

**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/LocationProperty Address: 6422 Forest Hill AveDate: 10/11/2023Tax Map #: C0040550030 Fee: \$300.00Total area of affected site in acres: 2.97(See **page 6** for fee schedule, please make check payable to the "**City of Richmond**")**Zoning**Current Zoning: R-4Existing Use: Single Family Residential**Proposed Use**

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

Single Family Residential (10 lots)Existing Use: Single Family Residential (1 lot)

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: SUBF-136188-2023**Applicant/Contact Person:** Lory MarkhamCompany: Markham PlanningMailing Address: 208 E Grace StreetCity: RichmondState: VAZip Code: 23219Telephone: (804) 248-2561Fax: ()Email: lory@markhamplanning.com**Property Owner:** Richmond Hill Design Build LLCIf Business Entity, name and title of authorized signee: Lloyd Poe, Managing Partner

(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: 7714 Whitepine Rd ,Suite CCity: N ChesterfieldState: VAZip Code: 23237Telephone: ()Fax: ()Email: lmpoe2016@gmail.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)

October 30, 2023

Kevin Vonck, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219

Re: Special Use Permit application at 6422 Forest Hill Avenue

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report for the Special Use Permit application for 6422 Forest Hill Ave. With this application, the property owner, Richmond Hill Design Build LLC, is petitioning the City Council for a SUP to authorize a private road to serve a by-right single-family development with 10 detached residences on fee simple lots.

Existing Site Conditions

The subject property is currently one parcel containing 2.97 acres of land area in the City's Willow Oaks Neighborhood. This parcel is improved by a single-family, two-story house with 2,328 square feet of floor area.

Surrounding properties along Forest Hill Ave are mainly single-family residences. To the east of the property is the Willow Oaks Country Club. To the west of the property is a commercial area that includes the Stratford Hills Shopping Center.

The City recently made substantial improvements to this section of Forest Hill Avenue including landscaping in the right of way. The proposed development would retain this landscaping.

Current Zoning

In 2021-22, the property owner requested and was granted a rezoning from the R-2 to the R-4 Single-Family Residential District in order to accommodate the proposed residential subdivision with 10 lots (Ord No 2021-368). A subdivision application to create the 10 lots was subsequently submitted and is

currently under review. The surrounding properties are comprised mostly of properties located in the R-2 district.

Proposal

Should this Special Use Permit be granted, a private road would be authorized to serve the proposed by-right subdivision with 10 single-family detached residences.

Under normal zoning regulations, a new development with three or more lots must be served by an improved public street. The proposed residential subdivision with the 10 lots is not viable if a public street is required; therefore, a private street is proposed. Additionally, driveways within front yards of single-family dwellings wider than 9 feet are not permitted under normal zoning requirements. The SUP ordinance would also waive this restriction. Also, under normal zoning requirements, a corner lot is required to have a front yard on each street frontage. For the two lots adjacent to Forest Hill Avenue, the SUP would authorize a front yard requirement only along the private street frontage. Finally, a 25 yard minimum front yard setback is required in the R-4 district, the SUP would authorize a minimum front yard setback of 20 feet.

In all other aspects, the lots and buildings will comply with underlying R-4 district regulations.

Richmond 300 Master Plan

Richmond 300 designates the property for Residential land use. These areas are neighborhoods consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature. The proposed development is consistent with the recommendations of the Richmond 300 Master Plan.

City Charter Conditions

Allowing for the development of the property as proposed would provide new and needed housing in this important neighborhood in the City. This effort would greatly contribute to the continued development of the Willow Oaks Neighborhood and the surrounding community.

We trust that you will agree with us that this proposed Special Use Permit meets the City Charter criteria for the granting of SUPs as the project will not

- (i) be detrimental to the safety, health, morals and general welfare of the community involved;
- (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
- (iii) create hazards from fire, panic or other dangers;
- (iv) tend to be overcrowding of land and cause an undue concentration of population;
- (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or

(vi) interfere with adequate light and air.

Thank you for your consideration of this Special Use Permit. Please feel free to contact me at 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 dark ink, appearing to read 'Lory Markham', with a stylized, cursive script.

Lory Markham

Enclosure: application form, plans, survey

cc: Alyson Oliver, Secretary to the City Planning Commission
The Honorable Kristen M. Nye, 4th District Representative



7110 FOREST AVENUE - SUITE 204 RICHMOND, VA 23226 (804) 282-6900

THE ENCLAVE @ WILLOW OAKS

SUP LAYOUT PLAN

CITY OF RICHMOND, VIRGINIA
HUGUENOT DISTRICT

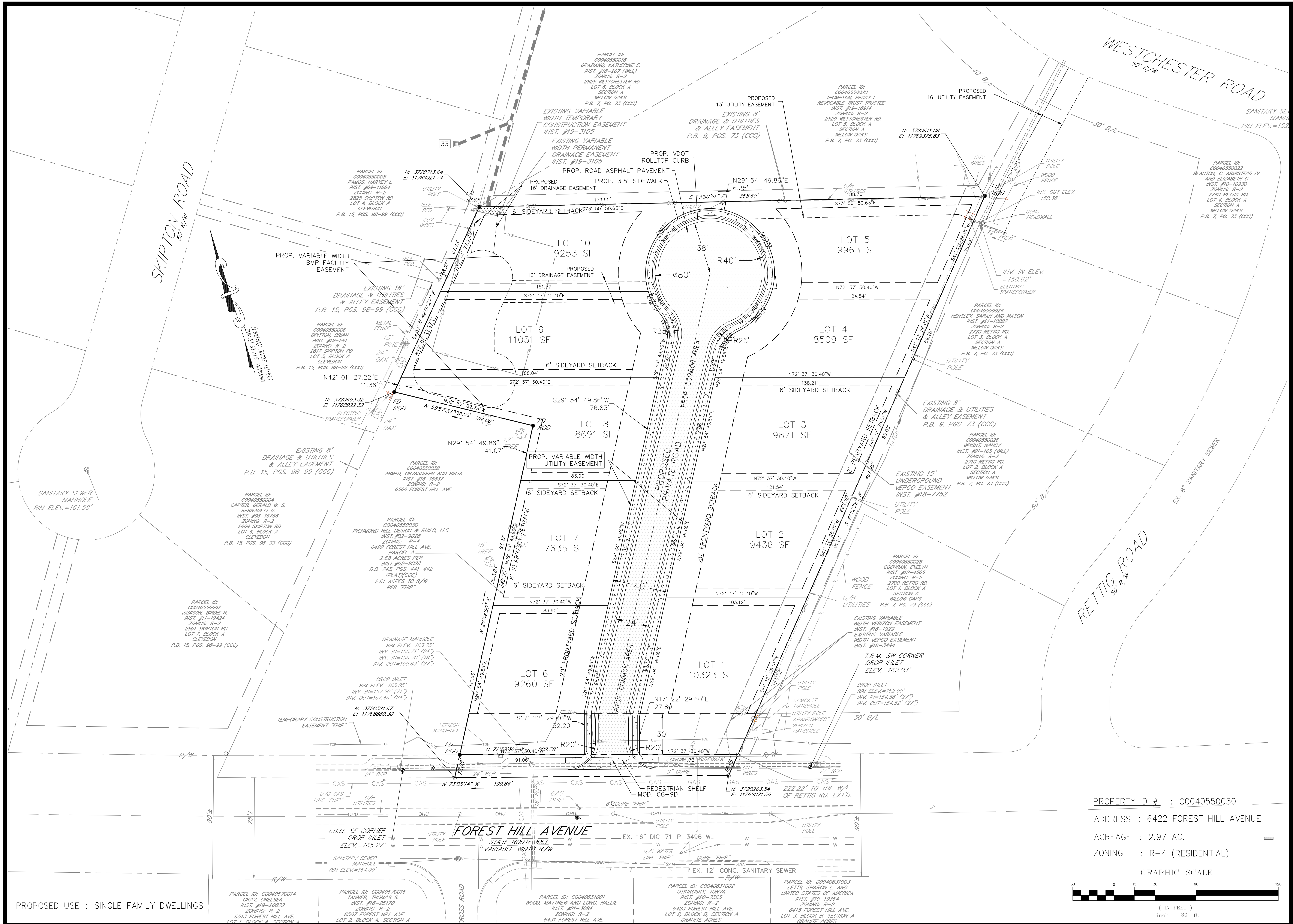
REV.	DATE	DESCRIPTION

DESIGN BY: Andrew Bowman
CHECKED BY: Jeff Staeb
DRAWING SCALE: 1"=30'
DATE: 10/30/2023

SHEET

1

JOB #:210417





City of Richmond Department of Planning & Development Review

Special Use

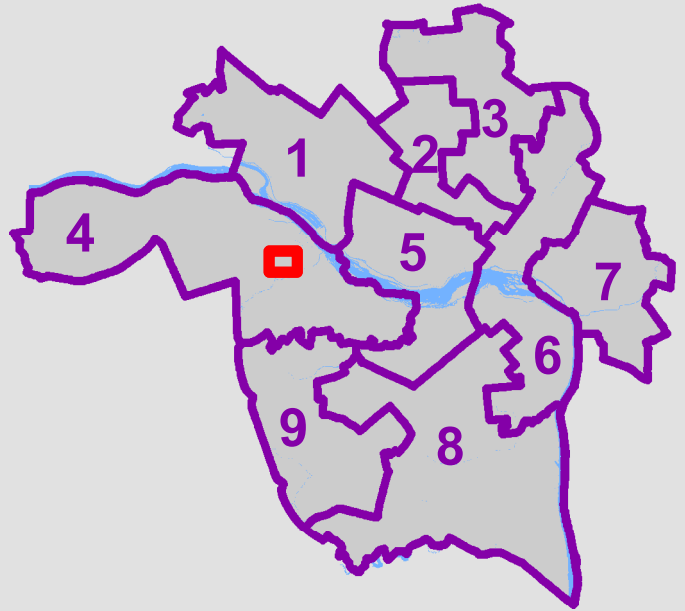
LOCATION: 6422 Forest Hill Avenue

APPLICANT: Lory Markham

COUNCIL DISTRICT: 4

PROPOSAL: To authorize the the property known as 6422 Forest Hill Avenue for the purpose of subdivision upon certain terms and conditions.

For questions, please contact Matthew Ebinger
at 804-646-5789 or matthew.ebinger@richmondgov.com



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