



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: 615 Albermarle Street Date: 1/31/2022

Tax Map #: W000012002 Fee: \$300

Total area of affected site in acres: 0.13

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

**Zoning**

Current Zoning: R-7

Existing Use: Residential

**Proposed Use**

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

Renovation of existing detached garage to include a second floor accessory dwelling unit.

Existing Use: Residential

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: BZA-004-2010

**Applicant/Contact Person:** Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** Bryan Traylor

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: 615 Albemarle Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 780-2628 Fax: ( )

Email: \_\_\_\_\_

**Property Owner Signature:** BRYAN c. TRAYLOR

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)

# APPLICANT'S REPORT

*February 16, 2022*

*Special Use Permit Request  
615 Albemarle Street, Richmond, Virginia  
Map Reference Numbers: W000-0120/002*

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Submitted to:	<b>City of Richmond</b> Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	<b>Baker Development Resources</b> 530 East Main Street, Suite 730 Richmond, Virginia 23219

## Introduction

The property owner is requesting a special use permit (the "SUP") for 615 Albemarle Street (the "Property"). The SUP would authorize the conversion of an existing two story, detached garage to include a second-floor accessory dwelling unit. The proposed use does not conform to the underlying R-7 Single- and Two-Family Urban Residential District zoning requirements applicable to the Property.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the south side of Albemarle Street between S Pine and S Belvidere Streets in the Oregon Hill Neighborhood and is referenced by the City Assessor as tax parcel W000-0120/002. The Property is irregularly shaped and is roughly 24 feet wide by 175 feet in depth and contains approximately 5,756 square feet of lot area.



Figure 1: Map of existing parcels in the area with the subject property highlighted

The Property is improved with a two-story, single-family dwelling, originally constructed in 1890. According to City Assessor's records, the building contains 2,210 square feet of finished floor area. The rear of the Property was improved with a two-story detached garage, which was completed in 2006. The frame structure consists of a first story garage and habitable second floor.



*Figure 2: Image of the existing detached garage on the Property*

The properties in the immediate vicinity are developed with a wide range of uses and building forms. Single-family attached and detached dwellings are the most common uses found in the area. However, two-family, multi-family, and commercial uses are also found in the vicinity. The typical neighborhood grid is disturbed in this block as the paved street does not connect to Belvidere Street to the east and is instead terminated in a cul-de-sac turnaround. The resulting dead-end street is comparatively less traveled than other east-west streets in the vicinity.

## **EXISTING ZONING**

The Property and surround properties are generally zoned R-7 Single- and Two-Family Urban Residential, which generally permits the existing single-family dwelling use but not the proposed accessory dwelling unit (the "ADU"). Some corner properties in the neighborhood are zoned B-1 Neighborhood Business District. To the east, beyond South Belvidere Street lies a RO-3 Residential Office District.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. The Master Plan describes this land use designation as "existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." Recommended development styles are described as featuring "a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Single-family, **accessory dwelling units**, two-family, and small multi-family buildings are contemplated as the primary uses in these areas."

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request. In the High-Quality Places chapter, there are number of supporting objectives, such as:

- Ensure that building materials are durable, sustainable, and create a lasting addition to the built environment, and provide maximum adaptability for environmental change, change of use, and efficiency.
- Allow and encourage a variety of architectural styles.
- Implement urban design and architecture strategies that maintain and enhance the unique character of Richmond's residential districts.

There is also supporting guidance offered in the Inclusive Housing, Thriving Environment, and Equitable Transportation chapters, such as the below objectives:

- Allow the development of middle housing...within a half-mile of high-frequency transit stops. (Inclusive Housing)
- Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles. (Thriving Environment)
- **Amend the Zoning Ordinance to allow accessory dwelling units in all residential zones to allow for in-law apartments.** (Inclusive Housing)

## Proposal

### PROJECT SUMMARY

The SUP would authorize the renovation of the second floor of the existing detached garage as an accessory dwelling unit. The proposed use does not conform to the underlying R-7 Single- and Two-Family Urban Residential District zoning requirements applicable to the Property.

### PURPOSE OF REQUEST

The Property, which was originally developed in 1890, was improved with a new, detached garage in 2006. When constructed, the detached garage also included a finished second floor. The owner now proposes to renovate the interior of the existing second floor to create an accessory dwelling unit. This request will allow for flexibility in the use of the space for the current and future property owners. Furthermore, the use of accessory structures for small-scale dwelling units is consistent with the goals of the Richmond 300 Master Plan. As the proposed use is not permitted by the underlying R-7 zoning regulations, a SUP is required in order to permit the proposed development.

In exchange for the SUP, the intent of this request is to provide a more functional second floor of the existing garage. No changes will be made to the exterior of the existing structure and the quality assurances conditioned through the SUP would guarantee a high-quality development and ensure an appropriately scaled use that is compatible with and complementary to the surrounding residential neighborhood.

## PROJECT DETAILS

The proposed ADU would be located on the second story, within the existing accessory garage structure. The footprint of the structure is approximately 30 feet by 26.00 feet. The ADU would be accessed by exterior stairs that would be located along the northern façade. The existing ground floor garage will continue to be accessed from the alley and is intended for use by the occupants of the primary dwelling.

When complete, the ADU would be approximately 570 square feet in floor area and would be configured as a studio apartment. Care was taken in designing it so as to include generous living space as well as a small, yet functional, kitchen. The existing structure is clad in quality cementitious siding and includes dormer windows for ample sunlight within the unit. In exchange for the SUP, the intent of this request is to more efficiently utilize the Property to create an additional housing opportunity in the neighborhood for a future resident with a high-quality product that is in-line with future land use guidance.

## Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The proposed commercial uses would be limited in size, type and scale and would be intended to provide for the convenience of neighborhood residents within walking distance and to avoid any traffic or parking concerns.

- ***Create hazards from fire, panic or other dangers.***

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The proposed special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected.

## Summary

In summary we are enthusiastically seeking approval for the renovation of the existing detached garage at the rear of the Property as an accessory dwelling unit. This Special Use Permit proposal represents an ideal, small-scale urban development for this location that is mindful of its surroundings. In exchange for the SUP, the quality assurances and conditions related to the renovation of the structure would guarantee the construction of a new housing type that furthers the realization of recent planning guidance.