



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: \_( ) 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: \_( ) Fax: \_( )

Email: \_\_\_\_\_

Property Owner Signature: [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)

## Special Use Permit Applicant's Report: 1204 and 1206 North 19<sup>th</sup> Street

With this application, Project:HOMES is requesting a Special Use Permit to subdivide two lots at 1204 and 1206 North 19<sup>th</sup> Street, which are in an R-6 zoning district. The two lots with the combined area totaling 5,725 square feet would be subdivided into six equally sized lots of 2,094 square feet. The R-6 zoning district requires a lot for single family attached dwellings to not be less than 2,200 square feet. The proposed structures on the newly created six lots would be single family one sided attached homes with a width of 13 feet and 3 feet side yards on the nonattached side. All six homes will be sold to qualified low-to-moderate income buyers making less than 80% of the area median income. Project:HOMES is a Richmond-based non-profit, that provides neighborhood infill, affordable housing, repairs for low-income families, and weatherization across the region.

All of our new homes are designed with the character of the neighborhood in mind. The aesthetic look of the home is designed to match its neighbors. All aspects from the columns, to trim, to the type of windows used are selected based on what will best suit the neighborhood. This proposal will be submitted for approval by the Section 106 historic review process. The home design we have chosen for this project (see attached elevations and floor plans) will feature neighborhood housing characteristics. We used this design to build six homes at 1203 ½ through 1207 ½ West Leigh Street in 2019.

Furthermore, because these are single family homes, the impact on traffic, congestion, or parking will not be significant. The home will not have any negative environmental effects, create density problems, or create an additional hazard for fires and other dangers. A full engineer's plan will be created to apply for the subdivision process.

In summary, the proposed use of the property at 1204 and 1206 North 19<sup>th</sup> Street will be six new affordable, single family homes. These new houses will match the historic character of the neighborhood, while providing opportunity for affordable housing, reduced vacancy, and neighborhood infill for Fairmont. There will be no adverse impacts to community health, traffic congestion, or safety.