

**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: 1505-1507 W Cary Street Date: \_\_\_\_\_  
Tax Map #: W0000603013/W0000603012 Fee: \$300  
Total area of affected site in acres: 0.106

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

**Zoning**

Current Zoning: R-63 Multifamily Urban Residential

Existing Use: Vacant

**Proposed Use**

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

Construction of two new two-family attached dwellings

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes

☐

No

☒

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

**Applicant/Contact Person:** Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** Telfian Brothers, LLC

If Business Entity, name and title of authorized signee: Rick Telfian, Managing Member

(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: 1621 West Cary Street

City: Richmond State: VA Zip Code: 23220

Telephone: ( ) Fax: ( )

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

**Property Owner 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)

# APPLICANT'S REPORT

*July 27, 2021*

*Special Use Permit Request*

*1505 and 1507 W Cary Street, Richmond, Virginia*

*Map Reference Number: W000-0603/013 and W000-0603/012*

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Submitted to:

**City of Richmond**

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

**Baker Development Resources**

530 East Main Street, Suite 730

Richmond, Virginia 23219

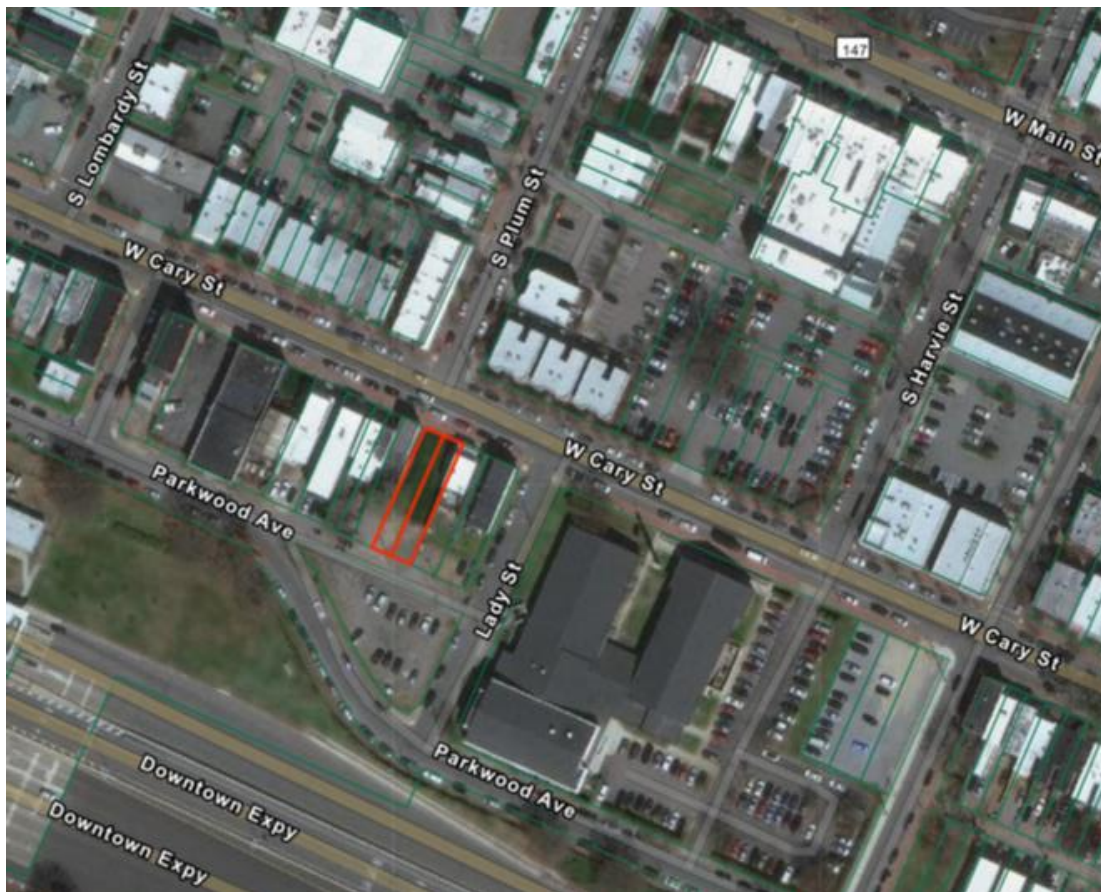
## Introduction

The property owner is requesting a special use permit (the "SUP") for 1505 and 1507 W Cary Street (the "Property"). The SUP would authorize the construction of two (2), two-family attached dwellings on the Property. While the two-family attached use is permitted by the underlying R-63 Multifamily Urban Residential zoning district, the lot width and area requirements cannot be met and therefore, the SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the south side of West Cary Street between Lady and South Lombardy Streets and is referenced by the City Assessor as tax parcels W000-0603/013 and W000-0603/012. The Property consists of two vacant lots that are each 19' wide by 122' in depth and contain approximately 2,318 square feet of lot area. The Property is relatively flat and is afforded access in the rear by means of an east-west alley.



The properties in immediate vicinity and to the west and north of the subject block are developed with a range of uses, including multi-family dwellings, mixed-use buildings, two-family dwellings and single-family dwellings. To the east, along West Cary Street are a church, surface parking lots, and vacant land. To the south, across the east-west alley and Parkwood Ave are a surface parking area and the right-of-way of the downtown Expressway, including the toll plaza.

## **EXISTING ZONING**

The Property is zoned R-63 Multifamily Urban Residential, which permits the proposed two-family attached dwelling use. The properties to the east are also zoned R-63. To the west are properties located within the UB-PO3 Main Street/Uptown Parking Overlay District. Properties further to the west and to the north across West Cary Street are zoned R-7 Single- and Two-Family Urban Residential.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (the “Master Plan”) designates the Property as “Community Mixed-Use”. This future land use category is described as “medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities...” and recommends two-family dwellings as a secondary use which can “complement existing context” while “prioritizing pedestrian, bike and transit access.”

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
  - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
  - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to “Increase the number of mixed-income communities along enhanced transit corridors.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance. “
  - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.

- Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
  - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

## Proposal

### PROJECT SUMMARY

The proposed development includes the construction of two (2) two-family attached dwellings on the Property with four accessory parking spaces.

### PURPOSE OF REQUEST

The Property consists of two lots of record that are of typical size and configuration for the vicinity. Each lot is 19 feet wide, 122 feet deep, and contains approximately 2,317 square feet of lot area. The owner would like to construct a two-family attached dwelling on each lot, which would be attached along the center property line. The R-63 district permits the two-family attached dwelling use, however, the lot width and lot area requirements applicable to two-family attached dwellings are not met. The R-63 district would require a lot width of not less than 20' and a lot area of not less than 2,600 square feet for the two-family attached dwelling use. Therefore, a SUP is required in order to permit the proposed development. The new two-family attached dwellings would meet all other applicable R-63 district requirements.

In exchange for the SUP, the intent of this request is to ensure a high-quality market rate infill development. The overall project would be appropriately dense and efficient. It would be consistent with the use permitted by-right by the underlying zoning. At the same time, it would remain respectful to the historic lot pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

### PROJECT DETAILS

The proposed building is an urban row house in configuration and is intended to be consistent with other residential buildings in the vicinity. The building would be three stories in height. The buildings would be clad with brick on the front façade and cementitious siding on the sides and

rear in order to ensure quality and durability. Front entry would be through offset side-by-side double front doors as is the case with other two-family dwellings in the vicinity.

Each dwelling unit will include approximately 1,450 square feet of floor area with three bedrooms and two and one half bathrooms. The dwelling unit layouts are modern with open living areas and large functional kitchens. Bedrooms are decidedly large with the smallest bedroom exceeding 12' by 12' in dimension. Each unit would include a stacked washer and dryer and a master bedroom complete with en suite master bath. Full width front porches and rear patios are proposed for the use of the future residents.

Four accessory parking spaces are proposed at the rear of the property which would be accessed from the east-west alley. The parking area is configured to allow for additional vehicle maneuvering area given the existing alley width.

## Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and four off street parking spaces for the four dwelling units will create no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

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

The special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. The required R-63 side yard requirements would be met by this request. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

In summary we are enthusiastically seeking approval for the construction of the proposed two-family attached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality, market-rate infill development. The request offers compatibility with the City's Master Plan in terms of use. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood.

The proposed development would respectfully help restore an appropriate urban fabric in a block face in which several lots are vacant or underutilized. It would help encourage a pedestrian friendly traditional streetscape in the block and contribute to the vibrancy of the block through the addition of street life in the form of a street-oriented full width front porch. An appropriate building form coupled with the provision of accessory parking to the rear of the property would give the property an appropriate urban design. The provision of off-street parking spaces per zoning standards would help mitigate any impact on parking related to the development. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.