



SUP-058735-2019

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)

- [x] special use permit, new
[] special use permit, plan amendment
[] special use permit, text only amendment

Project Name/Location

Property Address: 1701 N 21st St Date: 7/5/19
Tax Map #: E0000938012 Fee: \$300
Total area of affected site in acres: 0.161

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

Zoning

Current Zoning: R-5

Existing Use: Residential - single family

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
Two identical lots zoned R-5 with two attached single family dwellings.

Existing Use: R-5 Single Family Home

Is this property subject to any previous land use cases?

Yes [] No [x] If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Julia MacNelly

Company: Maggie Walker Community Land Trust
Mailing Address: 203 N Robinson St
City: Richmond State: VA Zip Code: 23220
Telephone: (804) 251-1525 Fax: ()
Email: Julia@hdadvisors.net

Property Owner: Maggie Walker Community Land Trust

If Business Entity, name and title of authorized signee: Robert J Adams

(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: Same as above
City: State: Zip Code:
Telephone: () Fax: ()
Email:

Property Owner Signature: [Handwritten 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)

3. Applicant's Report

The applicant, Maggie Walker Community Land Trust (MWCLT), intends to subdivide the property at 1701 N 21st St, demolish the existing structure, and build two attached single family homes that will provide affordable housing for low and moderate income households. MWCLT is a 501c3 with a staff of highly experienced real estate development professionals capable of completing projects on time and on budget. MWCLT has been developing affordable housing in the Richmond metro area since its inception in 2016, both as a developer and a partner to non-profit developers of affordable housing. Utilizing both our own network of contractors and publicly-available databases, MWCLT will make every effort to hire a WMBE certified Class A contractor in construction.

Both homes on the newly subdivided lot will be built at a density and architectural style in character with the neighborhood. The development and maintenance of high-quality affordable housing stock is beneficial to safety, health and general welfare of a given community. Given that the existing structure on the lot in question is currently unoccupied and unsuitable for living, the redevelopment of this structure as quality housing stock would contribute to the overall health of the community. Two parking spaces will be provided onsite to avoid unnecessary congestion in streets, alleys, and public ways. The neighborhood has ample street parking and generally low amounts of vehicular traffic. The demolition of the existing structure as well as the construction of the proposed attached homes will be fully code compliant and inspected by city officials throughout the process, thus avoiding hazards from fire, panic, and other dangers. The attached single family homes would have a footprint not exceeding 35% of the total lot size, and would each be occupied by one household, avoiding undue concentration of population or overcrowding of land. All setbacks will conform with code. Neither home will have an elevation exceeding that of the neighboring buildings, and therefore will not interfere with adequate light and air in the neighborhood.