



# 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/>

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LAND USE ADMINISTRATION

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

Project Name: 3022 3rd Avenue Date: 2/27/2015

Property Address: 3022 3rd Avenue Tax Map #: N920004

Fee: \$1,800 Total area of affected site in acres: 0.112  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: R-6

### Proposed Use

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

Existing Use: Single Family Dwelling

Is this property subject to any previous land use cases?

- Yes
- No

If Yes, please list the Ordinance Number:

Two-Family Dwelling

Applicant/Contact Person: L. T. Canossa

Company: n/a

Mailing Address: 1018 Fourquarean Lane

City: Richmond State: VA Zip Code: 23222

Telephone: (202) 415-2619 Fax: ( )

Email: LCTPDC@GMAIL.COM

Property Owner: L. T. Canossa

If Business Entity, name and title of authorized signee: \_\_\_\_\_

Mailing Address: same

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

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)

Project: 3022 3rd Avenue  
Richmond, VA 23222

Date of Submittal: February 27, 2015

Description of Proposed Work:

As owner of the property at 3022 3rd Avenue, I hereby seek permission to convert the free-standing, single-family dwelling to a two-family dwelling in conjunction with a total rehabilitation of the structure. Two-family dwellings are a permitted use in R-6 zoning, but Special Use Permission is required and being requested because the property does not meet the lot area and lot width requirements. 3022 3rd Avenue has a lot area of 4900 square feet and a width of 35 feet. The proposed conversion will occupy the same footprint as the current structure, and will retain the architectural features consistent with neighboring properties and the house's historic roots.

The property was sold by the City in a tax-lien sale after being abandoned for many years. It is in a serious state of disrepair. It is my intention to occupy one of the two units upon completion of the total rehab. I previously successfully rehabbed another tax-sale property at 1018 Fourquare Lane, where I currently reside and which will continue to be the residence of my daughter.

In accordance with Special Use Permit filing procedures:

1. The proposed use is not detrimental to the safety, health, morals and general welfare of the community involved. Two-family dwellings are a permitted use in R-6 zoning. The proposed use suggests an appropriate use without altering the historic character of the neighborhood. The dwelling suggests a significant improvement along this section of Highland Park Plaza compared to multiple vacant lots, and abandoned, derelict houses in the area.
2. The proposed use is not anticipated to create congestion in streets, roads, alleys and other public ways and places in the area involved. There is ample street parking on both sides of the 3000 block of 3rd Avenue. In addition, the proposed dwelling also will be accessible from the rear alley, which will mitigate traffic and parking concerns.
3. The proposed project does not create hazards from fire, panic or other dangers. The project as configured meets the International Building Code's requirement for egress and protection of occupants. The new dwelling will make the neighborhood safer by eliminating a potential danger from trespass, dumping, or loitering.
4. The proposed project does not cause overcrowding of land nor an undue concentration of population. Two-family dwellings are a permitted use in R-6 zoning. This project is confined to the same footprint of the existing detached structure but fails to comply with zoning

requirements regarding lot area and lot width. The proposed project will consist of two 1- or 2-bedroom apartments each measuring approximately 1100 sq. ft., in contrast to the present arrangement consisting of 4-5 bedrooms.

5. The proposed project 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. This two-family dwelling conforms to the surrounding properties, and it will not adversely affect the neighborhood. The new dwelling will improve the neighborhood by rehabbing a derelict property that is an eyesore and a hazard.

6. The proposed project will not interfere with adequate light and air. The height and setbacks of the proposed dwelling will conform to the surrounding properties. Regarding the proposed floor plans, all living spaces and bedrooms are on at least one exterior wall and have access to at least one operable window.

Compiled and Submitted by:

L. T. Canossa  
202.415.2619  
LCTPDC@GMAIL.COM