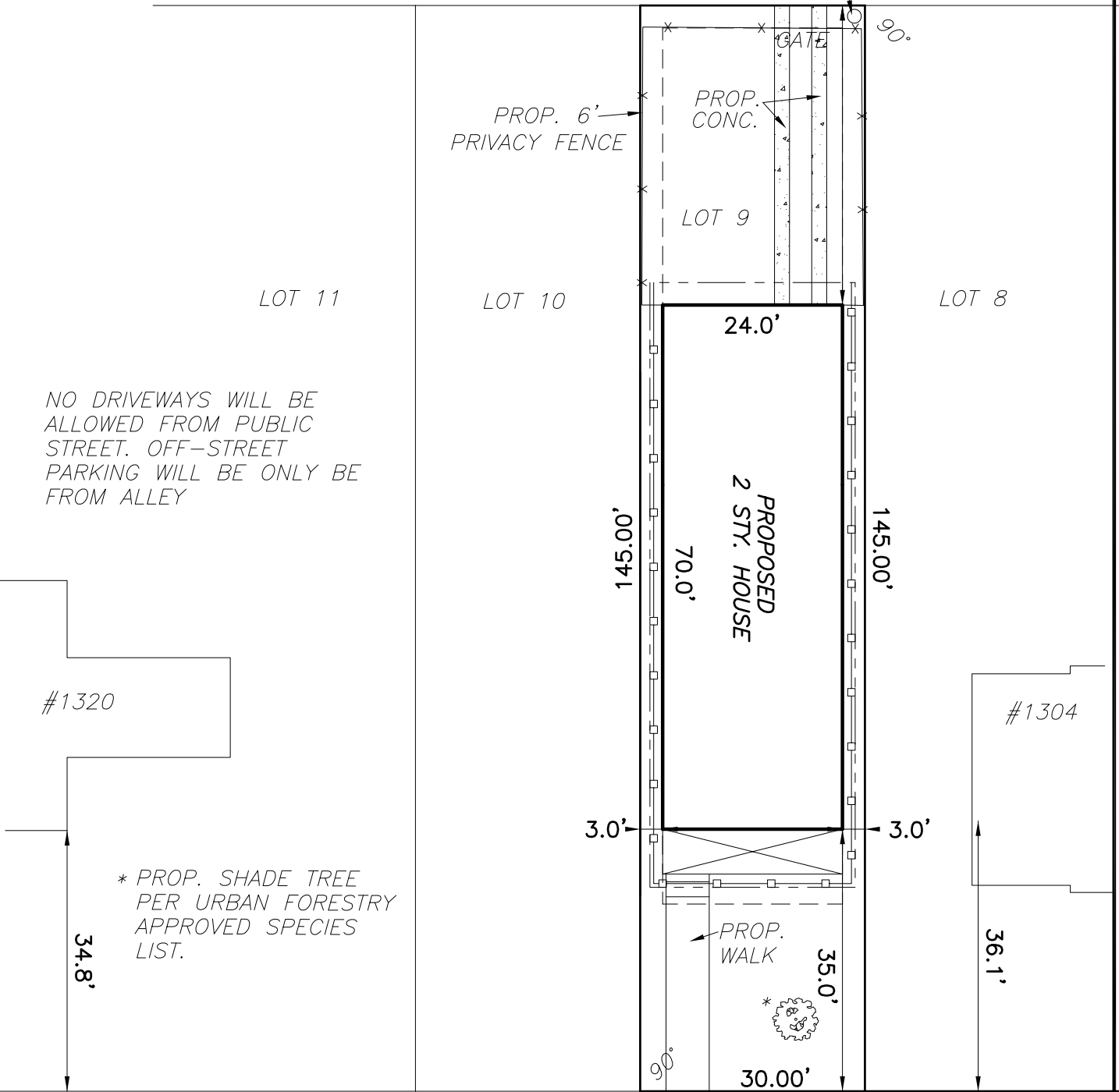
--- SET BACKS  
--- SILT FENCE  
--- LIMITS OF DISTURBANCE

PROPERTY PER SURVEY  
FROM FREDERICK A. GIBSON  
& ASSOC., P.C.  
DATED 8-18-22



TRASH/  
RECYCLING

PUBLIC ALLEY 30.00'



EX. WALK

EX. TREE

240' TO W/L OF  
LANGSTON AVE.

**DUBOIS AVE.**

60' PUBLIC R/W

LONG SURVEYING, LLC  
4650 FACTORY MILL ROAD  
MAIDENS, VA 23012  
804-314-5620

CITY OF RICHMOND  
VIRGINIA  
MAY 19, 2023  
SCALE: 1"=20'

**SITE PLAN**  
**1310 DUBOIS AVE.**

ADDRESS: 1314 DUBOIS AVE.  
PARCEL: N0000847003  
ZONED: R-5  
SETBACKS  
FRONT: 25'  
SIDE: 3'  
REAR: 3'

LOT SIZE: 4350 SQ. FT.  
AREA OF DISTURBANCE: 2213 Sq. Feet  
ONCE CONSTRUCTION IS COMPLETE SITE  
IS TO BE PERMANENTLY SEEDDED.

PROPERTY PER SURVEY  
FROM FREDERICK A. GIBSON  
& ASSOC., P.C.  
DATED 8-18-22



- SET BACKS
- SILT FENCE
- LIMITS OF DISTURBANCE

TRASH/  
RECYCLING

PUBLIC ALLEY

30.00'

90°

GATE

PROP. 6'  
PRIVACY FENCE

PROP.  
CONC.  
DRIVE

0.04'

LOT 10

LOT 11

LOT 9

LOT 8

NO DRIVEWAYS WILL BE  
ALLOWED FROM PUBLIC  
STREET. OFF-STREET  
PARKING WILL BE ONLY BE  
FROM ALLEY

145.00'

0.07'

PROPOSED  
2 STY. HOUSE

145.00'

#1320

#1304

3.0'

24.0'

3.0'

34.8'

PROP. SHADE TREE  
PER URBAN FORESTRY  
APPROVED SPECIES  
LIST.

PROP.  
WALK

35.0'

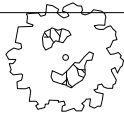
36.1'

90°

30.00'

270' TO W/L OF  
LANGSTON AVE.

EX. WALK



EX. TREE

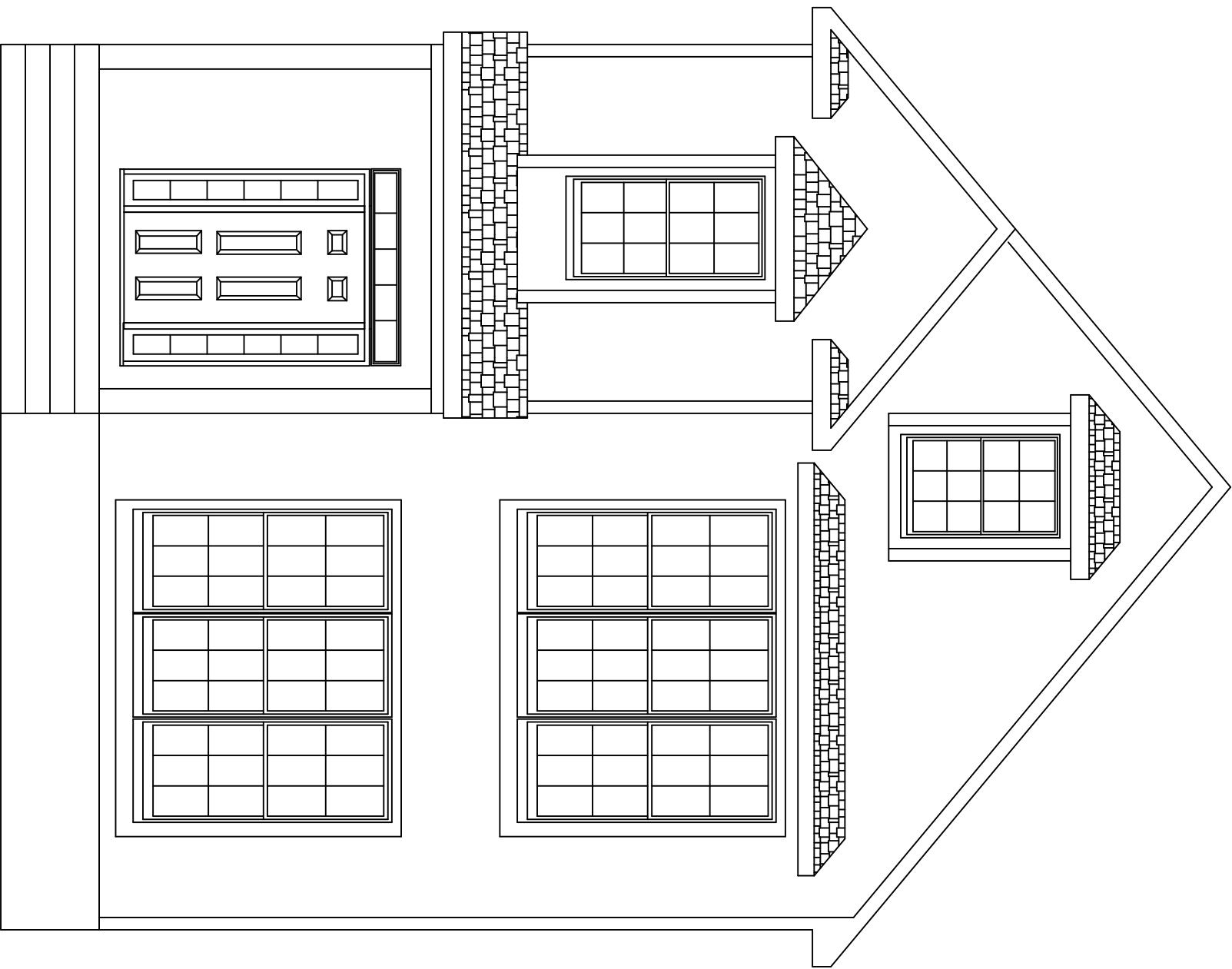
DUBOIS AVE.

60' PUBLIC R/W

LONG SURVEYING, LLC  
4650 FACTORY MILL ROAD  
MAIDENS, VA 23012  
804-314-5620

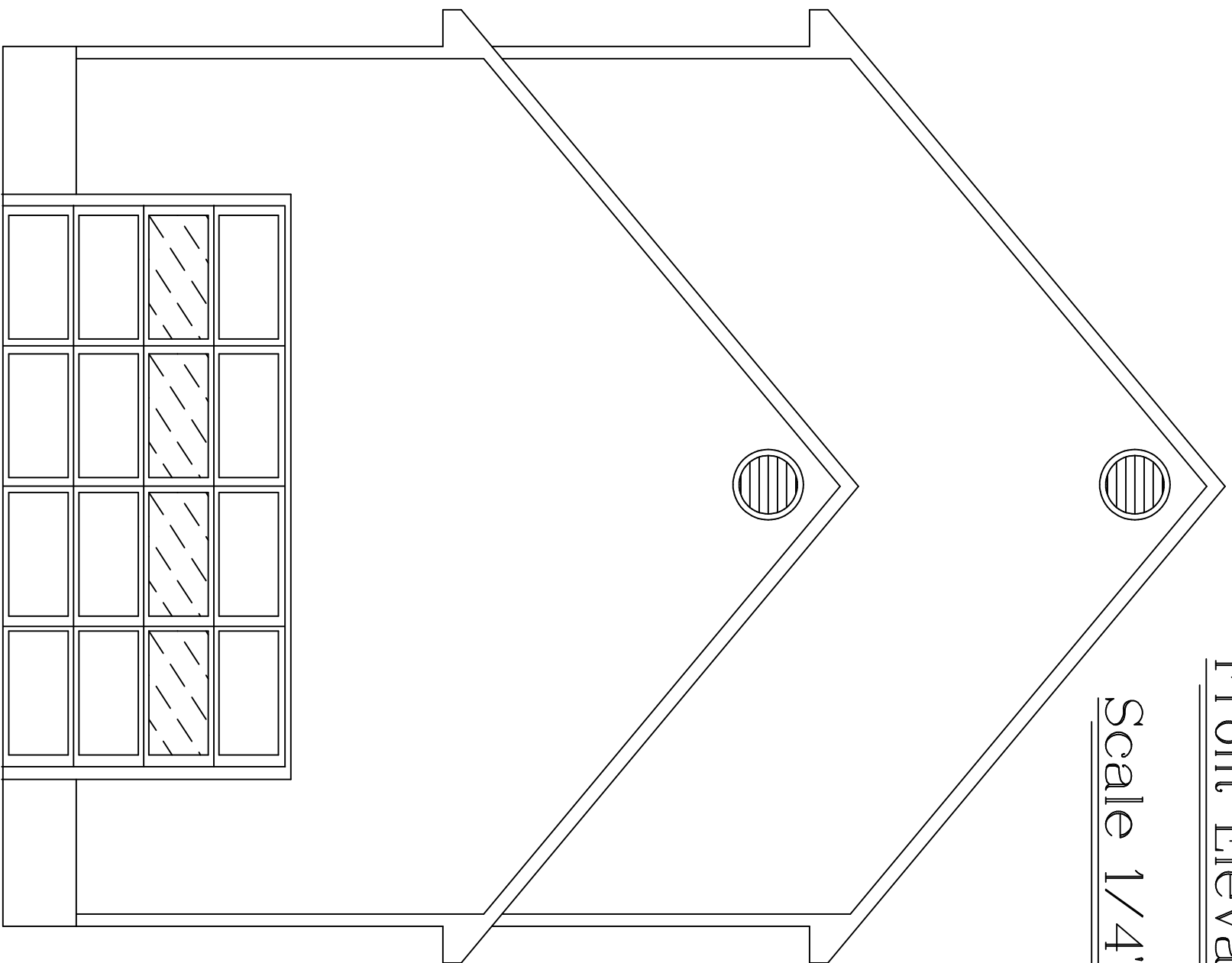
CITY OF RICHMOND  
VIRGINIA  
MAY 19, 2023  
SCALE: 1"=20'

SITE PLAN  
1314 DUBOIS AVE.



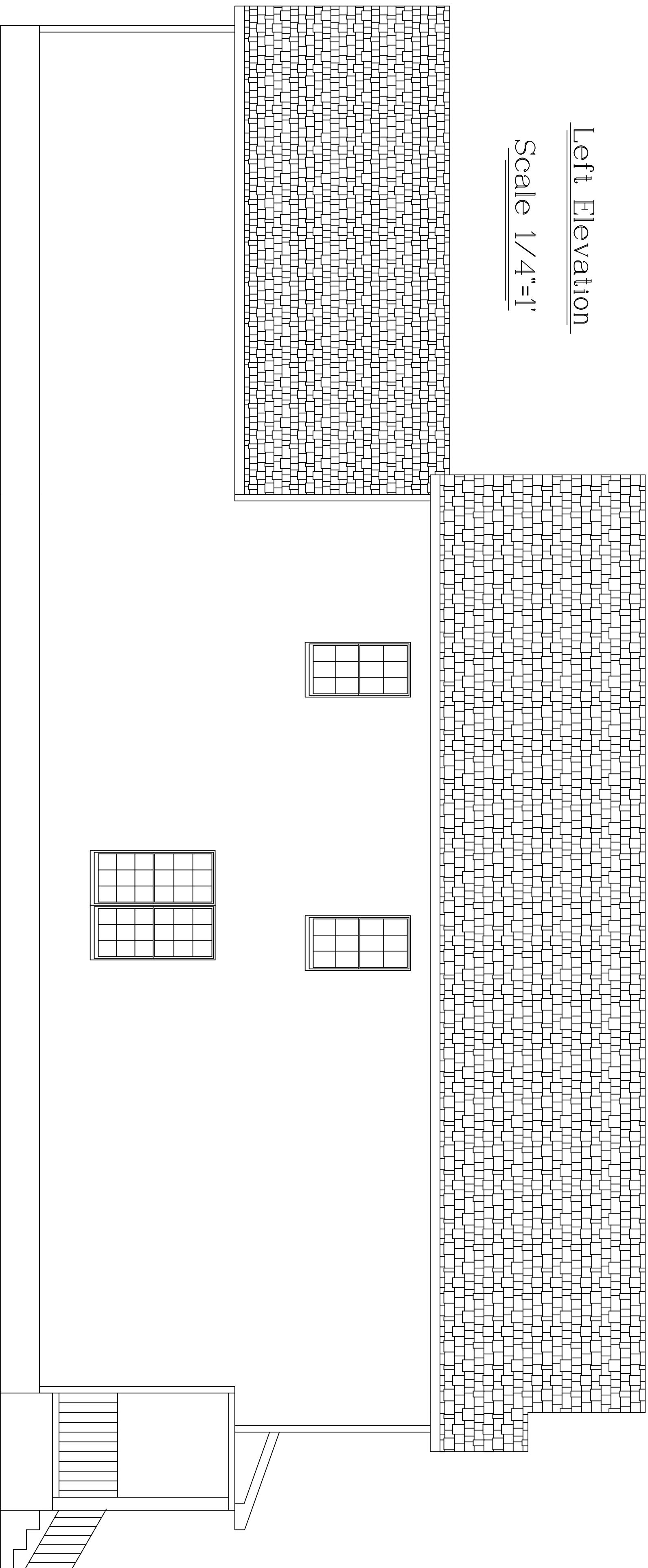
Front Elevation

Scale 1/4"=1'



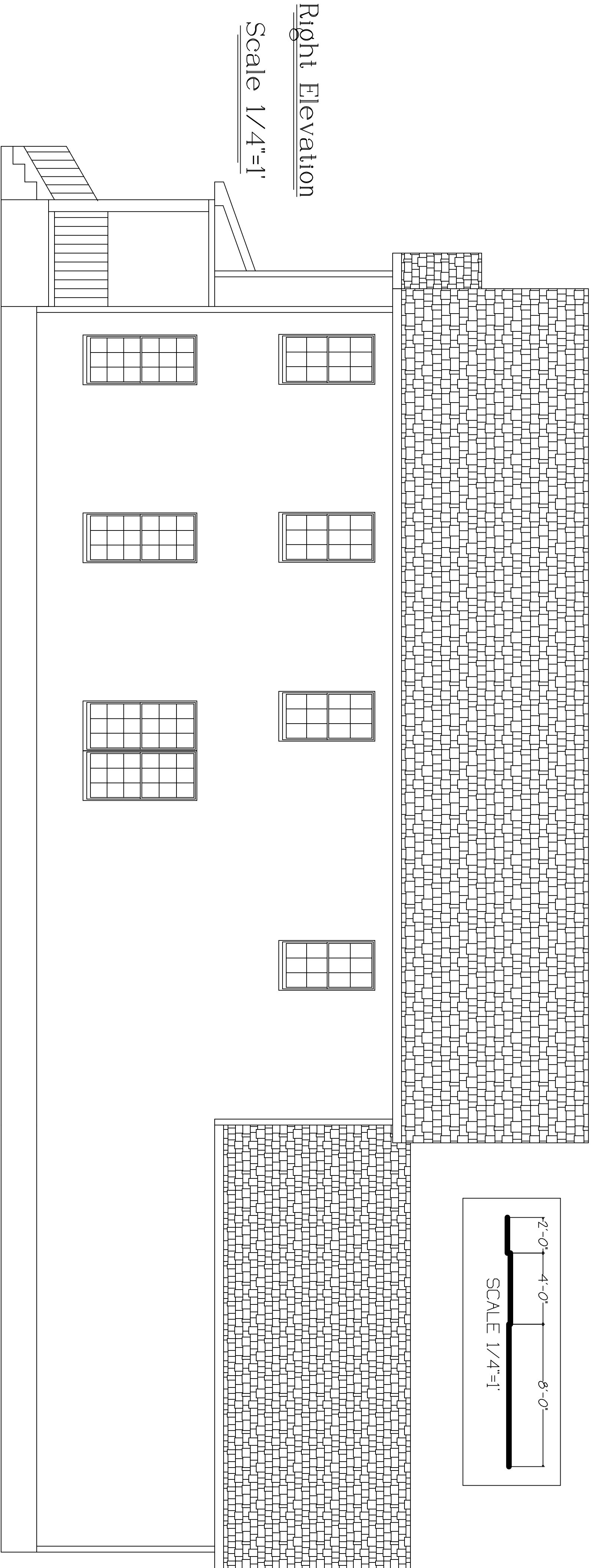
Rear Elevation

Scale 1/4"=1'



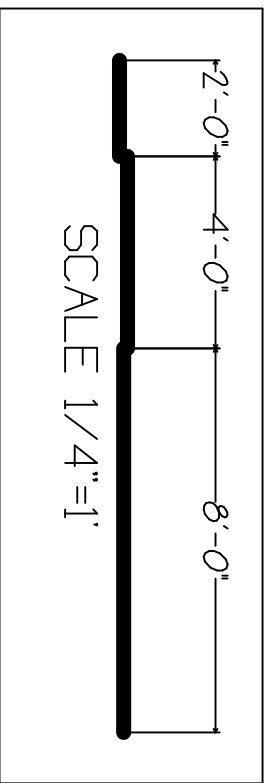
Left Elevation

Scale 1/4"=1'



Right Elevation

Scale 1/4"=1'



THIS PLAN WAS DESIGNED FOR

1310 DUBOIS RICHMOND

THIS PLAN DESIGNED BY

NetCaddDrafting

804-640-0791  
www.netcaddrafting.com

TWO STORY

ELEVATIONS

DATE OF PLANS

2/16/22

1

OF

6

PLANS DRAWN BY

BRAD PRICE



# NetCaddDrafting

THIS PLAN DESIGNED BY

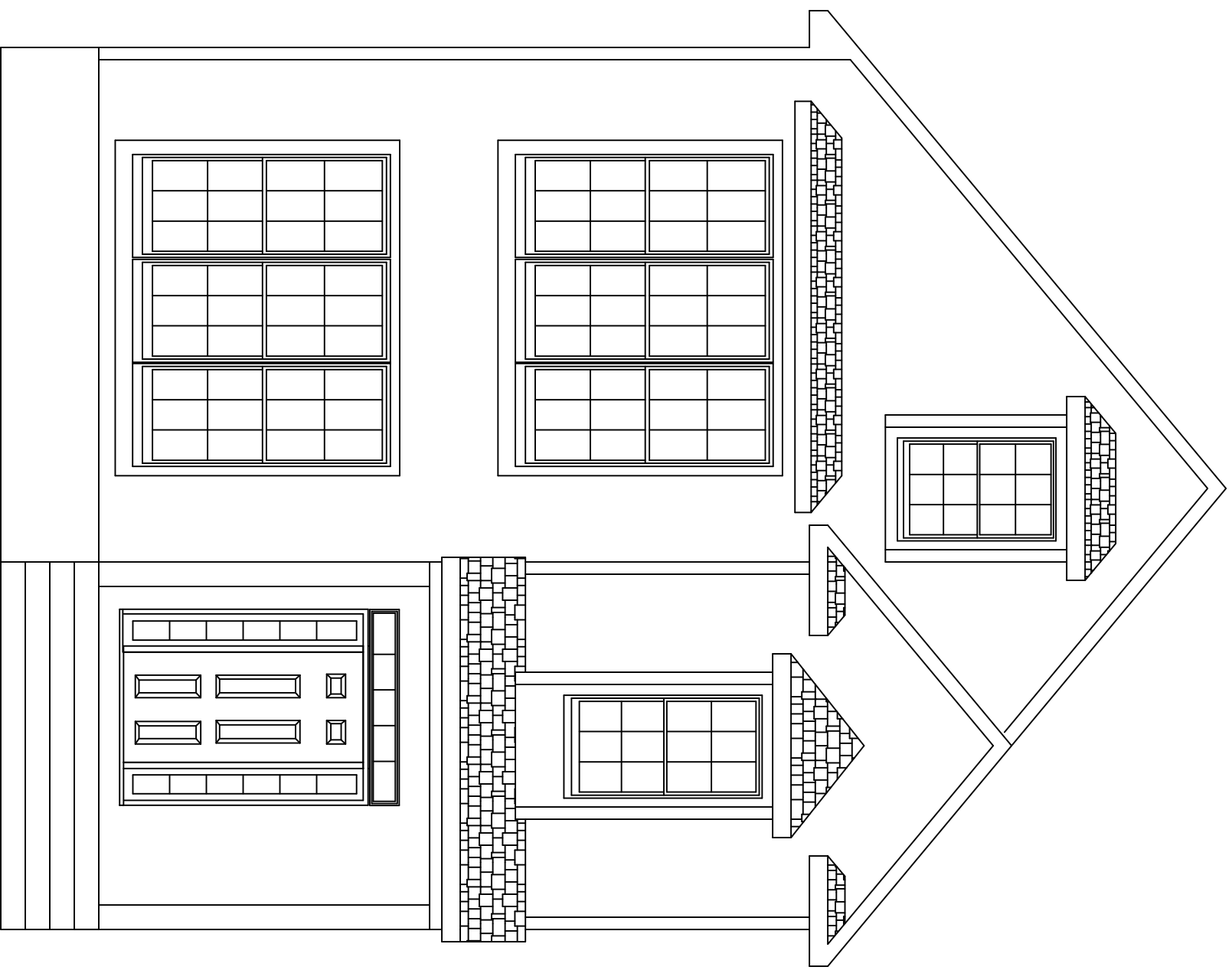
DAILEY OF PLANS  
3/16/33

TO COMPLY WITH IRC SECTION  
602.10.3, THESE PLANS ARE  
DESIGNED USING CS-WSP  
FOR BRACED WALL PANELS  
i.e. 7/16" OSB CONT.

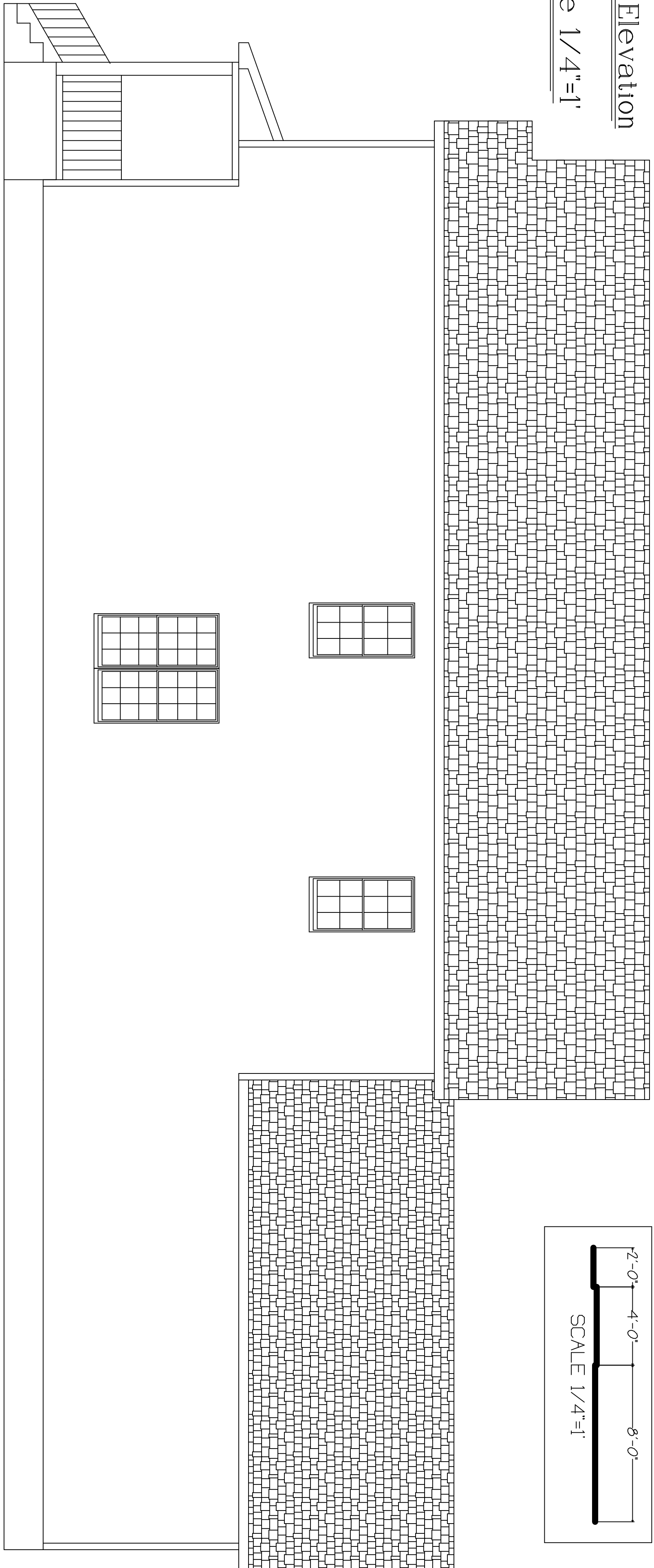
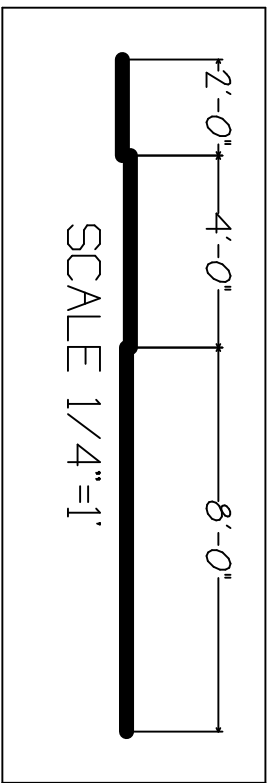


2'-0" 4'-0" 8'-0"

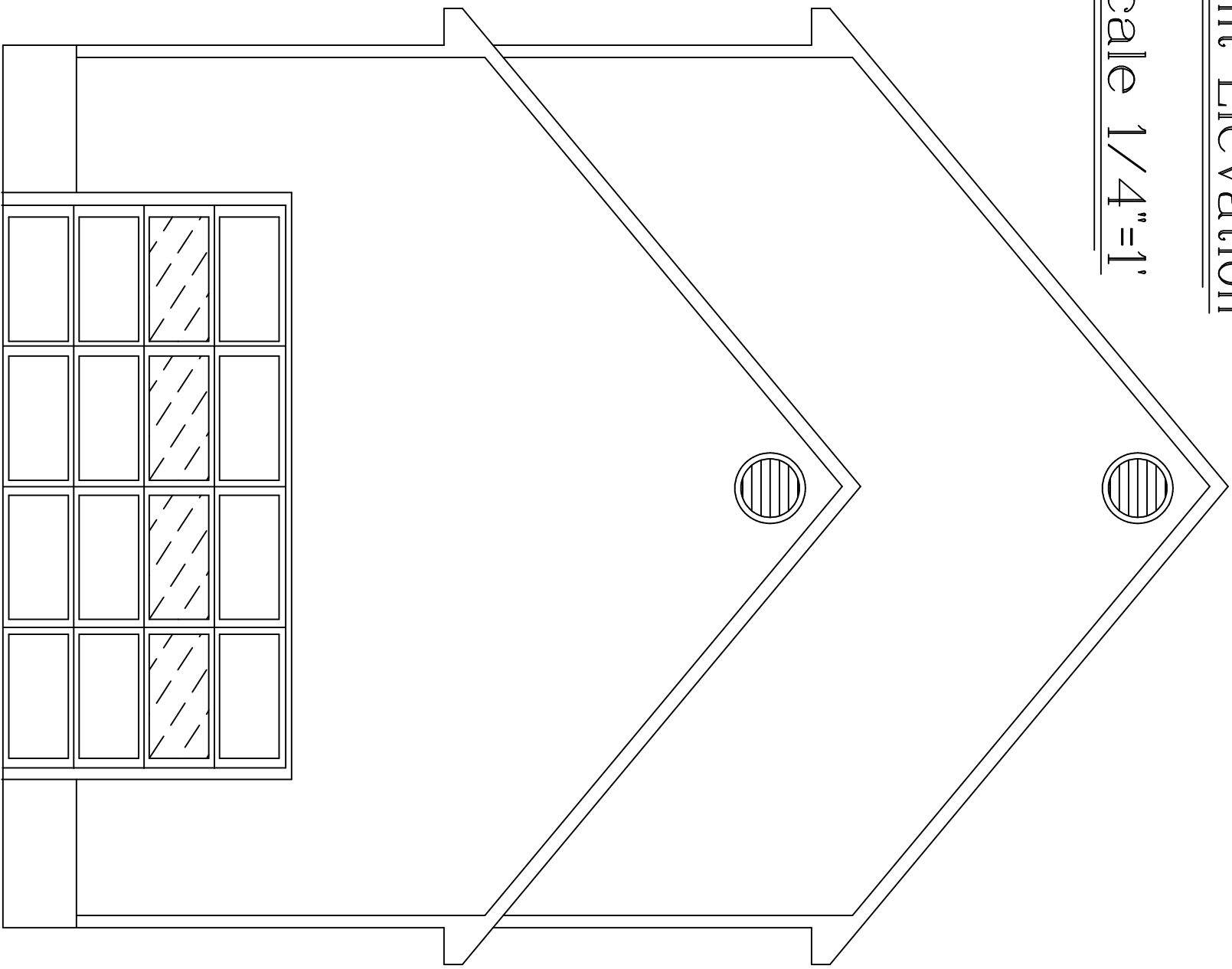
SCALE 1/4"=1'



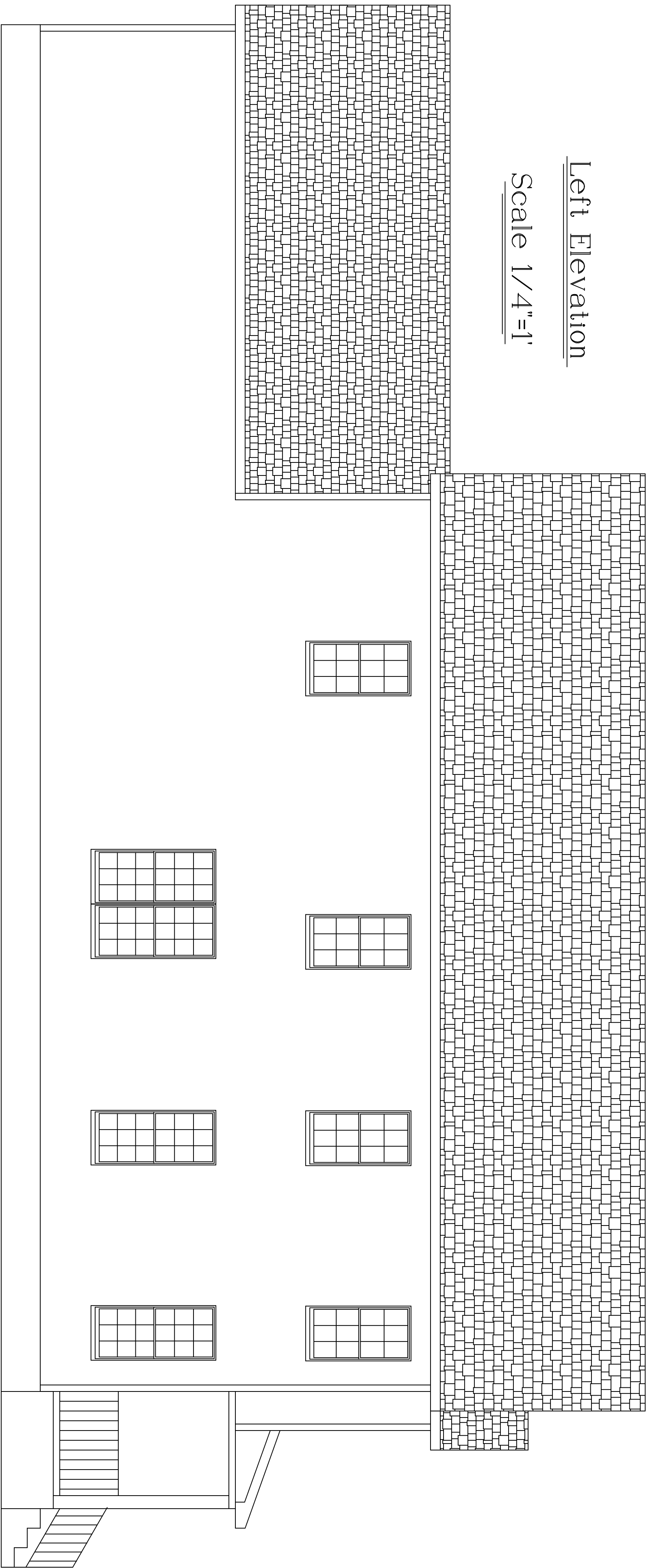
Right Elevation  
Scale 1/4"=1'



Left Elevation  
Scale 1/4"=1'



Front Elevation  
Scale 1/4"=1'



THIS PLAN WAS DESIGNED FOR

1314 DUBOIS RICHMOND

THIS PLAN DESIGNED BY

**NetCaddDrafting**

804-640-0791  
www.netcaddrafting.com

TWO STORY

ELEVATIONS

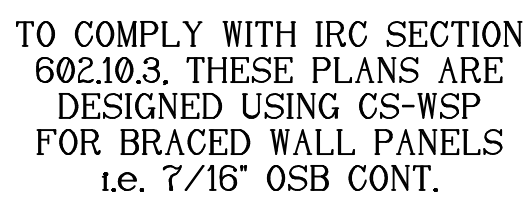
DATE OF PLANS  
2/16/22

PLANS DRAWN BY  
BRAD PRICE

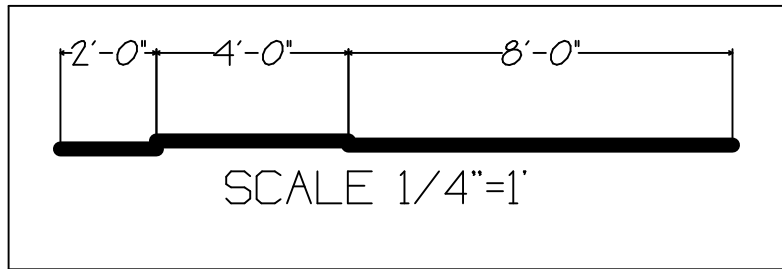
3 OF 6

# NetCaddDrafting

THIS PLAN DESIGNED BY

DAIE OF PLANS  
2/16/22

Scale 1/4"=1'





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

**Special Use Permit**

**LOCATION:** 1310 and 1314 Dubois Avenue

**APPLICANT:** Dennis Smith

**COUNCIL DISTRICT:** 3

**PROPOSAL:** To authorize the special use of the properties known as 1310 Dubois Avenue and 1314 Dubois Avenue, for the purpose of two single-family detached dwellings, upon certain terms and conditions.

*For questions, please contact Matthew Ebinger  
at 804-646-5789 or [matthew.ebinger@rva.gov](mailto:matthew.ebinger@rva.gov)*

