



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: 3024 P Street Date: 6/8/2022  
 Tax Map #: E0000628017 Fee: \$ 1800  
 Total area of affected site in acres: +/- 0.272 acres

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

**Zoning**

Current Zoning: R-6

Existing Use: 2 unit residential

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
mixed use - residential and 1st floor corner lot commercial - reference applicant's report.

Existing Use: residential

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: BZA 1955, 1960, 2001;  
(Note: City GIS attaches Ordinance 2004-154-149 to this property but it references a different address.)

**Applicant/Contact Person:** Anne Durkin

Company: Johannas Design Group  
 Mailing Address: 1901 W Cary Street  
 City: Richmond State: VA Zip Code: 23220  
 Telephone: ( 804 ) 358-4993 Fax: ( 804 ) 358-8211  
 Email: anne@johannasdesign.com

**Property Owner:** Nadine Taylor

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: 128-12 238th Street  
 City: Rosedale State: NY Zip Code: 11422  
 Telephone: ( 917 ) 480-1234 Fax: ( )  
 Email: nadzwadz@icloud.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)



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**JOHANNAS** design group  
1901 West Cary Street  
Richmond Virginia 23220

**P.** 804.358.4993  
**F.** 804.358.8211  
**W.** johannasdesign.com

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**SUP Application Report  
For the existing property  
At 3024 P Street**

In 2020 Nadine Taylor purchased the property at the Northwest corner of 31st and P Streets, 3024 P Street. Currently the property has two residences - a 2,870 square foot 3 bedroom apartment on the first floor, and a 716 square foot studio apartment on the second floor.



The Church Hill North Historic District nomination document notes the property as a Commercial Building ca. 1890.

The current zoning is R-6. The owner is requesting a Special Use Permit for future uses and development of the property to be as allowed for R-63 zoning. It is evident that the building was designed for a ground floor commercial use, and the owner would like to reestablish that contribution to the life of the neighborhood.

## Richmond 300 A Guide for Growth

### Future Land Use Map

3024 P Street is in 'Neighborhood Mixed-Use'. Some highlights of Neighborhood Mixed-Use that apply:

- ... highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service.
- In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish.
- Pedestrian, bicycle, and transit access are prioritized and accommodated. The property is on Bus Route 12.

### Great Streets and Street Typologies Map

Both P Street and 31st Street are highlighted as Major Mixed-Use Streets

### Diverse Economy

- Support rezonings in alignment with the Future Land Use Plan
- 3024 P Street is in an Enterprise Zone
- Increase the number and support the growth of small businesses, start-ups, and women-owned and minority-owned businesses. The Owner is a woman of color and is interested in supporting small, minority, and woman-owned businesses.

In conclusion, the approval of this Special Use Permit Application will allow the Owner to have limited commercial tenant(s) that provide services and day-to-day convenience needs of the neighborhood as outlined in the R-63 Section of the Zoning Ordinance. The regulations permit corner commercial uses that are limited in location, type and scale. The Special Use Permit will better position the Owner for reinvestment in the property and to strengthen the neighborhood.

The proposed special use will not:

1. Be detrimental to the safety, health, morals and general welfare of the community involved.
2. Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.
3. Create hazards from fire, panic or other dangers.
4. Tend to overcrowd the land and cause an undue concentration of population.
5. Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.
6. Interfere with adequate light and air.

We have had one meeting with the neighbors to discuss the project, have reached out to the Church Hill Central Civic Association, and have been in email conversation with Jodi Dubyoski and David Herring of the Church Hill Association.

Thank you for your consideration,

Anne Durkin

**REQUIRED PARKING:**

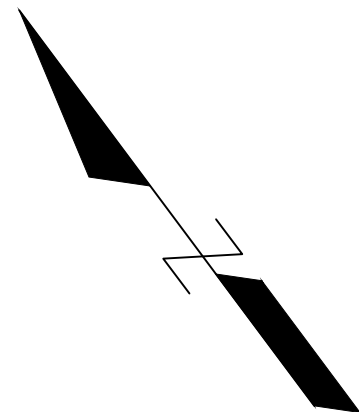
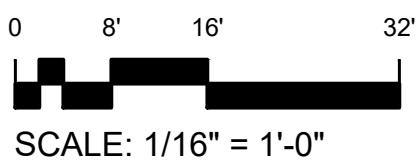
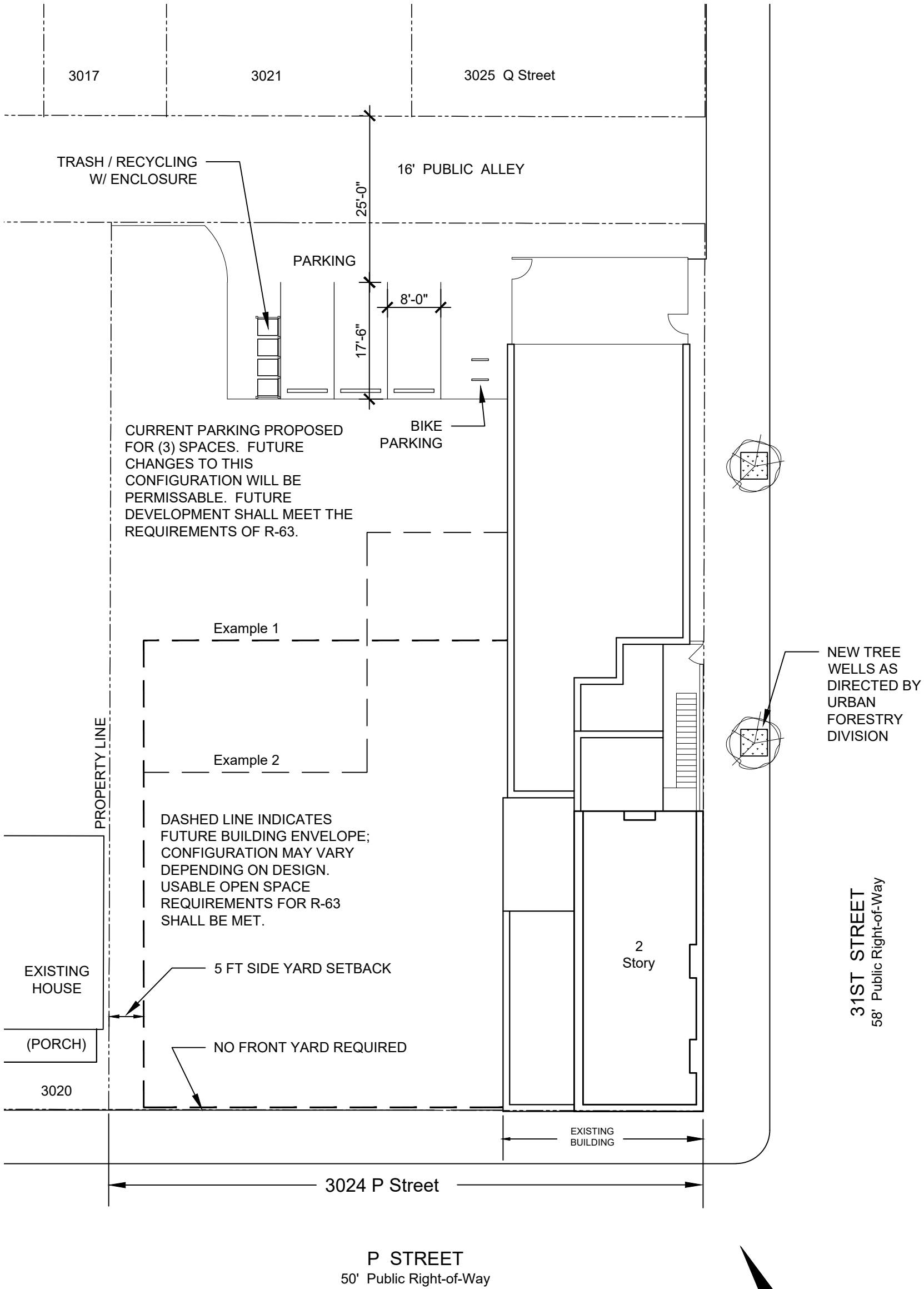
1 SPACE PER DWELLING UNIT

PARKING PROVIDED FOR UP TO 3 DWELLING UNITS

WITH < 4 DWELLING UNITS, NO TYPE 'A' OR 'B' ACCESSIBLE UNITS REQUIRED;

THEREFORE NO HANDICAP ACCESSIBLE PARKING REQUIRED.

BUSINESS USE GROUP < 1500 SF: NO OFF-STREET PARKING REQUIRED.



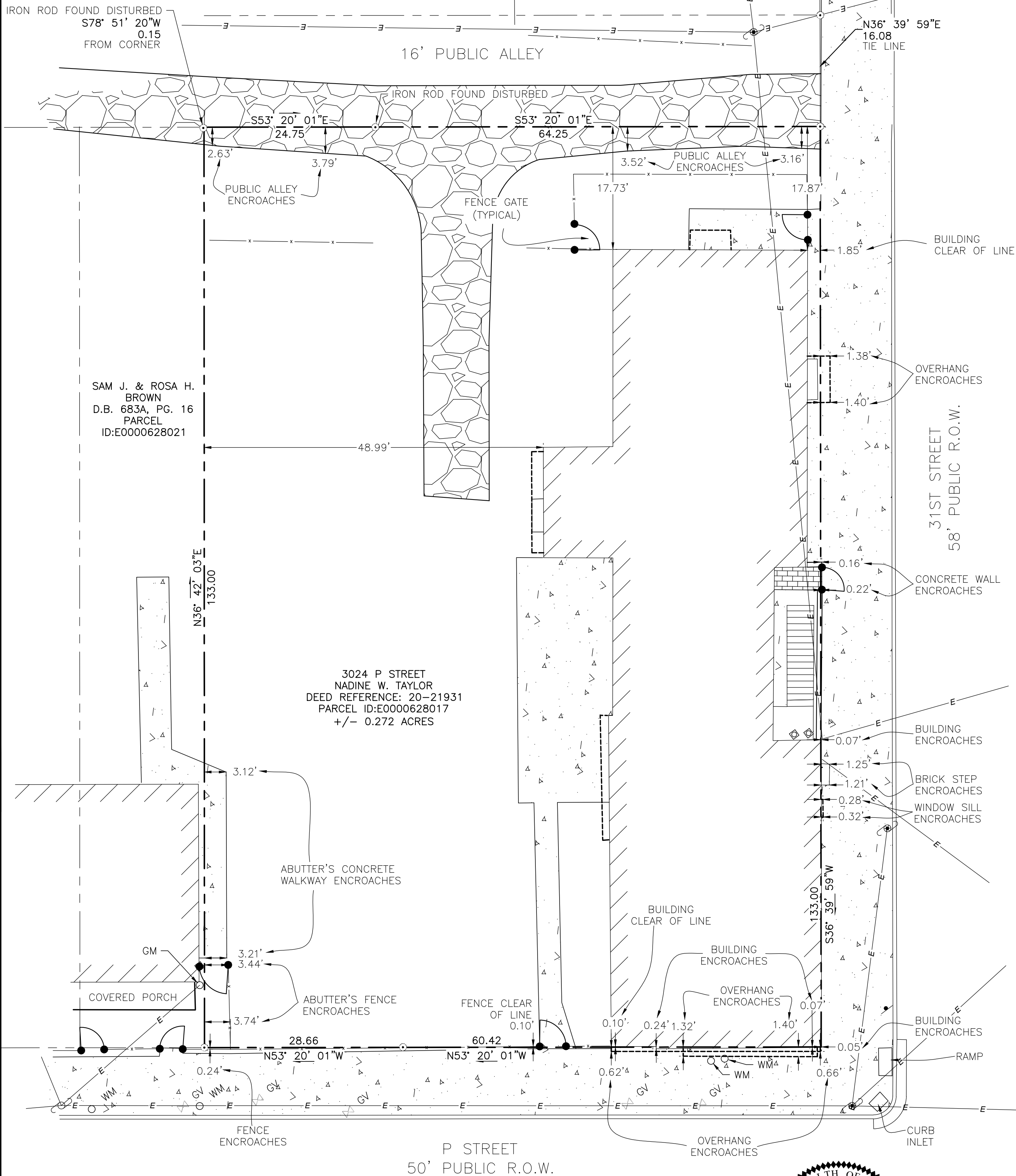
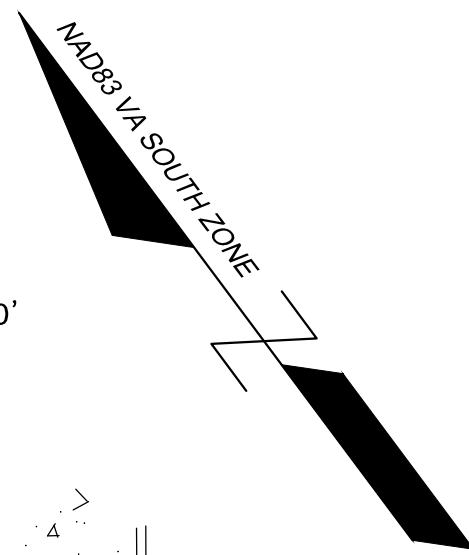
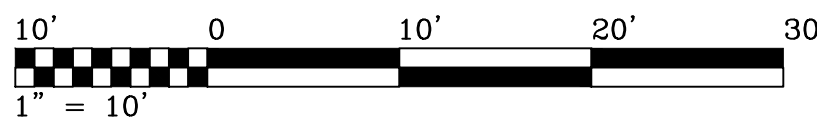
<b>3024 P STREET</b>	
SHEET TITLE	SUP SITE PLAN
PROJECT NO.	2136
DATE	10/24/2022
SHEET NO.	SUP

**LEGEND**

- ⊙ IRON ROD FOUND
- SIGN
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ EM ELECTRIC METER
- ⊙ WM WATER METER
- ⊙ GM GAS METER
- ⊙ GV GAS VALVE

- — — — — PROPERTY LINE
- x — x — FENCELINE
- E — — — OVERHEAD UTILITY LINE
- — — — — BUILDING OVERHANG
- [Hatched Box] BUILDING LINE
- [Brick Pattern Box] CONCRETE
- [Brick Pattern Box] BRICK
- [Gravel Pattern Box] GRAVEL

THIS BOUNDARY SURVEY WAS CREATED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND RIGHT OF WAY TAKES MAY EXIST THAT ARE NOT SHOWN.



SAM J. & ROSA H. BROWN  
D.B. 683A, PG. 16  
PARCEL ID: E0000628021

3024 P STREET  
NADINE W. TAYLOR  
DEED REFERENCE: 20-21931  
PARCEL ID: E0000628017  
+/- 0.272 ACRES

**BOUNDARY SURVEY  
FOR 3024 P STREET  
RICHMOND, VA**



**NYFELER ASSOCIATES**  
LAND SURVEYING & MAPPING  
619 W CARY ST. RICHMOND, VA 23220  
804-277-4231 www.nyfelerassociates.com

SHEET NO.: 1 OF 1	
DATE: 12/20/2021	SCALE: 1" = 10'
JOB NUMBER: 21196	DRAWN BY: KAH
	APPROVED BY: GLN

