



Application for SPECIAL USE PERMIT

RECEIVED

JAN 28 2016

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

Project Name: 1702 FLOYD AVENUE Date: 1/27/16

Property Address: 1702 FLOYD AVENUE Tax Map #: W00000730020

Fee: N/A Total area of affected site in acres: 0.06
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-6

Proposed Use

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

Existing Use: Single Family
Is this property subject to any previous land use cases?

Yes No
 If Yes, please list the Ordinance Number:

Two-Family

Applicant/Contact Person: Ian Chavis

Company: _____

Mailing Address: 1702 FLOYD AVENUE

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 350 5702 Fax: (804) 282 3014

Email: ian.chavis@gmail.com

Property Owner: Ian Chavis

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: same as above

City: _____ State: _____ Zip Code: _____

Telephone: () Fax: ()

Email: _____

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)

1702 Floyd Avenue Applicant Report

The proposed use for the property is two-family. This includes use of the first and second floor area as one (1) unit. The first and second floor is currently a two-bedroom, two-and-a-half bath use. The basement is to be the second (1) unit; currently it has one bath, and would be a studio apartment (one bedroom) with dual entry (front and rear), and interior partitioning around the bathroom only. Therefore, the structure would support three total bedrooms, in two units. There are no exterior alterations, nor alterations to the first and second floors of the structure; the first and second floors are finished.

Assessment records show 1702 Floyd Avenue as 3 bedrooms (also two-family use) and there is space for two off-street parking spaces.

Based on personal inspection, assessment records, and discussions with neighbors the adjacent structures have the following characteristics:

1700 Floyd Avenue: 4 bedrooms (two-family use) with space for two off-street parking spaces

1704 Floyd Avenue: 3 bedrooms (two-family use) with space for two off-street parking spaces

1706 Floyd Avenue: 4 bedrooms (two-family use) with space for two off-street parking spaces

No additional bedrooms are proposed—the tax records will not change. It will remain a 3 bedroom, 3.1 bath structure; no additional traffic, nor congestion would be a result of the change.



Ian Chavis

804-288-8005

1/27/16

37
36
35
34

PARADISE PARK

40

16

33	32	31	30	29	28	27	26	24-1	23	22	21	20	19	
1780	28	26	24	22	20	18	16	14-12	10	08	06	04	02	1700

FLOYD AVE.
W-729

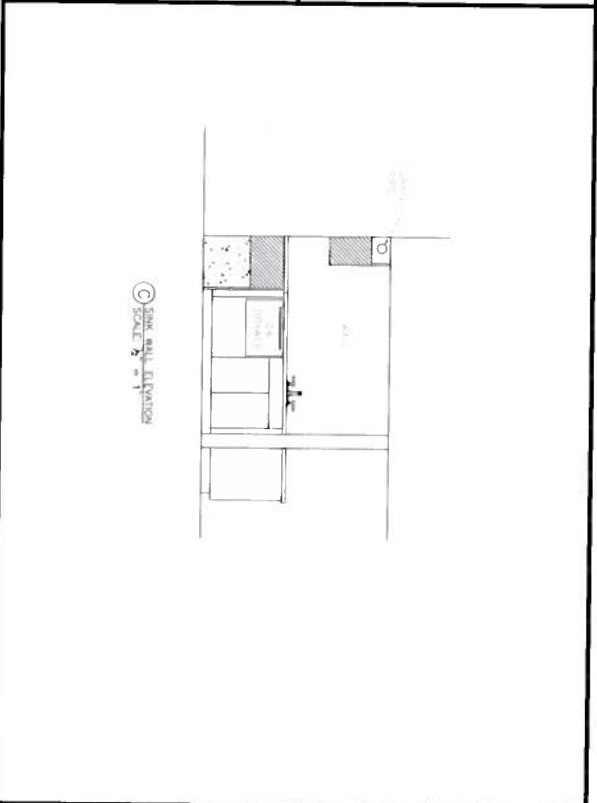
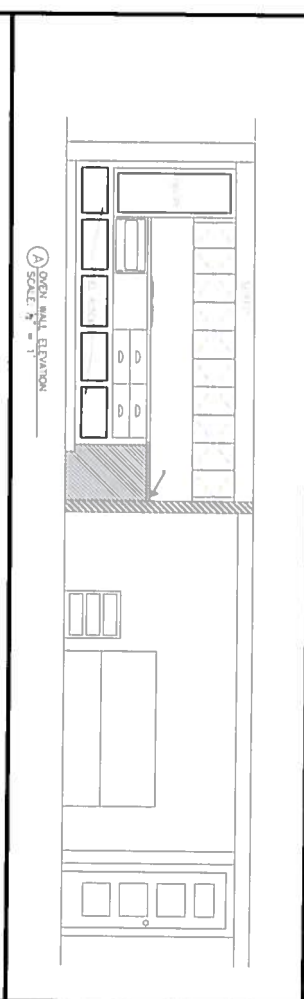
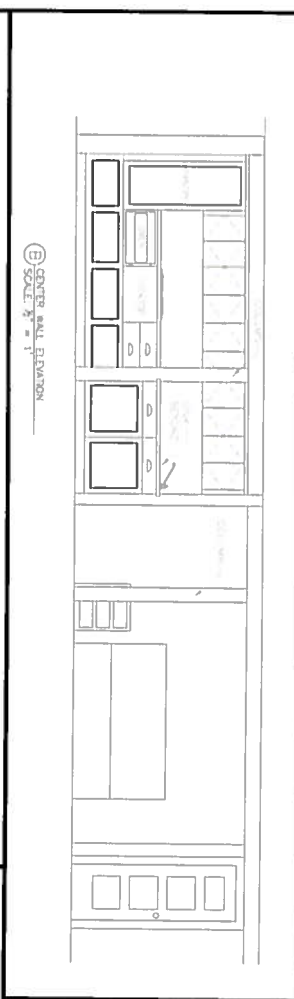
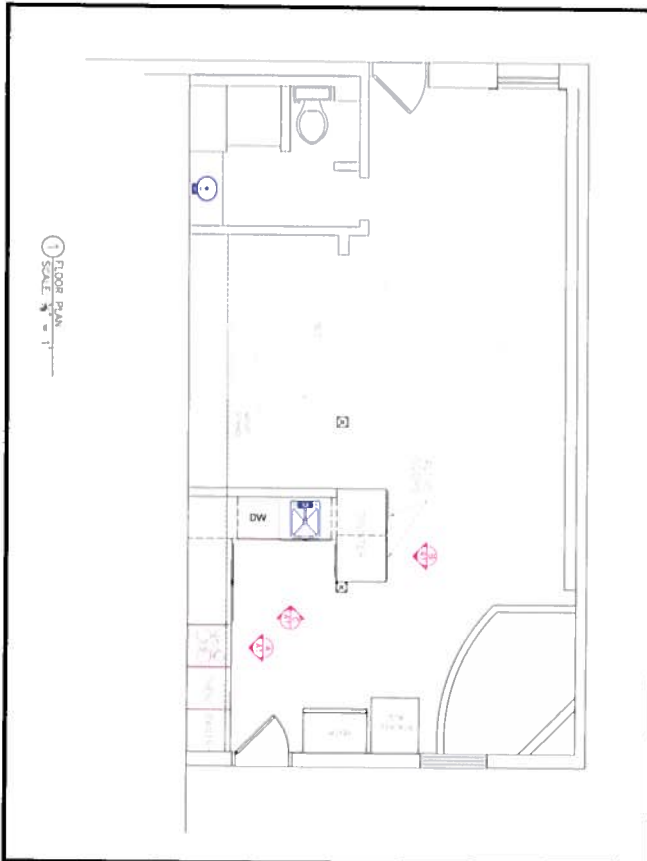
1702 FLOYD AVENUE



W665

N. VINE ST.





A-100
SHEET 03 OF 03

HOUSE RENOVATION
1702 FLOYD AVE. RICHMOND, VA
FLOOR PLAN & ELEVATIONS

DESIGNED BY	ENGLAZA	DATE	1 JULY 2015
DRAWN BY	ENGLAZA	SCALE	AS NOTED
PROJECT NO.		DATE PLOTTED	
PROJECT ADDRESS			
PROJECT NO.			

NO.	REV.	DATE	BY	DESCRIPTION

