



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: 211 West 11th Street Date: 1/5/17
 Tax Map #: S0000043020 Fee: _____
 Total area of affected site in acres: 900 sq ft

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

Zoning

Current Zoning: R-63

Existing Use: Playroom above garage

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
Small 1 bedroom efficiency apartment/ or home office space above garage

Existing Use: Playroom

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Bryan Traylor

Company: Unlimited Renovations LLC

Mailing Address: 615 Albemarle Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 399-7495 Fax: (804) 780-0038

Email: bryantraylor@gmail.com

Property Owner: Dominion Area Development Group LLC

If Business Entity, name and title of authorized signee: Bryan Traylor

(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: 615 Albemarle Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 399-7495 Fax: (804) 780-0038

Email: bryantraylor@gmail.com

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)



615 Albemarle Street Richmond, VA 23220 Ph 804.780.2628 Fax 804.780.0038

211 West 11th Street Garage

Description of Finishes

Special Use Permit

624 Square foot, 1 bedroom, 1 full bath, eat in kitchen, above garage Apartment.

It is our desire to obtain a Special use permit for this small 624 square foot space above the garage. This space would make a great 1 bedroom apartment. With the increased density in the Manchester area, with multiple apartment complexes, mixed use buildings and large scale homes, this small 1 bedroom apartment allows its resident privacy, security and a nice quiet living environment away from a traditional apartment/townhouse/duplex setting.

This unit will in no way impact the safety, health, morals and general welfare of the community due in large part to its small scale and it being located behind a larger main building. This proposed 1 bedroom apartment will not create added congestion in roads and or alleys due to its dedicated parking space.

This new construction apartment is up to current codes for fire and emergency notification items, smoke detectors etc. There is also a 15' wide alleyway to the South of the structure to allow for EMS access to the unit. This apartment is also equipped with a security system. This small apartment will not tend to cause overcrowding due in large part to its small scale as well as its dedicated parking spot in the rear.

This apartment may lend itself to assisting in the school systems, parks and playground by allowing affordable housing for possible employees and or volunteers that may work or use these city programs.

This second floor walkup apartment is equipped with multiple windows to allow light and air to permeate the space. This structure as seen in the pictures does not limit the adjacent property owners adequate light and air due in large part to it being positioned between 2 alleyways and at the rear of the property. We have designed and constructed this space to fit in with the surrounding homes as well as used materials that will look good and last for years to come.

Exterior finishes: Are similar to some of the older homes in the Manchester Neighborhood.

1. The foundation consists of parged block.
2. Siding is premium Hardiplank siding. Prefinished with 10 year paint warranty
3. Cornice line and trim boards are PVC and or related materials.
4. Shingles are 35 year dimensional black asphalt.
5. Exterior entrance stairs are 4' wide with large landing at the top for safety.
6. Awning, custom made.
7. Exterior doors. Fiberglass. Garage door are "Carriage house" Style.
8. Windows are Plygem double insulated glass with 5/4 x 4 exterior trim 2 over 2 light pattern is considered. Color of trim and mullions to be Arctic white.



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Description of Finishes

Special Use Permit

Interior Finishes:

624 Square foot, 1 bedroom, 1 full bath, eat in kitchen, above garage Apartment has 8' ceilings.

1. Floor finishes: Hardwood installed in living and bedroom areas. Baths/ laundry area have ceramic tile installed.
2. Cabinets to be 36"+ -wall stained cabinets
Vanity: White porcelain top Brushed nickel pulls are included.
3. Hardware: Door hardware to be brushed nickel/black.
4. Lighting/ mirrors/shelving: Ceiling fan light combination installed in bedroom. Mirrors to be installed in all bath. Shelving to be white ventilated and will finish out all closet spaces.
5. Security system: To be installed with door and motion sensors. 1-key pad included.
6. Showers/tubs/faucets: To be fiberglass and will have framed shower doors installed. All faucets to be chrome.
7. HVAC/ Water heater: Electric American Standard Heat Pump with 10-year compressor warranty.
8. Water heater to be 50 gallon electric.
9. Interior Painting: Antique White flat on walls and semi gloss white on trim and doors.
10. Appliances: Black fridge with ice maker, glass top electric stove, microwave, dishwasher, washer dryer (included)
11. Off street parking: 1 Space rear yard.

Respectfully submitted

Bryan Traylor