



SUP-042927-2018

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)

- special use permit, new
special use permit, plan amendment
special use permit, text only amendment

Project Name/Location

Property Address: 3131 Kensington Avenue Date: 08/18/2018
Tax Map #: W000-1411/023 Fee: \$1,500
Total area of affected site in acres: 0.275 acres

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

Zoning

Current Zoning: R-3
Existing Use: Vacant lot

Proposed Use

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

Future single-family ind
Existing Use: Vacant lot

Is this property subject to any previous land use cases?

Yes No
[checked] [ ] If Yes, please list the Ordinance Number: 2015-250-244

Applicant/Contact Person: Lory Merihem

Company: Merihem Planning
Mailing Address: 2314 W. Main Street
City: Richmond State: VA Zip Code: 23220
Telephone: (804) 248-2581 Fax:
Email: lory@merihemplanning.com

Property Owner: BKM, LLC

If Business Entity, name and title of authorized signee: Robin Miller

(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: 116 East Franklin Street
City: Richmond State: VA Zip Code: 23218
Telephone: (804) 338-3489 Fax:
Email: robin.millar@robinmillersocieties.com

Property Owner Signature: [Signature] MANAGER BKM LLC

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)



September 19, 2018

Mr. Mark Olinger, Director  
Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219  
[Mark.Olinger@richmondgov.com](mailto:Mark.Olinger@richmondgov.com)

RE: Applicant's Report for Special Use Permit Amendment Application at 3131 Kensington Avenue

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit Amendment (SUP) application for the property at 3131 Kensington Avenue. With this application, BKM, LLC is petitioning the City Council for an amendment to the existing SUP (Ord. No. 2015-250-244) to remove the existing vacant lot from the regulations applied to the adjacent property under the original SUP.

*Site*

The property is located at the northeast corner of Kensington Avenue and Cleveland Street. The property has a land area of 11,979 square feet and is zoned in the R-6 (Single-Family Attached Residential) District. The property is also located in the West of the Boulevard Design Overlay District and any new construction visible from the street would be subject to the standards established for the district and the review of the Urban Design Committee. The property is currently unimproved.

*Zoning and SUP Ordinance Conditions*

The property is currently subject to a SUP that was originally adopted in 2001 for both the subject property and the adjacent historic school building. At the time, the properties were under common ownership. The original SUP authorized the conversion of the adjacent school building to up to 42 residential dwelling units with accessory parking. Since the adoption of the original SUP, the building was converted and the properties have been separated and are no longer under common ownership.

*Proposal*

We proposed to amend the existing SUP to only remove the vacant lot at 3131 Kensington Avenue from the regulations, which prohibit it from being developed. No changes are proposed for the existing residential building that was authorized by the original SUP and would continue to be regulated

by the proposed amendment. While there are no specific plans for development on the vacant lot at 3131 Kensington Avenue, removing it from the SUP would allow it to be developed in accordance with the underlying R-6 Zoning District. Given the lot size and these regulations, three single-family attached homes could be built on the vacant lot. Should any additional homes be proposed in the future, another SUP would be required to authorize the variance from the R-6 regulations.

*Master Plan*

The City's Master Plan recommends Single-Family (Medium Density) land uses for the property. This land use is defined as primary uses including single- and two-family detached and attached dwellings at densities of 8 to 20 units per acre, and includes residential support uses such as schools, places of worship, and neighborhood parks. The underlying zoning of R-6 meets this land use recommendation found in the Master Plan.

*City Charter Conditions*

We trust that you will agree with us that this proposed SUP Amendment meets the City Charter criteria for the granting of SUPs as the project will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to overcrowding of land and cause an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Thank you for your consideration of this application. Please feel free to contact me at [lory@markhamplanning.com](mailto:lory@markhamplanning.com) or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,



Lory Markham

**Enclosures**

cc: The Honorable Andreas Addison  
Matthew Ebinger, Secretary to the City Planning Commission