

INTRODUCED: September 9, 2024

AN ORDINANCE No. 2024-245

To authorize the special use of the property known as 1415 North 22nd Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 15 2024 AT 6 P.M.

WHEREAS, the owner of the property known as 1415 North 22nd Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a two-family detached dwelling, which use, among other things, is not currently allowed by sections 30-412.4, concerning lot area and width, density, and unit width, and 30-412.5, concerning yards, 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 1415 North 22nd Street and identified as Tax Parcel No. E000-0708/022 in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Improvements on No. 1415 N 22nd Street in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated November 28, 2023, 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 two-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “New 2-Story Two-Family Detached House in Richmond’s Fairmont Neighborhood, 1415 N. 22nd St. House, 1415 N. 22nd Street, Richmond, Virginia 23223,” prepared by Chris Wolf Architecture, PLLC, and dated March 19, 2024, hereinafter referred to 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 two-family detached dwelling, substantially as shown on the Plans.

(b) No less than one off-street parking space shall be provided for the Special Use, substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed two stories, substantially as shown

on the Plans.

(d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(e) All mechanical equipment 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.

(e) 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, 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.

APPROVED AS TO FORM:

CITY ATTORNEY'S OFFICE



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Master

File Number: Admin-2024-0633

File ID: Admin-2024-0633

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 2

Reference:

In Control: City Clerk Waiting Room

Department:

Cost:

File Created: 06/14/2024

Subject:

Final Action:

Title:

Internal Notes:

Code Sections:

Agenda Date: 09/09/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: ADMIN-2024-0633 - Supporting Documents, Admin-2024-0633 AATF Ordinance

Enactment Number:

Contact:

Introduction Date:

Drafter: David.Watson@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	8/20/2024	Matthew Ebinger	Approve	8/22/2024
2	2	8/20/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
2	3	8/20/2024	Kevin Vonck	Approve	8/27/2024
2	4	8/20/2024	Alecia Blackwell - FYI	Notified - FYI	
2	5	8/21/2024	Sharon Ebert	Approve	8/22/2024
2	6	8/21/2024	Caitlin Sedano - FYI	Notified - FYI	
2	7	8/21/2024	Jeff Gray	Approve	8/23/2024
Notes: Approved: Out of Office					
2	8	8/21/2024	Lincoln Saunders	Approve	8/23/2024
2	9	8/22/2024	Mayor Stoney	Approve	8/23/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2024-0633

City of Richmond
Intracity Correspondence

O&R Transmittal

DATE: August 20, 2024

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (by request)
(This is no way reflects a recommendation on behalf of the Mayor)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

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

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

RE: To authorize the special use of the property known as 1415 N 22nd Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to allow for a two-family dwelling with within the R-6 Single-Family Attached zoning district. A two-family detached structure is a permitted use in this zoning district on lots with no less than 5,000 square feet and 50 feet of street frontage. The lot does not meet these lot criteria. A Special Use Permit is therefore requested.

BACKGROUND: The property is in the Fairmont neighborhood located midblock on the eastern side of N 22nd Street between T Street and U Street. The property is a vacant 2,761 square foot parcel of land with 22 feet of street frontage.

The City’s Richmond 300 Master Plan designated a future land use for the subject property as Neighborhood Mixed-Use. This designation is described as “existing or new highly walkable urban neighborhoods that are predominately residential.” Two-family dwellings are a primary use in this designation.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 square feet.

COMMUNITY ENGAGEMENT: The property is not within the territory of an active neighborhood association. Community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: September 9, 2024

CITY COUNCIL PUBLIC HEARING DATE: October 15, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, October 8, 2024

AFFECTED AGENCIES: Office of Chief Administrative
Office Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Application supporting documents

STAFF: Matthew J. Ebinger, Planning Supervisor - Land Use Administration 804-646-6308

David Watson, Senior Planner - Land Use Administration 804-646-1036



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: 1415 N 22nd Date: _____
 Tax Map #: E0000708022 Fee: \$300
 Total area of affected site in acres: .063

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

Zoning

Current Zoning: R-6

Existing Use: Vacant

Proposed Use

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

Construction of one (1) Two-family detached dwelling
 Existing Use: Vacant

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources
 Mailing Address: 530 East Main Street, Suite 730
 City: Richmond State: VA Zip Code: 23219
 Telephone: (804) 874-6275 Fax: ()
 Email: markbaker@bakerdevelopmentresources.com

Property Owner: Miquel N Carter

If Business Entity, name and title of authorized signee: _____

(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: 3533 Burnage Hall Road
 City: Harrisburg State: NC Zip Code: 28075
 Telephone: () Fax: ()
 Email: _____

Property Owner Signature: Miquel Carter

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

March 21st, 2024

*Special Use Permit Request
1415 N 22nd Street, Richmond, Virginia
Map Reference Number: E000-0708/022*

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 property known as 1415 N 22nd Street (the "Property"). The SUP would authorize the construction of one (1) two-family detached dwelling. While the two-family detached use is permitted by the underlying R-6 Single-Family Attached Residential zoning district, certain feature requirements cannot be met and, therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southern line of N 22nd Street between T Street and U Street. The parcel is roughly 22 feet wide, 125 feet deep and contains approximately 2,761 square feet of lot area. It is referenced by the City Assessor with tax parcel numbers E000-0708/022 and is currently vacant. The Property is accessible by a north-south alley to the rear.



The properties in the vicinity are developed with residential uses, including single-family, two-family, and multi-family dwellings. Moreover, there is a two-family dwelling on the adjacent parcel which is identical in lot area and width to the subject Property.

Additionally, the dwellings in the area consist of a wide range of forms but are primarily of frame construction with horizontal lap siding.

EXISTING ZONING

The Property and the surrounding properties, including the subject block and the adjacent block to the east, are zoned R-6 Single-Family Attached Residential, which permits the two-family detached dwelling use. Further east, there are properties zoned R-5 Single-Family Residential. Several blocks to the south are a section of properties zoned B-2 Community Business district. Additionally, further to the southeast, at the corner of Fairmount Avenue and Nine Mile Road are properties zoned B-5 Central Business District.

TRANSPORTATION

The Property is located less than a tenth of a mile from the 22nd & U bus stop, which is serviced by the 12 bus line, and provides connection to the south towards Shockoe Bottom and Downtown towards the Transfer Station. The Transfer Station provides connection to the rest of the City.

MASTER PLAN DESIGNATION

The proposed development is consistent with the Richmond 300 Master Plan (the "Master Plan"), which recommends "Neighborhood Mixed-Use" for the Property. This use is described 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." The Master Plan also recommends a development style that "feature a variety of building types that are close to one another and create a unified street wall. (p.56)" Two-family dwellings are contemplated as a primary use in this future land use category.

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."
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).

- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to “Increase the number of mixed-income communities along enhanced transit corridors.”
- 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 applicant is proposing to build one (1) two-family dwelling on the Property.

PURPOSE OF REQUEST

The Property is approximately 22 feet wide, 125 feet deep, and consists of roughly 2,761 square feet of lot area. The owner is proposing to construct one new, two-family dwelling on the currently unimproved parcel. While the proposed lot size and use is consistent with lots in the neighborhood, the lot area and width requirements for the underlying R-6 Single-Family Attached residential zoning district cannot be met and, therefore, the SUP is required.

In exchange for the SUP, the intent of this request is to ensure the development of one high-quality two-family dwelling. Also, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by-right development.

PROJECT DETAILS/DESIGN

When complete, the proposed two-family dwelling would be two stories in height and is designed to be compatible with other dwellings in the area. The dwelling would be configured with front and rear units, with each dwelling unit occupying two floors and including approximately 1,295 square feet of finished floor area. Entry to each unit would be provided from the first floor and accessed from a private, covered front porch. To remain consistent with the existing buildings in the area, the new dwelling would present as a single-family dwelling from the street. Each unit would include two bedrooms and two-and-one-half bathrooms. The bedrooms include an en-suite bath and walk-in closet and the proposed first-floor plans are modern, open, and efficient. The exterior of the proposed dwelling would be constructed of frame construction and clad in quality building materials including cementitious lap siding in order to ensure durability. Lastly, the proposed dwellings massing, and architectural styles are designed to be compatible with nearby dwellings and are consistent with the historical homes found in the neighborhood.

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. 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 the additional dwelling units would be negligible. 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.

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

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity and normal side yard setbacks would be met. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of one (1) new, two-family 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 quality housing opportunities 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 development pattern and surrounding neighborhood.



PROJECT CONTACTS:
 DEVELOPER:
 MIGUEL CARTER
 804-381-1429
 ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

NEW 2-STORY TWO-FAMILY DETACHED HOUSE
 IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD

1415 N. 22ND ST. HOUSE

1415 N. 22ND STREET
 RICHMOND, VIRGINIA 23223

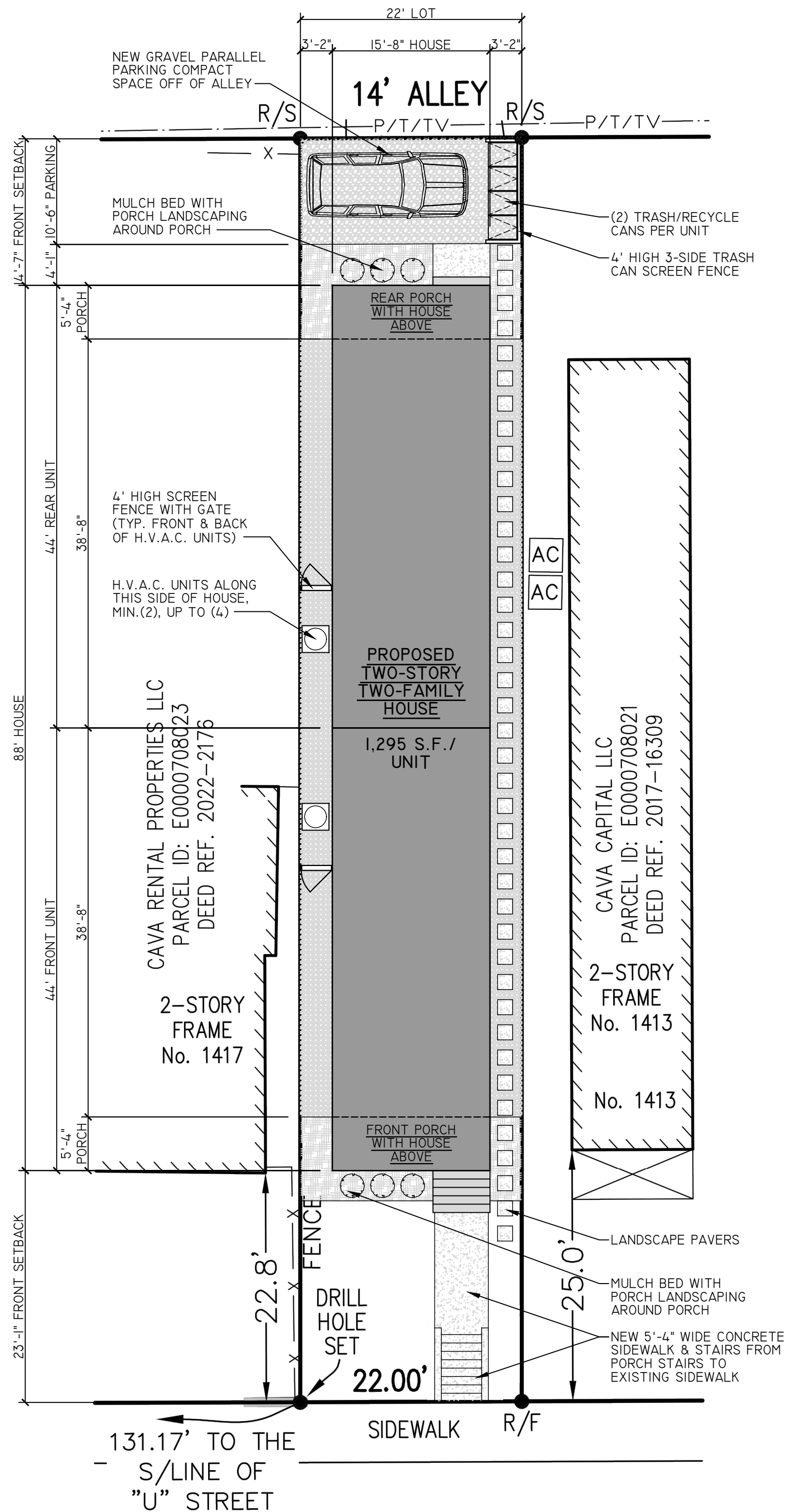
NEW 2-STORY TWO-FAMILY DETACHED HOUSE
 IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD
1415 N. 22ND ST. HOUSE
 1415 N. 22ND STREET
 RICHMOND, VIRGINIA 23223

DRAWING INDEX	
DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
CI.1	ARCHITECTURAL SITE PLAN
AI.1	FIRST & SECOND FLOOR PLANS
A2.1	FRONT & REAR EXTERIOR ELEVATIONS & EXTERIOR FINISH SCHEDULE
A2.2	SIDE EXTERIOR ELEVATIONS



SET/REVISION:
 S.U.P.
 INITIAL SUBMITTAL SET
 DATE/MARK:
 03.19.2024

COVER SHEET
CS



131.17' TO THE S/LINE OF "U" STREET
N 22nd Street

PROJECT CONTACTS:
 DEVELOPER:
 MIGUEL CARTER
 804-381-1429
 ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

NEW 2-STORY TWO-FAMILY DETACHED HOUSE
 IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD
1415 N. 22ND ST. HOUSE
 1415 N. 22ND STREET
 RICHMOND, VIRGINIA 23223



SET/REVISION:
 S.U.P.
 INITIAL SUBMITTAL SET
 DATE/MARK:
 03.19.2024

PROJECT CONTACTS:

DEVELOPER:
MIQUEL CARTER
804-381-1429

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 2-STORY TWO-FAMILY DETACHED HOUSE
IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD

1415 N. 22ND ST. HOUSE

1415 N. 22ND STREET
RICHMOND, VIRGINIA 23223

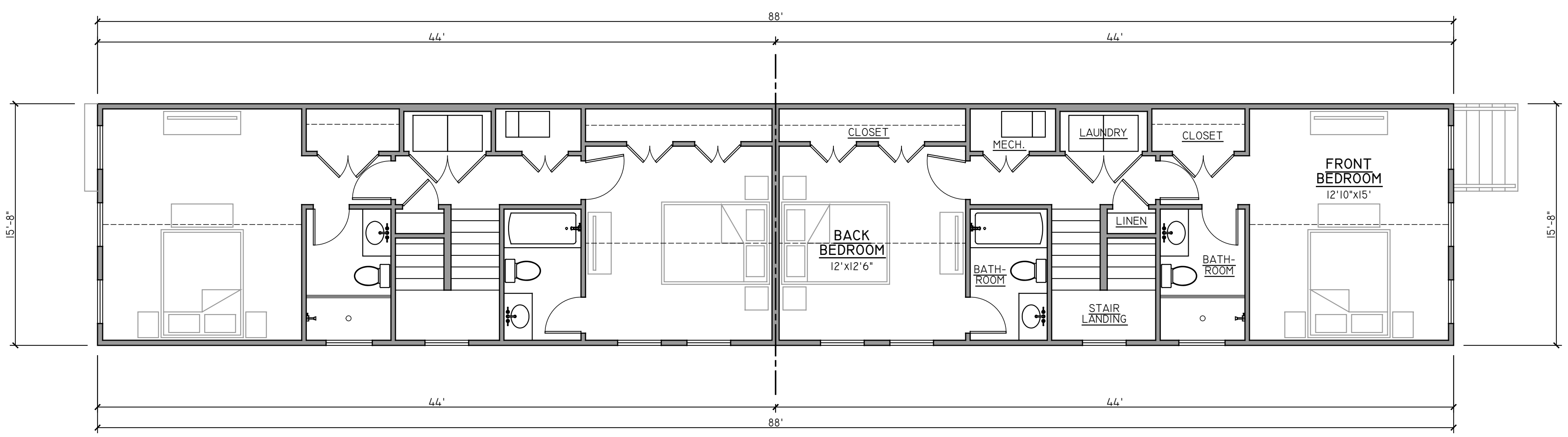
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CONSTRUCTION

SET/REVISION:
S.U.P.
INITIAL SUBMITTAL SET

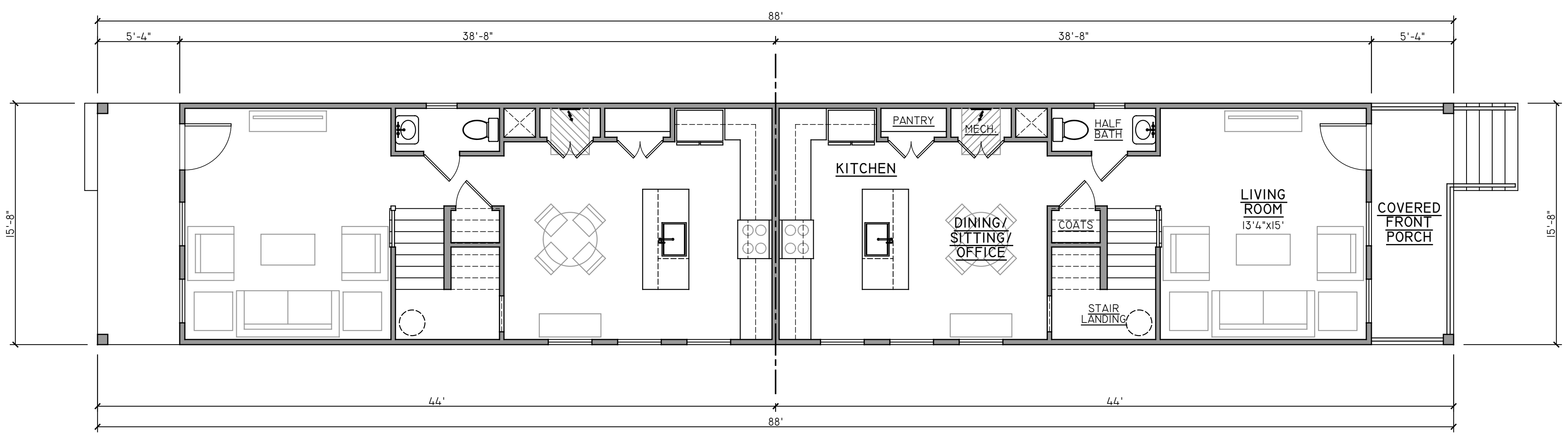
DATE/MARK:
03.19.2024

FIRST & SECOND
FLOOR PLANS

AI.I



02 | 2ND FLOOR PLAN
3/16" = 1'



01 | 1ST FLOOR PLAN
3/16" = 1'

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED BLOCK PIERS	THRU-COLOR GRAY/BLACK
02	PARGED BLOCK FOUNDATION	THRU-COLOR GRAY/BLACK
03	FIBER-CEMENT LAP SIDING (HARDIE OR EQUAL)	PAINTED
04	FIBER-CEMENT SHINGLE SIDING FRONT GABLE	PAINTED
05	FIBER-CEMENT OR COMPOSITE TRIM	PAINTED WHITE
06	VINYL OR COMPOSITE SOFFITS	FACTORY FINISH
07	VINYL BEADBOARD PORCH CEILING	NON-VENTED, FACTORY FINISH OR PAINTED
08	ENTRY DOORS	PAINTED OR STAINED, COLOR T.B.D.
09	5/4x4 COMPOSITE DOOR/WINDOW TRIM	PAINTED
10	VINYL WINDOWS	PREFINISHED
11	8" SQUARE PORCH COLUMNS	PAINTED
12	COMPOSITE STAIRS/TRIM WITH P.T. WOOD OR COMPOSITE DECKING	PAINTED FRAME
13	PORCH RAILINGS - MODERN STYLE ALUMINUM OR STEEL	PAINTED
14	ALUMINUM GUTTER & DOWNSPOUTS (F-STYLE GUTTERS)	PREFINISHED
15	ASPHALT SHINGLES ROOF	COLOR T.B.D.

EXTERIOR FINISH NOTES:
 1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS U.N.O.
 2. GRADES SHOWN APPROXIMATE. V.I.F.



02 | REAR (ALLEY) ELEVATION
 1/4" = 1'



01 | FRONT (STREET) ELEVATION
 1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
 MIQUEL CARTER
 804-381-1429

ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

NEW 2-STORY TWO-FAMILY DETACHED HOUSE
 IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD
1415 N. 22ND ST. HOUSE

1415 N. 22ND STREET
 RICHMOND, VIRGINIA 23223

NOT FOR
 CONSTRUCTION

SET/REVISION:
 S.U.P.
 INITIAL SUBMITTAL SET
 DATE/MARK:
 03.19.2024

FRONT & REAR
 EXTERIOR ELEVATIONS

A2.1



01 | LEFT SIDE ELEVATION
 3/16" = 1'



02 | RIGHT SIDE ELEVATION
 3/16" = 1'

PROJECT CONTACTS:

DEVELOPER:
 MIGUEL CARTER
 804-381-1429

ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

NEW 2-STORY TWO-FAMILY DETACHED HOUSE
 IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD

1415 N. 22ND ST. HOUSE

1415 N. 22ND STREET
 RICHMOND, VIRGINIA 23223

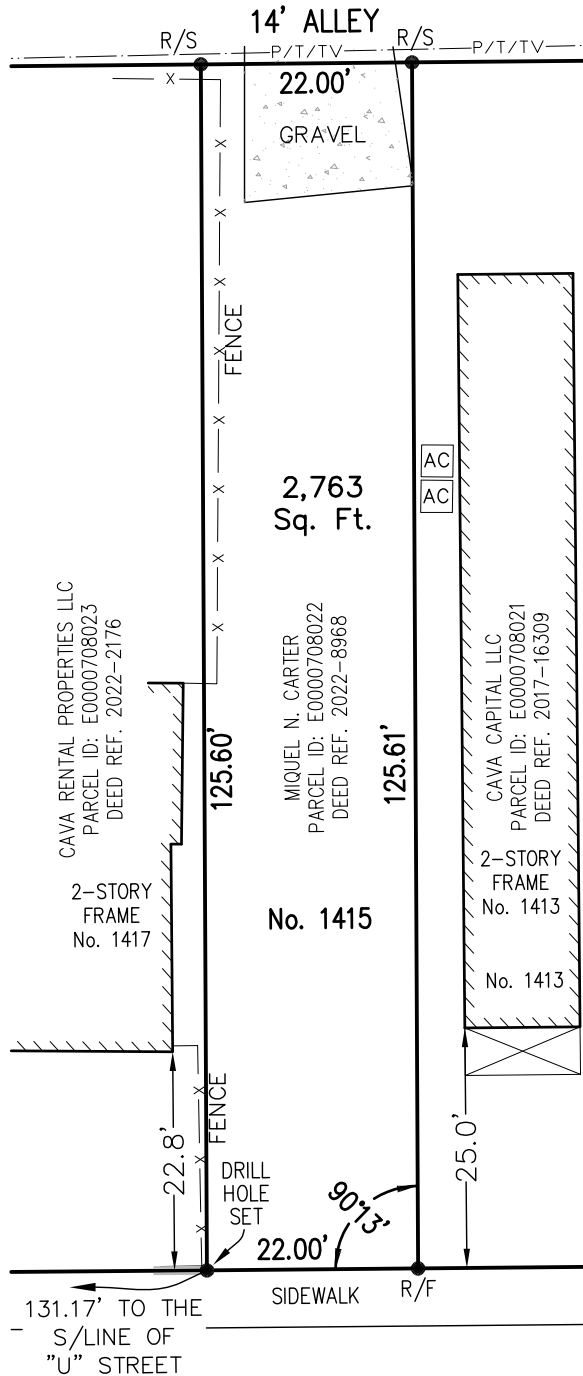
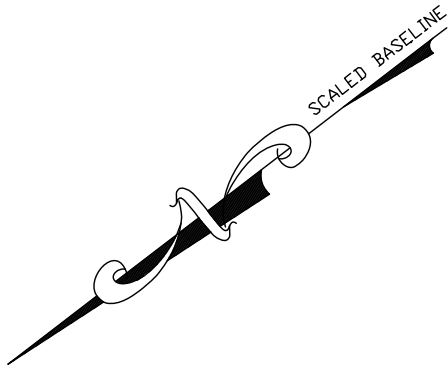
NOT FOR
 CONSTRUCTION

SET/REVISION:
 S.U.P.
 INITIAL SUBMITTAL SET

DATE/MARK:
 03.19.2024

SIDE EXT. ELEVATIONS
A2.2

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 11-28-2023 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



N 22nd Street

MAP SHOWING THE IMPROVEMENTS
ON No.1415 N 22nd Street
IN THE CITY OF RICHMOND, VA.

Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481

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DATE: 11-28-2023

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 231116052



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

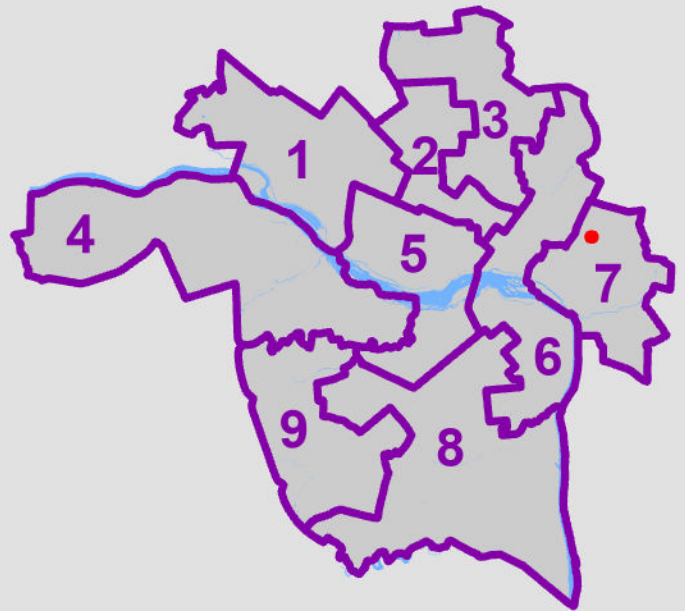
Special Use Permit

LOCATION: 1415 N 22nd Street

APPLICANT: Miquel N. Carter

COUNCIL DISTRICT: 7

PROPOSAL: To authorize the special use of the property known as 1415 N 22nd Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.



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

