



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: 513 Northside Avenue Date: 09/02/2020
Tax Map #: N0001147004 Fee: 300
Total area of affected site in acres: 0.121

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

Zoning

Current Zoning: R-5

Existing Use: One Single Family Detached Dwelling

Proposed Use

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

Addition of one (1) Accessory Dwelling Unit
Existing Use: One Single Family Detached Dwelling

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Charlie Wilson and Jennifer VanSteenburgh

Company: Baker Development Resources
Mailing Address: 513 Northside Avenue
City: Richmond State: VA Zip Code: 23222
Telephone: (804) 822-5428 Fax: ()
Email: charlie@bakerdevelopmentresources.com

Property Owner: Charlie Wilson and Jennifer VanSteenburgh

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: 513 Northside Avenue
City: Richmond State: VA Zip Code: 23222
Telephone: (804) 822-5428 Fax: ()
Email: charlie@bakerdevelopmentresources.com

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

SEPTEMBER 2, 2020

REVISED MARCH 8, 2021

*Special Use Permit Request
513 Northside Avenue, Richmond, Virginia
Map Reference Numbers: N000-1147-004*

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:	Charles Wilson and Jennifer VanSteenburgh 513 Northside Avenue Richmond, VA 23222

Introduction

We are the owners and current residents of 513 Northside Avenue (the "Property"), and are requesting a special use permit (the "SUP") for the Property. The SUP would authorize the construction of an accessory dwelling unit ("ADU") to the rear of the existing primary single-family detached dwelling. Because ADUs are not a permitted use in the R-5 Single Family Residential zoning district, the SUP is required to authorize the request.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the south side of Northside Avenue between Richmond-Henrico Turnpike and Wellington Street. The Property is referenced by the City Assessor as 513 Northside Avenue, with a tax parcel number of N000-1147/004. The Property is 50 feet in width and 105 feet in depth, contains approximately 5,250 square feet of lot area, and is currently improved by a split-level single-family detached dwelling that was constructed in 1967 and was recently renovated. According to its deed history, the Property is comprised of two (2) lots that are 25 feet in width, further being Lots 5 and 6 of the original Northside Place subdivision from 1907.



The properties on the south line of Northside Avenue in this block are occupied by single-family dwellings, with the exception of a two-family dwelling at the eastern portion of the block. The north side of Northside Avenue in this block is predominately occupied by single family dwellings, with the exception of a two-family dwelling at the corner of Northside Avenue and Wellington Street. Moving towards the nearby corridors of Brookland Park Boulevard to the south and Meadowbridge Road to the east, there are a variety of residential densities. Some examples are a

four-family dwelling found on the 600-block of Northside Avenue, a two-family dwelling on the 500-block of Arnold Avenue, and an accessory dwelling unit that was authorized by a special use permit at the corner of Craigie Avenue and Wellington Street. The aforementioned commercial corridors are both within walking distance and include a variety of commercial, residential, office, mixed-use and institutional uses.

EXISTING ZONING

The Property and the surrounding properties are zoned R-5 Single-Family Residential, which only permits single-family detached dwellings as a residential use. The overwhelming majority of properties in the immediate vicinity do not conform to the feature requirements, and frequently the use requirements, that are applicable to this district.

MASTER PLAN DESIGNATION

The Master Plan (2000) recommends "Single-Family (low-density)" for the Property. The Master Plan describes this land use category as follows: "Primary uses are single-family detached dwellings, at densities up to seven units per acre...Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5."

The Master Plan includes other written policy guidance that is applicable to the proposal, including:

- The desire for increased opportunities for residential development
- The recognition that the vast majority of opportunities for new development are located in the context of existing neighborhoods

The draft Richmond 300 plan, which is currently undergoing staff review, recommends "Residential" for the Property. Within this designation, accessory dwelling units are listed as appropriate primary uses (p. 52). Furthermore, within the "Inclusive Housing" chapter of the draft plan, there are two objectives that support this request. The two objectives, to "assist households to age in place in their neighborhoods," and "to encourage more housing types throughout the City," both suggest that the Zoning Ordinance should be amended to "allow accessory dwelling units in all residential zones," (p. 144-145).

Proposal

PURPOSE OF REQUEST

The SUP would permit the construction of an ADU to the rear of the Property. As previously mentioned, ADUs are not a permitted use in the R-5 Single Family Residential District, which is the sole reason for this SUP request. All other feature requirements in the R-5 District that are applicable to the Property will be adhered to, such as the 5-foot rear- and side-yard setback requirements, and the 35% maximum lot coverage requirement.

The proposed development is consistent with the intended density for the Property. As mentioned previously, the Property, which is 50 feet in width, consists of two (2) 25-foot wide lots. According to Sanborn maps, no dwellings existed prior to the existing primary structure, which per Assessor records was constructed in 1967. When constructed, the primary structure straddled the two lots, which effectively eliminated the possibility that two dwellings could front

onto Northside Avenue. The request, then, is not inconsistent with the density that was originally intended when the Property was subdivided in 1907. The primary difference is that the request would achieve the intended density by locating the second dwelling to the rear of the Property in an accessory structure, and would therefore not have frontage onto Northside Avenue.

PROJECT DETAILS/DESIGN

The proposed ADU would be located on the second story, above a new accessory garage structure. The footprint of the new structure would be approximately 17.50 feet by 24.00 feet. The ADU would be accessed by exterior stairs that would be located along the eastern façade. While itself not requiring SUP approval, the ground floor garage would be accessed from the alley and would be intended for use by the occupants of the primary dwelling.

When complete, the ADU would be approximately 420 square feet in floor area and would be configured as a studio apartment. Care was taken in designing it so as to include generous kitchen and bathroom layouts, as well as a private outdoor covered deck on the northern façade. As the budget permits, the cladding used will be either cementitious or wood siding. The construction methods for the structure are intended to approach “passive house” standards so as to minimize energy usage and fossil fuel dependency, and in accommodating that may include features such as: 2”x8” exterior framing, rigid insulation external to the sheathing to limit thermal bridging, and if possible a heat recovery ventilation unit.

In exchange for the SUP, the intent of this request is to more efficiently utilize the Property to create a new housing opportunity in the neighborhood with a high-quality product that is in-line with future land use guidance. By permitting the SUP, another dwelling unit can be provided to help alleviate (at least to the extent possible) what is becoming a housing shortage in the City—where demand is outpacing supply and housing costs therefore increasing.

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 consistent with other development in the vicinity. This request would simply permit the efficient utilization of the Property in order to allow for new development to occur in a manner that is both of quality as well as consistent with the originally anticipated density of the Property. 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. In addition, proposed parking meets that required by zoning, in that for the two (2) total dwelling units, three (3) parking spaces will be accommodated on-site, which exceeds the zoning standard of one (1) space per dwelling unit.

In addition, the Property lies within a ten-minute walk to three different bus corridors, two of which (the "2" routes along North Avenue and the "3" routes along Meadowbridge Road) offer high-frequency 15-minute service and one of which (the "20" orbital route along Brookland Park Boulevard) offers a 30-minute frequency. Because of that, the Property is within a 30-minute bus commute to Downtown, Manchester, VCU, Scott's Addition, the Fan, the Museum District, and Carytown.

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. The request is reflective of the anticipated use of the Property for two dwelling units based on the original subdivision.

- ***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 structure is compliant to what the underlying zoning district and feature regulations applicable to accessory structures allow for by-right.

Summary

In summary we are enthusiastically seeking approval for the construction of an Accessory Dwelling Unit at the rear of the Property. This Special Use Permit proposal represents an ideal, small-scale urban infill development for this location that is mindful of its surroundings. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a new housing type that furthers the realization of recent planning guidance.

We thank you for your time, and encourage you to reach out to us directly with any questions you might have at (804)822-5428 or charlie@bakerdevelopmentresources.com.

Sincerely,

Charlie Wilson

Jennifer VanSteenburgh