

INTRODUCED: July 27, 2026

AN ORDINANCE No. 2026-178

To authorize the special use of the property known as 1003 Baywood Court for the purpose of up to one single-family detached dwelling and one two-family detached dwelling, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 14 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 1003 Baywood Court, which is situated in a R-2 Single-Family Residential District, desires to use such property for the purpose of up to one single-family detached dwelling and one two-family detached dwelling, which use, among other things, is not currently allowed by sections 30-404.1 and 30-404.4, 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 1003 Baywood Court and identified as Tax Parcel No: W020-0066/037 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Preliminary Map for Review Showing Proposed Division and SUP for Lot 2, Block B, Section 1, Willow Lawn, Richmond City, Virginia,” prepared by A.G. Harocopos & Associates, P.C., and dated October 30, 2025, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to one single-family detached dwelling and one two-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Proposed New Residential Structure on Newly Created Lot,” prepared by Trinity HDC, and dated May 13, 2026, “Proposed Landscaping Plan, SUP-181382-2026,” prepared by an unknown preparer, and undated, and “Preliminary Map for Review Showing Proposed Division and SUP for Lot 2, Block B, Section 1, Willow Lawn, Richmond City, Virginia,” prepared by A.G. Harocopos & Associates, P.C., and dated October 30, 2025, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

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

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

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

(d) Prior to the issuance of any building permit for the Special Use, the establishment of no more than two 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) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

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

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

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

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

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

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as

amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 733 consecutive calendar days, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

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

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

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: June 22, 2026

TO: The Honorable Members of City Council

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

THROUGH: Odie Donald II, Chief Administrative Officer

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

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

RE: To authorize the special use of the property known as 1003 Baywood Court for the purpose of up to one single-family detached dwelling and one two-family detached dwelling, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize the subdivision of 1003 Baywood Court into two fee simple lots. The parent tract contains a single-family detached dwelling that will be retained and renovated. A two-family detached dwelling is proposed for the new lot. In the R-2 Single-Family Residential district where the property is located, the single-family detached dwelling is a permitted use. Two-family detached dwellings are not a permitted use in this district. In addition, the newly created lots will not meet the lot feature requirements of the R-2 Single-Family Residential district.

BACKGROUND: The 14,301 square foot is located eastern side of Baywood Court. The current improvement consists of a 1,274 square-foot single-family detached dwelling. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which

is described as “a neighborhood consisting primarily of single-family houses on large or medium sized lots more homogeneous in nature.” (p. 54)

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.

All adjacent properties are in the same R-2 Single-Family Detached Residential district as the subject property.

COMMUNITY ENGAGEMENT: The Willow Lawn Civic Association has been notified about this request. Additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 27, 2026

CITY COUNCIL PUBLIC HEARING DATE: September 14, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission August 18, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Authorization from Property Owner, Applicant’s Report, Plans, Survey

STAFF:

Shaianna Trump, Planning Commission Secretary, Land Use Administration 646-7319

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



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

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT

Applicant must complete ALL items

HOME/SITE ADDRESS: 1003 Baywood Ct, 23226 APARTMENT NO/SUITE _____

APPLICANT'S NAME: Mark Waller EMAIL ADDRESS: _____

BUSINESS NAME (IF APPLICABLE): N/A

SUBJECT PROPERTY OR PROPERTIES: 1003 Baywood Ct
Richmond, VA 23226

APPLICATION REQUESTED

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

TO BE COMPLETED BY THE AUTHORIZED OWNER

Owner must complete ALL items

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

PROPERTY OWNER: Mark and Christina Waller

PROPERTY OWNER ADDRESS: 4530 Park Ave, Richmond, VA 23221

PROPERTY OWNER EMAIL ADDRESS: _____

PROPERTY OWNER PHONE NUMBER: 434.989.2831

Property Owner Signature: Mark Waller Christina Waller

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney.

Applicant's Report

March 9th, 2026

Special Use Permit Request

1003 Baywood Court,
Richmond, Virginia 23226
Parcel ID: W0200066037

Submitted to:

City of Richmond

Department of Planning & Development Review
Land Use Administration Division
900 East Broad Street
City Hall – Room 511
Richmond, VA 23219

Submitted by:

Mark Waller
Owner, 1003 Baywood Court
4530 Park Ave,
Richmond, VA 23221

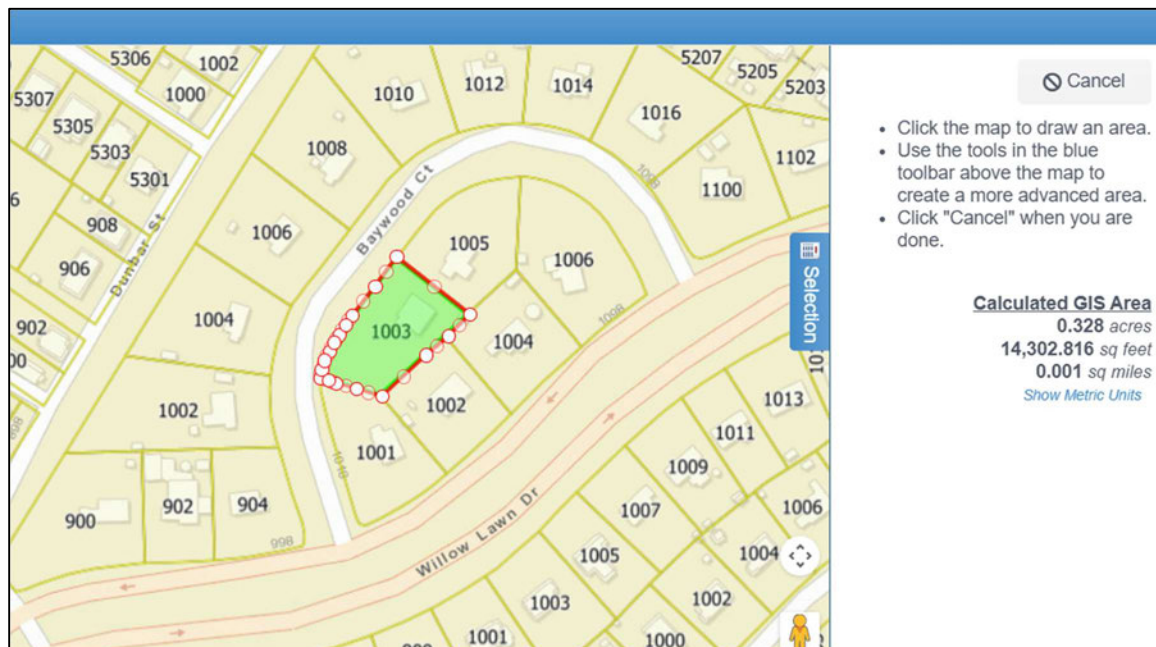
Introduction

This report accompanies an application for a Special Use Permit ("SUP") for the property known as 1003 Baywood Court, located in the City of Richmond and identified as tax parcel W0200066037 ("the Property"). The Property is currently zoned R-2 Single-Family Residential.

The applicant proposes to subdivide the existing parcel into two residential lots. The existing single-family dwelling located on the Property will be retained and renovated through the standard building permit process. The newly created parcel will contain a two-family dwelling (duplex). The SUP is required to authorize both the subdivision of the parcel and the construction of the duplex on the newly created lot.

Existing Conditions and Neighborhood Context

SITE DESCRIPTION AND EXISTING LAND USE



The Property is located on Baywood Court, which only intersects with Willow Lawn Drive. It is referenced by the City Assessor with a tax parcel number of W0200066037.

According to city records (found at <https://www.actdatascout.com/RealProperty/Virginia/Richmond>), the lot is 0.404 acres. However, based upon the applicant's draft survey and the image above (generated from <https://www.actdatascout.com/Map/Single>), it appears to be closer to 0.328 acres.

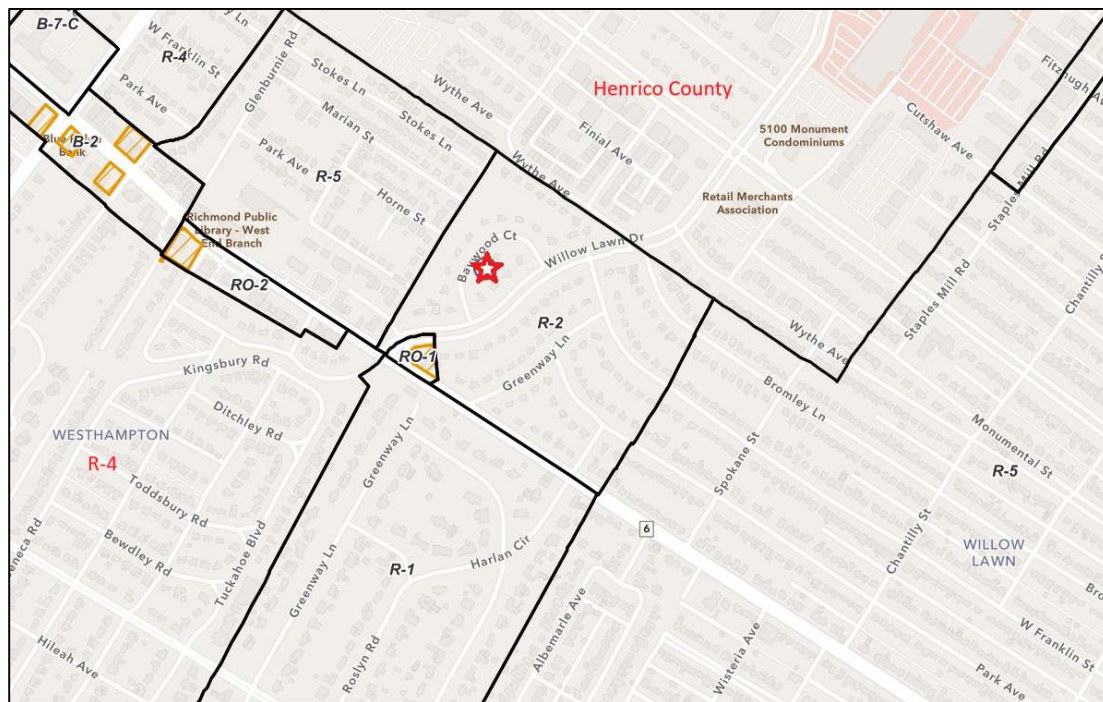
There is currently an existing one and a half (1.5) story single-family dwelling, which was constructed in approximately 1950. The house is situated toward the northeast corner of the parcel with frontage along Baywood Court.

Baywood Court itself is a short residential street consisting of approximately 11 homes, with limited traffic and abundant street parking.

The Willow Lawn neighborhood is characterized primarily by single-family residential development, with a mixture of owner-occupied homes and rental properties. Most homes in the Willow Lawn area are one-and-a-half Cape Cod-style houses constructed during the 1950s, which establish the visual character of the neighborhood.

Nearby streets within the same zoning district exhibit somewhat smaller lot sizes. For example, parcels along Willow Lawn Drive range from approximately 8,100 square feet to 19,000 square feet. This demonstrates that a variety of lot sizes already exist within the surrounding neighborhood context.

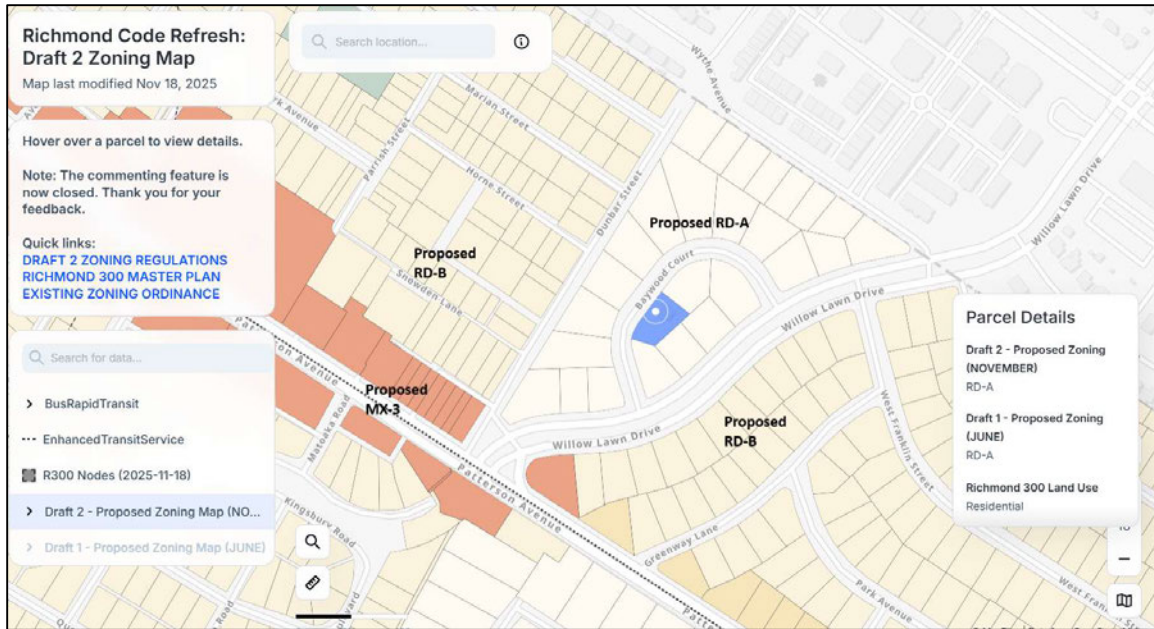
EXISTING ZONING



The Property is currently zoned R-2, along with the rest of Baywood Court and most of Willow Lawn Drive from Bromley Ln to Patterson Ave. It is a relatively small R-2 zoning area, sandwiched between two R-5 zones: one to the northwest (the Westwood Community) and one to the southeast (the broader Willow Lawn neighborhood, Monument Ave Park, Colonial Place, etc.).

There is one parcel on the corner of Patterson and Willow Lawn drive that is zoned RO-1. Other nearby zoning includes R-1, R-4, and RO-2.

MASTER PLAN DESIGNATION



The Master Plan designates the Property within the “Residential” future land use category.

Additionally, as seen in the image above, the Draft 2 Zoning Map lists the Property as “RD-A” zoning. These standards for “RD-A” are similar to the current R-2 zoning.

Note that the east side of Willow Lawn Drive, which is one block away, is represented as “RD-B” zoning. The RD-B standards are similar to the current R-5 zoning.

Proposal

PURPOSE

The applicant proposes to subdivide the Property into two residential lots. Following subdivision, the existing house will remain on Parcel 2B, which will contain approximately 7,719 square feet (0.177 acres). The newly created Parcel 2A will contain approximately 6,581 square feet (0.151 acres); a side-by-side duplex will be built on Parcel 2A.

The chart below shows that Parcel 2A and Parcel 2B would not meet the lot size and lot width requirements of R-2, although they would meet the requirements of the nearby R-5 zoning. All other R-2 requirements would be met. The resulting lots are therefore consistent with residential lot dimensions permitted within nearby neighborhoods and represent a reasonable and context-sensitive subdivision of the Property.

Measurement	Proposed Parcels		Zoning Requirement	
	Parcel 2A	Parcel 2B	R-2	R-5
Lot size (sq ft)	6581	7719	15000 (min)	6000 (min)
Lot coverage (%)	25%	14%	25 (max)	35 (max)
Lot width (ft)	51	72	90 (min)	50 (min)
Front yard depth (ft)	31	44	30 (min)	25 (min)
Side yard (ft)	11	10	9 (min)	5 (min)
Rear yard (ft)	16	16	9 (min)	5 (min)
Height (ft)	29	22	35 (max)	35 (max)

PROJECT DETAILS/DESIGN

The Property is one of the larger parcels in the neighborhood and therefore presents an opportunity for a modest subdivision while maintaining residential scale and character.

The existing single-family dwelling located on Parcel 2B will be renovated through the standard building permit process, improving the condition of the structure while maintaining the established residential character of the Property.

The newly created parcel (Parcel 2A) will contain a two-story duplex dwelling fronting Baywood Court. The proposed structure has been designed with architectural elements consistent with the surrounding neighborhood, including a traditional residential form, Cape Cod-inspired roofline, full-width front porch, lap siding exterior cladding, and architectural shingle roofing. The building height is approximately 29 feet to the roof ridge, which is consistent with the scale of nearby homes.

Each unit within the duplex will function as an independent dwelling unit within a building designed to appear compatible with surrounding residential structures. Parking for the units will be accommodated through on-street parking along Baywood Court, consistent with the parking patterns present throughout the neighborhood.

Although the immediate street is composed primarily of single-family homes, the project maintains a residential scale and appearance consistent with the surrounding neighborhood. The duplex will appear similar in form and massing to a traditional house and will integrate into the established streetscape.

MASTER PLAN ALIGNMENT

The Master Plan designates the Property within the “Residential” future land use category. This project aligns with that designation by adhering to the following guidance for this land use category:

1. Homes are set back from the street.
2. Future developments continue and/or introduce a gridded street pattern to increase connectivity.

3. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.
4. Buildings are generally one to three stories.
5. Lot sizes generally range up to 5,000 to 20,000+ sq. ft.
6. Residential density of 2 to 10 housing units per acre.
7. Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural.

In addition, there are a number of other goals elsewhere within the Master Plan that support this request. For example:

1. Chapter 2 – High-Quality Places
 - a. Objective 1.4.a: Implement urban design and architecture strategies that maintain and enhance the unique character of Richmond’s residential districts.
 - i. *The design of this project maintains the unique character of the neighborhood.*
2. Chapter 3 – Equitable Transportation
 - a. Objective 8.1.c: Reduce the creation of driveways and car access curb cuts, especially if there is alley access to the parcel and/or multiple parcels can utilize the same car access curb cut to access their sites.
 - i. *There is plenty of street parking on Baywood Court and no driveways will be added.*
3. Chapter 5 – Inclusive Housing
 - a. Objective 14.5.e: Allow the development of middle housing (2- to 4-unit buildings) by-right within a half mile of high-frequency transit stops.
 - i. *The Property is within 0.25 mile of the “Patterson + Willow Lawn” bus stop, which is on the “Future Enhanced Transit” on Figure 41 of the Mater Plan.*

As noted earlier in this report, the proposed development is currently assigned as “RD-A” in the “Draft 2 Zoning Map.” As noted in the chart below, the project will meet all RD-A zoning requirements, with the exception of lot width. It will meet ALL of the RD-B zoning requirements and therefore represents a modest form of residential infill development.

Measurement	Proposed Parcels		Proposed Requirements	
	Parcel 2A	Parcel 2B	RD-A	RD-B
Lot size (sq ft)	6581	7719	n/a	n/a
Lot coverage (%)	25%	14%	30 (max)	40 (max)
Lot width (ft)	51	72	90 (min)	50 (min)
Front yard depth (ft)	31	44	20 (min)	20 (min)
Side yard (ft)	11	10	9 (min)	5 (min)
Rear yard (ft)	16	16	9 (min)	5 (min)
Height (ft)	29	26	35 (max)	35 (max)
Tree Canopy Coverage (%)	20%*	20%*	20% (min)	15% (min)

**Additional trees will be planted as needed to meet the current Master Plan guidance.*

Overall, the proposed subdivision and construction of a duplex represent a context-sensitive form of residential infill development within an established neighborhood. The project maintains the residential character of the area while providing additional housing opportunities in a manner consistent with the City's planning goals.

Finding of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of SUPs by City Council.

The proposed SUP will **not**:

1. Be detrimental to the safety, health, morals and general welfare of the community involved.

The proposed development will not adversely affect the safety, health, morals or general welfare of the community. The project consists of residential uses that are consistent with the surrounding neighborhood and will improve the Property through renovation of the existing home and construction of a well-designed residential structure.

2. Create congestion in streets, roads, alleys and other public ways and places in the area involved.

The proposed development is expected to generate only a minimal increase in traffic typical of residential uses. Baywood Court is a quiet residential street with ample on-street parking available along both sides of the roadway. As a result, the proposed development is not expected to create traffic congestion or parking issues.

3. Create hazards from fire, panic or other dangers.

The proposed duplex will be constructed in accordance with all applicable building and

fire codes, including required fire-resistance-rated separations between dwelling units. The project will therefore not create any unusual fire or safety hazards.

4. **Tend to cause overcrowding of land and an undue concentration of population.**

The subdivision of the parcel and construction of a duplex represent a modest increase in residential density that remains consistent with residential development patterns found within the broader area.

5. **Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.**

The Property is located within an established residential neighborhood that is already served by existing streets, utilities, and public services. The proposed development will utilize existing infrastructure and will not place undue demand on public facilities.

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

The dimensional standards for the development will be governed by the conditions of the requested SUP. The building's height, massing, and placement ensure that adequate light and air will continue to be available to neighboring properties.

Neighborhood Support

The owners of 1003 Baywood Court ("Owners") have owned and maintained property in the immediate area for many years, including 1103 Willow Lawn Drive, which is two blocks from the Property. A letter of support is being submitted from the residents of 1101 and 1105 Willow Lawn Drive, who have known the Owners for more than ten years. These letters reflect support from individuals familiar with the Owners and the surrounding neighborhood.

Additionally, in connection with this application, the Owners has discussed the proposal with nearby residents on both Baywood Court and Willow Lawn Drive. If the Owners were unable to reach a nearby resident, a letter was left describing the project and providing the applicant's contact information.

Summary

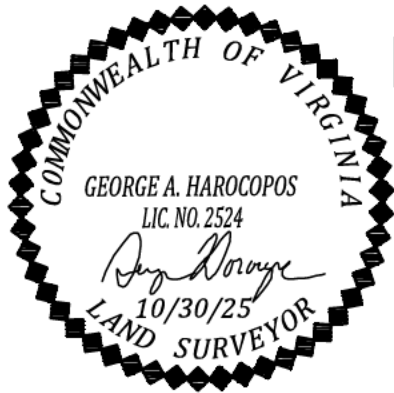
The proposed SUP will allow the subdivision of a large residential parcel and the construction of a duplex designed to complement the character of the surrounding neighborhood. The project retains and improves the existing home while introducing a modest amount of additional housing within an established residential area. The project will be constructed in a way that is consistent with the neighborhood's charm and Master Plan guidance.

For these reasons, the applicant respectfully requests approval of the proposed SUP.

This is to certify that on 10/30/25
I made an accurate field survey of the known premises
shown hereon; that all improvements known or visible
are shown hereon; that there are no encroachments by
improvements either from adjoining premises, or from
subject premises upon adjoining premises, other than
shown hereon.

NOTE: THIS LOT APPEARS
TO BE IN FEMA FLOOD ZONE
X AS SHOWN ON FEMA
FLOOD INSURANCE RATE MAP
PANEL 5101290009E

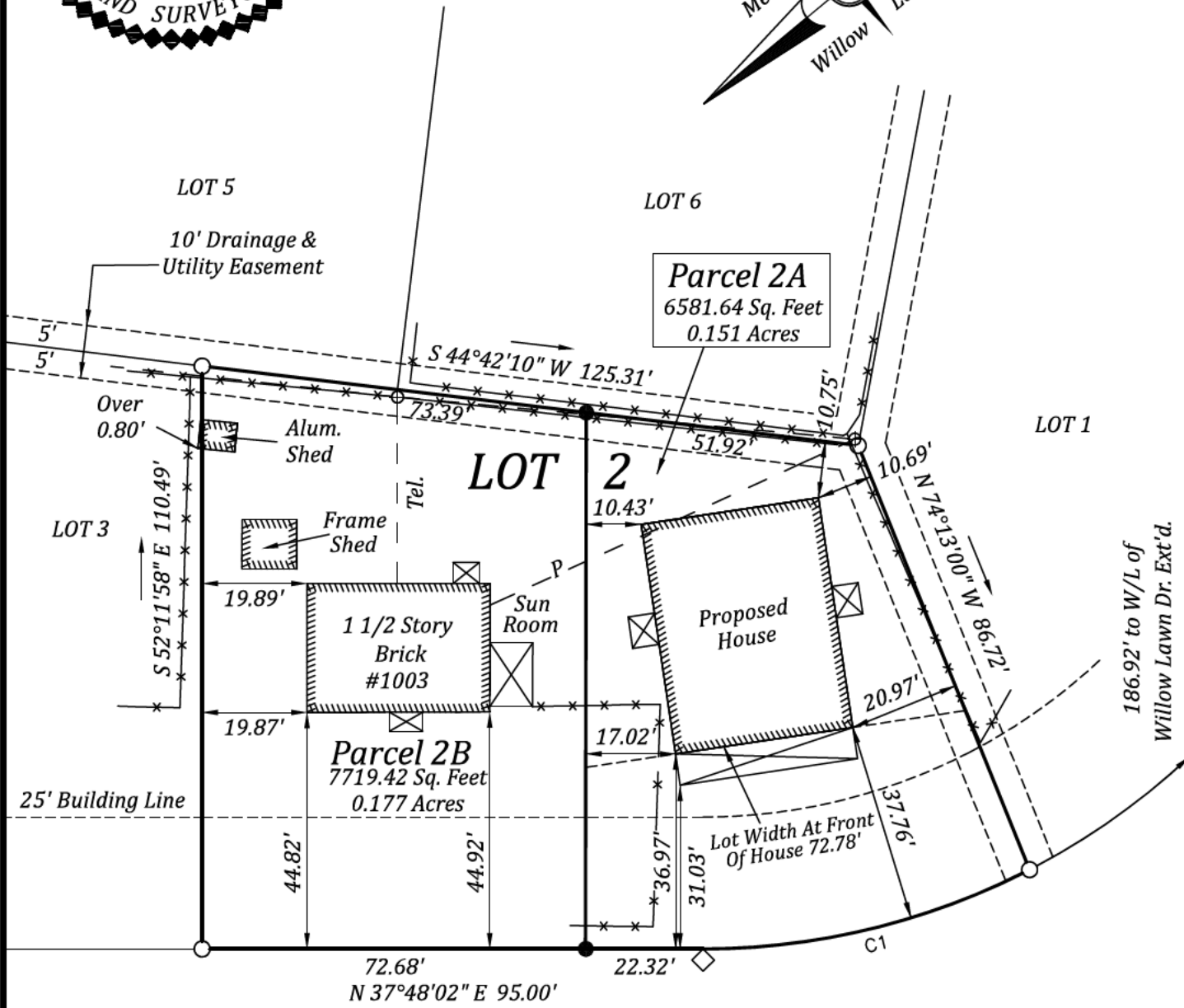
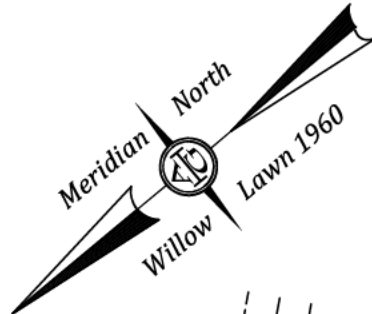
NOTE:
This survey has been prepared without
the benefit of a title report and does
not therefore necessarily indicate all
encumbrances on the property.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	64.32'	135.00'	27°17'51"	N 24°09'02" E	63.71'

LEGEND

- ⊕ Power Pole
- Rod/F
- ◇ Stone/F



BAYWOOD COURT

PRELIMINARY MAP FOR REVIEW
SHOWING PROPOSED DIVISION AND SUP FOR

LOT 2, BLOCK B, SECTION 1

WILLOW LAWN

RICHMOND CITY, VIRGINIA

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF THE CONVEYANCE TO
MARK GRIFFIN WALLER & CHRISTINA DONDARSKI WALLER

IN 54613Update

A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112

Office 804 744 2630 FAX 804 744 2632

E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=30' Date 10/30/25 Drawn by AGH

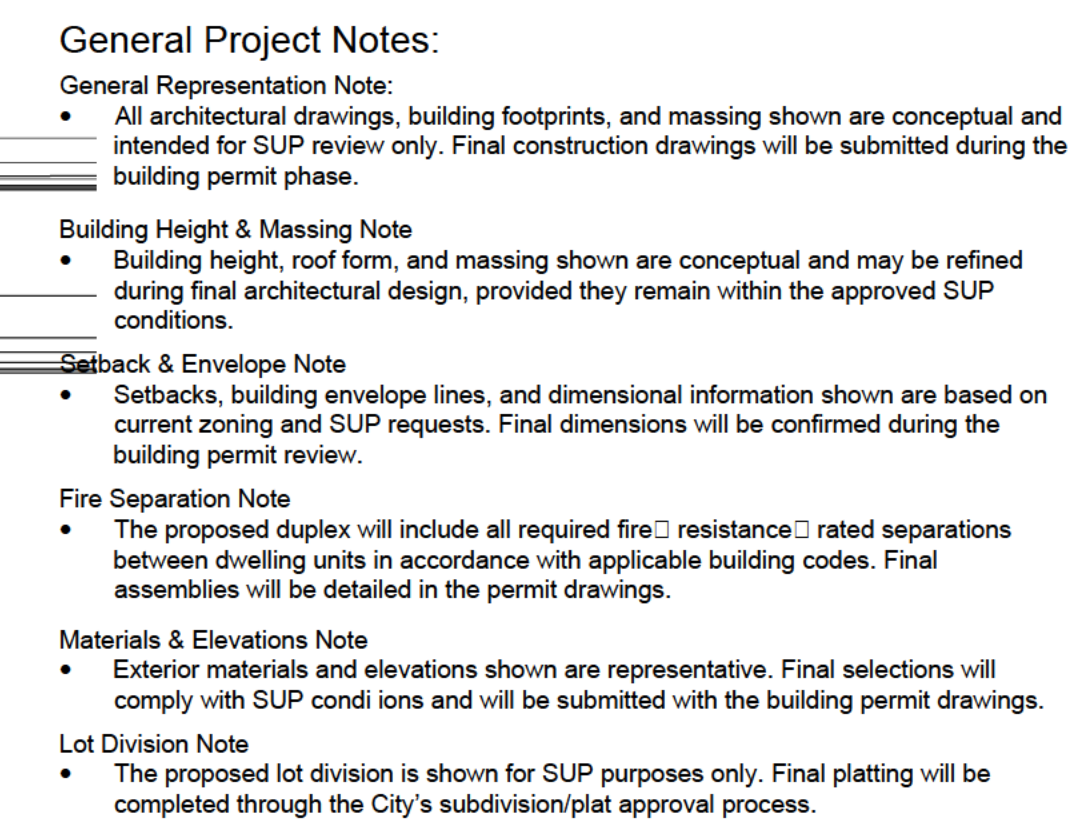
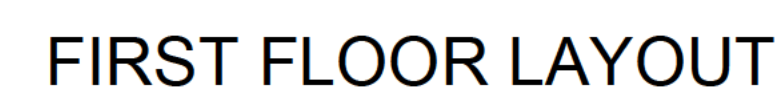
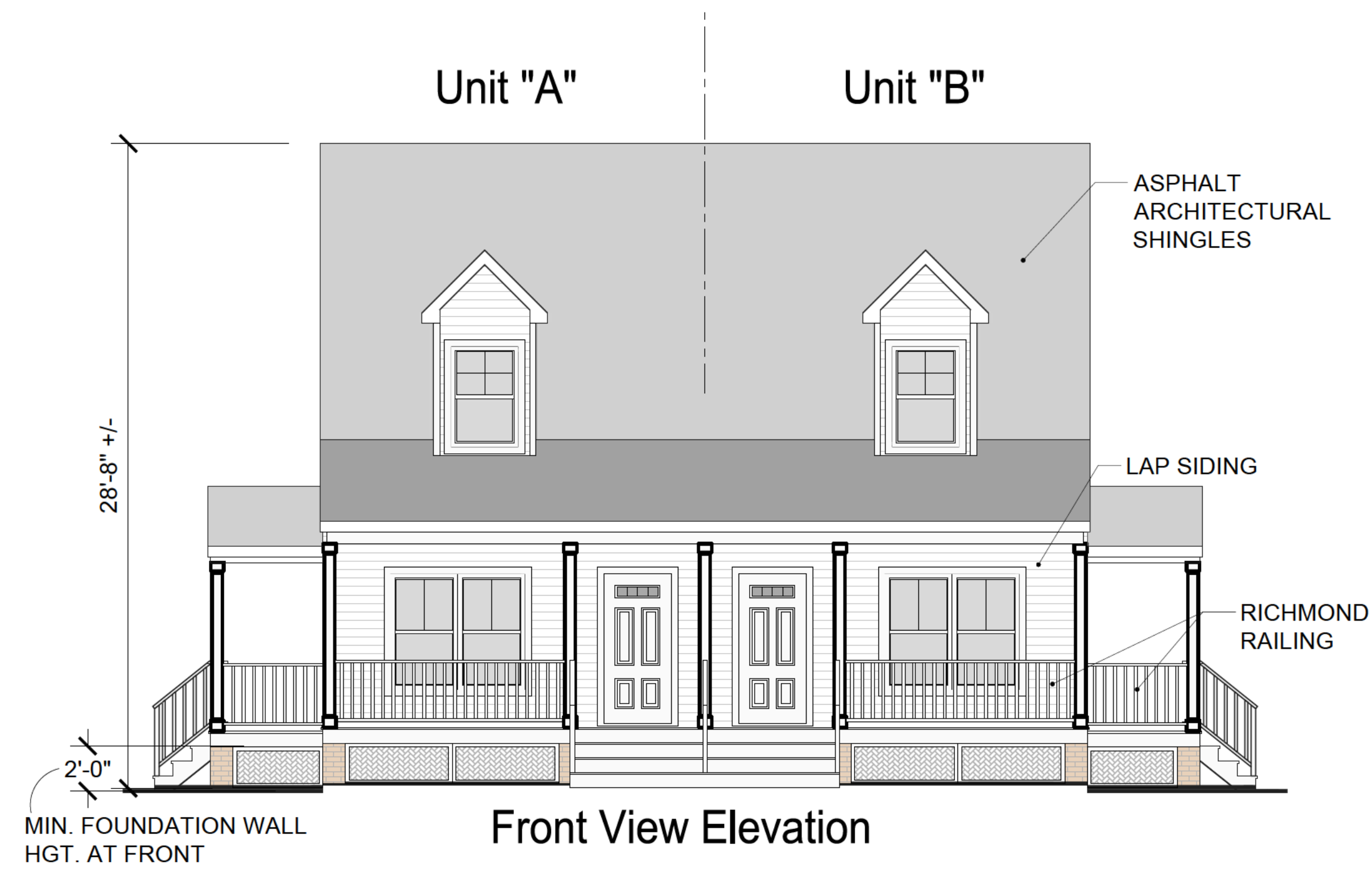


- GENERAL NOTES:
- Railings - will be finished
 - Landscape shrubs a minimum size of 3 gallon
 - All windows are the same color and wrapped by 1x4 trim

Trinity HDC
COMMERCIAL & RESIDENTIAL BUILDING DESIGN

Drawn By: ANDRE' R. MANSON
Voice: 804.615.2527 Email: thdc.studio@gmail.com

Proposed New Residential
Structure on Newly Created Lot
05-13-26

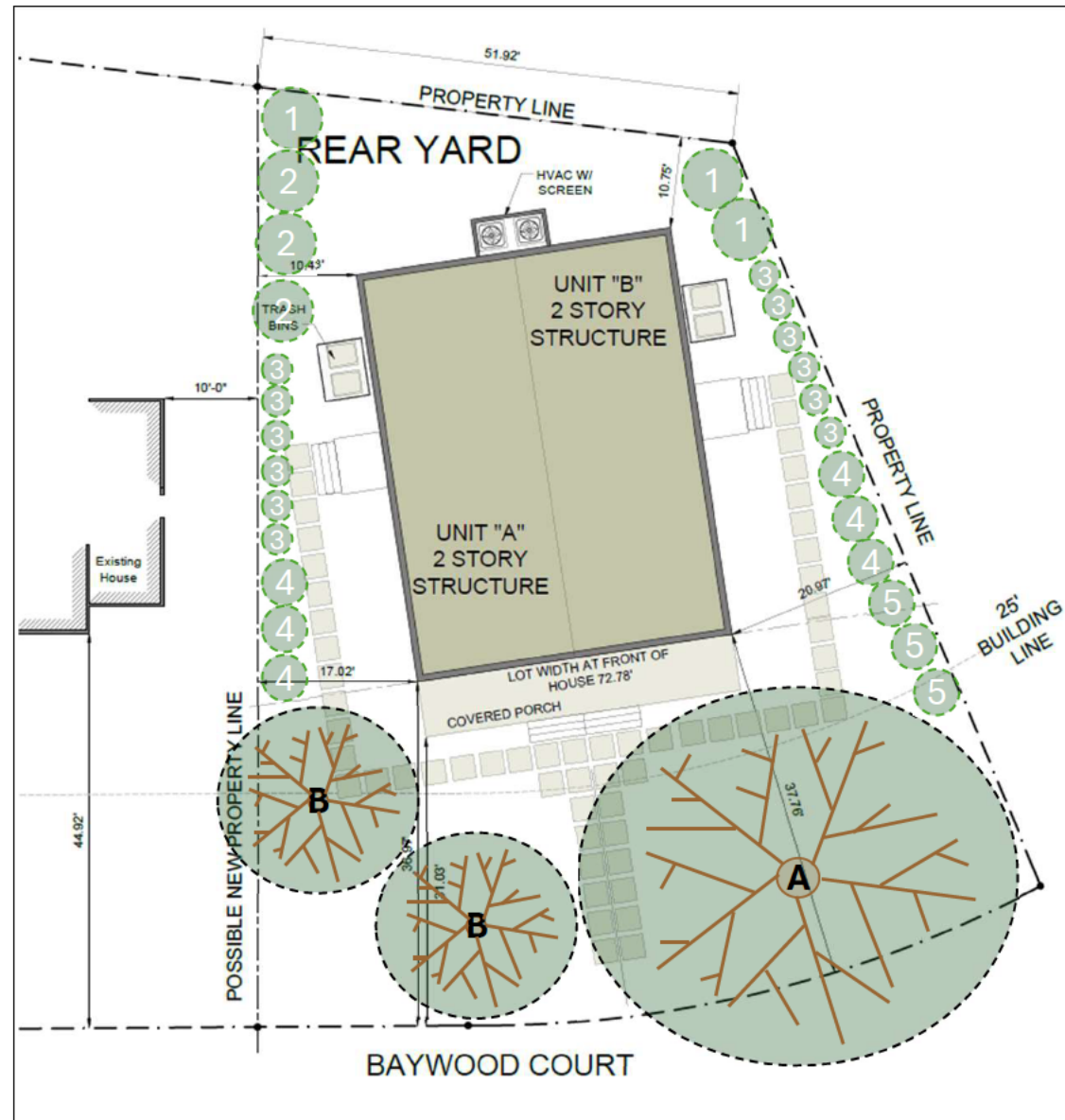


SUP Project Narrative:
The proposed project consists of a new two-story duplex dwelling on a newly created lot. The structure includes a full-width front porch with finished handrails and trim, lap siding exterior cladding, and asphalt shingle roofing. The building height is approximately 28'-8" to the ridge. The design incorporates traditional residential proportions and materials that complement the surrounding neighborhood character. The project provides a compatible scale, appearance, and streetscape presence consistent with nearby homes while meeting all applicable zoning and building requirements.

Proposed Landscaping Plan

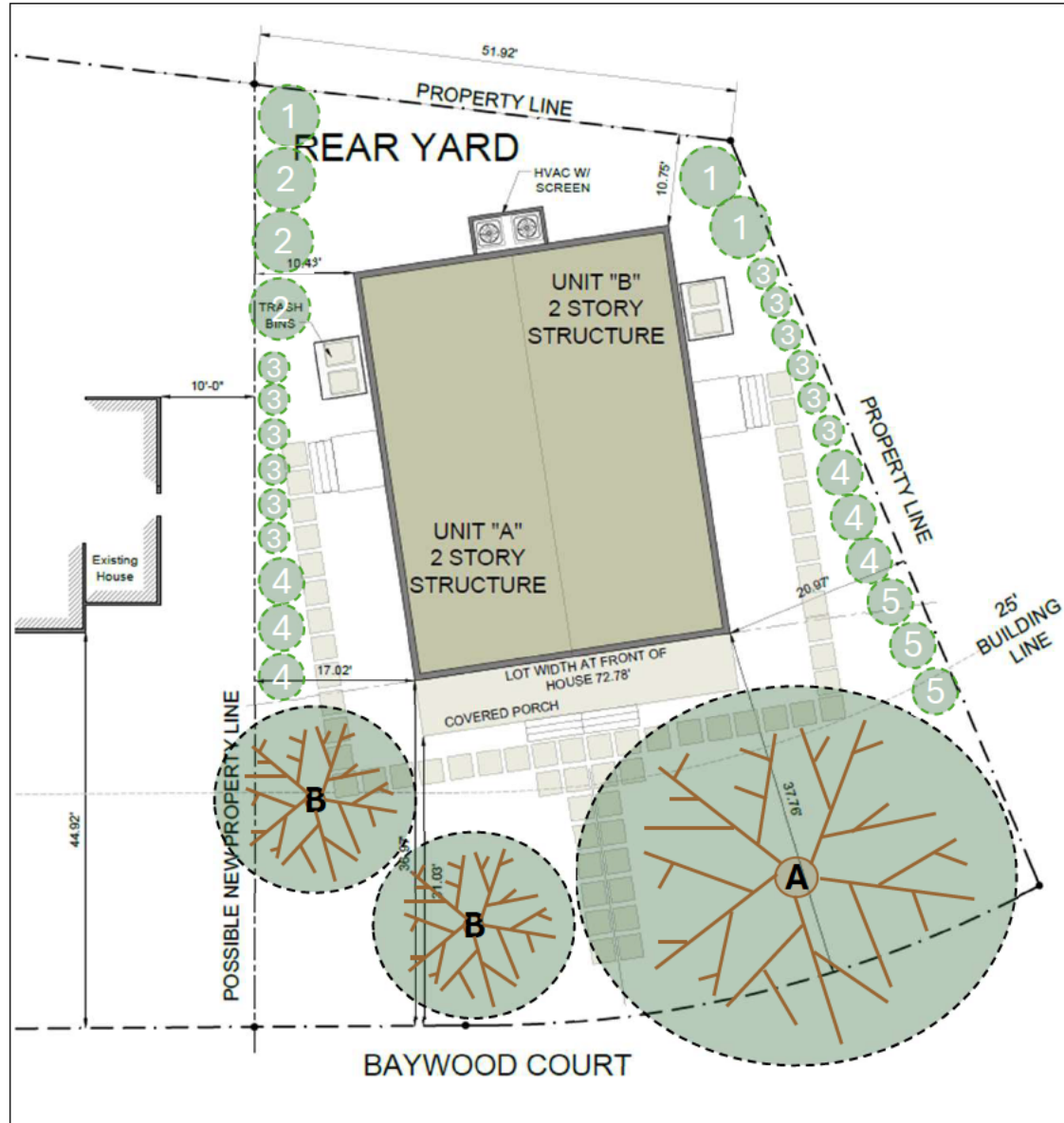
SUP-181382-2026

- Landscaping will provide canopy trees for shade as well as trees/shrubs for privacy screening.
- The large existing white oak will remain, providing about 1260 sq ft of canopy.
- Two additional Tupelo trees will be planted to increase the canopy by 800-1800 sq ft, bringing the total tree canopy to well over 20% (~1316 sq ft) of the lot.
- In addition to privacy, the mixture of privacy trees/shrubs will provide visual variety and long-term resilience to disease.



Ref	Privacy Plant	Size
1	Bigfoot Cleyera (<i>Ternstroemia gymnanthera</i> 'Sotall')	15-20'H x 5-6W
2	Ligustrum Recurvifolium	6-10'H x 4-6W
3	Thuja Occidentalis 'DeGroot's Spire'	8-12'H x 2-3'W
4	PRUNUS Laurocerasus SKINNY SKIP™	8-12'H x 4W
5	Yardline Viburnum	6-12'H x 3-4W

Ref	Canopy Tree
A	Quercus alba (White Oak) - existing - Mature: 50-80'H x W - Current Canopy : ~30ft x 42ft = 1260 sq ft
B	Nyssa sylvatica (Tupelo) Mature Size: 30-50'H x 20-30'W (400-900 sq ft canopy)





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

Special Use Permit

LOCATION: 2519 1003 Baywood Court

APPLICANT: Mark and Christina Waller

COUNCIL DISTRICT: 1

PROPOSAL: To authorize the special use of the property known as 1003 Baywood Court for the purpose of up to one single-family detached dwelling and one two-family detached dwelling, upon certain terms and conditions.

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

