

**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: 801 Craigie Avenue Date: 09/20/2023
Parcel I.D. #: N0001052001 Fee: \$300.00
Total area of affected site in acres: 0.135

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

Zoning

Current Zoning: R5

Richmond 300 Land Use Designation: Residential

Proposed Use

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

Currently Constructed Signal Family Resident
Existing Use: NO

Is this property subject to any previous land use cases?

Yes ☐ No ☒ If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Linita Thompson

Company: HD Enterprise Inc.
Mailing Address: PO Box 10834
City: Norfolk State: VA Zip Code: 23513
Telephone: (757) 748 6608 Fax: ()
Email: Hd3enterprisesinc@gmail.com

Property Owner: Henry Darden

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: PO Box 10381
City: Norfolk State: VA Zip Code: 23513
Telephone: (757) 575-3177 Fax: ()
Email: Hd3enterprisesinc@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)

Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219

Letter of Intent for Zoning Variance For:
Henry Darden
801 Craigie Avenue
Richmond, Virginia 23222

ZONING: R-5
PARCEL ID#: N0001052001

Letter of Intent for Zoning Variances

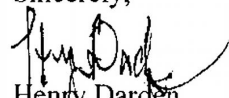
Dear Planning & Zoning Members,

We are requesting a variance for the above address for the setback encroachment in the right away for Craigie Avenue and Alpine Avenue for the reasons detailed below:

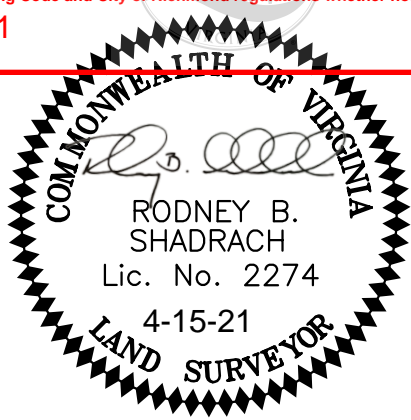
1. We were informed once the As-Built survey was done, that the construction lay out done by contractor matched the front corner of the house with the adjoining house alignment, but forgot about the extra 1.2" in the front. We were also informed that the house was skewed in relation to the side property line, which caused the house to be too close to Alpine Avenue.
2. The minimum front yard setback of not less than 25' is required along Alpine Avenue. The house is set at 24.68' we are asking for the differences of the variances, which is 0.32'. The minimum front yard setback along Craigie Avenue was allowed to match the existing dwelling next door which is 14.93' however, the house is set at 13.96', which the difference of variance we are asking for is 0.97' due to the skew.
3. The contractor made an honest mistake doing the construction lay out, which he failed to take in count the bump out of the front porch. We thoroughly regret the mistakes made and ask if you could please grant the variance, being that the house has been completed and stable it would be a hardship on the owner if the variance is not approve.
4. Granting the variance would not be detrimental to the safety, health, morals and general welfare of the community or create congestion along the public ways; it would not create hazards from fire, nor cause overcrowding of land and an undue concentration of population; it would not have adverse effect or interfere with public or private schools, water supplies, sewage disposal, transportation or other public requirements or interfere with adequate light and air.

Thank you for your consideration,

Sincerely,

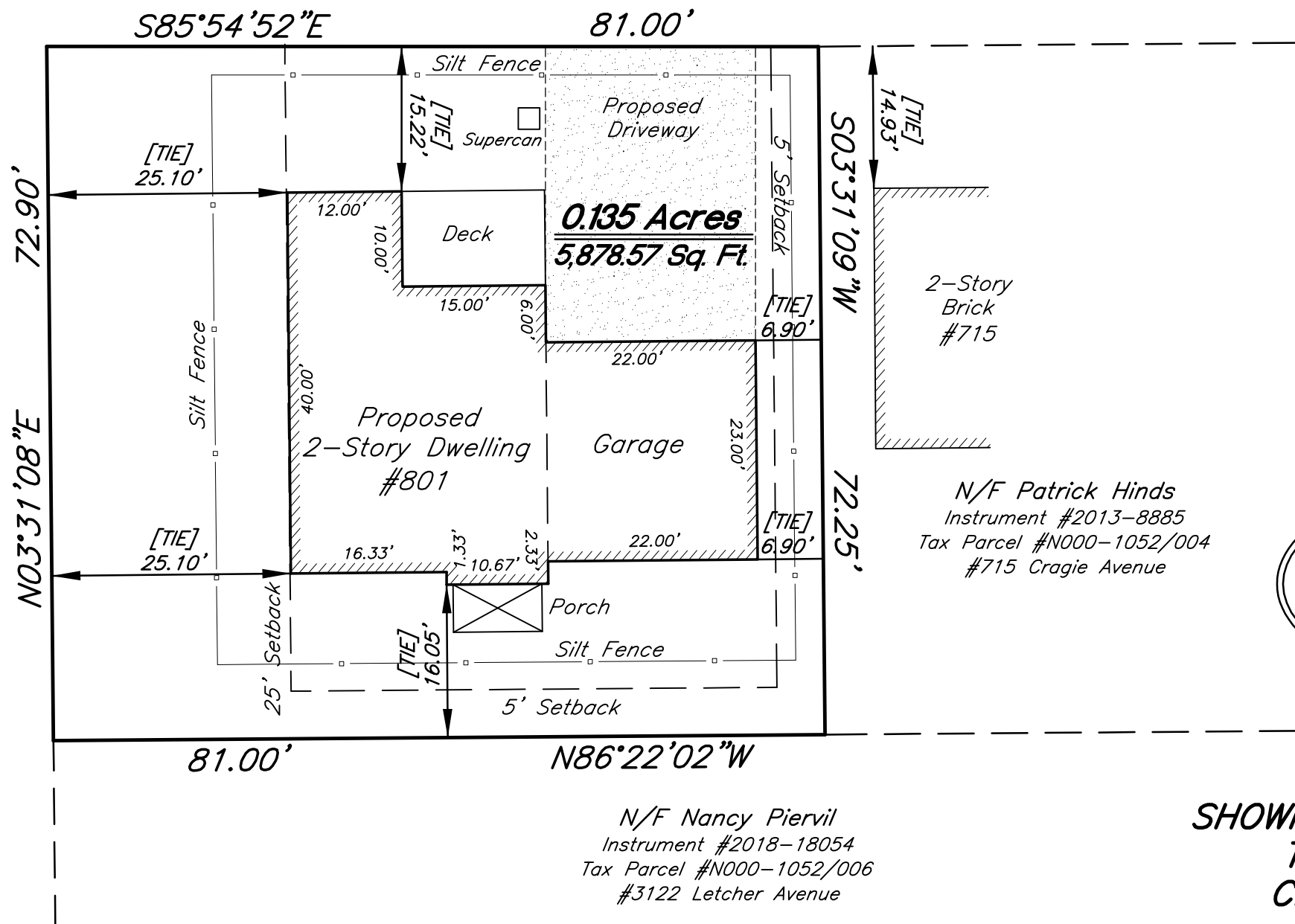


Henry Darden
Property Owner



Alpine Avenue
(30' Public R/W)

Craigie Avenue
(40' Public R/W)



Plat by Steven B. Kent
& Assoc., P.C. dated
November 5, 2020

The purpose of this plat is
to show the proposed location
of the dwelling shown hereon
for permit purposes only.

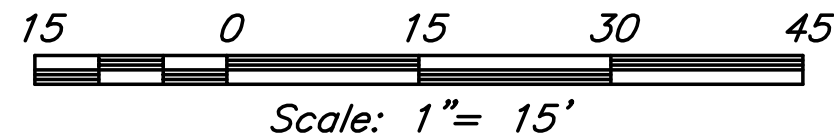
Notes:

1. The subject property appears not to be located within the limits of of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community-Panel #510129-0033-D, effective date: April 2, 2009 (Zone X).
2. This survey plat was prepared with a combination of office files, courthouse research, and a Plat of Survey prepared by Steven B. Kent & Associates, P.C. dated November 25, 2020 which was previously reviewed by the City of Richmond Zoning Administration.
3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which are not shown hereon.

Legal Reference:

Linita Thompson
Instrument #2018-2283
Tax Parcel #N000-1052/001
#801 Craigie Avenue

PERMIT PLAT
SHOWING PROPOSED IMPROVEMENTS
TO #801 CRAIGIE AVENUE
CITY OF RICHMOND, VIRGINIA
DATE: APRIL 15, 2021



Shadrach & Associates LLC
LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • Fax: (804)379-9301

THIS IS TO CERTIFY THAT ON 9/7/23 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND WALLS OF THE BUILDING ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN

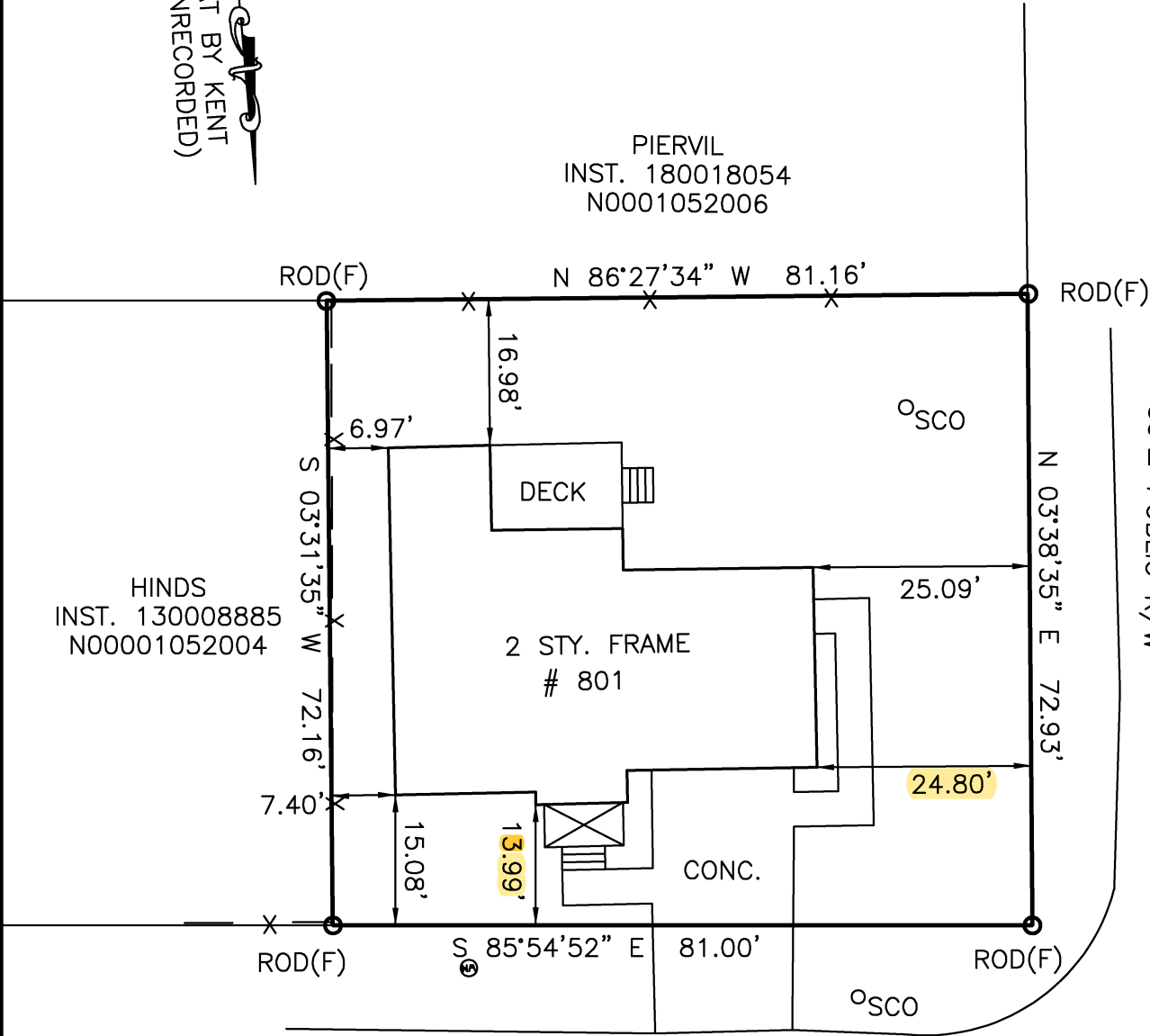


BRIAN LONG, L.S.

- 1) THIS PARCEL IS NOT IN A FEMA FLOOD HAZARD ZONE
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MIGHT NOT BE SHOWN.

PLAT BY KENT
(UNRECORDED)

PIERVIL
INST. 180018054
N0001052006



AS-BUILT
801 CRAIGIE AVE.

CITY OF RICHMOND
VIRGINIA
SEPT. 7 2023
SCALE: 1"=20'

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



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

Special Use Permit

LOCATION: 801 Craigie Avenue

APPLICANT: Henry Darden

COUNCIL DISTRICT: 6

PROPOSAL: Authorize the special use of the property known as 801 Craigie Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions.

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

