



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: 4331 AND 4337 SHACKLEFORD ROAD RICHMOND, VA 23234 Date: 12-11-20  
Tax Map #: C0090950099 Fee: \$300  
Total area of affected site in acres: .2342

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

**Zoning**

Current Zoning: R-4 RESIDENTIAL (SINGLE FAMILY)

Existing Use: VACANT

**Proposed Use**

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

CONSTRUCT SINGLE FAMILY ATTACHED TWO STORY HOMES FOR RENTAL INVESTMENT PROPERTIES

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, MEM, EIT

Company: PENN & COMPANY, LLC  
Mailing Address: 10921 PARKSHIRE LANE  
City: HENRICO State: VA Zip Code: 23233  
Telephone: (703) 728-5779 Fax: ( )  
Email: jpenn@pennandco.com

**Property Owner:** DOMUSARDUS, LLC

If Business Entity, name and title of authorized signer: AC & STEPHANIE CATEDRAL

(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: 10878 WILLOW HILL COURT  
City: CHESTERFIELD State: VA Zip Code: 23832  
Telephone: (804) 874-2030 Fax: ( )  
Email: loscatedrals@verizon.net

**Property Owner Signature:** *Stephanie Cathedral f., Domusardus, LLC*

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, Domusardus, LLC intends to build a pair of attached single-family two-story homes on the property at 4331 Shackleford Rd that will be used as rental investment properties. 4337 Shackleford Rd will remain vacant for future development. Domusardus, LLC has been creating affordable rental housing in the Richmond metro area, as well as in the surrounding counties for the past 15 years. The opportunity to turn this single large site into two affordable units aligns with the goals of Richmond City, as well as Domusardus, LLC's work plan to increase their portfolio in the rental housing market.

Both homes on the newly subdivided lot will be built at a density and architectural style in character with the neighborhood. Domusardus, LLC plans to hire a certified Class A contractor to make sure the project is completed on time and under budget while meeting the highest level of quality. The development and maintenance of high-quality affordable rental housing is beneficial to safety, health and general welfare of a given community. These new units are sited near existing apartment complexes on Walmley Blvd, so the proposed density would not be out of character for the area. Additionally, the Richmond 300 plan has designated this neighborhood for residential use, meaning that the development of high quality tight-knit and denser residential homes aligns with the future land use for this area. The opportunity to develop two quality, affordable units on this site contributes to the overall health of the community and aligns with city planning goals as well as high demand for rental homes in this exact area.

Driveways per unit will be provided to avoid unnecessary congestion in streets and public ways. The neighborhood has 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 30% 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. The homes will have elevations exceeding that of the neighboring buildings, but will ultimately not interfere with adequate light and air in the neighborhood.