



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.richmond.gov/>

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: 6 Dundee Ave Richmond 23225 Date: 4-30-21
Tax Map #: _____ Fee: \$ 300 -
Total area of affected site in acres: 833 sq yds

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

Zoning

Current Zoning: R5
Existing Use: Duplex

Proposed Use

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

Lot Division: Separate Lot 47 and 48. Build house on Lot 48
Existing Use: Lots are not separated

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: John Anderson

Company: _____
Mailing Address: 2304 Stemwell Blvd
City: North Chesterfield State: VA Zip Code: 23236
Telephone: (804) 516-9570 Fax: ()
Email: JA Breeze @ verizon .net

Property Owner: John Anderson

If Business Entity, name and title of authorized signer: [Signature]

(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: 2304 Stemwell Blvd
City: North Chesterfield State: VA Zip Code: 23236
Telephone: (804) 516-9570 Fax: ()
Email: JABreeze @ verizon .net

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)

Department of Planning and Development Review

Land Use Administration Division, Room 511

City Hall, 900 East Broad Street, Richmond, Virginia 23219

Reference: Applicant's Report

To whom it concerns,

6 Dundee Ave, Richmond VA 23225 is on two Lots, Lot 47 and Lot 48. The current improvement is on Lot 47. I would like to divide the property by Lot. I would then like to build a Single-Family residence on Lot 48, the intent of selling the new house.

Please see improvement plans. The improvement will be two story.

Thanks,

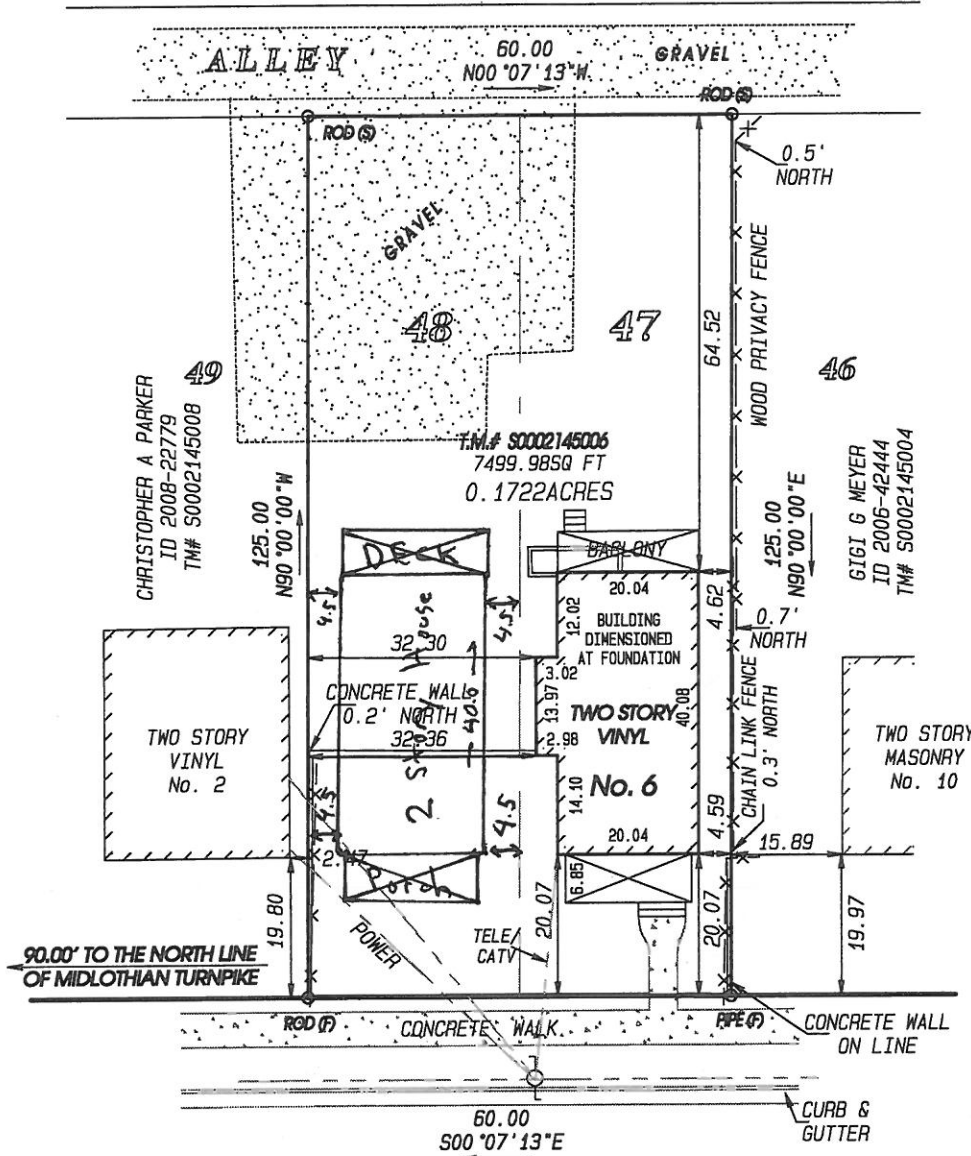


John Anderson

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: JOHN H ANDERSON ID 2008-16102



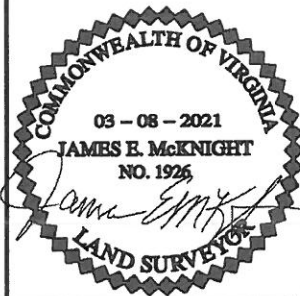
CITY OF RICHMOND
 BASELINE SHEET 30 S.E.



DUNDEE AVENUE

80' +/- RW

PLAT SHOWING IMPROVEMENTS ON LOT 47 & 48,
 BLOCK 14, PLAN OF "WEST MANCHESTER",
 IN THE CITY OF RICHMOND, VIRGINIA.



THIS IS TO CERTIFY THAT ON MARCH 08, 2021, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS. SCALE: 1" = 20'



McKNIGHT & ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646

JOB NUMBER: 89051206

APPLICANT'S REPORT

July 20, 2022

Special Use Permit Request

6 Dundee Ave, Richmond, Virginia

Map Reference Number: S000-2145/006

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:

John Anderson

2304 Stemwell Blvd,

North Chesterfield VA 23236

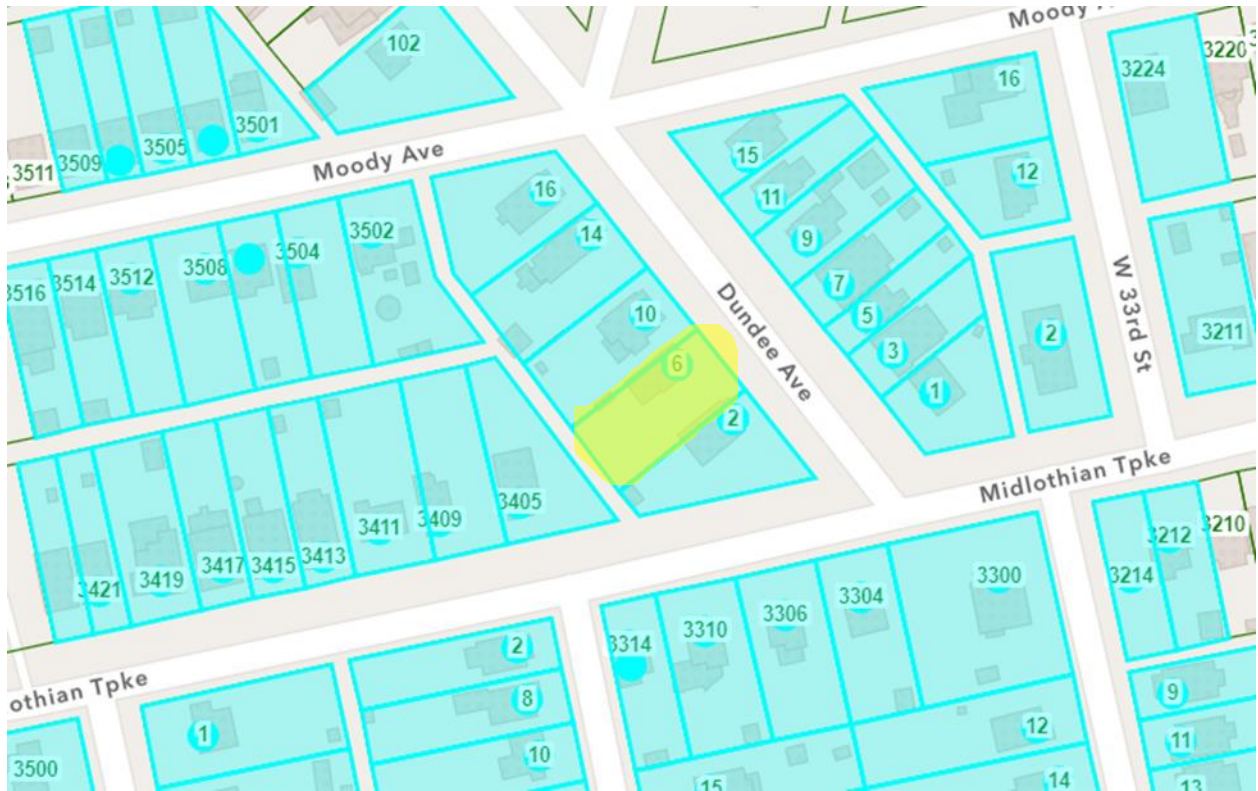
Introduction

I am requesting a special use permit (the "SUP") for the property known as 6 Dundee Ave (the "Property"). The SUP would authorize the dividing of Lot 47 and Lot 48 and the construction of one single-family detached dwelling on Lot 48. While single-family use is permitted by the underlying R-5 Single-Family Residential zoning district, some of the applicable feature requirements cannot be met. Therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the east side of Dundee Ave between Moody Avenue and Midlothian Tpke. It is referenced by the City Assessor with a tax parcel number of S000-2145/006. The Property is approximately 60 feet in width and 125 feet in depth, contains approximately 7500 square feet (3500 sq/ft Lot 47 and 3500 sq/ft Lot 48). Lot 47 is improved. Currently, Lot 48 is unimproved. The improvement on Lot 47 is a Two-Family dwelling. Access is provided in the rear by a north-south alley.



The properties in the vicinity are primarily developed with single-family detached dwellings. The dwellings in the area consist of a wide range of forms but are primarily of frame construction with horizontal lap siding.

EXISTING ZONING

The Property and the surrounding properties are zoned R-5 Single-Family Residential, which permits single-family detached dwellings. Parcels in the area differ in size and frontage with a large number of parcels in the vicinity unable to conform to the underlying R-5 feature requirements.

Due to the historic lot pattern in the area, existing single-family dwellings are typically nonconforming with regard to some combination of lot area, lot width and yard requirements. The Property is large for the area as it consists of more than one original lot of the West Manchester Subdivision. Dividing it as proposed in order to permit the construction of one dwelling on Lot 47 would be consistent with this development pattern. However, as the proposed development does not meet R-5 lot area and lot width requirements, a special use permit is required.

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 are the contemplated primary use in the Residential future land use designation.

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:

- Equitable Transportation Chapter, 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.”
 - Develop housing at all income levels in and near Nodes and along major corridors.
- Diverse Economy Chapter, to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - Encourage the development of a variety of quality housing types to house employees across the economic spectrum.
- Inclusive Housing Chapter, 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.”
- Inclusive Housing Chapter, to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes by amending the Zoning Ordinance.”
- Thriving Environment Chapter, to “Reduce air pollution related to transportation.”
 - Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles.
- High-Quality Places Chapter, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards.”
- High Quality Places Chapter), 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.

Proposal

PURPOSE OF REQUEST

The Property consists of two lots (Lot 47, Lot 48) of record that are typical in size for the vicinity. The SUP would permit the separation of the two lots and permit construction on Lot 47 of a new, single-family detached dwellings which are consistent with the development pattern in the area. Consistent with the existing dwellings in the area, the new dwelling would front onto Dundee Ave. The new dwelling would be located on a new parcel to be known as 4 Dundee Ave. The parcel would have ~30 feet of lot frontage along Dundee Ave and contain roughly 3,500 square feet of lot area. While the proposed lot are consistent with the overall development pattern in the vicinity, like most parcels in the area, the R-5 District lot area and width requirements would not be met for the new dwelling. All other aspects of the underlying zoning requirements, including the requirement that a minimum of one off-street parking space be provided, will be met.

PROJECT DETAILS/DESIGN

The proposed dwellings would be 15 feet in width, 60’ feet in depth, and two stories in height. It would include approximately 1,669 square feet of finished floor area and consist of three bedrooms and two-

and-one-half bathrooms. The proposed first-floor plans are modern, open, and efficient and are designed to be meet the needs of the market. The second-floor plans include a master bedroom with in-suite master bathroom and walk-in closet along with two additional bedrooms and an additional full bathroom. The new dwelling would be of frame construction and clad in quality building materials including James Hardie Fiber Cement siding in order to ensure durability. A full-width front porch will engage the street and provide usable outdoor living space.

The proposed dwellings architectural style is designed to be compatible with nearby dwellings and are consistent with the historical homes found in the neighborhood.

Findings of Fact

The following are factors included in 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 SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are compatible with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for new development to occur. The improvement of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.
- Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.
 - The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The traffic generation for one additional dwelling unit will be negligible, especially within the context of a walkable neighborhood. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.
- Create hazards from fire, panic or other dangers.
 - The Property 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 SUP will not tend to overcrowd 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 SUP 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 massing of the proposed structures is similar to what the underlying zoning district and feature regulations applicable to single-family detached dwellings allow for by-right on legally nonconforming lots of substandard width.

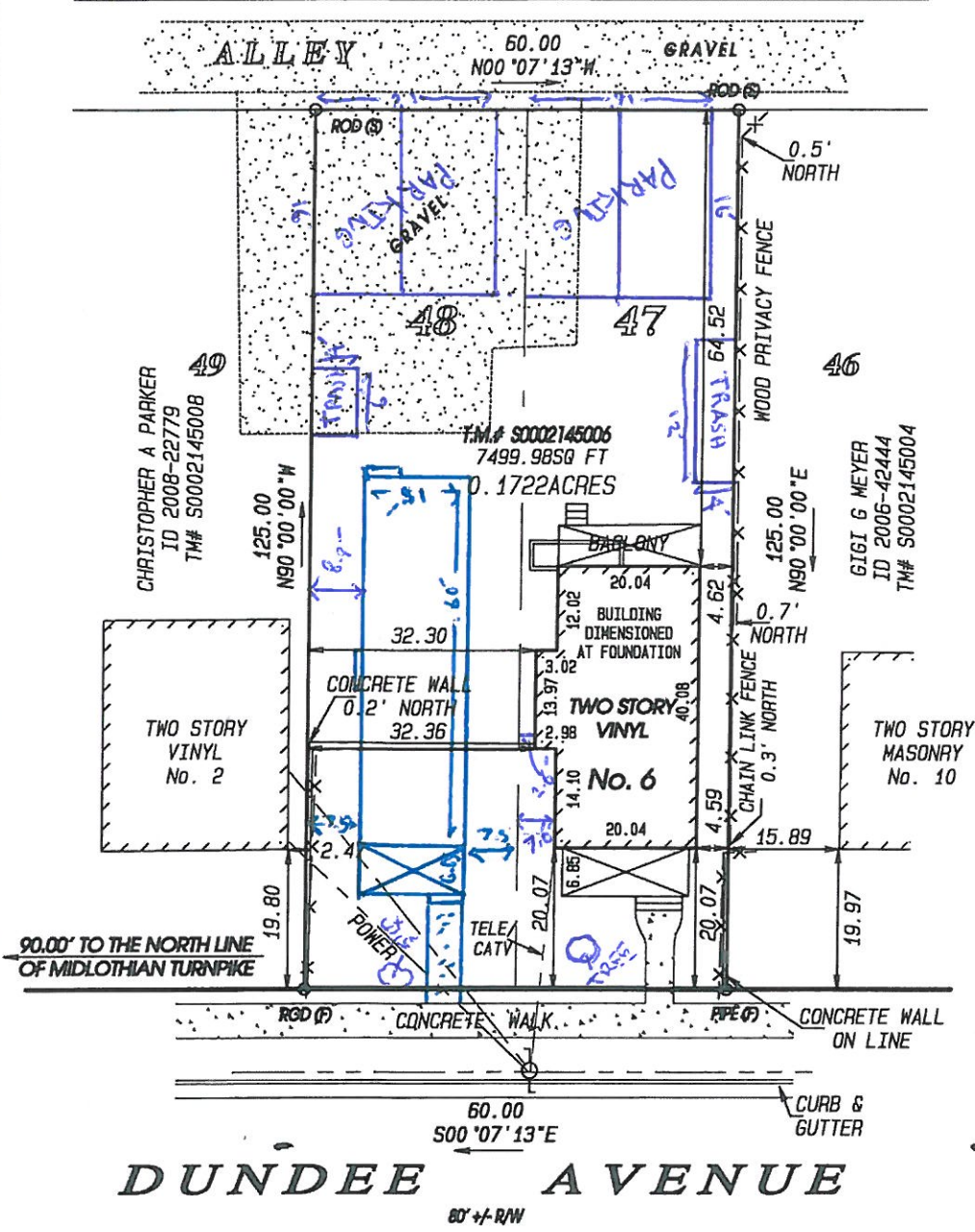
Summary

In summary, I am seeking approval for the separation of Lot(s) 47 and 48 and the construction of a new, single-family detached dwelling on Lot 48. The SUP represents an ideal, small-scale urban infill development for this location. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality home ownership opportunity consistent with Master Plan guidance. This would contribute to the overall vibrancy of the block through the provision of an appropriate urban form and use that is consistent with the development pattern and surrounding neighborhood.

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: JOHN H ANDERSON ID 2008-16102



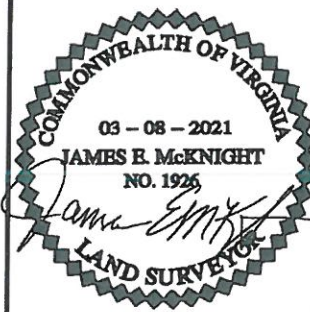
CITY OF RICHMOND
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DUNDEE AVENUE

60' +/- R/W

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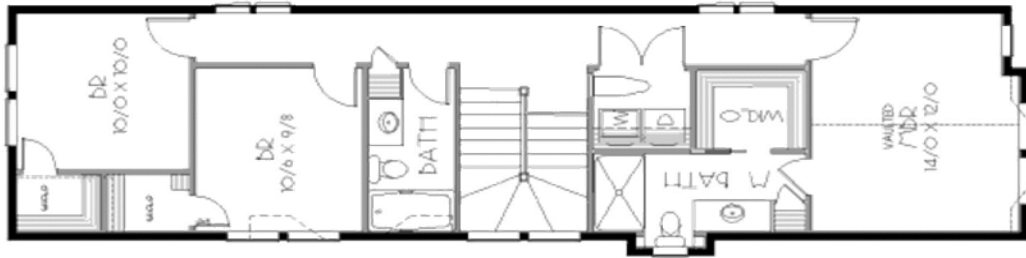
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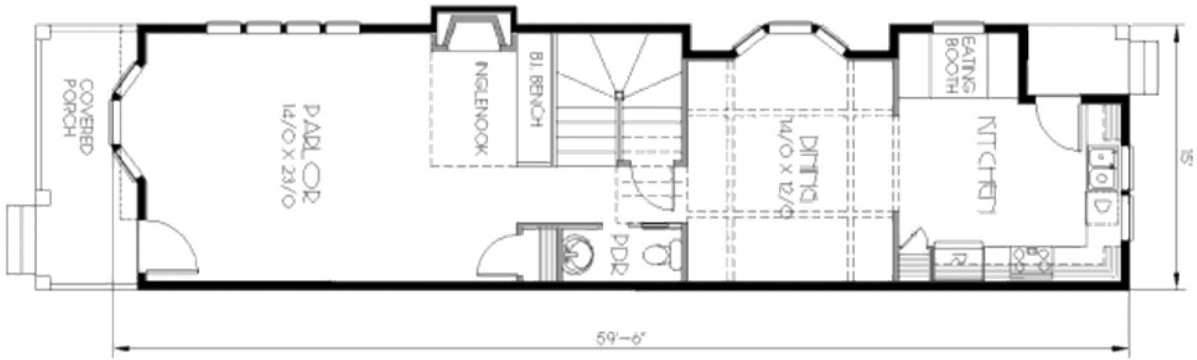


FULL SPECS	
BASIC FEATURES	Bedrooms: 3, Baths: 2.5, Stories: 2, Garage: 0
DEMENSIONS	Depth: 60', Height: 28', Width: 15'
AREA	Total: 1669 sq/ft, Main Floor, 849 sq/ft, Upper Floor: 820 sq/ft
ROOF	Primary Pitch: 12:12, Roof Framing: Truss
MATERIALS	Frame Construction, Fiber Cement Siding

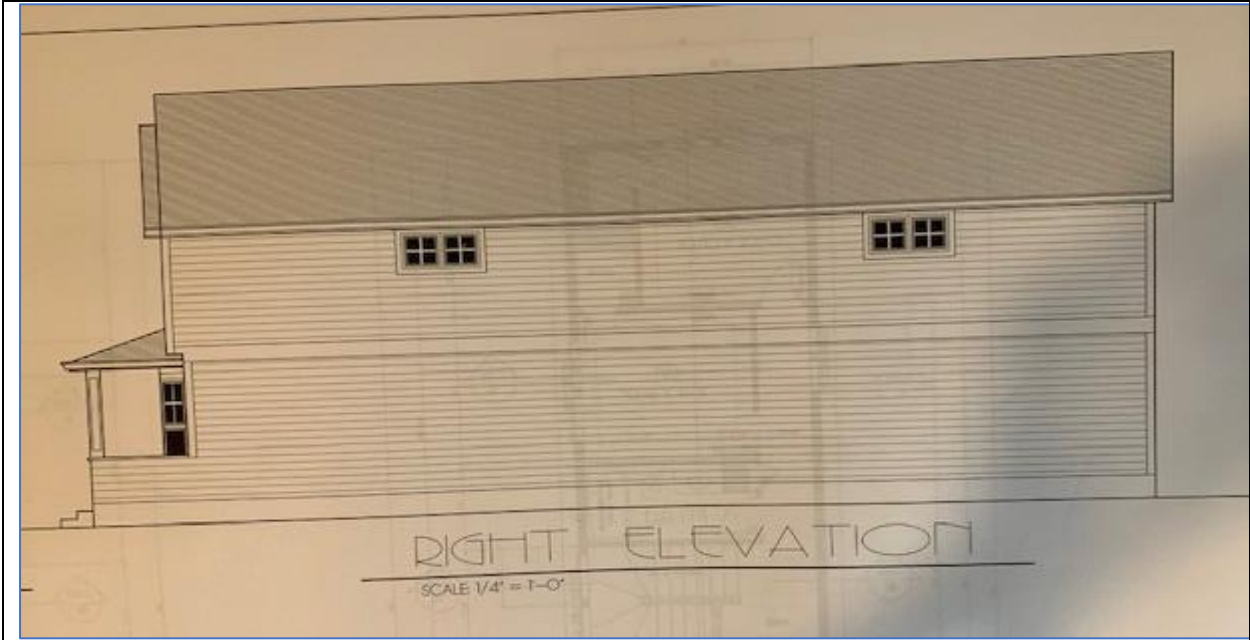
John Anderson
4 Dundee Ave, Richmond VA 23225
(804) 516-9570
V2 – 1/20/23



UPPER- FLOOR PLAN



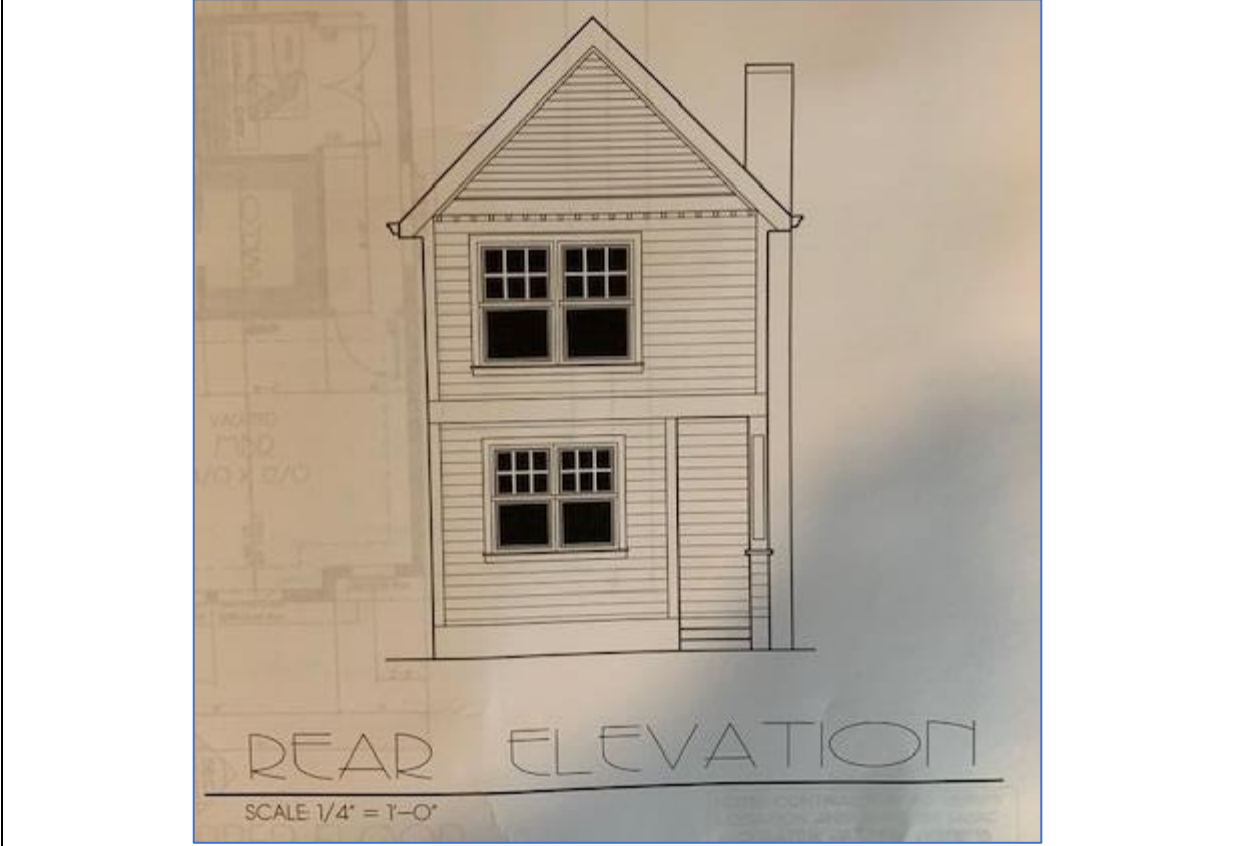
MAIN- FLOOR PLAN



SIDE- RIGHT ELEVATION



SIDE-LEFT ELEVATION



REAR ELEVATION