

INTRODUCED: November 12, 2019

AN ORDINANCE No. 2019-323

To authorize the special use of the properties known as 1213 North 32nd Street and 1215 North 32nd Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 9 2019 AT 6 P.M.

WHEREAS, the owner of the properties known as 1213 North 32nd Street and 1215 North 32nd Street, which are situated in a R-6 Single-Family Attached Residential District, desires to use such properties for the purpose of two single-family attached dwellings, which use, among other things, is not currently allowed by section 30-412.5(2)(b), concerning side yards, of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2019), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: DEC 09 2019 REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, 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, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance 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.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 1213 North 32nd Street and 1215 North 32nd Street and identified as Tax Parcel Nos. E000-0802/018 and E000-0802/019, respectively, in the 2019 records of the City Assessor, being more particularly shown on a plat entitled “Map Showing the Improvements on No. 1213 & No. 1215 N 32nd Street in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated January 21, 2019, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of two single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1213 & 1215 N 32nd Street Project, Richmond, VA 23223,” prepared by Penn & Co., dated May 19, 2019, and last revised August 10, 2019, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The use of the Property shall be as two single-family attached dwellings, substantially as shown on the Plans.

(b) No less than two off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

(c) All building materials, material colors, and site improvements including landscaping, shall be substantially as shown on the Plans.

(e) The height of the Special Use shall not exceed the height as shown on the Plans.

(g) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

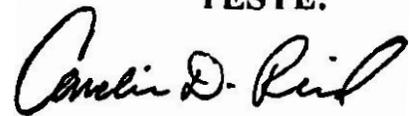
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Carlin D. Reed". The signature is written in a cursive style with a large initial "C".

City Clerk

City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Item Request
File Number: PRE.2019.399

Received

RECEIVED

OCT 15 2019

OCT 15 2019

Office of the
Chief Administrative Officer

4-9287

OFFICE OF THE CITY ATTORNEY

O & R Request

DATE: October 14, 2019

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Lenora G. Reid, Acting Chief Administrative Officer *10/21/2019*

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic
Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To authorize the special use of the properties known as 1213 and 1215 North 32nd Street for
the purpose of two single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the properties known as 1213 and 1215 North 32nd Street for
the purpose of two single-family attached dwellings, upon certain terms and conditions.

REASON: The applicant is proposing to construct two single-family attached dwellings. The properties
are currently located in the R-6 Single-Family Attached District. The proposal would not meet the side yard
requirements for the R-6 District. A special use permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning
Ordinance, the City Planning Commission will review this request and make a recommendation to City
Council. This item will be scheduled for consideration by the Commission at its December 2, 2019, meeting.
A letter outlining the Commission's recommendation will be forwarded to City Council following that
meeting.

BACKGROUND: The proposed dwellings are located in the Church Hill North neighborhood in the East
Planning District, on North 32nd Street between R and S Streets. The properties are each comprised of 0.043

acres (1,860 SF) and are currently improved with vacant 1-story single-family dwellings.

The City of Richmond's current Master Plan designates the subject property for Single-Family Medium Density land use which includes, "...single family and two family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses" (p.133). The density of the proposed dwellings would be approximately 23 units per acre.

All adjacent properties are located within the same R-6 District as the subject property. A mix of residential, vacant and some institutional, office and commercial uses are present in the vicinity.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: None

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: November 12, 2019

CITY COUNCIL PUBLIC HEARING DATE: December 9, 2019

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
December 2, 2019

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Survey, Plans.

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734

1213 & 1215 N 32nd STREET PROJECT

RICHMOND, VA 23223

PENNING CO. 1213 & 1215 N 32nd STREET PROJECT
 1213 & 1215 N 32nd STREET, RICHMOND, VA 23223
 800.541.1213

SYMBOL LEGEND

▽	COLUMN TAG	○	BEAM TAG	○	DETAIL LETTER
○	FOOTING TAG	○	POINT OF VIEW	○	SHEET NUMBER
○	DN/UP	○	POINT LOAD	○	SECTION CUT PLANE
○	STAIR TAG	○	SECTION TAG	○	POINT OF VIEW
		○		○	SHEET NUMBER

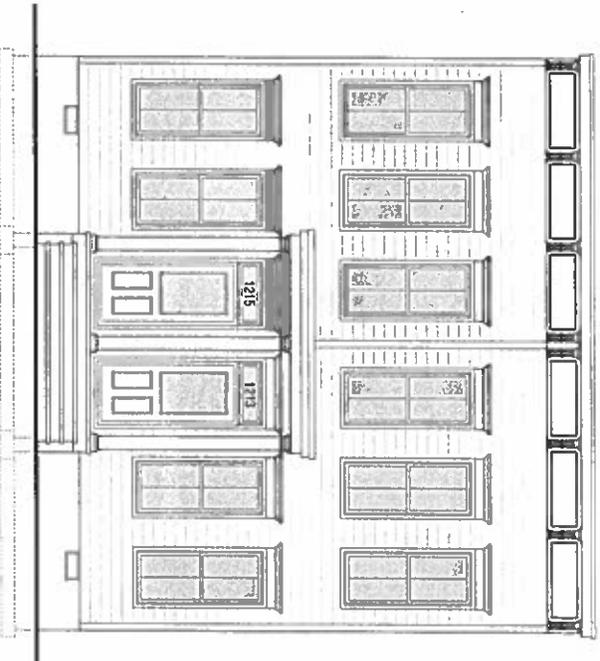
SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	FOUNDATION PLAN
3	FLOOR PLAN
4	FRONT PORCH
5	REAR PORCH
6	SECTION CUT PLANE
7	SECTION CUT PLANE
8	SECTION CUT PLANE
9	SECTION CUT PLANE
10	SECTION CUT PLANE
11	SECTION CUT PLANE
12	SECTION CUT PLANE
13	SECTION CUT PLANE
14	SECTION CUT PLANE
15	SECTION CUT PLANE
16	SECTION CUT PLANE
17	SECTION CUT PLANE
18	SECTION CUT PLANE
19	SECTION CUT PLANE
20	SECTION CUT PLANE
21	SECTION CUT PLANE
22	SECTION CUT PLANE
23	SECTION CUT PLANE
24	SECTION CUT PLANE
25	SECTION CUT PLANE
26	SECTION CUT PLANE
27	SECTION CUT PLANE
28	SECTION CUT PLANE
29	SECTION CUT PLANE
30	SECTION CUT PLANE
31	SECTION CUT PLANE
32	SECTION CUT PLANE
33	SECTION CUT PLANE
34	SECTION CUT PLANE
35	SECTION CUT PLANE
36	SECTION CUT PLANE
37	SECTION CUT PLANE
38	SECTION CUT PLANE
39	SECTION CUT PLANE
40	SECTION CUT PLANE
41	SECTION CUT PLANE
42	SECTION CUT PLANE
43	SECTION CUT PLANE
44	SECTION CUT PLANE
45	SECTION CUT PLANE
46	SECTION CUT PLANE
47	SECTION CUT PLANE
48	SECTION CUT PLANE
49	SECTION CUT PLANE
50	SECTION CUT PLANE
51	SECTION CUT PLANE
52	SECTION CUT PLANE
53	SECTION CUT PLANE
54	SECTION CUT PLANE
55	SECTION CUT PLANE
56	SECTION CUT PLANE
57	SECTION CUT PLANE
58	SECTION CUT PLANE
59	SECTION CUT PLANE
60	SECTION CUT PLANE
61	SECTION CUT PLANE
62	SECTION CUT PLANE
63	SECTION CUT PLANE
64	SECTION CUT PLANE
65	SECTION CUT PLANE
66	SECTION CUT PLANE
67	SECTION CUT PLANE
68	SECTION CUT PLANE
69	SECTION CUT PLANE
70	SECTION CUT PLANE
71	SECTION CUT PLANE
72	SECTION CUT PLANE
73	SECTION CUT PLANE
74	SECTION CUT PLANE
75	SECTION CUT PLANE
76	SECTION CUT PLANE
77	SECTION CUT PLANE
78	SECTION CUT PLANE
79	SECTION CUT PLANE
80	SECTION CUT PLANE
81	SECTION CUT PLANE
82	SECTION CUT PLANE
83	SECTION CUT PLANE
84	SECTION CUT PLANE
85	SECTION CUT PLANE
86	SECTION CUT PLANE
87	SECTION CUT PLANE
88	SECTION CUT PLANE
89	SECTION CUT PLANE
90	SECTION CUT PLANE
91	SECTION CUT PLANE
92	SECTION CUT PLANE
93	SECTION CUT PLANE
94	SECTION CUT PLANE
95	SECTION CUT PLANE
96	SECTION CUT PLANE
97	SECTION CUT PLANE
98	SECTION CUT PLANE
99	SECTION CUT PLANE
100	SECTION CUT PLANE

PENNING CO.
 P.O. BOX 4411
 FARMER, VA 22038
 Phone: (703) 615-4192

SQUARE FOOTAGE CALCULATIONS

ELEVATION	TRADITIONAL	AREA	UNFINISHED
FIRST FLOOR	882 SF EACH UNIT	FRONT PORCH	16 SF EACH UNIT
SECOND FLOOR	882 SF EACH UNIT	REAR PORCH	16 SF EACH UNIT
TOTAL	3,528 SF	TOTAL	64 SF



BUILDING CODE:
 PROJECT SHALL CONFORM TO THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
 CITY OF RICHMOND APPLICABLE DOCUMENTS PRESENT:
 COMMISSION OF ARCHITECTURAL REVIEW PROJECT NUMBER: NONE
 RICHMOND CITY ORDINANCE:
 ZONE: R-4
 SETBACKS:
 ALLOWED FRONT YARD: 15'-0" MINIMUM
 ALLOWED REAR YARD: 10'-0" MINIMUM
 ALLOWED SIDE YARD: 5'-0" MINIMUM
 ALLOWED HEIGHT: 35'-0"
 LOT SIZE & COVERAGE:
 ALLOWED MINIMUM LOT AREA: 2,200 SF
 DESIGNED AREA: 1,660 SF EACH
 ALLOWED LOT COVERAGE: 65%
 DESIGNED COVERAGE: 65%

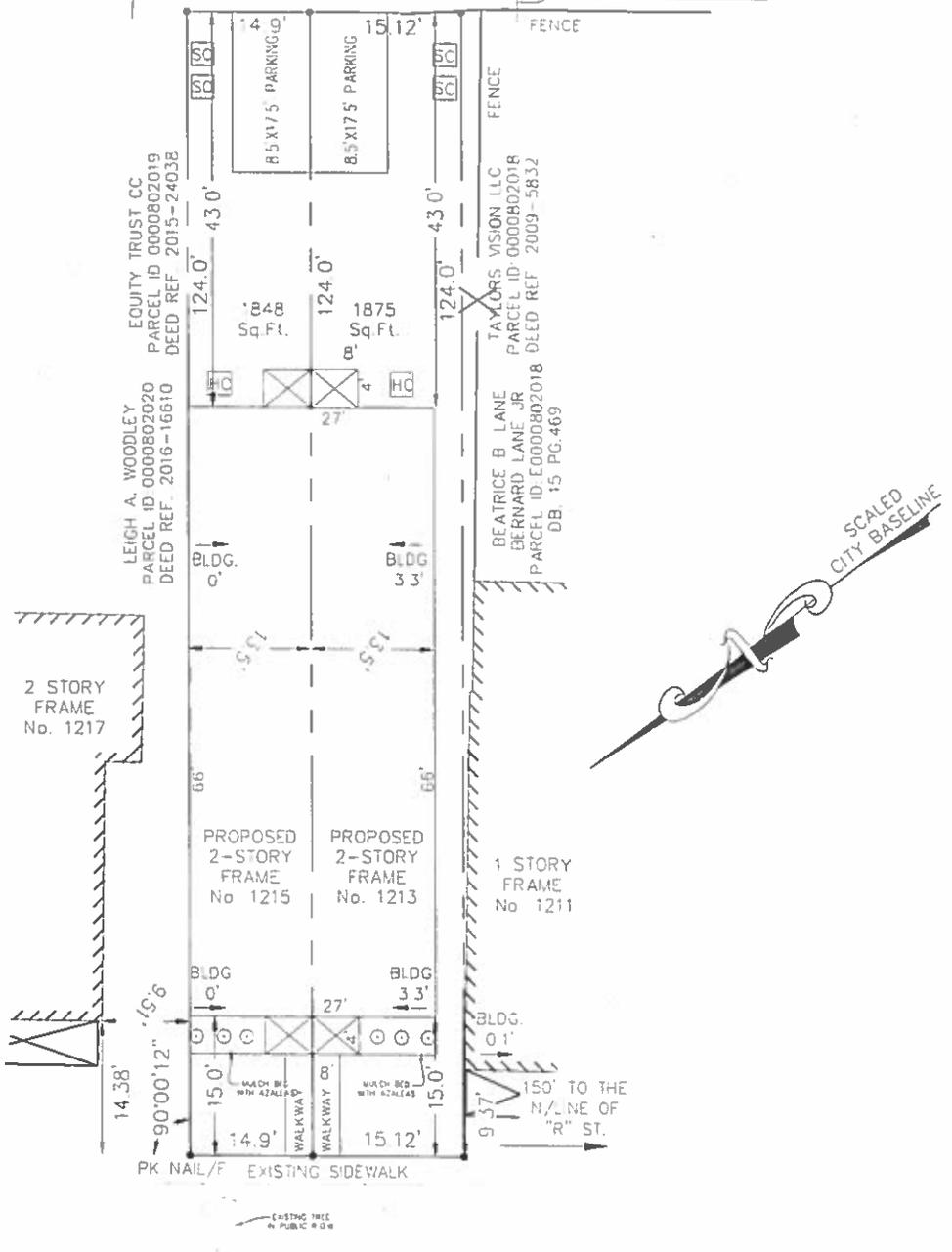
NO.	REVISION	DATE
7	PLAN REVISION-0 LOT	8-10-19
6	PLAT REVISIONS	6-13-19
5	SIDE VIEWS OMITTED	6-6-19
4	FINAL PERMIT PLANS	6-1-19
3	CLIENT REVIEW	5-27-19
2	CLIENT REVIEW	5-26-19
1	CLIENT REVIEW	5-15-19

1213 & 1215 N 32nd STREET
 RICHMOND, VIRGINIA 23223
 PENNING CO.
 1213 & 1215 N 32nd STREET
 RICHMOND, VA 23223
 800.541.1213

C-001

R/F 0.67'
NORTH OF
CORNER

16' ALLEY

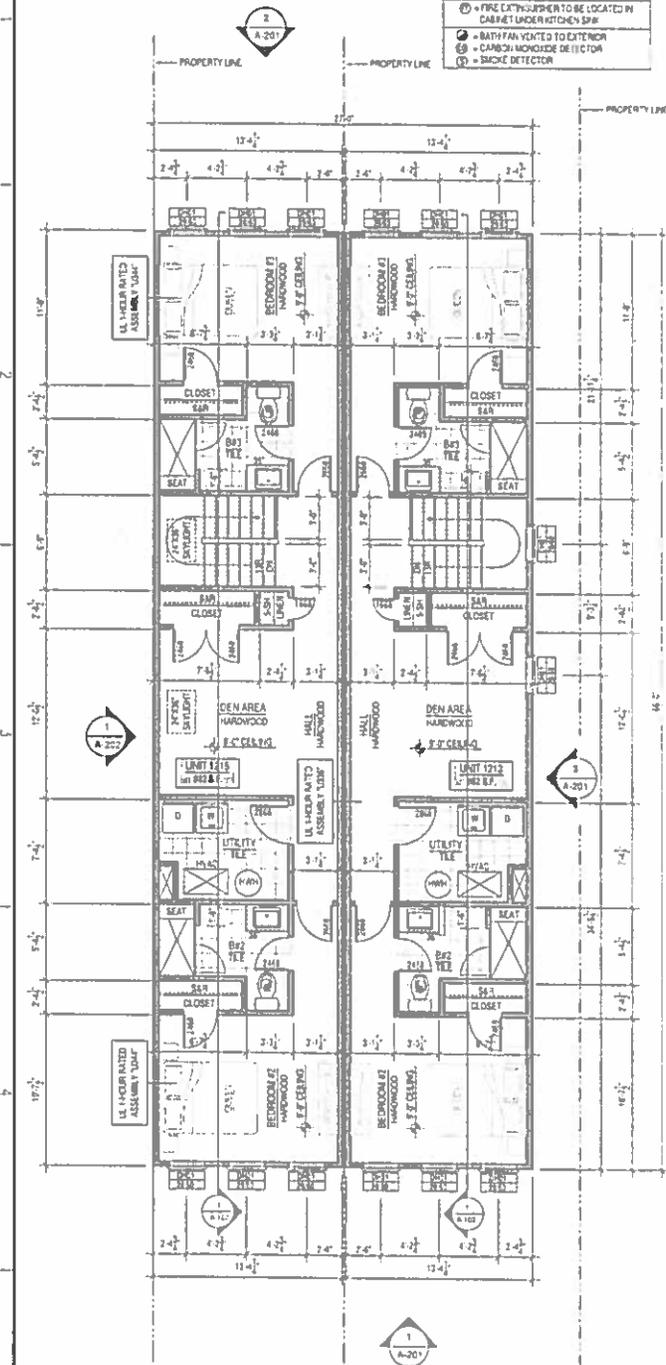


N 32nd STREET

66' R/W

<p>101-C</p>	<p>1213 & 1215 N 32nd STREET</p>		<p>7 PLAN REVISIONS LOT: 8-10-19</p> <p>6 PLAT REVISIONS 6-13-19</p> <p>5 SIDE WORKS OMITTED 6-8-19</p> <p>4 FINAL PERMIT PLANS 6-7-19</p> <p>3 CLIENT REVIEW 5-27-19</p> <p>2 CLIENT REVIEW 5-25-19</p> <p>1 CLIENT REVIEW 5-15-19</p>
	<p>RICHMOND, VIRGINIA 23223</p>		
	<p>SURVEY AND CONSTRUCTION PLAT</p>		
<p>PENNS. CO. ENGINEERS & ARCHITECTS</p> <p>1117 W. MAIN STREET, SUITE 200</p> <p>RICHMOND, VA 23260</p> <p>PH: 804.622.1117</p>			<p>DATE: 10/1/19</p> <p>SCALE: AS SHOWN</p>

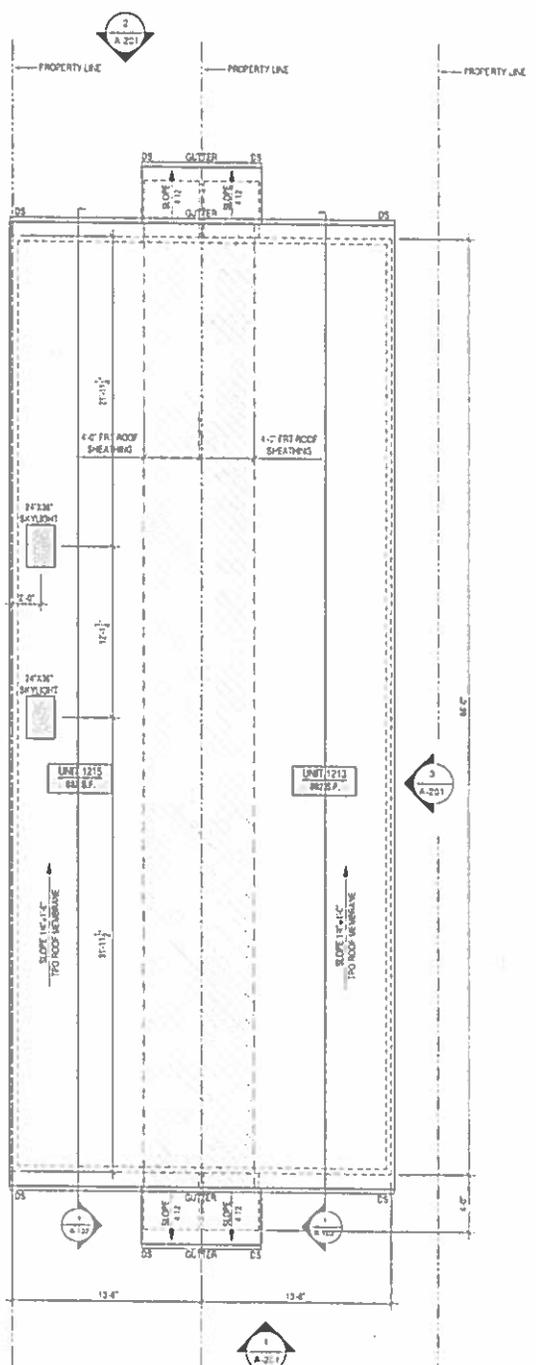
STAIR RISERS NOT TO EXCEED 8 1/4" PER CODE.
TREADS TO BE 2" MIN. WITH 1/4" BEVEL.
HANDRAILS & PICKETS:
3" MIN HANDRAILS @ ALL STAIRS, 3" RAILING
@ ALL BALCONIES. PICKETS SPACED TO NOT
ALLOW A 4" SPHERE TO PASS THROUGH.
LABEL DRIVER VENTILATION ON DUCT
ALL DRYWALL TO BE 1/2"
① = FIRE EXTINGUISHER TO BE LOCATED IN
CABINET UNDER KITCHEN SINK
② = BATH FAN VENTED TO EXTERIOR
③ = CARBON MONOXIDE DETECTOR
④ = SMOKE DETECTOR



SECOND FLOOR PLAN

PLAN AND FRAMING NOTES

1. ALL WALL FRAMING TO BE 2X4S AT 16" OC UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR LINE EXTERIOR WALLS SHOW A 4" 1/2" THICK (FINISHED) UNLESS OTHERWISE NOTED.
3. ALL WINDOW AND DOOR HEADERS TO BE 2X8S WITH 1" JACK STUDS UNLESS OTHERWISE NOTED.
4. INTERIOR DOORS IN CLOSE PROXIMITY TO A PERPENDICULAR WALL ON THE HINGE SIDE TO MAINTAIN 4" CLEAR FROM JAMB TO ADJACENT PERPENDICULAR WALL SURFACE. COORDINATE THIS DIMENSION WITH DOOR SCHEDULE TYPE.
5. CLOSET DOORS (SINGLE AND DOUBLE TYPE) ARE TO BE CENTERED WITHIN THE CLOSET THEY SERVE.
6. DOOR SIZES PROVIDED AND FINISH DIMENSIONS ARE NOMINAL. COORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURER'S INSTALLATION REQUIREMENTS AND CLEARANCES.
7. PROVIDE WOOD BLOCKS OR 2X4 FRAMING AT ALL BULB IN CABLE TRAY LOCATIONS. PROVIDE GRAB BAR LOCATIONS. CLOSET SHELVES AND WALL MOUNTED TO LOCATIONS.
8. CLOSETS AND OTHER SPACES NOT CALLED OUT OTHERWISE ARE TO BE FLOOR, WALL AND CEILING MATERIALS AND FINISHES TO MATCH THE SPACE THEY ARE ACCESSED FROM. REFER TO PLANS FOR ANY INTERUPTION OF FLOORING BETWEEN THESE SPACES.



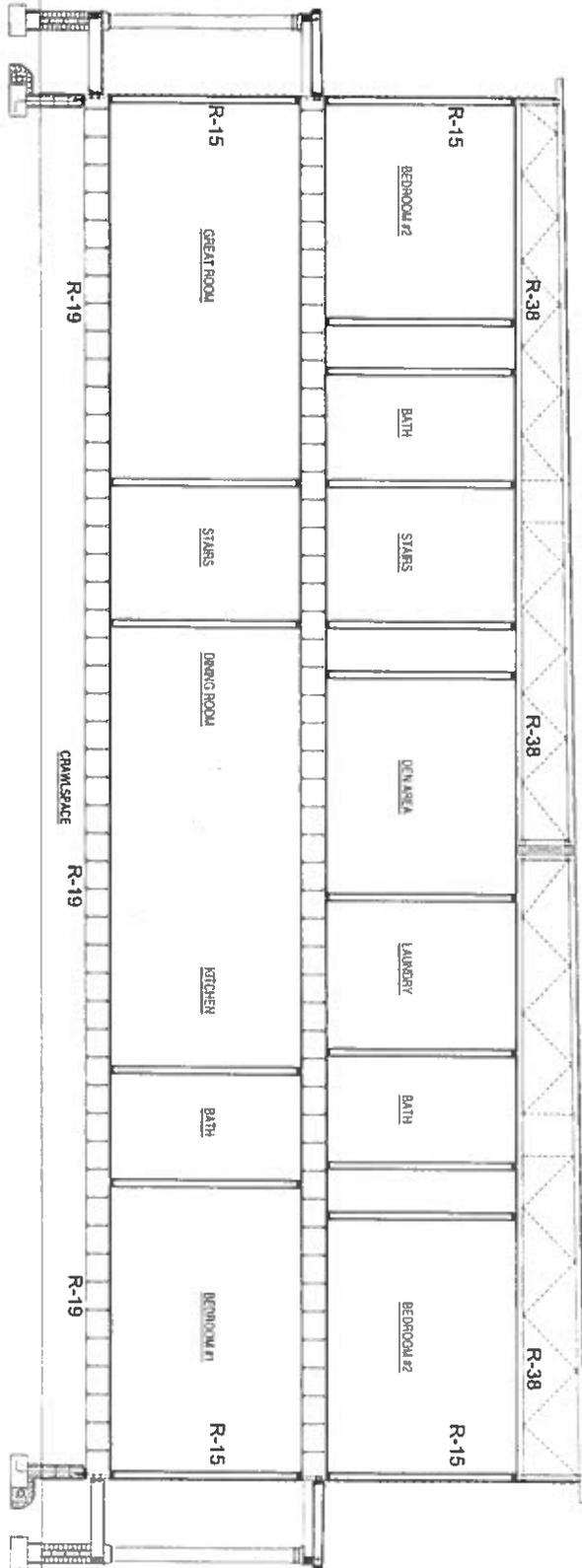
ROOF PLAN

PLAN NOTES

1. OVERHANGS AND END NO GABLE END EXTENSIONS TYP.
2. ALL ROOF FRAMING TO BE PRE-ENGINEERED ROOF TRUSSES AT 24" OC UNLESS OTHERWISE NOTED.
3. ALL ROOFS TO BE TPO ROOFING MEMBRANE, TYP.

<p>A-101</p>	<p>1213 & 1215 N 32nd STREET</p>		<p>2020 NICHOLS AVE RICHMOND, VA 23223 TEL: 804-781-1111 WWW.PENNAFC.COM</p>	<p>7. PLAN REVISIONS 8-10-19 8. PLAT REVISIONS 6-13-19 9. SIDE WDW'S OMITTED 6-8-19 4. FINAL PERMIT PLANS 6-1-19 3. CLIENT REVIEW 5-27-19 2. CLIENT REVIEW 5-26-19 1. CLIENT REVIEW 5-19-19</p>
	<p>RICHMOND, VIRGINIA 23223</p>			
	<p>SECOND FLOOR AND ROOF PLANS</p>			

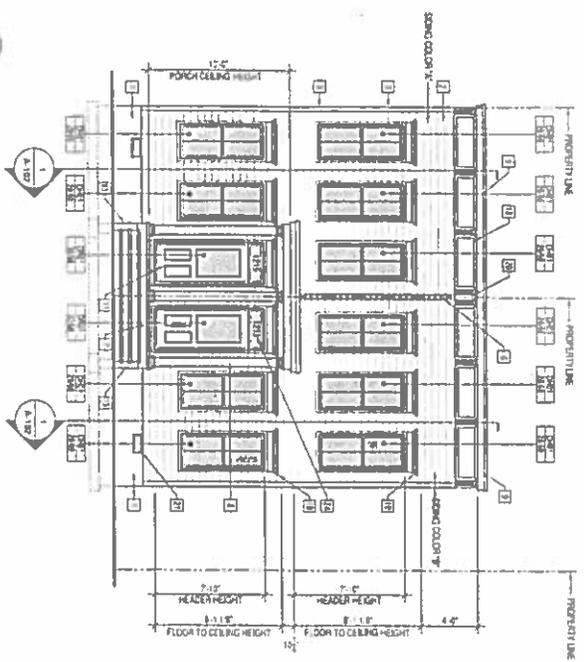
© PENNAFC CO.
1213 & 1215 N 32nd STREET
RICHMOND, VA 23223
TEL: 804-781-1111
WWW.PENNAFC.COM



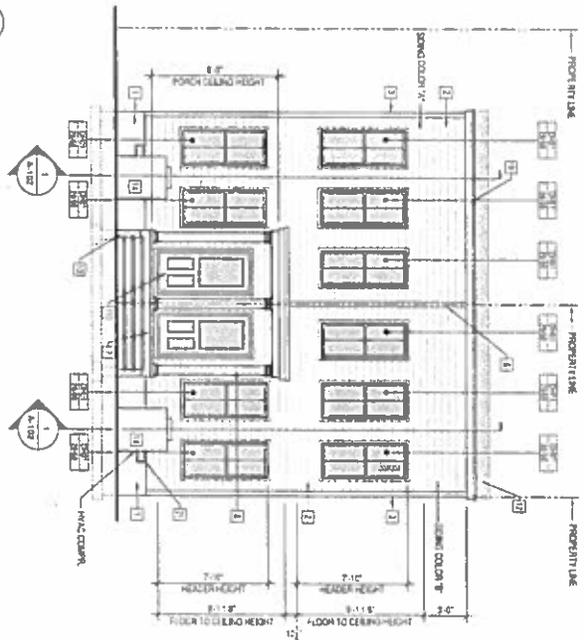
R VALUE	INSULATION LOCATION
R-15	EXTERIOR WALLS
R-19	FLOORS
R-30	CANTILEVERS & OVERHANGS
R-19	FLOOR ABOVE GARAGE
R-38	ALL CEILINGS

PENNING CO.
 1215 N. 32nd Street, Suite 100
 Richmond, VA 23223
 Phone: (804) 781-1111
 Fax: (804) 781-1112

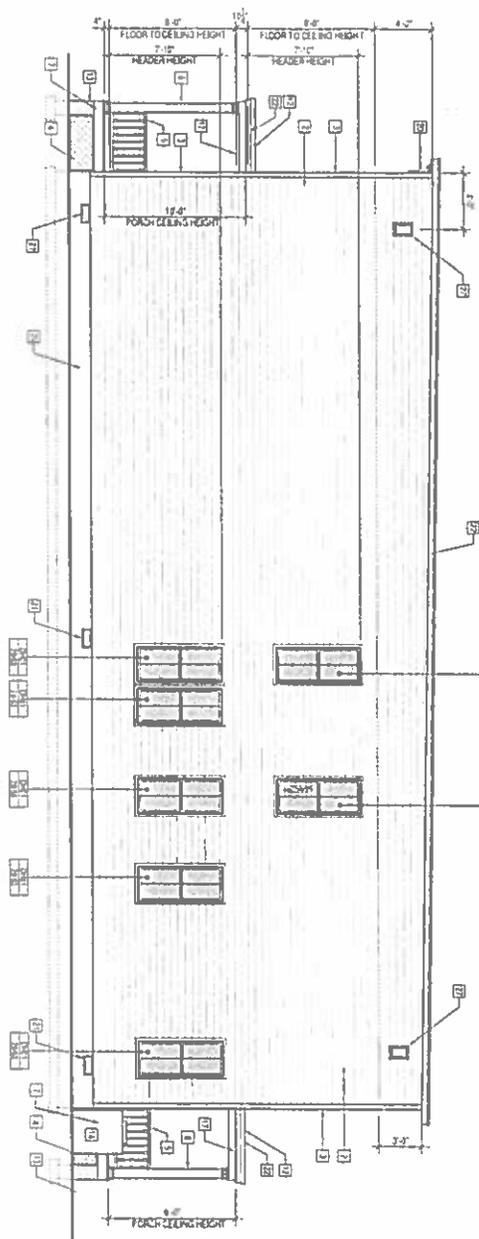
<p>1213 & 1215 N 32nd STREET</p> <p>RICHMOND, VIRGINIA 23223</p> <p>SCHEDULES AND FIRE WALL INFORMATION</p>		<p>7 PLAN REVISION-0 LOT 8-11-19</p> <p>6 PLAT REVISIONS 6-13-19</p> <p>5 SIDE VIEWS OMITTED 6-8-19</p> <p>4 FINAL PERMIT PLANS 5-15-19</p> <p>3 CLIENT REVIEW 5-27-19</p> <p>2 CLIENT REVIEW 5-26-19</p> <p>1 CLIENT REVIEW 5-19-19</p>
<p>PENNING CO. 1215 N. 32nd Street, Suite 100 Richmond, VA 23223 Phone: (804) 781-1111 Fax: (804) 781-1112</p>		<p>PENNING CO. 1215 N. 32nd Street, Suite 100 Richmond, VA 23223 Phone: (804) 781-1111 Fax: (804) 781-1112</p>



1 FRONT ELEVATION
A-201



2 REAR ELEVATION
A-201



3 RIGHT ELEVATION
A-201

PENNING CO.

1213 & 1215 N 32nd STREET
RICHMOND, VIRGINIA 23223

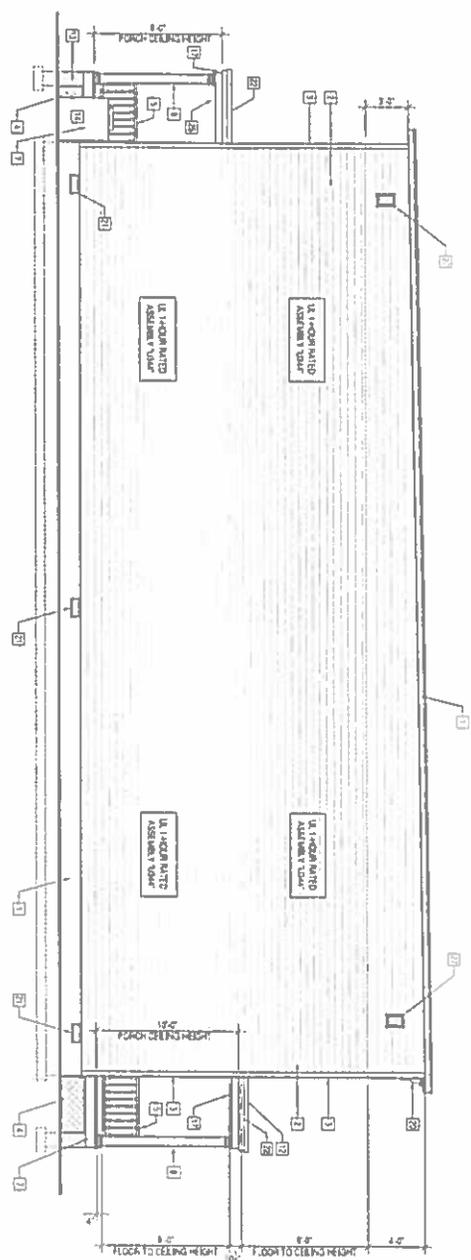
7	PLAN REVISION-LOT	5-10-19
6	PLAT REVISIONS	6-13-19
5	SIDE WDW'S OMITTED	6-5-19
4	FINAL PERMIT PLANS	6-1-19
3	CLIENT REVIEW	5-27-19
2	CLIENT REVIEW	5-26-19
1	CLIENT REVIEW	5-18-19

1213 & 1215 N 32nd STREET
RICHMOND, VIRGINIA 23223
FRONT, REAR AND RIGHT ELEVATIONS

1213 & 1215 N 32nd STREET
RICHMOND, VIRGINIA 23223

PENNING CO.
1213 & 1215 N 32nd STREET
RICHMOND, VIRGINIA 23223

A-201



LEFT ELEVATION

- ITEM CALLOUT**
MATERIAL NOTES
- 1 1/4" LATH PAINTED ROUGHCAST CONCRETE WALL, TYP.
 - 2 2" EXPOSED REINFORCING RODS, 1/2" DIA., 12" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 3 1/2" DIA. CLAY TILE, 12" X 12" X 1/2", 1/2" ON CENTER.
 - 4 WHITE ROUGHCAST
 - 5 ROUGHCAST PAINT, POLYMER FINISH
 - 6 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 7 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 8 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 9 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 10 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 11 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 12 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 13 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 14 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 15 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 16 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 17 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 18 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 19 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 20 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 21 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 22 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 23 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 24 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 25 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 26 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.
 - 27 1/2" ON CENTER, 1/2" DIA. AT ROUGH CAST BOARD.

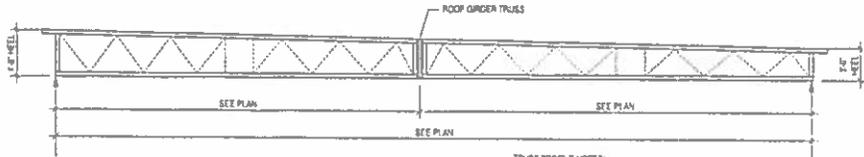
PENNING CO.
 ARCHITECTS
 1000 N. 10TH ST., SUITE 100
 RICHMOND, VA 23219
 (804) 781-1111
 WWW.PENNINGCO.COM

NO.	REVISION	DATE
7	PLAN REVISION-0 LOT	8-10-19
6	PLAT REVISIONS	6-13-19
5	SIDE VIEWS OMITTED	6-8-19
4	FINAL PERMIT PLANS	6-1-19
3	CLIENT REVIEW	5-27-19
2	CLIENT REVIEW	5-26-19
1	CLIENT REVIEW	5-19-19

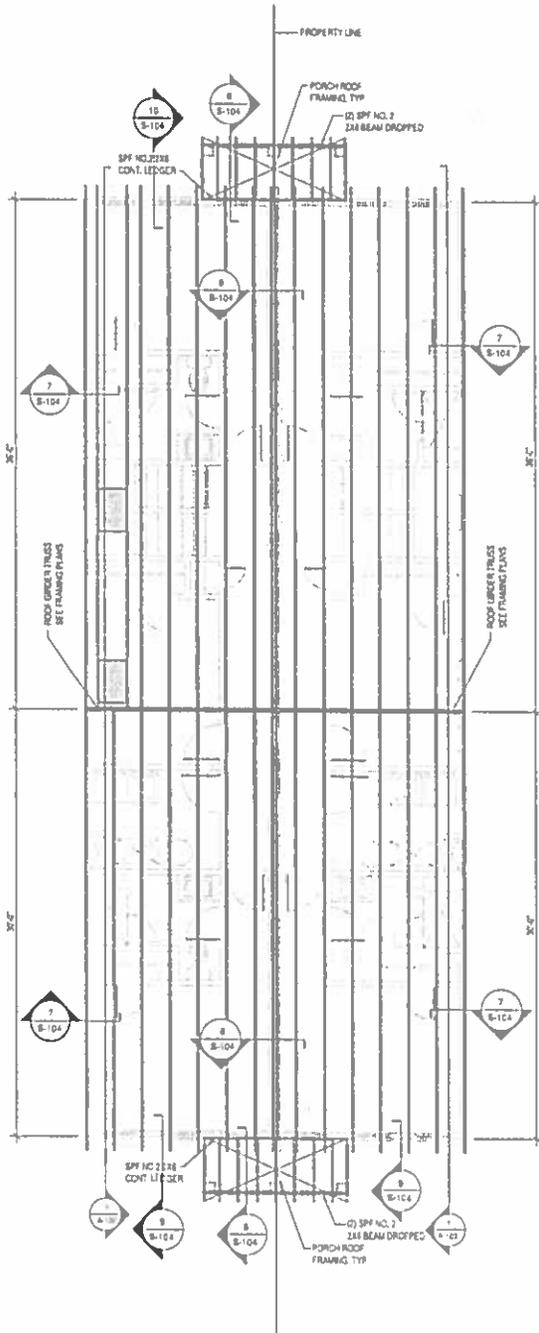
PENNING CO.
 ARCHITECTS
 1000 N. 10TH ST., SUITE 100
 RICHMOND, VA 23219
 (804) 781-1111
 WWW.PENNINGCO.COM

1213 & 1215 N 32nd STREET
 RICHMOND, VIRGINIA 23223
 LEFT ELEVATION & BUILDING MATERIAL LIST

A-201



ROOF TRUSS PROFILE



PRE-ENGINEERED, PRE-FABRICATED WOOD TRUSSES

- THE DESIGN, FABRICATION AND INSTALLATION OF ALL PRE-ENGINEERED, PRE-FABRICATED WOOD TRUSSES SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE STANDARDS AND MATERIAL SPECIFICATIONS REFERENCED HEREIN.
- REFERENCE STANDARDS
 - 2.1. NDS "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" BY THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA).
 - 2.2. TPI-1 "DESIGN STANDARDS FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" BY THE TRUSS PLATE INSTITUTE.
- MATERIALS
 - 3.1. THE TERM "TRUSS" USED IN THIS SECTION APPLIES TO TRUSSES THAT ARE DESIGNED AND FABRICATED AS SEPARATE ENGINEERED PRODUCTS, AND DELIVERED TO THE PROJECT SITE FOR INSTALLATION.
 - 3.2. LUMBER SPECIES PER DESIGN BY THE TRUSS MANUFACTURER, NO. 2 GRADE OR BETTER, 15% MAXIMUM M.C., EXCEPT THE TRUSS MANUFACTURER MAY USE STUD-GRADE FOR WEB MEMBERS.
- DESIGN
 - 4.1. THE TRUSS MANUFACTURER SHALL DESIGN, DETAIL, PROVIDE AND INSTALL ALL INTERNAL TRUSS COMPONENT CONNECTIONS.
 - 4.2. THE TRUSS MANUFACTURER SHALL DESIGN AND DETAIL ALL TRUSS-TO-TRUSS HANGERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TRUSS-TO-TRUSS HANGERS IN ACCORDANCE WITH THE HANGER MANUFACTURER'S SPECIFICATIONS.
 - 4.3. METAL CONNECTOR PLATES: USE GALVANNEO SHEET STEEL, CONFORMING WITH ASTM A653 COATING CLASSICAL MANUFACTURE WITH HOLES PULSED TEETH OR PRONGS UNIFORMLY SPACED AND FORMED.
 - 4.4. IN ADDITION TO THE UNIFORM LOADS INDICATED BELOW, DESIGN TRUSSES FOR ALL SUPERIMPOSED DEAD LOADS INCLUDING BUT NOT LIMITED TO OVERLAY FRAMING, CHIMNEYS, MECHANICAL EQUIPMENT, ETC. DESIGN TRUSSES AND REQUIRED BRACING TO RESIST THE NET WIND UPLIFT INDICATED ON THE DRAWINGS.
 - 4.5. DESIGN OF MEMBERS AND CONNECTIONS SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER REGISTERED IN THE DISTRICT OF COLUMBIA, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
 - 4.6. DESIGN BOTTOM CHORDS OF GIRDER TRUSSES FOR THE END REACTIONS OF SUPPORTED TRUSSES.
 - 4.7. DESIGN ALL TRUSSES FOR ADDITIONAL SERVICE LOADS INDICATED ON PLAN.
- DESIGN LOADS
 - 5.1. ROOF

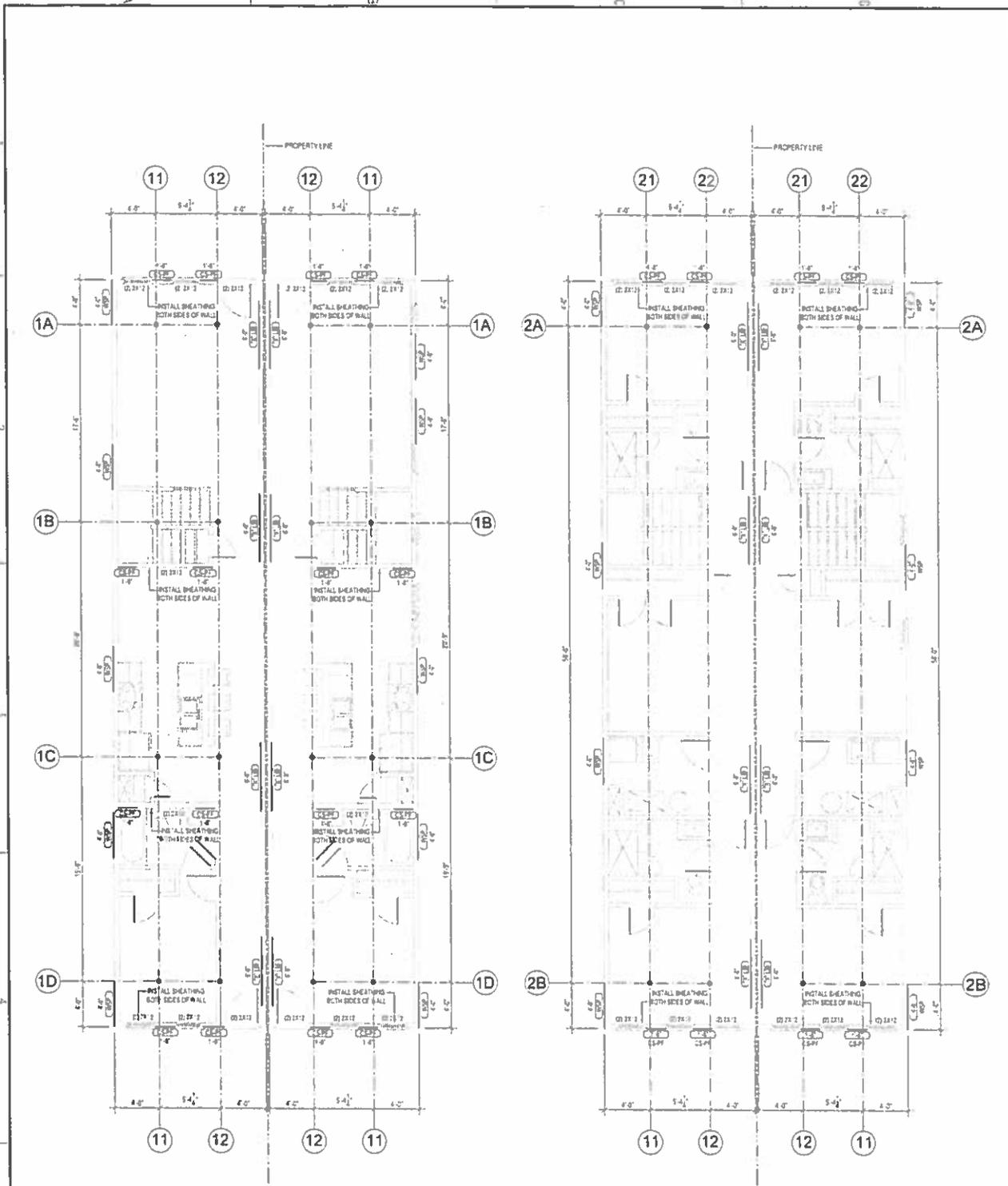
5.1.1. TOP CHORD DEAD LOAD	= 10 PSF
5.1.2. TOP CHORD LIVE LOAD	= 20 PSF
5.1.3. BOTTOM CHORD DEAD LOAD	= 10 PSF
5.1.4. BOTTOM CHORD LIVE LOAD	= 0 PSF
5.1.5. WIND LOADING	SEE DESIGN LOADS SECTION ON SHEET 8 OF 11
5.1.6. NET WIND UPLIFT	= 0 PSF
 - 5.2. DEFLECTIONS

5.2.1. MAXIMUM LIVE LOAD DEFLECTION	= L/240 OR 625 MAXIMUM
5.2.2. MAXIMUM TOTAL LOAD DEFLECTION	= L/240 OR 1.2" MAXIMUM
 - 5.3. DESIGN ALL BRACING AND BRACING CONNECTIONS FOR ALL TRUSS TO CHORDS, BOTTOM CHORDS AND WEB MEMBERS. PARTICULAR ATTENTION SHALL BE GIVEN TO AREAS IN THE FINISHED STRUCTURE WHICH CONTAIN TRUSSES WITH UN-SHEATHED TOP AND OR BOTTOM CHORD MEMBERS.
- SUBMITTALS
 - 6.1. SUBMIT TRUSS SHOP DRAWINGS WHICH EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR TRUSS DESIGN.
 - 6.2. SUBMIT LAYOUT DRAWING WHICH INDICATES THE LOCATION OF EACH TRUSS.
 - 6.3. SUBMIT HANGER CONNECTION TYPES AND LOCATIONS.
 - 6.4. INDICATE ALL TEMPORARY AND PERMANENT BRACING REQUIREMENTS OF TRUSS MEMBERS IN AREAS WHERE TRUSS TOP CHORDS AND/OR BOTTOM CHORDS DO NOT RECEIVE SHEATHING. INDICATE THE REQUIRED CHORD BRACING AND BRACE SPACINGS FOR ALL APPLICABLE LOAD CASES. INDICATE ANCHORAGE OF "CAP" TRUSSES AND/OR "OVERLAY" TRUSSES.

ROOF FRAMING PLAN

- ROOF FRAMING NOTES**
1. ALL ROOF FRAMING TO BE PRE-ENGINEERED ROOF TRUSSES AT 24" OC UNLESS OTHERWISE NOTED.

1213 & 1215 N 32nd STREET		RICHMOND, VIRGINIA 23223		ROOF FRAMING PLANS																						
S-102		PENNINC CO		<table border="1"> <tr> <th>7</th> <th>PLAN REVISION-D LOT:</th> <th>8-10-19</th> </tr> <tr> <th>6</th> <th>PLAT REVISIONS:</th> <th>8-13-19</th> </tr> <tr> <th>5</th> <th>SIDE VIEW OMITTED:</th> <th>8-8-19</th> </tr> <tr> <th>4</th> <th>FINAL PERMIT PLANS:</th> <th>8-1-19</th> </tr> <tr> <th>3</th> <th>CLIENT REVIEW:</th> <th>5-27-19</th> </tr> <tr> <th>2</th> <th>CLIENT REVIEW:</th> <th>5-28-19</th> </tr> <tr> <th>1</th> <th>CLIENT REVIEW:</th> <th>5-18-19</th> </tr> </table>		7	PLAN REVISION-D LOT:	8-10-19	6	PLAT REVISIONS:	8-13-19	5	SIDE VIEW OMITTED:	8-8-19	4	FINAL PERMIT PLANS:	8-1-19	3	CLIENT REVIEW:	5-27-19	2	CLIENT REVIEW:	5-28-19	1	CLIENT REVIEW:	5-18-19
7	PLAN REVISION-D LOT:	8-10-19																								
6	PLAT REVISIONS:	8-13-19																								
5	SIDE VIEW OMITTED:	8-8-19																								
4	FINAL PERMIT PLANS:	8-1-19																								
3	CLIENT REVIEW:	5-27-19																								
2	CLIENT REVIEW:	5-28-19																								
1	CLIENT REVIEW:	5-18-19																								



FIRST FLOOR BRACED WALL PLAN

SECOND FLOOR BRACED WALL PLAN

- BRACED WALL PLAN NOTES:**
1. RESIDENCE ANALYZED AS TWO SEPARATE STRUCTURES.
 2. DESIGN AND CALCULATIONS BASED ON 2015 IRC SECTION ANCO 102.
 3. DESIGN BASED ON 80 MPH WIND SPEED. SEE CALCULATIONS.
 4. CLASSIC WALL BRACING METHOD USED.
 5. DIMENSIONS INDICATE BRACED WALL PANELS.
 6. BLOCK ALL HORIZONTAL JOINTS AT EXTERIOR SHEATHING AT CS-WP, CS-WSP AND JB-T PANELS.
 7. PROVIDE FLOOR JOIST UNDER ALL WIND EXTERIOR BRACED WALL LINES.

PENNAC CO.
 1213 & 1215 N 32nd STREET
 RICHMOND, VIRGINIA 23223
 803-503-1000
 www.pennac.com

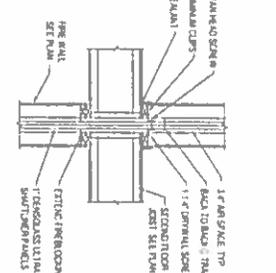
S-103	1213 & 1215 N 32nd STREET		PENNAC CO. 1213 & 1215 N 32nd STREET RICHMOND, VIRGINIA 23223 803-503-1000 www.pennac.com	7 PLAN REVISION-D LOT	8-10-18
	RICHMOND, VIRGINIA 23223			6 PLAT REVISIONS	6-13-19
FIRST AND SECOND FLOOR BRACED WALL PLAN			5 SIDE WDW'S OMITTED	6-8-19	
			4 FINAL PERMIT PLANS	6-1-19	
			3 CLIENT REVIEW	5-27-18	
			2 CLIENT REVIEW	5-26-18	
			1 CLIENT REVIEW	5-19-18	

1213 & 1215 N 32nd STREET
 RICHMOND, VIRGINIA 23223

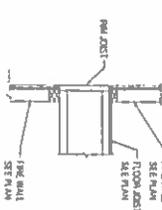
TYPICAL SECTIONS & BRACED WALL CALCULATIONS

NO.	REVISION	DATE
7	PLAN REVISION-D LOT	8-10-19
6	PLAT REVISIONS	6-13-19
5	SIDE WDW'S OMITTED	6-9-19
4	FINAL PERMIT PLANS	6-1-19
3	CLIENT REVIEW	5-27-19
2	CLIENT REVIEW	5-26-19
1	CLIENT REVIEW	5-18-19

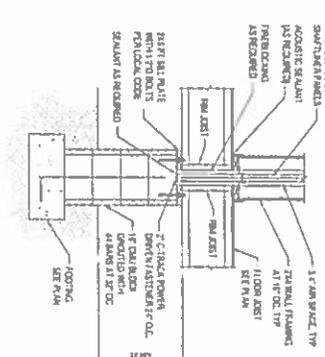
PENNING CO.
 1000 N. 10th St.
 Richmond, VA 23222



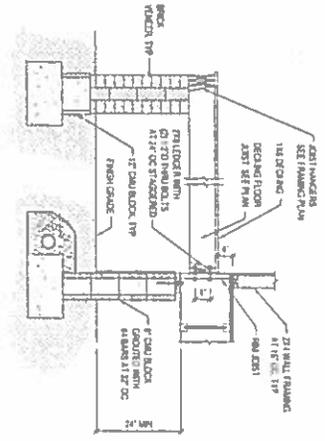
SECTION 1



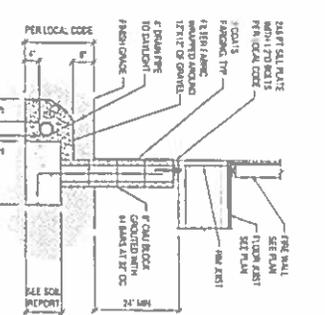
SECTION 2



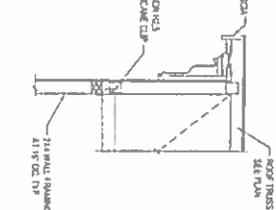
SECTION 3



SECTION 4



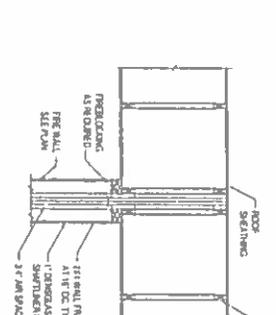
SECTION 5



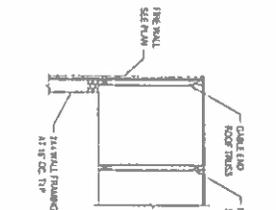
SECTION 6



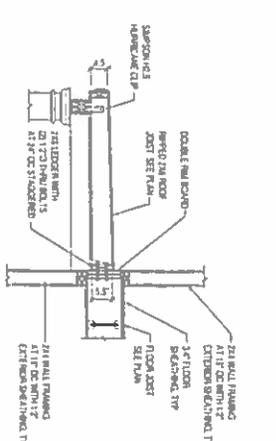
SECTION 7



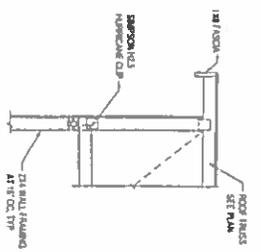
SECTION 8



SECTION 9

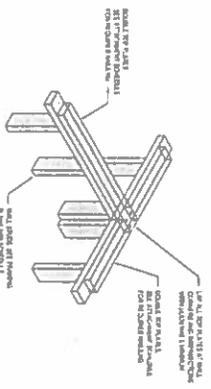


SECTION 10



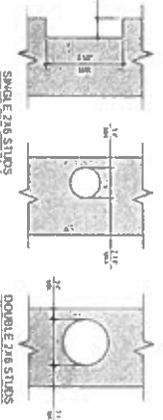
SECTION 11

1 PENNISC CO.
 1001 HUNTERS AVENUE
 RICHMOND, VA 23223
 (804) 781-1111
 WWW.PENNISC.COM



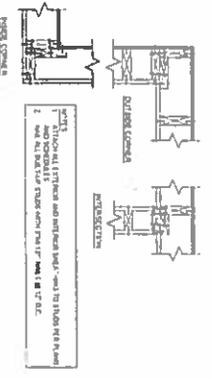
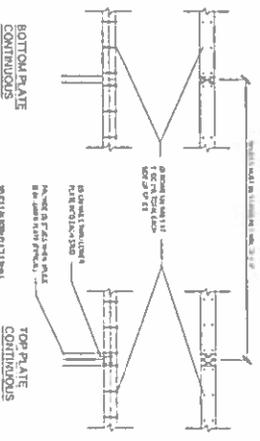
1 TYPICAL SHEAR WALL INTERSECTION

2 ALLOWABLE STUD NOTCH & BORING

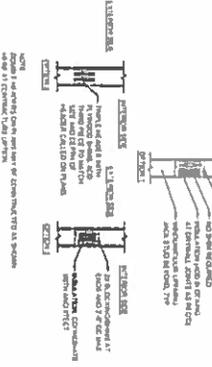


PERMITTED STUD NOTCHES AND BORINGS
 STUDS SHALL BE NOTCHED OR BORED TO ALLOW JOISTS TO PASS THROUGH THE WALL. NOTCHES SHALL BE MADE IN THE WEAK AXIS OF THE STUD. THE MAXIMUM DEPTH OF A NOTCH SHALL BE 1/4" OF THE STUD'S THICKNESS. THE MAXIMUM WIDTH OF A NOTCH SHALL BE 1/4" OF THE STUD'S WIDTH. BORINGS SHALL BE MADE IN THE WEAK AXIS OF THE STUD. THE MAXIMUM DIAMETER OF A BORE SHALL BE 1/4" OF THE STUD'S WIDTH. THE MAXIMUM SPACING BETWEEN BORINGS SHALL BE 12" ON CENTER. THE MAXIMUM SPACING BETWEEN NOTCHES SHALL BE 12" ON CENTER. THE MAXIMUM SPACING BETWEEN NOTCHES AND BORINGS SHALL BE 12" ON CENTER.

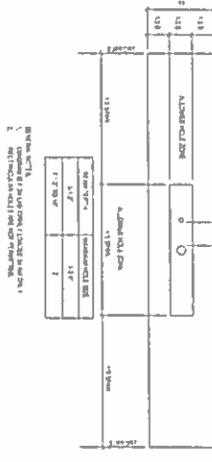
3 TYP TOP PLATE SPlice AT BEARING WALLS



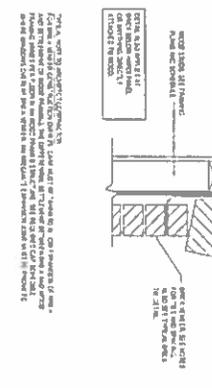
4 CORNER AND INTERSECTION FRAMING



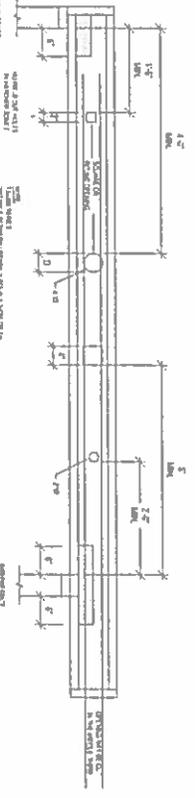
5 2-PLY HEADER FOR 2x6 WALLS



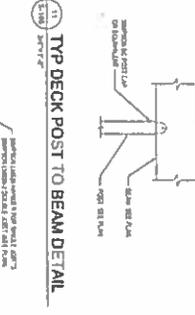
6 ALLOW HOLES FOR BEAM/HEADER



7 TYPICAL EXPANSION JOINT AT BRICK VENEER



8 TYPICAL OPENINGS IN JOIST



9 2x6 & 2x8 DECK JOIST DETAIL



10 TYP DECK POST TO BEAM DETAIL

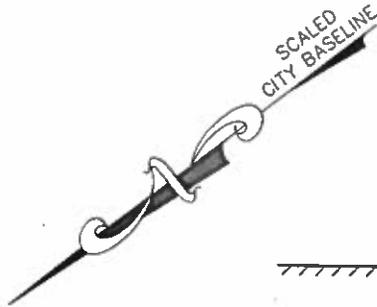
1213 & 1215 N 32nd STREET
 RICHMOND, VIRGINIA 23223
 TYPICAL DETAILS

S-105

R/F 0.67'
NORTH OF
CORNER

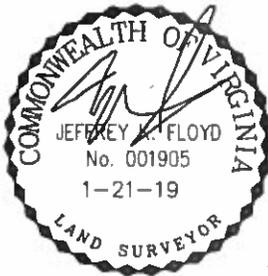
16' ALLEY

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 1-21-19 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



LEIGH A. WOODLEY
PARCEL ID: 0000802020
DEED REF. 2016-16610

2 STORY
FRAME
No. 1217



9.51'
14.38'
90°00'12"

15.0'
15.0'
BLDG. 0.15'
FOUNDATION GARAGE WALLS
BLDG. 0.15'

124.0'
124.0'
EQUITY TRUST CC
FBO RICHARD W. REESE IRA
PARCEL ID: E0000802019
DEED REF. 2015-24038

124.0'
124.0'
TAYLORS VISION LLC
PARCEL ID: E0000802018
DEED REF. 2009-5832

124.0'
124.0'
BEATRICE B. LANE
BERNARD LANE JR.
PARCEL ID: E0000802018
DB. 15 PG. 469

124.00'
BLDG. 1.13'

BLDG. 1.27'

DILAPIDATED
1 STORY
BLOCK & FRAME
No. 1215
BLDG. 0.40'

DILAPIDATED
1 STORY
FRAME
No. 1213
BLDG. 1.47'

1 STORY
FRAME
No. 1211

BRICK WALL 17.77'
15.0'

BRICK WALL 17.74'
15.0'

BLDG 0.1'
150' TO THE N/LINE OF "R" ST.

PK NAIL/F

N 32nd STREET
66' R/W



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481
COPYRIGHT © VIRGINIA SURVEYS
All rights reserved

DATE: 1-21-19

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=15'

JOB NO. 190112499

MAP SHOWING THE IMPROVEMENTS ON
No. 1213 & No. 1215 N 32nd STREET
IN THE CITY OF RICHMOND, VA.



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.richmondva.gov/>

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: 1213, 1215 N 32nd Street Date: _____
 Tax Map #: _____ Fee: 300
 Total area of affected site in acres: 0.086

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

Zoning

Current Zoning: R-6

Existing Use: two (2) abutting single family detached homes

Proposed Use

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

two (2) single family-attached homes
 Existing Use: two (2) abutting single family detached homes

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: Watchtower Homes & Construction LLC

If Business Entity, name and title of authorized signee: Kyle Hoffer, 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: 3912 Seminary Avenue
 City: Richmond State: VA Zip Code: 23227
 Telephone: (804) 486-0386 Fax: ()
 Email: kyle@watchtowerllc.com

Property Owner 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)

APPLICANT'S REPORT

June 14, 2019

Special Use Permit Request

1213 & 1215 N 32nd Street, Richmond, Virginia

Map Reference Numbers: E-000-0802/018 & E-000-0802/019

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: **Watchtower Homes & Construction, LLC**
3912 Seminary Avenue
Richmond, Virginia 23227

Introduction

Watchtower Homes & Construction, LLC ("the Owner") requests a special use permit ("the SUP") for 1213 and 1215 N 32nd Street ("the Property"). The SUP would authorize the construction of two (2) single-family attached dwellings, some of the features of which do not conform to the underlying R-6 feature requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the east side of N. 32nd Street between S Street and R Street. The Property is referenced by the City Assessor as two parcels (E-000-0802/018 & E-000-0802/019). Each lot is 15.00' feet wide and 124.00' wide and contains 1,860 square feet in lot area. The lots are improved by vacant single-family dwellings that are in extreme disrepair. These dwellings are technically detached but abut each other along the center property line. Please see the attached survey titled "Map Showing the Improvements on No. 1213 & No. 1215 N 32nd Street in the City of Richmond, VA," completed on January 21st, 2019 by Virginia Surveys, for greater detail.



The properties on the east side of N. 32nd Street are generally either vacant or improved by single family detached dwellings. In the greater vicinity there are predominantly single-family and single-family attached dwellings with a variety of other uses including two-family dwellings, multi-family dwellings and a mixed-use building mixed in.

EXISTING ZONING

The Property and the surrounding properties in the vicinity are zoned R-6 Single-Family Attached Residential, which generally permits single-family detached, single-family attached, two-family detached, and in some instances two-family attached dwellings, subject to certain feature requirements.

MASTER PLAN DESIGNATION

The Master Plan recommends "Single-Family (medium density)" for the Property. The Master Plan describes this land use category as: "Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre...Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7."

Proposal

PURPOSE OF REQUEST

The Property consists of two individual lots that are currently improved by single family dwellings that are in extreme disrepair and have been condemned by the City. The Owner would like to tear down these derelict structures and build two single-family attached dwellings, consistent with the existing lot pattern. While the lots are technically buildable, legal lots of record, the two single-family dwellings cannot reasonably be replaced with new single-family detached dwellings. The lots are 15 feet in width and, while the existing dwellings have nonconforming side yard setbacks, meeting today's required side yard setbacks of 3 feet would require that the new dwellings could only be approximately 9 feet wide. The proposed attached dwellings would overcome this issue by attaching on one side in a similar manner as the existing dwellings, which abut each other. While this is the most efficient way to redevelop the two lots, the 15'-wide lots are not wide enough to accommodate the required 16-foot minimum unit width for attached dwellings and the required 3-foot side yard setback. Therefore, the SUP is required.

By utilizing attached dwellings, the dwellings can be attached along the common interior property line and unit width can be maximized at 13.50', while leaving side yard setback distances of 1.5 feet from exterior property lines – consistent with the current setbacks. The 1.5 foot setback is proposed in order to allow maintenance of the structures, while allowing for a livable unit width. As proposed, the side yard setbacks are greater than what currently exists on the Property; the dwelling at 1215 N. 32nd provides no setback (it actually encroaches 0.40' into the adjacent lot at 1217 N. 32nd), while the dwelling at 1213 N. 32nd has a side yard setback that ranges from 1.13 to of 1.47 feet.

PROJECT DETAILS/DESIGN

The two proposed single-family attached dwellings would be two stories in height and of an urban row house design. Each dwelling would contain approximately 1,764 square feet of floor area and would include 3-bedrooms and 2½-baths. The dwelling's floor plan is modern with open living areas and includes two bedrooms having en suite baths. The kitchen is centrally located and the family room occupies the rear of the first floor in each dwelling. Natural light is drawn in from the front and rear windows while two skylights are also utilized on the second floor of each dwelling, which illuminate the stairwell and den, respectively.

The architecture on the proposed elevations is traditional and is consistent with the neighborhood's architectural vernacular. Cementitious siding is proposed as the primary cladding material. One parking space per dwelling is proposed at the rear of the property and would be served by an existing north-south alley.

In exchange for the SUP, the intent of this request is to ensure a thoughtful infill development of two existing lots in a manner that is historically consistent with the use of the Property. The overall project would be appropriately dense and efficient while meeting most aspects of the underlying zoning. At the same time, it would remain respectful to the historic lot pattern in the vicinity thereby remaining respectful of 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.

Findings of Fact

The following are factors included 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 neighborhoods. The proposed development is compatible with existing development in the vicinity. The request would simply permit the redevelopment of the site with two single-family dwellings as has been the case historically on the Property. The redevelopment of these derelict dwellings 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. Off-street parking would be provided at the rear of the Property. 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. Elimination of the derelict existing buildings as a potential fire hazards will further lessen the chance of any such danger.

- *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 matches the historical use of the Property.

- *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 adversely affected. As previously stated, the proposed setbacks along adjacent properties exceeds that which is provided by the existing structures. These setbacks are also consistent with existing setbacks for similar development in the area. Moreover, the overall footprint of the proposed units is decreased by this proposal, leaving a greater perception of light and air at the rear of the Property.

Summary

Watchtower Homes & Construction, LLC is enthusiastically seeking approval for the construction of two single-family attached dwellings on the Property. This proposal represents an ideal, small-scale urban infill development for this location that is reflective of the neighborhood character and the historic use of the Property. In exchange for the special approval, the quality assurances conditioned through the SUP would guarantee higher quality new development than might otherwise be developed by right. This would contribute to the vibrancy of the block through the provision of a much-desired traditional neighborhood design that is consistent with the historic development pattern of the surrounding neighborhood.