



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.richmondaov.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: 3617 Montrose Avenue Date: _____

Tax Map #: N016-0080/004 Fee: \$300

Total area of affected site in acres: 0.207

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

Zoning

Current Zoning: R-4

Existing Use: One (1) Single-family detached dwelling

Proposed Use

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

New two-story detached accessory structure with first-floor garage and second-floor dwelling unit

Existing Use: One (1) Single-family detached dwelling

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person:

Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 E Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner:

Watchtower Homes and Construction, LLC

If Business Entity, name and title of authorized signee: Kyle Hoffer

(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: 3912 Seminary Avenue

City: Richmond State: VA Zip Code: 23227

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)

APPLICANT'S REPORT

June 9, 2022

*Special Use Permit Request
3617 Montrose Ave, Richmond, Virginia
Map Reference Number: N016-0080/004*

Submitted to:

City of Richmond

Department of Planning and Development Review
Land Use Administration
900 East Broad Street, Suite 511
Richmond, Virginia 23219

Submitted by:

Baker Development Resources

530 East Main Street, Suite 730
Richmond, Virginia 23219

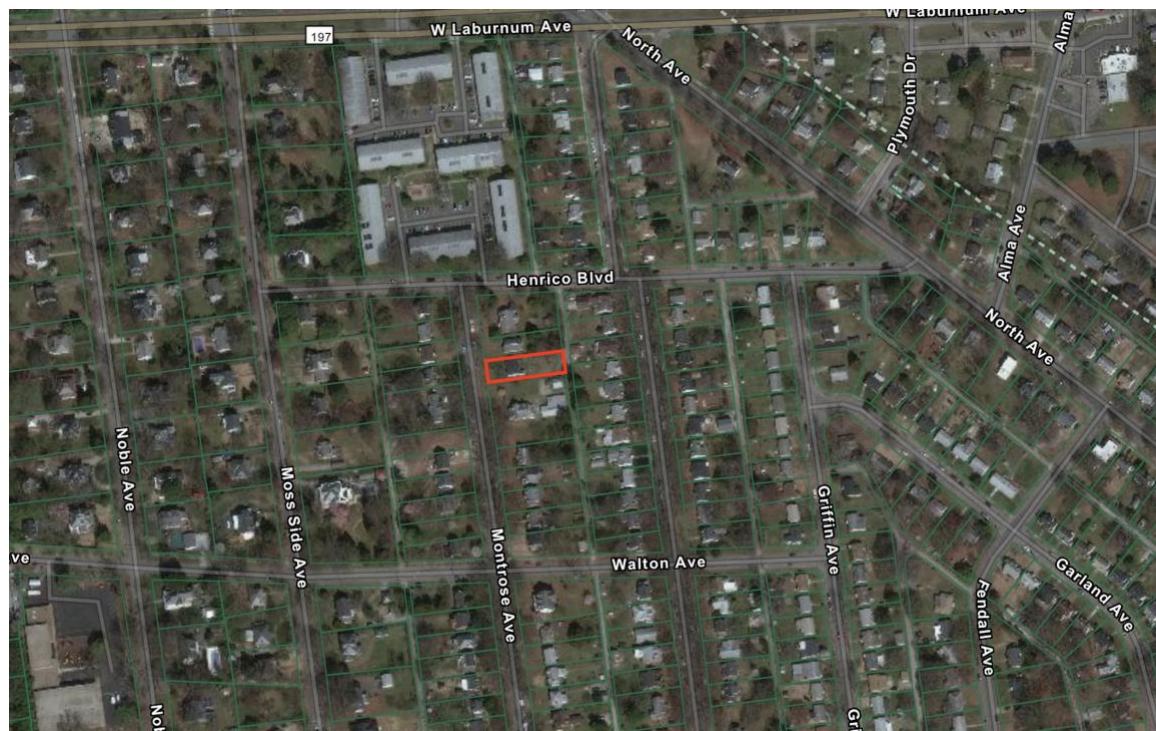
Introduction

The Property owner is requesting a special use permit (the “SUP”) for 3617 Montrose Avenue (the “Property”) in order to construct a two-story detached garage with an accessory dwelling unit on the second floor. While the accessory structure is permitted by the underlying R-4 Single-Family Residential District, the dwelling unit is not, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located at the eastern line of Montrose Avenue between Walton Avenue and Henrico Boulevard. The Property is referenced by the City Assessor as tax parcel N016-0080/004 and is currently improved with a detached one-story, framed single-family dwelling. The Property is approximately 50 feet in width and contains roughly 9,000 square feet of lot area. Access is provided at the rear of the dwelling by a north-south alley.



The properties in the immediate vicinity are developed primarily with residential uses though commercial and institutional uses can also be found nearby. Though single-family detached dwellings are the most prevalent residential uses, two-family and multi-family uses, including the large (100+ units) North Oak Apartments, are also found nearby.

EXISTING ZONING

The Property and those immediately surrounding it are located within the R-4 Single Family Residential District. To the west, properties fronting Moss Side Avenue are zoned R-2 Single Family Residential and properties further west are zoned R-1. To the east, properties fronting Griffin Avenue and further east are zoned R-5 Residential. Further east lies the municipality of Henrico County.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Residential” use for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings, **accessory dwelling units**, and open space are the contemplated primary use in the Residential future land use designation (p. 54).

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- **Amend the Zoning Ordinance to allow accessory dwelling units in all residential zones to allow for in-law apartments.** (Inclusive Housing)
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to “Increase the number of mixed-income communities along enhanced transit corridors.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance.”

- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

TRANSPORTATION

The Property is located along Montrose Avenue which is serviced by the route 91 bus line along West Laburnum Avenue with the closest stop, W Laburnum & Montrose, located a 4-minute walk (0.2 miles) to the north. GRTC also provides connection north and south along Chamberlayne Avenue with high-frequency routes 1, 1A, 1B, and 1C and whose closest stop is located 9-minutes (0.5 miles) away. Stops serving the high-frequency 2A, 2B, and 2C bus lines are also located within a half mile of the Property.

Proposal

PROJECT SUMMARY

The Property owner is proposing to construct a second-story addition to the existing dwelling on the Property and construct a new detached accessory structure at the rear of the Property. While the addition to the existing dwelling can be done by-right, the SUP would authorize the construction of a new, two story detached garage at the rear of the Property with a second floor to be configured as an accessory dwelling unit. The proposed accessory dwelling use does not conform to the underlying R-4 Single-Family Residential District zoning requirements applicable to the Property and therefore, a SUP is required.

PURPOSE OF REQUEST

The Property consists of lot 4 the original Wrights Park Subdivision and is of a typical size and configuration for the area. The owner now proposes to construct a new, two-car detached garage with an accessory dwelling unit on the second story. While the use of accessory structures for small-scale dwelling units is consistent with the goals of the Richmond 300 Master Plan, the proposed use is not permitted by the underlying R-4 zoning regulations, and therefore, a SUP is required in order to permit the proposed development.

In exchange for the SUP, the intent of this request is to provide an additional housing unit within the City. The quality assurances conditioned through the SUP would guarantee a

high-quality development and ensure an appropriately scaled use that is compatible with, and complementary to, the surrounding residential neighborhood.

PROJECT DETAILS

The proposed structure would be located at the rear of the Property, behind the existing dwelling. The footprint of the structure is approximately 20 feet by 26 feet. The ADU would be accessed by an exterior stairway to the second story located along the western façade while the garage door openings would be accessed from the alley on the eastern side of the Property.

When complete, the ADU would be approximately 520 square feet in floor area and would be configured as a studio-style dwelling. Care was taken in the design to include generous living space as well as a small, yet functional, kitchen. Ample sunlight will be allowed in the unit through the proposed windows on three sides of the structure. In exchange for the SUP, the intent of this request is to more efficiently utilize the Property to create a high-quality product in the neighborhood that is in-line with future land use guidance.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- *Be detrimental to the safety, health, morals and general welfare of the community involved.*

The proposed special use permit for an accessory dwelling unit will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- *Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.*

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation will create no congestion on streets, roads, alleys or any other public right of way.

- *Create hazards from fire, panic or other dangers.*

The accessory structure will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create 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.***

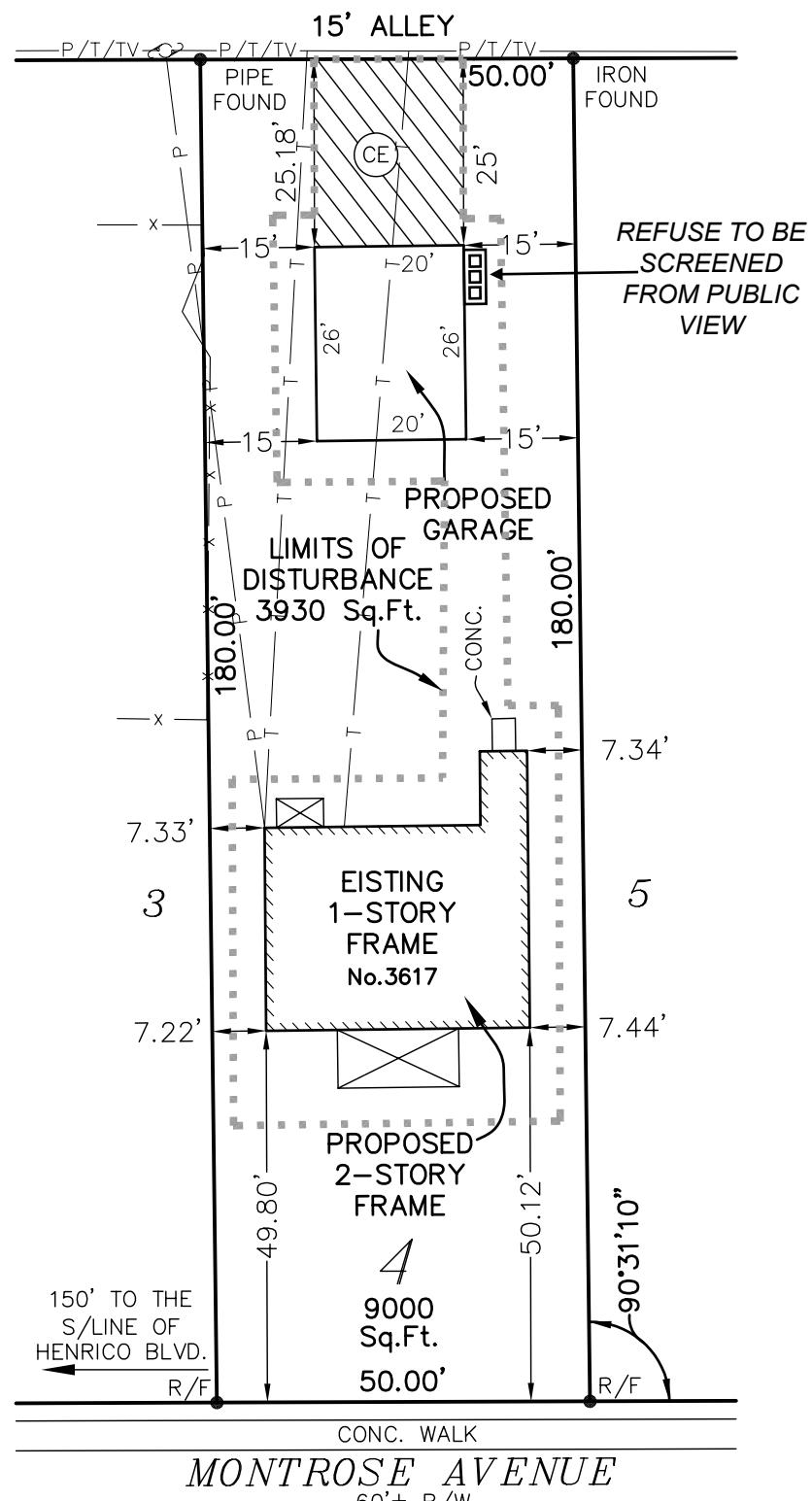
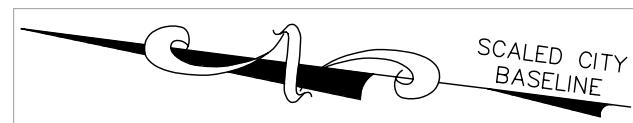
The special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of a detached garage at the rear of the Property with the provision for an accessory dwelling unit in the second floor of the structure. This Special Use Permit proposal represents an ideal, small-scale urban development for this location that is mindful of its surroundings. In exchange for the SUP, the quality assurances and conditions related to the renovation of the structure would guarantee the construction of a new housing type that furthers the realization of recent planning guidance.



FIELD USE - INSPECTOR COPY
All construction documents that are affixed with this stamp have been reviewed and approved for construction use by the City of Richmond Third-Party Program, by a Third-Party Provider (in accordance with the City of Richmond Third-Party Program policies). With acknowledgement of such, the documents may be used by the City of Richmond, Permits & Inspections Bureau for construction use.
By Order of the Acting Commissioner of Buildings.



JEFFREY K. FLOYD
No. 001905
3-31-2022

Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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SKETCH SHOWING THE
PROPOSED IMPROVEMENTS
ON LOT 4, BLOCK 6,
"WRIGHTS PARK"
IN THE CITY OF RICHMOND, VA.

DATE: 3-31-2022

CERTIFIED BY JEFFREY K. FLOYD

SCALE: 1"=25'

VIRGINIA CERTIFICATE NO. 001905

JOB NO. 220314860



20X26 GARAGE

REVISIONS:

DRAWN BY: FNH
DATE: 5/24/2022
SCALE:

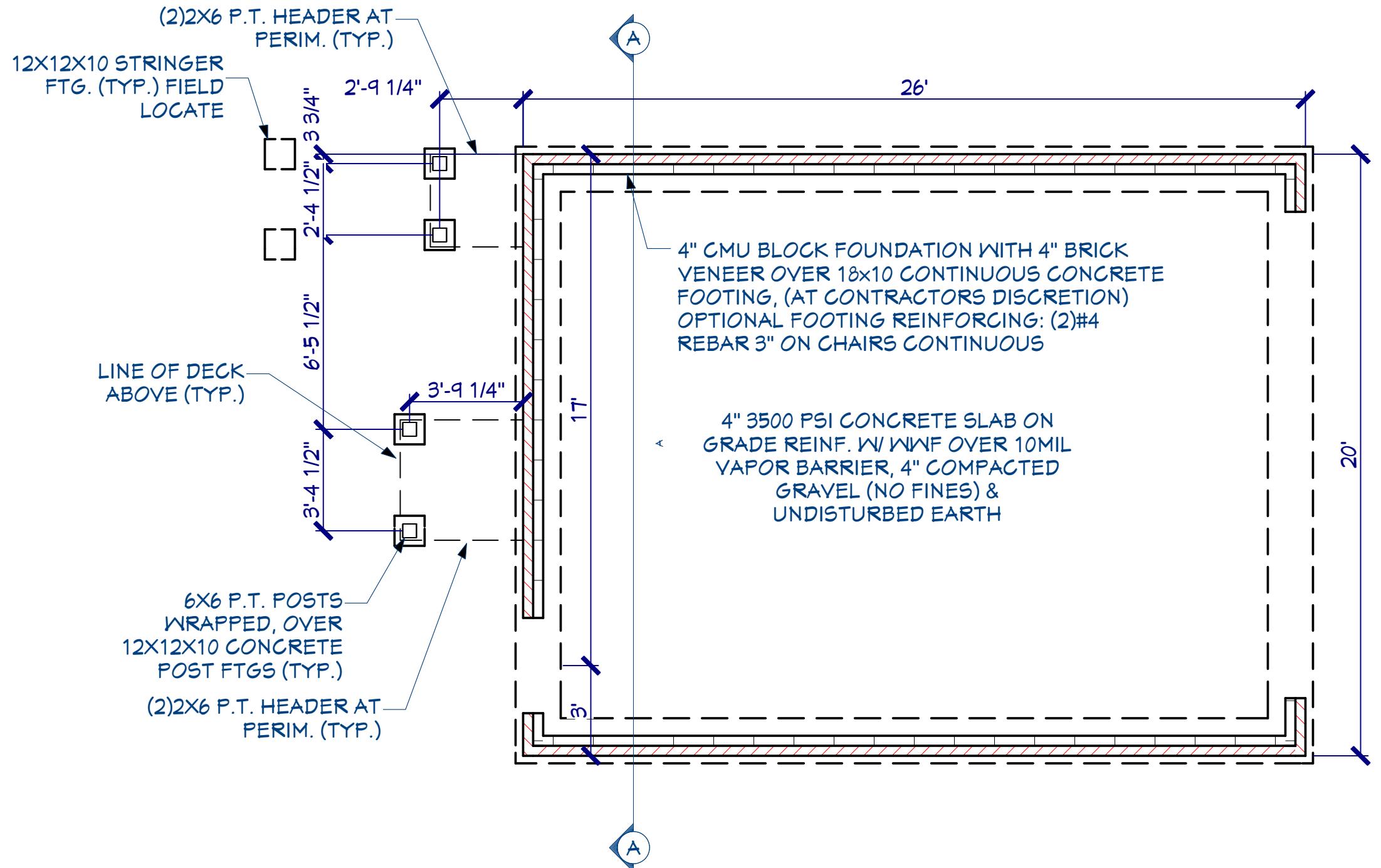
RH

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20X26 GARAGE



REVISIONS:

DRAWN BY: FNH
DATE: 5/24/2022
SCALE: 3/16" = 1'-0"
FLOOR PLAN

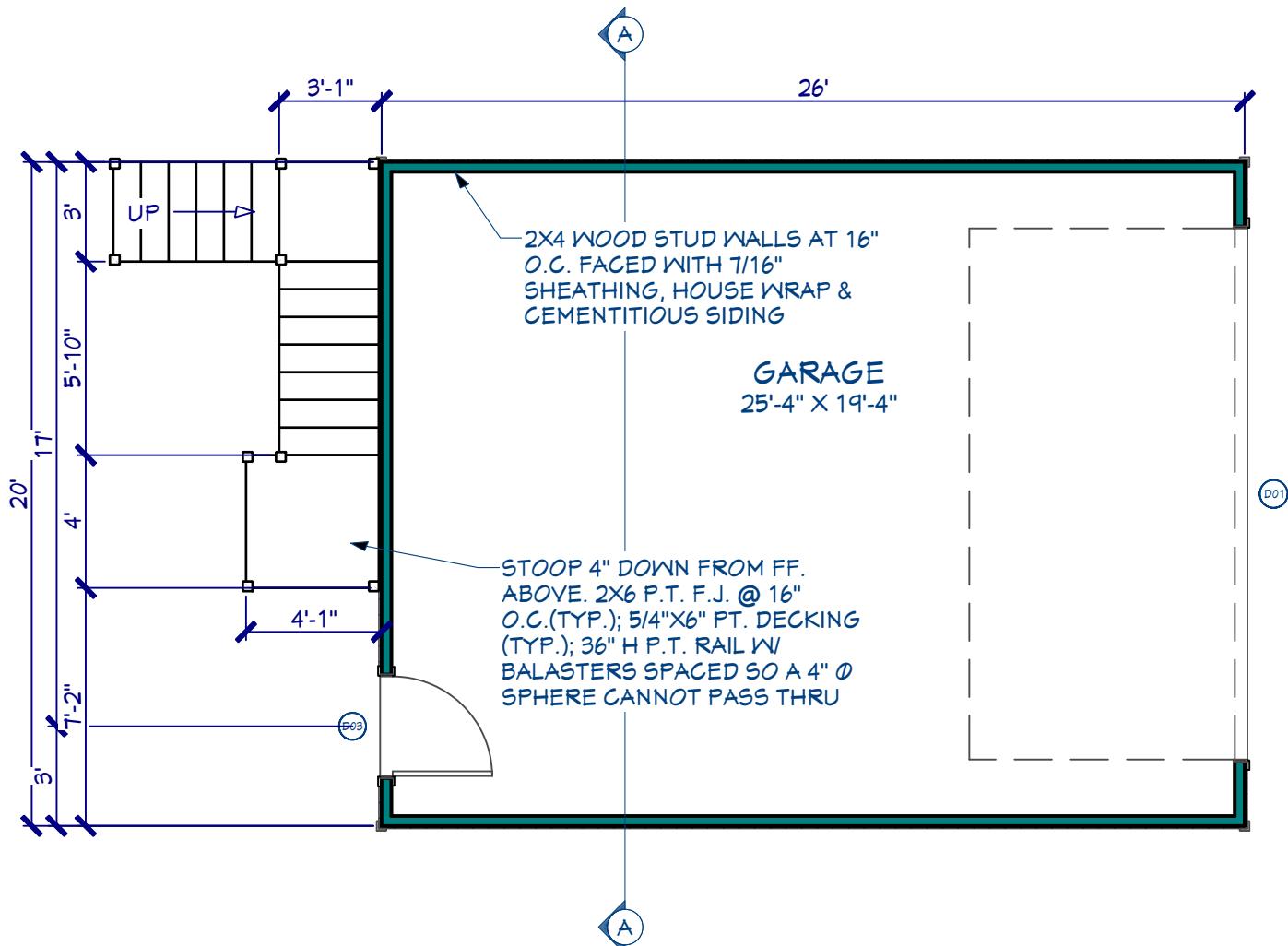
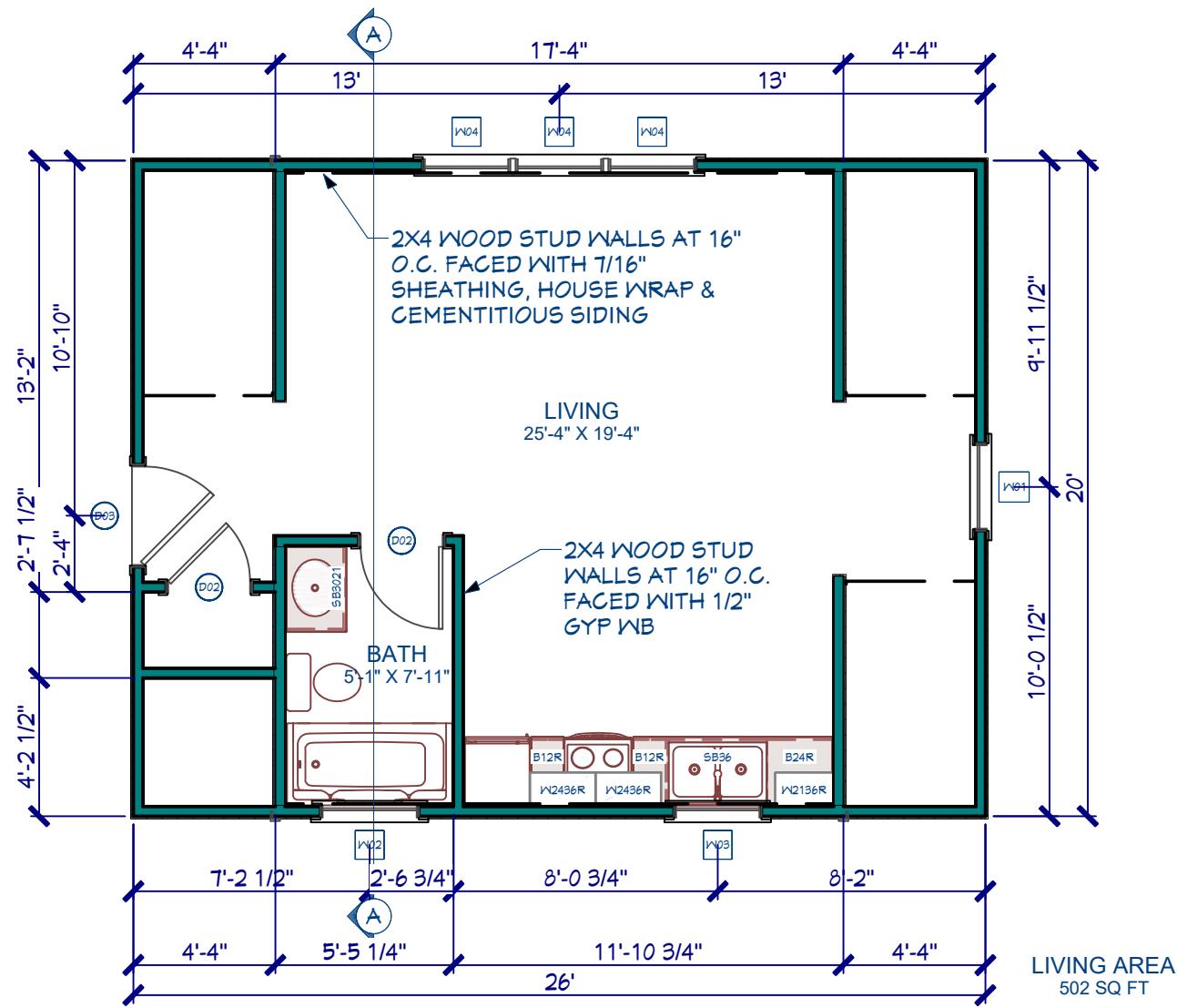
A-1

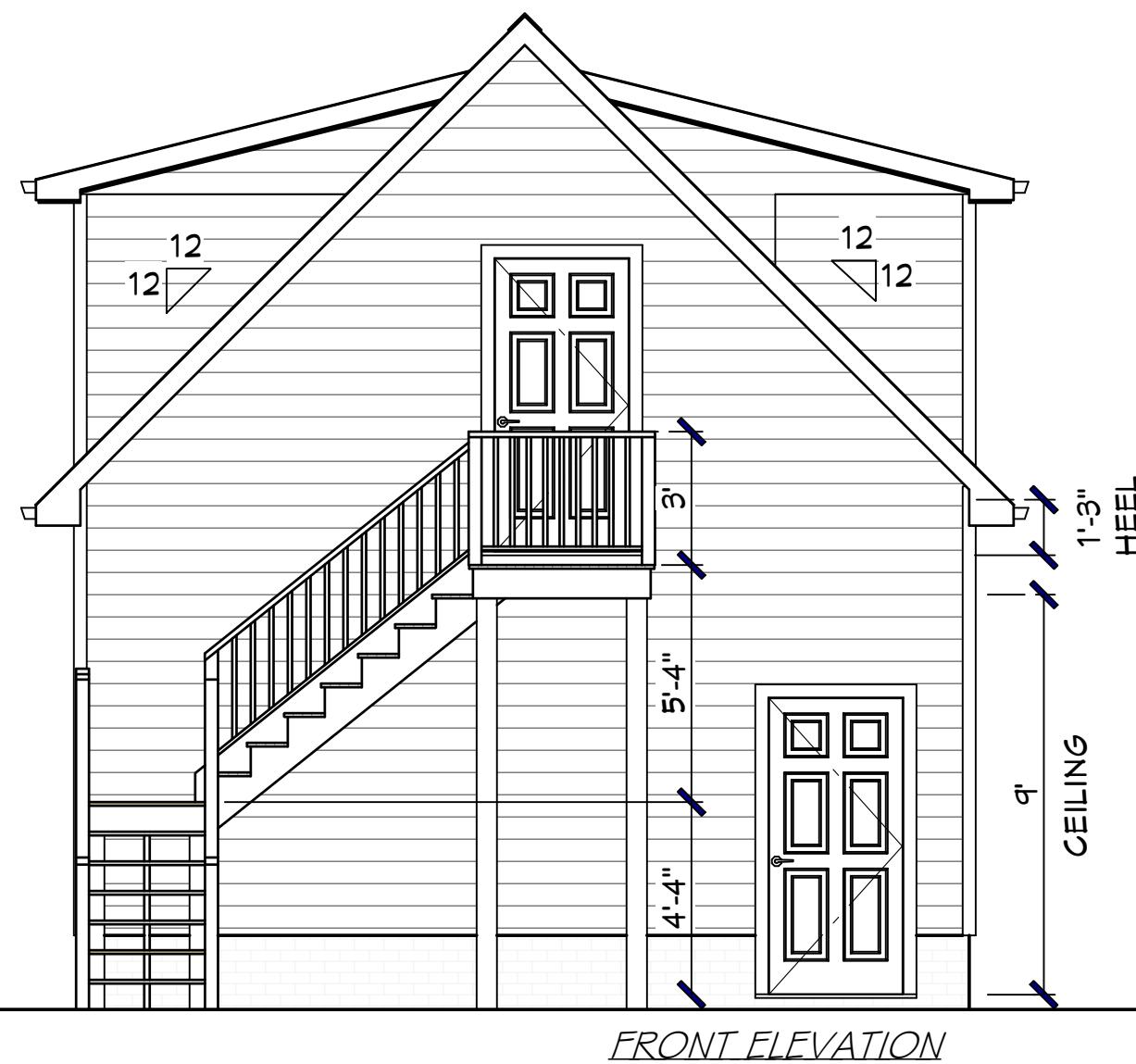
FOUNDATION PLAN

DOOR SCHEDULE										
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	COMMENTS	
D01	16080	1	16080	192"	96"	144"X96"	GARAGE-GARAGE DOOR CHD05	2X12X200" (2)		
D02	2668	2	2668 L IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2X8X35" (2)		
D03	3068	2	3068 R EX	36"	80"	36"X83"	EXT. HINGED-DOOR P09	2X8X41" (2)		

WINDOW SCHEDULE										
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	COMMENTS	
W01	2840DH	1	2840DH	32"	48"	33"X49"	DOUBLE HUNG	2X8X36" (2)		
W02	3010FX	1	3010FX	36"	12"	37"X13"	FIXED GLASS	2X8X40" (2)		
W03	2830DH	1	2830DH	32"	35 7/8"	33"X36 7/8"	DOUBLE HUNG	2X8X36" (2)		
W04	2850DH	3	2850DH	32"	60"	33"X61"	DOUBLE HUNG	2X8X36" (2)		

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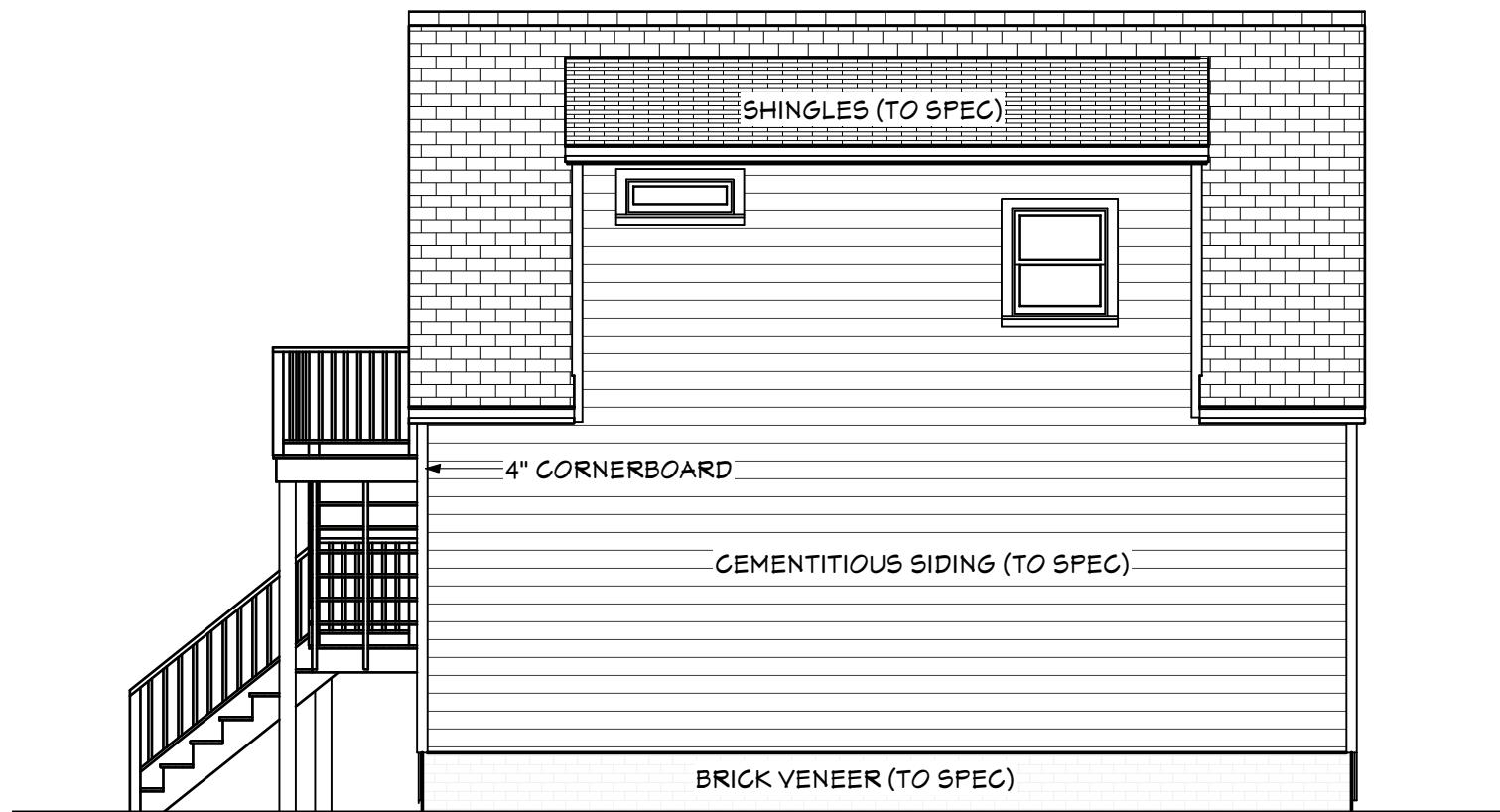


20X26 GARAGE

REVISIONS:

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SCALE: 3/16" = 1'-0"
ELEVATIONS

A-4



RIGHT ELEVATION

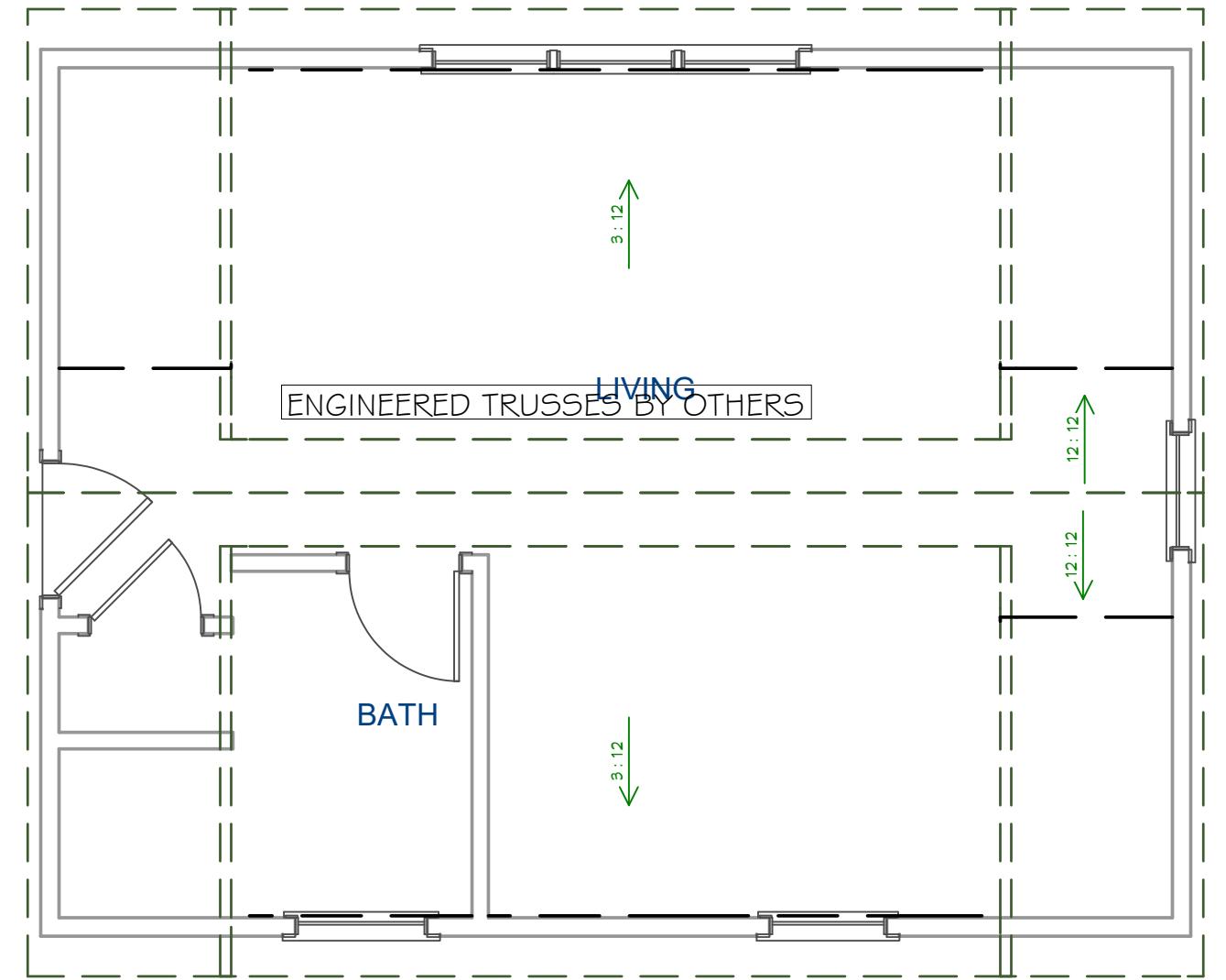


LEFT ELEVATION



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20X26 GARAGE



REVISIONS:

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DATE: 5/24/2022
SCALE: 1/4" = 1'-0"
ROOF PLAN

LIVING AREA

ROOF PLAN

A-5

20X26 GARAGE

