



## 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.richmondo.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: 2119 Selden Street Date: \_\_\_\_\_

Tax Map #: E012-0286/009 Fee: \$300

Total area of affected site in acres: 0.083

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

### Zoning

Current Zoning: R-5

Existing Use: Vacant

### Proposed Use

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

Construction of one (1) new two-family detached dwelling

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes

No

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

### Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

### Property Owner: Cava Capital llc

If Business Entity, name and title of authorized signee: Amanda Schwartz; Construction Coordinator

(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: 5310 Market Road, #104

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 510-0464 Fax: ( )

Email: construction@cavacompanies.com

**Property Owner Signature:** Amanda Schwartz

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

*March 15, 2022*

*Special Use Permit Request  
2119 Selden Street, Richmond, Virginia  
Map Reference Number: E012-0286/009*

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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**  
530 East Main Street, Suite 730  
Richmond, Virginia 23219

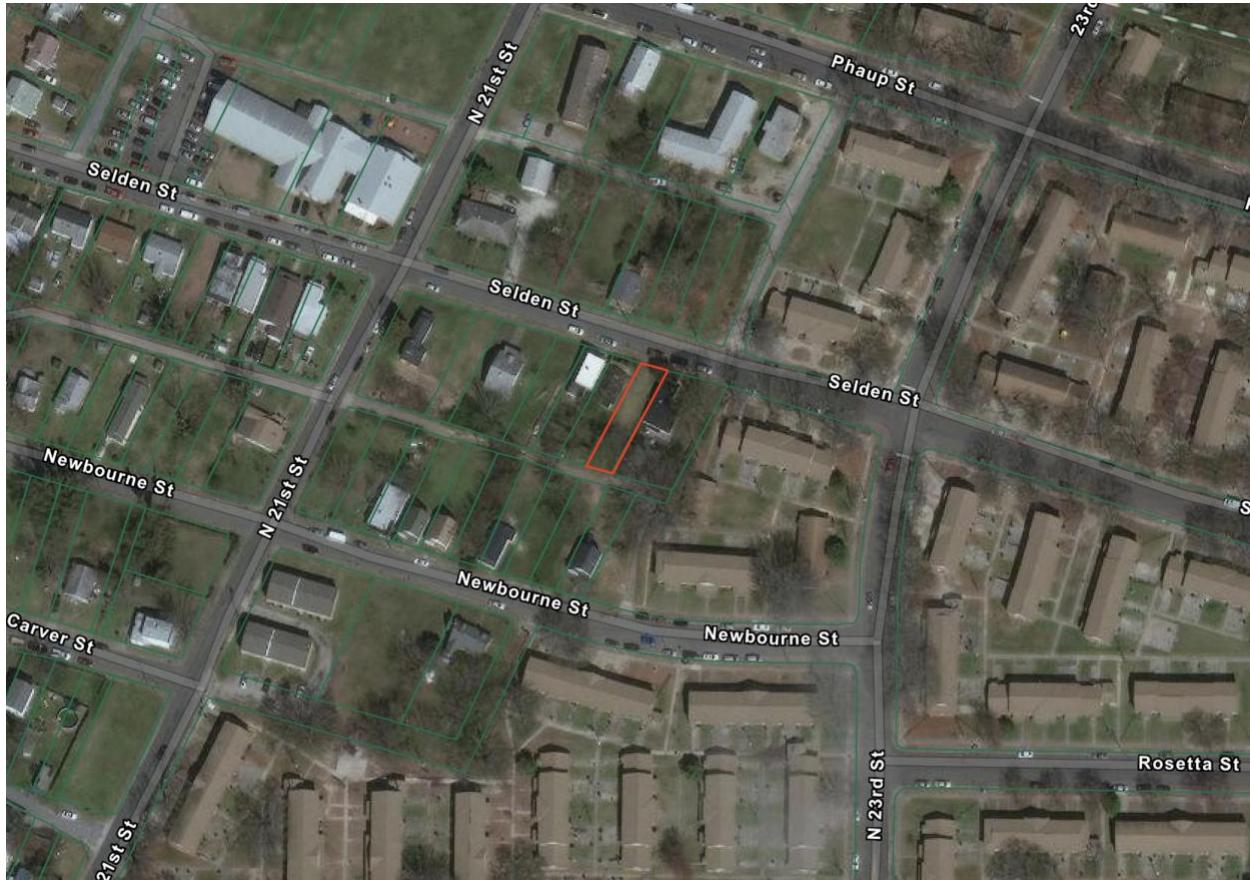
## Introduction

The property owner is requesting a special use permit (the “SUP”) for 2119 Selden Street (the “Property”). The SUP would authorize the construction of a new, two-family detached dwelling on the currently vacant Property which does not conform to the underlying R-5 Single-Family Residential district zoning requirements applicable to the Property.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the south side of Selden Street between N 21<sup>st</sup> and N 23<sup>rd</sup> Streets and consists of one lot (Lot 9 of Block 23) of the original Woodville Subdivision. The Property is referenced by the City Assessor as tax parcel E012-0286/009, is roughly 30' wide by 120' in depth, contains approximately 3,600 square feet of lot area, and is vacant. Access is provided by means of an east-west alley located to the rear of the Property.



Properties along Selden Street are developed with a range of residential uses. Single-family dwellings in the area are a mixture of one- and two-story structures. To the southwest lies a ten unit, “garden-style”, apartment complex. Further east along Selden Street lies the Fairfield Court housing development which is managed by the Richmond Redevelopment and Housing Authority.

## **EXISTING ZONING**

The Property and those to the north and west are zoned R-5 Single-Family Residential. Properties to the east and south lie within an R-53 Multifamily Residential district.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (the “Master Plan”) suggests “Neighborhood Mixed-Use” use for the Property. The Master Plan describes this land use designation as “existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.” Recommended development styles are described as featuring “a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Single-family, two-family, and small multi-family buildings are contemplated as the primary uses in these areas

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
  - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
  - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to “Increase the number of mixed-income communities along enhanced transit corridors.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance.”

- e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
  - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

## Proposal

### PROJECT SUMMARY

The proposed development includes the construction of one two-family detached dwelling, configured as two story, front and rear units, on the currently vacant Property.

### PURPOSE OF REQUEST

The Property consists of a single parcel which is an original subdivision lot from the Woodville Subdivision. The Property owner would now like to construct a two-family detached dwelling on the Property. While a range of dwellings exist within the neighborhood, including several large, multi-family developments, the R-5 district does not permit the proposed two-family use, therefore, a SUP is required.

The proposed lot width of 30' and area of 3,600 square feet is compatible with other lots in the vicinity, which generally reflect the original 30' subdivision lots. Based on this historic development and lot pattern many lots in the vicinity were developed as single subdivision lots and are nonconforming with regard to lot area and lot width. That is consistent with what is being requested here.

In exchange for the SUP, the intent of this request is to ensure a high-quality infill development that is consistent with the objectives of the Master Plan. The overall project would be appropriately efficient and would be compatible with the existing development in the vicinity. The quality assurances conditioned through the SUP would guarantee a higher quality development than what might otherwise be developed by right in the vicinity.

## PROJECT DETAILS

The proposed two-family dwelling has been designed to be compatible with other dwellings in the area. It would be two stories in height and in order to remain consistent with the existing buildings in the area, the dwelling has been designed as front and rear units which will present as a single-family dwelling from the street.

The dwelling would be configured as front and rear units, with each dwelling unit occupying two floors and including approximately 1,239 Square feet of finished floor area. Entry to each unit would be provided from the first floor and accessed from private, covered porch. Each dwelling unit would have three bedrooms and one-and-one-half baths. Bedrooms would be located on the second floor of the dwelling with an open kitchen and living area on the first floor. The dwelling will be constructed with quality building materials, including cementitious horizontal lap siding, that provide durability and consistency with other siding types found in the area. Two parking spaces, accessible from the rear alley, will be provided for the dwelling.

## Findings of Fact

The following are factors included 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 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 related to the proposed dwelling and the proposed off-street parking will result in 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 population.

- *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.

- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. The proposed dwelling is of compatible massing and spacing to the existing dwellings throughout the neighborhood. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

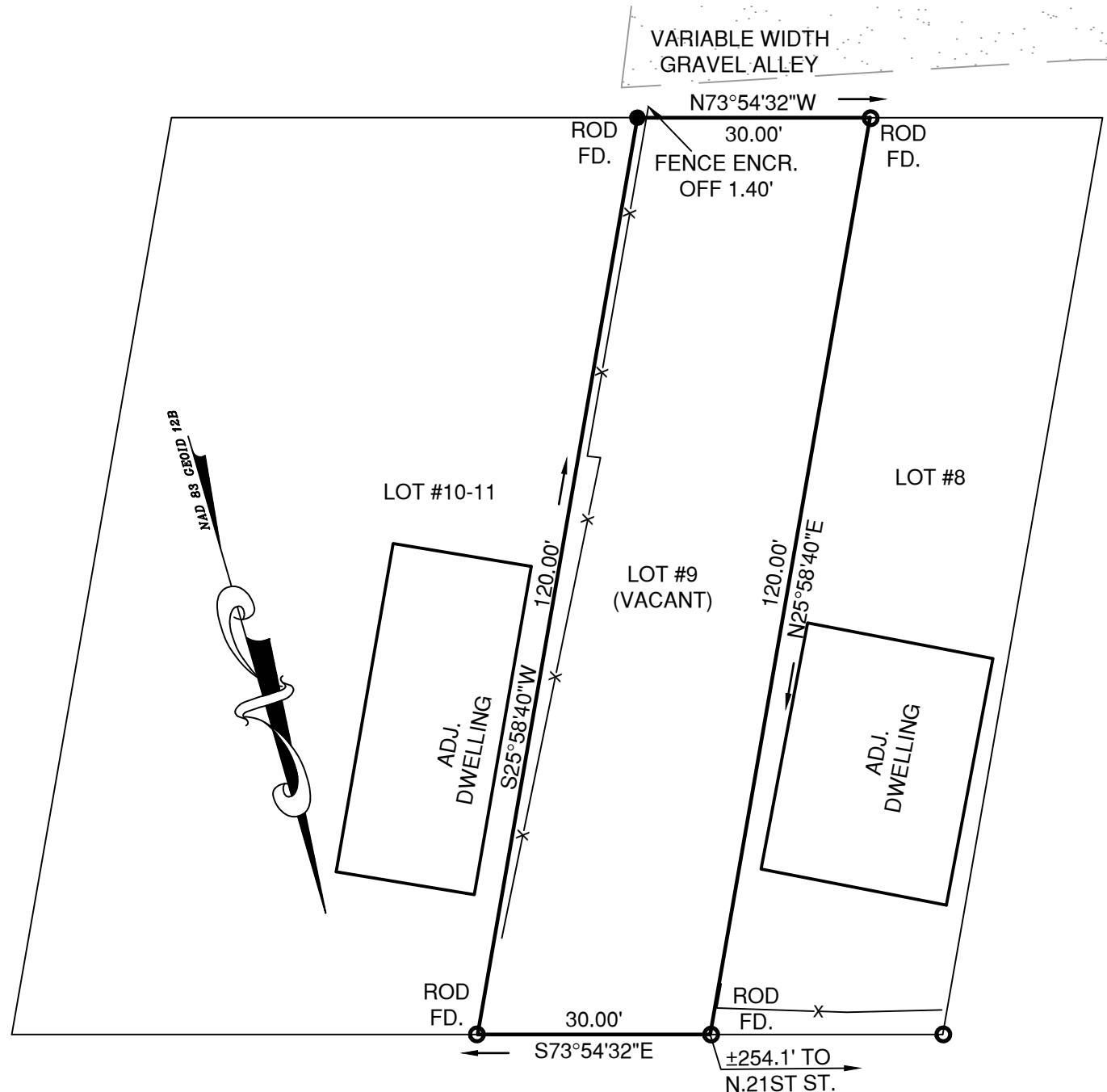
In summary we are enthusiastically seeking approval for the construction of a two-family detached dwelling on the Property. The dwelling has been thoughtfully designed in order to provide appropriate, high quality infill development. The request offers compatibility with goals contained within the City's Master Plan and 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. It will help encourage a pedestrian friendly traditional neighborhood streetscape in the vicinity. This would contribute to the vibrancy of the block though the provision of pedestrian traffic. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than what might otherwise be developed by right in the vicinity.

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON  
THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY  
PANEL # 5101290041E, EFFECTIVE DATE: JULY 16, 2014

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR  
OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT  
MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE  
BENEFIT OF A TITLE REPORT.

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING  
LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY  
ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL  
ASSESSMENT MIGHT IDENTIFY.

REFERENCE PLAT: WOODVILLE SUBDIVISION PLAT, PREPARED  
BY T. CRAWFORD REDD & BROTHERS, AND RECORDED IN PLAT  
BOOK 8, PAGE 68 IN CITY OF RICHMOND CLERK OF COURT  
OFFICE.



THIS IS TO CERTIFY THAT I MADE AN ACCURATE  
FIELD SURVEY ON DECEMBER 21, 2021. ALL VISIBLE  
IMPROVEMENTS ARE AS SHOWN HEREON AND THAT  
THERE ARE NO VISIBLE ENCROACHMENTS OTHER  
THAN SHOWN.

  
CHARLES C. TOWNES, II  
Lic. No. 2803  
1/14/2022  
LAND SURVEYOR

**GRAPHIC SCALE**

20 0 10 20 40  
1 inch = 20 feet

PLAT  
SHOWING  
PHYSICAL IMPROVEMENTS OF  
LOT 9, BLOCK 23,  
WOODVILLE SUBDIVISION  
FOR  
CAVA CAPITAL LLC.  
CITY OF RICHMOND, VIRGINIA

DATE: JANUARY 14, 2022 SCALE: 1" = 20'



consulting engineers, planners, and land surveyors

2463 boulevard  
colonial heights, va 23834  
telephone: 804.520.9015  
facsimile: 804.520.9016  
email: [cctownes@townespc.com](mailto:cctownes@townespc.com)

ATTN: AMANDA SCHWARTZ

DRAWN BY: J.S.I.

CHECKED BY:

# CAVA COMPANIES

## AREA CALCULATIONS

### Heated Area

1st Floor Livable UNIT A

1st Floor Livable UNIT A **624 SF**

1st Floor Livable UNIT B

1st Floor Livable UNIT B **624 SF**

2nd Floor Livable UNIT A

2nd Floor Livable UNIT A **624 SF**

2nd Floor Livable UNIT B

2nd Floor Livable UNIT B **625 SF**

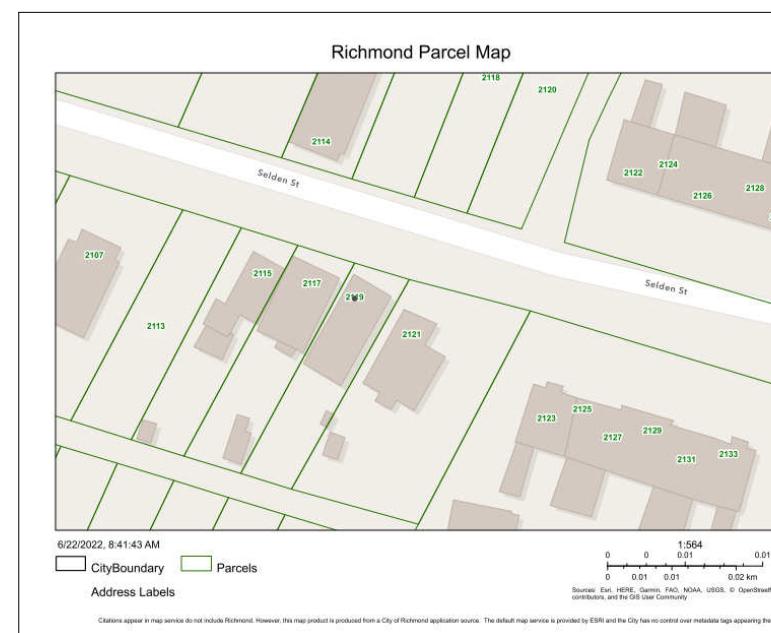
**2498 SF**

**2498 SF**

Total: 4



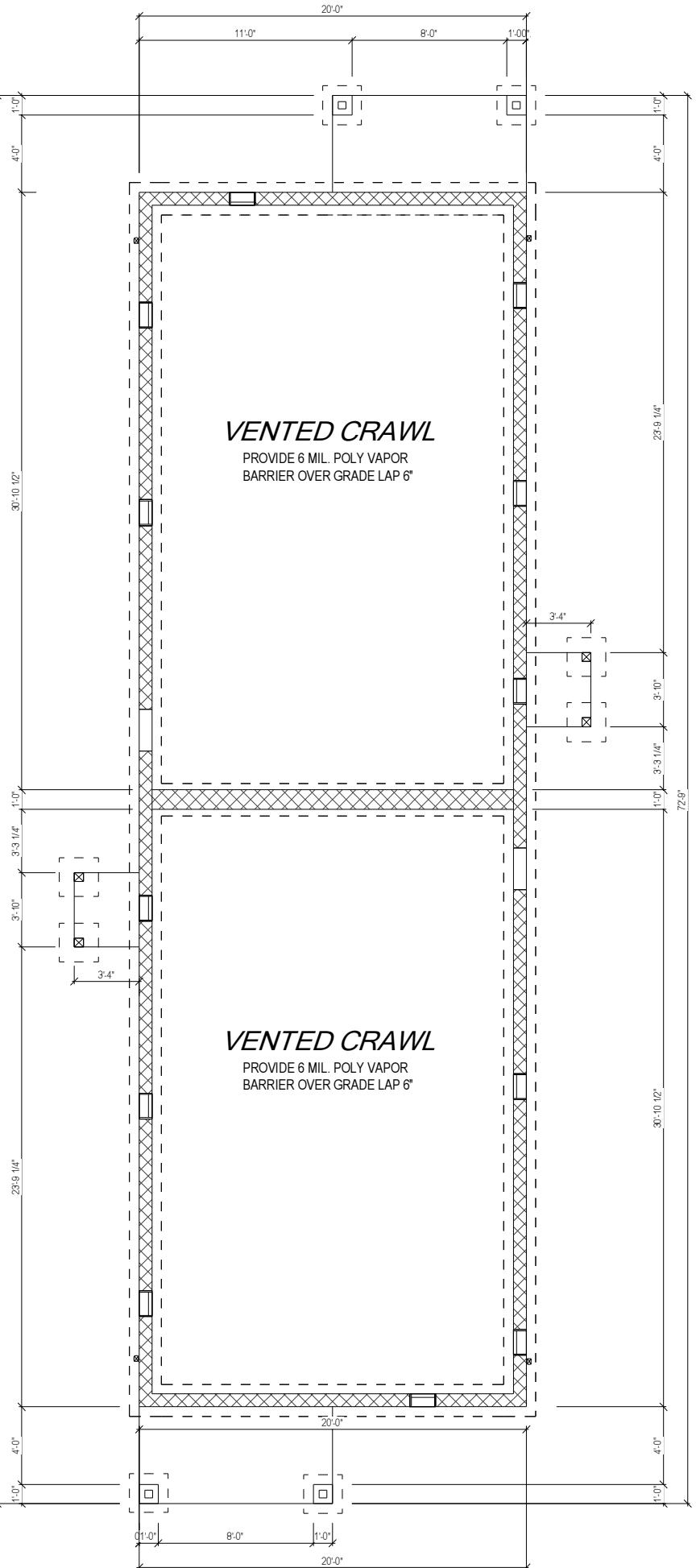
2119 SELDEN ST



**COPYRIGHT NOTICE**

**APPROVAL SET  
NOT FOR CONSTRUCTION**

PROJECT NEW CONSTRUCTION	CLIENT CAVA COMPANIES
ISSUE DATE 6/22/22	ADDRESS 2109 NEWBOURNE ELEV. B
DRAWN BY PINNACLE DESIGN	SHEET Foundation Plan
SHEET NUMBER A-1.00	



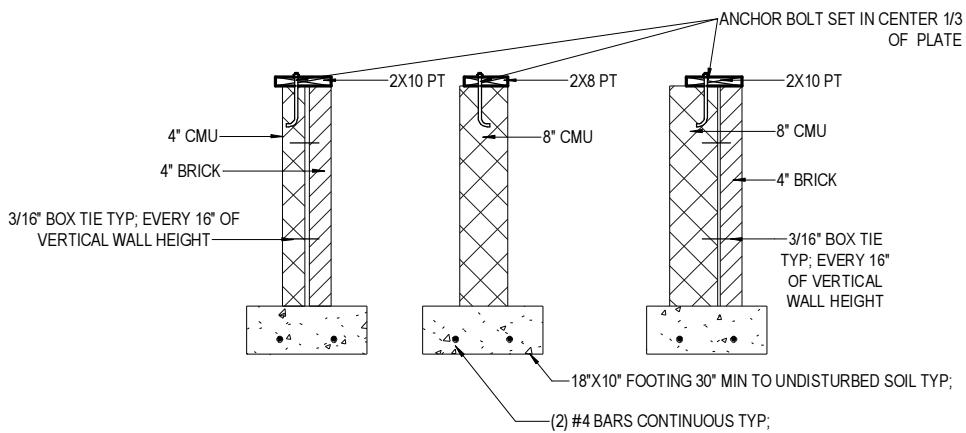
1 CRAWL SPACE PLAN  
A-1.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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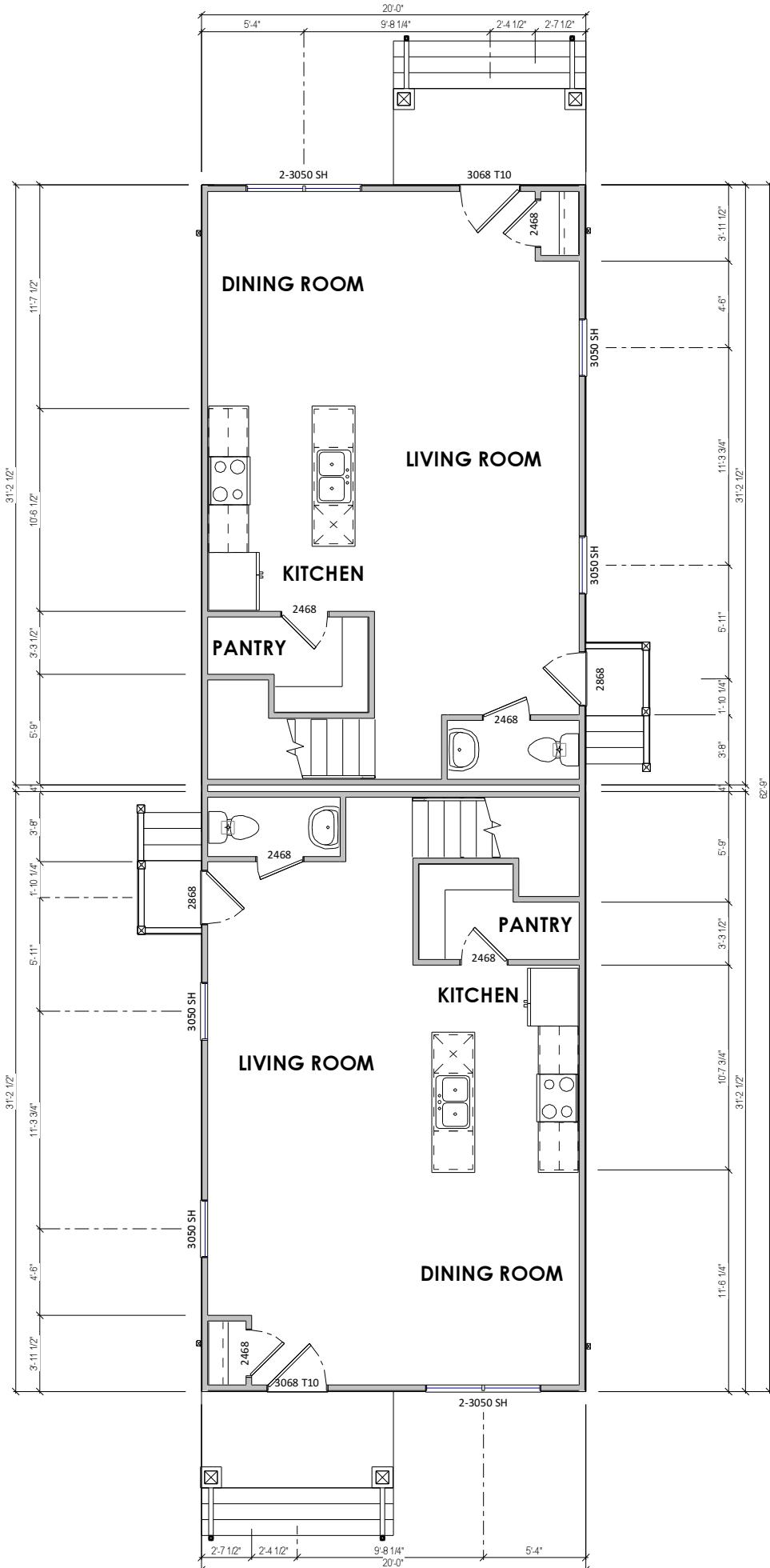
2 WALL TYPES FD2

A-1.00 3/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

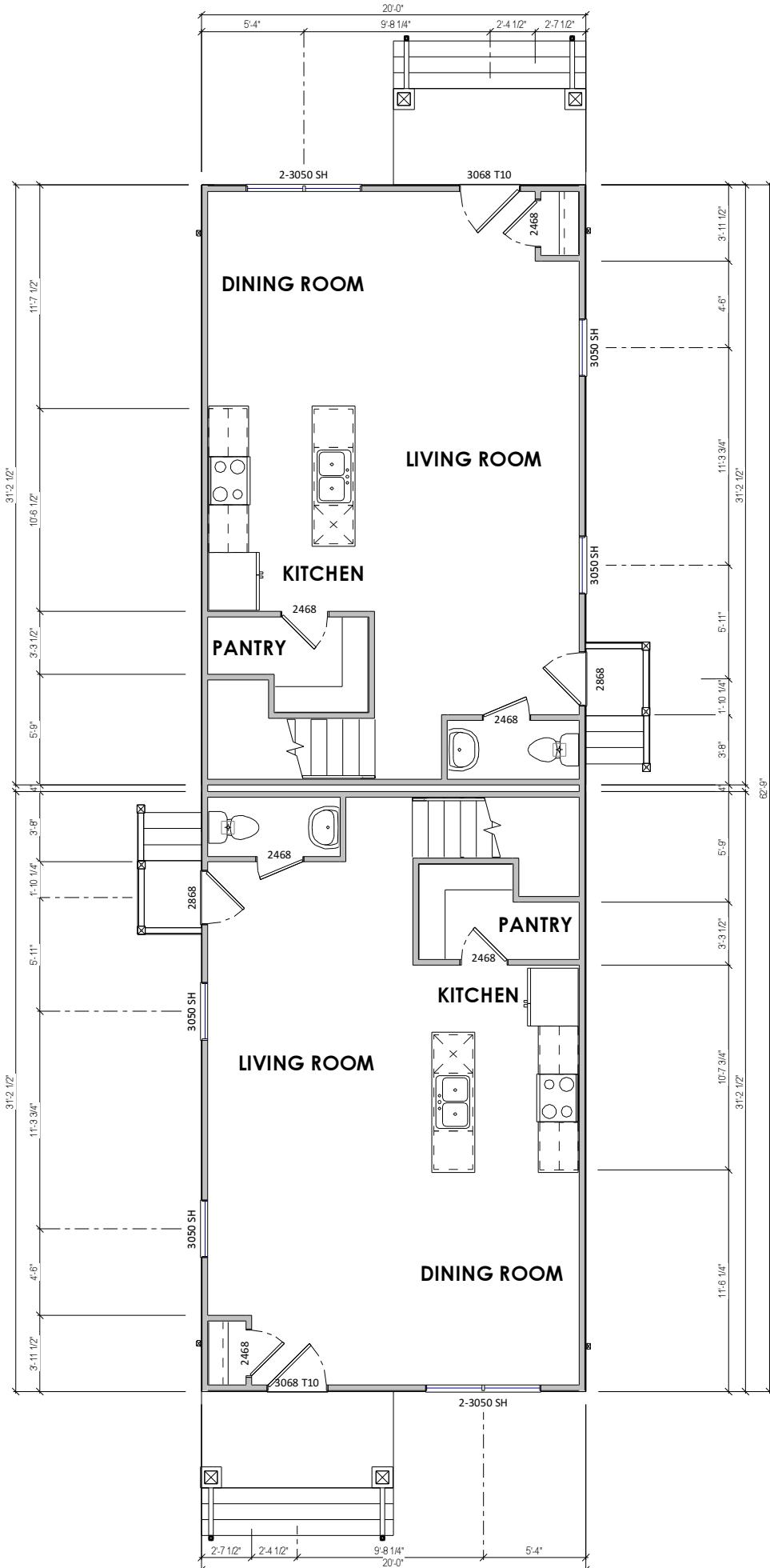


NOTE:  
 1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.  
 2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.  
 3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.  
 4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.

UNIT A



UNIT B



1 1ST FLOOR PLAN  
A-2.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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NEW CONSTRUCTION CAVA COMPANIES  
2109 NEWBOURNE ELEV. B

PROJECT SHEET  
ISSUE DATE  
DRAWN BY  
PINNACLE  
DESIGN  
SHEET NUMBER  
A-2.00



NOTE:  
 1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.  
 2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.  
 3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.  
 4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.

Per Section R310 of the 2015 VA Residential Code, basements, habitable attics, and every sleeping room must have at least one operable emergency escape and rescue opening. The sill height shall be not more than 44" to the bottom of the clear opening. Openings not on grade level shall have a min. net clear opening of 5.7sf. The min clear opening height shall be 24". The min clear opening width shall be 20".

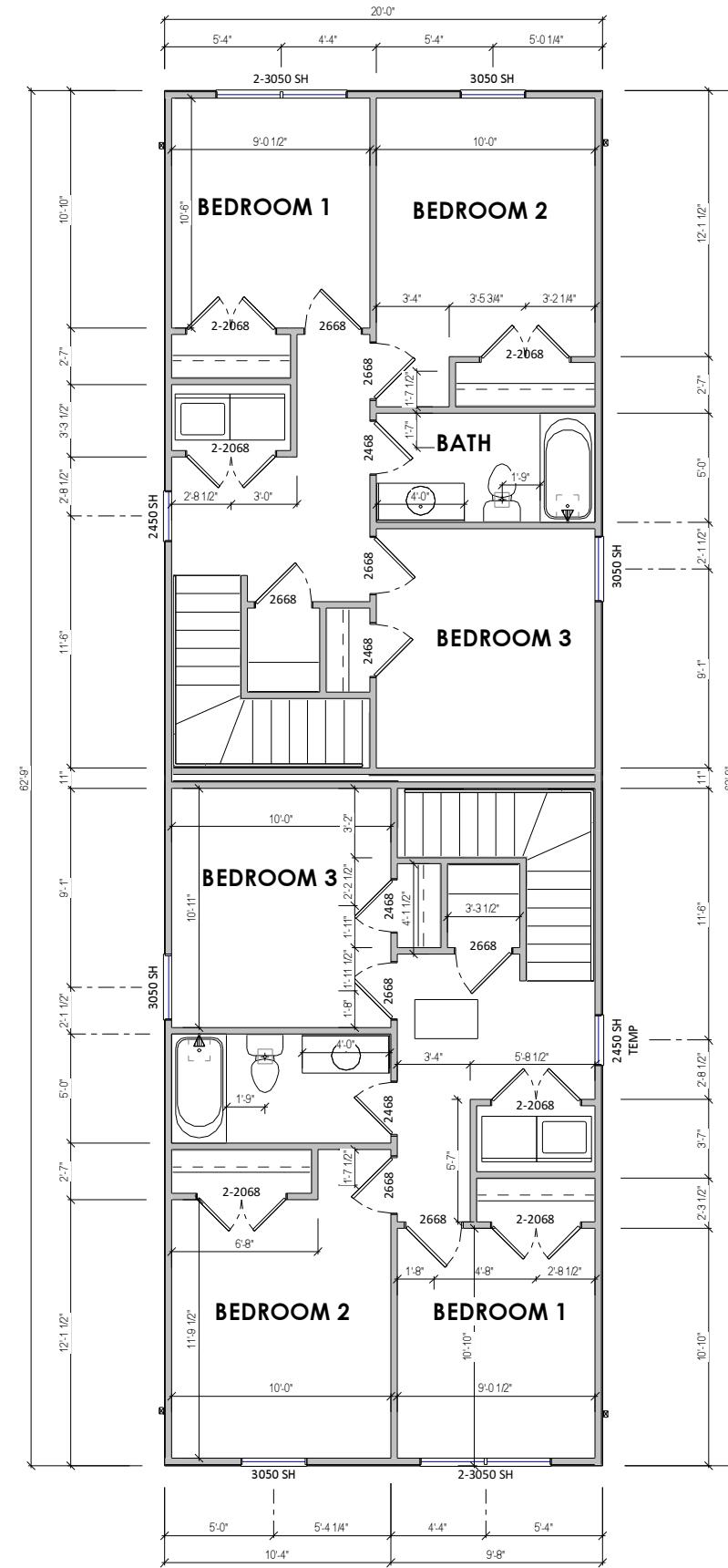
UNIT A

1 2ND FLOOR PLAN  
A-2.30 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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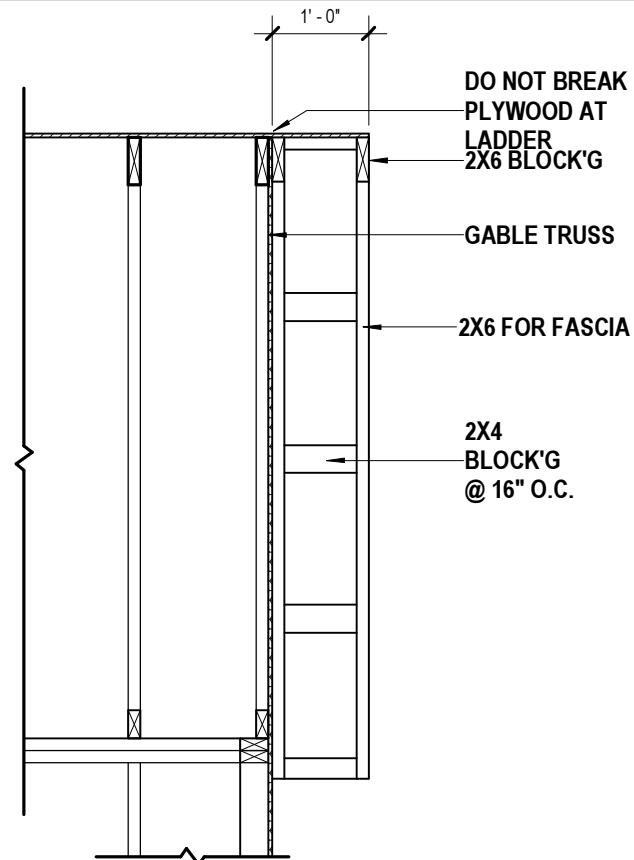
UNIT B



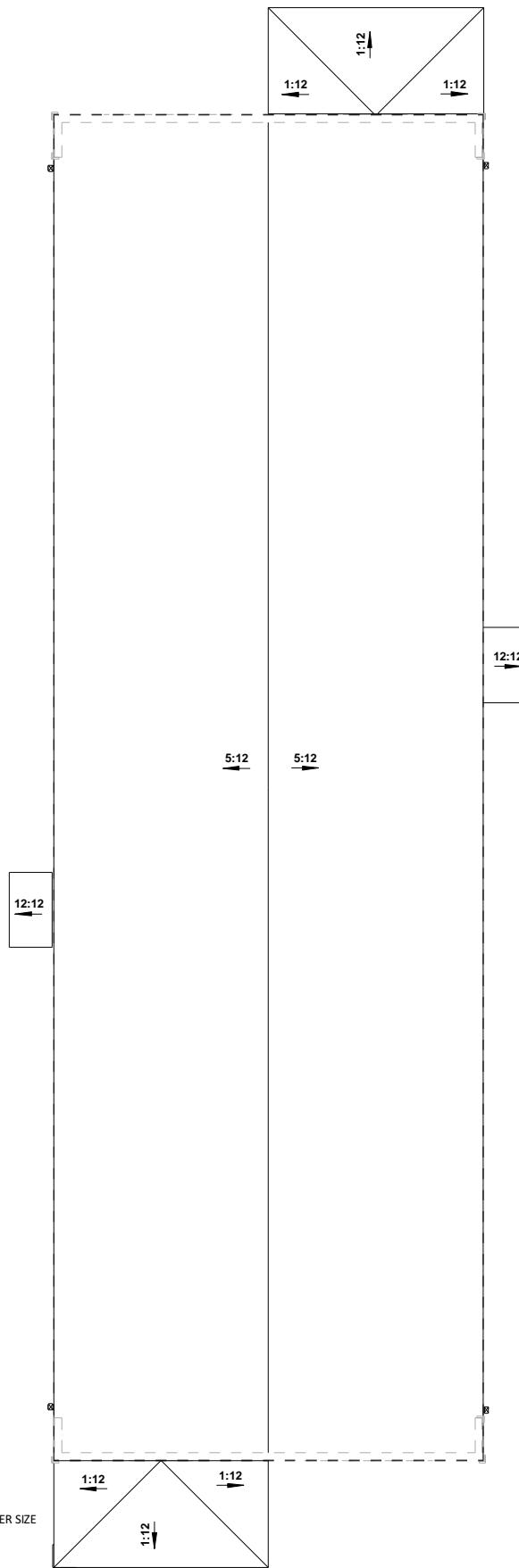
NEW CONSTRUCTION CAVA COMPANIES  
2109 NEWBOURNE ELEV. B

PROJECT SHEET  
2nd Floor Plan  
ISSUE DATE  
6/22/22  
DRAWN BY  
PINNACLE  
DESIGN  
SHEET NUMBER  
A-2.30

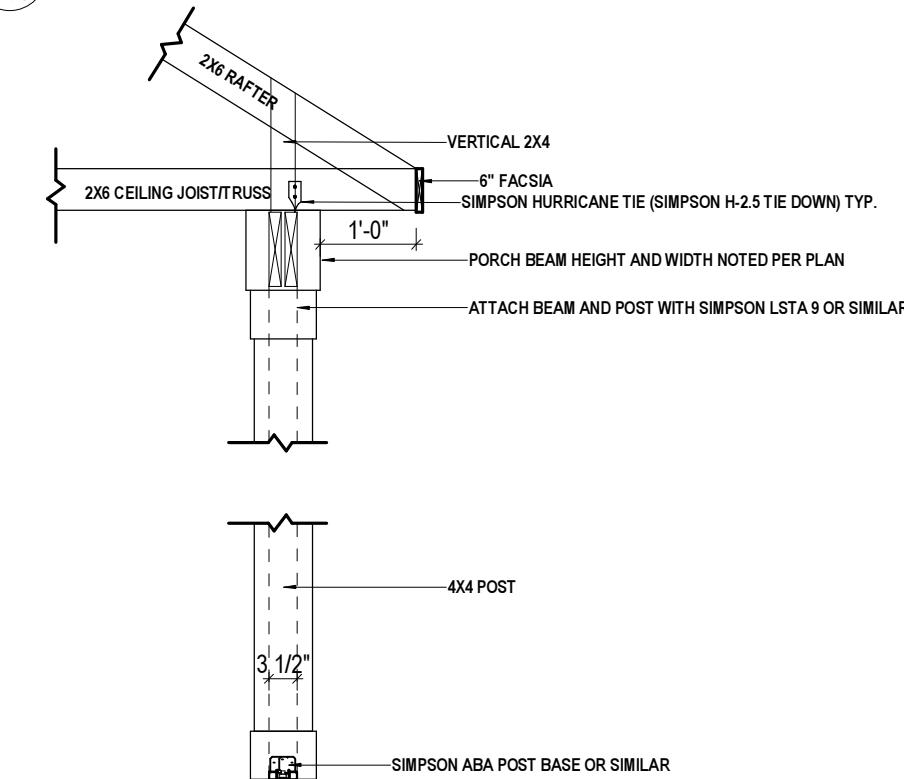



GENERAL ROOF PLAN NOTES:

- 1) FINISHED OVERHANG TO BE 1'-0" PAST EXTERIOR WALL SHEATHING, U.N.O.. TRUSS FRAMING TO BE 10 1/2" PAST WALL SHEATHING TO ACCOMMODATE BLOCKING AND FINISH TRIM. SEE "TYPICAL WALL SECTION".
- 2) ROOF SLOPE ARROWS POINT IN THE DIRECTION IN WHICH WATER WILL FLOW.
- 3) DO NOT CUT OR ALTER ENGINEERED ROOF TRUSSES. IF A TRUSS IS BROKEN OR CUT, NOTIFY FIELD MANAGER.
- 4) BRACE TRUSSES PER MANUFACTURERS SPECIFICATIONS. BRACING DIAGRAMS TO BE PROVIDED BY TRUSS MANUFACTURER. FRAMER TO VERIFY THAT TRUSS BEARING POINTS ALIGN W/ SUPPORTING MEMBERS.
- 5) ALL TRUSS HANGERS TO BE INSTALLED PER HANGER MANUFACTURERS SPECIFICATIONS.


**2 ROOF OVERHANG DETAIL**

A-2.40 1/2" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE


**3 PORCH BEAM ROOF DETAIL**

A-2.40 1/2" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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**1 ROOF PLAN**

A-2.40 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

**NEW CONSTRUCTION** CAVA COMPANIES

CLIENT

ADDRESS

2109 NEWBOURNE ELEV. B

PROJECT

Roof Plan

ISSUE DATE

6/22/22

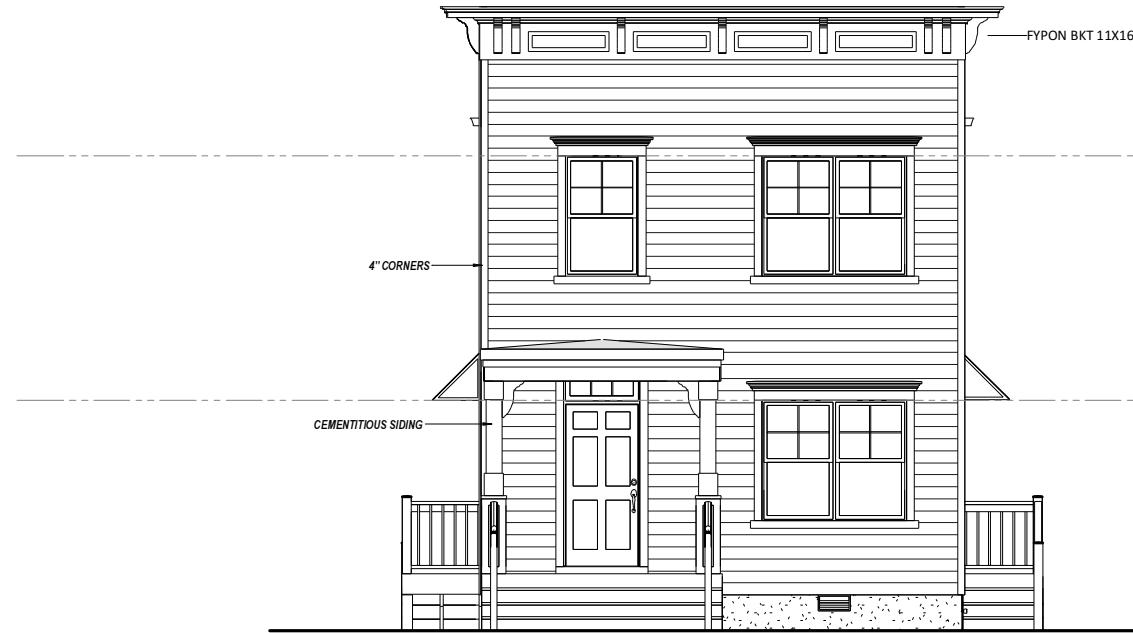
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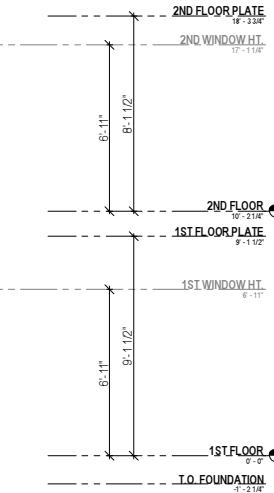
DESIGN

SHEET NUMBER

**A-2.40**


**1 FRONT VIEW**

A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE


**2 LEFT VIEW**

A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

PROJECT	<b>NEW CONSTRUCTION</b>	<b>CAVA COMPANIES</b>
CLIENT		
ADDRESS		2109 NEWBOURNE ELEV. B
SHEET		
Elevations		
ISSUE DATE		6/22/22
DRAWN BY		
PINNACLE		
DESIGN		
SHEET NUMBER		<b>A-3.00</b>


**1 REAR VIEW**

A-3.10

1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

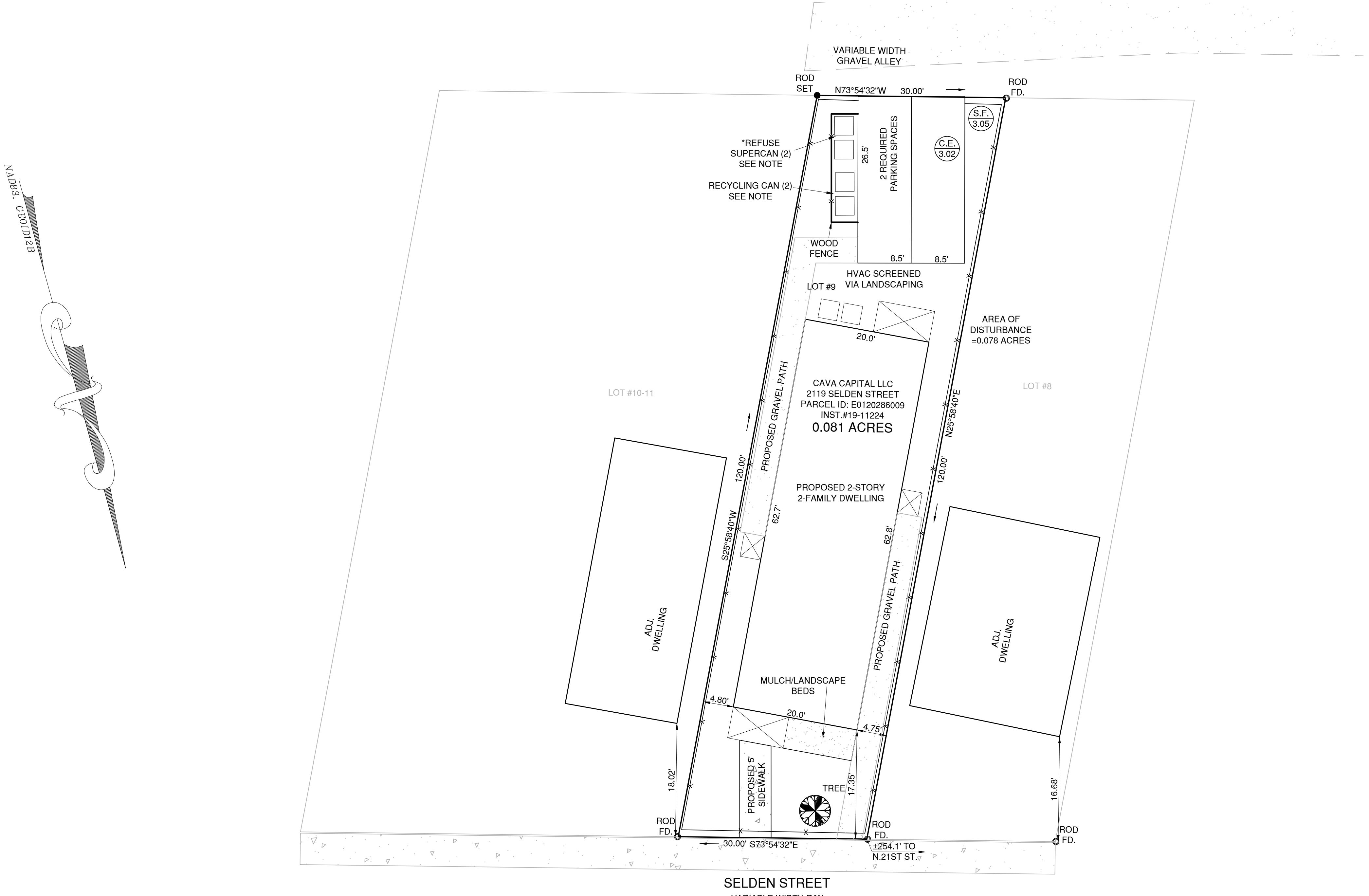

**2 RIGHT VIEW**

A-3.10

1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



\*NOTE: OPAQUE SCREENING TO BE PROVIDED UNLESS REAR YARD AND  
REFUSE AREA IS ENCLOSED WITH OPAQUE PRIVACY FENCE



GRAPHIC SCALE  
10 0 5 10 20  
1 inch = 10 feet

2463 boulevard  
colonial heights, va 23834  
telephone: 804.520.9015  
facsimile: 804.520.9016  
email: cctownes@townespc.com

**townes**  
consulting engineers, planners, land surveyors

CHARLES C. TOWNES, II  
Lic. No. 95918  
6 / 28 / 2022  
PROFESSIONAL ENGINEER

SITE LAYOUT

SHEET  
C-2