



SUP-058600-2019

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: 420 N. 26th Street Date: _____

Tax Map #: E0000384007 Fee: 300

Total area of affected site in acres: 0.092

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

Zoning

Current Zoning: R-63

Existing Use: One (1) single-family detached dwelling

Proposed Use

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

Two (2) single-family detached dwellings

Existing Use: One (1) single-family detached dwelling

Is this property subject to any previous land use cases?

- Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Mark Baker, Charlie Wilson

Company: Baker Development Resources

Mailing Address: 1519 Summit Avenue, Suite 102

City: Richmond State: VA Zip Code: 23230

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

Email: markbaker@bakerdevelopmentresources.com, charlie@bakerdevelopmentresources.com

Property Owner: Kyle Johnston

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: PO BOX 7075

City: Richmond State: VA Zip Code: 23220 23221

Telephone: (270) 779.8468 Fax: ()

Email: kylejohnston@gmail.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

July 31st, 2019

*Special Use Permit Request
420 N 26th Street, Richmond, Virginia
Map Reference Numbers: E-000-0384/007*

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: **Kyle H. Johnston**
P.O. Box 4917
Richmond, Virginia 23220

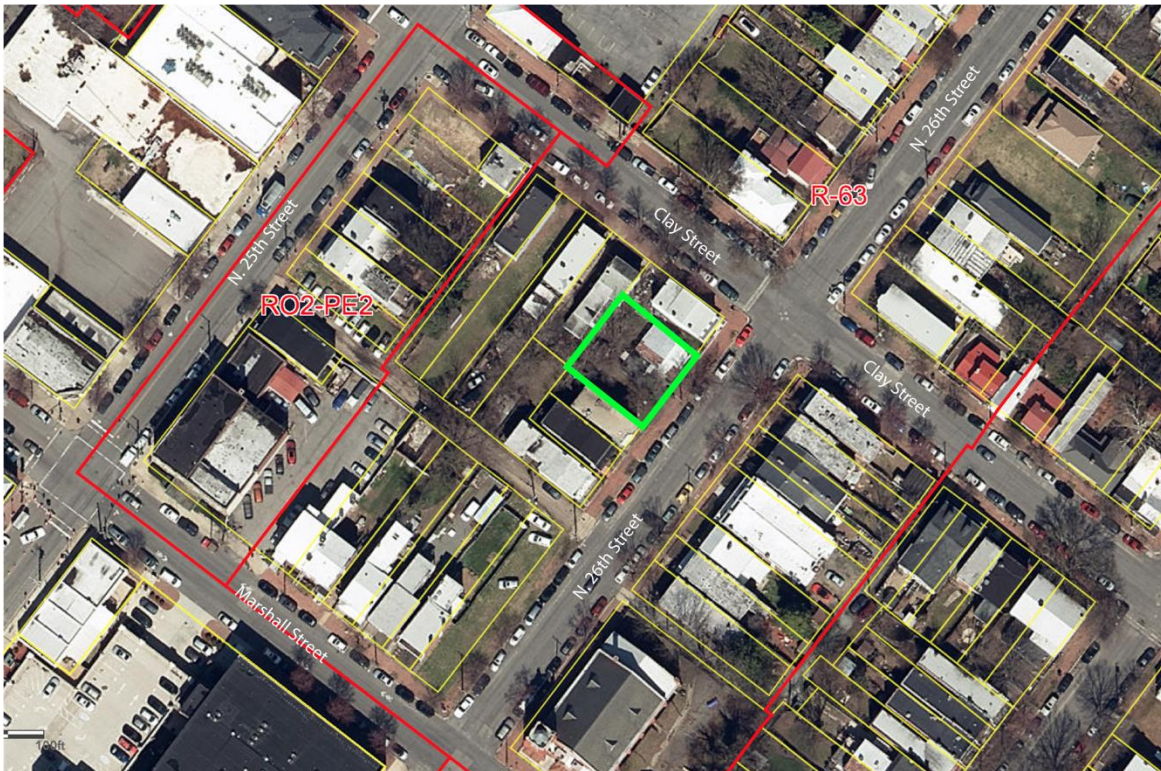
Introduction

The property owner is requesting a special use permit (“the SUP”) for 420 N. 26th Street (“the Property”). The SUP would authorize a lot split and the construction of one (1) single-family detached dwelling on the undeveloped portion of the Property. As proposed, some of the features do not conform to the underlying R-63 feature requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the western side of N. 26th Street between Marshall Street and Clay Street. The Property is referenced by the City Assessor as one parcel (E-000-0384/007). The Property is 61 feet wide, 66 feet deep, and contains 4,026 square feet in lot area. The lot is improved by one (1) single-family detached dwelling that was constructed in 1890, per assessment records. The lot is exceptionally large for the vicinity. The existing dwelling generally occupies the northern half of the Property. A side addition that is not original to the structure projects to the south. But for that addition, the southern portion of the lot is unimproved, giving the appearance of a “missing tooth” in the block. There is no alley to provide rear access within the block. Please see the attached survey titled “Survey and Map of 420 N. 26th Street in the City of Richmond, VA,” completed on November 20th, 2019 by Frederick Gibson & Associates, P.C. for greater detail (“Exhibit A”).



EXISTING ZONING

The Property is zoned R-63 Multifamily Urban Residential and is located in the Church Hill North Old and Historic District. City Assessor's records indicate the Property contains 4,026 square feet of lot area. The R-63 district permits single-family detached dwellings, provided that the dwellings are located on lots containing at least 3,000 square feet of lot area. Splitting the lot as proposed would create one lot of 2,046 square feet at what would become 418 N 26th Street, and another lot of 1,980 square feet at 420 N 26th Street, each to be occupied by a single-family detached dwelling. In addition, as there is no alley access, off street parking cannot be provided. As the proposed development does not meet R-63 lot area requirements and off street parking requirements, a special use permit is required.

Properties to the north, west, south and east are also zoned R-63 and are predominantly occupied by single-family dwellings, with the exception of a two-family dwelling directly across N. 26th Street from the Property. Within one block of the Property, there is a mix of single-family detached dwellings, single-family attached dwellings, two-family detached dwellings, two-family attached dwellings, and commercial, institutional, and mixed-uses.

MASTER PLAN DESIGNATION

The Master Plan recommends Mixed-Use Residential (MUR) for the Property and surrounding land to the north, west, south and east. The proposed single-family detached dwellings are consistent with this recommendation, which generally calls for greater density than is proposed.

Proposal

PURPOSE OF REQUEST



Exhibit A: Existing Dwelling Circa 1955

This request would permit the rehabilitation of the existing dwelling on the Property to today's standards for livability and consistent with its original, historic form (Exhibit A). At the same time, the request would permit the division of the Property, which is exceptionally large and out of character for the area, in order to permit the construction of a second single-family detached dwelling.

The proposed split is consistent with the historic configuration of the Property, which consisted of two lots dating back to at least 1905 (418 and 420 N 26th). According to Sanborne maps, by 1905, both lots had been developed with single-family dwellings (Exhibit B). The existing house was located on the northern most of the two lots (420 N 26th) and was very small at that time. A small addition was added in the rear between 1905 and 1924/25. Also between 1905 and 1925, the dwelling at 418 N 26th was removed/demolished (Exhibit C). The existing dwelling's current "L" shape resulted from an addition that occurred sometime after 1950.

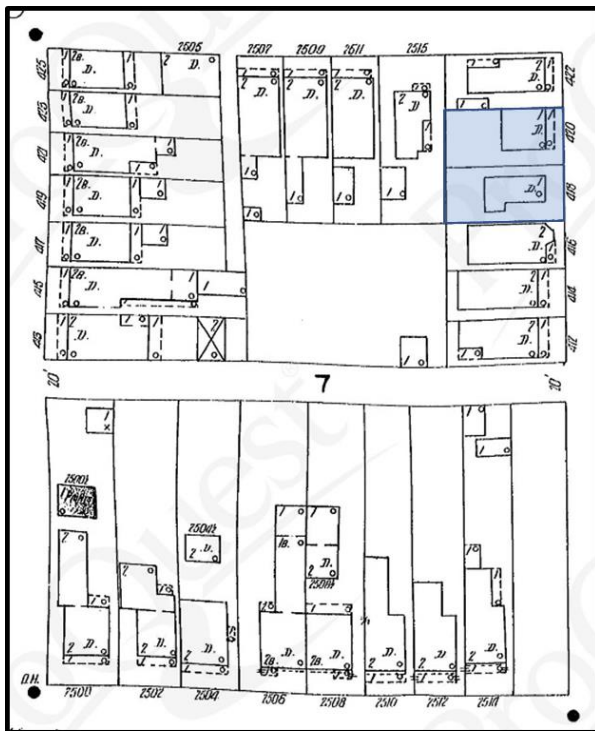


Exhibit B: 1905

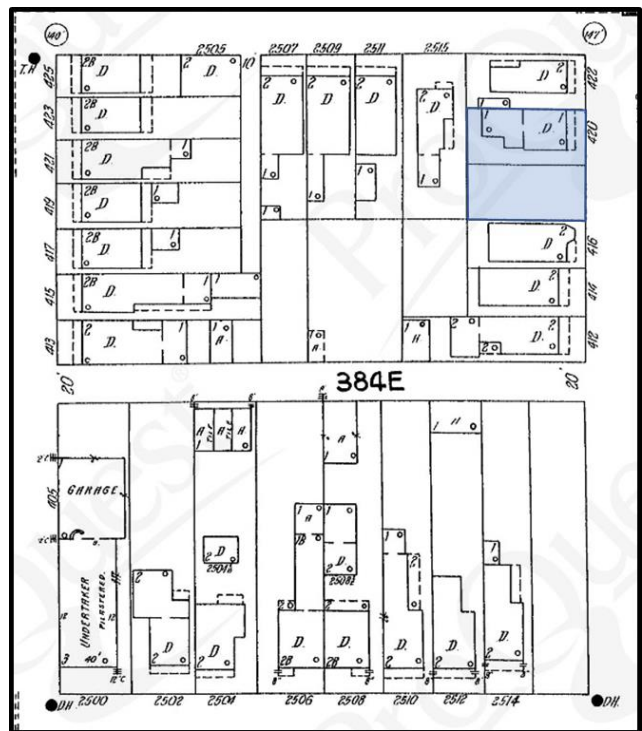


Exhibit C: 1925

The proposed split remains consistent with this historic configuration and is compatible with the existing development pattern in the area. Other lots on this block frontage vary from 23 to 33 feet in width (a 26.55' average) while the Property is 61 feet wide. At 30 and 31 feet in width, the two proposed lots would be consistent with the existing lot pattern in the area while remaining larger than the average in terms of frontage.

In order to permit the split, the post 1950 side addition (approximately 224 square feet) would be removed from the existing dwelling. The existing dwelling would then be renovated consistent with its

original form and the historic district guidelines. A rear addition of approximately 400 square feet is proposed, which would result in an overall floor area of 1,055 square feet of floor area. The dwelling would be configured with 3 bedroom, 2 baths and an open living area. The modest addition would afford enough floor area to provide a master bedroom suite with en suite bath.

The proposed new single-family detached dwelling would be located on the southern lot at 418 N 26th Street. It would be two stories in height, and would have design elements consistent with other urban rowhouses found in the vicinity (Exhibit E). The primary building material would be cementitious horizontal lap siding with combination brick and parged foundation walls. The new dwelling would contain approximately 1,814 square feet of floor area and would include 3 bedrooms and 2 ½ baths. The dwelling floor plans would be modern and would address the expectations for quality in today’s market by including an open floor plan, spacious bedrooms and living areas, an en suite master bath, walk-in closets, and full-width front porch. This proposed dwelling size is consistent with other dwellings in the block which are all two-story dwellings varying from 1,600 to 2,520 square feet of floor area with an average of 1,929 square feet.



634 N 29th Street



628 N 29th Street



513 N 26th Street

Exhibit D: Comparable Elevations

The project’s exterior was designed with careful consideration of the historic district guidelines and application has been made for a certificate of appropriateness from the Commission of Architecture Review (CAR). CAR review and the quality assurances conditioned through the SUP would guarantee a higher quality development than would otherwise be afforded for the Property by normal zoning.

In exchange for the SUP, the intent of this request is to create two new high-quality home ownership opportunities (the proposed and rehabilitated dwelling on the site), thereby addressing objectives of the Master Plan, 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.

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 community. The development of the underutilized portion of the 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 one additional single-family dwelling will be negligible. 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 two dwellings are less dense than might otherwise be permitted in the R-63 zoning. For instance, multi-family dwellings are permitted on lots of 4,000 square feet provided that 1,000 square feet of lot area is provided per unit. That would suggest a density twice what is proposed might be achieved on a similar sized lot. Those same R-63 regulations are designed with the zoning purpose in mind including preventing of the overcrowding 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 amendment 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. Applicable yard requirements would be met by the proposed dwelling and are compatible with the historic development pattern in the area.

Summary

The applicant is enthusiastically seeking approval for the construction of a single-family dwelling and the renovation of the existing dwelling on the Property as high-quality home ownership opportunities. This proposal represents an ideal, small-scale urban infill development for this location. In exchange for the approval, the quality assurances conditioned through the SUP would guarantee the construction of a higher quality dwelling than might otherwise be developed by right in the vicinity. This would contribute to the overall vibrancy of the block through the provision of an appropriate urban form and use that is consistent with the historic development pattern of the Property and surrounding neighborhood.