



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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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: MAPLEWOOD Date: 10-8-15

Property Address: 501-503 MARE AVE RICHMOND VA 23226 Tax Map #: DANLIA FARMS (501) PTL 30-52 (501) PTSL 30-31 52 (503)

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

Zoning

Current Zoning: R-4

Proposed Use

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

Existing Use: SINGLE FAMILY
Is this property subject to any previous land use cases?

- Yes No
- If Yes, please list the Ordinance Number:

SEE COVER LETTER & PLANS

Applicant/Contact Person: John Vinis

Company: TRI-AMERICAN PROPERTIES

Mailing Address: 420 LIBBIE AVE

City: RICHMOND State: VA Zip Code: 23226

Telephone: (804) 822-5361 Fax: (804) 282-5611

Email: JT.VINIS@VERIZON.NET

Property Owner: TRI-AMERICAN PROPERTIES LLC

If Business Entity, name and title of authorized signee: John Vinis GENERAL MGR

(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: 420 LIBBIE AVE

City: RICHMOND State: VA Zip Code: 23226

Telephone: (804) 822-5361 Fax: (804) 282-5611

Email: JT.VINIS@VERIZON.NET

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)



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Project Name/Location

Project Name: MAPLEWOOD Date: 1-4-16

Property Address: 501 MAPLE AVE RICHMOND VA 23226 Tax Map #: DAHLIA FARMS PTL 30-52

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

Zoning
Current Zoning: R-4

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

Existing Use: SINGLE FAMILY

Is this property subject to any previous land use cases? SEE COVER LETTER & PLANS

Yes No
 If Yes, please list the Ordinance Number:

Applicant/Contact Person: JOHN VINIS

Company: TRI-AMERICAN PROPERTIES

Mailing Address: 420 LEBBIE AVE

City: RICHMOND State: VA Zip Code: 23226

Telephone: (804) 822-5361 Fax: (804) 282-5611

Email: JT VINIS @ VERIZON . NET

Property Owner: JENNY MARGHY, JENNY PEEL

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: 319 MAPLE AVE

City: RICHMOND State: VA Zip Code: 23226

Telephone: (804) 465-7337 Fax: (804) 716-3039

Email: JENNY @ JENNYMARGHYTEAM.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)

TRI-AMERICAN PROPERTIES

420 Libbie Avenue
Richmond, Va. 23226

Telephone (804)822-5361
(804)402-4533

Facsimile (804)282-5611

October 28, 2015

Re: Maplewood Development (503 Maple Avenue and 501 Maple Avenue)

To Whom It May Concern:

First I would say, thank you for taking the time to consider our project, "Maplewood". We will do our best to build two attractive upscale detached houses on each lot (501 Maple Avenue and 503 Maple Avenue), that are in keeping with the surrounding area. In fact, it will be an upscale version of "Maple Green" which is the development adjacent to ours. I would also mention that we would demolish two unattractive rental homes that are currently vacant and not up to the quality of the neighborhood. These two houses simply are way past their prime and usefulness.

At this point, we have purchased 503 Maple Ave and have acquired the rights to purchase 501 Maple Ave upon approval of this SUP. The purpose is to subdivide each individual lot into two separate lots. We would then build an upscale freestanding detached home on each lot (a total of 4 homes). We are respectfully requesting a Special Use Permit allowing us to subdivide each lot (501 Maple Avenue and 503 Maple Avenue) into two lots on each existing property and then to build a total of 4 detached homes on the resulting 4 lots (one per lot). (See site survey)

Scope of Work

503 Maple is currently a small ranch rental property that would be demolished to make way for two detached, single family homes. (See site survey)

501 Maple Ave is currently a small Bungalow style rental home that will be demolished to make way for two detached, single family homes. (See site survey)

Each Lot (503 Maple Avenue and 501 Maple Avenue) will be subdivided into two lots. Each owner will own their own lot with the necessary easements for shared Driveways and common areas. (See site survey)

Architectural description

The residences of Maplewood will be based upon the Craftsman Architectural style. Front porches, welcoming entrance steps, expressive structural elements, stone and masonry bases, tapered columns, eave brackets and horizontal siding are some of the exterior elements of this style common throughout the residences. Wood stained front entrance doors with vertical panels and glazed openings and vertically proportioned windows with grills in the upper portion of the window will also be included in the exterior design.

Ceiling heights of 10 feet on the first floor and 9 feet on the second floor and roof pitches of 7:12 are combined to keep the dwellings within the 35' roof height limit. Roofs are covered with dimensional architectural fiberglass shingles with standing seam metal roofing at featured areas.

The Garages and Bonus Rooms are designed as detached structures from the residences to maintain the smaller residential scale of the development. These structures include the same design features as the main dwellings and include: French Doors with Transoms, Black metal balconies as part of the Bonus Room. Garage doors are paneled, glazed and stained.

Each dwelling has designated exterior private space with fenced courtyards between the house and the garage at dwelling A and D. Units B and C have private courtyards at the rear of the residences.

Exterior colors of MAPLEWOOD buildings favor warm earthy colors of browns, greens and yellows of varying shades and hues.

Objections

MAPLEWOOD will not in anyway be detrimental to the safety, health, morals and general welfare of the community.

Our project will not contribute to congestion in streets, roads, and alleys as we have provided two parking spaces for each unit and each property contains a garage.

We have met with the Fire Marshall to insure proper access to all four units in case of fire. We will also provide adequate structural integrity under the Driveway to support the weight of a Fire Truck.

We feel our that our plan will not in anyway lead to overcrowding of the land and is very much in keeping with the "Urban infill" philosophy that will help build stronger neighborhoods and communities and we will eliminate two current rental houses that are past their prime.

We will, in no way interfere with public or private Schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences or improvements.

MAPLEWOOD will have plenty of natural light and air.

Conclusion

Tri-American Properties, LLC. believes that this project will be a tremendous asset to the community. As mentioned previously, we will eliminate two rental houses that are vacant and past their prime to build upscale detached homes. These homes will significantly increase the tax revenues for the city, as well as provide a beautiful improvement to the area. We look forward to working with the City of Richmond on this project and we greatly appreciate your consideration in this matter.

Many Thanks,

Edward Hettrick, 804-402-4533, edward.hettrick@comcast.net

Claude Whitehead III, Esq., 804-282-5606

John Vinis, 804-822-5361, JTVinis@verizon.net