

INTRODUCED: December 15, 2025

AN ORDINANCE No. 2025-268

To authorize the special use of the property known as 413 North 33rd Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JAN 12 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 413 North 33rd Street, which is situated in a R-8 Urban Residential District, desires to use such property for the purpose of a single-family detached dwelling, which use, among other things, is not currently allowed by sections 30-413.15, concerning yards, and 30-413.19, concerning height, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 413 North 33rd Street and identified as Tax Parcel No. E000-0884/024 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Plot Plan Showing Proposed Improvements on Property Located at 413 North 33rd Street, City of Richmond, Virginia,” prepared by Bruce Robertson Land Surveying, P.C., dated May 27, 2025, and last revised July 23, 2025, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a single-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Smith Addition,” prepared by Turner Designs LLC, dated December 30, 2024, and last revised on July 8, 2025, and “Plot Plan Showing Proposed Improvements on Property Located at 413 North 33rd Street, City of Richmond, Virginia,” prepared by Bruce Robertson Land Surveying, P.C., dated May 27, 2025, and last revised July 23, 2025, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a single-family detached dwelling, substantially as shown on the Plans.

(b) All building elevations and site improvements shall be substantially as shown on

the Plans.

(c) All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe, and shall comply with all other laws, ordinances, rules, and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 730 consecutive calendar days, whether as a result of

the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: October 20, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the property known as 413 North 33rd Street, for the purpose of a single-family detached dwelling, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize the construction of a three story addition on an existing single-family detached dwelling. The single-family detached dwelling is a permitted use in the R-8 Urban Residential district where the property is located. However, the addition cannot meet certain feature requirements of the zoning district. Therefore, a special use permit is requested.

BACKGROUND: The property is located midblock on the eastern side of North 33rd Street in between East Marshall and East Clay Streets. The parcel is 25 feet wide and 124 feet in depth, for a total lot area of 3,100 square feet. Alley access is provided to the rear of the property. The property is improved with a two-story single-family detached dwelling. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined as "existing or new highly walkable urban neighborhoods that are predominantly residential." (p. 56)

Intensity: Buildings heights are generally two to four stories. (p. 56)

The current zoning for this property is R-8 Urban Residential District. Adjacent and surrounding properties are also located within this district. The area generally contains single-family and two-family residential dwellings. The density of the proposed is two units upon .069 acres is 29 units per acre.

COMMUNITY ENGAGEMENT: The Church Hill Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: December 8, 2025

CITY COUNCIL PUBLIC HEARING DATE: January 12, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission January 6, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

STAFF:

David Watson, Senior Planner, Land Use Administration (Room 511) 646-1036



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT
Applicant must complete ALL items

HOME/SITE ADDRESS: 530 E Main Street APARTMENT NO/SUITE Suite 600
APPLICANT'S NAME: Will Gillette EMAIL ADDRESS: [REDACTED]
BUSINESS NAME (IF APPLICABLE): Baker Development Resources
SUBJECT PROPERTY OR PROPERTIES: 413 N 33rd Street

APPLICATION REQUESTED

- ☐ Plan of Development (New or Amendment)
☐ Wireless Plan of Development (New or Amendment)
☒ Special Use Permit (New or Amendment)
☐ Rezoning or Conditional Rezoning
☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
☐ Community Unit Plan (Final, Preliminary, and/or Amendment)
☐ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: GRANESE, JARROD P AND SMITH, TRACI
PROPERTY OWNER ADDRESS: 413 N 33RD ST, RICHMOND, VA 23223
PROPERTY OWNER EMAIL ADDRESS: [REDACTED]
PROPERTY OWNER PHONE NUMBER: (804)815-1666

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.

APPLICANT'S REPORT

July 30, 2025

*Special Use Permit Request
413 N 33rd Street, Richmond, Virginia
Map Reference Number: E000-0884/024*

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:

Baker Development Resources

530 East Main Street, Suite 600
Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for 413 N 33rd Street (the "Property"). The SUP would authorize the construction of a three-story addition at the rear of the existing single-family dwelling on the Property. While the single-family detached dwelling use is permitted by the underlying R-8 Urban Residential zoning district, no changes are proposed to the front of the home and three-story dwellings are permitted within the R-8 district, the proposed addition at the rear of the house would be three stories in height while less than 60% of the dwellings in the block are three stories in height, and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the eastern side of North 33rd Street between E Marshall and E Clay Streets. The Property is currently occupied with a historic two-story, single-family detached dwelling and is referenced by the City Assessor as tax parcel E000-0884/024. The Property is roughly 25 feet wide by 124 feet in depth and contains approximately 3,100 square feet of lot area. Access is provided at the rear of the Property by means of a north-south alley.



The subject block contains a range of uses including single-family attached and detached dwellings, two-family dwellings, and small scale commercial and institutional uses. Several SUPs have been approved within the block including a similar request for a three-story dwelling at 423 N 33rd Street. Properties in the area consist of a range of uses, along with single- and two-family

dwellings, within two blocks of the Property multifamily, commercial, institutional, and government uses can be found.

EXISTING ZONING

The Property is currently zoned R-8 Urban Residential. The surrounding properties are also zoned R-8 with properties further to the south, at the intersection of N 33rd and E Marshall Streets, being zoned R-63 Single-Family Residential and UB Urban Business. B-1 and R-6 zoning districts can also be found within the neighborhood.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Neighborhood Mixed-Use” for the Property. The Master Plan describes this land use designation as “existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.” Recommended development styles are described as featuring “a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Single-family, two-family, and small multi-family buildings are contemplated as the primary uses in these areas.”

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:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance. “
 - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as

the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The SUP would authorize construction of a three-story addition at the rear of the existing two-story detached dwelling on the Property. While the underlying R-8 zoning permits the proposed single-family use and the proposed three-story design, the zoning requires that 60 percent of the dwellings in the block be three-stories to permit the construction of a new three-story dwelling, and therefore, the SUP is required.

PURPOSE OF REQUEST

The applicant would like to construct a three-story addition at the rear of the existing two-story detached dwelling on the Property. A historic two-story detached dwelling is located on the parcel and the Property owner is proposing to construct a three-story addition at the rear to provide additional living area. While three story dwellings can be found in the block and throughout the Church Hill neighborhood, a SUP is needed as the underlying R-8 zoning district only allows three story dwellings when more than 60 percent of the dwellings in the block are three stories or taller. All other R-8 zoning requirements are met by the proposed design.

In exchange for the SUP, the intent of this request is to ensure a high-quality infill development. This is consistent with the Richmond 300 Master Plan. It would also be consistent with the uses permitted by-right by the underlying zoning. Furthermore, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

The proposed addition would be three stories in height and located at the rear of the home and is consistent with the historic development pattern, which includes a variety of architectural styles. The front portion of the existing dwelling would remain unchanged and continue to appear as a two-story single family detached dwelling from the street. The proposed addition would add roughly twenty-four feet in total depth to the rear of the existing dwelling.

The addition would provide approximately 1,023 square feet of additional finished floor area and consist of a family room on the first floor, additional bedroom on the second floor, and bonus room on the third floor. The addition would be clad in cementitious lap siding in order to ensure quality and consistency in appearance with many other dwellings in the vicinity.

Findings of Fact

The following are factors indicted 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 special use permit 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 special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The proposed use would be limited in size, type and scale to avoid any traffic or parking concerns.

- ***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 special use permit will not tend to over crowd 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 proposed special use permit 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.

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

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

Summary

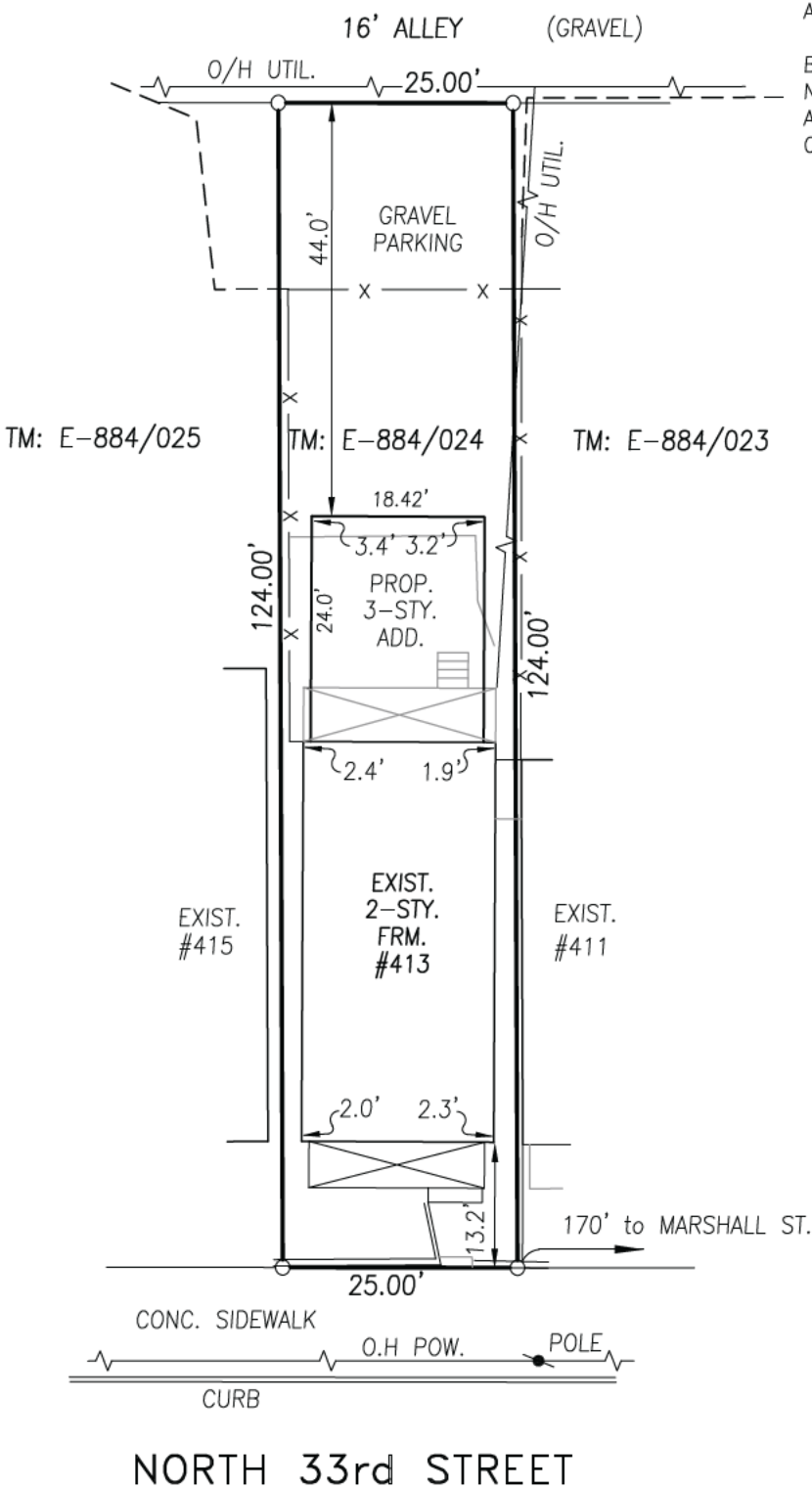
In summary we are enthusiastically seeking approval for the construction a three-story addition at the rear of the existing two-story detached dwelling on the Property. The SUP represents an ideal, small-scale urban infill development for this location. In exchange for the SUP, the quality

assurances conditioned therein would guarantee the construction of a quality residence consistent with Master Plan guidance. This would contribute to the overall vibrancy of the block through the provision of an appropriate urban form and use that is consistent with the existing dwellings in the surrounding neighborhood.

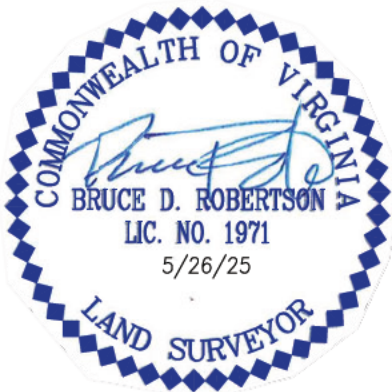
LOCATION OF U/G UTILITIES SHOWN ON THIS MAP IS BASED ON FIELD OBSERVATION AND RECORD INFORMATION. ADDITIONAL U/G UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.

WETLANDS (IF ANY) AND RESOURCE PROTECTION AREA LIMITS ARE NOT SHOWN ON THIS SURVEY.

BUILDING SETBACKS OR OTHER ZONING CONDITIONS NOT DETERMINED FOR THIS MAP. COMPLIANCE WITH APPLICABLE ZONING ORDINANCES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.



This plat was prepared without the benefit of a title report and may not, therefor, indicate all easements or conditions affecting subject property.



THE LOCATION OF EXISTING & PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN IS BASED ON A FIELD SURVEY BY BRUCE ROBERTSON LAND SURVEYING, P.C. ON 5/22/25.

NOT ALL IMPROVEMENTS SHOWN.

**PLOT PLAN SHOWING PROPOSED IMPROVEMENTS
ON PROPERTY LOCATED AT 413 NORTH 33rd STREET
CITY OF RICHMOND, VIRGINIA**



Bruce Robertson Land Surveying, P.C.

1519 Huguenot Rd., Suite 100, Midlothian, VA 23113

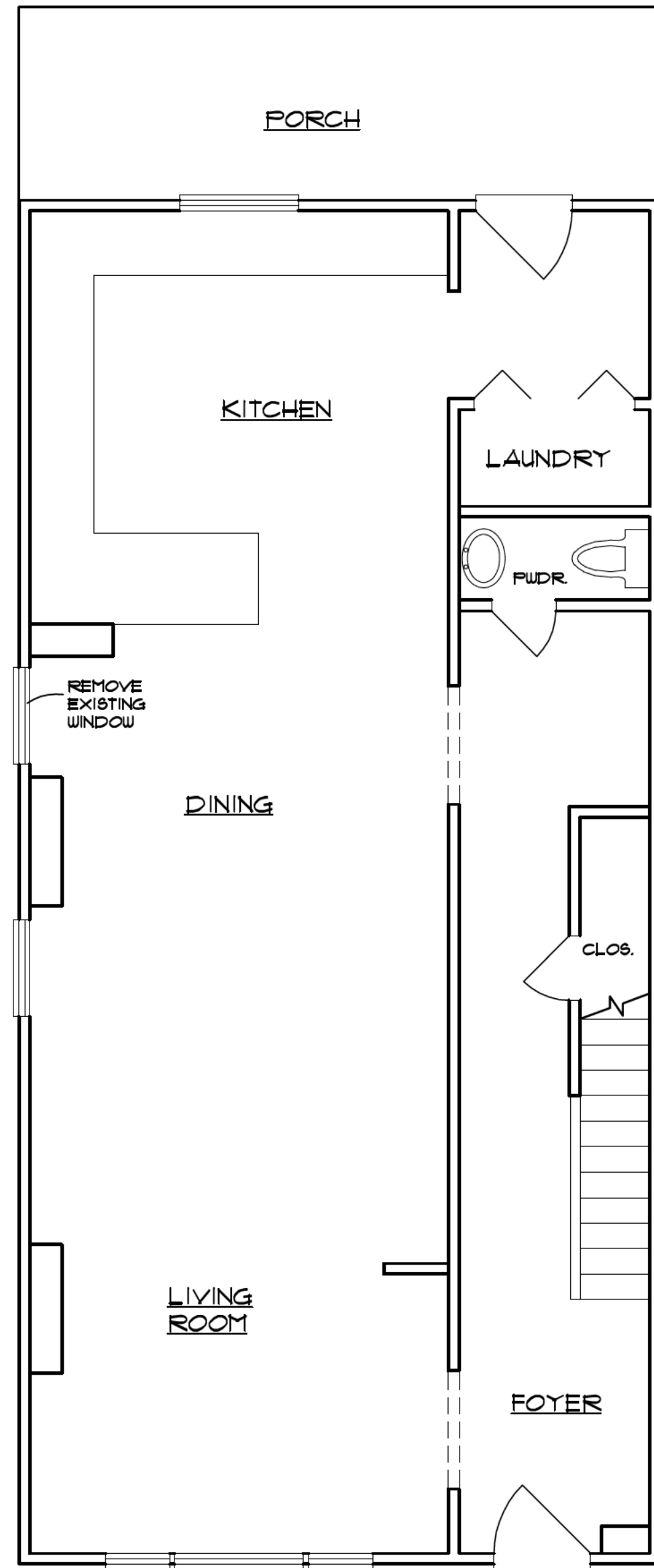
Phone: 804-330-2801

Date: 5/27/25

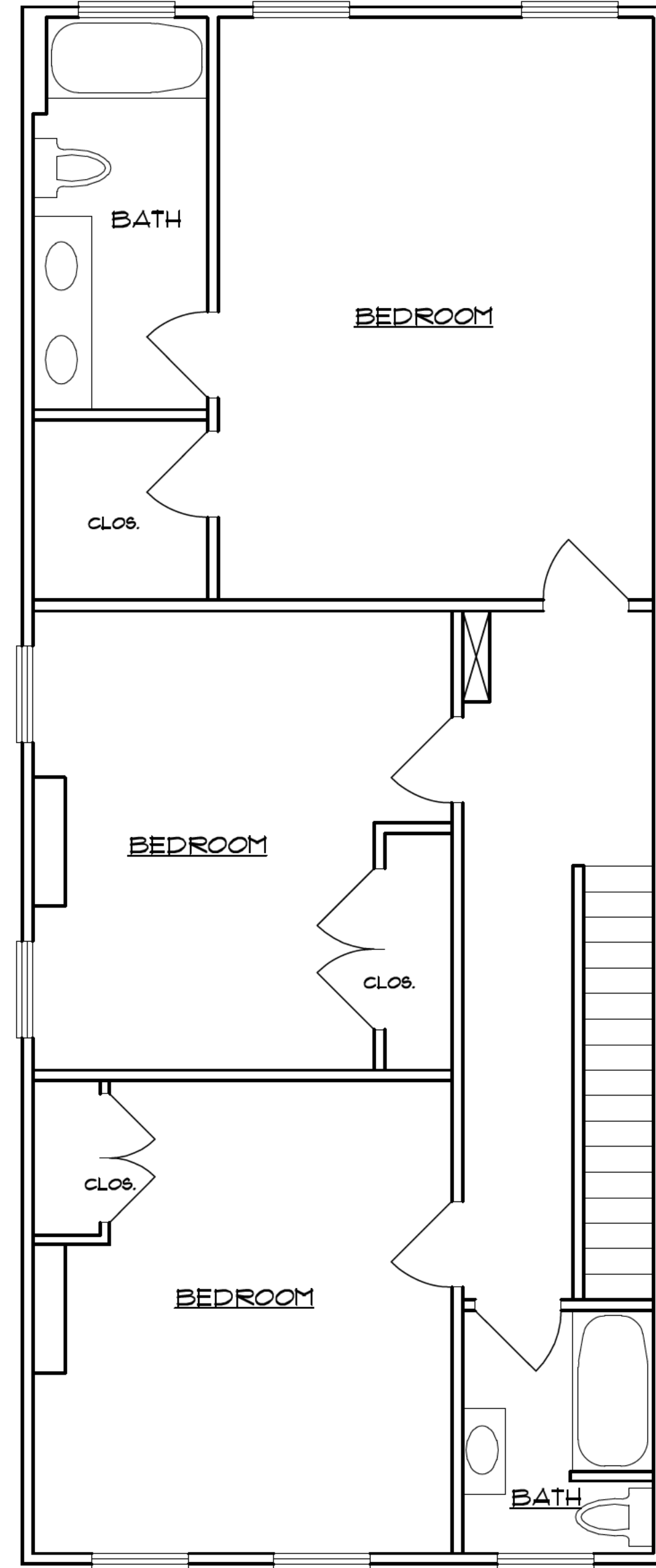
Scale: 1"=20'

Revised: 7/23/25

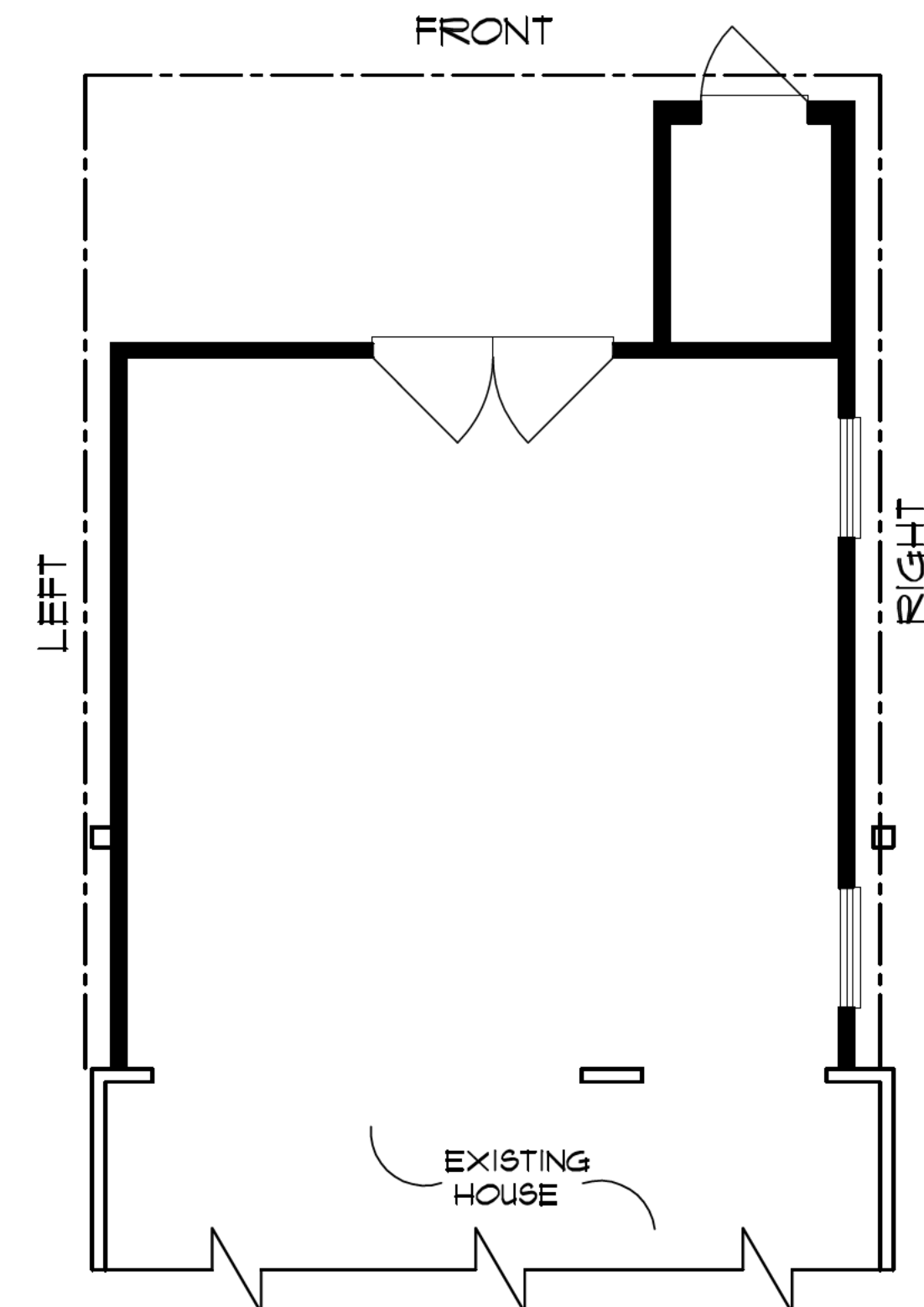
JN 25140



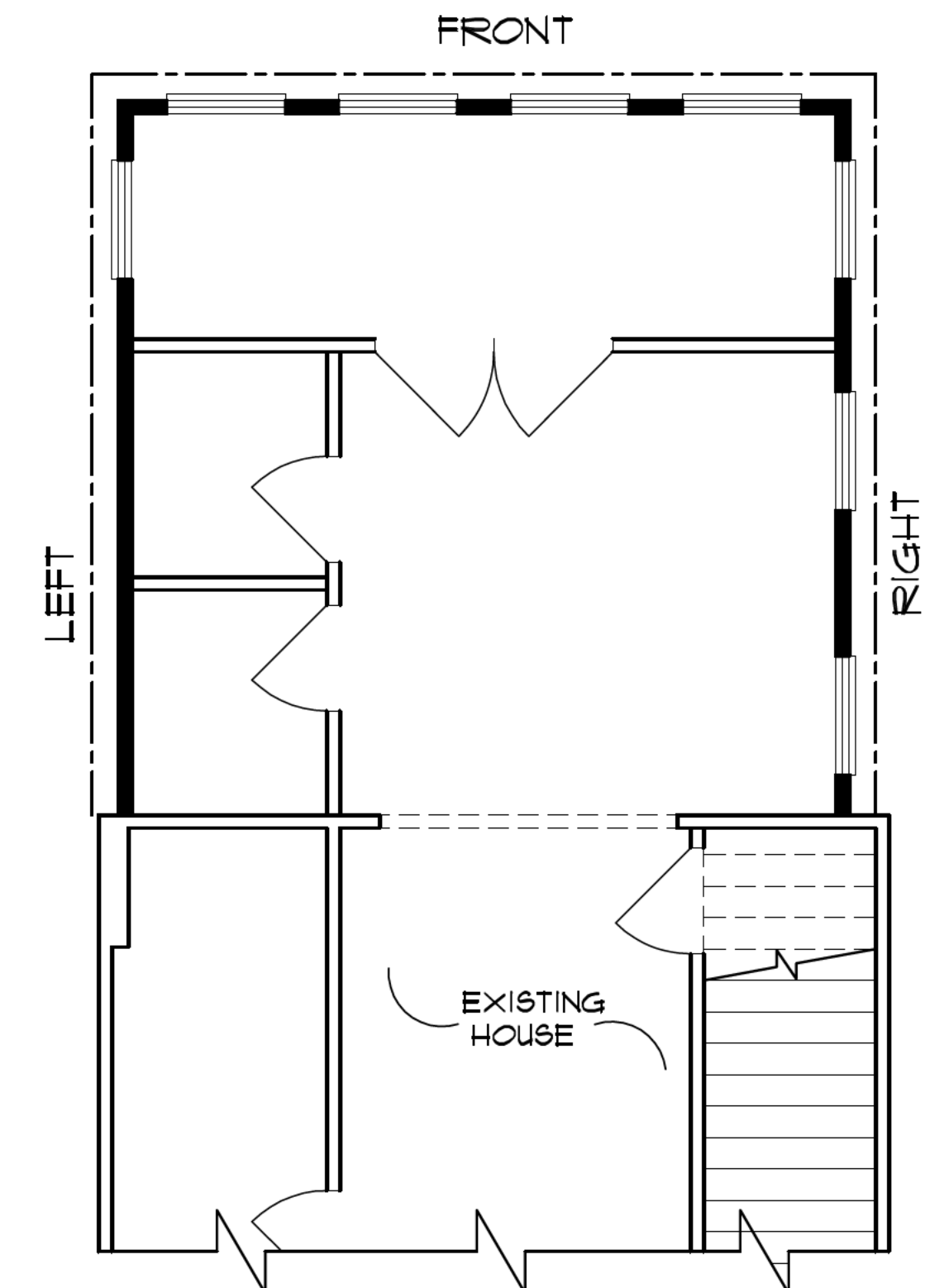
EXISTING FIRST FLOOR PLAN



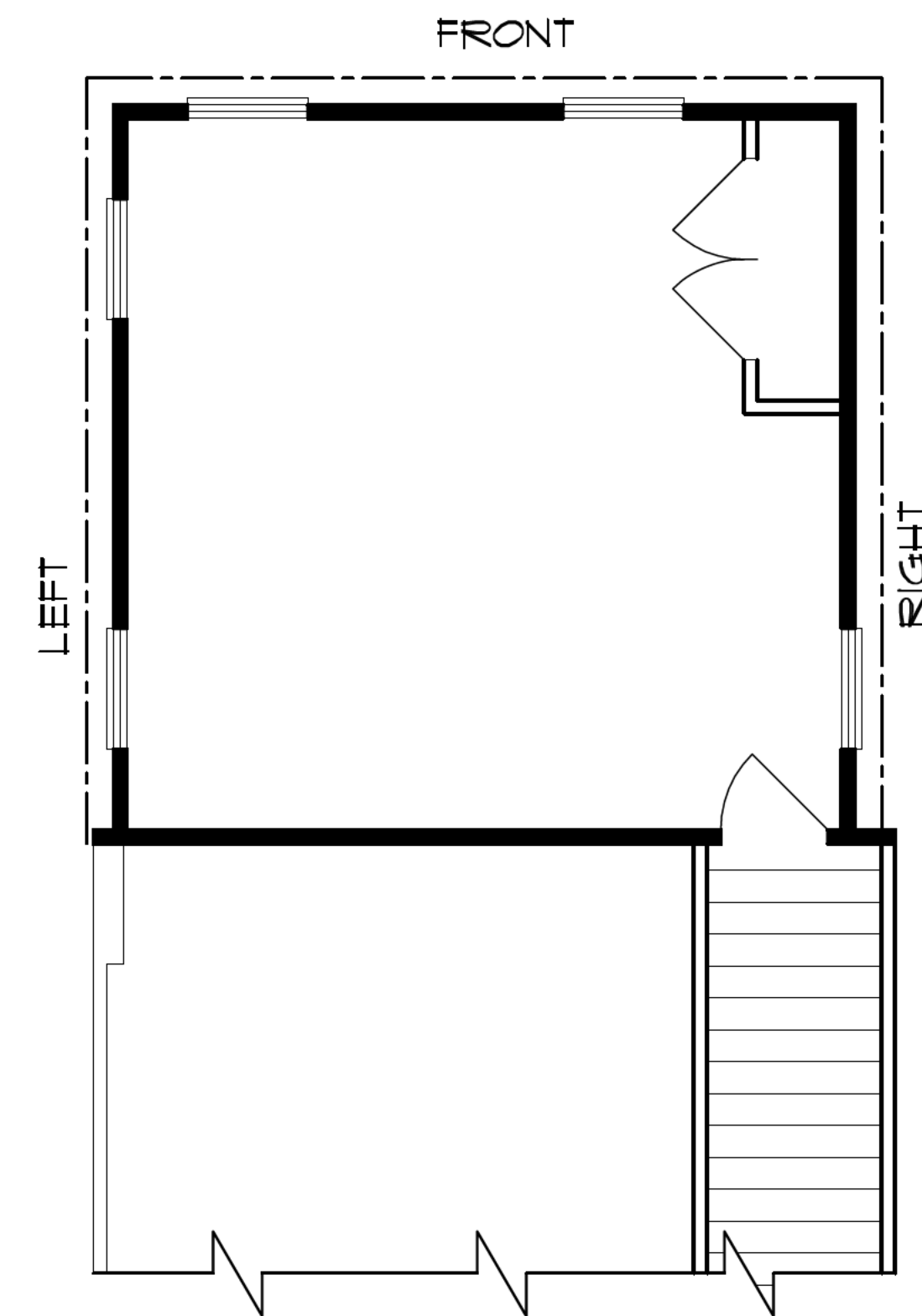
EXISTING SECOND FLOOR PLAN



FIRST FLOOR BRACED WALL PLAN



SECOND FLOOR BRACED WALL PLAN



THIRD FLOOR BRACED WALL PLAN

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DRAWN BY: MICHEL TURNER
OCCUPATION: DESIGNER
REVISIONS: 1/8/25

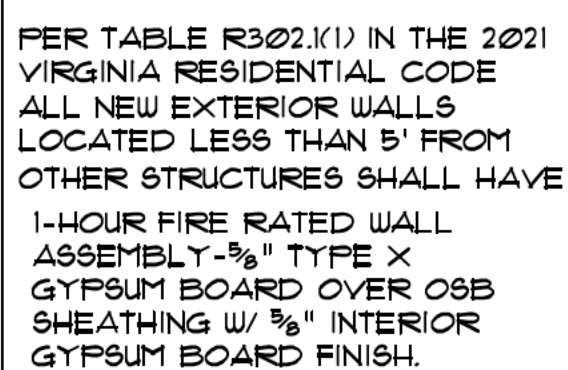
1) The contractor and each subcontractor shall be required to check and verify that the plans conform with all requirements and local ordinances, building codes, and manufacturer's recommendations prior to signing the contract or beginning work.
2) The contractor and each subcontractor shall verify dimensions and details shown on the drawings and shall field check before laying out or proceeding with the work and shall be held responsible for any errors resulting from his failure to exercise such verification.

3) Specific implementation of the plans shall be the responsibility of the contractor who represents he has the skill and expert knowledge to execute the work required.
4) Bottom of all footings shall extend below frostline. Verify depth.
5) Exact size and reinforcement of all concrete footings shall be determined by local soil conditions and acceptable practices of construction. verify design with local engineer.

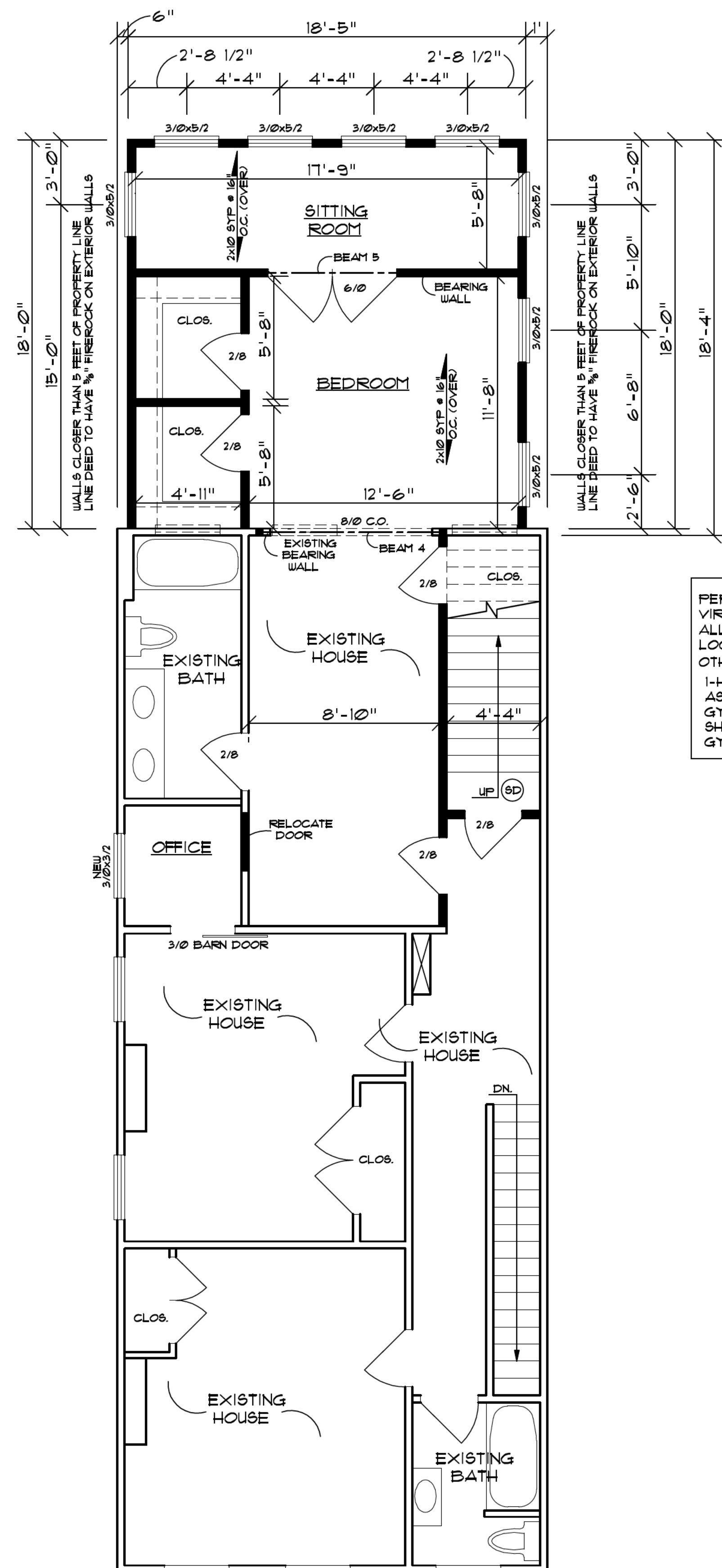
DATE: 12/30/2024
SCALE: 1/4"=1'-0"
SHEET NO. 1 OF 7

PLAN NO. 24
195

SMITH ADDITION
Turner Designs LLC
400 Southlake Blvd. Suite 9
Richmond, Va. 23236
(804) 579-3472




SMITH ADDITION
Turner Designs LLC.
430 Southlake Blvd. Suite 9
Richmond, Va. 23296
(804) 379-3472



SECOND FLOOR PLAN

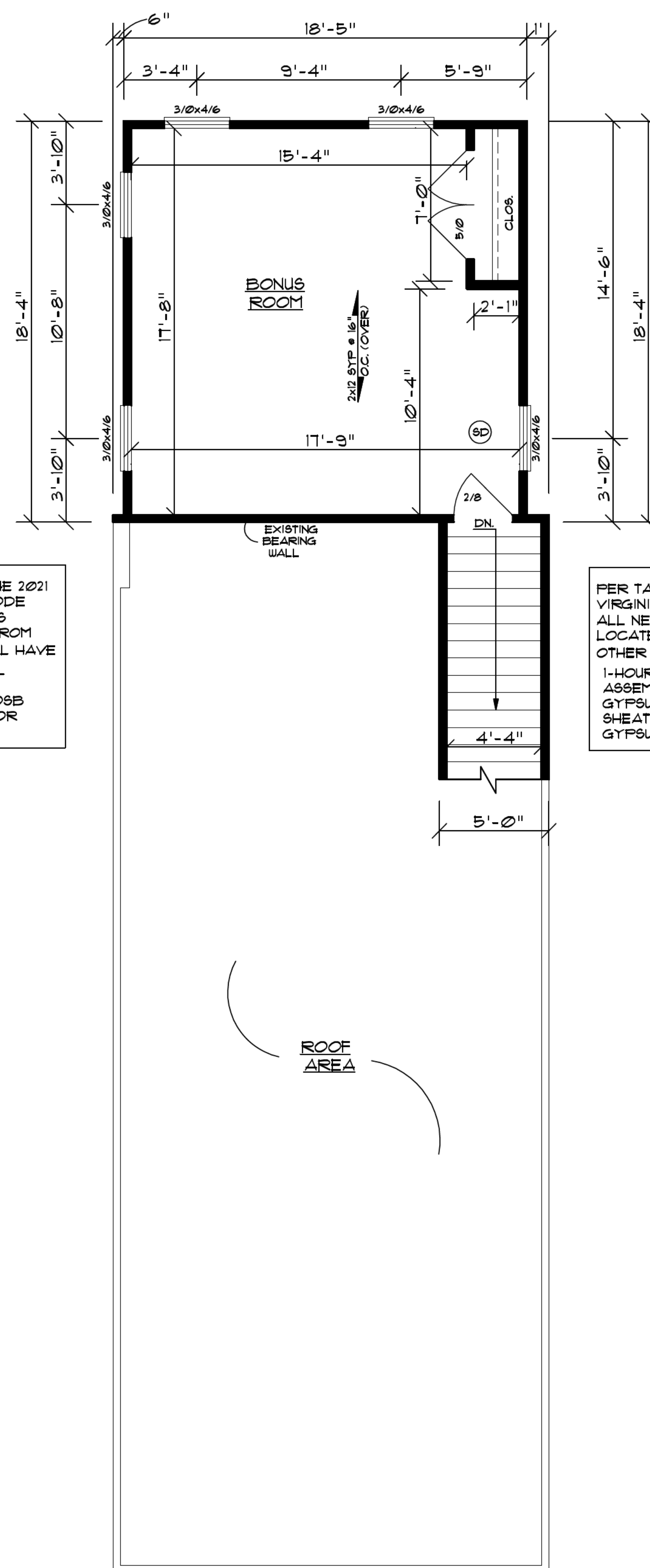
341 SQ. FT. (NEW HEATED)

 EXISTING WALLS
 NEW WALLS
 WALLS TO BE REMOVED

NEW WALLS


===== WALLS TO BE REMOVED

PER TABLE R302.1(1) IN THE 2021 VIRGINIA RESIDENTIAL CODE ALL NEW EXTERIOR WALLS LOCATED LESS THAN 5' FROM OTHER STRUCTURES SHALL HAVE 1-HOUR FIRE RATED WALL ASSEMBLY- $\frac{5}{8}$ " TYPE X GYPSUM BOARD OVER OSB SHEATHING W/ $\frac{5}{8}$ " INTERIOR GYPSUM BOARD FINISH.



THIRD FLOOR PLAN

332± SQ. FT. (NEW HEATED)

 EXISTING WALLS
 NEW WALLS
 WALLS TO BE REMOVED

NEW WALLS

===== WALLS TO BE REMOVED

PER TABLE R302.1(1) IN THE 2021 VIRGINIA RESIDENTIAL CODE ALL NEW EXTERIOR WALLS LOCATED LESS THAN 5' FROM OTHER STRUCTURES SHALL HAVE 1-HOUR FIRE RATED WALL ASSEMBLY - 5/8" TYPE X GYPSUM BOARD OVER OSB SHEATHING w/ 5/8" INTERIOR GYPSUM BOARD FINISH.

ALL EXTERIOR WINDOW
AND DOOR HEADERS TO
BE (2) 2"x8" SYP UNLESS
NOTED OTHERWISE

ALL INTERIOR HEADERS
TO BE (2) 2"x6" SYP
UNLESS NOTED OTHERWISE

TO COMPLY WITH ICC 2021 THESE PLANS
ARE DESIGNED USING METHOD 602.10.5
FOR BRACED WALL PANELS

This plan cannot be used, copied, traced or reproduced, in whole or part or manner whatsoever without written permission from TURNER DESIGNS LLC. ©

DRAWN BY: MICHAEL TURNER

OCCUPATION: DESIGNER

REVISIONS:	7/8/25
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- 1) The contractor and each subcontractor shall be required to check and verify that the plans conform with all requirements and local ordinances, building codes, and manufacturer's recommendations prior to signing the contract or beginning work.
- 2) The contractor and each subcontractor shall verify dimensions and details shown on the drawings and shall field check before laying out or proceeding with the work and shall be held responsible for any errors resulting from his failure to exercise such verification.

- 3) Specific implementation of the plans shall be the responsibility of the contractor who represents he has the skill and expert knowledge to execute the work required.
- 4) Bottom of all footings shall extend below frostline. Verify depth.
- 5) Exact size and reinforcement of all concrete footings shall be determined by local soil conditions and acceptable practices of construction. Verify design with local engineer.

DATE: 12/30/2024

SCALE: 1/4"=1'-0"

SHEET NO. 3 OF 7

PLAN NO.

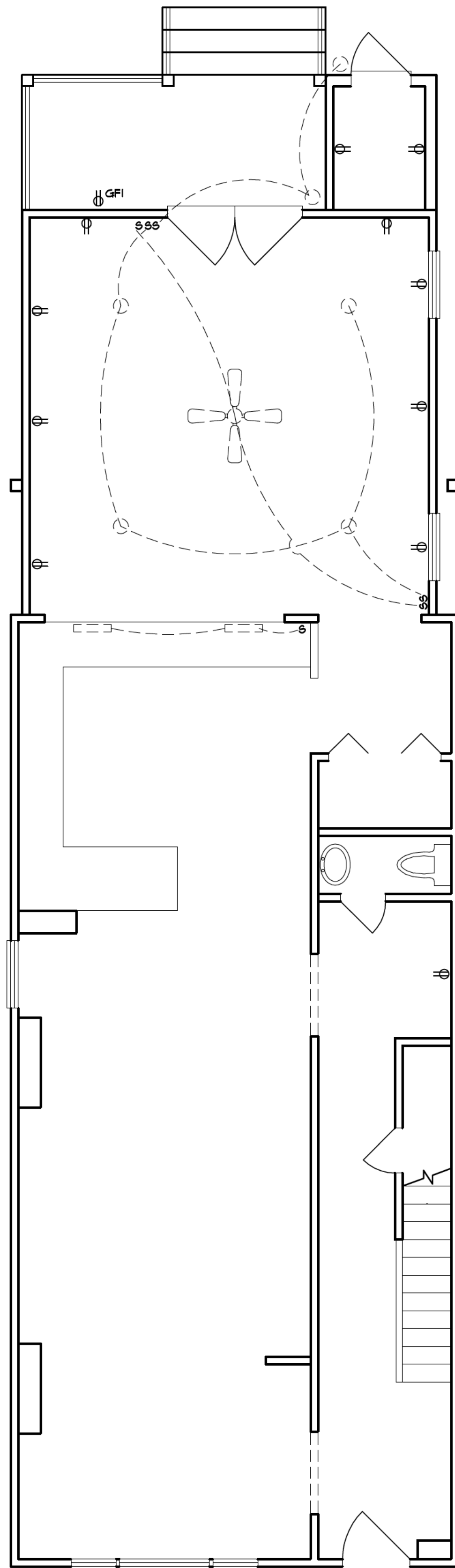
24.

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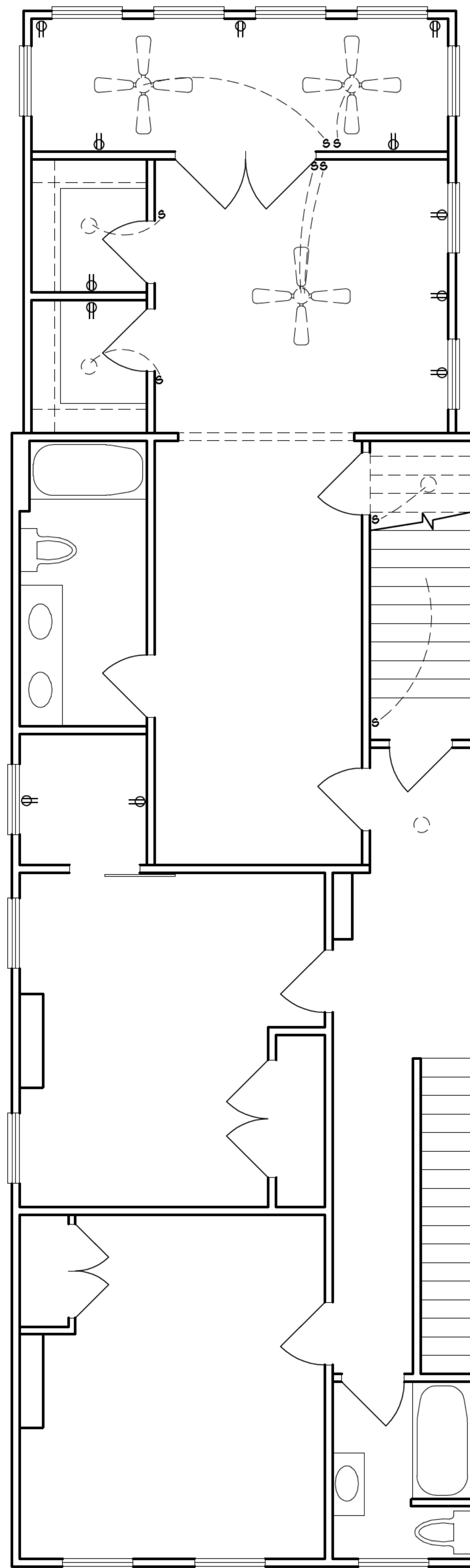
SMITH ADDITION
Jurner Designs LLC.
430 Southlake Blvd Suite 9
Richmond, Va. 23266
(804) 879-3472

SMITH ADDITION
Turner Designs LLC.
430 Southlake Blvd. Suite 9
Richmond, Va. 23060
(804) 579-3472

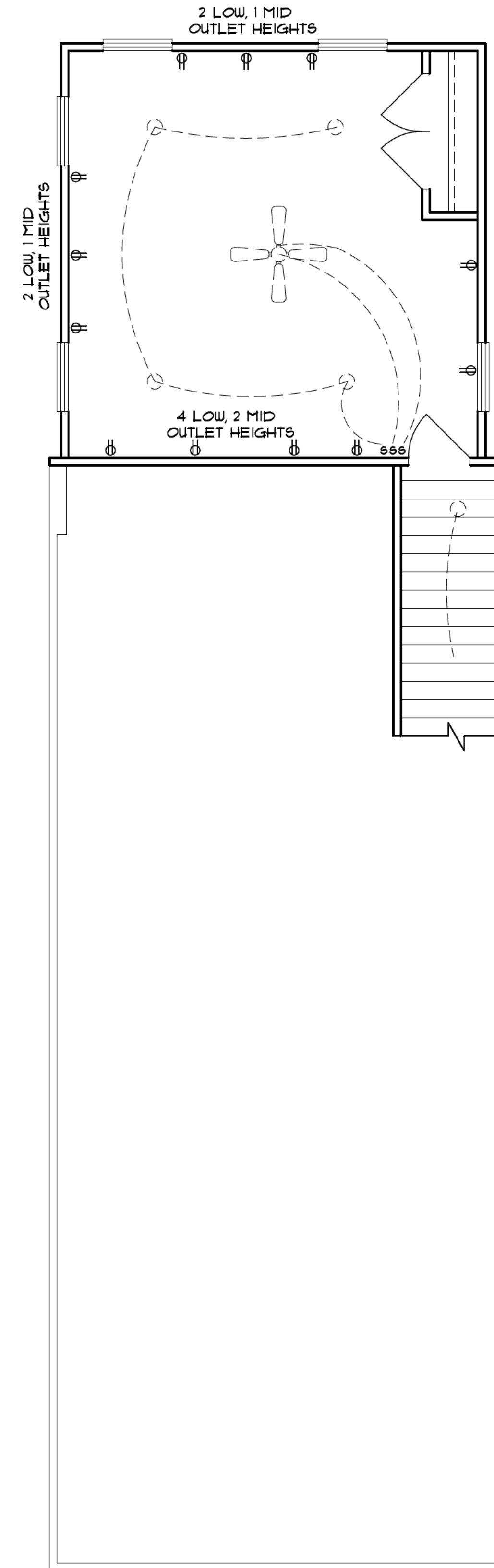
er Designs
430 Southlake Blvd. Suite 9
Richmond, Va. 23236
(804) 379-3472



FIRST FLOOR ELECTRICAL PLAN



SECOND FLOOR ELECTRICAL PLAN



THIRD FLOOR ELECTRICAL PLAN

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DRAWN BY: MICHEL TURNER
OCCUPATION: DESIGNER
REVISIONS: 1/8/25

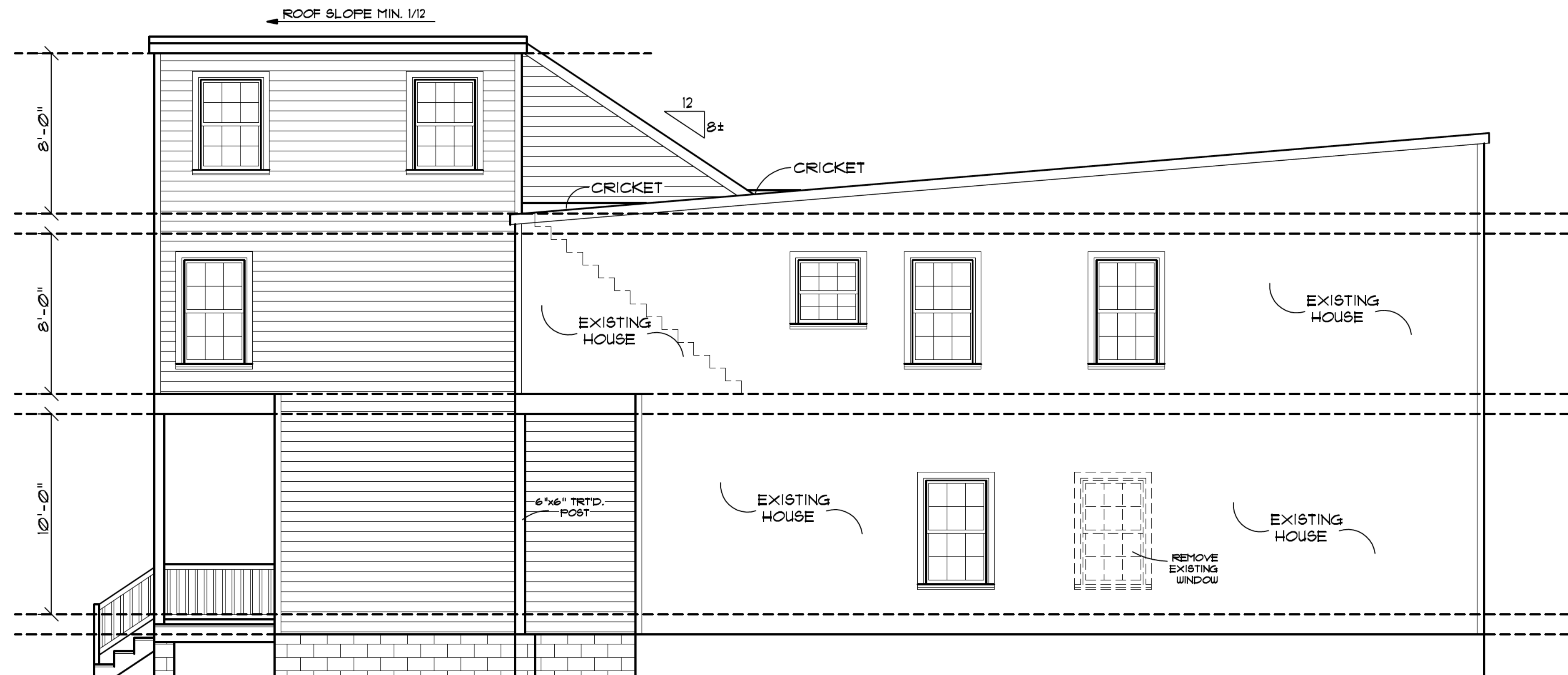
1) The contractor and each subcontractor shall be required to check and verify that the plans conform with all requirements and local ordinances, building codes, and manufacturer's recommendations prior to signing the contract or beginning work.
2) The contractor and each subcontractor shall verify dimensions and details shown on the drawings and shall field check before laying out or proceeding with the work and shall be held responsible for any errors resulting from his failure to exercise such verification.

3) Specific implementation of the plans shall be the responsibility of the contractor who represents he has the skill and expert knowledge to execute the work required.
4) Bottom of all footings shall extend below frostline. Verify depth.
5) Exact size and reinforcement of all concrete footings shall be determined by local soil conditions and acceptable practices of construction. verify design with local engineer.

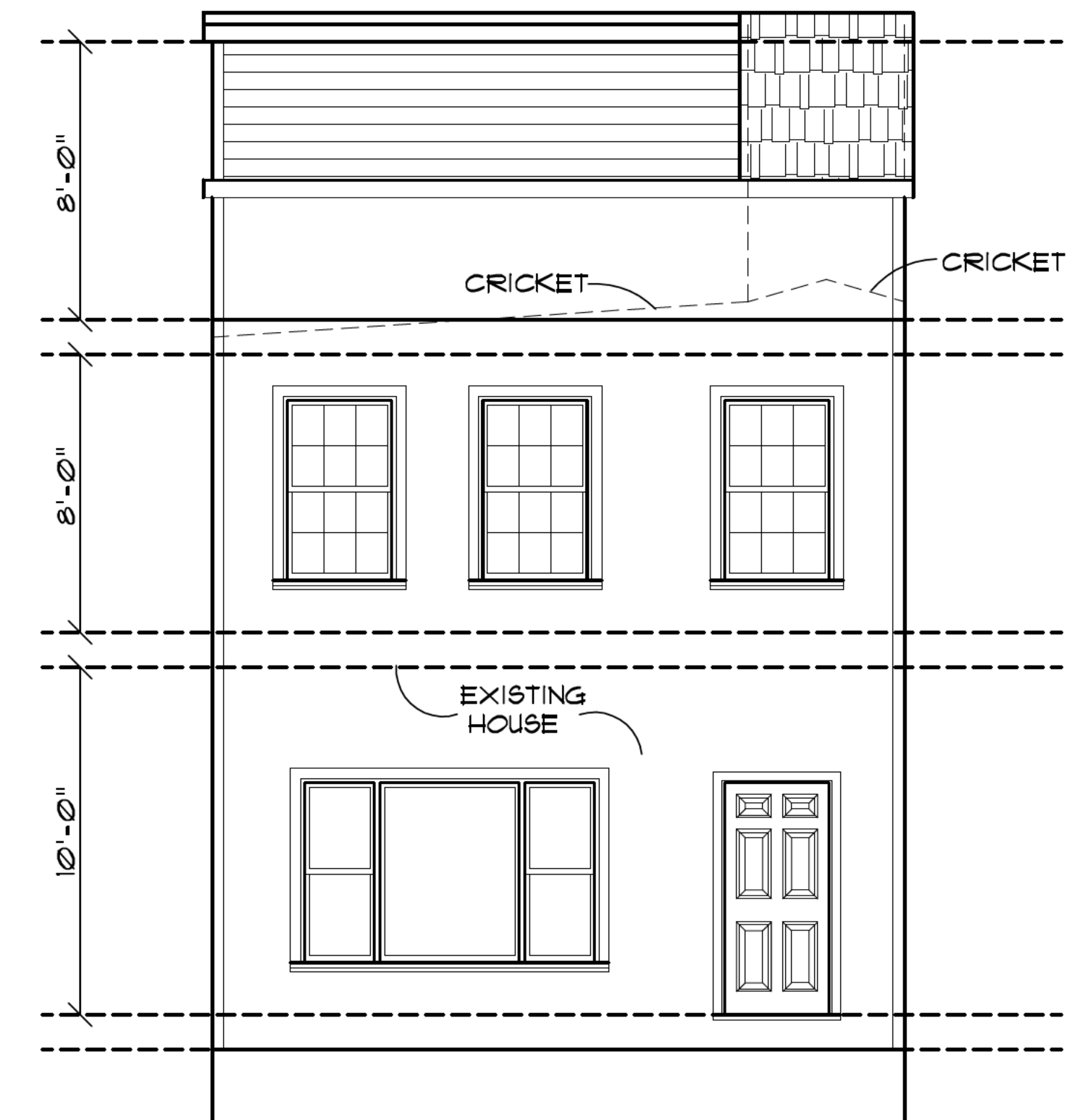
DATE: 12/30/2024
SCALE: 1/4"=1'-0"
SHEET NO. 4 OF 7

PLAN NO.
24
195

SMITH ADDITION
Turner Designs LLC
400 Southlake Blvd. Suite 9
Richmond, Va. 23236
(804) 579-3472

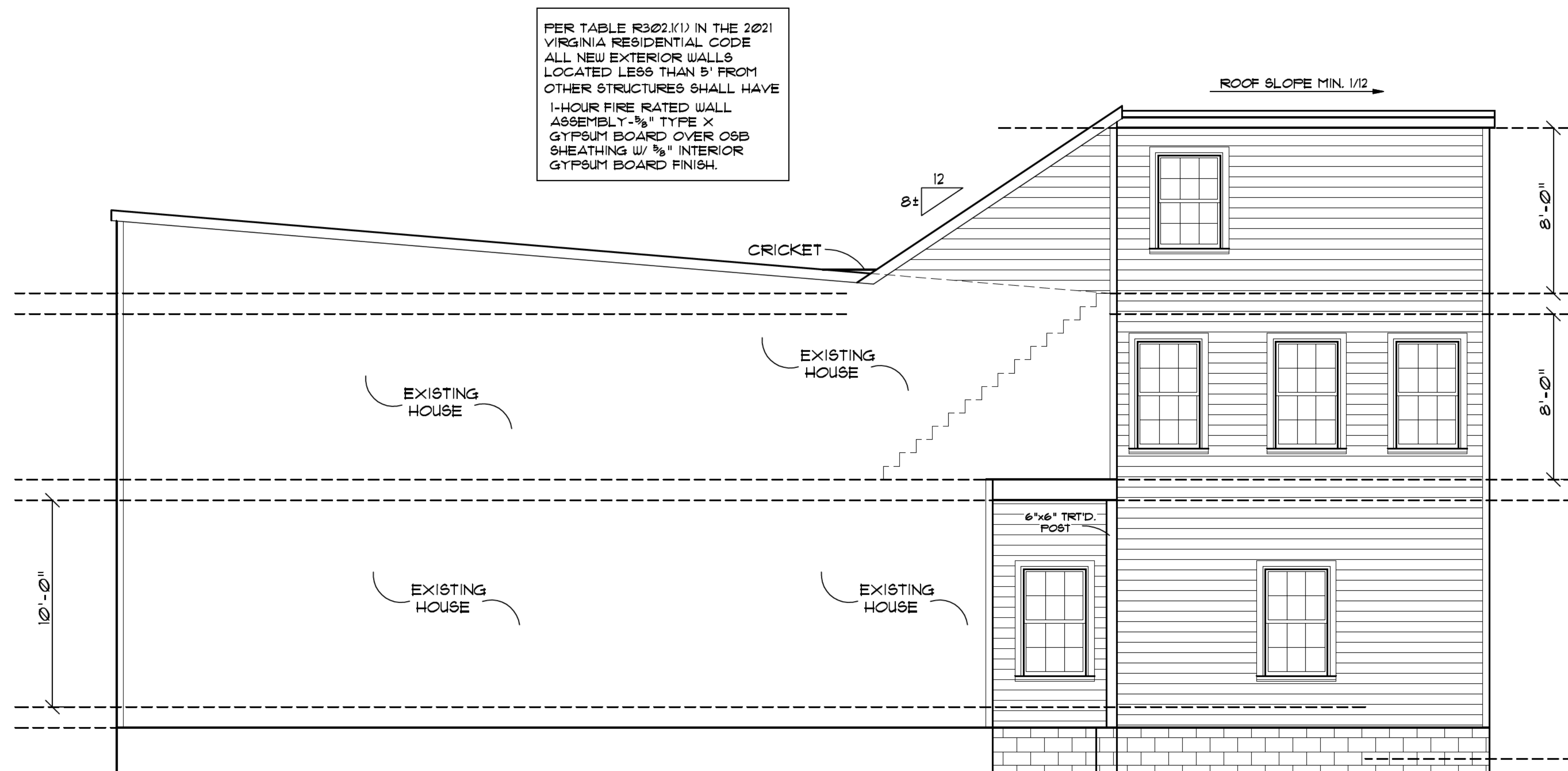


LEFT SIDE ELEVATION



FRONT ELEVATION

PER TABLE R302.1(1) IN THE 2021 VIRGINIA RESIDENTIAL CODE ALL NEW EXTERIOR WALLS LOCATED LESS THAN 5' FROM OTHER STRUCTURES SHALL HAVE 1-HOUR FIRE RATED WALL ASSEMBLY- $\frac{5}{8}$ " TYPE X GYPSUM BOARD OVER OSB SHEATHING W/ $\frac{3}{8}$ " INTERIOR GYPSUM BOARD FINISH.



RIGHT SIDE ELEVATION



REAR ELEVATION

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DRAWN BY: MICHEL TURNER
OCCUPATION: DESIGNER
REVISIONS: 1/8/25

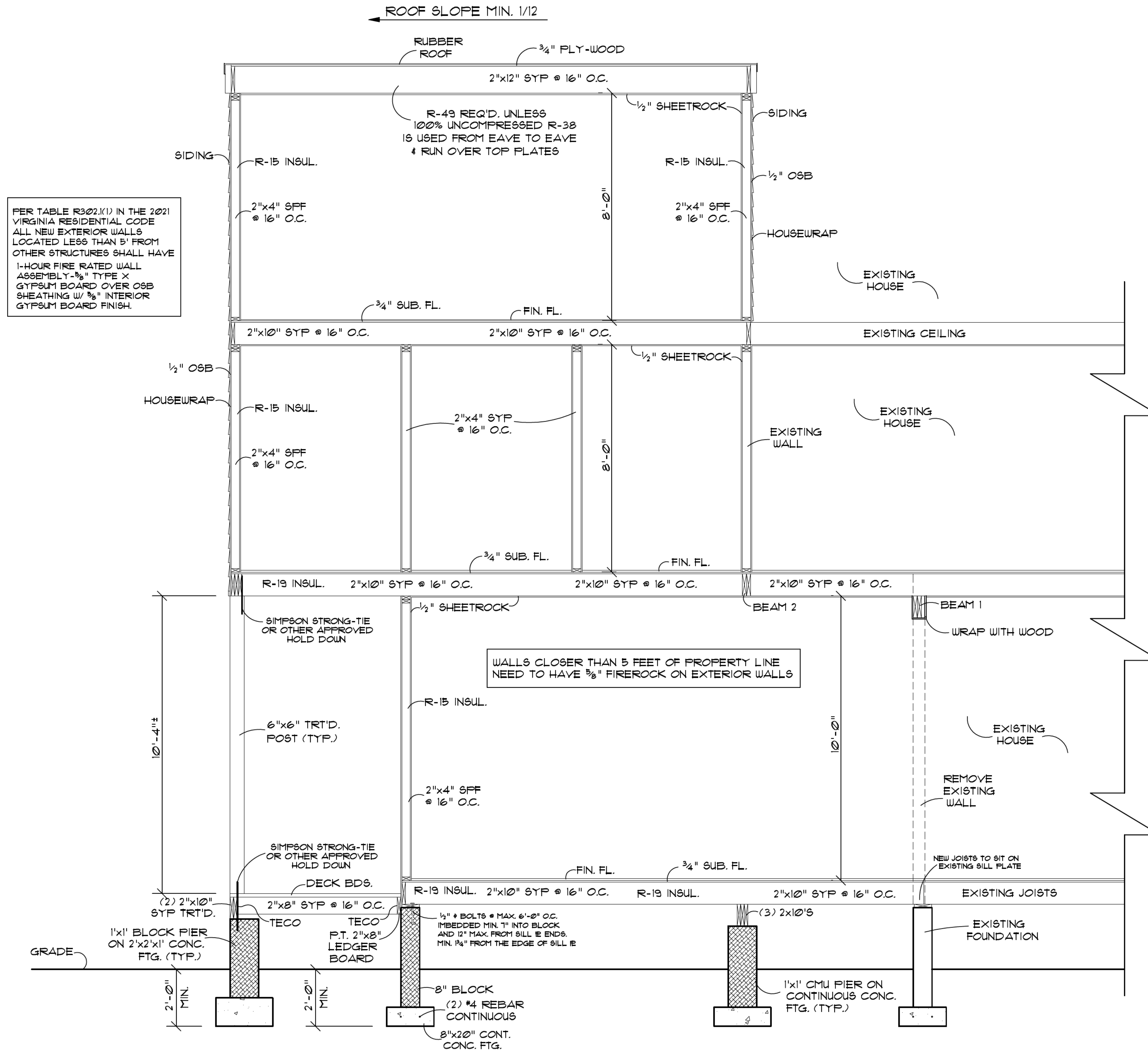
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4) Bottom of all footings shall extend below frostline. Verify depth.
5) Exact size and reinforcement of all concrete footings shall be determined by local soil conditions and acceptable practices of construction. Verify design with local engineer.

DATE: 12/30/2024
SCALE: 1/4"=1'-0"
SHEET NO. 3 OF 7

PLAN NO. 24
195

SMITH ADDITION
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400 Southlake Blvd. Suite 9
Richmond, Va. 23236
(804) 579-3472



SECTION A-1

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DRAWN BY: MICHEL TURNER
OCCUPATION: DESIGNER
REVISIONS:

1) The contractor and each subcontractor shall be required to check and verify that the plans conform with all requirements and local ordinances, building codes, and manufacturer's recommendations prior to signing the contract or beginning work.
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5) Exact size and reinforcement of all concrete footings shall be determined by local soil conditions and acceptable practices of construction. Verify design with local engineer.

DATE: 12/30/2024
SCALE: 1/2"=1'-0"
SHEET NO. 6 OF 7

PLAN NO.
24
195

SMITH ADDITION
Turner Designs LLC
400 Southlake Blvd. Suite 9
Richmond, Va. 23236
(804) 579-3472



**City of Richmond
Department of Planning
& Development Review**

Special Use Permit

LOCATION: 413 North 33rd Street

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 7

PROPOSAL: To authorize the special use of the property known as 413 North 33rd Street, for the purpose of a single-family detached dwelling, upon certain terms and conditions.

*For questions, please contact David Watson
at 804-646-1036 or David.Watson@rva.gov*

