



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: 215 and 217 Roseneath Road

Date: January 4, 2022

Tax Map #: W0001514041/W0001514042 Fee: \$300

Total area of affected site in acres: .185

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

Zoning

Current Zoning: R-6

Existing Use: Single Family and Two Family

Proposed Use

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

Build rear additions onto existing structures (215/217) to increase to two family

Existing Use: Single Family and Two Family

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Lewis Little Jr

Company: Siwel Renovations LLC

Mailing Address: PO Box 8301

City: Richmond

State: VA

Zip Code: 23226

Telephone: (804) 513-6000

Fax: ()

Email: siwelholdingsllc@gmail.com

Property Owner: Siwel Renovations LLC

If Business Entity, name and title of authorized signer: Lewis Little Jr

(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: PO Box 8301

City: Richmond

State: VA

Zip Code: 23226

Telephone: (804) 513-6000

Fax: ()

Email: siwelholdingsllc@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)

January 3, 2022

Special Use Report:

215 and 217 Roseneath Road

215 and 217 Roseneath Road ("The properties") are located on the east side of Roseneath Road between Hanover Avenue and Grove Avenue in the Museum District. They are bounded by an alley to the north and the east, by Roseneath Road to the west and by a 10,000 sf school building owned by Temple Beth El to the south. The properties consist of 0.185 acres and are zoned R-6. The current use for 215 is single family and the current use for 217 is two family.

The proposed plan would renovate the existing 2160 sf buildings and add approximately 2,413 sf of heated space per property. The front units for each property will contain 3 bedrooms and 2.5 baths and the rear units will have 3 bedrooms and 3.5 baths. The existing garages in the rear of the property will be demolished and a total of eight onsite parking spaces will be provided.

The project will not be detrimental to the safety, health, morals and general welfare of the community.

Parking is being provided in accordance with the zoning ordinance. The level of density is commensurate with the current and historic patterns of this district. The project will not tend to create congestion in streets, roads, alleys, and other public ways and places in the area involved.

All work will be done in accordance with local building codes and will not create hazards from fire, panic, or other dangers.

There is no concentration of population which could cause overcrowding of land and undue concentration of population.

The proposed project will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposals, transportation or other public requirements, conveniences and improvements.

The project will not interfere with adequate light and air.