



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: 518 W 26th Street Date: 2/22/2021
 Tax Map #: S0000803001 Fee: \$300.00 Revised: 6/14/21
 Total area of affected site in acres: 626 square feet

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

Zoning

Current Zoning: R-6

Existing Use: Single family

Proposed Use

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

Build a 626 sq ft addition attached by conditioned breezeway. New space to be used as accessory dwelling by homeowners mother.

Existing Use: Single family dwelling

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Tim Meade

Company: Integrity One Contracting, Inc.

Mailing Address: 2900 Mountclair Road

City: Chester State: Va Zip Code: 23831

Telephone: (804) 901-9419 Fax: (804) 454-1756

Email: Integrityonecontracting@comcast.net

Property Owner: Jeremy Wustner-Brown

If Business Entity, name and title of authorized signee: N/A

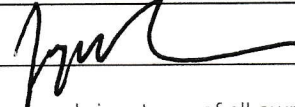
(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 518 W 26th Street

City: Richmond State: Va Zip Code: 23225

Telephone: (202) 417-5999 Fax: ()

Email: _____

Property Owner Signature:  2/22/2021

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)



2900 Mountclair Road
Chester, VA 23831
(804) 901-9419

Date: April 13, 2021

Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street, Richmond, Virginia 23219
Telephone (804) 646-6304

Attn: David Watson, Senior Planner
Re: Special Use Variance at 518 W 26th Street Richmond, VA 23225

The purpose of this letter is to provide clarification for the Special Use Variance Application submitted regarding an addition build at homeowners dwelling, located at 518 W 526th Street. This addition will be located on their own existing property. It currently consists of two different addresses (516 W 26th/518 W 26th), both of which are currently in the process of being joined as we speak. City of Richmond Assessor, William Simmons is aware of the current situation, and working with us to get this resolved. Homeowner wishes to apply for the Special Use Variation, and get this new structure approved as a dwelling unit for his mother.

Integrity One Contracting, Inc. plans to build and attach the structure, which would essentially be built on the "other lot for address." This new dwelling addition will have a full bath and full kitchen. It will be connected via breezeway to the existing home. There will be no change in parking as she already resides there. No business will be conducted out of this new property dwelling, it will remain residential. This will not be a commercial rental property. There is already an existing detached shed structure to the rear of the current address. No income will be received for this property, as homeowners mother already resides in the home with them.

As stated above, mother already lives at this address and no additional persons will be moving in. No additional water or sanitary demands will be needed. This structure will continue to use the same water meter, and no additional sewage taps will be necessary. This dwelling will have its own front door, but will remain attached to existing home at 518 W 26th Street Richmond, VA 23225. After the Special Use Variance, this addition will fall under the existing homeowners address.

Tim Meade, President/Owner
Integrity One Contracting, Inc.
2900 Mountclair Road
Chester, VA 23831
(804)901-9419
integrityone@icloud.com