



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: 604 S Belmont Avenue Date: 2/19/2021  
Tax Map #: W0001444029 Fee: \$300  
Total area of affected site in acres: 0.524

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

**Zoning**

Current Zoning: R-4

Existing Use: One (1) single-family detached dwelling

**Proposed Use**

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

Retain existing dwelling and construction of three (3) new single-family detached dwellings fronting Rueger Street.  
Existing Use: One (1) single-family detached dwelling

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: Case No. 12-06, Case No. 02-07

**Applicant/Contact Person:** Mark Baker

Company: Baker Development Resources  
Mailing Address: 1519 Summit Ave., Suite 102  
City: Richmond State: VA Zip Code: 23230  
Telephone: (804) 874-6275 Fax: ( )  
Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** Lavoris Sutherlin

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: 1 Early Drive  
City: Portsmouth State: VA Zip Code: 23701  
Telephone: (757) 513-5098 Fax: ( )  
Email: l.sutherlin@verizon.net

**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)

# APPLICANT'S REPORT

*February 19, 2021*

*Special Use Permit Request  
604 S Belmont Avenue, Richmond, Virginia  
Map Reference Number: W000-1444/029*

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Submitted to:	<b>City of Richmond</b> Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	<b>Baker Development Resources</b> 1519 Summit Ave, Suite 102 Richmond, Virginia 23230

## Introduction

The property owner is requesting a special use permit (“the SUP”) for 604 S Belmont Avenue (the “Property”). The SUP would authorize the creation of three new lots and the construction of three single-family detached dwellings on a vacant portion of the Property. As proposed, some of the features do not conform to the underlying R-4 Single Family Residential District zoning requirements applicable to the Property.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the west side of S Belmont Avenue between Maplewood Avenue and Rueger Street. The Property is referenced by the City Assessor as tax parcel W000-1444/029. The Property is irregularly shaped with roughly 152 feet of frontage along S Belmont Avenue and roughly 143 feet of frontage along Rueger Street and contains approximately 22,825 square feet of lot area. The Property is currently improved by a two-story, brick single-family dwelling that generally occupies the northern portion of the lot and was constructed circa 1937. The lot is exceptionally large for the area, with the southern portion of the lot along Rueger Street being unimproved. Access is currently provided to the existing dwelling by a curb-cut along S Belmont Avenue at the northern end of the property near the Powhite Parkway off ramp.



A variety of uses and residential densities are present in the vicinity. The properties across Rueger Street and further south along S Belmont Avenue are developed with one- and two-story single-family detached dwellings. To the northeast, dwellings along Maplewood Avenue and S Sheppard

Street are a mixture of traditional one-story, single-family detached homes and two-story attached and detached dwellings of a more urban, row-house design. Adjacent to the Property to the east across S Belmont Avenue is the John B. Cary Elementary School. Located within a sunken grade to the north and west of the Property is the Powhite Parkway (VA146).

## **EXISTING ZONING**

The Property is zoned R-4 Single-Family Residential, which permits the proposed single-family detached dwelling use. The surrounding properties to the south, east, and west are also zoned R-4. Properties to the north across Maplewood Avenue are zoned R-5 Single-Family Residential. Properties further east along S Sheppard Street are zoned R-6 Single-Family Attached Residential. The R-4 requires a lot area of not less than 7,500 square feet and a lot width of not less than 60 feet for single-family detached dwellings. At 22,850 square feet of lot area, the Property is large enough to accommodate the creation of two new lots and the construction of two new dwellings.

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. Dividing the Property as proposed in order to permit the construction of three dwellings would be consistent with this development pattern. However, as the proposed development does not meet R-4 lot area and lot width requirements, a special use permit is required.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan recommends "Residential" for the Property. The primary development style described in the Master plan for this designation consists of "houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings." There are also a variety of general housing goals contained in the Master Plan High-Quality Places chapter that are applicable to the request. These goals include, among other things;

- Ensure that building materials are durable, sustainable, and create a lasting addition to the built environment, and provide maximum adaptability for environmental change, change of use, and efficiency.
- Allow and encourage a variety of architectural styles.
- Strengthen the streetscape connections by installing pedestrian infrastructure such as sidewalks, crosswalks, pathway, and trails where such infrastructure is missing.

# Proposal

## PROJECT SUMMARY

The request would permit the division of the Property, which is large for the area, into four lots in order to permit the construction of three single-family detached dwellings. Three new lots would have frontages on Rueger Street and would be developed with single-family detached dwellings. The existing single-family dwelling would be retained on the fourth lot, which would be oriented toward South Belmont Avenue.

## PURPOSE OF REQUEST

The Property consists of a single lot of record that is larger than the typical size for the vicinity. The Property has a lot width of approximately 143 feet along Rueger Street. The northern portion of the Property contains a two-story dwelling, which fronts S Belmont Avenue. The Property is large enough to accommodate two additional lots and two new dwellings by-right. The applicant is requesting the SUP in order to permit the construction of three single-family detached dwellings on the unimproved southern side of the Property fronting Rueger Street.

The applicant is proposing three new lots along Rueger Street, each with approximately 43.8 feet of frontage. From west to east the lots will contain 3,998, 4,126 and 4,186 square feet of lot area respectively. While the proposed lots are consistent with the overall development pattern in the vicinity the R-4 district lot width and area requirements are not met. In addition, interior side yard requirements of 6 feet for lots one and three would not be met as 5 feet is proposed. Finally, front yard requirements along Rueger and South Belmont are not met; 25 feet is required and 15 feet and 10 feet, respectively, are proposed. Therefore, a SUP is required in order to permit the proposed development.

The single-family detached dwellings would be two stories in height with a full-width front porch. The dwelling would contain approximately 2,520 square feet of floor area and consist of four bedrooms and 2 ½ baths in a spacious and modern floor plan with open living areas and a master suite with en suite bath. A walk-up attic with dormer is proposed which could be improved as additional living space in the form of a bonus room. The dwellings were thoughtfully designed in order to be consistent in character with the existing dwelling on the Property. To ensure quality and consistency with other dwelling the vicinity, the exterior will consist of brick front façades with the remainder of the dwelling clad in cementitious siding. Two elevations are proposed with varied porch and dormer details in order to allow for some variation in style between the three new dwellings.

Parking would be located on-site at the rear of the dwellings and would be served by a one-way private alley. The current curb-cut along S Belmont Avenue, which provides access to the existing dwelling on the Property, will be closed to create a more pedestrian friendly block face.

## Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of 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 for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***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 negligible traffic generation and off-street parking spaces for the three dwelling units will create no congestion on streets, roads, alleys or any other public right of way while the removal of the existing curb cut along S Belmont Avenue will eliminate the potential for vehicular conflict in close proximity to the Powwhite Parkway exit.

- ***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 proposed SUP will not tend to over crowd 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 proposed SUP would not adversely affect the above referenced City services.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

The applicant is enthusiastically seeking approval for the construction of three high quality, single-family dwellings on the Property. This proposal represents an ideal, small-scale urban infill development for this location. In exchange for the ability to build one additional new dwelling, the

quality assurances conditioned through the SUP would guarantee the construction of a higher quality dwelling than might otherwise be developed by-right on the Property. This would contribute to the overall vibrancy of the block through the provision of an appropriate urban form and compatible architectural design that is consistent with the historic development pattern of the Property and surrounding neighborhood.