



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: 500 Bancroft Avenue Date: \_\_\_\_\_  
Tax Map #: N000-1260/022 Fee: \$300  
Total area of affected site in acres: 0.205

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

**Zoning**

Current Zoning: R-5 Residential  
Existing Use: Vacant

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
Construction of two (2) new, single-family detached dwellings on the currently vacant property.  
Existing Use: Vacant

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 Baker

Company: Baker Development Resources  
Mailing Address: 530 East Main Street, Suite 730  
City: Richmond State: VA Zip Code: 23219  
Telephone: (804) 874-6275 Fax: ( )  
Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** Pernik llc

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: 3006 Lincoln Avenue  
City: Henrico State: VA Zip Code: 23228  
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 REPORT

*March 7<sup>th</sup>, 2022*

*Special Use Permit Request  
500 Bancroft Avenue, Richmond, Virginia  
Map Reference Number: N000-0330/003*

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Submitted to:	<b>City of Richmond</b> 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 23219

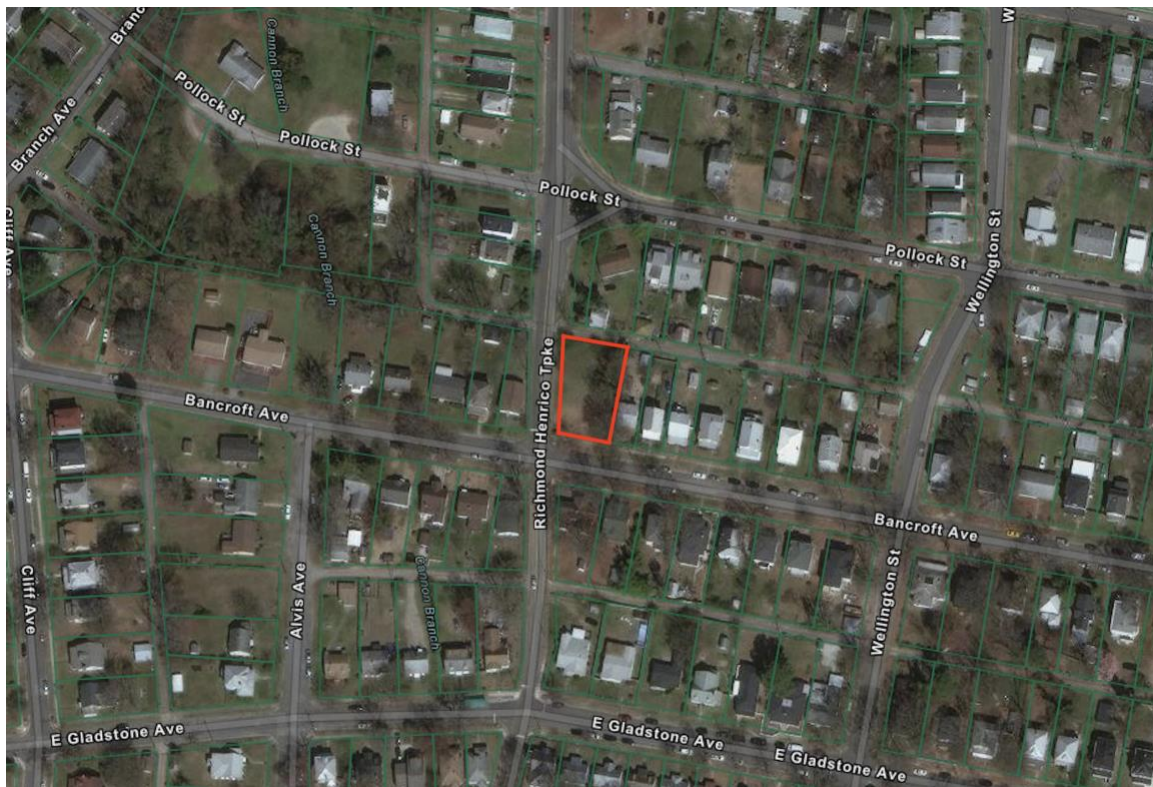
## Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 500 Bancroft Avenue (the "Property"). The SUP would authorize the construction of two single-family detached dwellings. 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 north side of Bancroft Avenue at its intersection with Richmond-Henrico Turnpike. It is referenced by the City Assessor with a tax parcel number of N000-1260/022. The irregularly shaped Property is approximately 66 feet in width and 121 feet in depth, contains approximately 9,050 square feet of lot area, and is currently unimproved. Access is provided in the rear by an east-west alley.



The properties in the vicinity are primarily developed with single-family detached dwellings. The dwellings in the area consist of a wide range of forms but are primarily of frame construction with horizontal lap siding. Two-family dwellings can also be found in the area fronting on Pollock Street and Cliff Avenue.

## **EXISTING ZONING**

The Property and the surrounding properties are zoned R-5 Single-Family Residential, which permits single-family detached dwellings. Parcels in the area differ in size and frontage with a large number of parcels in the vicinity unable to conform to the underlying R-5 feature requirements.

Due to the historic lot pattern in the area, existing single-family dwellings are typically nonconforming with regard to some combination of lot area, lot width and yard requirements. The Property is uncharacteristically large for the area. Dividing it as proposed in order to permit the construction of two dwellings would be consistent with this development pattern. However, as the proposed development does not meet R-5 lot area and lot width requirements, a special use permit is required.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (the "Master Plan") suggests "Residential" use for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54).

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 14.5 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.

## Proposal

### PURPOSE OF REQUEST

The Property consists of a single lot of record that is larger than the typical size for the vicinity. The SUP would permit the construction of two new, single-family detached dwellings which are consistent with the development pattern in the area. Consistent with the existing dwellings in the area, the new dwellings would front onto Bancroft Avenue. The new dwellings would be located on new parcels to be known as 500 and 500 ½ Bancroft Avenue. 500 Bancroft Avenue would contain 4,850 square feet of lot area and have a frontage along Bancroft Street of 31 feet. 500 ½ Bancroft Avenue would be located to the east of 500 Bancroft Avenue and contain 4,200 square feet of lot area and 35' of lot frontage. While the proposed lots are consistent with the overall development pattern in the vicinity, the R-5 District lot area and width requirements would not be met for the new dwellings. All other aspects of the underlying zoning requirements, including the requirement that a minimum of one off-street parking space be provided, will be met.

### PROJECT DETAILS/DESIGN

The proposed dwellings would be 24'8” in width, 45 feet in depth, and two stories in height. They would each include approximately 1,895 square feet of finished floor area and consist of three bedrooms and two-and-one-half bathrooms. The proposed floor plans are modern and efficient, and designed to meet the needs of the market. The floor plans include a master bedroom with en-suite master bathroom and walk-in closet.

As recommended by Objective 4.1 (b) and (h) in the High-Quality Places chapter of the Richmond 300 Plan, the dwelling's exterior is designed to be modern and distinctive in order to create visual interest. The building would be of frame construction and would be clad in lap siding. A covered front and rear porch and optional concrete patio would provide usable outdoor space for the future owners. Parking would be located on-site at the rear of the dwellings and would be served by the existing east-west alley.

## 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 two new, single-family detached dwellings 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 home ownership opportunity 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.