

INTRODUCED: May 9, 2022

AN ORDINANCE No. 2022-147

To authorize the special use of the property known as 2516 East Leigh Street for the purpose of (i) an age-restricted multifamily dwelling containing up to 62 dwelling units and an accessory parking area and (ii) up to nine single-family attached dwellings, upon certain terms and conditions, and to repeal Ord. No. 95-151-153, adopted Jun. 26, 1995.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUN 13 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 2516 East Leigh Street, which is situated in a R-63 Multifamily Urban Residential District, desires to use such property for the purpose of (i) an age-restricted multifamily dwelling containing up to 62 dwelling units and an accessory parking area and (ii) up to nine single-family attached dwellings, which use, among other things, is not currently allowed by sections 30-419.5, concerning lot area and width, and 30-710.1, concerning number of spaces required for particular uses, 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

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JUN 13 2022 REJECTED: _____ STRICKEN: _____

set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not 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 2516 East Leigh Street and identified as Tax Parcel No. E000-0382/006 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Plat of the Property Situated on the Western Line of 26th Street, Between Leigh Street and M Street. Richmond, VA.,” prepared by Steven B. Kent & Associates, P.C., and dated May 12, 1997, 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 (i) an age-restricted multifamily dwelling containing up to 62 dwelling units and an accessory parking area, and (ii) up to nine single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Bowler Senior Housing Town Homes, 2516 E. Leigh Street, Richmond, Virginia,” prepared by SWA Architects-VA, Inc., and dated April 12, 2022, and 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 (i) an age-restricted multifamily dwelling containing up to 62 dwelling units and an accessory parking area, and (ii) up to nine single-family attached dwellings, substantially as shown on the Plans.

(b) The lots identified as Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, and Lot 9 on the Plans shall each be provided with at least one off-street parking space. The lots identified as Lot 1 and Lot 2 on the Plans shall not be required to provide off-street parking.

(c) The multifamily use shall be provided with a minimum of 17 off-street parking spaces, substantially as shown on the Plans.

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

(e) All building materials, elevations, and site improvements shall be substantially as shown on the Plans, subject to the issuance of a Certificate of Appropriateness by the Commission of Architectural Review.

(f) A brick trash enclosure shall be provided as shown on the Plans, subject to the issuance of a Certificate of Appropriateness by the Commission of Architectural Review.

(g) The minimum age for residents living in the multifamily use shall be 62 years of age.

(h) Signs on the Property shall be limited to a maximum of two signs, with an aggregate sign area not exceeding 12 square feet, subject to the issuance of a Certificate of Appropriateness by the Commission of Architectural Review. Any freestanding sign shall not be located within five feet of the street line and shall not be greater than eight feet in height. Such sign or signs may be illuminated, provided that the source of illumination is not visible from adjoining properties or

public streets. The existing “Bowler School” sign on the building may remain in addition to the signs herein permitted.

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

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the replacement of the existing curb cut to the existing parking area off of M Street with a brick

sidewalk, 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.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

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

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

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

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

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

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

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

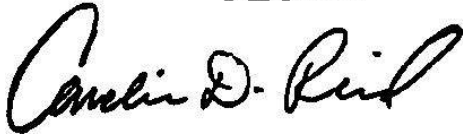
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days 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. **Repeal of Prior Ordinance.** That Ordinance No. 95-151-153, adopted June 26, 1995, shall be repealed upon issuance of a building permit for the Special Use.

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

**A TRUE COPY:
TESTE:**

A handwritten signature in black ink, appearing to read "Carolin 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.rva.gov

Item Request File Number: PRE.2022.0084

O & R Request

DATE: March 14, 2022

EDITION: 1

TO: The Honorable Members of City Council

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

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

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

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

RE: To authorize the special use of the property known as 2516 East Leigh Street for the purposes of a) an age-restricted multi-family dwelling containing up to 62 dwelling units and an accessory parking area, and b) up to nine single-family attached dwellings, upon certain terms and conditions, and to repeal Ord. No. 95-151-153, adopted June 26, 1995.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 2516 East Leigh Street for the purposes of a) an age-restricted multi-family dwelling containing up to 62 dwelling units and an accessory parking area, and b) up to nine single-family attached dwellings, upon certain terms and conditions, and to repeal Ord. No. 95-151-153, adopted June 26, 1995.

REASON: The applicant is requesting to authorize the special use of the property known as 2516 East Leigh Street for the purpose of constructing nine single family attached dwellings on newly created parcels and retain the existing age-restricted multifamily use on the reciprocal parcel. Ord. No. 95-151-153, which allowed the current building to be used for 63 multifamily dwelling units for the “elderly and handicapped”, is requested to be repealed; the age-restricted multifamily use will be incorporated into the new ordinance. The property is located in an R 63 Single Family Residential District. Lot area and parking requirements are not met for neither the multi-family use nor the single-family attached dwellings. Therefore, a special use permit is necessary to authorize subdivision of the property and construction of the nine single family attached dwellings.

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 May 2, 2022, meeting.

BACKGROUND: The subject property consists of a single parcel of land that has a lot area of approximately 54,000 square feet (1.2 acres) and is improved with a two-story senior apartment building that was originally constructed as a school. The property is located in the Church Hill neighborhood, and is bound by East Leigh Street to the south, North 26th Street to the east, M Street to the north, and single-family dwellings are located to the west that front onto North 25th Street.

The subject property is located within the R 63 Multifamily Urban Residential District. The proposed multi-family and single-family attached uses do not meet the minimum lot area requirements for the district. Additionally, the minimum parking requirement for two of the single-family attached dwellings and the age-restricted multi-family dwelling are not met.

Richmond 300 recommends a future land use of “Community Mixed-Use” for the property. The primary uses recommended for Community-Mixed are commercial, multi-family residential, cultural, and open space. Secondary uses include single-family houses, institutional, and government. The development style for Community Mixed-Use is varied depending upon historic densities and neighborhood characteristics. Future development should continue or introduce a gridded pattern of development. Buildings are generally two to six stories, based on street width and historic context. New buildings that are taller than historical buildings should incorporate step backs after matching the predominant cornice line of a block. The property is also located within the “Jefferson, Marshall & 25th” neighborhood node. This area is envisioned as being strengthened by new development on vacant parcels, increased connectivity, and reimagined institutional and park uses. New development should be in keeping with the existing character of the area.

The portion of East Leigh Street that abuts the property is designated as a “Major Mixed-Use Street.”

Single-family uses are located to the west and east of the subject property. A mix of religious, single-family, and multifamily uses are located to the south, and a government building is located to the north. Properties to the south and east are also located within the R-63 Multifamily Urban Residential District. Properties to the north are located within the RO2-PE2 Residential Office-Parking Exempt District and properties to the west are located in both the R-63 District and the UB-PE4 Urban Business-Parking Exempt District.

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: April 11, 2022

CITY COUNCIL PUBLIC HEARING DATE: May 9, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
May 2, 2022

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

RELATIONSHIP TO EXISTING ORD. OR RES.: Repeal Ord. No. 95-151-153

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: Richard Saunders, Senior Planner, Land Use Administration (Room 511) 646-5648



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: 2516 East Leigh Street Date: 3/19/21
 Tax Map #: E0000382006, E0000382006B Fee: \$1,800.00
 Total area of affected site in acres: 1.191

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

Zoning

Current Zoning: R-63

Existing Use: sixty-two (62) multifamily dwelling units

Proposed Use

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

Reduced parking for sixty-two (62) dwelling units and the creation of nine (9) developable parcels for single-family use.

Existing Use: sixty-two (62) multifamily dwelling units

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: Ord. #1991-028-31, amended by Ord. #1995-151-153

Applicant/Contact Person: Mark J. Kronenthal

Company: Roth Jackson Gibbons Conklin, PLC

Mailing Address: 1519 Summit Avenue, Suite 102

City: Richmond State: VA Zip Code: 23230

Telephone: () Fax: ()

Email: mkronenthal@rothjackson.com

Property Owner: Bowler Housing LP

If Business Entity, name and title of authorized signee: H. Louis Salomonsky, 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: 1553 East Main St.

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 782.6802 Fax: ()

Email: HL.Salomonsky@swa-co.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)

March 17, 2021

BY ELECTRONIC DELIVERY

Mr. Matthew Ebinger
City of Richmond DPDR
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street

Mark J. Kronenthal
Richmond Office
(804) 441-8603 (direct)
mkronenthal@rothjackson.com

Richmond, Virginia 23219

Re: Special Use Permit Amendment: 2516 East Leigh Street (E0000382006, E0000382006B)

Dear Mr. Ebinger:

This letter shall serve as the Applicant's Report accompanying the application for a Special Use Permit Amendment (the "SUP Amendment") for the above referenced property known as 2516 East Leigh Street (the "Property"). The SUP Amendment would authorize (a) the reconfiguration of the parking area devoted to serving the sixty-two (62) multifamily dwellings in the existing building located on the Property, containing affordable senior dwelling units, as shown on the enclosed conceptual site plan (the "Plan"), (b) altering the lot area devoted to serving those sixty-two (62) multifamily dwellings, and (c) permission for nine (9) parcels for single-family dwelling units shown on the Plan (the "Single-Family Lots"), situated along M Street and North 26th Street, such parcels to be predominately developed according to R-63 district standards .

The applicant, Bowler Housing LP (the "Applicant"), proposes that the existing sixty-two (62) affordable senior units on the Property would be renovated but would stay in substantially the same configuration. The Applicant expects to renovate the interior finishes of the existing units. In regards to the nine (9) Single-Family Lots, being able to develop these parcels better enables the Applicant to continue offering the level of affordability currently being provided in the existing sixty-two (62) dwellings.

The requests in this SUP Amendment are narrowly limited to the parking and access with respect to existing building and dwelling units and permitting the Single-Family Lots. Any new development on the Single-Family Lots would be otherwise developed in the future pursuant to R-63 zoning standards, except the required lot area needed for some of the Single Family Lots and a slight deviation from the number of required parking spaces applicable to them (nine required, seven proposed). Future development would otherwise be subject to the normal review process for properties in the R-63 district—particularly the quality control measures required by virtue of being located in the Church Hill North City Old & Historic District, which necessitates CAR review for new construction. Further, the

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RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230
P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102
P: 703-485-3535 F: 703-485-3525

Applicant would propose that the dwellings located on the two (2) Single-Family Lots abutting North 26th Street would be workforce dwellings.

By way of background, the Property is subject to a previous SUP and SUP amendment (Ordinance Nos. 1991-028-31 and 1995-151-153) (collectively, the “Original SUP”). The Original SUP permitted the current sixty-two (62) units, the related lot area, and the parking configuration.

Properties surrounding the Property are generally zoned in the R-63 Multifamily Urban Residential District, with the exception of one lot located at the corner of M Street and North 25th Street that is zoned in the UB PE-4 Urban Business Jefferson Avenue Parking Exempt Overlay District. The Building is a former school building that has been used as multifamily affordable senior housing at the current density since at least the mid-1990s.

This SUP Amendment would locate the parking closer to the Building as would be appropriate for senior housing, and any parking spaces shown on the concept plan are approximate in number but will reflect the accurate demand and use for parking spaces for senior housing in the experience of the Applicant’s long management of the Property. The entry point along M Street would be closed and relocated to North 26th Street, thereby enabling the Single-Family Lots to largely front onto M Street. In doing so, it would enable new development to mimic the historic development pattern that existed prior to the construction of the existing building in 1914. According to 1905 Sanborn Fire and Insurance maps, the original school on the Property was significantly smaller and occupied the southern portion of the Property. The northern portion of the Property was occupied by at least nine residential structures. With that, these structures were over time acquired—sometimes by eminent domain—to enable the construction of the existing building and the outdoor space then desired for the students of the former school. The more urban alley network being proposed in part helps restore the fabric of the neighborhood that once existed, and moreover decommissions an over-built parking lot that is quasi-suburban in nature.

The Richmond 300 plan (the “Master Plan”) recommends Community Mixed-Use (“CMU”) for the Property. The CMU designation generally contemplates that new residential uses be added to bolster viability of existing and future commercial uses nearby. Stylistically, new development in CMU areas should contemplate the context of the neighborhood and should continue or [re]introduce a gridded street pattern. Suggested primary uses in CMU areas include the multifamily use, and secondary uses include the single-family use. More specifically, the Property lies within the 25th/Jefferson National/Regional Node. This additional geographical designation in the Master Plan suggests the Property is particularly important in achieving the goals of the City. This Node suggests that it is strengthened by future development of vacant parcels and increased connectivity; it also understands that the opportunities to do so are limited, as the Node is mostly built-out. The “primary next steps” for properties in this Node include “rezone the CMU areas of this node...to allow for a mix of uses and increased residential density,” (C-26). While this is not a rezoning request, the SUP Amendment is similar in its intent.

Contained in other chapters of the Master Plan are more objectives that are echoed by this request. In the High-Quality Places chapter, Objective 4.1: “to create and preserve high-quality, distinctive, and well-designed neighborhoods and Nodes throughout the City,” is met by this request

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implementing a number of the policy suggestions from that Objective. In the Inclusive Housing Chapter, there are also a number of policy suggestions that are implemented in this request, such as Objective 14.1: “to increase city-wide awareness of the importance of integrating housing at all income levels,” Objective 14.5: “to encourage more housing types throughout the City and greater density...at Nodes,” and Objective 14.9: “to assist households that desire to age in place in their neighborhoods.” The existing building containing the sixty-two (62) affordable senior housing units approaches an age where renovation is imminent and the Applicant desires to renovate the senior units so residents can stay in the community as they age in place.

STANDARD OF REVIEW

The request addresses the following factors indicted 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 SUP Amendment will not:

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

The proposed SUP Amendment will not impact the safety, health, morals and general welfare of the surrounding community. The proposed SUP Amendment is consistent with the recommendations of the Master Plan related to the Property. It would contribute to the general welfare of the community by, among other things, providing an opportunity to renovate the existing senior dwellings.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUP Amendment will not result in significant traffic impacts in the area involved, again, owing to its consistency with the Master Plan and its design principals. The special character of the Property as senior housing causes significantly reduced demand for a large parking area and similarly requires parking to be located near main entrances. The proposed Single-Family Lots would contain a number of devoted parking spaces that is not a significant departure for what the R-63 district would traditionally require for new single-family dwellings. The Property also lies within walkable distance to a number of GTRC bus routes, namely the “7” routes, the “12,” and the “13”, each of which operate on 30-minute timetables and in unison simulate high-frequency service. These routes not only connect to downtown and the Pulse, but also parts of the greater East End and the Richmond International Airport. Therefore, the SUP amendment will not tend to create congestion in streets, roads, alleys, and other public ways and places in the area involved.

- ***Create hazards from fire, panic or other dangers.***

The existing building is constructed 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. Existing fire hydrants are located within the safe, appropriate distance established by the Fire Department for the Property. Future Single-Family Lot development will adhere to applicable building and fire code(s).

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

The proposed SUP Amendment will not tend to over crowd the land or create an undue concentration population. The development is consistent with the pattern of development in the surrounding area block and is consistent with the Master Plan.

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

The proposed SUP Amendment would not adversely affect the above referenced City services. The open areas where the Addition and the Single-Family Lots would be located are not open to the general public.

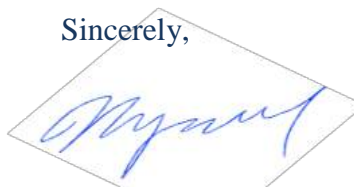
- ***Interfere with adequate light and air.***

The proposed SUP Amendment will not interfere with adequate light and air.

In summary, the Applicant enthusiastically seeks approval of the construction of the SUP Amendment. This proposal represents an optimal opportunity for small scale residential infill development that would be reviewed under existing zoning review requirements. In exchange for approval, the revitalization of the existing made possible through the SUP Amendment would guaranty the renovation of higher quality affordable senior dwelling units in the building for the benefit of current (and future) residents of the Building and the community at large. The proposal would contribute to the vibrancy of the block through the provision of an appropriate urban form that is consistent with the historic development pattern of the surrounding neighborhood.

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

Sincerely,



Mark J. Kronenthal

Enclosures

cc: The Honorable Cynthia Newbille

{01205163:v1}



RICHMOND

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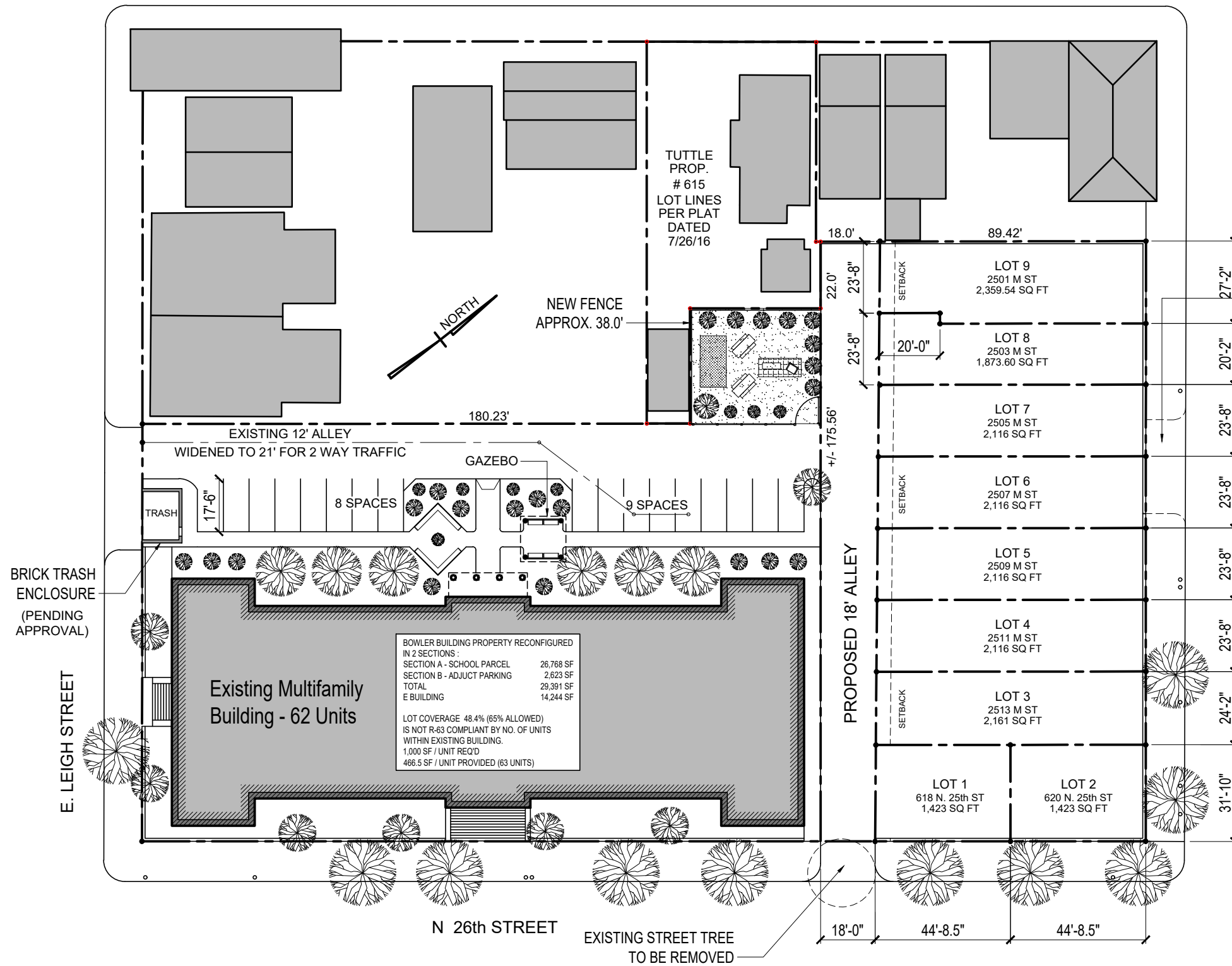
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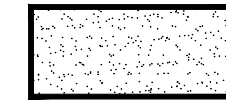
swa Architects-VA, Inc.
1553 E. Main Street Richmond, Va 23219

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N 25th STREET



PROVIDE ENHANCED GREEN SPACE / PARK



NEW SIDEWALK AT EXISTING CURB CUT - CURB CUT TO BE REMOVED

PROJECT DESCRIPTION
PROPOSED NEW CONSTRUCTION,
SINGLE FAMILY ATTACHED HOMES

CODE INFORMATION
APPLICABLE CODES: 2015 VIRGINIA RESIDENTIAL BUILDING CODE

USE GROUP: SINGLE FAMILY ATTACHED RESIDENTIAL

FIRE SUPPRESSION: NONE

ZONING INFORMATION
ZONING DISTRICT: R-63

PARCEL BY: E0000382006 (TO BE SUBDIVIDED)

PARCEL AREA: 1.191 ACRES (51,880 SQ FT)

BUILDING AREA: TBD

LOT COVERAGE: 65% MAXIMUM

REQUIRED YARDS: FRONT - NONE REQ'D, 15 FEET MAX.
SIDE - 3 FEET
REAR - 5 FEET
BETWEEN BUILDINGS - 15 FEET

ALLOWABLE HEIGHT: 3 STORIES

ACTUAL HEIGHT: 3 STORIES

ECONOMIC ZONES: TBD

PARKING SPACES REQUIRED: 1 PER RESIDENCE

PARKING SPACES PROVIDED: 2 PER GARAGE

NOTE :
ALL EXISTING STREET
TREES ON PUBLIC PROPERTY TO REMAIN
UNLESS OTHERWISE NOTED

BOWLER BUILDING PROPERTY RECONFIGURED
IN 2 SECTIONS:
SECTION A - SCHOOL PARCEL 26,768 SF
SECTION B - ADJUCT PARKING 2,623 SF
TOTAL 29,391 SF
E BUILDING 14,244 SF

LOT COVERAGE 48.4% (65% ALLOWED)
IS NOT R-63 COMPLIANT BY NO. OF UNITS
WITHIN EXISTING BUILDING.
1,000 SF / UNIT REQ'D
466.5 SF / UNIT PROVIDED (63 UNITS)

Existing Multifamily
Building - 62 Units

BRICK TRASH ENCLOSURE
(PENDING APPROVAL)

E. LEIGH STREET

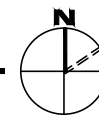
N 26th STREET

EXISTING STREET TREE
TO BE REMOVED

PROPOSED 18' ALLEY

M STREET

1 SITE PLAN
CS1.00 SCALE: 1" = 40'



BOWLER Senior Housing Town Homes

2516 E. Leigh Street
RICHMOND, VIRGINIA

Proposed Alterations & Lot Subdivisions

Response to Review Comments

PROJECT MGR: BW DATE: 4 / 12 / 22

SPECIAL USE PERMIT

TITLE:
SUP Site Plan

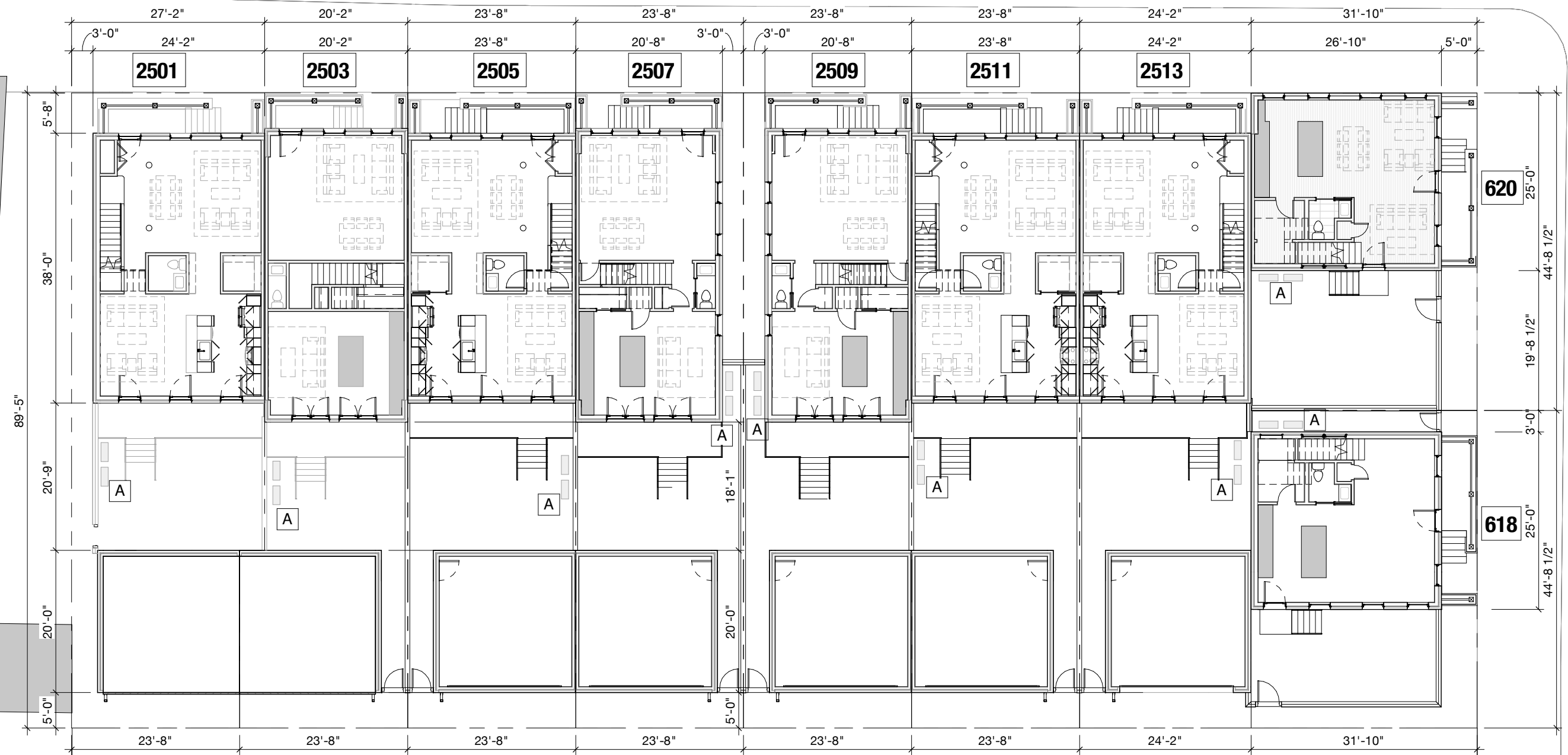
SHEET No.

CS1.00b

1st/Main Floor Plan

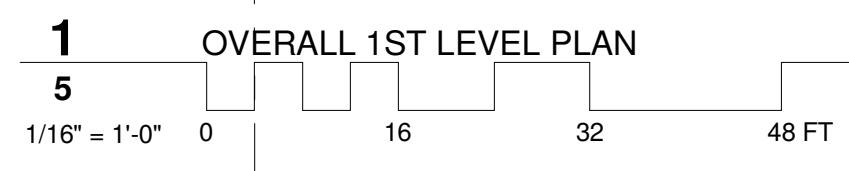
M STREET

NORTH 26TH STREET



PLAN KEYNOTES

MARK	DESCRIPTION
A	PROPOSED LOCATION OF HVAC EQUIPMENT [COMPLETELY CONCEALED FROM PUBLIC VIEW BEHIND BRICK WALL]



BOWLER
 Senior Housing
 Town Homes

Proposed
 Alterations &
 Lot Subdivisions
 RICHMOND, VIRGINIA

Response to
 Review Comments

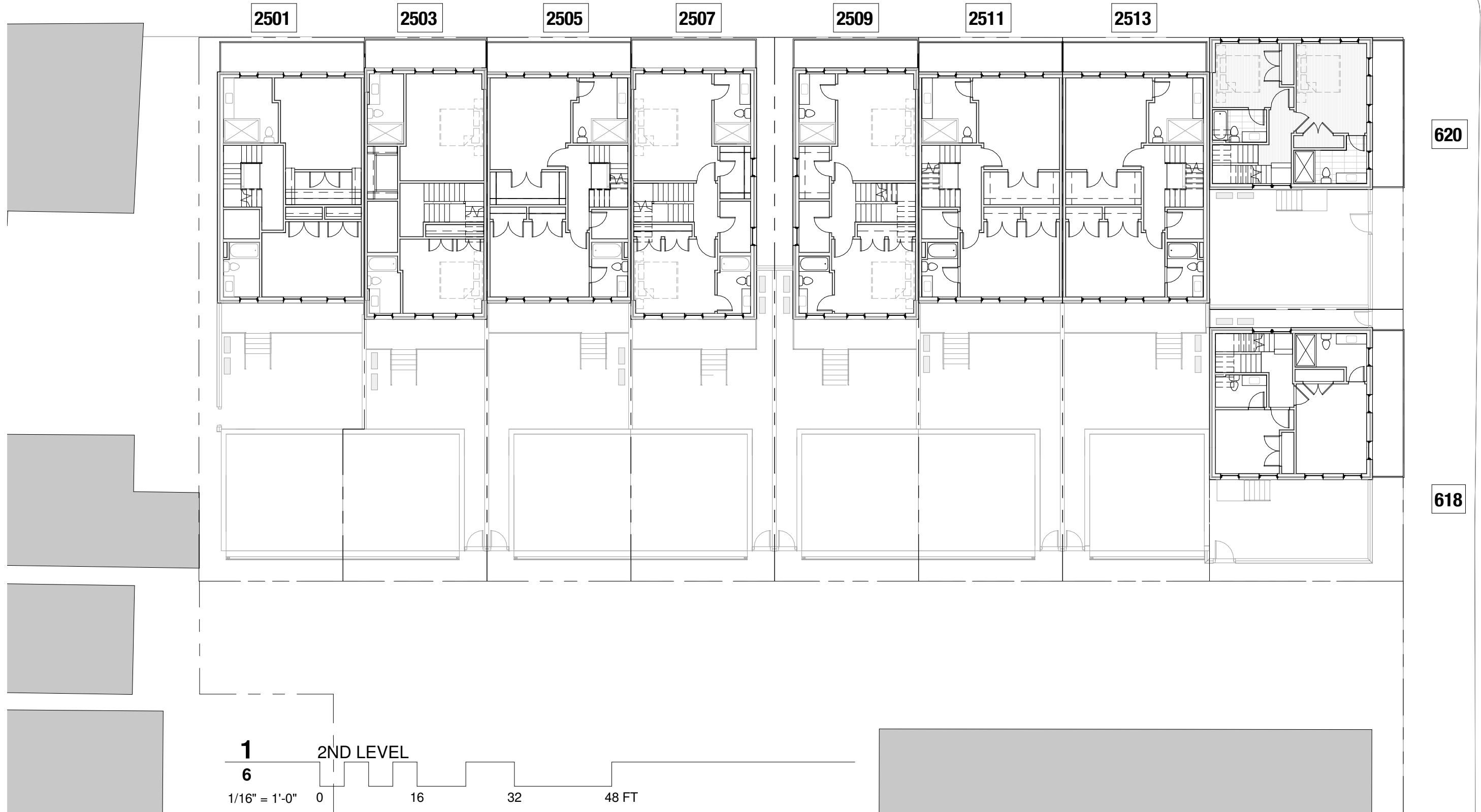
PROJECT MGR:
 BW

DATE:
 3/1/22

SPECIAL USE PERMIT

SHEET No.

01



BOWLER
 Senior Housing
 Town Homes

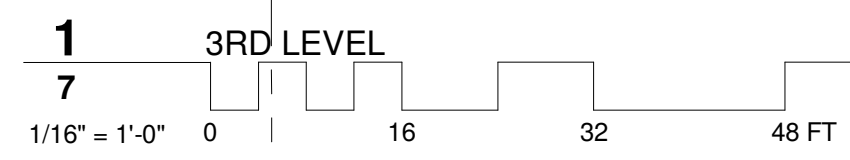
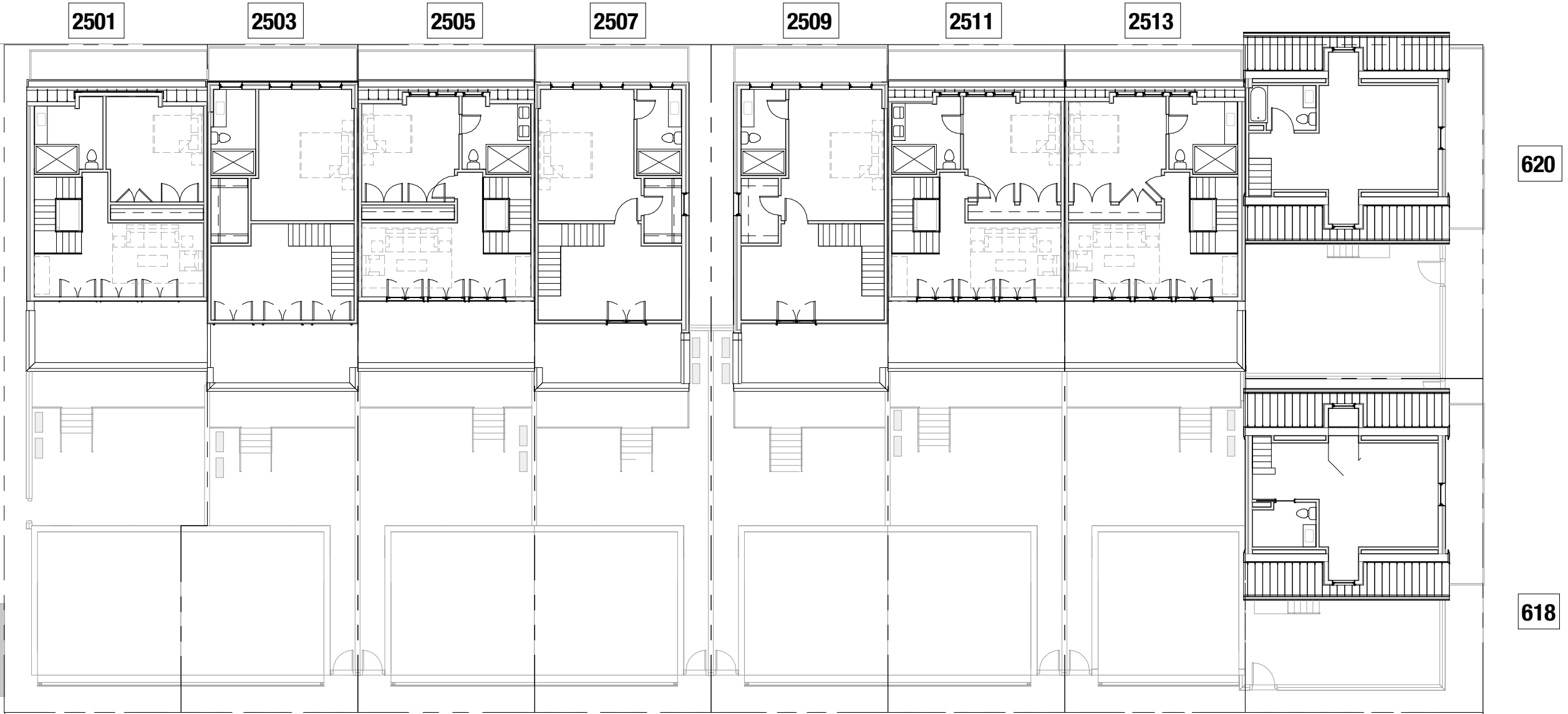
Proposed
 Alterations &
 Lot Subdivisions
 RICHMOND, VIRGINIA

Response to
 Review Comments

PROJECT MGR: BW
 DATE: 3/1/22
 SPECIAL USE PERMIT

SHEET No.

02



BOWLER
Senior Housing
Town Homes

Proposed
Alterations &
Lot Subdivisions
RICHMOND, VIRGINIA

Response to
Review Comments

PROJECT MGR:
BW
DATE:
3/1/22
SPECIAL USE PERMIT

SHEET No.
03



1 NORTH / M STREET ELEVATION

ELEVATION KEYNOTES

MARK	DESCRIPTION
01	BRICK VENEER [BR01] - RUNNING BOND PATTERN, COLOR AND MORTAR TBD
02	BRICK [BR01] ROWLOCK WATER COURSE
03	VERTICAL BRICK [BR01] RECESS
04	PROJECTING BRICK [BR01] CORNICÉ
05	PRECAST CONCRETE WALL CAP, COLOR AND MORTAR TBD
06	PAINTED WOOD FRONT PORCH AND STEPS
07	PAINTED WOOD GUARDRAIL AND HANDRAIL
08	PAINTED COMPOSITE COLUMN SURROUND, COLOR TBD
09	16"X16" BRICK [BR01] PIER @ PORCH COLUMNS
10	PAINTED COMPOSITE PORCH ROOF AND BEAM FASCIA, COLOR TBD
11	METAL-CLAD DOUBLE-HUNG WINDOW, COLOR TBD
12	METAL-CLAD FULL-LITE DOOR WITH TRANSOM, COLOR TBD
13	METAL-CLAD FULL-LITE DOOR, COLOR TBD
14	PREFINISHED METAL OVERHEAD GARAGE DOOR, COLOR TBD
15	BRICK [BR01] ROWLOCK WINDOW SILL
16	BRICK [BR01] SOLDIER WINDOW/DOOR HEADER
17	PAINTED COMPOSITE SCREENING AT PORCH
18	PAINTED COMPOSITE MANSARD EAVE/FASCIA TRIM, COLOR TBD
19	PREFINISHED STANDING SEAM METAL MANSARD ROOF, COLOR TBD
20	PREFINISHED METAL PARAPET WALL CAP, COLOR TO MATCH ADJACENT MANSARD ROOF
21	FIBER CEMENT TRIM AND PANEL SIDING @ MANSARD DORMER, COLOR(S) TBD
22	PAINTED COMPOSITE MANSARD DORMER FASCIA TRIM, COLOR TBD
24	PREFINISHED STANDING SEAM METAL GABLE AND GABLE DORMER ROOFS, COLOR TBD
25	PREFINISHED FIBER CEMENT LAP SIDING, COLOR TBD
26	PAINTED COMPOSITE ROOF FASCIA AND RAKE TRIM, COLOR TBD
27	PREFINISHED METAL GUTTER, COLOR TBD
28	PREFINISHED METAL DOWNSPOUT, COLOR TO MATCH GUTTER
29	PAINTED WOOD GATE AND FRAME, COLOR TBD
30	BRICK [BR01] SITE WALL, 6' TALL ABOVE ADJACENT GRADE, COLOR AND MORTAR TBD
31	TPO MEMBRANE ROOF
32	PARAPET WALL WITH TPO MEMBRANE ROOF ON ROOF SIDE
33	METAL-CLAD FIXED FULL-LITE DOOR, COLOR TBD
34	METAL-CLAD FIXED WINDOW, COLOR TBD
35	WOOD FRAMED DECK AND STAIRS, STAINED AND SEALED



2 EAST / N 26TH STREET ELEVATION



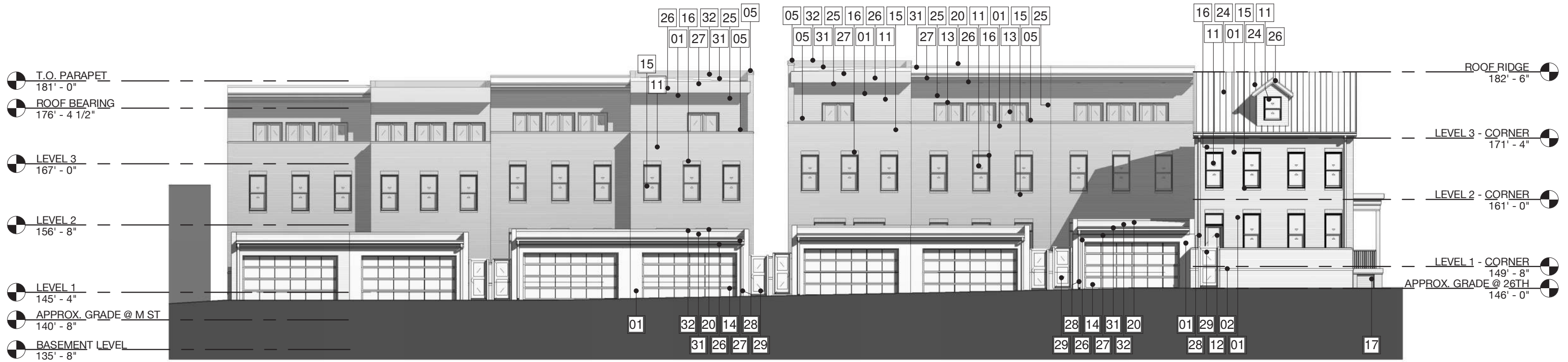
BOWLER
Senior Housing
Town Homes

Proposed
Alterations &
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RICHMOND, VIRGINIA

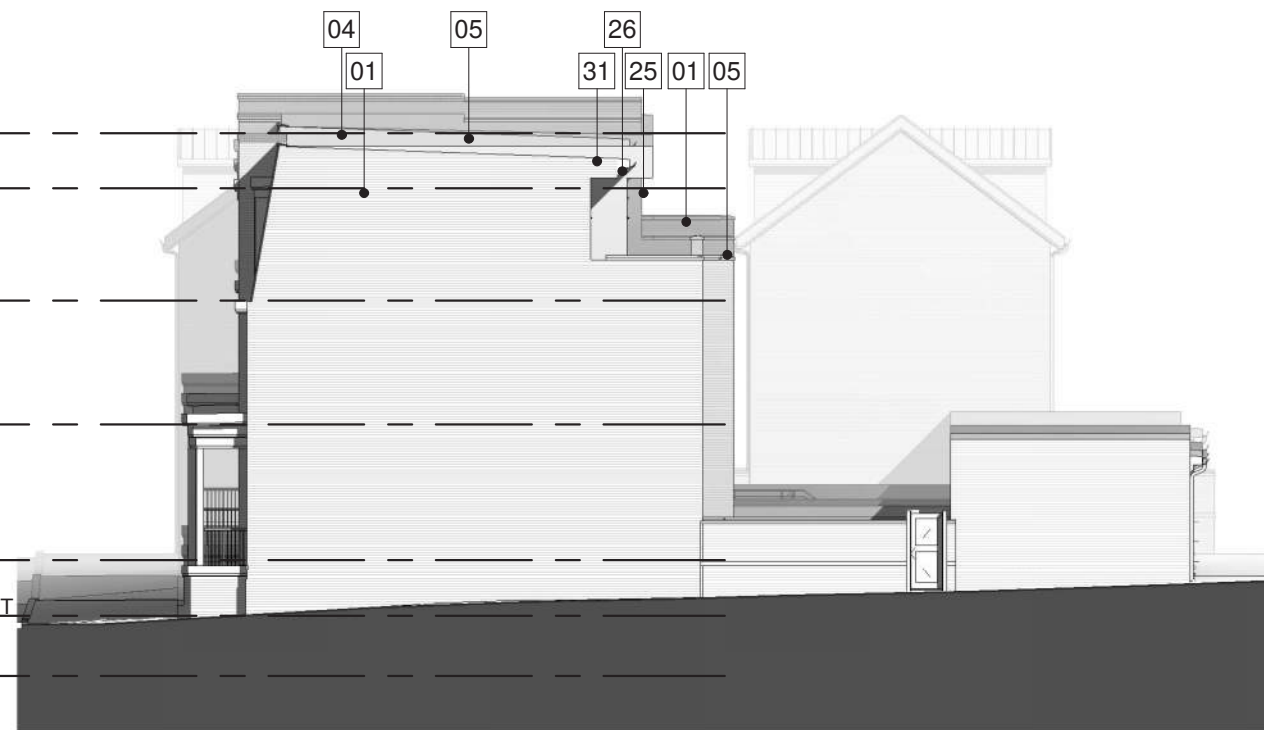
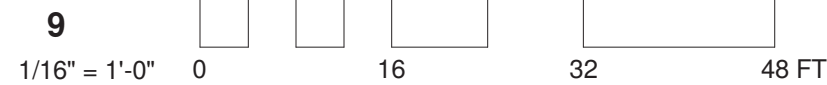
Response to
Review Comments

PROJECT MGR: BW	DATE: 3/1/22
SPECIAL USE PERMIT	

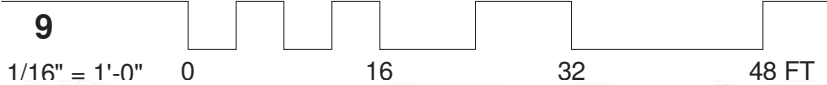
SHEET No.
04



1 SOUTH / ALLEY ELEVATION



2 WEST ELEVATION

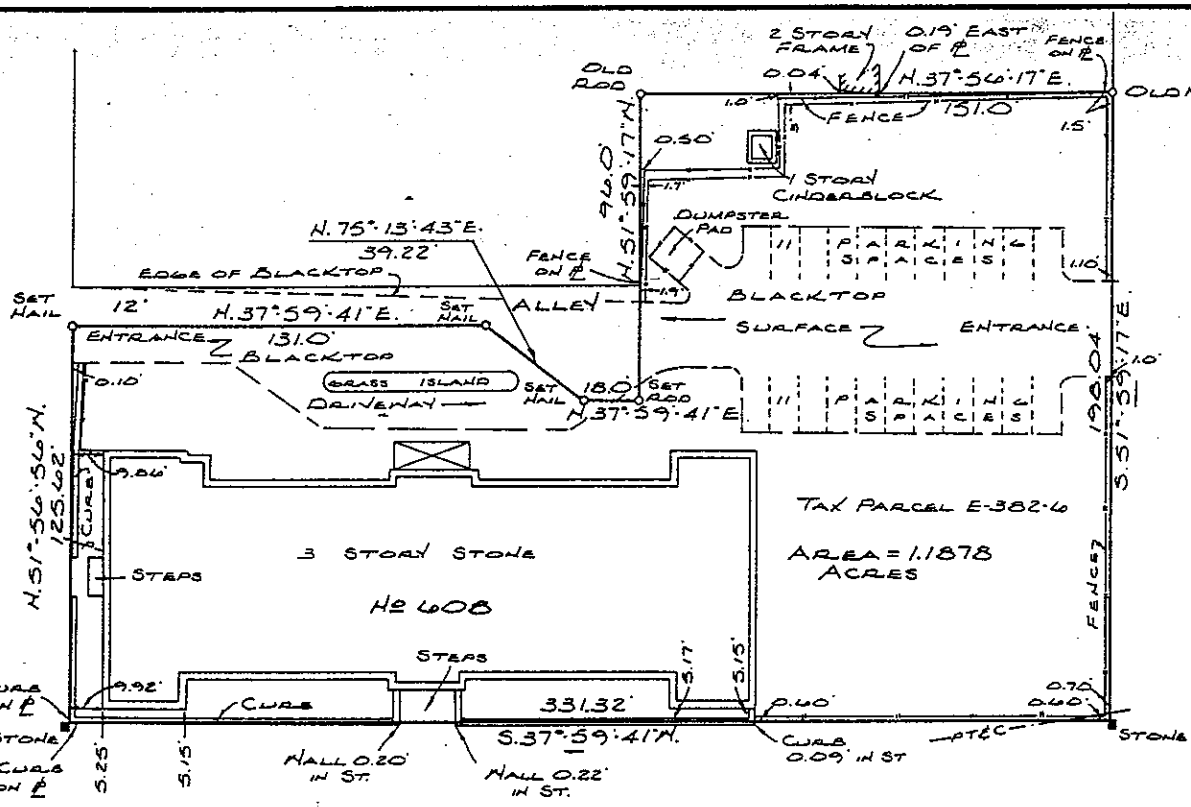
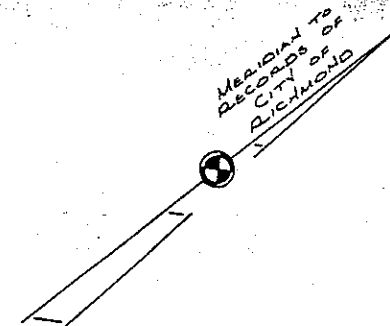


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34	METAL-CLAD FIXED WINDOW, COLOR TBD
35	WOOD FRAMED DECK AND STAIRS, STAINED AND SEALED
37	DECORATIVE BRICK HERRINGBONE PANEL, BRICK COLOR TBD

E. LEIGH STREET

M STREET



N. 26TH STREET

TAX PARCEL E-382-6
AREA = 1.1878 ACRES

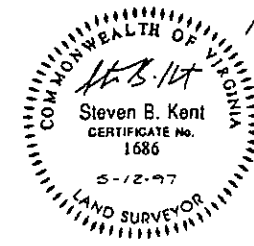
RE: BOWLER HOUSING, L.P.

PLAT OF PROPERTY SITUATED
ON THE WESTERN LINE OF
26TH STREET, BETWEEN LEIGH
STREET AND M STREET.
RICHMOND, VA.

MAY 12, 1997 SCALE 1" = 40'

NOTE:
1. ---P--- = POWER LINE
---T--- = TELEPHONE LINE
---C--- = CABLEVISION LINE
2. TELEPHONE LINE TO BUILDING
IS UNDERGROUND

NOTE:
THIS PROPERTY IS NOT
LOCATED IN A SPECIAL
FLOOD HAZARD AREA AS
DESIGNATED BY THE
SECRETARY OF HOUSING
& URBAN DEVELOPMENT.
(IN ZONE C)



STEVEN B. KENT & ASSOCIATES, P.C.
LAND SURVEYORS
1521 Brook Road
Richmond, VA 23220
PH. 804-643-6113

CERTIFICATION

THIS IS TO CERTIFY THAT WE MADE AN ACCURATE FIELD
SURVEY OF THE PREMISES SHOWN HEREON THAT ALL
IMPROVEMENTS AND WERK EASEMENTS ARE SHOWN
HEREON THAT THERE ARE NO ENCROACHMENTS BY
IMPROVEMENTS EITHER FROM ADJOINING PREMISES
OR FROM SUBJECT PREMISES OTHER THAN SHOWN
HEREON.

MS. 114