



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: 2515 REAR HANOVER Date: 8/10/20  
 Tax Map #: W000122029 Fee: \_\_\_\_\_  
 Total area of affected site in acres: NA

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

**Zoning**

Current Zoning: R-6  
 Existing Use: STORAGE

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
RESIDENTIAL - ONE APARTMENT UNIT  
 Existing Use: STORAGE

Is this property subject to any previous land use cases?

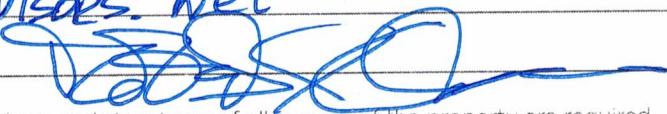
Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** ROBERT J. ADAMS  
 Company: \_\_\_\_\_  
 Mailing Address: 2120 HANOVER AVE  
 City: RICHMOND State: VA Zip Code: 23220  
 Telephone: ( 804 ) 240-3755 Fax: ( \_\_\_\_\_ )  
 Email: BOB@HDADVISORS.NET

**Property Owner:** VINO TINTO LLC  
 If Business Entity, name and title of authorized signee: ROBERT J. ADAMS

(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: 2120 HANOVER AVE  
 City: RICHMOND State: VA Zip Code: 23220  
 Telephone: ( 804 ) 240-3755 Fax: ( \_\_\_\_\_ )  
 Email: BOB@HDADVISORS.NET

**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)

August 10, 2020

City of Richmond  
Department of Planning and Review  
Land Use Administration  
900 East Broad Street  
Room 511  
Richmond, VA 23219

Re: Proposed Special Use Permit – Applicant’s Report  
Property Owner VINO TINTO LLC

Dear Reviewer:

Please accept this statement of justification for a Special Use Permit on the property at 2515 Hanover Avenue Rear (“Subject Property”).

The Subject Property is zoned R-6 Residential (Single Family Attached). The surrounding properties on Hanover Avenue and Grove Avenue are also zoned R-6 as well as R-48 Residential (Multifamily), with the properties on North Robinson Street zoned B-1 Business.

The Subject Property currently has a 47'-4" x 32' brick masonry garage /carriage house and an adjacent storage shed that have been vacant for some time. These structures were constructed approximately in 1910. They are referenced as contributing structures in the Fan District Historic District nomination. The remainder of the lot is an open lot that is currently not utilized.

The proposed development plan is to rehabilitate the existing brick masonry garage structure with the use of Historic Tax Credits to create one two-bedroom apartment for lease on the lower level. The upper level / attic area will remain in use as storage. The accessory building will continue to be used for storage.

The remainder of the lot is proposed for three distinct uses: outdoor space for use by the occupants of the residential unit, five parking spaces directly accessed by the main alley to service the residential unit and to be made available for off-street parking for residents of Hanover and Grove; and an area to be developed as garden plots for residents in the area. We have already had interest from several neighbors regarding the potential for garden plots.

*See attached drawings of the proposed Site Plan, Floor Plans, Exterior Elevations and Exterior Photos.*

It is the owner’s intention to develop the residential unit in conformance with the requirements for federal and state historic tax credits. The owner has begun the process of applying for credits through the Virginia Department of Historic Resources. It



is the owner's intention to preserve the exterior architectural features of the building consistent with the Secretary of the Interior's Standards.

For the following reasons, as defined in the City of Richmond Zoning Ordinance (the "Zoning Ordinance"), this application for special use is submitted:

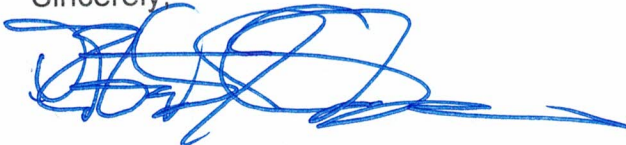
The Subject Property is zoned for use as an accessory building to the current frontage buildings as governed by section R-6 30-412.2. The owner is proposing one dwelling units on this lot.

The property does not have named street frontage.

In accordance with Section 30-1050.1, please accept the following information:

- Off-street / off-alley parking will be provided on-site in excess of what is required for units as to not burden the existing street parking with additional need.
- Attached are several documents showing recent market statistics for the area of the Subject Property. These charts show the trending property values, active listings and average days on market for the area. These statistics demonstrate the need for more Fan/Museum District housing. The Fan District is one of the strongest residential markets in the City. The addition of a residential unit in this area is consistent with the Richmond 300 Plan which contemplates increased residential density in the City. This project, through the improvement of an historic structure, will likely have a positive impact on both the desirability and marketability of the surrounding properties.

Sincerely,



Robert J Adams  
Vino Tinto LLC

Enclosures: Schematic design, Site plan, Notice letter to Neighbors, Market Data