



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: 2601 Edgewood Avenue Date: September 23, 2020
Tax Map #: N0000637023 Fee: \$300
Total area of affected site in acres: 0.238

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

Zoning

Current Zoning: R-5 Residential (Single Family)

Existing Use: vacant

Proposed Use

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

2 single-family detached homes

Existing Use: See above.

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 #304

City: Richmond State: VA Zip Code: 23220

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

Email: lory@markhamplanning.com

Property Owner: Spence Nunnamaker, LLC

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: 1506 Webster Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 426-3228 Fax: ()

Email: blakecontracting@gmail.com

Property Owner Signature: *Spence Nunnamaker*

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)



October 22, 2020

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

Re: 2601 Edgewood Avenue Special Use Permit

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report with the Special Use Permit (SUP) application for the property located at 2601 Edgewood Avenue. With this application the property owner and developer, Spence Nunnemaker LLC and Aaron Whitmore, are petitioning City Council for an SUP to allow for the construction of two new detached single-family homes.

The homes will be classical in aesthetic and constructed of high-quality materials, each containing roughly 1,872 square feet. They have been designed to have frontage on Edgewood and Montrose Avenues to enhance the streetscape and vibrancy of these streets. The proposed homes would each be accessed by a common alley. Each home would be located on an individual lot of record created through a lot split allowed under the City's Subdivision Ordinance. Landscaping between the homes and the adjacent properties is proposed to soften the edge of the development and provide screening and a buffer for the surrounding neighbors.

Existing Site Conditions

The subject properties front on Edgewood Avenue and Montrose Avenue, located in The Battery Court neighborhood and across the street from Battery Park. This portion of Montrose and Edgewood Avenues is in a residential neighborhood. The lot is a total area of 0.24 acres (10,319 sf) and is currently vacant. The property will be improved with two single-family houses that are approximately 1,800 square feet each.

Current Zoning

The property is currently zoned R-5 - Residential (Single Family), which allows for single family detached dwellings, but the lot size must be over 6,000 square feet. We are proposing to split the current lot (10,319 sf) into two individual lots. These lots will be approximately 5,147 sf and 5,173 sf. The lots will be just under the required 6,000 sf.

City's Master Plan for Future Land Use

The City's existing Master Plan recommends single-family low-density development for the property. The primary use for this designation is single-family detached dwellings at densities up to seven units per acre. It also includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses.

The Richmond 300 Plan is drafted to recommend residential uses for this property and the surrounding neighborhood. This designation recommends houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings. The buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre, which is consistent with the proposed homes.

This is an opportunity to bring a new housing and homeowners to the area that will contribute to the neighborhood. The Master Plan encourages this exact type of infill development. The proposed homes are fully consistent with the Master Plan recommendation for the use of the property and are in keeping with the existing development pattern of the neighborhood.

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 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 Chris Hilbert, 3rd District Council Representative