



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: 621 & 623 N 30th Street and 3001 through 3011 M Street Date: July 25, 2017  
Tax Map #: E0000632001, 4, 5 & 6 Fee: \$300.00  
Total area of affected site in acres: 0.151 acres

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

**Zoning**

Current Zoning: R-63

Existing Use: Two-family dwelling and 3 vacant lots

**Proposed Use**

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

Construct 3 new single-family attached dwellings  
Existing Use: Two-family dwelling and 3 vacant lots

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: N/A

**Applicant/Contact Person:** Mark Baker

Company: Baker Development Resources, LLC  
Mailing Address: 919 East Main Street, Suite 2110  
City: Richmond State: VA Zip Code: 23219  
Telephone: ( 804 ) 874-6275 Fax: ( )  
Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** RVA Sugar, LLC

If Business Entity, name and title of authorized signee: Matt Jarreau

(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: 409 East Main Street, Suite 204  
City: Richmond State: VA Zip Code: 23219  
Telephone: ( 804 ) 762-8092 Fax: ( 804 ) 747-7393  
Email: mattj@htrsi.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)



August 8, 2017

BY HAND DELIVERY

Mr, Matthew Ebinger  
City of Richmond  
Department of Planning and Development Review  
Land Use Administration Division, Room 511  
City Hall, 900 East Broad Street  
Richmond, Virginia 23219

**Re: Special Use Permit: 621 and 623 N 30<sup>th</sup> Street and 3001 through 3011 M Street**

Dear Matthew:

This letter shall serve as the Applicant's Report accompanying the application for a special use permit for the properties known as 621 and 623 N 30th Street and 3001 through 3011 M Street, identified as Tax Parcel E000-0632/001, 004, 005 and 006 (the "Property"). The Property is generally located at the southeast corner of North 30<sup>th</sup> and M Streets and contains 0.15 acres of land area. The property includes four deeded lots with one lot fronting on N 30<sup>th</sup> Street (621 and 623) and the three lots fronting on M Street (3001 through 3011). 621 and 623 N 30th Street is occupied by a two-family dwelling. 3001 through 3011 M Street are currently vacant lots.

The Property was historically occupied by four two-family dwellings on a single lot of record with a two-family detached dwelling facing 30<sup>th</sup> Street and three two-family attached dwellings facing M Street for a total of 8 dwellings. A previous owner recorded a deed that split that single lot into four lots – each containing a two-family dwelling. This was done without the benefit of City review. At the time, the property was located in an R-53 Multifamily Residential District and the lot width and lot area requirements for two-family dwellings were not met. The three two-family dwellings facing M Street (3001 through 3011) were subsequently demolished by the previous owner and the property was rezoned to R-63 Multifamily Urban Residential. The current owner would now like to legitimize the four existing lots, renovate the two-family dwelling (621 and 623 N 30<sup>th</sup> Street), and construct three single-family attached dwellings on the three vacant lots (3001 through 3011 M Street). As the four lots do not meet the R-63 lot area requirements, a special use permit is required.

The proposed single-family attached dwellings would be three stories in height with a mansard style roof and dormers. Each of the new dwellings would contain approximately 2,100 square feet of finished floor area and would include 2 to 3 bedrooms and 2 ½ to 3 ½ baths. The primary building material would be cementitious horizontal lap siding with brick foundation. The existing two-family dwelling would be renovated as two high quality dwelling units. Those dwelling units would be configured as single-family attached style, side-by-side units with each unit having a two-level floor plan.

In exchange for the SUP, the intent of this request is to ensure a thoughtful renovation of the original, historic two-family dwelling while authorizing a high-quality, for sale, infill development. The overall project would be consistent with the historic development pattern while providing for fewer dwelling units than originally existed on the site. By legitimizing the previous lot split, the SUP would allow for the sale of the new high quality single-family attached dwelling units as home ownership opportunities, thereby addressing objectives of the Master Plan.

The following are factors indicted in Section 17.11 of the Charter and Section 30-1050.1 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 SUP will not impact the safety, health, morals and general welfare of the nearby community. The proposed site improvements and density are consistent with or less dense than the historic development of the site. The redevelopment of this underutilized property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

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

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation for a two-family dwelling and three dwelling units will be less than was generated by the previous use as four two-family dwellings. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

- ***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 SUP will not tend to over crowd the land or create an undue concentration of population. The request represents a lesser density than the historic density that existed on the site.

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

The special use permit amendment 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. The proposed development pattern is consistent with the historic development pattern on the site.

In summary, the applicant is enthusiastically seeking approval for the construction of three single-family attached dwellings and the renovation of an original two-family dwelling on the Property. This proposal represents an ideal, small-scale urban infill development for this location. The special use permit would not authorize any additional density over what originally existed on the site. In exchange, the quality assurances conditioned through the SUP would guarantee the thoughtful rehabilitation of the original, historic two-family dwelling on the Property and the construction of a higher quality new development than might otherwise be developed by right in the vicinity. This would contribute to the vibrancy of the block through the provision of the much desired traditional neighborhood design that is consistent with the historic development pattern of the surrounding neighborhood.

Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,



Mark R. Baker

Enclosures

cc: The Honorable Cynthia I. Newbille