



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: 1301 Bellevue Ave., Richmond, VA 23227 Date: 05/14/2019  
 Tax Map #: 206 Fee: \$300  
 Total area of affected site in acres: 0.161

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

**Zoning**

Current Zoning: R-5

Existing Use: Garage/Workshop

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
Two room apartment for owners' family members occupancy. Details attached.

Existing Use: Garage/Workshop

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Bill Berry

Company: n/a

Mailing Address: 1301 Bellevue Ave.

City: Richmond State: VA Zip Code: 23227

Telephone: (804) 543-7934 Fax: ( )

Email: bberrystill@gmail.com

**Property Owner:** Bill, Kathy, Micah and Mary-Catherine Berry

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: 1301 Bellevue Ave.

City: Richmond State: VA Zip Code: 23227

Telephone: (804) 543-7934 Fax: ( )

Email: bberrystill@gmail.com

**Property Owner Signature:** [Handwritten Signatures]

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)

May 14, 2019

To whom it may concern:

In June of 2019 we – Bill, Kathy, Micah and Mary Catherine Berry – purchased 1301 Bellevue Avenue so that we could live together as a multi-generational family – grandparents, children and grandchildren. Bill and Kathy have lived in Richmond since 1990, enjoying homes in various neighborhoods - Church Hill, The Fan, Oregon Hill and Northside.

At the time of the purchase, Bill and Kathy already lived on Bellevue Avenue, at 1403 Bellevue. They sold that home to purchase 1301 with their children to live on the same property together. When 1301 was purchased it had a non-conforming use permit with a separate apartment located upstairs in the rear of the home. The apartment has been disassembled, including the outside steps leading up to it, to create bedrooms for Micah, Mary Catherine, Jonah and Magnolia (the grandchildren). It will not be used as a separate apartment again. The SUP is requested to convert the property's existing 576 square foot garage/workshop into a one-level, one bedroom "in-law-type cottage" in which Bill and Kathy can age in place.

Kathy has MS and needs a one level dwelling to live in. Until the garage can be completed, Bill and Kathy are residing in a makeshift bedroom in the home's finished basement. This requires going up and down steps to get to the home's main level or to exit the building.

The garage/workshop sits to the rear of the house. The foot print of the existing building will not change, nor will the exterior walls as part of the renovation. Additional windows will be added to enhance lighting. No additional parking will be needed, and changes will NOT: be detrimental to the safety, health, morals or general welfare of the community involved; create congestion in streets, roads, alleys and other public ways and places in the area; create hazards from fire, panic or other dangers; cause overcrowding of land and 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 or improvements; or interfere with adequate light and air.

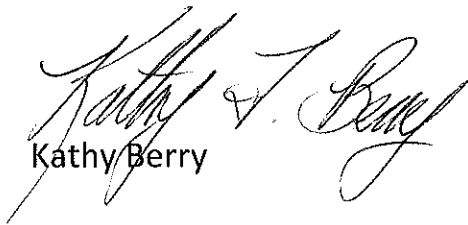
Bill and Kathy have loved living in the city of Richmond with its culture, multi-ethnicity, diversity, rich history, and vibrant social life. They raised their children in the City and want that same life for their grandchildren. Since 1990 they have been upstanding citizens of the community, contributing tax revenue to the city and making significant contributions to the welfare of its citizens through their careers and community service.

We, the owners of 1301 Bellevue Ave., respectfully submit this request for a special use permit for your consideration.

Signed May 14, 2019:

A handwritten signature in black ink, appearing to read 'Bill Berry', with a long, sweeping horizontal stroke extending to the right.


Bill Berry

A handwritten signature in black ink, appearing to read 'Kathy Berry', with a stylized, cursive script.

Kathy Berry

A handwritten signature in black ink, appearing to read 'Micah Berry', with a stylized, cursive script.

Micah Berry

A handwritten signature in black ink, appearing to read 'Mary-Catherine Berry', with a stylized, cursive script.

Mary-Catherine Berry