



SUP-044923-2018

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/

\$ 1800.00

Application is hereby submitted for: (check one)

- [X] special use permit, new
[] special use permit, plan amendment
[] special use permit, text only amendment

Project Name/Location

Property Address: 511 W Marshall St Richmond VA 23220 Date: 11/14/2018
Tax Map #: N 000024005 Fee:
Total area of affected site in acres: 0.088

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

Zoning

Current Zoning: R-6

Existing Use: Residential

Proposed Use

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

Residential Multi family (3 Units)
Existing Use: Residential Single Family

Is this property subject to any previous land use cases?

Yes [] No [X] If Yes, please list the Ordinance Number:

Applicant/Contact Person: MUDASSAR IQBAL
Company: MF RVA Properties LLC
Mailing Address: 2906 Providence Creek Rd
City: N Chesterfield VA State: VA Zip Code: 23236
Telephone: (804) 269 1903 Fax:
Email: RVA PROPERTIES@HOTMAIL.COM

Property Owner: MF RVA Properties LLC
If Business Entity, name and title of authorized signee: Mujib

(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: 2906 Providence Creek Rd
City: N Chesterfield VA State: VA Zip Code: 23236
Telephone: (804) 269 1903 Fax:
Email: RVA PROPERTIES@HOTMAIL.COM

Property Owner Signature: Mujib

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)

CC-VISA receipt # 050580-11-16-2018

Applicant Report

The applicant proposes to revive and renovate existing vacant building located at 511 W Marshall St. The building history is not known to current owner but there was fire in building during 2010 and then water damage that has made it an eyesore in beautiful Historic Jackson Ward. Without proposed work done, it's currently a rotten building in neighborhood and magnet for homeless people. Building is boarded from front and back to keep it safe and not to let anyone inside. Building has not been legally occupied for long time and was bought in an auction sale from Richmond City to current owner in January 2018. 23 tons of homeless people trash and construction waste left due to fire and water damage was removed during initial cleaning which was necessary so that engineers and Architects can enter the building to take measurements and do initial analysis to come up with a modern multi-family housing.

The current building has 6 rooms, 2 each on the 2 main floors and a basement of total 2325 sq. ft with 862 sq. ft foot print on relatively big lot of approximately 3,780 sq. ft. Applicant want to redo floor plan of ruined and decayed building to 3 two bedrooms one bath units while keeping historic features of property and to restore its past glory. To keep historic layout within current shell, addition will be rebuilt and extended at back to add a bathroom and a bedroom on each level where the old structure fell during fire. Total new heated area of three floors that would be rebuilt including addition is 613 sq ft and also 200 sq foot of porch/ rear stairs.

Property is located between N Belvidere St and N Henry St. It is close to Virginia Commonwealth University. All surrounding buildings are typically historic homes which have primarily been converted as student housing. Due to proximity of VCU, Kroger Supercenter within 1 mile and Rite aid just behind the building, the necessity of vehicle is limited. Current trend of bicycle use increase among students and citizens is another factor. However back yard will be used to make 6 car parking spaces. Although current tenant to vehicle ratio for neighborhood is 1 to 5, this project can handle up to 1 to 1 ratio to benefit its tenants.

Each level of house will be converted into one unit while shared space will be redone keeping historic layout. Each unit will have two bedrooms, kitchen/living space, one bathroom and a laundry perfect for a small family or two professionals living together as tenants. Current house entrances and windows will be utilized. The building shell obtain power from pole that is located in corner of lot in back alley. Heating and cooling will also be electrical and each unit will have own system that will be more efficient due to individual control along with new windows and doors.

Project has got full support and approval of community through its association, the Historic Jackson Ward Association (HJWA). Councilwoman Kimberly Gray has also offered her full support to this renovation. Also, Honorable Councilwoman Kimberly Gray has shown full support of the proposed improvement. All new plans are approved by Department of Historic Resources and part two application is already approved. All comments are included for restoration in the plans. Restoring such a poor structure to modern space in a mostly mix use neighborhood is best for

community which has already approved conversion of an old garage to 3 2-bedroom apartments located at 500 W Marshall St just opposite to proposed project in December 2016. This project will add parking space that would be available for tenants and will not add burden on neighborhood.

1. The proposed redevelopment will not be detrimental to the safety, health, morals and general welfare of the community involved.

The proposed redevelopment satisfies these requirements. Located in Historic area, close to VCU and Broad Street, this renovation will remove a safety hazard that it is right now. Unfortunately, current look of property is a shame for such a great neighborhood and effects negatively the moral and value of neighborhood. Three big 30-yard dumpsters full of waste and trash were hauled away during initial cleaning. Its been target of illegal graffiti and trespassing in as recent as September this year while it was vacant and it is so close to families and students living nearby. Redevelopment shares the spirit of urban modernization that is happening in general in Richmond City while taking care of our heritage and history. The units will provide much needed housing in the area and serve the highest and best use of building. Parking spaces added in back will be a benefit for tenants. By securing building with working windows and doors, trespassing will be eliminated and its look will be improved significantly. With residents, it won't be a burned down vacant dangerous structure but a beautiful historic house providing the modern needs.

2. The proposed redevelopment will not create congestion in streets, roads, alleys and other public ways and places in the area involved.

The proposed redevelopment will have a maximum 6 residents compared to vacant status of property while probably it's the same number of bedrooms as before. It may not be adding any new number of residents from its historic design. Tenants will likely choose to live in apartments due to its proximity to amenities without requiring use of motor-vehicle. Six parking spaces will ensure no congestion in streets. The redevelopment effect on neighborhood parking will not be negative for sure. Neighbors will not lose any parking.

3. The proposed redevelopment will not create hazards from fire, panic or other dangers.

The old structure has brick walls. All new exterior and interior walls and construction will be designed to meet modern fire rating and codes. Risk of fire is very low. Fire hydrant is located 135 feet from property front corner at corner of Marshall and Henry St corner. Furthermore, no gas appliances or heating system will be used and all systems will be electrical.

4. The proposed redevelopment will not tend to cause overcrowding of land and an undue concentration of population as project will contain maximum of six people.
5. The proposed redevelopment 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

Redevelopment will house maximum 6 people that would have been original capacity of building.

6. The proposed redevelopment will not interfere with adequate light and air

Building is only three floors to cause any significant impact.