

**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: 1504 Park Ave Richmond VA 23220 Date: 12/2/21

Tax Map #: W0000612019 Fee: \$200

Total area of affected site in acres: .0014 acres (62 sq. ft.)

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

Zoning

Current Zoning: R-6

Existing Use: Residential

Proposed Use

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

convert deck to sunroom

Existing Use: deck

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Robert Trostli

Company: _____

Mailing Address: 1504 Park Ave

City: Richmond

State: VA

Zip Code: 23220

Telephone: (804) 254-1070

Fax: ()

Email: rtrostli@gmail.com

Property Owner: Robert + Donna Marie Trostli

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: 1504 Park Ave

City: Richmond

State: VA

Zip Code: 23220

Telephone: (804) 254-1070

Fax: ()

Email: rtrostli@gmail.com

Property Owner Signature: Robert Trostli Donna Marie Trostli

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)

Robert Trostli
1504 Park Ave.
Richmond, VA 23220

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

Applicant Report for Special Use Permit Amendment

Dear Members of the Department of Planning and Development,

We are requesting permission to convert an existing deck into a sunroom, which will serve as an addition to our kitchen and dining room.

In order to maintain continuity with the neighboring building (1506 Park), we have designed the exterior walls of the sunroom to match the walls of 1506 in terms of style, finish, and coloring. This should give the joint interior courtyard of both buildings sense of unity.

The sunroom is appropriate to the site insofar as it does not change the footprint of the existing deck. Because the design simply extends the existing building, there should be minimal visual or spatial impact on the courtyard or the neighboring properties

This sunroom will not

1. be detrimental to the safety, health, morals and general welfare of the community involved *because there is no change in use;*
2. create congestion in streets, roads, alleys and other public ways and places in the area involved because there is no change in the footprint of the existing deck and access;
3. create hazards from fire, panic or other dangers *because it will be contiguous with the existing dwelling;*
4. tend to cause overcrowding of land and an undue concentration of population *because it will not change the number of inhabitants in the existing dwelling*
5. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements *because it does not change the land use.* Water run-off from the roof will be accommodated by appropriate drainage
6. interfere with adequate light and air *because it does not block light or air from the adjacent properties (1502 & 1506 Park Ave.)*

We believe that the addition of the sunroom will increase the property value of our property and therefore of the neighboring properties as well.

Our neighbors support this project. Here are the emails that they sent to Katherine Jordon, our City Councilwoman:

Email from Bill Jacobs, who resides in 1502 Park Ave.

On Wed, Jul 7, 2021 at 7:19 PM Bill and Cheryl Jacobs <bill.cher.jacobs@mindspring.com> wrote:
Ms Jordan,

My wife Cheryl, and I are very supportive of the Trostli's request to install a sunroom.

We live at 1502 and Roberto and Donna Marie live at 1504 so we are the neighbors most directly "affected" by this construction request. They have been wonderful neighbors for many years and we desire them to remain in their house for many years to follow. This addition would greatly enhance the livability of their home and does not negatively affect our property at all.

Thank you for your attention to this letter, and for your good work on the council in our behalf.

Bill Jacobs

Email from Elizabeth Breen who resides at 1506 Park Ave.

Breen, Elizabeth <ebreen@hunton.com>

Tue, Jul 6, 1:02 PM

My husband and I are supportive of Roberto and Donna Marie Trostli's proposed sun room project to be built where their back deck is currently located. I have copied in Sven Philipsen per Katherine's request. Please let me know if you have any questions or need any additional information from us.

Best,

Liz

Please let us know if you need any additional information.

Thank you for your consideration!

Robert Trostli
1504 Park Ave.
Richmond VA 23220
434-603-7602

Donna Marie Trostli
1504 Park Ave.
Richmond VA 23220
804-254-1070