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March 26, 2018

The Honorable Council of the City of Richmond  
c/o Department of Planning and Development Review  
Land Use Administration Division, Room 511  
900 East Broad Street  
Richmond, VA 23219

RE: Special Use Permit Application for WWS VIII LLC (the "Owner") Relating to  
Property at 800 – 806 N. 32<sup>nd</sup> Street (the "Property")

Dear Ladies and Gentlemen:

In compliance with the administrative policy of the Division of Land Use Administration, we submit herewith the following report in connection with the Special Use Permit Application of the Owner to allow the construction of four residential townhomes on the Property. The Property is identified on the enclosed survey prepared by McKnight & Associates, P.C., dated April 26, 2017 (the "Survey"). Also submitted herewith are a site plan, floor plans and elevations for the Special Use Permit, entitled "Special Use Permit Plans for Residential Redevelopment, Northwest Corner of "N" St. and N. 32<sup>nd</sup> St." consisting of one (1) sheet, prepared by William A. Voorhees Designs Inc., dated March 15, 2018 (the "Plans").

1. Background. The Property consists of three tax parcels which appear to have been improved with two single family residences at one time. Currently, no improvements are occupied and improvements on the Property are in a deteriorating state. The Owner acquired the Property in 2017 with the intention of redeveloping the Property with single family residences which will complement the surrounding area.

2. Special Use Permit Request. If this request is approved, the Owner plans to redevelop the Property with four attached residential units in two buildings, as shown on the Plans. Each residence will have approximately 2,600 square feet of living area (exclusive of mechanical and storage areas) and four bedrooms. Three off street parking spaces are provided along the public alley north of the Property. The residences have been efficiently designed, so that the area covered by building floor area will not exceed 55% of the lot. Exterior walls of the residences will be constructed of a variety of quality building materials, as shown on the Plans. It is the owner's intention to offer the residences for sale. New landscaping consisting of a mixture of deciduous and evergreen trees and shrubbery will be installed in the residence

yards as illustrated on the Plans.

3. Owner. Walid Daniel, a principal of the Owner, has owned and operated a variety of residential rental properties in Richmond and the central Virginia area.

4. Neighborhood. The Property is in a R-6 Single Family Residence District, as are all adjacent properties. Property to the east across N. 32<sup>nd</sup> Street is currently being used for a area church garden project. Property to the west is used as a church parking lot. There are some single family homes in the vicinity of the Property. An apartment building is located to the south, across N Street.

5. Cooperation with Area Residents. The Owner and its representatives have met with the Zoning Committee of the Church Hill Civic Association and a representative of 31<sup>st</sup> Street Baptist Church to review Owner's plans for improving the Property.

6. Community Benefits. Approval of the Special Use Permit request will allow the deteriorating improvements on the Property to be removed and replaced with quality single family residences.

7. Jurisdictional Requirements. All of the basic jurisdictional requirements for approval of the requested Special Use Permit are satisfied for the following reasons:

(a) The Special Use Permit will not be detrimental to the safety, health, morals and general welfare of the community. The abandoned and deteriorating improvements on the Property will be removed and replaced with quality four bedroom residences. Off-street parking will be provided for three of the residences. There is ample on-street parking to serve the fourth residence. The proposed use is compatible with other uses in the area.

(b) The Special Use Permit will not tend to create congestion in the streets, roads, alleys and other public ways and places in the area involved. The additional traffic to be generated by the proposed development of the Property will be minimal.

(c) The Special Use Permit will not result in hazards from fire, panic and other dangers because all construction will be performed in compliance with all applicable building codes and will be undertaken by recognized, duly licensed contractors under the supervision of the Owner. The work will be inspected by the City of Richmond Building Inspector's Office in accordance with all applicable laws.

(d) The Special Use Permit will not tend to overcrowd the land and cause an undue concentration of population. The residences have been efficiently designed. The efficient design and proposed new landscaping will enable the proposed development to blend in well with the neighborhood.

(e) The Special Use Permit will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other requirements, conveniences and improvements. The relatively small scope of the proposed development will not materially impact the availability of public services in the area of the

Property.

(f) The Special Use Permit will not interfere with adequate light and air. The residences will not exceed the permitted building height in the R-6 zoning district in which the Property is located. Further, at least forty-five percent (45%) of each lot will be left uncovered by building floor area.

8. Summary. The Special Use Permit to allow the removal of deteriorating and unusable improvements on the Property and their replacement with four quality and efficiently designed single family residences on the Property will result in a significant enhancement for the neighborhood. The development should also encourage people to live in the City and serve as an example for redevelopment of other area properties.

On the basis of the foregoing, we respectfully request that City Council grant the Special Use Permit to allow the Owner to improve the Property with four single family dwellings, which will benefit the surrounding area and the entire City as set forth herein, at the earliest practicable time.

Respectfully Submitted,

WWS VIII, a Virginia limited liability company

By: *D. Glenn B. Moore*  
Attorney

Cc: Mr. Walid Daniel