



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: 615 N 30th Street Date: 7/2/2021  
 Tax Map #: E0000477030 Fee: \$250  
 Total area of affected site in acres: 2560 square feet

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

**Zoning**

Current Zoning: R-63 - Residential (Multi-family Urban)  
 Existing Use: Vacant

**Proposed Use**

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

Construct a new two-family structure, to be owned and maintained by Urban Hope

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:** Sarah Hale

Company: Urban Hope  
 Mailing Address: PO Box 23171  
 City: Richmond State: VA Zip Code: 23223  
 Telephone: (804) 349-5915 Fax: ( )  
 Email: sarah@urbanhoperva.org

**Property Owner:** Urban Hope

If Business Entity, name and title of authorized signee: Sarah Hale, President

(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: PO Box 23171  
 City: Richmond State: VA Zip Code: 23223  
 Telephone: ( ) Fax: ( )  
 Email: sarah@urbanhoperva.org

**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)



## Special Use Permit Applicant's Report: 615 N 30<sup>th</sup> Street

With this application, Urban Hope is requesting a Special Use Permit to build a detached two-family dwelling at 615 N 30<sup>th</sup> street as allowed in the R-63 zoning district. The proposed structure consists of two 1,280 square foot two-bedroom apartments. Our non-profit, Urban Hope, intends to build an affordable two-family building on the lot. Urban Hope is a Richmond-based non-profit, that helps clients gain financial management skills, provide safe, quality, affordable housing, and walk alongside clients looking to begin the pathway to homeownership

While the construction of a two-family dwelling is permitted in the R-63 district, the proposed dwelling does not meet the minimum lot requirements for a detached structure by 81.5 square feet. It is Urban Hope's desire to construct this building as a detached structure instead of an attached structure as allowed by the current zoning and lot size.

This property lies on a block greatly in need of the preservation of affordable housing. Urban Hope's building partner, project:HOMES, has a strong reputation of building aesthetically appropriate homes throughout the East End. All of their new homes are designed with the character of the neighborhood in mind. The aesthetic look of the home is designed to match its neighbors. All aspects from the columns, to trim, to the type of windows used are selected based on what will best suit the neighborhood. All of our homes built throughout North Church Hill have been submitted to, and approved by, the Section 106 historic review process. The home design we have chosen for this project (see attached elevations and floor plans) will feature neighborhood housing characteristics.

Furthermore, as this structure meets the existing zoning requirements of a two-family structure, there will be no adverse impact on traffic, congestion, or parking. The plans for the building reflect two parking spaces at the rear of the home for the tenants. The home will not have any negative environmental effects, create density problems, or create an additional hazard for fires and other dangers.

In summary, the proposed use of the property at 615 N 30<sup>th</sup> Street will be an affordable, two-family home that will be owned and maintained by Urban Hope. This house will match the historic character of the neighborhood, while providing opportunity for affordable housing, reduced vacancy, and neighborhood infill for North Church Hill. There will be no adverse impacts to community health, traffic congestion, or safety.