

**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: 1308 North 38th Street

Date: 2/10/22

Tax Map #: E0001766038 Fee: \$300

Total area of affected site in acres: .165

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

Zoning

Current Zoning: R-5

Existing Use: SFD

Proposed Use

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

Lot division to construct detached single family home

Existing Use: SFD

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Neil Nordheim

Company: N/A

Mailing Address: 619 W. 26th St.

City: Richmond

State: VA

Zip Code: 23225

Telephone: (804) 677-9474

Fax: ()

Email: nordhend@hotmail.com

Property Owner: Neil Nordheim

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: 619 W. 26th St

City: Richmond

State: VA

Zip Code: 23225

Telephone: (804) 677-9474

Fax: ()

Email: nordhend@hotmail.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)

APPLICANT'S REPORT

February 10th, 2022

(Revised April 19th 2022)

Special Use Permit Request
1308 North 38th Street, Richmond, Virginia
Map Reference Number: E0001766038

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:

Neil Nordheim
619 West 26th Street.
Richmond, Virginia 23225

INTRODUCTION:

Neil Nordheim is requesting a special use permit ("SUP") for 1308 North 38th Street (the "Property"). The SUP would authorize the 60' wide lot to be split into two 30' wide lots (creating 1306 North 38th Street), and to build a detached single-family home on the newly created lot. Due to lot area and width minimums not being met under the R-5 zoning, the SUP will be required.

EXISTING CONDITIONS:

The Property is located on the North side of North 38th Street and is located on the last block before the dead end, just past the cross street, Canepa Street. The Property is referenced by the City Assessor as tax parcel E0001766038 and is 60' wide by 120' deep. The Property currently has a detached single family home on the eastern portion of the lot, which lies within the easternmost 30' of the 60' wide lot, leaving 30' for what would become 1306 North 38th Street. There is rear access through the alley between North 37th Street and North 38th Street.



The properties in immediate vicinity are all residential detached single-family homes. Most of the homes were built in the early to mid 20th century, with a mix of single story and two story homes. On the North side of the 1300 Block of 38th

Street there are a total 7 single family homes, and a total of 8 separate lots. Of the 8 separate lots, 4 of them are 30' wide. The creation of two 30' wide lots is consistent with this block, and others within the vicinity of the Property.

EXISTING ZONING:

The Property is zoned R-5 Single-Family Residential which generally permits the proposed single family detached dwelling use. All of surrounding properties are also zone R-5.

MASTER PLAN DESIGNATION:

The Richmond 300 Master plan suggests "Neighborhood Mixed-Use" for the Property. The Master Plan suggests this future land use designation allow for existing or new highly-walk able urban neighborhoods that are predominately residential with a small but critical, percentage of parcels providing retail, office, personal service, and institutional uses (pg. 56) One of the primary uses under the "Neighborhood Mixed-Use" designation is single-family houses (pg. 56). Goal 14 of the Master Plan is to preserve, expand, and create mixed income communities, by preserving existing housing units and developing news ones- both renter- and owner occupied-throughout the city (pg. 23)

FINDINGS OF FACT:

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 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 special use permit for high quality infill construction will not impact the safety, health, morals, and general welfare of nearby neighborhoods.

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

The proposed special use permit will not result in significant traffic impacts. The negligible traffic generation on the existing dead end street will create no congestion on the streets, roads, alleys or any public right of way. The approval of this SUP will instead help offset congestion by the creation of 4 off street parking spots in the rear of the newly created lots.

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

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

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

The SUP will not lead to over crowd the land or create and 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 will not adversely affect or interfere the above referenced city services. To the contrary, the proposal will provide positive fiscal (tax) benefits that will enhance the City's ability to provide these services.

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

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result this SUP will not interfere with the provision of adequate light and air to the adjacent buildings.

LANDSCAPE PLAN:

The property will be properly landscaped according to standards set forth by the Land Disturbance Department. The back yard and side yards will be seeded and strawed. Sod will be installed in the front yard on both sides of the sidewalk leading to the street. A small mulch bed will be installed along the front porch that will contain native flowers and plants. A Magnolia Virginiana will be planted in front of the dwelling within the right-of-way.

SUMMARY:

In summary, I am enthusiastically seeking approval to create the proposed new building lot and to construct the proposed single-family dwelling. This SUP is compatible with the City's master plan in that it creates appropriate, high quality infill, which will in turn provide additional tax benefits for our City. The proposed new construction has been thoughtfully designed, both on the interior, with flexible workspaces to accommodate teleworking, and the exterior, with a full width open front porch, and rear deck. The current home on the property has

fallen into severe disrepair, and as part of the overall scope of this project, this home will also be renovated, providing additional housing and off street parking.

As a resident of Richmond and as a father of two children in the Richmond City Public School system, I look forward to being part of the positive change and growth that this city is poised for. As part of the Richmond 300 plan the vision for Richmond as a “welcoming, inclusive, diverse, innovative, sustainable, and equitable city of thriving neighborhood”, is possible and it starts with our citizens. Providing inclusive housing is just one of the many ways that we can help keep moving that ball forward. Thank you for your consideration.