



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: 603 W. 19th / 601 W. 19th Date: 3/9/22

Tax Map #: 50000250011/12 Fee: \$1300

Total area of affected site in acres: 1.1 ACRES (Combined)

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

Zoning

Current Zoning: R-6

Existing Use: ~~RES. SINGLE~~ VACANT / Single Family

Proposed Use

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

New Single Family + ADU @ 601 / ADU @ 603 / Setback Relief (AR)

Existing Use: VACANT / Single Family

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: JASON HENDRICKS

Company: _____

Mailing Address: 603 W. 19th

City: RICHMOND

State: VA

Zip Code: 23225

Telephone: (804) 239 5653

Fax: ()

Email: VTArchitect.99@gmail.com

Property Owner: SAME AS ABOVE

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: SAME AS ABOVE

City: _____ State: _____ Zip Code: _____

Telephone: () Fax: ()

Email: _____

Property Owner Signature: [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)

Special Use Permit Applicant's Report 601/603 w. 19th st.

G. Jason Hendricks
804 239 5653
Vtarchitect.99@gmail.com

Department of Planning and Development Review:

The project proposed for 601 and 603 West 19th street includes the new construction consisting of a two-car garage with an accessory dwelling unit (ADU) for both 601 and 603 west 19th st. A new single-family home will be built at 601 w. 19th st. Materials and form will be determined by the Commission of Architectural review, but generally consist of cementitious siding, asphalt shingle roofing and fiberglass windows.

The Accessory dwelling unit at 603 w. 19th street will be a 2-bedroom one bath apartment. The Accessory dwelling unit at 601 w. 19th street will be a 2- or one-bedroom apartment with one bath. Neither ADU is intended to be utilized as a short-term rental.

Safety, health, morals and general welfare

A 5' setback is required on the rear property line. Access to the ADU is provided via this and a secure entry gate onto the property will be provided at this location. The alley is improved and paved and used by the adjacent multifamily building. Access to the new single-family home will be via the front door located on 19th street's primary frontage, or via the secure garage.

Congestion in streets, roads, alleys and other public ways

No traffic study has been performed, and not warranted based on the size of the project. The garages provide a total of 4 new off street parking spaces. The current home does not have off street parking. The alley is improved.

Create hazards from fire, panic or other dangers.

The new construction will meet all current code requirements.

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

The proposed project complies with the zoning limits for land/lot coverage. The development of ADU's are supported by the masterplan.

Adversely affect or interfere.

The proposed project is limited in scale. Water is available in the alley. Sanitary will be connected at 19th street. Multiple public transportation routes are within walking distance, as is numerous restaurants and stores.

Interfere with Light and Air.

The proposed ADU buildings are 2 stories however are located at the lowest point on the site, approximately 10' below the finish floor of the new and existing homes. The ADU at 603 w. 19th street is located parallel with the existing homes north façade, with at 10' distance between the existing homes. The ADU at 601 is located to maintain a 10' offset from 603, keeping the consistent 10' gap between buildings.

G. Jason Hendricks

Narrative:
The project includes a detached 2 car garage accessed from the alley with a new accessory dwelling unit above. This will be located behind an existing home at 603 West 19th st. On the vacant lot at 601 West 19th st, a new construction single family home with a detached 2 car garage with an accessory dwelling unit accessed from the alley. Due to the Accessory Dwelling units, this project is seeking a special use permit.

The single family home will be approximately 2500 sf. and is two stories tall, with an unfinished attic. The home is a modern design relying heavily on the scale and proportion of the traditional homes in the neighborhood. The traditional gable roof row house design is emphasized by the recessed front porch and extruded element at the rear. Material selections further reinforce the form. Traditionally proportioned windows are proposed on the public sides. Materials will include Architectural dimensional asphalt shingles, and should budget permit a white standing seam roof, both will have half round gutters. Cementitious siding will be vertically orientated board and batten aligning with the standing seam roof. At the recessed front porch and rear accent the soffit and siding will be natural or artificial wood look clapboard siding, or shingles matching 603 will finishout the eaves and sides. The entry door will be a standard size with a side light and transom.

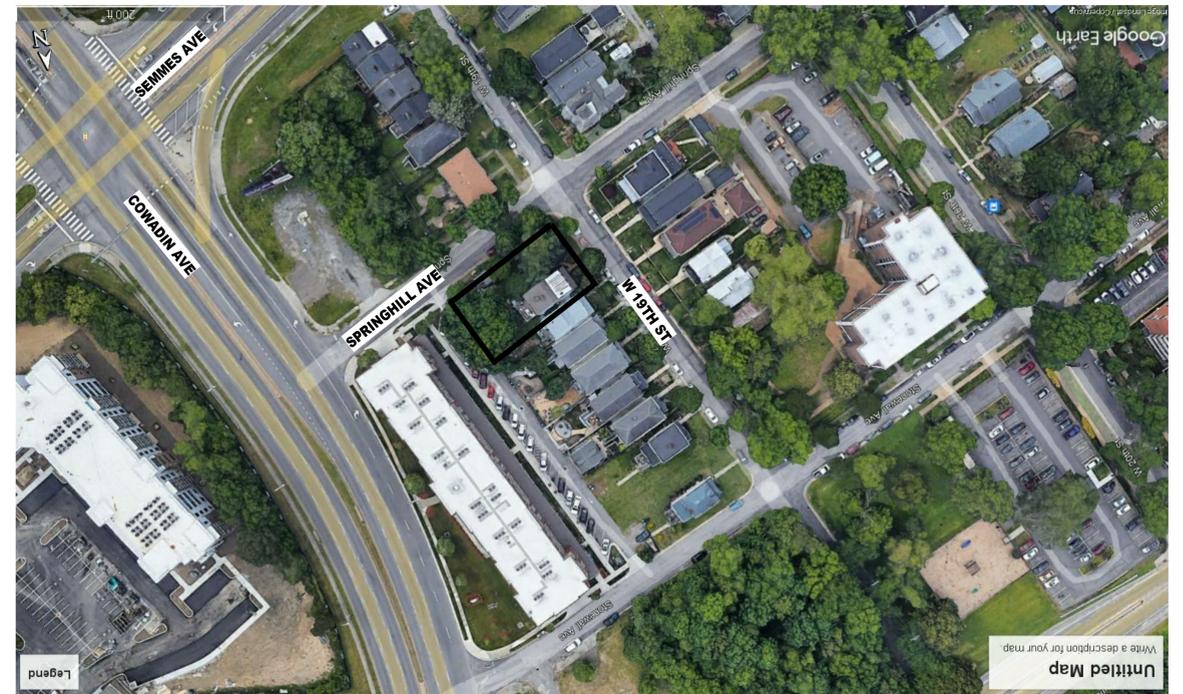
Page 46:
Siting:
The building faces 19th and matches the prevailing set back or distance between the buildings along 19th street which is approximately 10'. Setback wavers will be addressed through the SUP process.

Form:
The project seeks to emphasize the traditional house gable form from the primary street elevation and a volume extends from the side in a gesture to similar forms for corner homes in the neighborhood. A covered recess maintains the traditional roll of the front porch and smaller masses extensions provide a more human scale to the entry.

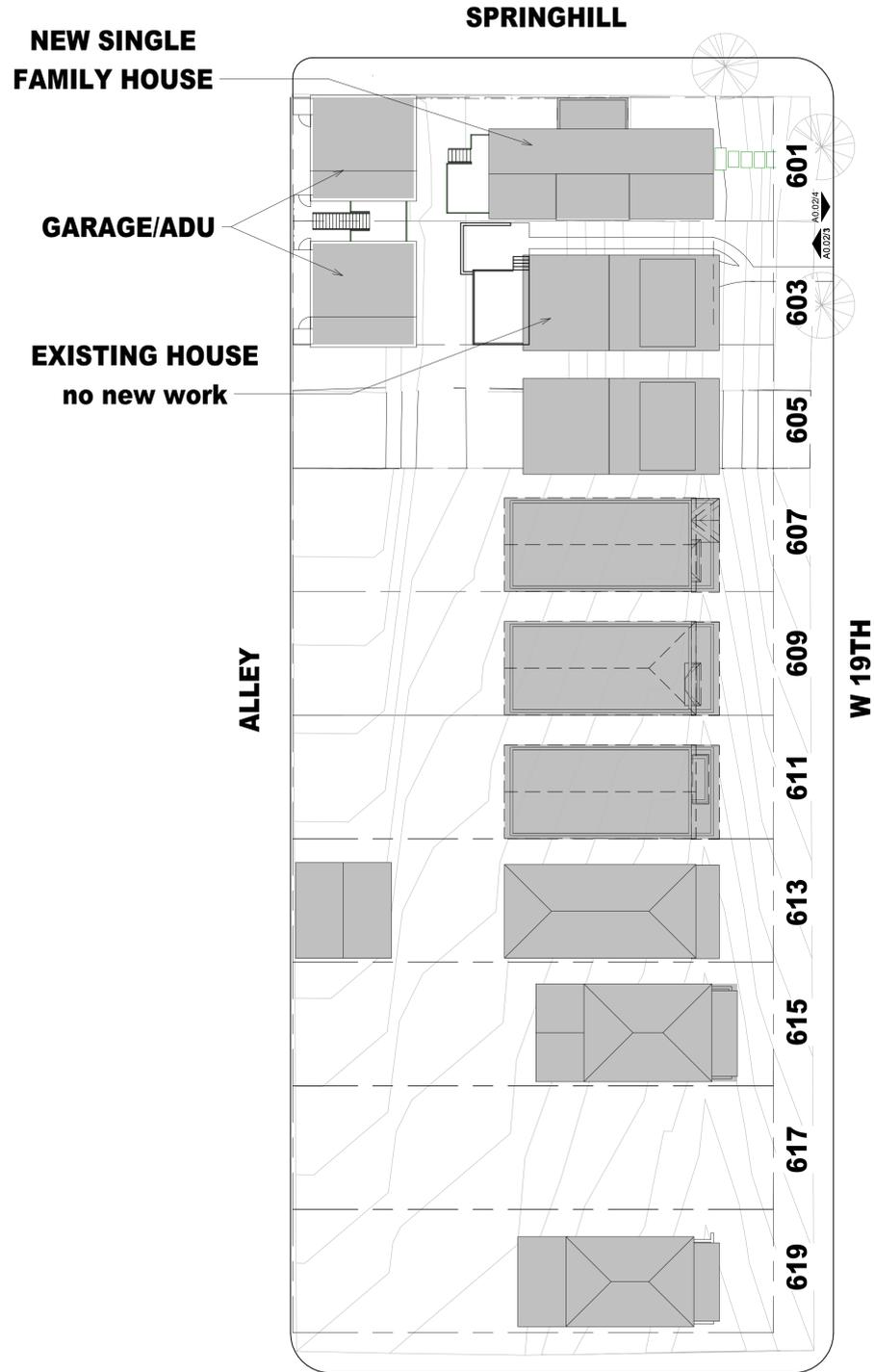
Page 47:

HOUSE SIZE ANALYSIS

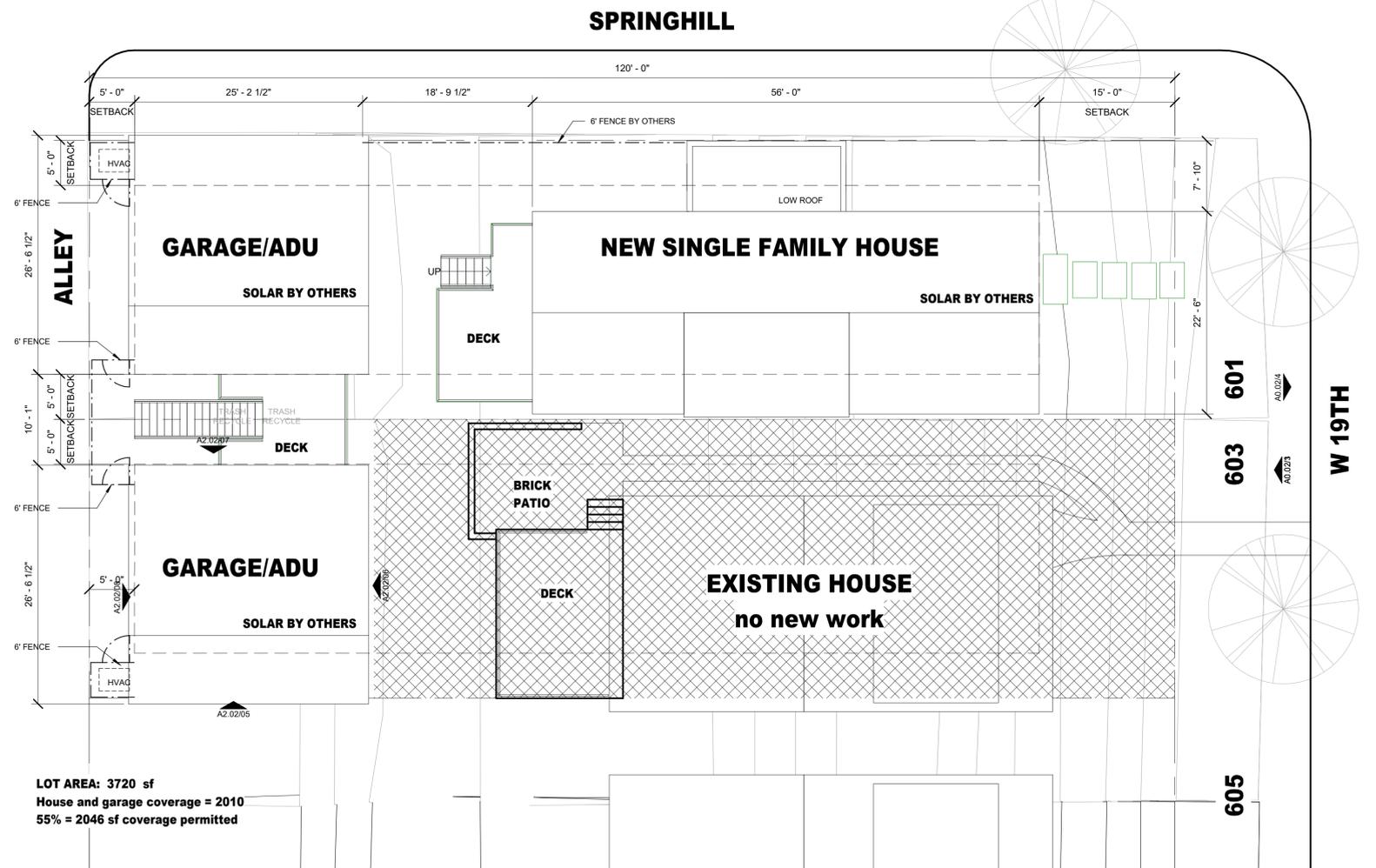
ADDRESS	W	D	W/PORCH	Lot
619 W 19th	20	40	46'	31 x 120
600 W 19th	30	44	50'	35 x 120
516 W 19th	30	47	54+	32 x 120
620 W 20th	30	32		31 x 120
619 W 21st	29	34	41'	31 x 120
519 W 20th	28	33	40'	32 x 120
600 W 20th	20	40	47'	32 x 120
518 W 20th	25	49	56'	32 x 120
521 W 21th	24	42	50'	56 x 120
617 W 21th	22	50	58'	31 X 120
Proposed	22.5'	48'	56'	31 X 120



SITE IMAGE



03 STREET PLAN
1" = 20'-0"



LOT AREA: 3720 sf
House and garage coverage = 2010
55% = 2046 sf coverage permitted

01 SITE PLAN
1/8" = 1'-0"

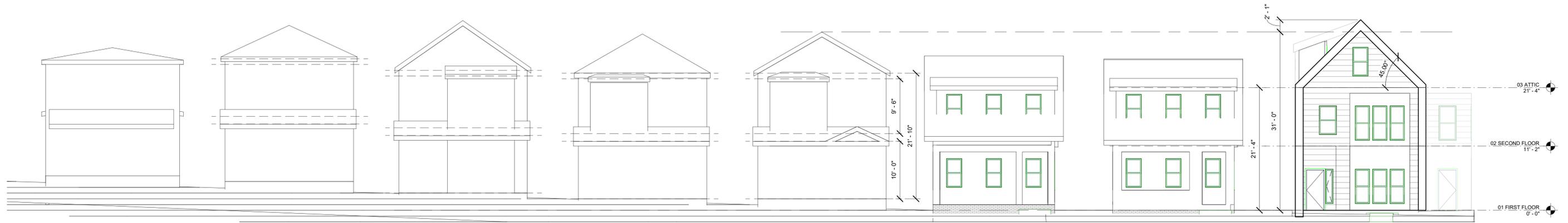
601 + 603 W 19TH

SITE PLAN

A0.01

12/20/2021

RICHMOND, VA



1 19TH STREET - WEST ELEVATION
1/8" = 1'-0"

HEIGHT COMPARISON STREET FACE

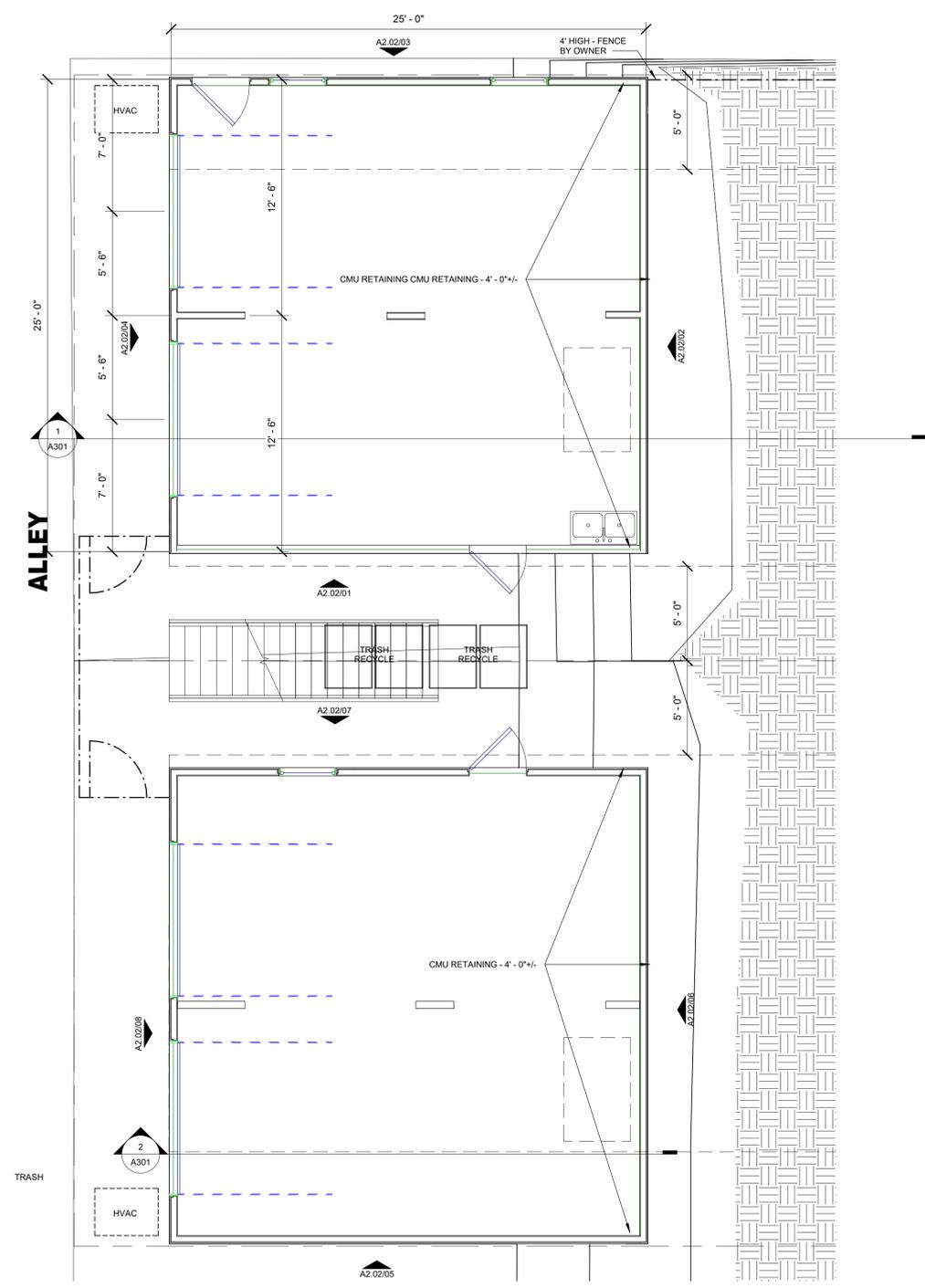


2 514 / 516 ELEVATION
1/8" = 1'-0"

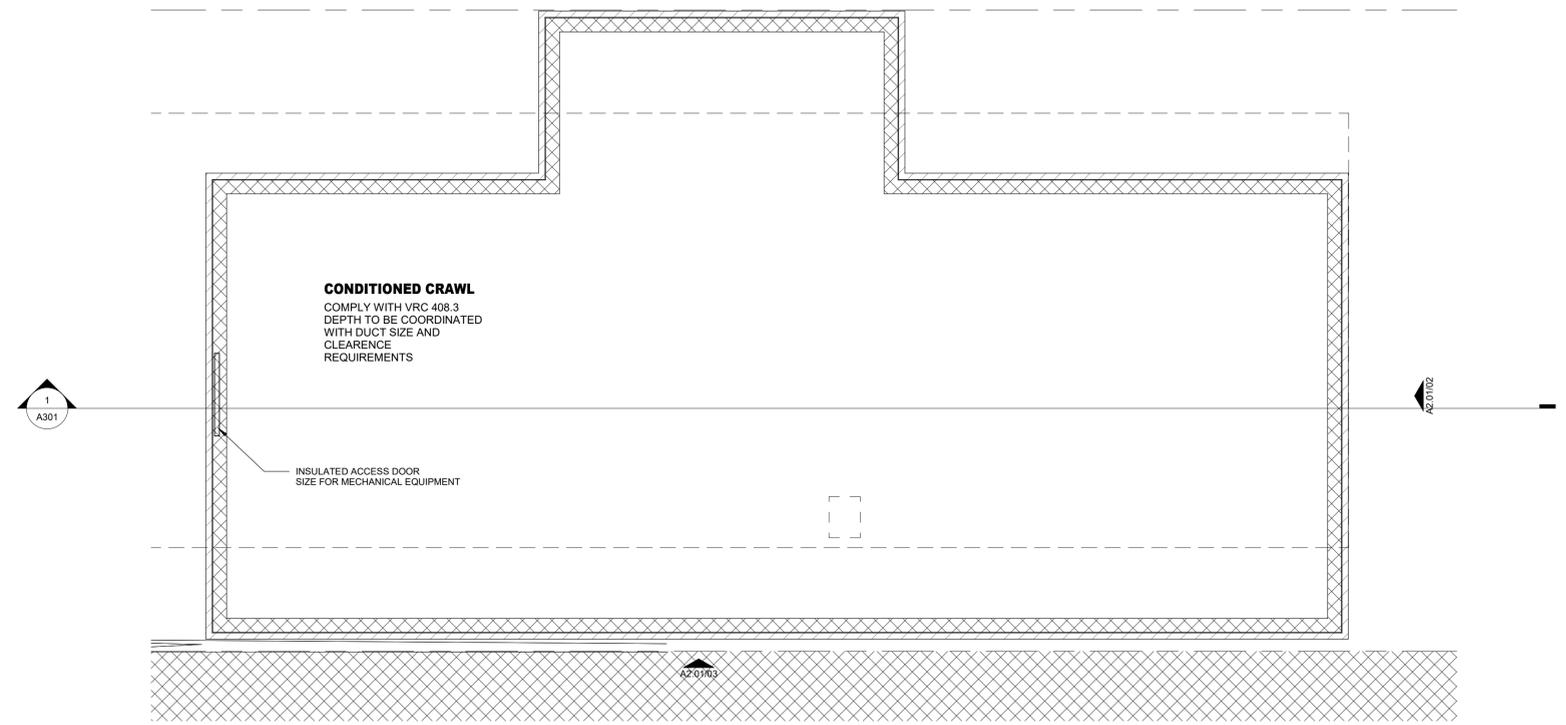
3 601 ELEVATION
1/8" = 1'-0"

4 600/602 ELEVATION
1/8" = 1'-0"

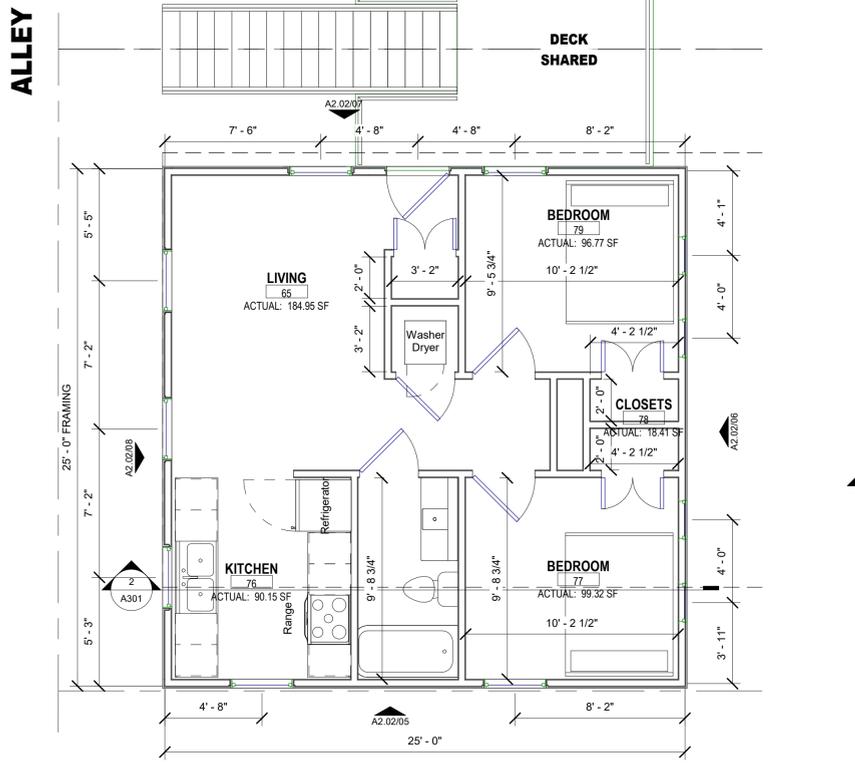
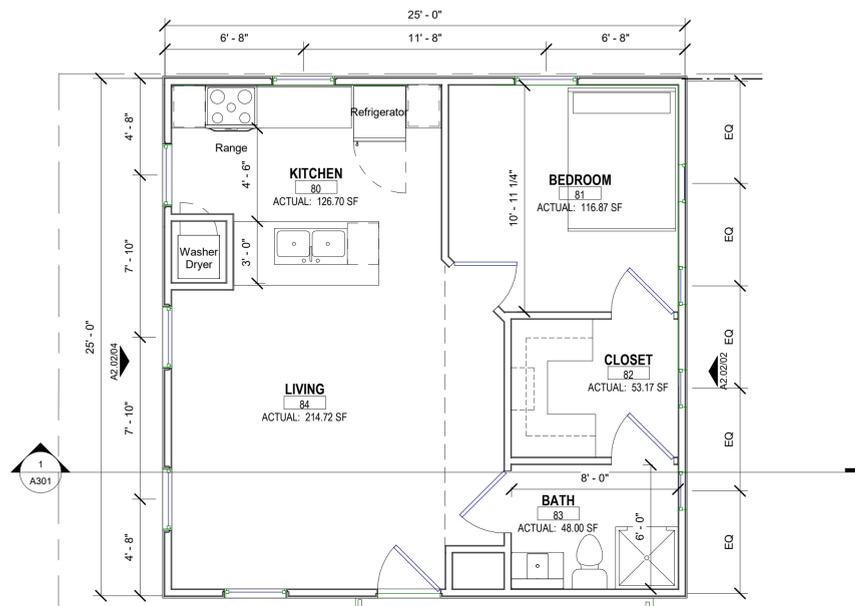
HEIGHT COMPARISON - THE CORNERS



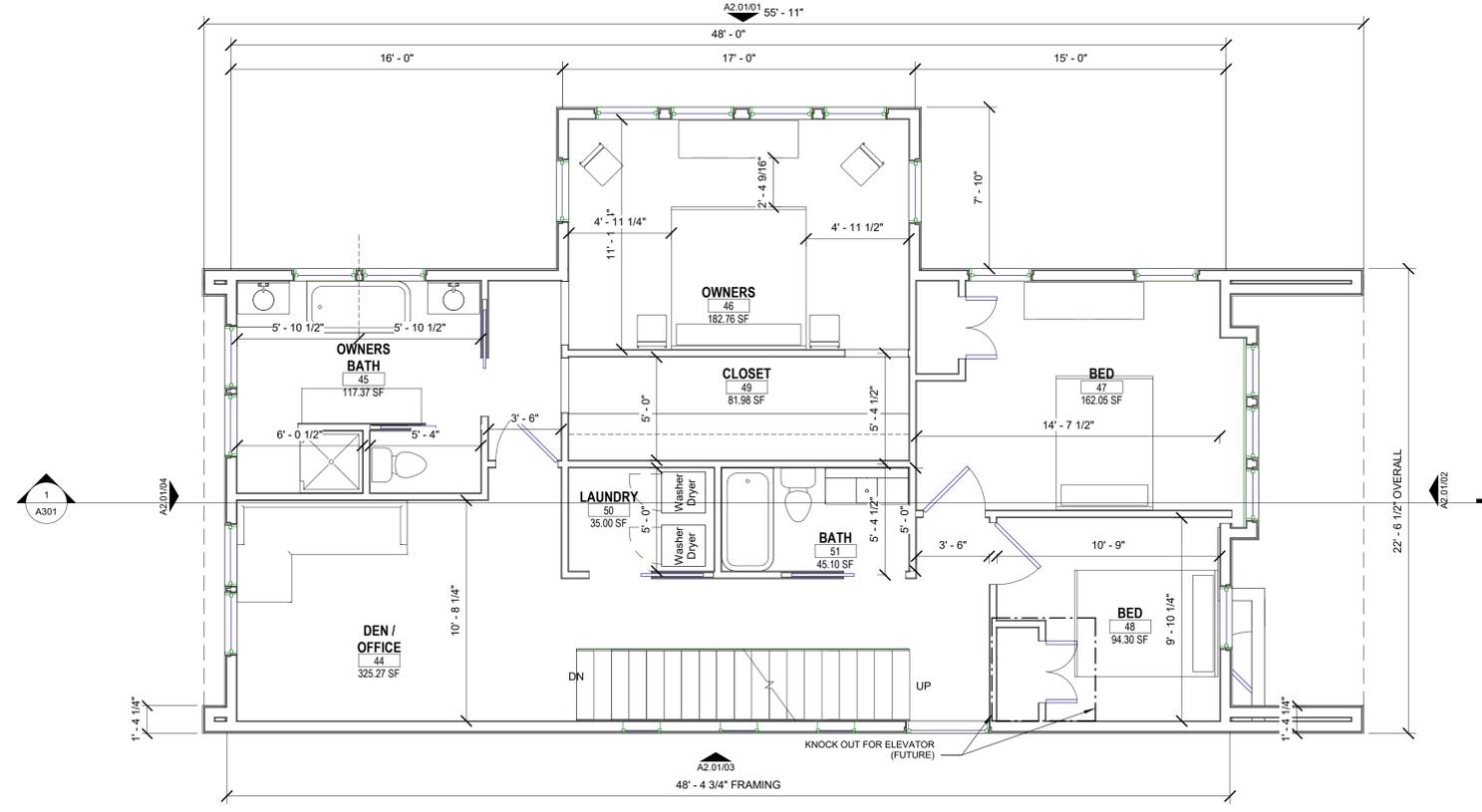
02 -01 GARAGE
1/4" = 1'-0"



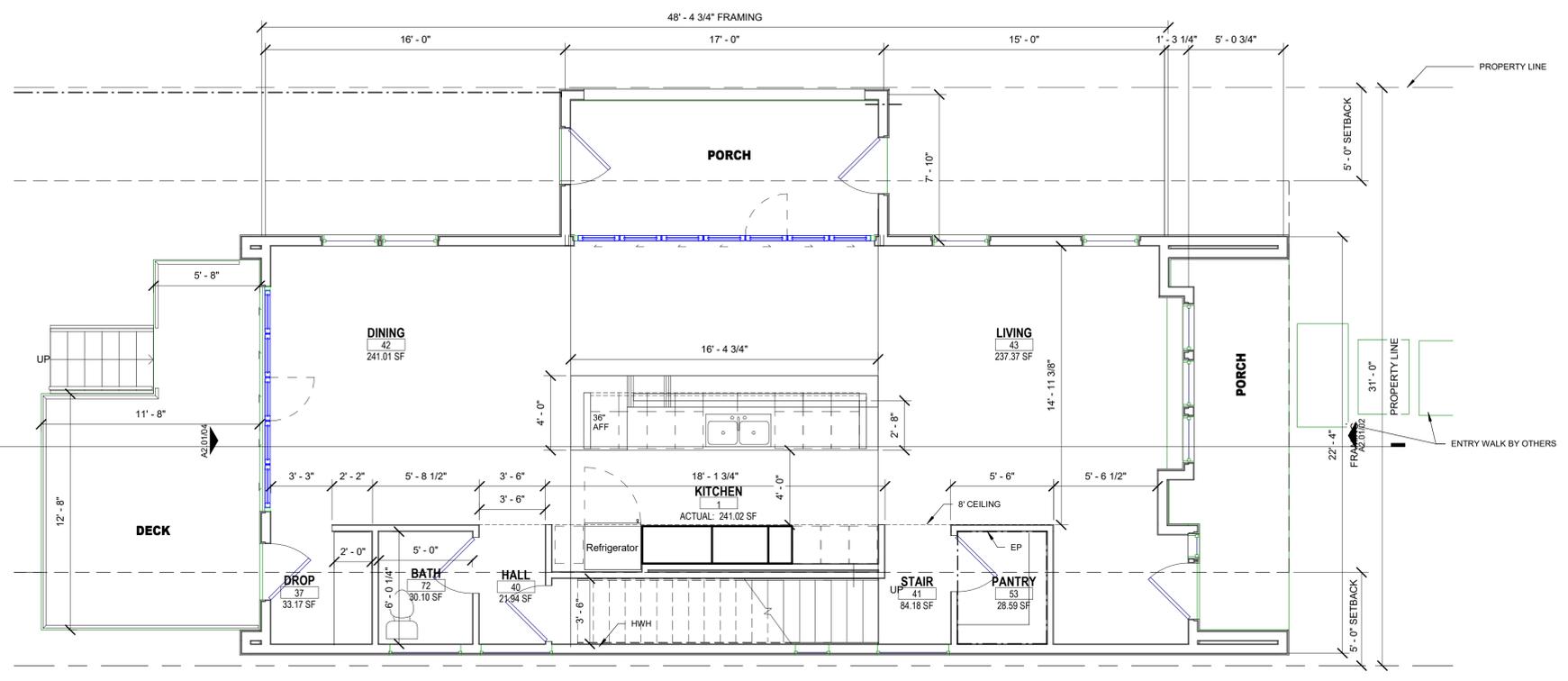
01 00 FOUNDATION - HOUSE
1/4" = 1'-0"



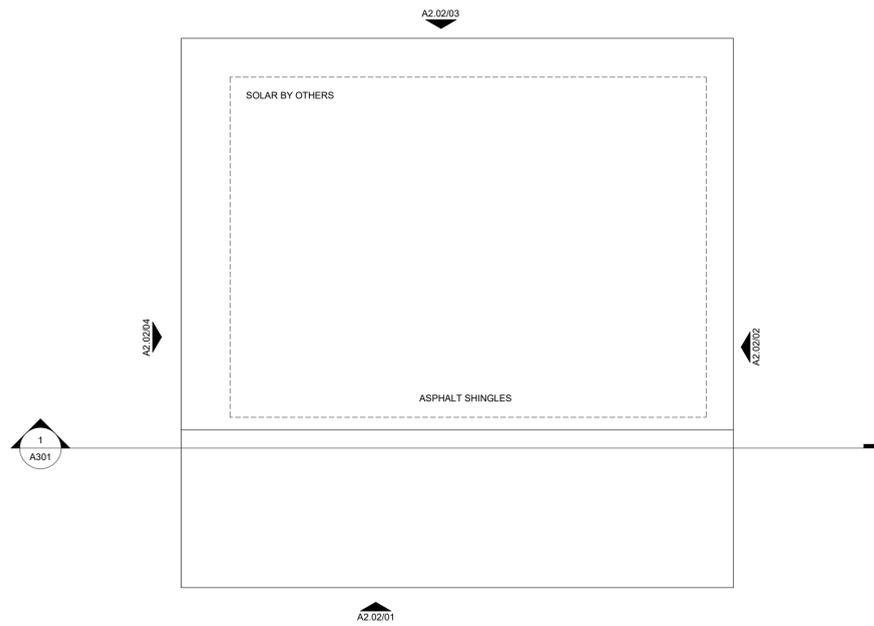
03 02 SECOND FLOOR - GARAGE
1/4" = 1'-0"



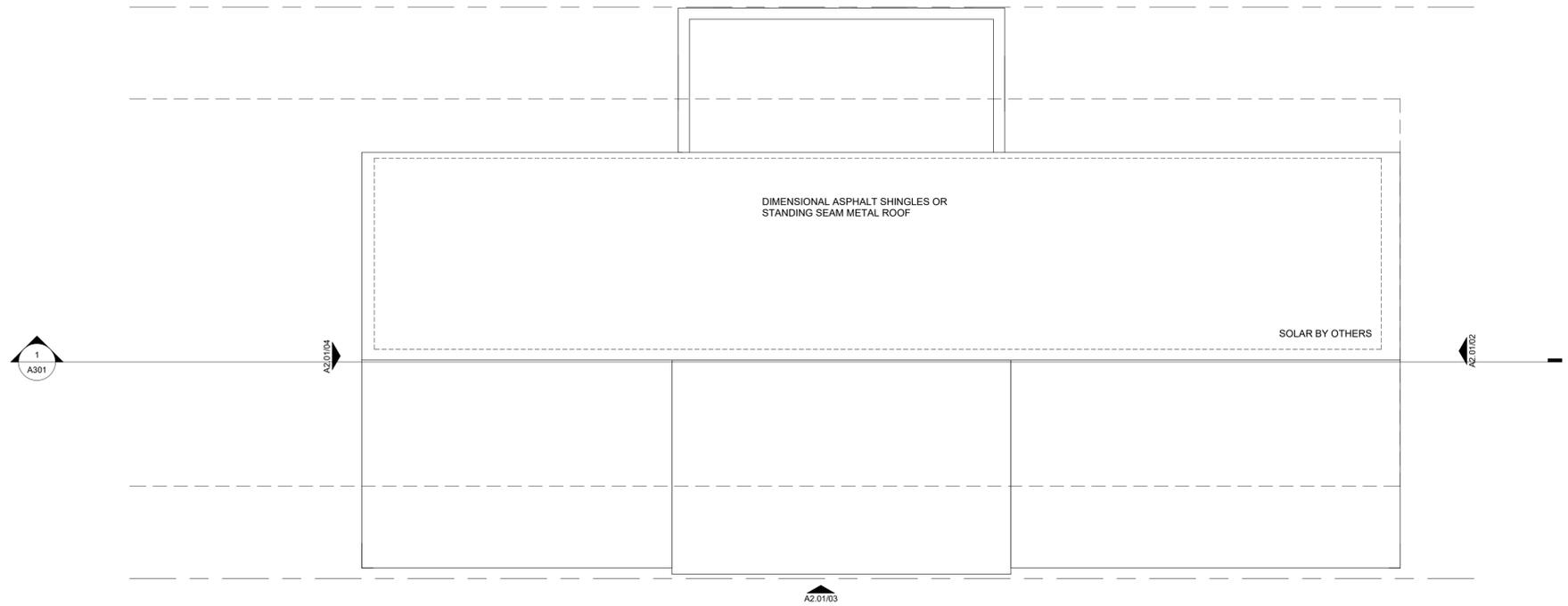
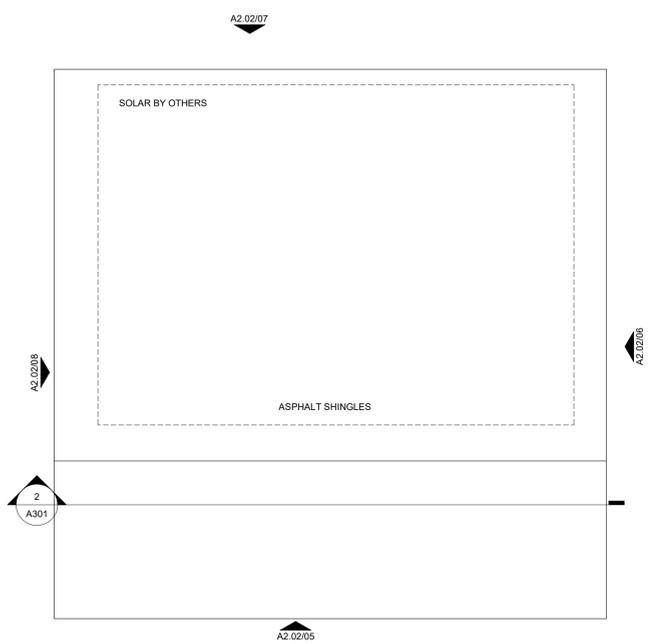
02 02 SECOND FLOOR - HOUSE
1/4" = 1'-0"



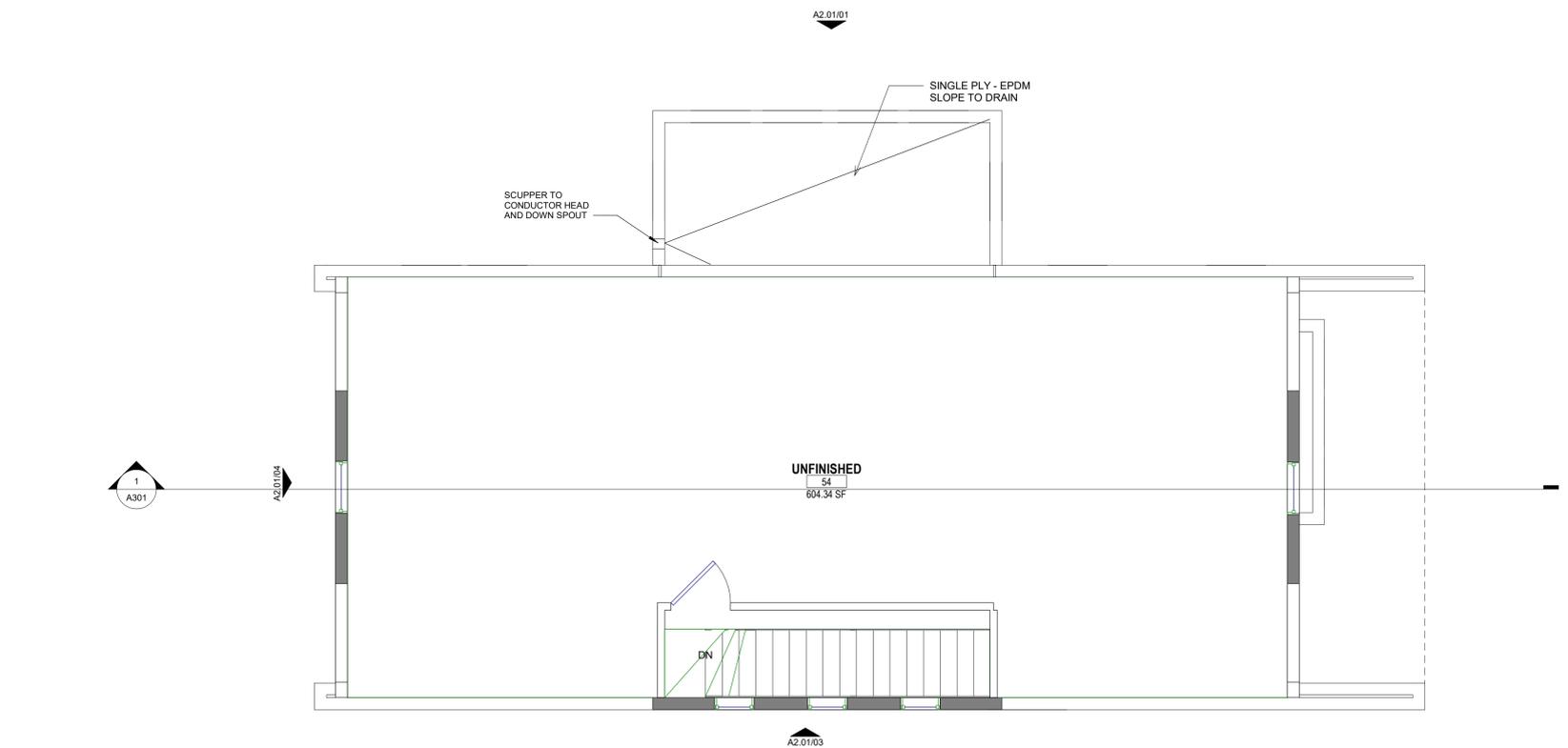
01 01 FIRST FLOOR - HOUSE
1/4" = 1'-0"



02 02 SECOND FLOOR - GARAGE ROOF
1/4" = 1'-0"



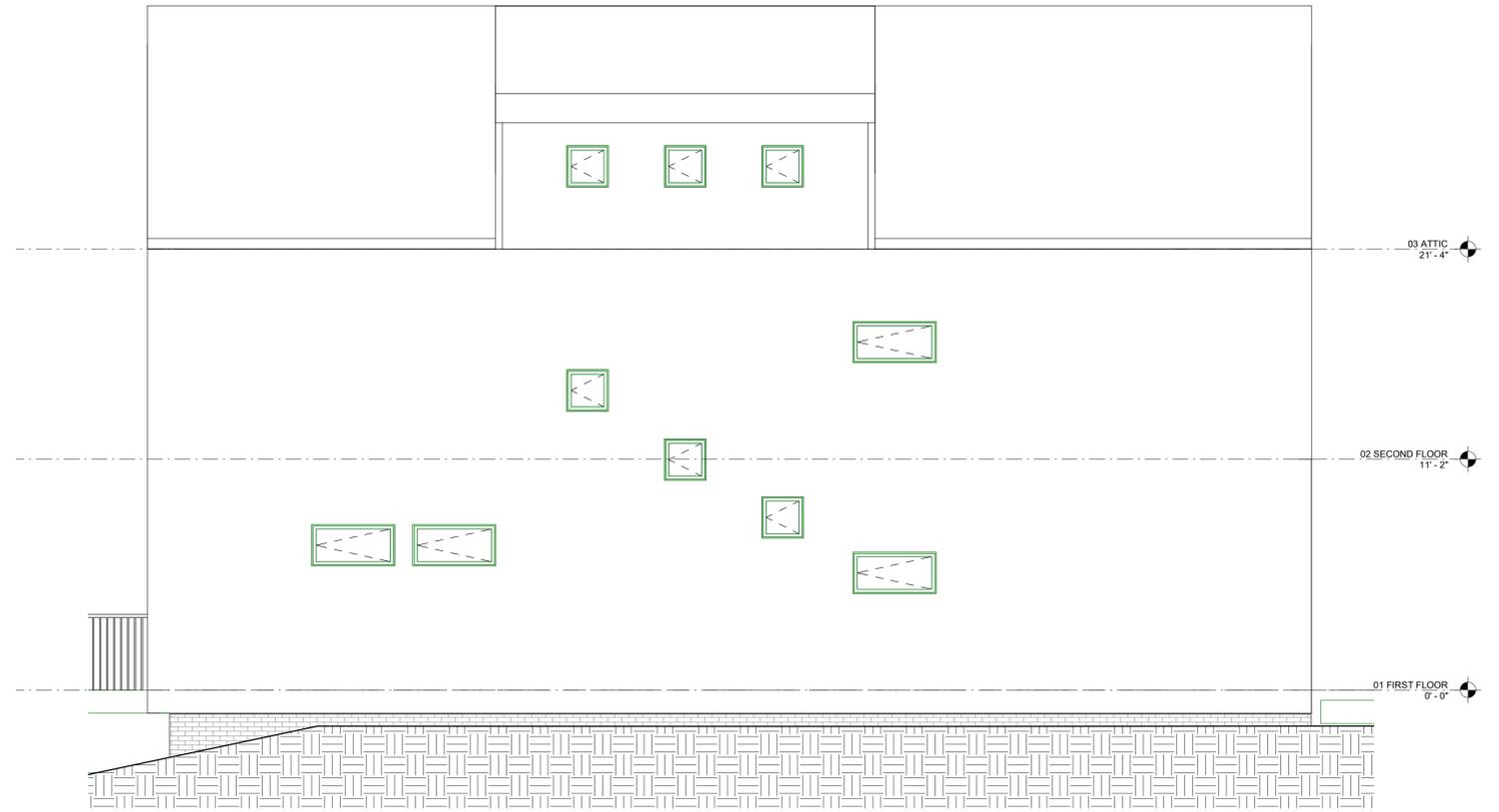
03 04 ROOF PLAN
1/4" = 1'-0"



01 03 ATTIC
1/4" = 1'-0"



04 EAST ELEVATION - HOUSE
1/4" = 1'-0"



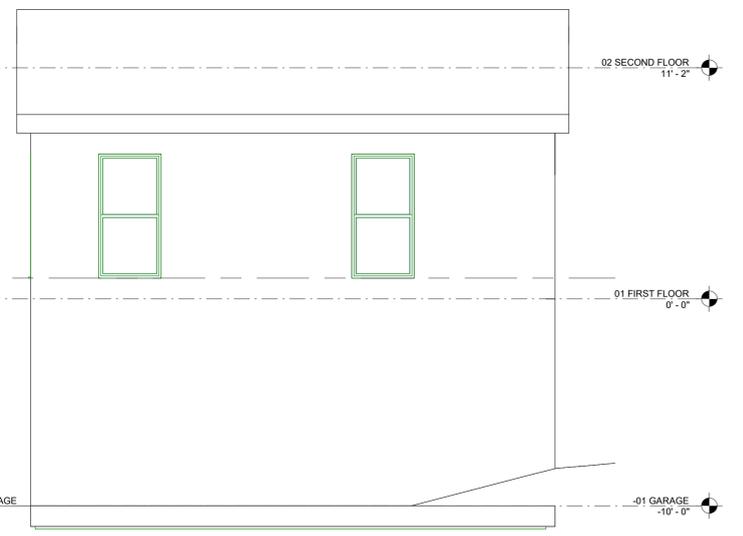
03 NORTH ELEVATION - HOUSE
1/4" = 1'-0"



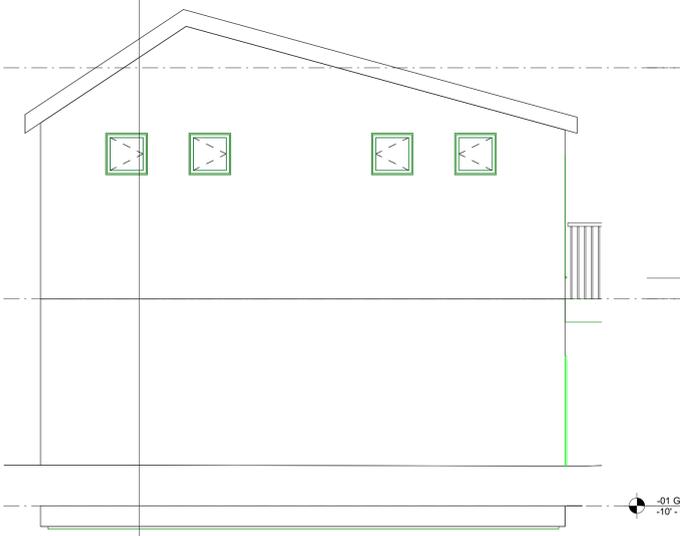
02 WEST ELEVATION - HOUSE
1/4" = 1'-0"



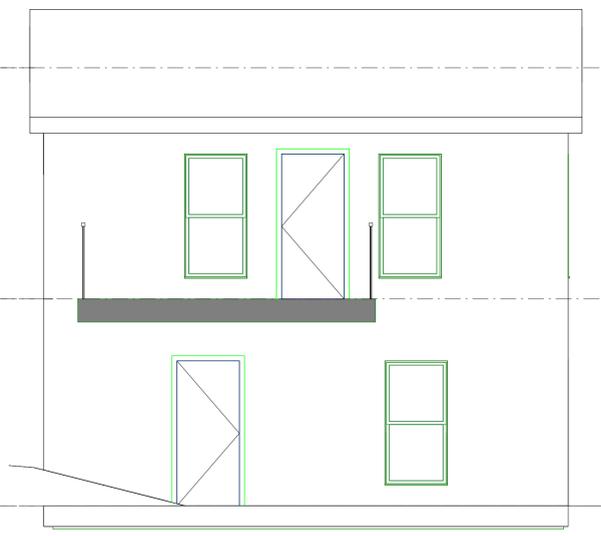
01 SOUTH ELEVATION - HOUSE
1/4" = 1'-0"



05 NORTH ELEVATION - 603 GARAGE
1/4" = 1'-0"



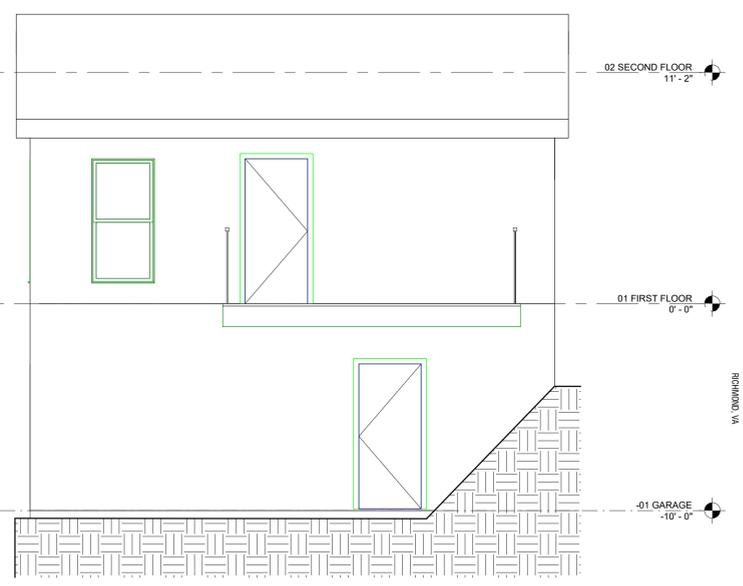
06 WEST ELEVATION - 603 GARAGE
1/4" = 1'-0"



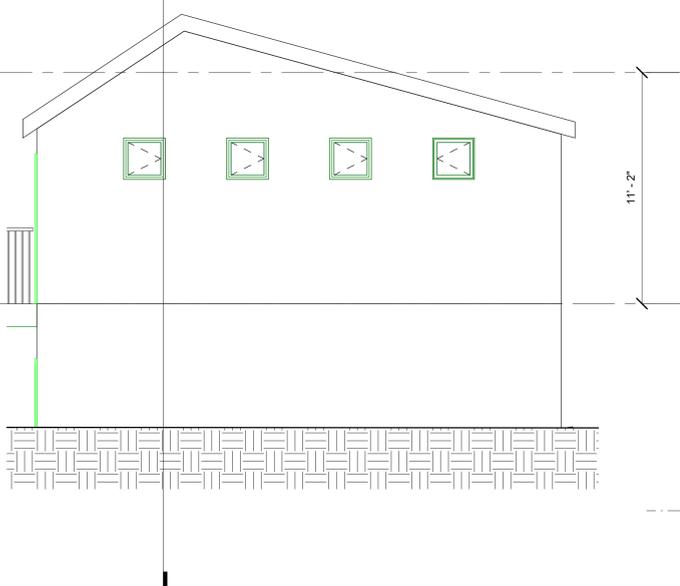
07 SOUTH ELEVATION - 603 GARAGE
1/4" = 1'-0"



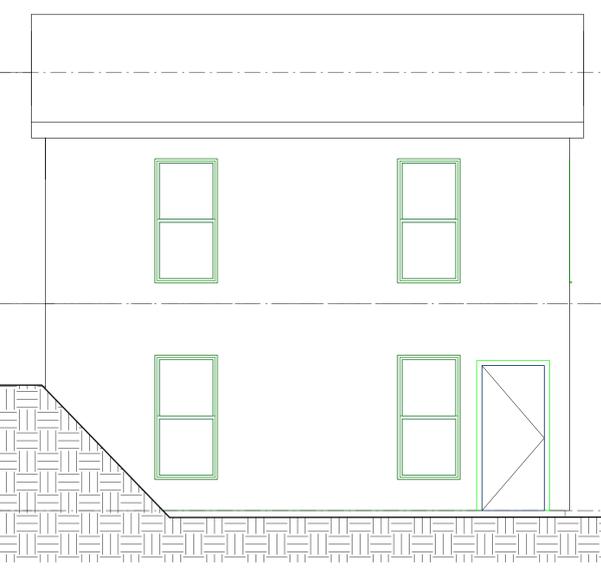
08 EAST ELEVATION - 603 GARAGE
1/4" = 1'-0"



01 NORTH ELEVATION - 601 GARAGE
1/4" = 1'-0"



02 WEST ELEVATION - 601 GARAGE
1/4" = 1'-0"



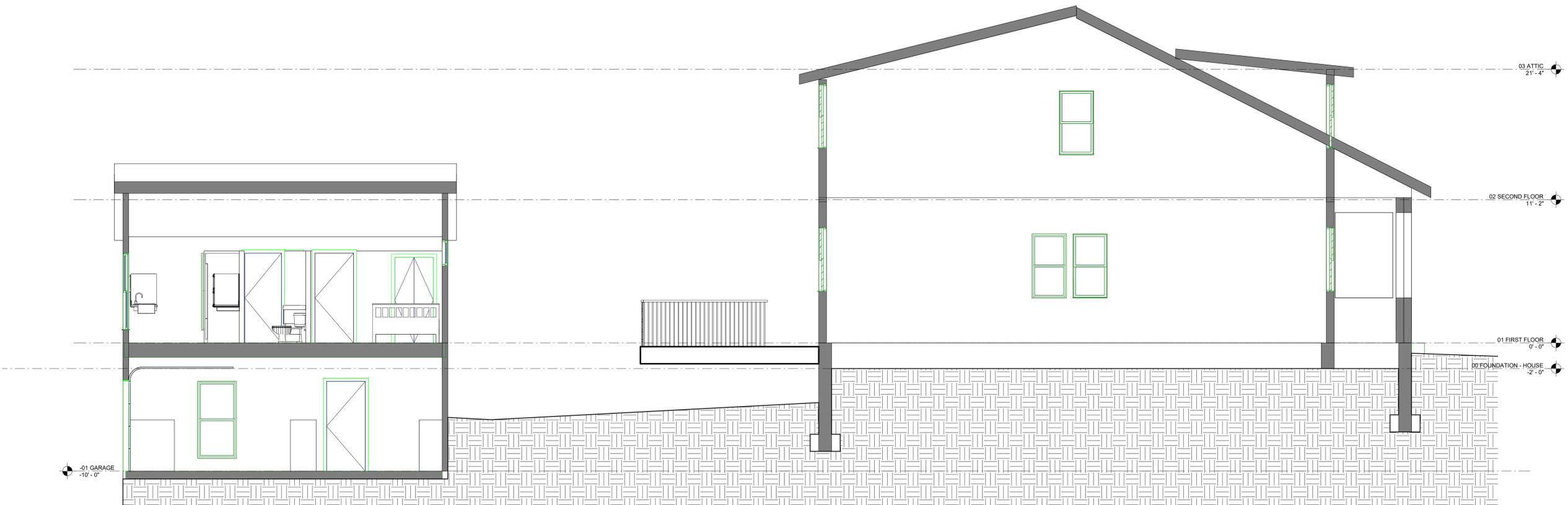
03 SOUTH ELEVATION - 601 GARAGE
1/4" = 1'-0"



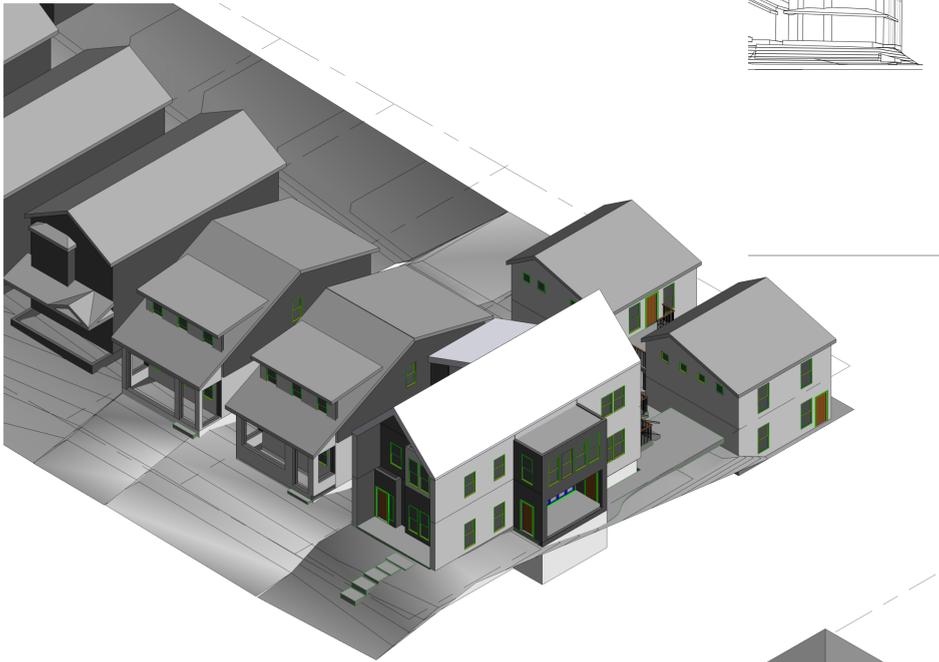
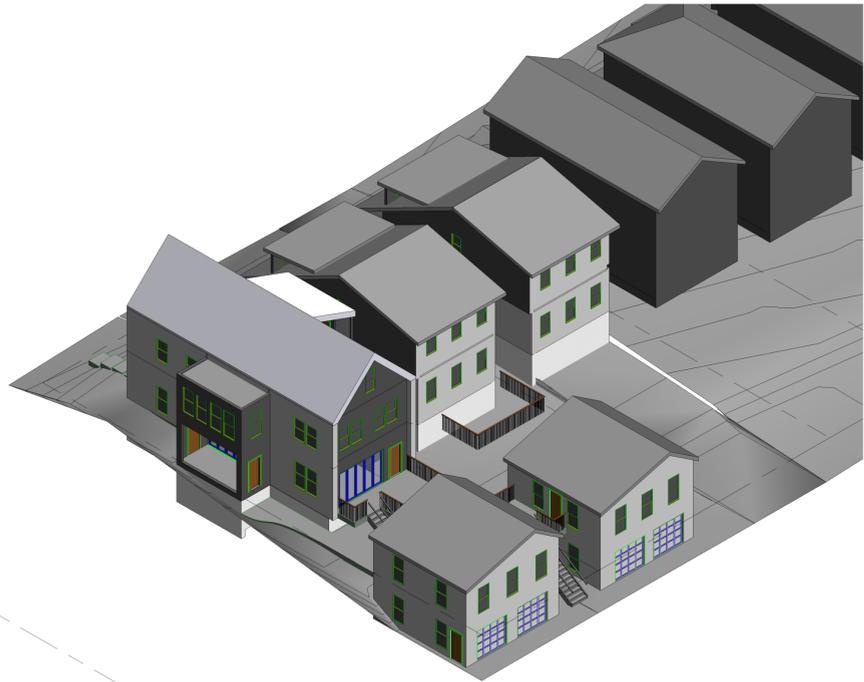
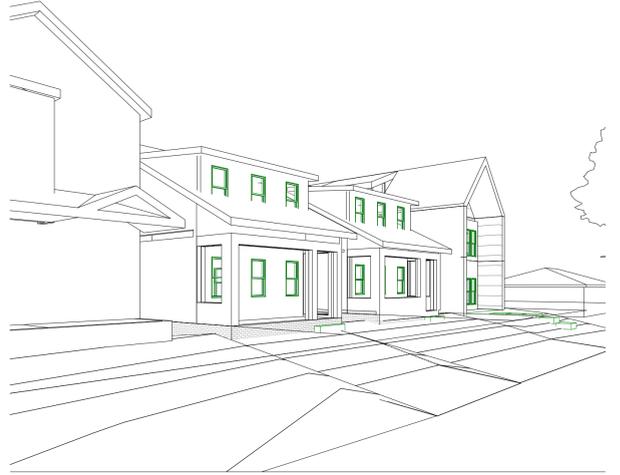
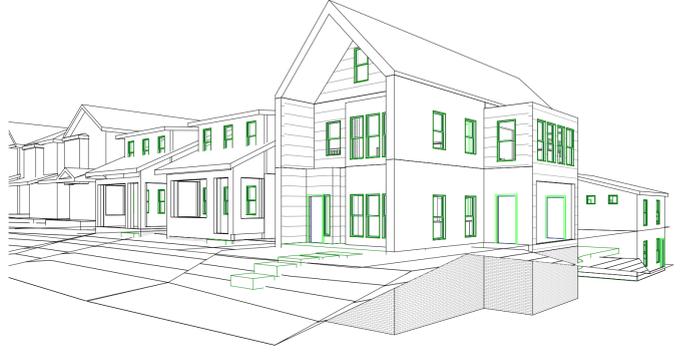
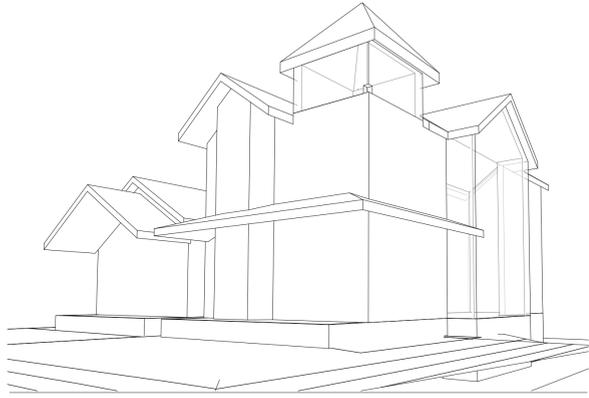
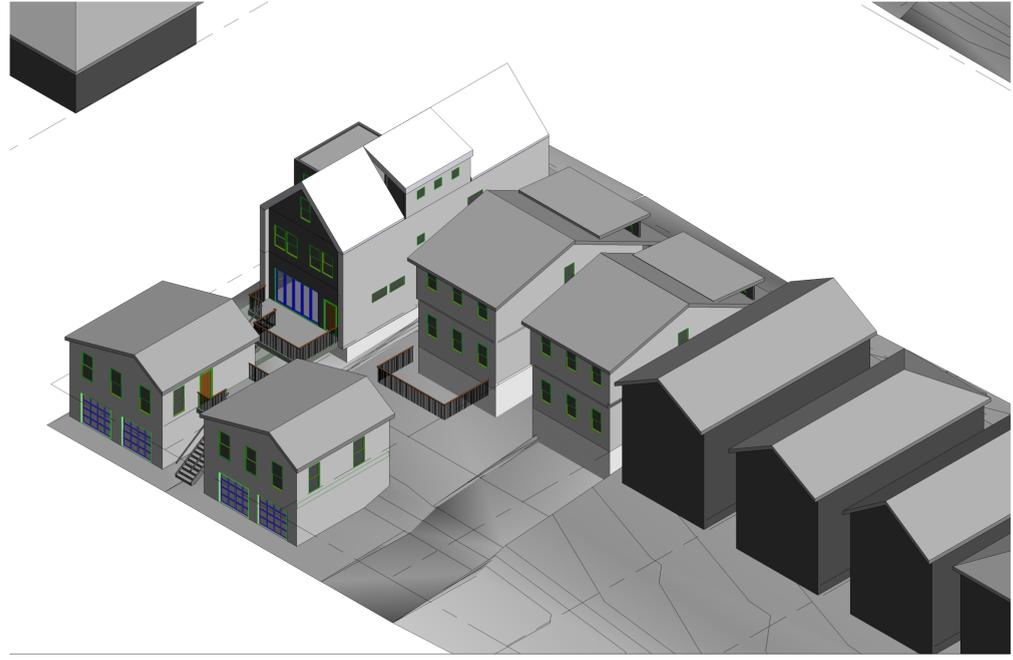
04 EAST ELEVATION - 601 GARAGE
1/4" = 1'-0"



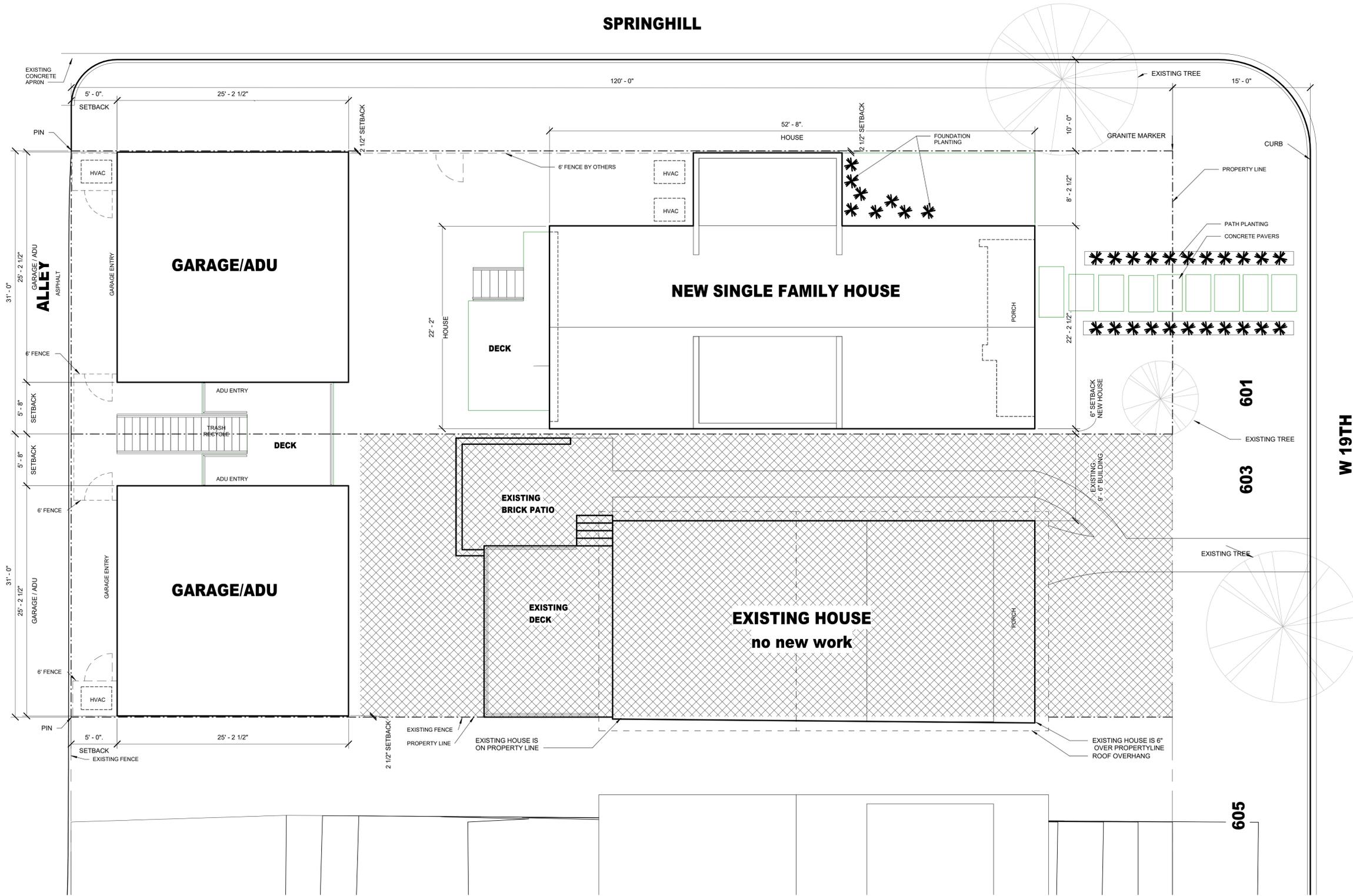
1 SITE SECTION - NEW WORK
1/4" = 1'-0"



2 SITE SECTION - EXISTING
1/4" = 1'-0"



SPRINGHILL



01 SITE PLAN - ZONING

3/16" = 1'-0"



W 19TH

601

603

605



City of Richmond Department of Planning & Development Review

Special Use Permit

LOCATION: 601 and 603 West 19th Street

APPLICANT: Jason Hendricks

COUNCIL DISTRICT: 5

PROPOSAL: To authorize the special use of the properties known as 601 and 603 19th Street for the purpose of two new accessory dwelling units and a new single-family dwelling, upon certain terms and conditions

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

