



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/>

SUP 080 293
2020

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: 2015 North Ave Richmond VA 23222 Date: 07/21/2020
 Tax Map #: N0000406016 Fee: \$300.00
 Total area of affected site in acres: 0.1212

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

Zoning

Current Zoning: R-6

Existing Use: R-6 Two Family Duplex

Proposed Use

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

Duplex
Existing Use: Duplex

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Paul Clothier

Company: New Life Homes REI, LLC
 Mailing Address: 8600 Branchs Woods Ln
 City: N Chesterfield State: VA Zip Code: 23237
 Telephone: (804) 271-2211 Fax: (804) 207-8797
 Email: paul@newlifelifehomesrei.com

Property Owner: New Life Homes REI, LLC

If Business Entity, name and title of authorized signee: Paul N. Clothier, Manager

(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: 8600 Branchs Woods Ln
 City: N Chesterfield State: VA Zip Code: 23237
 Telephone: (804) 271-2211 Fax: (804) 207-8797
 Email: paul@newlifelifehomesrei.com

Property Owner Signature: _____

Authentisign
Paul N. Clothier, Manager
 7/21/2020 1:28:37 PM EDT
 07/21/2020

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)



A Real Estate Investment Company

2015 North Ave Applicant Report

Proposed Use

New Life Homes REI is proposing to continue the use of 2015 North Ave as two-family duplex. We are receiving historic tax credits from DHR and have followed all DHR guidelines during the renovation. We also have already received a permit for construction to remodel this property after purchasing it in late 2018. That permit was approved for the following:

- Complete cosmetic renovation to include new kitchens, bathrooms, paint, trim, walls, etc
- Refinish historic wood floors
- Refurbish all historic windows to ensure functionality
- Install new wood siding (old wood was too rotted to repair) to maintain historical integrity
- Full upgrades to electrical, plumbing, and HVAC
- Repair front porch and back decks
- Install privacy fence in back yard

Once we had started renovating this property and inspected it even more thoroughly, we made the decision to re-build the back decks since they were not properly built and were held together with roofing nails. We have submitted for a permit revision to add that construction into the plans. We were notified in July of 2020 that the original permit (issued in 2019) never made it to zoning for review before being issued and that despite the property showing in the tax records as a duplex when we purchased it, that zoning had no record of it being a duplex. Therefore, we needed to get a special use permit for it to stay as a two-family dwelling since it did not meet the minimum lot requirements. As the attached plans show, We have no intention to change the layout of the property and have kept it the same as when we purchase it. In fact, the only layout changes made removal of a non-historic wall in the front living room and refurbished the existing pocket door in the first floor unit to bring back those original historic features. The project is close to completion with almost all finishing completed on the interior and the exterior nearing completion but needing the permit revision approved to move forward.

2015 North Ave is one of several properties in the area that is a converted duplex, including the house next door at 2017 North Ave. The lot size on both properties looks to be similar which would set a good precedence for us to use this as we purchased it, a two-family dwelling. In addition to that we will meet all requirements set forth by the city charter which are outlined below:

- A. This property will NOT be detrimental to the safety, health, morals, and general welfare of the community involved:** This property was originally built in 1900 and was uninhabitable when we purchased it. There was extensive water damage and it needed a complete gut renovation. We are restoring this historic gem back to its original glory to provide a safe and beautiful house both for the tenants and the surrounding neighborhood.
 - B. This property will NOT create congestion in streets, roads, alleys, and other public ways and places in the area involved:** 2015 North Ave will have parking spaces in the back behind the fence as well as on street parking in front of the property. The fence will split the back yard into
-

two individual back yards for the residents and will be short enough to ensure space for parking off the ally as not to inconvenience anyone around. There is also the option to park on the street in front of the house, ensuring that both tenants for unit 1 and 2 are able to park wherever is most convenient for them without disturbing anything around them.

- C. **This property will NOT create hazards from fire, panic, or other dangers:** The house has been fire proofed including fire rated drywall on the exterior of the house in compliance with current residential building code. It has also had rockwool fireproof insulation installed between the top and bottom units as an extra measure for fire safety and sound proofing.
- D. **This property will NOT tend to cause overcrowding of land and undue concentration of population:** This house is one of many duplexes in the area. As mentioned previously, the two back yards will be separated by a 6' privacy fence to ensure that both tenants have their own outdoor space in addition to a front porch for the bottom tenant and a balcony for the top tenant.
- E. **This property will NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements:** The house is within the same original floor plan as when it was built in 1900 and will have no effect on any of the aforementioned public amenities.
- F. **This property will NOT interfere with adequate light and air:** The house is within the same original floor plan as when it was built in 1900 and will have no adverse effect on light or air.

Since our inception, New Life Homes REI, LLC has worked to restore several historic properties within the Richmond area. We have taken severely outdated and distraught properties and have created highly desirable homes for new tenants and owners generating tax revenue for the city and ensuring that Richmond's amazing historical properties shine bright in the community. 2015 North Ave is no different and we would appreciate the opportunity to continue our work as planned. We would like to provide not just one but two families with the opportunity to experience all that Richmond's rich historic properties have to offer. Thank you for your time and consideration. I have included some photos of other historic houses that we have renovated in the area for your reference. Please let me know if you have any questions. You can contact me via email at paul@newlifehomesrei.com or by phone at (804) 271-2211.

Building Code Q&A

Question: One Hour entry stair has windows looking into the living room – rating and sound are questionable or this may be a drawing error

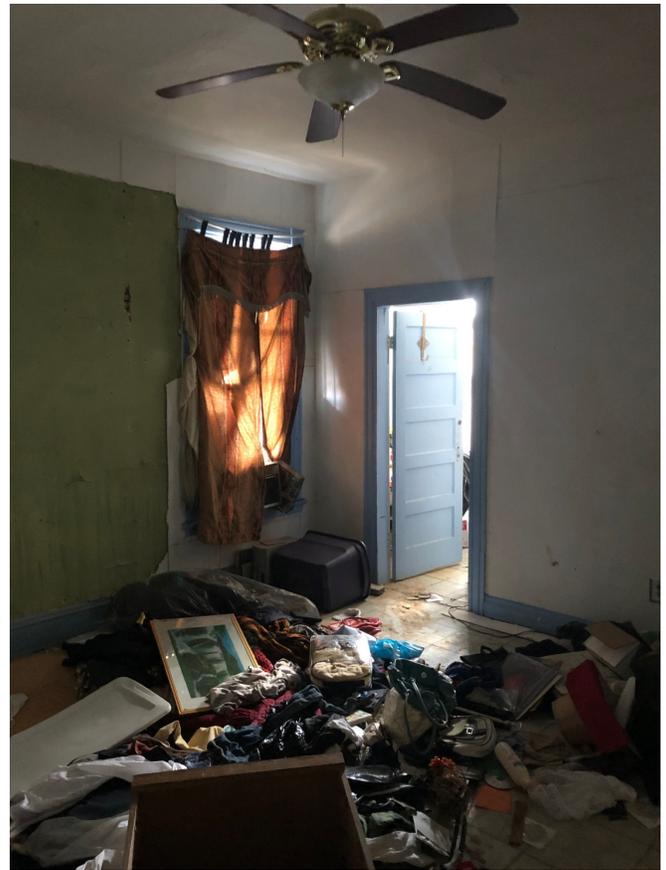
Answer: This is a drawing error. The wall with the windows was there when we purchased the property, however, when we proposed the new back decks, we did so with the intention of removing the wall. Because we are dealing with DHR, Mr. Fields did not make any layout changes on his drawings, so the drawings reflect the original layout of the house when we purchased it. We asked DHR about removing it since it was not historic and got their approval. When Mr. Fields updated the drawings for the back decks, he did not remove the wall at the front on the drawings. The property is now separated with a front entry for the lower unit and a back entry for the upper unit with no wall at the front for the lower unit. Before and after photos are below:



Building Code Q&A

Question: Front bedroom at the first and second floors (in the bays) look like they have 7' of width but only over a minimal amount of space. Most of the usable space is less than 7'. I would guess that there is 7' of clearance for about 7' of width. Does the building code imply that there should be 70sf of area with a minimum of 7'?

Answer: These rooms have not been changed from their original layout due to the tax credits. The trim for the rooms looked to all be original and matched the rest of the property. We did receive our building permit and passed the city's review with these rooms as is. If we were building new, the property would be laid out differently, but because of DHR's requirements we did not change the layout. The rooms are small, however, there is enough space for a twin bed and a dresser. Below are photos of the rooms before we purchased it (downstairs left, upstairs right). I couldn't find a before picture inside of the upstairs room, however, it is the same as the downstairs.



Building Code Q&A

Question: The first floor office is equipped with a closet and looks like a bedroom. Is this a code issue for the city?

Answer: During the review for our building permit, we had to adjust the plans to state office instead of bedroom. This was the solution proposed to us by the permit office, so it is not an issue for them. We could not move the room because of DHR's layout requirements, so we left the layout unchanged. When Mr. Fields had originally drawn up the plans, we were going to move that to the back wall, adjust the entry door on the bay bedroom to the other side of the wall, and move the back hallway to the middle of the house, behind bedroom 1. Unfortunately, when I had told him we were dealing with DHR for this project, he had to revert back to the original layout. The city, during their review, said that room had to be labeled an office and the updated tax record will reflect a new bedroom count after completion. We were 8-10 months into our renovation when we decided to tear down and rebuild our back decks. We were issued our permits as a duplex and the tax records had us as a duplex when we purchased. We were told we needed a SUP when we revised our back deck plans. That was the only change from the original plans from when our permit was issued. I have added our building permit and pre-purchase tax record for your reference.



CITY OF RICHMOND
 DEPARTMENT OF PLANNING
 & DEVELOPMENT REVIEW
 BUREAU OF PERMITS
 & INSPECTIONS

BUILDING (R) PERMIT

PDRPermitsAndInspections@Richmondgov.com

To Request an inspection, call (804) 646-0770

ISSUE DATE: 10/28/2019

BLDR-061422-2019

SITE ADDRESS: 2015 North Ave
 Richmond, VA 23222

PARCEL NUMBER: N0000406016

PERMIT DESCRIPTION: Two Family Detached Home - Replace damaged floor framing as required per Engineer's sealed plans. Reconstruct the two story rear porch. The units will be separated with 1 hr rated assemblies.

OCCUPANCY LOAD/FLOOR:

TYPE OF IMPROVEMENT: Alter/Remodel Heavy

COST OF WORK: \$25,000.00

USE GROUP: R5D - Two Family Detached (Under 4 Stories)

CONSTRUCTION TYPE: Type VB (Combustible)

INSPECTOR NAME: Anthony Swinson

INSPECTOR PHONE: 804-219-3754

INSPECTOR EMAIL ADDRESS: anthony.swinson@richmondgov.com

PERMIT CONTACT INFORMATION

OWNER NAME: New Life Homes REI, LLC

OWNER PHONE:

CONTRACTOR NAME: JAMES RIVER PAINTER LLC

CONTRACTOR PHONE: 8045622853

CONTRACTOR LICENSE NUMBER: 2705166353

FEE INFORMATION

Permit Fee	\$157.34	Administrative Handling	\$25.00
Plan Review	\$20.27	State Levy	\$4.06

TOTAL FEES \$206.67

SPECIAL TERMS AND CONDITIONS

Building: The submitted documents were reviewed per the 2015 Virginia Residential Code. Refer to the marked-up approved plans for additional notes.

MECHANICS LIEN AGENT INFORMATION

NAME: None Designated

ADDRESS: Per §108.5 - 2015 VA Residential Code

PHONE:

Jason Carangelo
 Commissioner of Buildings
 Approved By:

2015 North Ave, Richmond, VA 23222-4914, Richmond City



6	2,102	5,280	\$38,500
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
2	1900	DUPLEX	08/12/1997
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Johnson Maxine E	Mailing Zip:	23222
Mailing Address:	2015 North Ave	Mailing Zip + 4 Code:	4914
Mailing City & State:	Richmond, VA	Owner Occupied:	Yes

Location Information

MLS Area:	30	Carrier Route:	C016
Magesterial:	Gateway	Zoning:	R-6
Subdivision:	Barton Heights	Topography:	Flat/Level
Zip Code:	23222	Census Tract:	110.00
Zip + 4:	4914	Neighborhood Name:	Barton Heights

Tax Information

PID:	N000-0406-016	Block:	12
Parcel ID:	N0000406016	Lot:	4
% Improved:	79%		
Legal Description:	BARTON HGTS L4 B12 0044.00X0120.00 0000.000		

Assessment & Tax

Assessment Year	2018	2017	2016
Assessed Value - Total	\$117,000	\$115,000	\$112,000
Assessed Value - Land	\$25,000	\$22,000	\$22,000
Assessed Value - Improved	\$92,000	\$93,000	\$90,000
Market Value - Total	\$117,000	\$115,000	\$112,000
Market Value - Land	\$25,000	\$22,000	\$22,000
Market Value - Improved	\$92,000	\$93,000	\$90,000
YOY Assessed Change (%)	1.74%	2.68%	
YOY Assessed Change (\$)	\$2,000	\$3,000	

Tax Year	Total Tax
2017	\$1,380

Characteristics

Lot Acres:	0.1212	Bedrooms:	6
Lot Sq Ft:	5,280	Baths - Total:	2
Lot Frontage:	44	Baths - Full:	2
Lot Depth:	120	Heat Type:	Baseboard
Land Use - County:	Two Family Converted	Heat Fuel Type:	Oil
Land Use - CoreLogic:	Duplex	Roof Type:	Gable
Style:	Bungalow	Roof Material:	Slate
Stories:	2	Roof Shape:	Gable/Hip
Year Built:	1900	Interior Wall:	Plaster
Effective Year Built:	1948	Exterior:	Hardboard
Bldg Area - Finished Sq Ft:	2,102	Floor Cover:	Hardwood
Bldg Area - Total Sq Ft:	3,141	Construction:	Wood
Bldg Area - Ground FI Sq Ft:	1,063	Water:	Type Unknown

Courtesy of Paul Clothier

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 07/01/2018

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Bldg Area - Above Grade Sq Ft: **2,102**
 Bldg Area - 2nd Fl Sq Ft: **1,039**
 Basement Sq Ft: **1,039**
 Basement - Unfinished Sq Ft: **1,039**
 Basement Type: **Full**
 Total Rooms: **13**

Sewer: **Type Unknown**
 Electric Service Type: **Type Unknown**
 Condition: **Fair**
 Porch Type: **Open Porch**
 Porch: **Open Porch**
 Porch 1 Area: **367**

Features

Building Description	Building Size
1.0 Level	934
2.0 Level	934
Basement Level	934

Estimated Value

RealAVM™ (1): **\$118,167** Confidence Score (2): **62**
 RealAVM™ Range: **\$82,717 - \$153,617** Forecast Standard Deviation (3): **30**
 Value As Of: **06/21/2018**

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
 (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
 (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Last Market Sale & Sales History

Recording Date: **08/12/1997** Owner Name: **Johnson Maxine E**
 Settle Date: **08/12/1997** Document Number: **17503**
 Sale Price: **\$38,500** Deed Type: **Grant Deed**
 Price Per Square Foot: **\$18.32**

Recording Date	08/12/1997	
Sale/Settlement Date	08/12/1997	07/07/1976
Sale Price	\$38,500	
Buyer Name	Johnson Maxine E	
Document Number	17503	709-709
Document Type	Grant Deed	Deed (Reg)

Courtesy of Paul Clothier

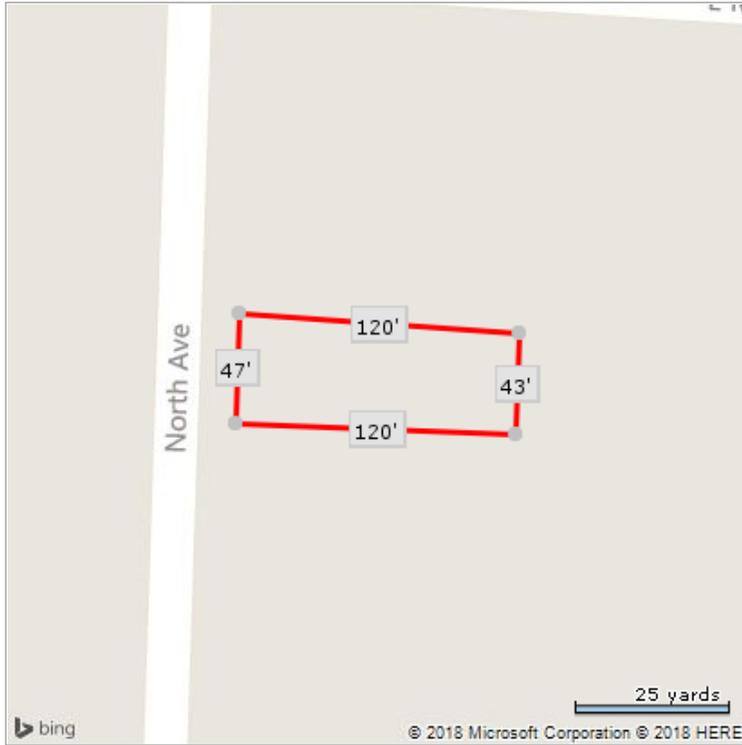
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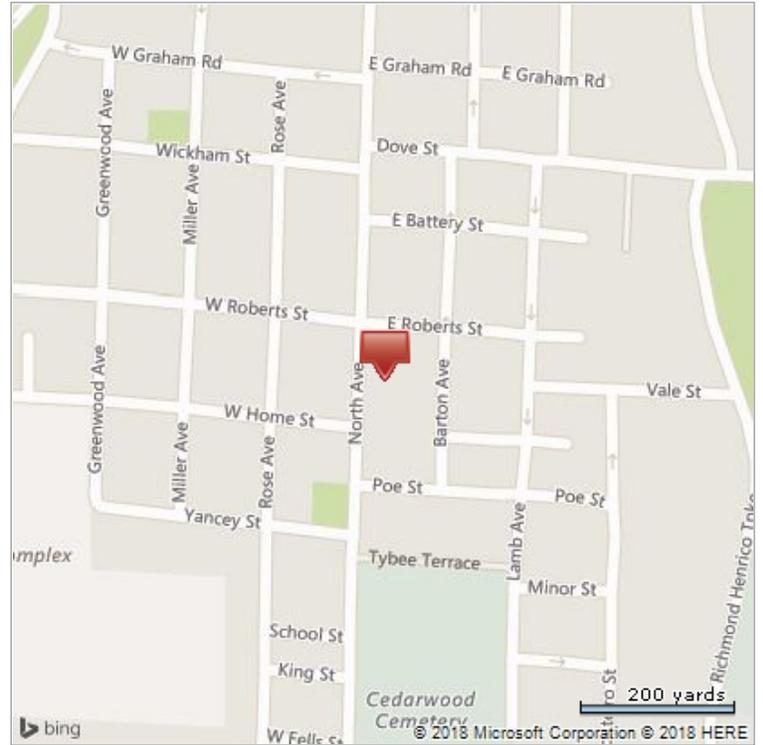
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Property Map



*Lot Dimensions are Estimated



Courtesy of Paul Clothier

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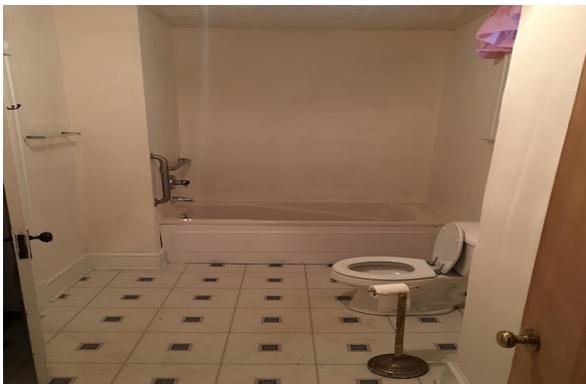
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Property Showcase-4017 Dunston Ave

BEFORE



AFTER



Property Showcase- 3127 Griffin Ave

BEFORE



AFTER



Property Showcase-727 N. 22nd ST

BEFORE



AFTER

