



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: 3418 R Street Date: 10-14-22
 Tax Map #: _____ Fee: \$300
 Total area of affected site in acres: 3600 sq. ft.

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

Zoning

Current Zoning: R-5

Existing Use: Single Family Dwelling

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
 Owner proposes to split the 60' x 120' lot and provide (2) 30' x 120 lots. He intends to build a new single family detached dwelling on new lot.
 Existing Use: The existing lot has a 2 story single family detached dwelling unit.

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Michelle Bebbs

Company: Architecturally Yours
 Mailing Address: 1371 Cedar Lawn Avenue
 City: Richmond State: VA Zip Code: 23231
 Telephone: (804) 304-8172 Fax: ()
 Email: architecturallyyours@hotmail.com

Property Owner: Fred Dixon - R Street Properties LLC
 If Business Entity, name and title of authorized signee: Fred Dixon, President

(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: 4906 Fitzhugh Ave #200
 City: Rich State: VA Zip Code: 23230
 Telephone: (804) 914-1668 Fax: (804) 301-1863
 Email: fdixonlaw@aol.com

Property Owner Signature: R Street Prop LLC By Fred A Dixon

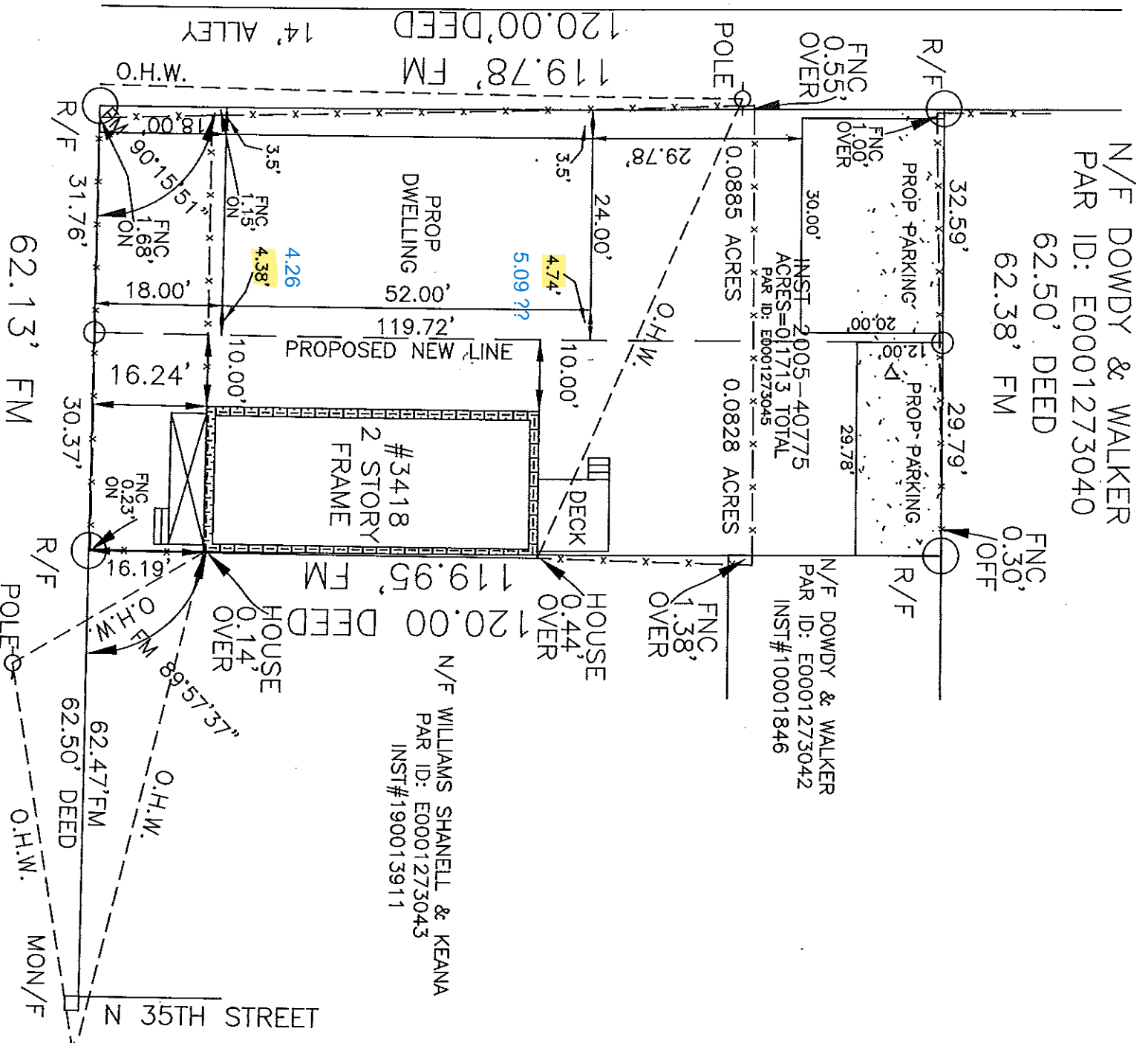
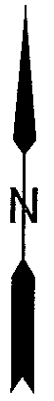
The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

The owner of 3418 R Street wishes to split his lot to create a new separate parcel in order to build a new 2 story single family home on the new parcel. The style and design of the new house is compatible with the characteristics of other houses in the neighborhood. The front, rear and side yard setbacks meet the current zoning requirements. The front façade features tall windows, large front porch, decorative roof line and parking will be provided in the rear yard. The new house size and design is in conformance with the Richmond 300 plan and will provide quality, affordable housing in the neighborhood.

THIS IS TO CERTIFY THAT ON 11-30-2020, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON AND THAT THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS IN H.L.D. DEFINED FLOOD HAZARD AREA. ZONE: X, AS SHOWN ON FIRM COMMUNITY PANEL #5101290042D, DATED 04/02/2009.



N/F DOWDY & WALKER
PAR ID: E0001273040
62.50' DEED
62.38' FM

INST 2005-40775
ACRES=01713 TOTAL
PAR ID: E0001273045

N/F DOWDY & WALKER
PAR ID: E0001273042
INST#10001846

N/F WILLIAMS SHANELL & KEANA
PAR ID: E0001273043
INST#190013911

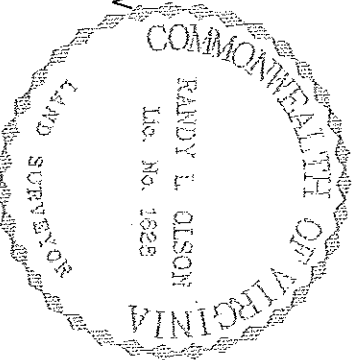
OWNER: R STREET PROP LLC: FRED A. DIXON

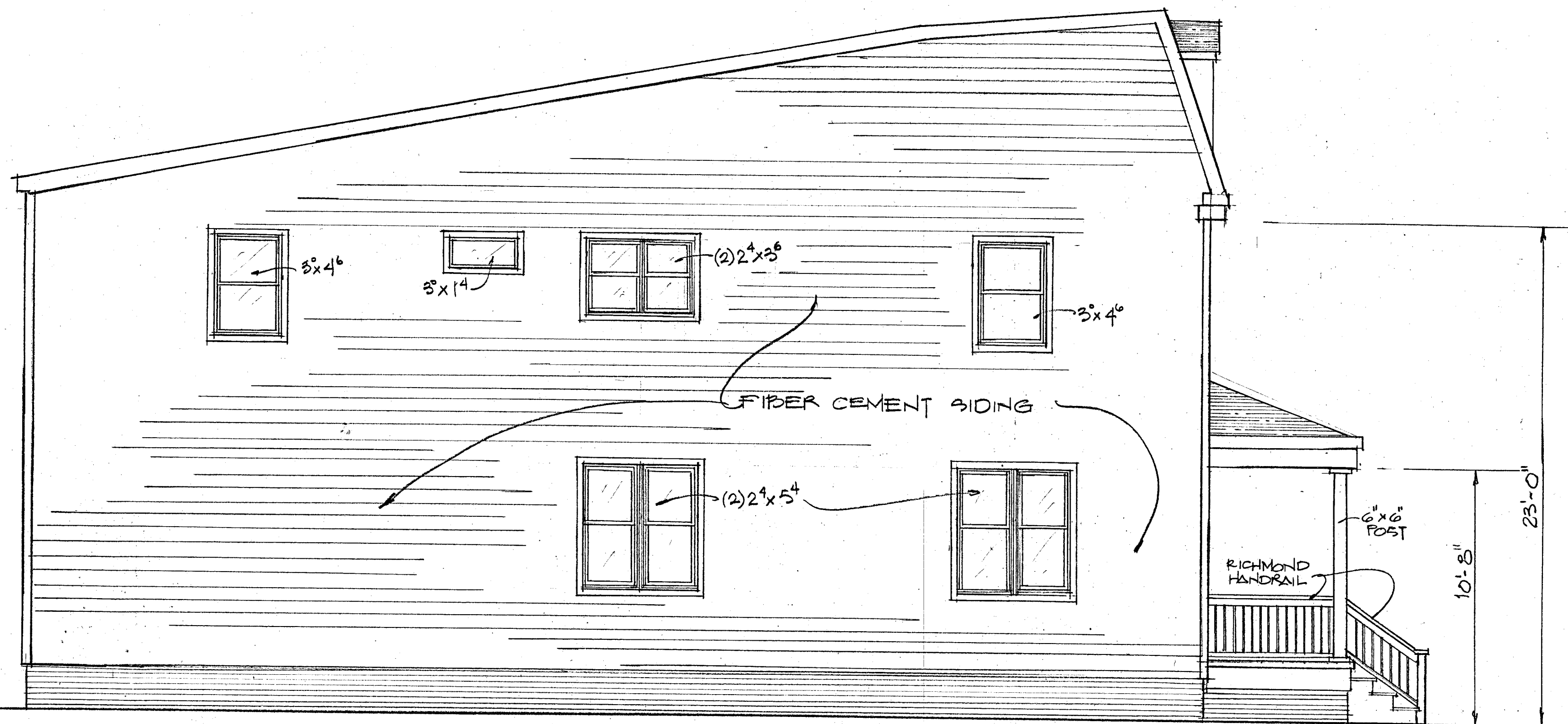
THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

REV DATE: SEPTEMBER 19, 2022
REV DATE: MAY 19, 2022

HARVEY L. PARKS, INC.
4508 W. HUNDRED ROAD
CHESTER, VA.
PHONE: 804-748-8641
EMAIL: SURVEYS@HARVEYLPARKS.COM
DATE: DECEMBER 6, 2020 SCALE: 1"=20'
DRAWN BY: H.T.J.
CHECKED BY: R.L.O.
F.B.K.: 630, P.G. 55 63055.dwg

PLAT SHOWING PROPOSED IMPROVEMENTS ON #3418 R STREET IN THE CITY OF RICHMOND, VIRGINIA





LEFT SIDE ELEVATION 1/4"=1'-0"

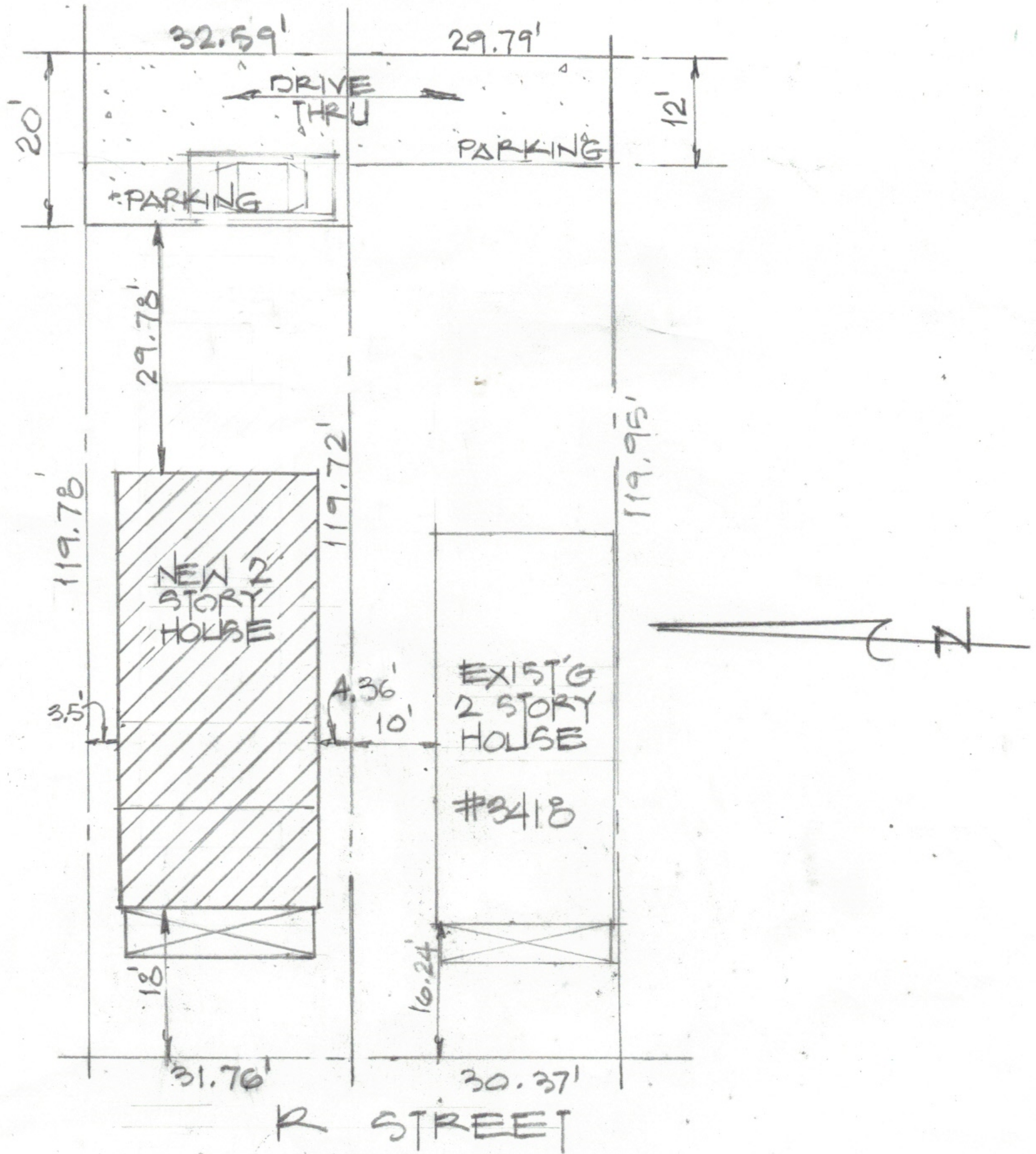
REVISIONS	BY

ARCHITECTURALLY YOURS
 Phone: (804) 304-8172
 architecturallyyours@hotmail.com

NEW SINGLE FAMILY HOME
 3418 R STREET ; RICHMOND, VA

Date	3-20-23
Scale	1/4"=1'-0"
Drawn	mb
Job	DIXON
Sheet	3
Of	3 Sheets

CROSS EASEMENT AGREEMENT
WILL BE ESTABLISHED



PLAT PLAN 1"=20'

PROPERTY SPLIT PROPOSED
FOR 3418 'R' STREET
MR. FRED DIXON

ARCHITECTURALLY YOURS

Michelle Bebb

Phone: (804) 304-8172

architecturallyyours@hotmail.com