



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: 502-508, 512-514 Westview Ave

Date: Feb 16, 2022

Tax Map #: W0200115046-056 Fee: \$200.00

Total area of affected site in acres: 1.31 AC

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

Zoning

Current Zoning: R-4

Existing Use: 12 Single-Family Residential lots

Proposed Use

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

11 Single-Family Residential lots

Existing Use: 12 Single-Family Residential lots

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: 2020-269

Applicant/Contact Person: Lory Markham

Company: Markham Planning

Mailing Address: 208 E Grace St

City: Richmond

State: VA

Zip Code: 23219

Telephone: (804) 248-2561

Fax: ()

Email: lory@markhamplanning.com

Property Owner: Richmond Hill Design Build LLC

If Business Entity, name and title of authorized signee: Lloyd Poe

(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: 7714 C Whitepine Rd

City: N Chesterfield

State: VA

Zip Code: 23237

Telephone: ()

Fax: ()

Email: lmpoe2016@gmail.com

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)



February 23, 2022

Kevin Vonck, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
kevin.vonck@richmondgov.com

Re: 502, 502 .5, 504, 504.5, 506, 506.5, 508, 512, 512.5, 514, and 514.5 Westview Avenue
Special Use Permit Amendment (1st Submission)

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report with the Special Use Permit Amendment of Ord. No. 2020-269 for the properties located at 502, 502 .5, 504, 504.5, 506, 506.5, 508, 512, 512.5, 514, and 514.5 Westview Avenue. With this application the property owner and developer, Richmond Hill Design Build LLC, is petitioning City Council for an amendment to the existing SUP to permit a change in the configuration of the lots and to reduce the total number of lots from 12 to 11.

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
502 Westview Ave	W0200115046	0.16	R-4	Richmond Hill Design Build LLC
502.5 Westview Ave	W0200115047	0.15	R-4	Richmond Hill Design Build LLC
504 Westview Ave	W0200115048	0.11	R-4	Richmond Hill Design Build LLC
504.5 Westview Ave	W0200115049	0.11	R-4	Richmond Hill Design Build LLC
506 Westview Ave	W0200115050	0.11	R-4	Richmond Hill Design Build LLC
506.5 Westview Ave	W0200115051	0.14	R-4	Richmond Hill Design Build LLC
508 Westview Ave	W0200115052	0.14	R-4	Richmond Hill Design Build LLC
512 Westview Ave	W0200115053	0.16	R-4	Richmond Hill Design Build LLC
512.5 Westview Ave	W0200115054	0.10	R-4	Richmond Hill Design Build LLC

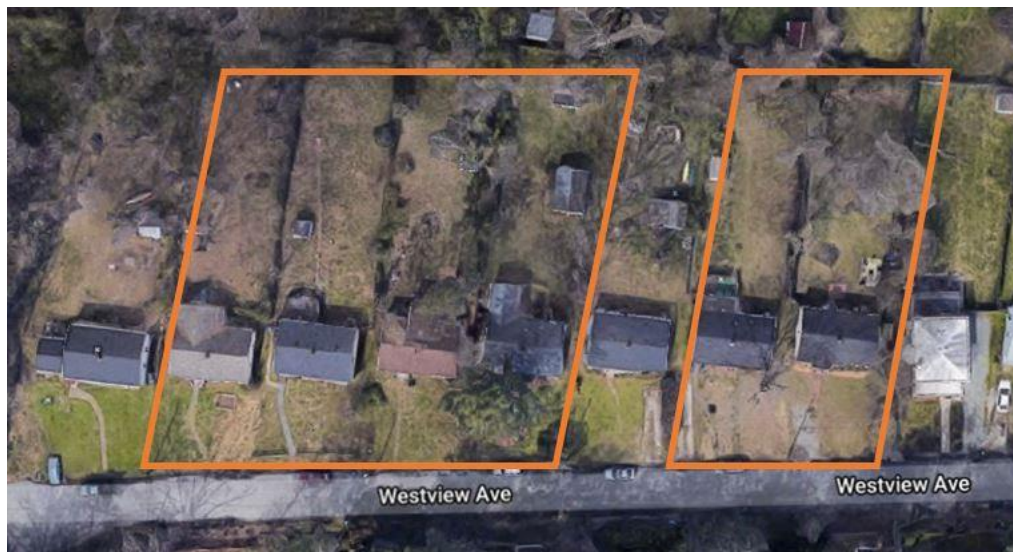
514 Westview Ave	W0200115055	0.10	R-4	Richmond Hill Design Build LLC
514.5 Westview Ave	W0200115056	0.05	R-4	Richmond Hill Design Build LLC

Existing Site Conditions

The subject properties front on the west side of the Westview Avenue, located in the Westhampton Neighborhood. These properties are two blocks from the Libbie Avenue Neighborhood Center.

This portion of Westview Avenue is a local road that connects on the north end to a stop light intersection with Patterson Avenue and dead ends on the other side with an unimproved turnaround. This public r/w is 101 feet in length and 45 feet in width. The properties on the opposite side of Westview do not front on this street. Instead, the subject lots face the rear of these properties with fencing and natural privacy screens of backyard trees.

Of the existing residences fronting on Westview Ave, most are one-story, single-gable roof homes built in 1951 with about 1,000 square feet of floor area. Five homes on this street have driveways and there is no sidewalk; each lot meets the street with a continuous rolled curb.



Current Zoning

The properties are currently zoned R-4 Residential (Single Family), which allows for single family detached dwellings, institutional, community and worship facilities and other primary uses.

Per the current zoning ordinance:

- Lots cannot be less than 7,500 square feet (0.1721 acres) in area with a width of not less than 60 feet.

- Front yards must be a minimum of 25 feet; side and rear yards must be at least 6 feet.
- Lot coverage cannot be greater than 30 percent.
- Height shall not exceed 35 feet.

Current SUP and Proposed Amendment

Ord. No. 2020-269, adopted on January 11, 2021, permits subdivision of the 6 original parcels comprising the subject properties into 12 fee simple lots. Nine homes are approved by the current ordinance to be constructed for the first lot series to the south and 3 on the lot series to the north closer to Patterson. The homes in each cluster are to be accessed via private driveway to be maintained by a home owners association.

The amendment, if approved, would reduce the total number of lots from 12 to 11. Instead of 9 lots on the southern portion, 7 would be permitted. Four lots would be permitted to be developed on the northern portion of the subject properties. This new configuration provides each of the 11 lot with improved accessibility from the private driveways and orientations that better accommodate the new residences.

Richmond 300 Master Plan for Future Land Use

The Richmond 300 Master Plan designates these parcels as Residential. This Future Land Use Category is described as neighborhoods consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Neighborhood and City Communication

Notifications emails were sent directly to 30 residents in proximity to the subject site. The leaders of the Westview Civic Association, Westhampton Neighborhood Association, and Westwood Civic League were notified as well.

City Charter Conditions

We trust that you will agree with us that this proposed Special Use Permit Amendment meets the City Charter criteria for the granting of SUPs as the project will not

- (i) be detrimental to the safety, health, morals and general welfare of the community involved;

- (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
- (iii) create hazards from fire, panic or other dangers;
- (iv) tend to be overcrowding of land and cause an undue concentration of population;
- (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
- (vi) interfere with adequate light and air.

Thank you for your consideration of this Special Use Permit Amendment. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,



Lory Markham

Enclosure: application form, survey, conceptual plans

cc: Richard Saunders, Secretary to the City Planning Commission
The Honorable Andreas D. Addison, 1st Voter District
Lloyd Poe, FW Associates LLC