



**JOHANNAS**  
design group

Special Use Permit Applicant's Report  
10-09-2017

### 8 & 10 East Main Street Proposed Tourist Home and Carriage House

8 & 10 East Main Street is an existing pair of 3 story houses in Monroe Ward, built in 1910 and currently being used as a multi-family building. There are 6 dwelling units and a detached 1-story, three car garage. The property also contains a rear parking lot which services the building and its residents. While the property is currently zoned for B-3 use, in 2002 special use ordinance number 2002-17-48 was adopted, allowing for the property to have dwellings at the first floor street frontage.

The owner of the property is applying for this special use to permit the 6 existing dwelling units to be used as luxurious high-end, short-term rental units. The owner also intends to the construction of a second story over the existing garage, adding a 715 square foot dwelling unit over the existing garage. The intent of the request is to legalize the 7 dwelling units to be used as apartment rentals as well as short-term rentals similarly to a luxury Tourist Home to service guests and tourists to the city. See attached plans by Johannas Design Group. The building has 5 dedicated parking spaces adjacent to the alley in the rear of the property. Parking will not be increased. It should be noted that the property is within half a block of a B-4 district.

The location and use of the proposed special use exemplify the foundations of the Richmond Downtown master plan. The proximity of the proposed special use to the BRT and the downtown amenities provides several nearby options for tourists and visitors. The proposed Tourist Home and Carriage House will attract visitors of the city to Richmond's integrated system of urban parks with its adjacency to the river, Gambles Hill Park, and state capital building, providing an easy approach to Richmond's green spaces. The owner also understands the viability of supporting tourism for the downtown. Specialty tourist buildings help market and support the revitalization of the downtown and for this location, the arts district.

The large windows of the proposed special use will highlight scenic views of The Jefferson Hotel, The Towers on Franklin, and the Metropolitan African American Baptist Church. The central downtown location of the Tourist home will give tourists and guests easy access to a number of amenities and attractions of the city, including the downtown YMCA, the Richmond Public Library, the Virginia

State Capital, the Greater Richmond Convention Center, and The National as well as a large number of restaurants and businesses along Main and Broad Streets.

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 are already parking spaces dedicated solely for the use of this facility. The proposed use is in keeping with the intent of the master plan and is an update to the neighborhood’s outdated zoning.

The proposed special use will be keeping with the historic character of the surrounding neighborhood with a hip-gabled roof that matches the neighboring detached garages. The proposed second floor addition features large windows with favorable views of the John Marshall Hotel and The Towers on Franklin.

The proposed special use will not be detrimental to the safety, health, morals, and general welfare of the community involved. The current use allowed within the existing B-3 Zoning by the 2002 ordinance is multi-family residential. The proposed special use will not have a negative impact on the welfare of the community.

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 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.