



- 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 _____ Date: 8/26/19
Property Address: 2109 E Marshall St
Tax Map #: _____ **Fee:** _____
Total area of affected site in acres: _____

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

Zoning
 Current Zoning: Residential
 Existing Use: Single Family

Proposed Use
 (Please include a detailed description of the proposed use in the required applicant's report)
Duplex
 Existing Use: _____

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Alex Hopkins
Company: ADH Holdings LLC
Mailing Address: 11109 Glade Dr
City: Reston **State:** VA **Zip Code:** 20191
Telephone: (703) 505 2103 **Fax:** _____
Email: noskosmash52@gmail.com

Property Owner: ADH Holdings LLC
 If Business Entity, name and title of authorized signee: Alex Hopkins & Micheal Duncan

(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: 1508 Sunset Lane
City: Richmond **State:** VA **Zip Code:** 23221
Telephone: (571) 332-1261 **Fax:** _____
Email: noskosmash52@gmail.com

Property Owner Signature: [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)

Applicants Report

2109 E Marshall SUP Report

By Alex Hoskins

8/30/19

The reason ADH Holdings LLC is filing for an SUP is so that we can change the zoning of our home from a single family home to a duplex. The reason we purchased the home in the first place was because it was listed as a duplex but once we attempted to get permits the city zoning office alerted us that this was not true and we had to apply for an SUP.

Once we received our plat and a survey was completed we noticed an ally way behind the home that is incomplete. If this is completed and cleaned up this will add a way to increase parking for not only our property but the neighbors properties (potentially). This issue can be resolved easily and quickly as there is already a curb lip where the alley way should be on North 21st St allowing us to gain access to the rear of the home.

The amount of workers that will be utilized does not pose a threat to the livability to any residents. We will have anywhere between 1-3 employees on site at a time. This property is in need of a major rehab which we intend to do in order to make the home next door to it safe and usable. It is currently leaning against the neighbor's home.

Proposed Exterior Changes to 2109 E Marshall St, Richmond VA

- Exterior Paint: Will be using a color chosen from the historical palate Body SW 6244 and Trim 0050
- Exterior windows will remain the same
- Upstairs master bedroom exit door to roof/patio above porch will be changed
 - This door has been broken by squatters or someone that had kicked the bottom quarter of it open.
 - Will use a like kind door to keep the same style
- Add railing to roof/patio above porch
 - Historic photo shows the design of the railing and we will adhere to that design
 - We will be using Richmond rail design and materials
 - It will be painted white
- Remove metal railing and add Richmond rail
- Front columns will have crown added to them (on the front porch)
- Replace roof membrane of house not porch
- Front porch to remain the same style and intact but could have slight upgrades to supports and structure in order to update to new building code standards as well as safety standards.
 - Removing current wood support underneath front porch
 - Adding brick support similar to other supports on the porch
- Fixing/adding any bricks on the front walkway/fence of the home
- Rear Deck to be repaired
 - A large tree has grown through the deck and made it unstable
 - It has destroyed a portion of the deck
 - The tree will be removed and the portion of the deck that has been damaged will be repaired
 - A new railing and several boards will be changed out
 - Power washing remaining deck to clean it up
- If staring at 2109 E Marshall St home the right portion of the homes siding will be replaced
 - Smooth hardy plank
 - Choose Italianate color from same color palate as home paint choice
- Fix fence in back yard
 - Remove broken slats – replace
 - Clean
 - Update gate