

INTRODUCED: September 11, 2023

AN ORDINANCE No. 2023-262

To authorize the special use of the properties known as 2831 Burfoot Street, 2833 Burfoot Street, and 2835 Burfoot Street for the purpose of up to four single-family detached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 10 2023 AT 6 P.M.

WHEREAS, the owner of the properties known as 2831 Burfoot Street, 2833 Burfoot Street, and 2835 Burfoot Street which are situated in a R-5 Single-Family Residential District, desires to use such properties for the purpose of up to four single-family detached dwellings, which use, among other things, is not currently allowed by section 30-410.4, 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: 9 NOES: 0 ABSTAIN: _____

ADOPTED: OCT 10 2023 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 properties known as 2831 Burfoot Street, 2833 Burfoot Street, and 2835 Burfoot Street and identified as Tax Parcel Nos. S000-1123/034, S000-1123/004, and S000-1123/003, respectively, in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Improvements On No. 2831, 2833, and 2835 Burfoot Street in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated September 17, 2022, 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 four single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Sketch Showing the Improvements On and Division of No. 2831, 2833, and 2835 Burfoot Street in the City of Richmond, VA.,” prepared by Virginia Surveys, dated December 13, 2022, and last revised April 10, 2023, and “Lot 1 – E 29th ST,” prepared by River Mill Development, and dated November 1, 2022, “Lot 2 – E 29th ST,” prepared by River Mill Development, and dated November 1, 2022, and “Lot 3 – E 29th ST,” prepared by River Mill Development, and dated November 1, 2022, and 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 four single-family detached dwellings, substantially as shown on the Plans.

(b) No fewer than three off-street parking spaces shall be provided for the Special Use.

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

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

(e) All mechanical equipment 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 a building permit for the Special Use, the establishment of up to four 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 sidewalk, a ramp, and four street trees along East 29th Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

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

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

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

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (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.

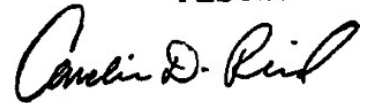
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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. **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 "Amelia D. Reed".

City Clerk



City of Richmond

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

Master

File Number: Admin-2023-0364

File ID: Admin-2023-0364

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 2

Reference:

In Control: City Clerk Waiting Room

Department:

Cost:

File Created: 05/17/2023

Subject:

Final Action:

Title: To authorize the special use of the properties known as 2831, 2833 and 2835 Burfoot Street for the purpose of up to four single-family detached dwellings, upon certain terms and conditions.

Internal Notes:

Code Sections:

Agenda Date: 09/11/2023

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2023-0364 - Application Documents, 2831, 2833 and 2835 Burfoot Street Ordinance DRAFT-mje edits

Enactment Number:

Contact:

Introduction Date:

Drafter: Shaianna.Trump@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	6/26/2023	Matthew Ebinger	Approve	6/28/2023
2	2	6/26/2023	Kevin Vonck	Approve	7/3/2023
2	3	6/26/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
2	4	6/27/2023	Sharon Ebert	Approve	7/3/2023
2	5	6/27/2023	Alecia Blackwell - FYI	Notified - FYI	
2	6	6/27/2023	Caitlin Sedano - FYI	Notified - FYI	
2	7	6/27/2023	Jeff Gray - FYI	Notified - FYI	
2	8	7/7/2023	Lincoln Saunders	Approve	6/29/2023
2	9	7/19/2023	Mayor Stoney	Approve	7/11/2023
2	10	8/10/2023	Matthew Ebinger	Approve	8/14/2023
2	11	8/10/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
2	12	8/15/2023	Kevin Vonck	Approve	8/17/2023
2	13	8/15/2023	Alecia Blackwell - FYI	Notified - FYI	
2	14	8/15/2023	Sharon Ebert	Approve	8/22/2023
2	15	8/15/2023	Caitlin Sedano - FYI	Notified - FYI	
2	16	8/15/2023	Jeff Gray - FYI	Notified - FYI	
2	17	8/25/2023	Lincoln Saunders	Approve	8/17/2023
2	18	9/7/2023	Mayor Stoney	Approve	8/29/2023

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2023-0364

Title

To authorize the special use of the properties known as 2831, 2833 and 2835 Burfoot Street for the purpose of up to four single-family detached dwellings, upon certain terms and conditions.

Body

O & R Request

DATE: August 10, 2023
1

EDITION:

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Mayor, by Request)
(This is 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, Department of Planning and Development Review

RE: To authorize the special use of the properties known as 2831, 2833 and 2835 Burfoot
Street for the purpose of up to four single-family detached dwellings, upon certain terms
and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the properties known as 2831, 2833 and 2835 Burfoot
Street for the purpose of up to four single-family detached dwellings, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit to authorize up to four single-family
detached dwellings within the R-5 Single Family Residential District. While the single-family dwelling
use is permitted in the R-5 Residential District certain applicable feature requirements cannot be met. A
Special Use Permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning
Ordinance, the City Planning Commission will review this request and make a recommendation to City
Council.

BACKGROUND: The properties are located in the Swansboro Neighborhood between East 29th
Street and East 28th Steet. The property known as 2831 Burfoot Street is currently a 6,902 square

foot (0.158 acre) parcel of land. The properties known as 2833 and 2835 Burfoot Street are each a 3,451 square foot (0,079 acre) parcel of land. The City’s Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as a “Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.”

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.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

The current zoning for the property is R-5 Single Family Residential. Adjacent properties are within the same R-5 District. The area is generally residential properties. The proposed density of the 2831 Burfoot parcel is 1 unit upon 0.158 acres, or 6 units per acre. The proposed density of the 2833 Burfoot parcel is 1 unit upon 0.079 acres, or 13 units per acre. The proposed density of the 2835 Burfoot parcel is 1 unit upon 0.079 acres, or 13 units per acre.

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: \$300 Application Fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: September 11, 2023

CITY COUNCIL PUBLIC HEARING DATE: October 10, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
October 2, 2023

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: Shaianna Trump, Associate Planner, Land Use Administration (Room 511) 804-646-7319

..Recommended Action

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike Withdrawn ---- Continue to:



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: _____ Date: _____

Tax Map #: _____ Fee: _____

Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Use

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

Existing Use: _____

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _() _____ Fax: _() _____

Email: _____

Property Owner: _____

If Business Entity, name and title of authorized signee: _____

(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: _____

City: _____ State: _____ Zip Code: _____

Telephone: _() _____ Fax: _() _____

Email: _____

Property Owner Signature: _____

The names, addresses, telephone numbers and sig sheets as needed. If a legal representative signs for photocopied signatures will not be accepted.

of the property are required. Please attach additional please attach an executed power of attorney. **Faxed or**

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



FILING

Special use permit applications are filed with the:

Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street, Richmond, Virginia 23219
Telephone (804) 646-6304

APPLICATION REQUIREMENTS

The application for a special use permit must include the following, each part of which is explained below. ***Application must be submitted in an electronic format (PDF).***

- 1. Application form, including a completed checklist;**
- 2. Application fee;**
- 3. Applicant's report;**
- 4. Electronic PDF plans; and**
- 5. Survey plat.**

- 1. Application Form:** All the owners of the property must sign the application form. If a legal representative signs for a property owner, a copy of an executed power of attorney is required.
- 2. Application Fee:** The appropriate fee must accompany the application. Checks should be made payable to the "City of Richmond". The fees are determined from the attached fee schedule.
- 3. Applicant's Report: A written report must be submitted describing the proposed use.** For non-residential development, the description should include the anticipated number of employees, hours of operation, and an estimate of the amount of vehicular traffic that will be generated by the use. The report should point out the specific features of the special use that will ensure that it will be compatible with the surrounding area, and that it is an appropriate use for the site. In addition, the City Charter specifies certain conditions that must be met before City Council can approve a special use permit. It must be shown that the proposed special use will ***not:***
 - be detrimental to the safety, health, morals and general welfare of the community involved;
 - 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;
 - tend to cause overcrowding of land and 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; or
 - interfere with adequate light and air.

The report must indicate the reasons why the applicant feels these conditions will be met (e.g., features of the plan, characteristics of the proposed use or surrounding area). ***Please note*** that the ***above materials will be forwarded to the City Planning Commission and City Council along with the special use permit ordinance.***

APPLICANT'S REPORT

December 12th, 2022

Special Use Permit Request

2831-2835 Burfoot Street, Richmond, Virginia

Map Reference Number: S000-1123/003, S000-1123/004, & S000-1123/034

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 730

Richmond, Virginia 23219

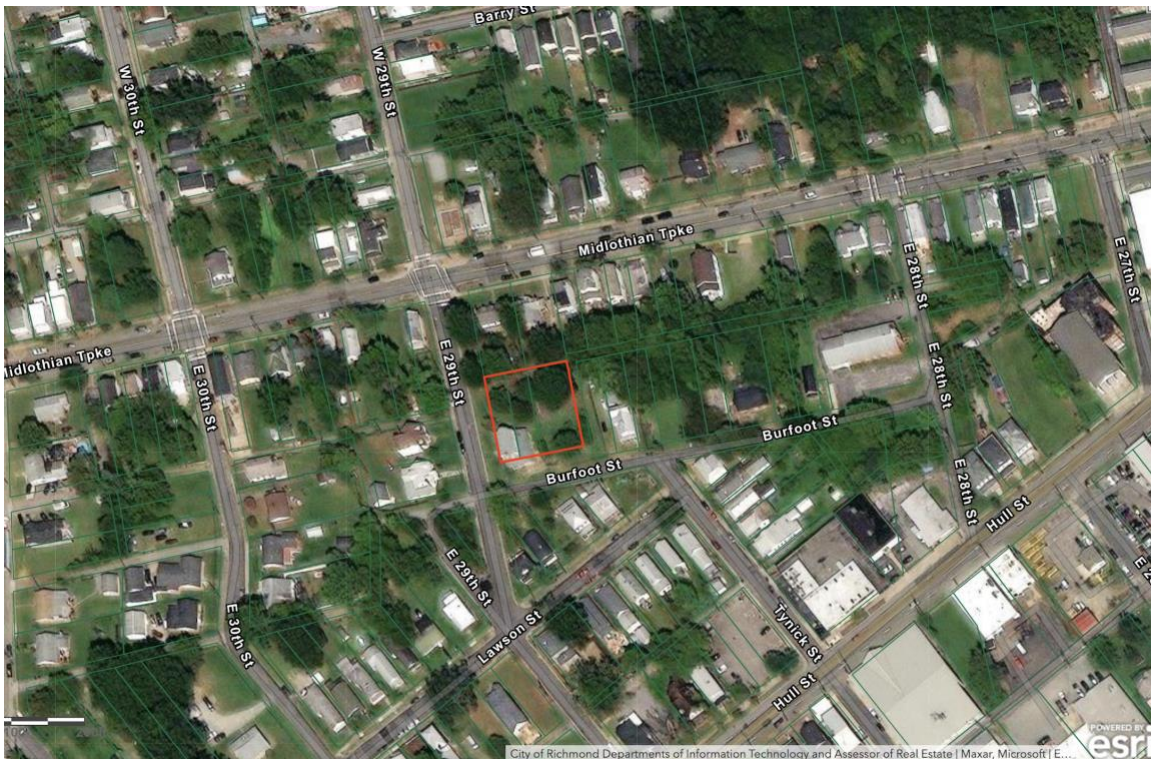
Introduction

The property owner is requesting a special use permit (the "SUP") for the properties known as 2831, 2833, and 2835 Burfoot Street (the "Property"). The SUP will authorize the construction of three new single-family detached dwellings on the unimproved northern portion of the Property. While the single-family detached use is permitted by the underlying R-5 Single-Family Residential zoning district, some of the underlying feature requirements cannot be met, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on Burfoot Street at the northwest corner of its intersection with E 29th Street. The Property is referenced by the City Assessor as tax parcels S000-1123/003-034. Currently improved with a single-family detached dwelling constructed circa 1947, the Property is 116' wide along Burfoot Street, 119' wide along E 29th Street, and contains approximately 13,801 square feet of lot area. Access is provided at the rear of the Property by means of a north-south alley off Burfoot Street.



The properties in the immediate vicinity are developed with a wide range of uses and building forms. While single-family attached and detached dwellings are the most common uses found in the area; two-family, multi-family, and commercial uses are also found in the vicinity. While many

of the properties in the area have been developed, there are also still several small, vacant lots in the vicinity.

EXISTING ZONING

The Property is zoned R-5 Single-Family Residential, which generally permits the proposed single-family detached dwelling use. Parcels in the area differ in size and frontage with a large number of parcels in the vicinity unable to conform to the underlying R-5 feature requirements. The surrounding properties are also zoned R-5. To the west, along Midlothian Turnpike can be found a B-1 Business district and to the east can be found a R-53 zoning district. To the east, along Hull Street can be found B-3 Business district. Further east beyond that there is also some M-1 zoning.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Residential" use for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54).

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 14.5 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."
- 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."

Proposal

PROJECT SUMMARY

The applicant is proposing to divide the Property into four lots and construct three new single-family detached dwellings to front onto E 29th Street.

PURPOSE OF REQUEST

Consistent with the existing dwelling on the Property and those across the street, the new dwellings would front onto E 29th Street. The existing dwelling will be located on the southernmost parcel and the three new detached dwellings would each be located on new parcels which will be roughly 25.4' in width containing approximately 2,948 square feet of lot. While the proposed lots are consistent with the character of the neighborhood, the R-5 District lot area and width requirements would not be met for the new dwellings requiring the SUP. All other aspects of the underlying zoning requirements, including the requirement that a minimum of one (1) off-street parking space be provided, will be met.

PROJECT DETAILS

The three proposed dwellings would each be 18' in width, 48 feet in depth, and two stories in height. They would each include approximately 1,690 square feet of finished floor area. Two of the dwellings have been designed with a gabled roof while the central dwelling would have a false mansard roof to provide a variety of facades. The dwellings will contain three bedrooms and two-and-one-half bathrooms. The proposed floor plans are modern and efficient, and designed to be meet the needs of the market. The first floor will contain an open kitchen and living area along with an attached garage at the rear of the dwelling. The second-floor plans include a master bedroom with en-suite master bathroom and walk-in closet. The buildings would be of frame construction and would be clad in cementitious siding. A covered front porch would provide usable outdoor space for the future owners and address the street. The proposed dwellings massing and architectural styles are designed to be compatible with nearby dwellings and are consistent with the historical homes found in the neighborhood.

In exchange for the SUP, the intent of this request is to ensure the development of high-quality infill dwellings. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan. It will also be consistent with the uses permitted by-right by the underlying zoning. At the same time, it will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by right development.

Findings of Fact

The following are factors indicated 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 for high-quality infill construction 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. The negligible traffic generation on the existing street will create no congestion on streets, roads, alleys or any other public right of way.

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

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

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

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

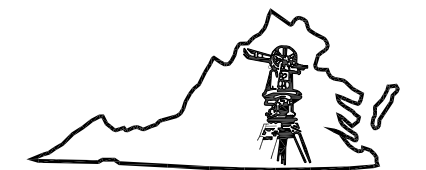
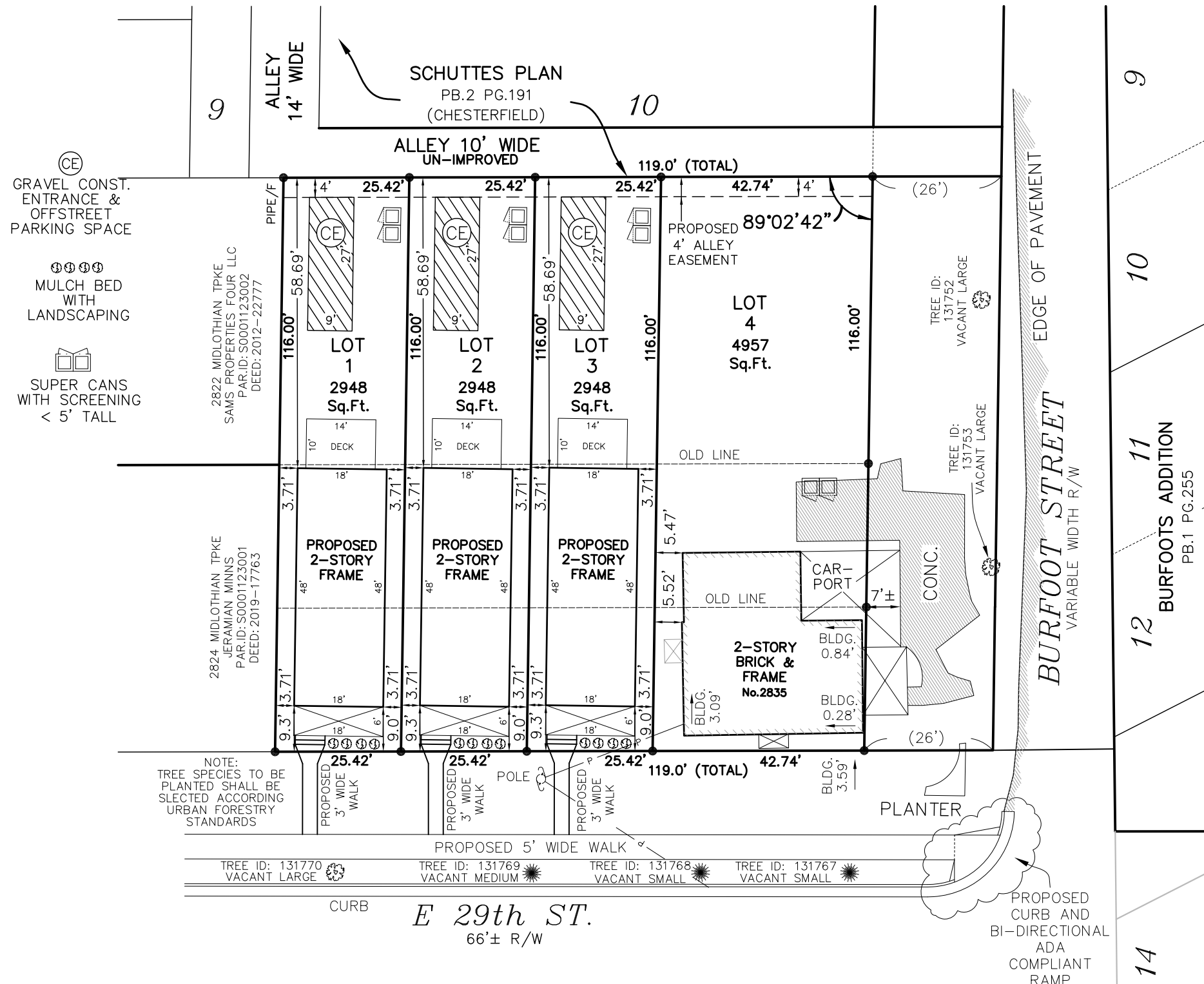
- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of the proposed single-family dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality, infill residential development. The request offers compatibility with the City's Master Plan in terms of use. The request would upgrade the Property while maintaining a desirable variation in housing style and density in the vicinity.

The proposed development would respectfully help restore an appropriate urban fabric in a block face and would help encourage a pedestrian friendly traditional streetscape and contribute to the vibrancy of the block through the addition of street life in the form of street-oriented full width front porches. The traditional building forms would provide the much-desired traditional neighborhood design which is appropriate to this area of the City. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



Virginia Surveys

P.O. BOX 118
 CHESTERFIELD, VA 23832
 (804) 748-9481
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REVISED: 4-10-2023

DATE: 12-13-2022

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=25'

JOB NO. 220815255

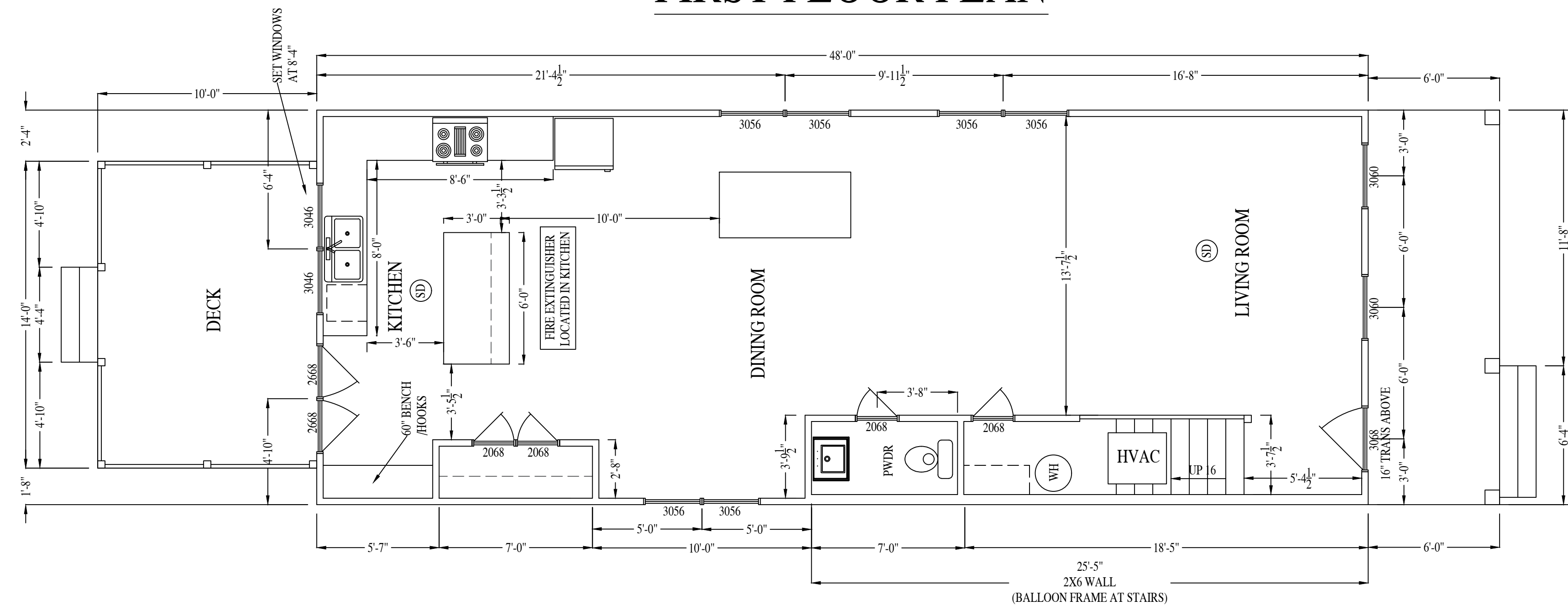
SKETCH SHOWING THE IMPROVEMENTS
 ON AND DIVISION OF
 No. 2831, 2833, and 2835 BURFOOT STREET
 IN THE CITY OF RICHMOND, VA.

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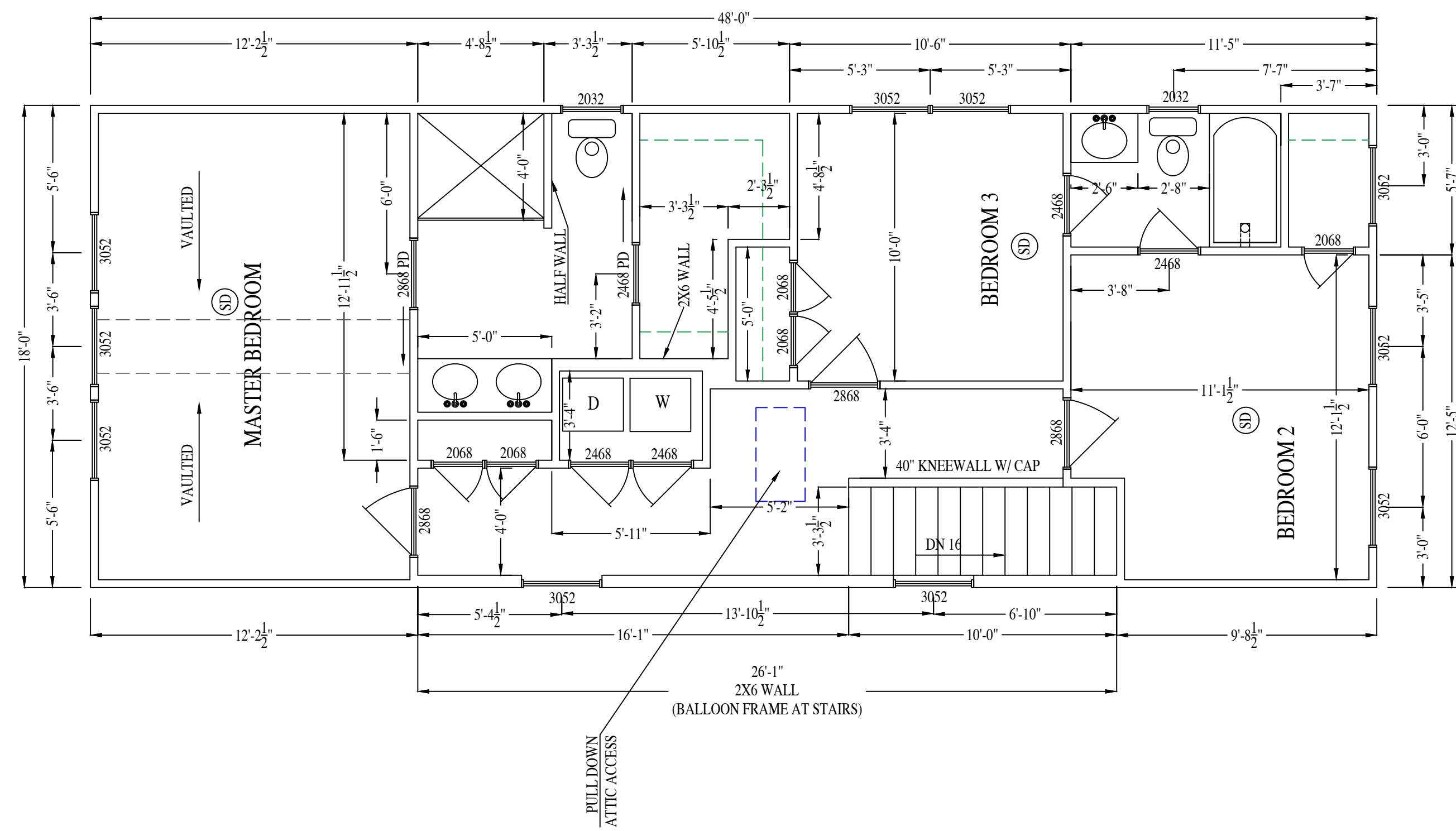
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2ND FLOOR HEATED SQ. FOOTAGE: 826 S.F.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



LOT 1 - E 29TH ST

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

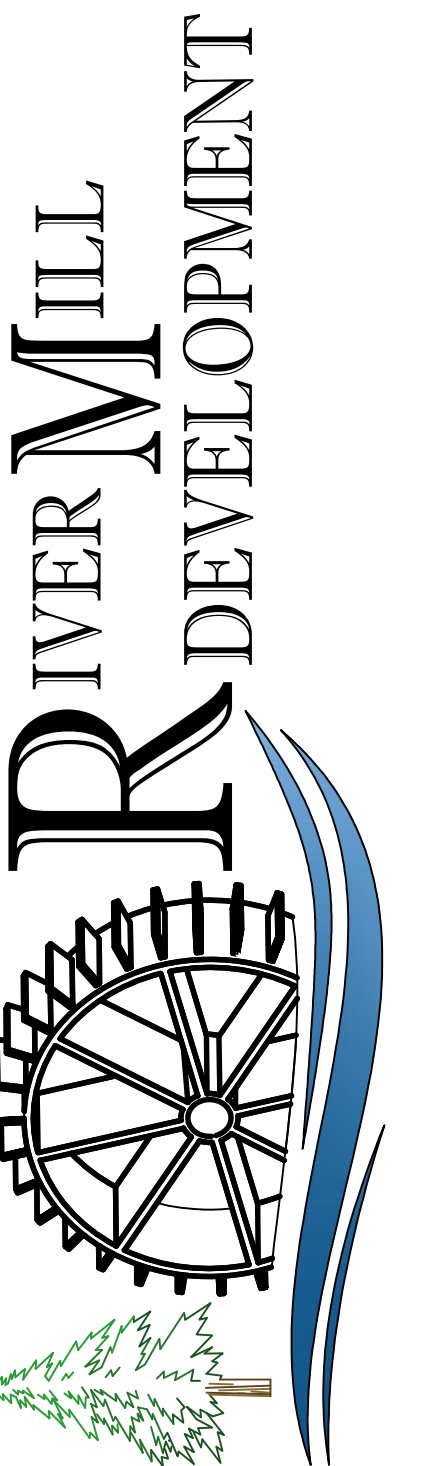
REVISION NOTES

DATE	START

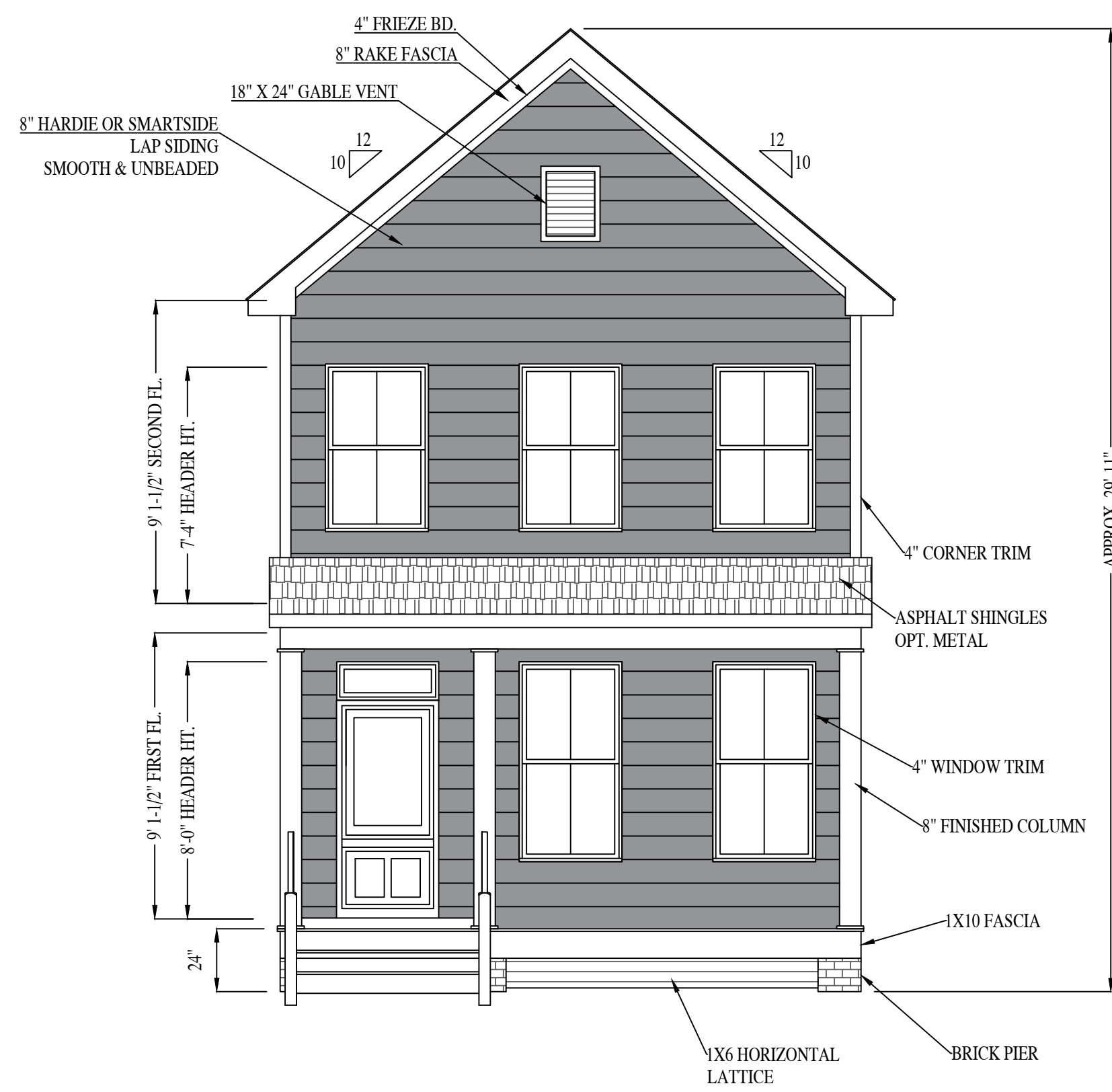
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DATE:
11-01-2022

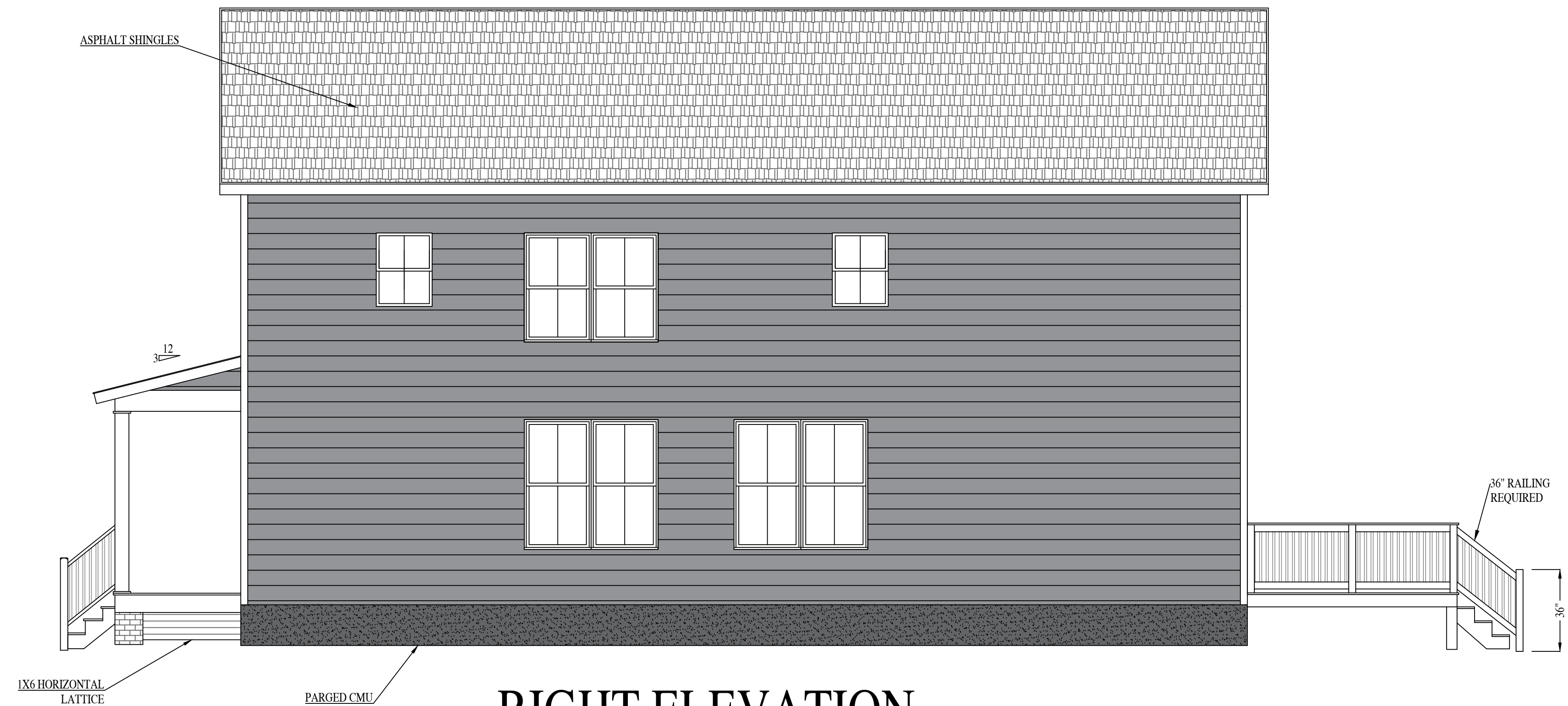
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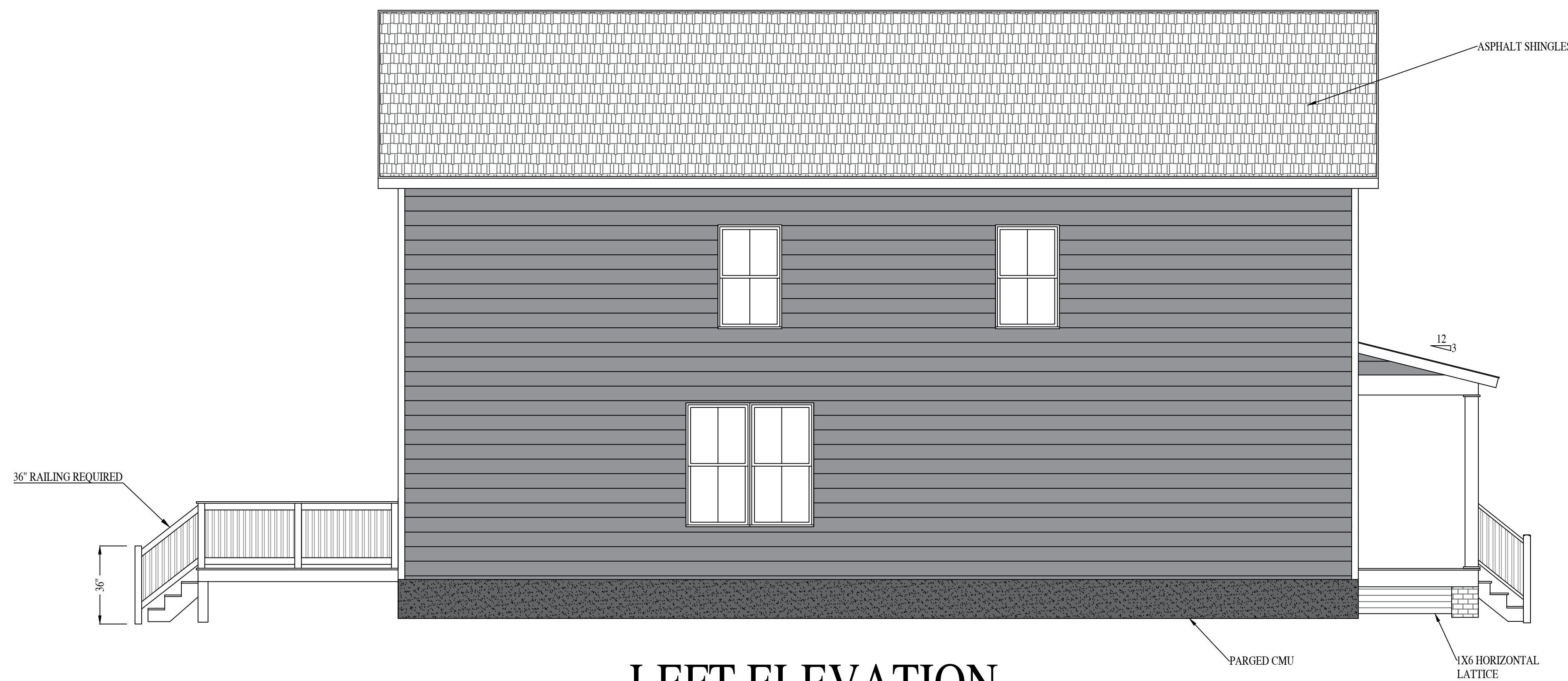
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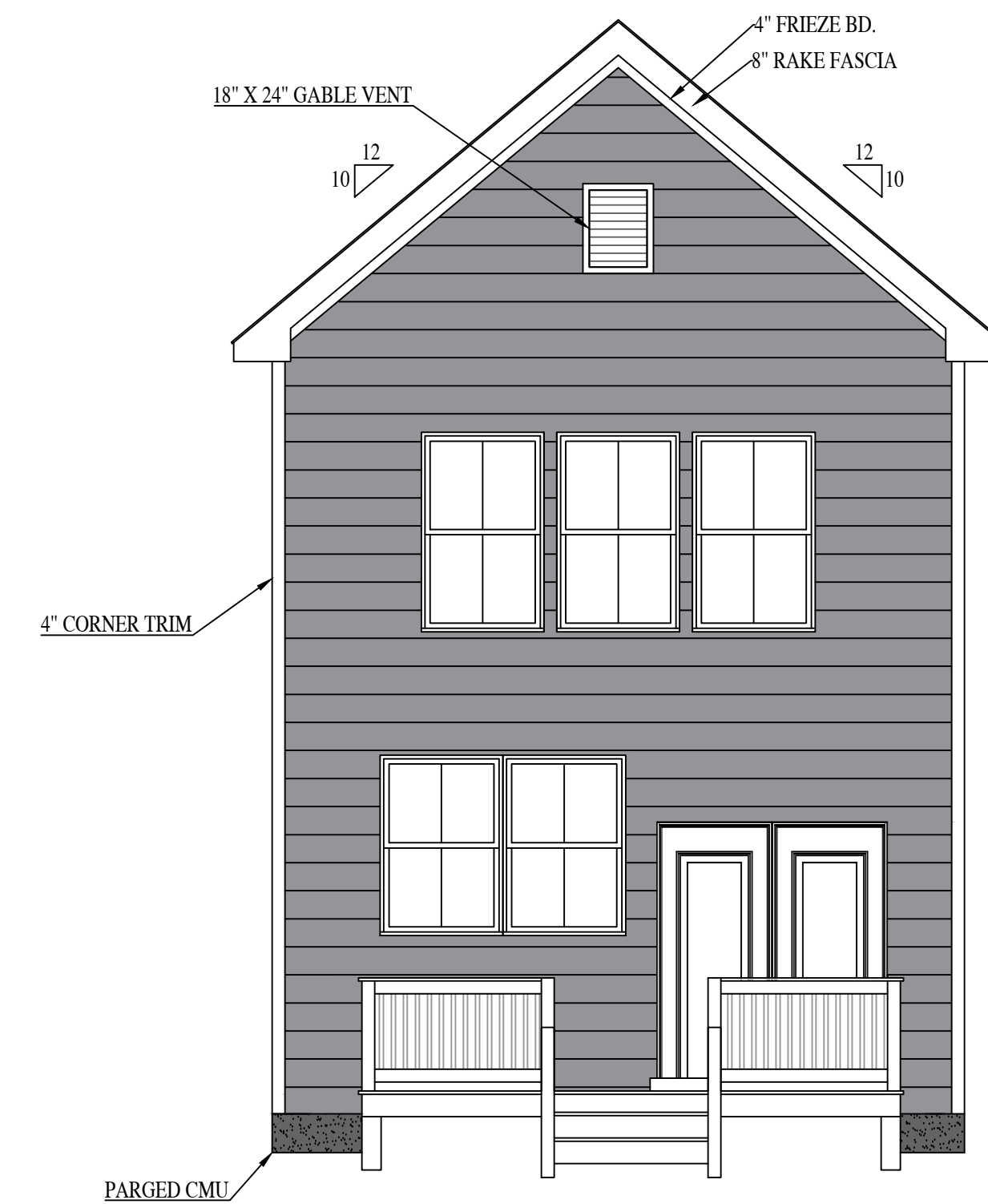
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

LOT 1 - E 29TH ST

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES

DATE	START

SCALE:
1/4" = 1'-0"

DATE:
11-01-2022

SHEET:
A2.1

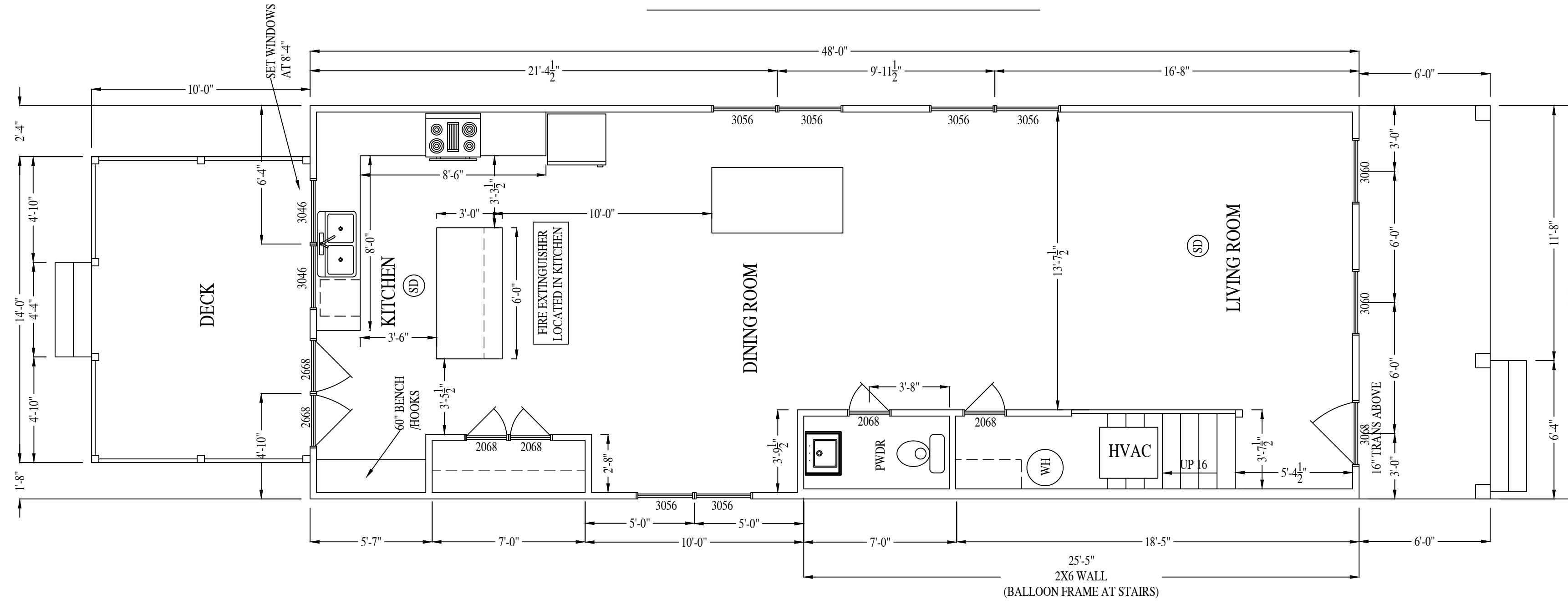


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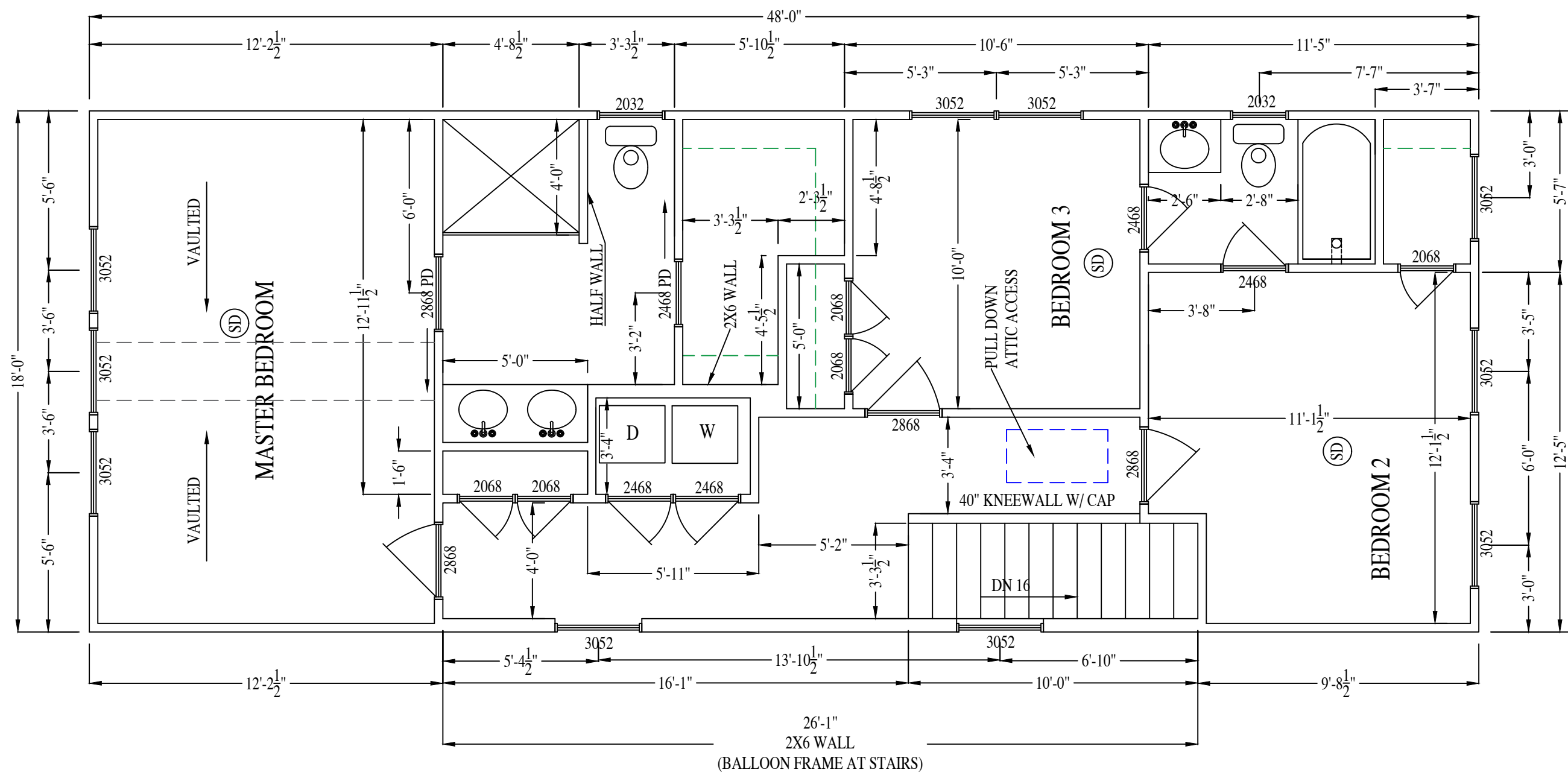
1ST FLOOR HEATED SQ. FOOTAGE: 864 S.F.

2ND FLOOR HEATED SQ. FOOTAGE: 826 S.F.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



LOT 2 - E 29TH ST

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES

DATE	START

SCALE:

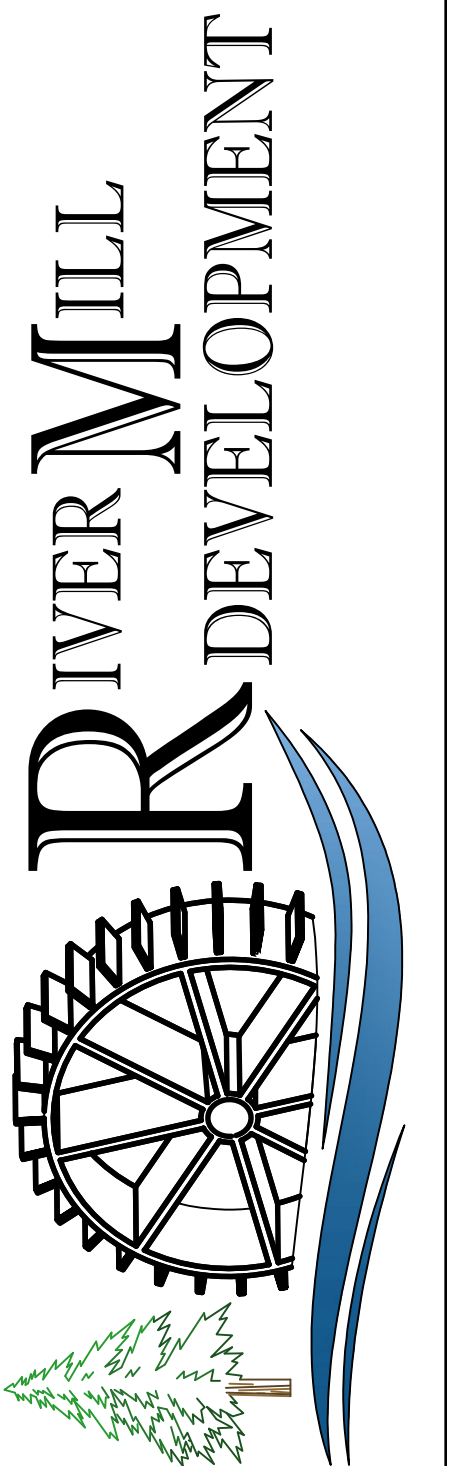
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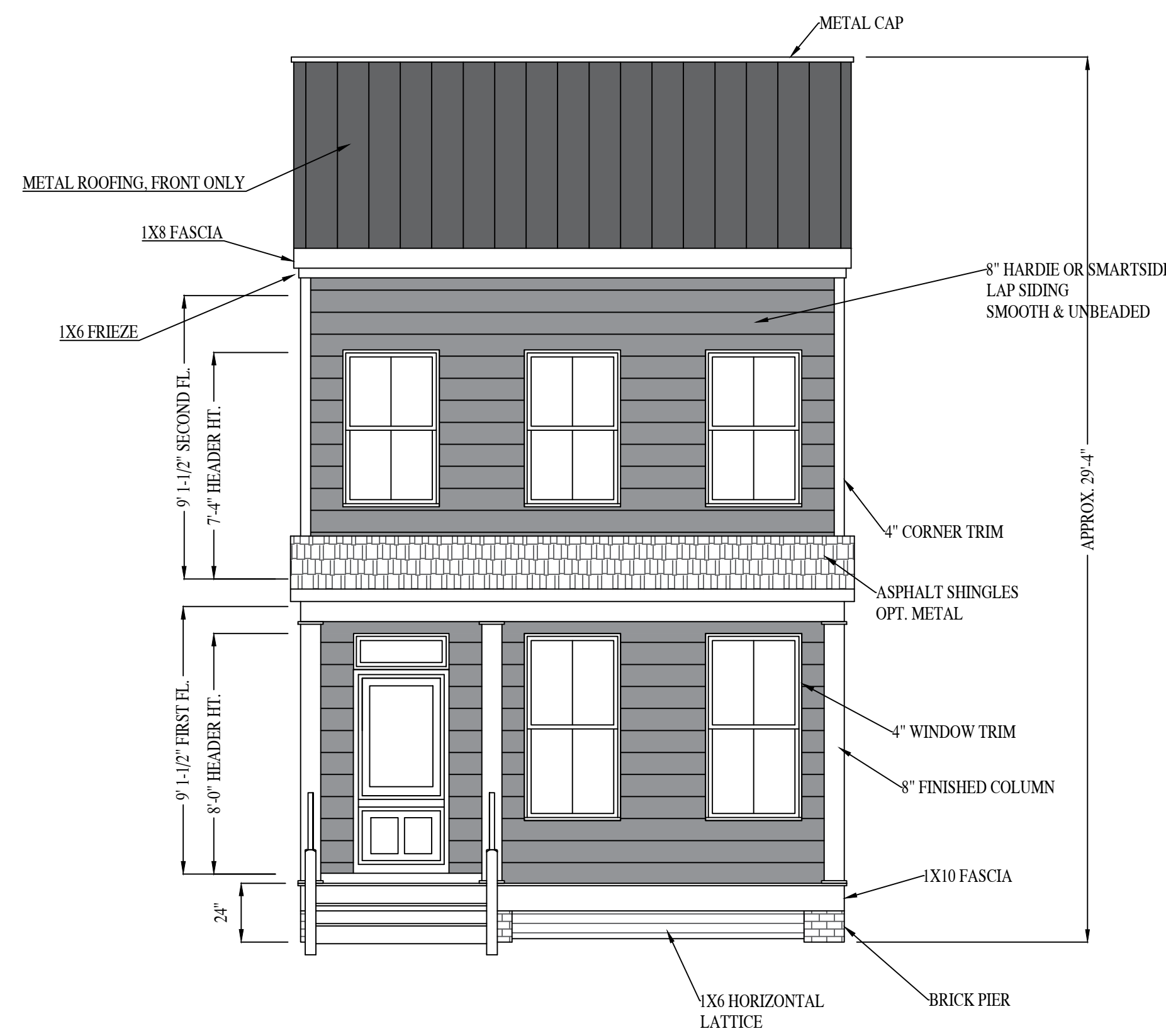
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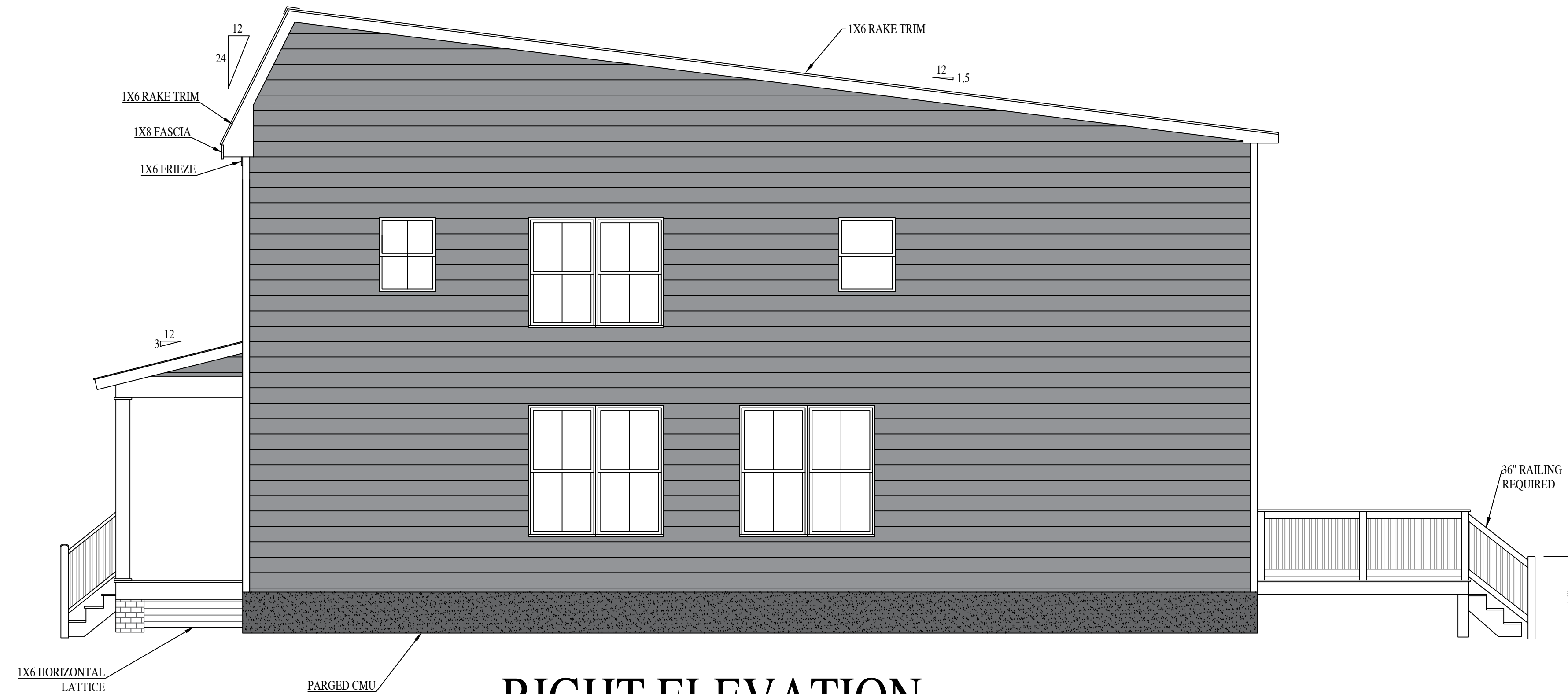
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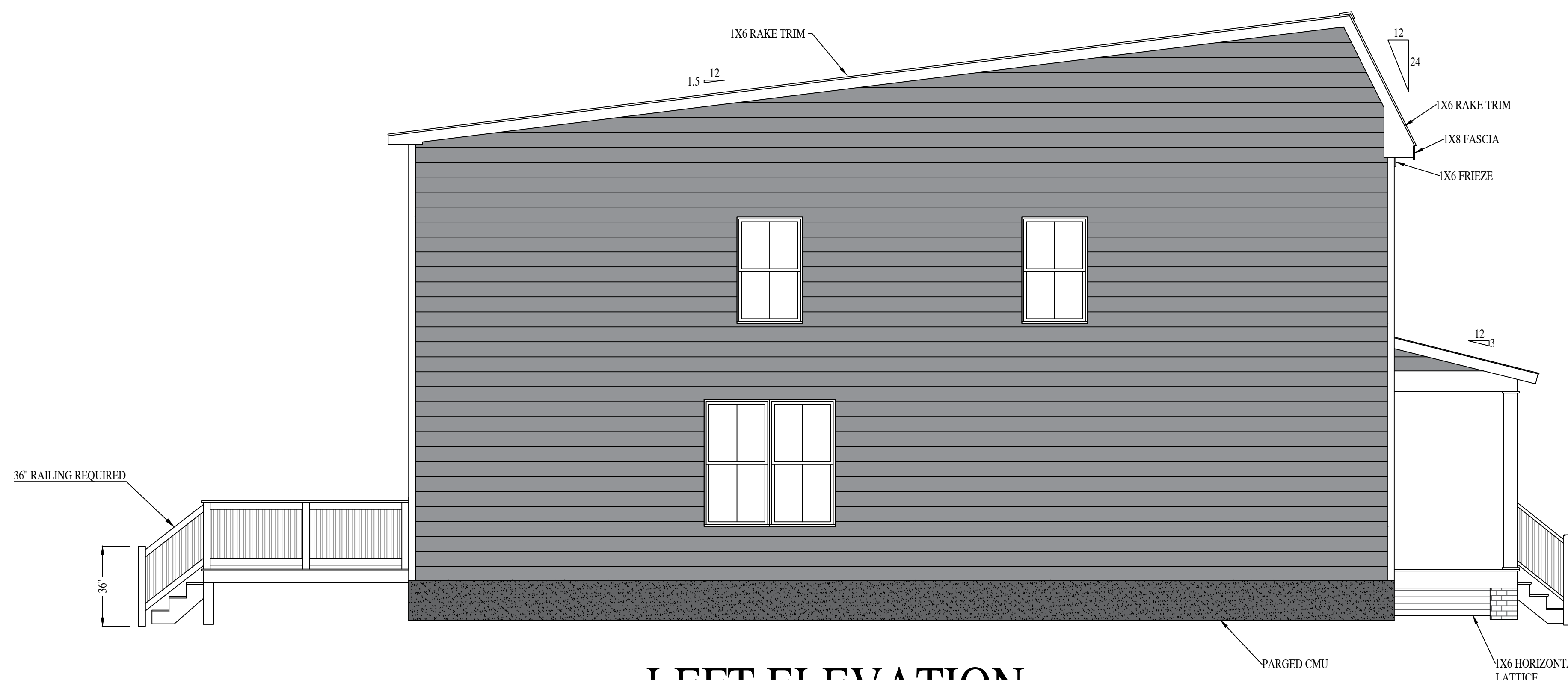
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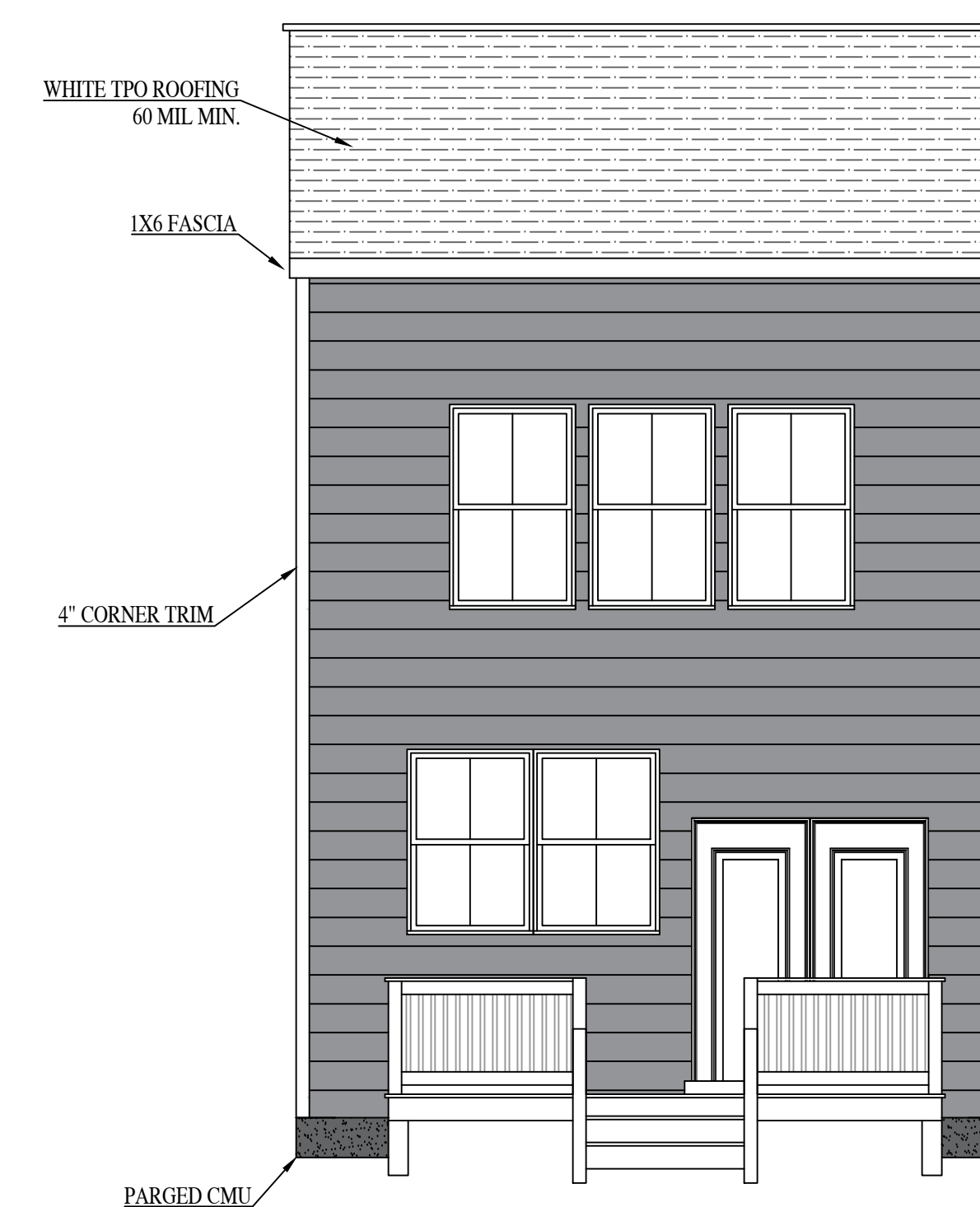
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

LOT 2 - E 29TH ST

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

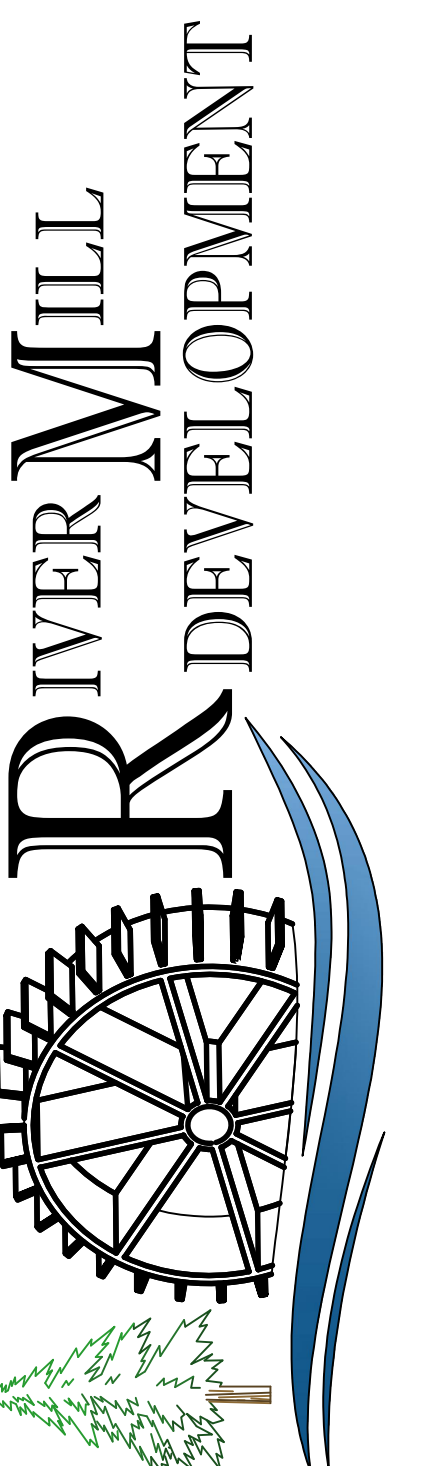
REVISION NOTES

DATE	START

SCALE:
1/4" = 1'-0"

DATE:
11-01-2022

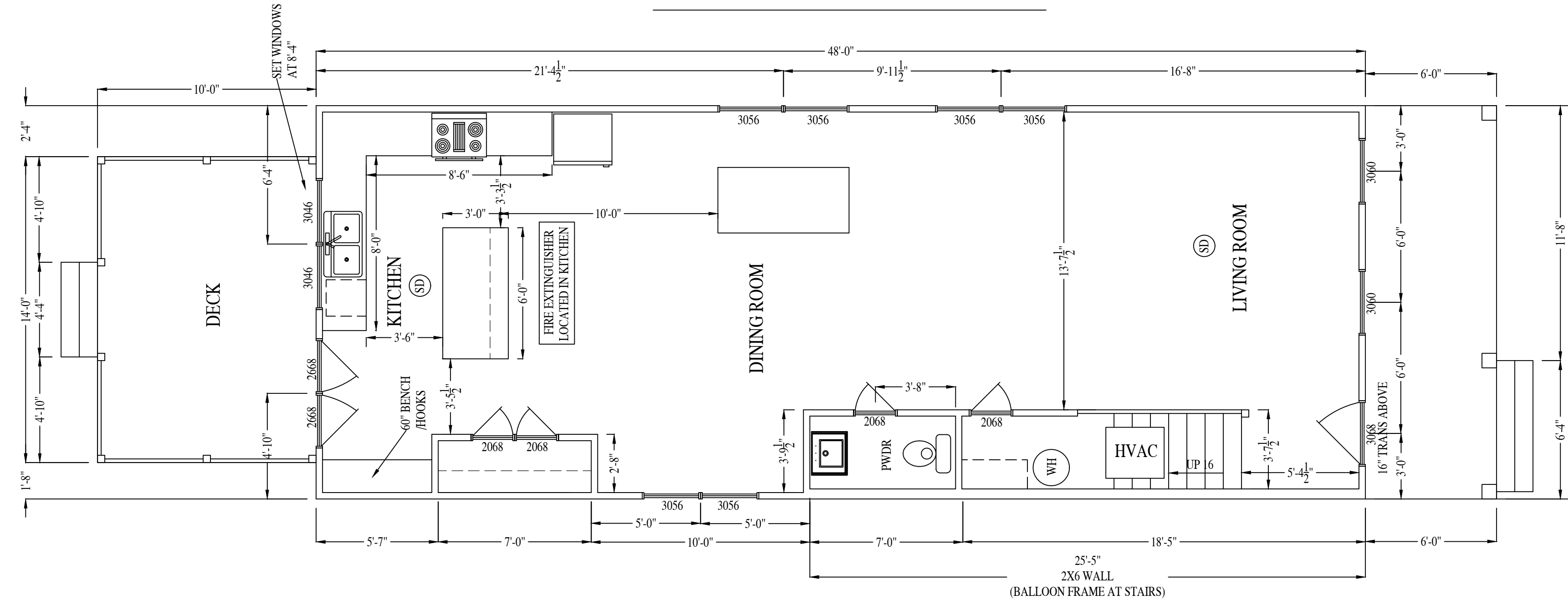
SHEET:
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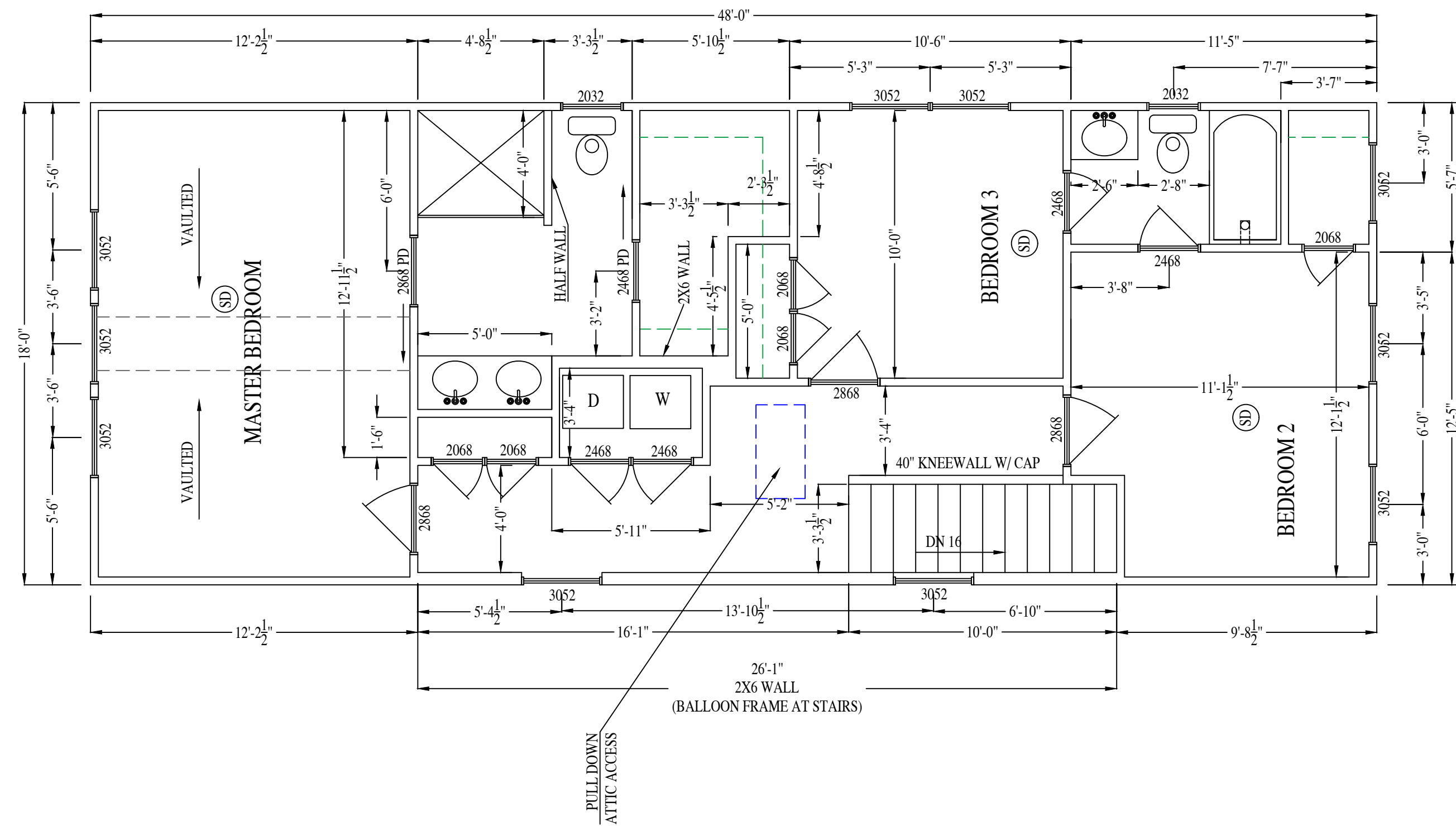
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1ST FLOOR HEATED SQ. FOOTAGE: 864 S.F.
2ND FLOOR HEATED SQ. FOOTAGE: 826 S.F.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



LOT 3 - E 29TH ST
RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES

DATE	START

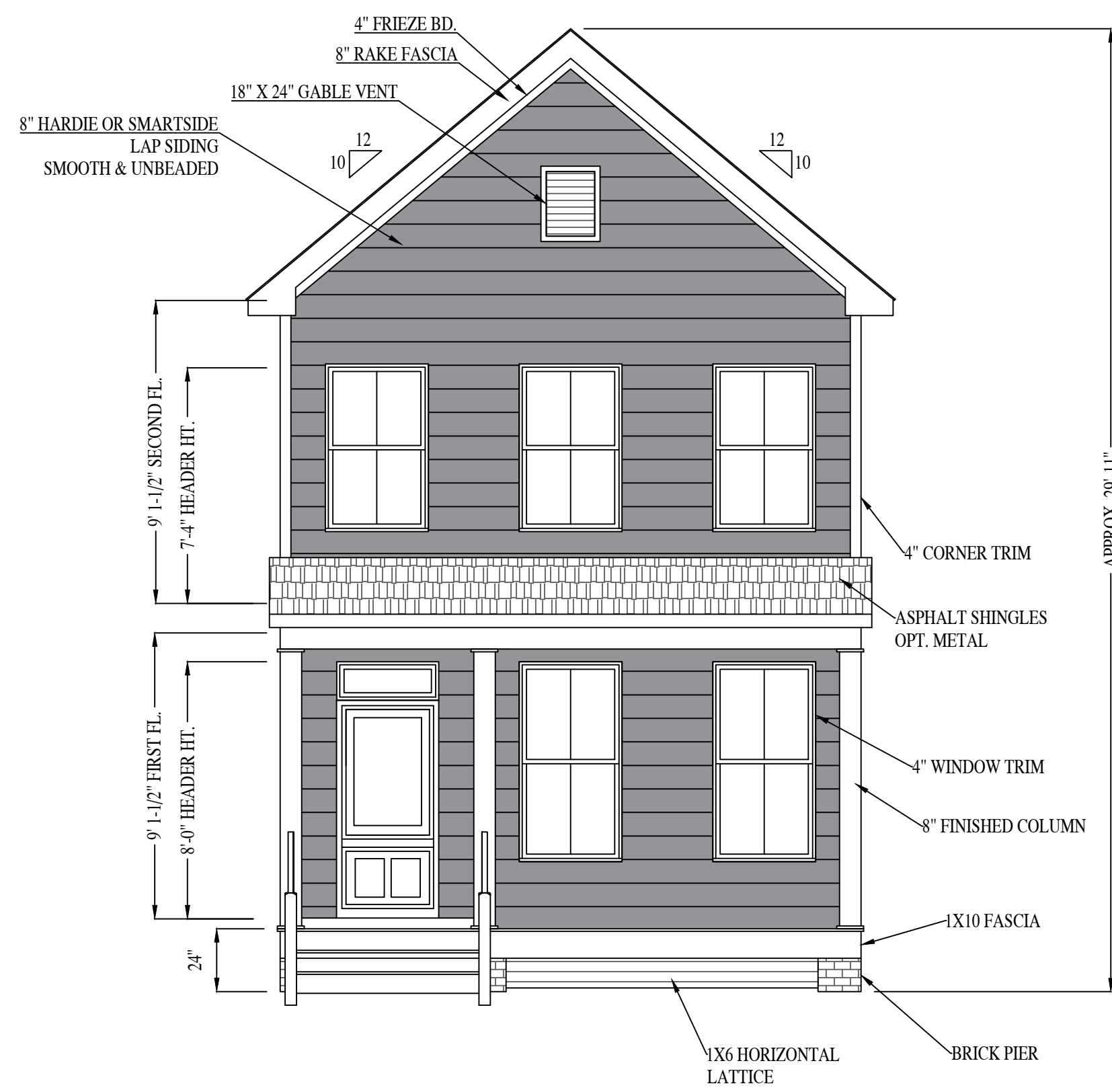
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DATE:
11-01-2022

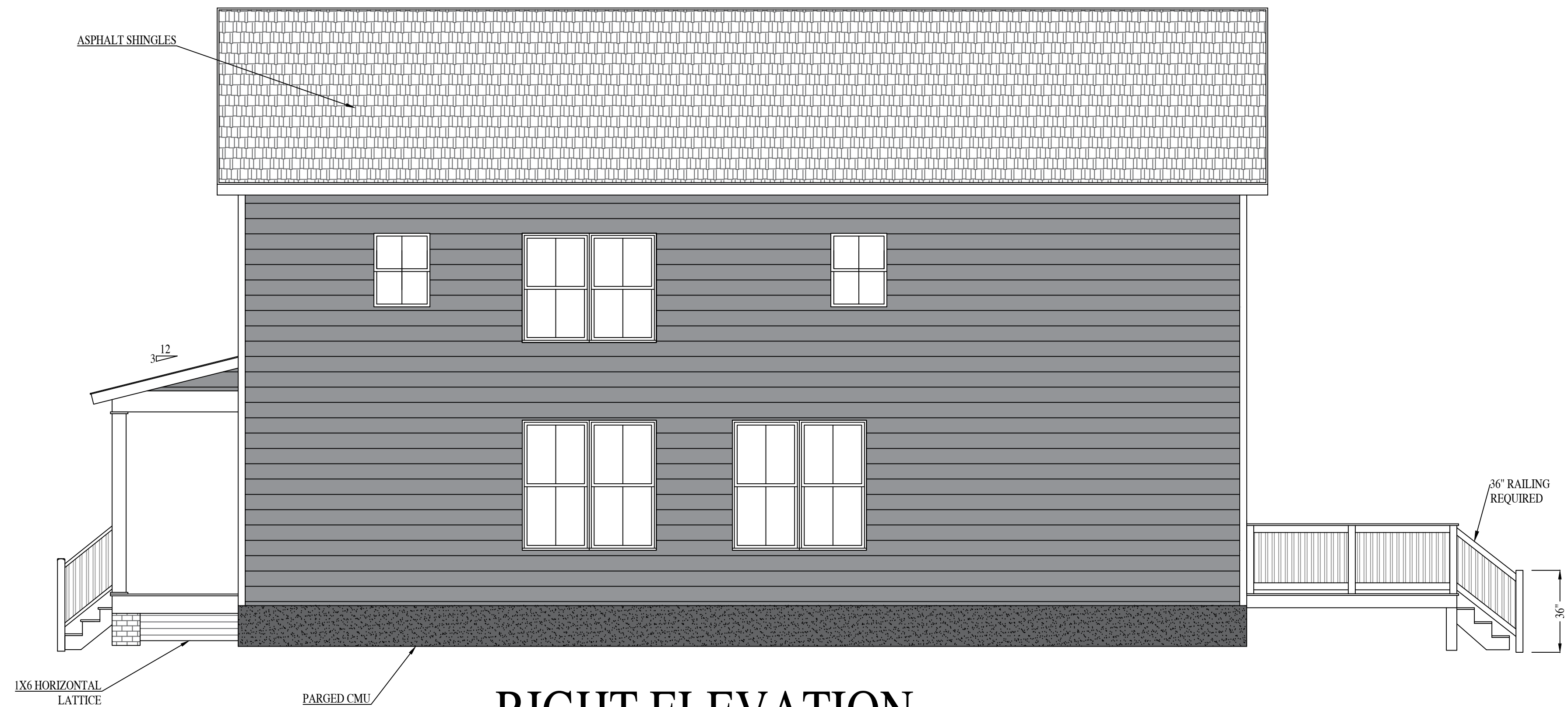
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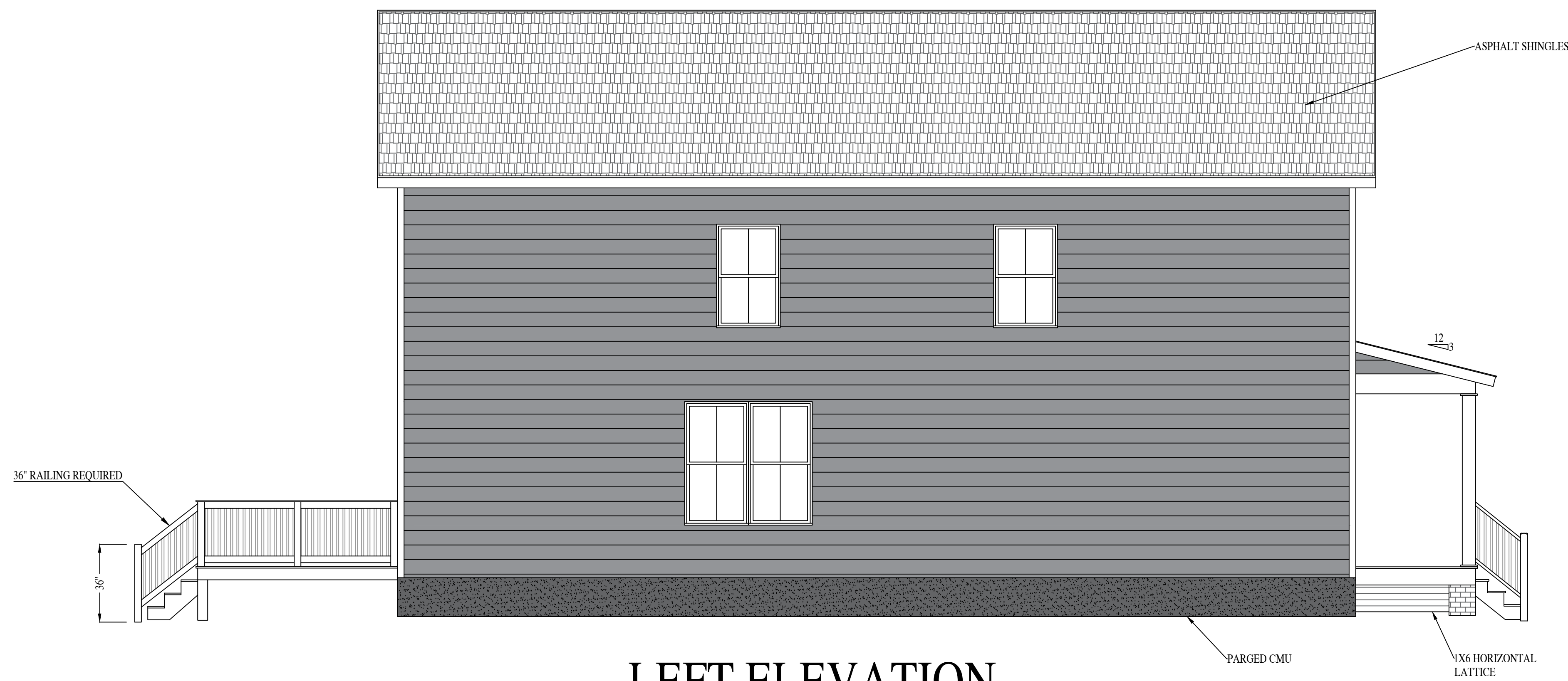
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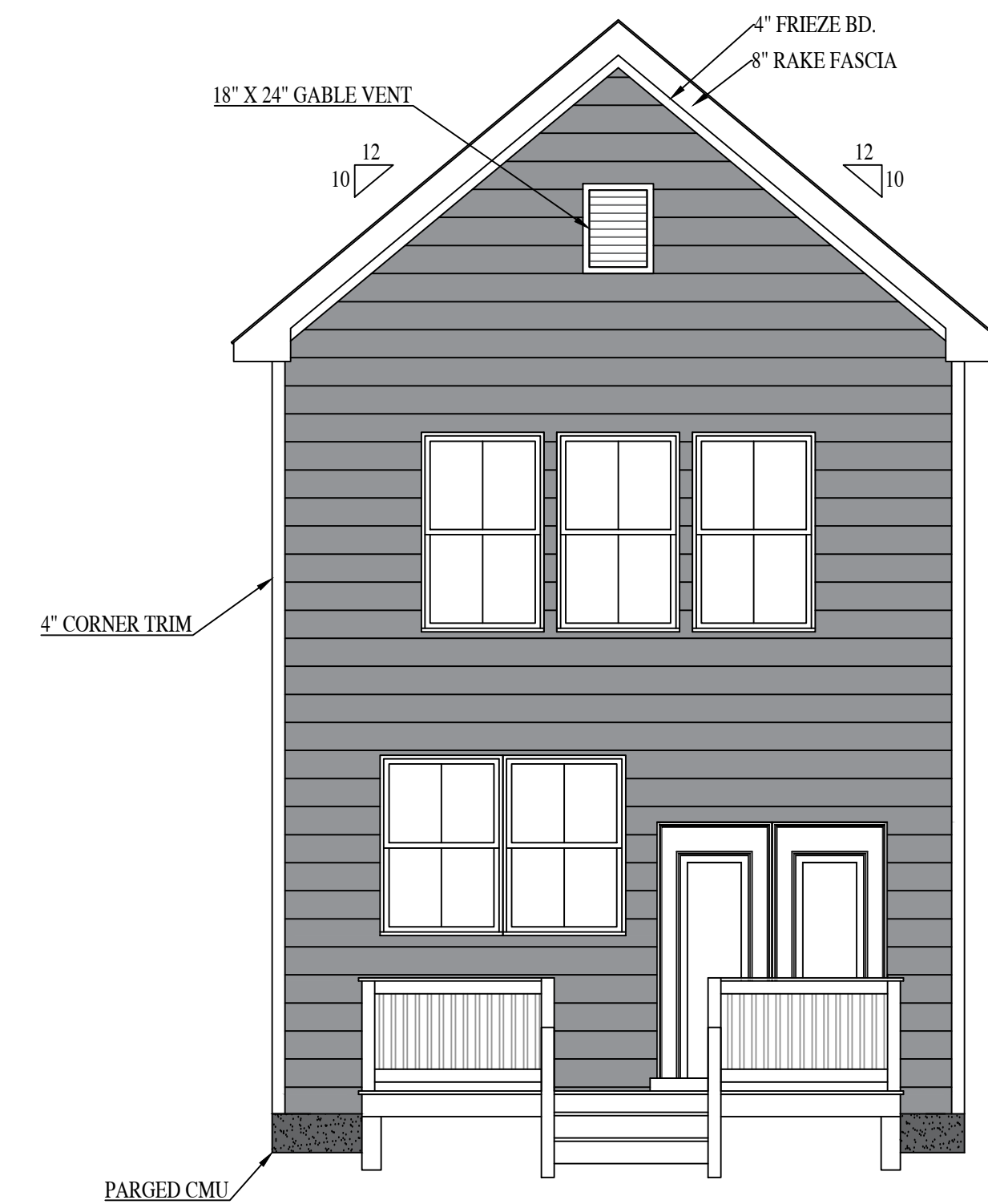
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

LOT 3 - E 29TH ST

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES

DATE	START

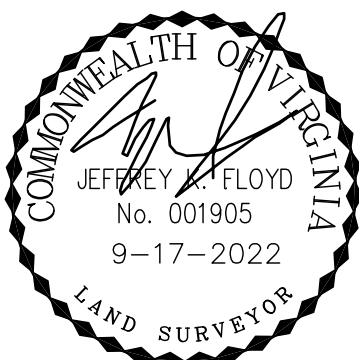
SCALE:
1/4" = 1'-0"

DATE:
11-01-2022

SHEET:
A2.1



This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 9-17-2022 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



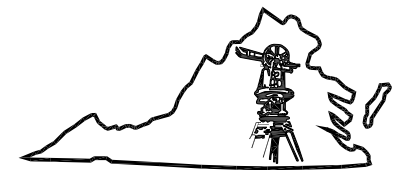
OWNERS

2831 BURFOOT STREET
 MARILYN TEPAL SILVA
 PAR.ID: S0001123034
 DEED: 2022-5723

2835 BURFOOT STREET
 MARILYN TEPAL SILVA
 PAR.ID: S0001123004
 DEED: 2022-5723

2835 BURFOOT STREET
 MARILYN TEPAL SILVA
 PAR.ID: S0001123003
 DEED: 2022-5723

**MAP SHOWING THE IMPROVEMENTS ON
 No.2831, 2833, and 2835 BURFOOT STREET
 IN THE CITY OF RICHMOND, VA.**



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 CHESTERFIELD, VA 23832
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DATE: 9-17-2022

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=25'

JOB NO. 220815255

