

INTRODUCED: January 8, 2018

AN ORDINANCE No. 2018-012

To authorize the special use of the property known as 10 West Leigh Street for the purpose of permitting a multifamily dwelling with up to 14 dwelling units, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 12, 2018 AT 6 P.M.

WHEREAS, the owner of the property known as 10 West Leigh Street, which is situated in a R-63 Multifamily Urban Residential District, desires to use such property for the purpose of a multifamily dwelling with up to 14 dwelling units, which use, among other things, is not currently allowed by sections 30-419.5(5), concerning lot area and width requirements, and 30-419.7, concerning the usable open space requirement, 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 (2010), 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: FEB 12 2018 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 10 West Leigh Street and identified as Tax Parcel No. N000-0104/033 in the 2018 records of the City Assessor, being more particularly described in a survey entitled “Survey and Plat of the Property Known as #10 W. Leigh Street in the City of Richmond, VA,” prepared by Edwards, Kretz, Lohr & Associates, PLLC, dated September 16, 2016, and provided as an inset on sheet CS01 of the plans entitled “10WL Renovation,” prepared by Ratio, PC, dated June 29, 2017, and last revised December 5, 2017, 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 with up to 14 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “10WL Renovation,” prepared by Ratio, PC, dated June 29, 2017, and last revised December 5, 2017, 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 a multifamily dwelling with up to 14 dwelling units, substantially as shown on the Plans.

(b) No fewer than eight off-street parking spaces shall be provided for the Special Use within 500 feet of the Property.

(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) All building materials and elevations shall be substantially as shown on the Plans unless otherwise approved by the Commission of Architectural Review prior to the issuance of a building permit for the Property.

(e) Secure storage for no fewer than ten bicycles shall be provided on the Property.

§ 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 public right-of-way substantially as shown on the Plans, including the repair of the existing sidewalk in front of the building, 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 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.

City of Richmond

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

Item Request

File Number: PRE. 2017.548

RECEIVED
JAN 05 2018
O & R REQUEST
4-7377
DEC 21 2017
OFFICE OF CITY ATTORNEY
O & R Request
Office of the
Chief Administrative Officer

DATE: December 21, 2017

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.)
Levar Stoney by hand

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer
SCG

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning
PLD

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

RE: To authorize the special use of the property known as 10 West Leigh Street for the purpose of permitting the use of an existing building for multifamily apartments, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 10 West Leigh Street for the purpose of permitting the use of an existing building for multifamily apartments, upon certain terms and conditions.

REASON: The applicant is proposing to redevelop a three-story, multi-family building containing 14 dwelling units. The property is currently located in the R-63 Multi-Family Urban Residential District the proposed use is permitted, however it exceeds the permitted number of dwelling units. A special use permit has therefore been requested by the applicant.

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 February 5, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 5,412 SF or .12 acre parcel of land improved with an

existing three (3) story, 14,268 SF vacant building constructed, according to tax assessment records, in 1920. The building is located in the Downtown Planning District and the Jackson Ward neighborhood. The property is also located within the Jackson Ward City Old & Historic District.

The City of Richmond's adopted Pulse Corridor Plan designates a land use category for the subject property as NMU (Neighborhood Mixed Use). "Neighborhood Mixed-use areas are cohesive districts that provide a mix of uses, but with a larger amount of residential uses than other mixed-use districts. They are an urban, walkable environment with limited neighborhood-oriented uses incorporated along key commercial corridors and at corner sites." (City of Richmond, Pulse Corridor Plan, p. 29)

The property is currently zoned R-63 (Multi-family Urban Residential) as are surrounding parcels. A mix of commercial, residential, office, and institutional land uses are present in the area.

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: \$2,400 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: January 8, 2018

CITY COUNCIL PUBLIC HEARING DATE: February 12, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, February 5, 2018

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

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

PDR O&R No.17-48

CODE INFORMATION

Designed under:
2012 Virginia Rehabilitation Code
ICC / ANSI A171.2003

Project is for the historic renovation of an existing building for 14 apartment units. all exterior windows to be replaced and new first floor storefront to be installed.

Type of Construction is 3B (Existing to remain)

A sprinkler system WILL be installed meeting NFPA 13.

% Open Perimeter = 18%
(With 30' min. open width)

Building USE to be classified as R2 Apartments

Table 503 Area Limitation for "R2" use and 2B construction = 16,000 SF
Frontage Increase per Section 506.2 = 0
Sprinkler Increase per Section 506.3 = 2
Equation 51 = Allowable Fire Area per floor = 16,000 + 32,000 + 0 = 48,000 SF

Actual Building Fire Area = 13,860 GSF
1st Floor = 4,620
2nd Floor = 4,620
3rd Floor = 4,620

Building Height (no sprinkler increase)
Allowable = 55' & 4 story (per table 503)
Actual = ±49' - 10" & 3 story (existing to remain)

Building Occupancy: 69
1st Floor = 23
2nd Floor = 23
3rd Floor = 23

Required exits:
Existing historic stair at center of building to be extended to first floor and be the only remaining means of egress. A code modification has been applied for due to the limitations of Table 1021.2(1) noting (4) dwelling units at upper floors for single means of egress. 2nd & 3rd floors will have 5 units each. Travel distance will be under 70' and the egress corridors will be 1-hour rated and all units doors will also be 1 hour rated as part of the Code Modification. Since the existing floor plate cannot be reduced, the occupancy cannot be changed.

Required Fire Ratings:
Exterior walls - load bearing: 2 hour
Exterior walls - nonloadbearing: 0 hour
(See fire separation chart below)
Exit enclosures: 0 hour
(Unless accessed by rated shafts and therefore equal)
Other shafts: 1 hour
(See stair code modification & Existing Building Code)
Exit access corridors: 1 hour
(but not less than shaft accessing)
Tenant separations: 0 hour
(not applicable)
Dwelling Unit separation: 1 hour
Fire Area Separation: 1 hour
(not applicable)
Fire & Party walls: 2 hour
Smoke partitions: 1 hour
(not applicable)
Roof construction: 0 hour
Floor construction: 0 hour
(Unless part of Dwelling Unit Separation)
Corridor construction: .5 hour
Interior load bearing and supporting construction: 0 hour
(but not less than the required rating of the structure to be supported)

Maximum Area of Exterior Wall Openings - Table 705.8

| | |
|------------------|---------------|
| 0' - 3' | Not Permitted |
| 3' - 5' | 15% |
| 5' - 10' | 25% |
| 10' - 15' | 45% |
| 15' - 20' | 75% |
| Greater than 20' | No Limit |

Front and back walls are over 20' Fire Separation Distance

Side walls have 0' lot line set backs existing. No new OPENINGS are to be installed. Existing openings are to receive new windows and will not require protection per 1012.6 and Change of Use being equal hazards ("A" Use to "R2" Use).

ADA and Accessibility guidelines will be met including a new accessible back entrance and (1) Type A unit (although not required).

OWNER

10 West Leigh St. LLC
13412 Rupert Ct.
Richmond, Va 23233

ARCHITECT

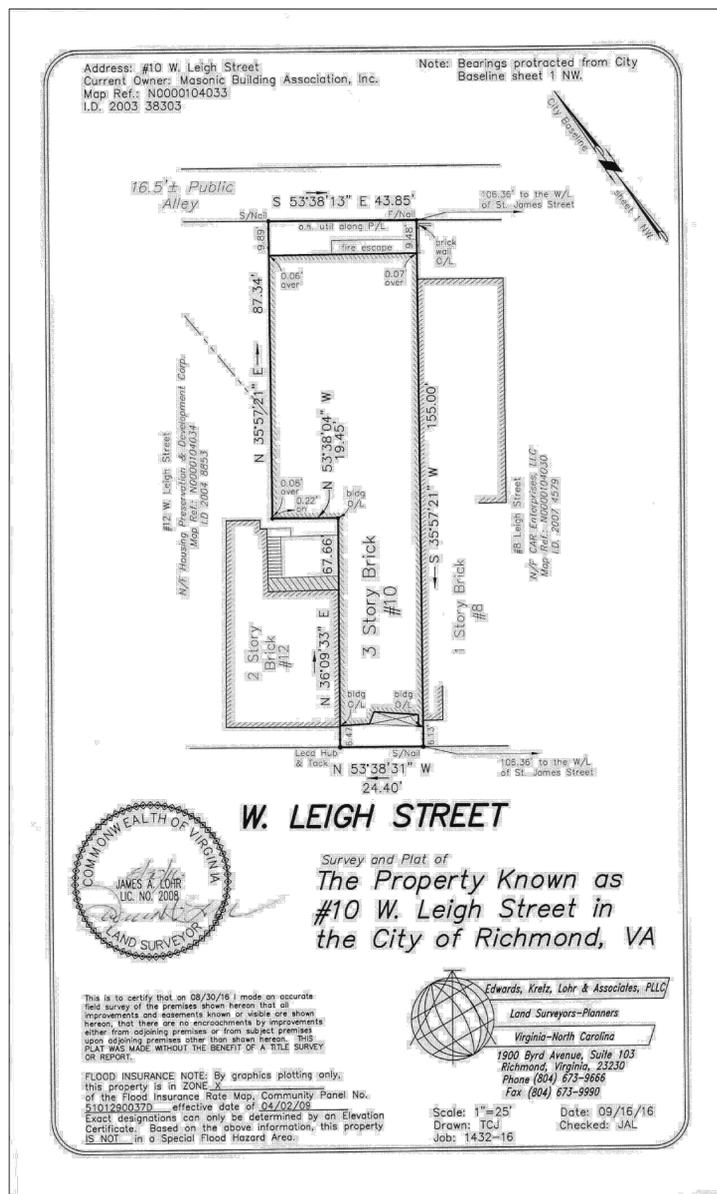
Ratio
1627 Westbrook Avenue
Richmond VA 23227

MEP ENGINEER

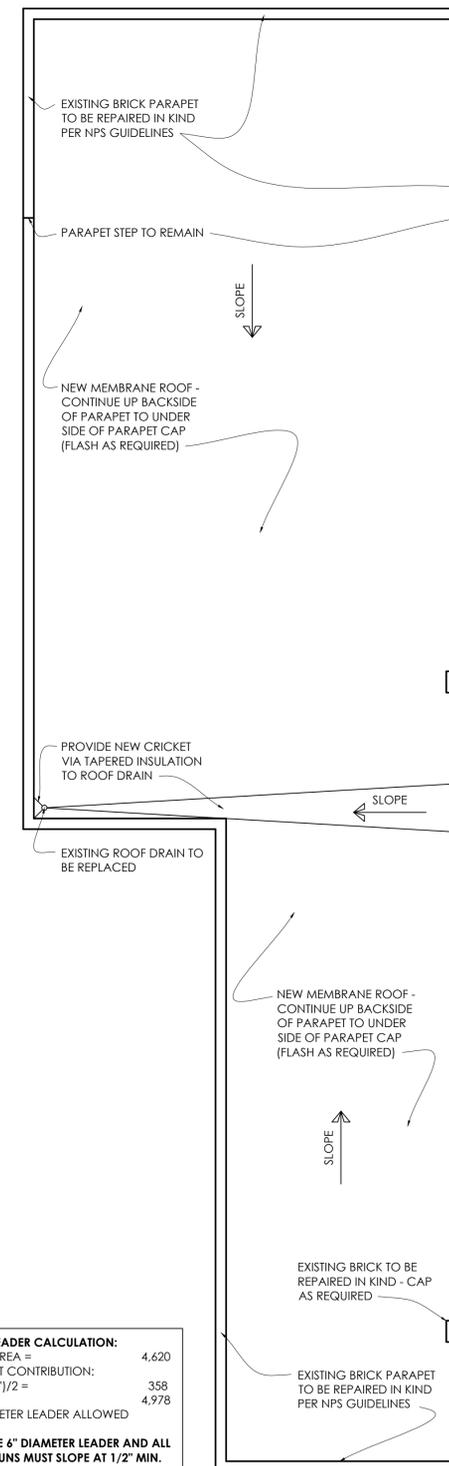
To be design- Build under the General Contractor's scope of work

DRAWING INDEX

CS.01 COVER SHEET, GENERAL NOTES, CODE INFORMATION, PLAT & ROOF PLAN
D1.01 DEMOLITION PLANS
A1.01 NEW CONSTRUCTION FLOOR PLANS
A2.01 REFLECTED CEILING PLANS
A4.01 EXTERIOR ELEVATIONS
A4.02 EXTERIOR ELEVATIONS
A4.03 ENLARGED STOREFRONT ELEVATION



02 PLAT SURVEY
SCALE: AS NOTED



ROOF LEADER CALCULATION:
ROOF AREA = 4,620
PARAPET CONTRIBUTION:
(358' X 2 1/2" = 358
TOTAL = 4,978
4" DIAMETER LEADER ALLOWED
PROVIDE 6" DIAMETER LEADER AND ALL
HORZ. RUNS MUST SLOPE AT 1/2" MIN.

01 ROOF PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- The General Contractor and subcontractor(s) shall inspect premises prior to bid submittal and work commencement to verify existing and indicated conditions. Should a Contractor find conditions which he believes would impede his work he shall report such conditions immediately to the Architect. Failure to so advise will constitute notice that the Contractor accepts the existing conditions and that he intends to perform his obligations with no allowance either in time or money for any impediments to his work.
- Each Contractor shall verify all dimensions and conditions in field. The drawings reflect conditions reasonably interpreted from the existing visible conditions, or from drawings or information furnished by the Owner, but cannot be guaranteed by the Architect. If dimensional errors occur or conditions not covered in the drawings are encountered, the Contractor shall notify the Architect before commencing that portion of the work.
- All work shall comply with the 2012 Virginia Rehabilitation Code & Virginia Construction Code.
- All manufactured articles, materials and equipment shall be applied, installed, connected, erected, used, cleaned and conditioned in accordance with the manufacturers' written specifications of instructions.
- The General Contractor shall supervise and direct the work, using his best skill and attention. He shall be solely responsible for all construction and/or installation means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the contract.
- Dimensions take precedence over scale on construction documents. Drawings may be rough scaled for estimating and general reference. Field verify all conditions prior to construction and/or fabrication.
- All dimensions are given Finish unless noted otherwise.
- All work shall be executed in a neat and workmanlike manner. Contractor shall keep the construction site free and clear of all debris and keep out all unauthorized persons. Upon completion of work, the entire construction area shall be completely cleaned to Architect & Owner's satisfaction.

9. When work not specifically called out is required to complete the project, the appropriate Contractor shall provide same and it shall be of the best materials and workmanship. If additional costs are required to complete the work, the Contractor shall notify the Architect prior to bid submittal and prior to starting the work, allowing a reasonable period of time for response and approval. No claims for extra compensation based on ignorance of visible or implied conditions or assumptions or disclaimers after the fact shall be considered.

- The General Contractor and Sub-contractors shall guarantee in writing all workmanship and materials for a period of one year from the date of substantial completion and approval. Materials and/or equipment carrying a manufacturer's guarantee shall be covered by the maximum term offered by the manufacturer but in no case less than one year. All defects discovered during construction shall be repaired to the Owner's satisfaction, at the Contractor's and/or Sub-contractor's expense, at no cost to the Owner or Architect.
- Unless otherwise specifically noted, the General Contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, transportation, and other facilities and services necessary for proper execution and completion of the work.
- The General Contractor shall obtain and pay fees for all required permits, schedule all required inspections, obtain all code approvals, etc. necessary for proper completion of the work.
- Contractor shall coordinate all work procedures with local authorities, planning commissions, neighborhood associations, or building management or Board of Directors' requirements.
- Contractor shall be responsible for the protection of all existing and new conditions and materials within the proposed construction area. Any damage caused by or during the execution of the work is the responsibility of the Contractor and shall be repaired or replaced to the Architect & Owner's satisfaction at the expense of the Contractor or Sub-contractor.
- All penetrations through floor slabs and/or roof systems, such as piping, conduit, ducts, etc., shall be packed and sealed off with fire-rated material and sealed against water penetration as appropriate to the assembly being penetrated.
- Contractor to coordinate draft stopping locations (if required) with Architect. attic areas are not to exceed 3,000 sf. per Section 718.4.2 Exception 03.

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06.29.17
City Submissions

103117 - SUP Revision 01
12-05-17 - SUP Revision 02

COVER, CODE INFO,
GENERAL NOTES,
PLAT SURVEY &
ROOF PLAN

CS 01

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ratio

10WL Renovation
10 West Leigh Street
Richmond, Virginia 23220

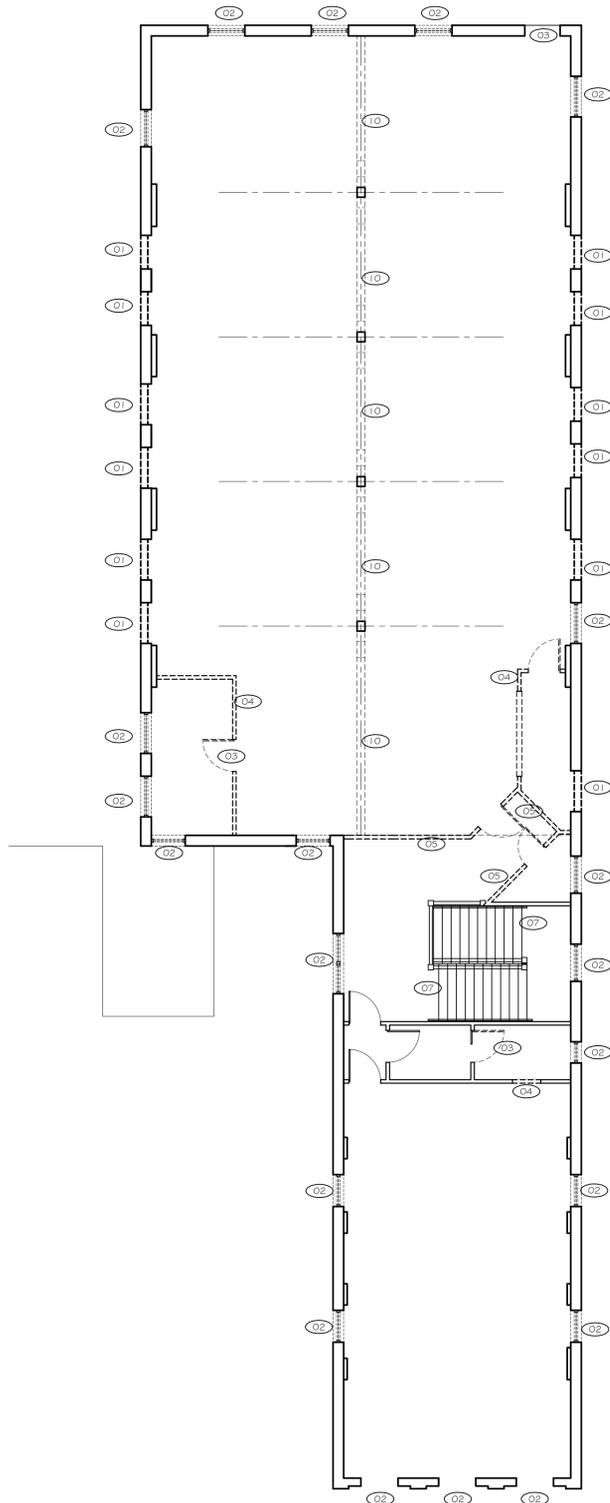
KEYED DEMOLITION NOTES

1. EXISTING MASONRY IN-FILL OF HISTORIC OPENING TO BE REOPENED AND PREPARED FOR RECEIVING NEW HISTORIC REPLACEMENT WINDOW.
2. EXISTING WINDOW BEYOND REPAIR. WINDOW TO BE REMOVED AND OPENING PREPARED FOR RECEIVING NEW HISTORIC REPLACEMENT WINDOW.
3. EXISTING NON-HISTORIC DOOR TO BE REMOVED AND DISCARDED.
4. EXISTING WALL TO BE REMOVED AND DISCARDED.
5. THIRD FLOOR CORRIDOR BEYOND REPAIR - TO BE REMOVED AND REPLACED TO MATCH EXISTING. SEE NEW CONSTRUCTION PLANS.
6. EXISTING HISTORIC CROWN MOLDING TO BE SAVED ABOVE.
7. EXISTING HISTORIC STAIR TO REMAIN.
8. NON-HISTORIC STAIR ENCLOSURE TO BE REMOVED ALONG WITH SECOND FLOOR IN PREPARATION OF EXTENDING STAIR TO FIRST FLOOR PRE HISTORICAL EVIDENCE.
9. NON-HISTORIC STAIR AT FRONT OF BUILDING TO BE REMOVED AND DISCARDED.
10. EXISTING BEAMS ABOVE TO REMAIN. (EMERGENCY STABILIZATION ALREADY IN PROGRESS)

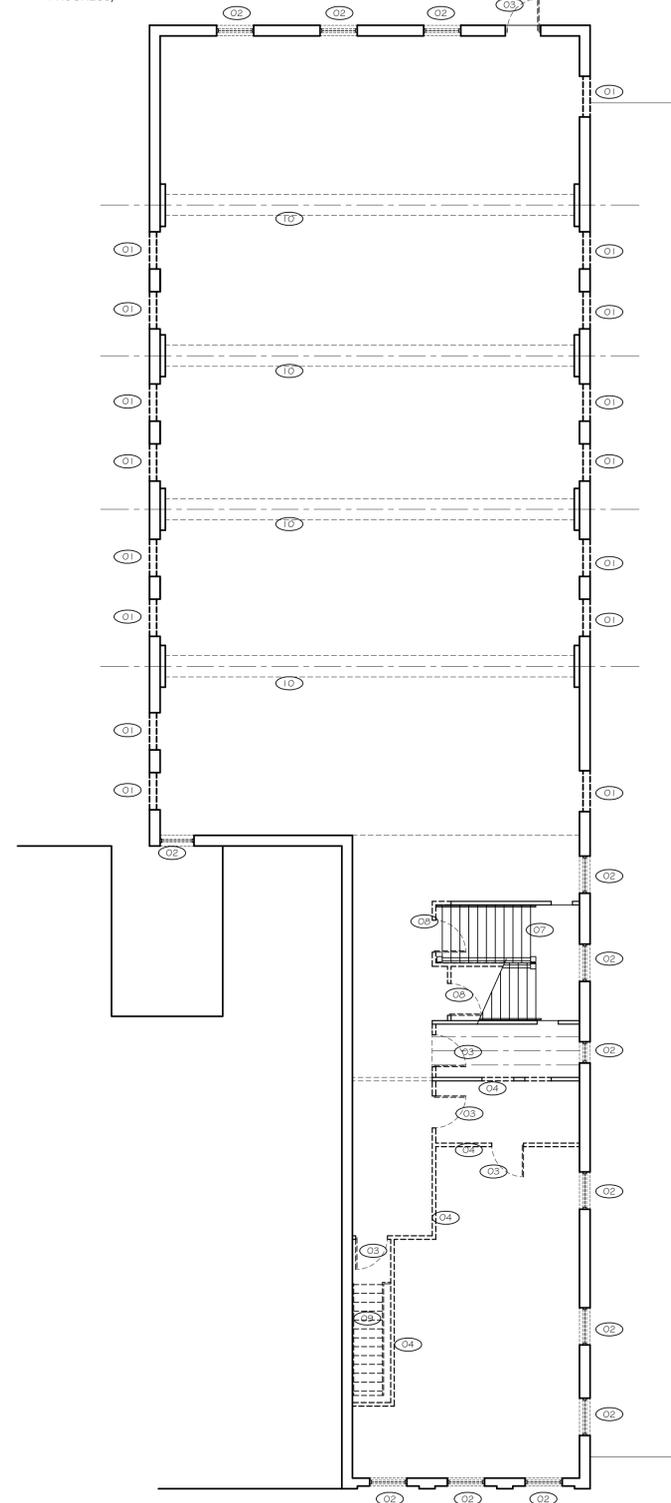
LEGEND:

- EXISTING STUD WALL TO REMAIN 
- EXIST. STUD WALL TO BE REMOVED 
- NEW WOOD STUD WALL 
- PARTITION TYPE (SEE BELOW) 
- KEYED PLAN NOTE 
- ALIGN WALLS AS SHOWN 
- DOOR KEY (SEE CS.01) 
- INTERCONNECTED SMOKE DETECTOR 
- TEMPERED GLASS 

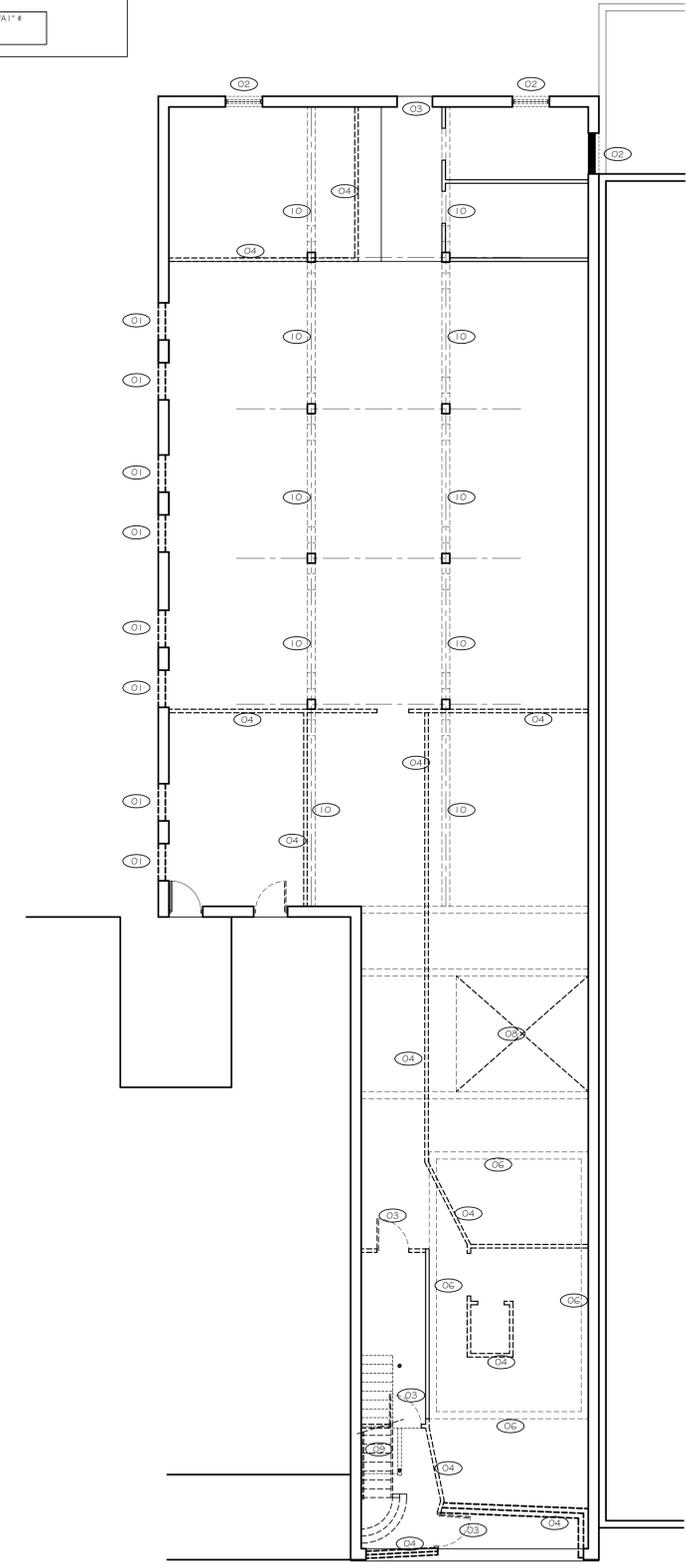
UNIT INTERIOR NEW WALLS ARE PARTITION TYPE "A1" *
DEMISING WALLS ARE TYPE "B1" * U.N.O.
(SEE PARTITION TYPES ON SHEET CS.D.1)



03 THIRD FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



02 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



01 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

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10.31.17 - SUP Revision 01
12.05.17 - SUP Revision 02

DEMOLITION PLANS

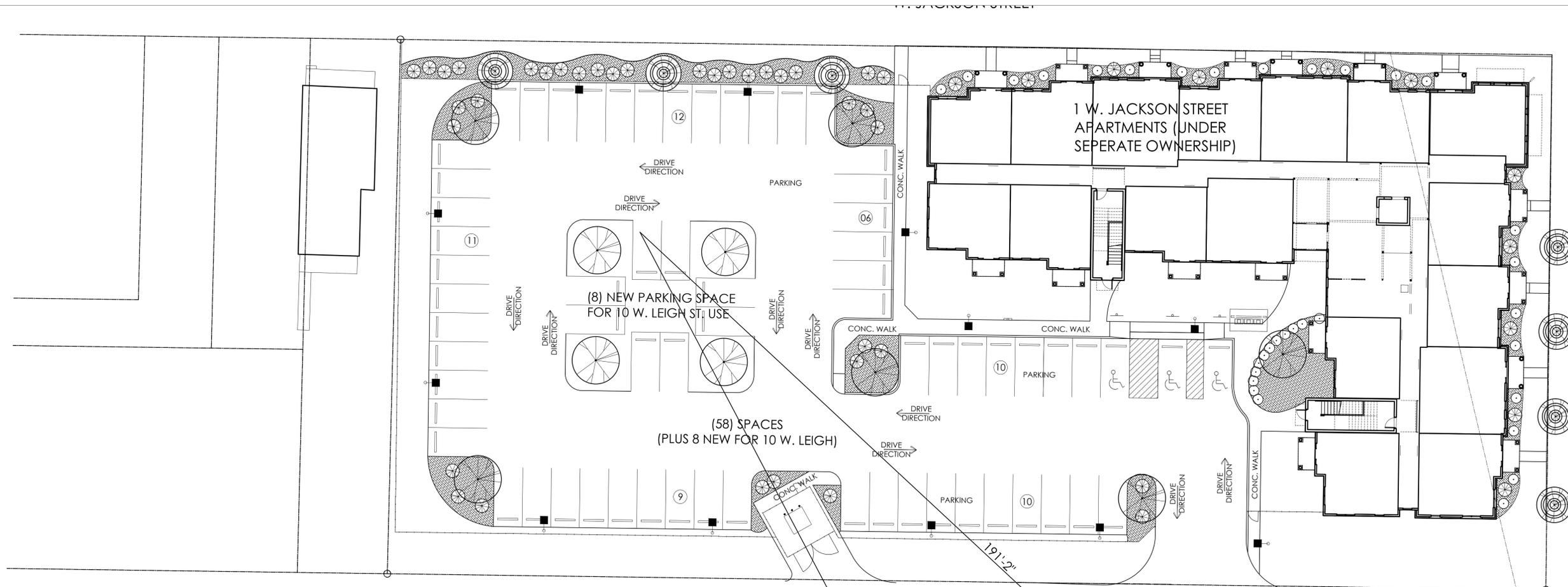
D1 01

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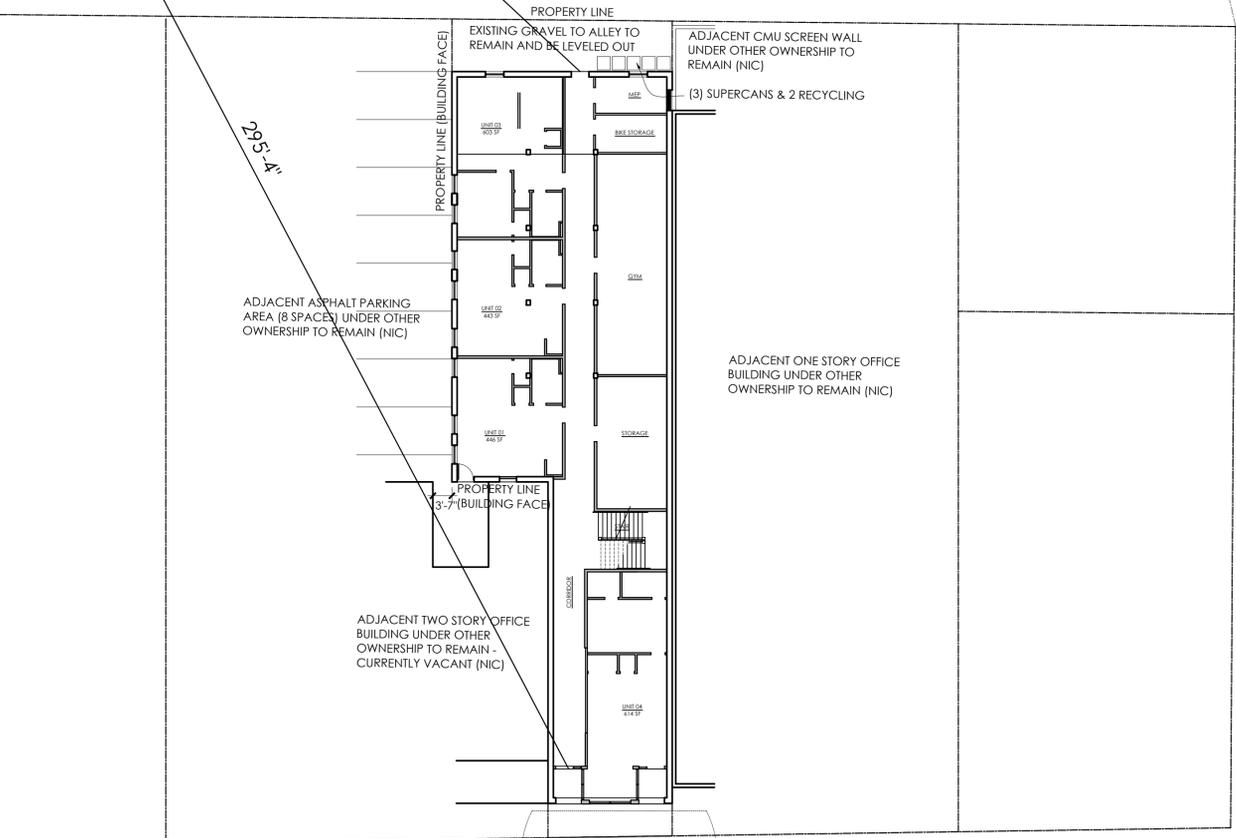
ratio

10WL Renovation

10 West Leigh Street
Richmond, Virginia 23220



ST. JAMES STREET



01 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

W. LEIGH STREET

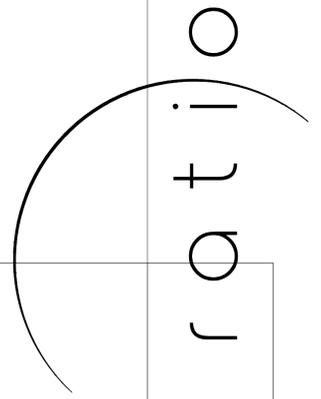
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12/05/17 - SUP Revision 02

ARCHITECTURAL
SITE PLAN

AS 01

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10WL Renovation
10 West Leigh Street
Richmond, Virginia 23220

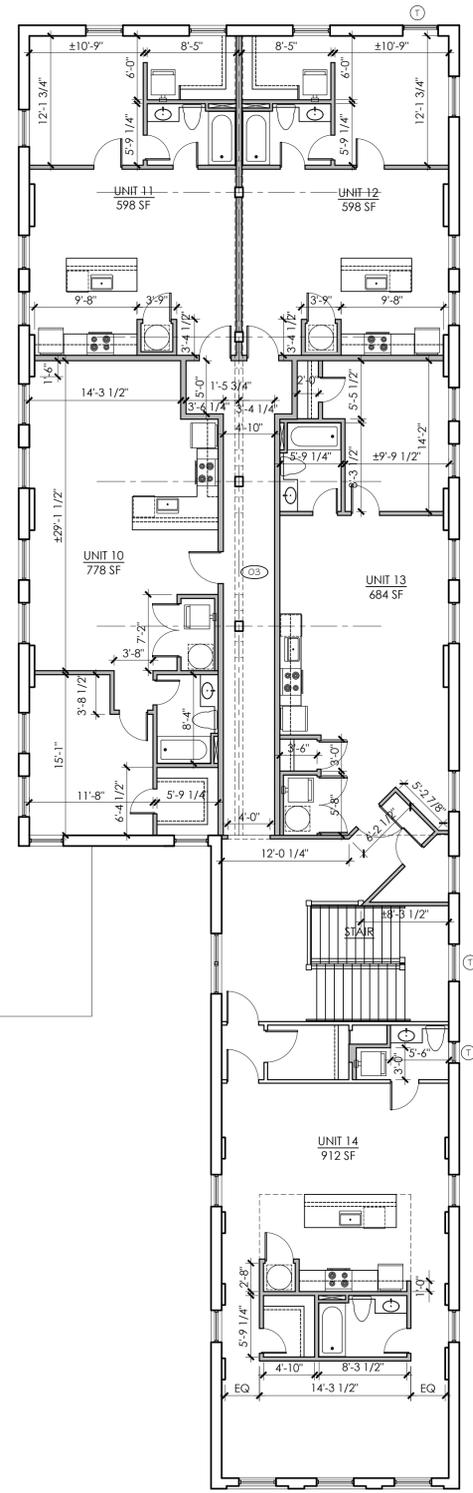
KEYED NEW CONSTRUCTION NOTES

- EXISTING STAIR TO BE EXTENDED TO FIRST FLOOR. ALL HISTORIC DETAILS AND PROFILES TO BE MATCHED TO EXISTING.
- NEW DUAL ENTRANCE WOOD STOREFRONT TO BE INSTALLED PER PLANS & ELEVATIONS.
- NEW FIRE RATED EGRESS CORRIDOR.
- CODE MODIFICATION TO BE APPLIED FOR IN ORDER TO ELIMINATE FIRE ESCAPE AND HAVE ONE MEANS OF EGRESS FOR THREE STORY R2 USE WITH 5 UNITS AT SECOND & THIRD FLOORS.
- EXISTING ENTRANCE TO RECEIVE NEW DOOR.
- ALL EXISTING HEAVY TIMBER COLUMNS AND BEAMS ARE TO REMAIN EXCEPT WHERE EMERGENCY REPAIRS HAVE ALREADY TAKEN PLACE TO STABILIZE BUILDING
- EXISTING HISTORIC STAIR TO REMAIN BETWEEN SECOND AND THIRD FLOORS.

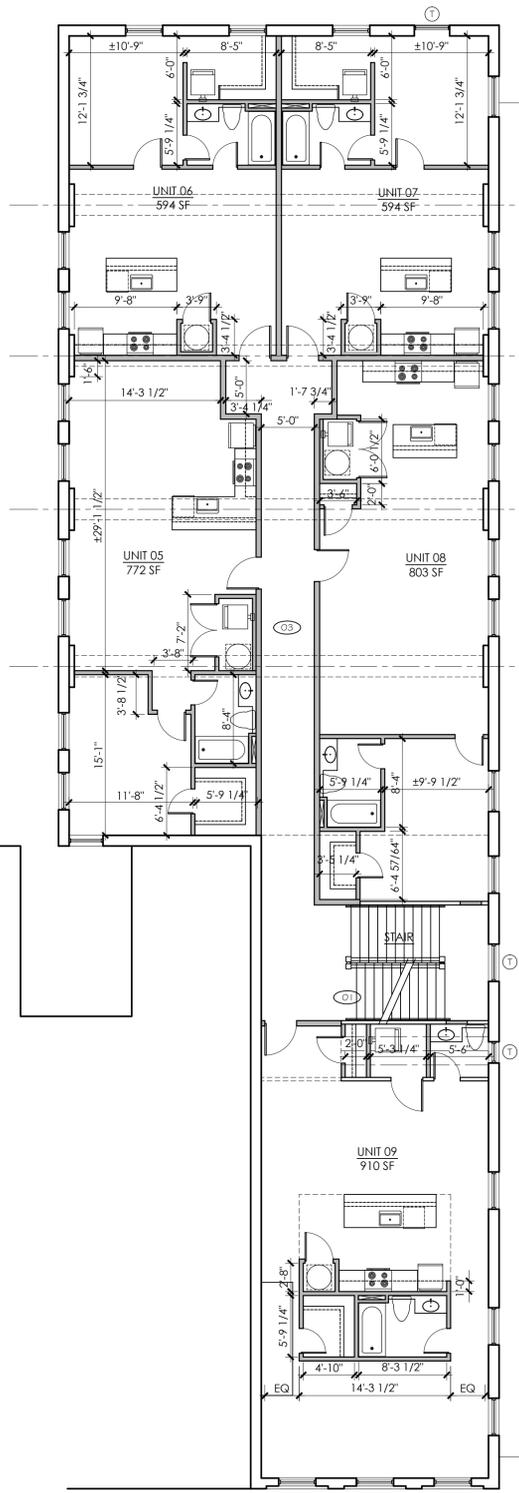
LEGEND:

- EXISTING STUD WALL TO REMAIN
- EXIST. STUD WALL TO BE REMOVED
- NEW WOOD STUD WALL
- PARTITION TYPE (SEE BELOW)
- KEYED PLAN NOTE
- ALIGN WALLS AS SHOWN
- DOOR KEY (SEE CS.01)
- INTERCONNECTED SMOKE DETECTOR
- TEMPERED GLASS

UNIT INTERIOR NEW WALLS ARE PARTITION TYPE "A1" & DEMISING WALLS ARE TYPE "B1" U.N.O. (SEE PARTITION TYPES ON SHEET CS.01)

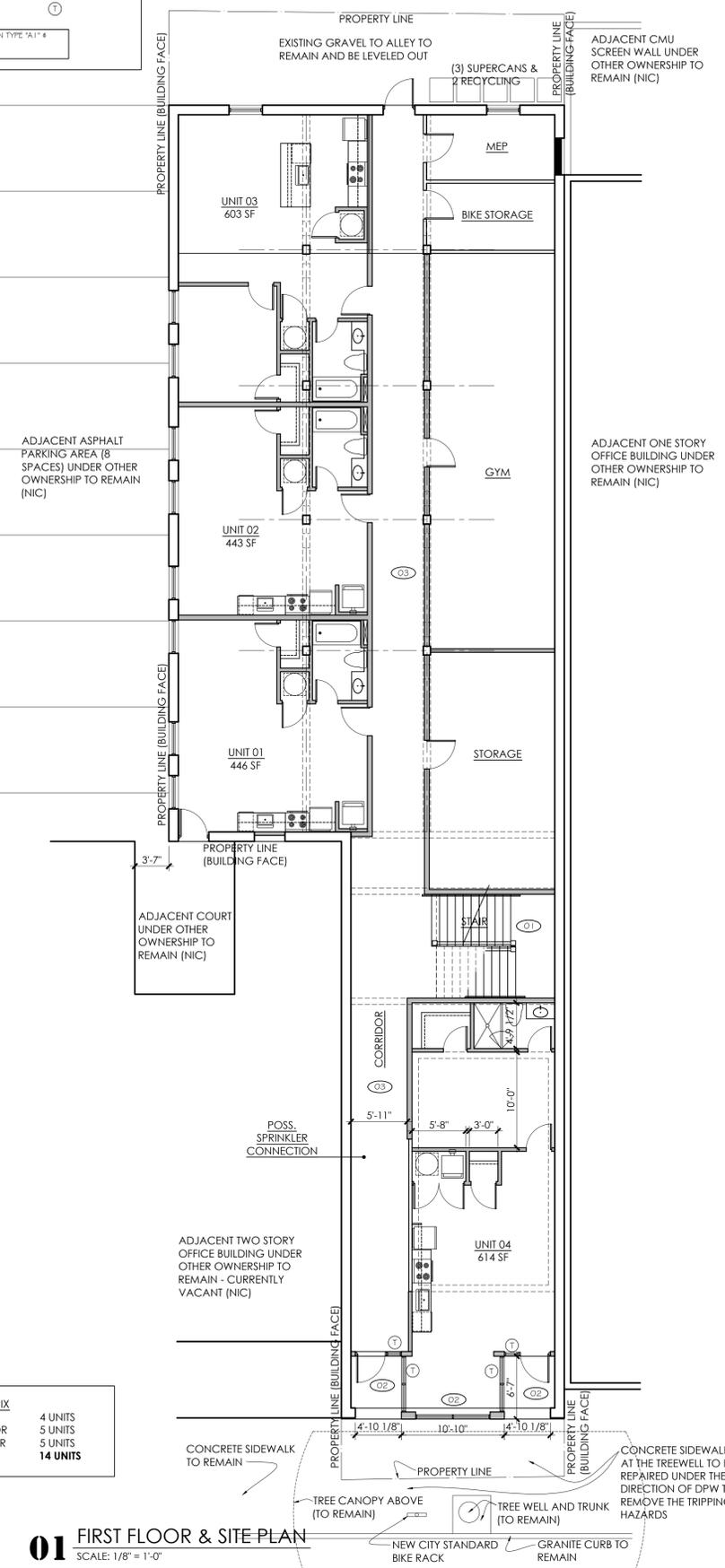


03 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

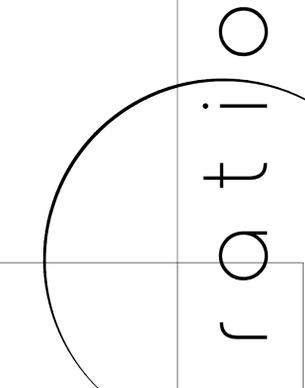


02 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

| UNIT MATRIX | |
|--------------|-----------------|
| 1ST FLOOR | 4 UNITS |
| 2ND FLOOR | 5 UNITS |
| 3RD FLOOR | 5 UNITS |
| TOTAL | 14 UNITS |



01 FIRST FLOOR & SITE PLAN
SCALE: 1/8" = 1'-0"



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City Submissions
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12/05/17 - SUP Revision 02

FLOOR PLANS

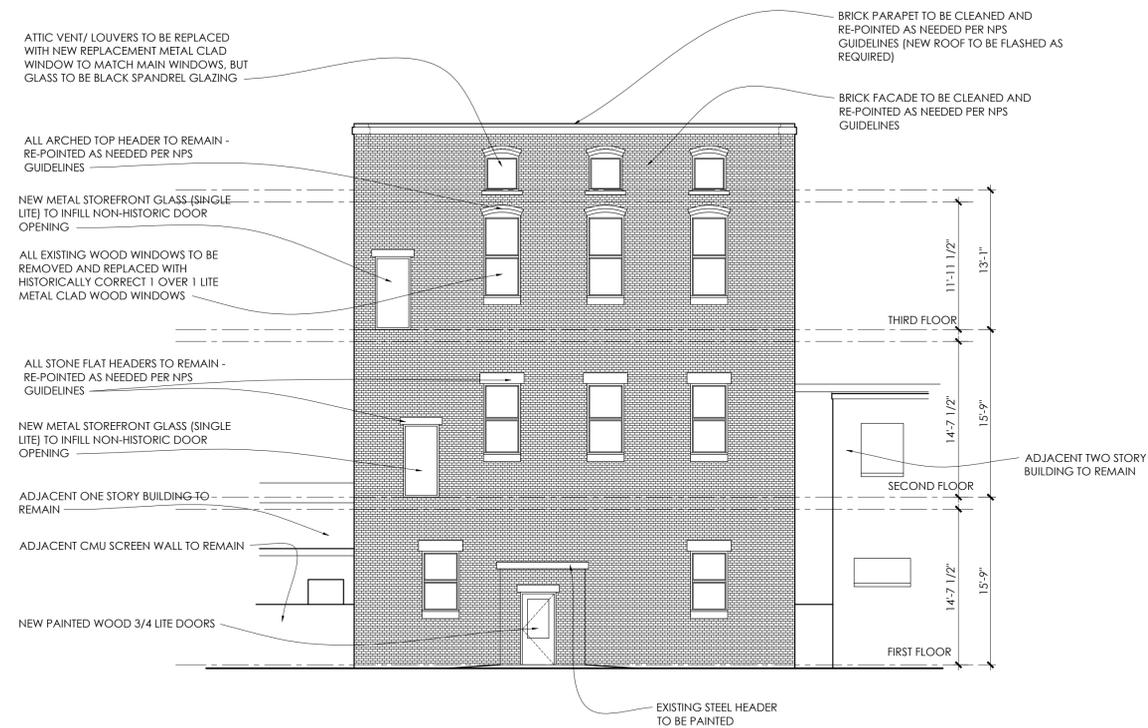
A1 01

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10WL Renovation
10 West Leigh Street
Richmond, Virginia 23220



02 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



01 BACK ELEVATION
SCALE: 1/8" = 1'-0"

1006 Confederate Avenue
Richmond VA 23227
t & f . 804.264.1729
www.ratiostudio.com

06 . 29 . 17
City Submissions
10/31/17 - SUP Revision 01
12/05/17 - SUP Revision 02

EXTERIOR
ELEVATIONS

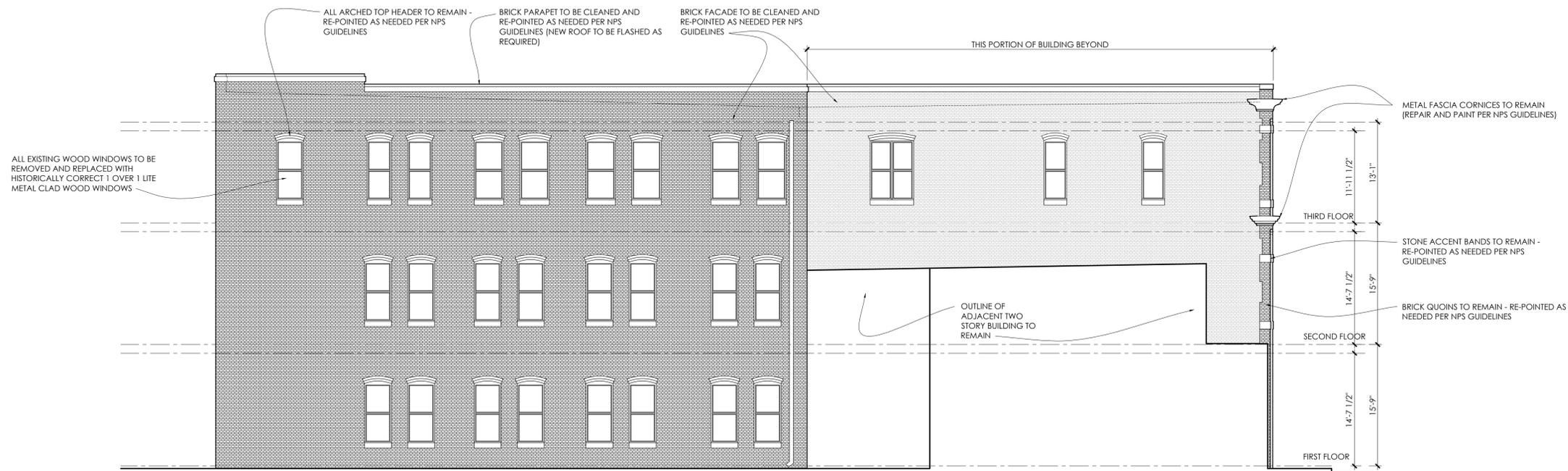
A4 01

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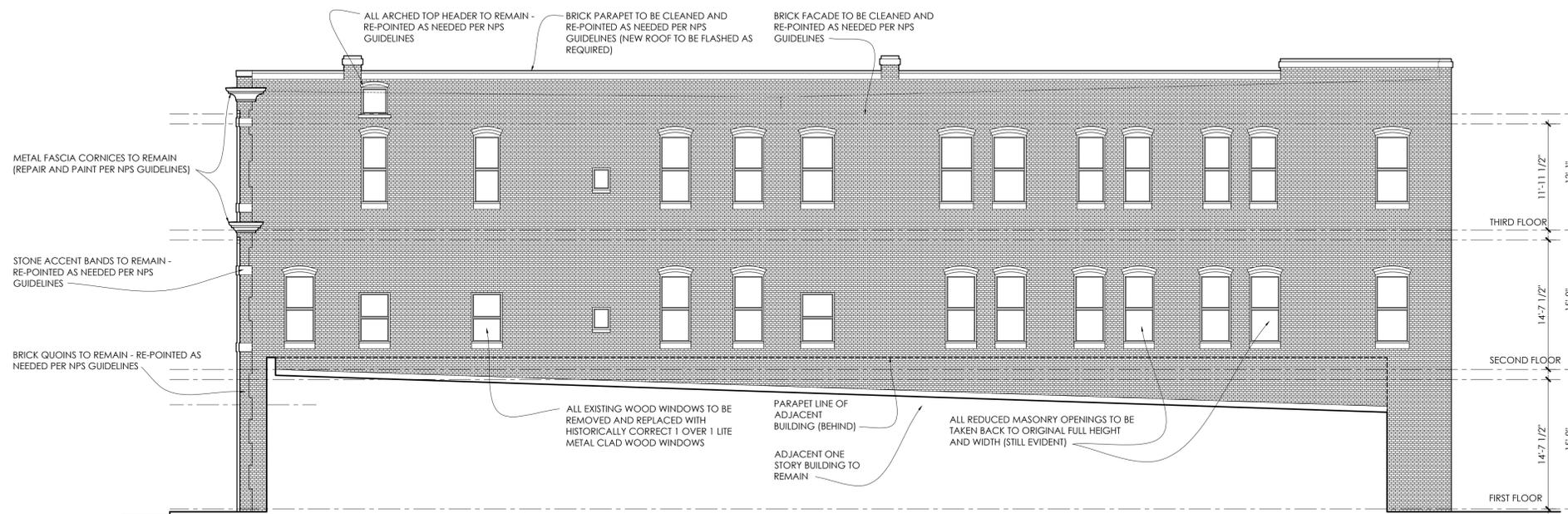
ratio

10WL Renovation

10 West Leigh Street
Richmond, Virginia 23220



02 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



01 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

1406 Confederate Avenue
Richmond VA 23227
t & f . 804.264.1729
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103117 - SUP Revision 01
12-05-17 - SUP Revision 02

EXTERIOR
ELEVATIONS

A4 02

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ratio

10WL Renovation

10 West Leigh Street
Richmond, Virginia 23220



01 ENLARGED STOREFRONT ELEVATION
SCALE: 1/2" = 1'-0"

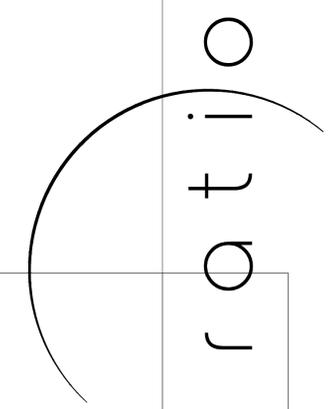
1406 Confederate Avenue
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ENLARGED
ELEVATION

A4 03

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10WL Renovation
10 West Leigh Street
Richmond, Virginia 23220



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: 10 W. Leigh Street Date: 06/15/2017

Tax Map #: N0000104034 Fee: \$ 2,400

Total area of affected site in acres: 0.124

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

Zoning

Current Zoning: R-63

Existing Use: Vacant

Proposed Use

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

14 Apartments with incidental uses (mechanical, fitness area, lobby) - See applicant's report for detailed description

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: Bruce Shirley - Architect

Company: Ratio, PC

Mailing Address: 1827 Westbrook Avenue

City: Richmond State: VA Zip Code: 23227

Telephone: (804) 2,641,729 Fax: ()

Email: bruce@ratiostudio.com

Property Owner: 10 West Leigh SL LLC

If Business Entity, name and title of authorized signer: Russell M. Basch - Managing Member

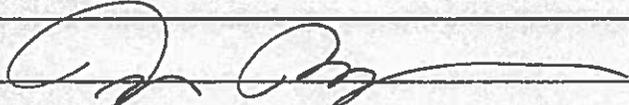
(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 13412 Rupert Ct.

City: Richmond State: VA Zip Code: 23233

Telephone: (804) 3,871,717 Fax: ()

Email: lizziedrucker@nophika.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)

10 W. Leigh Street
June 15, 2017

Special Use Permit – Applicant’s Statement

The attached application is for a Special Use Permit (SUP) at 10 W. Leigh Street, located in the Jackson Ward District. The existing vacant historic structure is three stories tall and occupies most of the 5,400 SF site. This application is for approval to use the building for apartments (multi-family) which, while allowed under the current R-63 zoning, is larger and would contain more units than permitted by the current zoning. R-63 zoning only allows 1 unit per 1,000 SF. This would equate to only 5 units being allowed. The proposed layout currently allows for 14 units. Twelve (12) 1-Bedroom Units and Two (2) Efficiencies, which recent studies have shown to be most desirable. Amenities for the building tenants would include a fitness area and storage lockers.

No special parking requests are being made under this Special Use Permit. While only one handicapped space and one or two standard spaces are available on site, the remaining required spaces per the R-63 zoning (1 per unit) would be secured off site per applicable City regulations.

Historic Tax Credits are to be obtained for the building and the exterior will be brought back to its original appearance, including re-opening infilled windows, replacing all non-historic windows with 1 over 1 lite metal clad wood windows and repointing of displaced masonry as needed along the parapet and walls. The front façade of the building will have the first floor CMU infill removed and a new wood and glass storefront installed to mimic the historic design of the original structure including dual flanking entrances and large glass center expanses.

Using this building for a residential function will enhance the overall environment by increasing both social and economic activity in the surrounding area. The proposed off-site parking will be adequate to accommodate the building uses. The characteristics of the building's end use and features will contribute the community and will not be detrimental to the safety, health, morals and general welfare of the community involved. We further feel the project will not tend to create congestion in streets, roads, alleys, and other public ways and places in the area involved.

The building will be upgraded to meet or exceed applicable codes including life and fire safety, and it will not create hazards from fire, panic or other dangers. With the building structure existing and being improved at the interior (other than cosmetic exterior repairs) we feel the structure will not tend to overcrowding of land and not cause an undue concentration of population or adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements or interfere with adequate light and air.