



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: 1110 N 35th ST RICHMOND VA 23223 Date: 12/10/19

Tax Map #: E0001106015 Fee: _____

Total area of affected site in acres: .172 ACRES

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

Zoning

Current Zoning: R-5 SINGLE FAMILY RESIDENTIAL

Existing Use: R-5

Proposed Use

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

SPLITTING LOT TO BUILD ADDITIONAL RESIDENTIAL PROPERTY

Existing Use: SINGLE FAMILY

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: TRAVIS SMITH

Company: EKS REALTY INVESTMENT, LLC

Mailing Address: 940 NAILOR WAY

City: MIDLOTHIAN State: VA Zip Code: 23114

Telephone: (804) 245-0673 Fax: ()

Email: TDS804@GMAIL.COM

Property Owner: EKS REALTY INVESTMENTS LLC

If Business Entity, name and title of authorized signee: TRAVIS SMITH

(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: 940 NAILOR WAY

City: MIDLOTHIAN State: VA Zip Code: 23114

Telephone: (804) 245-0673 Fax: ()

Email: TDS804@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)

Applicant's Report for 1110 N 35th St Richmond VA, 23223

To whom it may concern:

My name is Travis Smith. I am a Real Estate Investor that currently owns the property at 1110 N 35th St. I purchased this property to rehab it as I love the old houses in Richmond VA. As a native or Richmond, born and raised, I have always loved the city and everything it has to offer.

I fell in love with real estate and am looking to add value to the city by rehabbing properties as well developing new properties for single family and multi family housing. The property at 1110 N 35th St, has the potential to have an additional house built on the oversized lot that is available. With the subdivision of the lot and the special use permit, I would plan on building a house that matches the aesthetics of the rehabilitation efforts ongoing in the city. The house will have the same plans as the current renovation of N 35th St property with off street parking in the rear. This will eliminate additional parking needs on the street.

My construction company I use has a lot of experience in Church Hill and has renovated several properties within a mile or two of the property. They are a solid construction team and take the utmost precautions when working in the community and around other family's homes to ensure no damage is done to their property and that their safety is never in question.

Having the ability to build off-street parking will allow the team to use that portion of the land to place dumpsters, debris, etc. that may otherwise take up space in the street, thus not deterring traffic.

Lastly, building additional housing allows for more families to experience the city that I love as well as bring in additional income to the city.

I appreciate you taking the time to consider the Special Use Permit and look forward to working with you.

Best,

Travis Smith

EKS Realty Investments, LLC

804-245-0673