

2320 E. Marshall Street
Application for Special Use Permit

OVERVIEW

The proposed use for 2320 E. Marshall Street is to renovate the existing three-story residence as a 4br/3.5ba dwelling with 3,168 sq ft, as well as construct a 3br/3.5ba 2,089 sq ft single-family attached dwelling with the address of 2318 E. Marshall Street. Each building will contain one dwelling unit, attached by means of a party wall. The existing lot is requested to be subdivided, with each main building being located on an individual lot of record.

SPECIAL USE PERMIT CONDITIONS

- a. The proposed special use will not be detrimental to the safety, health, morals and general welfare of the community involved;**

It is our belief that the proposed use will not be detrimental to the safety, health, morals and general welfare of the community. Being vacant for 25+ years, the property is currently in poor and unsafe condition, with the potential to attract trespassers, vandals, and other unwanted behavior. The proposed improvements will enhance the health and safety of the community as well as make productive use of this unique lot and its side yard. Attention will also be placed on addressing the maintenance of the alleyway, by clearing overgrown vegetation, non-living trees, old fencing, and debris in the area.

- b. The proposed special use will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;**

With the creation of four off-street parking spaces (two for each dwelling), the increase in congestion on public ways will be negligible. Based on current R-63 zoning minimum lot size requirements, the zone will easily support the traffic of these two dwellings given the total land area of 8,121 sq ft.

- c. The proposed special use will not create hazards from fire, panic or other dangers;**

Each dwelling will be used as a private single-family residence, and built to current Richmond City building codes, including fire wall protection. The proposed use will not create hazards from fire, panic or other dangers.

- d. The proposed special use will not tend to cause overcrowding of land and an undue concentration of population;**

Current R-63 zoning would require 4,400 sq ft for (2) single-family attached dwellings. The oversized 8,121 sq ft lot at 2320 E. Marshall St. meets these requirements for two

single-family attached dwellings, and thus would not create a situation of overcrowding or undue concentration of population given what is already supported by the zoning district.

- e. **The proposed special use will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements;**

The proposed use will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation, or other public requirements, conveniences and improvements, as many of these items do not exist in the immediate area. Water supplies and sewage disposal will be established for each building, and each dwelling will have alley access for refuse removal.

- f. **The proposed special use will not interfere with adequate light and air.**

The proposed use will not interfere with adequate light and air. The proposed buildings are consistent with the attached single-family characteristics of the zoning district and the 2300 block of E. Marshall St in terms of height, size and scale. The proposal also calls for a 2 ft void between 2318 and the front easterly wall of 2316, which will continue to allow light and air in the area.