



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: 1919 Wilmington Avenue Date: 7/26/20
Tax Map #: N0170549030 Fee: 300
Total area of affected site in acres: 0.179

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

Zoning

Current Zoning: R-5 - Residential (Single Family)

Existing Use: Single Family Home

Proposed Use

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

Single family home (existing) with 384 sqft Cottage-style accessory dwelling unit with full bathroom and kitchen.

Existing Use: Single Family Home

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Grady Hart

Company: _____

Mailing Address: 1919 Wilmington Avenue

City: Richmond State: VA Zip Code: 23227

Telephone: (804) 386-6686 Fax: (-)-

Email: gradywhart@gmail.com

Property Owner: Grady Hart

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: *Grady Hart*

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)

ADU Special Use App Report

10.23.20

Planning Commission

900 East Broad Street, Room 511

Richmond, VA 23219

Re: Application for special use permit for a new accessory dwelling unit at 1919 Wilmington Avenue, of the R-5 Zone in the Rosedale community

Dear Chairman Poole and Members of the Commission,

Please accept for review the attached application for a special use permit for a new construction accessory dwelling unit at 1919 Wilmington Avenue in the R-5 zone in the Rosedale community. The proposed new accessory dwelling unit is a 16 x 24 foot, 1 story frame building with aluminum siding exterior finish to be located at the rear of my lot at the alley. I have shared my plans with neighbors and will ask them to submit letters of support if requested. In addition, my plans have also been approved by the Rosedale Civic Association. Accessory dwelling units and carriage houses can be found throughout the Rosedale and surrounding communities, which also showed overwhelming support for ADUs in a recent 2020 survey conducted by the city.

Summary:

This 16 x 24 ft 1 story cottage-style building will be 17 feet tall at its highest point with a sloped metal roof. The ADU will be set back 5.1 feet from the west property line and 26 feet from the rear property line at the alley, per code. The ADU footprint combined with that of the main home and two small accessory buildings will occupy far less than the maximum allowable amount of the approximately 7,800 square foot plot.

The unit will be provided with an off-street parking space, will have emergency fire access via the adjacent alley and two exits, one on the north and one on the south side of the building. Electrical power will be provided from a new direct connection from the rear alley utility line. Water and sewer lines will be connected through extension from the main home.

SUP Review Standards and responses:

The Planning Commission and Council must find that the proposed use will not:

(1) Be detrimental to the safety, health, morals and general welfare of the community involved.

Response: The ADU will increase safety by adding "eyes on the alley". It will help address the increasing need for housing in the city.

(2) Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.

Response: I will provide a parking space for the ADU. There is walking access to GRTC buses #14 (within 3 blocks) and #91 (within 1.5 blocks). In addition, a resident will be able to walk to restaurants, coffee shops, and more.

(3) Create hazards from fire, panic or other dangers.

Response: The new building will be built in accordance with all current building and fire codes. It will be directly adjacent to and accessible from the alley for fire apparatus.

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

Response: The ADU itself will occupy just a fraction of the lot and house one to two adult residents. Combined, the ADU, main house, and toolshed will occupy far less than the limit.

(5) Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.

Response: The small ADU is unlikely to host a school-age child, and with just one or two adult residents it will not have a significant effect on nearby parks and playgrounds. The ADU will be connected to the primary residence water supply and sewer line. It will have an off-street parking space and is located with walkable access to services and transit.

(6) Interfere with adequate light and air.

Response: The ADU will occupy a fraction of my lot. The ADU will also span just 24 feet of the 50-foot wide lot along the alley, allowing for light and air.

I have enclosed the application form, application fee, and this report, in addition to the electronic PDF plans, including site plan and elevation plans. Also included is an updated survey plat.

Thank you for taking the time to consider this application. Please call or email me if there are any questions.

Most sincerely,

Grady Hart.