



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: 912 Tulp St Date: 10/13/2022  
 Tax Map #: E0000423014 Fee: \$2,400  
 Total area of affected site in acres: 0.27

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

**Zoning**

Current Zoning: R-63  
 Existing Use: Church

**Proposed Use**

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

Mixed use (1 commercial + 12 dwelling units)  
 Existing Use: Church

Is this property subject to any previous land use cases?

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

**Applicant/Contact Person:** Lory Markham


Company: Markham Planning  
 Mailing Address: 208 E Grace St  
 City: Richmond State: VA Zip Code: 23219  
 Telephone: (804) 248-2561 Fax: ( )  
 Email: lory@markhamplanning.com

**Property Owner:** TULIP STREET LLC

If Business Entity, name and title of authorized signee: Chris Bishop, Member

(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: 2602 DEEPWATER TERMINAL RD  
 City: Richmond State: VA Zip Code: 23234  
 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)



October 20, 2022

Mr. Kevin Vonck  
Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219  
[kevin.vonck@richmondgov.com](mailto:kevin.vonck@richmondgov.com)

RE: Applicant's Report for Special Use Permit at 912 Tulip Street

Dear Mr. Vonck

Please accept this letter as the Applicant's Report for the request for a Special Use Permit for the following property:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
912 Tulip St	E0000423014	0.27	R-63	Tulip Street LLC

With this application, the property owner is petitioning the City Council for a Special Use Permit to authorize a ~~four~~-story mixed-use development with a ~~ground level~~ commercial space and ~~12~~ dwelling units. **"three"** **"13"**

### ***Property***

The property is one parcel located in the City's Union Hill Old and Historic District near the northwest corner of the intersection of Tulip and Venable Streets. The parcel is currently zoned R-63 Multifamily Urban and contain a total of 0.22 acres of land area. The parcel is currently improved with a one-story, 2,976 SF building that is in deteriorated condition.

Surrounding properties are also located in the R-63 district and consist primarily of residential uses including a four-story multifamily building on the same block.

### ***Zoning Regulations & Proposal***

The subject property is located in the R-63 zoning district. The intent of the R-63 district is to encourage development of medium density neighborhoods comprised of a mix of residential uses and to promote a pedestrian oriented urban environment that is primarily residential in character, but that includes limited nonresidential uses that serve many of the day-to-day convenience needs of neighborhood residents and provide opportunities for residents to live and work within the neighborhood.

Multifamily dwellings are permitted on lots larger than 4,000 SF and require a minimum of 1,000 SF of lot area per unit. Limited commercial uses designed to serve the surrounding residents are also permitted on corner lots. As the parcel contains 9,518 SF of land area. Under normal zoning regulations, a maximum of nine dwelling units would be permitted.

The property owner is requesting a Special Use Permit to authorize a development with ~~12~~<sup>"13"</sup> dwelling units, ~~a~~ ground level commercial space, and an off-street parking area with 9 spaces. The building would have minimal setbacks and have architectural features that complement the historic nature of the neighborhood. In addition, the proposed commercial space at 2,700 +/- SF is large enough to host a number of potential businesses to serve the residents of the neighborhood.

### ***Richmond 300 Master Plan***

The surrounding properties are designated for future land use as Neighborhood Mixed-Use by Richmond 300. These areas are existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

These areas also feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas.

The proposed development would provide a commercial space to serve the surrounding neighborhood while providing new housing units at a density that is consistent with the regulations of the underlying zoning.

### ***City Charter Conditions***

For this reason, we trust that you will agree with us that a Special Use Permit authorizing a mixed use development at 912 Tulip St would support the efforts to develop the property in a manner consistent with the Plan; and that this request meets the City Charter considerations to be observed in the granting of Special Use Permits.

Thank you for your consideration of this application. Please feel free to contact me at [lory@markhamplanning.com](mailto:lory@markhamplanning.com) or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Lory Markham', written in a cursive style.

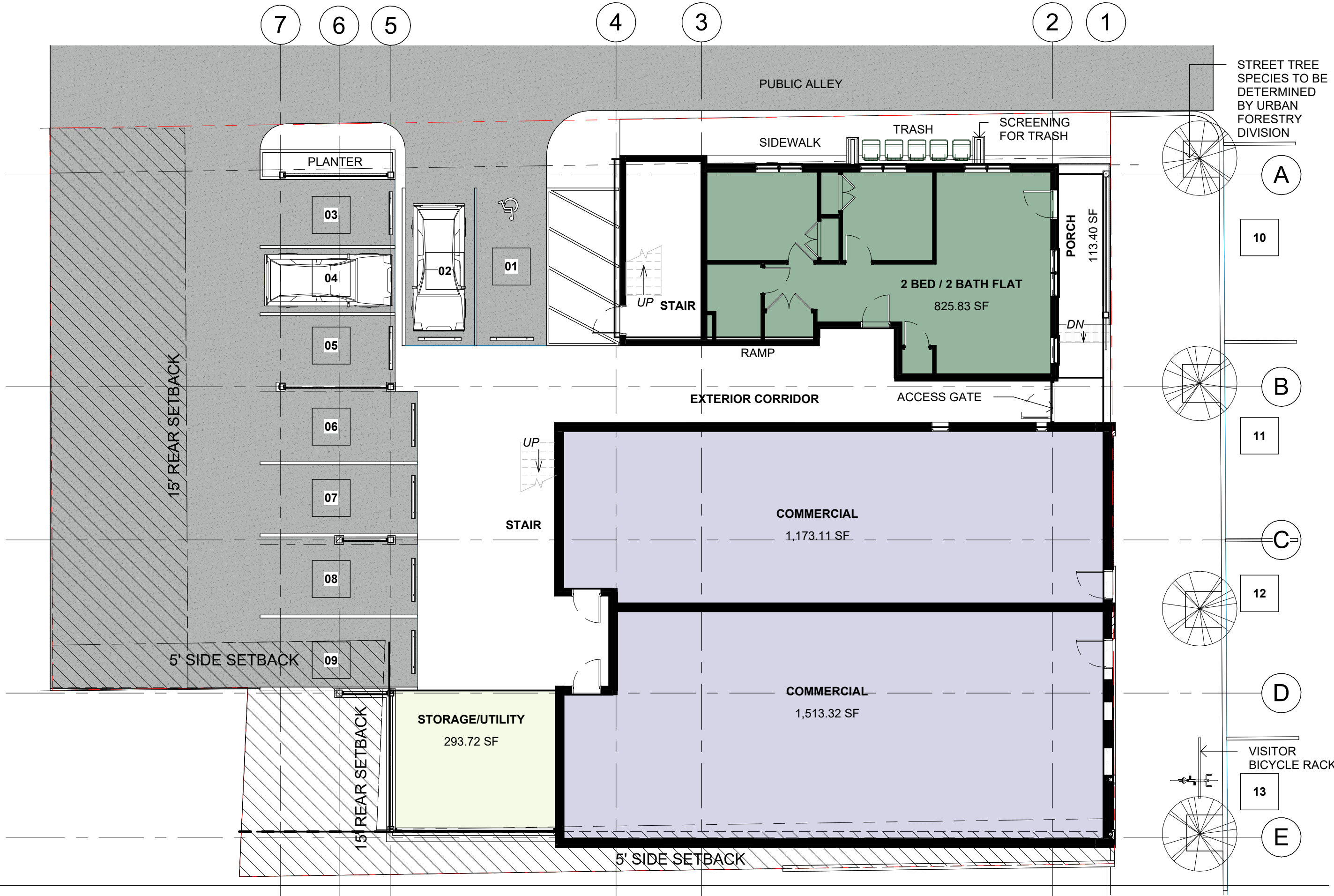
Lory Markham

Enclosures

cc: The Honorable Cynthia I. Newbille, 7<sup>th</sup> District Council Representative  
Alyson E. Oliver, Secretary to the City Planning Commission

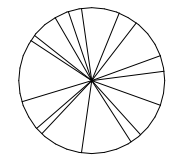
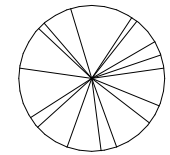
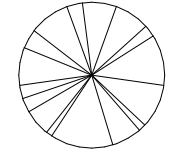
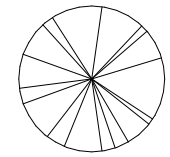
# 912 TULIP STREET

## SUP APPLICATION



**LEVEL 1**  
912 TULIP STREET

03/21/2023



# FLOOR PLAN LEVEL 2

TULIP STREET MIXED-USE | 13 FEBRUARY 2023





# FLOOR PLAN LEVEL 3

TULIP STREET MIXED-USE | 13 FEBRUARY 2023







**FINISH NOTES** EAST ELEVATION 1  
1/4"=1'-0"

- PB - 01 EXISTING PAINTED BRICK, REPOINT AND REPAINT, WHITE.
- PB - 02 WATSONTOWN BRICK COMPANY, CENTRAL PARK, KT TEXTURE.
- PB - 06 SOLDIER COURSE MATCH FIELD BRICK
- PP - 02 HARDI LAP SIDING SMOOTH, PEARL GRAY
- PP - 04 HARDI TRIM SMOOTH, ARCTIC WHITE
- PP - 05 HARDI TRIM SMOOTH, IRON GREY
- PR - 01 PAINTED STEEL RAIL, BLACK

# TULIP ST ELEVATION (EAST)



**ELEVATION NOTES**

**KEYNOTES**

04 20 00.A01 BRICK VENEER  
08 55 00 ALUMINUM CLAD WOOD WINDOW

**TYPICAL ASSEMBLIES**

**FINISH NOTES**

- PB - 01 EXISTING PAINTED BRICK, REPOINT AND REPAINT, WHITE.
- PB - 02 WATSONTOWN BRICK COMPANY, CENTRAL PARK, KT TEXTURE.
- PB - 06 SOLDIER COURSE MATCH FIELD BRICK
- PP - 02 HARDI LAP SIDING SMOOTH, PEARL GRAY
- PP - 04 HARDI TRIM SMOOTH, ARCTIC WHITE
- PP - 05 HARDI TRIM SMOOTH, IRON GREY
- PR - 01 PAINTED STEEL RAIL, BLACK

# NORTH ELEVATION

TULIP STREET MIXED-USE | 13 FEBRUARY 2023





**ELEVATION NOTES**

**KEYNOTES**

- 04 20 00.A01 BRICK VENEER
- 07 46 46.A01 FIBER CEMENT LAP SIDING
- 08 55 00 ALUMINUM CLAD WOOD WINDOW

**TYPICAL ASSEMBLIES**

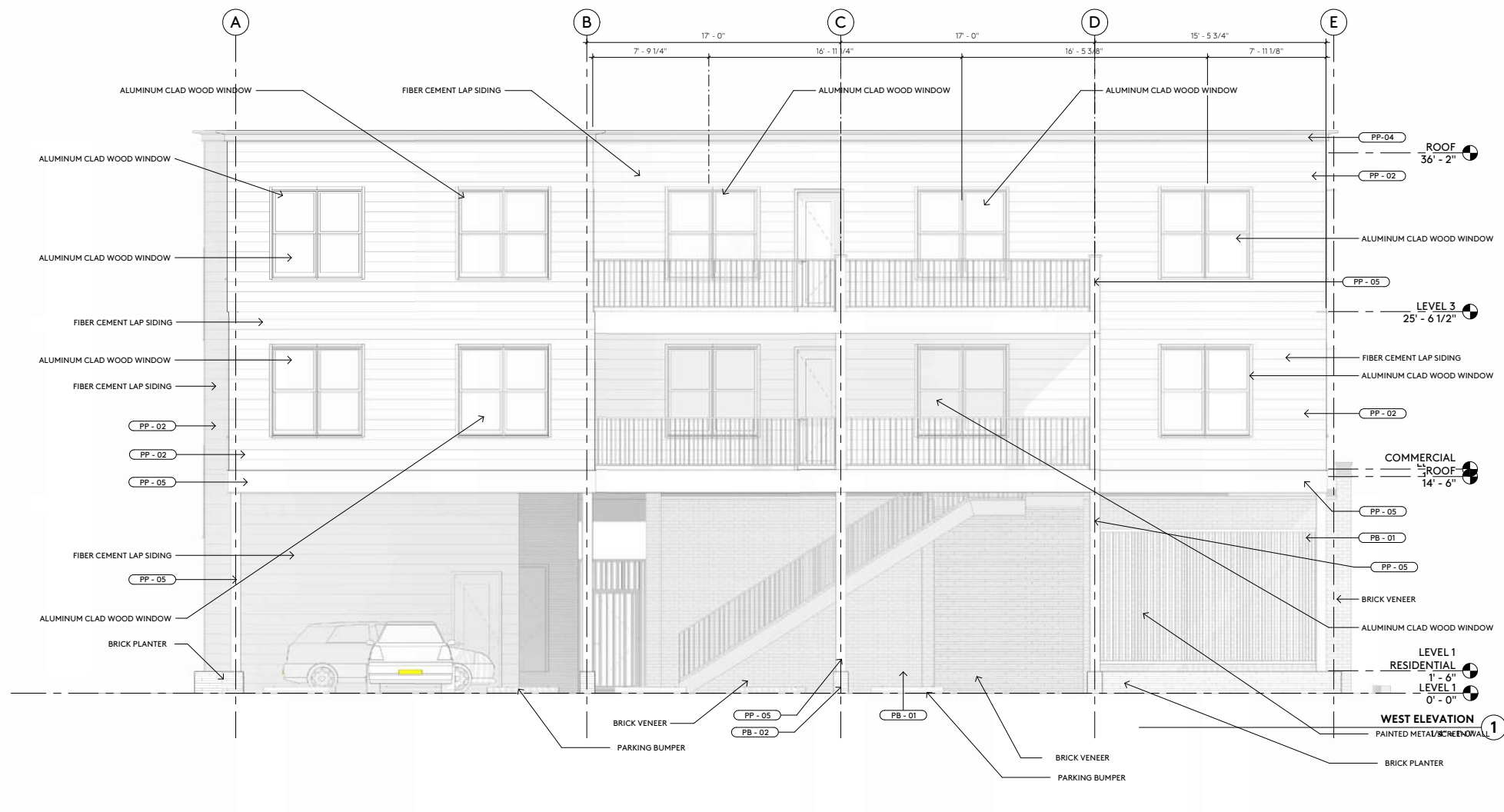
**FINISH NOTES**

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- PB - 06 SOLDIER COURSE MATCH FIELD BRICK
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- PP - 04 HARDI TRIM SMOOTH, ARCTIC WHITE
- PP - 05 HARDI TRIM SMOOTH, IRON GREY
- PR - 01 PAINTED STEEL RAIL, BLACK

# SOUTH ELEVATION

TULIP STREET MIXED-USE | 13 FEBRUARY 2023





### FINISH NOTES

- PB - 01 EXISTING PAINTED BRICK, REPOINT AND REPAINT, WHITE.
- PB - 02 WATSONTOWN BRICK COMPANY, CENTRAL PARK, KT TEXTURE.
- PB - 06 SOLDIER COURSE MATCH FIELD BRICK
- PP - 02 HARDI LAP SIDING SMOOTH, PEARL GRAY
- PP - 04 HARDI TRIM SMOOTH , ARCTIC WHITE
- PP - 05 HARDI TRIM SMOOTH , IRON GREY
- PR - 01 PAINTED STEEL RAIL, BLACK

# WEST ELEVATION

TULIP STREET MIXED-USE | 13 FEBRUARY 2023





# CONCEPTUAL AXON

TULIP STREET MIXED-USE | 13 FEBRUARY 2023





# CONCEPTUAL AXON

TULIP STREET MIXED-USE | 13 FEBRUARY 2023



**8" LAP SIDING**

JAMES HARDIE (FIBER CEMENT)  
SMOOTH, PEARL GRAY



**TRIM BOARDS**

JAMES HARDIE - FIBER CEMENT  
5/4 NT3 SMOOTH  
ARTIC WHITE/IRON GRAY



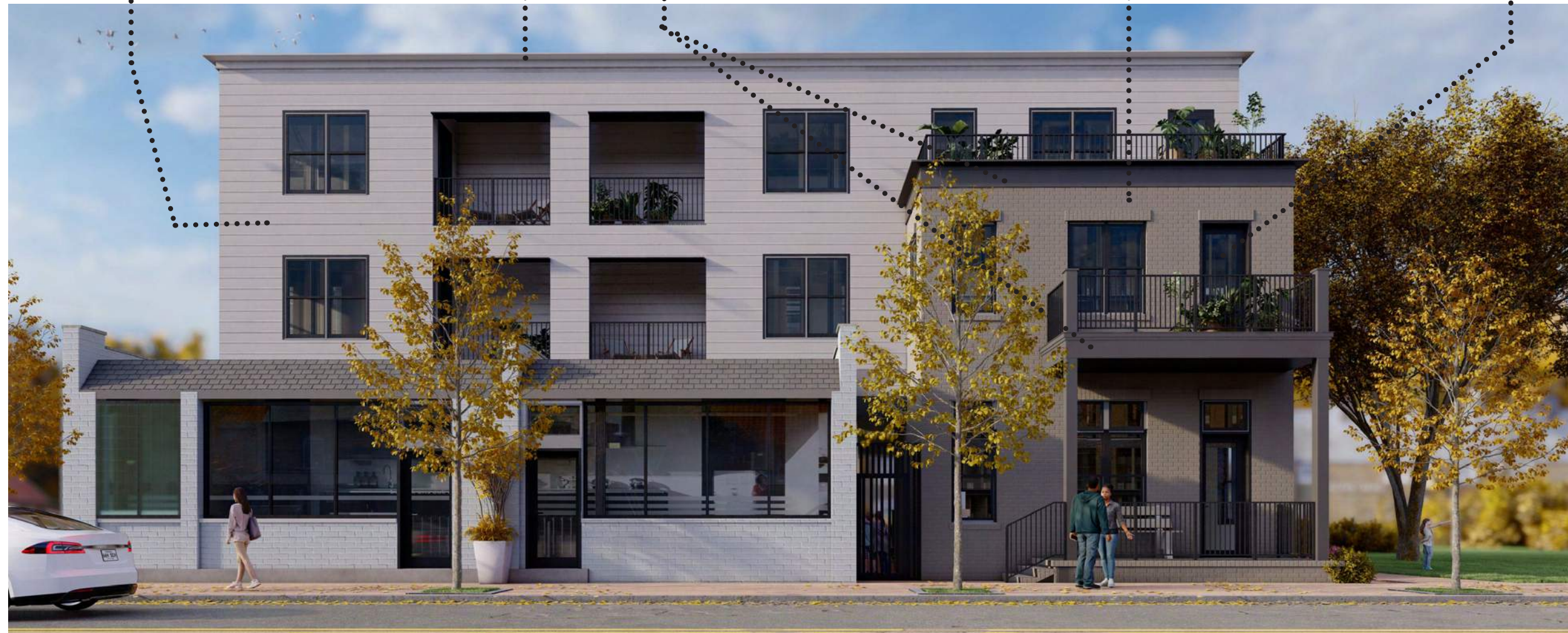
**BRICK VENEER**

WATSONTOWN BRICK COMPANY  
(CENTRAL PARK, KT TEXTURE)



**WINDOWS AND DOORS**

ALUMINUM CLAD WOOD  
BLACK

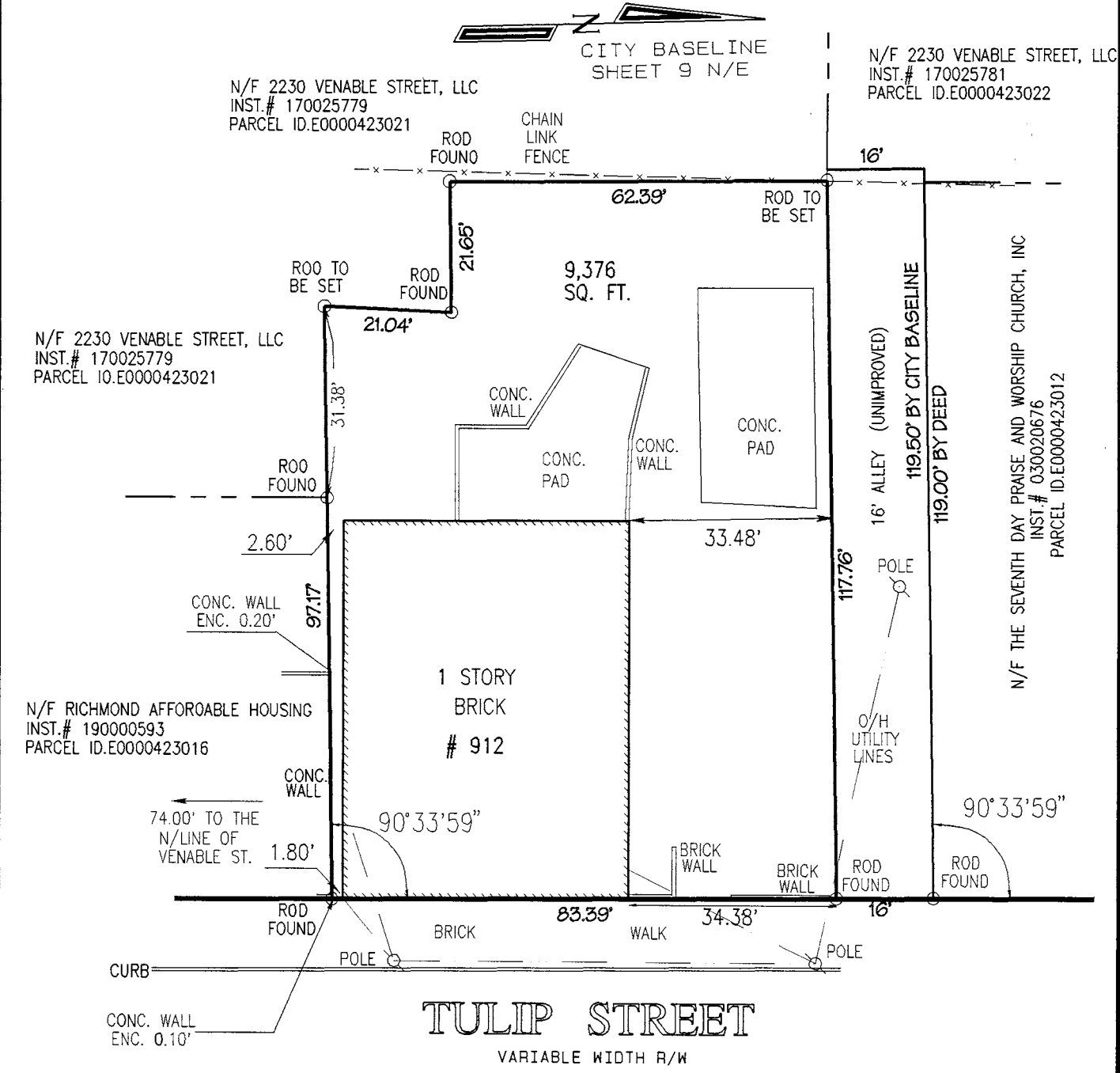


**EAST ELEVATION**

# MATERIALS: ELEVATIONS

TULIP STREET MIXED-USE | 13 FEBRUARY 2023

FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): TUPIP STREET, LLC INST.# 210030201 PARCEL ID E0000423014



(PHYSICAL SURVEY)  
**SURVEY & PLAT OF # 912 TULIP STREET,  
 IN THE CITY OF RICHMOND, VIRGINIA**  
 SCALE: 1" = 25'

THIS IS TO CERTIFY THAT ON FEBRUARY 17, 2022, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



**FREDERICK A. GIBSON  
 & ASSOCIATES, P.C.**  
 LAND SURVEYORS  
 11521-G MIDLOTHIAN TURNPIKE  
 NORTH CHESTERFIELD, VIRGINIA 23235  
 PHONE 804 378-4485 FAX 804 378-4487

LEGEND	
⊙	= IRON ROD FOUND
●	= IRON ROD SET
UNLESS OTHERWISE NOTED.	
PROJECT # 2202-07	





# City of Richmond Department of Planning & Development Review

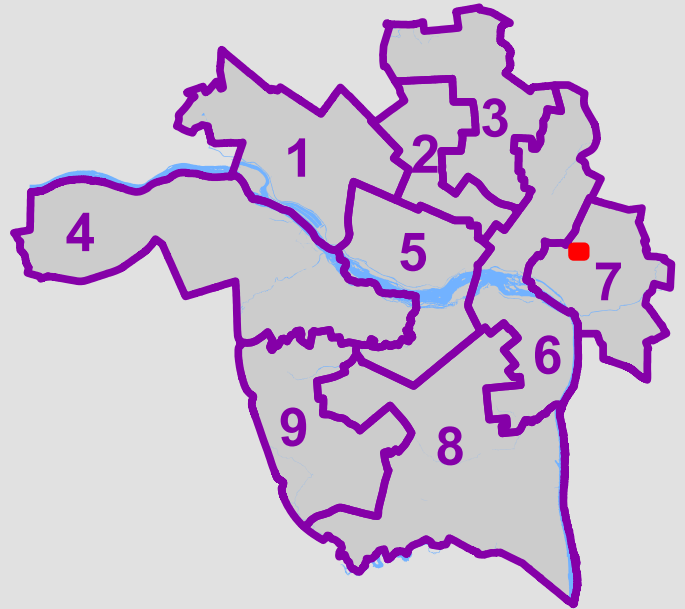
## Special Use Permit

**LOCATION:** 912 Tulip Street

**APPLICANT:** Markham Planning

**COUNCIL DISTRICT:** 7

**PROPOSAL:** To authorize the special use of the property known as 912 Tulip Street for the purpose of a mixed-use building, with off-street parking, upon certain terms and conditions.



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

