



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: 100 W Leigh Street Date: 08/11/2022
Tax Map #: N0000153020 Fee: \$300
Total area of affected site in acres: 0.047

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

Zoning

Current Zoning: R-6 Residential

Existing Use: One (1) Single-family attached dwelling

Proposed Use

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

Convert the existing single-family attached dwelling to a two-family attached dwelling

Existing Use: One (1) Single-family attached dwelling

Is this property subject to any previous land use cases?

Yes No
[ ] [x] If Yes, please list the Ordinance Number:

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 E Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

Property Owner: MEDVENE, SAMUEL

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: 700 Randolph St NW

City: Washington State: DC Zip Code: 20011

Telephone: (703) 589-4832 Fax: ( )

Email: mbmedvene@gmail.com

Property Owner Signature: [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

*August 11<sup>th</sup>, 2022*

*Special Use Permit Request  
100 W Leigh Street, Richmond, Virginia  
Map Reference Number: N000-0153/020*

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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:	<b>Baker Development Resources</b> 530 East Main Street, Suite 730 Richmond, Virginia 23219



## Introduction

The property owner is requesting a special use permit (the "SUP") for 100 W Leigh Street (the "Property"). The SUP would authorize the renovation and conversion of the existing single-family attached dwelling on the Property into a two-family dwelling, which does not conform to some of the underlying R-6 Single-Family Attached Residential district zoning requirements applicable to the Property.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the northwest corner of the intersection of W Leigh Street and Price Street. The Property is referenced by the City Assessor as tax parcel N000-0153/020, is roughly 21.6' wide by 102.4' deep and contains approximately 2,055 square feet of lot area. The Property is currently improved with a large single-family attached dwelling. While the City of Richmond Assessor's records describe the Property as a "Two Family Converted" residence, the structure is currently occupied as single-family residence. A certificate of occupancy, issued in 2000, authorized the conversion of the dwelling from its previous use as a two-family dwelling to its current use as a single-family dwelling. No alley access is provided for the Property as the rear of the parcel front onto Chamberlayne Parkway.



The 100 Block of W Leigh Street consists primarily of historic two- and three story residential attached and detached dwellings. The western portion of the block is anchored by the historic Leigh Street Armory which currently houses the Black History Museum and Cultural Center of Virginia. Residential dwellings range from single-family to multifamily and generally consist of masonry structures of an Italianate design.

The southern portion of the block is occupied by property owned by the City of Richmond School Board and further west by Abner Clay Park.

## **EXISTING ZONING**

The Property and those in the immediate vicinity along W Leigh Street are zoned R-6 Single-Family Attached Residential. To the west, at the intersection of W Leigh and N Belvedere Streets are properties underlain by R-73 Multifamily Residential and B-2 Community Business Districts. To the north and east of the subject property lies an R-63 Multifamily Urban Residential district. The Property and those in the vicinity are also located within the Jackson Ward Old and Historic District. The Old and Historic designation ensures that any modifications to the exterior of the dwelling will be in character with other dwellings in the neighborhood as they would require approval from the Commission of Architectural Review (the "CAR").

## **TRANSPORTATION**

Located adjacent to the Property is the Chamberlayne and Price bus stop which serves the 1 bus line which is a "High Frequency Route" running every 15 minutes from North Richmond to the Hull Street Corridor. The Property is also located 0.3 miles from the Arts District Pulse BRT bus stop on Broad Street providing connectivity throughout the City.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. The Master Plan describes this land use designation 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. Single-family, two-family, and small multi-family buildings are contemplated as the 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. “
  - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- 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

### PROJECT SUMMARY

The proposed development includes the renovation of the fire-damaged building and the conversion of the existing single-family dwelling on the Property into a two-family dwelling.

### PURPOSE OF REQUEST

The Property is a single legal lot of record from a zoning perspective and includes a single-family attached dwelling containing 2,633 square feet of finished floor area. The structure was damaged by a fire in May of 2022 and, as the building was utilized as a two-family dwelling until a new certificate of occupancy was issued in 2000 and is especially large, the Property owner would now like to convert the structure back into a two-family dwelling. While two-family attached dwellings are permitted within the R-6 district, some of the underlying feature requirements including lot width, lot area, lot coverage, and side yard setbacks are not met and, therefore, a SUP is required. Due to the configuration of the Property with frontage on three sides and no alley access, a parking waiver is also requested for the Property.

In exchange for the SUP, the intent of this request is to ensure a high-quality redevelopment that is consistent with the objectives of the Master Plan. The overall project would be an appropriate and efficient reuse of the existing building on the Property. The requirement for review by the CAR ensures it would be compatible with the existing development in the vicinity. The quality assurances conditioned through the SUP would also guarantee a higher quality development than what might otherwise be developed by right on the Property.

### PROJECT DETAILS

The proposed two-family dwelling has been thoughtfully designed to retain the exterior design of the single-family structure currently located on the Property in order to remain compatible with other dwellings in the area. It would be two stories in height and retain the traditional building style found in the vicinity. To

remain consistent with the existing buildings in the area, the building has been designed to retain the double doors and single front entrance in order to present as a single-family dwelling from the street. While no exterior changes are proposed for the front of the building, the owner is proposing to close in the open landing located at the rear of the first floor to allow for additional living area. The location of the structure within the Jackson Ward City Old and Historic District would ensure that any future changes to the exterior of the structure would require review from the CAR.

The dwellings would be configured as flats with units on the first and second floor being accessed by the existing front door along W Leigh Street. Each unit will contain three bedrooms and two bathrooms along with an open kitchen and living area in roughly 1,316 square feet of floor area. Outdoor living area will be provided in the form of the existing front porch and a potential second story balcony accessible from one of the bedrooms. The proposed addition will be constructed of cementitious siding while the front of the structure will retain the existing exterior quality building materials, including a brick exterior, that provide durability and consistency with other dwellings found in the area.

## 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 special use permit for high-quality conversion of the existing building 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 related to the proposed dwellings will result in no 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 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.

- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. The proposal will retain the majority of the existing exterior of the structure. 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 and conversion of the existing building into a two-family dwelling. The structure has been thoughtfully designed in order to provide appropriate, high-quality dwelling units. The request offers compatibility with goals contained within the City's Master Plan and would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood. It will help maintain an active, pedestrian friendly traditional neighborhood streetscape in the vicinity. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than what might otherwise be developed by right in the vicinity.