

INTRODUCED: November 10, 2025

AN ORDINANCE No. 2025-256

To authorize the special use of the properties known as 1300 North 32nd Street, 1300 1/3 North 32nd Street, and 1300 2/3 North 32nd Street for the purpose of up to one two-family detached dwelling and five single-family attached dwellings, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 8 2025 AT 6 P.M.

WHEREAS, the owner of the properties known as 1300 North 32nd Street, 1300 1/3 North 32nd Street, and 1300 2/3 North 32nd Street, which are situated in a R-6 Single-Family Attached Residential District, desires to use such properties for the purpose of up to one two-family detached dwelling and five single-family attached dwellings, which use, among other things, is not currently allowed by sections 30-412.4, concerning lot area and width, and 30-412.5, concerning yards, 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

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: DEC 15 2025 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 (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 properties known as 1300 North 32nd Street, 1300 1/3 North 32nd Street, and 1300 2/3 North 32nd Street and identified as Tax Parcel Nos: E000-0720/013, E000-0720/012, and E000-0720/011, respectively, in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Improvements on No. 1300, No. 1300 1/3, and No. 1300 2/3 N 32nd Street, in the City of Richmond, Va.,” prepared by Virginia Surveys, and dated September 19, 2024, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to one two-family detached dwelling and five single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Six New Single-Family & Two-Family House Development in Richmond’s Church Hill North Neighborhood, 1300 N. 32nd St. S.U.P., 1300 North 32nd Street, Richmond, Virginia 23223,” prepared by Chris Wolf Architecture, PLLC, and dated July 28, 2025, 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 up to one two-family detached dwelling and five single-family attached dwellings.

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

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

(d) Vinyl siding shall not be permitted.

(e) 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 public right-of-way.

(f) Prior to the issuance of any building permit for the Special Use, the establishment of no more than six residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

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

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

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

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

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

(e) The Owner shall make improvements within the right-of-way, including the installation of a new five-foot-wide concrete sidewalk and five street trees along S Street, one street tree along North 32nd Street, and a new concrete bi-directional ramp at the northern corner of North 32nd Street and S Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City following such written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

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

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

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

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

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

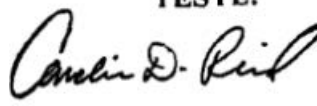
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute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

Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void 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.

A TRUE COPY:
TESTE:

City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: October 7, 2025

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 properties known as 1300, 1300 1/3, 1300 2/3 North 32nd Street for the purpose of up to one two-family detached dwelling and up to five single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize a single-family dwelling in an R-6 Single-Family Attached Residential District. While two-family detached and single-family attached dwellings are permitted uses in this district, the proposal does not meet certain lot feature requirements. A Special Use Permit is therefore required to pursue this development.

BACKGROUND: The properties are in the Church Hill North neighborhood on the northwest corner of North 32nd Street and S Street at the intersection with Fairfield Avenue. The property is 7,148 sq. ft. parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is described as "existing or new highly walkable urban neighborhoods" (p. 56)

Intensity: Buildings are generally two to four stories. Lot sizes generally range up to 1,500 to 5,000 square feet.

The current zoning for this property is R-6 Single-Family Attached Residential District. Adjacent properties are also located within this district. The contains a mixture of single-family attached and detached homes.

COMMUNITY ENGAGEMENT: The property is located within the boundaries of the Church Hill Central Civic Association; 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: November 10, 2025

CITY COUNCIL PUBLIC HEARING DATE: December 8, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission December 2, 2025

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:

Alyson Oliver, Program and Operations Manager, Land Use Administration (Room 511) 646-3709

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: 530 E Main Street APARTMENT NO/SUITE Suite 730

APPLICANT'S NAME: Will Gillette EMAIL ADDRESS: [REDACTED]

BUSINESS NAME (IF APPLICABLE): Baker Development Resources

SUBJECT PROPERTY OR PROPERTIES: 1300, 1300 1/3, & 1300 2/3 N 32nd Street

APPLICATION REQUESTED

- ☐ Plan of Development (New or Amendment)
- ☐ Wireless Plan of Development (New or Amendment)
- ☒ Special Use Permit (New or Amendment)
- ☐ Rezoning or Conditional Rezoning
- ☐ 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: UNLIMITED RENOVATIONS LLC

PROPERTY OWNER ADDRESS: 1608 CEDARHURST DR, RICHMOND, VA 23225

PROPERTY OWNER EMAIL ADDRESS: _____

PROPERTY OWNER PHONE NUMBER: _____

Property Owner Signature: Bryan Traylor

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

April 30, 2025

Special Use Permit Request

1300, 1300 1/3 & 1300 2/3 North 32nd Street, Richmond, Virginia

Map Reference Number: E000-0720/013, E000-0720/012 & E000-0720/012

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Baker Development Resources

530 East Main Street, Suite 600

Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for 1300, 1300 1/3 & 1300 2/3 North 32nd Street (the "Property"). The SUP would authorize the construction of a total of five single-family dwellings and one two-family detached dwelling. Three attached dwellings would front S Street while the two other attached dwellings and two-family dwelling would front N 32nd Street. While the proposed uses are permitted by the underlying R-6 Single-Family Attached Residential Zoning District, some of the feature requirements cannot be met for the proposed development, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the northwest corner of the intersection of S and N 32nd Streets and is referenced by the City Assessor as tax parcels E000-0720/013, E000-0720/012 and E000-0720/011. The Property has a total of 60 feet of frontage along N 32nd Street and 119.67' of frontage along S Street and contains approximately 7,180.2 square feet of lot area. The parcels which make up the Property are currently developed with a total of one, one-story single-family detached dwelling. Access is provided along the north-south alley to the rear of the Property and accessible from S Street.



Properties in the area are developed with a range of uses. Residential uses in the area primarily consist of one- and two-family dwellings, both attached and detached. Across N 32nd Street lies a mixed-use building, approved by SUP, which replaced a similar structure that was previously on the parcel. A large number of special approvals, both Board of Zoning Appeals and SUP, have been approved nearby to permit the construction of single- and two-family dwellings. Some of these approvals, such as the six dwellings at the northwest corner of S and N 31st Street, allow for dwellings to “turn the corner” and front S Street, similar to what is proposed here.

EXISTING ZONING

The Property is zoned R-6 Single Family Attached Residential which permits the proposed single-family attached and two-family uses. The surrounding properties are also zoned R-6. North of T street and East of N 33rd Street lies the R-5 Single Family Residential district.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Neighborhood Mixed-Use” for the Property. The Master Plan describes this land use designation as “existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.” Recommended development styles are described as featuring “a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Single-family, two-family, and small multi-family buildings are contemplated as the primary uses in these areas.”

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to “Increase the number of mixed-income communities along enhanced transit corridors.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance.”
 - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”

- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of three single-family attached dwellings fronting S Street and a two-family detached and two single-family attached dwellings fronting N 32nd Street.

PURPOSE OF REQUEST

The SUP would permit the construction of three single-family attached dwellings fronting S Street and a two-family detached and two single-family attached dwellings fronting N 32nd Street. Both single-family attached and two-family detached dwellings are permitted by the underlying R-6 Single-Family Attached Zoning District. However, the R-6 regulations require 2,200 square feet of lot area and the average width of all units in a series to be 20' for single-family attached dwellings and 6,000 square feet of lot area and 50 feet of lot width for two-family dwellings. While the proposed lot widths and areas are consistent with both historic and new parcels in the area, they do not meet the zoning requirements, and therefore, the SUP is required.

In exchange for the SUP, the intent of this request is to provide five high-quality single-family dwellings as well as two rental units. The proposal would be consistent with the historic development pattern in the greater area. The proposal is also consistent with the recommendations of the Richmond 300 plan in terms of both use and density. By permitting the proposed development, the SUP would allow for the creating of a range of housing opportunities, while addressing additional objectives found in current planning guidance.

PROJECT DETAILS

Fronting S Street would be three three-story single-family attached dwellings. Each dwelling would contain three bedrooms and two-and-one-half bathrooms in roughly 1,803 square feet of living space. The dwellings have been designed with modern floor plans including open living spaces and a primary bedroom with en-suite bathroom. The exteriors have been designed with full width porches and are to be constructed with quality materials including cementitious siding for durability and aesthetics. Each dwelling would have private outdoor living space with rear-facing third floor terraces for the exterior units and a rear porch for the central unit.

Fronting N 32nd Street would be a two-story two-family detached dwelling and two three-story single-family attached dwellings. The two-family dwelling be configured as flats with roughly 1,000 square feet of living area each and two bedrooms and one bathroom in each unit. The two-family dwelling has been

designed to emulate the mixed-use building across the street with a chamfered front entrance in order to provide compatibility with the neighborhood.

The single-family dwellings would contain three bedrooms and two-and-one-half bathrooms in roughly 1,900 square feet of living space. The dwellings have been designed with modern floor plans including open living spaces and a primary bedroom with en-suite bathroom. The exteriors have been designed with full width porches and are to be constructed with quality materials including cementitious siding for durability and aesthetics. Each dwelling would have private outdoor living space with rear-facing third floor terraces.

Findings of Fact

The following are factors indicted in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

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

The proposed special use permit will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

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

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods.

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

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

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

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

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

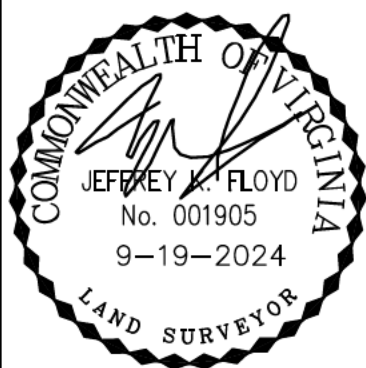
The proposed special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

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

The light and air available to the subject and adjacent properties will not be affected. The building is of compatible massing to many of the existing buildings in the vicinity, which are in many cases attached, and will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary, the applicant is enthusiastically seeking approval for the construction five single-family dwellings and one two-family detached dwelling. This proposal represents an ideal, urban development for this location. The SUP is consistent with current planning guidance applicable to the neighborhood and the City at large. In exchange, the quality assurances conditioned through the SUP would guarantee the construction of higher quality dwellings than might otherwise be developed. This would contribute to the vibrancy of the block through the provision of traditional neighborhood design that is consistent with the historic development pattern of the surrounding neighborhood.



JOB NO. 240916429



'S' STREET



NORTH 32ND STREET

SIX NEW SINGLE-FAMILY & TWO-FAMILY HOUSE DEVELOPMENT
IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

1300 N. 32ND ST. S.U.P.

1300 NORTH 32ND STREET
RICHMOND, VIRGINIA 23223

DRAWING INDEX	
DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
SP.1	ARCHITECTURAL SITE PLAN
AI.1	LOTS 1 & 2 - FIRST FLOOR PLAN
AI.2	LOTS 1 & 2 - SECOND FLOOR PLAN
AI.3	LOTS 1 & 2 - THIRD FLOOR PLAN
A2.1	LOTS 1 & 2 - FRONT ELEVATION (N. 32ND ST.)
A2.2	LOTS 1 & 2 - SIDE & REAR ELEVATIONS
BI.1	LOTS 4-6 - FIRST FLOOR PLAN
BI.2	LOTS 4-6 - SECOND FLOOR PLAN
BI.3	LOTS 4-6 - THIRD FLOOR PLAN
B2.1	LOTS 4-6 - FRONT ELEVATION (S ST.)
B2.2	LOTS 4-6 - SIDE & REAR ELEVATIONS
CI.1	LOT 3 - FIRST & SECOND FLOOR PLANS
C2.1	LOT 3 - STREET ELEVATIONS (N. 32ND ST. & S ST.)
C2.2	LOT 3 - REAR & RIGHT SIDE ELEVATIONS

PROJECT CONTACTS:
DEVELOPER:
BRYAN TRAYLOR
UNLIMITED RENOVATIONS
804-399-7495
ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW SINGLE-FAMILY & TWO-FAMILY HOUSE DEVELOPMENT IN
RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD
1300 N. 32ND ST. S.U.P.
1300 NORTH 32ND STREET
RICHMOND, VIRGINIA 23223



SET/REVISION:
S.U.P. REV. 03 - LOT 3
LESS COMMERCIAL ENTRY
DATE/MARK:
07.28.2025

COVER SHEET
CS

BUILDING AREAS (EXT. PERIMETER):

LOTS 1 & 3:
FIRST FLOOR: 672 S.F.
SECOND FLOOR: 672 S.F.
THIRD FLOOR: 556 S.F.
TOTAL ENCLOSED AREA: 1,900 S.F.

COVERED FRONT PORCH: 86 S.F.
ROOF TERRACE: 77 S.F.

LOT 3:
FIRST FLOOR: 980 S.F.
SECOND FLOOR UNIT: 1,008 S.F.
TOTAL ENCLOSED AREA: 1,988 S.F.

COVERED FRONT PORCH: 28 S.F.

LOTS 4 & 6:
FIRST FLOOR: 640 S.F.
SECOND FLOOR: 640 S.F.
THIRD FLOOR: 523 S.F.
TOTAL ENCLOSED AREA: 1,803 S.F.

COVERED FRONT PORCH: 86 S.F.
ROOF TERRACE: 77 S.F.

LOT 5:
FIRST FLOOR: 544 S.F.
SECOND FLOOR: 640 S.F.
THIRD FLOOR: 602 S.F.
TOTAL ENCLOSED AREA: 1,786 S.F.

COVERED FRONT PORCH: 86 S.F.
COVERED REAR PORCH: 96 S.F.

4' HIGH TREATED WOOD
BOARD-ON-BOARD
PRIVACY SCREEN FENCE

5' WIDE CONCRETE
SIDEWALK BETWEEN
NEW CITY SIDEWALK &
CURB, CENTERED ON
HOUSE FRONT DOORS
(TYP. ALONG S ST.)

MULCH BED WITH PORCH
LANDSCAPING
(MIN. 3 GALLON SIZE)
(TYP. AT EACH PORCH)

(5) NEW BLACK GUM
TREES AT 25'± O.C.
ALONG 'S' STREET &
(1) AT EXISTING
EMPTY TREE WELL
ALONG N. 32ND ST.

NEW 5' WIDE CONCRETE
CITY SIDEWALK,
CENTERED BETWEEN
PRIVATE PROPERTY
LINE & STREET CURB

6' WIDE CONCRETE
SIDEWALKS, CONNECT
TO EXISTING CITY
SIDEWALK/ CURB
(THIS HOUSE ONLY)

NEW CONCRETE
BI-DIRECTIONAL
ADA-COMPLIANT RAMP
AT CORNER (RAMPS IN
LINE WITH SIDEWALKS)

"S" STREET
66'± R/W

CURB

'S' STREET

119.67'

STONE/F

CONC. WALK

60.00'

01 ARCHITECTURAL SITE PLAN

1/8" = 1'

NORTH 32ND STREET

16' ALLEY

60'

40'

11'

7'

4'

(2) TRASH CANS PER HOUSE

DIAGONAL CROSS-HATCH DENOTES
TRASH ACCESS EASEMENT: PEA
GRAVEL OR SIMILAR IN WALK PATH
& TRASH CAN STORAGE AREAS

BLOCK
SHED

ROOFTOP HVAC CONDENSER UNIT (TYP.)

PAR.ID.E0000720009
DEED: 2021-11521

117.55'

1-STORY
FRAME
No.1302

20.59'

9'

Drill/F

MULCH BED WITH PORCH LANDSCAPING
(MIN. 3 GALLON SIZE)
(TYP. AT EACH PORCH)

5' WIDE CONCRETE SIDEWALK/STAIRS,
CONNECT TO EXISTING CITY SIDEWALK
(TYP. ALONG N. 32ND ST.)

PROJECT CONTACTS:

DEVELOPER:
BRYAN TRAYLOR
UNLIMITED RENOVATIONS
804-399-7495

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW SINGLE-FAMILY & TWO-FAMILY HOUSE DEVELOPMENT IN
RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

1300 N. 32ND ST. S.U.P.

1300 NORTH 32ND STREET
RICHMOND, VIRGINIA 23223

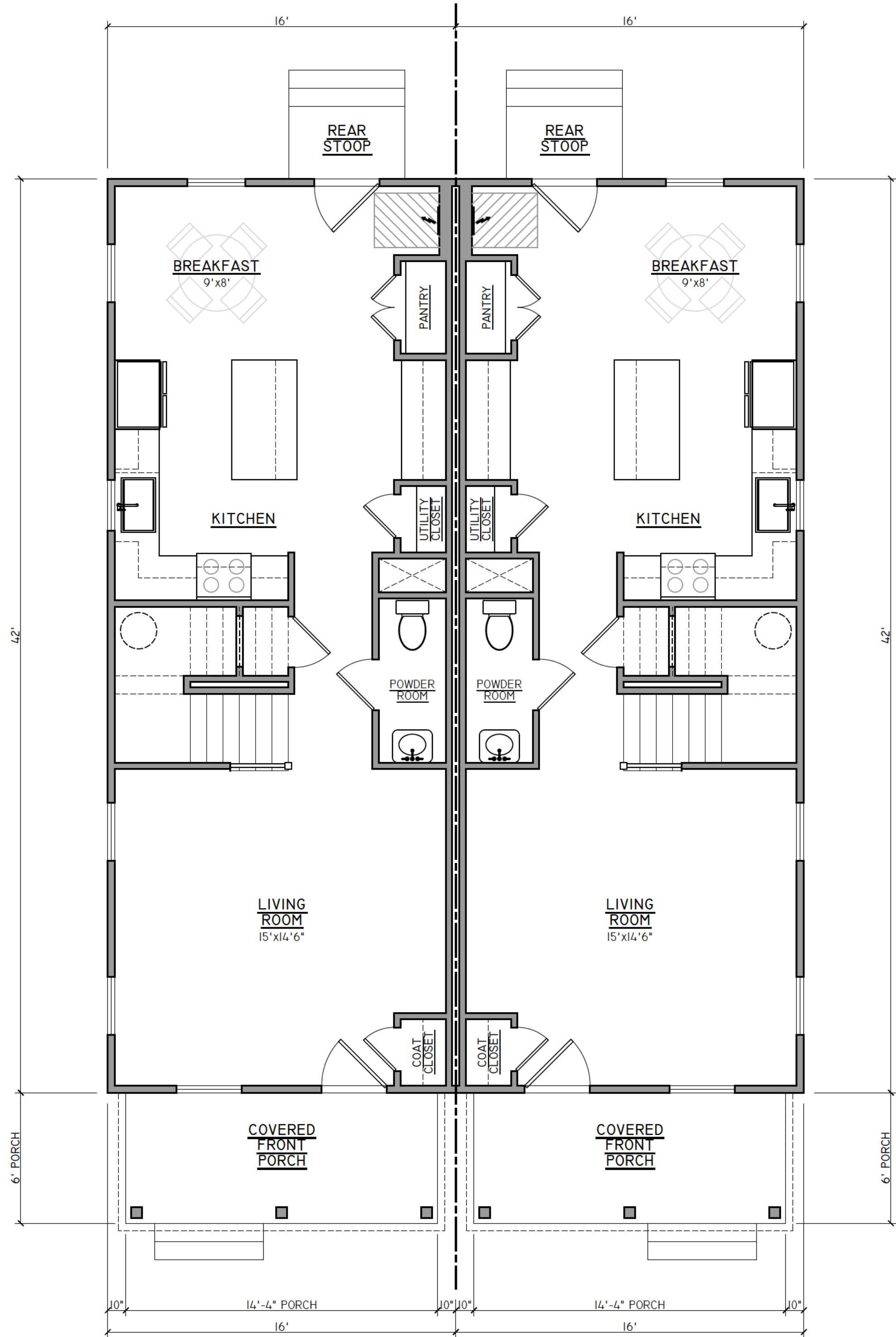
NOT FOR
CONSTRUCTION

SET/REVISION:
S.U.P. REV. 03 - LOT 3
LESS COMMERCIAL ENTRY

DATE/MARK:
07.28.2025

ARCHITECTURAL
SITE PLAN

SP.1



01 | FIRST FLOOR PLAN

1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
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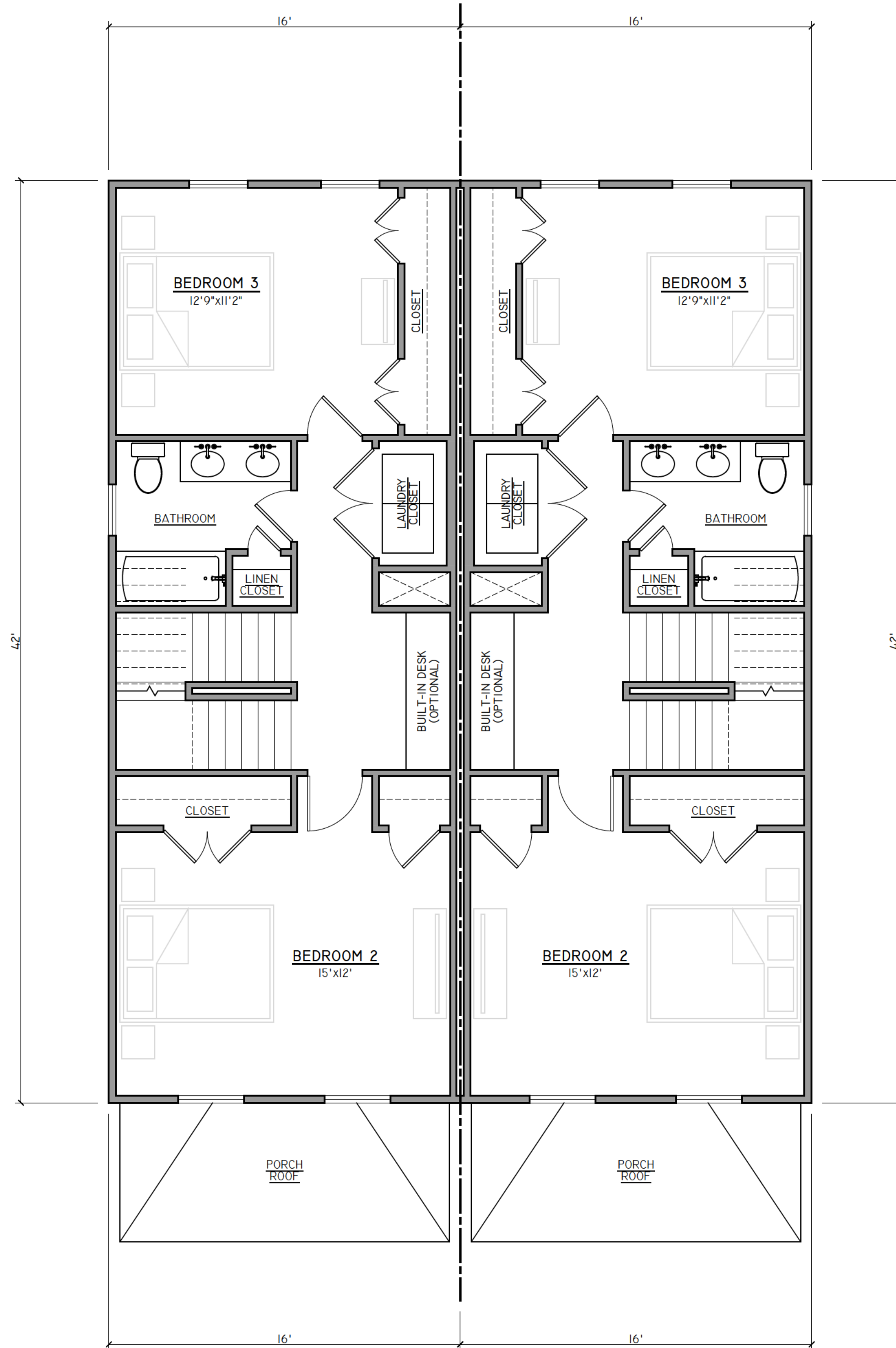
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07.28.2025

LOTS 1 & 2
1ST FLOOR PLAN

AI.1



01 | SECOND FLOOR PLAN
1/4" = 1'

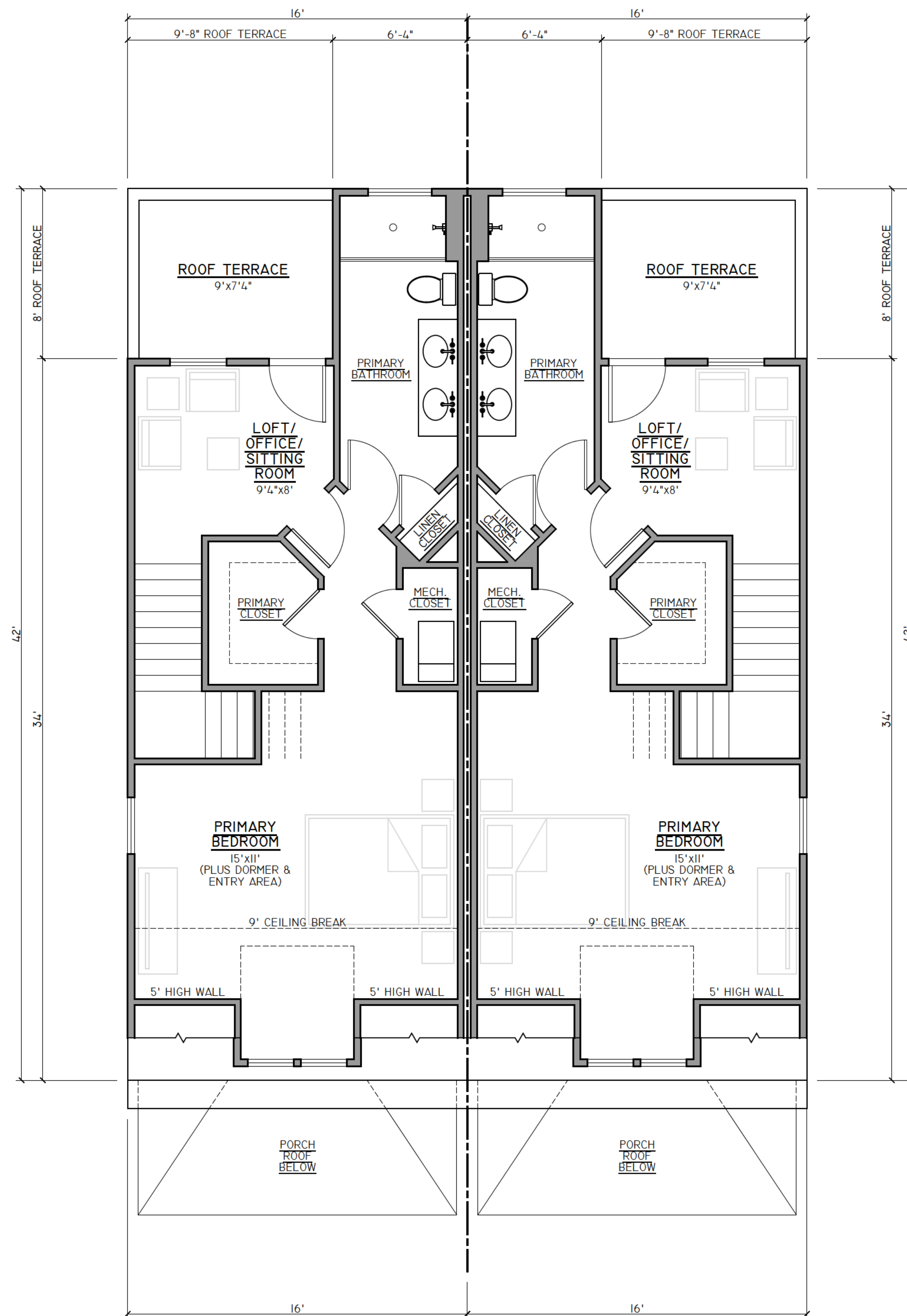
PROJECT CONTACTS:
DEVELOPER:
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UNLIMITED RENOVATIONS
804-399-7495
ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
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IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD
1300 N. 32ND ST. S.U.P.
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RICHMOND, VIRGINIA 23223

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LESS COMMERCIAL ENTRY
DATE/MARK:
07.28.2025

LOTS 1 & 2
2ND FLOOR PLAN
AI.2



PROJECT CONTACTS:

DEVELOPER:
BRYAN TRAYLOR
UNLIMITED RENOVATIONS
804-399-7495

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW SINGLE-FAMILY & TWO-FAMILY HOUSE DEVELOPMENT IN
IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

1300 N. 32ND ST. S.U.P.

1300 NORTH 32ND STREET
RICHMOND, VIRGINIA 23223

NOT FOR CONSTRUCTION

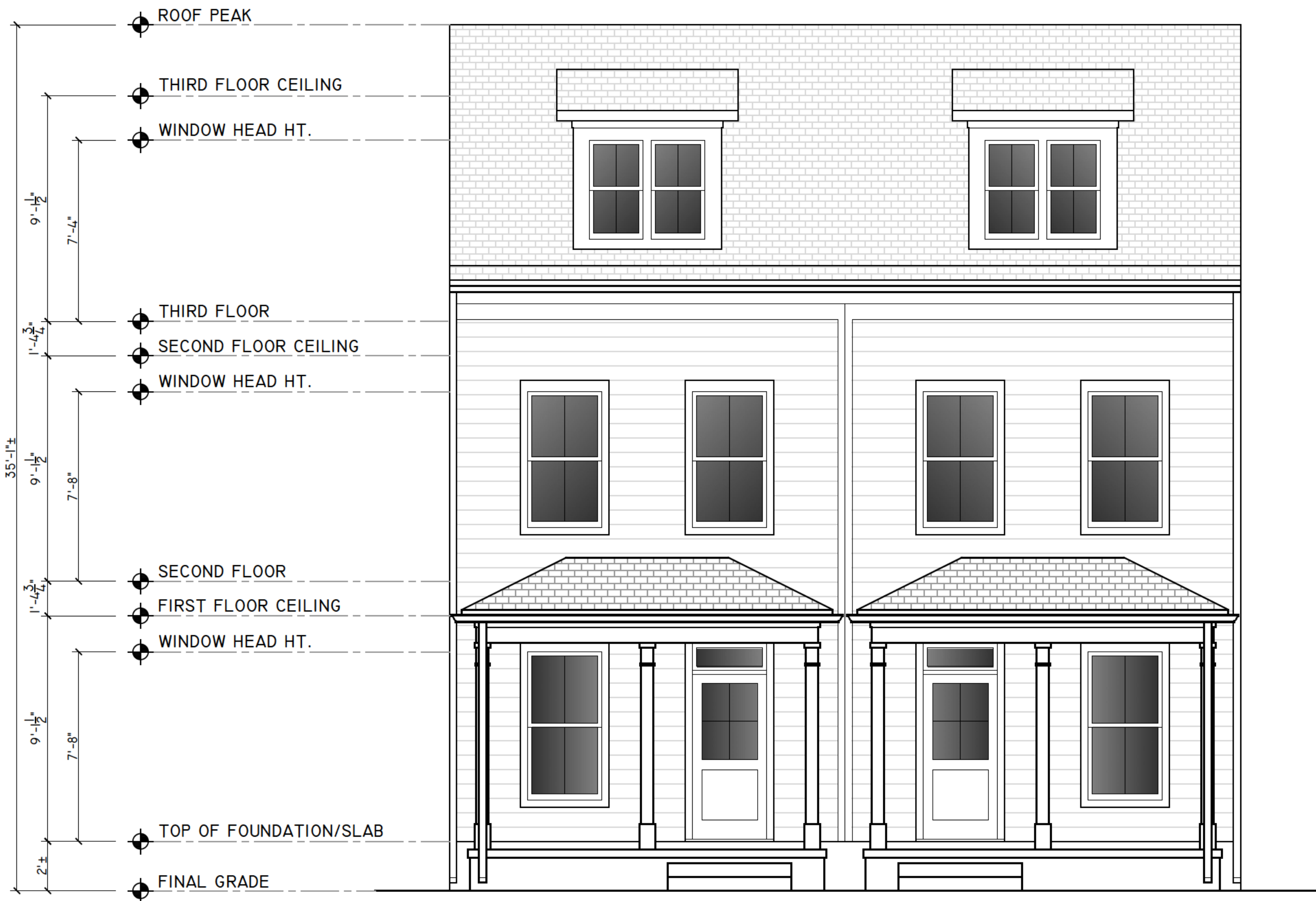
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S.U.P. REV. 03 - LOT 3
LESS COMMERCIAL ENTRY
DATE/MARK:
07.28.2025

LOTS 1 & 2
3RD FLOOR PLAN

AI.3

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARCELED CMU FOUNDATION	GRAY/TAN
02	STAMPED CONCRETE PORCHES	STAINED CONCRETE
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
05	COMPOSITE/HARDIE OR VINYL SOFFITS	PAINTED ARCTIC WHITE
06	DOORS	PAINTED COLOR T.B.D.
07	VINYL WINDOWS	PREFINISHED COLOR T.B.D.
08	6" ARCHITECTURAL PORCH COLUMNS	PAINTED COLOR T.B.D.
09	MAIN ROOF (FRONT) - 35 YEAR DIMENSIONAL SHINGLES	GRAY/BLACK
10	MAIN ROOF (REAR) - T.P.O.	FACTORY WHITE
11	PORCH ROOF - SHINGLES TO MATCH FRONT MAIN ROOF	GRAY/BLACK
12	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE

1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
2. GRADES SHOWN APPROXIMATE. V.I.F.



01 | FRONT ELEVATION (N. 32ND ST.)
1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
BRYAN TRAYLOR
UNLIMITED RENOVATIONS
804-399-7495

ARCHITECT:
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CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

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RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

1300 N. 32ND ST. S.U.P.

1300 NORTH 32ND STREET
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
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LESS COMMERCIAL ENTRY

DATE/MARK:
07.28.2025

LOTS 1 & 2
FRONT ELEVATION
A2.1



01 | LEFT SIDE ELEVATION
3/16" = 1'



03 | REAR ELEVATION
3/16" = 1'



02 | RIGHT SIDE ELEVATION
3/16" = 1'

PROJECT CONTACTS:

DEVELOPER:
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UNLIMITED RENOVATIONS
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1300 NORTH 32ND STREET
RICHMOND, VIRGINIA 23223

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LESS COMMERCIAL ENTRY

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LOTS 1 & 2
SIDE & REAR ELEVATIONS

A2.2



01 | FIRST FLOOR PLAN
1/4" = 1'

PROJECT CONTACTS:
DEVELOPER:
BRYAN TRAYLOR
UNLIMITED RENOVATIONS
804-399-7495
ARCHITECT:
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CHRIS WOLF ARCHITECTURE, PLLC
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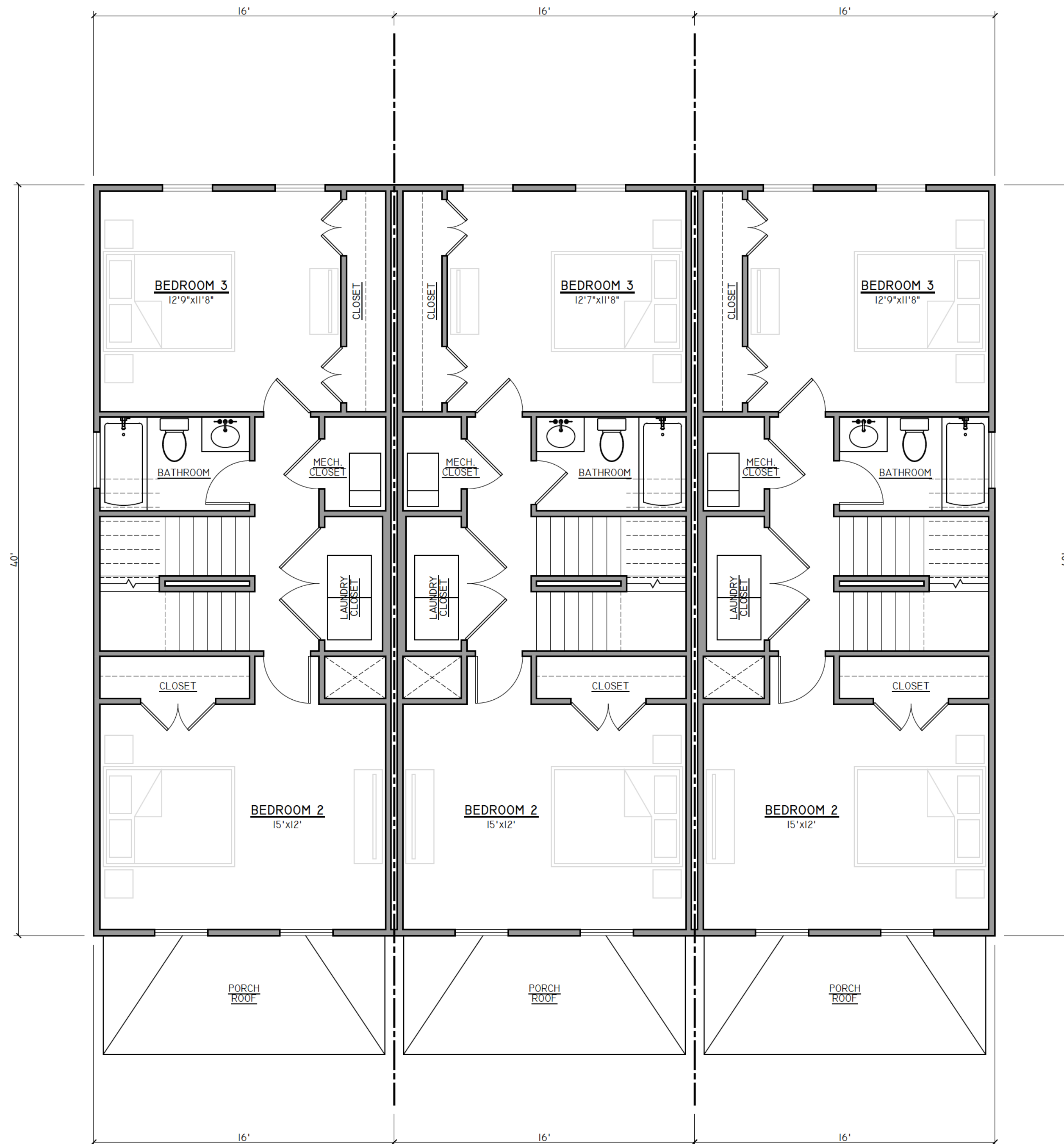
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1300 NORTH 32ND STREET
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
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LOTS 4-6
1ST FLOOR PLAN

BI.1



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ARCHITECT:
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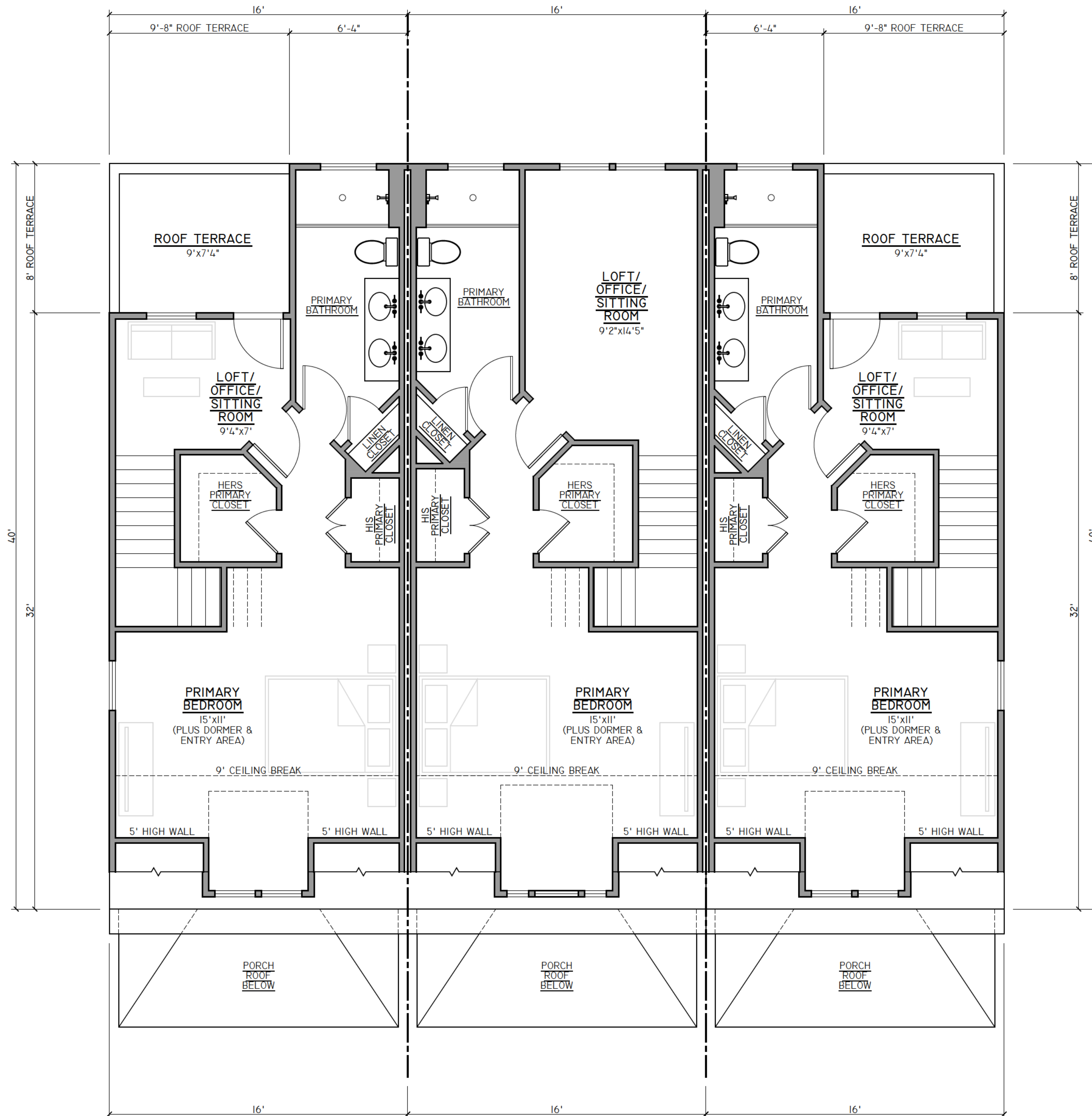
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DATE/MARK:
07.28.2025

LOTS 4-6
2ND FLOOR PLAN

BI.2



01 | THIRD FLOOR PLAN
1/4" = 1'

PROJECT CONTACTS:
DEVELOPER:
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804-399-7495
ARCHITECT:
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CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW SINGLE-FAMILY & TWO-FAMILY HOUSE DEVELOPMENT IN
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LOTS 4-6
3RD FLOOR PLAN
BI.3

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARCELED CMU FOUNDATION	GRAY/TAN
02	STAMPED CONCRETE PORCHES	STAINED CONCRETE
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
05	COMPOSITE/HARDIE OR VINYL SOFFITS	PAINTED ARCTIC WHITE
06	DOORS	PAINTED COLOR T.B.D.
07	VINYL WINDOWS	PREFINISHED COLOR T.B.D.
08	6" ARCHITECTURAL PORCH COLUMNS	PAINTED COLOR T.B.D.
09	MAIN ROOF (FRONT) - 35 YEAR DIMENSIONAL SHINGLES	GRAY/BLACK
10	MAIN ROOF (REAR) - T.P.O.	FACTORY WHITE
11	PORCH ROOF - SHINGLES TO MATCH FRONT MAIN ROOF	GRAY/BLACK
12	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE

1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
2. GRADES SHOWN APPROXIMATE. V.I.F.

PROJECT CONTACTS:

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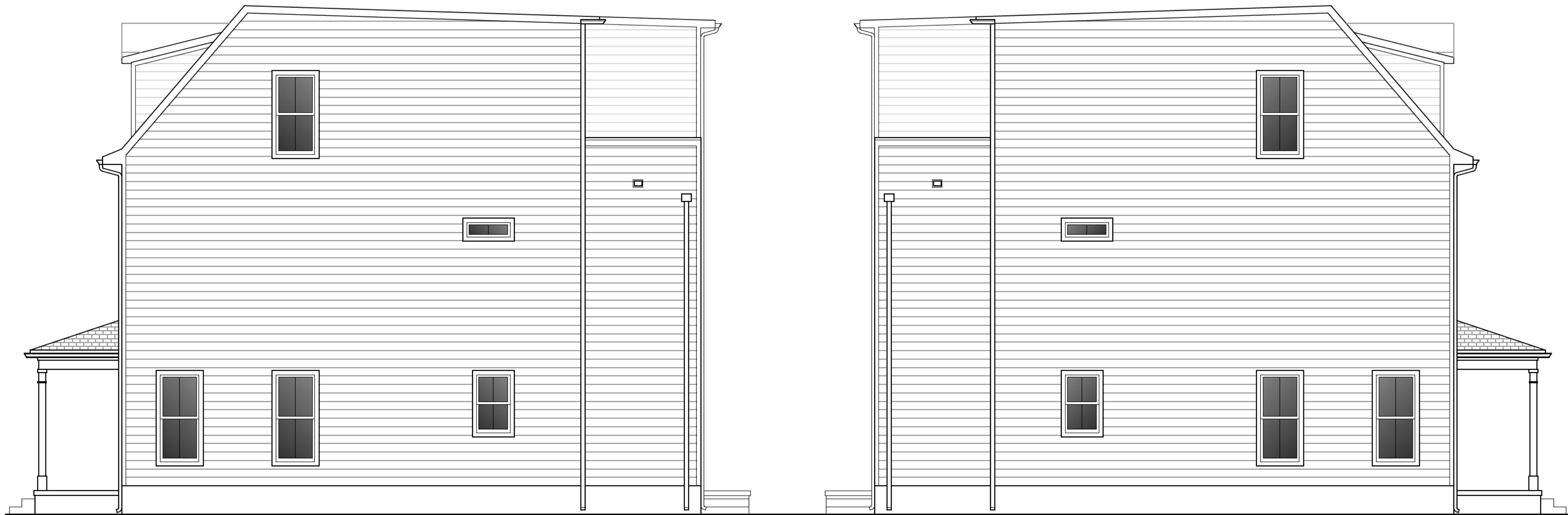
DATE/MARK:
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LOTS 4-6
FRONT ELEVATION
B2.1



01 | FRONT ELEVATION (S ST.)

1/4" = 1'



02 | RIGHT SIDE ELEVATION
3/16" = 1'

01 | LEFT SIDE ELEVATION
3/16" = 1'



03 | REAR ELEVATION
3/16" = 1'

PROJECT CONTACTS:

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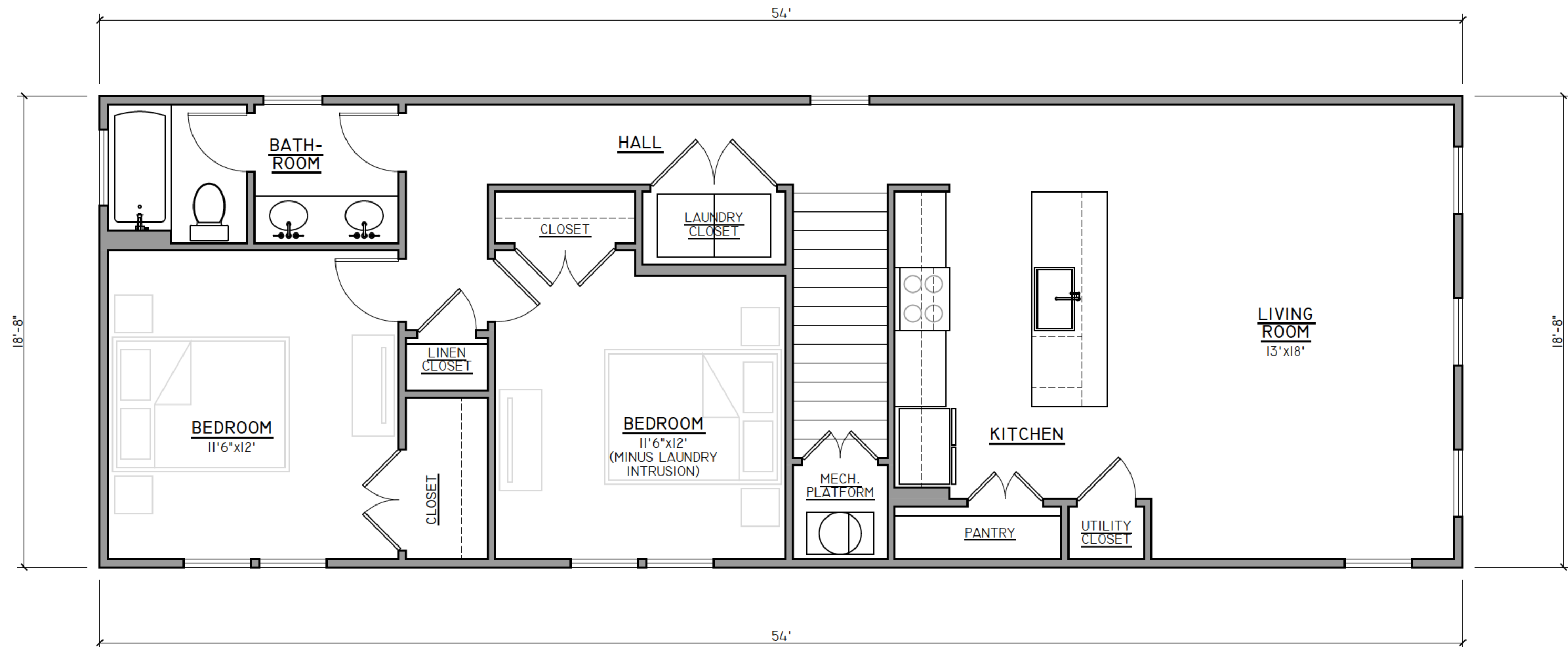
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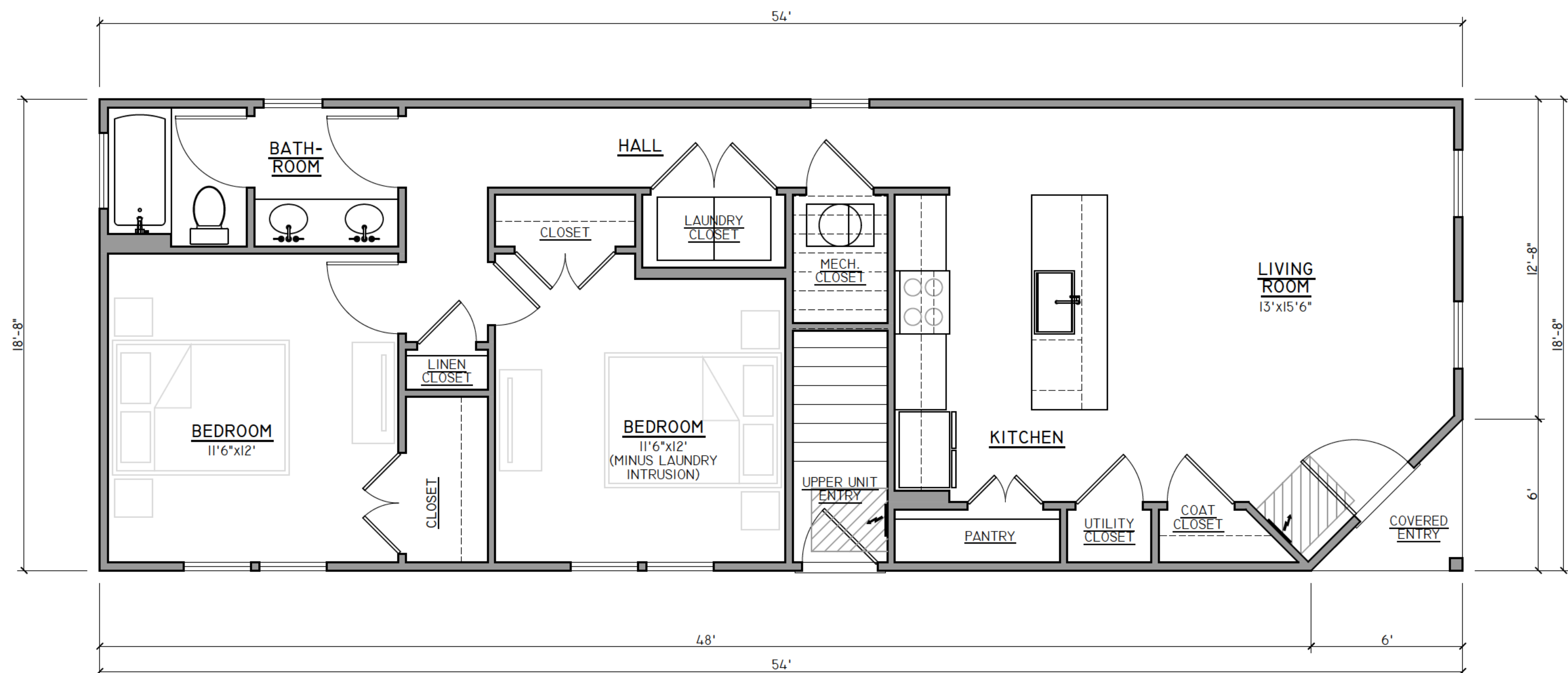
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LOTS 4-6
SIDE & REAR ELEVATIONS

B2.2



02 | SECOND FLOOR PLAN
1/4" = 1'



01 | FIRST FLOOR PLAN
1/4" = 1'

PROJECT CONTACTS:
DEVELOPER:
BRYAN TRAYLOR
UNLIMITED RENOVATIONS
804-399-7495
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NEW SINGLE-FAMILY & TWO-FAMILY HOUSE DEVELOPMENT IN
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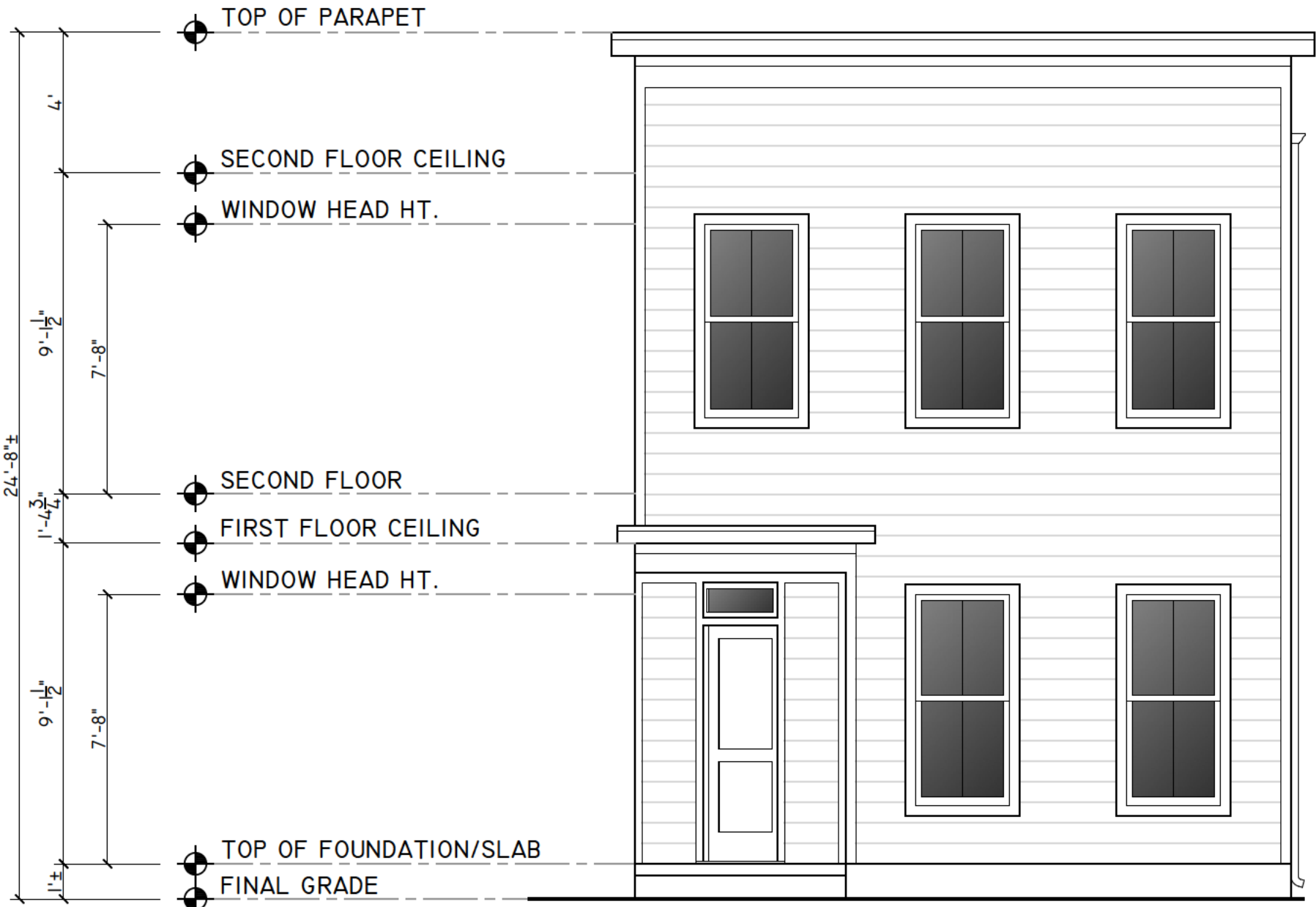
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S.U.P. REV. 03 - LOT 3
LESS COMMERCIAL ENTRY
DATE/MARK:
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LOT 3
1ST & 2ND FLOOR PLANS
CI.1

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED CMU FOUNDATION	GRAY/TAN
02	STAMPED CONCRETE PORCHES	STAINED CONCRETE
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
05	COMPOSITE/HARDIE OR VINYL SOFFITS	PAINTED ARCTIC WHITE
06	DOORS	PAINTED COLOR T.B.D.
07	VINYL WINDOWS	PREFINISHED COLOR T.B.D.
08	COMMERCIAL-LOOK STOREFRONT DOOR/WINDOWS ENTRY	COLOR T.B.D.
09	6" SQUARE CORNER COLUMN	PAINTED ARCTIC WHITE
10	MAIN ROOF - T.P.O.	FACTORY WHITE
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE

1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
2. GRADES SHOWN APPROXIMATE. V.I.F.



01 | FRONT ELEVATION (N 32ND ST.)

1/4" = 1'



02 | LEFT SIDE ELEVATION (S ST.)

1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
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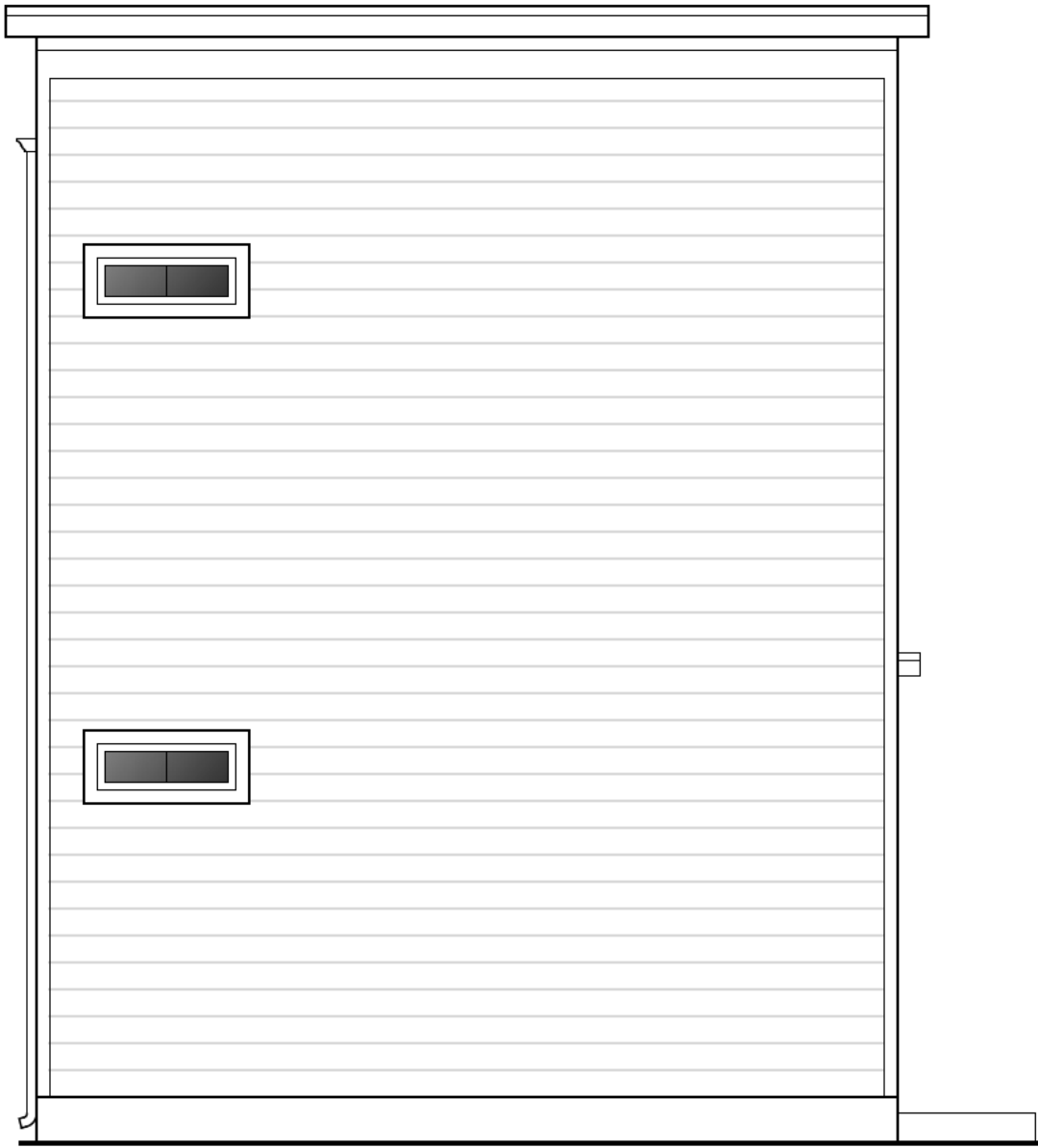
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LOT 3
STREET ELEVATIONS

C2.1



01 | REAR ELEVATION
1/4" = 1'



02 | RIGHT SIDE ELEVATION
1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
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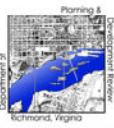
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07.28.2025

LOT 3 REAR &
RIGHT SIDE ELEV.

C2.2



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

Special Use Permit

LOCATION: 1300 North 32nd Street

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 7

PROPOSAL: To authorize the special use of the properties known as 1300, 1300 1/3, 1300 2/3 North 32nd Street for the purpose of up to one two-family detached dwelling and up to five single-family attached dwellings, upon certain terms and conditions.

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

