



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: 3411 HAWTHORNE AVE, RICHMOND, VA 23222 Date: 08/11/2021
Tax Map #: N0001345028 Fee: \$300
Total area of affected site in acres: 0.02755 of 0.459 total acres site

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

Zoning

Current Zoning: R-1 - Residential (Single Family)

Existing Use: R-1 - Residential (Single Family)

Proposed Use

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

See Attached

Existing Use: R-1 - 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: David Waidelich

Company: _____

Mailing Address: 3411 HAWTHORNE AVE.

City: RICHMOND State: VA Zip Code: 23222

Telephone: (757) 642-5243 Fax: ()

Email: david.waidelich1@gmail.com

Property Owner: < SAME > David Waidelich

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: 3411 HAWTHORNE AVE.

City: RICHMOND State: VA Zip Code: 23222

Telephone: (757) 642-5243 Fax: ()

Email: david.waidelich1@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)

3411 Hawthorne Avenue

August 10, 2021

Special Use Permit – Applicant’s Report

The attached application is for a Special Use Permit (SUP) at 3411 Hawthorne Avenue, located in Ginter Park. The existing home is two stories tall with a basement and is positioned toward the front of the .459 acre site. There is an existing detached garage. The current use is R-1 and there will be no change to use. The required side yard setbacks for residential use under the R-1 Zoning is 10 feet. This application is for approval to remove an existing detached garage structure (currently 2’ off the property line) and construct a new detached two car garage with a dwelling unit at the same 2’-0” setback from the property line to match the existing setback.

Further, we are requesting to include a small office/ residential unit at the back of the new garage. Current R-1 zoning does not allow for dwelling units in accessory structures. The unit would have a full bath but no kitchen. A kitchenette might be added to the garage or unit in the future.

The existing garage is being demolished and the new garage and sleeping unit structure will meet current building codes and will therefore NOT be detrimental to the safety, health, morals and general welfare of the community involved.

Also, based on the location and replacing a similar structure on the site it will NOT tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, OR create hazards from fire, panic or other dangers.

Further, based on other similar detached garages in the neighborhood with less setbacks it will NOT tend to cause overcrowding of land and an undue concentration of population and certainly NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or interfere with adequate light and air.

Prepared by:

David Waidelich (Owner) &
Bruce Shirley, Ratio, PC (Architect)