



Application for REZONING/CONDITIONAL REZONING

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/>

RECEIVED
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Project Name/Location

Project Name: KAPELLA - DOUTY RESIDENCE Date: 01/09/16

Property Address: 2400 E. FRANKLIN ST. Tax Map #: E 0000340013

Fee \$1500 Total area of affected site in acres: 0.3983
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: M-1

Proposed Zoning/Conditional Zoning

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

Existing Use: VACANT

Is this property subject to any previous land use cases? R-6: (1) SINGLE FAMILY
 Yes No

If Yes, please list the Ordinance Number. RESIDENCE

Applicant/Contact Person: TAYLOR MEDLIN

Company: THE RALEIAH ARCHITECTURE CO.

Mailing Address: 502 S. WEST ST. SUITE 100

City: RALEIAH State: NC Zip Code: 27601

Telephone: (919) 831 2955 Fax: (919) 831 2956

Email: TAYLOR@RALEIAH-ARCHITECTURE.COM

Property Owner: DAVID KAPELLA

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: 3826 CASEY LANE

City: RALEIAH State: NC Zip Code: 27612

Telephone: (919) 656 1373 Fax: _____

Email: DWKAPPELLA@GMAIL.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.**)

9824



December 22, 2015

APPLICANT REPORT – REZONING

Property = 2400 E. Franklin Street Richmond, VA 23223

Attn:

Department of Planning and Development
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street, Richmond, Virginia 23219
Telephone (804) 646-6304

Property Description:

Address: 2400 E. Franklin Street, Richmond VA 23223

Currently Zoned : M-1

Proposed Zoning : R-6

Acreage: 0.3983

Owner: David Kapella

Existing Use: Empty Lot

The lot owned by David Kapella at 2400 E. Franklin Street, Richmond is currently zoned M-1 "Light Industrial". It is Mr. Kapella's desire to build a detached single family residence on the lot, therefore we are proposing the property be rezoned R-6 "Single Family Attached Residential".

We ask you to consider the following when reviewing this proposal to rezone the property from M-1 to R-6:

The property borders a developed commercial corridor to the southwest, zoned M-1 & B-5, but is surrounded by an established residential neighborhood to the east, north, and northeast. These adjacent residential neighborhoods are zoned R-6. The property is currently vacant, and based on our initial research has historically been naturally wooded. The intent is to locate a single family private residence on the north end of the site to connect to the scale and mass of the existing adjacent residential neighborhood. Sec. 114-412.7, under the R-6 division of the Richmond Zoning Ordinance mandates that "No driveway intersecting a street shall be permitted on a lot devoted to dwelling use when alley access is available to serve such a lot." A public alley exists on the northeastern end of the property and as such driveway access would be required from the northeast alley, not E. Franklin Street. It would be appropriate then to allow the property to be developed with a residential program, adding to the already established residential fabric to the north, northeast, and east.

The site is 0.393 acres and is of an irregular size, which makes it more suitable for residential development than the larger footprint of an industrial or commercial use building. Additionally, a steep grade consisting of a 30' rise over 50' exists on the southern side of the property adjoining E. Franklin Street. To locate a building on E. Franklin Street would require extensive and expensive site alteration, utility (sanitary) access, and drainage solutions. A building located on the northern end of the property would alleviate these burdens and at this location logically relate to/be of a residential scale and use found to the north, northeast, and east.

Application Report continued on next page

CONCLUSIONS: The proposal to re-zone 2400 E. Franklin St. from M-1 to R-6 is consistent with the use and zoning of the adjacent neighborhood. Given the restrictions of the grade and site, rezoning the property to allow for a single family home is appropriate.

-----END COMMENTS & RESPONSES-----

We appreciate your thorough review and time to address our application. If there are any additional questions or additional information required, please contact me directly at 919.831.2955 or by email, taylor@raleigh-architecture.com

Sincerely,

The Raleigh Architecture Co.

Taylor Medlin