



SUP-056201-2019

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: 3019-3021 Grayland Avenue Date: 6/13/2019  
 Tax Map #: W-000-1352/009 & 008 Fee: \$300.00  
 Total area of affected site in acres: 0.21

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

**Zoning**

Current Zoning: R-5 Residential (Single Family)

Existing Use: Single-family detached

**Proposed Use**

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

Construct one single-family detached and two single-family attached dwellings in addition to the existing single-family dwelling  
 Existing Use: Single-family detached & vacant

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: N/A

**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:** Carl and Ana Barnes

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(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: 3021 Grayland Avenue  
 City: Richmond State: VA Zip Code: 23221  
 Telephone: ( 850 ) 556-5975 Fax: ( )  
 Email: paola0625@hotmail.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)

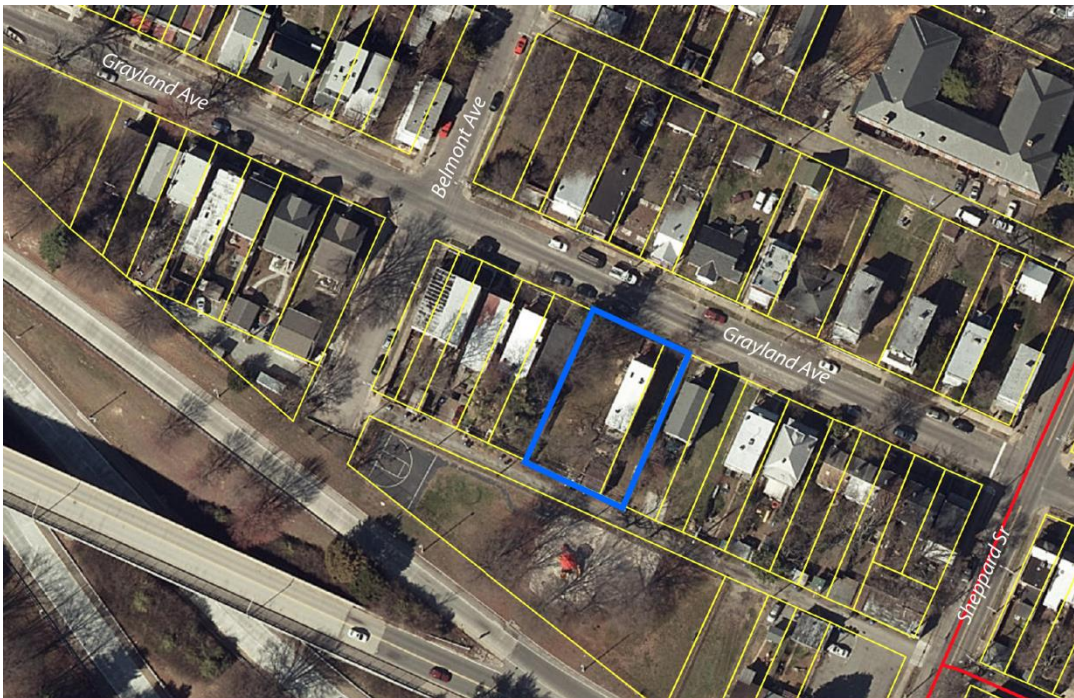
## Introduction

We represent the Owners of 3019 and 3021 Grayland Ave (“the Property”), who are requesting a special use permit (“the SUP”) for the Property. The SUP would authorize the construction of two single-family attached dwellings and a single-family detached dwelling. The SUP is required as some of the proposed features do not conform to the underlying R-5 zoning requirements applicable to the Property.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the south side of Grayland Avenue between Belmont Avenue and Sheppard Street. The Property is referenced by the City Assessor as 3019 and 3021 Grayland Avenue, tax parcels W-000-1352/009 and W-000-1352/008. 3019 Grayland Avenue is 20’ wide by 120’ deep, contains approximately 2,400 square feet of lot area, and is a vacant lot. 3021 Grayland Avenue is 60’ wide by 120’ deep, contains approximately 7,200 square feet of lot area, and is improved with a two story, 1,876 square-foot single-family detached dwelling. Property records indicate that this dwelling was constructed in 1918.



The properties on the south line of Grayland in this block are occupied by single-family dwellings, with the exception of two vacant parcels and 310 S. Sheppard, which is served by an office use. Along the north line of Grayland in this block lie single-family dwellings, with the exception of two vacant parcels. Similarly, the blocks of Grayland to the East and West are improved with

single-family and single-family detached dwellings. Also, at the intersection of S. Sheppard St. and Idlewood Ave is a concentration of office, multifamily, and commercial uses.

## **EXISTING ZONING**

The Property and the surrounding properties are zoned R-5 Single-Family Residential, which generally permits single-family detached dwellings subject to certain feature requirements.

## **MASTER PLAN DESIGNATION**

The Master Plan recommends "Single-Family (low-density)" for the Property. The Master Plan describes this land use category as follows: "Primary uses are single-family detached dwellings, at densities up to seven units per acre...Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5."

The Master Plan includes other written policy guidance that is applicable to the proposal, including:

- The desire for new and better-quality housing that is targeted to home owners
- The desire for increased opportunities for residential development
- The recognition that the vast majority of opportunities for new development are located in the context of existing neighborhoods
- The recognition of the difficulty that an older/aging housing stock represents in the market where new convenience/easy maintenance is desired.

# **Proposal**

## **PURPOSE OF REQUEST**

The SUP would permit the construction of three single-family dwellings (two attached and one detached) and the retention of the existing single-family detached dwelling. The lot at 3019 Grayland Avenue is now vacant, however it was once improved by a single-family detached dwelling. This lot is a legal lot of record which can be developed by right. However, the side yard setbacks would limit the width of the proposed dwelling. This request would allow for the redevelopment of the lot with a dwelling that is in keeping with neighborhood character at just under 16' in width. The area to the west of the existing dwelling at 3019 Grayland is also vacant and comprises a majority of the overall lot width. This request would allow for the development of this area with appropriate infill in the form of two single-family attached dwellings. Because the proposed dwelling at 3019 Grayland would not meet side yard setback requirements and because the two dwellings at 3021 would be attached, which is not permitted in the R-5 district, the SUP is required.

The proposed development is consistent with the development pattern in the vicinity. There are other small lots developed with row homes in the block that are of similar width and area. For instance, 3033 and 3035 Grayland are 21.75' and 18.23' wide, respectfully, and are attached dwelling units. It is also worth noting that a 2017 planning staff review of the entire Carytown South area found that the R-5 district is inconsistent with the development pattern in the area. Very few lots conform to the R-5 standards and the ones that do are inconsistent with the overall character of the area. The R-5 district does not permit development that is consistent with or close to the existing character of the area. As it relates to the current request, this limits the

ability to develop the legal lot of record at 3019 and the vacant portion of 3021 consistent with the prevailing lot pattern/character in the area. But for the incompatible R-5 standards, all three proposed single-family dwellings would otherwise appear consistent with the neighborhood.

## **PROJECT DETAILS/DESIGN**

The proposed dwelling at 3019 Grayland Avenue would total 2,310 square feet in floor area, and would include 3 bedrooms and 2.5 bathrooms configured in a traditional urban rowhouse design. The existing dwelling at 3021 Grayland Avenue is approximately 1,880 square feet and contains 3 bedrooms and 3 bathrooms. The two (2) proposed single-family attached dwellings on the vacant portion of 3021 Grayland Avenue would each have 2,212 square feet, would include 3 bedrooms and 2.5 bathrooms, and would also be configured in a traditional urban rowhouse design.

The proposed floor plans include modern and open living spaces. Kitchens are incorporated into the living and dining space through the use of island counter arrangements and bar seating. Each unit would include a master bedroom suite on the second floor, complete with en suite master bath and walk-in closet. Second and third bedrooms would also be located on the second floor. As required per zoning, a minimum of one parking space would be provided for each of the four dwellings.

In exchange for the SUP, the intent of this request is to ensure the construction of a high-quality, for sale, infill dwellings. The overall project would be consistent with the historic development pattern in the area. By permitting the proposed development, the SUP would allow for the sale of the proposed high-quality single-family dwellings as home ownership opportunities, thereby addressing multiple objectives of the Master Plan.

## **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 site improvements and density are consistent with other development in the vicinity. This request would simply permit the reconfiguration of the Property in order to allow for new development to occur in a manner that is both of quality as well as consistent with the neighborhood. The redevelopment of this underutilized property 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. The traffic generation for three additional dwelling units will be negligible, especially within the context of a walkable neighborhood. In addition, proposed parking meets that required by zoning. 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.

- ***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 is reflective of the historic lot pattern and uses found in the neighborhood, and is no more intense than the density found in the immediate vicinity.

- ***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.

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

The light and air available to the subject and adjacent properties will not be affected. New construction would be consistent with the preexisting buildings and provide setbacks that are consistent with character of the immediate neighbors and the surrounding area.

## Summary

In summary the owner is enthusiastically seeking approval for the construction of three single-family dwellings on the Property. This proposal represents an ideal, small-scale urban infill development for this location. The special use permit would allow for the proposed configuration. In exchange, the quality assurances conditioned through the SUP would guarantee the construction of a higher quality new development than might otherwise be developed by right. This would contribute to the vibrancy of the block through the provision of the much-desired traditional neighborhood design that is consistent with the historic development pattern of the surrounding neighborhood.