



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: _____ Date: _____

Tax Map #: _____ Fee: _____

Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Use

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

Existing Use: _____

Is this property subject to any previous land use cases?

Yes

No

☐☐

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) _____ Fax: _(_____) _____

Email: _____

Property Owner: _____

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: _____

City: _____ State: _____ Zip Code: _____

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

April 12th 2022

Special Use Permit Request

1005 and 1007 N 27th Street, Richmond, Virginia

Map Reference Number: E000-0476/035 and 036

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 23219

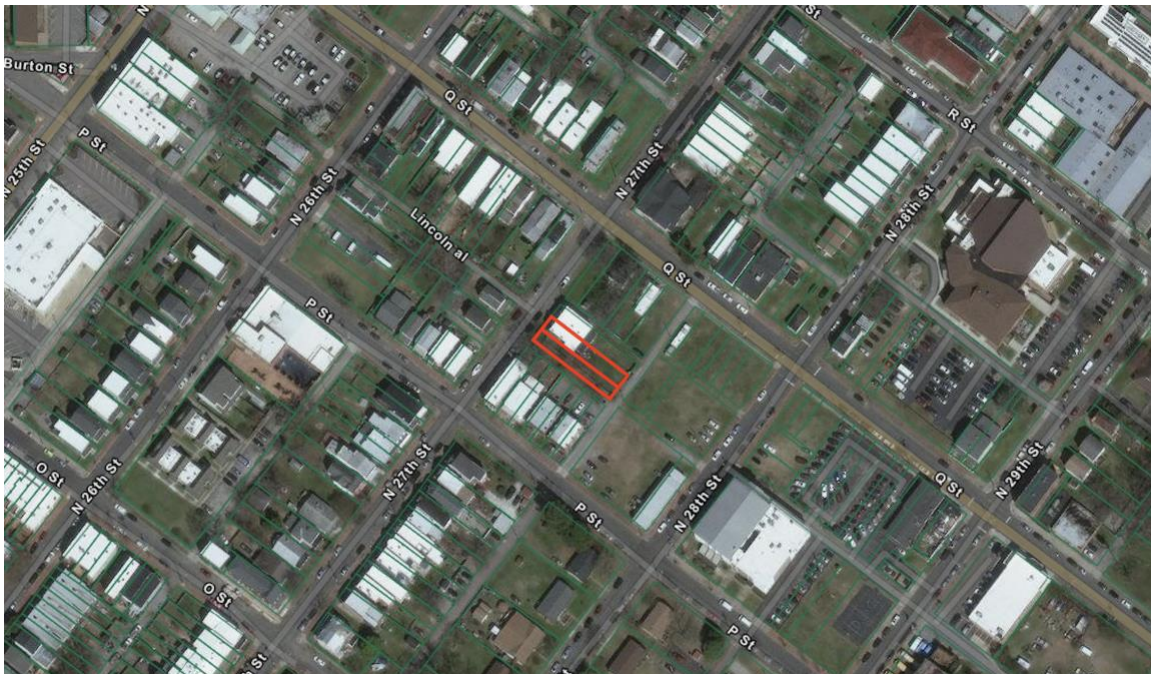
Introduction

The applicant is requesting a special use permit (the “SUP”) for the property known as 1005 and 1007 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-6 Single-Family Attached Residential zoning district, some of the applicable feature requirements cannot be met and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the east side of N 27th Street mid-block, between P and Q Streets. It is referenced by the City Assessor as tax parcel number of E000-0476/035 and 036. The Property is configured as two lots – 1005 and 1007 N 27th Street. 1005 is approximately 20 feet in width and contains 2,523 square feet of lot area, and is currently unimproved. 1007 is approximately 23’ in width and contains 3069.64 square feet of lot area, and is developed with a single-family attached dwelling that is attached to the abutting property at 1009 N 27th Street. Access is provided in the rear by a north-south alley.



The properties in the vicinity are primarily developed with single-family attached and detached dwellings though two-family dwellings and multi-family uses can also be found

nearby. In the nearby vicinity are also a range of institutional and religious uses as well including the Good Shephard Baptist Church and George Mason Elementary School.

EXISTING ZONING

The Property and the surrounding properties are zoned R-6 Single-Family Attached Residential, which permits the proposed single-family detached dwelling use. Parcels in the area differ in size and frontage with many parcels in the vicinity unable to conform to the underlying R-6 feature requirements of 50 feet of lot width and 5,000 feet of lot area. Immediately adjacent to the south and west of the subject Property lies a R-63 Multifamily Urban Residential zoning district which would require a lot width of 25 feet and area of 3,000 feet for a single-family attached dwelling.

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 14.5 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 lot configuration as it exists today was created by a lot split in 2004. At that time the lot area and width requirements were not met for the vacant lot, 1005 N 27th Street. In addition, the side yard setback was not met for the existing dwelling at 1007 N 27th Street. As a result, the special use permit is needed in order to authorize the construction of a new single-family dwelling at 1005 N 27th Street and to address the noncompliant side yard setback for 1007 N 27th Street.

The request includes a lot line adjustment in order to address the internal side yard for 1007 N 27th Street. A slight jog in the lot line between 1005 and 1007 is proposed such that both the existing and proposed dwellings would meet the 3' side yard setback requirement, with the exception of the rear portion on 1007, which projects toward 1005 and would be configured with a zero lot line. As a result, 1005 and 1007 would have lot widths and areas of 20 feet and 2,523 square feet and 23.08 feet and 3,206 square feet, respectively.

A new single-family detached dwelling would be constructed on the reconfigured 1005 N 27th Street. While the single-family use is commonly found in the area and the proposed lot is consistent with the overall development pattern in the vicinity, the R-6 District lot area and width requirements would not be met for the new dwelling. The proposed lot width and area are compatible with other lots in the vicinity, which are all characteristically smaller urban lots. In addition, instead of the required 3' side yard along the abutting unimproved alley to the south, the new dwelling would utilize a zero lot line. This conforms with the development pattern in the area as a majority of the lots are developed with dwellings that do not comply with the current R-6 requirements. 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.

In exchange for the SUP, the intent of this request is to ensure a high-quality infill development that is consistent with the objectives of the Master Plan. The overall project would be appropriately efficient and would be compatible with the existing development in the vicinity. The quality assurances conditioned through the SUP would guarantee a higher quality development than what might otherwise be developed by right in the vicinity.

PROJECT DETAILS/DESIGN

The proposed dwelling would be 16'8" in width, 58 feet in depth, and two stories in height. It would be of a traditional design, similar to what is found throughout the neighborhood, including a full-width front porch and false mansard roof. The proposed floor plans are modern and efficient, and designed to be meet the needs of today's market. Three bedrooms and two-and-one-half bathrooms are provided along with central, first floor kitchen, which is open to both the living and dining rooms. The floor plans include a second-floor primary bedroom with en-suite bathroom and walk-in closet.

The new dwelling would be clad in cementitious lap siding in order to ensure quality and consistency in appearance with many other dwellings in the vicinity. A full-width front porch addresses the street and allows for additional outdoor living space for future owners. The provision for off-street parking will be met at the rear of the dwelling, with parking accessible from the north-south 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.

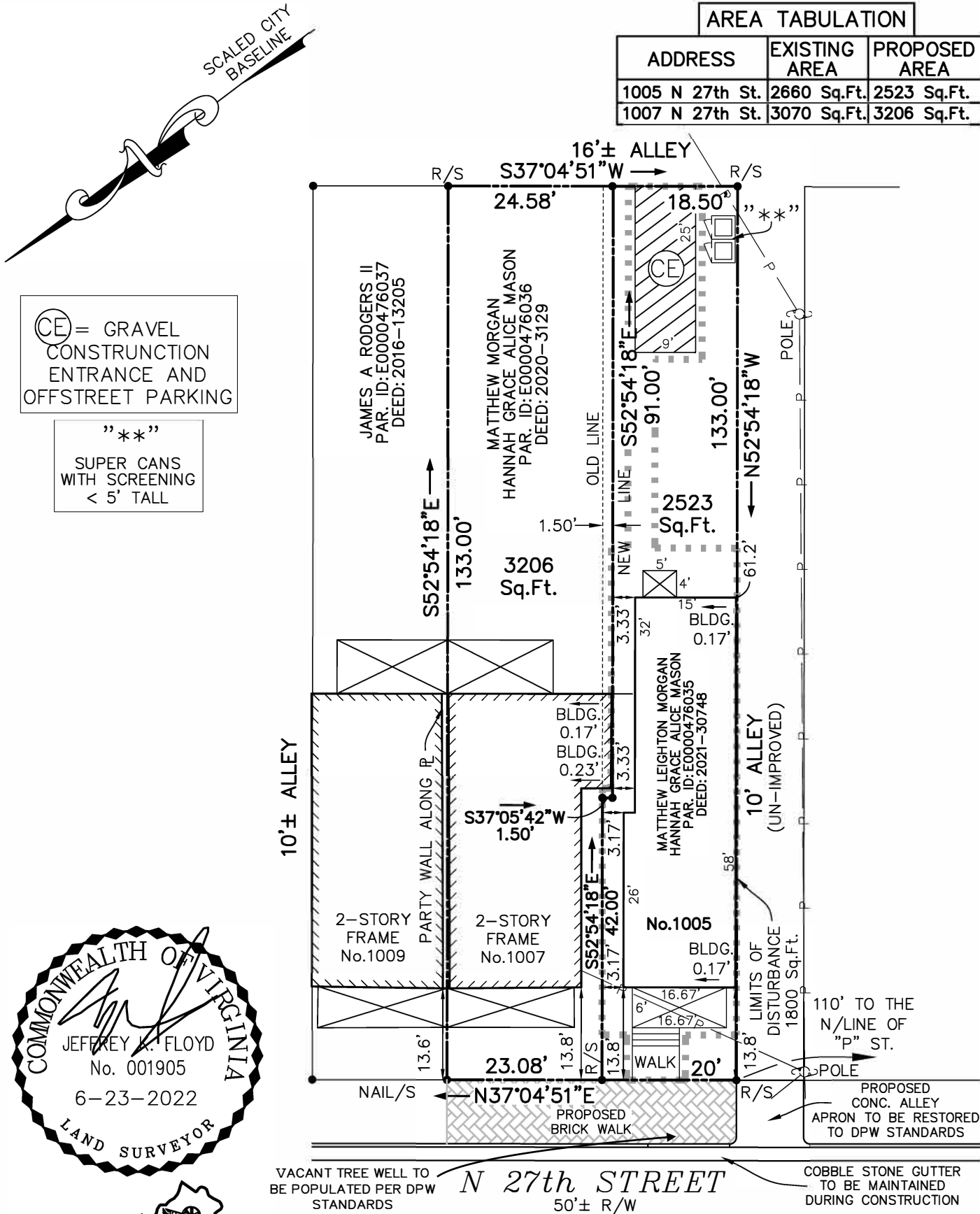
- ***Interfere with adequate light and air.***

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 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 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.

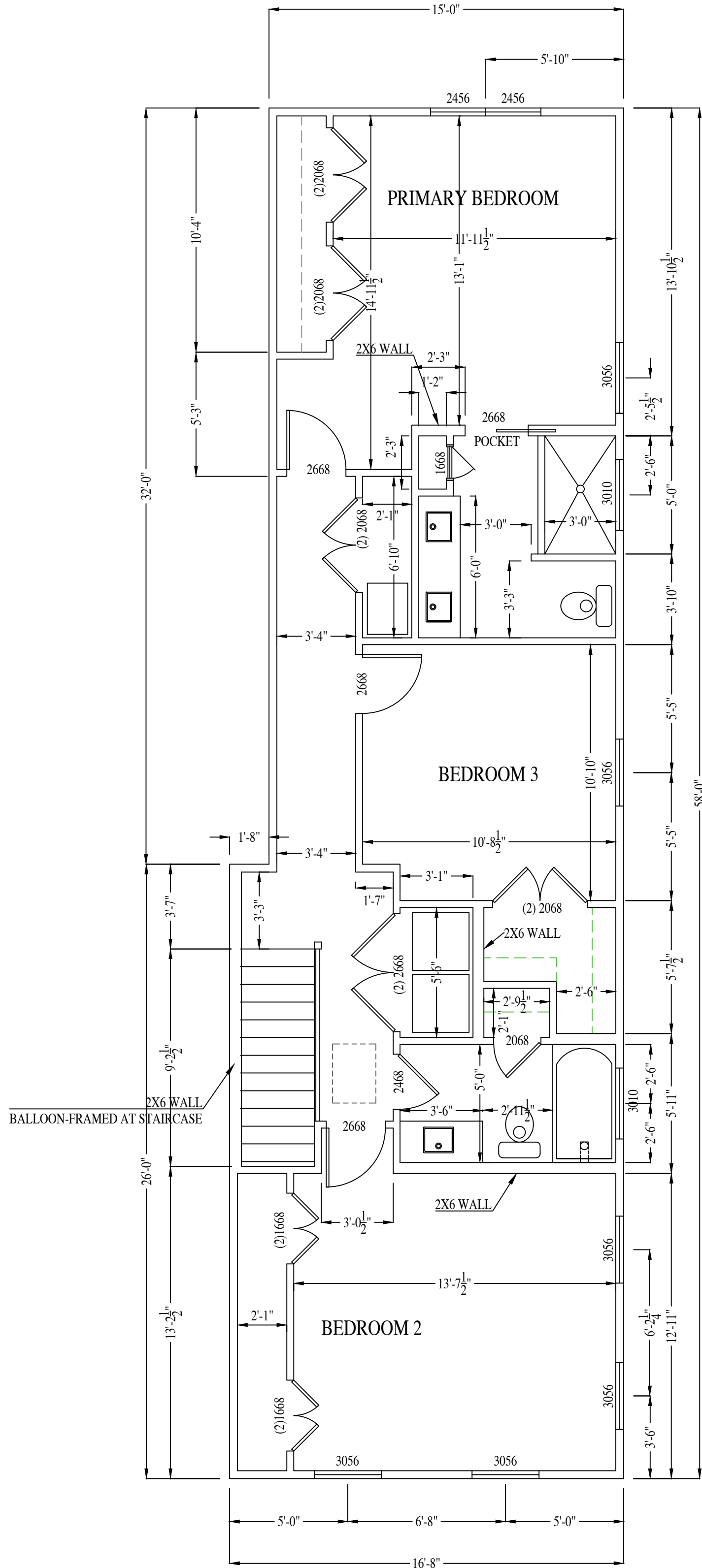
This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 4-4-2022 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



Virginia Surveys

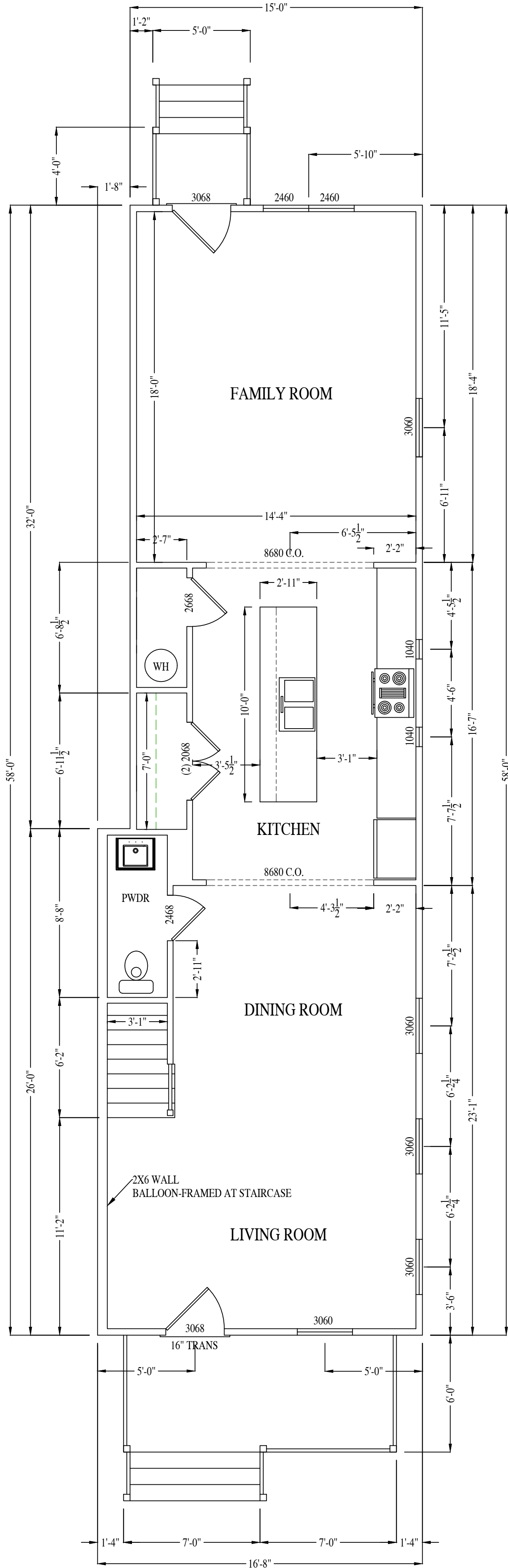
P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481
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SECOND FLOOR PLAN

913 S.F.



FIRST FLOOR PLAN

913 S.F.

1005 N 27TH ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES

DATE	START
	11/17/2022

SCALE:
1/4" = 1'-0"

DATE:
2-07-2022

SHEET:
A1.1

