

**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: 2712 E LEIGH ST., RICHMOND, VA 23223 Date: 03-02-18

Tax Map #: E-480-23 Fee: \$1800

Total area of affected site in acres: 7580 SQUARE FEET (0.174 ACRES)

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

Zoning

Current Zoning: R-63

Existing Use: CHURCH

Proposed Use

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

7 RESIDENTIAL UNITS AND ONE OFFICE UNIT

Existing Use: CHURCH

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: JEISSON APOL

Company: JOHANNAS DESIGN GROUP

Mailing Address: 1901 W CARY ST

City: RICHMOND

State: VA

Zip Code: 23220

Telephone: (804) 358-4993

Fax: (804) 358-4993

Email: JEISSON@JOHANNASDESIGN.COM

Property Owner: 2712 LEIGH STREET LLC C/O RATAJ LLC

If Business Entity, name and title of authorized signer: VITALIUS REINIKOVAS

(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: 643 MONACAN DR

City: RICHMOND

State: VA

Zip Code: 23238

Telephone: (804) 426-1030

Fax: ()

Email: VITAS1902@GMAIL.COM

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)



Special Use Permit Applicant's Report
03-21-18

2712 East Leigh Street Proposed 7 Residential Units and 1 Office Unit

EXISTING PROPERTY

According to the National Register for Historic Places, 2712 East Leigh Street is a historic structure originally built as a horse stable in the Church Hill neighborhood circa 1880. The 7,580 square foot lot contains a 2,570 square foot historic building currently being used as a church. The building is located on the southwestern corner of the property. The south edge of the property is adjacent to East Leigh Street, and the north, east and west edges of the property are adjacent to existing alleys.

The original historic horse stable was a two-story building with rows of masonry openings on the east and west faces. Sanborn maps from 1905 show the horse stable had an attached shed that continued to the rear alley. The majority of the original masonry openings have been filled with brick, and the building has fallen into disrepair; primarily on its east and north faces, there is extensive plant growth and decay.

The property was purchased by the current owner in 2017.

PROPOSED USE

The owner of the property wishes to renovate this building as a historic tax credit project, and is applying for this special use to repurpose the property into seven dwelling units and one office unit used for property management during typical business hours. The project would renovate the existing building into five dwelling units and one office unit, and construct a new 950 square foot addition with two dwelling units.

The property is zoned R-63, which accommodates multi-family urban housing; seven dwelling units are permitted in this property. All dwelling units will be one-bedroom lofts, ranging from 540 to 730 square feet in area. All dwelling units will have independent entrances accessed through a small fenced-in yard. There will be seven on-site parking spaces. The office unit will not include additional parking.

This historic tax credit project will maintain the integrity of the building. The extensively dilapidated east face will be reconstructed as required, and openings for the proposed dwellings on this face will be aligned with historic masonry openings. The north face, the most dilapidated, will be used as the location to attach the proposed addition.

MASTER PLAN

The 2000-2020 Richmond Master Plan's existing land use plan from the year 2000 marks this property as "institutional/semi-public", and the new land use plan from 2017 now labels it as "single-family (medium density)". In 2010, the Richmond Code of Ordinances changed the zoning to "R-63 (multi-family urban housing)", which allows for one dwelling unit per 1,000 square feet. Accordingly, this property at 7,580 square feet is permitted seven dwelling units.

The Richmond Master Plan's guiding land use principles for the East Planning District state that "existing historic preservation design controls should be maintained", and its land use policies and strategies state that "structures deemed appropriate for rehabilitation should be revitalized in order to maintain as much of the area's stock of architecturally significant buildings as possible and improve the neighborhood". The proposed historic tax credit project for this property well serves to maintain the historic character of this property.

RICHMOND CODE OF ORDINANCES

According to Richmond's Code of Ordinances, R-63 zoning is geared "to encourage development of medium-density neighborhoods comprised of a mix of residential uses" as well as permitting "nonresidential uses that serve many of the day-to-day convenience needs of neighborhood residents". It is pertinent to acknowledge that the proposed office unit would be specifically for use by the real-estate property managers, allowing them to accommodate the needs of the tenants.

The attached office unit will be located on the south facade at East Leigh Street. This location is presently at grade and largely exposed to the street and sidewalk, making it unpalatable as a dwelling unit. The proposed office unit will be used by three to five occupants and open no earlier than 8AM and no later than 6PM.

The property will have 35% of usable open space. This is greater than the 30% minimum required by R-63 zoning.

The existing building and proposed addition both will comply with the R-63 required height of two stories.

CITY CHARTER CONDITIONS FOR SUP

- A. The proposed special use will not be detrimental to the safety, health, morals, and general welfare of the community involved. The R-63 zoning district encourages multi-family dwelling units and accommodates this building type.

- B. The proposed special use will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved. The proposed special use meets the typical density defined by R-63 zoning.
- C. The proposed special use will not create hazards from fire, panic or other dangers. The existing lot is not directly adjacent to any properties and is buffered by alleys on all non-street-facing sides, making it completely separate from other buildings. The new addition will be built in accordance with all applicable building codes.
- D. The proposed special use will not tend to cause overcrowding of land and an undue concentration of population.
- E. The proposed special use will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.
- F. The proposed special use will not interfere with adequate light or air. The site is protected by public rights of way on all sides.