

9799



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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AUG 04 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: 1401 W. LEIGH ST Date: 7/20/15

Property Address: 1401 & 1405 W. LEIGH & 1400 CATHERINE Fax Map #: N0000617018

Fee: \$1800 Total area of affected site in acres: 0.402
(See page 3 for fee schedule, please make check payable to the "City of Richmond")
N0000617015
N0000617012

Zoning

Current Zoning: R-7

Proposed Use

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

Existing Use: RESIDENTIAL

Is this property subject to any previous land use cases? RESIDENTIAL

Yes No
 If Yes, please list the Ordinance Number:

Applicant/Contact Person: DOUG KUEFFNER

Company: JOHANNAS DESIGN GROUP

Mailing Address: 1901 W. CARY ST

City: RICHMOND State: VA Zip Code: 23220

Telephone: (804) 358-4993 Fax: (804) 358-8211

Email: doug@johannasdesign.com

Property Owner: ZARINA FAZALDIN

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: 721 W. 28th ST

City: RICHMOND State: VA Zip Code: 23225

Telephone: () Fax: ()

Email: landzhistoric@msn.com

Property Owner Signature: Zarina Fazaldin

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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Application is hereby submitted for: (check one)

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Project Name/Location

Project Name: 1401 W. LEIGH ST. Date: 12/7/15

Property Address: 1405 W. LEIGH ST. Tax Map #: N000067012

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-7

Proposed Use

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

Existing Use: RESIDENTIAL

Is this property subject to any previous land use cases? RESIDENTIAL

Yes No
 If Yes, please list the Ordinance Number:

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: (____) _____ Fax: (____) _____

Email: _____

Property Owner: LEZ HISTORIC, LLC

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: 1217 W. LEIGH ST.

City: RICHMOND State: VA Zip Code: 23220

Telephone: (____) _____ Fax: (____) _____

Email: _____

Property Owner Signature: Lonnie Shifflett / Zaina Fuzaldin

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)

Special Use Permit Applications- Applicant's Report

July 20, 2015 - revised November 30, 2015

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LAND USE ADMINISTRATION

Project:

1401 W. Leigh St (908 Kinney)

Existing 4-unit residential building

Renovate Carriage House for one residential unit

1400 Catherine St (900-906 Kinney Street)

Construct 4 multi-family residential units (4 attached townhouses)

1405 W. Leigh St

Existing 2-family residence

11 space improved parking lot (1 parking space for each of 11 residential units listed above)

1403 and 1403-1/2 W. Leigh St

Existing single family residential, alley in common access to be improved

Developer:

Zarina Fazaldin and L&Z Historic LLC

Proposed Use:

Residential,

- a. Four proposed Multi-Family Residences on vacant lot at 1400 Catherine St (900-906 Kinney St.)
- b. One proposed Single Family Residence in renovated Carriage House at rear of 1401 W. Leigh St.(908 Kinney St)
- c. Existing four residential units in main building at 1401 W. Leigh St.
- d. Existing Two-Family Residence (1405 W. Leigh St.)
- e. Improved parking for the 11 residential units listed above

Prepared by:

Site plan prepared by Johannas Design Group. The design of the Carriage House Renovation and the four multi-family residential units have been prepared by Walter Parks Architect

Development Description:

The applicant, Zarina Fazaldin and L&Z Historic LLC, is submitting a Special Use Application to develop four new residential units and renovate an existing carriage house for a single residential unit in the Carver neighborhood.

In order to provide proper parking and access for the new and existing structures this SUP includes work on three lots that are currently owned by the applicant. There is an existing alley-in-common that provides access to two lots not owned by the applicant. This narrow alley-in-common will be improved along with the improvement of a parking area as part of this proposed development.

All of the area proposed for the SUP, including adjacent properties, is zoned R-7. Most of the existing structures in the area meet the one- and two-family use as prescribed in the zoning. The

existing main building at 1401 W. Leigh currently contains 4 residential units and the carriage house is currently vacant and in poor condition.

A - 1400 Catherine Street (proposed 900, 902, 904 and 906 Kinney St.)

This vacant lot is approximately 6257 sf in size and is currently an unimproved gravel parking area with a grassy slope along Kinney Street. This SUP proposes to construct four Multi-Family Residences on this lot. The proposed structures will be 3-bay, 2-story, attached, wood framed townhouses with lap siding and one-story front porches. They will be similar to the Italianate houses across Kinney Street. Each unit will contain 3 bedrooms and 2-1/2 baths. One parking space for each of the four units will be provided in the new improved parking lot at the rear of 1405 W. Leigh St. There will be a 15 foot deep front yard along Kinney St. and 3' deep side yards at each end of the proposed structure. The rear yard will be approximately 15 feet deep and will contain a deck and fenced in grass area.

These four units are designed as attached single-family townhouses such that the one lot could be subdivided in the future into four single-family residences.

B - 1401 W. Leigh Carriage House (908 Kinney St.)

The existing two-story, brick, vacant carriage house will be renovated into a single-family residential unit. This structure has been vacant for many years and is in poor condition. The renovation will retain the historic character of the exterior. This unit will contain 3 bedrooms and 3 bathrooms. One parking space for this unit will be provided in the new improved parking lot at the rear of 1405 W. Leigh St.

C - 1401 W. Leigh St - Main Building

No changes are proposed for this building. The existing structure contains four residential units, two 2-bedroom apartments and two 3-bedroom apartments.

D - 1405 West Leigh Street

This existing two-family residence will have no changes or renovations. Each unit in this building contains two bedrooms. This 220 foot deep lot will provide area for 11 improved parking spaces to be shared among the residential units that encompass this SUP application. The parking area will be accessed from Catherine St. A 4' tall board wood fence, landscaping at each end, and lighting will meet current zoning requirements for parking lots in residential zones.

E - Alley-In-Common

An existing alley-in-common (approximately 7'-3" wide) provides access to two residences on West Leigh Street that are not owned by the applicant (1403 and 1403-1/2 West Leigh St.). This alley-in-common will be expanded and improved with asphalt paving to provide access to the 11 proposed parking spaces as well as improved access to the two non-owned lots. An access-easement will be provided to establish a 22' wide drive aisle. This will provide improved parking and trash access to the included residential units as well as the two non-owned residences.

Neighborhood

The City of Richmond Master Plan identifies the Carver Neighborhood as an urban residential neighborhood that should remain primarily a single-family neighborhood. The approval of this

SUP application would allow for the infill of a vacant lot and the construction of four residential units. This use would be in keeping with the Master Plan recommendation for the Carver neighborhood.

This proposed SUP project was presented at the June 30 Carver Area Civic Improvement League's (CACIL) membership meeting and was unanimously approved by those present. A letter of support will be provided by CACIL.

Findings of Fact:

The following are factors indicated in Section 17.11 of the City Charter and Section 114-1050.1 of the adopted City of Richmond Zoning Ordinances with regard 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 residential uses are compatible with the zoning and will not be detrimental to the safety, health, morals and general welfare of the community.
- Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.
 - This project is a low impact project that will not create congestion in streets, roads, alleys or other public ways and places. Parking will be provided at a rate that meets the zoning requirement for residential uses.
 - The proposed upgrades to the site will improve aesthetics in this area of Carver and provide improved parking and access for the residents in the immediate area.
- Create hazards from fire, panic or other dangers.
 - All work will be done in accordance with all local, state and national building codes and regulations and will not create hazards from fire, panic, or other dangers.
- Tend to overcrowding of land and cause an undue concentration of population.
 - The density of proposed residences is compatible with the master plan and will not cause overcrowding.
- Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.
 - There will be no adverse effect on public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements.
- Interfere with adequate light and air.
 - This project will meet the front yard and side yard setbacks and will not interfere with adequate light and air.