



August 7, 2018 (Revised March 26, 2019)

BY HAND DELIVERY

Mr. Matthew Ebinger
City of Richmond
Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219

Re: Special Use Permit: 804 N 22nd (E000-0329/005)

Dear Matthew:

This letter shall serve as the Applicant's Report accompanying the application for a special use permit (the "SUP") for the property known as 804 N 22nd Street, identified as Tax Parcel E000-0329/005 (the "Property"). The Property is generally located on the west side of North 22nd Street between Cedar Street and Burton Street. The property is currently improved with a 2,088 square-foot, 2-story, four-family building situated on the northern half of the property. The SUP would authorize the division of the lot and the construction of one (1) single-family detached dwelling on vacant southern portion of the Property.

The Property is zoned R-63 Multifamily Urban Residential and is located in the Church Hill North Old and Historic District. The R-63 district permits single-family detached dwellings, provided that the dwellings are located on lots containing at least 3,000 square feet of lot area. A four-unit multi-family dwelling would require 4,000 square feet of lot area in the R-63 district. Splitting the lot as proposed would create one lot of 2,955 square feet at 804 N 22nd Street, and another lot of 2,114 square feet at 802 N 22nd Street. 804 N 22nd Street would be occupied by the existing multifamily dwelling while 802 N 22nd Street would be a vacant lot for the proposed single-family dwelling. The R-63 district also requires a side yard setback of three (3) feet for single-family dwellings and a side yard setback of five (5) feet for multi-family dwellings. Consistent with the prevailing lot pattern in the area, which includes many attached dwellings and dwellings with minimal setbacks, the proposed layout would not meet these required setbacks. A setback of three (3) feet is proposed along the interior lot line for the existing multi-family dwelling building. The proposed single-family detached dwelling would be provided an interior side yard setback of 1.7 feet. As the proposed development does not meet R-63 lot area requirements and the side yard setbacks along the interior lot line, a special use permit is required.

Properties to the north, west, south and east are also zoned R-63 and are predominantly occupied by single-family dwellings. The Master Plan recommends Medium-Density Single Family Residential (8-20 units per acre) for the Property and surrounding land to the north, west, south and east. The proposed single-family detached dwelling is consistent with this recommendation.

The proposed single-family detached dwelling would be two stories in height with a shingled false mansard roof at the façade and a rear-sloping shed roof, consistent with the urban rowhouse style in the vicinity. The primary building material would be cementitious horizontal lap siding with parged foundation. The new dwelling would contain approximately 2,000 square feet of floor area and would include 3 bedrooms and 2 ½ baths. The dwelling floor plans would be modern 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 sizable porch areas.

The project’s exterior was designed with careful consideration of the historic district guidelines and application has been made for a certificate of appropriateness from the Commission of Architecture Review (CAR). CAR review and the quality assurances conditioned through the SUP would guarantee a higher quality development than would otherwise be afforded for the Property by normal zoning.

In exchange for the SUP, the intent of this request is to allow for the sale of the proposed high quality single-family dwelling as home ownership opportunity, thereby addressing objectives of the Master Plan, including:

- The desire for new and better-quality housing that is targeted to home owners
- The desire for increased opportunities for residential development
- The recognition that the vast majority of opportunities for new development are located in the context of existing neighborhoods
- The recognition of the difficulty that an older/aging housing stock represents in the market where new convenience/easy maintenance is desired.

The following are factors indicted in Section 17.11 of the Charter and Section 30-1050.1 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 SUP will not impact the safety, health, morals and general welfare of the nearby community. The development of the underutilized portion of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The traffic generation for one single-family detached dwelling will be negligible. As such, the SUP will not create 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 SUP will not tend to over crowd the land or create an undue concentration of population. The R-63 intent is to provide for this type of density in an urban setting. The proposed residential density for the new lot and its improvements falls in the range of the 8-20 units per acre recommended by the Master Plan.

- ***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 amendment 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.

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

The light and air available to the subject and adjacent properties will not be affected. The proposed development pattern is consistent with the historic development pattern and the desired urban form for the area.

In summary, the applicant is enthusiastically seeking approval for the construction of one single-family detached dwelling. This proposal represents an ideal, small-scale urban infill development for this location. In exchange for the approval, the quality assurances conditioned through the SUP would guarantee the construction of a higher quality dwelling than might otherwise be developed by right in the vicinity. This would contribute to the overall vibrancy of the block through the provision of an appropriate urban form and use that is consistent with the historic development pattern of the surrounding neighborhood.

Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,

