



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: 502,504,506,508,512,514 Westview Ave Date: 3/20/2020  
 Tax Map #: W0200115304-040(w/c-036) Fee: \$300  
 Total area of affected site in acres: 1.313

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

**Zoning**

Current Zoning: R-4

Existing Use: Single Family Detached

**Proposed Use**

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

Single Family Detached

Existing Use: Single Family Detached

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Lory Markham

Company: Markham Planning LLC

Mailing Address: 23 West Broad Street

City: Richmond State: VA Zip Code: 23241

Telephone: (804) 248-2561 Fax: ( )

Email: lory@markhamplanning.com

**Property Owner:** FW Associates, LLC

If Business Entity, name and title of authorized signee: Fleet Wallace - Member/Manager

(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: 206 Avon Road

City: Richmond State: VA Zip Code: 23221

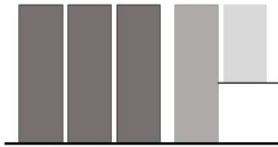
Telephone: (804) 349-3993 Fax: ( )

Email: maxwellwallace@verizon.net

**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)



MARKHAM PLANNING

23 WEST BROAD STREET #304 · RICHMOND, VIRGINIA 23220

March 30, 2020

Mark Olinger, Director  
Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219  
mark.olinger@richmondgov.com

Re: 502-508, 512, 514 Westview Avenue Special Use Permit (1<sup>st</sup> Submission)

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report with the Special Use Permit application for the six properties located at 502, 504, 506, 508, 512, and 514 Westview Avenue. With this application the property owner and developer, FW Associates LLC, is petitioning City Council for a SUP to allow for greater density in the R-4 District. This would grant the development of two new construction home clusters.

***Existing Site Conditions***



The subject properties front on the west side of the Westview Avenue, located in The Far West Planning District and the Westhampton Neighborhood. They are two blocks from the Libbie Avenue Neighborhood Center.

This portion of Westview Avenue is a local road that connects on the north end to aq stop light intersection with Patterson Avenue and dead ends on the other side with an unimproved turnaround. This public r/w is 101 feet in length and 45 feet in width. The properties on the opposite side of

Westview do not front on this street. Instead the subject lots face the rear of these properties with fencing and natural privacy screens of backyard trees.

There is a total of 12 lots on Westview Avenue. All except two have one-story, single gable roof homes built in 1951 on them, each about 1,000 square feet. Five homes on this street have driveways and there is no sidewalk; each lot meets the street with a continuous rolled curb.

Lot depths range from 173-feet to 207-feet. Lot widths are 50-feet; this does not conform to the current zoning ordinance. Each home has a 35.5-foot front yard setback. Each of the subject lots is about a quarter of an acre or 10,8952 square feet. All together this request affects 1.313 acres.

### ***Current Zoning***

The properties are currently zoned R-4 Residential (Single Family), which allows for single family detached dwellings, institutional, community and worship facilities and other primary uses.

Per the current zoning ordinance:

- Lots cannot be less than 7,500 square feet (0.1721 acres) in area with a width of not less than 60 feet.
- Front yards must be a minimum of 25 feet; side and rear yards must be at least 6 feet.
- Lot coverage cannot be greater than 30 percent.
- Height shall not exceed 35 feet.









### ***City's Master Plan for Future Land Use***

The 2000 Richmond Master Plan labels these parcels as SF-LD (Single-Family, Low-Density) for future land use planning.



## Far West Planning District

### Land Use Plan

	Single-Family (Low Density)
	Single-Family (Medium Density)
	Multi-Family (Medium Density)
	Multi-Family (High Density)
	Community Commercial
	Neighborhood Commercial
	General Commercial
	Mixed Use

However, the drafted Richmond 300 Master Plan, which is in the process for approval in 2020, designates these parcels as Medium-Density Residential. This Future Land Use Category is described as:

- a. a development style with “relatively close to one another on small or medium sized lots”.
- b. vehicular access using alleys wherever possible.
- c. 2- 8 stories with lots generally less than 5,000 square feet.
- d. a residential density of 10-20 housing units per acre.



### ***Proposal***

Should this Special Use Permit be granted, a subdivision of these (6) parcels into (12) fee simple lots should follow. Nine homes are proposed for the first lot series with three on the lot series closer to Patterson. There is a variation of four home styles proposed.

The 9-home cluster involves a shared private driveway for (7) of the homes fronting on it with drive up parking spots. (2) homes will front directly on Westview Avenue with separate driveways.

The 3-home cluster involves a shared private driveway. Each home fronts on the private access with drive up parking spots.

For each cluster, the shared private driveway, front yard setbacks and some side yard setbacks will make up a separate parcel to be maintained by the HOA.

### ***Neighborhood and City Communication***

The developer planned to host a community meeting at the West End Branch Library on March 16<sup>th</sup> to garner feedback on the preliminary concept. Flyers were mailed out directly to the 30 residents in proximity to the subject site. They were also sent to the property owners of each address. The leaders of the Granite Area Civic, Westhampton Merchant’s, Westhampton Citizen’s, Westview Civic and

Glenburnie Civic associations were notified as well. The meeting will be rescheduled due to the unforeseen effects of the virus pandemic.

**City Charter Conditions**

We trust that you will agree with us that this proposed Special Use Permits meets the City Charter criteria for the granting of SUPs as the project will not

- (i) be detrimental to the safety, health, morals and general welfare of the community involved;
- (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
- (iii) create hazards from fire, panic or other dangers;
- (iv) tend to be overcrowding of land and cause an undue concentration of population;
- (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
- (vi) interfere with adequate light and air.

Thank you for your consideration of this Special Use Permit. Please feel free to contact me at [lory@markhamplanning.com](mailto:lory@markhamplanning.com) or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,



Lory Markham

Enclosure: application form, fee payment, existing survey, conceptual plans

cc: Matthew Ebinger, Secretary to the City Planning Commission  
The Honorable Andreas D. Addison, 1<sup>st</sup> Voter District  
Lloyd Poe, FW Associates LLC  
Mike Hanky, Shaheen, Ruth, Martin & Fonville Real Estate  
Gabi Syska, Markham Planning