



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: _____

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

August 19th, 2022

*Special Use Permit Request
910 Parrish Street, Richmond, Virginia
Map Reference Number: W020-0061/025*

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:	Mark Baker Baker Development Resources 530 East Main Street, Suite 730 Richmond, VA 23219

Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 910 Parrish Street (the "Property"). The SUP would authorize the construction of two (2) new single-family detached dwellings on the currently vacant parcel. While the single-family detached use is permitted by the underlying R-5 Single Family Residential zoning district, some of the applicable feature requirements cannot be met, and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the western line of Parrish Street, south of its intersection with Marian Street. It is referenced by the City Assessor with the tax parcel numbers of W020-0061/025. The parcel at 910 Parrish Street consists of one lot of the original Westwood Subdivision, is roughly 61 feet wide by 90 feet in depth, and contains approximately 5,516 square feet of lot area.



The surrounding properties consist of generally small lots, ranging in size, which are developed with single-family dwellings. To the south lies a commercial corridor along Patterson Avenue. To the north of the subject property are properties located outside of the City of Richmond in Henrico County. The Property owner also owns the parcel located

adjacent to the south at 908.5 Parrish Street which is to be developed, by-right, with a dwelling which is consistent with what is proposed at 910 Parrish Street.

EXISTING ZONING

The Property and all properties in the immediate vicinity are zoned R-5 Single Family Residential, which permits the proposed single-family detached dwellings. Many properties in the vicinity do not conform to the R-5 feature requirements for lot area or lot width. Adjacent land to the north, within Henrico County, is also zoned for single-family residential use.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Residential" 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 (p. 54).

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. In the High-Quality Places and Inclusive Housing chapters, there are number of supporting objectives, such as:

- 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.
- Implement urban design and architecture strategies that maintain and enhance the unique character of Richmond's residential districts.
- Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles. (Thriving Environment).

Proposal

PURPOSE OF REQUEST

The Property owner is proposing to divide the parcel at 910 Parrish Street and to construct a new single-family detached dwelling on each of the parcels. While the single-family use is permitted by the underlying R-5 zoning district, certain feature requirements, including

lot width and area cannot be met. The proposed lot size and dwelling design are in keeping with the adjacent property at 908.5 Parrish Street which is 30 feet in width and will be developed by-right with a dwelling of similar design to what is proposed by the SUP. In exchange for the SUP, the intent of this request is to ensure a high-quality, market rate home ownership opportunity that is consistent with the goals of the Master Plan while remaining compatible with the overall historic fabric of the neighborhood.

PROJECT DETAILS/DESIGN

When complete, the proposed dwelling at 910 Parrish Street would be two-stories in height and contain three bedrooms and two-and-one-half bathrooms. The dwelling would be of a modern design that is consistent with the proposed dwelling being built by-right at 908.5 Parrish Street. The proposed floor plan is modern and efficient, and designed to meet the needs of the market. The new dwelling includes a master bedroom with en-suite bathroom and walk-in closet. Front and rear covered porches provide additional living area for future inhabitants. Care was taken in the design and siting of the dwelling to ensure compatibility with other homes in the neighborhood and that all other zoning standards would be met.

Findings of Fact

The following are factors indicated 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 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 space for the dwellings will create no 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 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 and normal side yard setbacks would be met. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of two high-quality, single-family detached dwellings on the Property. This proposal represents an ideal infill development for this location and the creation of additional housing stock within the City. In exchange for the approval, the quality assurances conditioned through the SUP would guarantee the construction of a higher quality dwelling. This would contribute to the overall vibrancy of the neighborhood and would be consistent with the historic development pattern of surrounding neighborhood and the goals set forth in the Richmond 300 Master Plan.

SUP APPLICATION

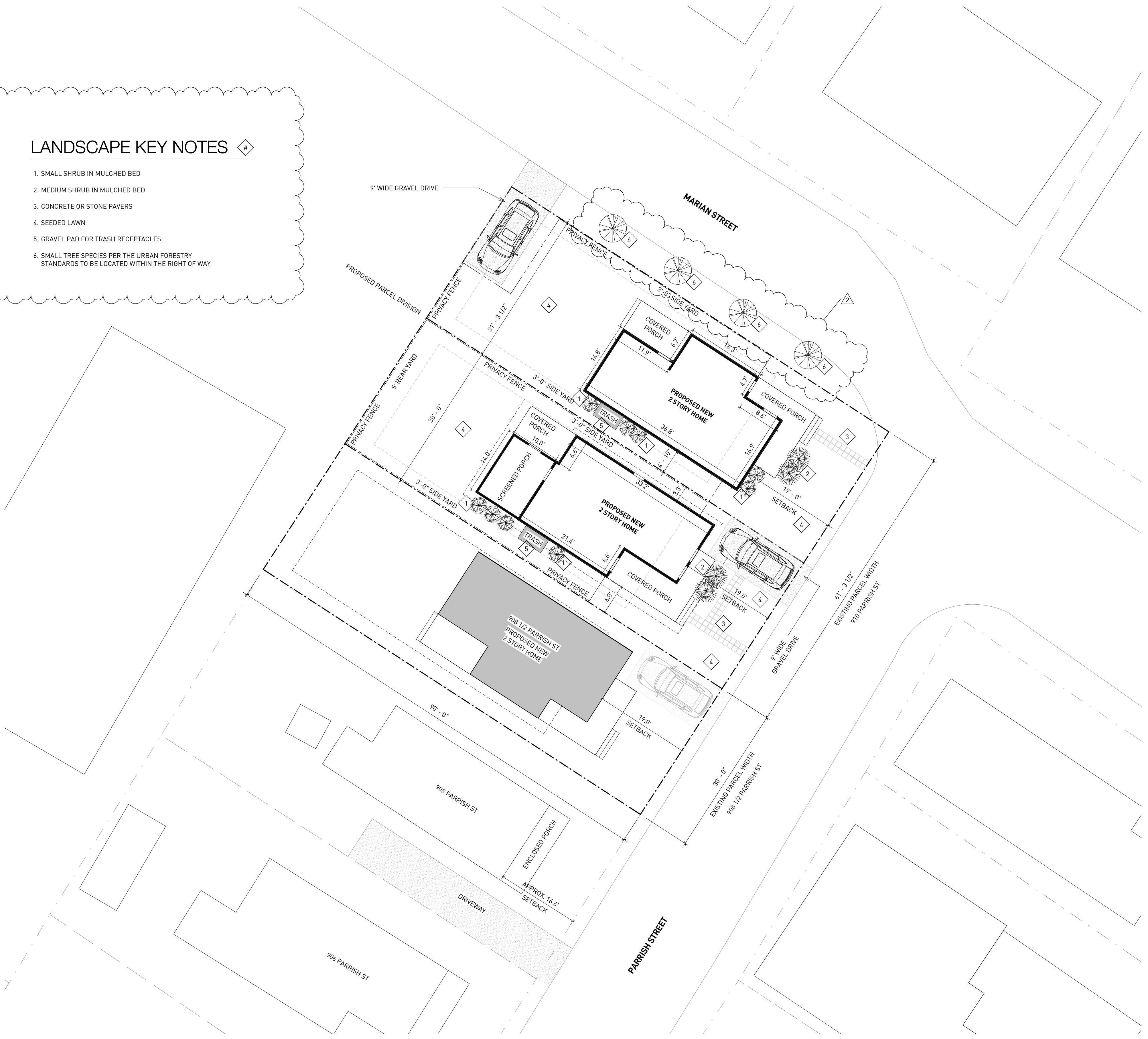
910A & 910B PARRISH STREET

910A & 910B PARRISH ST
RICHMOND, VA 23226



8/31/2022
REVISED 10/07/2022
REVISED 12/20/2022

- LANDSCAPE KEY NOTES** ◆
1. SMALL SHRUB IN MULCHED BED
 2. MEDIUM SHRUB IN MULCHED BED
 3. CONCRETE OR STONE PAVERS
 4. SEEDED LAWN
 5. GRAVEL PAD FOR TRASH RECEPTACLES
 6. SMALL TREE SPECIES PER THE URBAN FORESTRY STANDARDS TO BE LOCATED WITHIN THE RIGHT OF WAY



Site
1" = 10'-0"

REVISIONS
2. UF COMMENT RESPONSE 12.20.22

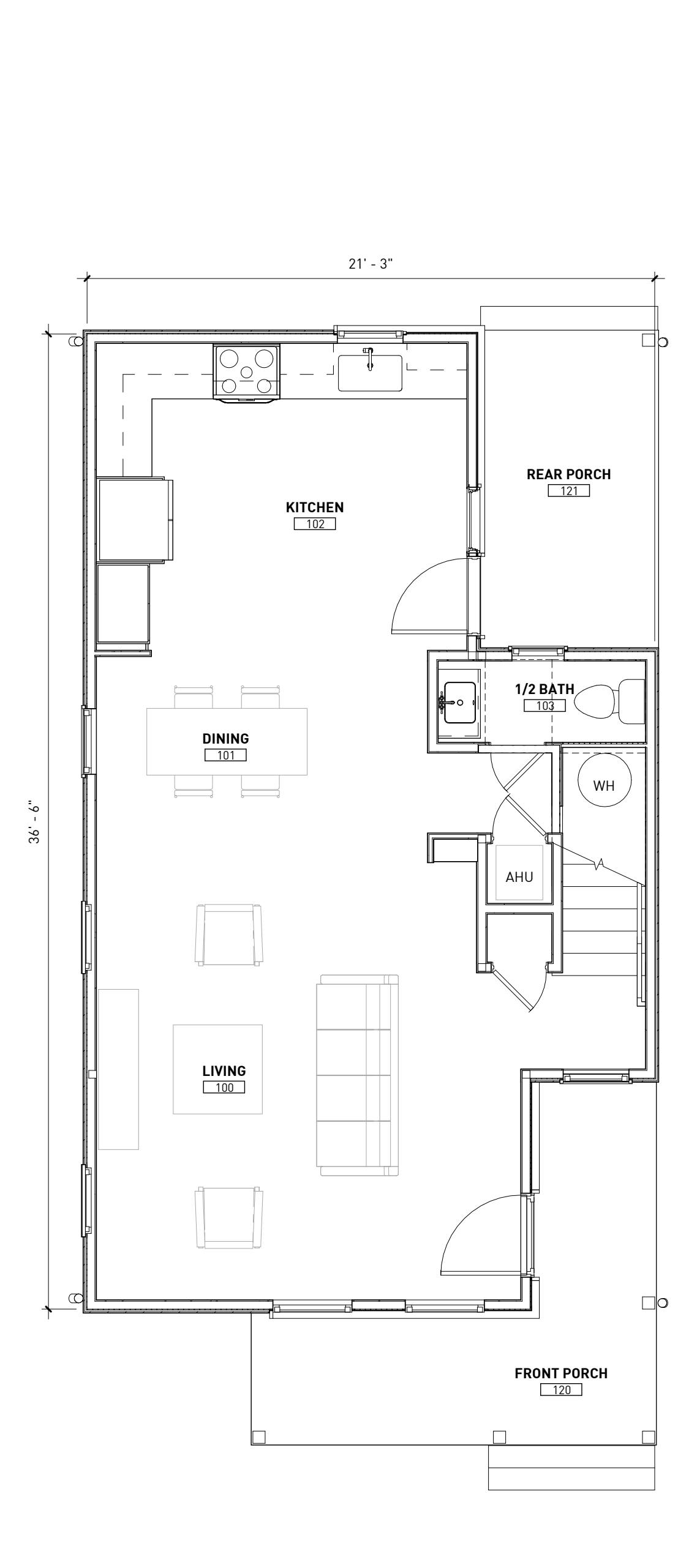
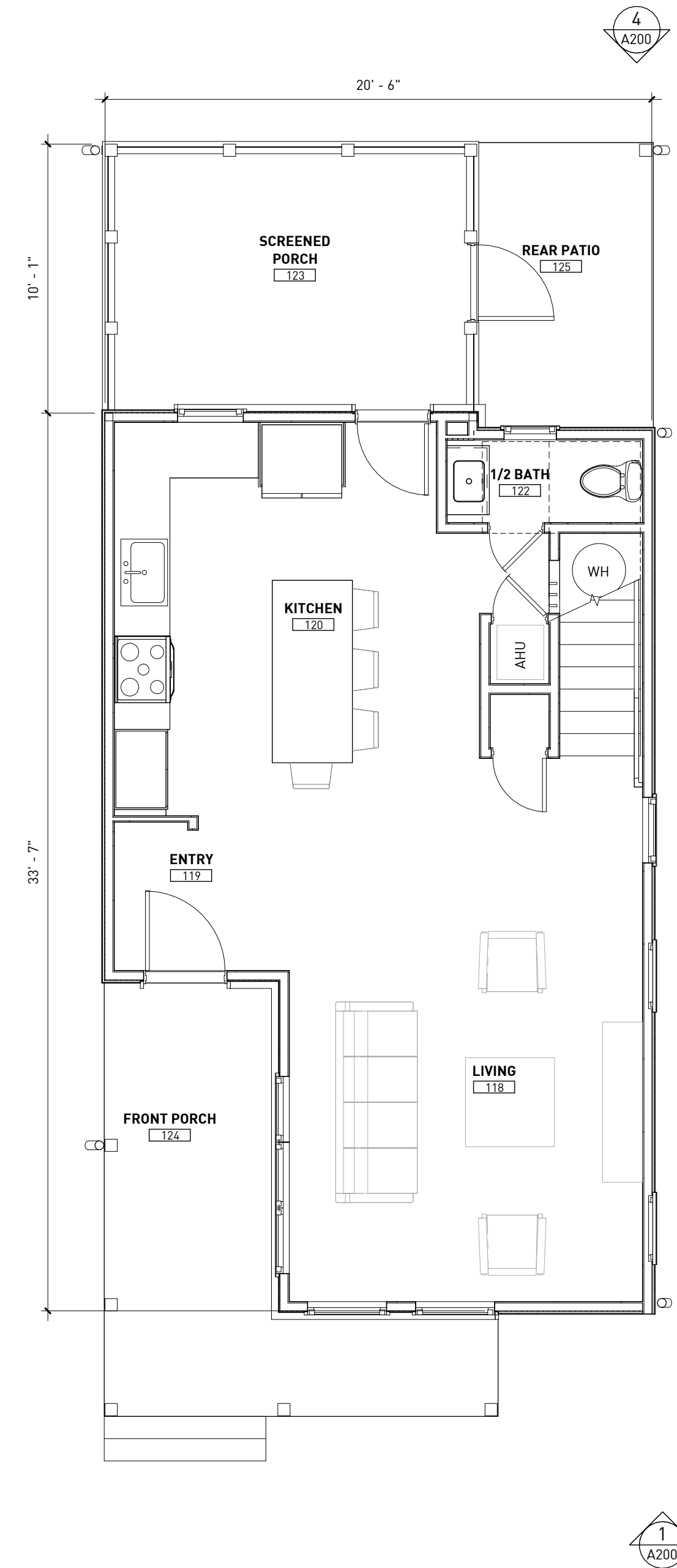
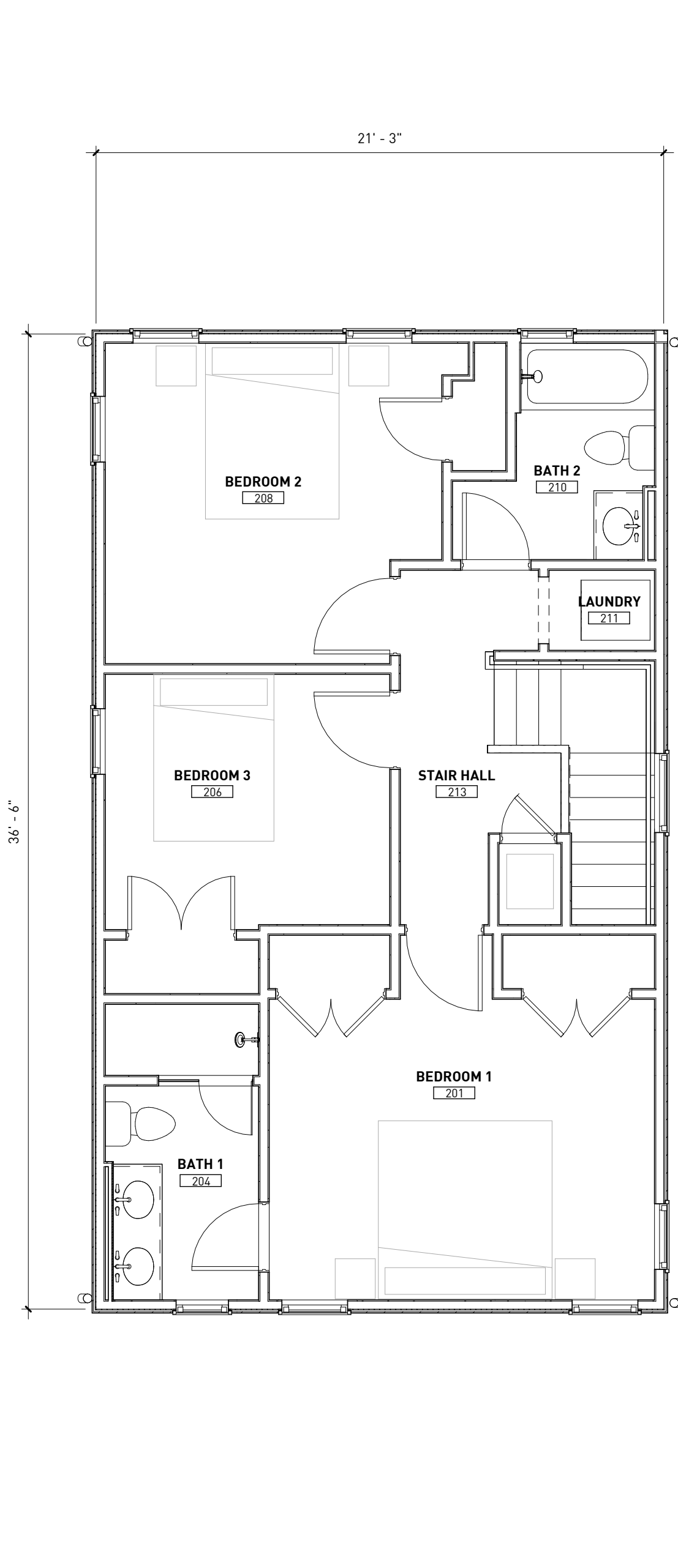
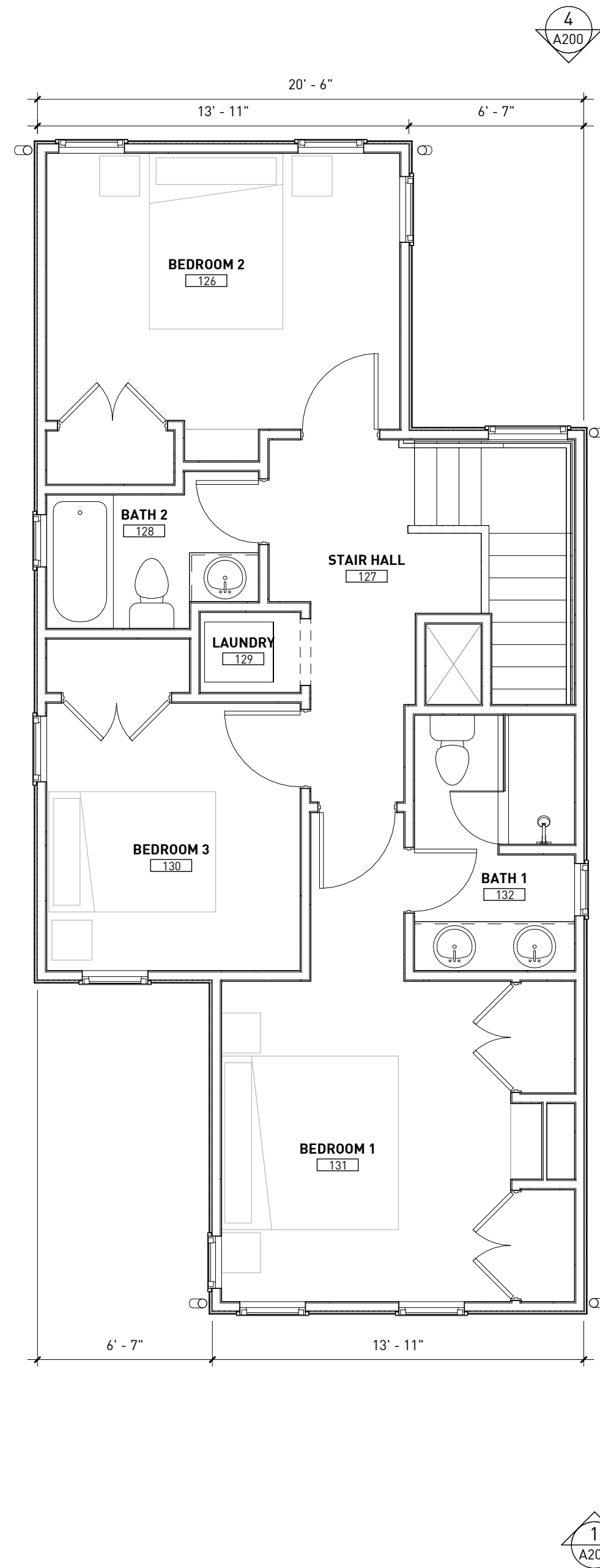
910A & 910B PARRISH STREET
910A & 910B PARRISH ST
RICHMOND, VA 23226

8/31/2022 SUP APPLICATION

A003
SITE PLAN



©2022
718-541-7030





FRONT - LOOKING NORTHWEST 2



FRONT - LOOKING SOUTHWEST 3



907 PARRISH
1/4" = 1'-0" 5

REVISIONS
1 SUP COMMENT RESPONSE 10.7.22

910A & 910B PARRISH STREET
910A & 910B PARRISH ST
RICHMOND, VA 23226

SUP APPLICATION

8/31/2022

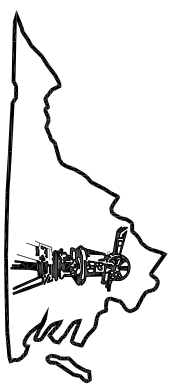
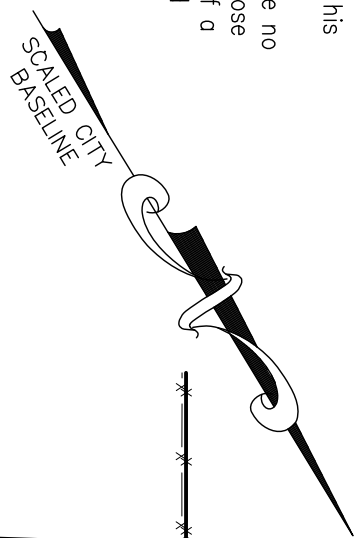
A200
EXTERIOR VIEWS



718-541-7030

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 8-5-2022 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.

This property IS NOT within a FEMA Floodway Hazard as shown on Comm. Panel # 5101290009D Zone: "X" DATED: 4-2-2009



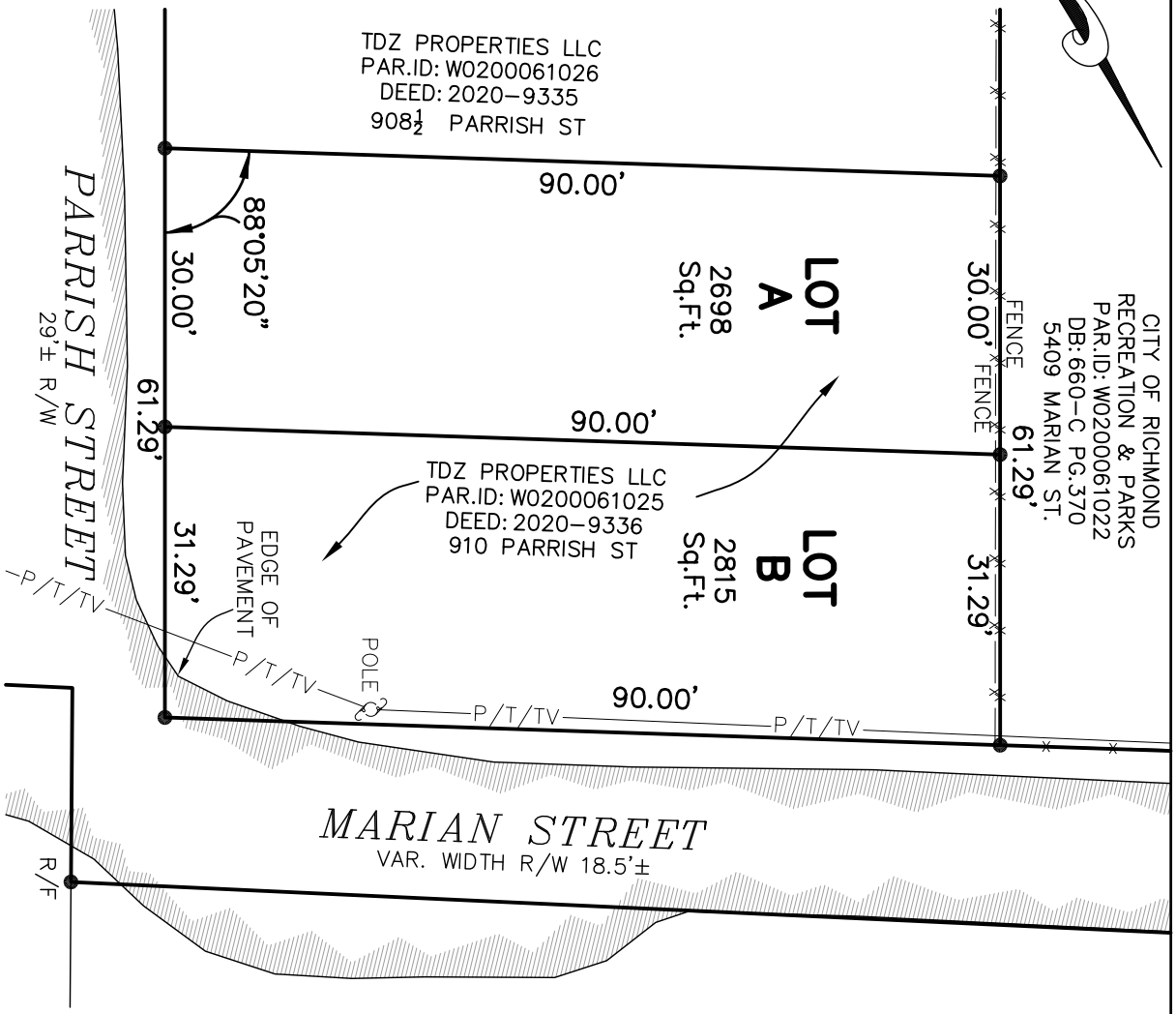
Virginia Surveys

P.O. BOX 118
 CHESTERFIELD, VA 23832
 (804) 748-9481
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DATE: 8-5-2022
 CERTIFIED BY JEFFREY K. FLOYD
 VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'
 JOB NO. 220715185

MAP SHOWING THE DIVISION OF
 No. 910 PARRISH STREET
 IN THE CITY OF RICHMOND, VA.





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

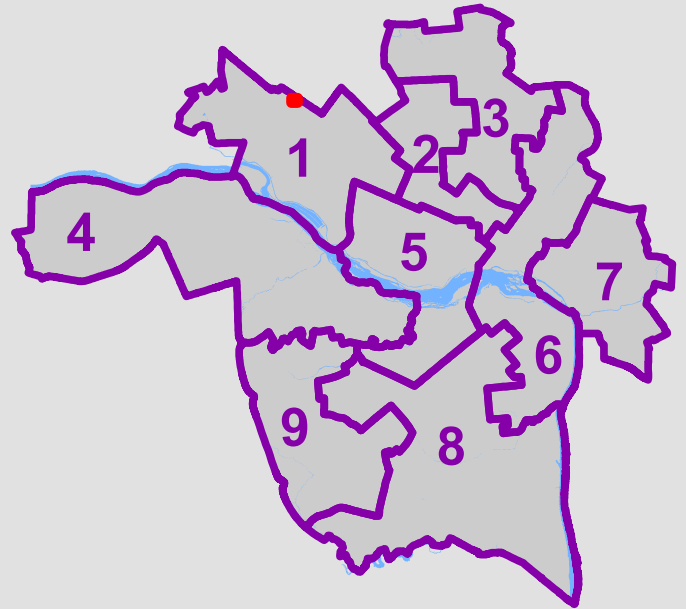
Special Use Permit

LOCATION: 910 Parrish Street

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 1

PROPOSAL: To authorize the special use of the property known as 910 Parrish Street, for the purpose of two single-family detached dwellings, upon certain terms and conditions.



For questions, please contact Matthew Ebinger at 804-646-5789 or matthew.ebinger@rva.gov

