



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/Location**

Property Address: 806 CATHEDRAL PLACE Date: 5-16-17  
 Tax Map #: W-355-20 Fee: \$1,800  
 Total area of affected site in acres: 1.046 SQUARE FEET (0.024 ACRES)

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: R-73

Existing Use: MULTI-FAMILY

**Proposed Use**

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

MULTI-FAMILY WITH ADDITIONAL UNIT OVER GARAGE  
 Existing Use: MULTI-FAMILY

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** DANIEL WASSUM

Company: JOHANNAS DESIGN GROUP  
 Mailing Address: 1901 WEST CARY STREET  
 City: RICHMOND State: VA Zip Code: 23220  
 Telephone: (804) 358-4993 Fax: (N/A)  
 Email: daniel@johannasdesign.com

**Property Owner:** FAIRWAYS + TREES, LLC

If Business Entity, name and title of authorized signee: MARK KITTRELL

(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: P.O. BOX 14612  
 City: RICHMOND State: VA Zip Code: 23221  
 Telephone: (804) 399-8234 Fax: (N/A)  
 Email: Mkittrell@libertymortgage.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)



**JOHANNAS**  
design group

Special Use Permit Applicant's Report  
5-23-2017

### 806 Cathedral Place Proposed Tourist Home with new Carriage House Unit

806 Cathedral Place is an existing 1865 house currently being used as a multi-family residence containing 4 dwelling units just west of Monroe Park in the heart of VCU's main campus, across the street from the Cathedral of the Sacred Heart. The 727 square foot detached garage holds four cars and faces the alley, creating a corridor that sees regular foot traffic from students, staff, and faculty. The building also has 2 allocated parking spots along Cathedral Place.

The owner of the property is applying for this special use to repurpose the 4 existing dwelling units into luxurious high-end, short-term rental units as well as the construction of a 750 square foot second story dwelling unit over the existing garage. The intent of the request is to legalize these 5 dwelling units to be used as short-term rental units in a luxury tourist home to service tourists, guests of the university, and other visitors to the neighborhood and city at large.

Currently zoned R-73, which accommodates multi-family housing, the Tourist Home and Carriage House are perfectly situated to showcase the foundations of the Richmond Downtown master plan and demonstrate the best Richmond has to offer to tourists and visitors. With a walk score of 93, the Tourist Home will offer visitors easy walking distance to a large number of local restaurants and businesses along Broad Street, cultural activities at the Altria and Grace Street Theaters, the new Institute for Contemporary Art, the Singleton center, the VCU campus, downtown, and the arts district.

The proposed Carriage House will be keeping with the historic character of the surrounding neighborhood with a gabled slate roof and dormers that offer gorgeous views of Monroe Park just down the block, which supports the master plan's goal, per page 3.10, to attract new residents and visitors to Downtown by emphasizing Richmond's integrated system of urban parks. The views from the proposed second floor addition will also highlight the beautiful historic architecture of the neighborhood, particularly the Cathedral of the Sacred Heart.

The increased height of Carriage House will add acoustic protection for the dwelling units and houses lining Cathedral Place from the heavy foot traffic along the alley.

The Character Map on page 3.19 of the Downtown Master Plan designates this location as an Urban Center Area which is “characterized by higher density, mixed-use development”. It also notes that parking “is located on-street, or at the rear of the lot accessed from the alley”. There will be 6 parking spaces dedicated solely for the use of this facility; 4 accessed from the alley and 2 designated on-street spots.

The proposed special use will not be detrimental to the safety, health, morals, and general welfare of the community involved. The current use allowed by the existing R-73 Zoning, is multi-family residential. The proposed project adds a single one bedroom dwelling unit, which is inconsequential to the existing density of the neighborhood and welfare of the community.

The proposed special use will not create congestion on the streets, roads, alleys, or other public ways and places in the area involved. There is no required increase in parking requirements. The location’s access to multi-modal transportation is exceptional.

The proposed special use will not create hazards from fire, panic or other dangers. The new construction will be built in accordance with all applicable building codes.

The proposed special use will not tend to cause overcrowding of land and an undue concentration of population. The location is part of an Urban Center Area, the addition of a single one bedroom dwelling unit will be inconsequential to the density of this urban district.

The proposed special use will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or otherwise public requirements, conveniences and improvements. The proposed carriage house will not require an increase of services to the property. The new construction will not increase the amount of impermeable surfaces on the site.

The proposed second floor addition to the garage will not interfere with adequate light or air. The new second floor will not interfere with the available light and air to adjacent habitable spaces.