



June 17, 2021

Mr. Kevin Vonck, Acting Director  
Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219  
[kevin.vonck@richmondgov.com](mailto:kevin.vonck@richmondgov.com)

RE: Applicant's Report for Rezoning of 6422 Forest Hill Ave

Dear Mr. Vonck

Please accept this letter as the Applicant's Report for the request to rezone 6422 Forest Hill Ave from the R-2 Single-Family district to the R-4 Single-Family district:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
6422 Forest Hill	C0040550030	2.97	R-2	William & Jane Murphy

With this application, the property owner is petitioning the City Council for a rezoning of the property to the R-4 Single-Family district to accommodate a subdivision with 10 parcels for single-family dwellings. This requested rezoning is consistent with and in support of the development goals for this property as detailed in the Richmond 300 Master Plan.

### ***Property***

The property is located on the north side of Forest Hill Avenue just west of the Powhite Parkway in the City's Willow Oaks neighborhood. Containing 2.97 acres of land area, this parcel is currently improved with a two-story dwelling with 2,328 SF in floor area. Surrounding properties along this section of Forest Hill Ave are also primarily single-family residences.

### ***Zoning Regulations & Proposal***

The property is currently located in R-2 Single-Family district, which permits dwellings on lots of not less than 15,000 SF in area. A minimum front yard of 30 feet and side and rear yards of 9 feet are also required.

The property owner wishes to construct 10 new single-family dwellings on the property that would be consistent with the regulations of the R-4 Single-Family district. This district requires lot sizes of not less than 7,500 SF with minimum front yards of 25 feet and side and rear yards of 6 feet. The proposed

dwelling units would be located on individual parcels requiring subdivision and will help to meet the current demand for additional housing units in the City.

### ***Richmond 300 Master Plan***

The property is designated for Residential land use by Richmond 300. These are neighborhoods consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature. Houses are on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are also setback from the street. Future developments should continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Regarding development intensity, the Plan recommends that buildings are generally one to three stories on lot sizes generally between 5,000 to 20,000+ SF. A residential density of 2 to 10 housing units per acre is recommended.

The proposal would likely result in lot sizes of 10,000+ SF at a density of approximately 3.3 units per acre. These figures are comfortably within the range recommended and are fully consistent with and in support with the recommendations of Richmond 300 for the property and the area.

### ***City Charter Conditions***

Given the recommendations in the City's Richmond 300 Master Plan, we trust that you will agree with us that the potential development of the site under R-4 regulations would support the efforts to develop the property in a manner consistent with the Plan; and that the rezoning meets the City Charter considerations to be observed in the alteration of zoning regulations.

Thank you for your consideration of this application. Please feel free to contact me at [lory@markhamplanning.com](mailto:lory@markhamplanning.com) or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,



Lory Markham

Enclosures

cc: The Honorable Ellen F. Robertson, 6<sup>th</sup> District Council Representative  
Matthew Ebinger, Secretary to the City Planning Commission



Application for **REZONING/CONDITIONAL REZONING**

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/>

**Project Name/Location**

Property Address: 6422 Forest Hill Ave Date: June 10, 2021  
Tax Map #: C0040550030 Fee: \$1,700  
Total area of affected site in acres: 2.97 AC

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

**Zoning**

Current Zoning: R-2

Existing Use: Single Family

**Proposed Zoning/Conditional Zoning**

(Please include a detailed description of the proposed use and proffers in the required applicant's report)  
R-4 (10 Single-Family Dwellings)

Existing Use: Single Family Dwelling

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Lory Markham

Company: Markham Planning

Mailing Address: 23 W Broad St, Suite 304

City: Richmond State: VA Zip Code: 23220

Telephone: ( 804 ) 248-2561 Fax: ( )

Email: lory@markhamplanning.com

**Property Owner:** MURPHY WILLIAM B II & JANE H

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: 6422 FOREST HILL AVE

City: Richmond State: VA Zip Code: 23225

Telephone: ( ) Fax: ( )

Email: \_\_\_\_\_

**Property Owner Signature:** William B. Murphy II Jane H. Murphy

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.