



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: 1207 Porter Street Date: 2/3/2022
 Tax Map #: S0000087013 Fee: \$300.00
 Total area of affected site in acres: .1039

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

Zoning

Current Zoning: R-8

Existing Use: Vacant Lot

Proposed Use

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

Build a Single family residence with a detached garage and an efficiency apartment on the 2nd floor of the garage

Existing Use: Vacant Lot

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: C Samuel McDonald

Company: Results, LLC

Mailing Address: 201 Hull Street, Suite A

City: Richmond State: VA Zip Code: 23224

Telephone: (804) 467-2020 Fax: ()

Email: sam@propresults.com

Property Owner: Results, LLC

If Business Entity, name and title of authorized signee: C Samuel McDonald

(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: 201 Hull St, Suite A

City: Richmond State: VA Zip Code: 23224

Telephone: (804) 467-2020 Fax: ()

Email: sam@propresults.com

Property Owner Signature: *Results, LLC manager*

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 Report

1207 Porter Street

Plan Number: BLDR-084053-2020

Permit Number: BLDR-094589-2021

SUP for Accessory Dwelling Unit Above Detached Garage

The owners of 1207 Porter Street applied for a building permit to construct a single-family dwelling with a detached garage and efficiency living unit above the garage. The current R-8 Zoning does not allow for a detached accessory dwelling unit.

Most new construction in this Manchester neighborhood, on similar size parcels, are duplexes that sell to either owner-occupants who rent out the smaller unit for an income, or investors, who rent out both units as an income property. The plan for 1207 Porter is a 4-bedroom stand-along home, most suitable for a family, much like the adjacent properties on either side at 1205 Porter and at 1209 Porter. The intention of the accessory dwelling unit is to provide rental income to the home-owner and to provide an affordable living space in a neighborhood that has increasing rents for larger spaces. This will likely be one of the most affordable living spaces in the area.

The design of this efficiency space complements and improves on the neighborhood architecture, fitting nicely between the historic structures and the newer modern architecture that has become so prevalent.

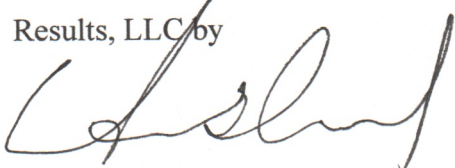
This unattached efficiency dwelling unit:

- a. Will not be detrimental to the safety, health, morals and general welfare of the community involved. In fact, it provides much-needed affordable housing in an efficiently designed living space as an option to the larger rental units immediately surrounding this block.
- b. Will not create congestion in streets, roads, alleys and other public ways and places. I will most likely rent to a single or couple because of the layout and square footage. There is off-street parking available.
- c. Will not create hazards from fire, panic or other dangers.
- d. Will not tend to cause overcrowding of land and an undue concentration of population since it is a small efficiency unit.
- e. Will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements. This efficiency unit will appeal to a smaller household that does not have many rental choices in Manchester for quality, affordable housing.
- f. Will not interfere with adequate light and air because it has plentiful light and operable windows, particularly on the SW exposures.

Thank you for your consideration of this request.

Sincerely,

Results, LLC by



C. Samuel McDonald
Manager

Manchester Alliance
Manchester, Richmond, Virginia

March 11, 2022

Rich Saunders
City of Richmond
Department of Planning and Development Review
900 East Broad Street
Richmond, VA 23219

RE: Support for 1207 Porter Street SUP Application

Mr. Saunders:

As the President of Manchester Alliance, myself and my entire board voted unanimously in approval and support for Mr. McDonald's Special Use Permit request for the property at 1207 Porter Street.

The plan to build a single-family home with an accessory dwelling unit above the garage is in our view, a wonderful addition to the neighborhood. We wish for the City of Richmond to consider the change to the zoning ordinance for the neighborhood. It is the board's goal to have more residents move into Manchester to enable a sense of community and we believe this plan allows that.

If you need to reach out to me, feel free to contact me at 804-399-7897 for more information and support.

Maria Beall
President, Manchester Alliance
President, Manchester Green
Property Owner of 1213, 1215 Bainbridge Street

BAM DEVELOPMENT, LLC

116 EAST FRANKLIN STREET
RICHMOND, VA 23219

February 21, 2022

Roy Benbow
City of Richmond
Department of Planning and Development Review
900 East Broad Street
Richmond, VA 23219

RE: Support for 1207 Porter Street SUP Application

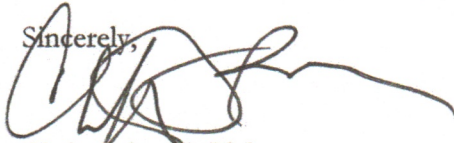
Mr. Benbow:

As the owner of 1216 Perry Street and several other properties throughout the Manchester neighborhood, I want to express my strong support for Mr. McDonald's Special Use Permit request for the property at 1207 Porter Street.

The plan to build a single-family home with an accessory dwelling unit above the garage is a great idea and one that, I believe, should be considered by the City of Richmond as a permanent change to the zoning ordinance for this neighborhood. High quality plans such as the one that has been proposed will provide more suitable housing options for families in the neighborhood while also providing rental units that are more affordable.

If there is anything else I can do to express my support for this Special Use Permit request, please do not hesitate to contact me at (804) 363-9177.

Sincerely,



Christopher F. Blake
BAM Development, LLC

URBAN DEVELOPMENT ASSOCIATES, LLC

116 EAST FRANKLIN STREET
RICHMOND, VA 23219

February 21, 2022

Sam McDonald
1205 Porter Street
Richmond, VA 23224

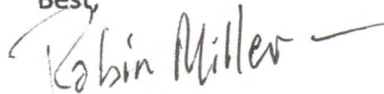
RE: Support for SUP Plan at 1207 Porter Street

Dear Sam:

Urban Development Associates, LLC has reviewed your Special Use Permit application for the property at 1207 Porter Street and we want to express our FULL SUPPORT for your plan. High quality projects such as the one proposed are great for the Manchester neighborhood and could also benefit the City of Richmond on a much wider scale if allowed, by right, under the zoning ordinance. More housing options for families and more affordable rental housing is truly a win-win for everyone.

If anyone from the planning department or the BZA would like to speak to us, please have him/her reach out to me at 804-321-2471.

Best,

A handwritten signature in black ink that reads "Robin Miller" with a horizontal line extending to the right.

Robin Miller
Owner/Manager
Urban Development Associates, LLC