

Plan for 3026 North Ave, Richmond, VA 23222

- The property at 3026 North Ave sits on a corner lot and is zoned R6.
 - The request for special use permit is being made because the actual lot is just under 5,500 sqft verses the 6000 sqft requirement.
 - The property was purchased already set up as 2 apartments (floor plans attached) with separate entrances. Lower unit is a 3 bed 1 bath// upper unit is a 2 bed 1 bath.
 - There is parking in the back for at least 3-4 cars.
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- The benefit to making this a legal duplex means that of course we can now rent the 2 units with separate utilities but also ensures that it meets minimum safety guidelines for a multi- family property. -
 - The property has been operating as a duplex for some time without the special use permit and was vacant from a project that stopped half way through until we purchased it earlier this year.
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- Our plan is to offer the 2 units meeting the necessary guidelines for section 8 housing and to bring newly renovated affordable housing to the neighborhood. With the gentrification in the area, we see a big need for low income housing that offers proximity to the bus line and is in rent ready condition.

The following won't be caused by the granting of the special use permit:

- a. be detrimental to the safety, health, morals, and general welfare of the community involved;
- b. tend to create congestion in streets, roads, alleys, and other public ways and places in the area involved;
- c. create hazards from fire, panic, or other dangers;
- d. tend to cause overcrowding of land and an undue concentration of population;
- e. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements; or
- f. interfere with adequate light and air.

Thank you for your consideration.