



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/>

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SEP 22 2015
LAND USE ADMINISTRATION

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

Project Name: _____ Date: 9.17.15

Property Address: 3410 CUTSHAW AVE Tax Map #: W8001629017

Fee: _____ Total area of affected site in acres: 0.34
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning
Current Zoning: R-4B

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

Existing Use: OFFICE

Is this property subject to any previous land use cases? MULTIPLE 1 1/2 FAMILY DWELL

Yes No
 If Yes, please list the Ordinance Number:

79-118-111

Applicant/Contact Person: ANDY SWOODER

Company: JOHANNAS DESIGN GROUP

Mailing Address: 1901 W. CARE ST

City: RICHMOND **State:** VA **Zip Code:** 23220

Telephone: (804) 358.4993 **Fax:** (804) 358.8211

Email: ANDY@JOHANNASDESIGN.COM

Property Owner: 3412 CUTSHAW, LLC

If Business Entity, name and title of authorized signee: CARTER SNIPES

(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: 3412 CUTSHAW AVE

City: RICHMOND **State:** VA **Zip Code:** 23230

Telephone: (804) 869.4404 **Fax:** ()

Email: carter@snipesproperties.com

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)

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LAND USE ADMINISTRATION

September 17, 2015

Special Use Report:
3410 Cutshaw Avenue

The property known as 3410 Cutshaw Avenue is at the North-East corner of the intersection of Cutshaw Avenue with N. Thompson Street located in the Museum District. The lot is approximately 0.34 acres and the existing zoning is R-48 Multi Family.

The existing property has a Special Use Permit authorized in 1979 that allowed the conversion of two apartment buildings into office space with a connecting addition built between them.

The proposed plan would remove the existing structures and subdivide the lot into 8 individual lots for 1 and 2 family homes and 1 lot for shared parking along the alley. The maximum number of dwelling units would be 11 in a mix of single family and duplex structures. Parking would be provided at no less than 1 space on site for each dwelling unit.

The project will not be detrimental to the safety, health, morals and general welfare of the community.

Parking is being provided in accordance with the zoning ordinance. The level of density is commensurate with the current and historic patterns of this district. The project will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.

All work will be done in accordance with local building codes and will not create hazards from fire, panic or other dangers.

There is no concentration of population which could cause overcrowding of land and undue concentration of population.

The proposed project will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.

The project will be built with setbacks commensurate with the surrounding neighborhood and will not interfere with adequate light and air.