



**City of Richmond  
Department of Planning  
& Development Review**

**Rezoning**

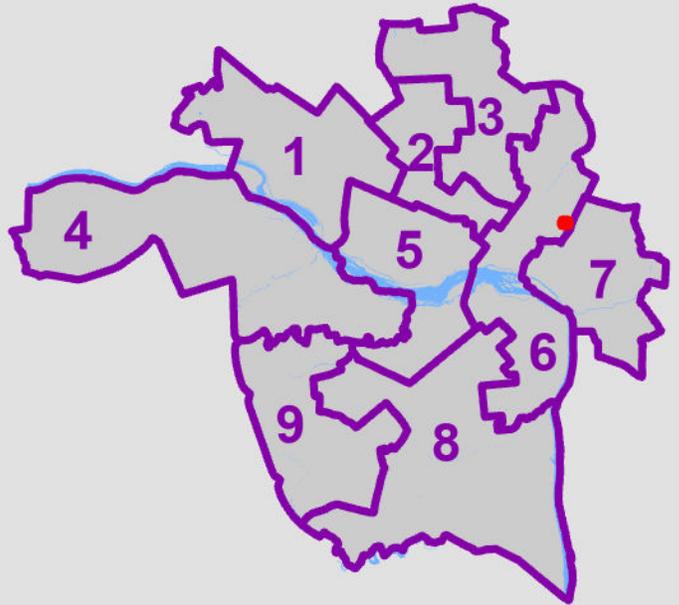
**LOCATION:** 1416 Bryan Street

**APPLICANT:** Baker Development Resources

**COUNCIL DISTRICT:** 6

**PROPOSAL:** To authorize the special use of the property known as 1416 Bryan Street for the purpose of two two-family detached dwellings, upon certain terms and conditions.

*For questions, please contact David Watson at 804-646-1036 or David.Watson@RVA.gov*





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: \_\_\_\_\_ Date: \_\_\_\_\_

Parcel I.D. #: \_\_\_\_\_ Fee: \_\_\_\_\_

Total area of affected site in acres: \_\_\_\_\_

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

**Zoning**

Current Zoning: \_\_\_\_\_

Richmond 300 Land Use Designation: \_\_\_\_\_

**Proposed Use**

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

**Lot division and construction of two (2) new abutting two-family detached dwellings**

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes

No

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

**Applicant/Contact Person:** \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_(\_\_\_\_\_) \_\_\_\_\_ Fax: \_(\_\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner:** \_\_\_\_\_

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: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_(\_\_\_\_\_) \_\_\_\_\_ Fax: \_(\_\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner Signature:** Bryan Traylor

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

*August 14<sup>th</sup>, 2023*

*Revised: November 27<sup>th</sup>, 2023*

*Special Use Permit Request*

*1416 Bryan Street, Richmond, Virginia*

*Map Reference Number: E000-0606/020*

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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:

**Mark Baker**

Baker Development Resources

530 East Main Street, Suite 730

Richmond, VA 23219

## Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 1416 Bryan Street (the "Property"). The SUP would authorize the construction of two (2) abutting two-family detached dwellings. While the two-family use is permitted by the underlying R-6 Single Family Attached Residential zoning district, some of the underlying feature requirements cannot be met, and therefore, the SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property, which was originally Lot 47 and part of lot 48 of the Howards Grove Subdivision, is located on the western line of Bryan Street between Littlepage and Redd Streets. It is referenced by the City Assessor with a tax parcel number of E000-0604/006 and also includes the alternate address of 1414 Bryan Street. It is approximately 45 feet in width and 117 feet in depth containing roughly 5,289 square feet of lot area. The Property is currently vacant, and access is provided at the rear by means of a north-south alley.



The lot pattern in the vicinity varies but is generally composed of characteristically narrow urban lots. At 45 feet in width, the Property is wide for the block. Of the 14 lots located in the block, 8 are currently vacant. The other properties are occupied with dwellings of a range of forms. Properties to the north and east generally contain single-family dwellings. To the west lie two large,

multifamily dwellings, Oliver Crossing and Mosby Court. To the south, across Littlepage Street is Mosby Middle School. Transit access is provided to the area by GRTC bus lines number 5 and 39.

## **EXISTING ZONING**

The Property and properties to the north are zoned R-6 Single-Family Attached Residential. A considerable number of properties in the immediate vicinity do not conform to the R-6 feature requirements such as lot area, lot width, and setbacks and several Special Use Permits have been approved nearby. Within the subject block, the properties at 1400-1406 Bryan Street were recently rezoned to R-63 Multifamily Urban Residential to better accommodate the underlying Neighborhood Mixed-Use land use classification. To the east, across Spotsylvania Street lies a B-2 zoning district at the intersection of Mechanicsville Turnpike and Fairmount Avenue. To the south and west lies an R-53 Multifamily Residential district.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. This land use category is described as "existing or new highly-walkable urban neighborhoods that are predominantly residential." The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. Two-family dwellings are a primary use in the Neighborhood Mixed-Use designation which also encourages that developments reinforce a gridded street pattern to increase connectivity.

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 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 14.5 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."
- 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

### PURPOSE OF REQUEST

The SUP would permit the division of the Property into two lots and the construction of two abutting two-family detached dwellings. The new dwellings would be located on lots that would each be 22.5 feet in width and contain approximately 2,637 square feet of lot area. While this configuration is consistent with the Neighborhood-Mixed Use land use classification, existing dwellings in the area, and the recently approved rezoning nearby, it does not meet some of the R-6 District feature requirements for two-family detached dwellings including lot width and area as well as the side yard requirements and therefore, a SUP is required.

### PROJECT DETAILS/DESIGN

The proposed dwellings would be configured as abutting detached dwellings. They will have a separate foundation with a 1-2" air gap between the foundation and framed wall assemblies which will be concealed by trim along the façade and capped at the roof. The proposed dwellings would each be approximately 17' 10" in width, 62 feet in depth, and two stories in height. They are configured as flats and have been designed to appear as single-family dwellings from the street with one entrance for each dwelling. Each dwelling would include approximately 2,222 square feet of finished floor. Each first-floor unit would contain two bedrooms and two- and one-half baths along with a modern open kitchen and living area. In order to provide a variety of housing types, the second floor of the two units would have three bedrooms and three bathrooms.

The dwellings would be of a traditional urban design that is consistent with the architectural character found in the older homes within the neighborhood. The proposed floor plans are modern and efficient, and designed to meet the needs of the market including bedrooms with en-suite bathrooms and large closets. Full-width front porches are also proposed for each dwelling along with decks on both floors at the rear.

## Findings of Fact

The following are factors indicated 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 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 SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and off-street parking space for the dwellings 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 SUP 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.***

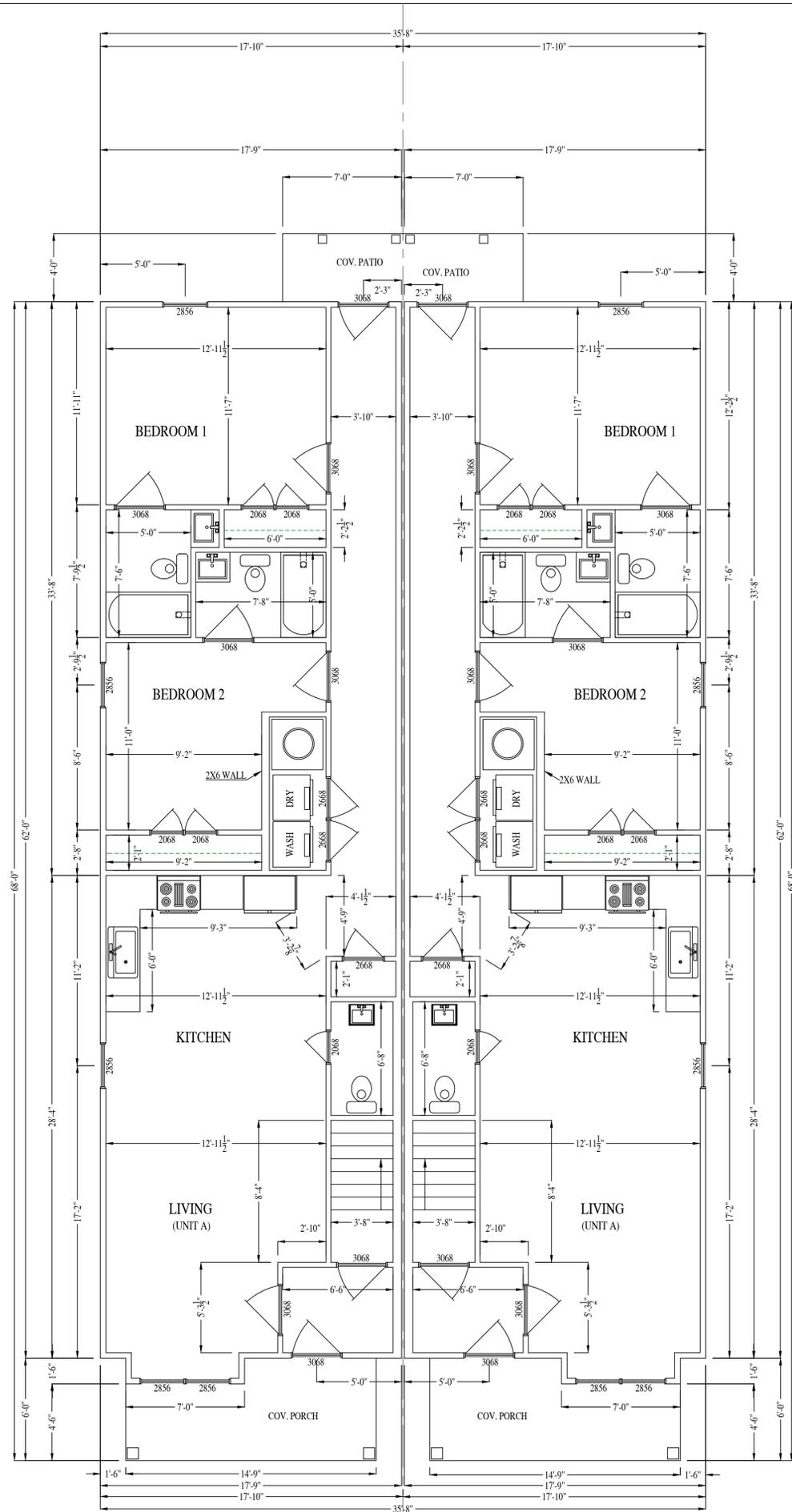
The proposed SUP would not adversely affect the above referenced City services.

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

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. 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 two abutting two-family detached dwellings on the Property. The SUP represents an ideal, small-scale urban infill development for this location that is mindful of its surroundings. These dwellings provide new housing opportunities for the neighborhood which are consistent with the goals of the Richmond 300 Master Plan. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of two quality residences containing a total of four units consistent with Master Plan guidance.



# FIRST FLOOR PLAN

1416 (UNIT A): 1,111 S.F.  
 1418 (UNIT A): 1,111 S.F.

1414-1416 BRYAN ST.

**RIVER MILL DEVELOPMENT**  
 RIVERMILLDEVELOPMENT@GMAIL.COM  
 PHONE: (434) 774-4535

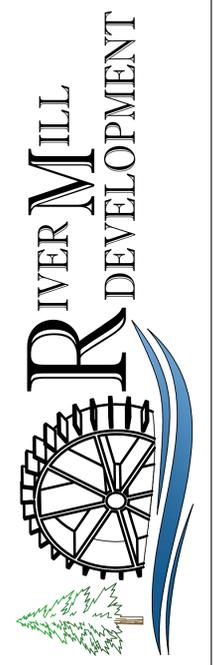
### REVISION NOTES

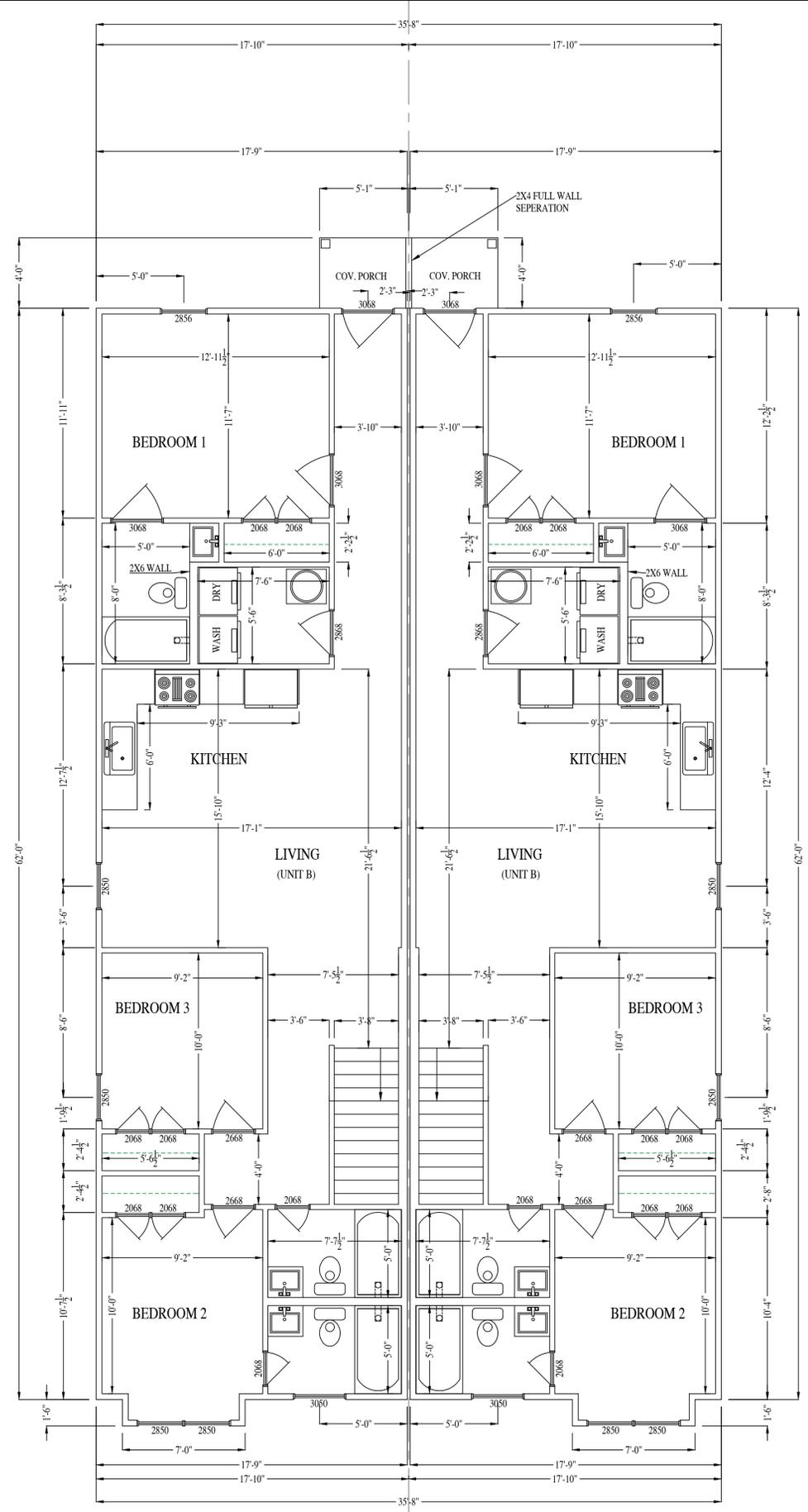
DATE	START

SCALE:  
 1/4" = 1'-0"

DATE:  
 7-25-2023

SHEET:  
 A1.1





## SECOND FLOOR PLAN

1416 (UNIT B): 1,111 S.F.  
 1418 (UNIT B): 1,111 S.F.

1414-1416 BRYAN ST.

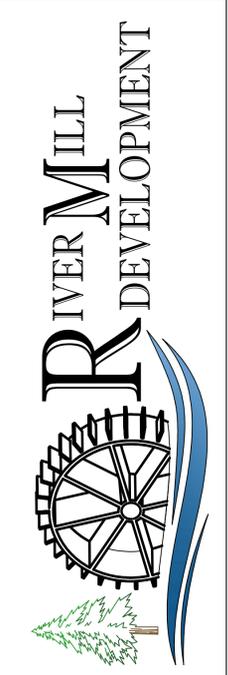
**RIVER MILL DEVELOPMENT**  
 RIVERMILLDEVELOPMENT@GMAIL.COM  
 PHONE: (434) 774-4535

REVISION NOTES	
DATE	START

SCALE:  
 1/4" = 1'-0"

DATE:  
 7-25-2023

SHEET:  
 A1.2

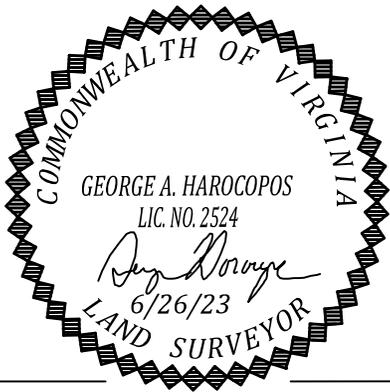




This is to certify that on 6/26/23  
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290041E

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.

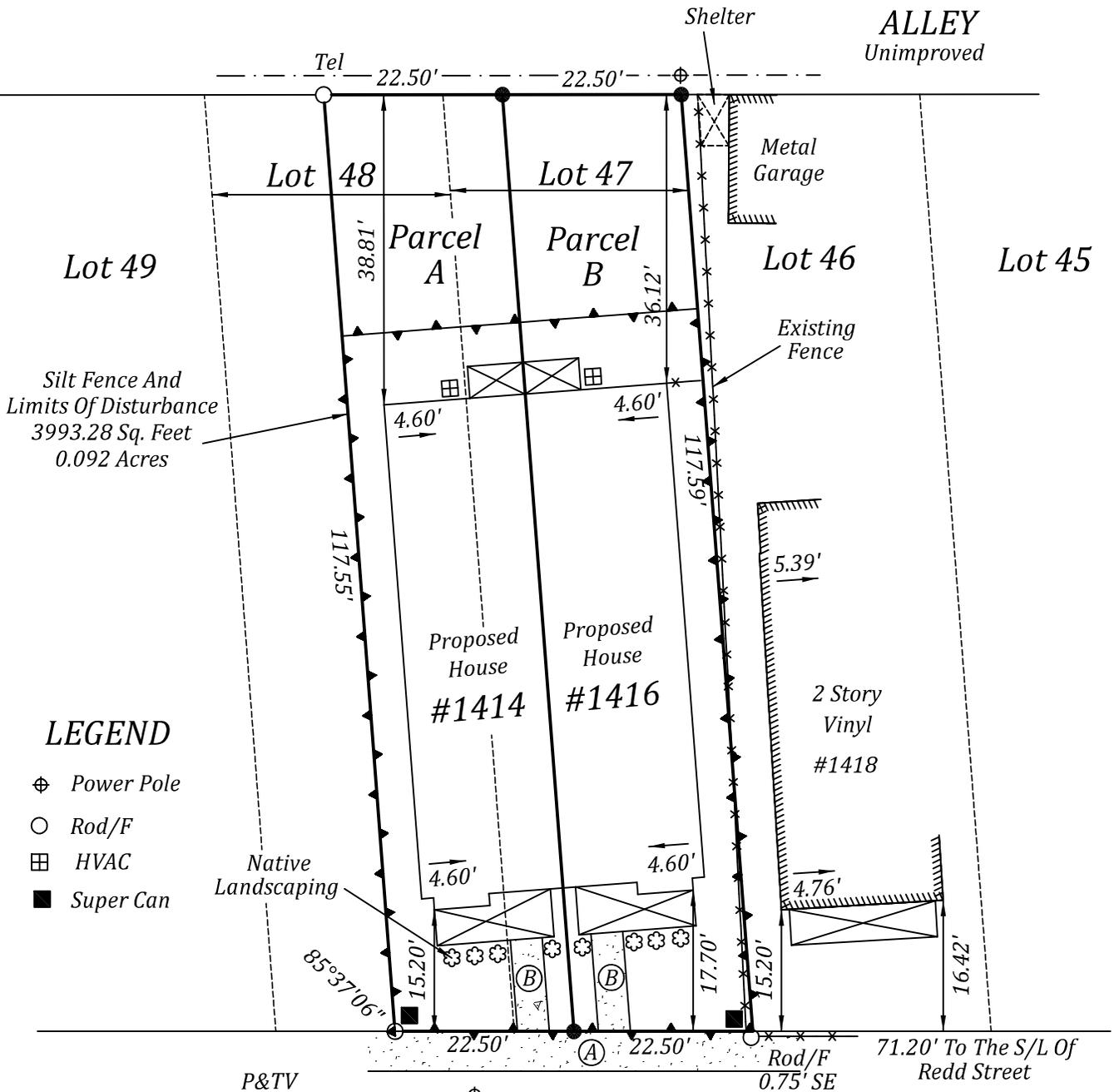
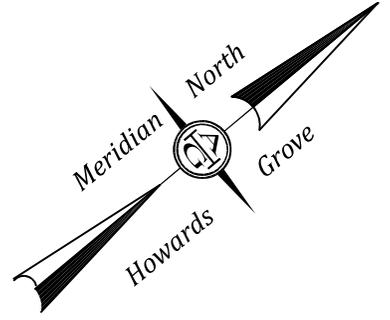


Parcel A  
 2637.37 Sq Feet  
 0.061 Acres

Parcel B  
 2637.82 Sq Feet  
 0.061 Acres

- Ⓐ Proposed 5' Conc Walk
- Ⓑ Proposed 4' Conc Walk

Note: Street Side Parking And Construction Entrance Is From Right Of Way



# BRYAN STREET

SURVEY OF  
 A DIVISION OF TAX PARCEL E0000604006  
 LOT 47 AND A PORTION OF LOT 48

## HOWARDS GROVE

RICHMOND, VIRGINIA

JN 49949

A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112

Office 804 744 2630 FAX 804 744 2632

E-MAIL AGHAROCOPOS72@GMAIL.COM

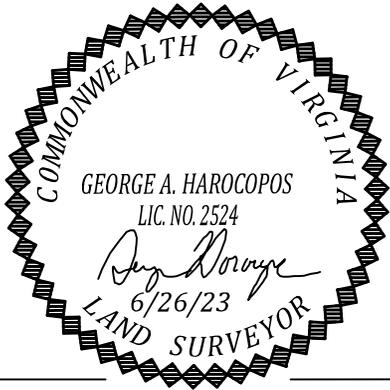
Scale 1"=20' Date 6/26/23 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF THE CONVEYANCE TO UNLIMITED RENOVATIONS

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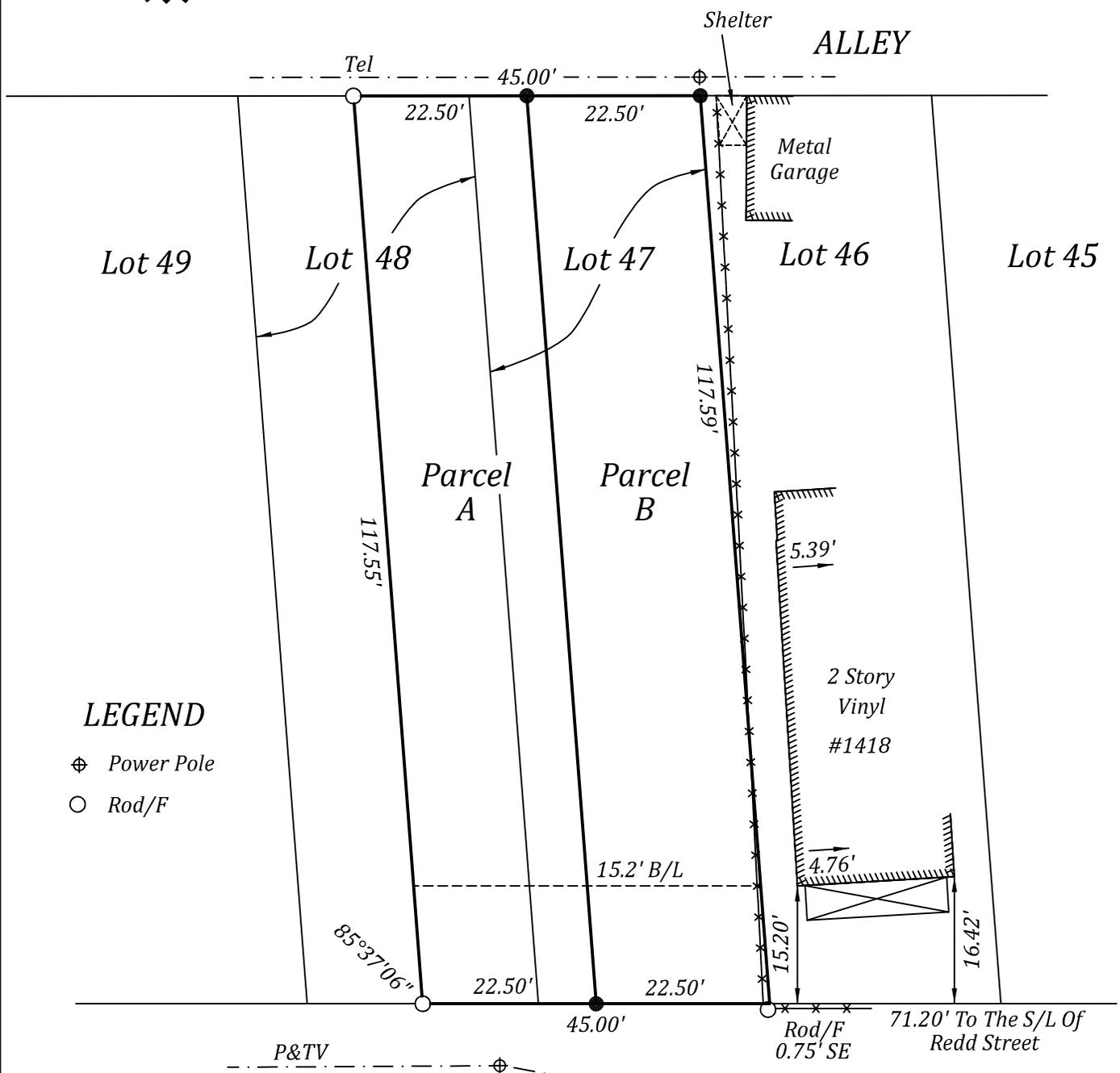
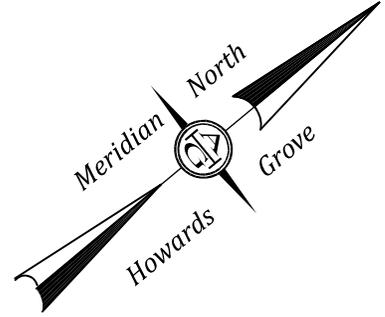
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Parcel A  
 2637.37 Sq Feet  
 0.061 Acres

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# BRYAN STREET

SURVEY OF  
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 LOT 47 AND A PORTION OF LOT 48

## HOWARDS GROVE

RICHMOND, VIRGINIA

JN 49949

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CERTIFIED LAND SURVEYOR AND CONSULTANT	
4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112 Office 804 744 2630 FAX 804 744 2632 E-MAIL AGHAROCOPOS72@GMAIL.COM	
Scale <u>1"=20'</u>	Date <u>6/26/23</u> Drawn by <u>GAH</u>

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF THE CONVEYANCE TO UNLIMITED RENOVATIONS