



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: 801 Lincoln Ave, Richmond, VA 23222 Date: 11/20/2020
Tax Map #: N0180452009 Fee: \$300
Total area of affected site in acres: 0.152

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

Zoning

Current Zoning: R-5

Existing Use: single-family residential

Proposed Use

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

two-family attached dwelling
Existing Use: single-family residential

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Ryan Robertson

Company: N/A
Mailing Address: 802 Lincoln Ave
City: Richmond State: VA Zip Code: 23222
Telephone: (901) 581-2140 Fax: ()
Email: rtrbrtsn@gmail.com

Property Owner: Ryan Robertson

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: 802 Lincoln Ave
City: Richmond State: VA Zip Code: 23222
Telephone: (901) 581-2140 Fax: ()
Email: rtrbrtsn@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)

Ryan Robertson
802 Lincoln Ave
Richmond, VA 23222

20th November 2020

Department of Planning and Development Review
Land Use Administration Division
900 E Broad St, Room 511
Richmond, VA 23219

Re: Special Use Permit Applicant's Report – 801 Lincoln Ave (Parcel ID # N0180452009)

To whom it may concern:

I am writing to request that a special use permit be issued for the property at 801 Lincoln Ave that will allow use as a two-family attached residential dwelling. The current approved use is single-family residential (R-5). The existing structure consists of a 5 bedroom, 4 ½ bath home with attached 2 car garage that measures approximately 3,259 sqft of living space. The special use permit being applied for will allow the living space above the garage to be utilized as a 1 bedroom, 1 bath loft-style apartment with a full kitchen, laundry closet, living area, walk-out rooftop balcony, and private entrance to the side of the house which will not detract from the front elevation of the structure. The area to be converted totals approximately 884 sqft of living space, which will leave the main house with approximately 2,375 sqft of living space (4 bedrooms, 3 ½ baths).

The approval of this special use permit will enhance the usage of the structure without detracting from the value or character of the neighborhood. This property is located on a double lot consisting of parcels 15-16 in the Washington Park neighborhood that would otherwise be useable for two separate single-family detached dwellings. Therefore, it is concludable that allowing this property to be utilized as a two-family attached structure would not create any overcrowding or undue burden on city services (including, water, sewer, fire/EMS/police, and schools). In addition, off-street parking is available for up to four vehicles and on-street parking is available for up to two vehicles. Therefore no parking congestion would result from the approval of this permit. Tree well #4520 in front of the property is currently vacant. A tree will be planted in this tree well once the project is completed.

Precedent for two-family use in the Washington Park neighborhood currently exists. The property at 4109 Corbin St is approximately 400 feet away from the property at 801 Lincoln Ave, and both properties are in the Washington Park neighborhood. 4109 Corbin St is similarly on a double lot and is

currently approved as a two-family dwelling. 4109 Corbin St measures approximately 0.135 acres with 50 feet of street frontage, and the structure has a combined total of approximately 2,508 sqft living space. The property at 801 Lincoln Ave for which this special use permit is being applied for is 0.152 acres with 57 ½ feet of street frontage and 3,259 sqft of living space. The property at 4109 Corbin St has not had any adverse effects on the character and enjoyment of the Washington Park neighborhood and provides appropriate precedent for the approval of a two-family special use permit at 801 Lincoln Ave.

Thank you,



Ryan Robertson

Owner