



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: 511 Lincoln Avenue Date: 4/23/2021
 Tax Map #: N0180455002 Fee: \$300.00
 Total area of affected site in acres: 0.264 Acres

(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 detached dwelling

Proposed Use

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

Split lot in order to permit the construction of two new Single-family attached dwellings on the vacant portion of the lot.

Existing Use: Single-family detached dwelling

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources

Mailing Address: 1519 Summit Avenue, Suite 102

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: Robert Stamper

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: 11621 Chickahominy Branch Drive

City: Glen Allen State: VA Zip Code: 23259

Telephone: (804) 928-1799 Fax: ()

Email: RSTAMPER@HOTMAIL.COM

Property Owner Signature: [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

April 23rd, 2021

Revised October 5th, 2021

Special Use Permit Request

511, 509 Lincoln Avenue, Richmond, Virginia

Map Reference Numbers: N018-0455/002, N018-0455/003

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:

Mark Baker

Baker Development Resources

530 East Main Street, Suite 730

Richmond, VA 23219

Introduction

The applicant is requesting a special use permit (the "SUP") for the properties known as 511 and 509 Lincoln Avenue (the "Property"). The SUP would authorize the division of the Property and construction of two (2) single-family detached dwellings. While that use is permitted by the underlying R-5 Single Family Residential zoning district, a number of the applicable feature requirements cannot be met. Therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the southeastern intersection of Moss Side Avenue and Lincoln Avenue. From a deed perspective, the property at 511 Lincoln Avenue has been divided into two separate parcels, known as 511 and 509 Lincoln Avenue. 511 Lincoln Avenue is referenced by the City Assessor with a tax parcel number of N018-0455/002, is 50 feet in width and 115 feet in depth and is currently improved by one (1) single-family detached dwelling. 509 Lincoln Avenue is referenced by the City Assessor with a tax parcel number of N018-0455/003, is 50 feet in width and 115 feet in depth and is currently vacant. According to its deed history, the Property is itself comprised of four original subdivision lots, being Lots 1, 2, 3, and 4 of Block 19 of the original Washington Park subdivision (the "Subdivision") from the early 1900s. Being originally platted when the Property was in Henrico County, these lots were 25 feet in width and fronted onto Lincoln Avenue. For a general depiction of the Property, please reference Figure 1 (below) as well as the surveys attached hereto.



Figure 1.

The lot pattern in the vicinity features a variety of property sizes. Historically the Washington Park neighborhood appears to have been developed slowly over different time periods, wherein homes were built on one or a combination of up to four lots from the Subdivision. As a result, some homes have been constructed on single 25' wide Subdivision lots while others were built on larger properties. In many cases, on larger properties consisting of multiple Subdivision lots, dwellings were intentionally built on the property such that original subdivision lots were unincumbered. This is the case with the Property. Unfortunately, due to the passage of time and subsequent City-wide rezonings, many of these properties consisting of more than one Subdivision lots have been combined for zoning purposes resulting in the varied lot pattern. In this block, that has resulted in lot widths that range from 25' to 100' in width, with the Property being the largest in the block. Overall, the neighborhood is predominantly single-family residential in character.

EXISTING ZONING

The Property and the surrounding properties are zoned R-5 Single-Family Residential, which permits single-family detached dwellings. A considerable number of properties in the immediate vicinity do not conform to the R-5 feature requirements such as lot area, lot width, and setbacks. This is owing to the fact that the Subdivision was platted with 25' wide lots.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan"), suggests "Residential" for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54).

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request. In the High-Quality Places chapter, there are number of supporting objectives, such as (generally):

- Ensure that building materials are durable, sustainable, and create a lasting addition to the built environment, and provide maximum adaptability for environmental change, change of use, and efficiency.
- Allow and encourage a variety of architectural styles.
- Implement urban design and architecture strategies that maintain and enhance the unique character of Richmond's residential districts.

Proposal

PURPOSE OF REQUEST

The SUP would authorize the division of 511 and 509 Lincoln Avenue and would permit the division of the Property known as 509 Lincoln Avenue into two lots and the construction of two

single-family detached dwellings. Consistent with the existing dwelling, the two new dwellings would front onto Lincoln Avenue. The existing dwelling is located on a new lot that is 50 feet in width and includes approximately 5,749 square feet of lot area. The two new dwellings would be located on original Subdivision lots that would be 25 feet in width and contain approximately 2,875 square feet of lot area. As a result, the R-5 District lot area would not be met for the existing dwelling lot and the R-5 District lot area and width requirements would not be met for the two new dwelling lots. While this configuration is consistent with the Subdivision layout, the deed and zoning history applicable to this parcel make the SUP the required process to restore this configuration. It should also be noted that the eastern side yard setback requirement for the existing dwelling, which is internal to the site, would also require the SUP for approval. All other aspects of the underlying zoning requirements, including the requirement that a minimum of one (1) off-street parking space be provided per each dwelling unit, will be met.

PROJECT DETAILS/DESIGN

The proposed dwellings would each be approximately eighteen feet in width, 46 feet in depth, and two stories in height. They would include approximately 1,656 square feet of finished floor area and consist of three bedrooms and two-and-one-half bathrooms. The dwellings would be of a traditional urban design that is consistent with the architectural character found in the older homes of the Washington Park neighborhood. The proposed floor plans are modern and efficient, and designed to be meet the needs of the market. The floor plans include master bedrooms with en-suite master bathrooms and walk-in closets. Full-width front porches are also proposed for each dwelling.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 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 will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are compatible with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for new development to occur in a manner that is both of quality as well as consistent with the Subdivision. The improvement of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

- ***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 traffic generation for two additional dwelling units will be

negligible, especially within the context of a walkable neighborhood. In addition, the Property lies within a one-minute walk to the "2" GRTC bus routes along Moss Side and North Avenues, and a fifteen-minute walk to the "1" GRTC bus routes along Chamberlayne Avenue. It also lies within walking distance to the Laburnum Avenue connector "91" route that connects the Property to Willow Lawn and White Oak shopping centers. As such, the SUP will not create 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 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. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development. The Property is within walking distance to two elementary schools, one middle school, one high school, and the Northside Family YMCA.

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

The light and air available to the subject and adjacent properties will not be affected. The massing of the proposed structures is similar to what the underlying zoning district and feature regulations applicable to single-family detached dwellings allow for by-right on legally nonconforming lots of substandard width.

Summary

In summary we are enthusiastically seeking approval for the construction of two additional single-family detached dwellings on the Property. The SUP represents an ideal, small-scale urban infill development for this location that is mindful of its surroundings. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of two quality residences consistent with Master Plan guidance.