



SUP-049433-2019

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: 1013 N 33rd

Date: 2/12/19

Tax Map #: E-000-0878/027 Fee: 300

Total area of affected site in acres: .149

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

Zoning

Current Zoning: R-6

Existing Use: vacant land

Proposed Use

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

two (2) attached two-family dwellings, each on a separate lot

Existing Use: vacant land

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources

Mailing Address: 11 S. 12th Street, Suite 500

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: EVOLVE HLD LLC

If Business Entity, name and title of authorized signer: Daniel Kleyman, owner

(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: 3420 PUMP RD #169

City: Richmond State: VA Zip Code: 23233

Telephone: (804) 991-4111 Fax: ()

Email: dvk51@yahoo.com

Property Owner Signature: Daniel V. Weyne

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)

APPLICANT'S REPORT

February 12, 2019

*Special Use Permit Request
1013 North 33rd Street, Richmond, Virginia
Map Reference Number: E000-0878/027*

Submitted to:

City of Richmond

Department of Planning and Development Review
Land Use Administration
900 East Broad Street, Suite 511
Richmond, Virginia 23219

Submitted by:

Baker Development Resources

11 South 12th Street, Suite 500
Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (SUP) for 1013 North 33rd Street ("the Property"). The SUP would authorize the construction of two (2) two-family attached dwellings configured as one attached pair, some of the features of which do not conform to the underlying R-6 Single-Family Attached Residential district zoning requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the east side of North 33rd Street between Q and P Streets. The subject property is referenced by the City Assessor as tax parcel E-000-0878/027. The Property is a vacant lot that is roughly 50' wide by 130' in depth and contains approximately 6,500 square feet of lot area. The lot is relatively flat and is afforded access in the rear by means of a north-south alley.



Within one block of the property, there exists a variety of uses with varying degrees of intensity. Directly across Q street from the Property is a two-family dwelling. There are two more two-family dwellings along N 33rd Street to the north of the Property, as well as a multifamily dwelling at the intersection of O Street and N 33rd Street. There are also a number of mixed-use and commercial properties along Oakwood Avenue, as well as a number of single-family dwellings in general vicinity.

EXISTING ZONING

The Property is zoned R-6 Single-Family Attached Residential, which permits the construction of two-family dwellings only if they are detached (whereas two-family attached dwellings existing prior to the effective date of the Ordinance are permitted). The surrounding properties are also zoned R-6, except the adjacent property to the east, which is R-5. Just to the south, many properties along the Oakwood Ave intersection with P Street and Chimborazo Ave. are zoned B-1.

MASTER PLAN DESIGNATION

This request is consistent with The Master Plan designation of "Single-Family (Medium Density)" for the Property. The Master Plan describes this land use category as follows: "Primary uses are single-family and two-family dwellings, both detached and attached...Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7." There are also a variety of general housing goals contained in the Master Plan Neighborhoods and Housing chapter that are applicable to the request. These goals include, among other things, recognition of the need for the continued creation of market rate rental housing and a desire for neighborhoods to provide a variety of housing choices while remaining culturally and economically diverse.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of two (2) two-family attached dwellings on individual lots with accessory parking.

PURPOSE OF REQUEST

The Property consists of a single lot that is exceptionally large for the vicinity. The Property has a lot width of roughly 50' and contains approximately 6,500 square feet of lot area. Consistent with that lot pattern, the owner would like to split the Property into a total of two lots and construct two (2) two-family attached dwellings. The R-6 district permits the two-family Attached dwellings that lawfully exist as of the effective date of the zoning ordinance. This request contemplates the new construction of two-family attached dwellings and several feature requirements applicable to two-family attached dwellings are not met. Therefore, an SUP is required in order to permit the development.

Division of the Property into two lots would result in lot widths of roughly 25' and lot areas of approximately 3,250 square feet. The R-6 district would require a lot width of 50' and lot area of 6,000 Square feet of lot area for the two-family dwelling use. The two (2) new two-family attached dwellings would meet all other applicable R-6 district requirements.

The proposed lot widths and areas are compatible with other lots in the vicinity and allow for the efficient use of the Property. Based on the historic lot pattern, the majority of lots in the vicinity are nonconforming

with regard to lot area and lot width, especially those in the adjacent R-5 district. The proposed side yards for the dwellings exceed setbacks commonly seen in the area, as well as the 3-foot minimum required. As proposed the dwellings would meet the requirements of the R-63 district and could be built by right under those classifications. The R-63 district is potentially more reflective of the general vicinity than the current R-6 designation, when looking at the multiplicity of uses and lot configurations in the area.

In exchange for the SUP, the intent of this request is to ensure a high-quality infill development. The overall project would be appropriately dense and efficient. It would be consistent with the use permitted by-right by the underlying zoning. At the same time, it would remain respectful to the historic lot pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

The two (2) two-family attached dwellings would be two stories in height. The proposed buildings are configured as one set of attached row homes and are intended to be consistent with other residential buildings in the vicinity in terms of scale and character. Each building would contain roughly 2,560 square feet of floor area. The four (4) individual dwelling units would be configured as first and second floor flats with 1,216 to 1,280 square feet of floor area, with two bedrooms and two bathrooms, and would share a 64 square foot common foyer. The dwelling floor plans are spacious and modern with open living areas.

The buildings would be clad in cementitious lap siding in order to ensure quality and consistency with many other dwellings in the vicinity. A full-width front porch and full width upper and lower rear porches are proposed and would provide ample usable outdoor area. Four parking spaces are proposed for the 4 dwellings. Parking spaces would be located to the rear of the dwellings and accessed by the north-south alley.

Findings of Fact

The following are factors indicted in Section 17.11 of the Charter and Section 114-1050.1 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 special use permit will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

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

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and four off street parking spaces for the 4 dwelling units will create no 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 special use permit will not tend to over crowd the land or create an undue concentration of land.

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

The special use permit 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. This benefit can be attributed to the investment in the property.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity, which are in many cases attached, and will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of the proposed two-family attached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high quality market rate infill development. The request offers compatibility with the City's Master Plan in terms of use. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood.

The proposed development would respectfully replace missing teeth in the existing urban fabric and help encourage a pedestrian friendly urban streetscape in the block. This would contribute to the vibrancy of the block through the provision of a uniform street front and the addition street life in the form of additional pedestrian traffic and street-oriented full width front porches. An appropriate urban form coupled with the provision of accessory parking to the rear of the property would give the property the much-desired traditional neighborhood design. The provision of off-street parking spaces matching normal zoning standards would help mitigate any impact on parking related to the development. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.