



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/>

SUP-023125-2017

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: 1715 Rear Hanover Ave Date: 08/14/2017
 Tax Map #: ID: W000732037 Fee: \$300.00
 Total area of affected site in acres: .029

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

Zoning

Current Zoning: 533Bstorage:district is R6

Existing Use: storage

Proposed Use

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

Single Family Dwelling
 Existing Use: storage

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: James C and Nancy S Storie

Company: _____
 Mailing Address: 11084 Kersey Lane
 City: Mechanicsville State: VA Zip Code: 23116
 Telephone: (804) 514-1316 JIM Fax: ()
 Email: jim@redlineleather.com nstorie@me.com

Property Owner: James C Storie and Nancy S. Storie

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: 11084 Kersey Lane
 City: Mechanicsville State: VA Zip Code: 23116
 Telephone: (804) 514-1316 Fax: ()
 Email: nstorie@me.com jim@redlineleather.com

Property Owner Signature: *James C Storie*

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)



1715 REAR HANOVER AVENUE

SPECIAL USE PERMIT APPLICANT REPORT

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

August 15, 2017

To Whom It May Concern:

The owners of 1715 Rear Hanover Ave, Jim & Nancy Storie (the applicants), are requesting the allowance of converting a storage warehouse into a single-family dwelling. The proposal is to convert the existing interior into a two bedroom, 2 ½ bathroom dwelling. Minimal changes to the exterior are being contemplated including a new entry vestibule, a roof top deck and open railing over the existing single story portion, replacement of all windows with new divided lite windows and a new 6' brick privacy wall along the contemplated outdoor patio. One parking space will be provided in a garage located approximately 300' from the building (206-R2 North Allen Ave) and is currently owned by the applicants.

Please refer to the plan sheets titled SUP-1 as evidence in support of the following statements:

- A. The change of use to single family will not be detrimental to the safety, health, morals and general welfare of the community involved. The use contemplated is allowable in the R6 zoning and is compatible with the residential neighborhood, which surrounds the project.
- B. The change of use will not create additional congestion along the alleyways where the building is located. A designated parking space will be provided within approx. 300' of the building in an enclosed garage which has been purchased by the property owners.
- C. All bedrooms will have egress compliant operable windows and all new construction will be primarily of full brick construction to match existing. The contemplated change from Storage to single-family dwelling is a change to a less hazardous use classification.
- D. The proposed use is compatible with the R6 zoning classification it is within and therefore, would not cause overcrowding of land or an undue concentration of population
- E. The change of use to single family dwelling will not adversely affect any public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements.
- F. The change of use to single family dwelling and the improvements contemplated will not interfere with adequate light and air and will have zero impact on existing adjacent properties.

The applicants have contacted their council member and met with the Fan District Association and all groups expressed support for the proposed change of use (pending final review of submitted SUP documents). Once the Fan District Association has had a chance to review the specific SUP documents, the applicants are more than willing to meet and discuss any concerns, which may arise.

Thank you for your consideration.

Michael Pellis
(On behalf of the applicants)