



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: 2012 Hanover Avenue, Richmond, VA 23220 Date: 4/27/2022  
 Tax Map #: W0000906024 Fee: \$300.00  
 Total area of affected site in acres: 0.124

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

**Zoning**

Current Zoning: R-6

Existing Use: Residential (Single Family Attached) with separ

**Proposed Use**

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

First level two-car garage under second level artist studio.

Existing Use: Two car garage.

Is this property subject to any previous land use cases?

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

**Applicant/Contact Person:** David R - or - Linda S Lewis

Company: N/A  
 Mailing Address: 2012 Hanover Avenue  
 City: Richmond State: VA Zip Code: 23220  
 Telephone: (571) 213-3169 or (571) 236-0551 Fax: ( )  
 Email: davidlewis83@verizon.net - or - lindalewis47@verizon.net

**Property Owner:** Lewis Revocable Trust Trustees

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.)

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 Telephone: (571) 213-3169 or (571) 236-0551 Fax: ( )  
 Email: davidlewis83@verizon.net - or - lindalewis47@verizon.net

**Property Owner Signature:** *David R Lewis Linda S Lewis*

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**  
**2012 Hanover Avenue - Studio and Garage Construction**  
Prepared: 4/27/2022

As required by the Filing Procedures for a Special Use Permit, the following is provided to satisfy the requirements of a written Applicant's Report.

**Project Description**

Project includes the demolition and replacement of an existing, one-story, two-car garage with a two-story structure consisting of a two-car garage and small hobbyist workshop on the first level and an art studio with wet bar and full bath on the second.

The project complies with City regulations for lot coverage (reference Drawing A0) and height (reference Drawing A3). The project increases property line setbacks on the west side yard and from the alley on the north. The project reduces the setback from the property line on the east side yard. (Compare Drawings D0 and A0 for setback changes.)

**Project History**

During initial courtesy reviews, the City indicated that the project's proposed exterior stairs, which are planned to connect the structure's second level to the main residence back yard (not the alley), required application for a Special Use Permit. Subsequently, and after encouragement from the City, the project's half bath was converted to a full bath because the structure, as presented, was considered to be very close to an Accessory Dwelling Unit. City representative advised that the City would prefer to approve the project as an Accessory Dwelling Unit.

**Specific features of the Special Use that will ensure that it will be compatible with the surrounding area and an appropriate use for the site:**

The first level of the project is a two-car garage set back from the alley north of 2012 Hanover Avenue. Many single and multi-car garages are adjacent to this alley. Also, as noted in the Project Description above, this project replaces an existing two-car garage. This is a typical use and compatible with the surrounding area.

The two-story structure is compatible with the surrounding area as there are similar carriage houses and two-story structures adjacent to alleys throughout the neighborhood (The Fan). There is currently one two-story garage structure on the same alley system as the project.

**Special Use will not be detrimental to the safety, health, morals and general welfare of the community:**

Planned use for the first level garage/workshop will be the same use as for the two-car garage currently at this location and for the many garages currently adjacent to this alley. Use of this garage workshop will be typical, not detrimental.

The second level use will be the same as the art studio which occupies a small corner of a bedroom in the main residence. This use is not detrimental to health, safety, morals or the general welfare of the community.

The appearance of the proposed structure will be an improvement over the appearance of the existing structure and should be considered an enhancement to the neighborhood. (Drawing A3 shows the alley side elevation of the proposed structure.)

Lighting on the alley side of the structure will improve personal safety for individuals in the alley. There is currently no lighting on the alley side of the existing garage.

The siting of the new structure will eliminate a small, dark (though electrically lit) alcove adjacent to the existing garage, which should also be considered a safety improvement over existing conditions in the alley.

**Special Use will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved:**

The current garage is set directly on the shared lot/alley property line. The location of the proposed structure increases the setback from this property line, which will improve alley circulation.

The existing two-car garage is currently used for parking of a car in one garage bay and for a workshop in the second. Addition of a small workshop space to the proposed garage will permit two cars to be parked inside the garage reducing the number of cars parked on streets around the residence. This will tend to reduce traffic congestion around the residence.

**Special Use will not create hazards from fire, panic or other dangers:**

The project will not create additional hazards from fire, panic or other dangers because the first-floor garage use remains unchanged from existing to new. Similarly, the small workshop use will be unchanged from existing to new.

The second-floor art studio will be the same as typical living space throughout the Fan. This space will not include a kitchen. Consequently, fire, panic and other hazards from this studio space will be the same, or less than, those hazards in typical neighborhood homes.

**Special Use will not tend to cause overcrowding of land and an undue concentration of population:**

The new structure does not increase lot coverage over the 55% zoning limit, so it will not cause overcrowding of the lot or land in accordance with City ordinances. Neighborhood population will not increase as a result of this project because 1) the first level use remains unchanged and 2) the second level is intended for use only by the current occupants of 2012 Hanover Avenue, its visitors and possibly, in the distant future, in-home health care professionals as required.

**Special Use will not adversely affect or interfere with public of private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements:**

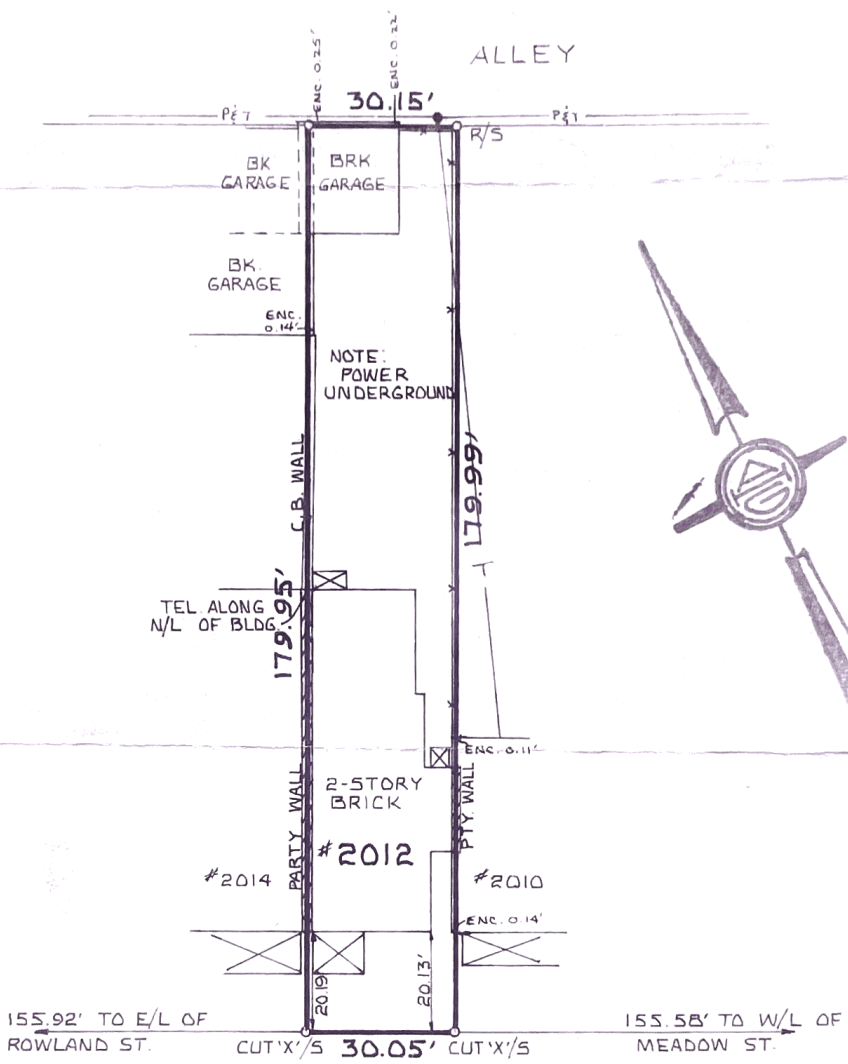
Water and sewage utilities will be connected to the main residence at 2012 Hanover Avenue. The project will not increase the number of occupants of the property. Consequently, the direction of water and sewage flows from the property will remain unchanged. Similarly, due to the unchanged number of lot occupants, demands on schools, parks, playgrounds, transportation and other public amenities will remain the same as current demands.

**Special Use will not interfere with adequate light or air:**

The footprint of the new structure is well within zoning limitations for lot coverage as noted above and in the plans and will not interfere with adequate light or air.

The height of the new project will comply with City height zoning limitations, so it will not interfere with available light or air.

Due to its placement on the north side of the property, the new project will not affect the light available to any housing or garages to the east or west of the property. Houses north of the project, across the alley, are too far away to be affected.



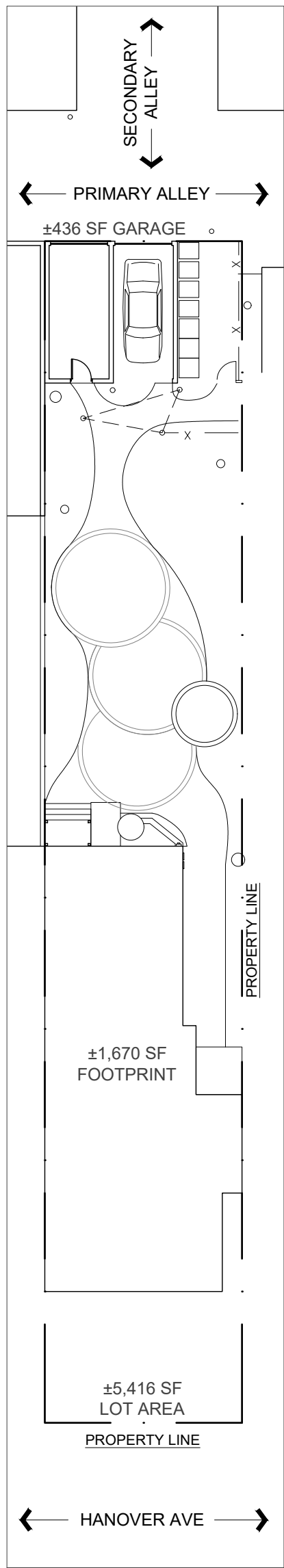
# HANOVER AVENUE

SURVEY OF  
 THE LOT & IMPROVEMENTS THEREON  
 LOCATED AT  
**2012 HANOVER AVENUE**

RICHMOND, VIRGINIA



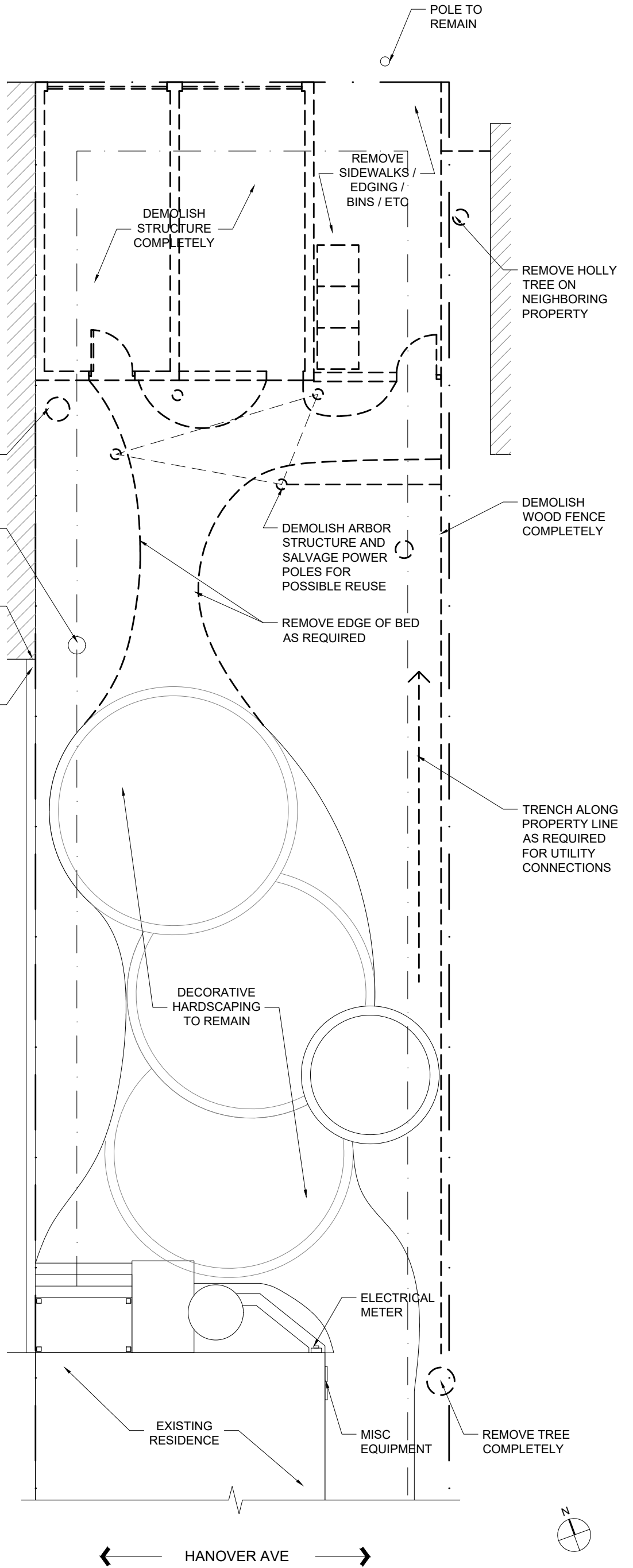
<b>A. G. HAROCOPOS &amp; ASSOCIATES, P.C.</b> CERTIFIED LAND SURVEYOR AND CONSULTANT	
5700-B HOPKINS RD.	RICHMOND VA 23234
Office 271 4734	
Scale 1" = 30'	Date _____ Drawn by _____



EXISTING SITE PLAN

1" = 20'

**55% LOT COVERAGE**  
 ±2,978 SF MAXIMUM  
 ±2,106 SF EXISTING



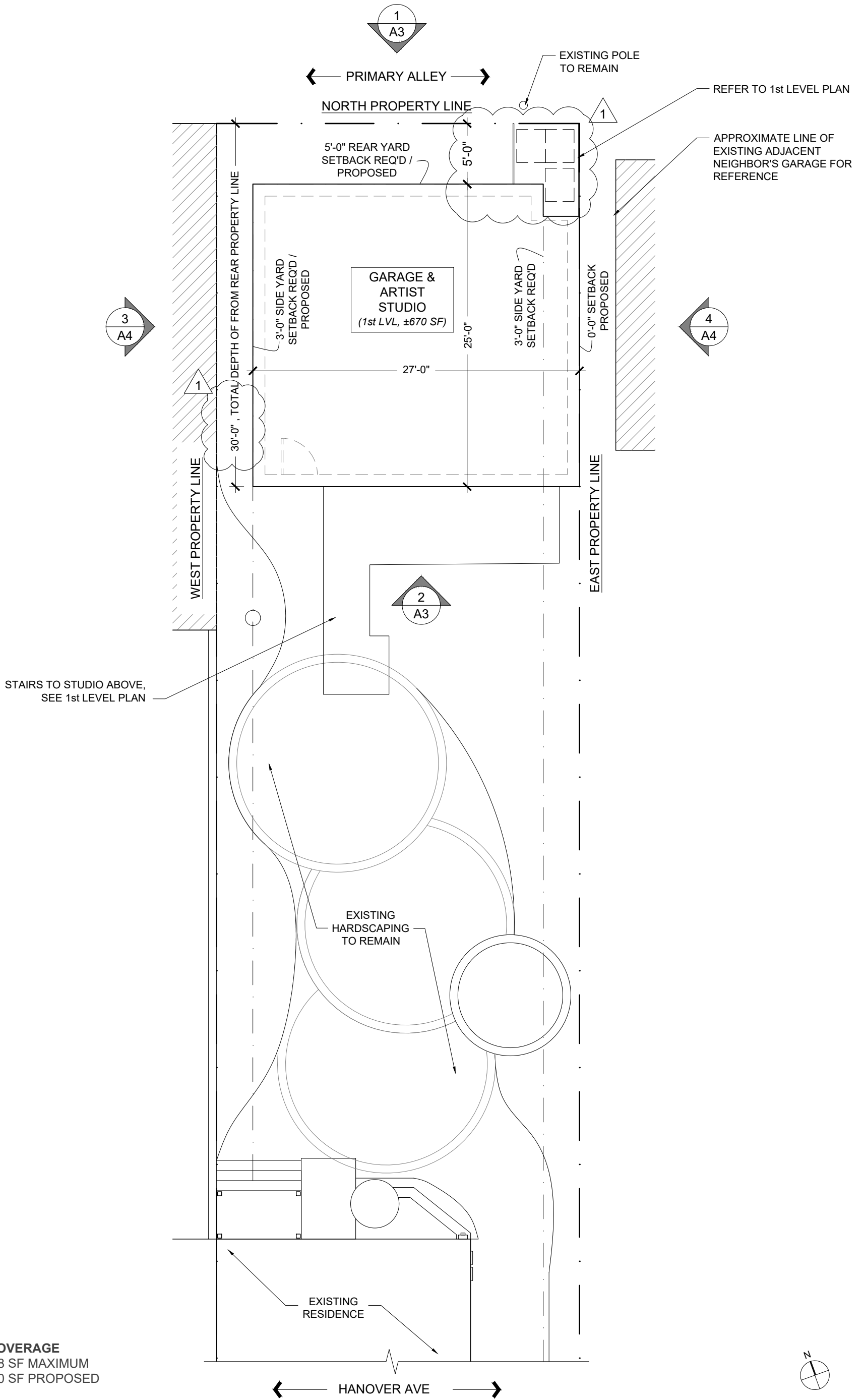
**PROPOSED DEMOLITION SITE PLAN**

1/8" = 1'-0"

**2012 HANOVER AVENUE | STUDIO & GARAGE CONSTRUCTION**

1 COMMENT RESPONSES | 07.19.2022  
 SPECIAL USE PERMIT APPLICATION | 04.04.2022





PROPOSED ARCHITECTURAL SITE PLAN

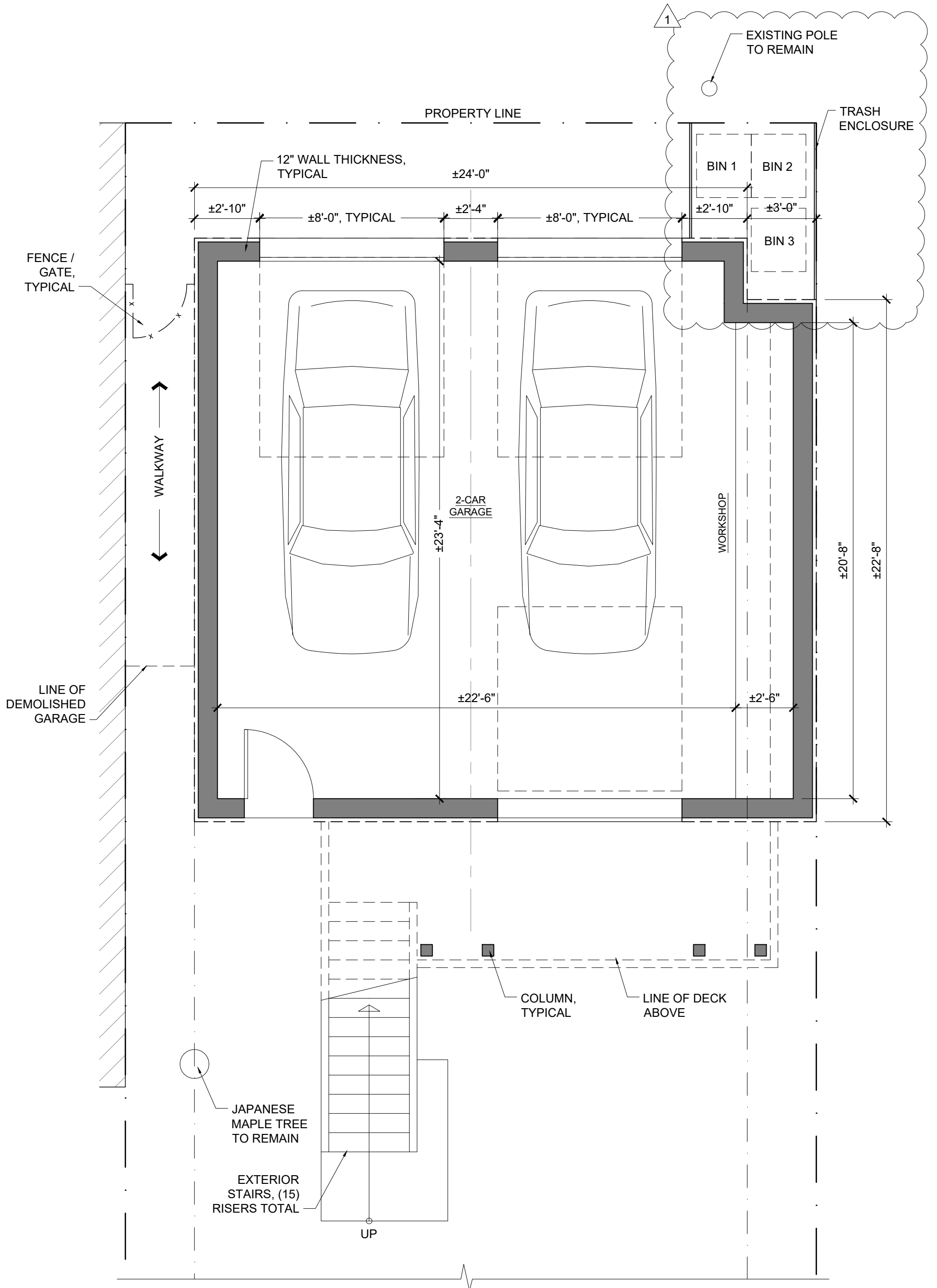
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1/8" = 1'-0"

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A0





PROPOSED 1st LEVEL PLAN

1/4" = 1'-0"

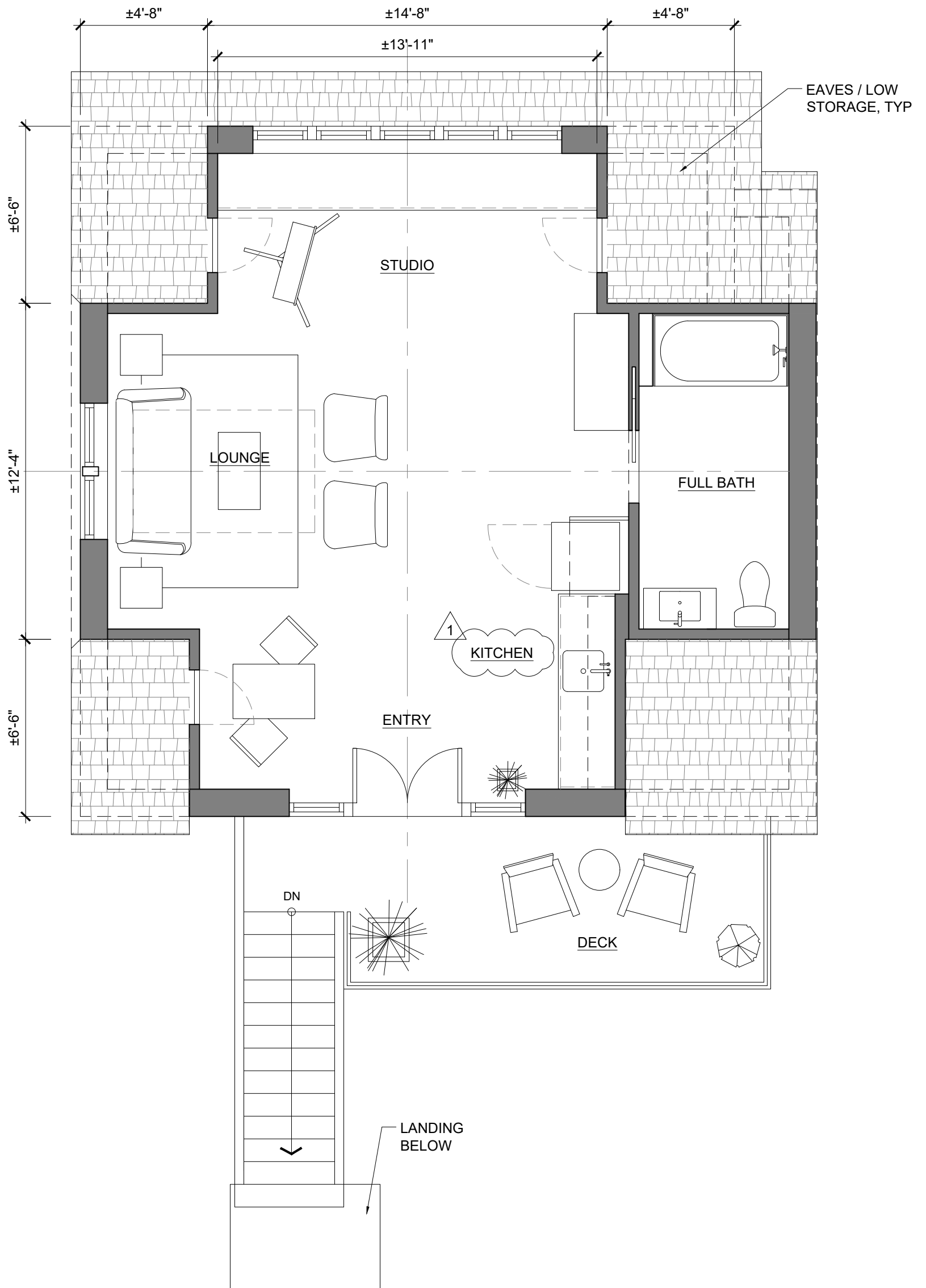
1 COMMENT RESPONSES | 07.19.2022  
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A1







PROPOSED 2nd LEVEL PLAN

1/4" = 1'-0"

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A2





SOUTH | LOT INTERIOR ELEVATION 2



NORTH | ALLEY-FACING ELEVATION 1

PROPOSED ELEVATIONS

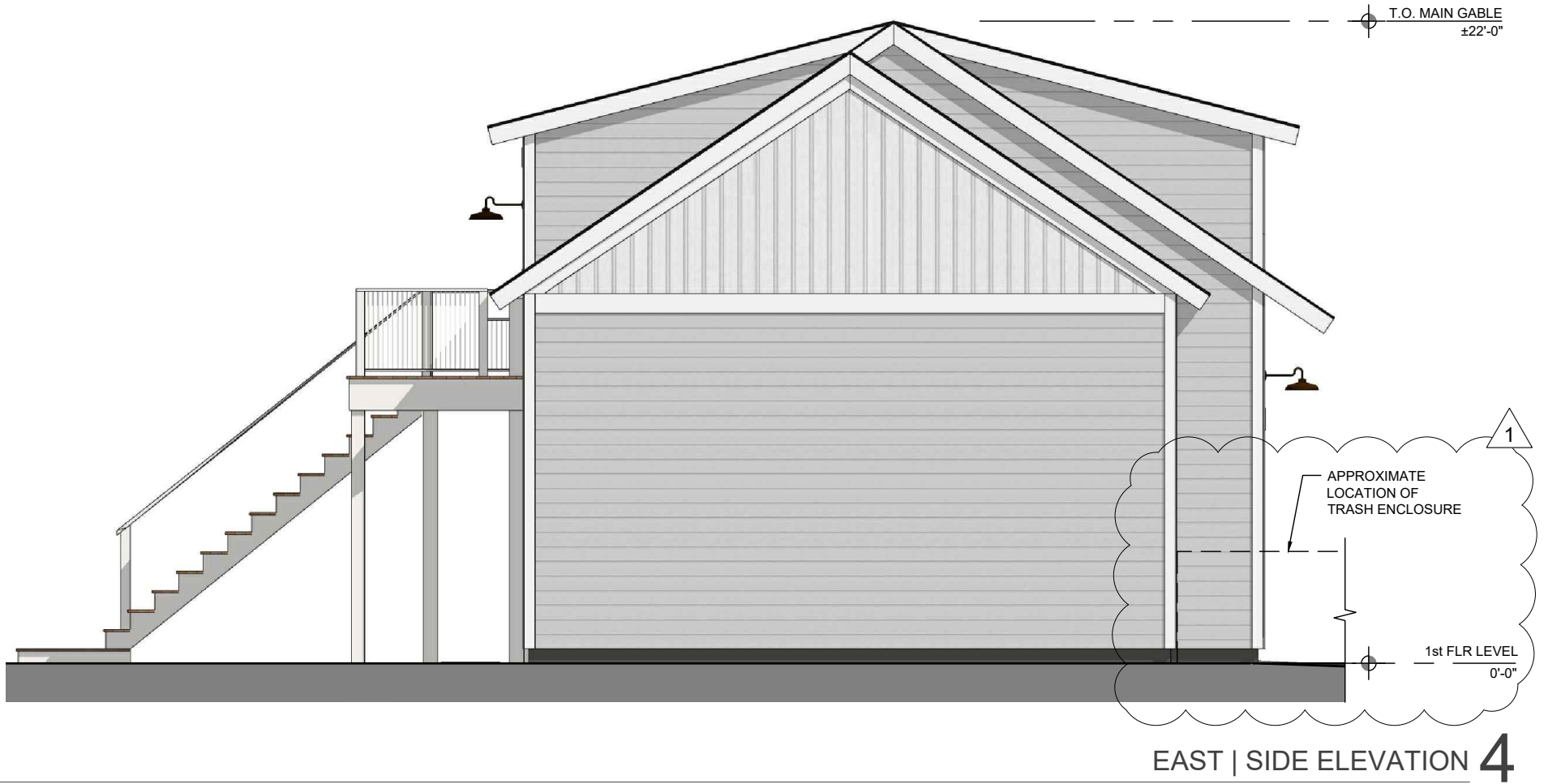
3/16" = 1'-0"

1 COMMENT RESPONSES | 07.19.2022  
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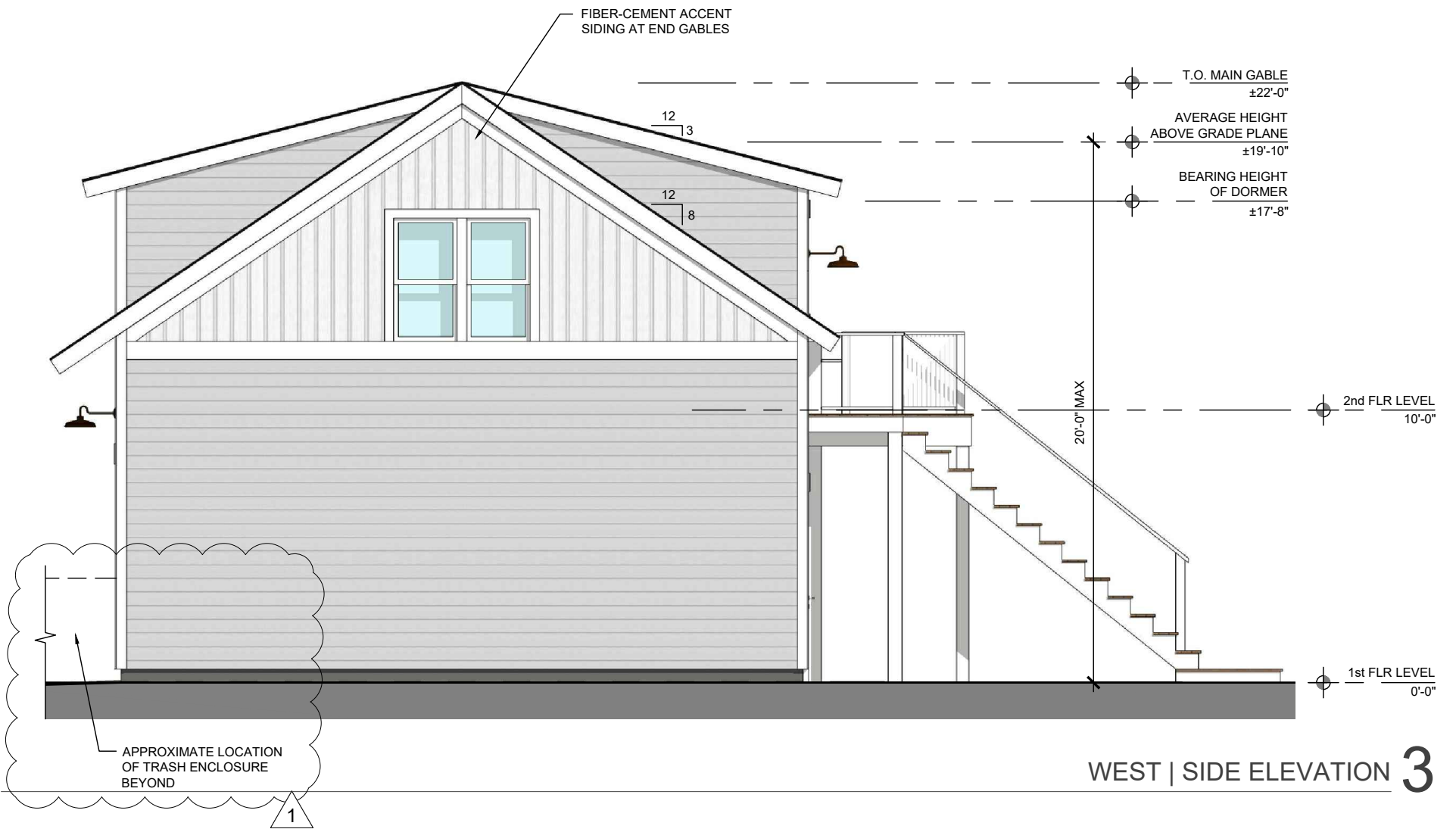
2012 HANOVER AVENUE | STUDIO & GARAGE CONSTRUCTION

A3





EAST | SIDE ELEVATION 4



WEST | SIDE ELEVATION 3

PROPOSED SIDE ELEVATIONS

3/16" = 1'-0"

1 COMMENT RESPONSES | 07.19.2022  
SPECIAL USE PERMIT APPLICATION | 04.04.2022

2012 HANOVER AVENUE | STUDIO & GARAGE CONSTRUCTION

A4

