

# APPLICANT'S REPORT

*October 1, 2018*

*Special Use Permit Request  
1113 N 32nd Street, Richmond, Virginia  
Map Reference Number: E000-0803/027*

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**  
11 South 12<sup>th</sup> Street, Suite 500  
Richmond, Virginia 23219

## Introduction

The property owner is requesting a special use permit (SUP) for 1113 North 32<sup>nd</sup> Street (“the Property”). The SUP would authorize the construction of one (1) two-family detached dwelling configured as one attached pair, some of the features of which do not conform to the underlying R-6 Single-Family Attached Residential district zoning requirements applicable to the Property.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the east side of North 32<sup>nd</sup> Street between Q and R Streets. The subject property is referenced by the City Assessor as tax parcel E000-0803/027. The Property is a vacant lot that is roughly 30' wide by 124' in depth and contains approximately 3,720 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 between 32<sup>nd</sup> and 33<sup>rd</sup> Streets.



The properties to the north, west and south are generally either developed with single family detached dwellings, two- to three-family dwellings, or are undeveloped vacant lots. Many of the homes directly across 32nd Street from the Property are two-family dwellings. In the general vicinity, there have been administrative and Board of Zoning Appeals variances issued for relief from side-yard regulations, lot area regulations, and lot coverage regulations, both along 31st and 32nd Street.

## **EXISTING ZONING**

The Property is zoned R-6 Single-Family Attached, which permits the proposed two-family Attached dwelling use. The surrounding properties are also zoned R-6..

## **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...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 rental 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 one (1) 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 30' and contains approximately 3,720 square feet of lot area. The owner would like to construct a two-family dwelling on the Property. The R-6 district permits the two-family detached dwellings, however, several feature requirements applicable to two-family detached dwellings are not met. Therefore, a SUP is required in order to permit the proposed development.

The R-6 district would require a lot width of 50' and a lot area of 6,000 square feet of lot area for the two-family dwelling use; this special use permit would grant relief from these feature requirements. The new two-family detached dwelling would meet all other applicable R-6 district requirements.

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 vacant. Developed lots in the vicinity include a mix of residential uses. In addition to single-

family dwellings in the immediate vicinity, there are two two-family dwellings and a three-family multi-family dwelling across 32<sup>nd</sup> Street to the west (1110 through 1116 N 32<sup>nd</sup> Street) and two two-family dwelling lies to the rear across the alley (1108 and 1122 N 33<sup>rd</sup> Street). Two of those two-family dwellings are located on lots that are smaller in area than the Property. Overall, based on the historic lot pattern, the majority of lots in the vicinity are nonconforming with regard to lot area and lot width. In addition, there have been a number of lots authorized by SUP or variance granted by the Board of Zoning Appeals. The proposed 5-foot side yards for the dwellings exceed the minimum requirements and existing setbacks commonly seen in the area.

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. It would be consistent with the use permitted by-right by the underlying zoning. 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 attached dwelling would be two stories in height. From the street, the proposed building reads as a single-family dwelling, and is thereby consistent with other residential buildings in the vicinity in terms of scale and character. The building would contain approximately 2,560 square feet of floor area. When the common foyer and stairwell is excluded, the ground floor unit would have approximately 1,176 square feet, while the upper floor unit would have approximately 1,216 square feet. Each unit would contain two bedrooms and two bathrooms. The dwelling floor plans are spacious and modern with open living areas

The buildings would be clad in cementitious lap siding in order to ensure quality and consistency with many other dwellings in the vicinity. A full-width front porch and full width upper and lower rear porches are proposed and would provide ample usable outdoor area. 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 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 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 special use permit 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 special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development. This benefit can be attributed to the investment in the property coupled with the anticipated absence of school-age children residing within the dwelling, who require substantial City spending in schools and playground facilities.

- ***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, which are in many cases attached dwellings. The normal required side yard setbacks are exceeded by this request. 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 attached dwelling. The building has been thoughtfully designed in order to provide appropriate, high quality market rate 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, 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 restore an appropriate urban fabric in a block face in which a majority of lots are vacant. It would help encourage a pedestrian friendly urban streetscape in the block and contribute to the vibrancy of the block through the addition street life in the form of a street-oriented full width front porch. 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.