



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: _____ Date: _____

Tax Map #: _____ Fee: _____

Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Use

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

Existing Use: _____

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: (804) 822-5428 Fax: () _____

Email: _____

Property Owner: _____

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: _____

City: _____ State: _____ Zip Code: _____

Telephone: (804) 780-2628 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)

APPLICANT'S REPORT

February 21, 2020

*Special Use Permit Request
1110 North 20th Street, Richmond, Virginia
Map Reference Number: E000-0513/006*

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:	Baker Development Resources 1519 Summit Ave, Suite 102 Richmond, Virginia 23230

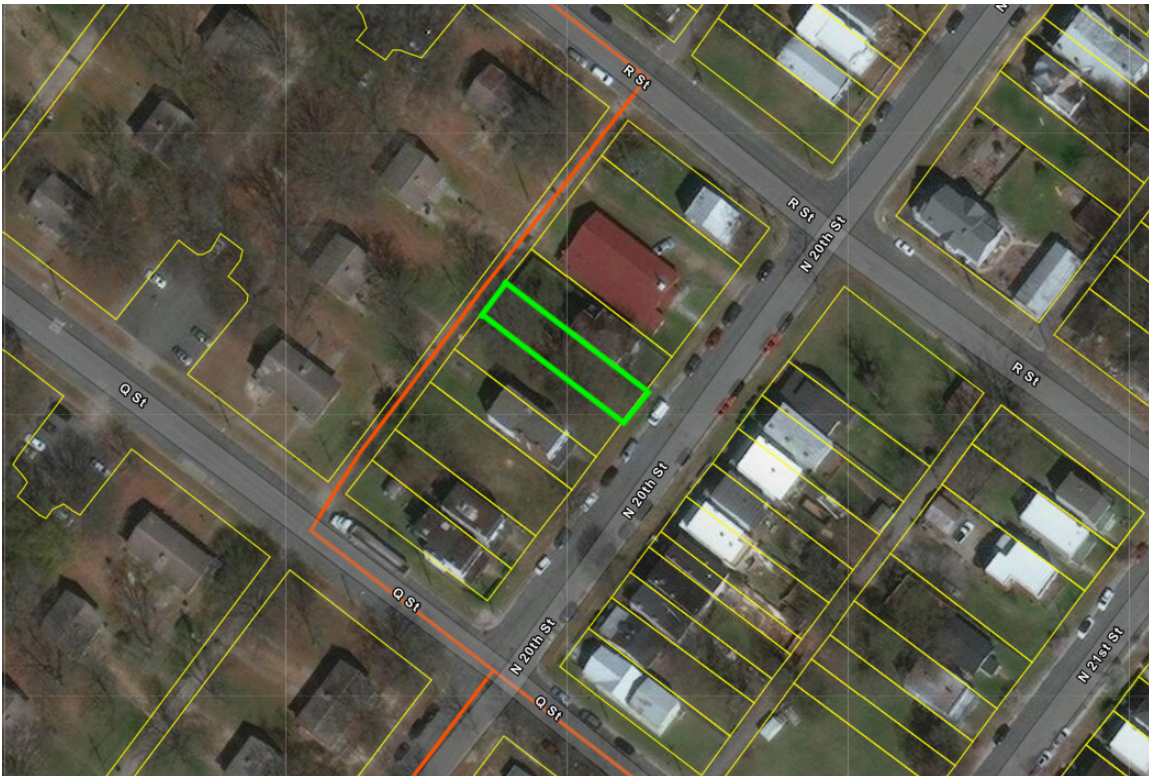
Introduction

The property owner is requesting a special use permit ("SUP") for 1110 North 20th Street (the "Property"). The SUP would authorize the construction of a two-family detached dwelling. The lot width and lot area do not conform to the underlying R-6 Single-Family Attached Residential district zoning requirements applicable to the Property under this proposal.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the western side of North 20th Street between Q Street and R Street, and is referenced by the City Assessor as tax parcel E000-0513/006. The Property is a vacant lot that is roughly 28.00' wide by 125.64' in depth and contains approximately 3,517.92 square feet of lot area. The lot is relatively flat and is afforded access in the rear by means of a North-South alley running parallel to North 20th Street.



The properties to the North, East and South are generally developed with single family detached dwellings or are undeveloped vacant lots. To the West of the Property lies Mosby Court, which is a large public multifamily housing development. Within the block exists two operating churches, with one on each side of North 20th Street. Moving North along North 20th Street there is an existing two-family dwelling at 1204 North 20th Street. To the East there is also an existing two-family dwelling at 1110 North 21st Street. With that, the context of the surrounding area is denser, both from a use perspective and a feature perspective, than the current zoning would suggest.

EXISTING ZONING

The Property is zoned R-6 Single-Family Attached Residential, which does permit the proposed two-family detached dwelling use provided that a lot area of 6,000 square feet and a lot width of 50 feet are provided. The surrounding properties to the North, East, and South are also zoned R-6. The properties to the West and to the rear of the Property are zoned R-53 Multifamily Residential.

MASTER PLAN DESIGNATION

The Master Plan recommends “Single-Family (medium density)” for the Property. The Master Plan describes this land use category as follows: “Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre...Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7.” There are also a variety of general housing goals contained in the Master Plan Neighborhoods and Housing chapter that are applicable to the request. These goals include, among other things, recognition of the need for the continued creation of market rate housing and a desire for neighborhoods to provide a variety of housing choices while remaining culturally and economically diverse.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of a two-family detached dwelling on the Property with two (2) accessory parking spaces.

PURPOSE OF REQUEST

The Property consists of a single lot of record that is of typical size and configuration for the vicinity. The Property has a lot width of roughly 28.00' and contains approximately 3,517.92 square feet of lot area. The owner would like to construct a two-family dwelling on the Property. The R-6 district does permit two-family detached dwellings; however, the required lot width and lot area cannot be met. Therefore, a SUP is required in order to permit the proposed development.

The Property's lot width and area are compatible with other lots in the vicinity, which vary in size but are all characteristically smaller urban lots. On the subject block face, a majority of the lots are developed with single family homes that do not comply with the current R-6 requirements. These dwellings were typically built with minimal side-yard setbacks, and are substandard where the 50 feet of lot width and 5,000 square feet of lot area required for single-family detached dwellings are

concerned. Based on this historic lot pattern, the majority of lots in the vicinity are nonconforming with regard to lot area and lot width.

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

PROJECT DETAILS

The two-family detached dwelling would be two stories in height. From the street, the proposed building would read as a single-family dwelling, and is therefore consistent with other residential buildings in the vicinity in terms of scale and character. The building facade would be traditional in design and reflect architectural details that are existing in the block. The building would contain approximately 2,600 square feet of floor area. When the common foyer and stairwell is excluded, the ground floor unit would have approximately 1,235 square feet, while the upper floor unit would have approximately 1,300 square feet. The ground floor unit would have two bedrooms and 2 ½ baths while the upper unit would contain three bedrooms and 2 1/2 baths. The dwelling floor plans are spacious and modern with open living areas.

The buildings would be clad in cementitious siding in order to ensure quality and consistency with many other dwellings in the vicinity. A full-width front porch and an upper rear porch are proposed and would provide usable outdoor area for future occupants. Two parking spaces are proposed for the two dwellings. Parking spaces would be located to the rear of the dwellings and accessed by the rear alley.

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 SUP 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 SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and two off street parking spaces for the two dwelling units will create no 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 proposed SUP will not tend to over crowd the land or create an undue concentration of land.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The proposed SUP would not adversely affect the above referenced City services.

- ***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 and spacing to 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 construction of the proposed two-family detached dwelling. The building has been thoughtfully designed in order to provide appropriate, high quality market rate infill development. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood.

The proposed development would respectfully help complete a consistent urban fabric in a block face in which a number of lots remain vacant. An appropriate urban form coupled with the provision of accessory parking to the rear of the property would give the property the much-desired traditional neighborhood design which is appropriate to this area of the City. The provision of off-street parking spaces per zoning standards would help mitigate any impact on parking related to the development. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.