

**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/LocationProperty Address: 1103 West Franklin StreetDate: 12-13-2022Tax Map #: W0000531014

Fee: _____

Total area of affected site in acres: 0.099(See **page 6** for fee schedule, please make check payable to the "**City of Richmond**")**Zoning**Current Zoning: R-6 Residential (single family attached)Existing Use: 4-Unit Apt Bldg w/ detached Carriage House**Proposed Use**

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

Renovation of existing Carriage House to provide single living unit above garage.

Existing Use: Unoccupied.

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: David JohannasCompany: Johannas Design GroupMailing Address: 1901 West Cary StreetCity: RichmondState: VAZip Code: 23223Telephone: (804) 358-4993Fax: (804) 358-8211Email: dave@johannasdesign.com**Property Owner:** 1103 Franklin LLCIf Business Entity, name and title of authorized signer: Jim Hammill, Owner

(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: 10910 Forest Gate PlaceCity: Glenn DaleState: MDZip Code: 20769Telephone: (301) 792-8707Fax: ()Email: jhammill1@verizon.net**Property Owner Signature:**James B. HammillThe 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)



JOHANNAS design group
1901 West Cary Street
Richmond Virginia 23220

P. 804.358.4993

F. 804.358.8211

W. johannasdesign.com

SUP Application Report for
1103 West Franklin Street
for Renovation of the Carriage House

The ca.1920 single-family residence at 1103 W. Franklin Street is a four-unit multifamily apartment. At the southern end of the property, a detached carriage house was likely built at the same time as the main structure, as both appear on the 1924 Sanborn Map. The Sanborn also shows accessory buildings of similar scale and material lining the alley at neighboring properties.

The existing brick and timber carriage house is located along the northwest and southwest property lines. The two-story building is 1,056 square feet per city records. Currently a storage space, this proposal seeks to reinstate a second floor dwelling unit and to reconfigure the garage. The owner is applying for a Special Use Permit to accommodate the proposed living unit.

The property is within the West Franklin Street City Old & Historic District. The project has already been submitted and approved by the Commission of Architecture Review.

Current Zoning

The zoning for 1103 W. Franklin Street is R-6, single-family attached residential. Within this zoning, buildings in the immediate vicinity are a mix of three-story multi- and single-family structures, plus some with small neighborhood commercial uses.

Richmond 300 Master Plan

The Richmond 300 Master Plan Future Land Use Map designates this area as Neighborhood Mixed Use:

Goal 14: "Preserve, expand, and create mixed income communities, by preserving existing housing units and developing new ones—both renter- and owner occupied—throughout the city."

The project will preserve the existing carriage house and add another rental unit to the area.

Objective 6.1: “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multimodal transportation options.”

Located close to the VCU/VUU stop on the BRT (Bus Rapid Transit) and in easy walking distance to VCU and Broad Street, this address has a 96 Walk Score.

Objective 14.1: “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.”

This is an opportunity for a new high-quality housing unit that will add to the variety of housing stock in the neighborhood.

This project seeks to use the carriage house as a rental unit in addition to the existing rental units in the main building on the property. This would reinstate its original use as a living unit, and provide for repairs required to restore this functionality from its current storage use.

The proposed special use will not:

1. be detrimental to the safety, health, morals and general welfare of the community involved;
2. create congestion in streets, roads, alleys and other public ways and places in the area involved;
3. create hazards from fire, panic or other dangers;
4. tend to cause overcrowding of land and an undue concentration of population;
5. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
6. interfere with adequate light and air.

RENOVATION OF
CARRIAGE HOUSE AT 1103 W FRANKLIN ST
RICHMOND, VA 23220

SCOPE OF WORK

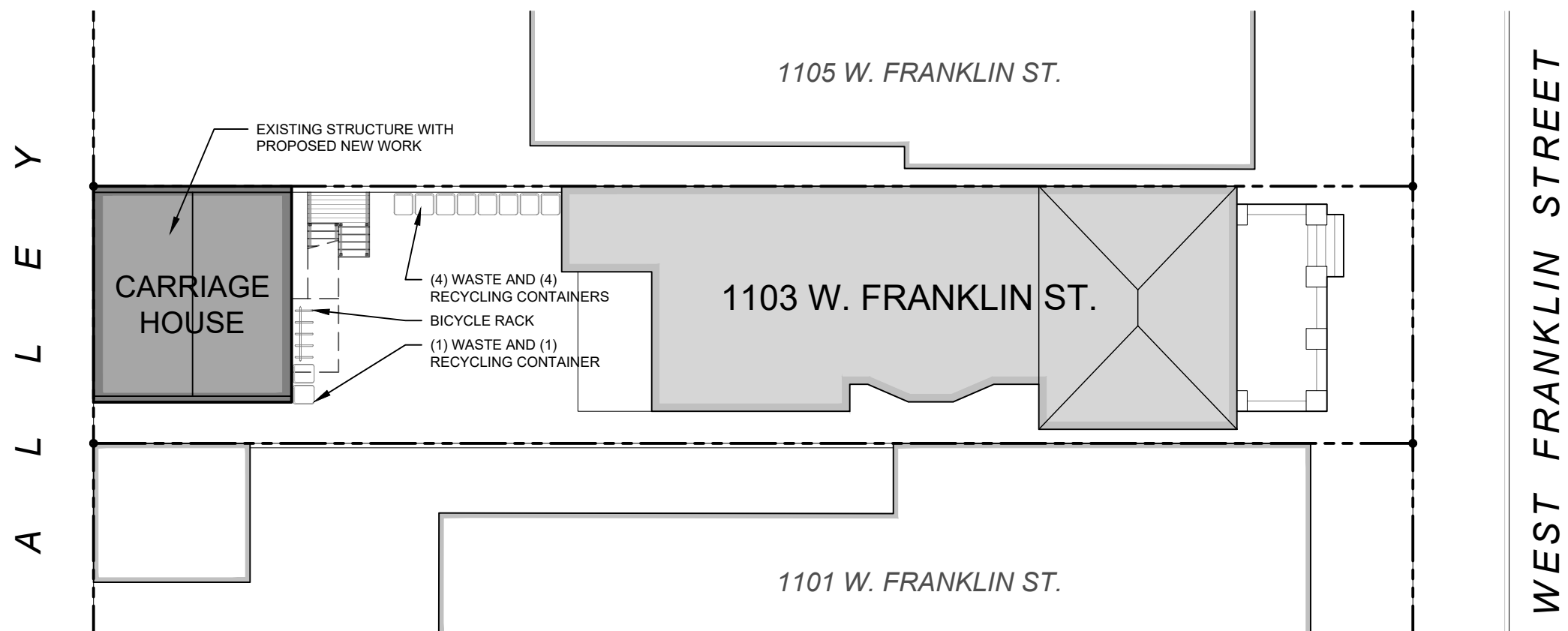
RENOVATION OF EXISTING TWO-STORY
RESIDENTIAL CARRIAGE HOUSE TO
PROVIDE LIVING UNIT OVER
SINGLE-SPACE PARKING GARAGE.

ZONING INFORMATION

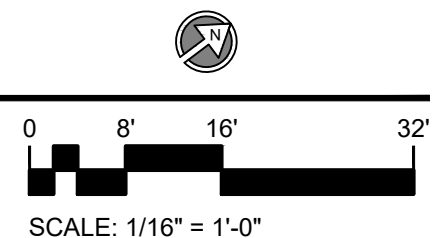
OWNER: 1103 FRANKLIN, LLC
ZONING DISTRICT: R-6 - RESIDENTIAL (SINGLE FAMILY ATTACHED)
ASSESSMENT AREA: 216 - FAN DISTRICT 1
PARCEL AREA: 4,320 SF (0.099 ACRE)
EXISTING USE: MAIN BUILDING - 4-UNIT APARTMENT BUILDING
CARRIAGE HOUSE - STORAGE
PROPOSED USE: MAIN BUILDING - NO CHANGE
CARRIAGE HOUSE - SINGLE LIVING UNIT

SHEET INDEX

SUP-0 TITLE SHEET, EXISTING SITE PLAN
SUP-1 EXISTING PLANS
SUP-2 EXISTING ELEVATIONS
SUP-3 EXISTING ELEVATIONS, CONT.
SUP-4 PROPOSED PLANS
SUP-5 PROPOSED ELEVATIONS
SUP-6 PROPOSED ELEVATIONS, CONT.



01 EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"



REVISIONS

1

2/27/23

CARRIAGE HOUSE AT 1103 W FRANKLIN ST

RICHMOND, VA 23220

SPECIAL USE PERMIT APPLICATION

SHEET TITLE

TITLE SHEET, EXISTING SITE PLAN

PROJECT NO.

2132

DATE

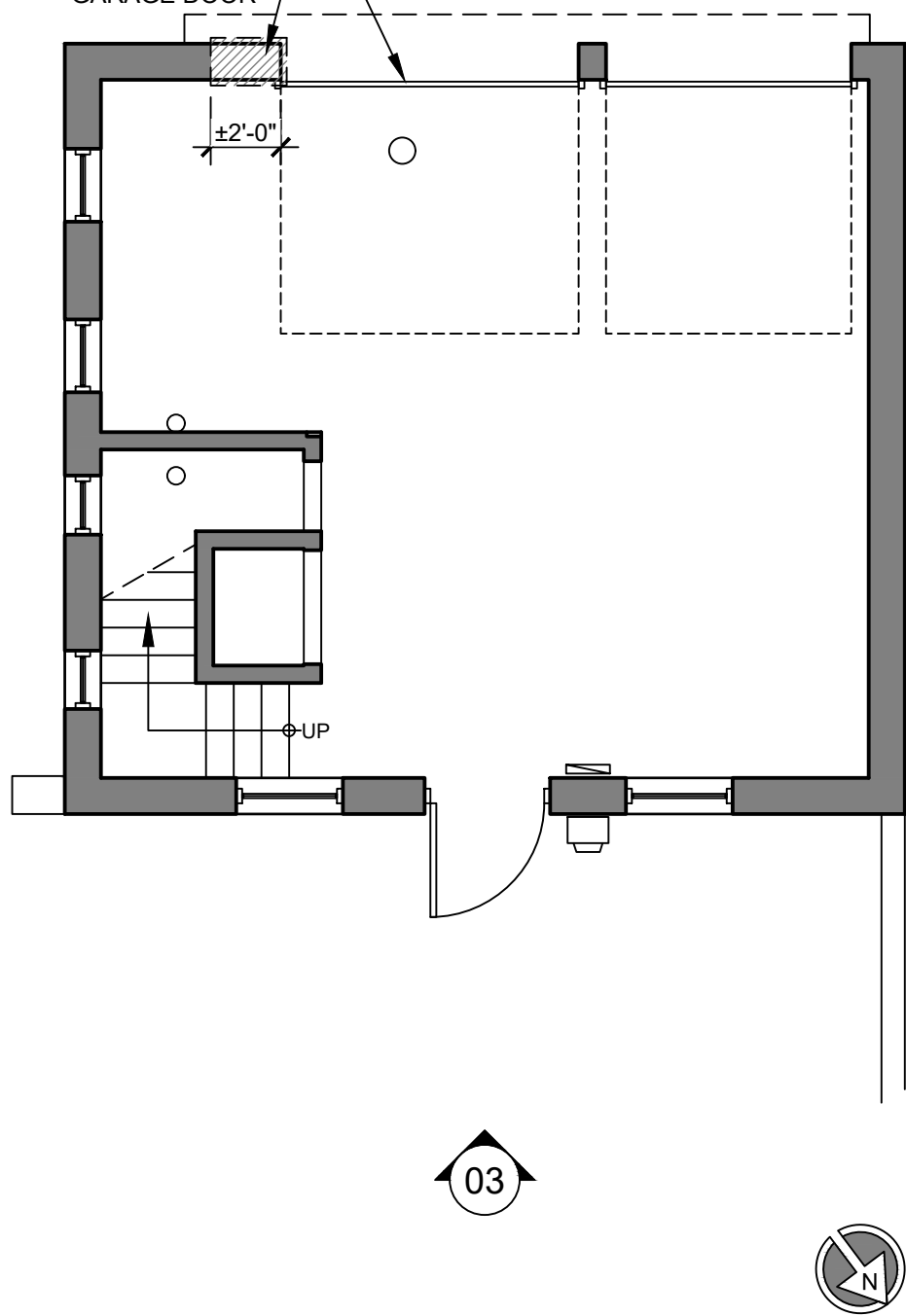
2/3/2023

SHEET NO.

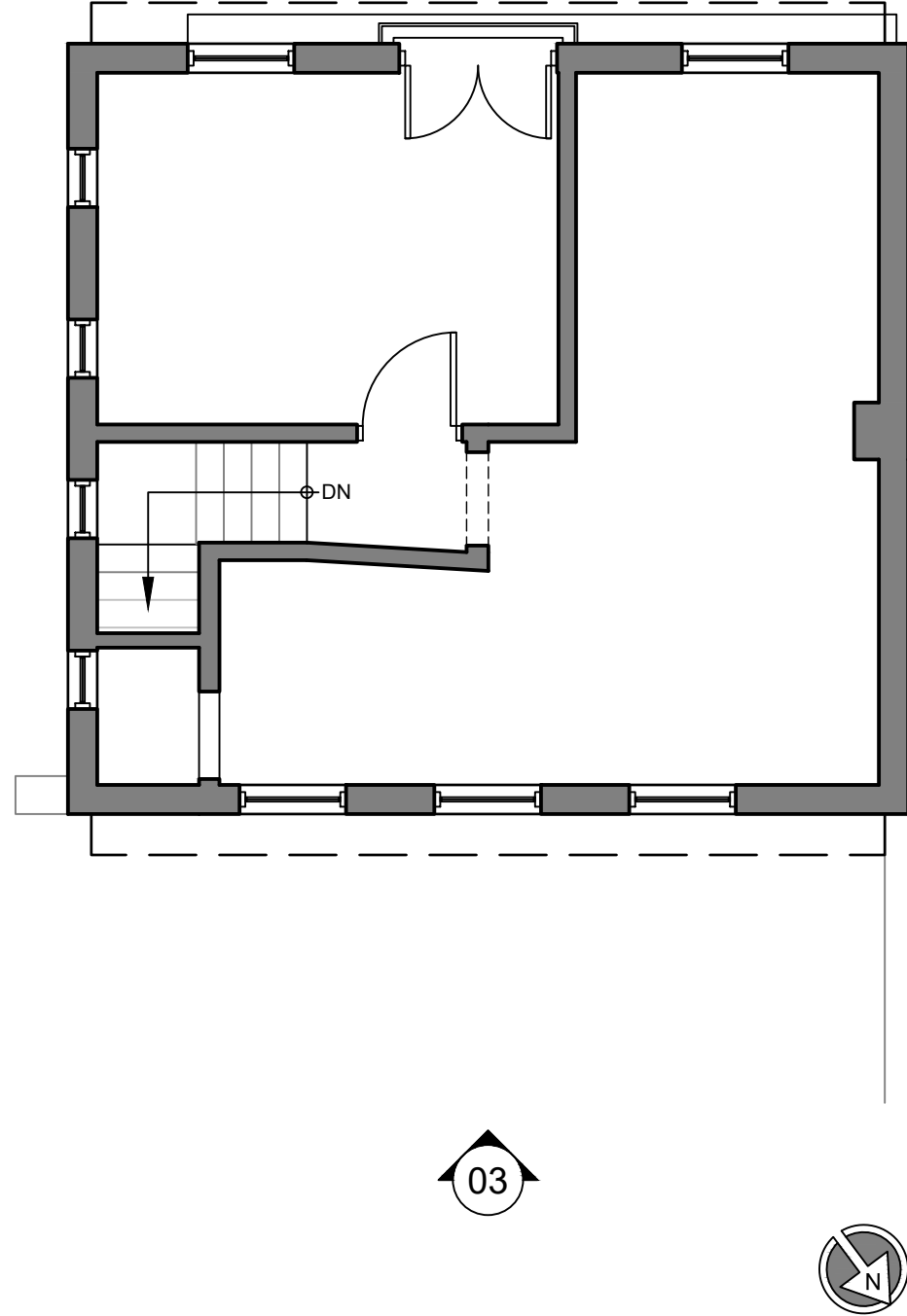
SUP-0

P 804.358.4993 F 804.358.8211
J O H A N A S D E S I G N G R O U P 1901 WEST CARY STREET RICHMOND, VA 23220

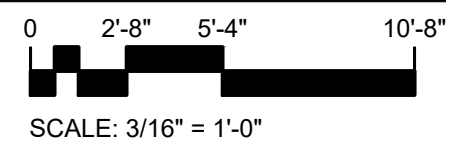
EXISTING GARAGE DOOR TO BE
RELOCATED PER NEW PLANS
PORTION OF MASONRY TO BE
REMOVED FOR RELOCATED
GARAGE DOOR



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

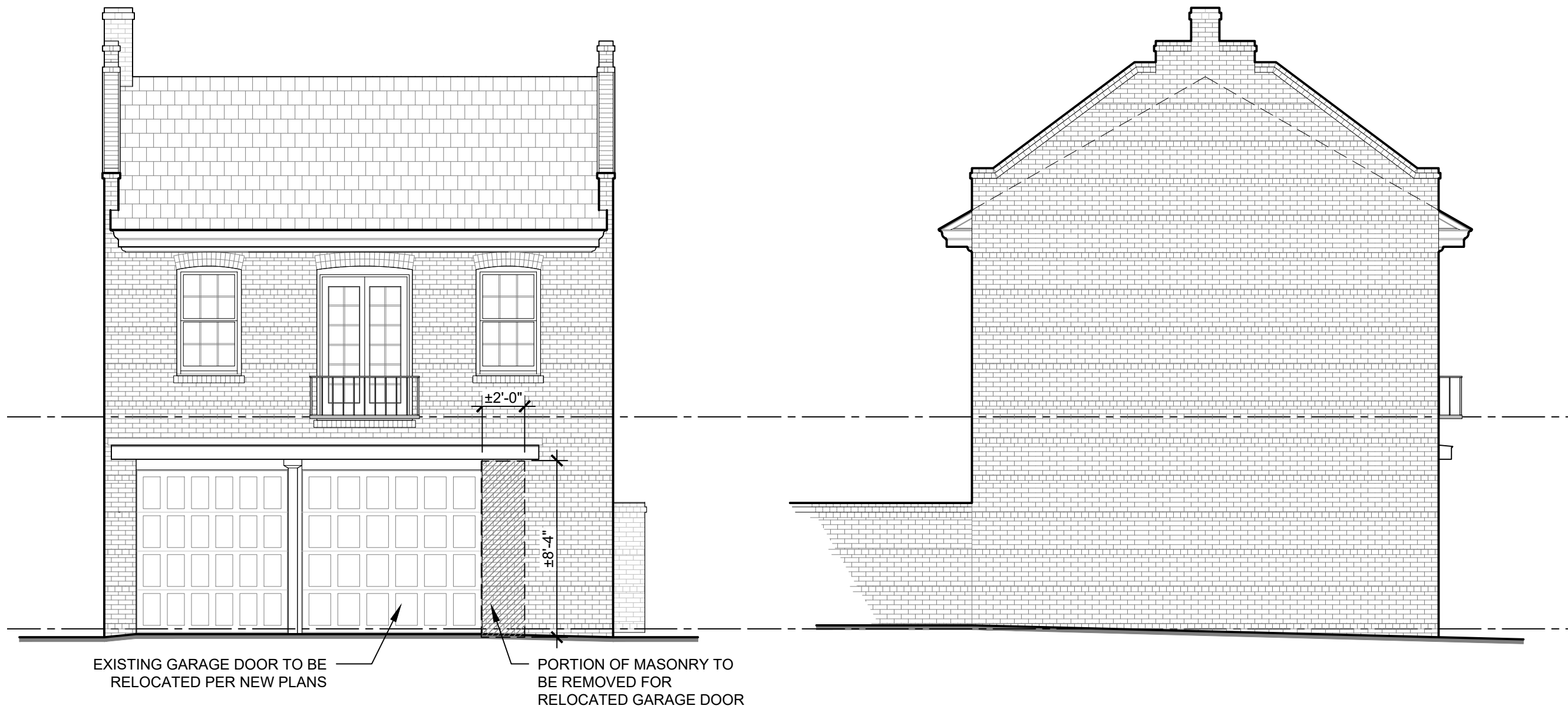


02 EXISTING SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



J O H A N A S D E S I G N G R O U P 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS	
1	2/27/23
CARRIAGE HOUSE AT 1103 W FRANKLIN ST RICHMOND, VA 23220 SPECIAL USE PERMIT APPLICATION	
SHEET TITLE	
EXISTING PLANS	
PROJECT NO.	
2132	
DATE	
2/3/2023	
SHEET NO.	
SUP-1	



01 EXISTING SOUTH FACADE
SCALE: 3/16" = 1'-0"

02 EXISTING WEST FACADE
SCALE: 3/16" = 1'-0"

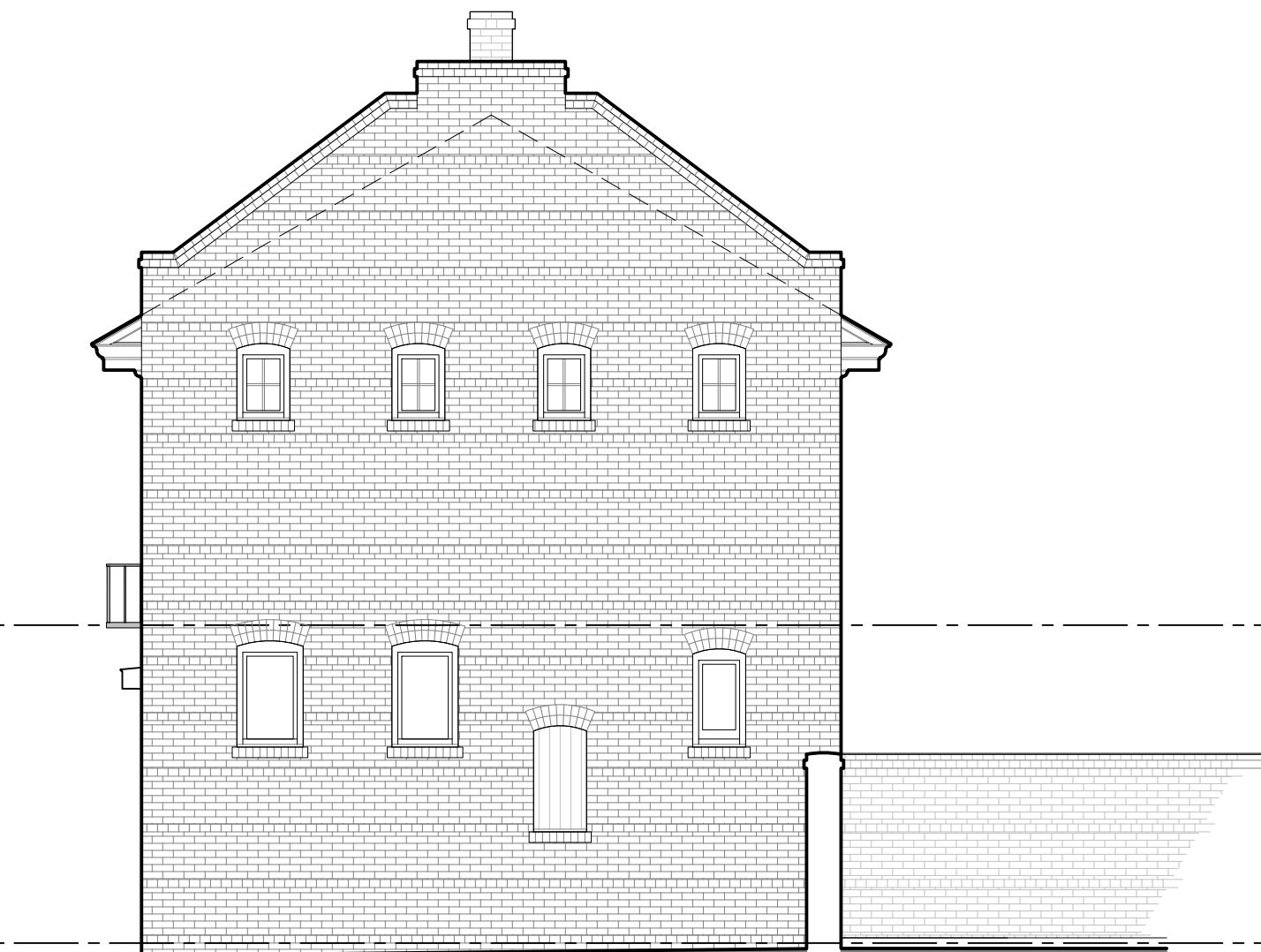
0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"

J O H A N A S D E S I G N G R O U P 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

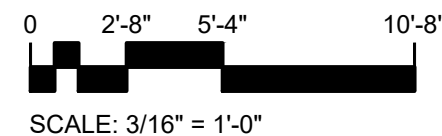
REVISIONS	
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CARRIAGE HOUSE AT 1103 W FRANKLIN ST RICHMOND, VA 23220 SPECIAL USE PERMIT APPLICATION	
SHEET TITLE	
EXISTING ELEVATIONS	
PROJECT NO. 2132	
DATE 2/3/2023	
SHEET NO. SUP-2	



03 EXISTING NORTH FACADE
SCALE: 3/16" = 1'-0"



04 EXISTING EAST FACADE
SCALE: 3/16" = 1'-0"



JOHANNAS DESIGN GROUP

1901 WEST CARY STREET RICHMOND, VA 23220

P 804.358.4993
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REVISIONS

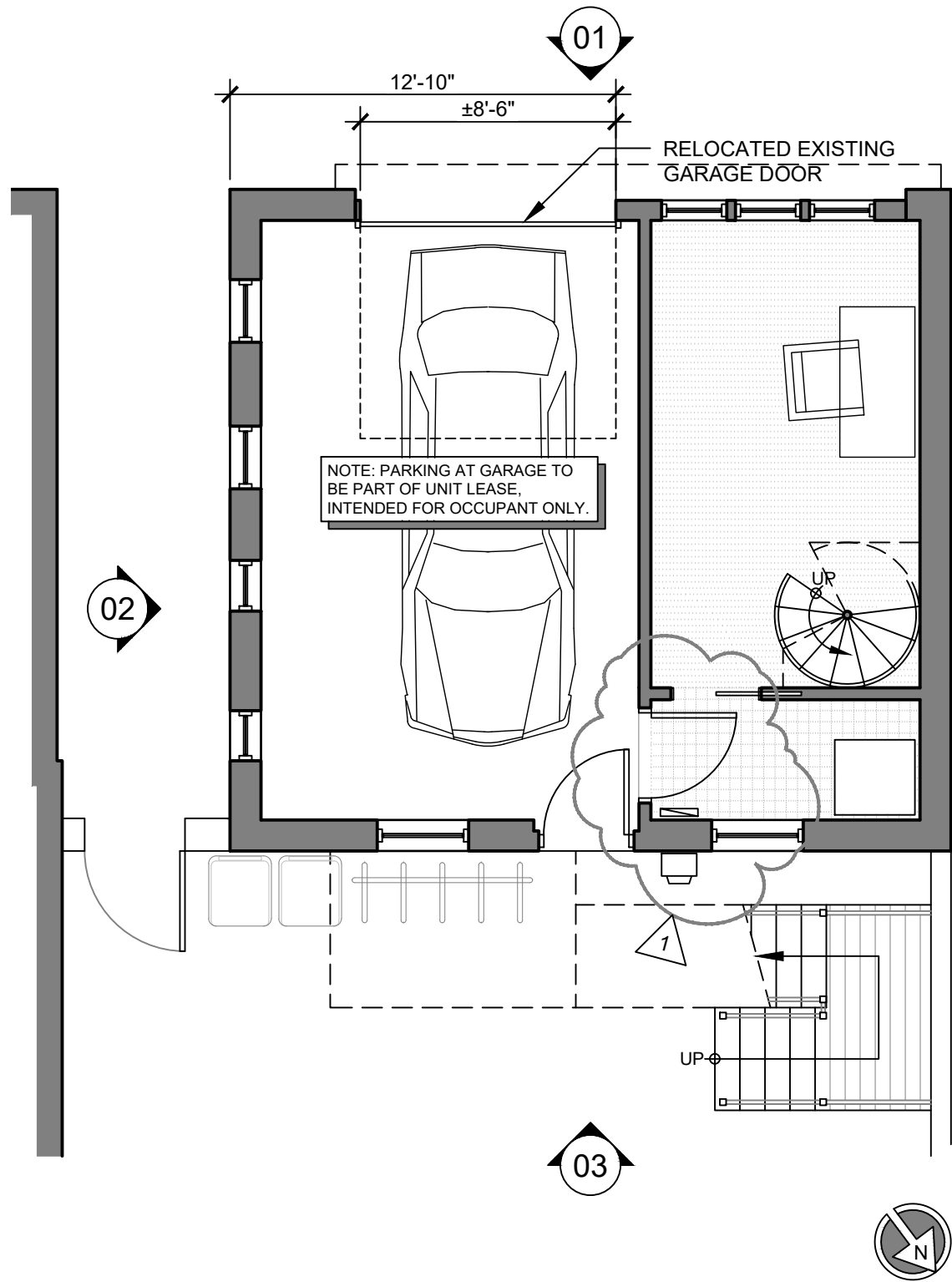
1	2/27/23
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CARRIAGE HOUSE AT 1103 W FRANKLIN ST

RICHMOND, VA 23220

SPECIAL USE PERMIT APPLICATION

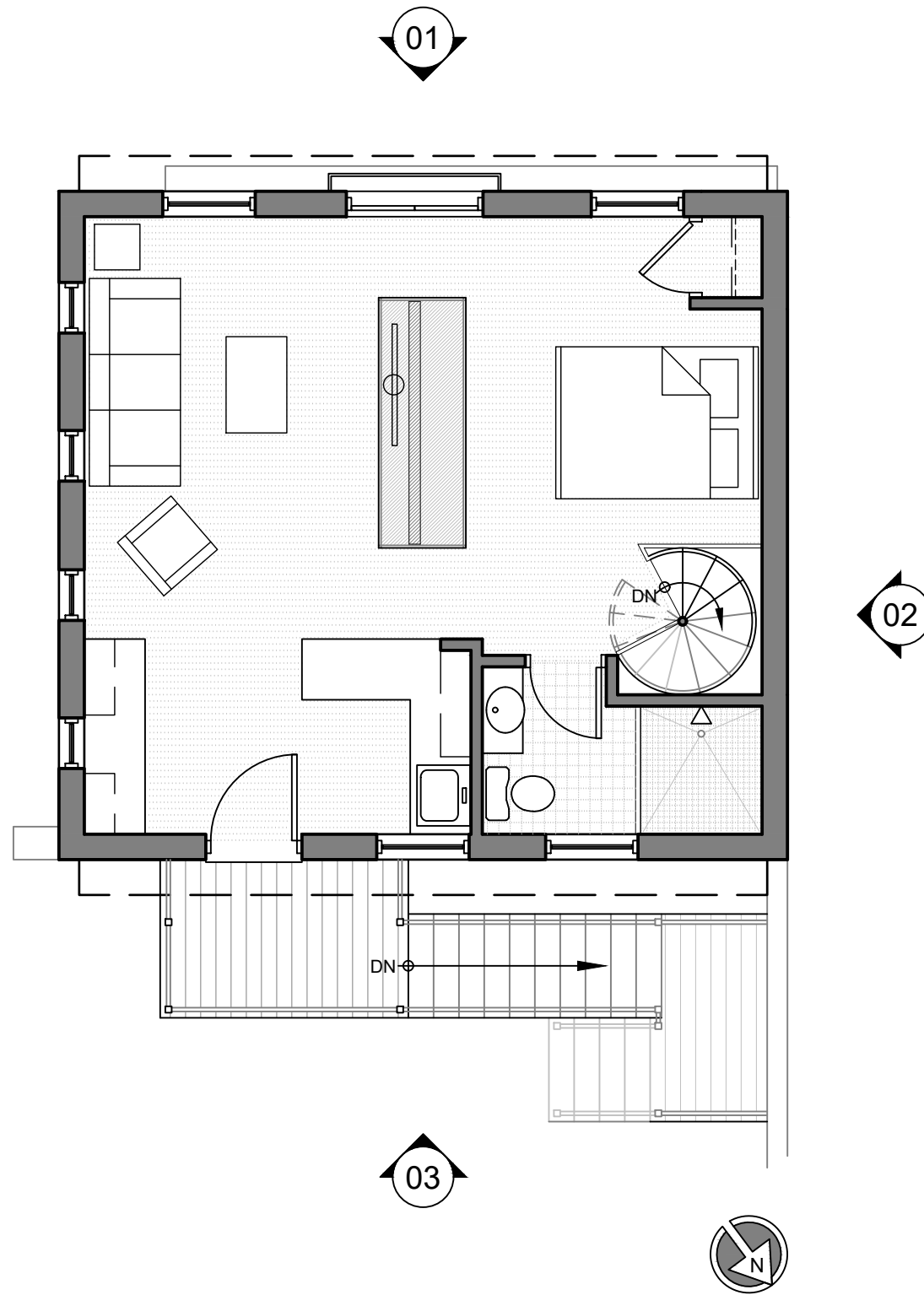
SHEET TITLE	EXISTING ELEVATIONS, CONT.
PROJECT NO.	2132
DATE	2/3/2023
SHEET NO.	SUP-3



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

02

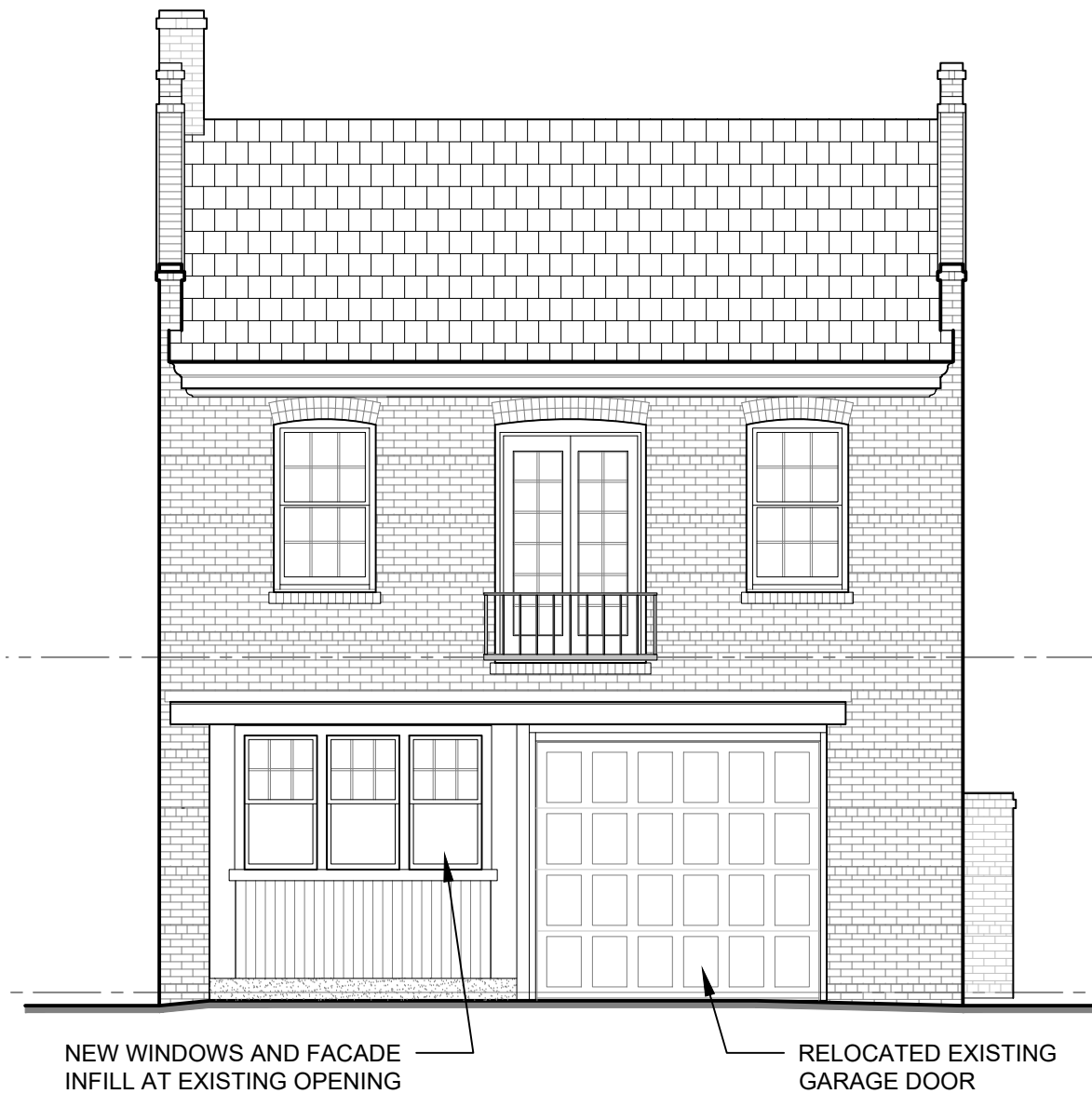
02



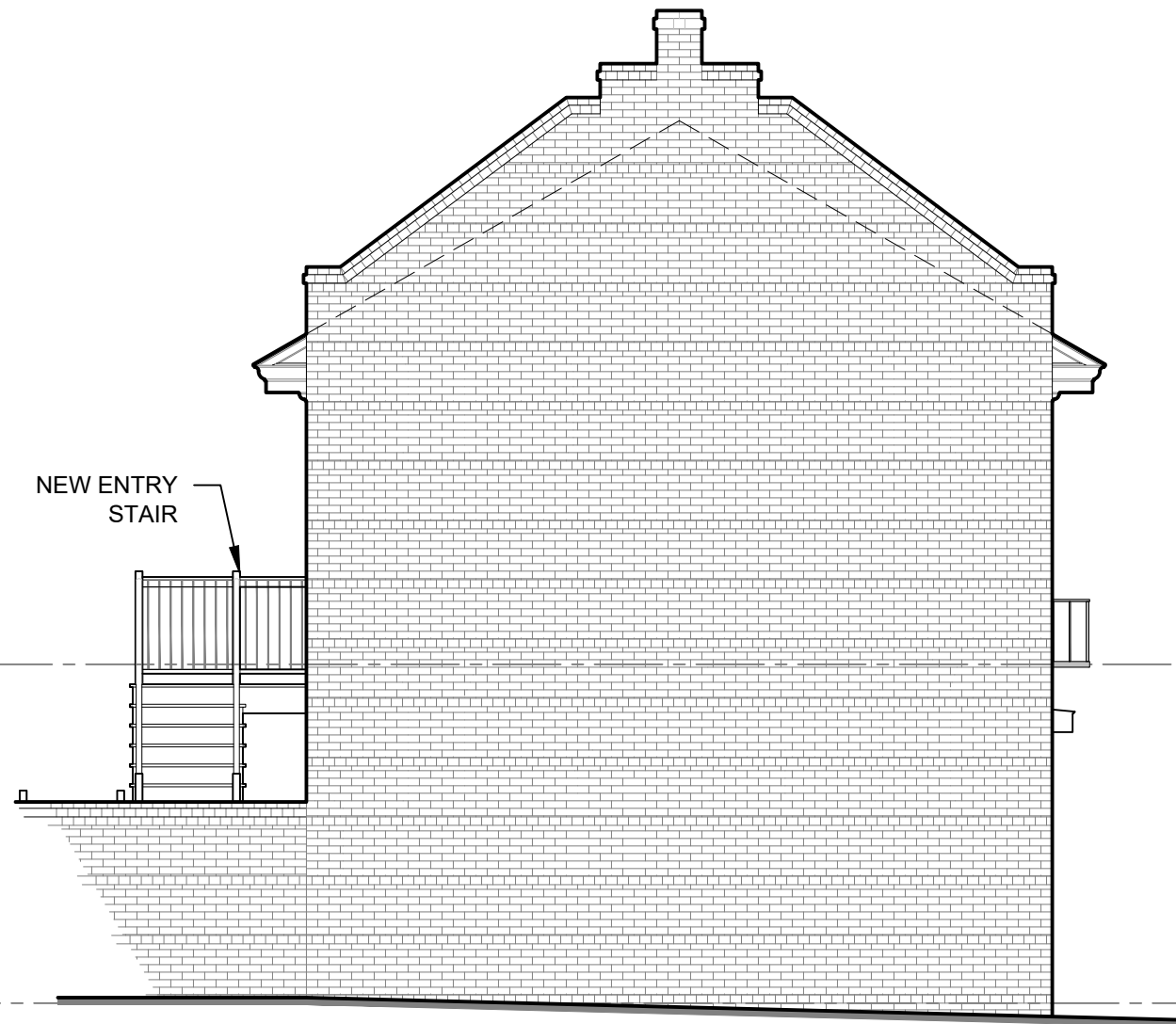
02 PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

J O H A N N A S D E S I G N G R O U P 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

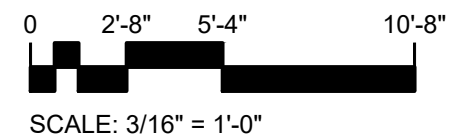
REVISIONS	
1	2/27/23
CARRIAGE HOUSE AT 1103 W FRANKLIN ST RICHMOND, VA 23220 SPECIAL USE PERMIT APPLICATION	
SHEET TITLE	
PROPOSED PLANS	
PROJECT NO.	
2132	
DATE	
2/3/2023	
SHEET NO.	
SUP-4	



01 PROPOSED SOUTH FACADE
SCALE: 3/16" = 1'-0"

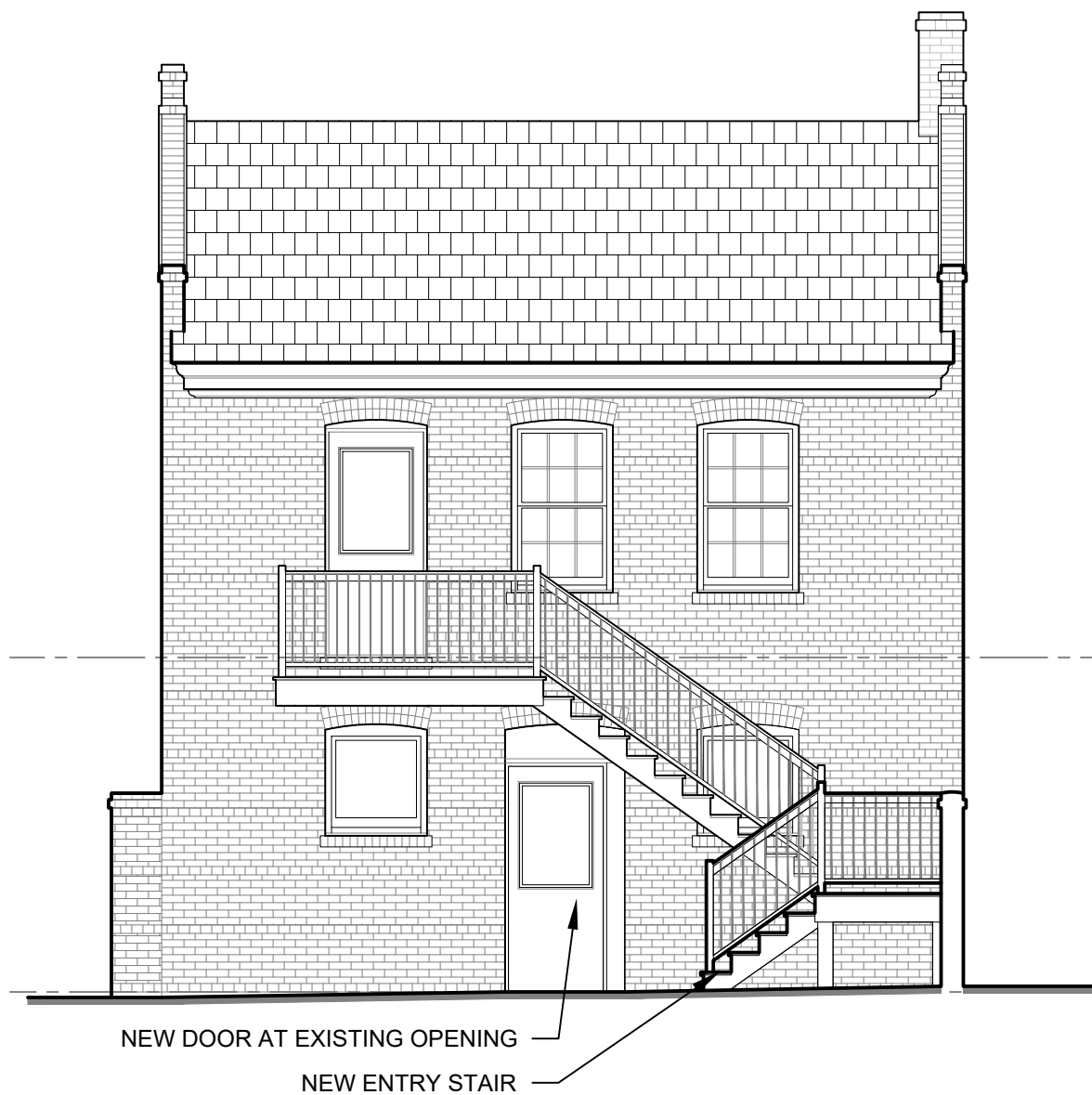


02 PROPOSED WEST FACADE
SCALE: 3/16" = 1'-0"



JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

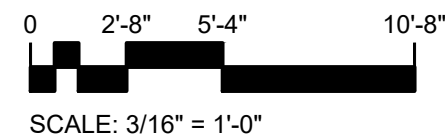
REVISIONS	
1	2/27/23
CARRIAGE HOUSE AT 1103 W FRANKLIN ST RICHMOND, VA 23220 SPECIAL USE PERMIT APPLICATION	
SHEET TITLE	
PROPOSED ELEVATIONS	
PROJECT NO. 2132	
DATE 2/3/2023	
SHEET NO. SUP-5	



03 PROPOSED NORTH FACADE
SCALE: 3/16" = 1'-0"



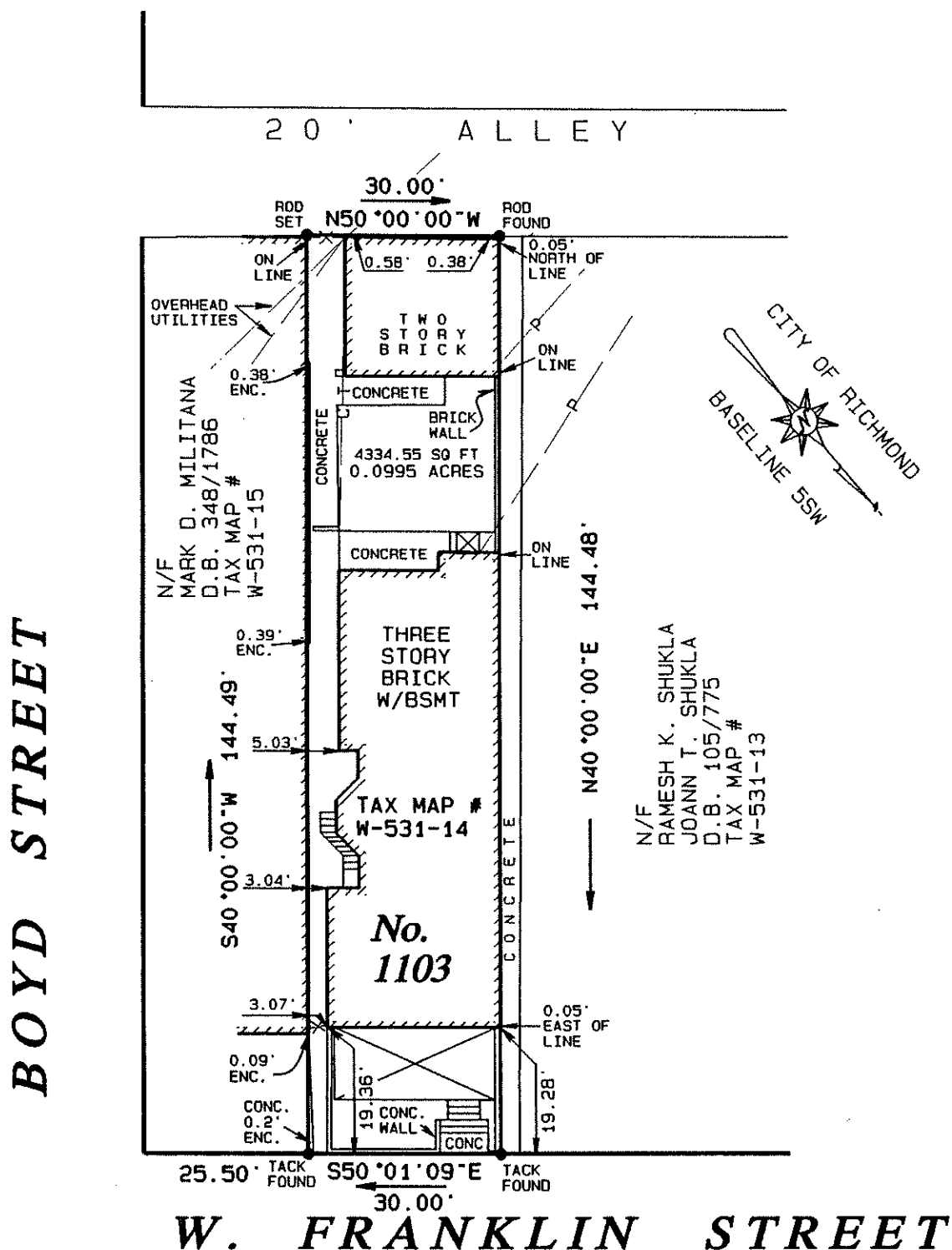
04 PROPOSED EAST FACADE
SCALE: 3/16" = 1'-0"



J O H A N A S D E S I G N G R O U P 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS	
1	2/27/23
CARRIAGE HOUSE AT 1103 W FRANKLIN ST RICHMOND, VA 23220 SPECIAL USE PERMIT APPLICATION	
SHEET TITLE	
PROPOSED ELEVATIONS, CONT.	
PROJECT NO. 2132	
DATE 2/3/2023	
SHEET NO. SUP-6	

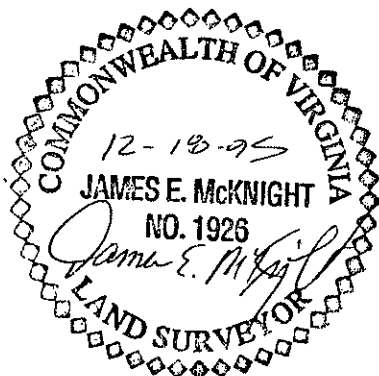
NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "C".
CURRENT OWNER: R & L RICHMOND TRUST, D.B. 418/338.



**PLAT SHOWING IMPROVEMENTS ON No. 1103
W. FRANKLIN STREET IN THE CITY
OF RICHMOND, VIRGINIA.**

PURCHASERS:
JAMES B. HUMMILL
& MARIA C. HUMMILL

THIS IS TO CERTIFY THAT ON DECEMBER 15, 1995 I MADE AN ACCURATE
FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACH-
MENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT
PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS
SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES
SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE.



**McKNIGHT
& ASSOCIATES, P.C.**
LAND SURVEYORS PLANNERS

305 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

SCALE: 1" = 25'
JOB NUMBER: 89120211



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

Special Use Permit

LOCATION: 1103 West Franklin Street

APPLICANT: Johannas Design Group

COUNCIL DISTRICT: 2

PROPOSAL: To authorize the special use of the property known as 1103 West Franklin Street, for the purpose of a four-unit, multifamily building, with an accessory dwelling unit, upon certain terms and conditions.

*For questions, please contact Alyson Oliver
at 804-646-5789 or Alyson.Oliver@rva.gov*

