



## 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: 1805 & 1807 Harwood Street Date: 3/29/2021

Tax Map #: S007-1082/019 Fee: \$300

Total area of affected site in acres: 0.435

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

### Zoning

Current Zoning: R-5

Existing Use: Two-family

### Proposed Use

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

To construct two (2) handicap accessible duplexes

Existing Use: One duplex

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Zeb Becker

Company: Semper Ubique LLC

Mailing Address: 1836 Thomas Street

City: Richmond State: VA Zip Code: 23220

Telephone: ( 703 ) 853-0956 Fax: ( )

Email: zebbecker@outlook.com

**Property Owner:** Semper Ubique LLC

If Business Entity, name and title of authorized signee: Zeb Becker, Owner

(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: 1836 Thomas Street

City: Richmond State: VA Zip Code: 23220

Telephone: ( 703 ) 853-0956 Fax: ( )

Email: zebbecker@outlook.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)

# Applicant's Report

*2/1/2021*

*Special Use Permit Request*

*1805 & 1807 Harwood Street, Richmond, Virginia*

*Map Reference Number: S007-1082/019*

---

Submitted to:

**City of Richmond**

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

**Zeb Becker**

1805 Harwood Street

Richmond, Virginia 23224

# Introduction

## Project Summary

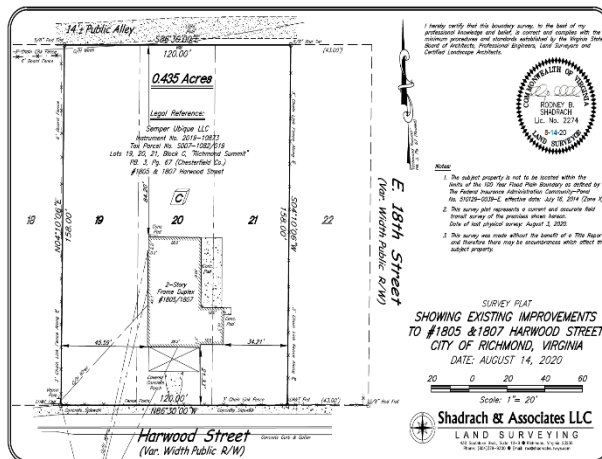
The property owner requests a special use permit ("SUP") for 1805 & 1807 Harwood Street (the "Property"). This SUP would authorize the construction of two handicap accessible detached duplexes (two-family dwellings) and accessory parking spaces.

## Purpose of Request

R-5 Single-Family Residential Districts stipulate the construction of single-family homes, with a lot width of 50'+. An SUP is required to permit the proposed nonconforming dwelling type, as well as their 40' lot widths.

# Project Details

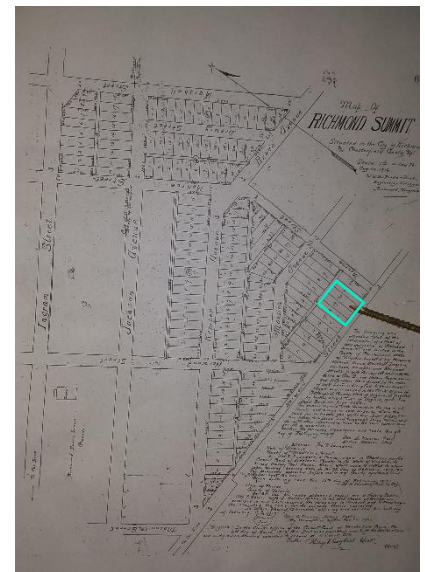
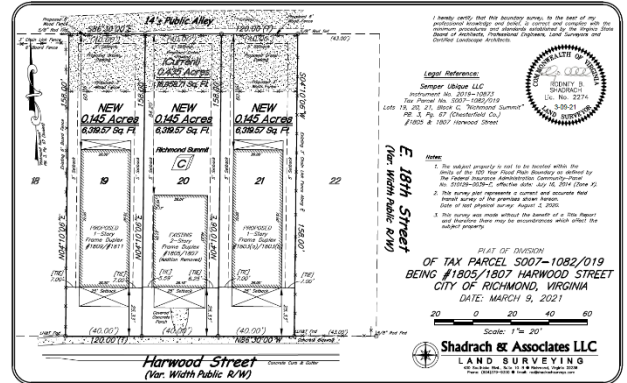
## Existing Conditions - Site Description, Land Use, and Zoning

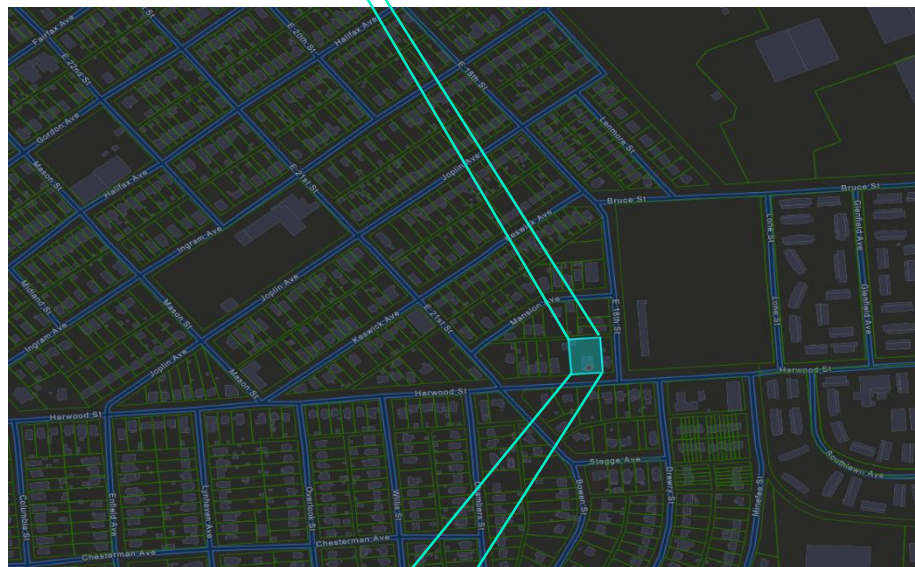
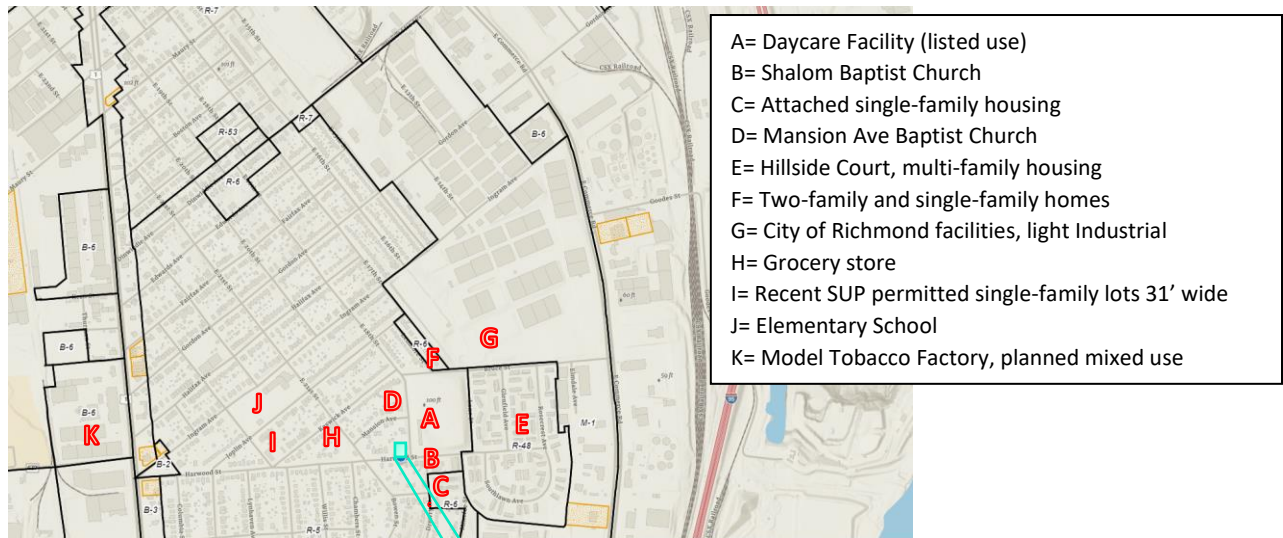


The Property is located on the northern side of Harwood Street, one house removed from the intersection of Harwood and East 18<sup>th</sup> Street. The 18,960 square foot (0.435 acre) parcel is comprised of three lots of record, and is thus noticeably larger than abutting parcels. Each lot has 40' of street frontage, giving the parcel a total width of 120', and 158' of depth. A public alley creates the Property's rear border.

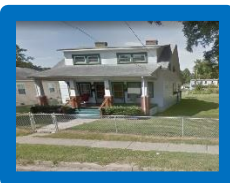
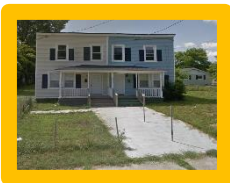
The subdivision platt indicates the neighborhood was originally divided into 40' lots (and was a part of Chesterfield County before it was annexed by the City of Richmond). Currently, most existing neighboring structures sit on these 40' lots.

An existing two-family dwelling stands primarily on the middle lot, with an addition which spills over onto the east lot of record.





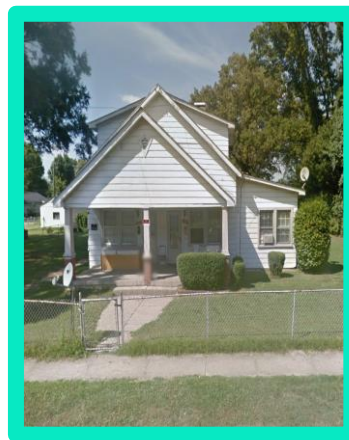
1808 & 1810 Mansion, existing duplex



1815 & 1813 Harwood, an existing duplex next door



1805 & 1807 Harwood, Property's existing duplex



As pictured above, two-family houses already stand adjacent and behind the Property's existing duplex, these are in addition to the duplex that stands at 2301 Harwood Street. Multifamily housing, single-family attached housing, and mixed use properties lay in close proximity to the Property.

## Proposal

To construct two handicap accessible duplexes - one on the west lot and the other on the east - as well as accessory parking spaces. The current duplex's addition would be demolished, as it crosses into the east lot.

The proposed duplexes would read as a one-story, single-family, bungalows from the street, as to complement the neighborhood's existing architectural style. Blending with nearby houses, each duplex would have two dwelling units, with the first unit facing the street, and its second facing the alley. Each unit would have three bedrooms, one bathroom, and open concept-living space for a total of 936 square feet of enclosed space per dwelling unit, or 1,872 square feet per duplex.

This would be in conformance with the R-5's 35% lot coverage limit, as the lots exceed R-5's required minimum 6,000 square feet. While the lots would be narrower than R-5 zoning stipulates, they would match the width of surrounding lots, creating a more uniform in-fill. The new duplexes would have side yards of 7', and the existing duplex would have side yards of roughly 6'.

Each duplex would have a covered front and back porch, one for each of the dwelling units. The front porches would be aligned and sized to match the existing duplex's front porch. Both structures would be clad in fiber cement siding (HardiePlank). Up to four alley accessible parking spaces would be placed behind each structure; ensuring that street parking does not become scarce. Fencing around the property line will help promote privacy, and will serve as a convenience for those with service animals.

The new duplexes would be handicap accessible for residents who use a wheelchair. This will require ramps leading up to the porches, wide doors with low handles, low countertops, low cabinets/storage spaces, open space under sinks, rails and handholds around the toilet, and special shower considerations.

Three Tree wells will be planted according to Department of Public Works specifications. The roots of an existing street tree on the Property's fourth tree well will have its roots protected via the installation of root protective fencing.

## Master Plan Designation

The Master Plan recommends "Residential" for the Property. This SUP may support a few of the five "topic areas" under which the Master Plan groups its goals.

- **Inclusive Housing:** The flexibility of the constructed duplexes to house wheelchair-users provides an opportunity to diversify the neighborhood by potentially allowing the differently-abled to live a more independent lifestyle, and/or by accommodating the elderly who wish to age in place. The new dwellings could also add to the neighborhood's income mix, as newer construction may attract those with a higher income.
- **High-Quality Places:** Building on lots of record to put structures at even intervals gives the community a more "complete" feeling, and recognizes that the majority of opportunities for



new development are located in the context of existing neighborhoods. Additionally, new construction techniques and materials make for safe, efficient, and high-quality structures.

- **Equitable Transportation:** The Property is one block from a bus stop, and conveniently located within a quarter mile of an elementary school, a grocery store, a convenience store, and a few churches. This positioning could significantly reduce the residents' dependence on car travel.

## Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals, and general welfare of the community involved.***

The proposed SUP for high-quality infill construction will not impact the safety, health, morals, and general welfare of the nearby neighborhoods.

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

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and addition of off-street parking spaces for each of the dwelling units will create no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic, or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed SUP will not tend to overcrowd the land or create an undue concentration of population.

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

The SUP would not adversely affect the above referenced City services.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The

proposed dwellings are of compatible massing and spacing to the existing dwellings throughout the neighborhood. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

We are enthusiastically seeking approval for the construction of the proposed two duplexes. The buildings were thoughtfully designed in order to provide appropriate, high-quality, infill development. The request offers compatibility with the spirit of the Master Plan in terms of use. The Master Plan projects Richmond will need between 4,788-27,086 multi-family units by the end of 2037. This range creates a need for the construction of between 0.8-4.4 new multi-family units each day for the roughly 6,100 days we have until then. Approving this SUP would contribute to the ongoing revitalization of the neighborhood, improve the Property, and provide desirable new housing options. We hope to soon join our neighbors in building and beautifying!