



# 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: 1210 W Franklin Date: \_\_\_\_\_

Tax Map #: W000-0614/029 Fee: \$300

Total area of affected site in acres: 0.112 acres

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

## Zoning

Current Zoning: R-6

Existing Use: Two-Family Detached Dwelling

## Proposed Use

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

Renovate basement to create additional dwelling unit

Existing Use: Two-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:** Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** 1847 HOUSING GROUP LLC

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: 2725 Royal Crest Dr.

City: Midlothian State: VA Zip Code: 23113

Telephone: (804) 539-8666 Fax: ( )

Email: brianhang@hotmail.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

*December 11<sup>th</sup>, 2023*

*Special Use Permit Request  
1210 W Franklin Street, Richmond, Virginia  
Map Reference Number: W000-0614/029*

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Submitted to:	<b>City of Richmond</b> Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	<b>Baker Development Resources</b> 530 East Main Street, Suite 730 Richmond, Virginia 23219

## Introduction

The property owner is requesting a special use permit (the "SUP") for 1210 W Franklin Street (the "Property"). The SUP would authorize the renovation of the basement to create an additional dwelling unit on the Property. While the existing two-family use is permitted by the underlying R-6 Single-Family Attached Residential zoning district, the addition of a third dwelling unit would constitute a multi-family dwelling from a zoning perspective and is not permitted by the underlying R-6 zoning. Therefore, to permit the proposed renovation, a SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located along the northern line of W Franklin Street between Lombardy and Ryland Streets and is referenced by the City Assessor as tax parcel W000-0614/029. The Property consists of a lot that contains approximately 4,897 square feet of lot area and is currently improved with a two-family dwelling constructed in 1930. Access is provided to the rear by an east-west alley.



The properties in the immediate vicinity are developed with primarily residential uses including single-, two-, and multi-family dwellings. These dwellings consist of both attached and detached dwellings and consist of a range of forms. Institutional uses, such as Saint James Protestant Episcopal Church and Beth Ahaba Congregation, can also be found nearby. Furthermore, commercial and mixed-use buildings can be found in the vicinity along Lombardy and Broad Streets.

## EXISTING ZONING

The Property and others in the block, as well as properties to the west and to the south, are zoned R-6 Single-Family Attached Residential. The properties to the north, across the alley, are zoned R-73 Multi-Family Residential, which permits the proposed use. Additionally, along Broad Street are properties zoned B-6 Mixed-Use and B-4 Central Business.

## MASTER PLAN DESIGNATION

The Richmond 300 Master Plan recommends “Neighborhood Mixed-Use” for the Property. The Master Plan describes this land use category as follows: “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...” which is supportive of this request. Small multi-family buildings (typically 3-10 dwelling units) are listed as a primary use within this classification. The Property is also within two blocks of the VCU National Node and is within short walking distance of the GRTC Pulse rapid transit line along Broad Street, all of which lends additional support for the request. This support goes so far as to suggest this type of development should be permitted by-right with future Zoning Ordinance updates/rewrites.

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.

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
  - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
  - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter), Objective 14.5 to “Allow the development of middle housing (2- to 4-unit buildings) by-right within a half mile of high-frequency transit stops.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
  - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards.”

- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

## Proposal

### PROJECT SUMMARY

The SUP would authorize the renovation of the basement and the conversion of the existing two-family dwelling into a three-unit multi-family dwelling which does not conform to the underlying R-6 Single-Family Attached district zoning requirements applicable to the Property.

### PURPOSE OF REQUEST

The existing structure on the Property was built in 1930 and is currently being used as a two-family dwelling, configured as flats with discrete first- and second-floor units. The owner is proposing to renovate the existing English basement to create an additional dwelling unit, accessed by a private door on the west elevation. The addition of a third dwelling unit on the Property would change the Property's classification to multifamily from a zoning perspective. While multifamily uses are permitted across the alley to the north along W Grace Street and the R300 Master plan supports multifamily for the Property, the proposed multifamily use is not a permitted use in the underlying R-6 zoning district. Therefore, a SUP is required in order to permit the proposed renovation.

In exchange for the SUP, the intent of this request is to ensure a high-quality, market rate infill development. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan. At the same time, it will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by-right development.

### PROJECT DETAILS

No changes are proposed to the exterior of the building, which will continue to present as a single-family dwelling from the street. When complete, the basement unit would be configured as a studio in 496 square feet of finished floor area. Two windows would provide adequate light and air for the future occupant and a separate entrance, along the side of the dwelling, would provide private access.

## Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 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 special use permit for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation of the dwelling unit will create no congestion on streets, roads, alleys or any other public right of way. Furthermore, the provision for two off-street parking spaces in the proposed garages exceed the underlying zoning requirements for parking.

- ***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 proposed special use permit will not tend to over crowd 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 special use permit 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 proposed buildings are of compatible massing those the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

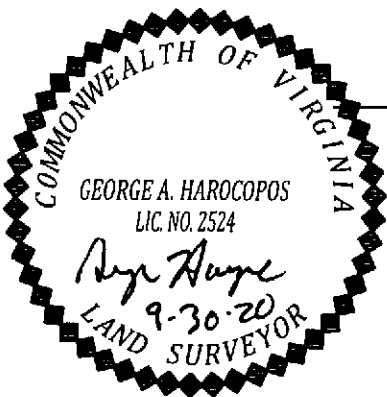
In summary we are enthusiastically seeking approval for the renovation of the basement and the conversion of the existing two-family dwelling to a three-unit multi-family dwelling. The renovation of the basement has been thoughtfully designed in order to provide appropriate, high-quality, market-rate infill development. The request would upgrade the Property while remaining consistent with the existing housing styles and density in the vicinity and meeting the goals of the Richmond 300 Master Plan. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



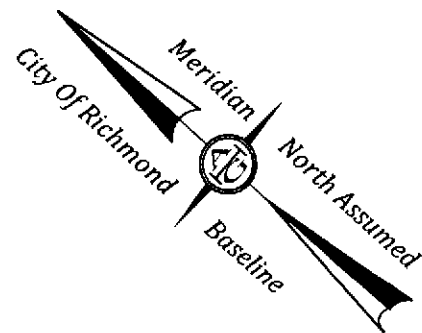
This is to certify that on 9/30/20  
I made an accurate field survey of the known premises  
shown hereon; that all improvements known or visible  
are shown hereon; that there are no encroachments by  
improvements either from adjoining premises, or from  
subject premises upon adjoining premises, other than  
shown hereon.

NOTE: THIS LOT APPEARS  
TO BE IN FEMA FLOOD ZONE  
X AS SHOWN ON HUD  
COMMUNITY PANEL NUMBERS  
5101290037D

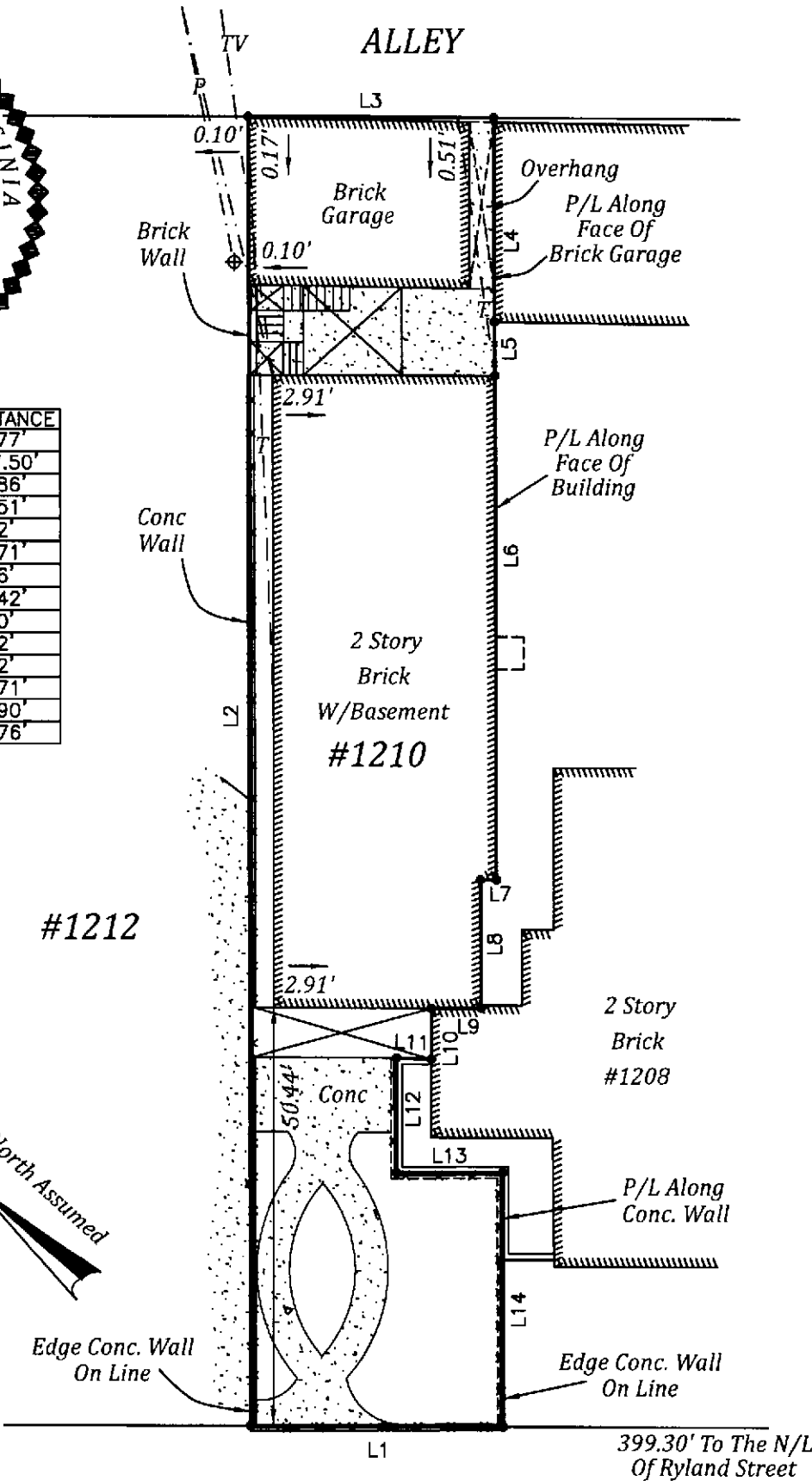
NOTE:  
This survey has been prepared without  
the benefit of a title report and does  
not therefore necessarily indicate all  
encumbrances on the property.



LINE	BEARING	DISTANCE
L1	N 42°56'07" W	30.77'
L2	N 46°57'05" E	157.50'
L3	S 42°56'07" E	29.86'
L4	S 46°54'03" W	24.51'
L5	S 46°27'34" W	6.42'
L6	S 46°53'48" W	60.71'
L7	N 43°06'12" W	1.96'
L8	S 46°48'35" W	15.42'
L9	N 43°26'15" W	6.00'
L10	S 47°10'42" W	6.12'
L11	N 41°23'11" W	4.22'
L12	S 47°01'07" W	13.71'
L13	S 43°20'05" E	12.90'
L14	S 46°50'50" W	30.76'



- LEGEND**
- Property Corner
  - ⊕ Power Pole



**W. FRANKLIN STREET**

SURVEY OF  
LOT AND IMPROVEMENTS THEREON LOCATED AT  
**#1210 W. FRANKLIN STREET**  
RICHMOND, VIRGINIA

JN 49891

**A. G. HAROCOPOS & ASSOCIATES, P.C.**  
CERTIFIED LAND SURVEYOR AND CONSULTANT

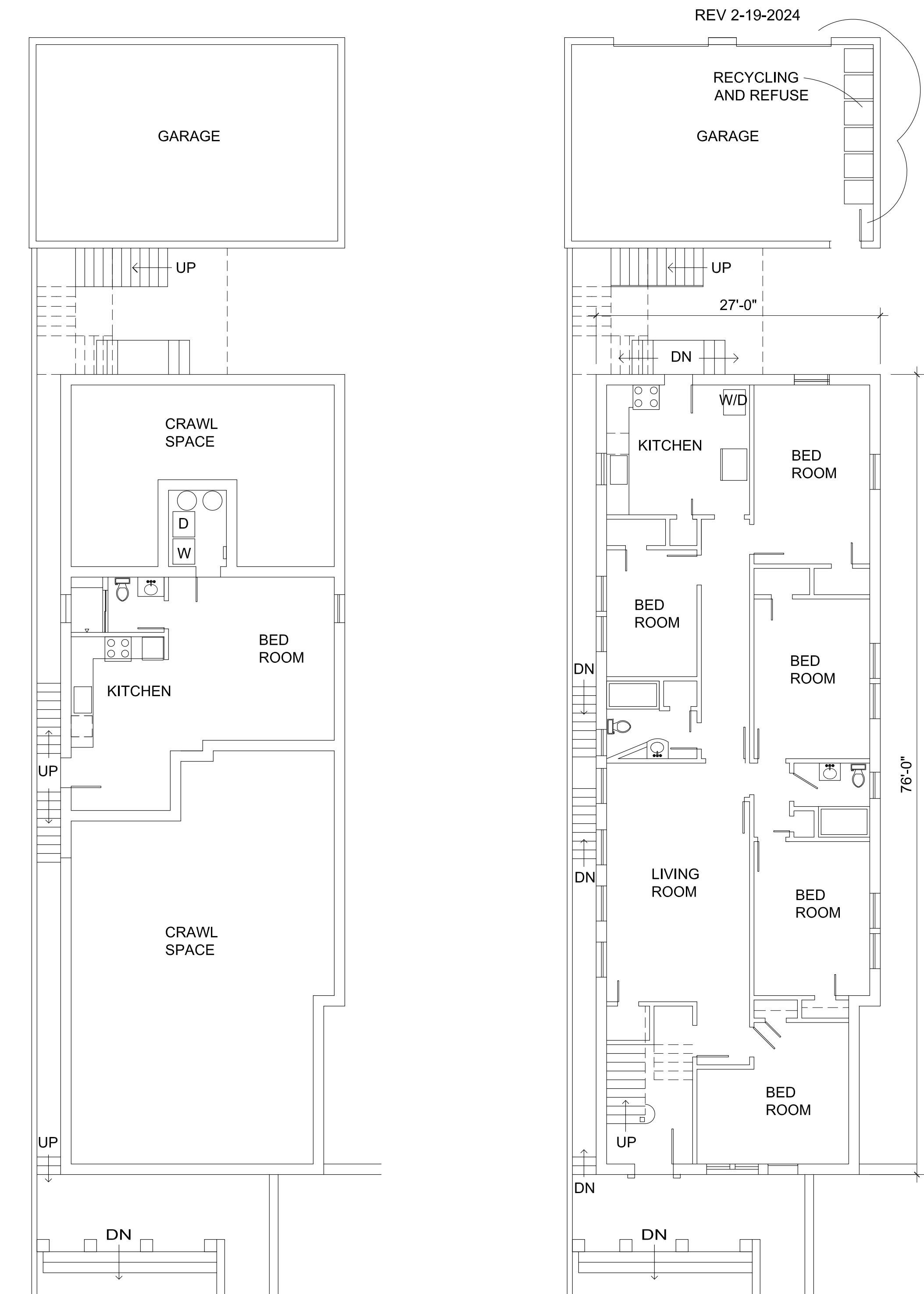
4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112  
Office 804 744 2630 FAX 804 744 2632  
E-MAIL AGHAROCOPOS@VERIZON.NET

Scale 1"=20' Date 9/30/20 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE  
USE OF THE CONVEYANCE TO  
BRIAN & JESSICA HAUG

CODE NOTES

- 1. VRC 2018 EXISTING BUILDING CODE FOR HISTORIC BUILDINGS
- 2. USE GROUP R-2 EXISTING APARTMENT BUILDING
- 3. OCCUPANT LOAD 200 SQ.FT. PER OCCUPANT
  - FIRST FLOOR 9
  - SECOND FLOOR 9
  - BASEMENT 2
- 4. AREA
  - FIRST FLOOR 1818 SQ.FT.
  - SECOND FLOOR 1818 SQ.FT.
  - BASEMENT 496 SQ.FT.
  - WOOD DECK 138 SQ.FT.



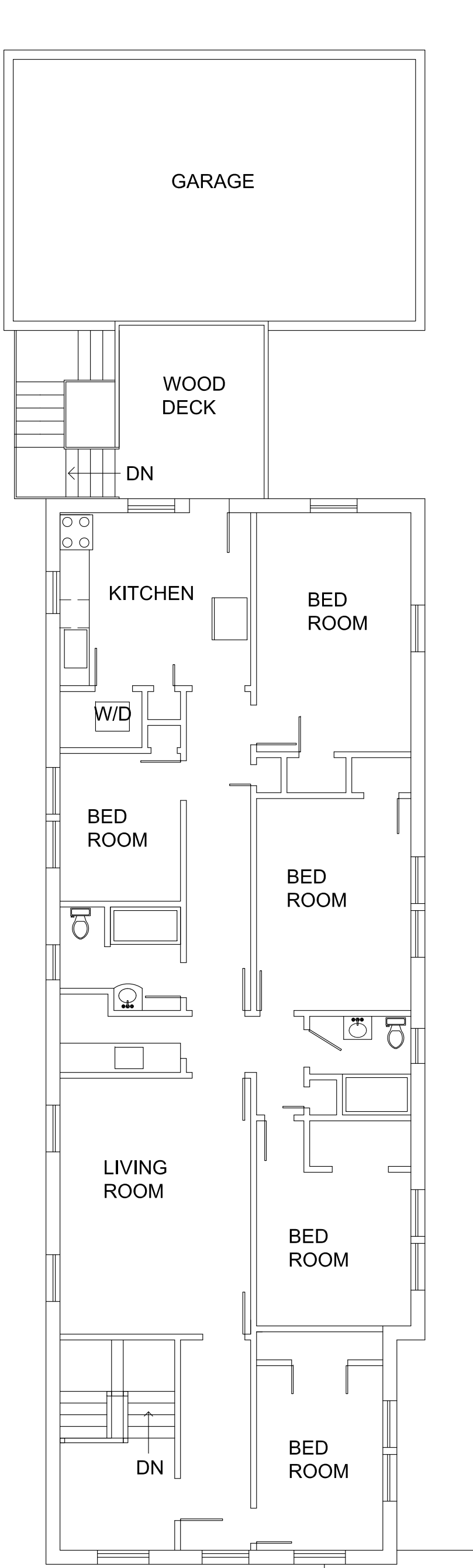
BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

0' 4' 8' 12' 16' 20'

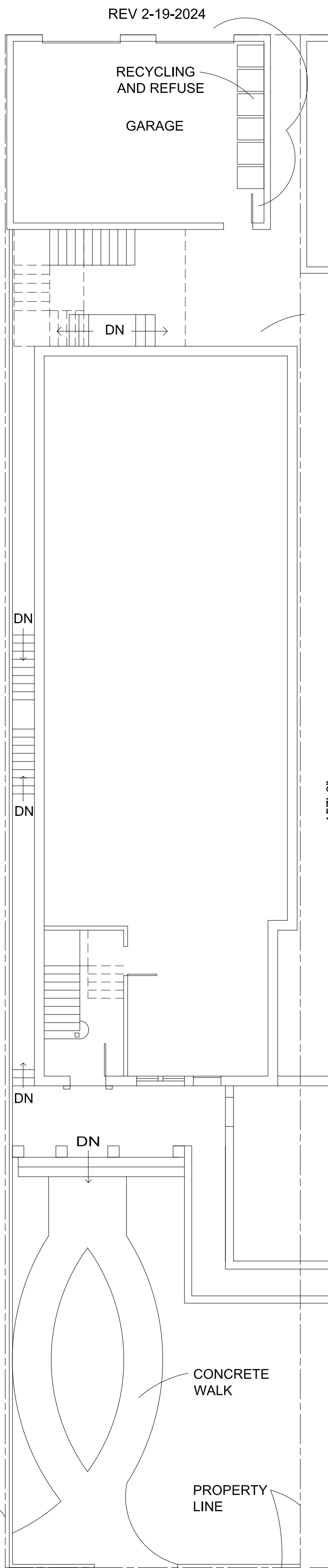
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN

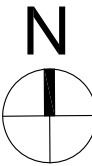
SCALE: 1/8" = 1'-0"



1210 W FRANKLIN STREET

SITE PLAN

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



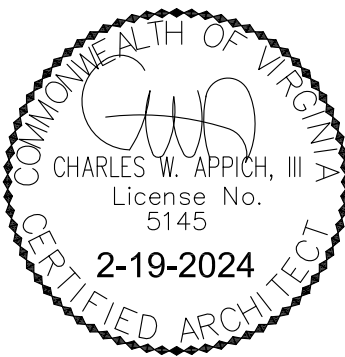
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

**APPICH**  
ARCHITECTS

appicharchitects.com  
14321 Winter Ridge Lane  
Midlothian, VA 23113  
m 804.399.7217  
cwappich@gmail.com

residential commercial reconstruction



1210 W FRANKLIN  
AS BUILT APARTMENT PLANS  
RICHMOND, VIRGINIA

PROJECT NUMBER: 2023-64  
DATE: NOVEMBER 22, 2023  
DRAWN BY: CWA

REV 2-19-24

**A-1**  
SITE PLAN  
FLOOR PLANS