



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: 1308 North 23rd Street Date: 1/21/2021  
 Tax Map #: E0000616008 Fee: 300  
 Total area of affected site in acres: 0.072

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

**Zoning**

Current Zoning: R-6

Existing Use: vacant lot

**Proposed Use**

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

One (1) single-family detached dwelling  
 Existing Use: vacant lot

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Mark Baker / Charlie Wilson

Company: Baker Development Resources  
 Mailing Address: 1519 Summit Avenue, Suite 102  
 City: Richmond State: VA Zip Code: 23230  
 Telephone: (804) 88746275 Fax: ( )  
 Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** RLR 2 LLC

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: 2317 Carrington Street  
 City: Richmond State: VA Zip Code: 23223  
 Telephone: (804) 6989142 Fax: ( )  
 Email: amanda.b.seibert@gmail.com

**Property Owner Signature:** 

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

*January 21, 2021*

*Special Use Permit Request  
1308 North 23<sup>rd</sup> Street, Richmond, Virginia  
Map Reference Numbers: E000-0616-008*

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Submitted to:	<b>City of Richmond</b> 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 1519 Summit Avenue, Suite 102 Richmond, VA 23230

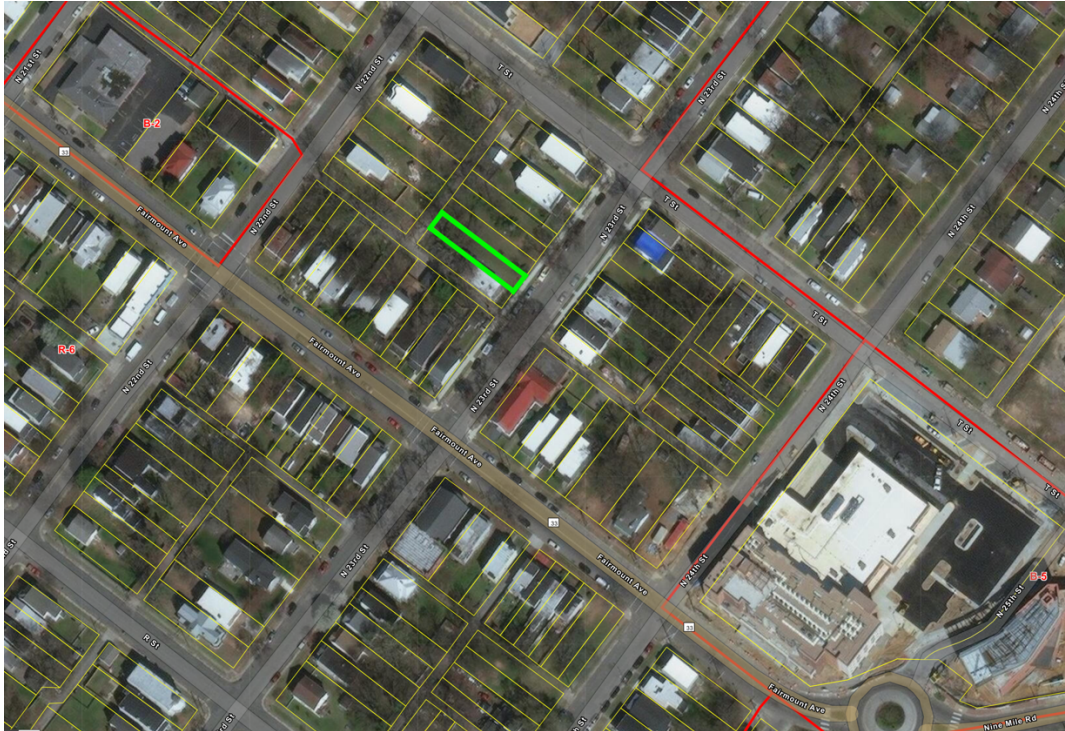
## **Introduction**

The applicant is requesting a special use permit (the "SUP") for the property known as 1308 North 23<sup>rd</sup> Street (the "Property"). The SUP would authorize the construction of one (1) single-family detached dwelling. While the proposed use is permitted in the R-6 Single Family Residential zoning district, the applicable lot width and area requirements cannot be met. Therefore, the SUP is required.

## **Existing Conditions**

### **SITE DESCRIPTION AND EXISTING LAND USE**

The Property is a on the western side of North 23<sup>rd</sup> Street between its intersections with Fairmount Avenue and T Street. The Property is referenced by the City Assessor as tax parcel number of E-000-0616/008. The Property is 25 feet in width and 124.76 feet in depth. It contains approximately 3118.98 square feet of lot area and is currently unimproved. According to its deed history, the Property was an independent lot of record dating back to 1892, when it was located in Henrico County. However, in 1901 the Property was combined with the adjacent lot at 1306 North 23<sup>rd</sup> Street by deed, creating a 50-foot wide consolidated parcel. At some time in the early 1900's the consolidated property was occupied by two, two-story dwellings, with one dwelling located on the areas of each of the original lots. In 1962, the consolidated parcel was split in order to create two lots, including the Property, in order to sell the Property and existing dwelling individually. The two-story structure at 1306 N 23<sup>rd</sup> remains while the structure on the Property was later demolished. Although the 1962 split was consistent with the original lot configuration, the required side yards relative to the existing structures could not be met at the time. As a result, the lot split was not technically legal and a special use permit is required to allow the Property to be redeveloped consistent with the original lot and development pattern.



The lot pattern in the vicinity consists of a number of similarly sized lots. According to Assessor records the Property is the last vacant lot on the block, which is predominately developed with single family dwellings except for 2300 Fairmount Avenue, which has a religious/institutional use, and 1306 North 23<sup>rd</sup> Street, which is a two-family detached dwelling. Beyond the subject block, the Church Hill North neighborhood is generally developed with a variety of residential densities and commercial, institutional, and office uses. The Property lies within a block of the recently completed Market at 25<sup>th</sup> grocery store, its associated multifamily dwellings, the VCU medical office, and the Reynolds Community College culinary facilities.

### **EXISTING ZONING**

The Property and the surrounding properties are zoned R-6 Single-Family Attached, which permits single-family detached dwellings as a residential use. The majority of properties in the immediate vicinity do not conform to the R-6 feature requirements such as lot area, lot width, and setbacks applicable to single- and two-family dwellings.

### **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (“the Master Plan”), which was approved by Richmond City Council at their December 14<sup>th</sup> meeting, suggests Neighborhood Mixed-Use for the Property. The Master Plan suggests this future land use designation includes areas that are predominately residential with a small percentage of parcels providing retail, office, personal service, and institutional uses. Within this designation, the encouraged primary uses are single-family dwellings, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. The development style desired is one of a variety of building types that are close to one another and create a unified street wall, while also being respectful of historical development patterns, forms, and densities (p. 56). Furthermore, the immediate vicinity is designated as a “neighborhood node” according to the Nodes Map (figure 10, p. 25), known as the “25<sup>th</sup> and Nine

Mile” node (Appendix C-25). A neighborhood node is an area that is a “local crossroads typically within, or next to, larger residential areas that offers goods and services to nearby residents, employees, and visitors,” (p. 24). In this case specifically, the Master Plan calls for “[v]acant residentially-zoned parcels within proximity to the intersection of 25<sup>th</sup> and Nine Mile are developed into residential uses that are complimentary to the existing residential neighborhood,” (Appendix C-25 – C-26).

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. In the High-Quality Places chapter, Objective 1.3, “to support the growth of housing in nodes,” is supportive of this request, as it would restore and authorize the original development pattern of neighborhood. This sentiment is further encouraged by the Objective 4.1 of that same chapter, which is to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City.” Under that objective the Master Plan provides additional guidance which is intended to “(f) [e]nsure that building materials are durable and create a lasting addition to the built environment,” (p. 100). Lastly, the Inclusive Housing chapter, Objective 14.5, to “encourage more housing types throughout the City and greater density...at nodes...” supports this request, as no dwelling could be constructed on this site without some sort of special approval.

## **Proposal**

### **PURPOSE OF REQUEST**

The SUP would validate the existing (and original) lot configuration and allow for the construction of one (1) single-family detached dwelling. As previously discussed in the Existing Conditions section, the particular series of events within the Property’s deed history (namely the combination of the Property with the adjacent parcel between 1901 and 1962) necessitate the SUP for restoring this configuration.

The Property is 25.00 feet in width and 3,118.98 square feet in lot area. Both of which are less than what the R-6 District requires. Therefore, the SUP is required. All other feature requirements in the R-6 District that are applicable to the Property would be met, including the 3-foot rear- and side-yard setback requirements, and the 55% maximum lot coverage requirement. Lastly, one (1) off-street parking space would be provided, which would be accessed from the rear of the Property via the public alley.

### **PROJECT DETAILS/DESIGN**

The proposed dwelling would be approximately 18’-8” feet in width, 54’-0” feet in depth, and two stories in height. It would include approximately 2,016 square feet of finished floor area and consist of three bedrooms and two-and-one-half bathrooms. The dwellings would be of a traditional urban design that is consistent with the predominant architectural character found in the Church Hill neighborhood. The proposed floor plans are modern and efficient, and designed to be meet the needs of the market. The floor plans include master bedrooms with en-suite master bathrooms and walk-in closets. Full-width front porches are also being proposed to better engage the street and

improve the pedestrian experience. Parking is proposed at the rear of the Property and would be accessed by the north-south alley.

## 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 SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are consistent with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for new development to occur in a manner that is both of quality as well as consistent with the original development pattern. The improvement of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

- ***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 dwelling unit will be negligible, especially within the context of a walkable neighborhood. Furthermore, the Property lies within walking distance to three bus routes with alternating timetables of frequent service: the "12" and "7" routes, which generally connect East End neighborhoods to Downtown, the Shockoe Bottom Pulse station, and the Richmond International Airport; and the "39" route, which connects East End neighborhoods to the neighborhood services located at North 25<sup>th</sup> Street and Nine Mile Road, such as the Market at 25<sup>th</sup> grocery store. 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 SUP will not tend to overcrowd the land or create an undue concentration of population. The request is reflective of the anticipated use of the Property for one dwelling units based on the original development pattern.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The SUP 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 massing of the proposed structure is similar to what the underlying zoning district and feature regulations applicable to single-family detached dwellings allow for by-right. As it relates to adjacent properties, normal side yard setbacks would be met.

## Summary

In summary we are enthusiastically seeking approval for the construction of one (1) single-family detached dwelling on the Property. The SUP represents an ideal, small-scale urban infill development for this location that is mindful of its surroundings. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality homeownership opportunity consistent with Master Plan guidance.