



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: 2216 Keswick Avenue Date: 12/1/2022
Tax Map #: S0071081001 Fee: \$300
Total area of affected site in acres: 0.136

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

Zoning

Current Zoning: R-5 Residential

Existing Use: single-family residential and commercial shell

Proposed Use

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

Authorize the division of the lot and the rehabilitation of the existing vacant commercial building as a single-family dwelling.

Existing Use: One (1) single-family detached residential building and one (1) vacant commercial shell

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: SUP-2014-194

Applicant/Contact Person: Will Gillette

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (864) 377-9140 Fax: ()

Email: will@bakerdevelopmentresources.com

Property Owner: RANDOLPH HOMES LLC

If Business Entity, name and title of authorized signee: Alex Lugovoy, 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: 107 S First Street

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 385-1675 Fax: ()

Email: walker@dobrinproperties.com

Property Owner Signature: Alex Lugovoy

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

December 8th, 2022

*Special Use Permit Request
2216 Keswick Avenue, Richmond, Virginia
Map Reference Number: S007-1081/001*

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

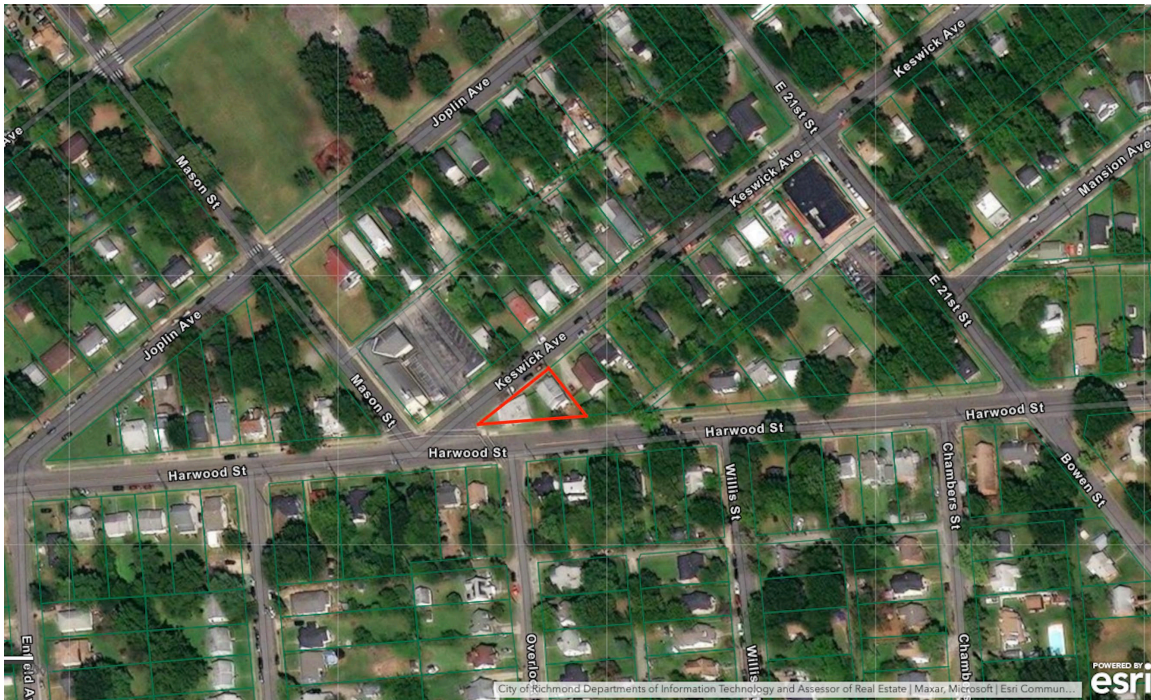
Introduction

The applicant is requesting a special use permit (the “SUP”) for the property known as 2216 Keswick Avenue (the “Property”). The SUP would authorize the division of the parcel and the rehabilitation of the existing vacant commercial shell as a single-family dwelling. While the single-family use is permitted by the underlying R-5 Single-Family Residential zoning district, some of the district feature requirements cannot be met and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on a triangular lot at the intersection of Harwood Street and Keswick Avenue. It is referenced by the City Assessor with a tax parcel number of S007-1081/001. The irregularly shaped Property has approximately 162' of frontage on Harwood Street, 131' of frontage on Keswick Avenue, and contains approximately 5,963 square feet of lot area. The Property is currently improved with a single-family detached dwelling on the eastern portion of the lot which fronts onto Keswick Avenue and a vacant masonry commercial building which addressed the corner of Harwood and Keswick.



The properties in the vicinity are primarily developed with single- and two-family detached dwellings. The dwellings in the area consist of a wide range of forms and materials though one-story frame structures make up the majority of dwellings. To the west, at the intersection of Harwood and US Route 1 lie several commercial and industrial uses.

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. West of the Property, at the intersection of Harwood Street and US Route 1, there exist B-2, B-3, and M-1 zoning districts.

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 SUP would permit the division of the existing parcel which contains a single-family dwelling and vacant commercial structure and the rehabilitation of the vacant commercial shell on the Property as a single-family detached dwelling. The existing dwelling would continue to front onto Keswick Avenue while the newly rehabilitated dwelling would front onto Harwood Street. One (1) off-street parking space, accessible from the existing curb-cut off Keswick Avenue would be provided for the new dwelling. As the Property is uniquely situated and irregularly shaped, the proposed lots would not meet the underlying R-5 lot area, lot width, and lot coverage requirements. Furthermore, due to the siting of the existing commercial structure, the front and side yard setbacks cannot be met. Finally, as the existing curb cuts do not allow for off-street parking for the existing single-family dwelling, parking cannot be provided for that unit.

PROJECT DETAILS/DESIGN

The new dwelling would utilize the existing structure, be one story in height, and contain 1,300 square feet of finished area. The proposed floor plans are modern and efficient, and designed to meet the needs of the market. The design will contain an open kitchen and living area along with three bedrooms and two bathrooms including a primary suite with en-suite master bathroom. No changes to the building's exterior brick façade are contemplated. One off-street parking space, accessible from Keswick Avenue, would be provided for the new dwelling.

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 the rehabilitation of an existing building. 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 division of the existing parcel and the rehabilitation of the existing vacant commercial shell as a single-family dwelling on the Property. The SUP represents an ideal, small-scale urban 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, the removal of a vacant structure, and a use that is consistent with the development pattern and surrounding neighborhood.

FOLLOW LATEST BUILDING CODE: IRC 2018

FLOOR: 40 PSF LIVE LOAD
10 PSF DEAD LOAD
CEILING: 20 PSF LIVE LOAD
10 PSF DEAD LOAD
ROOF: 20 PSF LIVE LOAD
10 PSF DEAD LOAD
ROOF DESIGN WIND SPEED: 115 MPH
(TRUSSES: TC AND BC DEAD LOAD OF 10 PSF EACH)

SOIL BEARING ASSUMED CAPACITY: ASSUMED 1500 PSF
LIVE LOADS, DEAD LOADS, WIND LOADS, SNOW LOADS, LATERAL LOADS, SEISMIC ZONING, ARE PER VA CODE.

CONCRETE AND FOUNDATIONS:
ALL SLABS ON GRADE SHALL BE 3500 PSI MIN.
ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6X6 MIN. WELDED WIRE MESH (WWM).
INTERIOR SLABS SHALL HAVE A 6 MIL. MIN. POLYETHYLENE VAPOR BARRIER UNDERNEATH.
PROVIDE PROPER EXPANSION AND CONTROL JOINTS.
PROVIDE REINFORCING WHERE NEEDED ACCORDING TO LOCAL CODES, REQUIREMENTS, AND DESIGN.
FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL STRUCTURAL FRAMING IS COMPLETE.
VERIFY DEPTH OF FOOTINGS TO MAKE SURE IT IS BELOW FROST LINE.

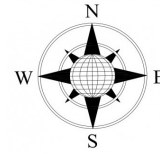
SAFETY GLAZING IS REQUIRED PER CODE INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GLAZING IN SWINGING DOORS EXCEPT JALOUSIES, GLAZING IN FIXED AND SLIDING PANEL DOORS, GLAZING IN STORM DOORS, GLAZING IN ALL UN-FRAMED DOORS, GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS WHOSE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE WALKING/STANDING SURFACE, GLAZING IN PANELS ADJACENT TO AND WITHIN 24" OF THE EDGE OF A SWINGING DOOR, GLAZING LESS THAN 18" ABOVE THE FLOOR, GLAZING IN RAILINGS, GLAZING IN FENCES OR WALLS ENCLOSING SWIMMING POOLS-HOT TUBS-SPAS, GLAZING IN STAIRWAYS-LANDINGS-RAMPS, GLAZING WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY.

COMPLIANCE IS REQUIRED FOR EXIT DOOR STAIRS, RAMPS, AND LANDINGS. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXT. DOOR EXCEPT WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. OF 36" IN DIRECTION OF TRAVEL.

DRAFT-STOPPING IS REQUIRED PER CODE. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT-STOPS SHALL BE INSTALLED SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFT-STOPPING SHALL BE INSTALLED SO AS TO DIVIDE THE SPACE EVENLY. DRAFT-STOPPING IS REQUIRED IN SUSPENDED CEILINGS UNDER THE FLOOR SYSTEM AND WHEN THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.

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GENERAL NOTES & SITE PLAN	A01
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PROPOSED FLOOR PLAN	A03



JOSE ZEPEDA
INFINITY WISE LLC
5016 WHETSTONE RD,
RICHMOND, VA
JOSE.ZEPEDA@INFINITYWISE.NET



2216 Keswick Ave,
Richmond, VA 23224

1,306 SF

08/14/2022

PROJECT REMODELING

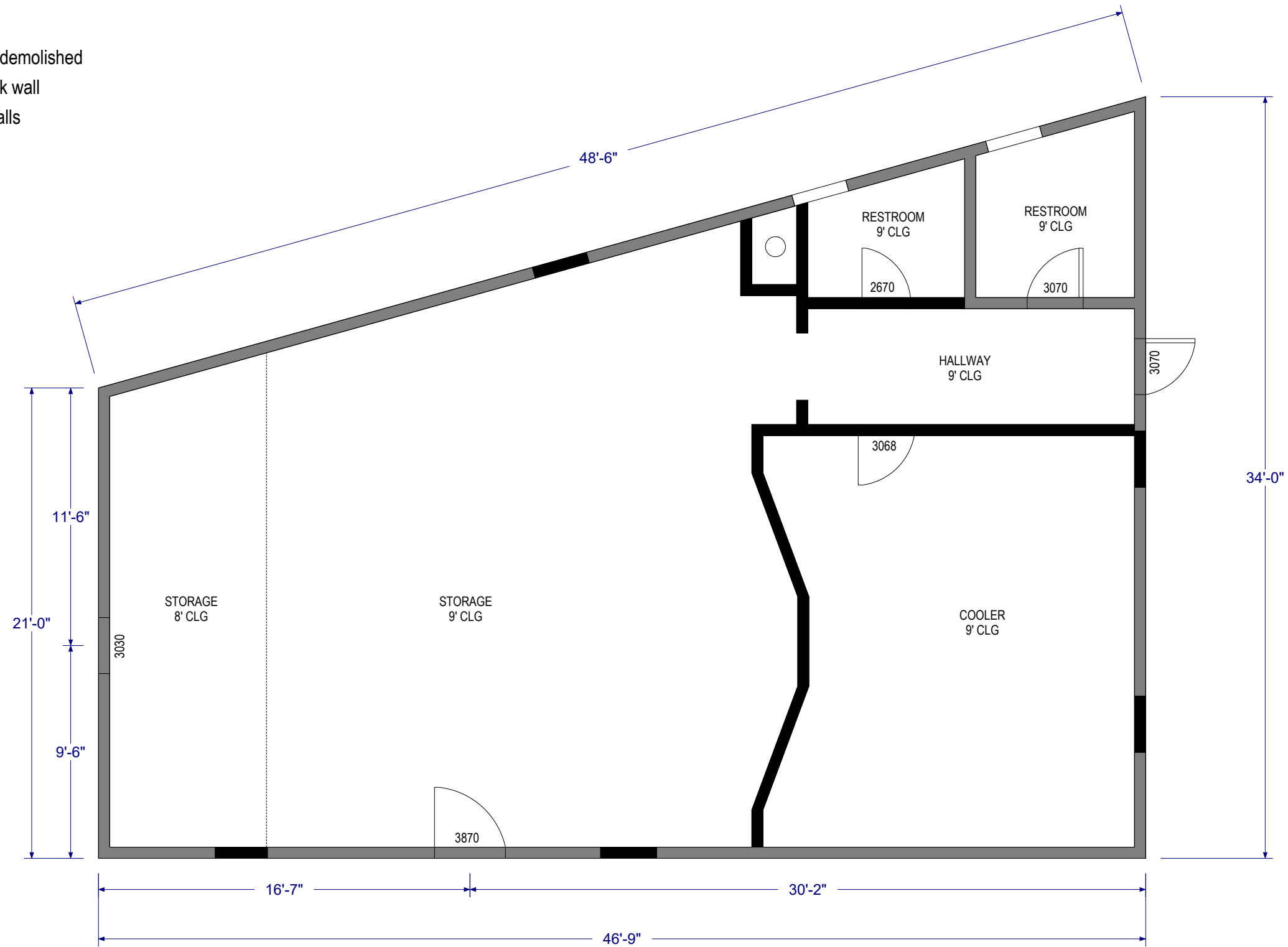
DESCRIPTION	GENERAL NOTES
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A

01

LEYEND

- Walls to be demolished
- Existing brick wall
- New 2x4 Walls



FLOOR PLAN
SCALE: 3/16" = 1'-0"

DRAWN BY
JOSE ZEPEDA
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ADDRESS
2216 Keswick Ave,
Richmond, VA 23224

LIVING AREA
1,306 SF
DATE
08/14/2022

PROJECT
REMODELING

OWNER
DOBRIN PROPERTY
MANAGEMENT
DESCRIPTION
DEMOLITION PLAN

A

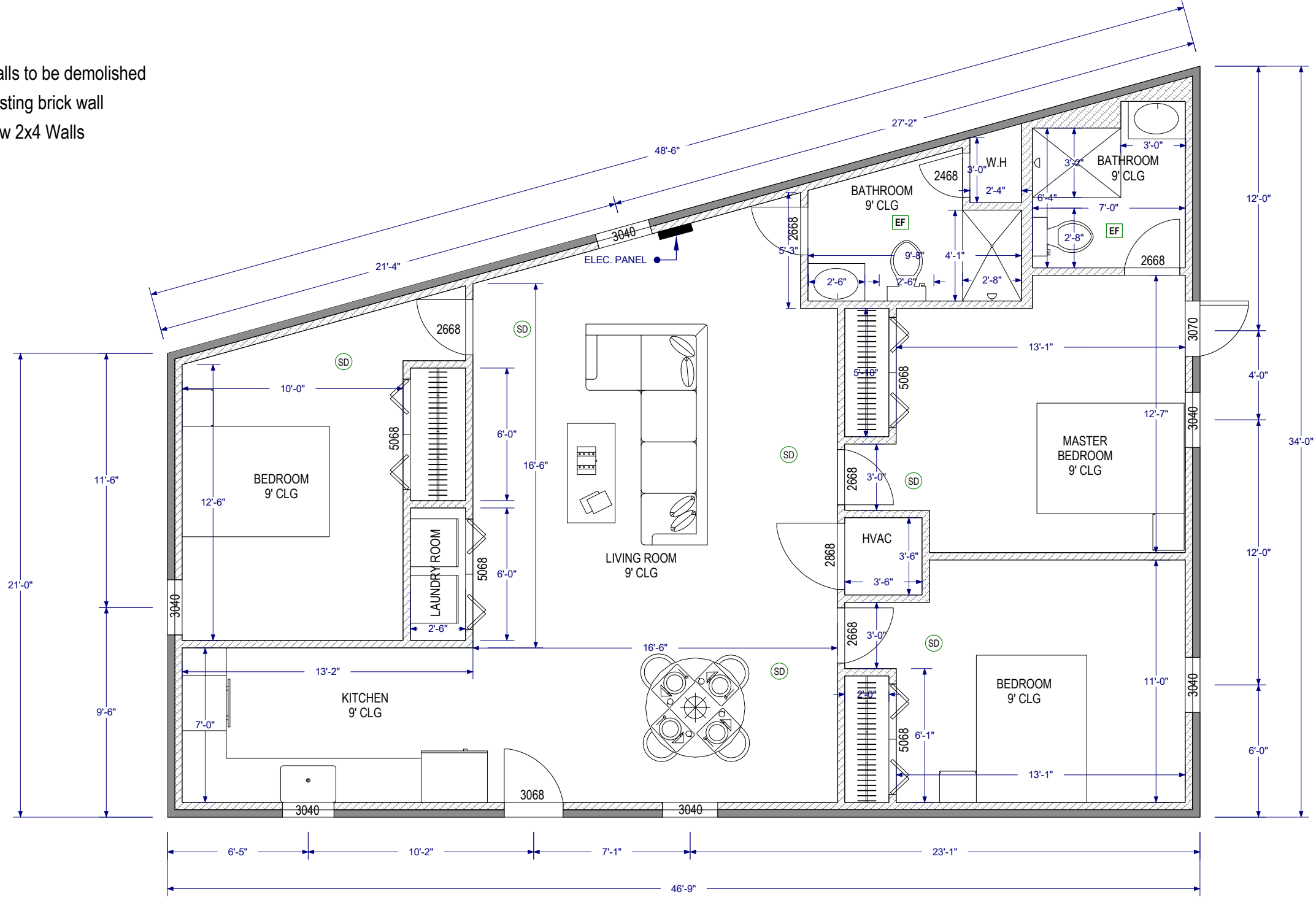
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LEYEND

- Walls to be demolished
- Existing brick wall
- New 2x4 Walls

SYMBOLS

- SD SMOKE DETECTOR
- EF EXHAUST FAN



FLOOR PLAN
SCALE: 3/16" = 1'-0"

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ADDRESS
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Richmond, VA 23224

LIVING AREA
1,306 SF
DATE
08/14/2022

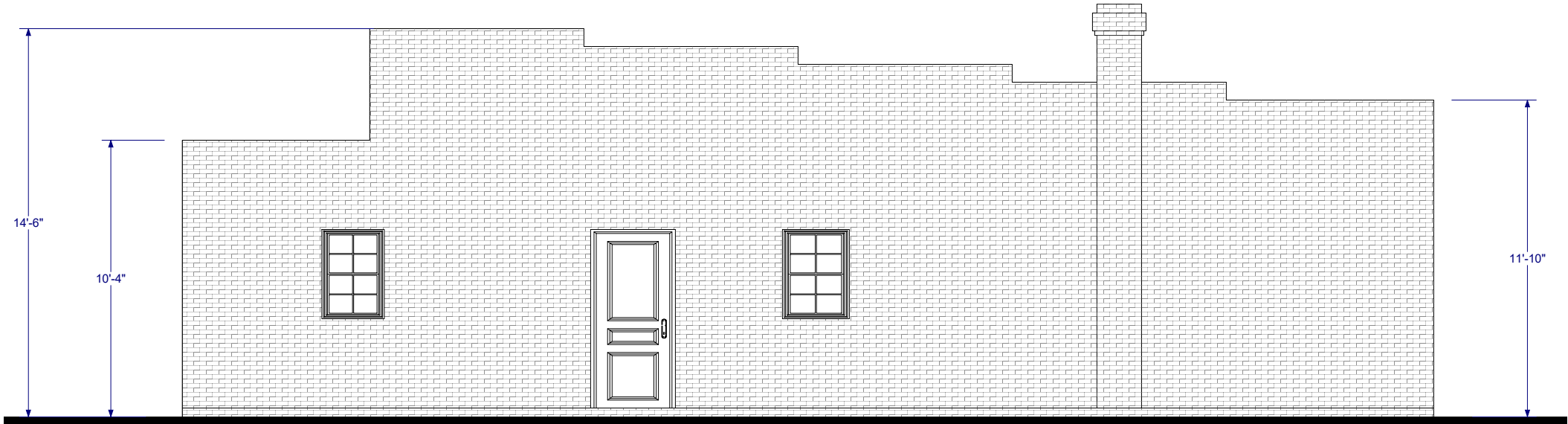
PROJECT
REMODELING

OWNER
DOBRIN PROPERTY
MANAGEMENT
DESCRIPTION
PROPOSED FLOOR PLAN

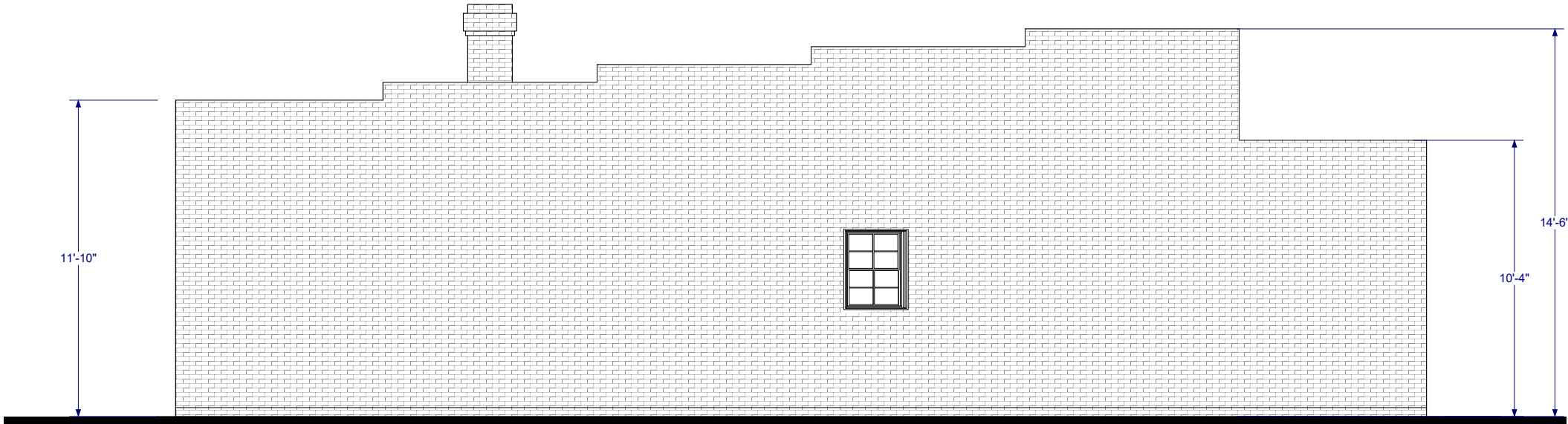
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03

FRONT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



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JOSE.ZEPEDA@INFINITYWISE.NET

ADDRESS
2216 Keswick Ave,
Richmond, VA 23224

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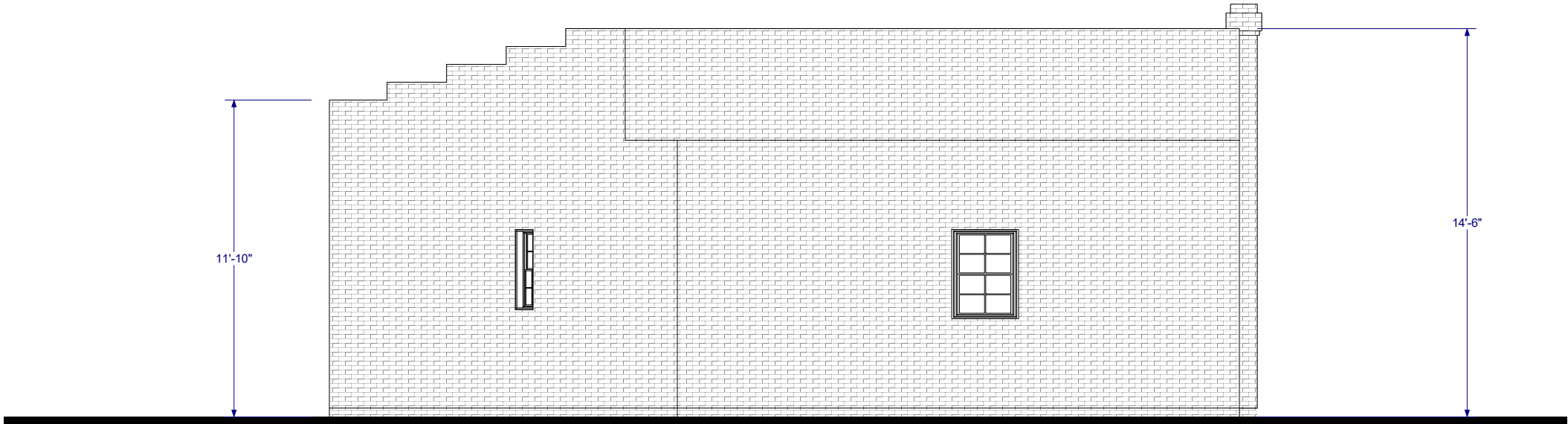
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DESCRIPTION
ELEVATIONS

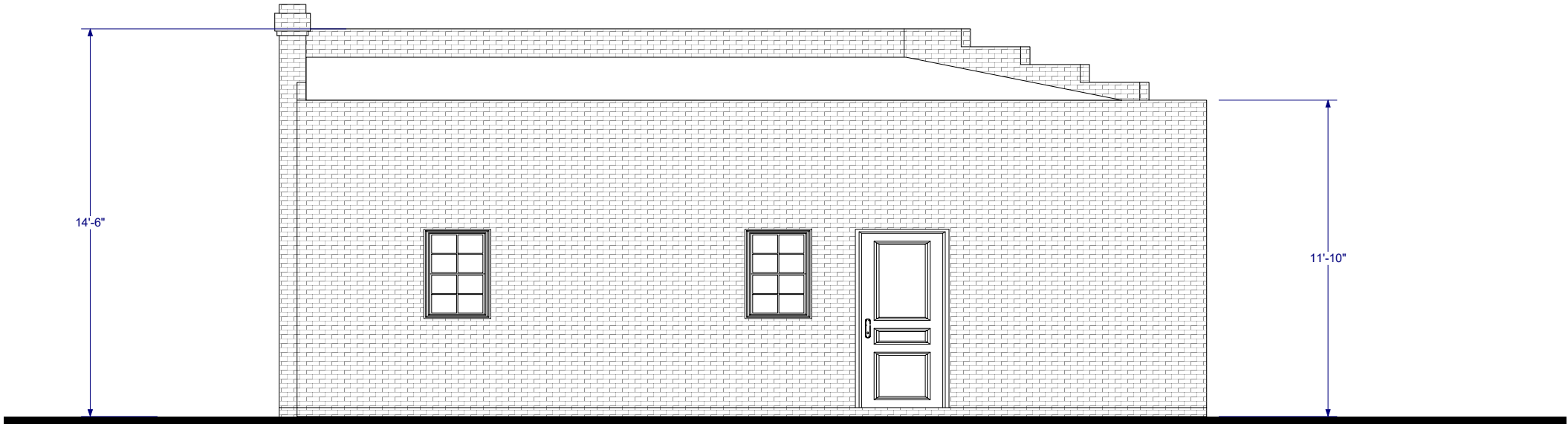
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04

LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



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ADDRESS
2216 Keswick Ave,
Richmond, VA 23224

LIVING AREA
1,306 SF
DATE
08/14/2022

PROJECT
REMODELING

OWNER
DOBRIN PROPERTY
MANAGEMENT
DESCRIPTION
ELEVATIONS

A

05

ADDRESS: 2216 KESWICK AVE
PARCEL: S0071081001
ZONED R-5
SETBACKS
FRONT: 25'
SIDE: 5'
REAR: 5'
LOT SIZE: 5963 SQ. FT.

AREA OF DISTURBANCE: 255 Sq. Feet
ONCE CONSTRUCTION IS COMPLETE SITE
IS TO BE PERMANENTLY SEEDDED.

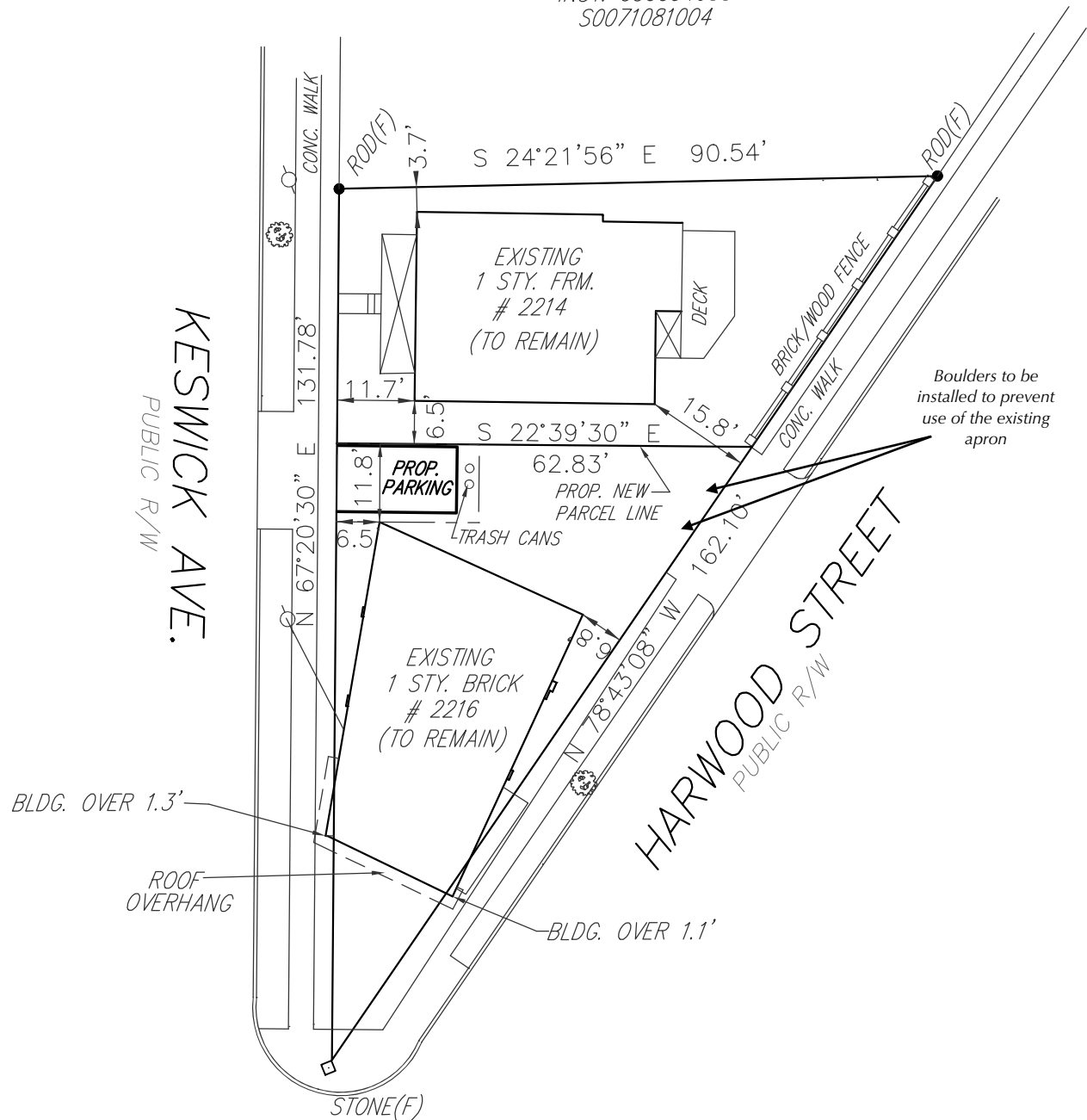
----- LIMITS OF DISTURBANCE



TO BE POPULATED PER CITY OF
RICHMOND URBAN FORESTRY DIVISION STANDARDS



COX
INST. 050034088
S0071081004



SITE PLAN 2214-2216 KESWICK AVE

LONG SURVEYING, LLC
4650 FACTORY MILL ROAD
MAIDENS, VA 23012
804-314-5620

CITY OF RICHMOND
VIRGINIA
NOV. 9, 2022
SCALE: 1"=25'



**City of Richmond
Department of Planning
& Development Review**

Special Use Permit

LOCATION: 2216 Keswick Avenue

APPLICANT: Randolph Homes LLC

COUNCIL DISTRICT: 8

PROPOSAL: To authorize the special use of the property known as 2216 Keswick Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

*For questions, please contact David Watson
at 804-646-1036 or David.Watson@RVA.gov*

