



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: 3411 & 3413 Kensington Avenue Date: 4-27-2020  
 Tax Map #: W0001611041 Fee: \_\_\_\_\_  
 Total area of affected site in acres: 1/10 acre (4711 sf)

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

**Zoning**

Current Zoning: R-6 - Residential

Existing Use: 4 unit attached multi-family Residence

**Proposed Use**

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

Addition of Two family attached dwelling unit to rear yard

Existing Use: 4 unit attached multi-family Residence

Is this property subject to any previous land use cases?

Yes

No

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

**Applicant/Contact Person:** Daniel Wassum

Company: Johannas Design Group

Mailing Address: 9601 West Cary Street

City: Richmond

State: VA

Zip Code: 23220

Telephone: (804) 358-4993

Fax: ( )

Email: daniel@johannasdesign.com

**Property Owner:** Wright Investments 3 LLC

If Business Entity, name and title of authorized signee: James Wright

(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: 200 West Franklin Street

City: Richmond

State: VA

Zip Code: 23220

Telephone: (804) 225-8655

Fax: (804) 225-8658

Email: jim@metropropertiesrichmond.com

**Property Owner Signature:** by: [Signature] JAMES A. Wright managing member

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)

4.22.2020

Special Use Permit Applicant's Report

### 3411-3413 Kensington Avenue Alley Duplex

3411 & 3413 Kensington Avenue is an existing .223 acre property with a 1937, four unit, multi-family residence in the Museum District. The site is across the street from a park facing Albert Hill Middle School. The owner seeks to add a detached duplex to the rear yard. The duplex will contain two 2,200 sf, two-story units with direct alley access. Four on-site parking spaces will be provided directly off of the alley.

The subject property is located in the R-6 zoning district which allows one and two-family residences. The Richmond 300 Master Plan Future Land Use Map designates this area as "Neighborhood Mixed Use (Medium Density)". The majority of properties in the immediate vicinity are two-family and multi-family. The apartment building on the corner of Kensington and Nansemond has a density of 51 units per acre. The condominiums on the corner of Stuart and Roseneath have a density of 33 units per acre. The density of several of the single family lots is 12 units per acre. With the additional two units the density of 3411 Kensington will be 26 units per acre.

This proposal seeks to permit the two-family duplex. The duplex will be in keeping with current setbacks, height restrictions, and lot density per the zoning ordinance. R-6 zoning currently allows maximum lot coverage of 55% of the lot. The addition of the duplex will bring the total lot coverage to approximately 43%. This proposal also seeks to waive two additional on-site parking spaces. While there are four existing parking spaces on site, due to the park located across the street there is ample street parking. The owner has noted that only one of the current tenants uses the rear yard parking on rare occasions. The additional duplex will not impact the availability of on-street parking. (Please see attached parking study).

This project is a great opportunity to add to the diversity of high-quality housing in this area of the Museum District.

The project will not: (a) be detrimental to the safety, health, morals and general welfare of the community involved; (b) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (c) create hazards from fire, panic or other dangers; (d) tend to cause overcrowding of land and an undue concentration of population; (e) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (f) interfere with adequate light and air.



**JOHANNAS** design group  
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4.21.2020  
Special Use Permit Applicant's Report

### 3411-3413 Kensington Avenue Parking Study

The following study of available parking was conducted over two separate site visits, once during a typical weekday afternoon on 3-24-20, and again in the early evening on 4-19-20. Both instances were during the state shelter-in-place order.

#### 3-24:

- 3400 block of Kensington: 15 available spaces
- 1 block West on Kensington: 4 spaces
- 1 block East on Kensington: 8 spaces
- 1 block North (both Nansemond & Roseneath): 6 spaces
- 1 block South (both Nansemond & Roseneath): 9 spaces



3400 Block of Kensington (3-24)



South block of Roseneath (3-24)

4-19:

- 3400 block of Kensington: 13 available spaces
- 1 block West on Kensington: 4 spaces
- 1 block East on Kensington: 10 spaces
- 1 block North (both Nansemond & Roseneath): 5 spaces
- 1 block South (both Nansemond & Roseneath): 9 spaces



3400 block of Kensington (4-19)



Intersection of Kensington and Roseneath, facing South (4-19)