



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: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Map #: \_\_\_\_\_ Fee: \_\_\_\_\_

Total area of affected site in acres: \_\_\_\_\_

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

**Zoning**

Current Zoning: \_\_\_\_\_

Existing Use: \_\_\_\_\_

**Proposed Use**

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

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

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

**Applicant/Contact Person:** \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

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

Telephone: \_( ) \_\_\_\_\_ Fax: \_( ) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner:** \_\_\_\_\_

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: \_\_\_\_\_

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

Telephone: \_( ) \_\_\_\_\_ Fax: \_( ) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner Signature:** \_\_\_\_\_

*Leroy Chiles*

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 NARRATIVE

*December 15<sup>th</sup>, 2022*

*Special Use Permit Amendment Request  
SUP-093912-2021 (Adopted February 28<sup>th</sup>, 2022)  
1628 N 27<sup>th</sup> Street, Richmond, Virginia  
Map Reference Number: E000-0948/031*

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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:	Mark Baker Baker Development Resources 530 East Main Street, Suite 730 Richmond, VA 23230

## Introduction

The applicant is requesting a special use permit amendment (the “SUPA”) for the property known as 1628 N 27<sup>th</sup> Street (the “Property”). The construction of a two story, single-family detached dwelling was authorized by SUP-093912-2021 (the “SUP”) which was approved by City Council on February 28, 2022. The proposed SUPA would authorize the construction of a similarly designed single-family detached dwelling with approximately 270 additional square feet of living area which would be located at the rear of the proposed dwelling. All other aspects of the previous special use permit, including the provision for off-street parking would be retained.

## Existing Conditions

The Property is located on the west side of N 27<sup>th</sup> Street at its intersection with X Street, is 50 feet in width and 72.5 feet in depth and contains approximately 3,627 square feet of lot area. The Richmond 300 Master Plan suggests “Neighborhood Mixed-Use” for the Property and single-family dwellings are one of the contemplated primary uses in the Neighborhood Mixed-Use future land use.



## Proposal

The previously approved SUP permitted the construction of a new, single-family detached dwelling of approximately 1,680 square feet of finished floor area and consisting of four bedrooms and two-and-one-half bathrooms. The SUPA proposes a similar floor plan with the addition of a first-floor office and second floor rec room to be located at the rear of the dwelling. The proposed addition would increase the overall floor space of the dwelling to approximately 1,950 square feet. The general floor plan and layout of the dwelling would remain the same with four bedrooms, two-and-one-half bathrooms, and front and rear porches. Furthermore, the

previously approved materials, façade, siting, and provision for off street parking would remain the same.

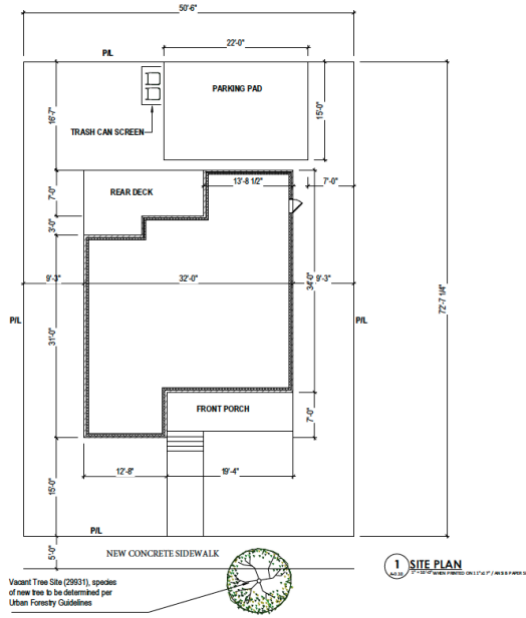


Figure 1: SUPA Proposed Site Plan

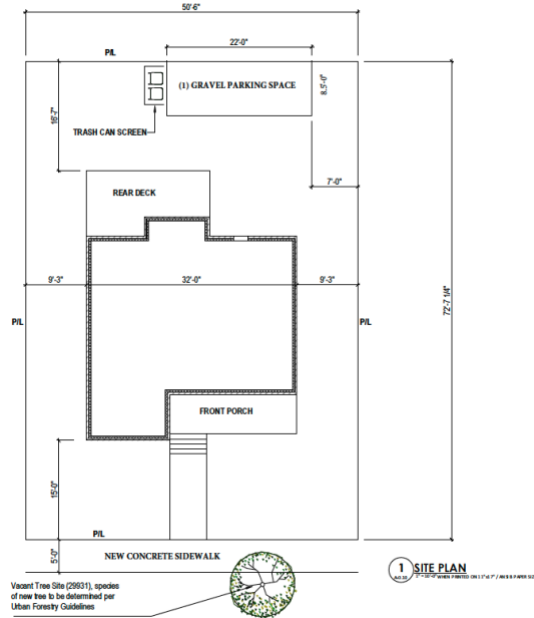


Figure 2: Previously Approved Site Plan

## Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 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 SUPA 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 SUPA 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 SUPA 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 SUPA 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 SUPA 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 SUPA 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.***

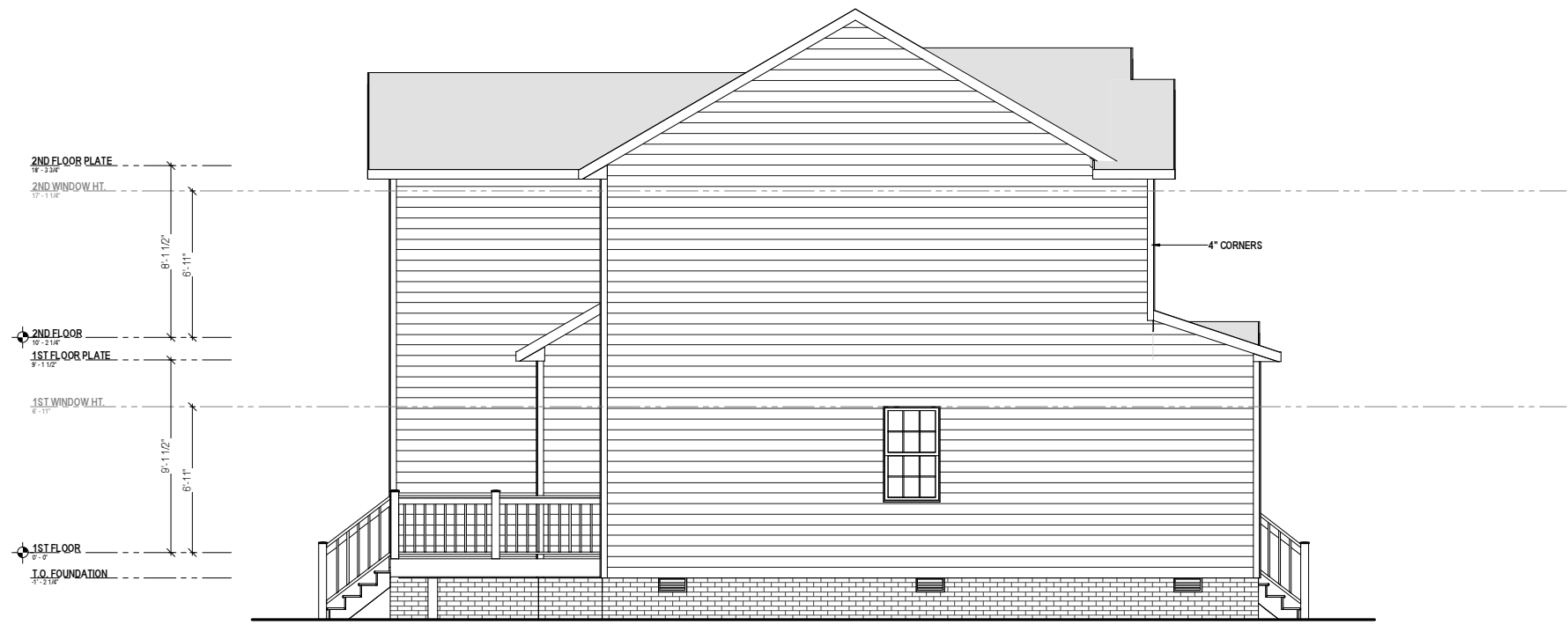
The light and air available to the subject and adjacent properties will not be affected. The massing of the proposed structures is similar to what the underlying zoning district and feature regulations applicable to single-family detached dwellings allow for by-right on legally nonconforming lots of substandard width.

## Summary

In summary we are seeking approval for a SUPA which will allow additional living area within the previously approved dwelling. Only minor changes are proposed to the dwelling which was recently reviewed by the relevant City Agencies and approved by City Planning Staff, the Planning Commission, and Richmond City Council. Absent the described changes, all other aspects of the previously approved SUP will remain unchanged. The proposed SUPA represents an ideal, small-scale urban infill development for this location that is tailored to the needs of the modern home buyer while continuing to 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.



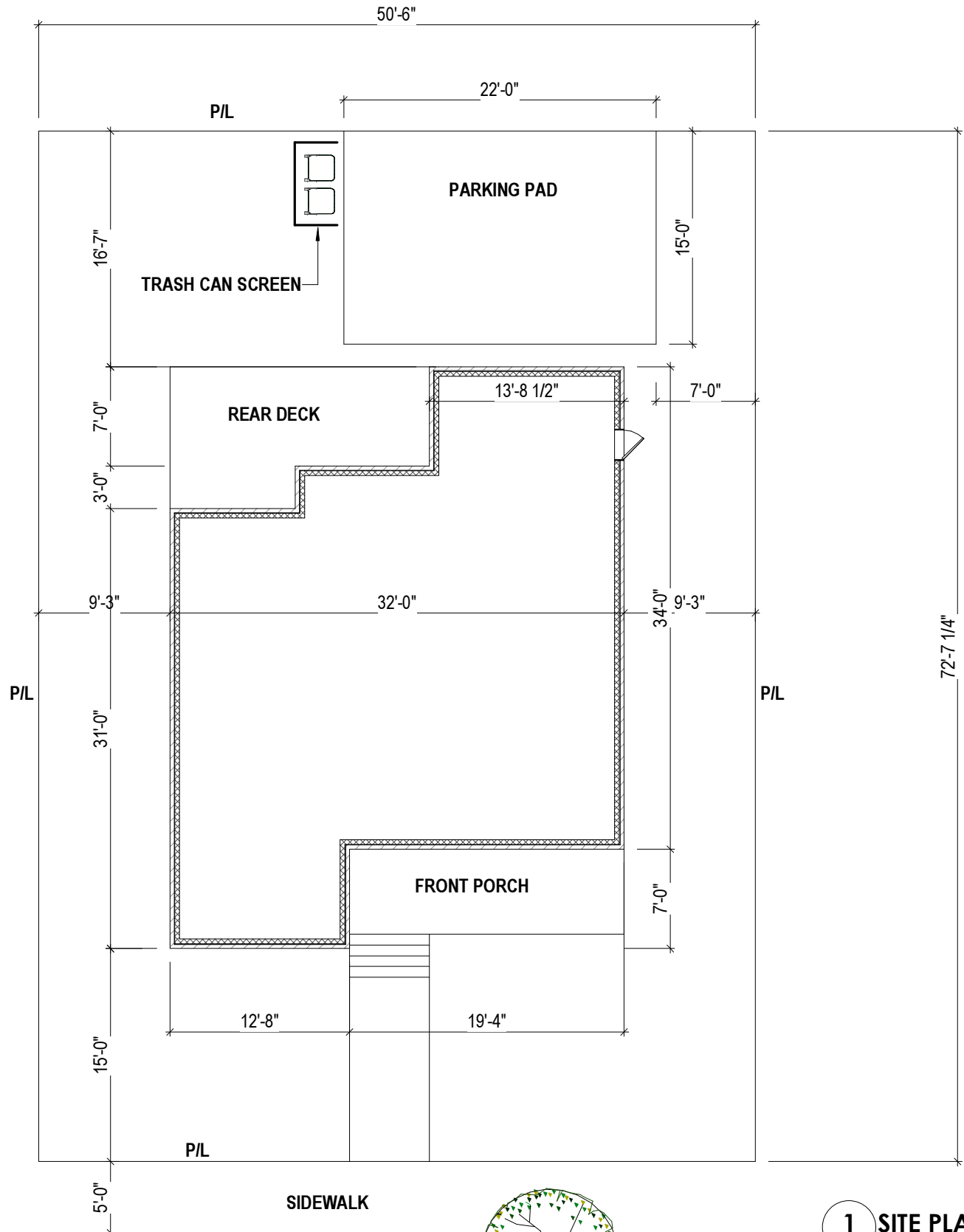
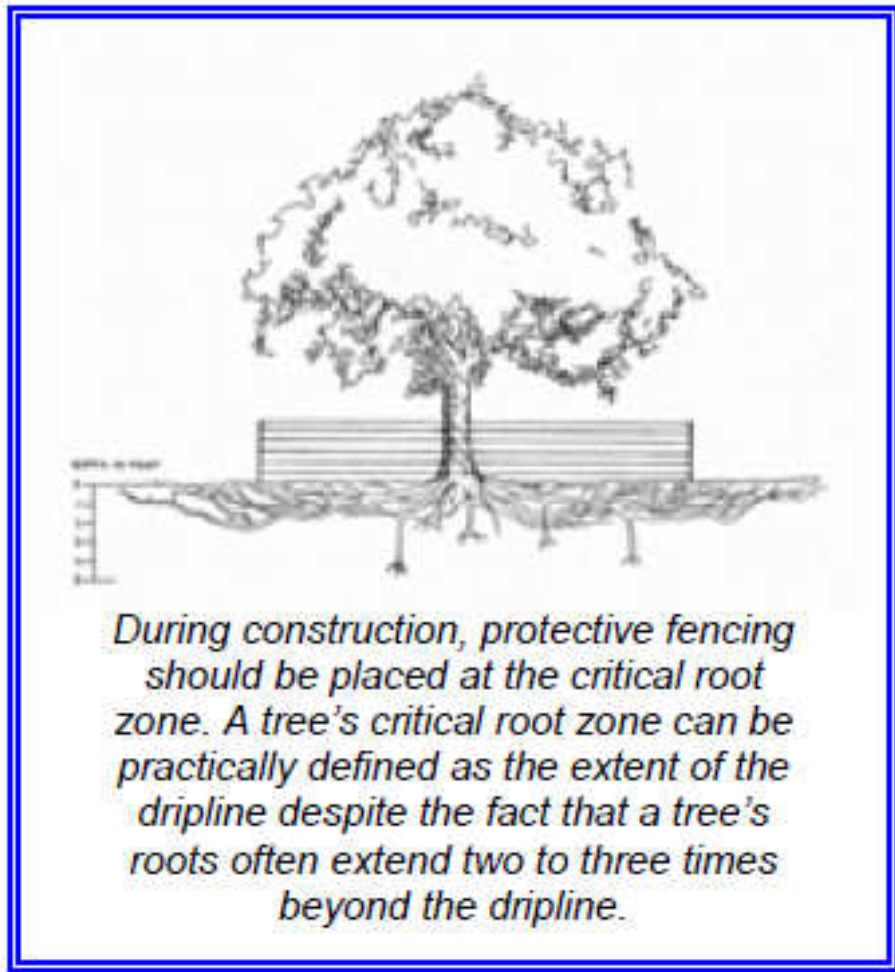
**1 FRONT VIEW**  
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



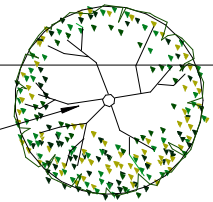
**2 LEFT VIEW**  
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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CLIENT	<b>QLOV</b>
PROJECT	<b>NEW CONSTRUCTION</b>
ADDRESS	<b>1628 N 27th</b>
SHEET	<b>Elevations</b>
ISSUE DATE	4/13/2022 10:00:18 AM
DRAWN BY	<b>PINNACLE DESIGN</b>
SHEET NUMBER	<b>A-3.00</b>

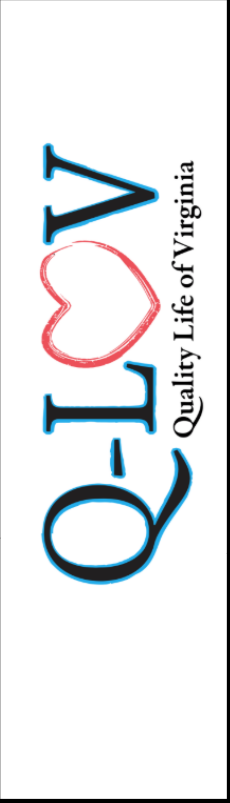


Vacant Tree Site (29931), species of new tree to be determined per Urban Forestry Guidelines



**1 SITE PLAN**  
A-0.10 1" = 10'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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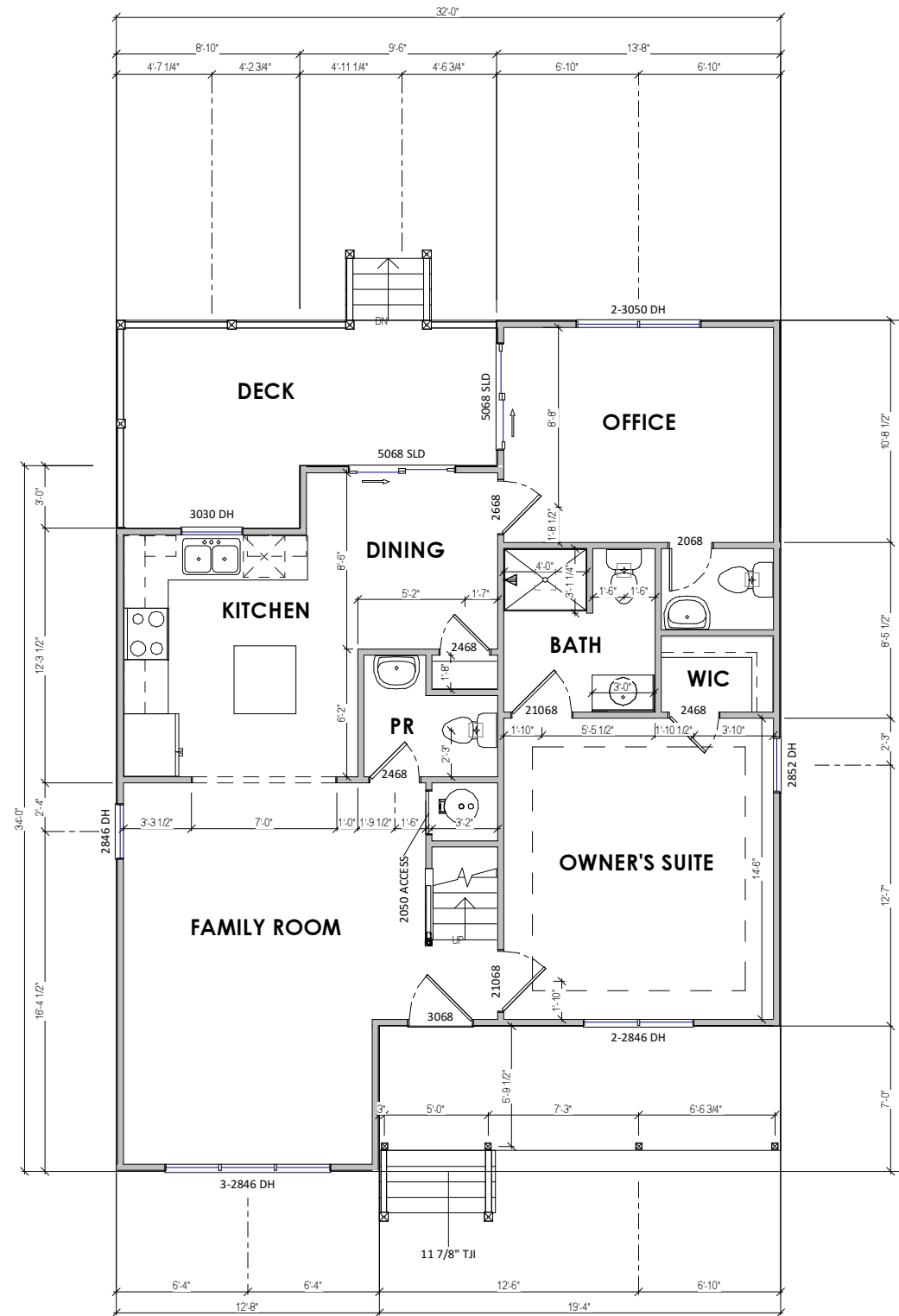


CLIENT **QLOV**  
PROJECT **NEW CONSTRUCTION**

ADDRESS **1628 N 27th**  
SHEET **Site Plan**

ISSUE DATE **5/10/2022 8:27:35 AM**  
DRAWN BY **PINNACLE DESIGN**  
SHEET NUMBER **A-0.10**

- NOTE:
1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
  2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
  3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
  4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.



**1 1ST FLOOR PLAN**  
A-2.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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 PROJECT **NEW CONSTRUCTION**

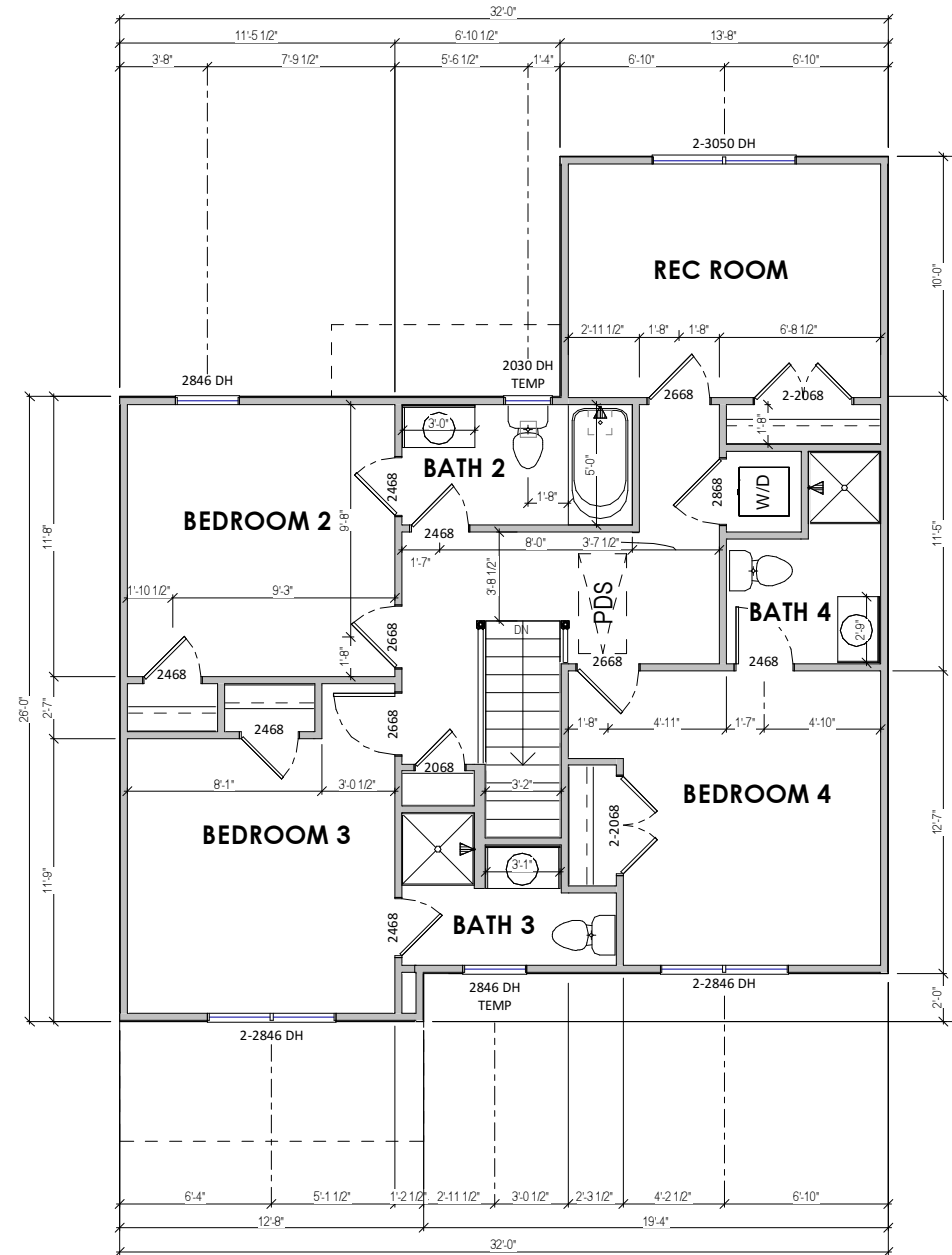
ADDRESS **1628 N 27th**  
 SHEET **1st Floor Plan**

ISSUE DATE  
 1/17/2023 3:05:00 PM  
 DRAWN BY  
**PINNACLE DESIGN**  
 SHEET NUMBER  
**A-2.00**



**NOTE:**

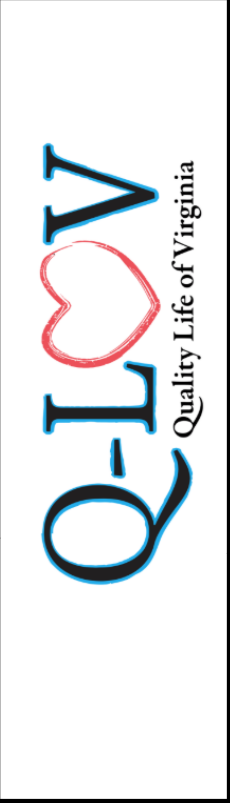
1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.



**1 2ND FLOOR PLAN**  
A-2.60 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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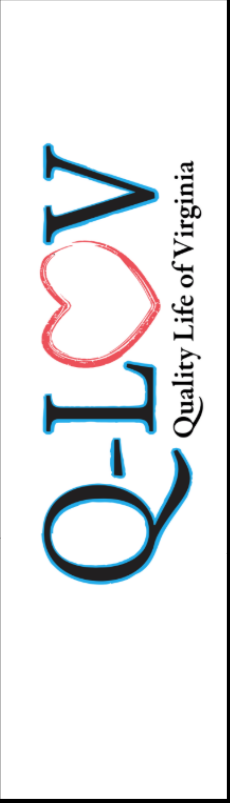
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CLIENT **QLOV**  
 PROJECT **NEW CONSTRUCTION**

ADDRESS **1628 N 27th**  
 SHEET **2nd Floor Plan**

ISSUE DATE **1/17/2023 2:58:13 PM**  
 DRAWN BY **PINNACLE DESIGN**  
 SHEET NUMBER **A-2.60**



**1 REAR VIEW**  
 A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



**2 RIGHT VIEW**  
 A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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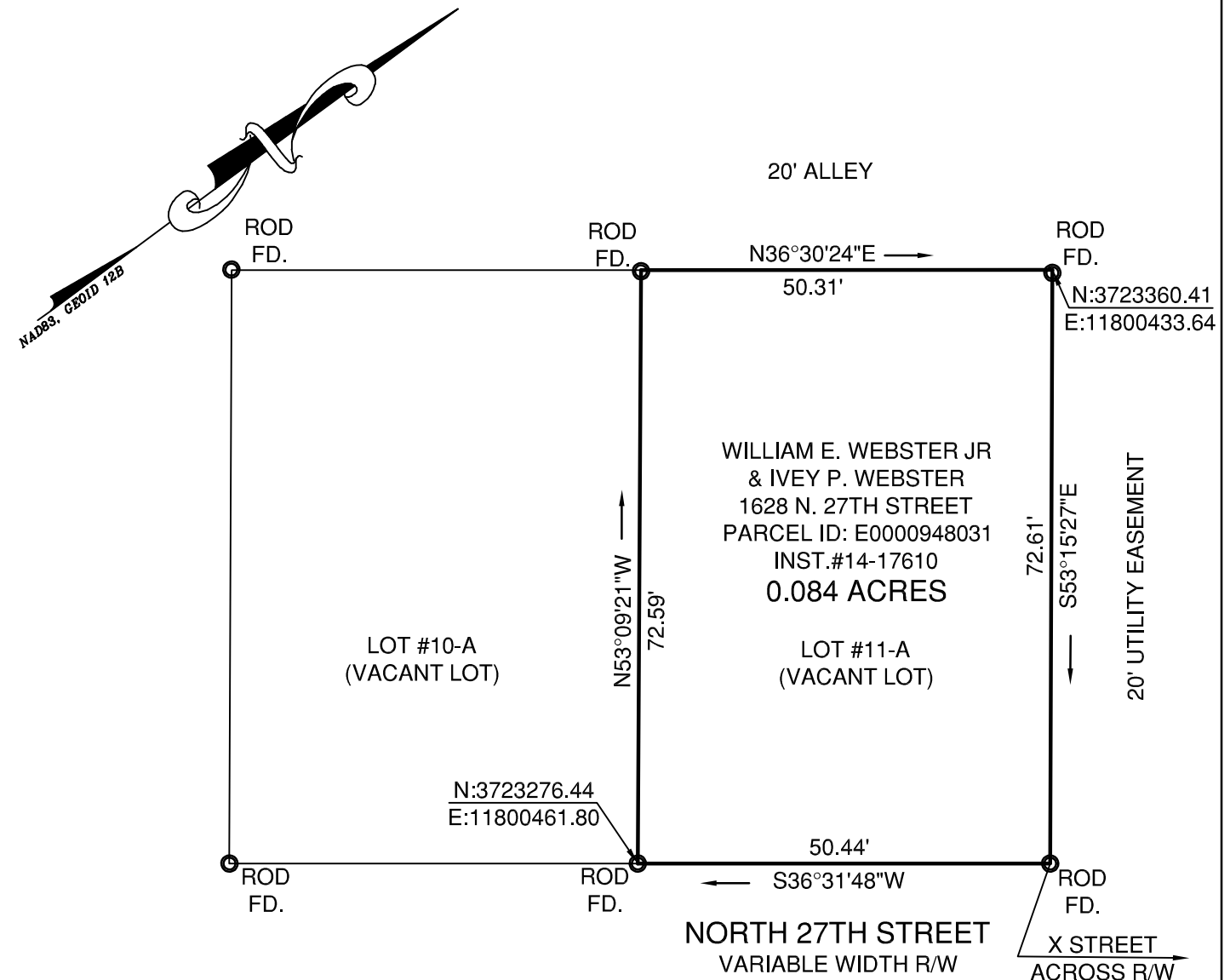
CLIENT	<b>QLOV</b>
PROJECT	<b>NEW CONSTRUCTION</b>
ADDRESS	<b>1628 N 27th</b>
SHEET	<b>Elevations</b>
ISSUE DATE	4/13/2022 10:00:19 AM
DRAWN BY	<b>PINNACLE DESIGN</b>
SHEET NUMBER	<b>A-3.10</b>

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL #5101290042D, EFFECTIVE DATE: APRIL 2, 2009.

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

REFERENCE PLAT : P.B. 9, PG. 303



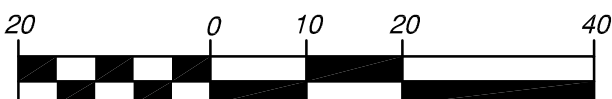
THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON MARCH 29, 2021. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.

*Charles C. Townes, II*  
 COMMONWEALTH OF VIRGINIA  
 CHARLES C. TOWNES, II  
 Lic. No. 2803  
 3 / 30 / 2021  
 LAND SURVEYOR

PLAT SHOWING  
 PHYSICAL IMPROVEMENTS OF  
 LOT 11-A  
 PETER PAUL TRACT  
 SUBDIVISION  
 FOR  
 QUALITY LIFE OF VIRGINIA, LLC  
 CITY OF RICHMOND, VIRGINIA

DATE: MARCH 30, 2021 SCALE: 1"=20'

GRAPHIC SCALE



1 inch = 20 feet



townes

consulting engineers, planners, and land surveyors

2463 boulevard  
 colonial heights, va 23834  
 telephone: 804.520.9015  
 facsimile: 804.520.9016  
 email: cctownes@townespc.com

DRAWN BY: T.S.G.

CHECKED BY:

ATTN: LE'ROY CHILES



**City of Richmond  
Department of Planning  
& Development Review**

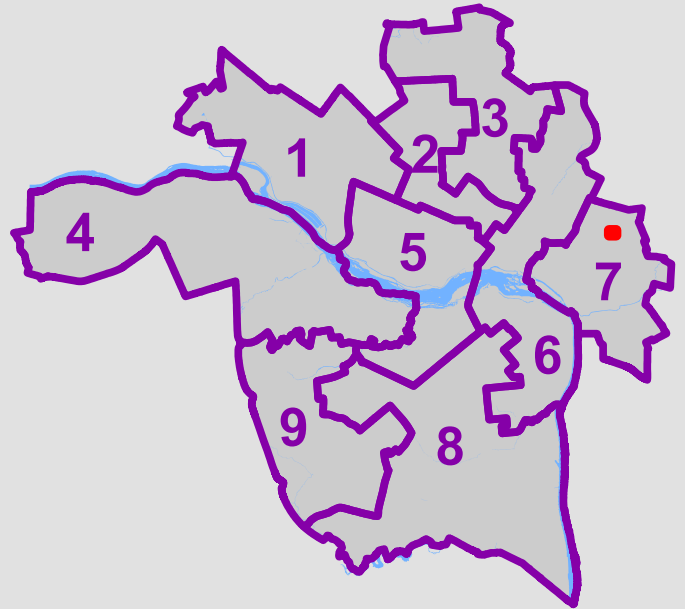
**Special Use Permit Amendment**

**LOCATION:** 1628 North 27th Street

**APPLICANT:** Mark Baker - Baker Development Resources

**COUNCIL DISTRICT:** 7

**PROPOSAL:** To amend and reordain Ord. No. 2022-022, adopted February 28, 2022, which authorized the special use of the property known as 1628 North 27th Street, for the purpose of a single-family detached dwelling, upon certain terms and conditions



*For questions, please contact Matthew Ebinger  
at 804-646-5789 or [matthew.ebinger@richmondgov.com](mailto:matthew.ebinger@richmondgov.com)*

