



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: 1012 West 49th Street - Richmond Virginia - 23225 Date: February 24, 2021  
 Tax Map #: S0060368023 Fee: \$300  
 Total area of affected site in acres: 0.36

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

**Zoning**

Current Zoning: R-5 Single-Family Residential  
 Existing Use: Single-Family residential- unoccupied

**Proposed Use**

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

Three Detached Single-Family Residential homes for Adaptive and Aging-In-Place  
 Existing Use: Unoccupied Single-Family Detached Residence- preparing for renovation

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Bill Sweeney

Company: BoundaryLess Living, LLC  
 Mailing Address: 5101 Caledonia Road  
 City: Richmond State: VA Zip Code: 23225  
 Telephone: (804) 677-5677 Fax: ( )  
 Email: bill@hallmark-realty-group.com

**Property Owner:** BoundaryLess Living, LLC

If Business Entity, name and title of authorized signee: Bill Sweeney

(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: 5101 Calednoia Road  
 City: Richmond State: VA Zip Code: 23225  
 Telephone: (804) 677-5677 Fax: ( )  
 Email: bill@hallmark-realty-group.com

**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)

# BoundaryLess-Living, LLC

5101 Caledonia Road | Richmond | Virginia 23225 Mobile: (804) 677-5677  
Email: bill@hallmark-realty-group.com

APPLICANT'S REPORT FOR **SPECIAL USE PERMIT** Project Name: Adaptive & Aging-In-Place Residential Development Property: 1012 W 49<sup>th</sup> Street Richmond, Virginia 23225 Applicant/Owner: BoundaryLess-Living  
ATTN: Bill Sweeney

February 24, 2021

Department of Planning and Development Review Land Use Administration Division  
900 E Broad Street, Room 511  
Richmond, Virginia 23219

BoundaryLess-Living is a new local real estate and development company. Our sole focus is adaptive and aging-in-place residential renovations and constructions in Richmond neighborhoods. Our mission is to increase equitable, sustainable and inclusive housing options for families and individuals progressing in age and living with mixed physical/mental abilities. BoundaryLess-Living's projects provide **safer, longer, fuller** lives for these specific communities while also promoting more accessible, livable spaces for everyone.

Currently, residential options for aging-in-place and adaptive needs tend to be assisted-living developments or planned communities. Locations are often outside of, or separate from, centralized neighborhood areas and limit the choices of their residents in so many ways. There is an increasing demand for affordable, inclusive alternatives. Older, aging adults and people living with disabilities are shifting their long-term plans and expectations when it comes to where, and how, they live. These trends will only increase in the coming decades and supply already runs short of demand.

Creator and owner of BoundaryLess-Living, Mr. Bill Sweeney, understands this dilemma from personal experience. Bill became paraplegic in later adulthood. Despite living in Richmond his entire life and working in real estate for over 20 years, he could not find a suitable new home after his release from the hospital. Bill renovated an existing house in Forest Hills where he lives today with his wife, who does not live in a wheelchair. His home provides safety and accessibility, promotes independence and well-being and will continue to accommodate his individual needs and the shared needs of family and friends for years to come.

## **Proposed Use**

A total of three single-family homes for private residence on 0.36-acre lot in R-5 Division 6 zone outside of standard ordinances. Current address: 1012 W 49<sup>th</sup> Street. Existing home under renovation for re-sale. The lot can be split into two properties by-right. We

are requesting a third split for two additional homes. The two new houses will have exterior construction materials of stone and/or hardy plank and will not exceed 35 feet in height. All three houses will have attached garages for off-street parking. The existing house provides two off-street parking spaces. The second and third houses will provide one each, for a total of four off-street parking spaces on the lot.

### **Special Use Proposals**

BoundaryLess-Living proposes subdividing the lot for a total of three detached single-family residential homes designed/built for adaptive and aging-in-place. The property meets by-right R-5 code ordinances for two. We are applying for a Special Use Permit to build two new homes in addition to the existing, renovated house.

Each new construction will face the street corresponding to its location on the lot. The new house behind 1012 W 49<sup>th</sup> Street faces Clarence Street and shares a driveway with the renovated home. Its lot area is 4,800 sq feet (special use) with a front yard setback of 15 feet (special use). Its building footprint and all other setbacks comply with existing R-5 requirements. The second new home faces Herbert Street at the back of the lot. Its lot area is 4,522.2 sq feet (special use) also with a front yard setback of 15 feet (special use). This third home's footprint and additional setbacks will also comply with current regulations.

Our special use would permit smaller lot-areas and diminished front yard setbacks proportionate to their smaller areas. ***[please refer to plans and site-designs for specific requests for lot sizes and dimensions]***. Smaller lot areas and front yard setbacks will not compromise the safety or comfort of the new homes or adversely affect the surrounding area. Slightly more condensed property layouts will improve accessibility and safety standards for people aging and living with mixed physical/mental abilities and provide more backyard/green space setback from roads.

### **Compliance with Richmond Master Plan**

1012 W 49<sup>th</sup> Street is located in a node and area of interest according to "Richmond 300: A Guide For Growth." The lot runs the length of the end of a residential block 0.1 miles from a Forest Hill Avenue and Westover Hills Boulevard intersection. This particular intersection has been marked by the city's 300 Master Plan as an area for strategic development.

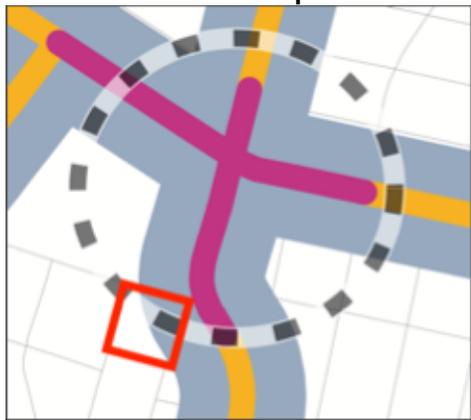
The city plans to work with developers, designers and builders to achieve the goals set out in Richmond's 300 Master Plan. Adaptive and aging-in-place homes in this area are mutually beneficial to residents and the city's goals for equity, sustainability, diversity and high-quality of life. Individuals and families in need of accessible homes also need accessible, livable communities. Our special use development can provide both.



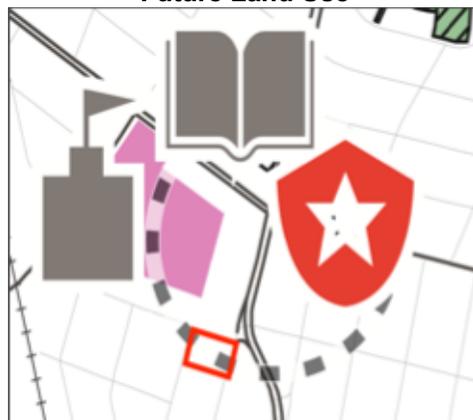
Nodes Map



Future Land Use



Future Connections



Realign City Facilities

*Image Sources: Richmond Planning & Development Review, Richmond 300: A Guide For Growth: Master Plan Executive Summary, City of Richmond, Final September 2020*

Additionally, our proposed special use will **NOT**:

**a. ...be detrimental to the safety, health, morals or general welfare of the community involved**

Our special use will not adversely impact the community involved or disrupt current R-5 residential standards for the district. Our proposal directly benefits individuals and families in need of adaptive and aging-in-place housing options and will improve the safety of the block when new ADA curbs/sidewalks are added.

More broadly, our subdivision aligns with the city's goals for inclusivity, diversity and equity. Our lot is located in a node identified by the Richmond 300 Master Plan. New businesses and parks, public transportation hubs and integrated access to medical facilities are just a few target points for the coming years. New projects for public access and beautification are already being discussed. Adaptive and aging-in-place homes within/near designated nodes are an effective way to implement inclusive, equitable development for Richmond neighborhoods.

**b. ...*tend to create congestion in the streets, roads, alleys, and other public ways and places in the area involved***

All three homes will have an attached garage for on-site parking and will not require residents to park on the street. Super cans will have designated areas for storage on the property between collection days.

The new home facing Herbert Street will not overflow into the alley way and will not create congestion in the two-way, paved roadway. The intersecting streets (W 49<sup>th</sup> and Clarence) are low levels of service set back from busier roads. The traffic flow on Westover Hills and Forest Hills Boulevards will not be affected.

There are two non-residential properties in the surrounding area. Across Clarence is a Dollar General with a large parking lot. Our new homes will not overflow into the commercial space or impact existing access. Across W 49<sup>th</sup> is Westover Baptist Church and other community facilities. Their parking access is located off Westover Hills Blvd and will not be affected.

**c. ... *create hazards from fire, panic or other danger***

BoundaryLess-Living is focused on renovating and building homes that provide safer, longer, fuller lives for individuals and families who are aging and living with disabilities. Our subdivision will uphold the highest safety and accessibility standards for the residents AND the neighborhoods we work in. The location of the lot at the end of a residential block is not in a congested area and has several access points for maintenance and emergency services, as well as close proximity to medical care. The subdivision will not compromise the safety of the neighboring properties or general area.

**d. ...*tend to cause overcrowding of land and an undue concentration of***

The current ratio of units per acre in the city is 8-to-1. The lot will have three units on 0.36 acres, which is an equivalent 12% ratio.

The lot is located at the end of a residential block bordered by three low level of service streets. It is an ideal location for multiple new homes because it only borders one existing residence, 1010 W 49<sup>th</sup> Street, and will not create undue concentration of use or disturbance for multiple neighbors. The residents of 1010 W 49<sup>th</sup> Street are aware and supportive of our project for adaptive and aging-in-place homes on the lot.

**e. ...*adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation, or other public requirements, conveniences, and improvements***

BoundaryLess-Living has met with Richmond's Land Use Administration and Development Review Board about our proposal. We discussed utility access, water access, additional sewage infrastructure, additional permits and surveys and other

standard requirements for residential development. In general, our proposal was deemed reasonable and feasible per current zoning requirements **with** special use to subdivide the lot. There are currently no neighboring schools, parks, or playgrounds. Our 811 reports for the renovation of 1012 W 49<sup>th</sup> Street shows no major utility lines or infrastructure in 1012 W 49<sup>th</sup> Street building area.

f. ... ***interfere with adequate light and air***

The subdivision will not significantly change the existing light or air conditions of the location or surrounding area. All three homes will comply with the building height and efficiency standards of neighboring R-5 residences. The subdivision will not build above 35' in height nor install or require residential features/utilities that would increase or impede light or energy standards for the area.

**Completed Checklist**

1. **Application Form: submitted completed and signed: 2/24/2021 ✓**
2. **Application Fee: \$300- PAID ✓**
3. **Applicant's Report: *A written report must be submitted describing the proposed use* ✓**
4. **Plans: submitted as PDFs ✓**
5. **Survey Plat ✓**