

APPLICANT'S REPORT

January 6, 2021

*Special Use Permit Request
918 N 35th Street, Richmond, Virginia
Map Reference Number: E000-0965/001*

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 918 N 35th Street (the "Property") in order to authorize the construction of a single-family detached dwelling. The SUP is required as the lot width and area required by the R-5 Residential District are not met.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the west side of N 28th Street between O and P Streets. The Property consists of one parcel, which is referenced by the City Assessor as tax parcel E000-0965/001. The Property is currently occupied with a single-family detached dwelling on the northern portion of the lot. The lot is 60 feet wide, contains approximately 7,516.2 square feet of lot area, is relatively flat and is afforded access in the rear by means of a north-south alley.



The majority of the lots surrounding the Property are generally developed with single-family dwellings. There are also several two-family dwellings in the block. The adjacent property to the east across N 35th Street is developed for commercial use.

The Property is zoned R-5 Single-Family Residential, which permits the proposed single-family detached dwelling use by-right provided that the applicable lot width, lot area, and setback requirements are met. The surrounding properties are also zoned R-5.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan land use plan recommends “Neighborhood Mixed-Use” for the Property which is described as “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.” Parcels of 1,500 to 5,000 square feet are suggested for the Neighborhood Mixed-Use land use category.

In addition to the site-specific recommendation for the Property there is additional text guidance in support of the request, including, but not limited to the following:

- Goal 4 - Urban Design: Establish a distinctive city comprising architecturally significant buildings connected by a network of walkable urban streets and open spaces to support an engaging built environment.
- Goal 14 - Housing: Preserve, expand, and create mixed income communities, by preserving existing housing units and developing new ones—both renter- and owner-occupied— throughout the city

Proposal

PROJECT SUMMARY

The proposed development includes the construction of a new single-family detached dwelling on the Property, in addition to the existing dwelling, which would be constructed on the currently vacant southern portion of the Property.

PURPOSE OF REQUEST

This request would permit the division of the Property into two lots in order to allow the construction of a single-family detached dwelling. The Property is large for the area and, while it is developed with a single-family dwelling, that dwelling is off set to the north, leaving the southern half of the property vacant. The proposed division would permit the construction of a new, high-quality single-family detached dwelling on the southern portion of the lot. While the R-5 district permits single-family dwellings, it requires a minimum of 6,000 square feet of lot area, a minimum lot width of 50 feet and a front yard setback of 25 feet. While the proposed development is consistent with the lot pattern in the area, these requirements would not be met. Therefore, a SUP is required.

In exchange for the SUP, the intent of this request is to ensure a high-quality infill development that is consistent with the objectives of the Master Plan. The overall project would be appropriately efficient and would be compatible with the existing development in the vicinity. The quality

assurances conditioned through the SUP would guarantee a higher quality development than what might otherwise be developed by right.

PROJECT DETAILS

The proposed lot split is consistent with the existing development pattern in the area. The Property is large for the area at approximately 60 feet wide and 125 deep and contains approximately 7,516 square feet of lot area. Other residential lots on this block vary from 24 to 45 feet in width and many are nonconforming with regard to lot area and lot width. At approximately 30 feet in width, the two proposed lots would be consistent with this existing lot pattern of the block and equal to or greater in width than 11 of the 15 residential lots in the block.

The existing dwelling would be retained on the northern lot at 918 N 35th Street. This dwelling was built in 1905 and contains 1,876 square feet of floor area. The building is frame construction with lap siding and is two stories in height. The proposed new single-family detached dwelling would be located on the proposed southern lot at 916 N 35th Street. It would be two stories in height, and would have design elements consistent with other urban rowhouses found in the vicinity. The primary building material would be cementitious horizontal lap siding in order to provide for a high-quality primary building material while ensuring consistency in appearance with many other dwellings in the vicinity. The new dwelling would contain approximately 2,400 square feet of floor area and would include 4 bedrooms and 3 ½ baths. The dwelling floor plans would include a modern layout and would address the expectations for quality in today's market by including an open floor plan, spacious bedrooms and living areas, an en suite master bath, walk-in closets, and full-width front and rear porches.

The proposed dwelling size is consistent with other dwellings in the block which are all two-story dwellings varying from 1,440 to 2,364 square feet of floor area with an average of 1,981 square feet. At 22" in width, the proposed dwelling would be sited with the existing dwelling in order to allow for setbacks which are consistent with and in many cases exceed the side yard setbacks provided by other dwellings in the vicinity. The proposed new dwelling's front yard setback would align with that of the existing dwelling on the Property and the dwelling on the adjacent lot to the south.

One off-street parking space would be provided for both the existing and proposed dwelling at the rear of the Property. The parking spaces would be accessed from the north-south alley.

Findings of Fact

The following are factors included 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 and one off-street parking spaces for each of 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 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.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed dwellings are of compatible massing and spacing to the existing dwellings throughout the neighborhood. 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 single-family detached dwelling. The building has been thoughtfully designed in order to provide appropriate, high quality infill development. The request offers compatibility with the City's Master Plan in terms of use. The request would contribute to the ongoing revitalization of the neighborhood, improving the Property while providing desirable new housing options. The proposed development would respectfully encourage a pedestrian-friendly traditional urban streetscape in the block. The proposed design is historically appropriate and would contribute to the vibrancy of the block with street-oriented full width front porches. 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 consistent with that required by zoning 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 what might otherwise be developed by right.