



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: 109 N. Plum Street  
 Tax Map #: W0000521040 Fee: \$ 300.00  
 Total area of affected site in acres: 0.073

Date: 9-10-20

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

**Zoning**

Current Zoning: R-4 Single-family Attached Residential

Existing Use: Single car garage

**Proposed Use**

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

Two-car garage and guest house studio  
 Existing Use: Single car garage

Is this property subject to any previous land use cases?

Yes

No

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

**Applicant/Contact Person:** Bryan & Julia Carr

Company: N/A

Mailing Address: 109 N. Plum Street

City: Richmond

State: VA

Zip Code: 23220

Telephone: (804) 971-2141

Fax: ( )

Email: Cavcarr1@gmail.com

**Property Owner:** Bryan & Julia Carr

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: 109 N. Plum Street

City: Richmond

State: VA

Zip Code: 23220

Telephone: (804) 971-2141

Fax: ( )

Email: Cavcarr1@gmail.com

**Property Owner Signature:**

Bryan Carr Julia Carr

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. **Facsimile 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)

September 10, 2020

Special Use Permit Application  
City of Richmond, VA

For: 109 N. Plum Street

**Applicant's Report:**

1. The new garage/guest house will not be detrimental to the safety, health, morals and general welfare of the community of the Fan District. It will be used solely for use by the owners Bryan and Julia Carr.
2. Construction of the garage/guest house will not create congestion in streets, roads, alleys and other public ways and places in the Fan District. The new garage will be a double garage as opposed to the current single car garage so that it will remove an additional car from the public street. When guests are visiting they will use one of the parking spaces in the garage.
3. The new garage/guest house will not create hazards from fire, panic or other dangers as it will be used solely for off street parking and as a guest suite.
4. The new garage/guest house will not cause overcrowding of land and an undue concentration of population as it will be located at the rear of a residential lot and will occupy slightly more than the location of the current garage.
5. The new garage/guest house will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage. The guest suite will only be used periodically by family members so there will be no use of public or private schools. The effect on both water supplies and sewer will be the addition of a kitchenette and one bathroom.
6. The new garage/guest house will not interfere with adequate light and air as it will be at the rear of a residential property and will be two stories in height. All of the houses and apartment buildings in the neighborhood are either two or three stories in height. The new structure will have exposure on the public alley to the south, with single family lots to the north and east. The west end elevation will face the rear yard of the adjacent property. There will be no windows on the north side of the new structure. There is a large three storey apartment building at 1411 Grove Avenue that blocks the views of the garage/guest house from both Grove Avenue and N. Harvie Street.

September 10, 2020

(Name and address)

**Re: Special Use Permit for 109 N. Plum Street**

Dear Neighbor:

We are proposing to construct a two story garage and guest house behind our house at 109 N. Plum Street. The existing garage is in poor condition and will be demolished. The reason for this project is that our house is only a two bedroom residence and we have extended families on both sides who visit regularly. The guest space will not be rented out for long or short term rentals nor will it be rented as an Air B & B.

The reason we are requesting a Special Use Permit is that we are proposing a full bathroom as opposed to a half-bath, and the height of 25'-0" exceeds the zoning requirement of 20' -0".

Should you have any questions please email us at Bryan Carr [cavcarr1@gmail.com](mailto:cavcarr1@gmail.com) or Julia Carr at [carrj@vcu.edu](mailto:carrj@vcu.edu) or you may email our architect Joe Yates at [joe@jfyarchitects.com](mailto:joe@jfyarchitects.com).

Yours truly:

Joseph F. Yates, Architect