

INTRODUCED: September 9, 2024

AN ORDINANCE No. 2024-249

To authorize the special use of the property known as 2009 Simpson Avenue for the purpose of up to five single-family detached dwellings, 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 2009 Simpson Avenue, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of up to five single-family detached dwellings, which use, among other things, is not currently allowed by section 30-410.4, concerning lot area and width, 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

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not 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 2009 Simpson Avenue and identified as Tax Parcel No. E010-0196/029 in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “Proposed Improvements, 2009-2017 Simpson Ave.,” prepared by Long Surveying, LLC, and dated February 7, 2024, 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 up to five single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2009 Simpson Ave, Richmond, VA,” prepared by an unknown preparer, and dated February 9, 2024, and “Proposed Improvements, 2009-2017 Simpson Ave.,” prepared by Long Surveying, LLC, and dated February 7, 2024, 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 up to five single-family detached dwellings, substantially as shown on the Plans.
- (b) No off-street parking shall be required for the Special Use.
- (c) The height of the Special Use shall not exceed two stories, substantially as shown

on the Plans.

(d) All building elevations and site improvements, including landscaping, shall be substantially as shown on the Plans. Brick, brick veneer, stone, stone veneer, masonry, vinyl, fiber cement, and engineered wood shall be permitted building siding materials. Vinyl siding shall have a minimum wall thickness of 0.044 inches, as evidenced by the manufacturer's printed literature.

(e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) Prior to the issuance of a building permit for the Special Use, the establishment of up to five residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 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) The Owner shall make improvements within the right-of-way, including the installation of a sidewalk and five street trees along Simpson Avenue and the installation of a sidewalk and three street trees along Vinton Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(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, 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-2024-0788

File ID: Admin-2024-0788

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department:

Cost:

File Created: 07/22/2024

Subject:

Final Action:

Title:

Internal Notes:

Code Sections:

Agenda Date: 09/09/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2024-0788 - AATF Ordinance,
Admin-2024-0788 - Application Documents - 2009
Simpson Avenue

Enactment Number:

Contact:

Introduction Date:

Drafter: Shaianna.Trump@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/20/2024	Matthew Ebinger	Approve	8/22/2024
1	2	8/20/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	8/20/2024	Kevin Vonck	Approve	8/27/2024
1	4	8/20/2024	Alecia Blackwell - FYI	Notified - FYI	
1	5	8/21/2024	Sharon Ebert	Approve	8/22/2024
1	6	8/21/2024	Caitlin Sedano - FYI	Notified - FYI	
1	7	8/21/2024	Jeff Gray	Approve	8/23/2024
Notes:	Approved: Out of Office				
1	8	8/21/2024	Lincoln Saunders	Approve	8/23/2024
1	9	8/23/2024	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-2024-0788

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 2009 Simpson Avenue for the purpose of up to five single-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize the construction of five single-family detached dwellings within an R-5 district. While the use is permitted, certain lot feature requirements such as lot area and width, cannot be met. A Special Use Permit is therefore required.
BACKGROUND: The property is located in the located in the Fulton neighborhood on Simpson Avenue between Vinton Street and the CSX Railroad tracks. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."
Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.
Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

The current zoning for the property is R-5 Single Family Residential. Adjacent properties are within the same R-5 District. The area is generally residential properties. The density of the proposed project is five units upon 0.36 acres or about 14 units per acre.
COMMUNITY ENGAGEMENT: Greater Fulton Civic Association was notified of the application; additional community notification will take place after introduction.
STRATEGIC INITATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan
FISCAL IMPACT: \$300 application fee.
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 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:

Matthew Ebinger, Planning Supervisor, Land Use Administration (Room 511) 646-6308

Shaianna Trump, Planner Associate, Land Use Administration (Room 511) 646-7319



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: 2009 Simpson Avenue Date: _____

Parcel I.D. #: E0100196029 Fee: \$300

Total area of affected site in acres: 0.3673

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

Zoning

Current Zoning: R-5

Richmond 300 Land Use Designation: Residential

Proposed Use

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

Lot division and construction of five (5) new single-family detached dwellings

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: (864) 3779140 Fax: ()

Email: will@bakerdevelopmentresources.com

Property Owner: ROMERO ROSELIA ROMBERO AND CEDILLO JOSE NELSON ALFARO

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: 6619 CARMEL RD

City: HENRICO State: VA Zip Code: 23228

Telephone: () Fax: ()

Email: _____

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

December 5th, 2023

Revised: February 9th, 2024

Special Use Permit Request

2009 Simpson Avenue, Richmond, Virginia

Map Reference Number: E010-0196/029

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 730

Richmond, Virginia 23219

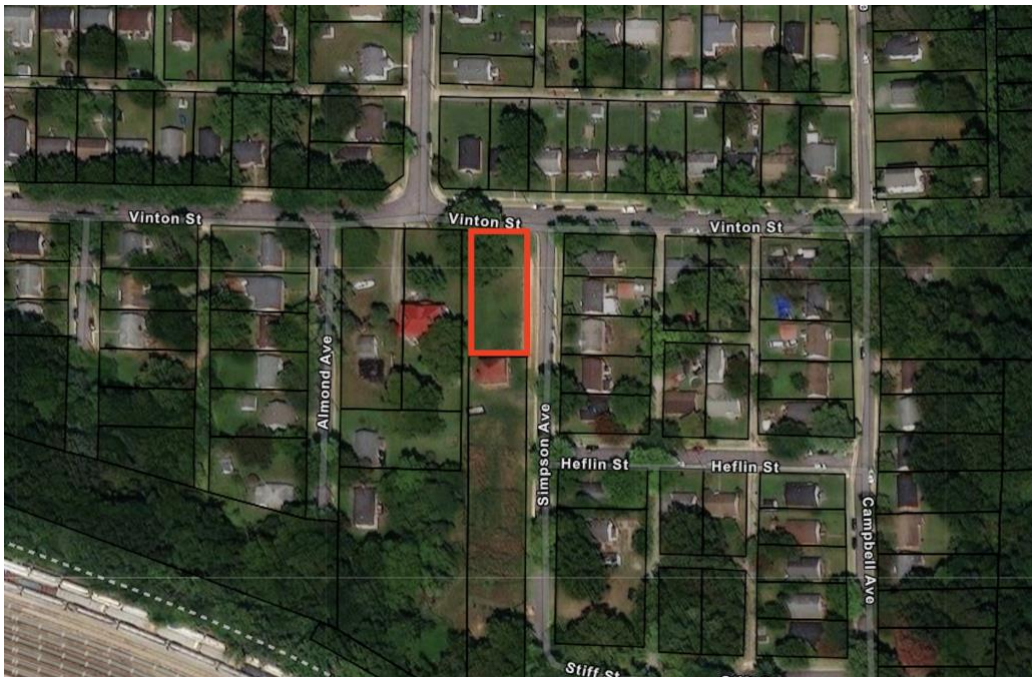
Introduction

The property owner is requesting a special use permit (the "SUP") for the parcel known as 2009 Simpson Avenue (the "Property"). The SUP would authorize the previous division from the parcel known as 5511 Simpson Avenue and the division of the currently vacant Property in order to construct five single-family detached dwellings. While the single-family detached use is permitted by the underlying R-5 Single-Family Residential zoning district, some of the R-5 feature requirements cannot be met, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject Property is located at the southwest corner of the intersection of Simpson Avenue and Vinton Street. The Property is referenced by the City Assessor as tax parcel E010-0196/029, is currently unimproved, and contains roughly 16,000 square feet of lot area. The parcel fronts both Vinton Street and Simpson Avenue and to the rear of the Property is a private parcel (5514 Almond Avenue).



The properties in the immediate vicinity are primarily developed with single-family detached dwellings. To the south and west lie several parcels which remain undeveloped. Further to the south lies a right-of-way owned by CSX which is located in Henrico County.

EXISTING ZONING

The Property and those in the immediate vicinity are zoned R-5 Single-Family Residential.

MASTER PLAN DESIGNATION

The request is consistent with the Richmond 300 Master Plan (the "Master Plan"), which 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. 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:

- 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 14.5 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."
- 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.

TRANSPORTATION

The Property is located near Williamsburg Road which is serviced by the high frequency #4 bus line and provides connection to the west toward Downtown and on to the VCU Medical Center and to the southeast toward Darbytown Road.

Proposal

PROJECT SUMMARY

The proposed development includes would authorize the previous division of the Property from 5511 Simpson Avenue and the division of the Property and construction of up to five single-family detached dwellings.

PURPOSE OF REQUEST

The Property has 75 feet of frontage along Vinton Street and 160 feet of frontage along Simpson Avenue and contains roughly 16,000 square feet of lot area. The owner is proposing to divide the Property into five lots in order to build five new single-family detached dwellings.

In exchange for the SUP, the intent of this request is to ensure the development of five high-quality single-family detached dwellings. The proposed lot sizes are compatible with the other properties in the area and the overall project will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Also, the quality assurances conditioned through the SUP will guarantee a high-quality development.

PROJECT DETAILS

The proposed dwellings are designed as two-story dwellings to be built using quality materials including cementitious siding. The floor plans have been designed to meet the needs of the current homebuyer with three bedrooms and two-and-one-half bathrooms as well as open living and kitchen areas and a primary bedroom suite with en suite bath and walk-in closet.

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. The exteriors would be clad in quality building materials including cementitious lap siding in order to ensure durability. Covered front porches would engage the street and full-width decks would provide usable outdoor living space for future occupants.

Findings of Fact

The following are factors indicated 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 for high-quality 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 special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation 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 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 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 proposed buildings are of compatible massing and spacing to the existing in the vicinity. Furthermore, the provision of a full-width decks will provide additional

usable outdoor space. 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 the proposed single-family detached dwellings. The buildings have been thoughtfully designed to provide an appropriate, high-quality residence in the neighborhood. The request offers compatibility with the City's Master Plan in terms of use and would upgrade the Property while remaining respectful to the historic development pattern in the vicinity. The proposed development would contribute to the vibrancy of the block through the addition of street life in the form of a street-oriented front porches. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



FD LETTERHEAD

The submitted plans for your commercial or multi-family project are under review with Fire & Emergency Services. Applications which only require conceptual plans will be reviewed to the appropriate level of detail for this stage of development planning.

Per the Department of Planning & Development Review, Final Subdivision Plat site plan and Building Permit architectural plan reviews require 100% construction drawings. When applicable, the following sheets should be noted in the Table of Contents of the plan set. Any symbols, fire lines, hydrants, etc. pertaining to our review should be in noted in red.

- Site Layout
- Utility Layout
- First Floor Plan
- Life Safety Plan
- Roof Plan
- Elevation Drawings

Please respond to the checklist items below **and include the corresponding sheet number when asked to provide locations** to expedite our review process. Further discussion may be necessary to provide approval from this department on your application's plans.

We reserve the right to change or amend our decisions should new evidence be discovered, site conditions change during the review period, or revisions on subsequent submissions for this application modify previously approved items which fall within our scope of review.

We look forward to working with you to design a safe project for our city's residents and visitors.

Office of the Fire Marshal
City of Richmond Fire Department
201 East Franklin Street
Richmond, VA 23219



FD LETTERHEAD
FIRE & EMERGENCY PLAN REVIEW CHECKLIST

Project Summary

1. Is this new construction or a rehabilitation project?
New Construction of five (5) single-family detached dwellings.
2. What is the height of the building(s)? How many stories?
Two (2) stories.
3. Is there an accessory parking garage or parking garage levels?
No
4. Are any levels below street level or below grade?
No

Building Occupant Egress

5. Provide locations of roof access points on the plans.
N/A
6. If there is a basement or floors below street level, provide locations for egress on the plans.
N/A
7. For projects with 6 stories or more, stairways must be noted with compass directions (North, South, etc.) and the inside of stairwells must note each floor number.
N/A
8. If a fire escape is part of the structure, it must be inspected by a design engineer and necessary repairs or replacements must be made before a Certificate of Occupancy can be issued.
N/A

Suppression Systems

9. A temporary standpipe is required on site during construction. Its operative should be on the finished floor below the next floor being constructed. Provide the location on the plans.
N/A
10. Alarm panel box. This must be in the first-floor lobby area on the street address side of the building. Provide location on the plans.
N/A
11. Knox-Box® Rapid Entry System. One is required on any new construction or renovated enclosed multi-story building. Provide the location on the plans.
N/A
12. Fire pump(s). Provide the location on the plans.
N/A
13. Command Center. This needs to be clearly marked outside of the door. Provide the location on the plans.
N/A
14. Sprinkler shut off valve. Provide the location on the plans.
N/A
15. Sprinkler connections. There should be two on either side of the building. Provide the location on the plans.
N/A



FD LETTERHEAD

Hydrants & Fire Department Connections

16. More than one hydrant may be required to support the project. How many existing hydrants are near the project? How many are proposed? Provide the locations on the plans.

N/A

17. The dedicated hydrant should be public. Special circumstances may allow for a private hydrant if an ISO Class 1 Rating can be maintained and the Department of Public Utilities approves of it. A private hydrant must also be maintained in accordance with NFPA 291 and the current Virginia Statewide Fire Prevention Code.

N/A

18. The FDC for each building. Provide the location on the plans. Signage is required around it (i.e. FDC Connection, No Parking) and curbing before it must be painted yellow. We highly recommend a Knox FDC secure system to safeguard the sprinkler system.

N/A

19. The FDC should be at least 50 feet from its dedicated hydrant, but no more than 100 feet.

N/A

Emergency Vehicle Access to Site

20. New construction projects require at least (2) two roads for emergency vehicles *to access the site* and shall comply with Chapter 5 of Statewide Virginia Fire Prevention Code Fire Service Features.

This site is bound by two public streets; as such, these public roads satisfy Chapter 5 of the Statewide Virginia Fire Prevention Code Fire Service Features.

21. Proposed or improved road surfaces used for emergency access must be able to support a minimum weight of 75,000 lbs.

This site is bound by two public streets; as such, these public roads will support the minimum weight.

22. Proposed or improved road surfaces used for emergency access must be at least 20 feet in width. In some cases, 27 feet may be required.

This site is bound by two public streets; as such, these public roads are of sufficient width.

23. Curb cuts into and around the site for emergency access must support a fire apparatus turning radii of 36' inside and 52' outside.

This site is bound by two public streets.

24. New construction projects may require *access to all sides of the building* for emergency vehicles.

N/A

Environmental Concerns

25. Are you aware of any underground storage tanks (USTs) or above ground storage tanks (ASTs) which currently hold, or may have at one time held, flammable or combustible substances? If any are discovered during land disturbance, excavation, or construction activities, they must be immediately reported to the Fire Marshal's Office. A permit is required before removal or abandonment. All documents pertaining environment reports shall be forwarded to the Fire Marshal's Office.

Noted. The owner is not currently aware of any such tanks.

26. Are you aware of any environmental concerns that need to be mitigated before construction, i.e. leaks, spills, etc.?

No, The owner is not currently aware of any environmental concerns.

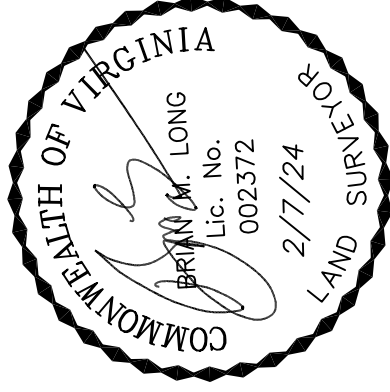
27. Will this project involve any rock blasting? A rock blasting permit shall be obtained from the Fire Marshal's Office.

No, this project will not involve any rock blasting.

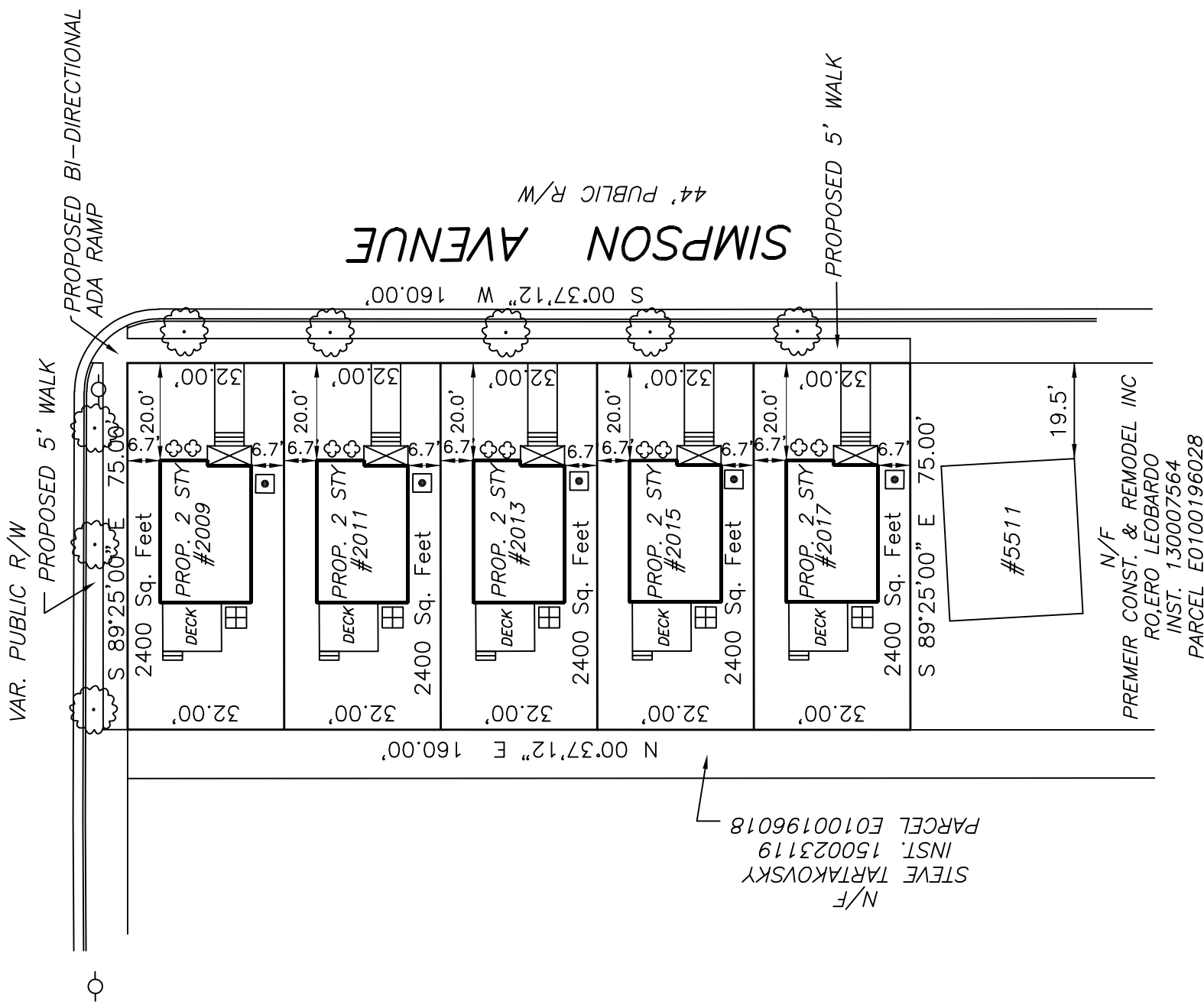
ADDRESS: 2009 VINTON STREET
 PARCEL: E0100196029
 ZONED R-5

- ⊕ PROPOSED NATIVE / NON-INVASIVE BUSH
- ◻ PROPOSED TRASH/ RECYCLE W/SCREENING
- ▣ PROPOSED AC W/SCREENING

PROPOSED DICIDUOUS TREE PER APPROVED URBAN FORESTRY LIST



VINTON STREET



N/F
 STEVE TARTAKOVSKY
 INST. 150023119
 PARCEL E0100196018

N/F
 PREMEIR CONST. & REMODEL INC
 RO,ERO LEOBARDO
 INST. 130007564
 PARCEL E0100196028

PROPOSED IMPROVEMENTS 2009-2017 SIMPSON AVE.

LONG SURVEYING, LLC
 4650 FACTORY MILL ROAD
 MAIDENS, VA 23012
 804-314-5620

CITY OF RICHMOND
 VIRGINIA
 FEB. 7, 2024
 SCALE: 1"=30'

nnal farodok@gmail.com



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

2,000

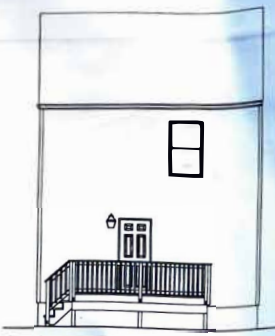
THIS STRUCTURE HAS BEEN DESIGNED IN COMPLIANCE WITH:
USBC/IRC SECTION R602.10 Continuous Wood Structural Sheathing; 2012 VRC- CS-48P
2012 North Carolina Residential Code 602.10 Continuous Sheathing
2015 IRC/South Carolina Residential Code 602.10 Continuous Sheathing
Tennessee; 2009 IRC

HVAC DISCLAIMER: DUCT WORK MAY BE ADJUSTED OR ADDED TO ASSURE OPTIMUM EFFICIENCY
AS DETERMINED BY PROFESSIONAL/EXPERT IN TRADE

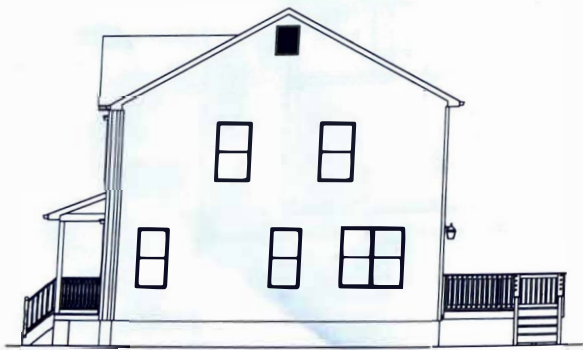
Plans may include optional items that are not included in the house purchase price unless expressly provided for in the contract.
Elevations are included for illustrative purposes only and may vary from the actual construction practices of the builder.

Rachel		
2009 Simpson Ave		
Richmond, VA		
2.9.2024		1

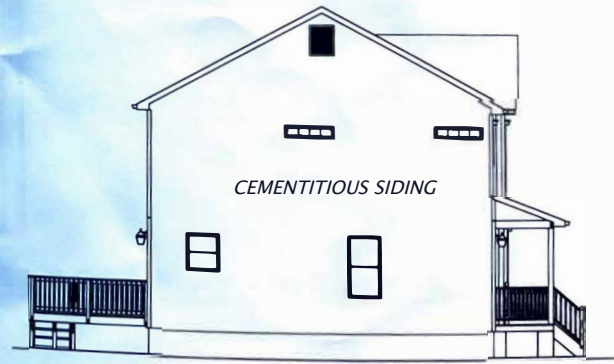
2009 Simpson Ave
 Richmond, VA
 2.9.2024



REAR ELEVATION
 SCALE: 3/32" = 1'-0"

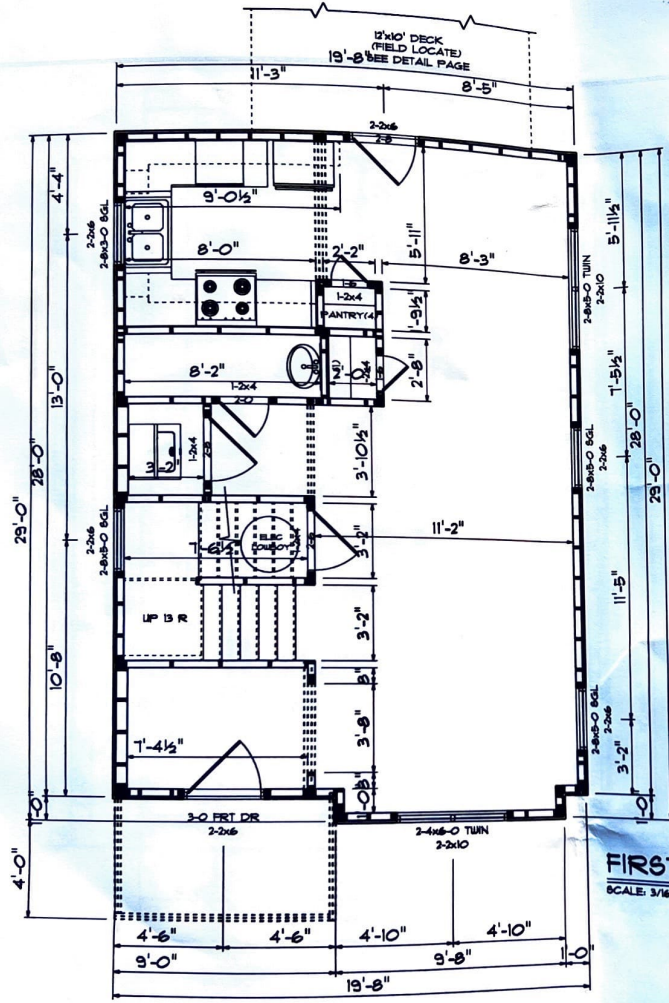


RIGHT ELEVATION
 SCALE: 3/32" = 1'-0"



LEFT ELEVATION
 SCALE: 3/32" = 1'-0"

REVISIONS



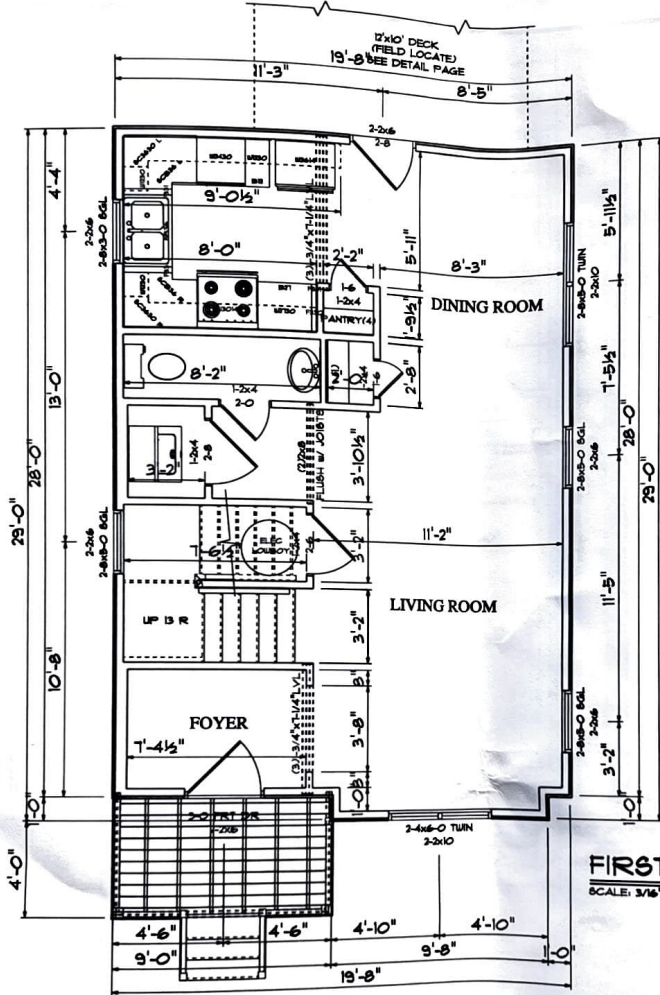
FIRST FLOOR PLAN - 560.3 sq ft.
SCALE: 3/16" = 1'-0"

2009 Simpson Ave
Richmond, VA
2-9-2024

REVISIONS

NO.	DESCRIPTION

F1

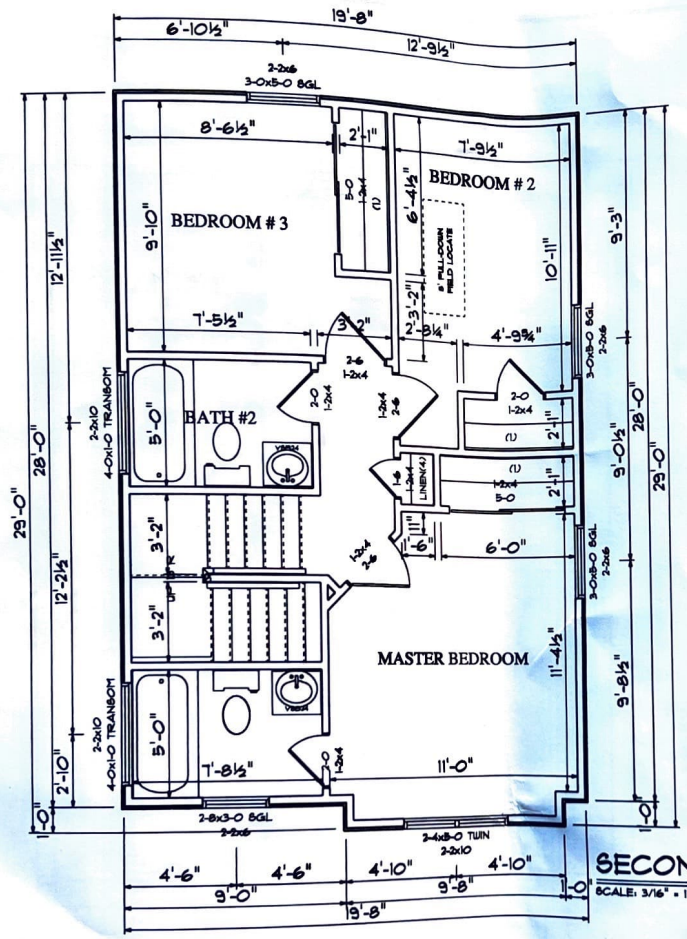


FIRST FLOOR PLAN - 560.3 sq ft.
 SCALE: 3/16" = 1'-0"

2009 Simpson Ave
 Richmond, VA
 2.9.2024

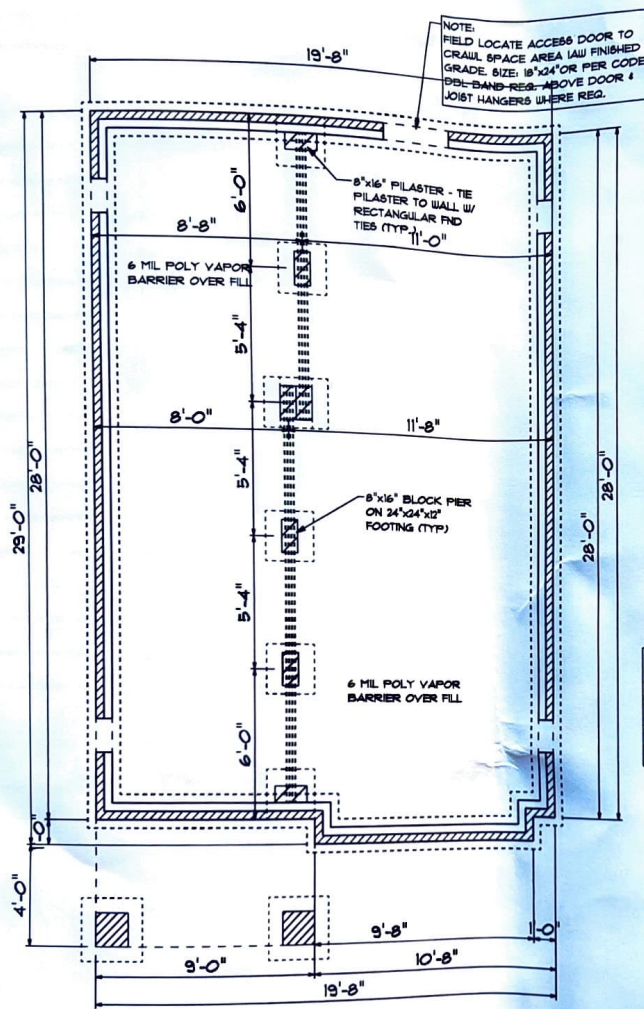
REVISIONS

NO.	DESCRIPTION



SECOND FLOOR PLAN -560.3 sq ft.
SCALE: 3/16" = 1'-0"

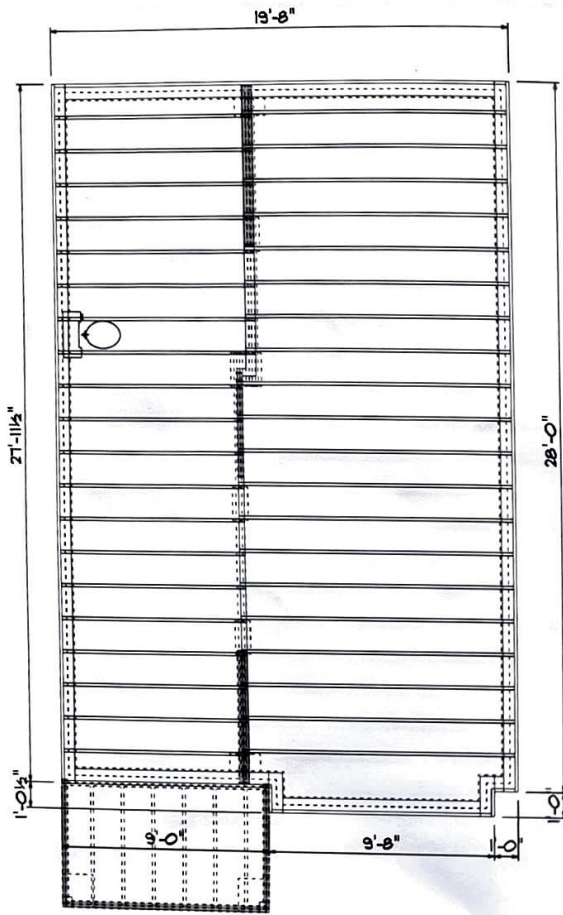
NO.	REVISIONS



NOTE:
FIELD LOCATE ACCESS DOOR TO
CRAWL SPACE AREA LAW FINISHED
GRADE. SIZE: 18"x24" OR PER CODE.
SILL-BANDS REQ. ABOVE DOOR &
JOIST HANGERS WHERE REQ.

NOTE:
1. SALT TREATED MATERIAL TO BE AT FRONT
STOOP/PORCH, ALL EXT. DOORS, AND ALL WOOD
DECKS OR STOOPS.
2. WHEN APPLICABLE, HEIGHT OF CONC. STOOP(S) IS TO
BE FIELD VERIFIED IN ACCORDANCE W/ FINISHED GRADE
AND IS NOT TO EXCEED 8" FROM TOP OF SLAB TO
DOOR THRESHOLD. 3500 PSI AIR ENTRAINED CONC MIN.

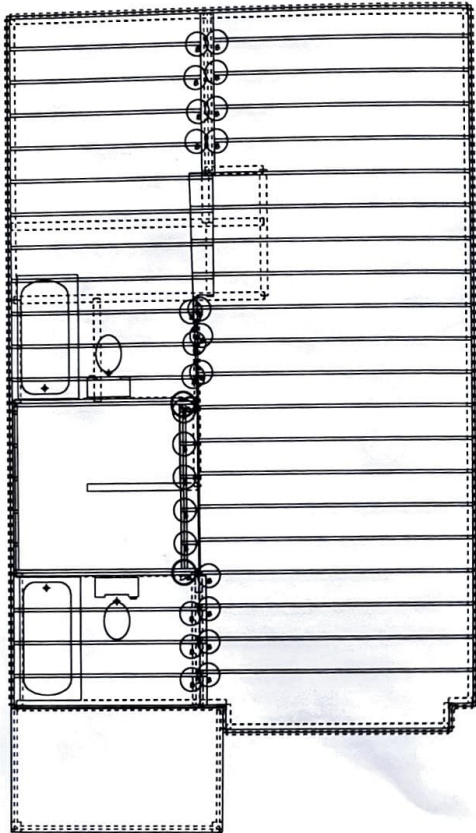
FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



FIRST FLOOR JOIST PLAN
 SCALE: 3/16" = 1'-0"

2009 Simpson Ave
 Richmond, VA
 2.9.2024

REVISIONS



SECOND FLOOR JOIST PLAN

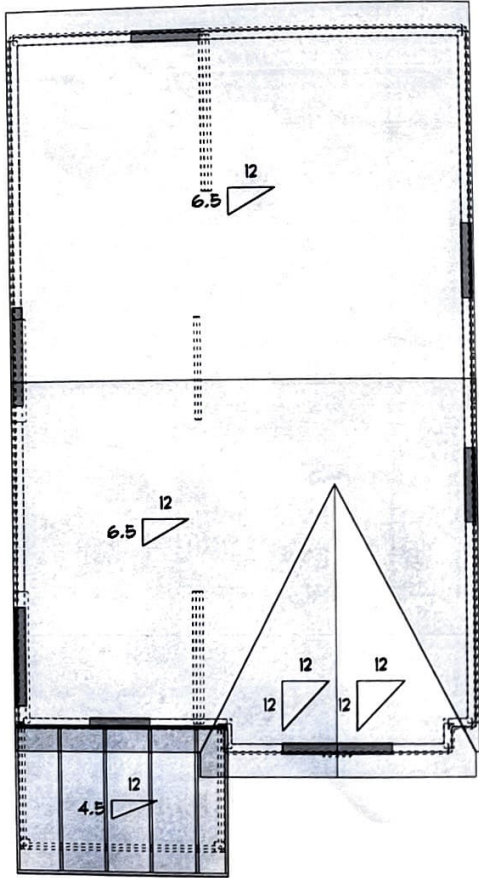
SCALE: 3/16" = 1'-0"

2009 Simpson Ave
Richmond, VA
2.9.2024

REVISIONS

NO.	DESCRIPTION

7

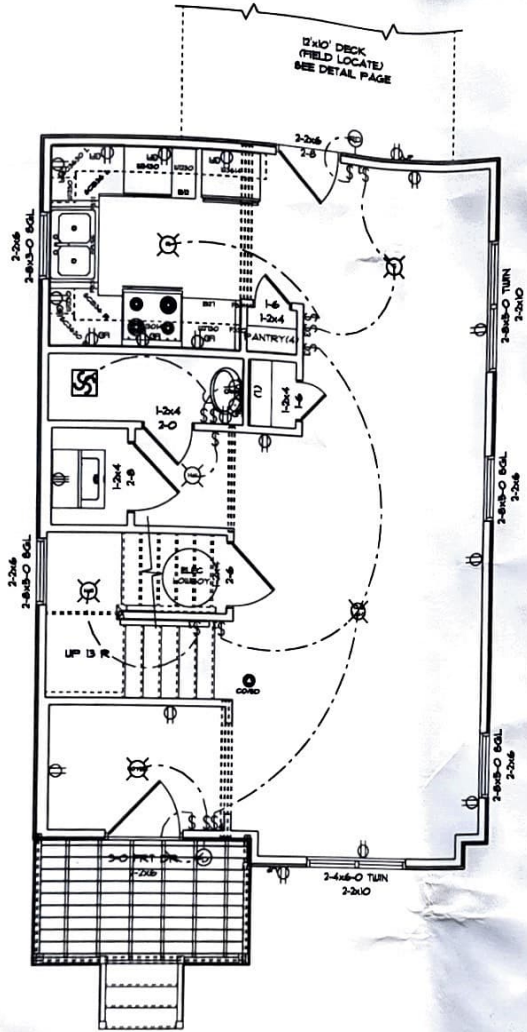


ROOF TRUSS PLAN
SCALE: 3/16" = 1'-0"

2009 Simpson Ave
Richmond, VA
2.9.2024

REVISIONS

NO.	DESCRIPTION



ELECTRICAL FLOOR 1

SCALE: 3/16" = 1'-0"

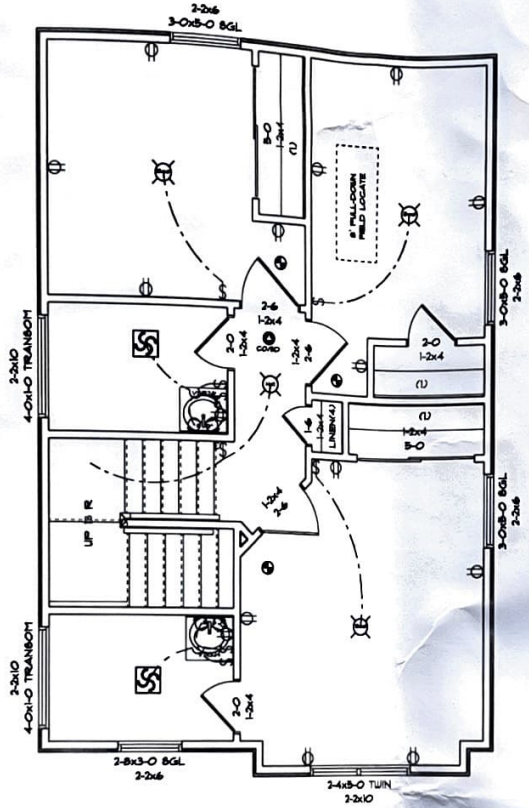
REVISIONS

NO.	DESCRIPTION

Legend area for symbols used in the floor plan, consisting of a grid for listing symbols and their corresponding descriptions.

REVISIONS

E2



ELECTRICAL FLOOR 2

SCALE: 3/16" = 1'-0"