



SUP-034038-2018

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)
[X] special use permit, new
[] special use permit, plan amendment
[] special use permit, text only amendment

Project Name/Location

Property Address: 3028 Grayland Avenue Date: April 19, 2018
Tax Map #: W0001354031 Fee:
Total area of affected site in acres: 0.143 acres

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

Zoning

Current Zoning: R-5
Existing Use: Single-Family Dwelling

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
Lot split to permit the construction of a single-family dwelling
Existing Use: Single-Family Dwelling

Is this property subject to any previous land use cases?

Yes No
[] [] If Yes, please list the Ordinance Number: N/A

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources
Mailing Address: 11 South 12th Street, Suite 500
City: Richmond State: VA Zip Code: 23219
Telephone: (804) 874-6275 Fax:
Email: markbaker@bakerdevelopmentresources.com

Property Owner: DJ Realty, LLC

If Business Entity, name and title of authorized signee: Dean McGee

(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: 3932 Tricking Brook Drive
City: Richmond State: VA Zip Code: 23228
Telephone: (804) 914-3115 Fax:
Email: deanmcgee7@gmail.com

Property Owner Signature: [Signature] (manager DJ Realty)

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)



April 19, 2018

Mr, Matthew Ebinger
City of Richmond
Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219

Re: Special Use Permit: 3028 Grayland Avenue

Dear Matthew:

I am representing DJ Realty, LLC in their application for a special use permit for the properties known as 3028 Grayland Avenue, identified as Tax Parcel W000-1354/031 (the "Property"). The Property is generally located at the north side of Grayland Avenue between South Belmont and South Sheppard Streets. This special use permit would permit the Property to be split and authorize the construction of a single-family dwelling on the original lot 8.

The Property consists of a single lot of record, from a zoning perspective. The Property measures 52 feet wide by 120 feet deep and contains 6,240 square feet of lot area (0.143 acres). The Property includes all of the original Lots 8 and 9, Block 1, of the 1905 Park Place subdivision. The original Lots 8 and 9 were both platted as 26 feet wide and 120' deep lots (3,120 square feet of lot area) and were both capable of being developed independently at that time. The western half of the Property (original Lot 9) was developed with a one-story, single-family dwelling in 1924. The eastern half of the Property (original Lot 8) was not developed independently and is occupied by an accessory building. At some point in the past, both lots were combined by deed and, further, fenced together with a single perimeter fence. Over the years, the zoning requirements have been implemented and changed – the Property now lies within an R-5 zoning district. The original lots do not meet the R-5 lot area and lot width individually. As a result, the Property cannot be split by right and a Special Use Permit is required.

The proposed single-family dwelling to be developed on the original Lot 8 would be two stories in height and of an urban row house design. The dwelling would contain approximately 2,500 square feet of finished floor area and would include three bedrooms and 2 ½ baths. A full-width front porch and rear patio are proposed. The dwelling's floor plan is modern with open living areas and includes a master bedroom complete with en suite master bath and walk-in closet. The existing single-family dwelling at 3028 Grayland would be renovated.

The proposed development is consistent with the development pattern in the vicinity. There are multiple small lots developed with row homes in the block that are of equal or lessor width and area, the smallest being 18.23' wide and 2,187 square feet in area. It's worth noting that a 2017 planning staff review of the entire

Carytown South area found that the R-5 district is inconsistent with the development pattern in the area. Very few lots conform to the R-5 standards and the ones that do are inconsistent with the overall character of the area. The R-5 district does not permit development that is consistent with or close to the existing character of the area. As it relates to the current request, this limits the ability to develop the vacant portion of the lot to be developed consistent with the prevailing lot pattern/character in the area. But for the incompatible R-5 standards, the proposed single-family dwelling would otherwise appear consistent with the neighborhood.

In exchange for the SUP, the intent of this request is to ensure the construction of a high-quality, for sale, infill dwelling. The overall project would be consistent with the historic development pattern in the area. By permitting the proposed development, the SUP would allow for the sale of the proposed high quality single-family dwelling as home ownership opportunity, thereby addressing objectives of the Master Plan, including:

- The desire for new and better-quality housing that is targeted to home owners
- The desire for increased opportunities for residential development
- The recognition that the vast majority of opportunities for new development are located in the context of existing neighborhoods
- The recognition of the difficulty that an older/aging housing stock represents in the market where new convenience/easy maintenance is desired.

The following are factors indicted in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative 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 proposed SUP will not impact the safety, health, morals and general welfare of the nearby community. The proposed site improvements and density are consistent or compatible with the lot pattern existing in the vicinity. The development of this underutilized property as proposed in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

- *Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.*

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation for one additional single-family dwelling will easily be handled by the existing road network. Off-street parking is proposed on site for both lots where none exists today and will alleviate any potential impacts due to additional parking demand. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

- *Create hazards from fire, panic or other dangers.*

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- *Tend to overcrowding of land and cause an undue concentration of population.*

The proposed SUP will not tend to over crowd the land or create an undue concentration of population. The request represents a density that is consistent and compatible based on the exiting varied lot pattern in the vicinity.

- *Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.*

The proposed SUP would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

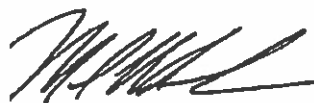
- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. The proposed new single-family dwelling would meet applicable setback requirements thereby preventing any interference with the provision of light and air.

In summary, the applicant is enthusiastically seeking approval for the construction of a single-family dwelling on the Property. This proposal represents an ideal, small-scale urban infill development for this location. The special use permit would not authorize any additional density over what would have been contemplated by the original subdivision or that which already exists in the vicinity. In exchange, the quality assurances conditioned through the SUP would guarantee the construction of a high quality new single-family dwelling than might otherwise be developed by right. This would contribute to the vibrancy of the block through the provision of the much-desired traditional neighborhood design that is consistent with the historic development pattern of the surrounding neighborhood.

Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,



Mark R. Baker

Enclosures

cc: The Honorable Parker Agelasto