



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**

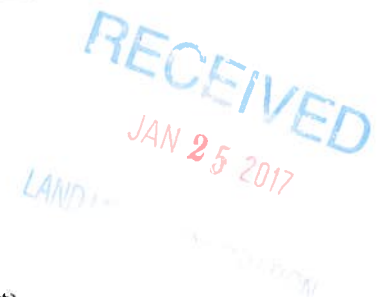
**Project Name/Location**

Property Address: 3138 Grayland Ave Date: 1/23/17  
Tax Map #: W0001402044 Fee: \$300  
Total area of affected site in acres: 0.117

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

**Zoning**

Current Zoning: R-5 - Residential (single family)  
Existing Use: Single Family Home



**Proposed Use**

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

Existing Use: Split the lot and construct new single family home

Is this property subject to any previous land use cases?

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

**Applicant/Contact Person:** Kyle Johnston  
Company: \_\_\_\_\_  
Mailing Address: PO Box 4917  
City: Richmond State: VA Zip Code: 23220  
Telephone: (270) 779-8468 Fax: ( )  
Email: kylejohnston@gmail.com

**Property Owner:** Kyle H Johnston  
If Business Entity, name and title of authorized signee: \_\_\_\_\_

(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 4917  
City: Richmond State: VA Zip Code: 23220  
Telephone: (270) 779-8468 Fax: ( )  
Email: kylejohnston@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)

## **Special Use Report for 3138 Grayland Ave**

The property located at 3138 Grayland Ave is zoned R-5 and has a total acreage of 0.117 with 42 feet in the front and 120 feet in the rear. The current single family home sits on the eastern side of the lot, which leaves the western half open to construct a new single family home. I would like to propose splitting the lot to create 3136 Grayland Ave since the address currently skips from 3138 Grayland Ave to 3134 Grayland Ave. I would then like to construct a new single family residence on 3136 Grayland Ave.

Though the current property located at 3138 Grayland Ave is zoned R-5 and requires at least 25 feet in the front yard, most all houses on the block do not meet this requirement including the house next door, 3134 Grayland Ave with 22 feet in the front yard as well as the next two houses next to it, 3132 and 3130 Grayland sitting at 19 feet and 18 feet. I would like to propose splitting the current lot of 42 feet in the front to 22 feet for 3138 Grayland and 20.5 feet for 3136 Grayland, which would not be uncommon for this area and would actually be larger than many lots on the street. \*See Appendix A for Existing, Proposed, and Comparison Properties

The proposed single family home combines the architectural elements of surrounding properties in the area to ensure a solid fit within the neighborhood. It will consist of three bedrooms and two and half bathrooms. The landscaping will consist of a privacy fence, 2-3 car parking pad, small yard, and a deck.

Currently, the walkways between the properties located on the same block as the proposed special use vary from 1.8 feet to 2.9 feet. The proposed new construction will be 3.5 and 3.8 feet to ensure adequate space, fire hazards, and lighting. \*See Appendix B for photos and descriptions.

The proposed special use will not:

- a. be detrimental to the safety, health, morals, and general welfare of the community involved since it will be a newly constructed single family home that will be put on the market for purchase
- b. tend to create congestion in streets, roads, alleys, and other public ways and places in the area involved due to the new property consisting of only 3 bedrooms and off-street parking for at least two vehicles
- c. create hazards from fire, panic, or other dangers by being compliant with all fire and safety codes
- d. tend to cause overcrowding of land and an undue concentration of population since there is a 0.3402 acre vacant lot directly across the street located at 3119 Grayland Ave. Also the proposed property is 0.5 miles from Byrd Park, which feature 287 acres of park land.
- e. Adversely affect or interfere with public or private schools, parks, playground, water supplies, sewage disposal, transportation or other public

requirements, conveniences and improvements. The proposed property will not interfere with the above in any way.

- f. Interfere with adequate light and air. Based on current zoning laws, the new construction will be limited in height, so as not to affect lighting.

**Appendix A – 3138 Grayland Ave  
EXISTING**

W0001402044  
Land: Front Size 42  
Land: Parcel Square Feet 5100  
House: Front Size 19

**PROPOSED**

3138 Grayland  
Land: Front Size 22  
Land: Parcel Square Feet 2700  
House: Front Size 19

**3136 Grayland**  
**Land: Front Size 20.5**  
**Land: Parcel Square Feet 2460**  
**House: Front Size 16**

**EXAMPLES**

3134 Grayland  
W0001402043  
Land: Front Size 22  
Land: Parcel Square Feet 2700  
House: Front Size 19

**3132 Grayland**  
**W0001402042**  
**Land: Front Size 20**  
**Land: Parcel Square Feet 2400**  
**House: Front Size 18**

3120 Grayland  
W0001402036  
Land: Front Size 19  
Land: Parcel Square Feet 2280  
House: Front Size 19

3118 Grayland  
W0001402035  
Land: Front Size 18  
Land: Parcel Square Feet 2280

House: Front Size 19

3116 Grayland

W0001402034

Land: Front Size 18

Land: Parcel Square Feet 2280

House: Front Size 19

3216 Grayland

W0001449019

Land: Front Size 20

Land: Parcel Square Feet 2000

House: Front Size 20

3114 Grayland

W0001402033

Land: Front Size 19

Land: Parcel Square Feet 2280

Lot

3032 Grayland

W0001354034

Land: Front Size 22

Land: Parcel Square Feet 2640

House: Front Size 20

3124 Parkwood

W0001404038

Land: Front Size 20

Land: Parcel Square Feet 2450.4

House: Front Size 18

2923 Grayland

W0001279003

Land: Front Size 20

Land: Parcel Square Feet 2409.6

House: Front Size 18.8

## **Appendix B – 3138 Grayland Ave**

### **Walkways**

A collection of houses on the same block as the proposed new house and lot located at 3136 Grayland. All walkways on the same block and side of the street were to the right of the house (when facing the house).

Between 3142 and 3140 Grayland (2.3 feet):

Between 3140 and 3138 Grayland (2.9 feet):



Between 3134 and 3132 Grayland (2.6 feet):

Between 3132 and 3130 Grayland (1.8 feet):

Between 3122 and 3120 Grayland (1.85 feet):

