

**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/LocationProperty Address: 3401 Monument Avenue Date: _____Tax Map #: W0001622009 Fee: \$300Total area of affected site in acres: 0.18(See **page 6** for fee schedule, please make check payable to the "City of Richmond")**Zoning**Current Zoning: R-6Existing Use: Two-family detached dwelling**Proposed Use**

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

Renovate existing detached accessory structure to include and accessory dwelling unitExisting Use: Two-family detached dwelling with detached accessory structure

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Will Gillette / Mark BakerCompany: Baker Development ResourcesMailing Address: 530 East Main Street, Suite 730City: Richmond State: VA Zip Code: 23219Telephone: (804) 874-6275Fax: ()Email: markbaker@bakerdevelopmentresources.com**Property Owner:** 3401 MONUMENT AVENUE LLCIf Business Entity, name and title of authorized signee: Jesse White, Manager

(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: 3401 MONUMENT AVENUECity: RICHMOND State: VA Zip Code: 23221Telephone: (804) 658 9311 Fax: () NAEmail: jesse.henan.white@gmail.com**Property Owner Signature:** Jesse WhiteThe 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

May 17th, 2022

*Special Use Permit Request
3401 Monument Ave, Richmond, Virginia
Map Reference Number: W000-1622/009*

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:	Baker Development Resources 530 East Main Street, Suite 730 Richmond, Virginia 23219

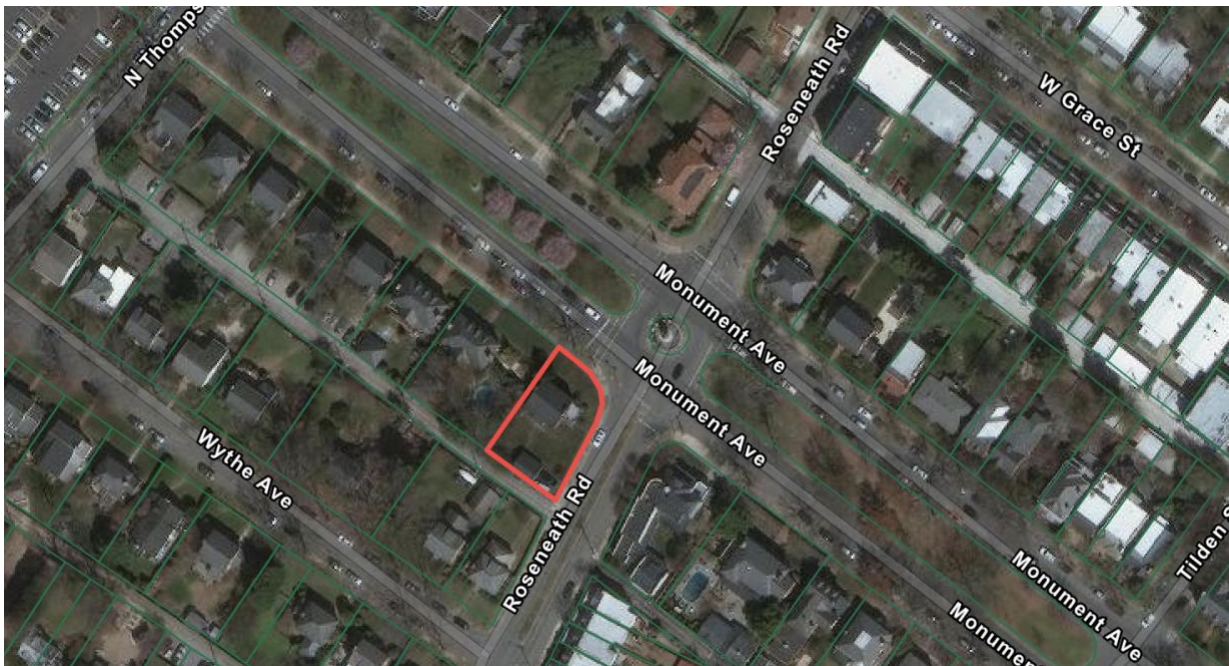
Introduction

The property owner is requesting a special use permit (the "SUP") for 3401 Monument Avenue (the "Property"). The SUP would authorize the conversion of an existing, single-story detached garage into an accessory dwelling unit. While the accessory structure is permitted by the underlying R-6 Single-Family Attached Residential District, the dwelling unit is not, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located at the southwest corner of the intersection of Monument Avenue and Roseneath Road. The Property is referenced by the City Assessor as tax parcel W000-162/2009 and is currently improved by a two-family detached masonry dwelling and a detached, one-story brick garage accessory structure. The two-family dwelling is owner-occupied. The Property is approximately 83 feet in width and contains roughly 7,828 square feet of lot area.



The properties in the immediate vicinity are developed primarily with residential uses though commercial and institutional uses can also be found nearby. Though single-family attached and detached dwellings are the most prevalent residential uses, two-family uses are commonly found as well. Specifically, along the subject block where six of the eight parcels contain two-family dwellings.

EXISTING ZONING

The Property and those immediately surrounding it are located within the R-6 Single Family Attached Residential District. Beyond that to the north and the southwest are properties located in the R-48 Multifamily Residential District. Further west, across I-195, properties are zoned TOD-1.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) designates the Property as “Neighborhood Mixed-Use”. This future land use category is described as “existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.” Recommended development styles are described as featuring “a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Accessory dwelling units are contemplated as primary uses in these areas.

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:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to “Increase the number of mixed-income communities along enhanced transit corridors.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance. “

- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

TRANSPORTATION

The Property is located along Monument Ave which is serviced by the Pulse BRT route along Broad Street with the closest stop, Scotts Addition, located an 8minute walk (.4 miles) to the north. The Pulse provides connection west to Willow Lawn and east toward VCU and on to Rocketts Landing. Stops serving the 50 and 76 bus lines are also located within a half mile of the Property.

Proposal

PROJECT SUMMARY

The SUP would authorize the renovation of the existing one story detached garage at the rear of the Property as an accessory dwelling unit. The proposed use does not conform to the underlying R-6 Single-Family Attached Residential District zoning requirements applicable to the Property.

PURPOSE OF REQUEST

The Property consists of lot 9 and part of lot 8 of the original Forbes Tract Subdivision and is of a typical size and configuration for the area. The owner now proposes to renovate the interior of the existing detached garage to create an accessory dwelling unit. The use of accessory structures for small-scale dwelling units is consistent with the goals of the Richmond 300 Master Plan. As the proposed use is not permitted by the underlying R-6 zoning regulations, a SUP is required in order to permit the proposed development.

In exchange for the SUP, the intent of this request is to provide an additional housing unit within the City. The exterior of the existing structure will be retained, and the quality assurances conditioned through the SUP would guarantee a high-quality development and ensure an appropriately scaled use that is compatible with and complementary to the surrounding residential neighborhood.

PROJECT DETAILS

The proposed ADU would be located within the existing accessory garage structure. The footprint of the structure is approximately 20 feet by 23 feet. The ADU would be accessed by an existing door located along the northern façade while the existing garage door openings will be replaced with a low masonry wall, consistent with the existing structure, and large glass windows.

When complete, the ADU would be approximately 460 square feet in floor area and would be configured as a studio-style dwelling. Care was taken in designing it so as to include generous living space as well as a small, yet functional, kitchen. The existing masonry exterior is to be retained and ample sunlight will be allowed in the unit through the proposed glass windows in the existing garage door bays. In exchange for the SUP, the intent of this request is to more efficiently utilize the Property to create an additional housing opportunity in the neighborhood for a future resident with a high-quality product that is in-line with future land use guidance.

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 an additional dwelling unit will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in 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 to nearby residential neighborhoods. The negligible traffic generation will create no congestion on streets, roads, alleys or any other public right of way.

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

The accessory structure 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 proposed special use permit will not tend to over crowd 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 special use permit 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 proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the renovation of the existing detached garage at the rear of the Property as an accessory dwelling unit. This Special Use Permit proposal represents an ideal, small-scale urban development for this location that is mindful of its surroundings. In exchange for the SUP, the quality assurances and conditions related to the renovation of the structure would guarantee the construction of a new housing type that furthers the realization of recent planning guidance.