

February 22, 2022

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, VA 23219

RE: 2417 Stuart Avenue - Special Use Permit Plan Amendment

I. INTRODUCTION

I, Michael Sellers, on behalf of my mother Peggy Golden, owner of 2417 Stuart Avenue, am applying for a special use permit for 2417 Stuart Avenue to convert the original carriage house into finished living space. The property is located on the southside of Stuart Avenue between Davis and Stafford Avenues. The property is zoned as R-6 Single Family Residential.

II. PROPOSED DEVELOPMENT

The existing carriage house is single story brick structure. It is approximately 430 sq. ft. in size. It already has water, sewer, and electric utilities to it. During our family's ownership, which goes back to shortly after World War II, the carriage house has never been used for parking, as the private alley to the rear of the property is too narrow for vehicle access.

We are proposing adding a full bath, kitchenette and HVAC to the carriage house. In addition, the current electrical circuits will be replaced by a one hundred amp subpanel from the main house. A one-ton ductless HVAC unit will be installed for heating and cooling. A new concrete pad will be poured to level the existing floor and prepare for tile. No changes will be made to the exterior of the carriage house.

III. FACTORS IN SECTION 17.11 OF THE CHARTER AND SECTION OF 32.1-1050.1 OF THE ZONING ORDINANCE

a. Effect on Safety, Health, Morals, and General Welfare of the Community.

The proposed changes will have a positive effect on the neighborhood by transforming the original carriage house into finished square feet that can be used by the property owner as a home office, bonus room, and or guest bedroom. The applicant's intention is to renovate the original structure into usable finished square feet while retaining its historical appearance and retaining its compatibility with the historic house on the property. As a result, it will have a positive effect on the neighborhood and property values.

b. Effect on the Streets, Road, Alleys and Public Ways and Places.

The access to the original carriage house will remain unchanged. The existing access easement to adjacent properties will remain unchanged. There will be no adverse effect on the public streets.

c. Effects on the Hazards from Fire, Panic, and Other Dangers.

The access for emergency vehicles will remain unchanged, therefore there will be no adverse effects.

d. Effect of Crowding of Land and Concentration of Population.

The proposed improvements will not change the density of the underlying zoning.

e. Effect on Schools, Parks, Playgrounds, Water Supplies, Sewage Disposal, Transportation and Other Public Improvements.

The property is served by water and sewer. The demands of the City's services will not be materially affected as the property will continue to be used for residential purposes.

f. Effect on Adequate Light and Air.

The proposed improvements will not adversely affect the light and air of the adjoining parcels.

CONCLUSION

Permitting the applicant to convert the existing carriage house into living space will allow the applicant to use the finished space as a home office, bonus room, or guest room. It will not burden any adjoining property owner and will add value to the applicant's property and the surrounding parcels.