



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: 319 1/2 S. Pine St. Date: 1/7/19
Tax Map #: W000-0142-034 Fee: \$300.00
Total area of affected site in acres: .0999

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

Zoning

Current Zoning: R-7

Existing Use: single fam, detached with accessory bldg.

Proposed Use

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

Accessory building to be used as dwelling unit.
Existing Use: Accessory building used as workshop and storage.

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Allen Townsend

Company: _____
Mailing Address: 7921 Cherokee Rd.
City: Richmond State: VA Zip Code: 23225
Telephone: (804) 437-1991 Fax: ()
Email: allensfirehouse@hotmail.com

Property Owner: Allen C & Susan O Townsend

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: _____
City: _____ State: _____ Zip Code: _____
Telephone: () Fax: ()
Email: _____

Property Owner Signature: [Handwritten 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)

Applicants Report – 319 ½ S. Pine St. Accessory Building

The proposed use of the present accessory building is for it to be used as a dwelling unit.

I obtained the permit to build this in 1993. My main purpose for building the structure was to have a workshop to do my woodworking. I tried to make the exterior appealing visually and compliment the neighborhood architecture. I think the stair and balcony details on the yard side of the structure are similar to Victorian elements and something the neighbors can appreciate as they look out their rear windows.

The work I propose on the exterior is limited to removing the garage door and replacing it with a 5 ft. wide double door and a window. On the interior I would add a kitchen, closet and space for a stacked washer and dryer – all upstairs. The downstairs was built totally open except for the 1/2 bath. I think this area is a great place for an artist to work. The walls are finished and there is adjustable shelving for materials and supplies. I think there are many who would desire a place where they could live and also have their studio. This type of arrangement is probably rare. It is more typical for people to have to find their studio space at a separate location.

Both levels are heated and cooled. Walls and attic are all insulated. I installed a radon system about 5 years ago because I was spending significant time in the shop.

There is ample room directly behind the building for parking parallel to the alley. Even a full-size truck can park there easily.

- A. Will not be detrimental to the safety, health, morals and general welfare of the community involved. **The Structure will be used as a dwelling unit which is consistent with the use of most of the structures in the neighborhood.**
- B. Will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved. **There will be one bedroom in the**

dwelling unit that would provide housing for one or two people. This should have minimum impact on streets and alleys.

- C. Will not create hazards from fire, panic or other dangers. The building was built in 1993 and has not caused an increased danger of fire or other dangers. The only exterior changes to the building are adding a double door and window which will replace the garage door. This should not cause any hazards to neighbors.
- D. Will not tend to cause overcrowding of land and an undue concentration of population. One bedroom is proposed in the unit. The lot is one of the larger in the neighborhood. Many lots are less than 20 ft. This lot is 30 ft wide.
- E. Will not adversely affect or interfere with public or private school, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements. The structure will not interfere with any public facility, utility or school.
- F. Will not interfere with adequate light and air. There are no proposed changes to the structure that should affect light and air to surrounding neighbors.

Allen Townsend – owner

804-437-1991

allensfirehouse@hotmail.com