

INTRODUCED: November 12, 2019

AN ORDINANCE No. 2019-326

To authorize the special use of the property known as 2110 P Street for the purpose of a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: DEC 9 2019      AT 6 P.M.

WHEREAS, the owner of the property known as 2110 P Street, which is situated in a R-63 Multifamily Urban Residential District, desires to use such property for the purpose of a multifamily dwelling containing up to four dwelling units, which use, among other things, is not currently allowed by sections 30-419.5(5), concerning lot area and width, 30-419.6(2)(b), concerning side yards, and 30-710.1, concerning off-street parking, of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2019), 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

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:      DEC 09 2019      REJECTED: \_\_\_\_\_      STRICKEN: \_\_\_\_\_

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 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 (2015), 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 2110 P Street and identified as Tax Parcel No. E000-0468/017 in the 2019 records of the City Assessor, being more particularly shown on a survey entitled “Survey and Plat of The Property Known as #2110 ‘P’ Street in the City of Richmond, VA,” prepared by Edwards, Kretz, Lohr & Associates, PLLC, and dated April 9, 2018, provided as an inset on sheet C-101 of the plans entitled “Quadplex Development, 2110 P Street - Richmond, VA 23223,” prepared by Penn & Co., dated March 2, 2019 and last revised April 19, 2019, 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 multifamily dwelling containing up to four dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Quadplex Development, 2110 P Street -Richmond, VA 23223,” prepared by Penn & Co., dated March 2, 2019, and last revised April 19, 2019, 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 multifamily dwelling containing up to four dwelling units, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed the height as shown on the Plans.

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

(d) No fewer than three on-site parking spaces shall be provided for the use of the Property, substantially shown on the Plans.

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

§ 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 (2015), 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 a street tree along P 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 that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, 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 (2015), 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 (2015), 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 (2015), 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

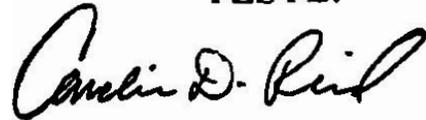
otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 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 730 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.

**A TRUE COPY:**

**TESTE:**

A handwritten signature in black ink that reads "Carlin D. Reed". The signature is written in a cursive, flowing style.

**City Clerk**

# City of Richmond

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

## Item Request

File Number: PRE.2019.350

Received

RECEIVED

OCT 06 2019

OCT 15 2019

Office of the  
Chief Administrative Officer

4-9285

OFFICE OF THE CITY ATTORNEY

### O & R Request

**DATE:** October 14, 2019

**EDITION:** 1

**TO:** The Honorable Members of City Council

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

SS 11/6/19

**THROUGH:** Lenora G. Reid, Acting Chief Administrative Officer

10/14/2019

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

SS  
[Signature]

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

**RE:** To authorize the special use of the property known as 2110 P Street for the purpose of a multi-family dwelling containing no more than four dwelling units, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_

**PURPOSE:** To authorize the special use of the property known as 2110 P Street for the purpose of a multi-family dwelling containing no more than four dwelling units, upon certain terms and conditions.

**REASON:** The applicant is proposing to construct a four-unit multi-family dwelling with off-street parking. The property is currently located in the R-63 Urban Residential District which permits multi-family buildings. However, the application does not satisfy all of the site or off-street parking requirements within the R-63 District. Specifically, the application does not satisfy sections 30-419.5(5), 30-419.6(2)b, and 30-710.1 regarding lot area, side yard widths, and off-street parking, respectively. A special use permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its December 2, 2019, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of a vacant, 3,875 SF (.09 acre) parcel of land. The property is located in the City's East Planning District in the Fairmont neighborhood, on P Street between North 21st and North 22nd Streets.

The City of Richmond's current East Planning District Land Use Plan designates a land use category for the subject property as Mixed-Use Residential. "Primary uses include single-, two-, and multi-family dwellings, live/work units and neighborhood serving commercial uses developed in a traditional urban form. These commercial uses are limited in location, type and scale and are intended to provide for the convenience of urban neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside the neighborhood. Typical zoning classification that may accommodate this land use category: R-63 and R-8" (City of Richmond Master Plan). No residential density is specified for this land use designation. The density of the parcel if developed as proposed would be approximately 44 units per acre.

The property is a part of a larger R-63 District. A mix of single-, two-, and multi-family residential and vacant land uses are present in the area, with some institutional and commercial land uses present as well.

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

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$1,800 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** November 12, 2019

**CITY COUNCIL PUBLIC HEARING DATE:** December 9, 2019

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
December 2, 2019

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

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

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

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734

# QUADPLEX DEVELOPMENT

2110 P STREET - RICHMOND, VA 23223



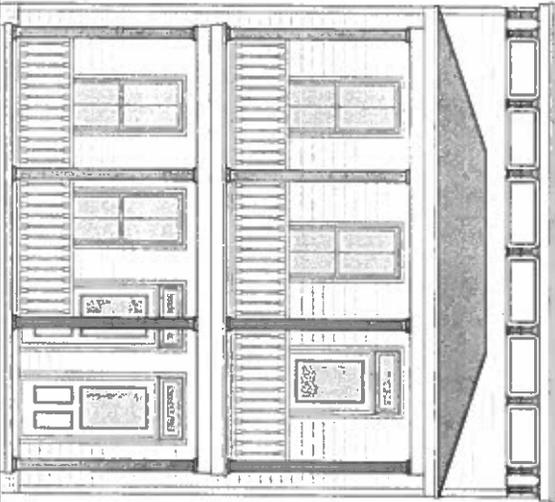
**PENN & CO.**

P.O. BOX 441  
FAIRFAX, VA 22034

Phone: (703) 679-4582

### SQUARE FOOTAGE CALCULATIONS

| ELEVATION      | ITALIANTATE    | AREA        | UNFINISHED   |
|----------------|----------------|-------------|--------------|
| UNIT 101 & 201 | 1,150 SF EACH  | FRONT PORCH | 168 SF EACH  |
| UNIT 102 & 202 | 690 SF EACH    | REAR PORCH  | 138 SF EACH  |
| TOTAL          | 3,680 SF TOTAL | TOTAL       | 612 SF TOTAL |



VICINITY MAP

**BUILDING CODE:**  
PROJECT SHALL COMPLY TO THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE

**COMMISSION OF ARCHITECTURAL REVIEW PROJECT NUMBER:**

**RICHMOND CITY ORDINANCE:**

**ZONED R4D**

**SETBACKS: FRONT YARD: 15' SIDEYARD**

**DESIGNED OVERHANG: 14'9" ST.**

**MAX OVERHANG: 8'5"**

**DESIGNED HEIGHT: 2-STORIES, 28' 6"**

**LOT SIZE & COVERAGE:**

**LOT AREAS: 1,078 SF.**

**DESIGNED OVERHANG: 14'9" ST.**

**MAX OVERHANG: 8'5"**

**DESIGNED OVERHANG: 14'9" ST.**

USEABLE OPEN SPACE: 1,241 SF  
MAX: 2,201 SF (1,875 SF + 326 SF OPEN UN. REQUIRED)



PENN & CO.  
Architectural Firm



MATT JARREAU  
Architectural Firm

2110 P STREET QUADPLEX

RICHMOND, VIRGINIA 23223

COVERSHEET

C-001

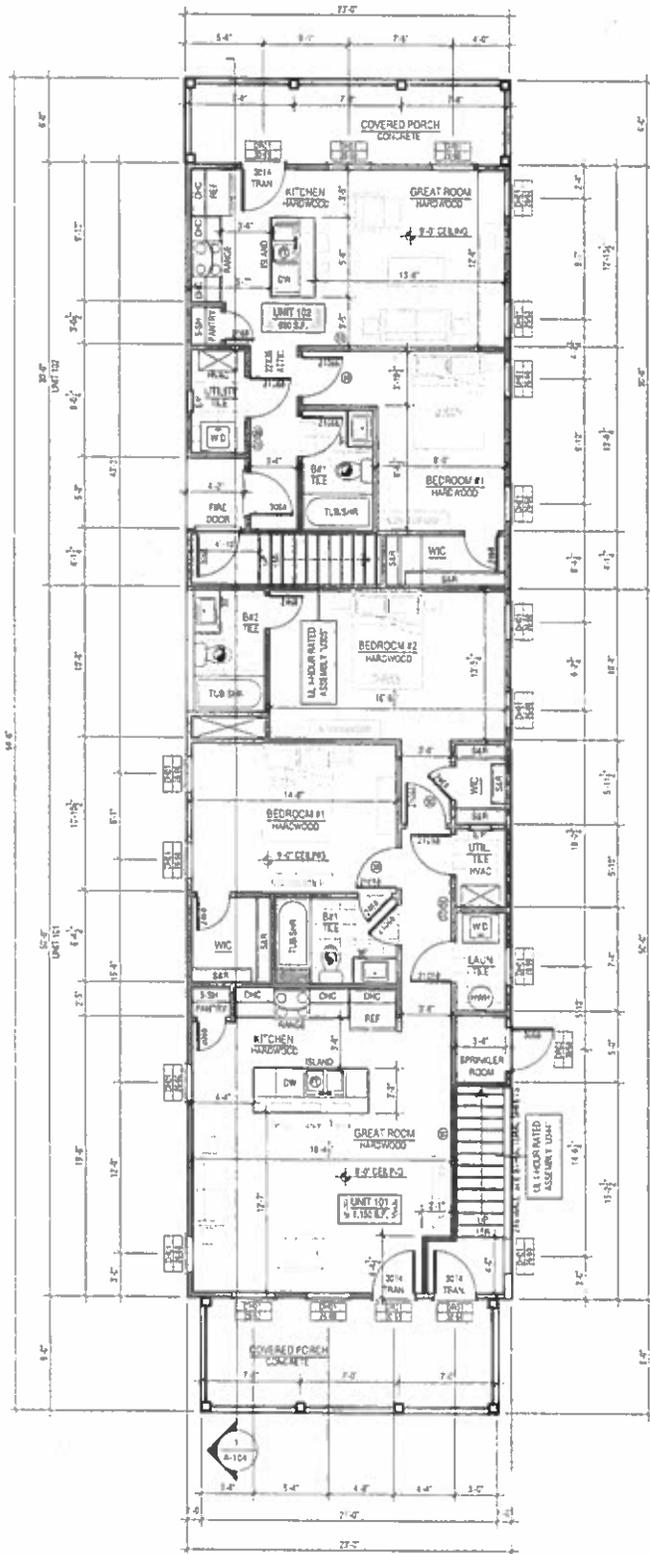
### SYMBOL LEGEND

- △ COLUMN TAG
- BEAM TAG
- ◊ FOOTING TAG
- DN/UP → STAIR TAG
- POINT LOAD
- SECTION CUT PLANE
- POINT OF VIEW SHEET NUMBER
- DETAIL LETTER
- POINT OF VIEW SHEET NUMBER
- DETAIL TAG
- SECTION NUMBER
- POINT OF VIEW SHEET NUMBER
- SECTION TAG

### SHEET INDEX

| NO. | DESCRIPTION     |
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| 3   | FLOOR PLAN      |
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| 5   | REAR ELEVATION  |
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| 7   | SECTION 2-2     |
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| 105 | SECTION 100-100 |





FIRST FLOOR PLAN

- STAIR RISERS NOT TO EXCEED 8 1/4" PER CODE  
TREADS TO BE 8" MIN. WITH 1" NOSING
- HANGERS & PICKETS:  
30" HIGH HANGERS @ ALL STAIRS, 30" RAILING  
@ ALL BALCONIES PICKETS SPACED TO NOT  
ALLOW A 4" SPHERE TO PASS THROUGH
- LAUNDRY VENT LENGTH ON DUCT  
ALL DRYWALL TO BE 1/2"
- ① = FIRE EXTINGUISHER TO BE LOCATED IN  
CABINET UNDER KITCHEN SINK
- ② = BATH FAN VENT TO EXTERIOR
- ③ = CARBON MONOXIDE DETECTOR
- ④ = SMOKE DETECTOR

PLAN AND FRAMING NOTES

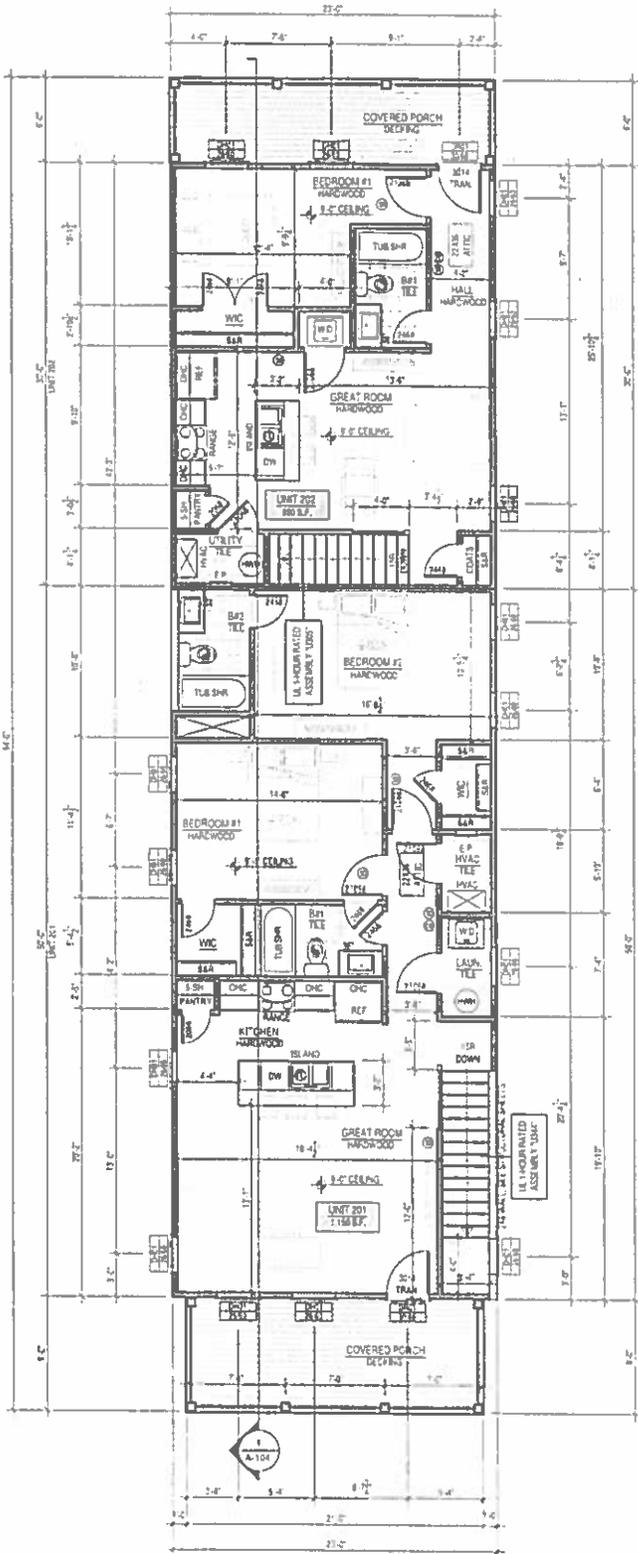
- ALL WALL FRAMING TO BE 2X4'S AT 16" OC UNLESS OTHERWISE NOTED.
- ALL INTERIOR AND EXTERIOR WALLS SHOWN ARE 4-1/2" THICK (FINISHED) UNLESS OTHERWISE NOTED.
- ALL WINDOW AND DOOR HEADS TO BE 23/8" WITH 1/2" JACK STUDS UNLESS OTHERWISE NOTED.
- INTERIOR DOORS ON CLOSE PROXIMITY TO A PERPENDICULAR WALL ON THE HINGE SIDE TO MAINTAIN 4" CLEAR FROM JAMB TO ADJACENT PERPENDICULAR WALL SURFACE. COORDINATE THIS DIMENSION WITH DOOR MANUFACTURER.
- CLOSET DOORS (SINGLE AND DOUBLE TYPE) ARE TO BE CENTERED WITHIN THE CLOSET. THEY SERVIE DOOR SIZES PROVIDED AND WINDOWS DIMENSIONS ARE NOMINAL. COORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURER/INSTALLERS REQUIREMENTS AND CLEARANCES.
- PROVIDE WOOD BLOCKING IN 2X4 FRAMING AT ALL BUILT-IN CABINETS LOCATIONS. REQUIRED GRAB BAR LOCATIONS, CLOSET SHELVING, AND WALL MOUNTED TV LOCATIONS.
- CLOSETS AND OTHER SURFACES NOT CALLED OUT OTHERWISE ABOVE FLOOR, WALL, AND CEILING MATERIALS AND FINISHES TO MATCH THE SPACE THEY ARE ACCESSED FROM. REFER TO PLANS FOR ANY DESCRIPTION OF FLOORING BETWEEN THESE SPACES.
- ALL TYPE B LAVATORIES HAVE EITHER OPEN KNEE SPACE BELOW OR CABINETS WITH RETRACTABLE DOORS OR REMOVABLE BASES.
- FIRE DOOR TO UNIT 101 TO BE 3 HOUR FIRE RATED DOOR TO BE EQUIPPED WITH FIRE LISTED HARDWARE AND HAVE STEEL BEARING TYPE HINGES.

- FIRE RATED STAIR WELLS SHALL  
STAIR WELLS FIRE RATED TO BE 1 HOUR RATED ASSEMBLY UOLC.  
SEE SHEET A-103
- FIRE RATED FLOOR CEILING  
CEILING TO BE 1 HOUR RATED 1 HOUR FIRE RATED CEILING ASSEMBLY E  
SEE SHEET A-125

ADA BATH AT FIRST FLOOR UNIT 101



|   |               |   |                |   |   |               |         |   |               |         |   |              |         |   |               |         |   |               |        |
|---|---------------|---|----------------|---|---|---------------|---------|---|---------------|---------|---|--------------|---------|---|---------------|---------|---|---------------|--------|
| <p>2110 P STREET QUADPLEX</p> <p>RICHMOND, VIRGINIA 23233</p> <p>FIRST FLOOR PLAN</p> |               | <p>HOUSTON REALTY</p> <p>MATT JARREAU</p> | <p>PENNICO</p> | <table border="1"> <tr> <td>5</td> <td>PLAT REVISION</td> <td>4-19-10</td> </tr> <tr> <td>4</td> <td>PLANS REVISED</td> <td>4-15-10</td> </tr> <tr> <td>3</td> <td>PERMIT PLANS</td> <td>3-17-10</td> </tr> <tr> <td>2</td> <td>CLIENT REVIEW</td> <td>3-10-10</td> </tr> <tr> <td>1</td> <td>CLIENT REVIEW</td> <td>3-2-10</td> </tr> </table> | 5 | PLAT REVISION | 4-19-10 | 4 | PLANS REVISED | 4-15-10 | 3 | PERMIT PLANS | 3-17-10 | 2 | CLIENT REVIEW | 3-10-10 | 1 | CLIENT REVIEW | 3-2-10 |
| 5   | PLAT REVISION | 4-19-10                                   |                |   |   |               |         |   |               |         |   |              |         |   |               |         |   |               |        |
| 4   | PLANS REVISED | 4-15-10                                   |                |   |   |               |         |   |               |         |   |              |         |   |               |         |   |               |        |
| 3   | PERMIT PLANS  | 3-17-10                                   |                |   |   |               |         |   |               |         |   |              |         |   |               |         |   |               |        |
| 2   | CLIENT REVIEW | 3-10-10                                   |                |   |   |               |         |   |               |         |   |              |         |   |               |         |   |               |        |
| 1   | CLIENT REVIEW | 3-2-10                                    |                |   |   |               |         |   |               |         |   |              |         |   |               |         |   |               |        |



SECOND FLOOR PLAN

2" AIR RISERS NOT TO EXCEED 8 1/4" PER CODE  
TREATS TO BE 8" AIRL WITH 1" GASKET

HANGERS & POCKETS:  
30" HIGH HANGERS @ ALL STAIRS, W/ RAILING  
@ ALL BALCONY'S POCKETS SPACED TO NOT  
ALLOW A 4" SPHERE TO PASS THROUGH.

LABEL DRYER VENT LENGTH ON DUCT  
ALL DRYWALL TO BE 1/2"

① = FIRE EXTINGUISHER TO BE LOCATED IN  
CABINET UNDER KITCHEN SINK

⊕ = BATH FAN VENTED TO EXTERIOR

Ⓢ = CARBON MONOXIDE DETECTOR

Ⓣ = SMOKE DETECTOR

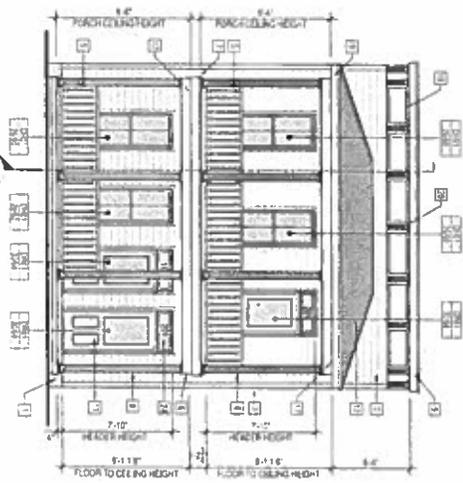
FINANCING NOTES

1. ALL WALL FRAMING TO BE 2X4S AT 16" OC UNLESS OTHERWISE NOTED.
2. ALL INTERIOR AND EXTERIOR WALLS SHD FIN ARE 4 1/2" THICK FINISHED UNLESS OTHERWISE NOTED.
3. ALL WINDOW AND DOOR HEADERS TO BE 2X8S WITH (1) JACK STUDS UNLESS OTHERWISE NOTED.
4. WINDOW DOORS IN CLOSE PROXIMITY TO A PERPENDICULAR WALL ON THE INSIDE SIDE TO HAVE AN 4" CLEAR FROM JAMB TO ADJACENT PERPENDICULAR WALL SURFACE, COORDINATE THIS DIMENSION WITH DOOR SURROUND TRIM.
5. CLOSED DOORS (SINGLE AND DOUBLE TYPE) ARE TO BE 2" MIN WITHIN THE CLOSET THEY SERVE. DOOR SIZES PROVIDED AND WINDOWS DIMENSIONS ARE NOMINAL. COORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURER'S INSTALLER'S REQUIREMENTS AND CLEARANCES.
6. PROVIDE WOOD BLOCKING IN 2X4 FRAMING AT ALL BUILT-IN CABINETS IN LOCATIONS REQUIRED GRAB BAR LOCATIONS, CLOSET BENCHES, AND WALL MOUNTED TV LOCATIONS.
7. CLOSETS AND OTHER SURFACES NOT CALLED OUT OTHERWISE HAVE FLOOR, WALL AND CEILING MATCH MATERIALS AND FINISHES TO MATCH THE SPACE THEY ARE ACCESSED FROM. REFER TO PLANS FOR ANY INTERSECTION OF FLOORING BETWEEN THESE SPACES.
8. ⊕ INDICATES 5/8" DIA. GRAB BARS. PROVIDE BLOCKING.
9. ALL TYPE B LAVATORIES HAVE EITHER OPEN KNEE SPACE BELOW OR CABINETS WITH RETRACTABLE DOORS OR REMOVABLE BASES.

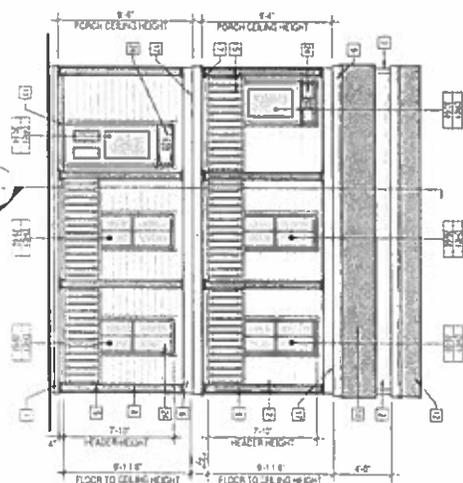
PENNY CO.  
A MEMBER OF THE PENNY GROUP  
1215 WEST 10TH STREET, SUITE 100  
RICHMOND, VIRGINIA 23220  
TEL: (804) 781-1111  
WWW.PENNYCO.COM

|       |                        |               |                             |  |         |               |         |
|-------|------------------------|---------------|-----------------------------|--|---------|---------------|---------|
| A-102 | 2110 P STREET QUADPLEX |               | <br>MATT JARREAU<br>REALTOR | <br>1215 WEST 10TH STREET, SUITE 100<br>RICHMOND, VIRGINIA 23220<br>TEL: (804) 781-1111<br>WWW.PENNYCO.COM | 5       | PLAT REVISION | 4-19-19 |
|       | 4                      | PLANS REVISED |                             |  | 4-15-19 |               |         |
|       | 3                      | PERMIT PLANS  |                             |  | 3-17-19 |               |         |
|       | 2                      | CLIENT REVIEW | 3-10-19                     |  |         |               |         |
|       | 1                      | CLIENT REVIEW | 3-2-19                      |  |         |               |         |

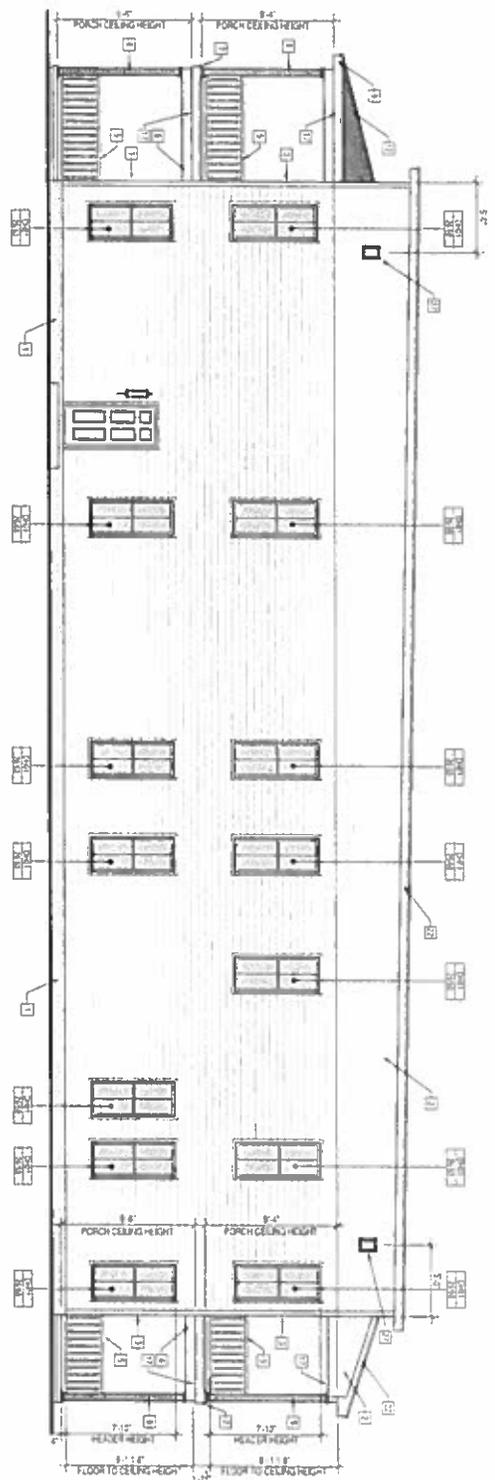
**FRONT ELEVATION**



**REAR ELEVATION**



**RIGHT ELEVATION**



PIENNIG C.O.  
 1000 W. 10th Street  
 Richmond, VA 23224  
 (804) 644-1111  
 www.piennig.com

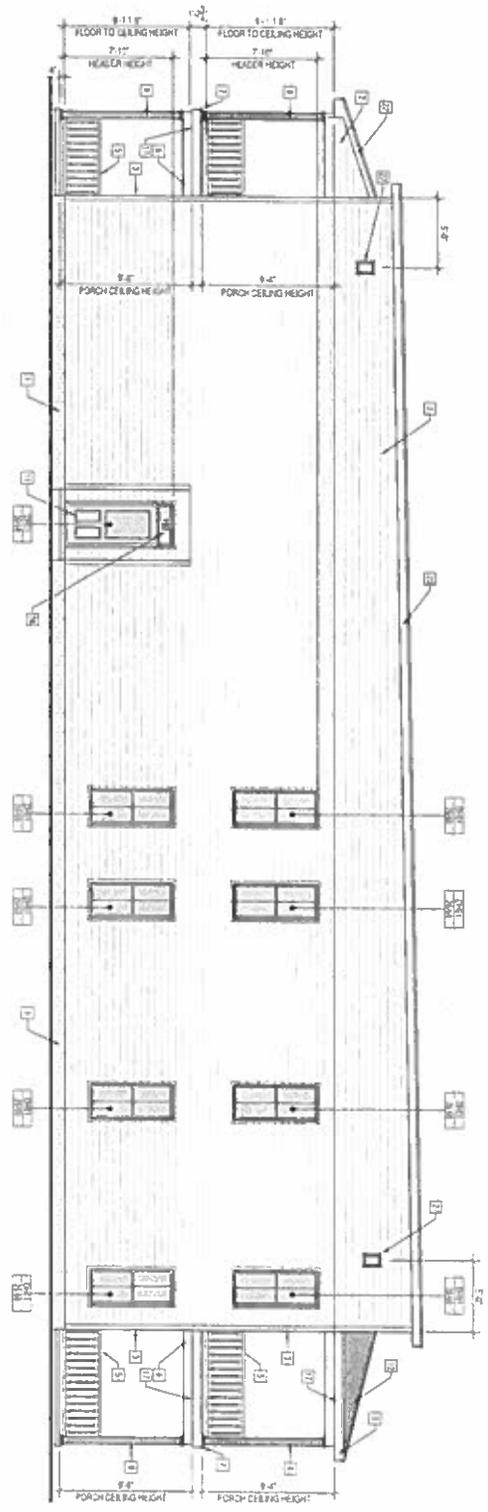
|   |               |         |
|---|---------------|---------|
| 5 | PLAT REVISION | 4-19-19 |
| 4 | PLANS REVISED | 4-15-19 |
| 3 | PERMIT PLANS  | 3-17-19 |
| 2 | CLIENT REVIEW | 3-10-19 |
| 1 | CLIENT REVIEW | 3-2-19  |

PIENNIG C.O.  
 1000 W. 10th Street  
 Richmond, VA 23224  
 (804) 644-1111  
 www.piennig.com

HOUSTON'S REALTY  
 MATT JARREAU  
 REALTOR

**2110 P STREET QUADPLEX**  
 RICHMOND, VIRGINIA 23233  
 FRONT REAR AND RIGHT ELEVATIONS

A-201



**LEFT ELEVATION**

- BUILDING MATERIAL LIST**
- 1 BRICK VENEER TO GRADE, TYP.
  - 2 FLOORING: 1/2" OAK HORIZONTAL PLANK, 1/4" GROUT, 1/2" SAND, 1/2" FINISH
  - 3 1/2" OAK HORIZONTAL PLANK AT CORNERS
  - 4 PVC BRACKET WITH 1/2" FINISH
  - 5 WOOD TRUSSED WALL, 1/2" OAK, 1/2" FINISH
  - 6 WOOD TRUSSED PORCH RAFTERS
  - 7 1/2" OAK TRUSSED W/ PAINTED BAL. UP TRAIL AT PORCH BAND BOARD
  - 8 1/2" OAK TRUSSED WOOD TRAIL FLOOR
  - 9 1/2" OAK WOOD TRUSSED TRUSS & BOARD SUBFLOOR
  - 10 STEEL DOOR IN TYPICAL AND PAINTED WOODS SUBFLOOR
  - 11 1/2" OAK TRUSSED
  - 12 BRICK VENEER TYP.
  - 13 WOOD LATH & PLASTER
  - 14 DECORATIVE TYPICAL WINDOW
  - 15 1/2" OAK TRUSSED W/ PAINTED BAL. UP TRAIL
  - 16 1/2" OAK TRUSSED WOOD TRAIL FLOOR
  - 17 1/2" OAK TRUSSED WOOD TRAIL FLOOR
  - 18 1/2" OAK TRUSSED WOOD TRAIL FLOOR
  - 19 1/2" OAK TRUSSED WOOD TRAIL FLOOR
  - 20 1/2" OAK TRUSSED WOOD TRAIL FLOOR
  - 21 1/2" OAK TRUSSED WOOD TRAIL FLOOR
  - 22 1/2" OAK TRUSSED WOOD TRAIL FLOOR
  - 23 1/2" OAK TRUSSED WOOD TRAIL FLOOR
  - 24 1/2" OAK TRUSSED WOOD TRAIL FLOOR
  - 25 1/2" OAK TRUSSED WOOD TRAIL FLOOR
  - 26 1/2" OAK TRUSSED WOOD TRAIL FLOOR
  - 27 1/2" OAK TRUSSED WOOD TRAIL FLOOR
  - 28 1/2" OAK TRUSSED WOOD TRAIL FLOOR
  - 29 1/2" OAK TRUSSED WOOD TRAIL FLOOR
  - 30 1/2" OAK TRUSSED WOOD TRAIL FLOOR

**PENNY CO**  
 10000 W. WOODBRIDGE BLVD.  
 SUITE 100  
 RICHMOND, VA 23233  
 (800) 888-8888

|  |               |   |  |
|--|---------------|---|--|
| 2110 P STREET QUADPLEX                             |               | RICHMOND, VIRGINIA 23233  |  |
| LEFT ELEVATION & BUILDING MATERIAL LIST            |               |   |  |
| <b>HOUSTON'S REALTY</b><br>MATT JARREAU<br>REALTOR |               | <b>PENNY CO</b><br>10000 W. WOODBRIDGE BLVD.<br>SUITE 100<br>RICHMOND, VA 23233<br>(800) 888-8888 |  |
| 5  | PLAT REVISION | 4-18-19   |  |
| 4  | PLANS REVISED | 4-15-19   |  |
| 3  | PERMIT PLANS  | 3-17-19   |  |
| 2  | CLIENT REVIEW | 3-16-19   |  |
| 1  | CLIENT REVIEW | 3-2-19  |  |

A-201

|   |                |          |
|---|----------------|----------|
| 1 | PLAT REVISION  | 10-19-11 |
| 2 | PLANS REVISED  | 4-15-10  |
| 3 | PERMIT REVISED | 3-17-10  |
| 4 | CLIENT REVIEW  | 3-10-10  |
| 5 | CLIENT REVIEW  | 3-2-10   |



**HOMETOWN REALTY**  
 MATT JARREAU

2110 P STREET QUADPLEX  
 RICHMOND, VIRGINIA 23233  
 STRUCTURAL GENERAL NOTES

5-001

**GENERAL NOTES**

1. THE CONTRACTOR SHALL CONSULT ALL DRAWINGS AND DETAILS RELATING THEREON FOR THE EXISTING AND PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AS SHOWN ON THE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AS SHOWN ON THE DRAWINGS AND DETAILS.
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**CONCRETE**

1. ALL CONCRETE SHALL BE ACCORDANCE WITH ACI 308 AND ACI 309.
2. ALL CONCRETE SHALL BE ACCORDANCE WITH ACI 308 AND ACI 309.
3. ALL CONCRETE SHALL BE ACCORDANCE WITH ACI 308 AND ACI 309.
4. ALL CONCRETE SHALL BE ACCORDANCE WITH ACI 308 AND ACI 309.
5. ALL CONCRETE SHALL BE ACCORDANCE WITH ACI 308 AND ACI 309.

**STEEL**

1. ALL STEEL SHALL BE ACCORDANCE WITH AISC 360 AND AISC 358.
2. ALL STEEL SHALL BE ACCORDANCE WITH AISC 360 AND AISC 358.
3. ALL STEEL SHALL BE ACCORDANCE WITH AISC 360 AND AISC 358.
4. ALL STEEL SHALL BE ACCORDANCE WITH AISC 360 AND AISC 358.
5. ALL STEEL SHALL BE ACCORDANCE WITH AISC 360 AND AISC 358.

**WOOD**

1. ALL WOOD SHALL BE ACCORDANCE WITH NDS AND NDS 550.
2. ALL WOOD SHALL BE ACCORDANCE WITH NDS AND NDS 550.
3. ALL WOOD SHALL BE ACCORDANCE WITH NDS AND NDS 550.
4. ALL WOOD SHALL BE ACCORDANCE WITH NDS AND NDS 550.
5. ALL WOOD SHALL BE ACCORDANCE WITH NDS AND NDS 550.

**MASONRY**

1. ALL MASONRY SHALL BE ACCORDANCE WITH TMS 402 AND TMS 403.
2. ALL MASONRY SHALL BE ACCORDANCE WITH TMS 402 AND TMS 403.
3. ALL MASONRY SHALL BE ACCORDANCE WITH TMS 402 AND TMS 403.
4. ALL MASONRY SHALL BE ACCORDANCE WITH TMS 402 AND TMS 403.
5. ALL MASONRY SHALL BE ACCORDANCE WITH TMS 402 AND TMS 403.

**FOUNDATION**

1. ALL FOUNDATION SHALL BE ACCORDANCE WITH ACI 318 AND ACI 308.
2. ALL FOUNDATION SHALL BE ACCORDANCE WITH ACI 318 AND ACI 308.
3. ALL FOUNDATION SHALL BE ACCORDANCE WITH ACI 318 AND ACI 308.
4. ALL FOUNDATION SHALL BE ACCORDANCE WITH ACI 318 AND ACI 308.
5. ALL FOUNDATION SHALL BE ACCORDANCE WITH ACI 318 AND ACI 308.

**ROOFING**

1. ALL ROOFING SHALL BE ACCORDANCE WITH UBC 2003 AND UBC 2006.
2. ALL ROOFING SHALL BE ACCORDANCE WITH UBC 2003 AND UBC 2006.
3. ALL ROOFING SHALL BE ACCORDANCE WITH UBC 2003 AND UBC 2006.
4. ALL ROOFING SHALL BE ACCORDANCE WITH UBC 2003 AND UBC 2006.
5. ALL ROOFING SHALL BE ACCORDANCE WITH UBC 2003 AND UBC 2006.

**MECHANICAL**

1. ALL MECHANICAL SHALL BE ACCORDANCE WITH ASHRAE 90.1 AND ASHRAE 62.1.
2. ALL MECHANICAL SHALL BE ACCORDANCE WITH ASHRAE 90.1 AND ASHRAE 62.1.
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5. ALL MECHANICAL SHALL BE ACCORDANCE WITH ASHRAE 90.1 AND ASHRAE 62.1.

**ELECTRICAL**

1. ALL ELECTRICAL SHALL BE ACCORDANCE WITH NEC 2008 AND NEC 2011.
2. ALL ELECTRICAL SHALL BE ACCORDANCE WITH NEC 2008 AND NEC 2011.
3. ALL ELECTRICAL SHALL BE ACCORDANCE WITH NEC 2008 AND NEC 2011.
4. ALL ELECTRICAL SHALL BE ACCORDANCE WITH NEC 2008 AND NEC 2011.
5. ALL ELECTRICAL SHALL BE ACCORDANCE WITH NEC 2008 AND NEC 2011.

**PLUMBING**

1. ALL PLUMBING SHALL BE ACCORDANCE WITH UPC 2003 AND UPC 2009.
2. ALL PLUMBING SHALL BE ACCORDANCE WITH UPC 2003 AND UPC 2009.
3. ALL PLUMBING SHALL BE ACCORDANCE WITH UPC 2003 AND UPC 2009.
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4. ALL PLUMBING SHALL BE ACCORDANCE WITH UPC 2003 AND UPC 2009.
5. ALL PLUMBING SHALL BE ACCORDANCE WITH UPC 2003 AND UPC 2009.

**GENERAL**

1. ALL GENERAL SHALL BE ACCORDANCE WITH IBC 2003 AND IBC 2006.
2. ALL GENERAL SHALL BE ACCORDANCE WITH IBC 2003 AND IBC 2006.
3. ALL GENERAL SHALL BE ACCORDANCE WITH IBC 2003 AND IBC 2006.
4. ALL GENERAL SHALL BE ACCORDANCE WITH IBC 2003 AND IBC 2006.
5. ALL GENERAL SHALL BE ACCORDANCE WITH IBC 2003 AND IBC 2006.

**DETAILS**

1. ALL DETAILS SHALL BE ACCORDANCE WITH IBC 2003 AND IBC 2006.
2. ALL DETAILS SHALL BE ACCORDANCE WITH IBC 2003 AND IBC 2006.
3. ALL DETAILS SHALL BE ACCORDANCE WITH IBC 2003 AND IBC 2006.
4. ALL DETAILS SHALL BE ACCORDANCE WITH IBC 2003 AND IBC 2006.
5. ALL DETAILS SHALL BE ACCORDANCE WITH IBC 2003 AND IBC 2006.



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: 2110 P Street Date: 04/22/2019  
 Tax Map #: E0000488017 Fee: \$1,800  
 Total area of affected site in acres: 0.089

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

**Zoning**

Current Zoning: R-53

Existing Use: vacant lot

**Proposed Use**

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

four (4) unit multifamily dwelling  
Existing Use: vacant lot

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Mark Baker

Company: Baker Development Resources  
 Mailing Address: 11 S. 12th Street, Suite 500  
 City: Richmond State: VA Zip Code: 23219  
 Telephone: ( 804 ) 874-6275 Fax: ( )  
 Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** 2110 P Street LLC

If Business Entity, name and title of authorized signee: Matt Jareau, Manager

(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: 114 N 3RD ST  
 City: Richmond State: VA Zip Code: 23219  
 Telephone: ( 804 ) 306-9019 Fax: ( )  
 Email: mattj@htrsi.com

Property Owner Signature:

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



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April 22, 2019

BY HAND DELIVERY

Mr. Matthew Ebinger  
City of Richmond  
Department of Planning and Development Review  
Land Use Administration Division, Room 511  
City Hall, 900 East Broad Street  
Richmond, Virginia 23219

Re: **Special Use Permit: 2110 P Street (E-000-0468-017)**

Dear Matthew:

This letter shall serve as the Applicant's Report accompanying the application for a special use permit ("the SUP") for the property known as 2110 P Street, identified as Tax Parcel E-000-0468-017 ("the Property"). The Property is generally located on the north side of P Street between North 21<sup>st</sup> Street and North 22<sup>nd</sup> Street. The Property is currently unimproved. The SUP would authorize the construction of a multi-family dwelling containing four (4) dwelling units.

The Property is 31.01 feet in width and 125 feet in depth, and contains a total of 3,875 square feet of lot area. The Property is served by an alley running perpendicular to P Street along the western side property line.

The Property is zoned R-63 Multifamily Urban Residential. The R-63 district permits multifamily dwellings provided that the dwellings are located on lots containing at least 4,000 square feet of lot area. R-63 district also requires a side yard setback of five (5) feet for multifamily dwellings. Finally, one off street parking space is required per dwelling unit for a total of four spaces. Because (1) the Property contains just under 4,000 square feet of lot area (3,875 square feet); (2) a side yard setback of three (3) feet is proposed along the interior lot line; and (3) three off street parking spaces would be provided, a special use permit is required.

Properties immediately to the north, west, south and east are also zoned R-63 and are either vacant or occupied by single-family dwellings. In the greater vicinity there are mix of single-family, two-family and multifamily dwellings as well as some institutional and commercial uses. The Master Plan recommends Mixed Use Residential ("MUR"), which

encourages multifamily dwellings that are consistent with the prevailing urban form and respecting of the primary residential nature of the neighborhood. This proposal is consistent with this recommendation.

The proposed four (4) unit multi-family dwelling would be two stories in height with a two-story full width front porch. Architecturally, the façade would be folk-Victorian in style and consistent with the neighborhood vernacular. The primary building material would be cementitious horizontal lap siding with a masonry foundation. Units 101 and 201 would each have 1,150 square feet of floor area, whereas units 102 and 202 would each have 690 square feet. Units 101 and 201 would each be configured as two-bedroom units and would face P Street. Units 102 and 202 would each be configured as one-bedroom units and would face the rear of the Property. Each of the four units would also feature their own porch/balcony. The dwellings' floor plans would be modern and would address the expectations for quality in today's market by including open kitchen and living areas, spacious bedrooms, en suite master baths, ample closet space, and sizable porch areas.

The deficiency in required lot area is negligible at 125 square feet. The proposed side yard setbacks are consistent with the prevailing lot pattern in the area, which includes many attached dwellings and dwellings with minimal setbacks. There is ample room in the portion of the P Street right of way abutting the property to accommodate the one parking space that is deficient on-site. In exchange for relief in these areas, the quality assurances conditioned through the SUP would guarantee a higher quality development than would otherwise be afforded for the Property by normal zoning. The intent of this request is to allow for the proposed high-quality dwellings for rent, thereby addressing objectives of the Master Plan, including:

- The desire for new and better-quality housing,
- The desire for increased opportunities for residential development,
- The recognition that the vast majority of opportunities for new development are located in the context of existing neighborhoods,
- The recognition of the difficulty that an older/aging housing stock represents in the market where new convenience/easy maintenance is desired,
- The goal to provide higher density development when vacant land is available, and
- The encouragement of a variety of housing types, styles, and prices.

The following are factors indicated 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 community. The development of the underutilized portion of the Property in conjunction

with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

- *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 one four-family detached dwelling will be negligible. Three (3) off-street parking spaces will be provided at the rear of the Property and there is room to accommodate one (1) on-street space along the Property's P Street frontage. 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 proposed SUP will not tend to over crowd the land or create an undue concentration of population. The R-63 intent is to provide for this type of density in an urban setting.

- *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 amendment 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 development pattern is consistent with the historic development pattern and the desired urban form for the area.

In summary, the applicant is enthusiastically seeking approval for the construction of the proposed four-unit multi-family dwelling. This proposal represents an ideal, small-scale urban infill development for this location. In exchange for the approval, the quality assurances conditioned through the SUP would guarantee the construction of a higher quality dwelling than might otherwise be developed by right in the vicinity. 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 historic development pattern of the surrounding neighborhood.

2110 P Street  
April 22, 2019  
Page 4

Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark R. Baker', with a stylized, cursive script.

Mark R. Baker

Enclosures

cc: The Honorable Cynthia I. Newbille