



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: 2119 EAST BROAD ST 23223 Date: 9/1/2018
Tax Map #: E0000224011 Fee: 0
Total area of affected site in acres: 0.046

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

Zoning

Current Zoning: R-8

Existing Use: SINGLE FAMILY HOME WITH DETACHED GARAGE.

Proposed Use

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

SINGLE FAMILY HOME WITH APARTMENT IN GARAGE.
Existing Use: SEE ABOVE. SINGLE FAMILY HOME WITH DETACHED GARAGE.

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: REQUEST WAS DENIED. SEE ATTACHED.

Applicant/Contact Person: MARY LORINO
Company: LOCH DESIGN
Mailing Address: 12 N. 30TH STREET
City: RICHMOND State: VA Zip Code: 23223
Telephone: (804) 840 9415 Fax: ()
Email: MARY@LOCHDESIGN.COM

Property Owner: RONALD C. EVANS & ASSOCIATES, INC.
If Business Entity, name and title of authorized signee: RONALD C. EVANS, PRESIDENT

(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: 201 WYLDEROSE COMMONS, SUITE 200
City: MIDLOTHIAN State: VA Zip Code: 23113
Telephone: (804) 897-8300 EXT. 106 Fax: (804) 897-8400
Email: ron.evans@rcemg.com

Property Owner Signature: Ronald C. Evans

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)



August 30, 2018

City of Richmond
Department of Planning and Development Review
900 East Broad Street, Room 511
Richmond, VA 23219

RE: 2119 East Broad Street, SUP application, **APPLICANT'S REPORT**

The property is currently a single family home with an outbuilding/garage. The proposed use of the property is a single family home (unchanged) and conversion of the existing outbuilding/garage to become a residential apartment. The existing property is not, by right, allowed to have an apartment in the garage due to the lot size and parking requirement.

Lot size: The structures are currently existing – no change is being made to the existing footprint of the buildings. (Note that an existing enclosed second story porch is being enlarged by 4"-6" to allow for use of space to become a bathroom, however the porch will remain under the existing roofline.) The first floor footprint will remain unchanged. Although the property is not large enough for an apartment by right, the built density of the property will remain unchanged.

Compatibility: The project's Owners are using historic preservation tax credits to assist with funding the renovation. The renovation will be in compliance with the Secretary of the Interiors Guidelines for Rehabilitating Historic Structures – therefore ensuring compatibility with the surrounding historic neighborhood.

Parking: The existing outbuilding has an associated curb cut which allows access to the outbuilding/garage, however the existing outbuilding is small and has difficult to use doors which currently complicate it's ability to use for vehicle storage. The curb cut currently takes 1 street parking space. The conversion of the outbuilding/garage to an apartment will allow the curb cut to be returned to a curb. A street parking space will then be made available where currently there is none – therefore the addition of the apartment will have no real impact of the parking availability of the neighborhood.

Additional Information: Currently the property has a large retaining wall that supports the City sidewalk and 22rd street. The wall is in need of repair. The cost to repair the wall is significant due to its size and retainage. The ability to use the garage as an apartment will offset the tremendous cost to repair the wall which will improve the City sidewalk and safety of 22nd street.