



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: 1823 Rose Avenue Date: 6/7/2021

Tax Map #: N0000330003 Fee: \$300

Total area of affected site in acres: 0.08

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

Zoning

Current Zoning: R-6 Residential

Existing Use: Vacant

Proposed Use

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

Construct a new, single-family dwelling

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

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: Struma LLC

If Business Entity, name and title of authorized signee: George Georgiev

(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: 3006 Lincoln Ave

City: Richmond State: VA Zip Code: 23228

Telephone: (855) 827-2468 Fax: ()

Email: george@fixandpaint.net

Property Owner Signature: Georgi Georgiev

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

June 14th, 2021

*Special Use Permit Request
1823 Rose Avenue, Richmond, Virginia
Map Reference Number: N000-0330/003*

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 1519 Summit Avenue, Suite 102 Richmond, VA 23230

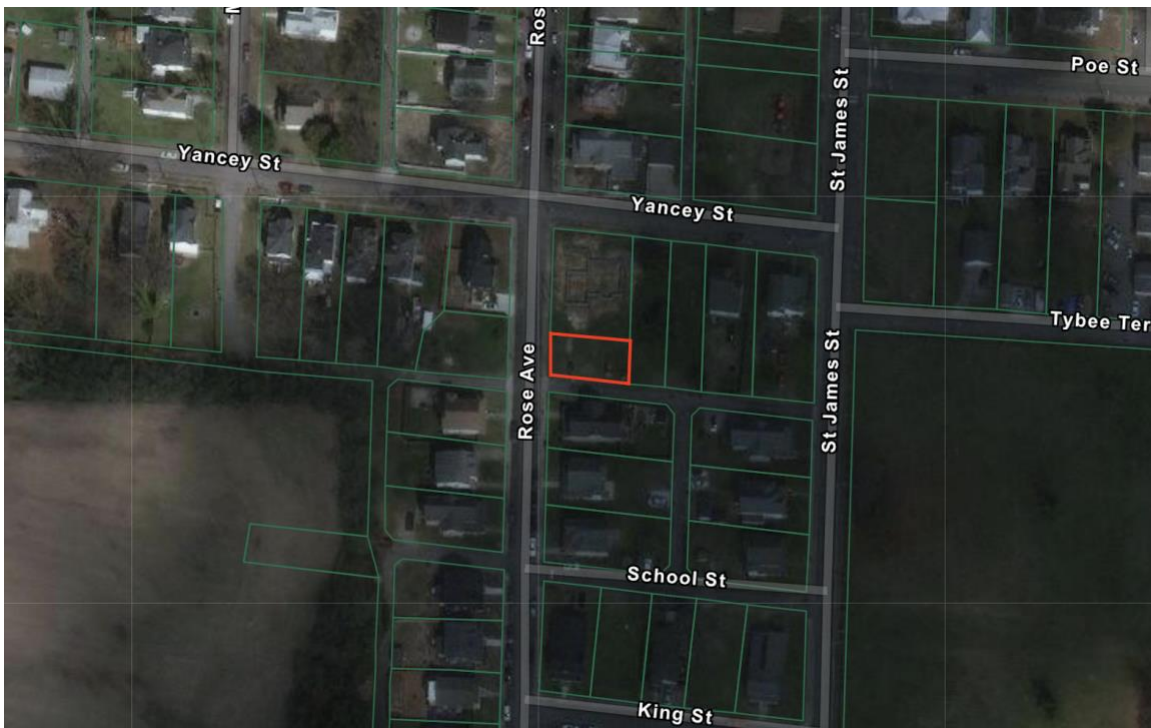
Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 1823 Rose Avenue (the "Property"). The SUP would authorize the construction of a single-family detached dwelling. While single-family use is permitted by the underlying R-6 Single-Family Attached 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 Rose Avenue between School and Yancey Streets. It is referenced by the City Assessor with a tax parcel number of N000-0330/003. The Property is approximately 46 feet in width and 75 feet in depth, contains approximately 3,501 square feet of lot area, and is currently unimproved. Access is provided by an east-west alley that abuts the Property to the south.



The properties in the vicinity are primarily developed with single-family dwellings. The dwellings in the area consist of a range of forms but are primarily two stories and are of frame construction with horizontal lap siding. Further to the west lies the Elson Redmond Golf Complex owned by the City of Richmond Department of Public Works and to the north and east lie properties owned by the City of Richmond Recreation and Parks Department.

EXISTING ZONING

The Property and the surrounding properties are zoned R-6 Single-Family Attached Residential, which permits single-family detached dwellings. Parcels in the area differ in size and frontage with several parcels in the vicinity unable to conform to some of the underlying R-6 feature requirements. North and east of the Property, at the intersection of Poe Street and Lamb Avenue, lies an R-53 zoning district consisting of three parcels.

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 (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 chapter, there are number of supporting objectives, such as (generally):

- 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.

Proposal

PURPOSE OF REQUEST

The SUP would permit the construction of a new, single-family detached dwelling. Absent the requested approval, there is no principal use that would be permitted for the Property. Consistent with the existing dwellings to the south, the new dwelling would front onto Rose Avenue. The new dwelling would be located on the existing parcel which is 46.69 feet in width and contains 3,501.75 square feet of lot area. As a result, the R-6 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 (1) off-street parking space be provided, will be met.

PROJECT DETAILS/DESIGN

The proposed dwelling would be 24'8" in width, 45 feet in depth, and two stories in height. It would include approximately 1,895 square feet of finished floor area and consist of three bedrooms and

two-and-one-half bathrooms. The proposed floor plans are modern and efficient, and designed to meet the needs of the market. The floor plans include a master bedroom with en-suite master bathroom and walk-in closet.

As recommended by Objective 4.1 (b) and (h) in the High-Quality Places chapter of the Richmond 300 Plan, the dwelling's exterior is designed to be modern and distinctive in order to create visual interest. The building would be of frame construction and would be clad in lap siding. A covered rear porch and optional concrete patio would provide usable outdoor space for the future owners.

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 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 we are enthusiastically seeking approval for the construction of a new, single-family detached dwelling on the Property. 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.