



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: 1513 REAR GROVE AVE Date: 2/20/2020  
Tax Map #: W0000608042 Fee: \$300  
Total area of affected site in acres: 0.06

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

**Zoning**

Current Zoning: R-6

Existing Use: STORAGE GARAGE

**Proposed Use**

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

SINGLE-FAMILY RESIDENCE  
Existing Use: STORAGE GARAGE

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** NATHAN MARCH

Company: JOHANNAS DESIGN GROUP

Mailing Address: 1901 W. CARY ST.

City: RICHMOND State: VA Zip Code: 23220

Telephone: (804) 358 4993 Fax: ( )

Email: NATHAN@JOHANNASDESIGN.COM

**Property Owner:** RONALD NIXON

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: 932 W FRANKLIN ST

City: RICHMOND State: VA Zip Code: 23220

Telephone: (804) 721 5611 Fax: ( )

Email: NIXON RON @ ICLLOUD.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)



## **RE: 1513 Rear Grove Avenue SUP Applicant's Report**

The owner recently purchased the property at 1513 Rear Grove Avenue, located in the alley south of the 1500 block of Grove Avenue. The lot is 0.06 acres (2,592sf) and the existing ca1910 garage/carriage house is 2,160sf. The owner is seeking a special use permit to convert the existing structure into a top-of-the-line single-family residence.

The current Richmond 300 Master Plan draft describes this Neighborhood Mixed Use area as a “cohesive highly-walkable urban” neighborhood that is “predominantly residential” with “single-family attached and detached homes, and multi-family residential” being the primary uses. The current zoning is R-6, a one and two-family dwelling district.

The property at 1513 Rear Grove Avenue is in a unique alley: it coexists with a private park belonging to residents on Plum Street, a single-family residence across the alley from this existing garage, and two additional garages.

The proposed design for the renovation includes building recess for a small west-facing garden, a second level deck facing the alley, and a garage for two smaller cars. The project is an excellent opportunity to save and maintain an important historic structure. It will also retain valuable historic fabric, while adding a home of exceptional quality in this existing structure.

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.