



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: 2006 CARVER STREET RICHMOND VA, 23223

Date: 10-14-2020

Tax Map #: E0001237026 Fee: 300

Total area of affected site in acres: .176 ACRES

(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)

LOT SPLIT. CONSTRUCT SINGLE FAMILY ATTACHED ONE STORY HOMES FOR LOW INCOME HOUSING

Existing Use: VACANT

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: JESSE R. PENN, III

Company: PENN & COMPANY, LLC

Mailing Address: 10921 PARKSHIRE LANE

City: HENRICO

State: VA

Zip Code: 23233

Telephone: (703) 728-5779

Fax: () NONE

Email: jpenn@pennandco.com

Property Owner: THE MAGGIE WALKER COMMUNITY LAND TRUST

If Business Entity, name and title of authorized signee: JESSE R. PENN, III

(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: 203 N ROBINSON ST

City: RICHMOND

State: VA

Zip Code: 23220

Telephone: (804) 915-9425

Fax: ()

Email: julia@hdadvisors.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)

3. Applicant's Report

The applicant, Maggie Walker Community Land Trust (MWCLT), intends to subdivide the property at 2006 Carver St and build an attached single family home that will provide affordable housing for low and moderate income households. MWCLT is a 501c3 with a staff of highly experienced real estate development professionals capable of completing projects on time and on budget. MWCLT has been creating affordable housing in the Richmond metro area, as well as in the surrounding counties, since its inception in 2016, both as a developer and a partner to non-profit developers of affordable housing. In 2017, MWCLT was designated as Richmond's land bank, and vested with the task of supporting and enabling the creation of affordable and permanently affordable housing throughout the city. The opportunity to increase density on this site while keeping in character with the neighborhood aligns with the goals of the Richmond Land Bank, as well as MWCLT's work plan to have 150 permanently affordable homes in our portfolio over the next three years, which our governing board has enthusiastically supported. We are on track to meet this goal, as we are slated to welcome our 50th homeowner by the end of this year!

Both homes on the newly subdivided lot will be built at a density and architectural style in character with the neighborhood. MWCLT generally works with WMBE certified Class A contractors during construction, and plans to utilize both our own network of contractors along with public databases to make this project no exception. The development and maintenance of high-quality affordable housing stock is beneficial to safety, health and general welfare of a given community. The Richmond 300 plan has designated this neighborhood for mixed use, meaning that the development of high quality tight-knit and denser environments aligns with the future land use and city goals for this area.

Two parking spaces will be provided onsite to avoid unnecessary congestion in streets, alleys, and public ways. The neighborhood has ample street parking and generally low amounts of vehicular traffic. The construction of the proposed attached homes will be fully code compliant and inspected by city officials throughout the process, thus avoiding hazards from fire, panic, and other dangers. The attached single family homes would have a footprint not exceeding 35% of the total lot size, and would each be occupied by one household, avoiding undue concentration of population or overcrowding of land. All setbacks will conform with code. None of the homes will have elevations exceeding that of the neighboring buildings, and therefore they will not interfere with adequate light and air in the neighborhood.