

INTRODUCED: July 28, 2025

AN ORDINANCE No. 2025-168

To authorize the special use of the property known as 817 North 22nd Street for the purpose of two single-family attached dwellings, upon certain terms and conditions. (7th District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

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

WHEREAS, the owner of the property known as 817 North 22nd Street, which is situated in a R-63 Multifamily Urban Residential District, desires to use such property for the purpose of two single-family attached dwellings, which use, among other things, is not currently allowed by section 30-419.5, 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: SEP 8 2025 REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. Grant of Special Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 817 North 22nd Street and identified as Tax Parcel No. E000-0375/013 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Improvements on No. 2201 Venable Street and No. 817 N 22nd Street in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated April 9, 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 two single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “S.U.P. for Two New Attached 3-Story Single-Family Houses in Richmond’s Union Hill Neighborhood, 817 N. 22nd ST Houses, 817 N. 22nd Street, Richmond, Virginia 23223,” prepared by Chris Wolf Architecture, PLLC, and dated March 20, 2025, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

(a) The Special Use of the Property shall be as two single-family attached dwellings, substantially as shown on the Plans.

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

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

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

(e) Prior to the issuance of any building permit for the Special Use, the establishment of no more than two residential lots, and one private easement, 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 concrete sidewalk along North 22nd Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

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

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

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

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

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

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

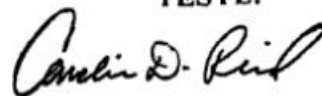
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

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

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

A TRUE COPY:
TESTE:

A handwritten signature in black ink, appearing to read "Carolin D. Rind".

City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: May 5, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)

(This in no way reflects a recommendation on behalf of the Mayor)

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

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

RE: To authorize the special use of the property known as 817 N 22nd Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize two single-family attached dwellings within an R-63 Multifamily Urban Residential District. The lot area for the proposed use is not met. A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Union Hill neighborhood on North 22nd Street between Venable and Burton Streets. The property is currently a 1,695 sq. ft. (.04 acre) vacant parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is defined as a "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." (p. 82)

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service,

institutional, cultural, and government.

Adjacent properties are located within the same R-63 zone. The area is generally single-family residential, with some small multifamily and commercial uses in the vicinity. The density of the proposed is two units upon .04 acres or 50 units per acre.

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

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 28, 2025

CITY COUNCIL PUBLIC HEARING DATE: September 8, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, September 2, 2025

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

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

STAFF:

Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

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

<https://rva.gov/planning-development-review>

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: 817 N 22nd Street Date: 2/4/2025
Parcel I.D. #: E0000375013 Fee: \$400
Total area of affected site in acres: 0.039

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

Zoning

Current Zoning: R-63

Richmond 300 Land Use Designation: Neighborhood Mixed-Use

Proposed Use

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

Two single-family attached dwellings

Existing Use: Vacant

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: (864) 377-9140 Fax: ()

Email: will@bakerdevelopmentresources.com

Property Owner: WBB HOMES 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: 817 N 22nd St

City: Richmond State: VA Zip Code: 23223

Telephone: () Fax: ()

Email: _____

Property Owner Signature: Casey White

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

February 4, 2025

*Special Use Permit Request
817 N 22nd Street, Richmond, Virginia
Map Reference Number: E000-0375/013*

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 817 N 22nd Street (the "Property"). The SUP would authorize the division of the property and the construction of two single-family attached dwellings fronting N 22nd Street. While the single-family attached use is permitted by the underlying R-63 Multifamily Residential District and the proposed density is consistent with what could be constructed by-right, 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 eastern line of N 22nd Street between Venable and Burton Streets and is currently undeveloped. The Property is referenced by the City Assessor as tax parcel E000-0375/013 and has roughly 57' of frontage along N 22nd Street and contains approximately 1,766 square feet of lot area.



The properties in the vicinity include a wide variety uses and housing types. To the west is the Great Hope Baptist Church. Nearby properties reflect the historic nature of the neighborhood with a mix of uses and a range of housing styles. Commercial, religious, and mixed uses can be found in the area, in addition to single-, two-, and multifamily dwellings which range from one to three stories in height consisting of a range of forms.

EXISTING ZONING

The Property is zoned R-63 Multifamily Urban Residential. All adjacent properties are also zoned R-63. The subject parcel is located within the Union Hill City Old and Historic District.

TRANSPORTATION

The Property is located near GRTC bus stops which serve the 7 and 12 bus routes providing access to Church Hill and connections to the larger GRTC bus system.

MASTER PLAN DESIGNATION

The proposed development is consistent with the Richmond 300 Master Plan (“the Master Plan”), which recommends “Neighborhood Mixed-Use” for the Property. This use is described as “Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.” The Master Plan also recommends a development style that “feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics.”

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 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to “Increase the number of mixed-income communities along enhanced transit corridors.”

- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance. “
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of two new single-family attached dwellings which would front N 22nd Street.

PURPOSE OF REQUEST

While the underlying R-63 Multifamily Residential District zoning requirements permits the proposed single-family attached use, some of the underlying feature requirements including lot width and lot area cannot be met with the proposed single-family layout and therefore, a SUP is required.

PROJECT DETAILS

The proposed dwellings would be configured as an attached pair which would front N 22nd Street. As the Property is located within the Union Hill City Old and Historic District the proposed dwellings have been reviewed and approved by the City's Commission of Architectural Review.

When complete, the proposed dwellings would be three stories in height and contain roughly 1,513 square feet of floor area. The dwellings have been designed with recessed front entrances and a false mansard roof to provide compatibility with nearby existing homes. Each dwelling would consist of two bedrooms and two-and-one-half bathrooms including a primary bedroom suite on the second floor. As the Property is located within the Union Hill City Old and Historic District, the proposed dwelling were 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 more efficiently utilize the Property to create a high-quality 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 the proposed single-family attached dwellings. This Special Use Permit proposal represents an ideal urban infill development for this location that would upgrade the Property while maintaining a desirable variation in housing style and density. The request is respectful to the historic character of the area, would help encourage a pedestrian friendly traditional streetscape in the block. In exchange for the SUP, the quality assurances and conditions related to the new dwellings would guarantee the construction of housing that furthers the realization of recent planning guidance and provides much needed new housing within the City.



PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

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

S.U.P. FOR TWO NEW ATTACHED 3-STORY SINGLE-FAMILY HOUSES IN RICHMOND'S UNION HILL NEIGHBORHOOD

817 N. 22ND ST. HOUSES

817 N. 22ND STREET
RICHMOND, VIRGINIA 23223

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817 N. 22ND ST. HOUSES

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DRAWING INDEX

[illegible]

NOT FOR
CONSTRUCTION

SET/REVISION:
S.U.P. SUBMITTAL

DATE/MARK:
03.20.2025

COVER SHEET

CS



SET/REVISION:
S.U.P. SUBMITTAL

DATE/MARK:
03.20.2025

SITE PLAN & VENABLE
ST. CONTEXT ELEV.

Cl.I

S.U.P. FOR TWO NEW ATTACHED 3-STORY SINGLE-FAMILY HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

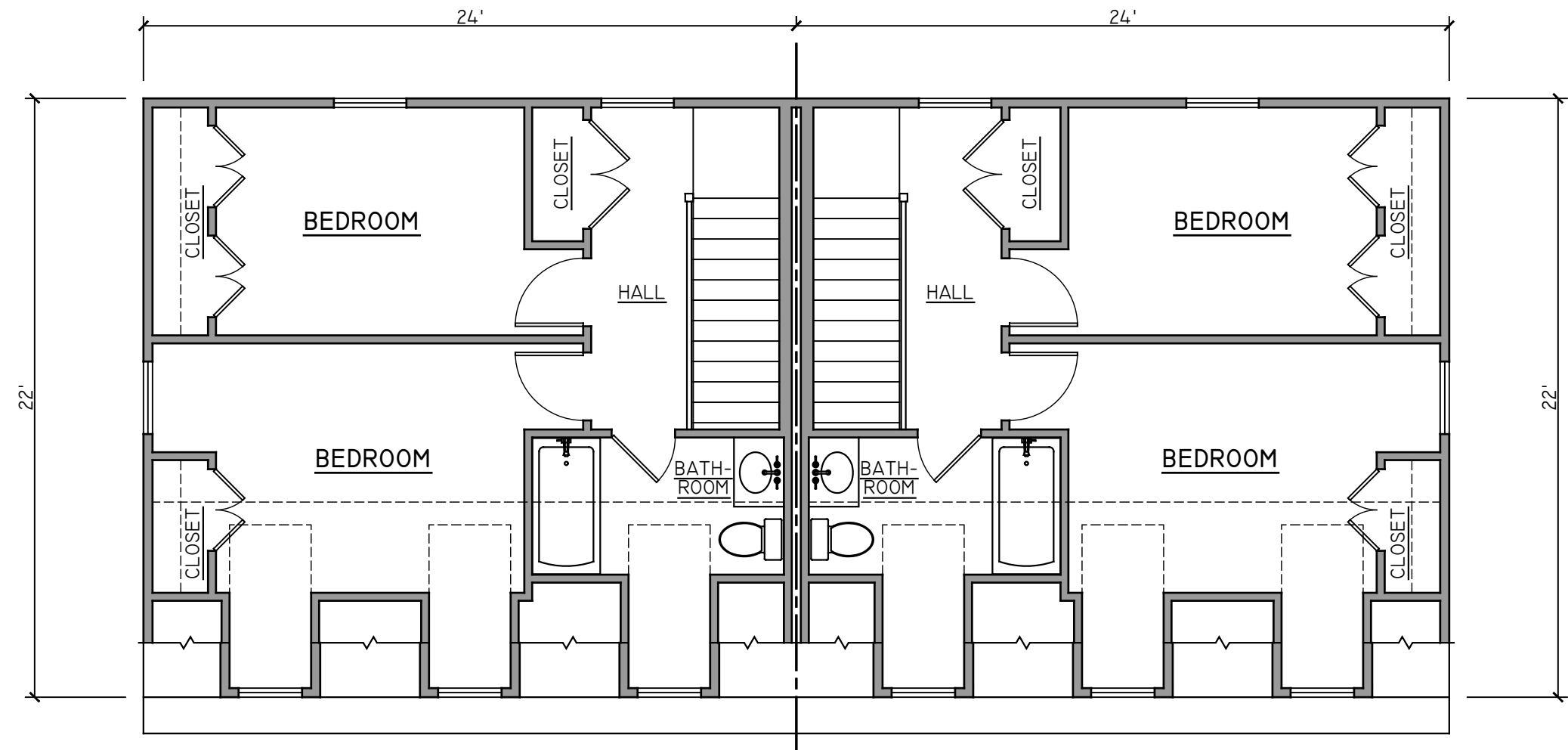
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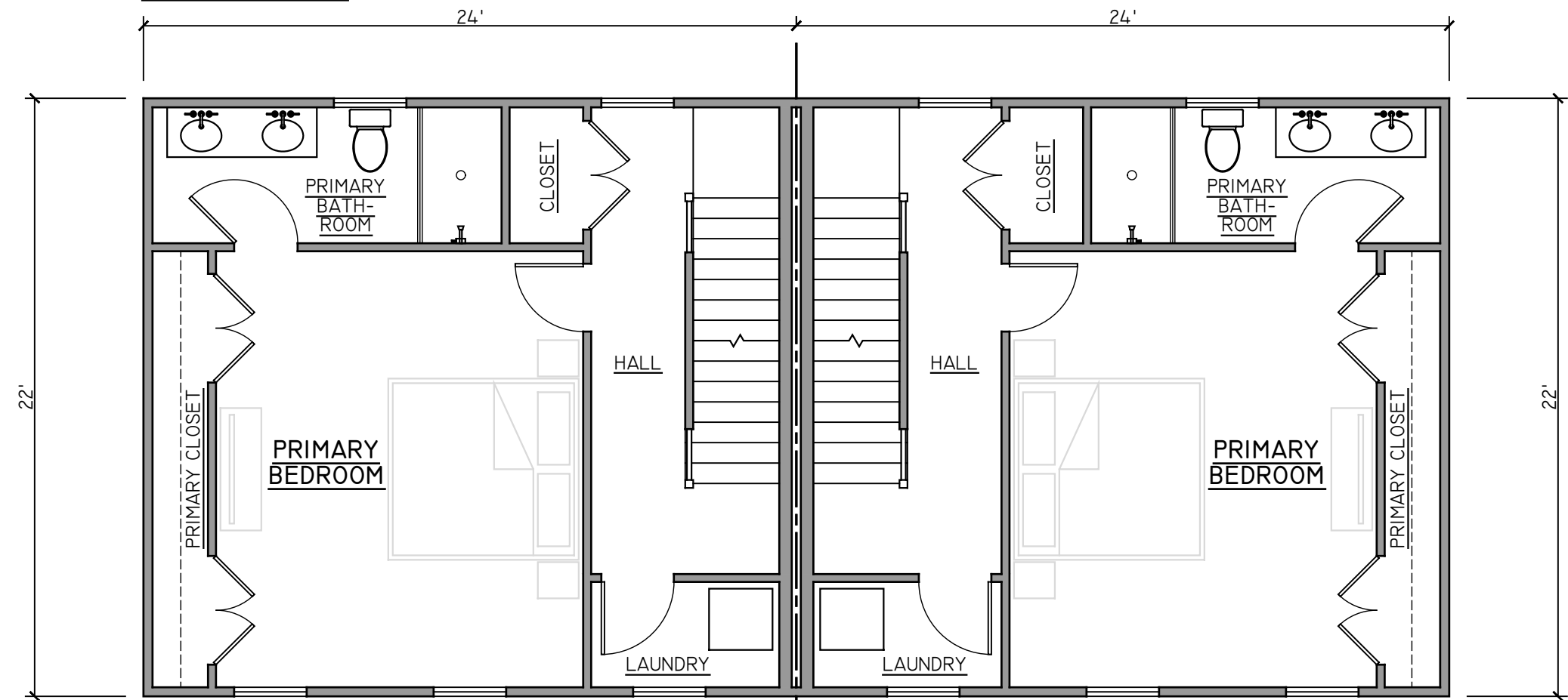
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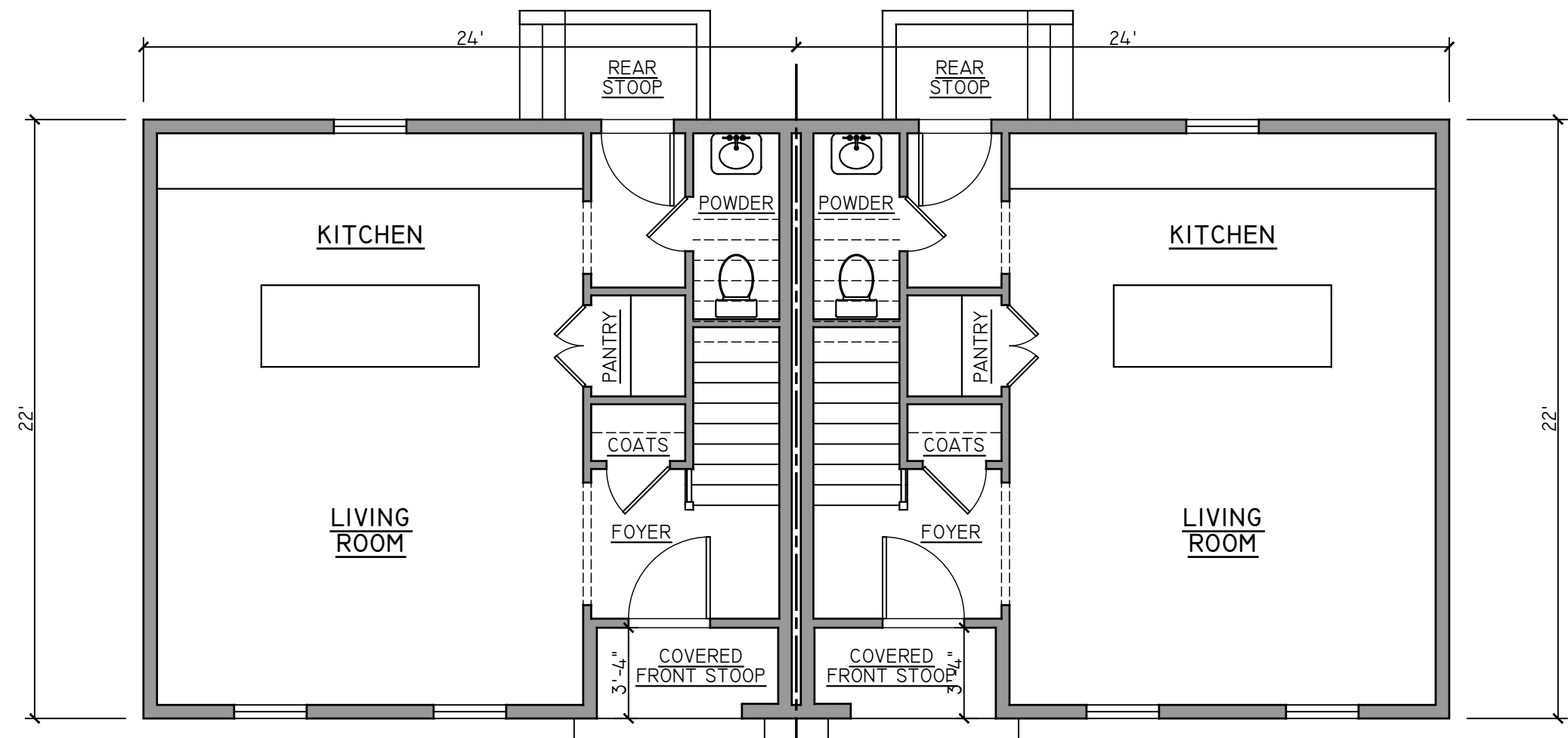
ARCHITECT:
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3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN

PROJECT CONTACTS:
DEVELOPER:
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804-869-8600

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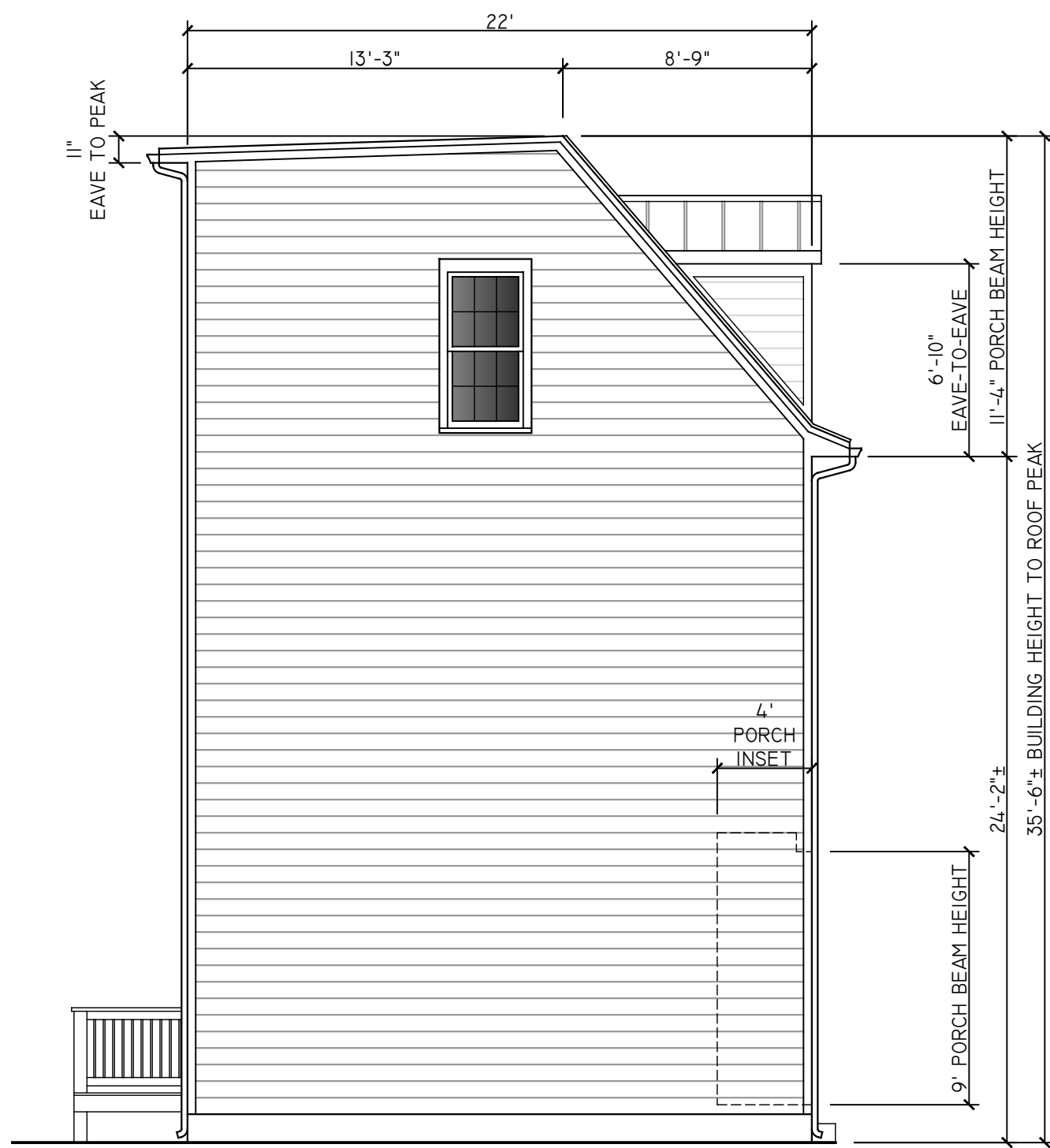
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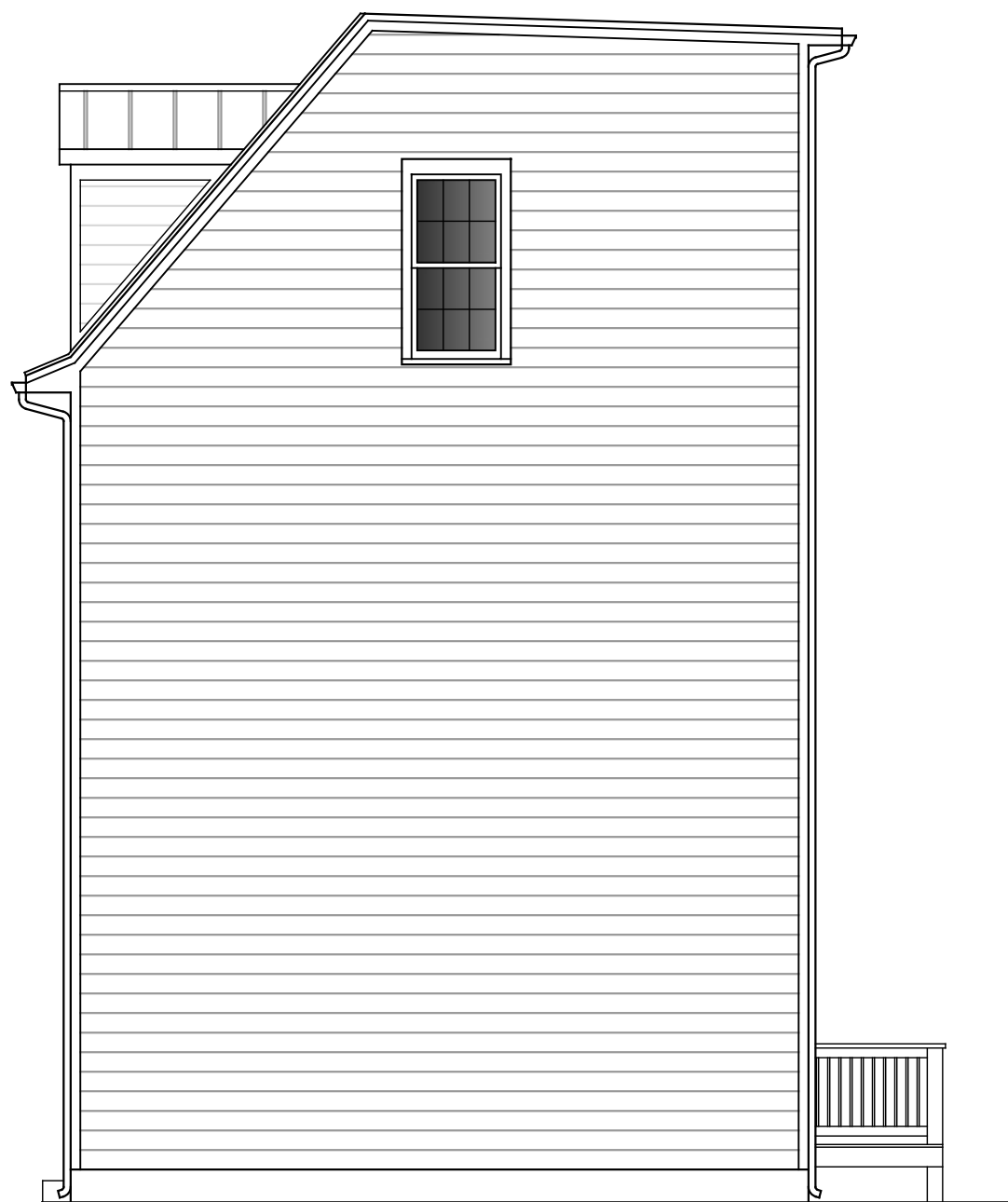
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03.20.2025

FLOOR PLANS

AI.1



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



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



01 | FRONT (N. 22ND ST.) ELEVATION
3/16" = 1'



03 | REAR ELEVATION
3/16" = 1'

PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

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03.20.2025

EXTERIOR ELEVATIONS

A2.1

| 817 N. 22ND. ST. - EXTERIOR FINISH SCHEDULE | | |
|---|---|----------------------------------|
| NO. | COMPONENT/MATERIAL | COLOR/FINISH |
| 01 | PARGED FOUNDATION | GRAY/TAN |
| 02 | CONCRETE FRONT PORCH STAIRS/LANDINGS | NATURAL CONCRETE |
| 03 | HARDIE 7" EXPOSURE LAP SIDING | COLOR T.B.D. |
| 04 | FRONT PORCH VESTIBULE SIDING - 3"± VERTICAL SHIPLAP | PAINTED COLOR T.B.D. |
| 05 | COMPOSITE/HARDIE TRIM | PAINTED ARCTIC WHITE |
| 06 | COMPOSITE/HARDIE SOFFITS | PAINTED ARCTIC WHITE |
| 07 | WOOD DOORS | PAINTED COLOR T.B.D. |
| 08 | C.A.R.-COMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD) | PREFINISHED |
| 09 | FRONT MANSARD ROOF - 16" STANDING SEAM METAL | PREFINISHED COLOR T.B.D. |
| 10 | UPPER ROOF - TPO | FACTORY WHITE |
| 11 | ALUMINUM BOX GUTTERS & ROUND DOWNSPOUTS | PREFINISHED COLOR T.B.D. |
| 12 | FRONT PORCH RAILINGS - WOOD 'RICHMOND RAIL' | PAINTED ARCTIC WHITE |
| 13 | TREATED WOOD REAR DECK/RAILINGS | PAINTED OR OPAQUE STAINED |
| 14 | WALL-MOUNTED LANTERNS AT DOORS | PREFINISHED BLACK |
| 15 | 6' TALL VERTICAL BOARD-ON-BOARD PRIVACY FENCE | PRESSURE-TREATED PINE OR SIMILAR |

1. ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
3. GRADES SHOWN APPROXIMATE. V.I.F.



01 | FRONT ENTRY DETAIL

3/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

ARCHITECT:
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NOT FOR
CONSTRUCTION

SET/REVISION:
S.U.P. SUBMITTAL

DATE/MARK:
03.20.2025

MATERIAL SCHEDULE &
ENTRY DETAIL

A2.2

NAD-83

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CHESTERFIELD, VA 23832
(804) 748-9481
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N. 22nd STREET
66' ± R/W
MAP SHOWING THE IMPROVEMENTS ON
No. 2201 VENABLE Street AND
No. 817 N 22nd Street
IN THE CITY OF RICHMOND, VA.



DATE: 4-9-2024
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905
SCALE: 1"=15'
JOB NO. 240316200



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

Special Use Permit

LOCATION: 817 N 22nd Street

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 7

PROPOSAL: To authorize the special use of the property known as 817 N 22nd Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

*For questions, please contact Alyson Oliver
at 804-646-5789 or alyson.oliver@rva.gov*

