



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

Project Name: 500 W. Marshall Garage Date: 5/10/2016

Property Address: 500 W. Marshall St. Richmond VA. Tax Map #: _____

Fee: _____ Total area of affected site in acres: .105
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-6

Proposed Use

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

Existing Use: Duplex and Garage

Is this property subject to any previous land use cases?

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

Two Three residential apartments

Applicant/Contact Person: Jay Som

Company: _____

Mailing Address: 21 W. Clay St.

City: Richmond State: VA Zip Code: 23220

Telephone: (240) 426 8845 Fax: ()

Email: jaysom@gmail.com

Property Owner: Jay Som & Jessica Selway

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: See above

City: _____ State: _____ Zip Code: _____

Telephone: () Fax: ()

Email: _____

Property Owner Signature:

[Signatures]

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)

Applicant's Report

The applicant proposes to renovate an existing garage located at 500 W. Marshall St. into three separate apartments. The applicant is not aware of the last time the garage has been used in that capacity. Neither the applicant nor the previous owner used the garage for the temporary storage of vehicles. This time period encompasses at least the previous five years. It is the applicant's understanding that the garage has not been used to store vehicles for at least the previous ten years and maybe longer. The applicant has not been able to offer the garage for rent as a vehicle storage location despite the use of a commercial realtor and property management agent.

The property comprises of a duplex on the southern portion of the lot, a small yard and then a large garage without internal partitions. It is currently zoned R-6. The Duplex consists of one two bedroom apartment and one three bedroom apartment. Due to the six bay garage this is a conforming R-6 arrangement. However, if the garage is converted into three two bedroom apartments the applicant will require a Special Use Permit as there is no appropriate zoning available to the applicant.

The Property is located in Jackson Ward, one block north of Broad St. and one block East of Belvidere St. It is located close to Virginia Commonwealth University. The buildings surrounding the property are typically historic homes which have primarily been repurposed as student housing. Due to the proximity of VCU, Kroger Supermarket (less than one mile) and Rite Aid, the necessity of a vehicle is limited. The applicant's average vehicle to tenant ratio in the duplex is .2, or, one in five tenants typically has a vehicle.

The proposed apartments will be a high end product and will all have two bedrooms, one bathroom and one kitchen. The approximate square footage will be of the units shall be between 700 and 790 Sq. Ft. The units shall have electric appliances with the exception of a gas furnace. There currently exists six garage bay door openings. Four of these openings are infilled with plywood. Two of the openings have working manually operated garage doors. The proposed renovation will emplace architectural storefronts into the openings of a style currently used in Jackson Ward (for example the Ram Cat Alley building). The building shall obtain power from a pole (per consultation with Dominion Power) located on the north side of the alley running to the north side of the building. Natural gas lines are within 90 feet of the building.

The applicant has garnered the support and formal approval of the community through its association, the Historic Jackson Ward Association (HJWA). The HJWA approved the redevelopment without requiring any parking be included in the plan. Since the approval of the proposed plans, the applicant has been able to add one parking spot on the property.

The proposed development does not have the requisite parking for a normal re-zoning and thus the necessity of this Special use Permit. However, the location, size, character of the development obviate the need for the prescribed amount of parking.

1. The Proposed use will not be detrimental to the safety, health, morals and general welfare of the community involved.
 - A. The proposed re-development satisfies the requirements above. Located in the heart of Jackson Ward and being close to major developments being planned by Virginia Commonwealth University and the Broad Street corridor revitalization project, the proposed apartments will contribute to the intent of both plans; modern urban redevelopment. The apartments will provide much needed housing in the area and serve the highest and best use of the parcel. Furthermore, the proposed plan has already been approved by the Historic Jackson Ward Association. The proposed development is located along a pedestrian thoroughfare used to transit the neighborhood in a north-south axis by people using convenience stores located on Broad St. Unfortunately, the property has been a constant target of graffiti (some gang related) which leads to a blighted appearance and constant re-painting by the City. By redeveloping the property and placing windows and residents on street level, the graffiti will likely abate and improve the character of the neighborhood.

2. The proposed development will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.
 - A. The proposed development will add a maximum of six residents to the property. Due to the proximity of the property to GRTC public transportation as well as the Bus Rapid Transit system, there will be no discernible added congestion in the area. Furthermore, the likely tenants will be associated with VCU either as undergraduate students, graduate students or employees of local businesses. As such, they will likely choose to live in the apartments due to its proximity to amenities without requiring the use of a motor-vehicle. In addition, numerous buildings in the vicinity have unused back-yards which are suitable for parking. The tenants of these buildings park on the street but have the option of parking in the rear if necessary. In effect the net loss of parking will be negligible at best.

3. The proposed development will not create hazards from fire, panic or other dangers.
 - A. The proposed development is a brick garage with a metal roof and concrete floors. Interior partition walls will be fire rated per code. The risk of fire is very low. In addition, a fire hydrant exists within 90 feet of the building on the southern side of the intersection of Henry and Marshall St. Furthermore, the appliances will be electric except for the furnace which will be natural gas.

4. The proposed development will not tend to cause overcrowding of land and an undue concentration of population.
 - A. As previously stated, the structure will contain a maximum of six individuals.