



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.richmondva.gov/>

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: 3131 KENSINGTON AVE Date: 1/28/2020
Tax Map #: W0001411024 Fee: \$300
Total area of affected site in acres: 0.275

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

Zoning

Current Zoning: R-6

Existing Use: VACANT LOT

Proposed Use

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

SUBDIVIDE 3131 KENSINGTON INTO 5 LOTS AND BULD 5 TOWNHOUSES
Existing Use: VACANT LOT

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: 2015-250-244

Applicant/Contact Person: NATHAN MARCH
Company: JOHANNAS DESIGN GROUP
Mailing Address: 1901 WCARY ST
City: RICHMOND State: VA Zip Code: 23220
Telephone: (804) 358-4993 Fax: ()
Email: NATHAN@JOHANNASDESIGN.COM

Property Owner: BKM LLC
If Business Entity, name and title of authorized signee: ROBERT W MILLER

(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: 116 E FRANKLIN ST SUITE 100
City: RICHMOND State: VA Zip Code: 23219
Telephone: (804) 321 2471 Fax: ()
Email: ROBIN.MILLER@ROBINMILLERASSOCIATES.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 for the Special Use Permit Application for 3131 Kensington Avenue

Located in the Museum District, 3131 Kensington Avenue was originally part of the Lee School property at 3101 Kensington Avenue. The 0.275 acre property (11,979sf) was recently subdivided from 3101 through an amended SUP. The owner proposes to subdivide and develop five single-family homes. Each home will be three stories with a minimum of 1900sf of living area, will have a two-car garage with alley access, a front yard, and a roof deck as noted on the plans.

The subject property is located in R-6 zoning district. The current master plan call for single-family medium density, although the immediate area has a mix of three-story multi-family, single-family, and small neighborhood commercial use. The Richmond 300 Master Plan Future Land Use Map designates this area as Neighborhood Mixed Use.

The SUP will permit the lot depth, lot area, side yard setbacks and building height. In each case, PLOT the pattern of the development, the height of the houses, and the setbacks are consistent with the pattern of existing development throughout the district and in the immediate vicinity. The minimum proposed lot area is approximately 2000 square feet, while lot areas under 1500 square feet are common in this quadrant of the Museum District. The proposed side yard setbacks match the adjacent housing, and proposed front yard setbacks are also consistent with the immediate patterns on Kensington and Cleveland.

The West of the Boulevard Design Overlay District Design Guidelines limit the use of materials, window styles, roof patterns, and front door locations. The front yards are elevated from the street, which is a unique characteristic of single family homes in the Museum District. The applicant has worked with staff to ensure the compatibility design concepts with the Guidelines.

This proposal seeks waivers for height, side yard setbacks, depth of the lots, and lot areas. In each case, the request meets the historical patterns of the district. This is an opportunity for high quality, new housing that will positively add to the variety of housing stock in the neighborhood.

The project will not: (a) be detrimental to the safety, health, morals and general welfare of the community involved; (b) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (c) create hazards from fire, panic or other dangers; (d) tend to cause overcrowding of land and an undue concentration of population; (e) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (f) interfere with adequate light and air.