

APPLICANT'S NARRATIVE

FOR

1111 N 32 Nd St, Richmond Va.

Map Reference **No: E0000803026**

Submitted to City of Richmond

Department of planning and development review

Land use administration

900 east broad St. Suite 511

Richmond Va. 23219

Submitted by: Royal Ventures LLC.

2307 Victoria crossing la.

Midlothian va. 23113

EXISTING CONDITIONS

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the east side of north 32nd street between Q and R street.

The subject property is referenced by the city assessor as tax recorded E0000803026 .

The property is a vacant that is roughly 32.5 wide by 124.06 depth and contain approximately 4,040 square ft. Of lot area. The lot is relatively flat and is afforded access in the rear by means of north south alley running parallel between 32nd and 33rd streets.

EXISTING ZONING

The property zoned R-6 single family attached. Which permits the proposed two-family attached dwelling use. The surrounding properties are also zoned R-6.

PROPOSAL

PROJECT SUMMERY

The proposed development includes the construction of one (1) two family detached dwelling on the property with (2) accessory parking spaces.

PURPOSE OF REQUEST

The property consisted of a single lot of record that is of typical size and configuration for the vicinity. The property has a lot width of 30.5' and contains approximately 4,040 square feet of area and 30'-0" building Hight. The owner would like to construct a two-family dwelling on the property the R-6 district permits the two-family detached dwellings, however, several feather requirements applicable to two family detached dwellings are not met. Therefore. A SUP required in order to permit the proposed development.

The R-6 district require a lot width of 50' and a lot area of 6,000' square feet of lot area for the two-family dwelling use. This special use permit grant relief from these feature requirements. The new two-family detached dwelling would meet all other applicable R-6 district requirements.

The property's lot width and area are compatible with other lot in the vicinity, which vary in size but are all characteristically smaller urban lots. On the subject block face, a majority of the lots are vacant. Developed lots in the vicinity include a mix of residential uses. In addition to single family dwelling in the immediate vicinity. There are two family dwellings and a three-family multi-family dwelling across 32nd street to the west (1110 through 1116 N32nd Street. And two-family dwelling lies to the rear across the alley 1108 and 1122 N33nd Street. Overall, based on the historic lot pattern, the majority of lots in the vicinity are non-conforming with regard to lot area and lot width. In addition, there have been a number

of lots authorized by SUP or variance granted by the Board of Zoning Appeals. The proposed 4' side yards for the dwellings exceed the minimum requirements and existing set backs commonly seen in the area.

PROJECT DETAILS

The two-family attached dwelling would be two stories in height from the street. The proposed building reads a single-story dwelling. And is thereby consistent with other residential building in the vicinity in the area in terms of scale and character. The building contains of approximately 2700 square feet of floor area. The ground floor unit would have approximately 1200 square feet, while the upper floor would have approximately 1,350 square feet. Each unit would contain two bedrooms and two full baths. The dwelling floor plans are spacious and modern with open living area.

The building would be clad in cementitious lap siding in order to ensure quality and consistency with many other dwellings in the vicinity. A full width front porch and full width upper and lower rear porches are proposed and would provide ample usable outdoor area. Two parking spaces are proposed for the two dwellings. Parking spaces would be located to the rear of the dwellings and accessed from the alley.

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.

SUMMARY

In summary we are enthusiastically seeking approval for a construction of the proposed two family attached dwelling. The building has been thoughtfully designed in order to provide appropriate, high quality market rate in fill development. The request offers compatibility with the City's Master plan in terms of use. The request will contribute to ongoing revitalization of neighborhood.

The proposed development would respectfully help restore an appropriate urban fabric in a block face in which majority of lots are vacant.

The development includes two parking in the rear of the property.