

INTRODUCED: January 13, 2025

AN ORDINANCE No. 2025-019

To authorize the special use of the property known as 207 Reveille Street for the purpose of a single-family detached dwelling with an accessory dwelling unit, upon certain terms and conditions. (1st District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 10 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 207 Reveille Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of a single-family detached dwelling with an accessory dwelling unit, which use, among other things, is not currently allowed by sections 30-410.4, concerning lot area and width, and 30-410.5, concerning yards, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, 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, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 207 Reveille Street and identified as Tax Parcel No. W000-1772/011 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Physical Improvement Survey with Proposed Building at #207 Reveille Street, City of Richmond, Virginia,” prepared by Deitz Land Surveying PLLC, dated February 6, 2024, and last revised March 5, 2024, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a single-family detached dwelling with an accessory dwelling unit, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Physical Improvement Survey with Proposed Building at #207 Reveille Street, City of Richmond, Virginia,” prepared by Deitz Land Surveying PLLC, dated February 6, 2024, and last revised March 5, 2024, and “207 Reveille Street Additional Building Structure,” prepared by an unknown preparer, and undated, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a single-family detached dwelling with an accessory dwelling unit, substantially as shown on the Plans.

(b) All mechanical equipment serving the Property shall be located or screened so as

not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws,

ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within

1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:

CITY ATTORNEY'S OFFICE



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Master

File Number: Admin-2024-1292

File ID: Admin-2024-1292	Type: Request for Ordinance or Resolution	Status: Regular Agenda
Version: 2	Reference:	In Control: City Clerk
Department:	Cost:	File Created: 10/07/2024
Subject:	Final Action:	
Title:		

Internal Notes:

Code Sections:

Agenda Date: 01/13/2025

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: ADMIN-2024-1292_Supporting Documents, AATF SUP - 207 Reveille St

Enactment Number:

Contact:

Introduction Date:

Drafter: David.Watson@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	12/16/2024	Matthew Ebinger	Approve	12/19/2024
2	2	12/16/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
2	3	12/17/2024	Kevin Vonck	Approve	12/24/2024
2	4	12/17/2024	Alecia Blackwell - FYI	Notified - FYI	
2	5	12/18/2024	Sharon Ebert	Approve	12/19/2024
2	6	12/18/2024	Caitlin Sedano - FYI	Notified - FYI	
2	7	12/19/2024	Jeff Gray	Approve	12/20/2024
2	8	12/19/2024	Lincoln Saunders	Approve	12/23/2024
2	9	01/06/2025	Mayor Avula	Approve	12/23/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File Admin-2024-1292

City of Richmond
Intracity Correspondence

O&R Transmittal

DATE: December 16, 2024

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (By request)

(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Planning & Economic Development

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the property known as 207 Reveille Street for the purpose of a single-family detached dwelling with an accessory dwelling unit, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The subject property is in the R-5 Single-Family Residential District where the accessory dwelling unit is a permitted use. As the property is a corner parcel, certain setback requirements cannot be met. Therefore, a Special Use Permit is requested.

BACKGROUND: The combined 5,132 square-foot subject property is located on the southwest corner of Reveille Street and Grove Avenue. The property is serviced by an alley.

The City's Richmond 300 Master Plan designated a future land use for the subject property as Residential. This designation is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature" (Richmond 300, p. 54). Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre. Primary Uses: Single-family houses, accessory dwelling units, and open space. Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be

found along major streets.

COMMUNITY ENGAGEMENT: The Westhampton Citizens Association and the Henry Place Neighborhood Association were notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 13, 2025

CITY COUNCIL PUBLIC HEARING DATE: February 10, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission February 4, 2025

AFFECTED AGENCIES: Law Department

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Supporting documents

STAFF: Matthew J. Ebinger, Planning Supervisor - Land Use Administration 804-646-6308

David Watson, Senior Planner, Land Use Administration, 804-646-1036



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: 207 Reveille Street, Richmond, Virginia 23221

Date: Aug 25, 2024

Parcel I.D. #: W0001772011 Fee: \$300

Total area of affected site in acres: 0.118

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

Zoning

Current Zoning: R-5 Single family Residential

Richmond 300 Land Use Designation: Residential

Proposed Use

(Please include a detailed description of the proposed use in the required 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: _____

Applicant/Contact Person: Amir Modarres

Company: _____

Mailing Address: 207 Reveille Street

City: Richmond

State: VA

Zip Code: 23221

Telephone: (813) 8926320

Fax: ()

Email: hmodarres@gmail.com

Property Owner: Amir Modarres

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: 207 Reveille Street

City: Richmond

State: Virginia

Zip Code: 23221

Telephone: (813) 8926320

Fax: ()

Email: hmodarres@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)



Review & Approval process for **SPECIAL USE PERMIT**

In instances where it has been determined that underlying zoning regulations cannot be met, a special use permit may be granted by City Council to provide relief from zoning regulations.

Special use permit applications are reviewed for compliance with the *Richmond 300* to ensure the proposal is compatible with the surrounding area and that it is an appropriate use for the site. Specifically, applications are reviewed to ensure that the City Charter conditions for granting special use permits have been met. The City Charter requires that prior to City Council approval; it must be shown that the proposed special use will **not**:

1. be detrimental to the safety, health, morals and general welfare of the community involved;
2. 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 cause overcrowding of land and 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; or
6. interfere with adequate light and air.

Applicants **are encouraged** to schedule a pre-application conference with the Division of Land Use Administration staff to review related Master Plan, land use and other issues that may be involved prior to making application. Please call (804) 646-6304 to schedule an appointment with the staff. Staff will review submitted applications to ensure all required materials and information are provided. If the application is not acceptable, the required information must be provided prior to formal staff review.

Applicants should also discuss the proposed special use permit with area civic associations, property owners, residents, and the area Council Representative prior to submitting an application. Letters from the associations and property owners stating their position in regards to the request should be submitted with the application.

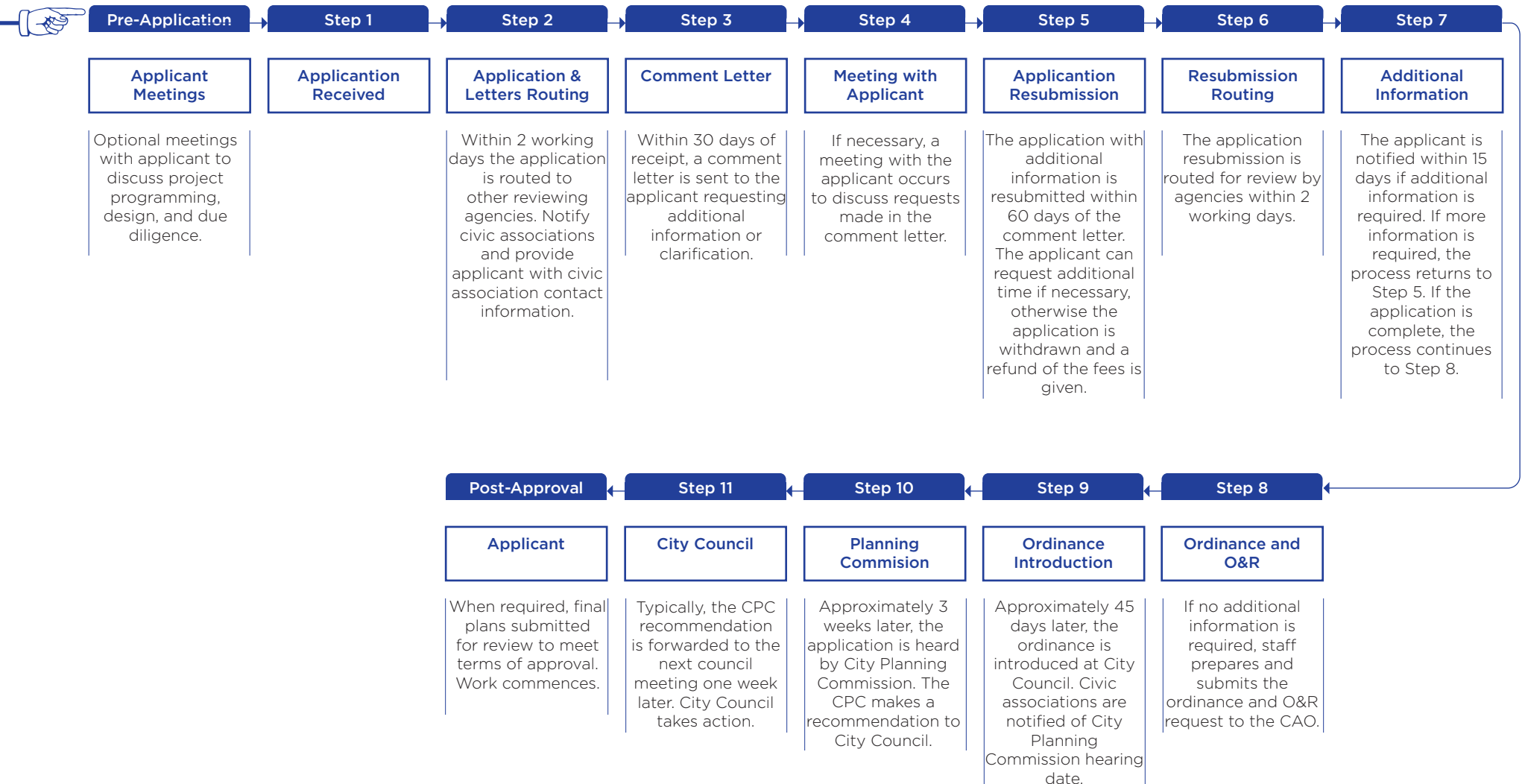
The Division of Land Use Administration circulates the special use permit application materials to appropriate City agencies as determined necessary. City agencies reviewing the proposal may include: Public Works, Building Permits & Inspections, Public Utilities, Water Resources, Zoning Administration, and Fire and Emergency Services. The Division of Land Use Administration will coordinate responses by City agencies. Written comments will be provided generally within 30 days of the application submittal date.

After review by these agencies and by the Division of Land Use Administration, the staff will confer with the applicant regarding suggested conditions to be included in the ordinance and any suggested changes to the plans. If the property is located in a City Old and Historic District and the request involves exterior alterations, additions or new construction, the plans should also be reviewed by the Commission of Architectural Review prior to an ordinance being introduced in City Council. Once the plans are in final form, an ordinance is drafted and the plans are attached to and are made a part of the ordinance. The staff will forward a copy of the ordinance to the applicant for review and approval.

The ordinance is then reviewed by the City Attorney's office and the City Administration. Once their review is complete, the ordinance is introduced to City Council and a public hearing is scheduled, usually thirty days after introduction. During this thirty-day period, public notice of the hearing is posted on the site and in a daily newspaper. Notices are also mailed to the owners of all properties within 150 feet of the subject property. One week prior to the City Council public hearing, the Planning Commission, after receiving a report from the Department of Planning and Development Review, considers the proposed special use permit and forwards a recommendation to City Council. The Planning Commission welcomes information submitted prior to the meeting and may ask questions of proponents and opponents during the course of its deliberation on the ordinance. Six affirmative votes of City Council are required to adopt a special use ordinance. Please note that there is a fee of \$250 for each continuance caused by the applicant.

If the special use ordinance is adopted by City Council, the applicant has a specified time period in which to apply for a building permit to implement the special use permit. Building permit plans must be substantially in accordance with the adopted special use permit plans, otherwise a building permit will not be issued. In general, the approval process for special use permits takes between 120 to 180 days. However, depending on the complexity of the proposed special use permit, more or less time may be required. The City Planning Commission considers approval of special use permits at its regular meetings on the first and third Monday of each month. **Incomplete submissions or major modifications to the plan during the review process may cause delays in the schedule.**

Legislative Land Use Application Process





FILING

Special use permit applications are filed with the:

Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street, Richmond, Virginia 23219
Telephone (804) 646-6304

APPLICATION REQUIREMENTS

The application for a special use permit must include the following, each part of which is explained below. ***Application must be submitted in an electronic format (PDF).***

- 1. Application form;**
- 2. Application fee;**
- 3. Applicant's report;**
- 4. Electronic PDF plans; and**
- 5. Survey plat.**

- 1. Application Form:** All owners of the property must sign the application form. If a legal representative signs for a property owner, a copy of an executed power of attorney is required.
- 2. Application Fee:** The appropriate fee must accompany the application. Checks should be made payable to the "City of Richmond". The fees are determined from the attached fee schedule.
- 3. Applicant's Report: A written report must be submitted describing the proposed use.** For non-residential development, the description should include the anticipated number of employees, hours of operation, and an estimated amount of vehicular traffic that will be generated by the use. The report should point out the specific features of the special use that will ensure that it will be compatible with the surrounding area, and that it is an appropriate use for the site. In addition, the City Charter specifies certain conditions that must be met before City Council can approve a special use permit. It must be shown that the proposed special use will ***not:***
 - be detrimental to the safety, health, morals and general welfare of the community involved;
 - tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
 - create hazards from fire, panic or other dangers;
 - tend to cause overcrowding of land and 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; or
 - interfere with adequate light and air.

The report must indicate the reasons why the applicant feels these conditions will be met (e.g., features of the plan, characteristics of the proposed use or surrounding area). ***Please note*** that the ***above materials will be forwarded to the City Planning Commission and City Council along with the special use permit ordinance.***



FILING

- 4. Plans:** Plans are required to provide sufficient detail to permit the staff to make a determination of the compatibility of the proposed project with surrounding development. Plans must be properly scaled and include a scale bar. Depending on the request, plans may include the following:

- a.** Site Plan
- b.** Elevation Plans
- c.** Floor Plans
- d.** Landscape Plans
- e.** Signage Plan & Details
- f.** Lighting Plan & Details

In some cases not all plans would be relevant to the request and may not be required. If there is a question about the level of detail required, please contact Land Use Administration Staff. Electronic Plans (PDF) are required with the initial application and any subsequent resubmissions. Electronic plans may be submitted on a disk or via email at: DCDLanduseadmin@richmondgov.com.

- 5. Survey Plat:** A PDF of a survey plat showing the property and including metes and bounds is required. The plat should show existing physical features of the property, including:
- a.** North arrow, scale, property address, the distance to nearest public street, preparer of plat, date, revision dates, area of site;
 - b.** Existing structures, buildings, paved areas, fences, streets, alleys, easements, and limits of the 100 year flood plain, Chesapeake Bay Preservation Area limits, wetlands, and streams.



COMMUNITY UNIT PLAN

Preliminary	\$3,000 + \$100/acre ¹
Extension of Preliminary Approval	\$1,500
Final	\$1,500 + \$100/acre ¹
Amendment	\$1,500 + \$100/acre ¹

CONDITIONAL USE PERMIT

Initial	\$1,500 + \$100/acre ²
Amendment	\$1,000 + \$100/acre ²

PLAN OF DEVELOPMENT

Floor area & Land disturbed ≤5,000 square feet	\$500 + \$100/acre ²
Floor area & Land disturbed ≥5,001 & ≤50,000 square feet	\$1,000 + \$100/acre ²
Floor area & Land disturbed ≥50,001 square feet	\$1,500 + \$100/acre ²

REZONING/CONDITIONAL REZONING

Each continuance caused by the applicant	\$1,500 + \$100/acre ²
	\$250

SPECIAL USE PERMIT

<i>Use</i>	<i>Initial</i>	<i>Amendment</i>
Day Nursery	\$300	\$200
Single- or two-family detached or attached dwelling	\$300	\$200
Outdoor dining	\$300	\$200
Mobile food business	\$300	\$200
Sign	\$300	\$200
Multi-family dwelling (3 to ten units)	\$1,800	\$1,200
Commercial or industrial equal to or less than 5,000 sq ft	\$1,800	\$1,200
Multi-family dwelling (more than 10 units)	\$2,400	\$1,800
Commercial or industrial more than 5,000 sq ft	\$2,400	\$1,800

Each continuance caused by the applicant \$250

SUBDIVISION

Preliminary Plat	\$500 + \$15/lot
Extension of Preliminary Plat Approval	\$150
Final Plat	\$500 + \$15/lot
Subdivision Confirmation Letter	\$100
Continuance*	\$50
Plat of Correction	\$100

A full refund of the application fee is permitted if the application is withdrawn prior to the second submittal of plans. Once a second submittal of plans is made, fees are not refundable.

¹For Community Unit Plans (CUP), the first 10 acres are included in the base price.

²For Conditional Use Permits, Plans of Development, and Rezoning, the first acre is included in the base price.

For all applications with an additional price per acre, fractions of an acre are rounded up to the nearest whole number. Do not prorate the fee per fraction of acre.

- Example: A Conditional Use Permit (CUP) for a 0.76 acre property would owe \$1,500 (base fee only). A CUP for a 2.3 acre property would owe \$1,700 (\$1,500 base fee + 2*100 (for the 1.3 acres over the first acre))

* No charge for the 1st continuance requested by the applicant or for any continuance requested by the Planning Commission. The second or subsequent continuance request by the applicant costs \$50.

Fees went into effect upon adoption of Ordinance No. 2018-209 by City Council on September 10, 2018.

APPLICANT'S REPORT

Aug 25th, 2024

Special Use Permit Request

207 Reveille Street, Richmond, Virginia

Parcel ID: W0001772011

Submitted to:

City of Richmond

Department of Planning and Development Review Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Amir Modarres

207 Reveille Street

Richmond, Virginia 23221

813 – 8926320

INTRODUCTION:

I am kindly requesting a special use permit (“SUP”) for the property known as 207 Reveille Street (the “property”). This SUP would authorize me to construct a detached accessory dwelling unit (“ADU”) in the property's rear yard to provide additional living space when I care for an elderly family member. A recent citywide zoning change permitted the construction of accessory structures in the R-5 residential zoning district by right to provide more affordability to the residents of the City of Richmond. However, I cannot use this citywide zoning change because my property is a corner lot with at least two frontages on Reveille Street and Grove Avenue. Because of this, the zoning guidelines require multiple additional setbacks in addition to the routine front and side yard setbacks, which prohibits me from building an accessory structure in the property's rear yard.

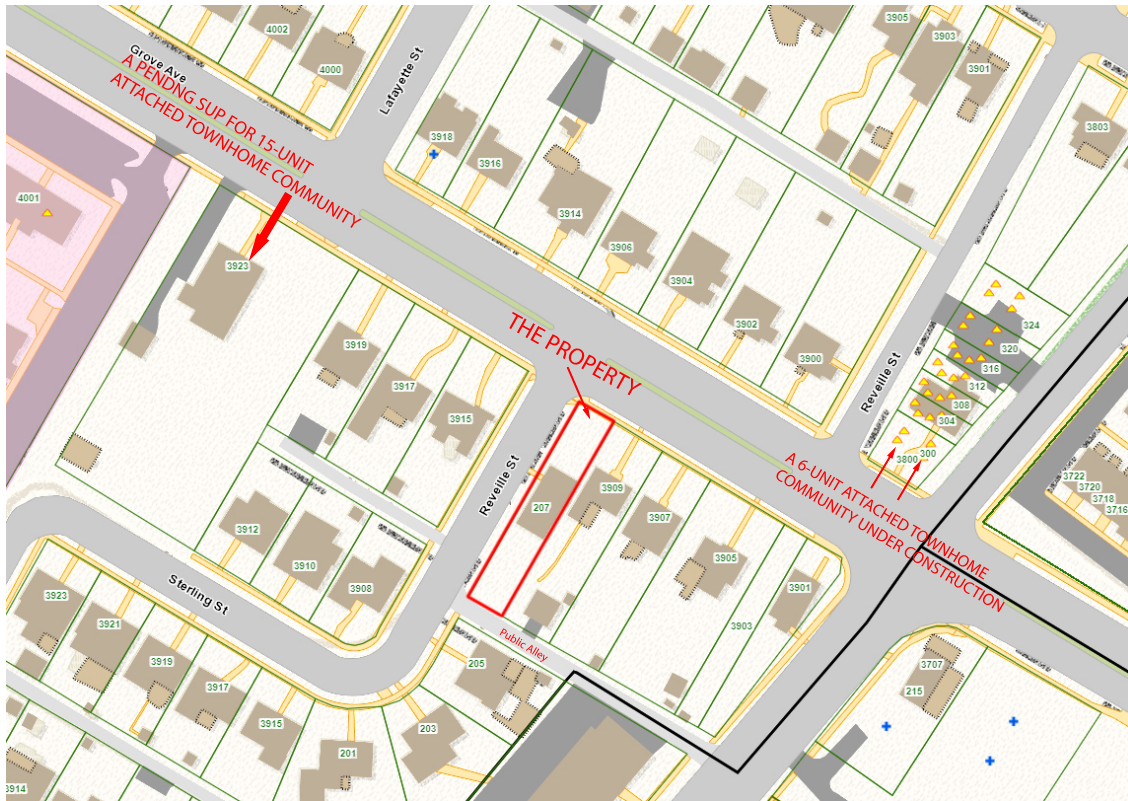
EXISTING CONDITIONS:

Site description and existing land use

The property is located at the corner of Grove Avenue and Reveille Street and has alley access from Sterling Street. The City Assessor references the property with a tax parcel number of W0001772011. The land is 174 feet long and 29 feet wide with a total parcel square Feet of 5132.61 (0.118 Acreage). The property is currently residential, with a one-story brick-wall residential dwelling on the lot and a finished living area of 1248 square feet. As shown in the lot survey, the existing dwelling was constructed in the middle of the lot with 54.2 feet of setback from Grove Avenue (‘front yard’) and 68 feet of setback from the unimproved public alley (‘rear yard’).

Neighboring properties:

The properties in the neighborhood include single-family detached dwellings. However, denser developments have been permitted recently in the neighborhood, including a 6-unit townhome community under construction (200 ft away, across the street on Grove Ave.) and a pending SUP application (SUP-151604-2024) for a 15-unit townhome community to be built (200 ft away). Both developments are marked in the illustration below. In addition, my neighbor (3909 Grove Ave.) has already constructed an accessory building unit used as a garage.



Existing Zoning:

The property and the immediately adjacent properties are zoned R-5 single-family residential, which permits the construction of accessory structures for dwelling use.

Master plan designation:

The Richmond 300 Master Plan suggests Residential use for the property. One of Richmond's 300 topic visions is inclusive housing. 'As the city grows, Richmond provides options to existing residents, preventing involuntary displacement and reducing housing disparities.'

PROPOSAL:

The SUP would permit the construction of a detached accessory dwelling unit. The ADU would be built in the rear yard of the existing parcel. The new structure will face Reveille Street. The structure will be built with a setback of 9.3 feet from the public alley (Sterling St). While a recent citywide zoning amendment allows the construction of accessory building structures on R-5 residential zoning, the property does not pass all the required setbacks for a corner lot. The proposed ADU would be a single-story with Tudor-style architecture to match the characteristics of the neighborhood. The proposed ADU would have a square footage of 450 sqft. With the proposed ADU, the total improvement on the lot would be 32.5% of the parcel, which will meet the R-5 zoning district maximum of 35%. This structure is intended for private residential use to house my elderly family member. The proposed floor plans are modern and efficient.

The floor plan will contain an open kitchen and living area, a bedroom, and one bathroom and shower. The ADU will face Reveille Street to be consistent with the existing primary dwelling on the lot.

FINDING OF THE FACTS:

I believe my proposal would not violate the City Charter requirements as further explained below:

1. *Be detrimental to the safety, health, morals, and general welfare of the community involved:*
 - a. The proposed ADU will not impact the neighborhood's safety, health, morals, and general welfare. The proposed ADU and density are compatible and arguably less dense than the neighboring properties and commercial developments already approved in the same neighborhood. The SUP allows building an ADU on the property, which is permitted on all neighboring lots that are not a 'corner lot.'

2. Tend to create congestion in streets, roads, alleys, and other public ways and places in the area involved.
 - a. The proposed ADU will not significantly congest streets, roads, alleys, and other public ways. It is a tiny structure (450 sqft.) that occasionally accommodates one or two family members. This structure would have a negligible effect on the congestion of the neighborhood, particularly when considering projects with a much higher concentration were previously granted in this neighborhood (3800 Grove Ave and 3923 Grove Ave)

3. Create hazards from fire, panic, or other dangers.
 - a. The ADU will be built in accordance with the current building code and the requirements of Fire and Emergency Services.

4. Tend to overcrowd the land and cause an undue concentration of population.
 - a. The maximum lot coverage with the proposed structure would be 32.5% of the parcel, which meets the 35% maximum lot coverage in the R-5 Single-Family Residential District. Therefore, it will not cause overcrowding of the land. In addition, a review of corner lots in the neighboring communities with R-5 zoning shows that such structures are permitted under special exceptions.

5. Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, convenience, and improvements.
 - a. The SUP for the ADU would not affect the above references. The ADU would be a single-story structure within the property parameters that do not affect public services. Utility and public services, such as waste collection, currently use the unimproved public alley between the property and 205 Reveille Street property. This proposal would not affect the access to this alley.

6. Interfere with adequate light and air.

a. The proposed plan would NOT affect the light and air available to my neighboring properties. My immediate neighbors would be separated by at least 30 feet:

i. 205 Reveille property would be separated from the proposal by a public 20-foot alley in addition to the setbacks, and the 3908 Sterling St property will be separated by Reveille Street.

IN CONCLUSION:

I kindly seek the City of Richmond's approval of a special use permit to construct an accessory dwelling unit on the property. This SUP would allow me to build an accessory structure that is currently permitted for all neighboring properties that are not a corner lot. This permission would align with the City of Richmond's Master plan to provide 'options to existing residents, preventing involuntary displacement and reducing housing disparities.' I will assure the city of the construction of a quality structure consistent with the neighborhood's old charm and with the City Master Plan guidance.

THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

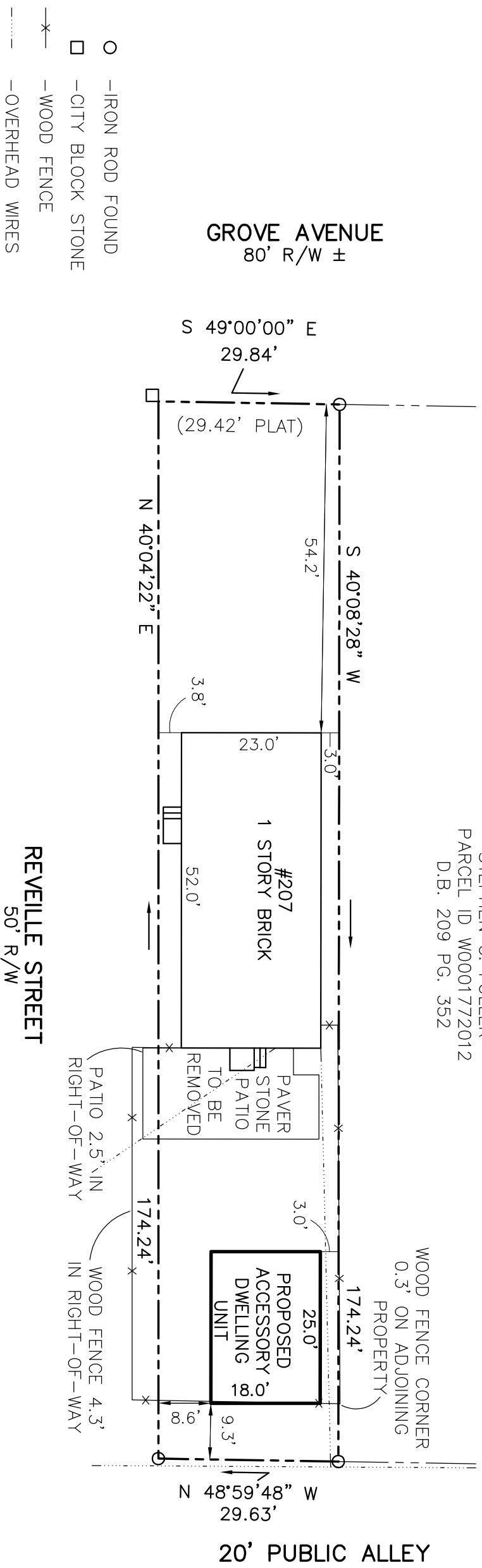
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS AND ENCUMBRANCES OF RECORD. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

OWNER: AMIR MODARRES
 PARCEL ID: W0001772011
 ACQUISITION: INSTRUMENT #210011636
 AREA: 5181 SQ. FT., 0.119 AC.
 ZONING: R-5
 SETBACKS: FRONT - 25'
 SIDES - 5'
 REAR - 5'

AREA TABULATIONS

TOTAL PARCEL	5181 SQ. FT.	0.119 AC.
EX. HOUSE, STOOPS, STEPS	1233 SQ. FT.	23.80% OF PARCEL
PROPOSED ACCESSORY BUILDING	450 SQ. FT.	8.69% OF PARCEL
TOTAL IMPERVIOUS SURFACES	1683 SQ. FT.	32.49% OF PARCEL
OPEN SPACE	3498 SQ. FT.	67.51% OF PARCEL

STEPHEN C. FULLER
 PARCEL ID W0001772012
 D.B. 209 PG. 352

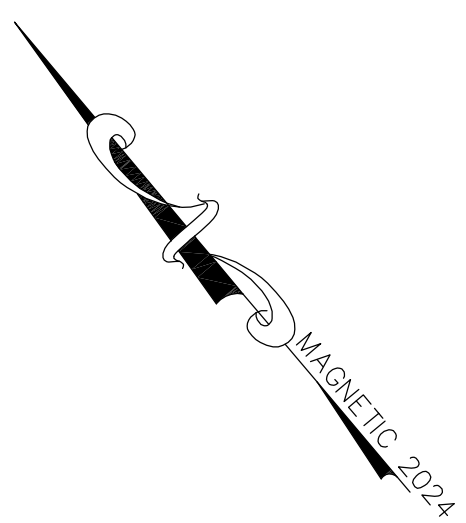


REVISED 03/05/24
 PER CITY COMMENTS

DEITZ LAND SURVEYING PLLC
 12310 LULLINGTON DRIVE
 RICHMOND, VA. 23238
 804-750-1337

PHYSICAL IMPROVEMENT SURVEY WITH PROPOSED BUILDING AT
#207 REVELLE STREET
 CITY OF RICHMOND, VIRGINIA

J.N. 2407
 DATE: 02/06/24
 SCALE: 1" = 20'
 SHEET 1 OF 1



207 REVELLE STREET ADDITIONAL BUILDING STRUCTURE

OWNER: AMIR MODARRES

LOT AREA: 5181 SQ. F.

EXISTING DWELLING: 1248 SQ. F.

PROPOSED ADDITIONAL STRUCTURE: 450 SQ. F.

ZONING: R-5

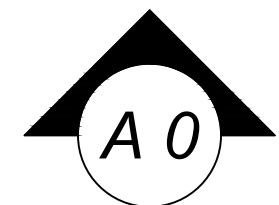
PARCEL I.D.: W0001772011

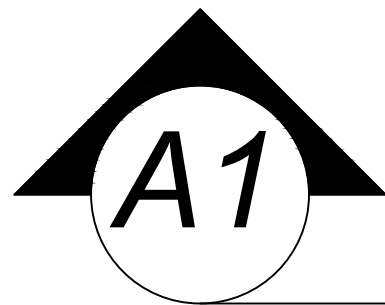
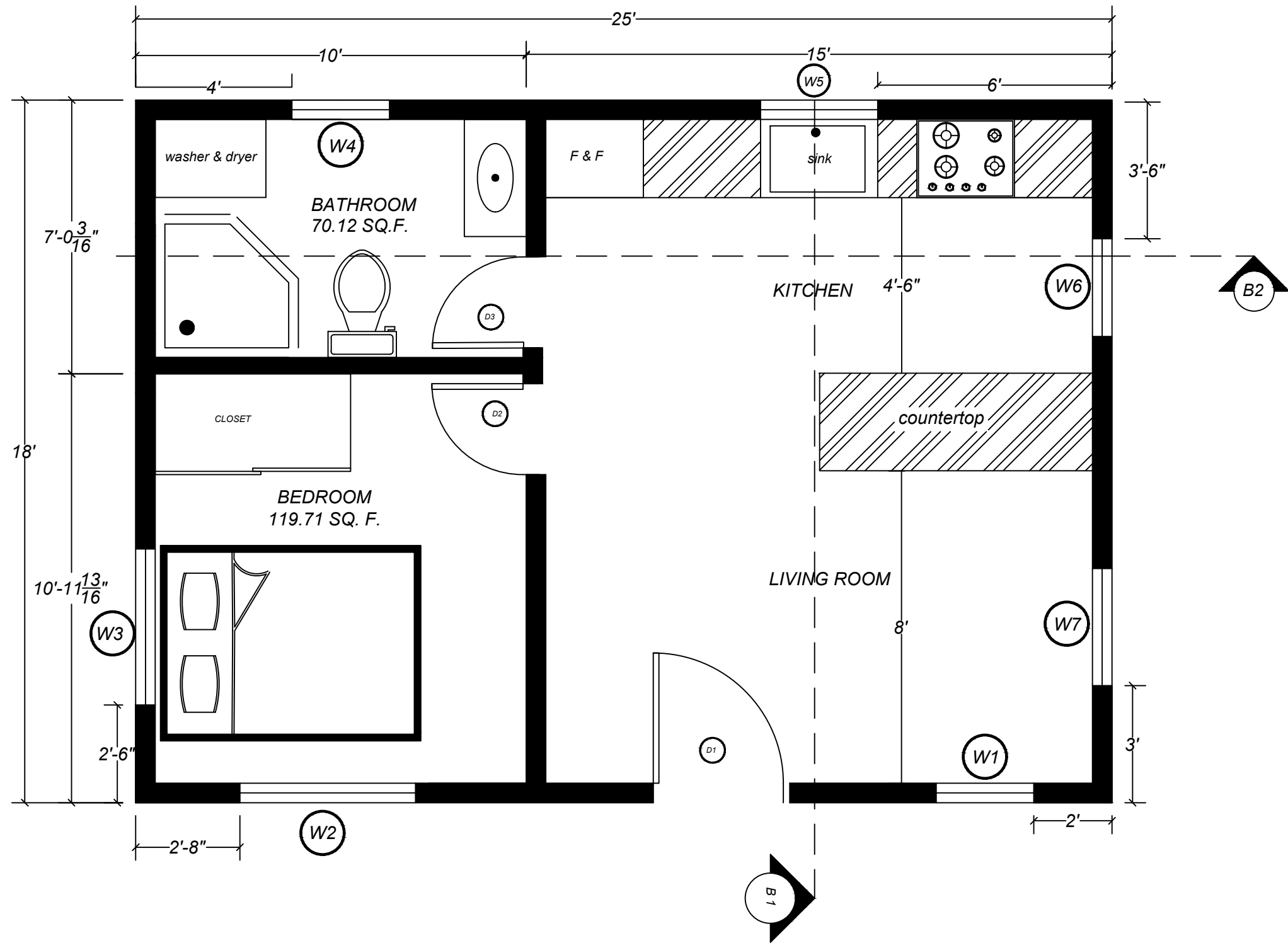
TABLE OF CONTENTS:

A0: TITLE SHEET
A1: FLOOR PLAN
A2: FRONT ELEVATION
A3: LEFT ELEVATION
A4: REAR ELEVATION
A5: RIGHT ELEVATION
B1: CROSS SECTION
B2: LONGITUDINAL SECTION
F1: FOUNDATION FOOTING PLAN
R1: ROOF PLAN
S1: DETAILS

WINDOW AND DOOR SCHEDULE

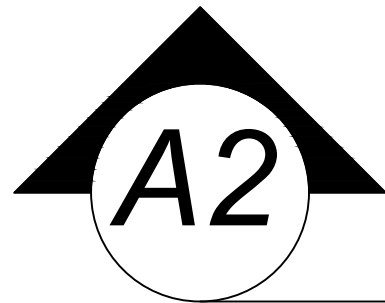
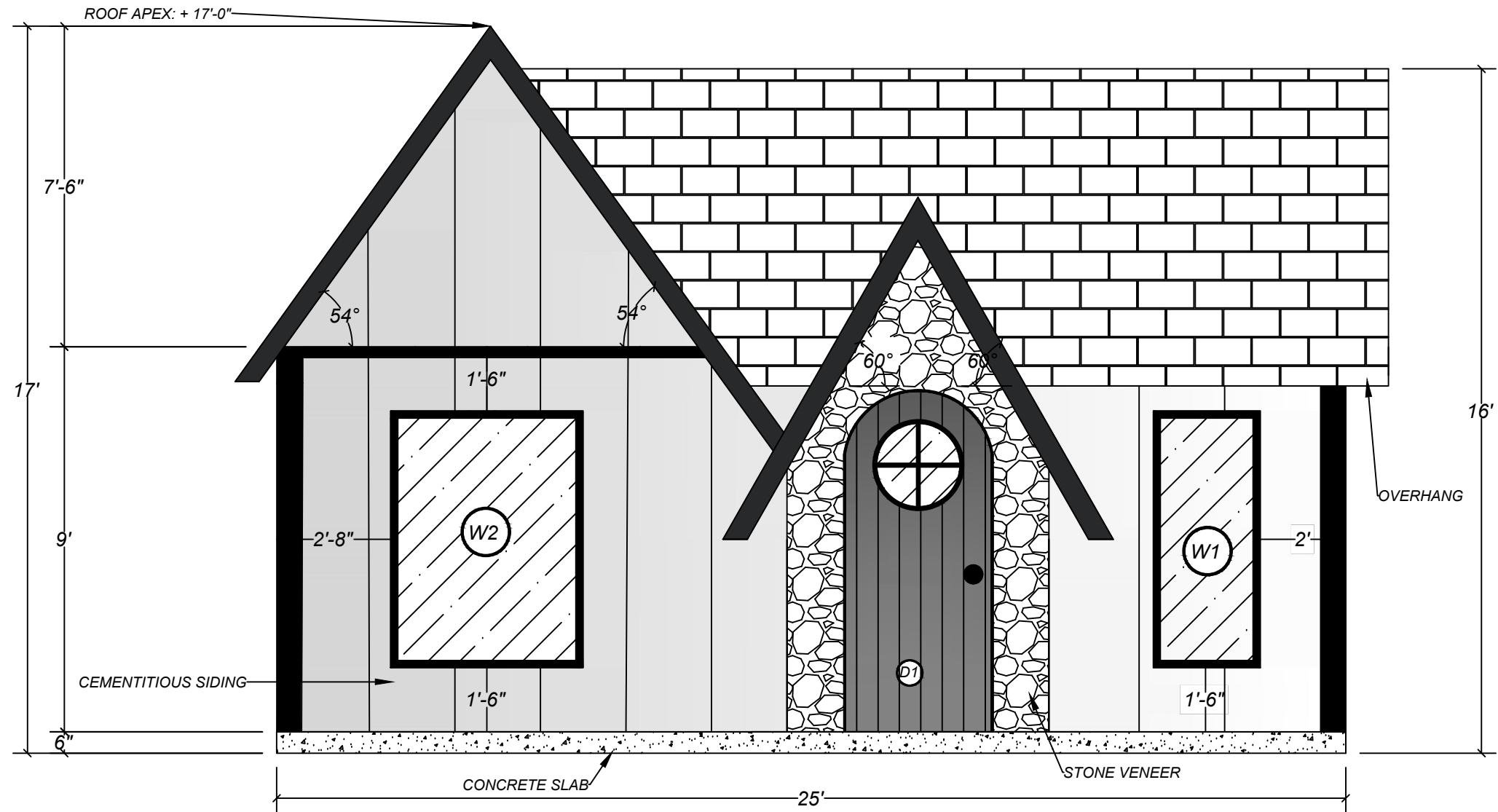
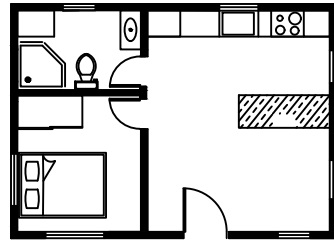
WINDOW 1: 30" W X 72" H	DOOR 1: 42" W X 96" H
WINDOW 2: 54" W X 72" H	DOOR 2: 28" W X 78" H
WINDOW 3: 48" W X 60" H	DOOR 3: 28" W X 78" H
WINDOW 4: 30" W X 18" H	
WINDOW 5: 36" W X 36" H	
WINDOW 6: 30" W X 72" H	
WINDOW 7: 36" W X 72" H	
WINDOW 8: 84" W X 24" H	





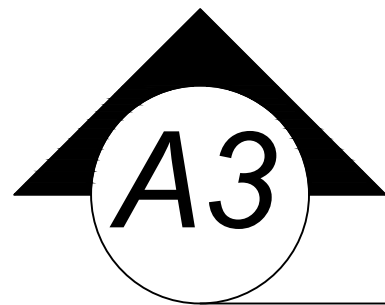
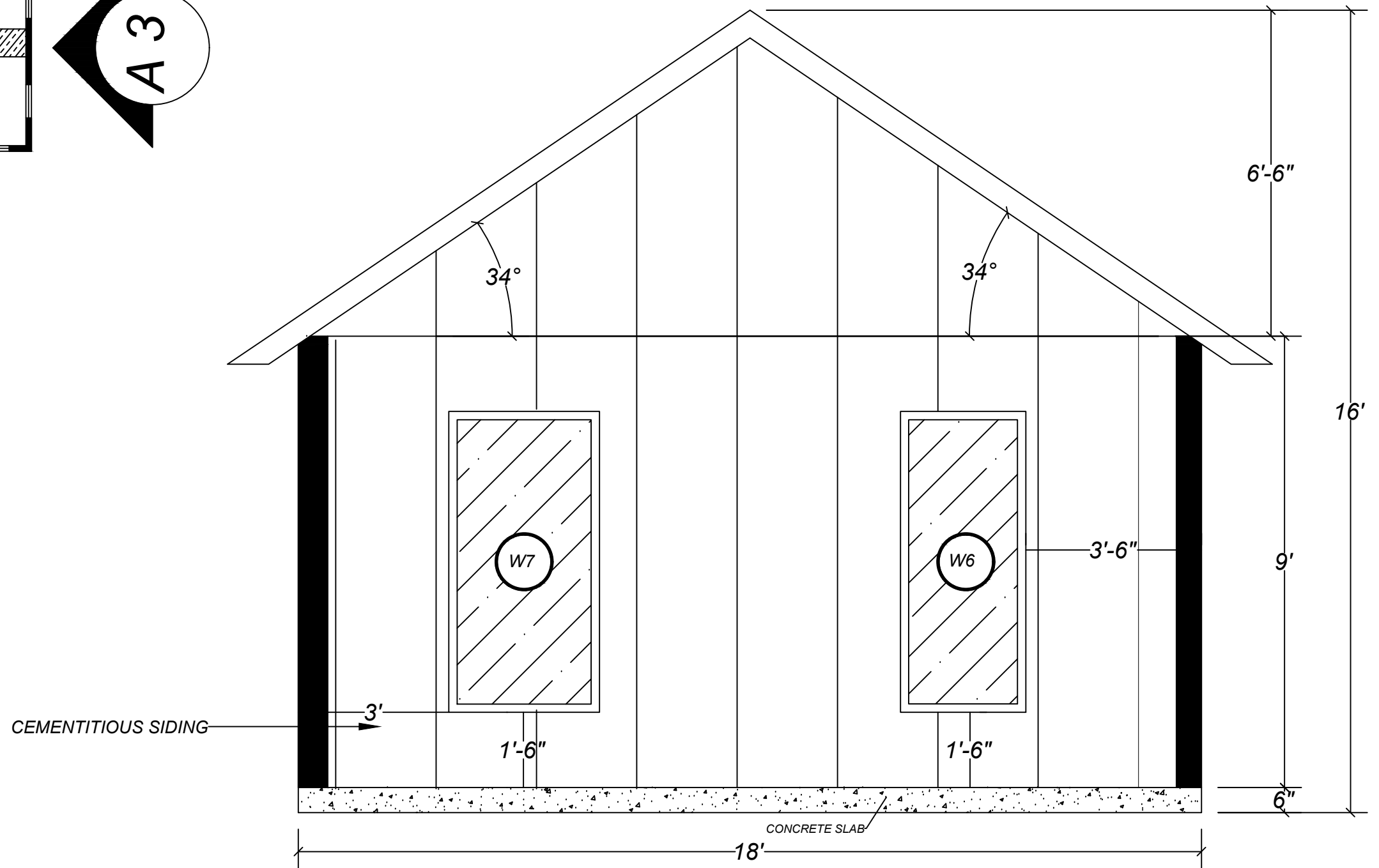
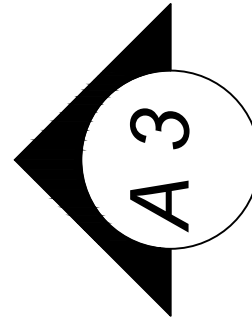
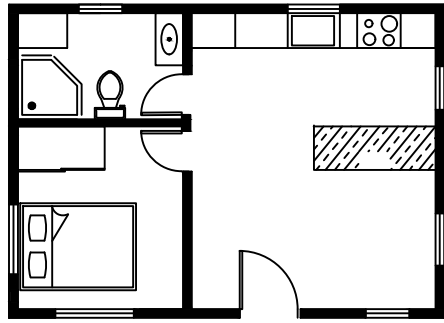
FLOOR PLAN

NOTES:



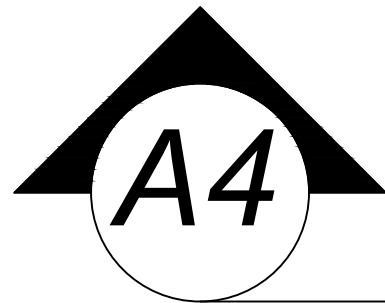
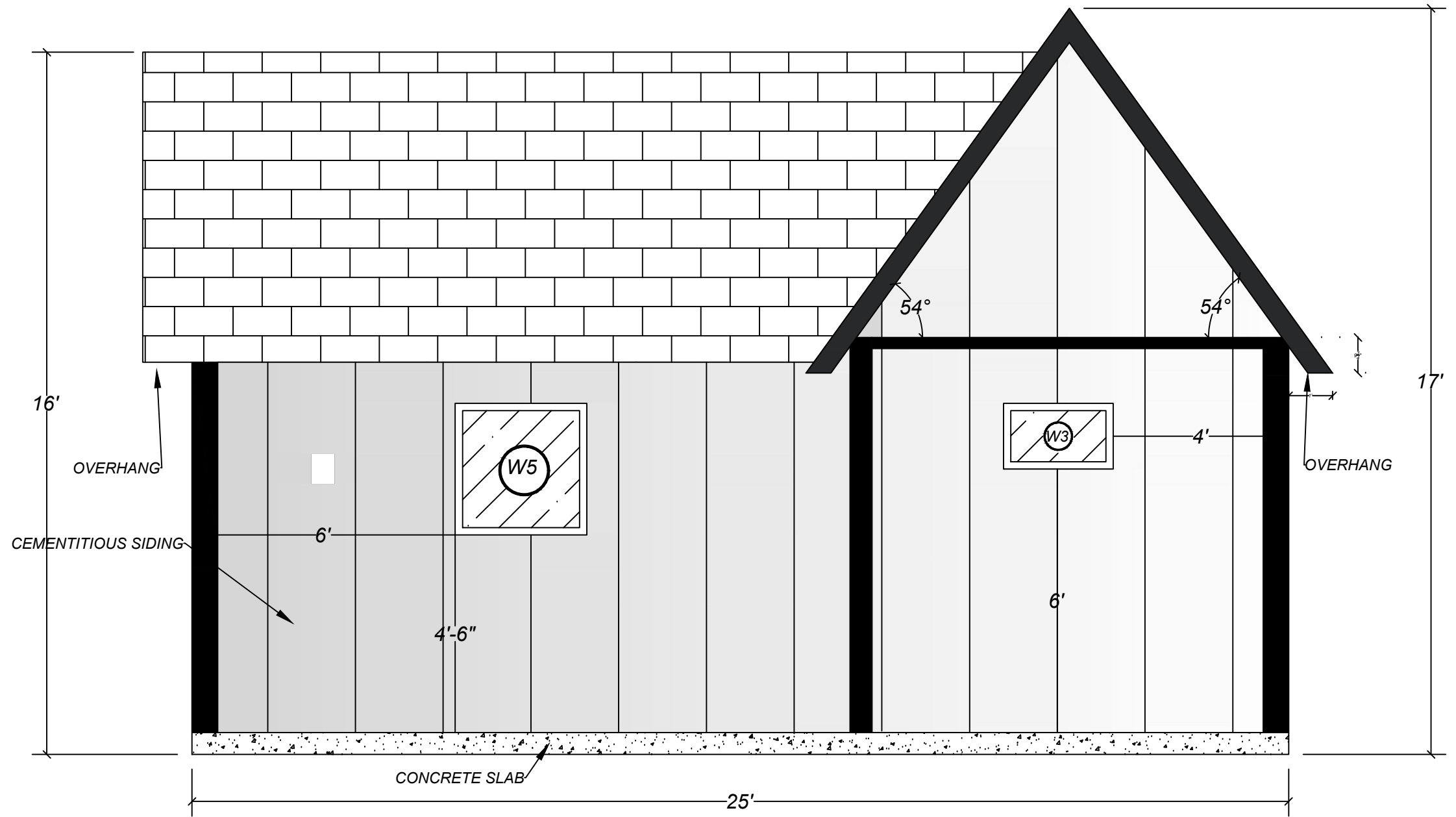
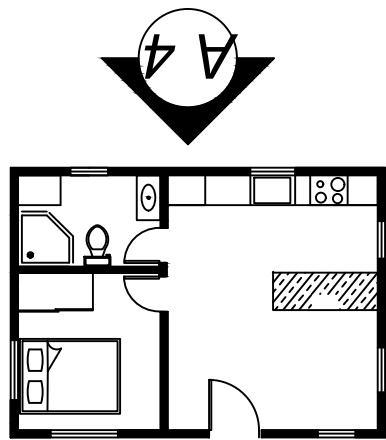
FRONT ELEVATION

NOTES:



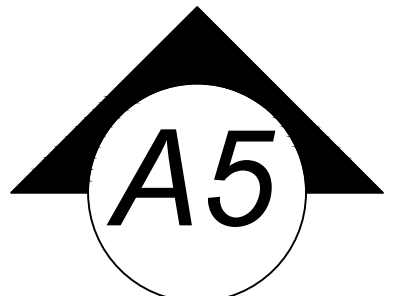
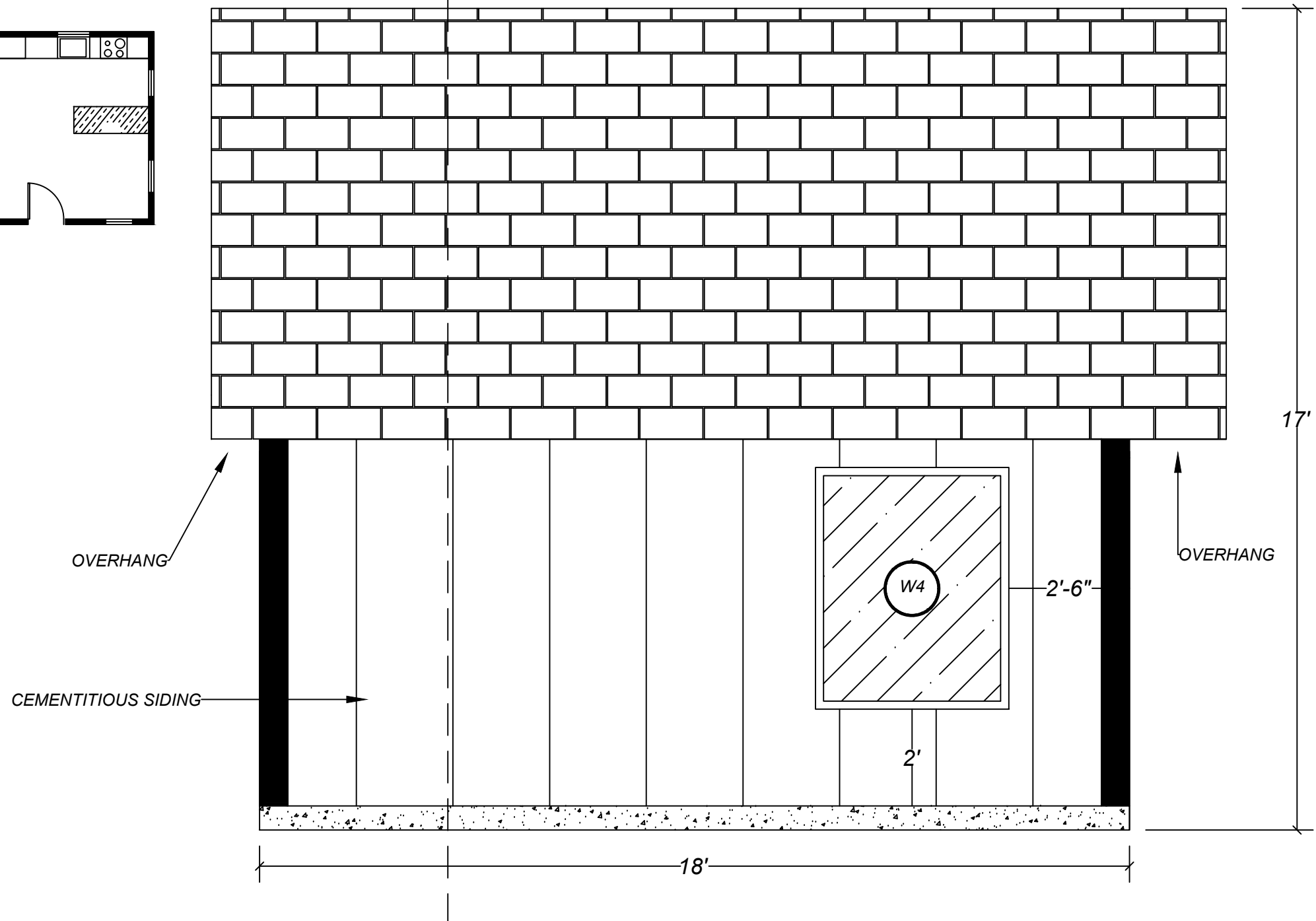
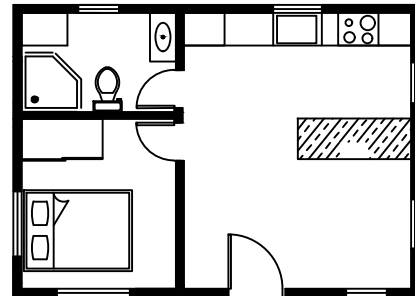
LEFT ELEVATION

NOTES:



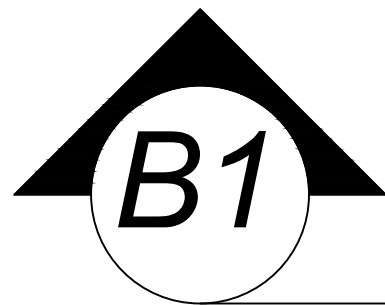
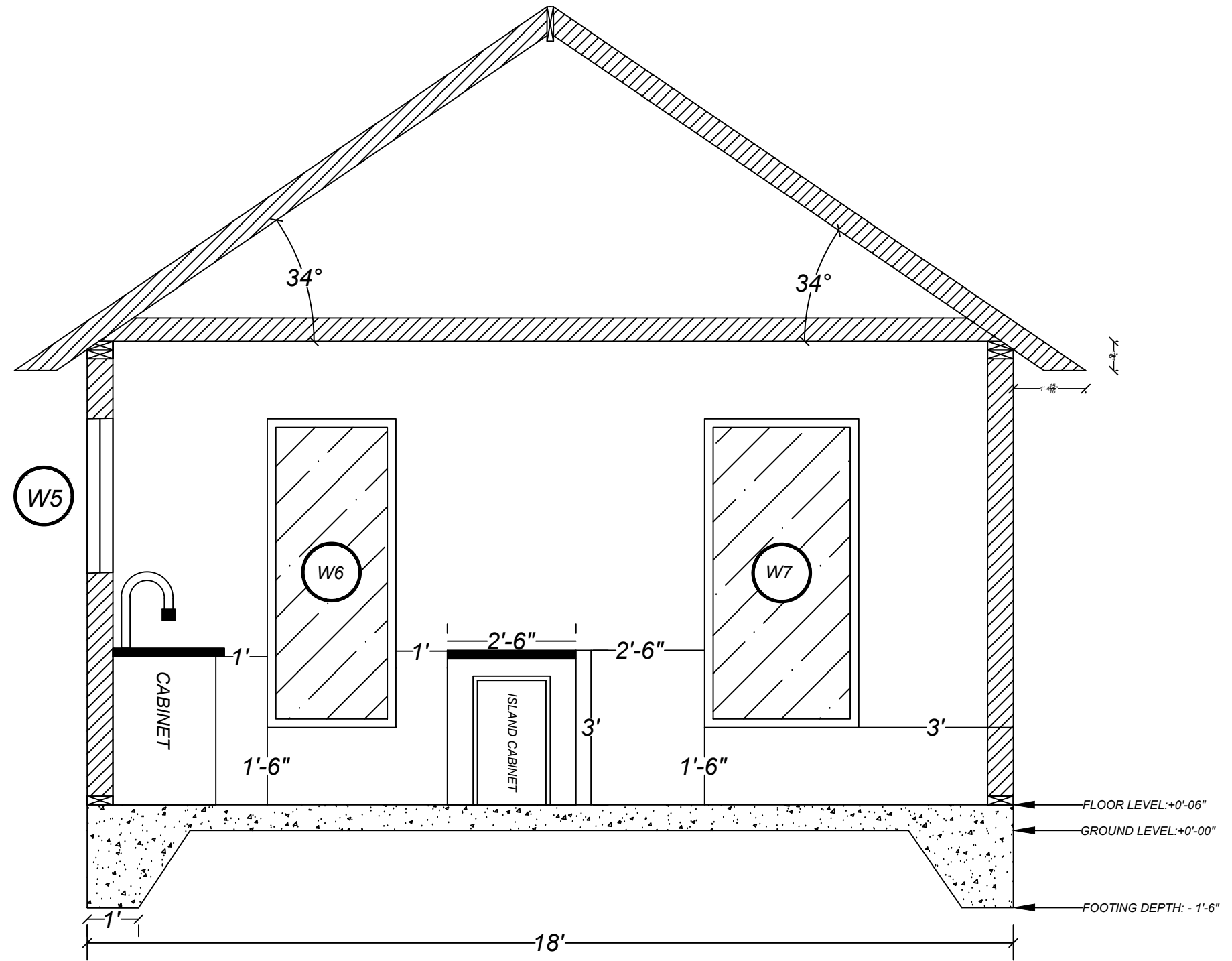
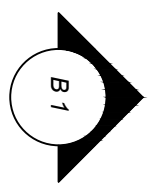
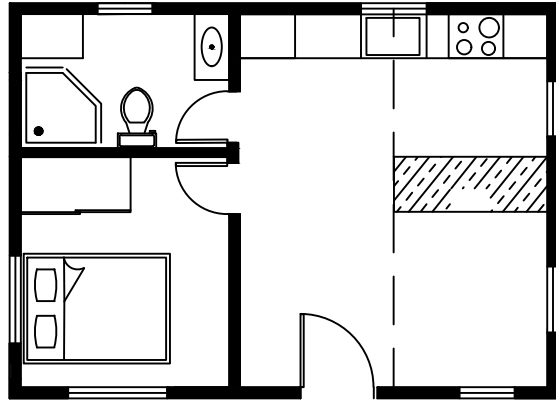
REAR ELEVATION

NOTES:



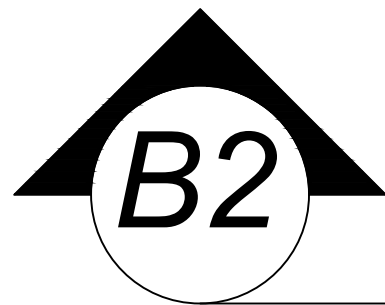
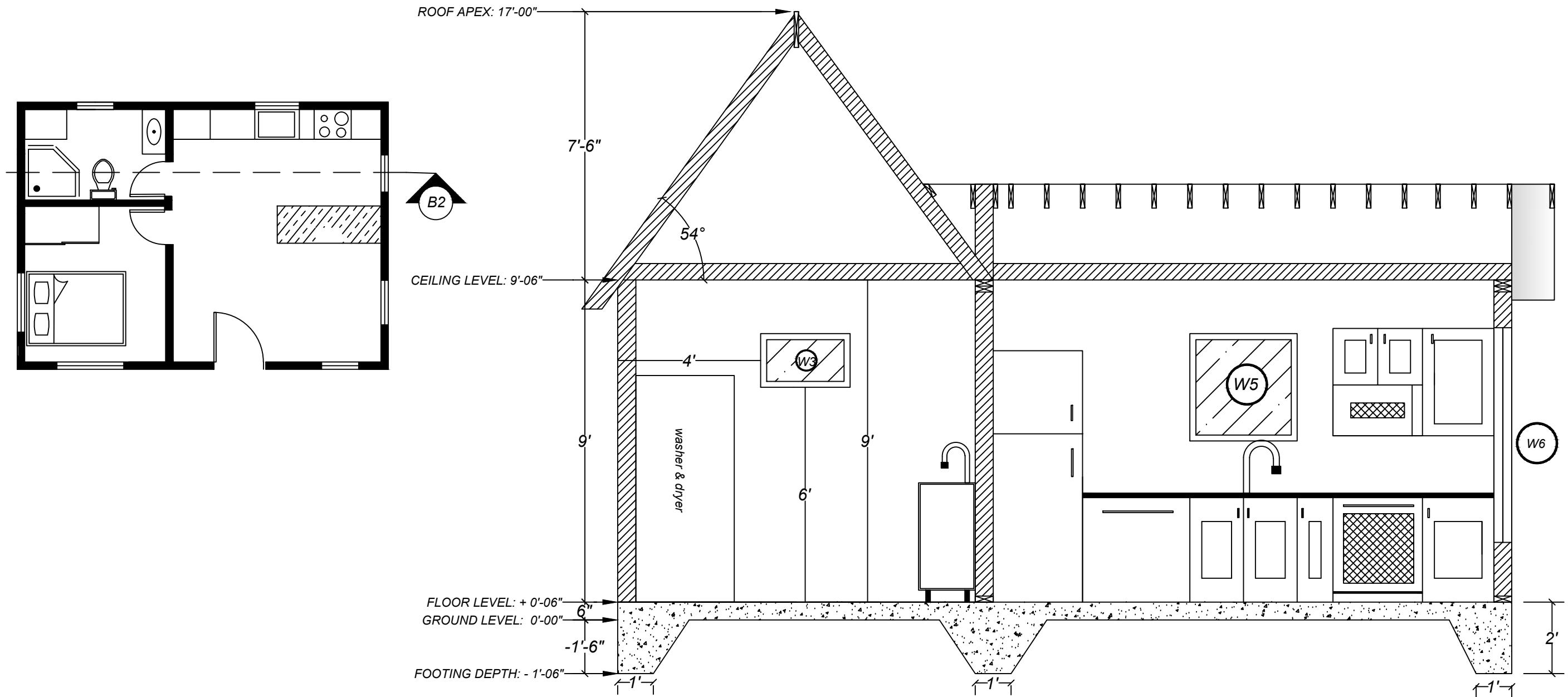
RIGHT ELEVATION

NOTES:



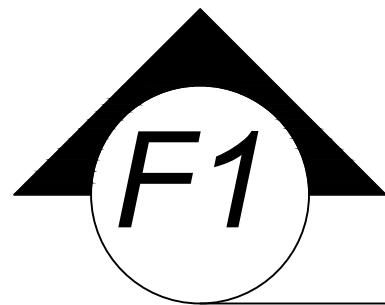
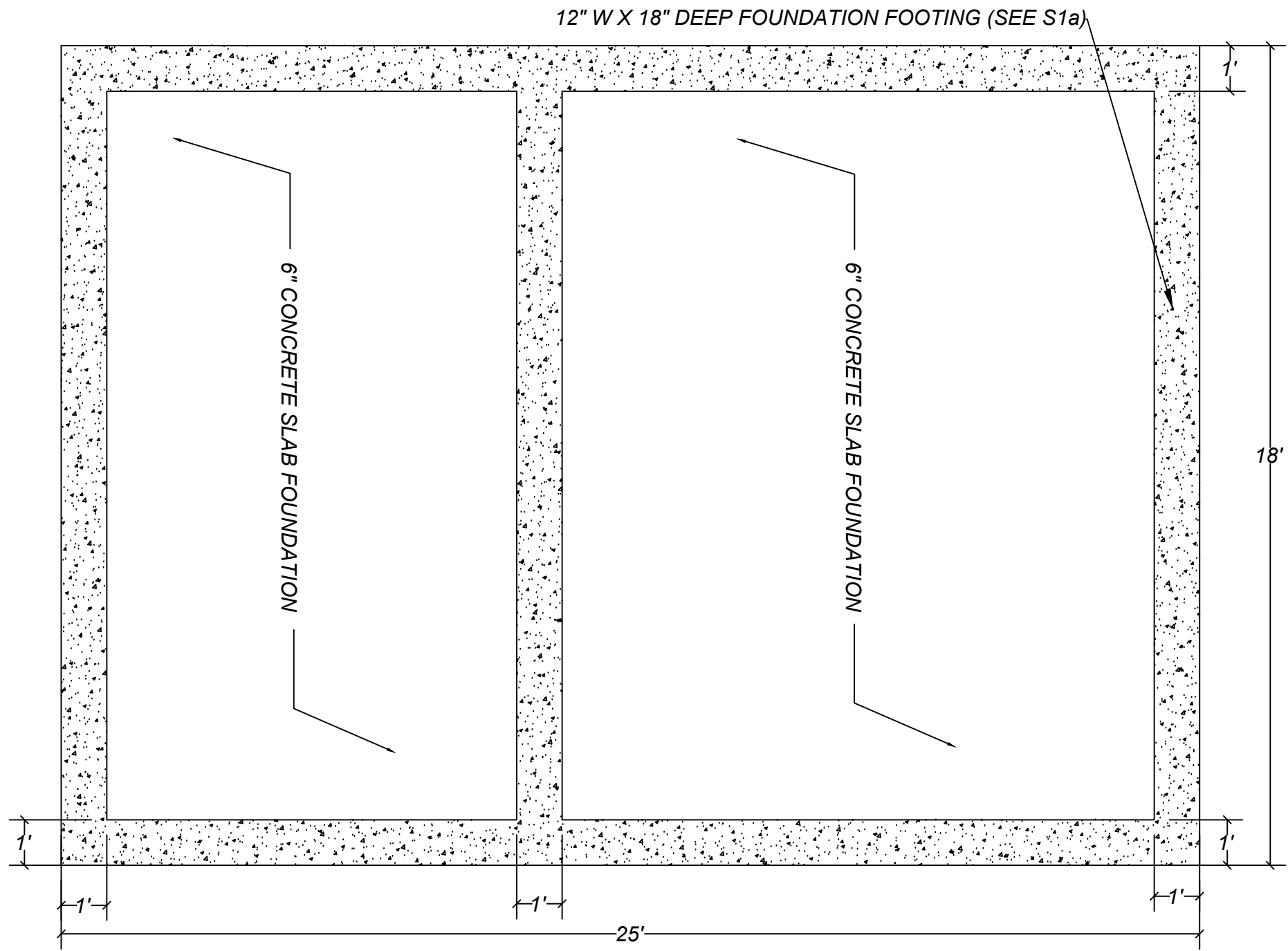
CROSS SECTION

NOTES:



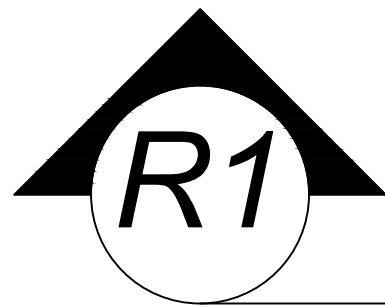
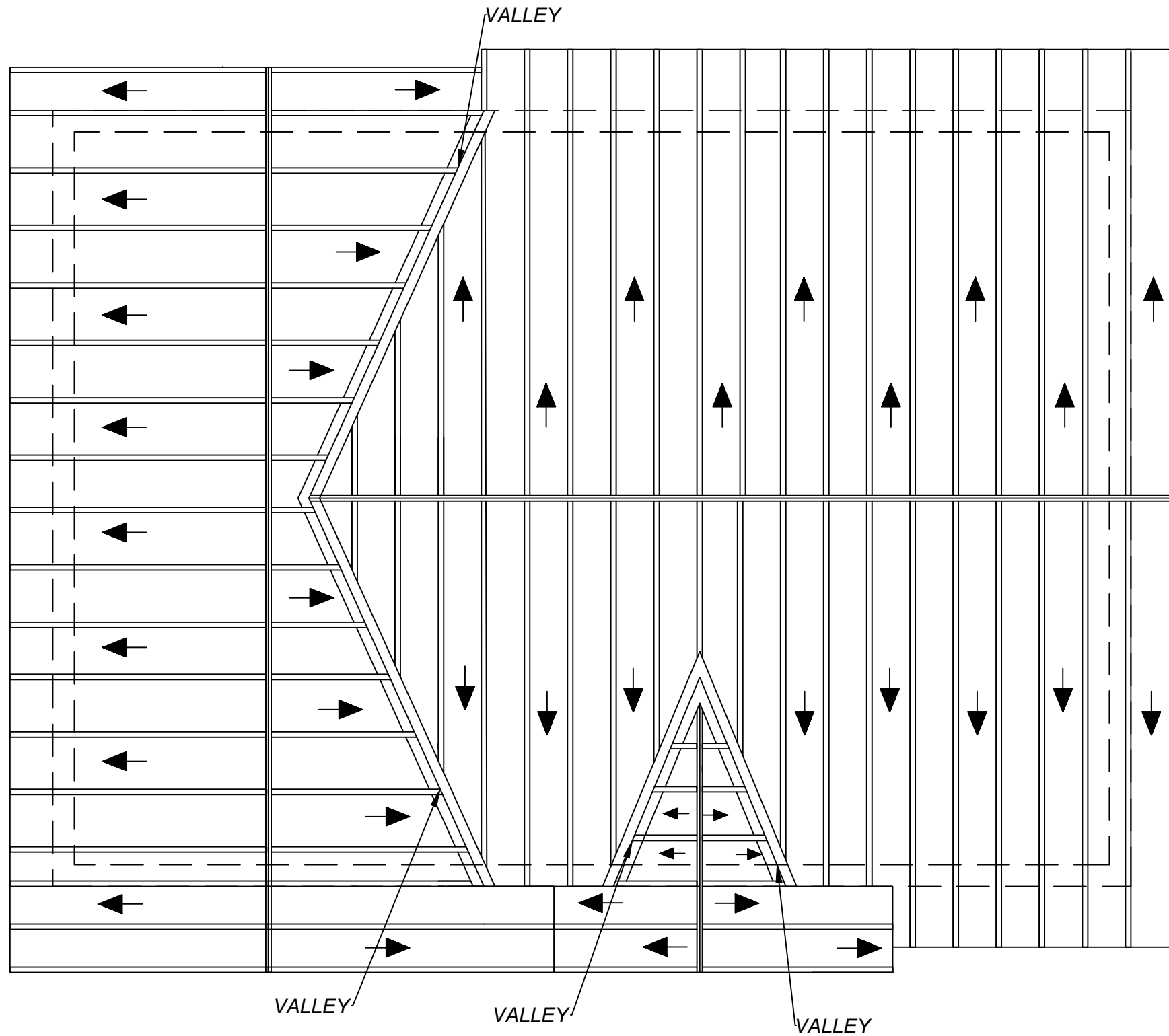
LONGITUDINAL SECTION

NOTES:



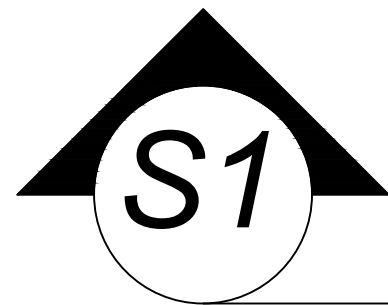
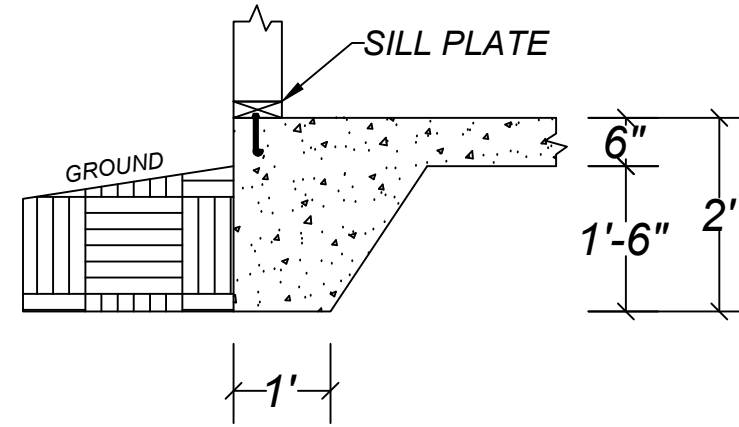
FOUNDATION FOOTING

NOTES:



ROOF PLAN

NOTES:



DETAILS PAGE

NOTES:



**City of Richmond
Department of Planning
& Development Review**

Special Use Permit

LOCATION: 207 Reville Street

APPLICANT: Amir Modarres

COUNCIL DISTRICT: 1

PROPOSAL: To authorize the special use of the property known as 207 Reville Street for the purpose of a single family detached dwelling with an accessory dwelling unit, upon certain terms and conditions.

For questions, please contact David Watson at 804-646-1036 or David.Watson@RVA.gov

