



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.richmondva.gov/>

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: 3416 East Broad St. Richmond, VA 23223 Date: 9/20/2019
Tax Map #: E0000977016 Fee: \$300.00
Total area of affected site in acres: .074

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

Zoning

Current Zoning: R-8 Urban Residential District
Existing Use: Residential

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Residential - Multi-Family (2) - Conversion of 1st level of home into separate rental
Existing Use: Residential - single family

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Patricia K. Kampmann
Company: _____
Mailing Address: 3820 13th St. S.
City: Arlington State: VA Zip Code: 22204
Telephone: (571) 337 2360 Fax: ()
Email: kkampmann@gmail.com

Property Owner: JEFFREY A. COUPE and Patricia K Kampmann
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: Same as Above
City: _____ State: _____ Zip Code: _____
Telephone: () Fax: ()
Email: _____

Property Owner Signature: [Signature] Patricia K. Kampmann

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)

Applicant's Report-Revised

April 28, 2020

Special Use Permit Request

*Conversion of Basement Level of 3 Level Single Family Home into Separate Rental Unit
3416 E. Broad Street, Richmond, VA 23223*

Submitted to:

Department of Planning and
Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, VA 23219

Submitted by:

Patricia (Katie) Kampmann
Jeffrey Coupe
3820 13th St. South
Arlington, VA 22204

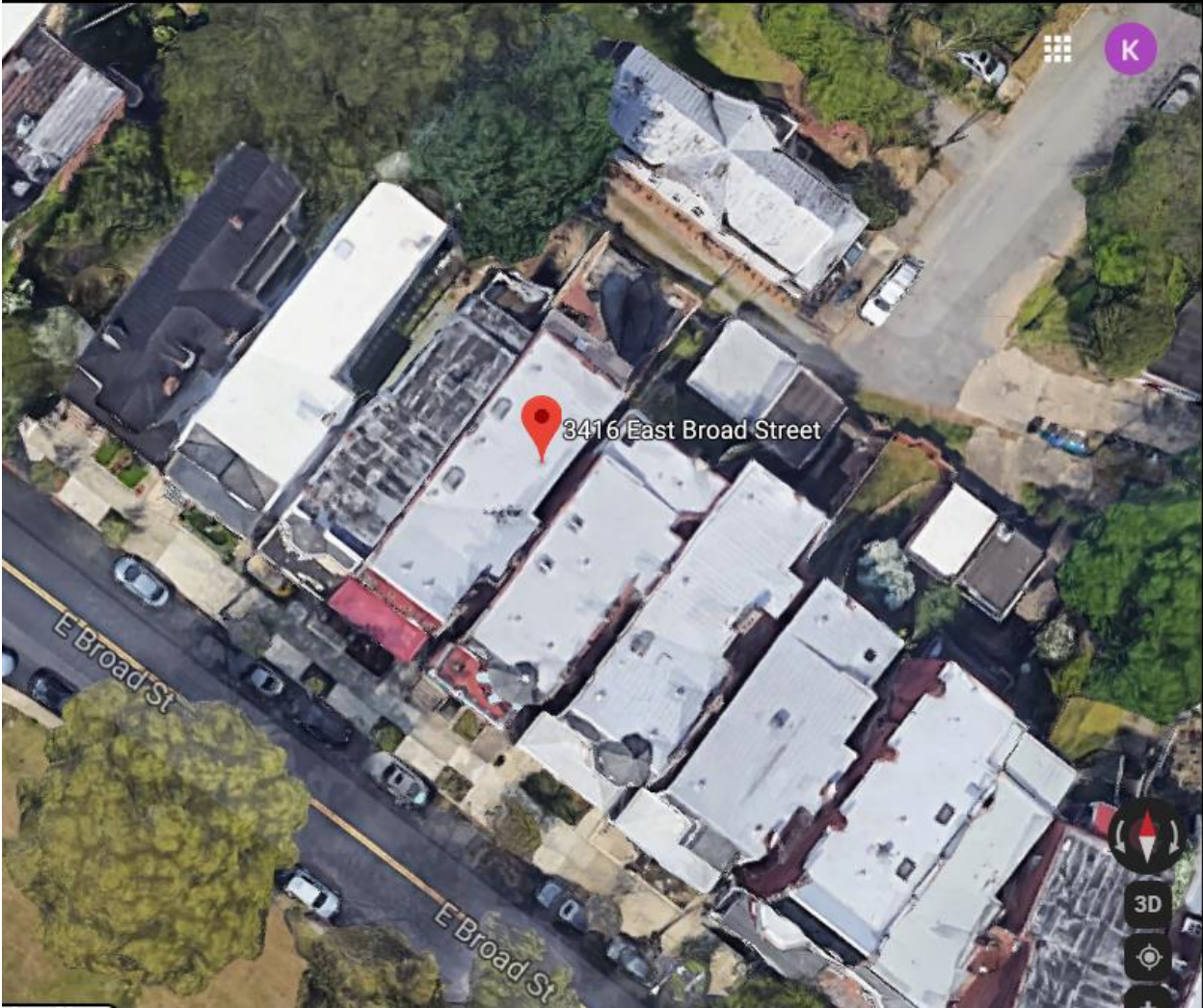
Introduction

We are applying for a special use permit (SUP) for 3416 E. Broad Street, Richmond, VA 23223 ('the Dwelling'). The SUP would authorize converting an existing 3-level single family home into a two-family dwelling. The conversion does not conform to the underlying R-8 Urban Residential district zoning requirements applicable to the Property.

Existing Conditions

Site Description and Existing Land Use

The Dwelling is located at 3416 E. Broad St and faces Chimborazo Park. The lot is afforded access in the rear by means of 15 ft alley. The lot is 27 ft by 120 ft. The dwelling is roughly 22 ft by 69 ft. Each level has an area of approximately 1100 square feet.



Existing Zoning

The Property is zoned R-8 Urban Residential, which does not permit the proposed two-family detached dwelling use. The surrounding properties are also zoned R-8.

Proposal

Project Summary

The proposal calls for converting an existing 3-level single family home into a two-family dwelling. The R-8 Urban Residential district does not permit two-family dwellings. Therefore, a SUP is required in order to permit the proposed conversion.

Project Details

The basement and first level (main level) have separate entrances: the main level is accessed from the front of the house and the basement level is accessed from the back of the house. There is an alley to the side of the house that allows access to the back yard and basement entrance from Broad Street. There is also a fence off the yard behind the house that provides access to the basement from the back yard, which is afforded access from the back alley.

We purchased the home in March of 2019 and are currently renting out the main part of the house (1st and 2nd levels) to a family (couple with two small children). The basement level already has a bedroom, full bath, and a kitchenette with sink, refrigerator, and microwave. The special use permit would enable us to apply for the appropriate permits to convert the kitchenette into a full kitchen with stove/oven and add a small laundry room with washer and dryer. We would then rent out the basement level as a second unit to a single individual or couple.

Our long term plan is to retire to Richmond in the next 5 years and live in the main part of the house and continue to rent out the basement level.

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 would in no way:

- *Be detrimental to the safety, health, morals and general welfare of the community involved.*

Many other homes in our section of E. Broad Street have converted the first level of their 3-level homes into separate rental units. The houses are all well-kept and the individuals renting the rental units are considered a part of the neighborhood community.

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

There is plenty of on-street parking in our section of E. Broad. Our home faces Chimborazo Park and there is parking on both sides of the street. We have never had a situation where we could not find on-street parking. We are currently renting the upper levels to a couple and proposing to rent the basement level unit to a single individual or a couple. Adding at most two vehicles, and more likely one vehicle, would not contribute to undue parking congestion.

- *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. Having an individual or couple reside in the basement level of the home would in no way create hazards from fire, panic, or other dangers. The basement and upper levels of the house have multiple points of egress.

- *Tend to cause overcrowding of land and an undue concentration of population.*

The upper levels of the house are currently being rented out to a couple with two small children. When we move to Richmond, we will be just two people. The basement level will never be rented to more than two people. The addition of two people to the local population will not cause overcrowding or 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.*

A separate rental unit with a maximum population of two people will not adversely affect or interfere with any of the above facilities or amenities.

- *Interfere with adequate light and air.*

The conversion of the basement level of the house to a separate rental unit will in no way interfere with adequate light or air. Any improvements made to the rental unit will be made to the interior of the home and will not impact the outside light or air or the light or air on the upper levels.

Thank you for your consideration,

Patricia (Katie) Kampmann and Jeffrey Coupe