



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: 3422 R Street Date: 12-14-2020  
 Tax Map #: \_\_\_\_\_ Fee: \$300  
 Total area of affected site in acres: .077

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

**Zoning**

Current Zoning: R5  
 Existing Use: Residencial

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
 Owner would like to divide the existing 3422 R Street lot and create a separate parcel with address as 3420 R Street  
 Existing Use: Residencial

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:** Keana and Shanell Williams

If Business Entity, name and title of authorized signer: \_\_\_\_\_

(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: 1218 N 37th st  
 City: Richmond State: Va Zip Code: 23223  
 Telephone: (804) 896-6607/ 8045024992 Fax: ( )  
 Email: Shanellwilliams3003@gmail.com Keana.t.williams@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)

## **REASON AND GOAL FOR REQUESTING A SPECIAL USE PERMIT**

**AUTHOR/OWNER:** KEANA WILLIAMS

**PROPERTY ADDRESS IS:** 3422 R STREET; RICHMOND, VA

**PARCEL ID #:** E0001273043

**DATE:** 3-11-21

My name is Keana Williams; My wife, Shanell Williams and I moved to the Church Hill area of Richmond VA in 2009. We purchased a renovation project in the Chimborazo district, which we continually improved and over the course of more than 11 years, we grew our family to four children and a dog. We sold our property approximately 18 months ago but were so intertwined in the community and the city culture; we decided to stay and rent in the Oakwood District. This is also where we were able to purchase another property just blocks away from the rental and from our first home.

We were grateful to be able to purchase the property at 3422 R Street and because the lot is approximately 60 ft wide with 40 ft being free space between our current home to the neighboring home, we would like to split the property lot so we can build our dream home and further invest into our family legacy and the City of Richmond. If we are approved to split the lot, the new parcel will house the new construction; increasing the neighborhood aesthetics and putting better use to some of the free space that stands out like a sore thumb in the Richmond City residential landscape.

The lot at 3422 R Street is slightly smaller than required to split the lot without a SUP but considering almost all neighboring homes that were in the neighborhood before the 1950s have narrow 20 to 25 ft lots, this project should fit in as if it were always there. I look forward to establishing a solid foundation for my family with a slightly bigger home to suit my larger family size, and my wife and I hope to do so here in Richmond, where we are proud to be residents and to call home.

The proposed Special Use will not cause detriment to the safety, health, morals, or general welfare of the community in any way. We will be creating a beautiful new home that will add value to the community.

The proposed new home will not create congestion on the street or alleys or public ways. Parking studies have been done at all times through the day and there is almost always four free street parking spaces on the corner where the house is located, not to mention more street parking across R Street and within a block radius. This remains true even in the late hours after most residents are home from work.

We intend to abide by all setback requirements for the property and the proposed new home will not cause or create hazards of fire, panic, or other danger.

The neighborhood has houses that are on narrow lots and we believe that the new house will not cause overcrowding but will provide an opportunity to infill this vacant lot.

The proposed house will not interfere with public schools, playgrounds, transportation, or other public requirements. We do intend to use public water and sewage disposal in the area but should not affect other properties.

The proposed house will not interfere with adequate light or air to the adjacent neighbors.