

INTRODUCED: July 22, 2024

AN ORDINANCE No. 2024-197

To authorize the special use of the properties known as 2417 Carrington Street, 2419 Carrington Street, and 2421 Carrington Street for the purpose of up to six single-family attached dwellings, upon certain terms and conditions. (7th District)

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: SEP 9 2024 AT 6 P.M.

WHEREAS, the owner of the properties known as 2417 Carrington Street, 2419 Carrington Street, and 2421 Carrington Street, which are situated in a R-63 Multifamily Urban Residential District, desires to use such properties for the purpose of up to six single-family attached dwellings, which use, among other things, is not currently allowed by sections 30-419.5, concerning lot area and width, 30-419.6, concerning yards, 30-419.8, concerning lot coverage, 30-610.1, concerning public street frontage and access easements, and 30-630.4, concerning side yards for attached dwellings, 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: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED: \_\_\_\_\_ 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 properties known as 2417 Carrington Street, 2419 Carrington Street, and 2421 Carrington Street and identified as Tax Parcel Nos. E000-0471/010, E000-0471/011, and E000-0471/012, respectively, in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “Topographic Survey, 2417-2421 Carrington Street, City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated January 26, 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 six single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on sheets G0.1, V1.1, and A4.1 through A4.2, and A5.1 through A5.3 of the plans entitled “Carrington Street CAR Application Plans, Richmond Hill Design Build LLC,” prepared by Obsidian, Inc., dated February 6, 2024, and last revised May 5, 2024, the plans entitled “2417 & 2419 Carrington Street, Richmond Hill Design Build LLC,” prepared by Obsidian, Inc., with sheets CAR1.1 through CAR1.7 and CAR3.1 through CAR3.3, dated February 28, 2024, and sheets CAR3.4 through CAR3.7 dated February 28, 2024, and last revised May 5, 2024, and the plans entitled “2417.5 & 2419.5 Carrington Street, Richmond Design Build LLC,” prepared by Obsidian, Inc., dated February 28, 2024, and last revised May 5, 2024, hereinafter, collectively, 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 six single-family attached dwellings, substantially as shown on the Plans.

(b) Two off-street parking spaces, accessed from the alley, shall be provided, substantially as shown on the Plans.

(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, subject to the applicable regulations of Chapter 30, Article IX, Division 4 of the Code of the City of Richmond (2020), as amended.

(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 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.

(g) Prior to the issuance of any certificate of occupancy for the Special Use, the Owner shall submit a request to name the primary alley access to the Property in accordance with sections 8-7 through 8-10 of the Code of the City of Richmond (2020), as amended, and such alley shall be named pursuant to sections 8-7 through 8-10 of the Code of the City of

Richmond (2020), as amended.

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

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

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

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

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

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

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

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

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

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

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

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

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

APPROVED AS TO FORM:

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CITY ATTORNEY'S OFFICE



# City of Richmond

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

## Master

**File Number: Admin-2024-0641**

<b>File ID:</b> Admin-2024-0641	<b>Type:</b> Request for Ordinance or Resolution	<b>Status:</b> Regular Agenda
<b>Version:</b> 1	<b>Reference:</b>	<b>In Control:</b> City Clerk Waiting Room
<b>Department:</b>	<b>Cost:</b>	<b>File Created:</b> 06/17/2024
<b>Subject:</b>	<b>Final Action:</b>	
<b>Title:</b>		

**Internal Notes:**

**Code Sections:**

**Agenda Date:** 07/22/2024

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** Admin-2024-0641- Application Documents,  
Admin-2024-0641 - AATF Ordinance

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** Alyson.Oliver@rva.gov

**Effective Date:**

**Related Files:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/3/2024	Matthew Ebinger	Approve	7/5/2024
1	2	7/3/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	7/5/2024	Kevin Vonck	Approve	7/10/2024
1	4	7/5/2024	Alecia Blackwell - FYI	Notified - FYI	
1	5	7/8/2024	Sharon Ebert	Approve	7/9/2024
1	6	7/8/2024	Caitlin Sedano - FYI	Notified - FYI	
1	7	7/9/2024	Jeff Gray	Approve	7/10/2024
1	8	7/11/2024	Lincoln Saunders	Approve	7/11/2024
1	9	7/15/2024	Mayor Stoney	Approve	7/15/2024

### 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-2024-0641**

City of Richmond  
Intracity Correspondence

O&R Transmittal

DATE: July 3, 2024

TO: The Honorable Members of City Council  
THROUGH: The Honorable Levar M. Stoney, Mayor (by request)  
(This is no way reflects a recommendation on behalf of the Mayor)  
THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer  
FROM: Kevin J. Vonck, Director of Planning & Development Review  
RE: To authorize the special use of the properties known as 2417 Carrington Street, 2419 Carrington Street, and 2421 Carrington Street for the purpose of up to six single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize up to six single-family attached dwellings within the R-63 Multifamily Urban Residential District. While the use is permitted, certain lot feature requirements, including lot area and width, lot coverage, and yards, are not met. A Special Use Permit is therefore required.

BACKGROUND: The subject properties are located in the Union Hill neighborhood on the south side of Carrington Street, near its intersection with North 24th Street. The City's Richmond 300 Master Plan designates a future land use for the subject parcels as Community Mixed Use, which is defined as a "Cluster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions" (p. 84)

Primary Uses: Retail/office/ personal service, multi-family residential, cultural, and open space. Secondary Uses: Single-family houses, institutional, and government (p. 84).

The current zoning for the properties R-63 Multifamily Urban Residential. Adjacent properties are located within a mix of zones including R-63 Multifamily Urban Residential to the West, R-6 single-family attached residential to the North, and UB Urban Business to the South and East. The area is generally single family residential, with small, neighborhood commercial uses present in the vicinity. The density of the proposed is six units upon .23 acres, or 26 units per acre.

COMMUNITY ENGAGEMENT: The Union Hill Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$300 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 22, 2024

CITY COUNCIL PUBLIC HEARING DATE: September 9, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, September 3, 2024

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

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

STAFF:

Matthew Ebinger, Planning Supervisor, Land Use Administration (Room 511) 646-6308  
Alyson Oliver, Planner, Land Use Administration (Room 511) 646-3709



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: 2417, 2419, & 2421 Carrington Street Date: \_\_\_\_\_

Tax Map #: E0000470010, 011, 012 Fee: \$300

Total area of affected site in acres: 0.233

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

**Zoning**

Current Zoning: R-63 Residential

Existing Use: One single-family dwelling

**Proposed Use**

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

Construction of six new single-family dwellings, configured as attached pairs

Existing Use: Single-family detached

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Will Gillette

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** RICHMOND HILL DESIGN BUILD LLC

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: 7714 WHITEPINE RD STE C

City: N CHESTERFIELD State: VA Zip Code: 23237

Telephone: ( ) Fax: ( )

Email: \_\_\_\_\_

**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)

# APPLICANT'S REPORT

*October 12<sup>th</sup>, 2023*

*Special Use Permit Request*

*2417, 2419, & 2421 Carrington Street, Richmond, Virginia*

*Map Reference Number: E000-0471/010, E000-0471/011, E000-0471/012*

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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

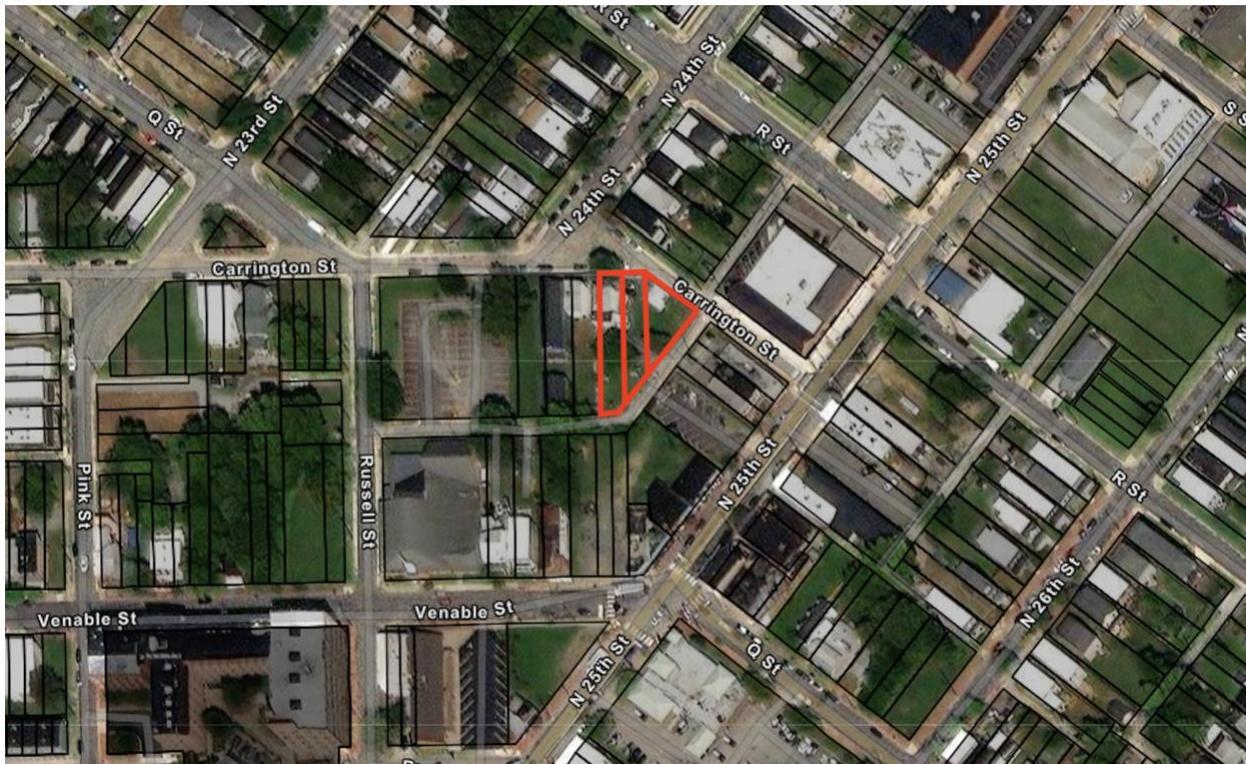
## Introduction

The property owner is requesting a special use permit (the "SUP") for 2417, 2419, and 2421 Carrington Street (the "Property"). The SUP would authorize the construction of six single-family dwellings, configured as attached pairs. While the single-family dwelling use is permitted by the underlying R-63 Multifamily Residential District, some of the underlying feature requirements are not met, and therefore a SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southern line of Carrington Street between N 24<sup>th</sup> and N 25<sup>th</sup> Streets and is referenced by the City Assessor as tax parcels E000-0471/010, E000-0471/011, and E000-0471/012. The property consists of three parcels fronting onto Carrington Street. 2417 and 2419 Carrington are traditionally shaped lots while 2421 Carrington is a triangular shaped lot due to the change in direction of Carrington Street at the western edge of the parcel. Access is permitted via the alley which runs along the eastern line of 2421 Carrington and continues behind the other parcels continuing to Russell Street.



The properties in the vicinity include a wide variety of housing types. Nearby properties are generally single- or two-family dwellings, two stories in height, and of a frame construction. To

the east at the intersection of Russell and Venable Streets is the Shiloh Baptist Church and an accessory parking lot. Dwellings in the area consist of a mix of new construction and historic dwellings and contain both attached and detached dwellings. Further to the east along Carrington Street, near its intersection with N 25<sup>th</sup> Street, are a mixture of residential and commercial uses.

## **EXISTING ZONING**

The Property is zoned R-63 Multifamily Urban Residential. All adjacent properties are also zoned R-63. To the north, across Carrington Street, the properties are zoned R-6 Single-Family Attached Residential and to the west along N 25<sup>th</sup> Street the properties are zoned UB Urban Business. The subject parcel and those located south of Carrington Street are located within the Union Hill City Old and Historic District.

## **TRANSPORTATION**

The Property is located within a half mile of GRTC bus stops which serve the 5,7, and 12 bus routes providing access to Church Hill and connections to the GRTC bus system. To the east, N 29<sup>th</sup> Street is described as a "Bike-Walk Street" and provides north-south connection from Libby Hill Park to the Peter-Paul Neighborhood.

## **MASTER PLAN DESIGNATION**

The proposed development is consistent with the Richmond 300 Master Plan ("the Master Plan"), which recommends as "Community Mixed-Use" for the property. This future land use category is described as "medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities..." and recommends multifamily dwellings as a primary use and single-family dwellings as a secondary use which can "complement existing context" while "prioritizing pedestrian, bike and transit access."

The Property also lies within the Neighborhood Node at 25th and Nine Mile for which the Master Plan recommends "Vacant residentially zoned parcels within proximity to the intersection of 25th and Nine Mile are developed into residential uses that are complementary to the existing residential neighborhood and increase the population of the area to help support future commercial uses in the area."

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, including:

- 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 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”
- 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 removal of the existing dwelling on the property and the construction of six single-family attached dwellings, configured as attached pairs, on the site. Four of the dwellings would front onto Carrington Street and two dwellings would front onto the rear alley.

### PURPOSE OF REQUEST

The SUP would permit the construction of six new, single-family dwellings. The proposed site layout would result in four dwellings fronting onto Carrington Street and two dwellings fronting onto the rear alley. While this is consistent with the historic use of the Property, the 1905 Sanborn map shows a total of five dwelling units on the site, the R-63 District lot area requirements for single-family dwellings would not be met and the two rear parcels would not have street frontage. All other aspects of the underlying zoning requirements will be met.

### PROJECT DETAILS

The proposed dwellings are proposed to be two stories in height and range from roughly 1,800 square feet for the dwellings along Carrington to 1,300 square feet for the dwellings fronting the alley. The variety in housing styles and sizes will allow for a range of affordable housing options

for future home buyers. The proposed floor plans would be modern and efficient, and designed to meet the needs of the market with primary bedrooms with en-suite master bathroom and walk-in closet. As recommended by Objective 4.1 (b) and (h) in the High-Quality Places chapter of the Richmond 300 Plan, the dwelling's exterior is designed to be modern and distinctive in order to create visual interest. The building would be of frame construction and would be clad in cementitious lap siding. Two off-street parking spaces are provided, one for each of the dwellings fronting the alley.

As the Property is located within the Union Hill City Old and Historic District, the proposed dwellings are subject to review from the Commission of Architectural Review to ensure compatibility with the historic neighborhood. In exchange for the SUP, the intent of this request is to create a high-quality infill product in the neighborhood that is in-line with future land use guidance.

## 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. The proposed residential use would be limited in size, type and scale to avoid any traffic or parking concerns.

- ***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.

## Summary

In summary we are enthusiastically seeking approval for the construction of six new, single-family dwellings on the Property. The SUP represents an ideal, small-scale urban infill development for this location and the unique usage of the parcel allows for the creation of additional affordable, for-sale dwellings. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality home ownership opportunity consistent with Master Plan guidance. This would contribute to the overall vibrancy of the block through the provision of an appropriate urban form and use that is consistent with the development pattern and surrounding neighborhood.

# Carrington Street CAR Application Plans

## Owner

Richmond Hill Design Build LLC  
7714 Whitepine Road, Suite C  
N Chesterfield, VA 23237

## Engineer

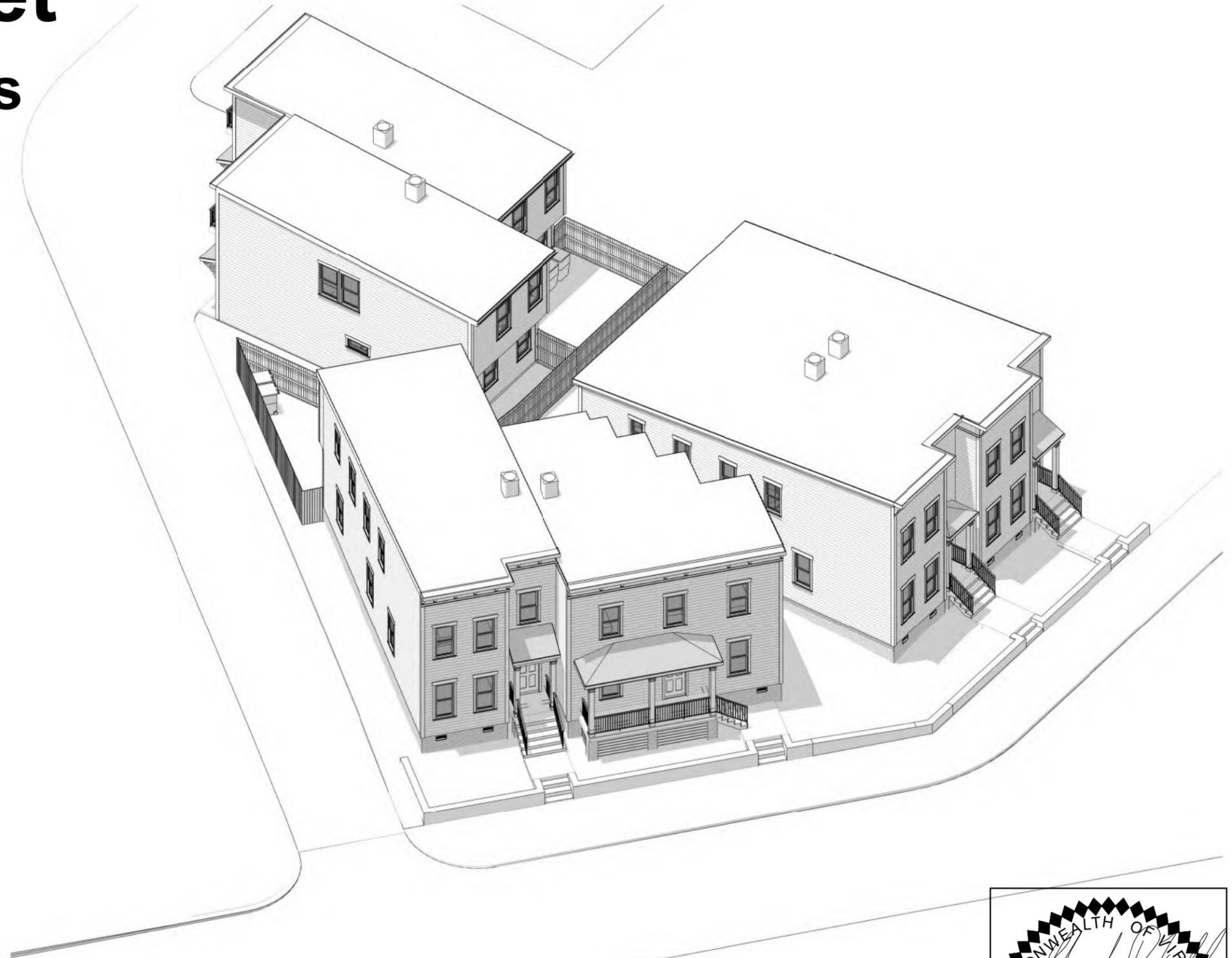
Obsidian, Inc.  
Charles R. Field, P.E.  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589  
obsidianrva@gmail.com

## Property Information

Parcel ID	E0000471010
Zoning	R-63
Use	Residential
Setbacks	Front Yard = 15' maximum
	Side Yard = 3 feet
Lot Coverage	Rear Yard = 5 feet
	< 65%

## Scope of Work

Scope of work will generally consist of the construction of 6 single family attached homes in accordance with these plans and the Virginia Residential Code, 2018.



Print plans at 11" x 17", Tabloid

Rev.	Date	Description

**Obsidian, Inc.**  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589  
obsidianrva@gmail.com

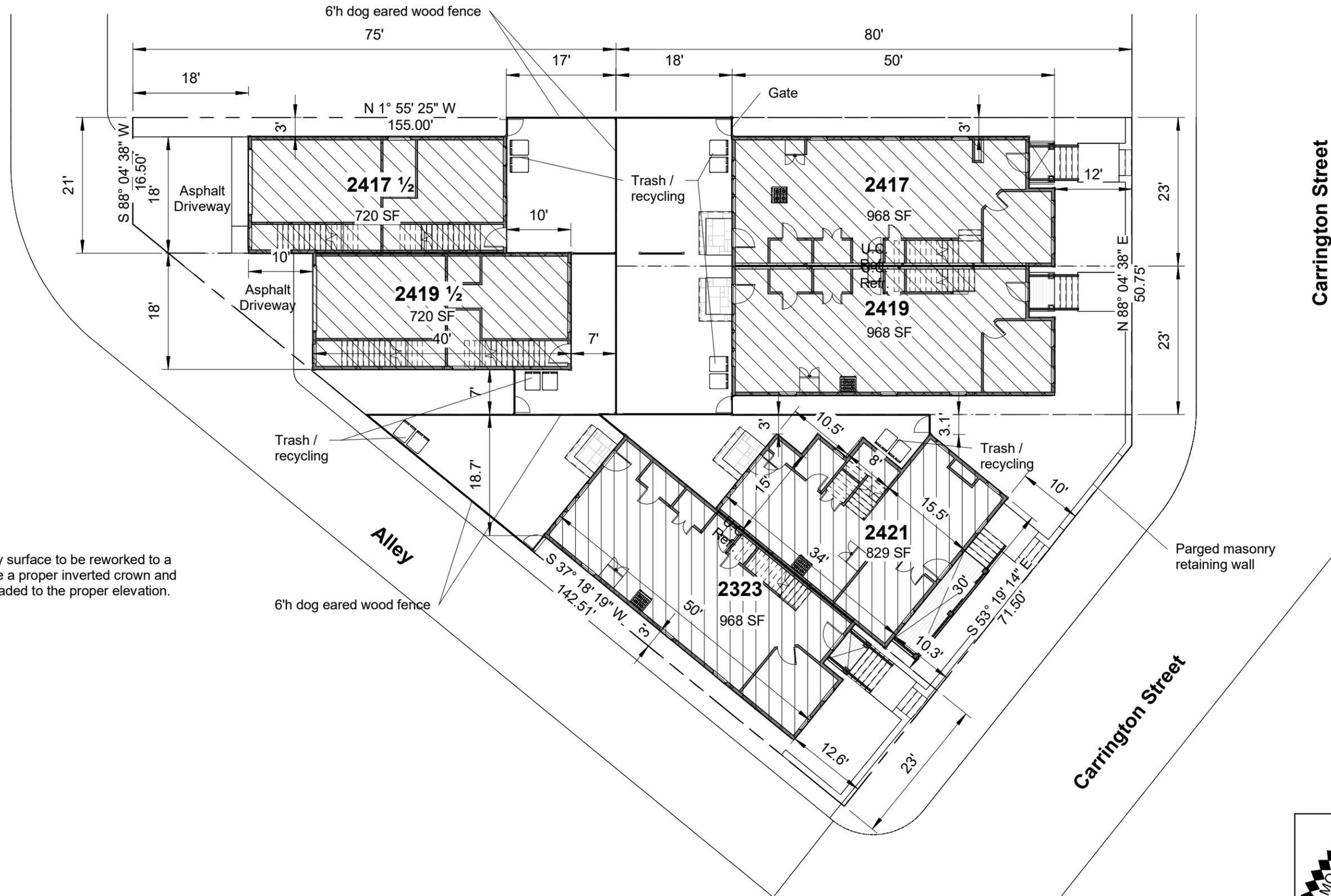
**Cover Sheet**  
**2417 Carrington Street - CAR Plans**  
**Richmond Hill Design Build LLC**  
rev. 05/05/2024  
February 6, 2024

G0.1



KS

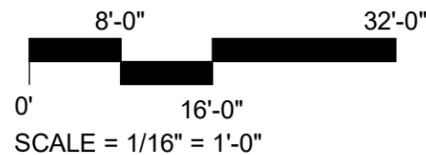
Print plans at 11" x 17", Tabloid



Notes:

- 1. Alley surface to be reworked to have a proper inverted crown and regraded to the proper elevation.

Rev.	Date	Description



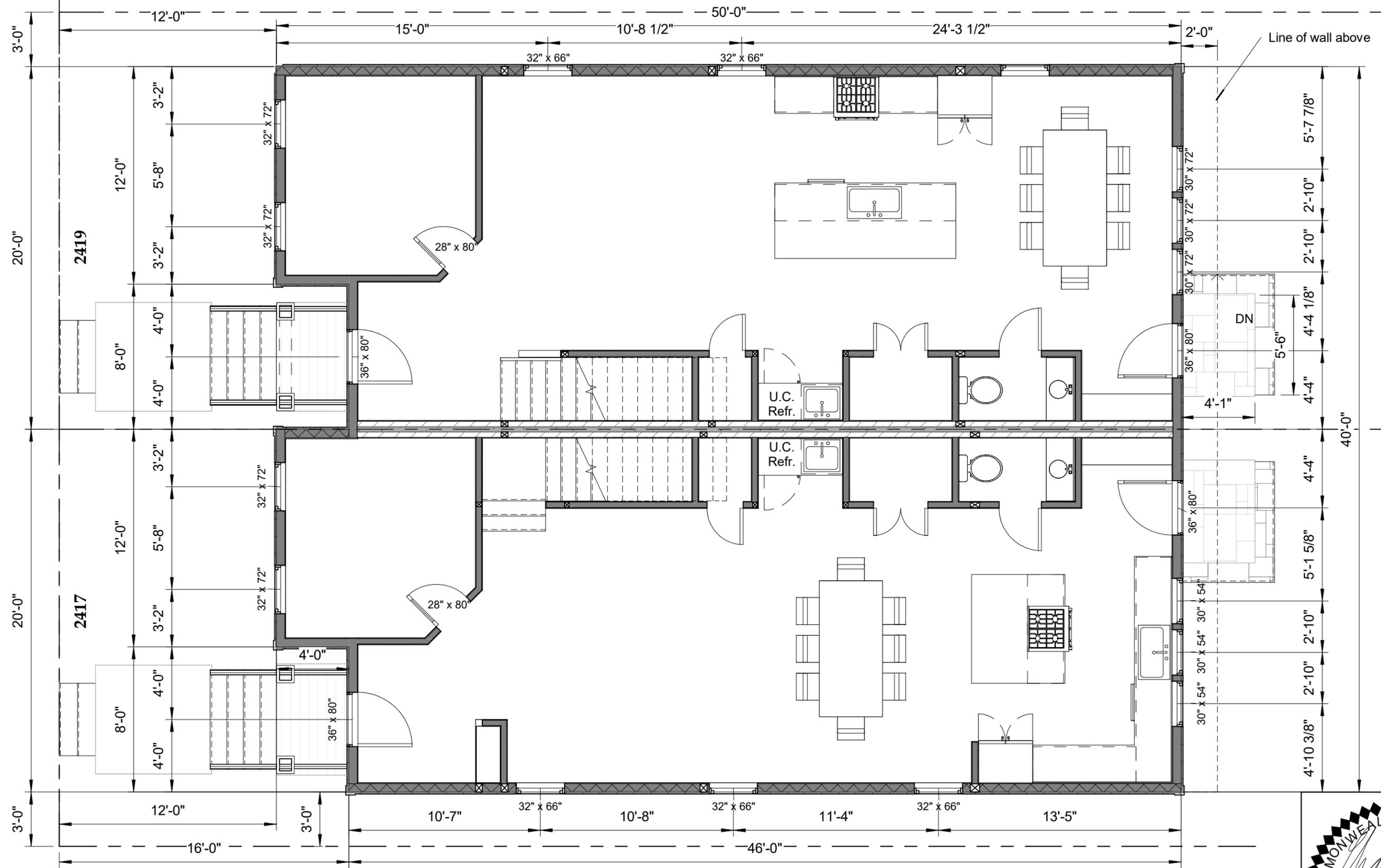
**Obsidian, Inc.**  
 417 North 22nd Street  
 Richmond, VA 23223  
 804.647.1589  
 obsidianrva@gmail.com

**Site Plan**  
**2417 Carrington Street - CAR Plans**  
 Richmond Hill Design Build LLC  
 rev. 05/05/2024  
 February 6, 2024

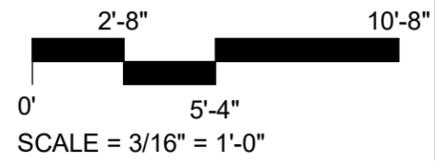


V1.1

Print plans at 11" x 17", Tabloid



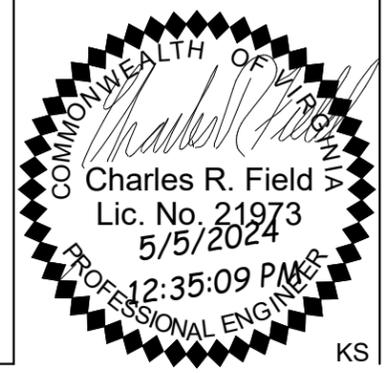
Rev.	Date	Description



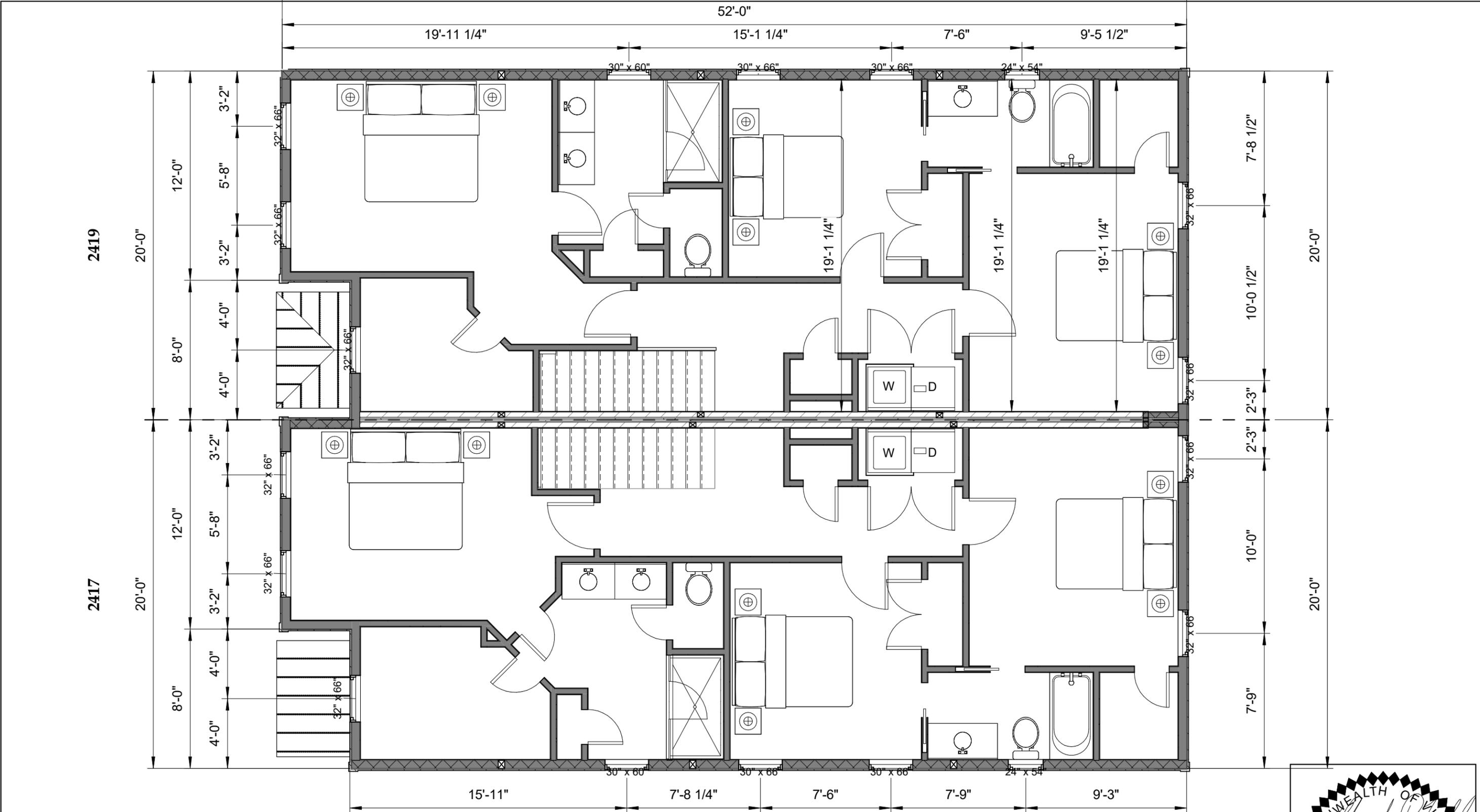
**Obsidian, Inc.**  
 417 North 22nd Street  
 Richmond, VA 23223  
 804.647.1589  
 obsidianrva@gmail.com

**First Floor Plan**  
 2417 & 2419 Carrington Street  
 Richmond Hill Design Build LLC  
 February 28, 2024

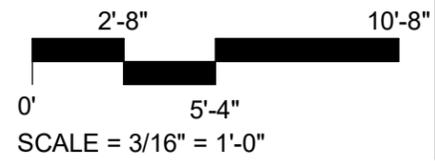
CAR1.1



Print plans at 11" x 17", Tabloid



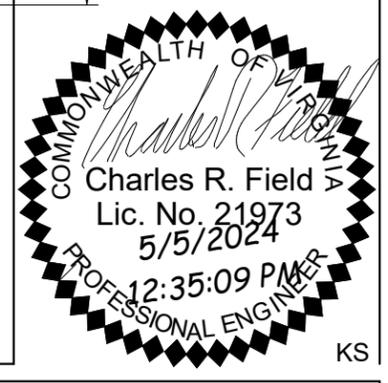
Rev.	Date	Description



**Obsidian, Inc.**  
 417 North 22nd Street  
 Richmond, VA 23223  
 804.647.1589  
 obsidianrva@gmail.com

**Second Floor Plan**  
 2417 & 2419 Carrington Street  
 Richmond Hill Design Build LLC  
 February 28, 2024

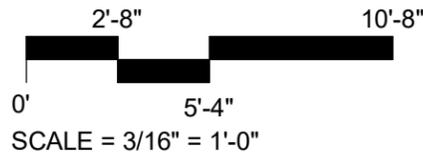
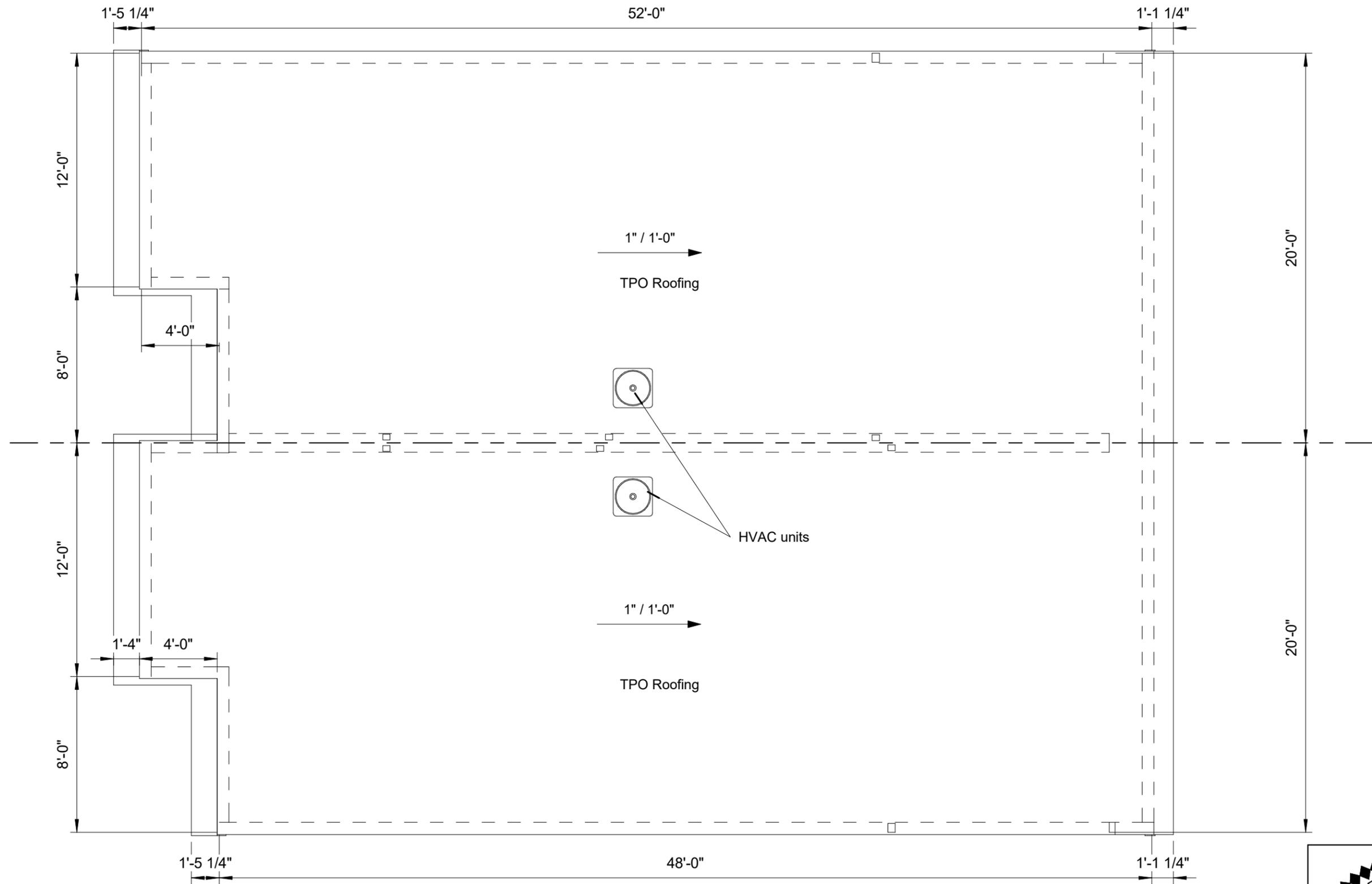
CAR1.2



Print plans at 11" x 17", Tabloid

2419

2417



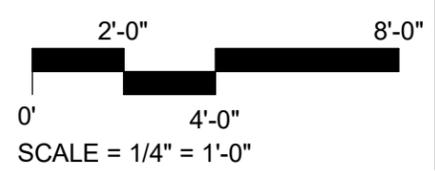
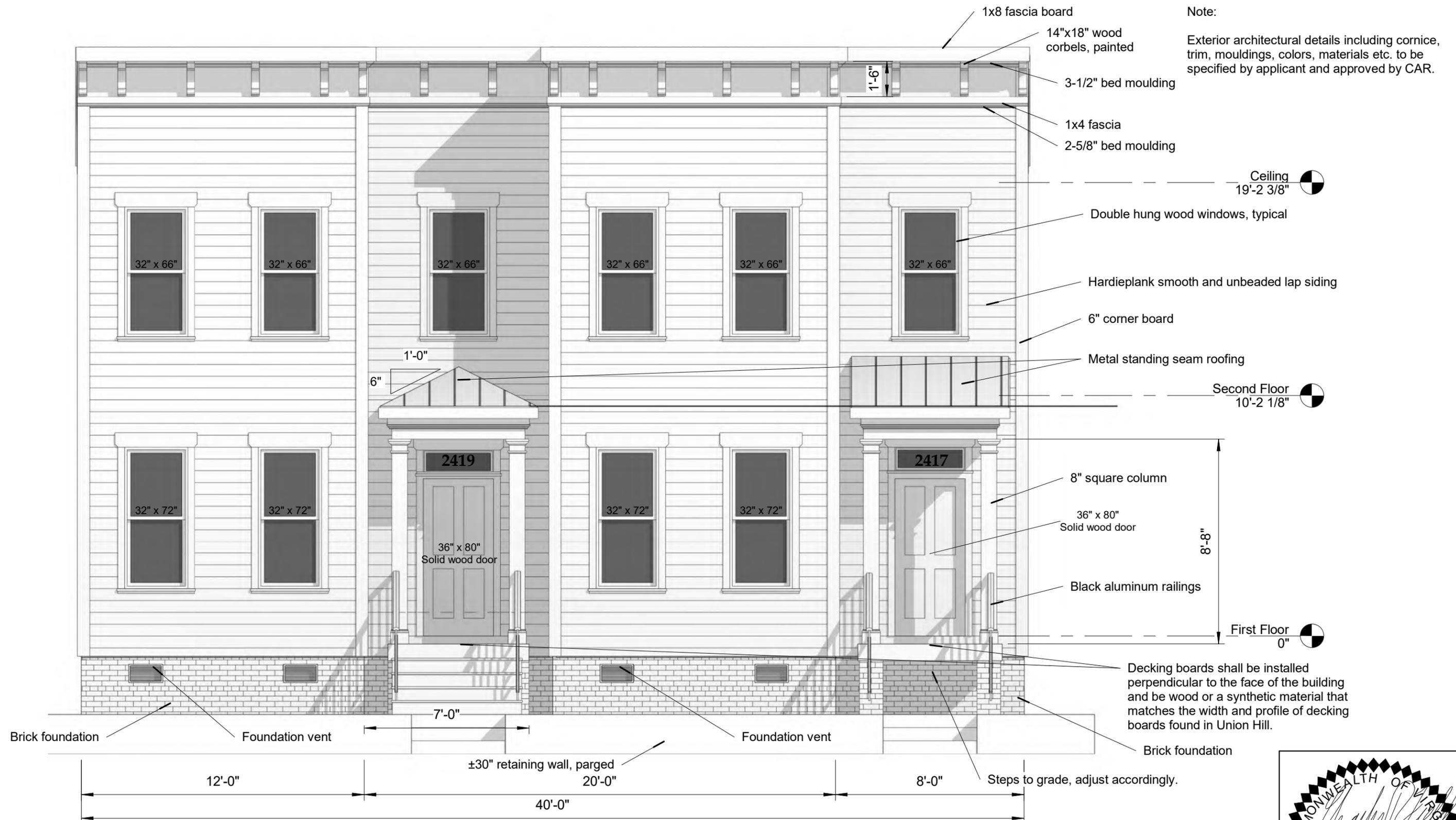
**Obsidian, Inc.**  
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 obsidianrva@gmail.com

**Roof Plan**  
 2417 & 2419 Carrington Street  
 Richmond Hill Design Build LLC  
 February 28, 2024  
 CAR1.3



Rev.	Date	Description

Print plans at 11" x 17", Tabloid



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obsidianrva@gmail.com

**North Elevation**  
**2417 & 2419 Carrington Street**  
**Richmond Hill Design Build LLC**  
February 28, 2024

COMMONWEALTH OF VIRGINIA  
Charles R. Field  
Lic. No. 21973  
5/5/2024  
12:35:13 PM  
PROFESSIONAL ENGINEER  
KS

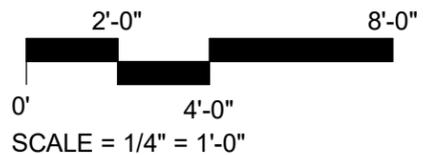
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CAR1.4

Print plans at 11" x 17", Tabloid



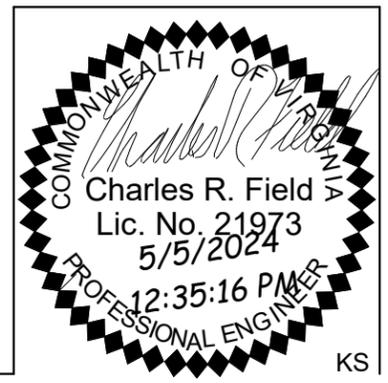
Rev.	Date	Description



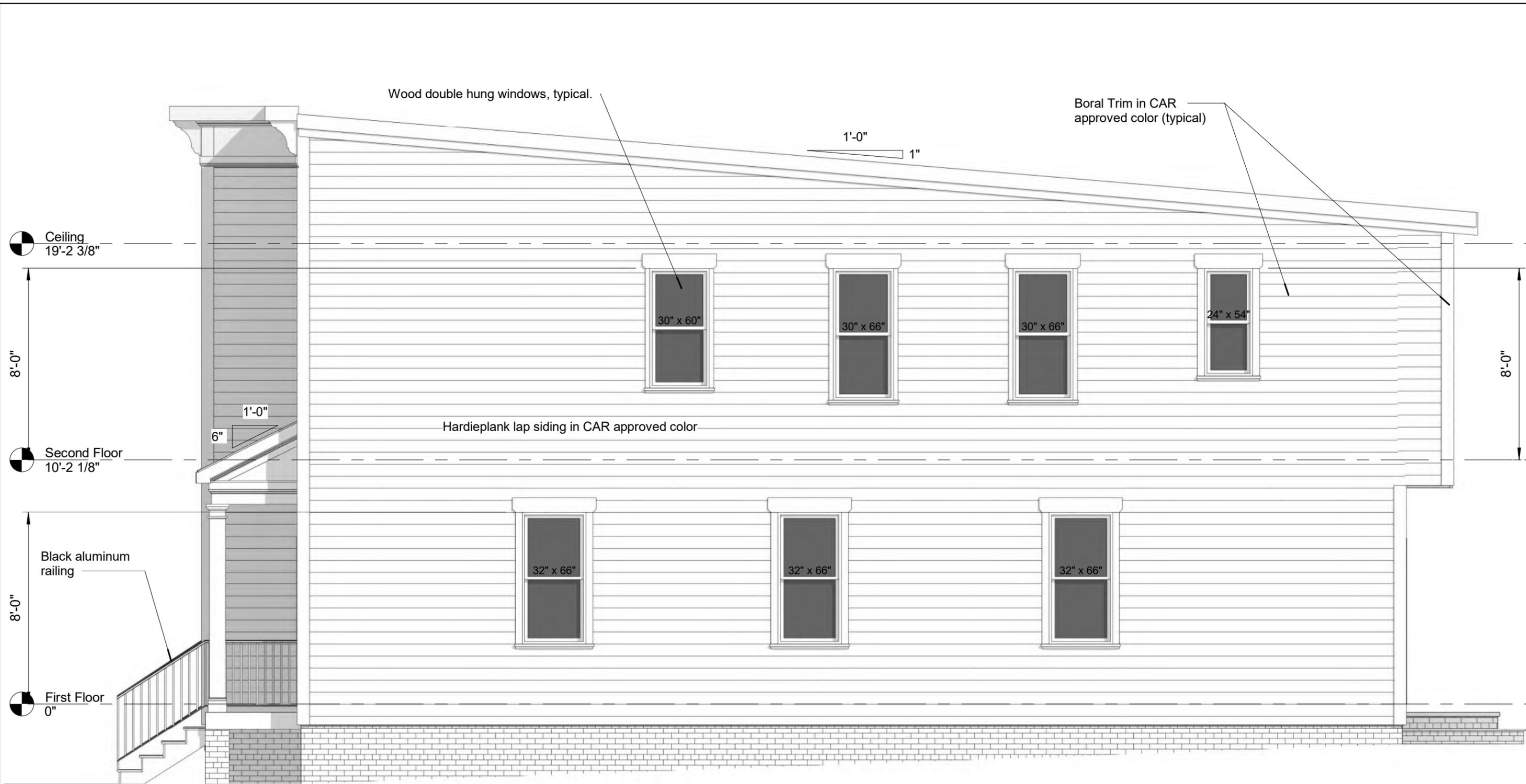
**Obsidian, Inc.**  
 417 North 22nd Street  
 Richmond, VA 23223  
 804.647.1589  
 obsidianrva@gmail.com

**South Elevation**  
 2417 & 2419 Carrington Street  
 Richmond Hill Design Build LLC  
 February 28, 2024

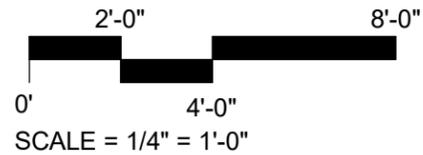
CAR1.5



Print plans at 11" x 17", Tabloid



Rev.	Date	Description



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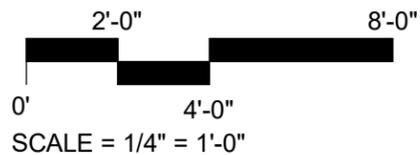
**West Elevation**  
 2417 & 2419 Carrington Street  
 Richmond Hill Design Build LLC  
 February 28, 2024  
 CAR1.6



Print plans at 11" x 17", Tabloid

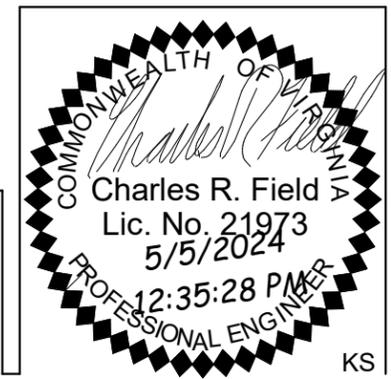


1	5/5/24	Window removed	
Rev.	Date	Description	

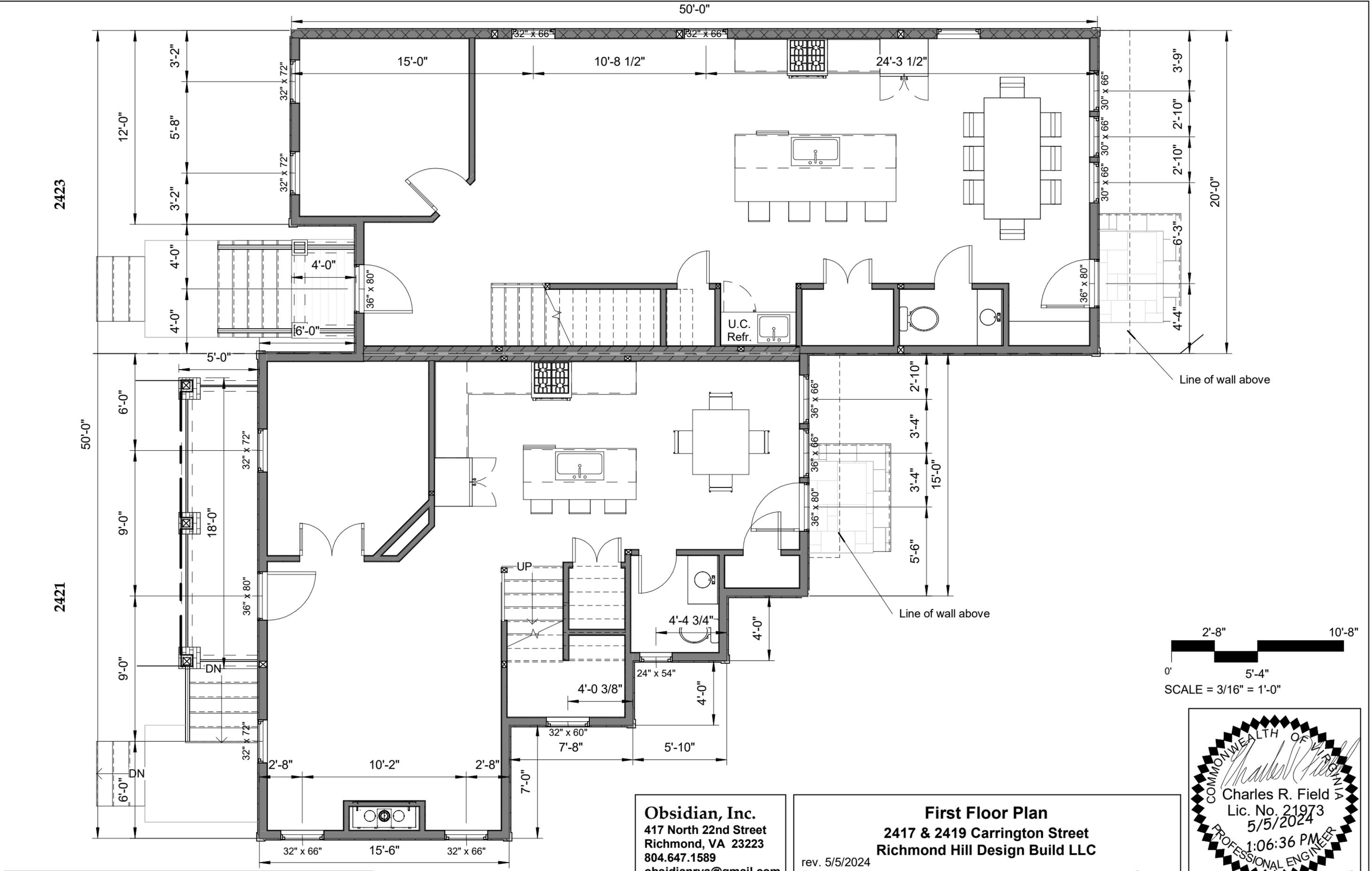


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 obsidianrva@gmail.com

**East Elevation**  
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 Richmond Hill Design Build LLC  
 February 28, 2024  
 CAR1.7



Print plans at 11" x 17", Tabloid

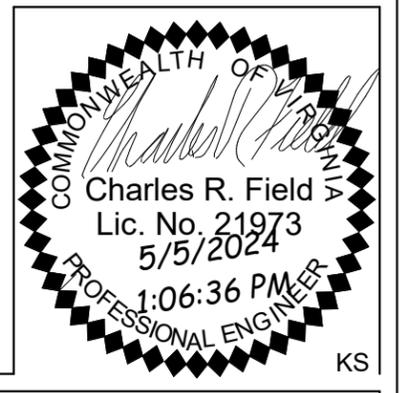
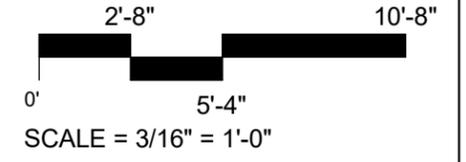


Rev.	Date	Description

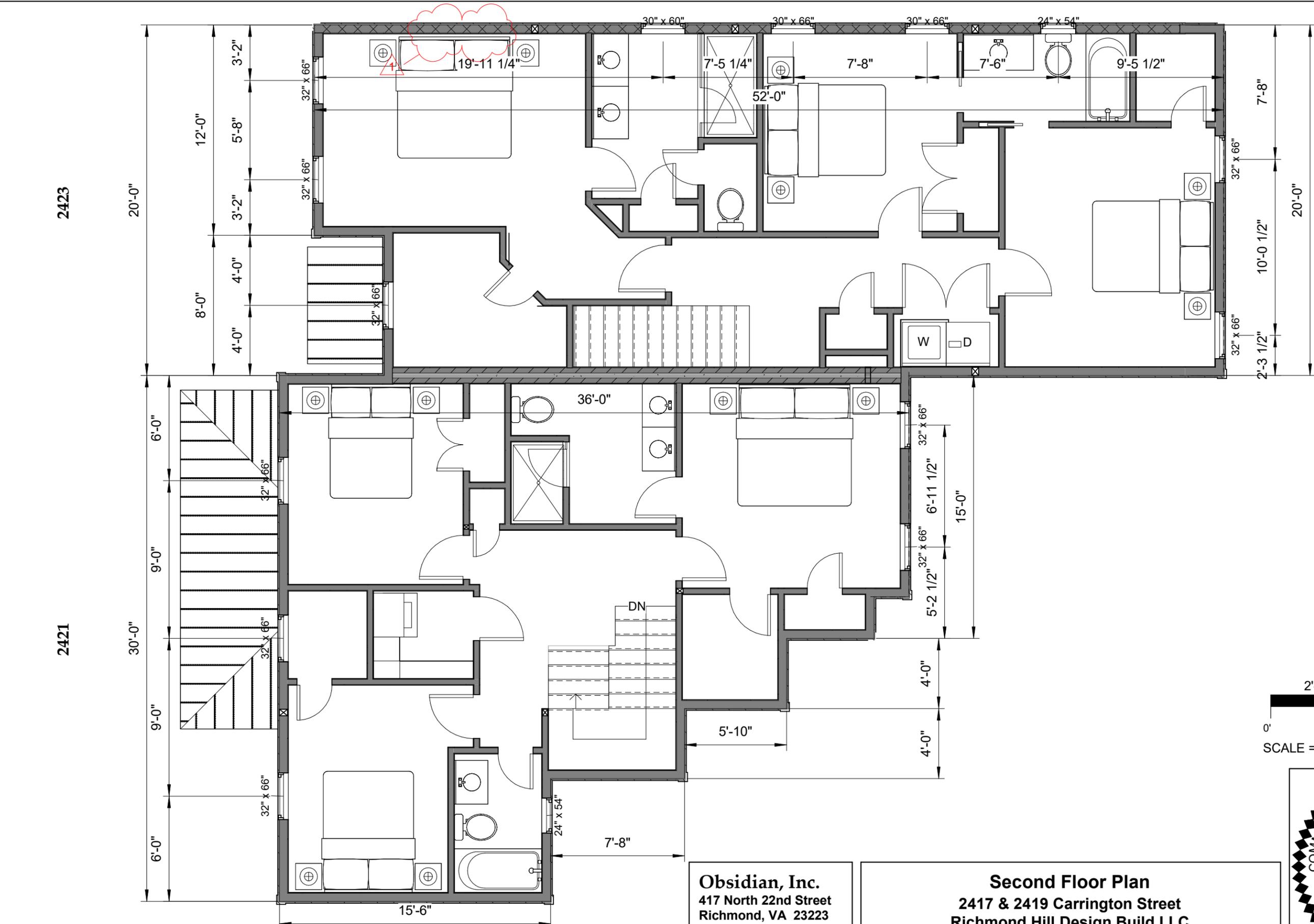
**Obsidian, Inc.**  
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 804.647.1589  
 obsidianrva@gmail.com

**First Floor Plan**  
 2417 & 2419 Carrington Street  
 Richmond Hill Design Build LLC  
 rev. 5/5/2024  
 February 28, 2024

CAR3.1



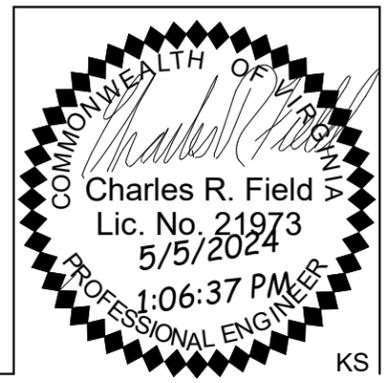
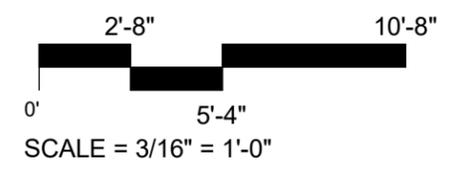
Print plans at 11" x 17", Tabloid



Rev.	Date	Description
1	5/5/2024	Window removed

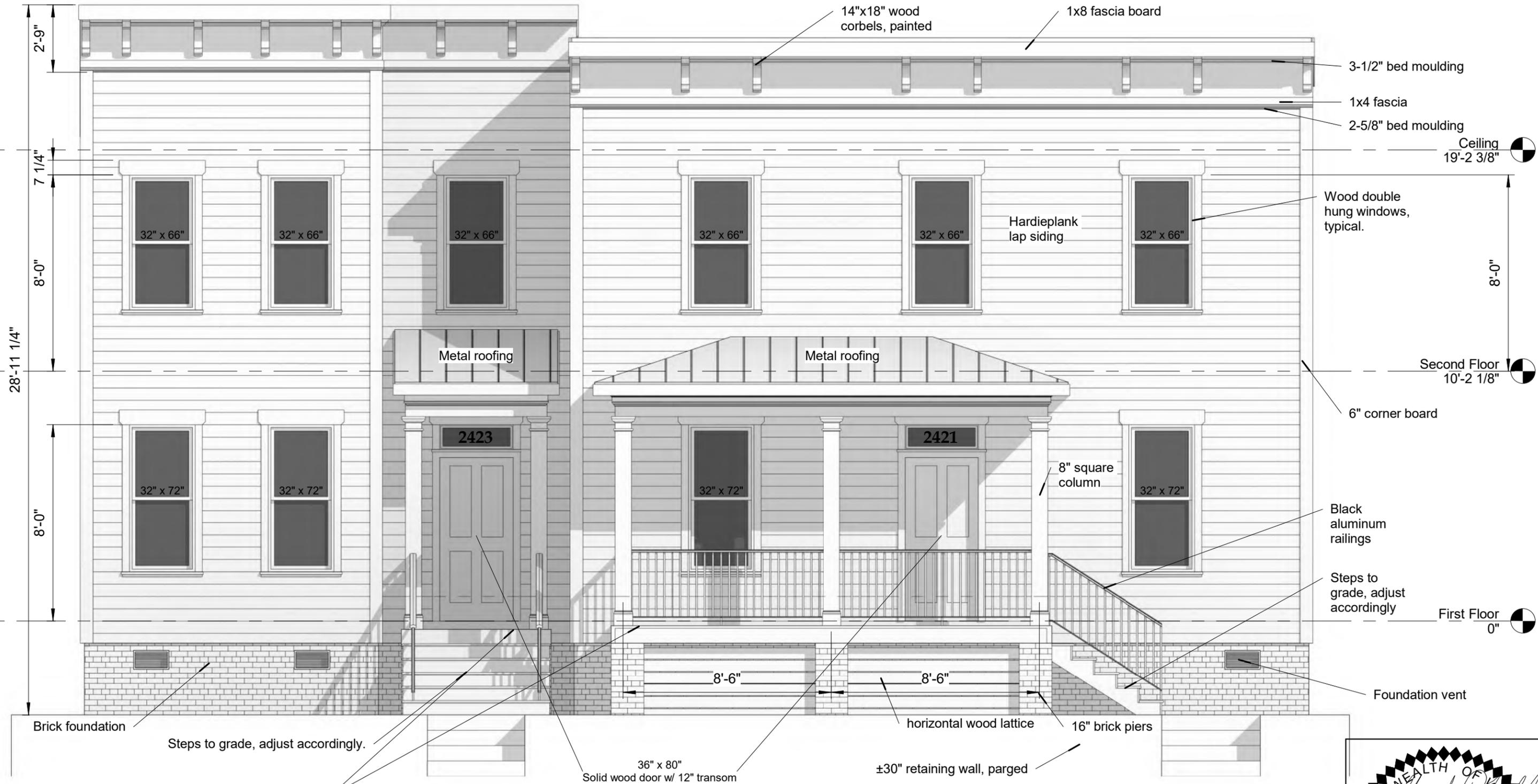
**Obsidian, Inc.**  
 417 North 22nd Street  
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 804.647.1589  
 obsidianrva@gmail.com

**Second Floor Plan**  
 2417 & 2419 Carrington Street  
 Richmond Hill Design Build LLC  
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 February 28, 2024

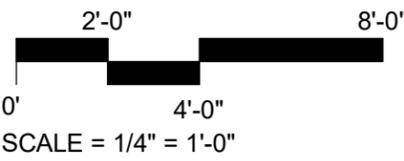




Print plans at 11" x 17", Tabloid

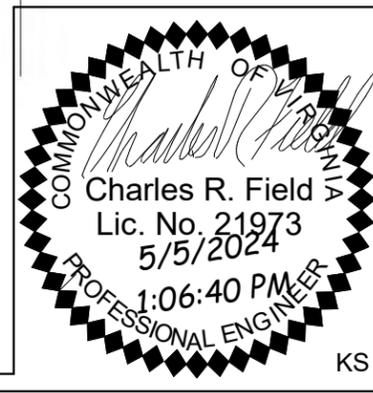


Decking boards shall be installed perpendicular to the face of the building and be wood or a synthetic material that matches the width and profile of decking boards found in Union Hill.



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**North Elevation**  
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 Richmond Hill Design Build LLC  
 rev. 5/5/2024  
 February 28, 2024



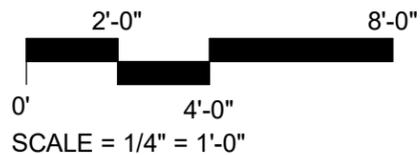
Rev.	Date	Description

CAR3.4

Print plans at 11" x 17", Tabloid



Rev.	Date	Description



**Obsidian, Inc.**  
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**South Elevation**  
 2417 & 2419 Carrington Street  
 Richmond Hill Design Build LLC  
 rev. 5/5/2024  
 February 28, 2024

CAR3.5

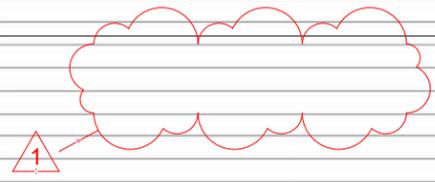


Wood double hung windows, typical.

Boral Trim in CAR approved color (typical)

12  
1

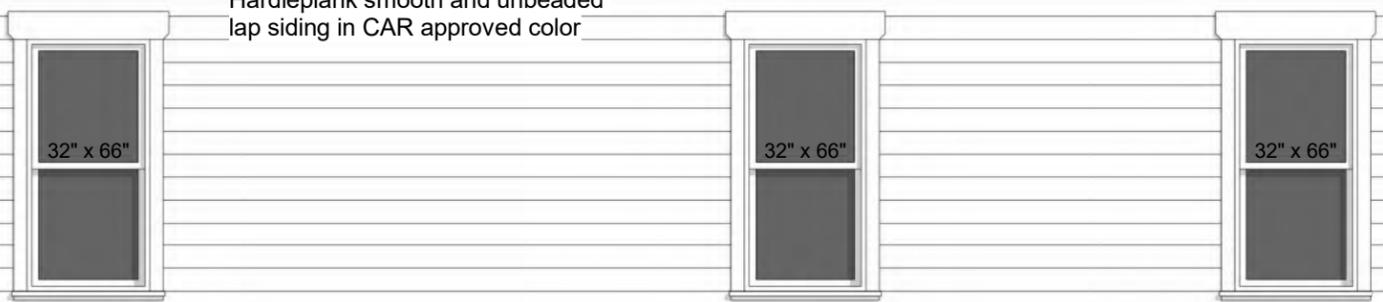
Ceiling  
19'-2 3/8"



8'-0"

Second Floor  
10'-2 1/8"

Hardieplank smooth and unbeaded lap siding in CAR approved color



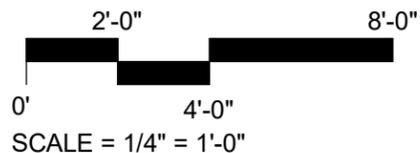
8'-0"

First Floor  
0"

Black aluminum railing

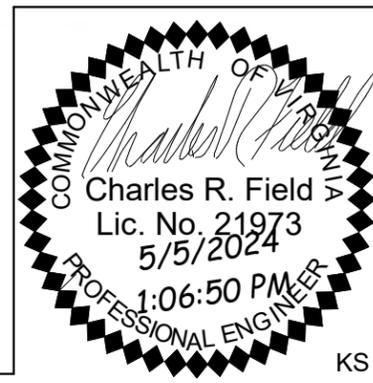
Print plans at 11" x 17", Tabloid

Rev.	Date	Description
1	5/5/2024	Window removed



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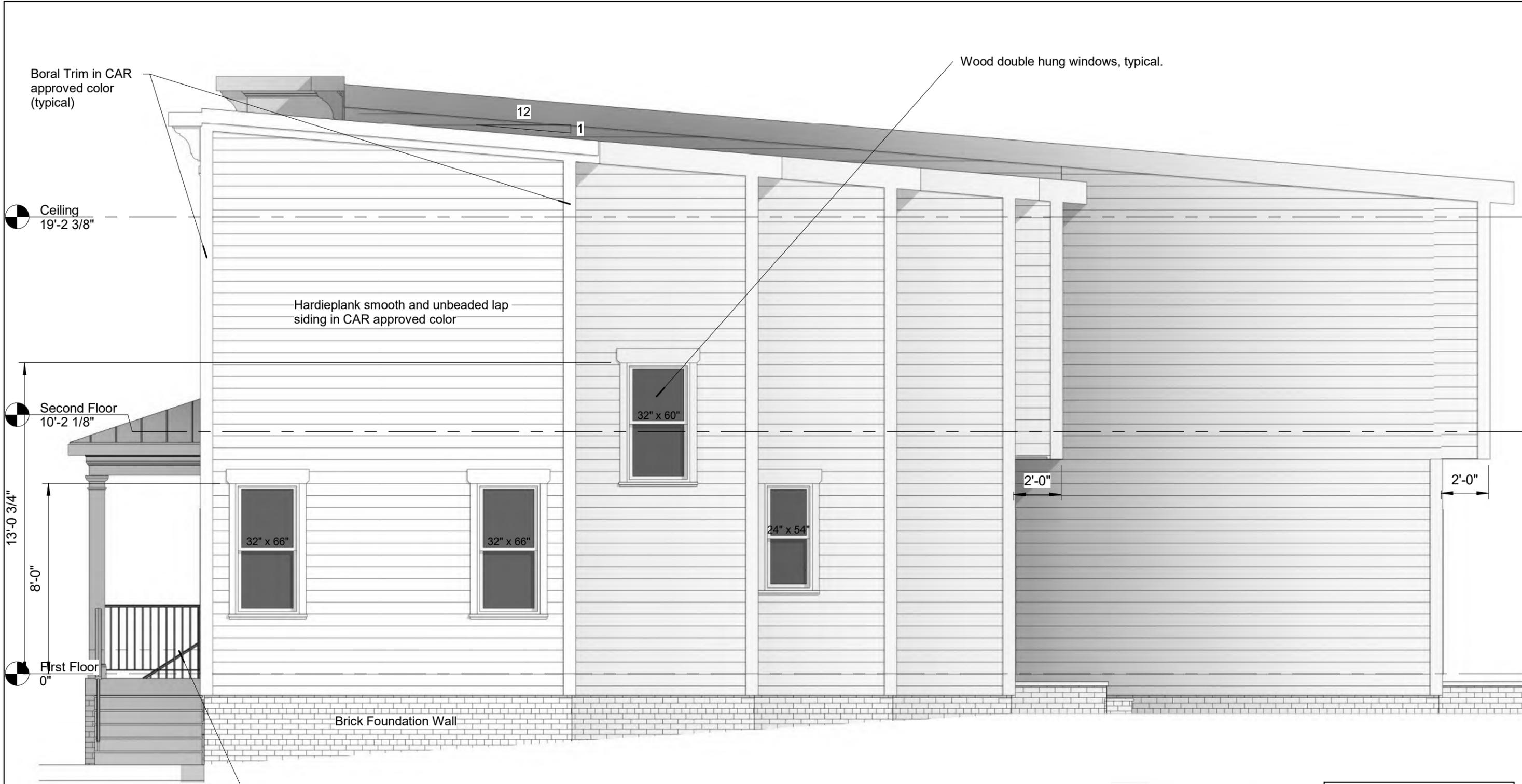
**East Elevation**  
2417 & 2419 Carrington Street  
Richmond Hill Design Build LLC  
rev. 5/5/2024  
February 28, 2024



CAR3.6

KS

Print plans at 11" x 17", Tabloid



Ceiling  
19'-2 3/8"

Second Floor  
10'-2 1/8"

13'-0 3/4"  
8'-0"

First Floor  
0"

13'-0 3/4"

8'-0"

32" x 66"

32" x 66"

32" x 60"

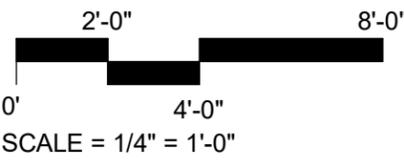
24" x 54"

2'-0"

2'-0"

Brick Foundation Wall

Black aluminum railing

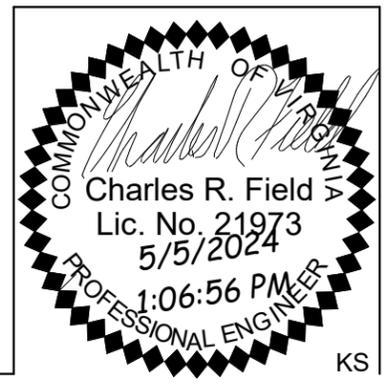


Rev.	Date	Description

**Obsidian, Inc.**  
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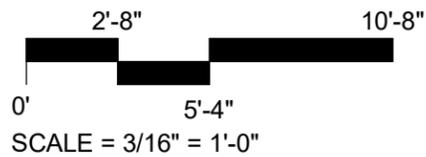
**West Elevation**  
 2417 & 2419 Carrington Street  
 Richmond Hill Design Build LLC  
 rev. 5/5/2024  
 February 28, 2024

CAR3.7



Print plans at 11" x 17", Tabloid

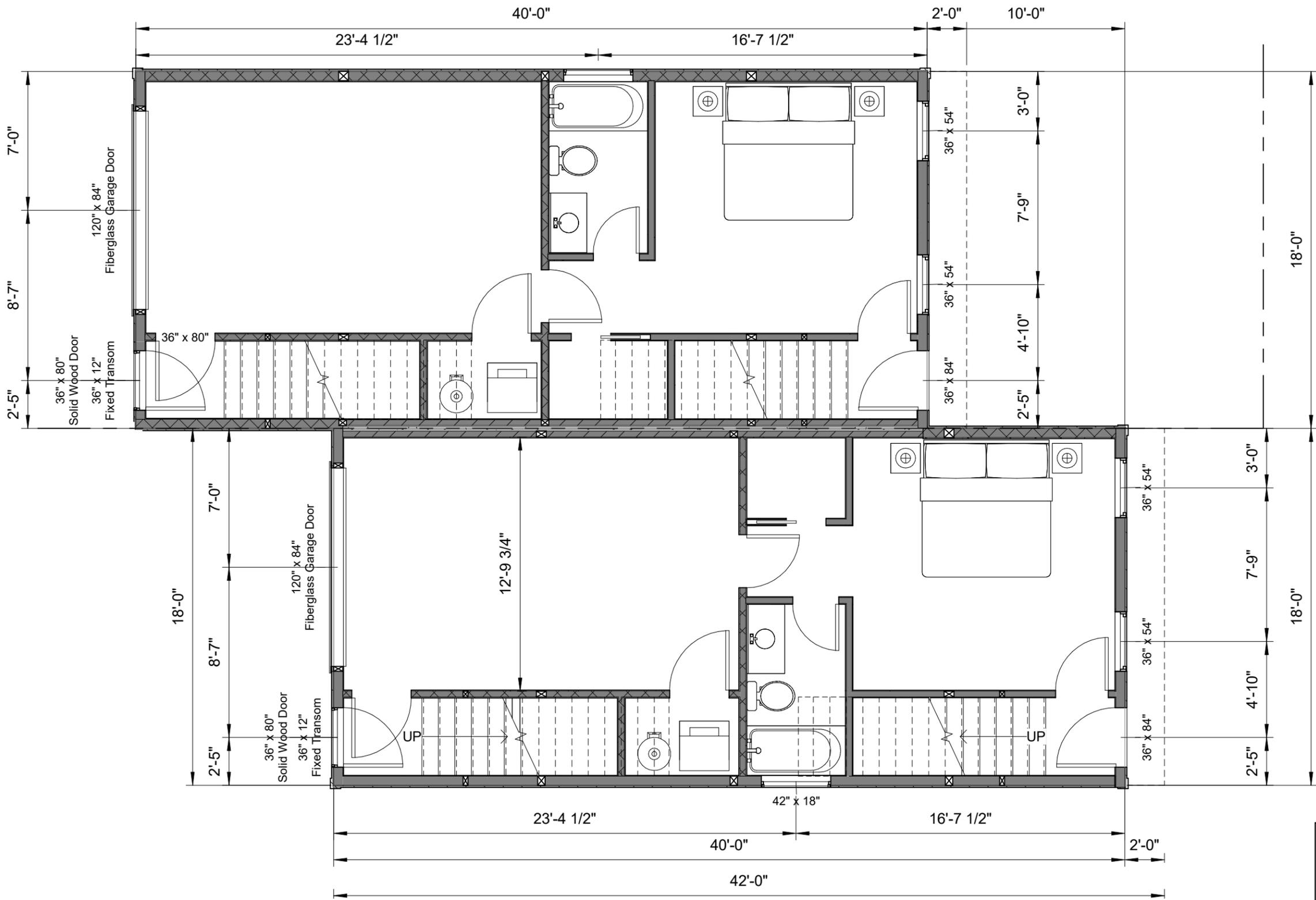
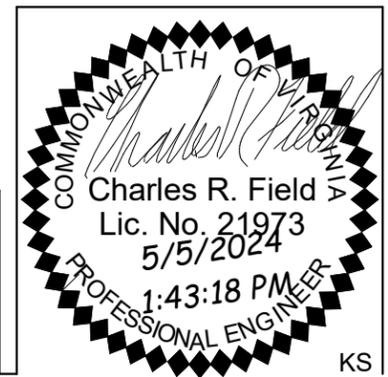
Rev.	Date	Description



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**First Floor Plan**  
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 February 28, 2024

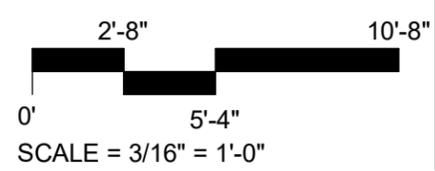
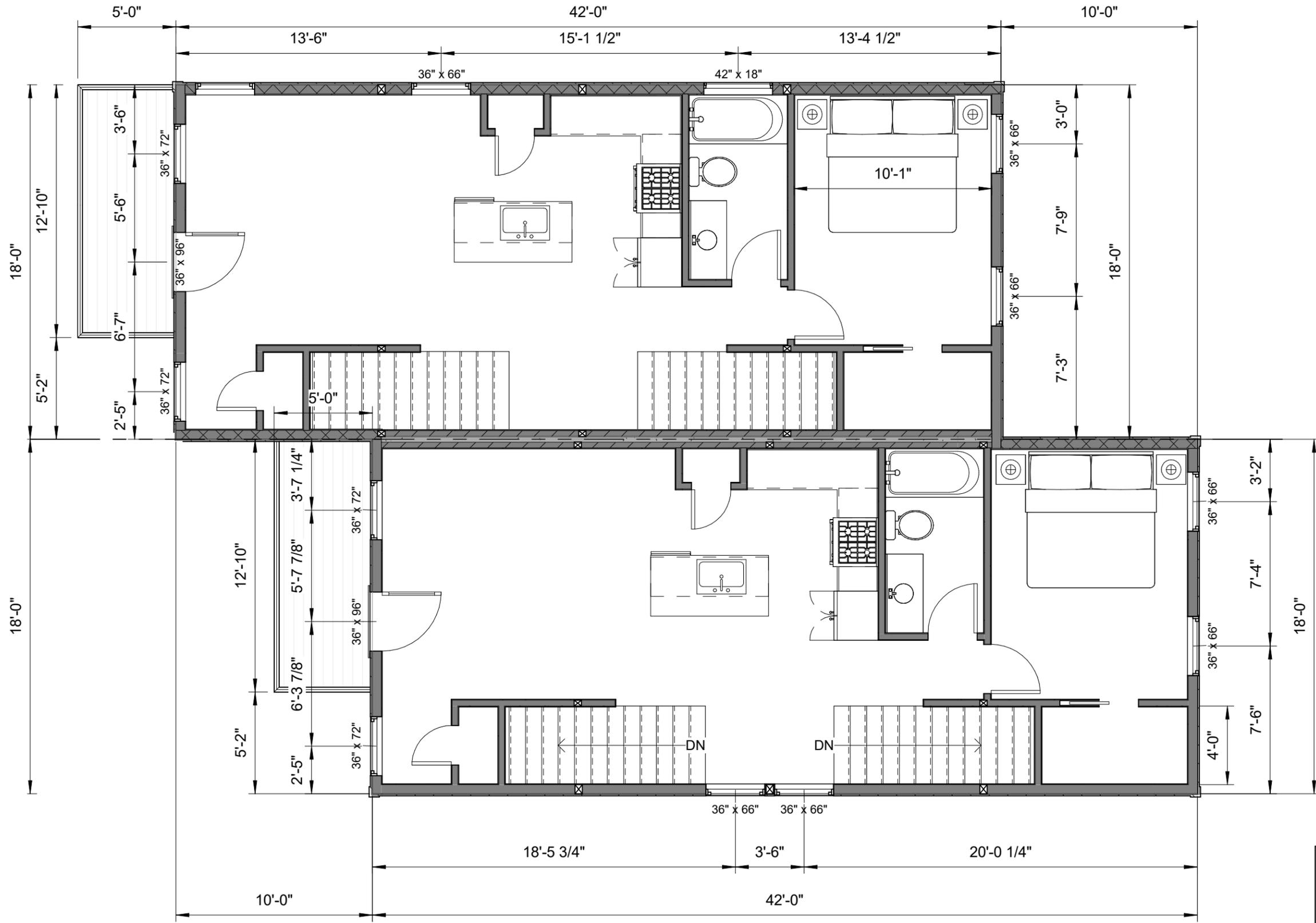
CAR2.1



Print plans at 11" x 17", Tabloid

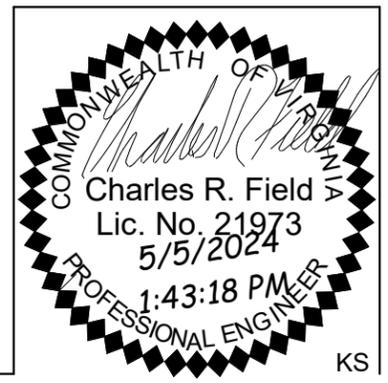
2417 1/2

2419 1/2



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 417 North 22nd Street  
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 obsidianrva@gmail.com

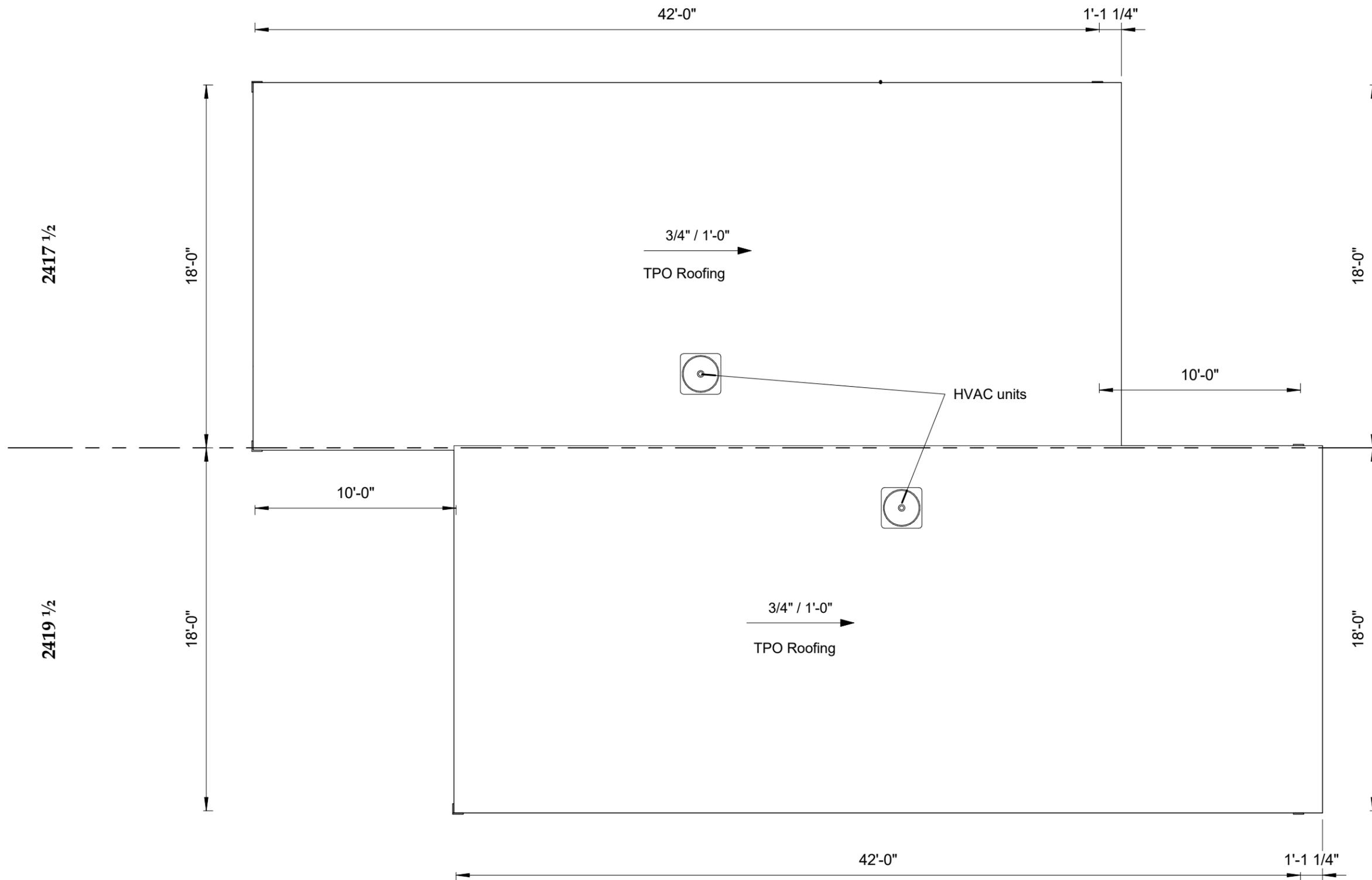
**Second Floor Plan**  
 2417.5 & 2419.5 Carrington Street  
 Richmond Hill Design Build LLC  
 rev. 05/05/2024  
 February 28, 2024



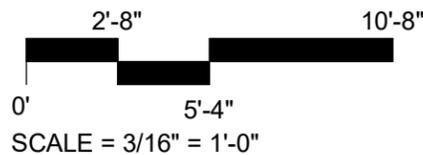
Rev.	Date	Description

CAR2.2

Print plans at 11" x 17", Tabloid



Rev.	Date	Description



**Obsidian, Inc.**  
 417 North 22nd Street  
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 804.647.1589  
 obsidianrva@gmail.com

**Roof Plan**  
 2417.5 & 2419.5 Carrington Street  
 Richmond Hill Design Build LLC  
 rev. 05/05/2024  
 February 28, 2024

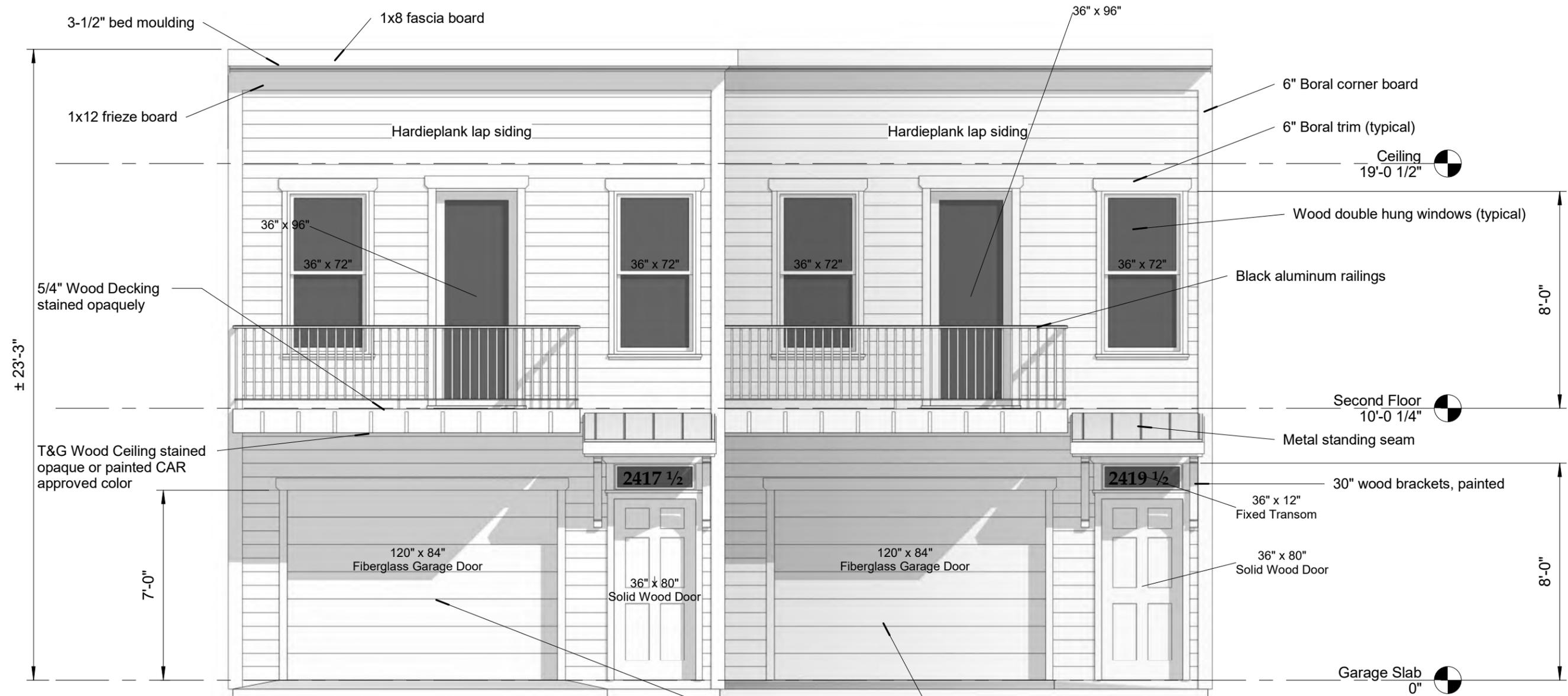
CAR2.3



KS

Note :

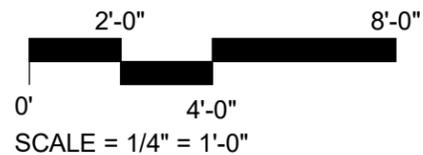
Exterior architectural details (cornice, trim, mouldings, paint colors, materials, etc.) to be specified by applicant and approved by CAR.



Faux hardware shall not be used on garage doors.

Print plans at 11" x 17", Tabloid

Rev.	Date	Description



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**South Elevation**  
 2417.5 & 2419.5 Carrington Street  
 Richmond Hill Design Build LLC  
 rev. 05/05/2024  
 February 28, 2024

CAR2.4



Print plans at 11" x 17", Tabloid

Boral corner board & trim in CAR approved color, typical

TPO Roofing

Wood double hung windows, typical

Ceiling  
19'-0 1/2"



± 20'-6 5/8"

9'-1 1/2"

8'-0"

7'-0"

Second Floor  
10'-0 1/4"

Garage Slab  
0"

18'-0"

18'-0"

36" x 84"  
9 Lite Wood Door

36" x 84"  
9 Lite Wood Door

36" x 66"

36" x 66"

36" x 66"

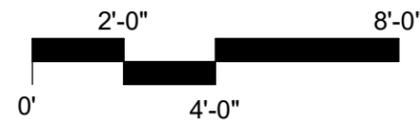
36" x 66"

36" x 54"

36" x 54"

36" x 54"

36" x 54"

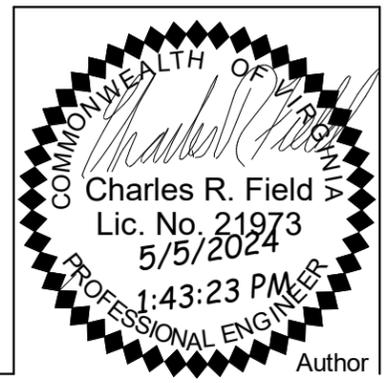


SCALE = 1/4" = 1'-0"

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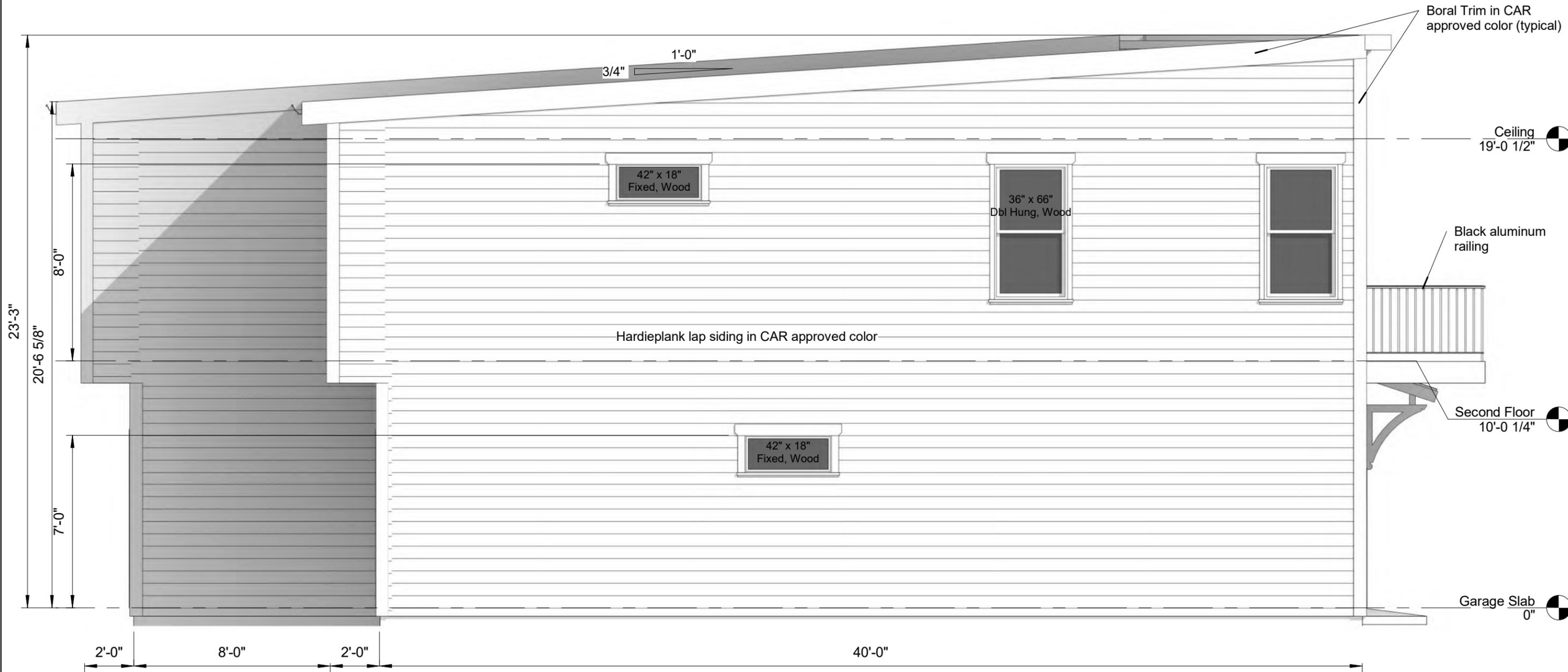
**North Elevation**  
 2417.5 & 2419.5 Carrington Street  
 Richmond Hill Design Build LLC  
 rev. 05/05/2024  
 February 28, 2024

CAR2.5

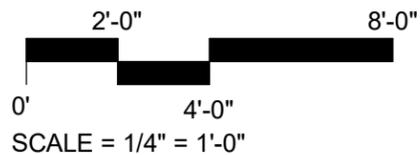


Rev.	Date	Description

Print plans at 11" x 17", Tabloid



Rev.	Date	Description



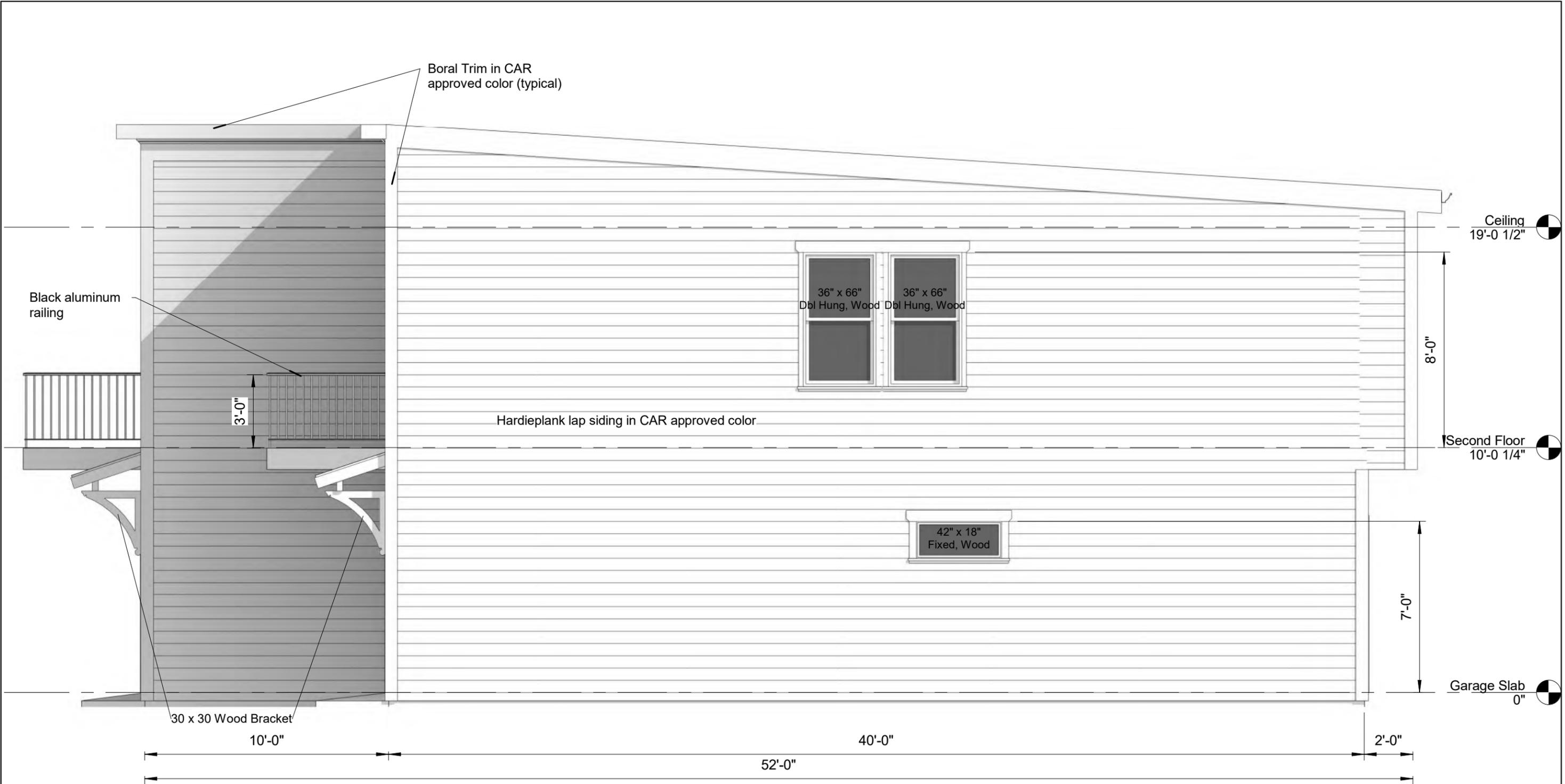
**Obsidian, Inc.**  
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 Richmond, VA 23223  
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 obsidianrva@gmail.com

**West Elevation**  
 2417.5 & 2419.5 Carrington Street  
 Richmond Hill Design Build LLC  
 rev. 05/05/2024  
 February 28, 2024

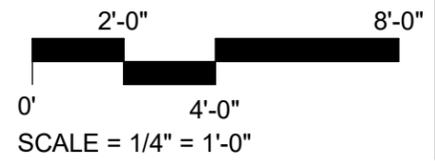
CAR2.6



Print plans at 11" x 17", Tabloid



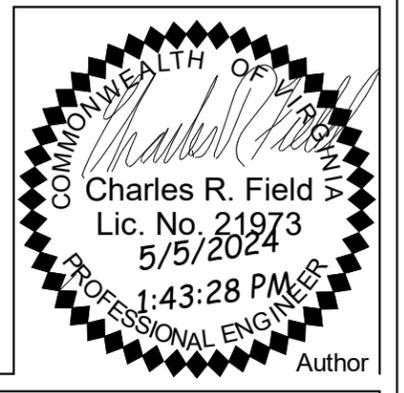
Rev.	Date	Description



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**East Elevation**  
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 Richmond Hill Design Build LLC  
 rev. 05/05/2024  
 February 28, 2024

CAR2.7



Author

Print plans at 11" x 17", Tabloid

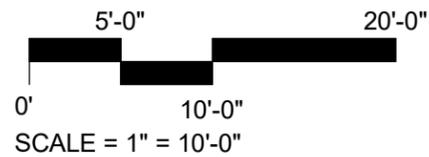


2419

2417

2415

2413



Rev.	Date	Description

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**North Contextual Site Elevation**  
**2417 Carrington Street - CAR Plans**  
**Richmond Hill Design Build LLC**  
 rev. 05/05/2024  
 February 6, 2024

A4.1



Print plans at 11" x 17", Tabloid



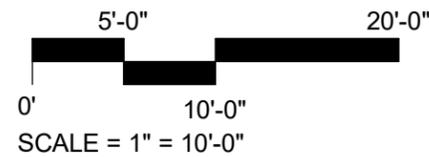
2413 B

2415

2417 1/2

2419 1/2

Rev.	Date	Description



**Obsidian, Inc.**  
 417 North 22nd Street  
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**South Contextual Site Elevation**  
 2417 Carrington Street - CAR Plans  
 Richmond Hill Design Build LLC

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 February 6, 2024



A4.2



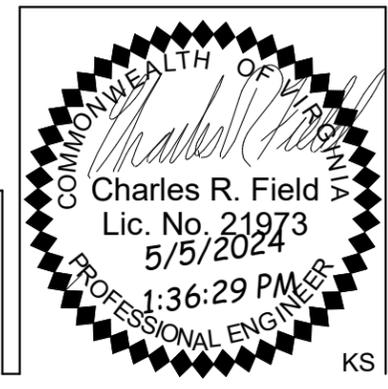
**Proposed North Perspective Rendering**



**Existing North Perspective Image**

**Obsidian, Inc.**  
 417 North 22nd Street  
 Richmond, VA 23223  
 804.647.1589  
 obsidianrva@gmail.com

**North Perspective Rendering**  
 2417 Carrington Street - CAR Plans  
 Richmond Hill Design Build LLC  
 rev. 05/05/2024  
 February 6, 2024



A5.1

Rev.	Date	Description

Print plans at 11" x 17", Tabloid



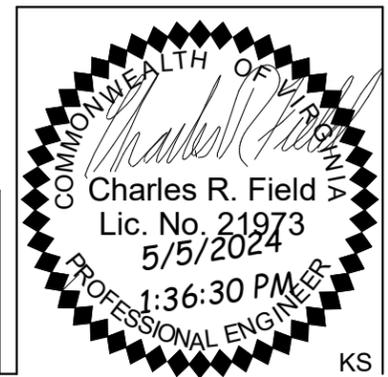
Print plans at 11" x 17", Tabloid

Rev.	Date	Description

**Obsidian, Inc.**  
 417 North 22nd Street  
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 obsidianrva@gmail.com

**Northeast Perspective Rendering**  
 2417 Carrington Street - CAR Plans  
 Richmond Hill Design Build LLC  
 rev. 05/05/2024  
 February 6, 2024

A5.2



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Print plans at 11" x 17", Tabloid

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**Obsidian, Inc.**  
 417 North 22nd Street  
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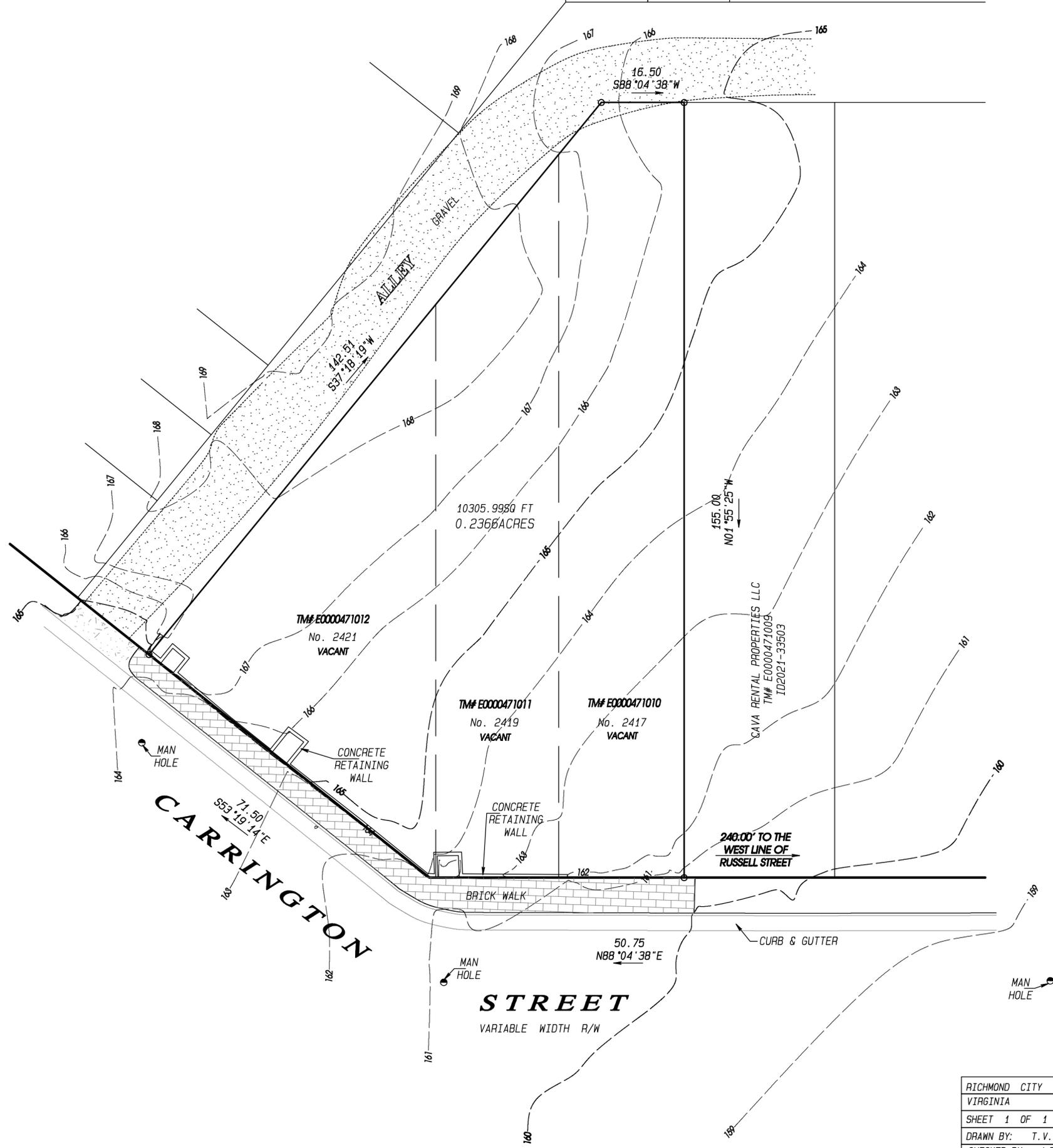
**South Alley Perspective Rendering**  
 2417 Carrington Street - CAR Plans  
 Richmond Hill Design Build LLC  
 rev. 05/05/2024  
 February 6, 2024

COMMONWEALTH OF VIRGINIA  
*Charles R. Field*  
 Charles R. Field  
 Lic. No. 21973  
 5/5/2024  
 1:36:30 PM  
 PROFESSIONAL ENGINEER  
 KS

A5.3

- NOTES:
1. THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X"
  2. CURRENT OWNER: RICHMOND HILL DESIGN BUILD LLC ID2023-12399
  3. HORIZONTAL DATUM BASED ON NAD83.
  4. VERTICAL DATUM BASED ON NAVD 88.

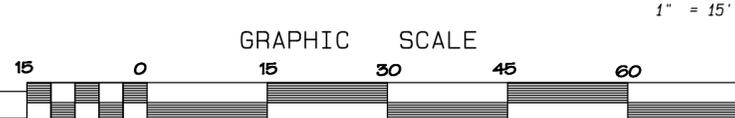
This Topographic Survey of NoS. 2417-2421 Carrington Street was completed under the direct and responsible charge of James E. McKnight from an actual Ground survey made under my supervision; that the original data was obtained on January 26, 2024; and that this plat, map, or digital geospatial data including metadata meets minimum accuracy standards unless otherwise noted.



NAD 83  
NAVD 88



TOPOGRAPHIC SURVEY  
2417-2421 CARRINGTON STREET  
CITY OF RICHMOND, VIRGINIA.



RICHMOND CITY
VIRGINIA
SHEET 1 OF 1
DRAWN BY: T.V.B.
CHECKED BY: J.E.M.
DATE: JANUARY 26, 2024
REVISED:



201 TWIN RIDGE LANE  
RICHMOND, VIRGINIA 23235  
TELEPHONE (804) 320-2646