



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: 1628 N 27th Street Date: 5/10/2022
Tax Map #: E0000948031 Fee: \$200
Total area of affected site in acres: 0.083 acres

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

Zoning

Current Zoning: R-5 Single-Family Residential

Existing Use: Vacant land

Proposed Use

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

Construction of a single-family detached dwelling
Existing Use: Vacant land

Is this property subject to any previous land use cases?

Yes ☒ No ☐ If Yes, please list the Ordinance Number: SUP-2022-022

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources
Mailing Address: 1519 Summit Avenue, Suite 102
City: Richmond State: VA Zip Code: 23230
Telephone: (804) 874-6275 Fax: ()
Email: markbaker@bakerdevelopmentresources.com

Property Owner: Infinity Wealth Management

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: 4352 Mylan Road
City: Richmond State: VA Zip Code: 23223
Telephone: () Fax: ()
Email: _____

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)

APPLICANT'S NARRATIVE

May 11th, 2022

*Special Use Permit Amendment Request
SUP-093912-2021 (Adopted February 28th, 2022)
1628 N 27th Street, Richmond, Virginia
Map Reference Number: E000-0948/031*

Submitted to:

City of Richmond

Department of Planning and Development Review
Land Use Administration
900 East Broad Street, Suite 511
Richmond, Virginia 23219

Submitted by:

Mark Baker

Baker Development Resources
530 East Main Street, Suite 730
Richmond, VA 23230

Introduction

The applicant is requesting a special use permit amendment (the “SUPA”) for the property known as 1628 N 27th Street (the “Property”). The construction of a two story, single-family detached dwelling was authorized by SUP-093912-2021 (the “SUP”) which was approved by City Council on February 28, 2022. The proposed SUPA would authorize the construction of a similarly designed single-family detached dwelling with approximately 270 additional square feet of living area which would be located at the rear of the proposed dwelling. All other aspects of the previous special use permit, including the provision for off-street parking would be retained.

Existing Conditions

The Property is located on the west side of N 27th Street at its intersection with X Street, is 50 feet in width and 72.5 feet in depth and contains approximately 3,627 square feet of lot area. The Richmond 300 Master Plan suggests “Neighborhood Mixed-Use” for the Property and single-family dwellings are one of the contemplated primary uses in the Neighborhood Mixed-Use future land use.



Proposal

The previously approved SUP permitted the construction of a new, single-family detached dwelling of approximately 1,680 square feet of finished floor area and consisting of four bedrooms and two-and-one-half bathrooms. The SUPA proposes a similar floor plan with the addition of a first-floor office and second floor rec room to be located at the rear of the dwelling. The proposed addition would increase the overall floor space of the dwelling to approximately 1,950 square feet. The general floor plan and layout of the dwelling would remain the same with four bedrooms, two-and-one-half bathrooms, and front and rear porches. Furthermore, the

previously approved materials, façade, siting, and provision for off street parking would remain the same.

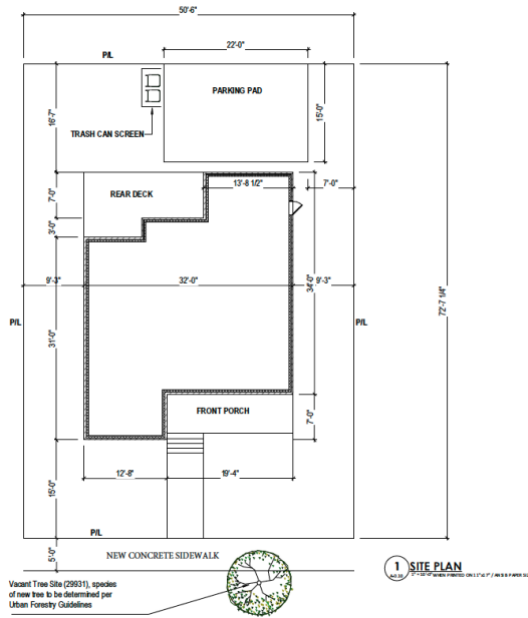


Figure 1: SUPA Proposed Site Plan

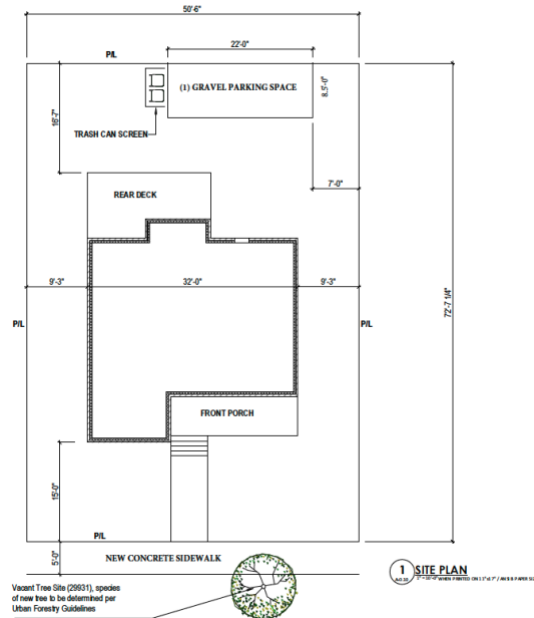


Figure 2: Previously Approved Site Plan

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUPA will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are compatible with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for new development to occur. The improvement of the Property in conjunction with the high quality/benefits provided by the SUPA will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUPA will not result in significant traffic impacts to nearby residential neighborhoods. The traffic generation for one additional dwelling unit will be negligible, especially within the context of a walkable neighborhood. As such, the SUPA will not create congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The SUPA will not tend to overcrowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The SUPA would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The massing of the proposed structures is similar to what the underlying zoning district and feature regulations applicable to single-family detached dwellings allow for by-right on legally nonconforming lots of substandard width.

Summary

In summary we are seeking approval for a SUPA which will allow additional living area within the previously approved dwelling. Only minor changes are proposed to the dwelling which was recently reviewed by the relevant City Agencies and approved by City Planning Staff, the Planning Commission, and Richmond City Council. Absent the described changes, all other aspects of the previously approved SUP will remain unchanged. The proposed SUPA represents an ideal, small-scale urban infill development for this location that is tailored to the needs of the modern home buyer while continuing to contribute to the overall vibrancy of the block through the provision of an appropriate urban form and use that is consistent with the development pattern and surrounding neighborhood.

APPLICANT'S REPORT

June 14th, 2021

*Special Use Permit Request
1628 N 27th Street, Richmond, Virginia
Map Reference Number: E000-0948/031*

Submitted to:

City of Richmond

Department of Planning and Development Review
Land Use Administration
900 East Broad Street, Suite 511
Richmond, Virginia 23219

Submitted by:

Mark Baker
Baker Development Resources
1519 Summit Avenue, Suite 102
Richmond, VA 23230

Introduction

The applicant is requesting a special use permit (the “SUP”) for the property known as 1628 N 27th Street (the “Property”). The SUP would authorize the construction of a single-family detached dwelling. While single-family use is permitted by the underlying R-5 Single-Family Residential zoning district, some of the applicable feature requirements cannot be met. Therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the west side of N 27th Street at its intersection with X Street. It is referenced by the City Assessor with a tax parcel number of E000-0948/031. The Property is 50 feet in width and 72.5 feet in depth, contains approximately 3,627 square feet of lot area, and is currently unimproved. Access is provided by a north-south alley located to the rear of the Property.



The properties in the vicinity which are developed primarily contain single-family detached dwellings. Many of the properties on the western portion of N 27th, including the properties immediately adjacent to the subject Property, are currently unimproved. To the west across X and 27th Streets lies the Woodville Presbyterian Church.

EXISTING ZONING

The Property and the surrounding properties are zoned R-5 Single-Family Residential, which permits single-family detached dwellings. To the south, along the commercial corridor on Nine

Mile Road lies the B-2 Community District. Further south, across Nine Mile Road are both RO-2 and UB-2 zoning districts.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Neighborhood Mixed-Use” for the Property. The Master Plan suggests this future land use designation feature a variety of building types that are close to one another and create a unified street wall. The Master Plan also recommends buildings in this future land use category be “generally two to four stories and... located on parcels generally between 1,500 and 5,000 square feet.” This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are one of the contemplated primary uses in the Neighborhood Mixed-Use future land use designation (p. 56).

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request. In the High-Quality Places chapter, there are number of supporting objectives, such as (generally):

- Ensure that building materials are durable, sustainable, and create a lasting addition to the built environment, and provide maximum adaptability for environmental change, change of use, and efficiency.
- Allow and encourage a variety of architectural styles.
- Implement urban design and architecture strategies that maintain and enhance the unique character of Richmond’s residential districts.

Proposal

PURPOSE OF REQUEST

The SUP would permit the construction of a new, single-family detached dwelling. The new dwelling would be located on the existing parcel which is 50 feet in width and contains 3,627.5 square feet of lot area. As a result, the R-5 District lot area requirement would not be met for the new dwelling. All other aspects of the underlying zoning requirements, including the requirement that a minimum of one (1) off-street parking space be provided, will be met.

PROJECT DETAILS/DESIGN

The proposed dwelling would two stories in height and would be of frame construction with horizontal lap siding. It would include approximately 1,680 square feet of finished floor area and consist of four bedrooms and two-and-one-half bathrooms. The proposed floor plans are modern and efficient, and designed to be meet the needs of the market. The floor plans include a master bedroom with en-suite master bathroom and walk-in closet. A front porch and rear deck are included in the design and would provide additional outdoor living space for the occupants.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are compatible with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for new development to occur. The improvement of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The traffic generation for one additional dwelling unit will be negligible, especially within the context of a walkable neighborhood. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The SUP will not tend to overcrowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The SUP would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The massing of the proposed structures is similar to what the underlying zoning district and

feature regulations applicable to single-family detached dwellings allow for by-right on legally nonconforming lots of substandard width.

Summary

In summary we are enthusiastically seeking approval for the construction of a new, single-family detached dwelling on the Property. The SUP represents an ideal, small-scale urban infill development for this location. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality residences consistent with Master Plan guidance. This would contribute to the overall vibrancy of the block through the provision of an appropriate urban form and use that is consistent with the development pattern and surrounding neighborhood.