



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: 801 Craigie Avenue Date: 09/20/2023  
 Parcel I.D. #: N0001052001 Fee: \$300.00  
 Total area of affected site in acres: 0.135

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

**Zoning**

Current Zoning: R5

Richmond 300 Land Use Designation: Residential

**Proposed Use**

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

Currently Constructed Signal Family Resident  
 Existing Use: NO

Is this property subject to any previous land use cases?

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

**Applicant/Contact Person:** Linita Thompson

Company: HD Enterprise Inc.  
 Mailing Address: PO Box 10834  
 City: Norfolk State: VA Zip Code: 23513  
 Telephone: (757) 748 6608 Fax: ( )  
 Email: Hd3enterprisesinc@gmail.com

**Property Owner:** Henry Darden

If Business Entity, name and title of authorized signer: \_\_\_\_\_

(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: PO Box 10381  
 City: Norfolk State: VA Zip Code: 23513  
 Telephone: (757) 575-3177 Fax: ( )  
 Email: Hd3enterprisesinc@gmail.com

**Property Owner Signature:** [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)

Department of Planning and Development Review  
Land Use Administration Division, Room 511  
City Hall, 900 East Broad Street  
Richmond, Virginia 23219

Letter of Intent for Zoning Variance For:  
Henry Darden  
801 Craigie Avenue  
Richmond, Virginia 23222

ZONING: R-5  
PARCEL ID#: N0001052001

Letter of Intent for Zoning Variances

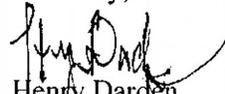
Dear Planning & Zoning Members,

We are requesting a variance for the above address for the setback encroachment in the right away for Craigie Avenue and Alpine Avenue for the reasons detailed below:

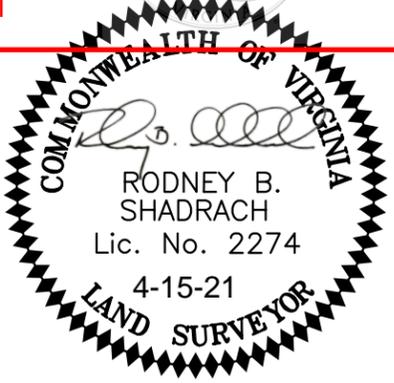
1. We were informed once the As-Built survey was done, that the construction lay out done by contractor matched the front corner of the house with the adjoining house alignment, but forgot about the extra 1.2" in the front. We were also informed that the house was skewed in relation to the side property line, which caused the house to be too close to Alpine Avenue.
2. The minimum front yard setback of not less than 25' is required along Alpine Avenue. The house is set at 24.68' we are asking for the differences of the variances, which is 0.32'. The minimum front yard setback along Craigie Avenue was allowed to match the existing dwelling next door which is 14.93' however, the house is set at 13.96', which the difference of variance we are asking for is 0.97' due to the skew.
3. The contractor made an honest mistake doing the construction lay out, which he failed to take in count the bump out of the front porch. We thoroughly regret the mistakes made and ask if you could please grant the variance, being that the house has been completed and stable it would be a hardship on the owner if the variance is not approve.
4. Granting the variance would not be detrimental to the safety, health, morals and general welfare of the community or create congestion along the public ways; it would not create hazards from fire, nor cause overcrowding of land and an undue concentration of population; it would not have adverse effect or interfere with public or private schools, water supplies, sewage disposal, transportation or other public requirements or interfere with adequate light and air.

Thank you for your consideration,

Sincerely,

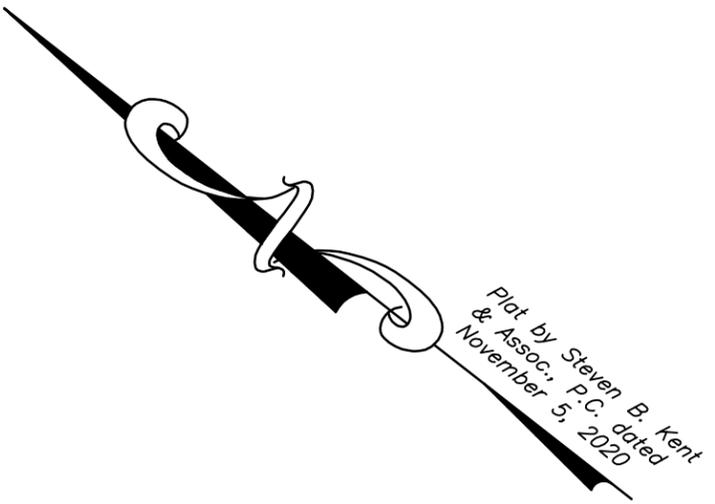
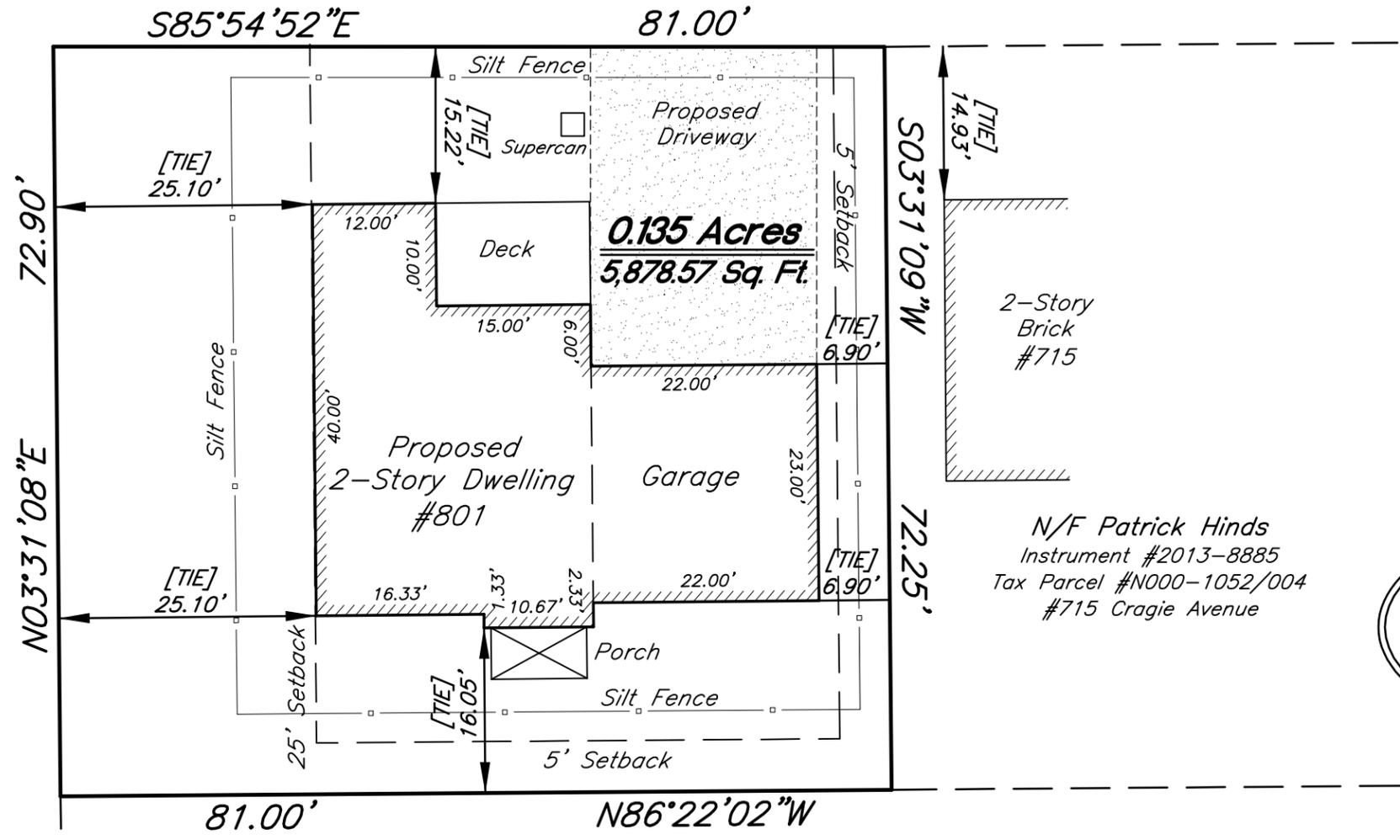
  
Henry Darden  
Property Owner

**Building Permit - Approved Construction Documents**  
 Under general authority of the Building Code, this approved set of construction documents shall be kept on the job site at all times and shall not be altered without approval from the Building Official. This permit does not approve any Electrical, Mechanical or Plumbing work. This approval does not relieve the builder from complying with manufacturer instructions, Virginia Uniform Statewide Building Code and City of Richmond regulations whether noted, implied or omitted.  
 04/16/2021 *DKM*



**Alpine Avenue**  
 (30' Public R/W)

**Craigie Avenue**  
 (40' Public R/W)



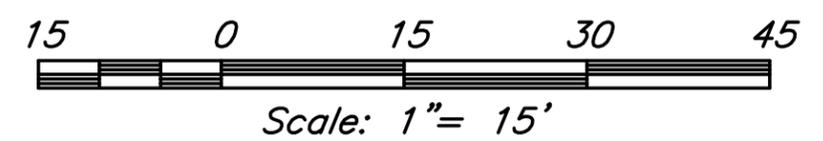
Plat by Steven B. Kent & Assoc., P.C. dated November 5, 2020

The purpose of this plat is to show the proposed location of the dwelling shown hereon for permit purposes only.

N/F Patrick Hinds  
 Instrument #2013-8885  
 Tax Parcel #N000-1052/004  
 #715 Craigie Avenue

N/F Nancy Piervil  
 Instrument #2018-18054  
 Tax Parcel #N000-1052/006  
 #3122 Letcher Avenue

PERMIT PLAT  
 SHOWING PROPOSED IMPROVEMENTS  
 TO #801 CRAIGIE AVENUE  
 CITY OF RICHMOND, VIRGINIA  
 DATE: APRIL 15, 2021



**Notes:**

1. The subject property appears not to be located within the limits of of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community-Panel #510129-0033-D, effective date: April 2, 2009 (Zone X).
2. This survey plat was prepared with a combination of office files, courthouse research, and a Plat of Survey prepared by Steven B. Kent & Associates, P.C. dated November 25, 2020 which was previously reviewed by the City of Richmond Zoning Administration.
3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which are not shown hereon.

**Legal Reference:**

Linita Thompson  
 Instrument #2018-2283  
 Tax Parcel #N000-1052/001  
 #801 Craigie Avenue



**Shadrach & Associates LLC**  
 LAND SURVEYING  
 430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236  
 Phone: (804)379-9300 • Fax: (804)379-9301

THIS IS TO CERTIFY THAT ON 9/7/23 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND WALLS OF THE BUILDING ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN

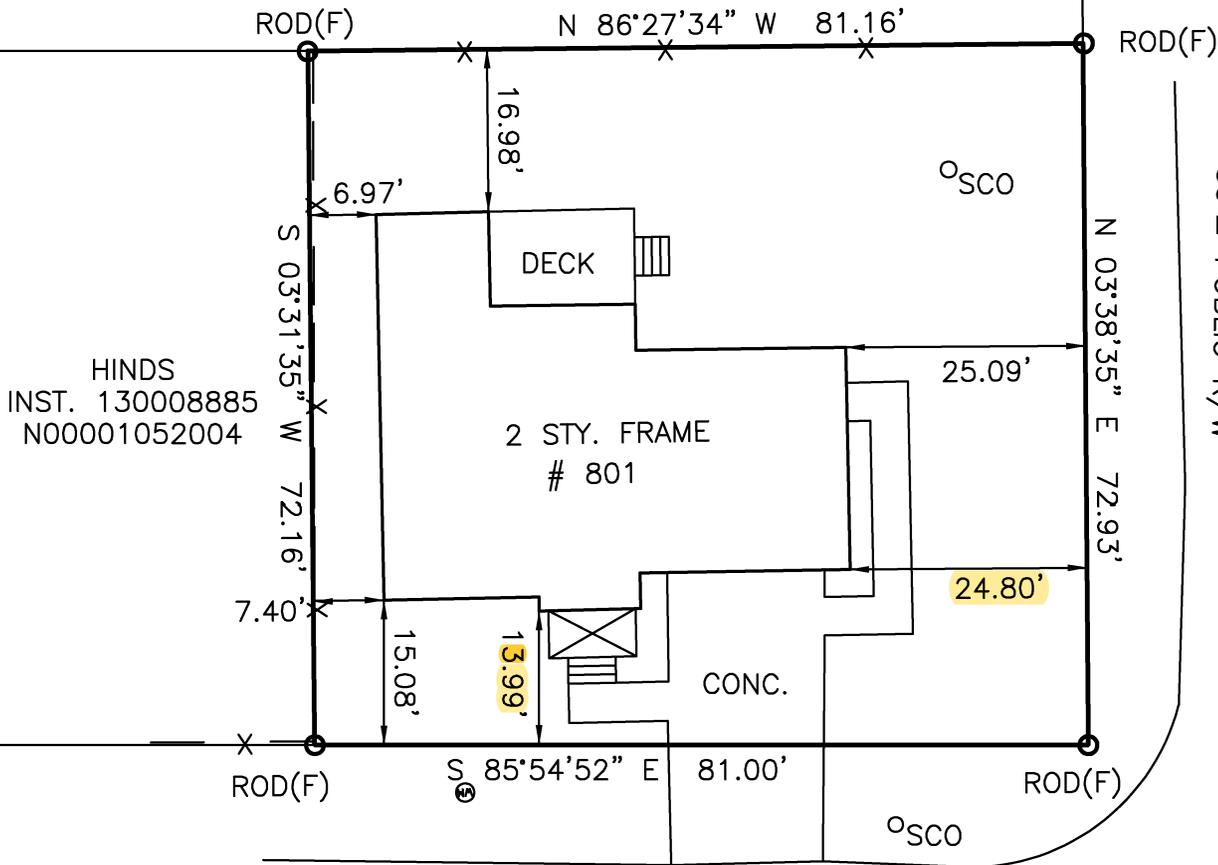


*Brian Long*  
BRIAN LONG, L.S.

- 1) THIS PARCEL IS NOT IN A FEMA FLOOD HAZARD ZONE
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MIGHT NOT BE SHOWN.

PLAT BY KENT  
(UNRECORDED)

PIERVIL  
INST. 180018054  
N0001052006



ALPINE ST.  
30'± PUBLIC R/W

**CRAIGIE AVE.**  
44'± PUBLIC R/W

**AS-BUILT  
801 CRAIGIE AVE.**

CITY OF RICHMOND  
VIRGINIA  
SEPT. 7 2023  
SCALE: 1"=20'

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





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

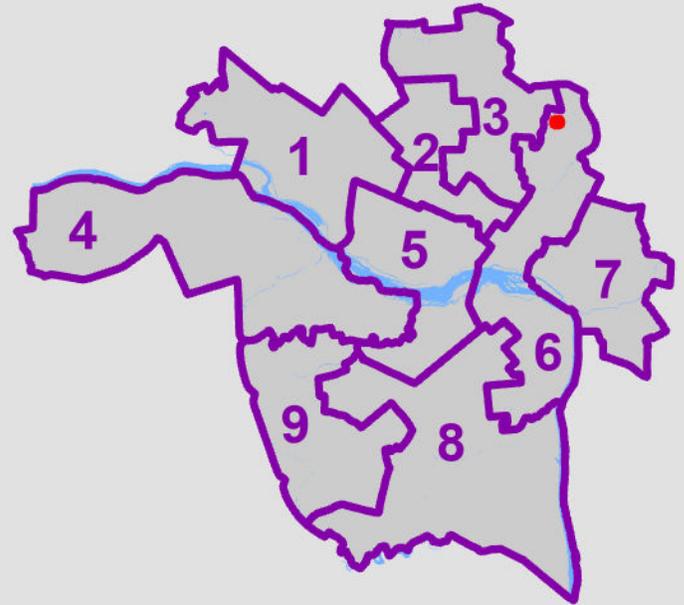
**Special Use Permit**

**LOCATION:** 801 Craigie Avenue

**APPLICANT:** Henry Darden

**COUNCIL DISTRICT:** 6

**PROPOSAL:** Authorize the special use of the property known as 801 Craigie Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions.



*For questions, please contact David Watson  
at 804-646-1036 or david.watson@rva.gov*

