



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: _____ Date: _____

Tax Map #: _____ Fee: _____

Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Use

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

Existing Use: _____

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) _____ Fax: _(_____) _____

Email: _____

Property Owner: _____

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: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) _____ Fax: _(_____) _____

Email: _____

Property Owner Signature: *A Maxwell*

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)

SPECIAL USE PERMIT APPLICATION

309 W HOOPER ST.

**Applicant: Andrew Peter McVeigh III
Dated: January 16, 2022**



(Photograph of the property by the applicant)



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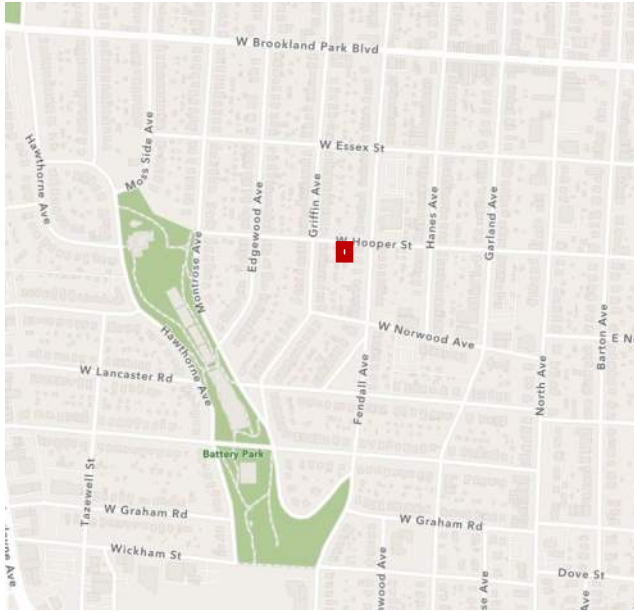
APPENDICIES

- A. COPY OF 1956 PLAT MAP
- B. RECORD OF CONVERSATIONS WITH RESIDENTS
- C. COPY OF LETTER PROVIDED TO RESIDENTS
- D. SITE SURVEY
- E. ARCHITECTURAL DRAWINGS

I. Introduction

I am pleased to submit for your consideration this Special Use Permit application for the property at 309 West Hooper Street, Richmond, Virginia 23222 for a two-story, detached single-family home in a residential neighborhood near Battery Park. This application, including the drawings of the proposed development, have been completed by the property owner, Andrew Peter McVeigh III, a Richmond-based architect.

Figure 1: The property location near Battery Park (Source: Richmond Online Parcel Mapper, Accessed December 10, 2021).



The property is currently zoned R-5 - Residential (Single Family) and within the city neighborhood of Northern Barton Heights. The property is zoned Residential within the Richmond 300 Future Land Use online map.

Figure 2: The property location (Source: Richmond Online Zoning Map, Accessed December 10, 2021).

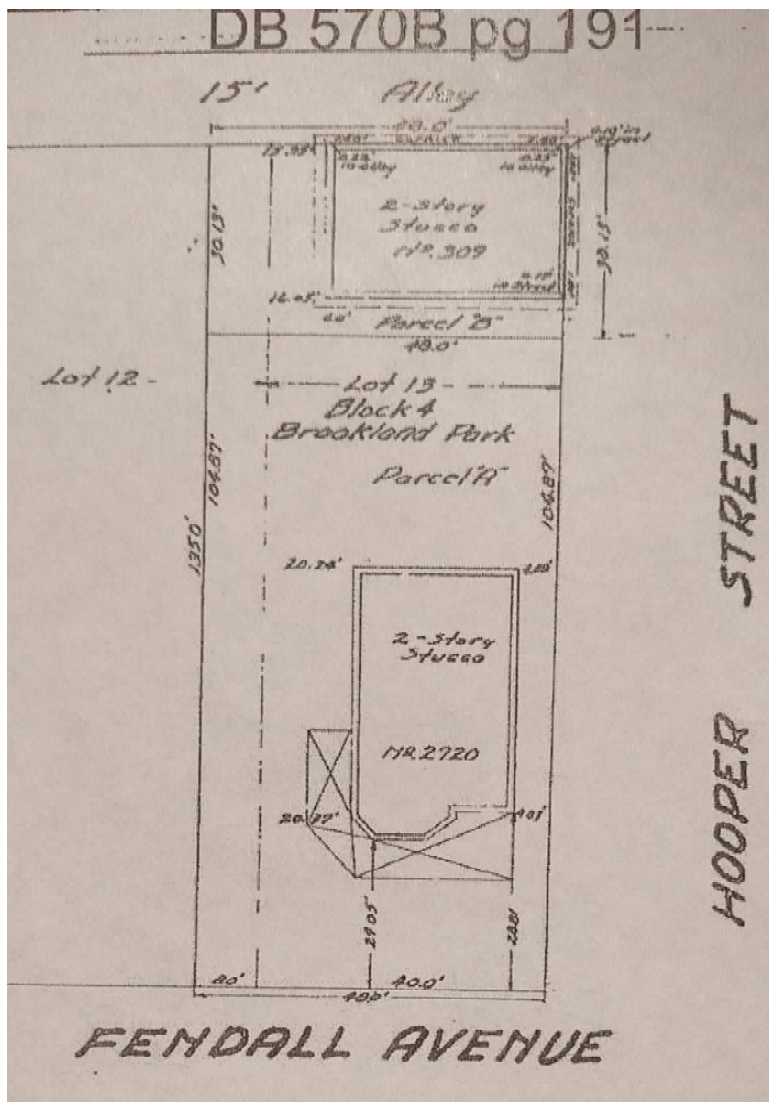


II. Property History

A plat map dated January 25, 1956 by Chas. H. Fleet & Associates indicates property improvements previously included a two-story stucco building. Unfortunately, no additional drawings or photographs of the structure could be found. Long-time community residents of adjacent properties confirmed that this building was a local convenience store selling canned goods, candy, and other sundries. The store was frequented by young children due to its proximity to the school bus stop. It is not known when the store ceased to operate, nor the date the structure was razed.

It is assumed that the property was originally combined with the adjacent parcel, because when considered together, these two parcels closely match the size and shape of nearby parcels. Neither the genesis nor the date of the parcel cleavage is known.

Figure 3: 1956 plat survey indicating the presence of a two-story stucco structure on Parcel B (Source: Deed Book 570B Pg 191).



III. Existing Conditions

The .033-acre property measuring 30' x 48' is currently vacant. All that remains of the previous structure are deteriorating five-foot high retaining walls on three sides. Substantial cracks are visible, and the reinforcing steel is exposed in several locations. Portions of the previous concrete slab are evident within the boundary of the retaining walls. The site lacks permanent railings to prevent falls into the depressed area.

The property has a history of neglect. The finished grade increases from a low point along the sidewalk at Hooper Street to a plateau at the rear of the property, which gives the site the appearance of a forgotten hole or chasm. The most recent Google Streetview image of the parcel communicates this clearly. The property appears abandoned and prominently features a dumped sofa among the overgrowth and litter.

Hyperlink: 2014 condition of the property as seen on Google Streetview <https://goo.gl/maps/GeC5TYHahB49vd8L7>.

The Neighborhood

The surrounding housing stock generally includes substantial three-story four-square homes with generous covered front porches. Common exterior finishes include brick, stucco, and wood and vinyl siding. The neighborhood had previously been somewhat neglected and the housing stock had been suffering from deferred maintenance. In recent years however, the local area has experienced a surge of building activity, including renovations and additions. This ongoing regeneration is visible on the nearby commercial strip, which features a mixture of derelict, abandoned properties alongside boutique eateries.

Figure 4: Example of nearby stucco homes (*Photograph by the author*).



Figure 5: Example of nearby siding-finished home (*Photograph by the author*).



Figure 6: Example of nearby brick home (*Photograph by the author*).



IV. Proposed Development

The design includes a two-story, detached single-family dwelling with an exterior wall finish of face brick. The roof ridge is offset to visually decrease the height of the primary façade on Hooper Street, which features rectangular openings aligned between stories. As with the surrounding properties, the design incorporates a canopy-covered front porch along with a small seating area providing access to the front door.

The development encompasses:

- 1,387 gross square feet* of conditioned space
- 213 gross square feet* of enclosed garage
- 213 gross square feet* of covered terrace at the rear
- Two bedrooms, one of which includes a sleeping loft
- Two bathrooms

Vehicular access to the alley is provided to the adjacent property owner, Mr. Manning, within a ten-foot strip of land at the rear of the property. A four-foot setback is provided at Hooper Street, and three-foot setbacks are provided along the remaining two sides. A garage storing a single vehicle is entered via the alley. A backdoor exiting toward the adjacent property is connected to Hooper Street with exterior concrete stairs. All roofs are metal and similarly colored. Both the canopy and the covering over the rear terrace are predominately composed of wood.

Privacy Strategies

The privacy concerns of Mr. Manning have been accounted for in the proposed development. A privacy fence will be constructed to separate the parcels and hide the backdoor. The exterior windows which overlook Mr. Manning's yard will include frosted glass to provide natural light and aesthetic interest while obscuring the visual connection. Additionally, wood shutters will be provided along the east side of the rear terrace which overlooks Mr. Manning's yard. Together, these strategies will afford the adjacent property a high degree of privacy.

* Gross square footage calculation includes stairways and the thickness of walls. This is not a measure of usable square feet. Refer to the architectural drawings for additional information.

V. SUP Considerations

The proposed development is aligned with the intent of the Richmond Master Plan and will be a benefit to the local community. The specific concerns highlighted in the SUP application are addressed below.

1. *The development will not be detrimental to the safety, health, morals, and general welfare of the community involved.*

I personally visited all properties within 150' and provided the residents with an overview of the proposed development. Of the residents with whom I was able to speak, the great majority were in favor of the project and agreed it would be appropriately scaled and a welcome improvement. The only resident who expressed concerns to me was the adjacent property owner, Mr. Manning. Among his concerns were privacy and vehicular access, both of which are thoughtfully addressed in the design. Please refer to Appendix B for a more complete record of my conversations with nearby residents.

Community safety will improve by the elimination of left-over, forgotten space which tends to attract illegal dumping. A correctly sized and occupied residence will be a community asset; the existing hole in the ground is a community liability.

2. *The development will not create congestion in streets, roads, alleys, and other public ways and places in the area involved.*

Hooper Street is substantially sized yet handles low levels of traffic; there is generally ample space available for street parking. Residents tend to use private garages or park on the north-south main streets upon which most houses are sited. Parking for one vehicle will be provided on-site in a garage accessed via the alley. Assuming a two-car household, the quantity of street-parked vehicles may increase by only a single car.

Currently, the retaining wall at the alley is built up to the property line. The design includes a three-foot setback along this edge, which would effectively increase the space available for vehicles, cyclists, and pedestrians sharing the alley, enhancing safety. Additionally, the sightlines available to drivers exiting the alley will be expanded, which will decrease the likelihood of striking a pedestrian at the sidewalk.

3. *The development will not create hazards from fire, panic, or other dangers.*

The exterior finish is brick, which is inherently fire-resistant. The increased property setbacks afford protection from the spread of fire by increasing fire separation distances. Roofs will include a noncombustible metal finish. In the unlikely event of a fire, vehicular access is available to both this property and the adjacent property. At only two-stories, emergency rescues are feasible.

The neighborhood is composed of substantial lots with large detached single-family homes. Therefore, the risk of panic due to overcrowding is low. The existing, exposed topographical change presents a fall hazard and is an attractive nuisance for children. The proposed development would eliminate these dangers.

4. *The development will not tend to cause overcrowding of land and an undue concentration of population.*

The proposed development only includes two bedrooms. Ample space is available between the proposed building and the surrounding structures.

5. *The development 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.*

Once implemented, the proposed development will increase the tax assessment of the property, which will directly increase funds available to public schools. The property is not immediately adjacent to parks, schools, or playgrounds, so negative effects are inconceivable. Since there was a similarly sized structure on the site programmed for retail and possibly housing above, it is reasonable to assume that this previous building included electrical, water, and sewer connections. Therefore, the design of the Richmond utility systems probably already account for service to this parcel and the reintroduction of service will not overwhelm or negatively affect local networks.

6. *The development will not interfere with adequate light and air.*

Because the property is oriented north-south and at the north end of the block, the development will not affect southernly access to direct natural light for the adjacent parcels. In converting the property from a forgotten hole into a usable home, litter and illegal dumping will decrease, likely bringing about an increase in local air quality.

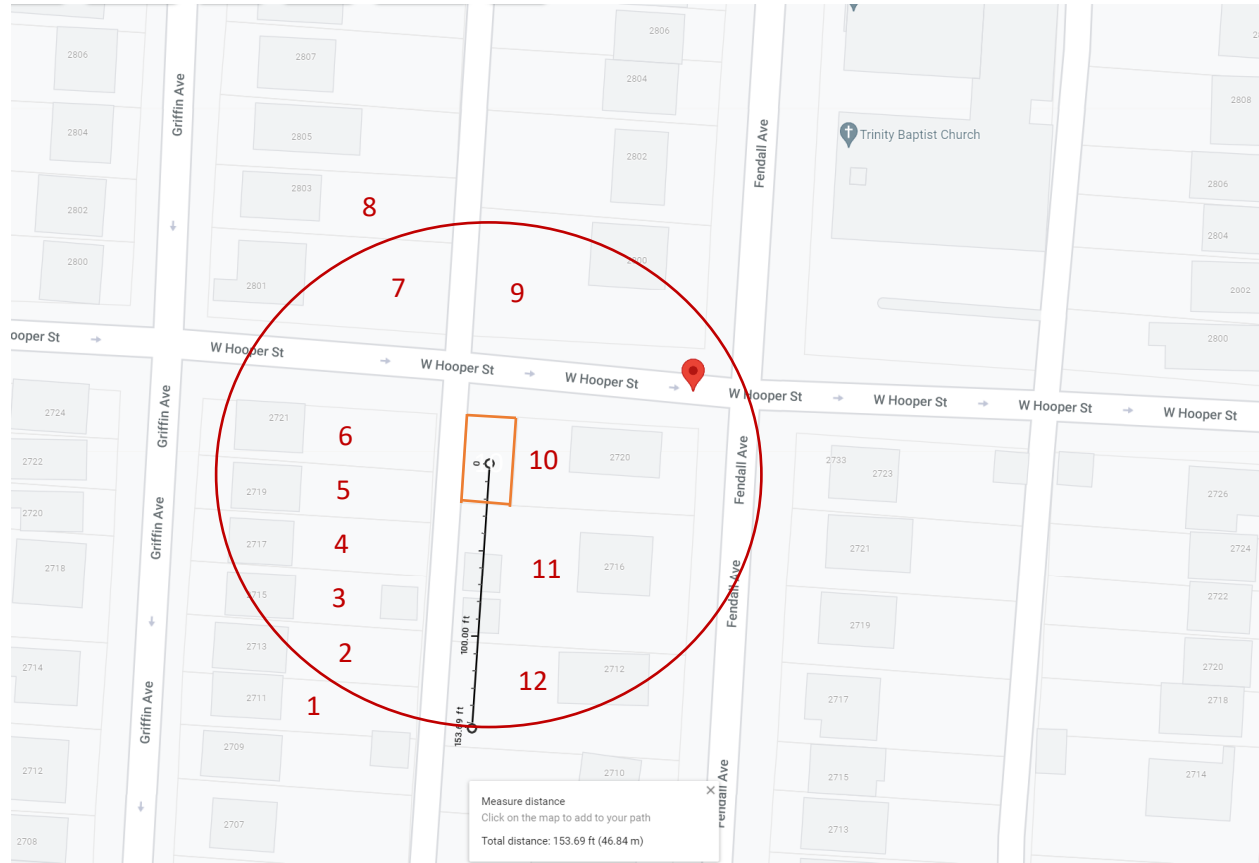
**APPENDIX B – RECORD OF CONVERSATIONS WITH
RESIDENTS**

309 W Hooper Street – SUP application

Notes from Neighbor Conversations

Andrew McVeigh

December 5, 2021



1. **2711 Griffin - Licklider James M & Lauren M & Licklider Gary M & Mary M**
 - a. I could not make contact with the Owner. I left the letter and preliminary views of the design.
2. **2713 Griffin - Gipson Katherine Rose And Emily Ruth**
 - a. I could not make contact with the Owner. I left the letter and preliminary views of the design.
3. **2715 Griffin - Payne Leonard M & Dorothy M**
 - a. I discussed the property with the Owner. She explained that it used to be a community store that sold canned goods, candy, and other small items. She explained that the property is adjacent to the children’s school bus stop. She expressed that the property is currently an eyesore and agreed that the community would benefit from something being built there. She suggested a small store, like its previous incarnation, and agreed that a small single-family house could also be appropriate. It was a pleasant conversation.

- 4. 2717 Griffin - Cardile Michael And Rebecca**
 - a. I could not make contact with the Owner. I left the letter and preliminary views of the design.
- 5. 2719 Griffin - Pollard Christopher E Jr And Pollard Christopher E Sr**
 - a. I discussed the property with the Owner. He did not express any specific concerns with the project. He suggested that something like a "carriage house" could be appropriate. The conversation was brief and generally positive.
- 6. 2721 Griffin - Crump David A And Laura M And Camden Matthew D And Sharon S**
 - a. This was my second meeting with the Owner. I had previously introduced myself while photographing the neighborhood to prepare the 3D digital model of the design. The conversation was positive, he seemed to support the project. He did not voice any specific concerns.
- 7. 2801 Griffin - Bowman Marilyn V And Virginia K Morrow**
 - a. I had a nice conversation with both Owners. They explained that my proposal was much more appropriate for the site than the designs submitted by the previous SUP applicants, which included a duplex. They also mentioned that the children's bus stop is nearby. They were generally supportive of the project and thought the design would be an improvement over its present state.
- 8. 2803 Griffin - Williams Clifton O And Nina C**
 - a. I could not make contact with the Owner. I left the letter and preliminary views of the design.
- 9. 2800 Fendall - Ellis Carroll H & Owilda B**
 - a. I had a brief conversation with the woman who answered the door, though I am not sure she is the property Owner. I left the letter and preliminary views with her and asked that she please pass it along.
- 10. 2720 Fendall - Manning Paul A**
 - a. No one answered the door. Refer to item 11.
- 11. 2716 Fendall - Manning Charles Benjamin**
 - a. I spoke with Mr. Manning. He explained that his family owns both this property and 2720 Fendall. It is his opinion that the property is unbuildable. He said that he expressed the same sentiment to Channing, the previous owner (Phoenix Funding Partners LLC). Mr. Manning explained that Channing suggested Mr. Manning make an offer to purchase the property from Phoenix Funding Partners LLC.
 - b. Mr. Manning did not say whether he made an offer or the amount of the offer.
 - c. Mr. Manning voiced concerns regarding vehicular access to his property. He also stated that the Fire Marshal was aware of a previous SUP application and had similar concerns regarding access.
 - d. From our conversation, it was not clear to me with which SUP applications the Fire Marshal was involved, whether all or just one.
 - e. Mr. Manning asked if I was told by Phoenix Funding Partners LLC that the property is unbuildable. I answered no, I was not. Mr. Manning suggested that I contact Channing.

12. 2712 Fendall - Resendiz Angelica M

- a. I spoke with the man who answered the door. I offered him the letter and preliminary views, but he was not interested and did not accept them. He did not voice any specific concerns regarding the property. He suggested that a building which is tastefully designed might be appropriate for the site.

END OF DOCUMENT

Prepared December 5, 2021 immediately after the conversations.

**APPENDIX C – COPY OF LETTER PROVIDED TO
RESIDENTS**

Dear Neighbor,

Hello! I stopped by to introduce myself because I am your new neighbor. I recently purchased the vacant plot of land at 309 W Hooper Street. Currently, the property is little more than a retaining wall and overgrowth. Here is the Google street view:



In its present state, the property is an attractive place to dump old sofas and the retaining walls are a fall hazard. I intend to change that and improve this little piece of the neighborhood.

I would like to build a single-family home on the site. The property is only 30'x48', so the house is going to be small. In order to build something, I will need to apply for a Special Use Permit (SUP). I stopped by to ask if you have any thoughts or concerns about this plot of land.

On the following pages you will find some preliminary views of my design. I hope to build a two-story house with a garage around the back. If you would like to reach out to discuss the project, please call my cell phone at (240) 581-0244 or email me at apmcveigh@gmail.com. I am not a real estate developer; I am a Richmond architect. This will be the first house I get to design and build, so I am excited!

Hope to hear from you,

Andrew McVeigh

12/10/2021 NOTE: THIS VIEW WAS PROVIDED TO RESIDENTS WITH THE LETTER. THIS VIEW WAS PRELIMINARY. DESIGN MAY HAVE CHANGED. REFER TO APPENDIX E FOR DRAWINGS.



A1



SOUTH ELEVATION

12/10/2021 NOTE: THIS VIEW WAS PROVIDED TO RESIDENTS WITH THE LETTER. THIS VIEW WAS PRELIMINARY. DESIGN MAY HAVE CHANGED. REFER TO APPENDIX E FOR DRAWINGS.



NORTH ELEVATION

A7