

INTRODUCED: February 25, 2019

AN ORDINANCE No. 2019-037

To authorize the special use of the property known as 700 North 31<sup>st</sup> Street for the purpose of up to six single-family attached dwellings, upon certain terms and conditions.

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

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

PUBLIC HEARING: MAR 25 2019 AT 6 P.M.

WHEREAS, the owner of the property known as 700 North 31<sup>st</sup> Street which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of up to six single-family attached dwellings, which use, among other things, is not currently allowed by section 30-412.4(2), concerning lot area and width, density, and unit width, of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2018), 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:    MAR 25 2019    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 (2015), 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 700 North 31<sup>st</sup> Street and identified as Tax Parcel No. E000-0631/009 in the 2019 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Physical Improvements of Lot 6, Block A, Section 2, E. Payne Square Subdivision for Kiwi Development, City of Richmond, Virginia,” prepared by Townes Consulting Engineers, Planners, and Land Surveyors, and dated October 17, 2018, 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 the plans entitled “Three New 2-Story Duplexes in Historic Church Hill, 700 N. 31<sup>st</sup> St. Duplexes, 700 North 31<sup>st</sup> Street, Richmond, Virginia 23223,” prepared by Chris Wolf Architecture, PLLC, dated November 1, 2018, and last revised February 19, 2019, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

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

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

(c) No off-street parking shall be required for the Special Use.

(d) Prior to the issuance of any certificate of occupancy for the Special Use, six lots shall be established on the Property, substantially as shown on the Plans, by obtaining any necessary approvals from the City and by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

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

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

§ 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 (2015), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the public right-of-way, including installation of a new ramp at the intersection of M Street and North 31<sup>st</sup> 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 (2015), 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 (2015), 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 (2015), 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.

# City of Richmond

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

**Item Request**  
**File Number: PRE.2019.004**

**O & R REQUEST**

JAN 30 2019  
4-8544  
Office of the  
Chief Administrative Officer

## O & R Request

**DATE:** January 30, 2019

**EDITION:** 1

**TO:** The Honorable Members of City Council

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



**THROUGH:** Selena Cuffee Glenn, Chief Administrative Officer



**THROUGH:** Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic  
Development and Planning



**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

**RE:** To authorize the special use of the property known as 700 North 31st Street for the purpose  
of up to six single-family attached dwellings, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To authorize the special use of the property known as 700 North 31st Street for the purpose of  
up to six single-family attached dwellings, upon certain terms and conditions.

**REASON:** The applicant is proposing to construct six single-family attached dwellings, at 700 North 31st  
Street. The property is located in the R-6 Single-Family Attached Residential Zoning District, which permits  
single-family attached dwellings. However, the proposal would not meet the minimum requirements for lot  
area, front yard, lot coverage and off street parking of the Zoning Ordinance. 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. This item will be scheduled for consideration by the Commission at its March 18, 2019, meeting. A  
letter outlining the Commission's recommendation will be forwarded to City Council following that  
meeting.



**BACKGROUND:** The subject property consists of a parcel totaling 9,866 SF, or .23 acres, of land. The property is a part of the Church Hill North neighborhood in the East Planning District. The development will consist of six single-family attached dwellings located on lots approximately 1,647 SF in area. The R-6 minimum lot size is for single-family attached dwellings is 2,200 SF. The front yards are proposed to be approximately ten (10) feet. The front yard requirements for single-family attached dwellings within the R-6 zone is 15 feet. The units are proposed to cover approximately 58 percent of the lot. The Lot coverages for the R-6 zone shall not exceed 55 percent of the lot. The R-6 zone requires one off-street parking space per dwelling. Due to the configuration of the dwellings on the proposed lots, no on-site parking would be provided for the development.

The City of Richmond's current Master Plan designates the subject property for Single Family Medium Density (SF-MD). Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7. The property is located within the R-6 Single Family Attached Residential District.

Specifically for the East Planning District, the Master Plan states that "infill development of like density and use is appropriate" and "the predominant land uses in the District are residential in nature, and these uses should be preserved" (p. 166).

The current zoning for the subject property and properties to the east, north, and west, is R-6 Single-Family Attached Residential. Properties to the south are zoned R-63 Multi-family Urban Residential. Residential (single-, two-, and multi-family) land use predominates the area, with some institutional and utility land uses present as well.

**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:** February 25, 2019

**CITY COUNCIL PUBLIC HEARING DATE:** March 25, 2019

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, March 18, 2019.

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

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

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



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: 700 N 31st Street Date: 11/05/2018  
 Tax Map #: E-000-0631/009 Fee: 300  
 Total area of affected site in acres: 0.226

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

**Zoning**

Current Zoning: R-6

Existing Use: Vacant, with detached garage accessory

**Proposed Use**

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

Six (6) single family attached dwellings

Existing Use: Vacant, with detached garage accessory

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Matt Jarreau / cc: Mark Baker,

Company: Baker Development Resources

Mailing Address: 11 S 12th Street, Suite 500

City: Richmond State: VA Zip Code: 23219

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

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** RVA Sugar LLC

If Business Entity, name and title of authorized signee: Matthew Jarreau

(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: 114 N 3rd Street

City: Richmond State: VA Zip Code: 23219

Telephone: ( 804 ) 762-8092 Fax: ( )

Email: mattj@htrsi.com

**Property Owner Signature:**

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

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

# APPLICANT'S REPORT

*November 5, 2018*

*Special Use Permit Request  
700 N 31st Street, Richmond, Virginia  
Map Reference Number: E000-0631/009*

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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**  
11 South 12<sup>th</sup> Street, Suite 500  
Richmond, Virginia 23219

## Introduction

The owner is requesting a special use permit (SUP) for 700 North 31<sup>st</sup> Street ("the Property"). The SUP would authorize the construction of six (6) single-family attached dwellings configured as three attached pairs, some of the features of which do not conform to the underlying R-6 Single-Family Attached Residential district zoning requirements applicable to the Property.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the west side of North 31<sup>st</sup> Street between M and N Streets and is referenced by the City Assessor as tax parcel E000-0631/009. The Property is a vacant lot with a detached accessory garage that is roughly 80.9' wide by 121.95' in depth and contains approximately 9,865.76 square feet of lot area.



The nearby properties to the north, west and south are generally developed with single-family detached dwellings. Within a one-block radius, though, there is a mix of single-family attached, two-family, and

multi-family dwellings. South of M Street along the western side of N 32<sup>nd</sup> Street lie a series of attached two-family and multi-family dwelling. Four single-family attached dwellings on 800, 802, and 806 N 32<sup>nd</sup> Street were granted a special use permit on July 25, 2018 which granted a waiver from setbacks, lot size, and off-street parking regulations.

## **EXISTING ZONING**

The Property is zoned R-6 Single-Family Attached, which permits the proposed single-family attached dwelling use. The surrounding properties to the west, north and east are also zoned R-6 with properties to the south being zoned R-63 Multi-Family Urban Residential.

## **MASTER PLAN DESIGNATION**

The Master Plan recommends "Single-Family (Medium Density)" for the Property, while "Multi-family (Medium Density)" is recommended directly across M Street. The Master Plan describes the Single-family (Medium Density) land use category as follows: "Primary uses are single-family and two-family dwellings, both detached and attached...Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7." There are also a variety of general housing goals contained in the Master Plan Neighborhoods and Housing chapter that are applicable to the request. These goals include, among other things, recognition of the need for the continued creation of high-quality housing for middle-class homeowners and a desire for neighborhoods to provide a variety of housing choices while remaining culturally and economically diverse.

# **Proposal**

## **PROJECT SUMMARY**

The proposed development includes the construction of six single-family attached dwellings on individual lots with accessory parking.

## **PURPOSE OF REQUEST**

The Property is exceptionally large for the vicinity. The Property has a lot width of roughly 80.9' along N 31<sup>st</sup> and contains approximately 9,925 square feet of lot area. According to the 1905 Sanborn Map, the Property was historically configured as at least six individual lots that fronted along M Street. The applicant would like to subdivide the Property into a total of six lots and construct six single-family attached dwellings that better replicate that original configuration.

The R-6 district permits the single-family attached dwelling use. The six proposed lots would have lot widths of approximately 20' and 1,647 square feet of lot area. This exceeds the required lot width of 19' (16' unit width minimum and 3' side-yard where not attached). However, although the proposed lots would be consistent with the historic development pattern, the required lot area of 2,200 square feet would not be met. In addition, as it is a corner lot, the Property would be subject to two front yard requirements. Development of the Property consistent with the original lot pattern necessitates the provision of only one front yard, on the M Street frontage, and a side yard along the 31<sup>st</sup> Street frontage. Therefore, a SUP is required in order to permit the development.

The proposed lot areas are compatible with other lots in the vicinity and allow for the efficient use of the Property. The historic lot pattern in the vicinity includes many lots that are nonconforming with regard to lot area, width, setbacks or some combination thereof. This request would allow for the redevelopment of the Property consistent with the original lot pattern and the character of the area.

In exchange for the SUP, this request will better ensure a high-quality market rate infill development. The overall project would be appropriately dense and efficient. It would be consistent with the use permitted by-right by the underlying zoning. At the same time, it would remain respectful to the historic lot pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

## PROJECT DETAILS

The six single-family attached dwellings would be two stories in height. The proposed buildings are configured as two sets of attached row homes and are intended to be consistent with other residential buildings in the vicinity in terms of scale and character, with varying designs to better sample the neighborhood's multiple architectures. Each building would contain approximately 1,768 square feet of floor area. The six (6) individual dwelling units would be traditionally configured, with living room, dining area, kitchen, great room, and powder rooms on the ground floor, and three bedrooms with two bathrooms upstairs. Of the rooms upstairs, there will be a master suite as well as a laundry room. The dwelling floor plans are spacious and modern with open living areas.

The buildings would be clad in cementitious lap siding in order to ensure quality and consistency in appearance with many other dwellings in the vicinity. Four of the six dwellings feature full-width front porches, while two would have 5'x6' front porches, introducing variety along the M Street facades. There is ample room for six (six) on-street parking spaces along M Street, and approximately four (4) spaces along 31<sup>st</sup> street, bringing the on-street parking total to ten (10) spaces for the six (6) units.

## 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 negligible traffic generation and availability of on street parking for this corner property will not create 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 is consistent with the historic lot pattern and density in the vicinity and 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 would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

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

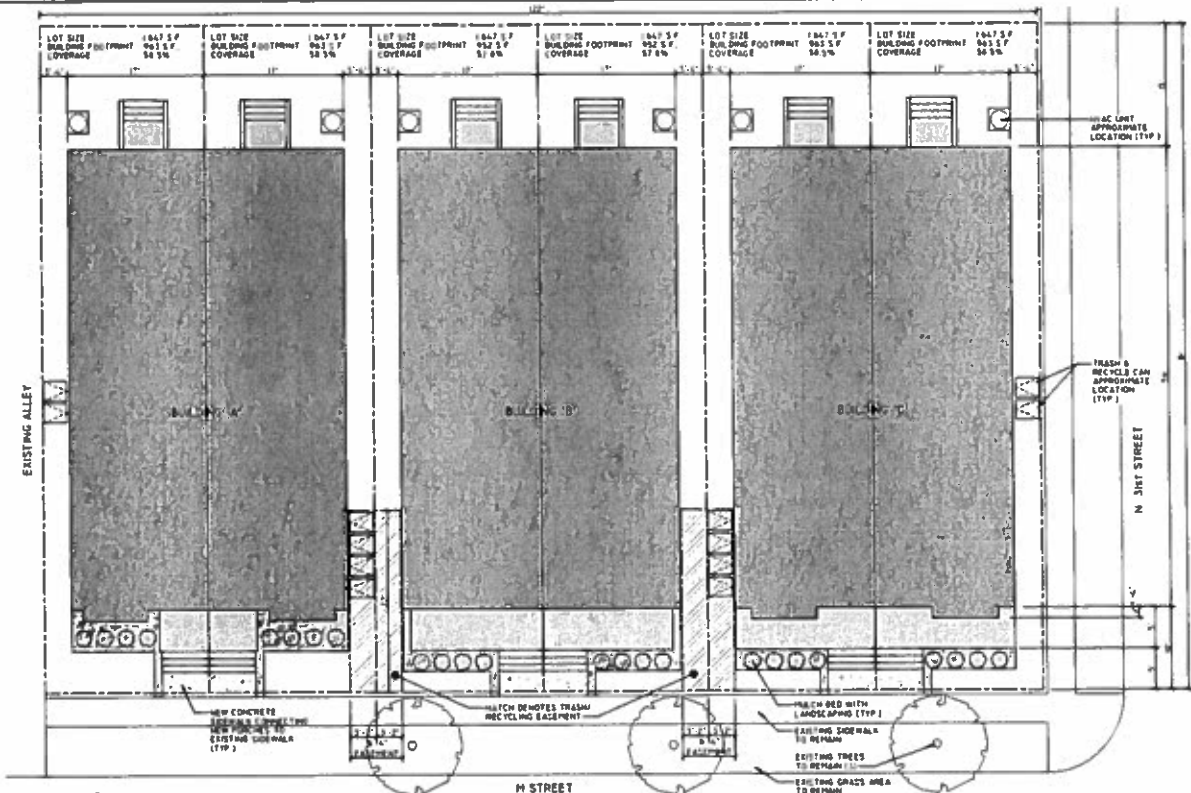
The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing dwellings in the vicinity, which are in many cases attached. Required setbacks between buildings will be met. The proposed development will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

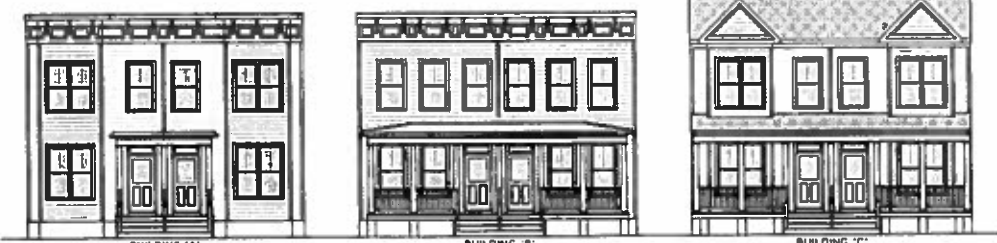
In summary we are enthusiastically seeking approval for the construction of the proposed single-family attached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high quality market rate infill development. The request offers compatibility with the City's Master Plan in terms of use. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood.

The proposed development would provide for respectful infill development that is consistent with the objectives of the Master Plan. It would respectfully encourage a pedestrian friendly traditional urban streetscape in the block. The proposed design is historically appropriate and would contribute to the vibrancy of the block with street-oriented front porches. The appropriate urban form would give the property 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.





01 | SITE PLAN  
1/16" = 1'



02 | M STREET ELEVATION  
1/16" = 1'

**PROJECT CONTACTS**  
 DEVELOPER  
 RVA SUGAR, LLC  
 802-508-0018  
 ARCHITECT  
 CHRISTOPHER WOLF  
 CHRIS WOLF ARCHITECTURE, PLLC  
 854-514-7844

**THREE NEW 2-STORY DUPLEXES  
 IN HISTORIC CHURCH HILL**  
**700 N. 31ST ST. DUPLEXES**  
 700 NORTH 31ST STREET  
 RICHMOND, VIRGINIA 23223

**NOT FOR  
 CONSTRUCTION**

1/17/2016  
 5 UP REVISION  
 DATE CHANG  
 02 10 2016

SITE PLAN/PLAT  
**CI.1**

**PROJECT CONTACTS**  
 DEVELOPER:  
 RVA SUGAR, LLC  
 804-508-9019  
 ARCHITECT:  
 CHRISTOPHER WOLF  
 CHRIS WOLF ARCHITECTURE, PLLC  
 804-584-7044

**THREE NEW 2-STORY DUPLEXES  
 IN HISTORIC CHURCH HILL**  
**700 N. 31ST ST. DUPLEXES**  
 700 NORTH 31ST STREET  
 RICHMOND, VIRGINIA 23220

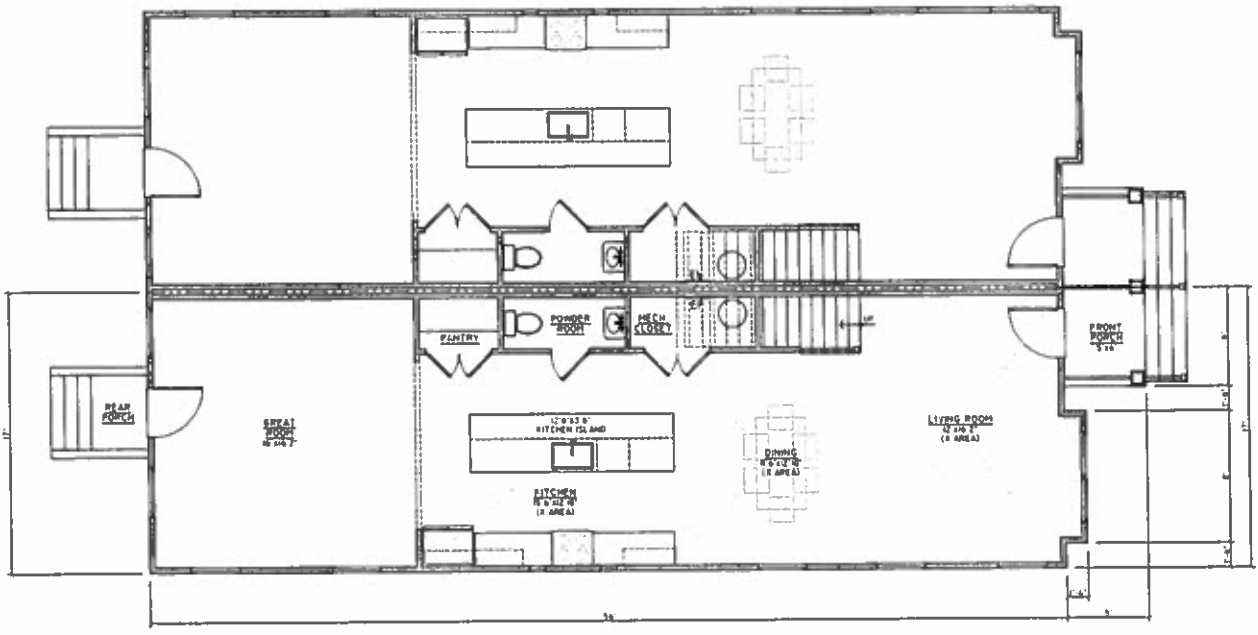
**NO FOR  
 CONSTRUCTION**

SETLINE VISION  
 SUP - FINAL OWNER REVIEW

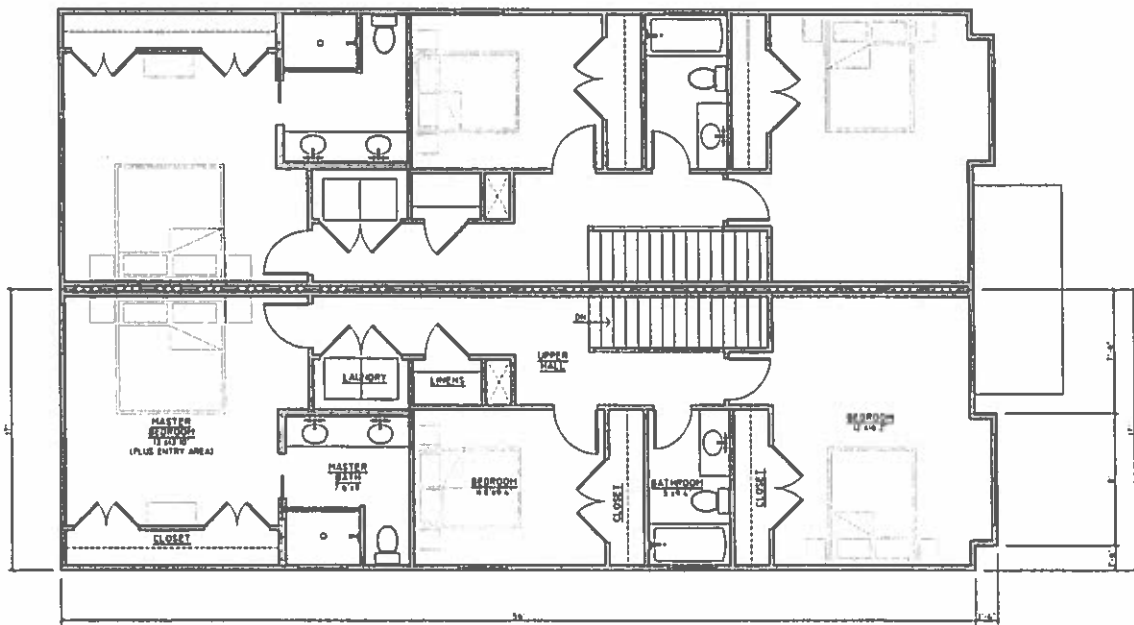
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 11/01/2018

BUILDING A  
 FIRST FLOOR PLANS

**AI.A**



**01 | A - FIRST FLOOR PLAN**



01 | A - SECOND FLOOR PLAN  
12/11/12

**PROJECT CONTACTS**  
 DEVELOPER:  
 RYE HUBBARD, LLC  
 801.500.0018  
 ARCHITECT:  
 CHRISTOPHER WOLF  
 CHRISTOPHER WOLF ARCHITECTURE PLLC  
 800.540.7500

THREE NEW 2-STORY DUPLEXES  
 IN HISTORIC CHURCH HILL  
**700 N. 31ST ST. DUPLEXES**  
 700 NORTH 31ST STREET  
 RICHMOND, VIRGINIA 23223

**NOT FOR  
 CONSTRUCTION**

SET BY ARCHITECT  
 SUP - FINAL OWNER REVIEW

DATE CHANGED  
 11/01/2012

BUILDING A  
 SECOND FLOOR PLAN  
**AI.2A**

**PROJECT CONTACTS**  
 DEVELOPER  
 RWA SUGAR, LLC  
 801-300-0019  
 ARCHITECT  
 CHRISTOPHER WOLF  
 CROW WOLF ARCHITECTURE PLLC  
 804-516-7544

THREE NEW 2-STORY DUPLEXES  
 IN HISTORIC CHURCH HILL  
**700 N. 31ST ST. DUPLEXES**  
 700 NORTH 31ST STREET  
 RICHMOND, VIRGINIA 23223

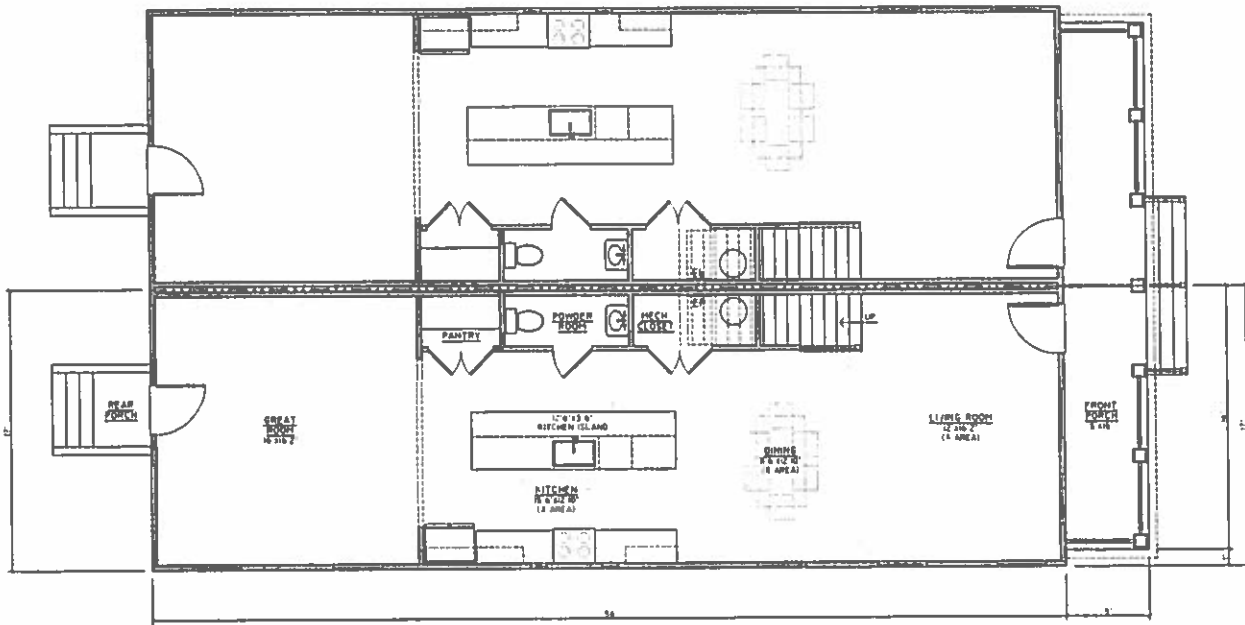
**NOT FOR  
 CONSTRUCTION**

DATE REVISION  
 SUP - FINAL OWNER REVIEW

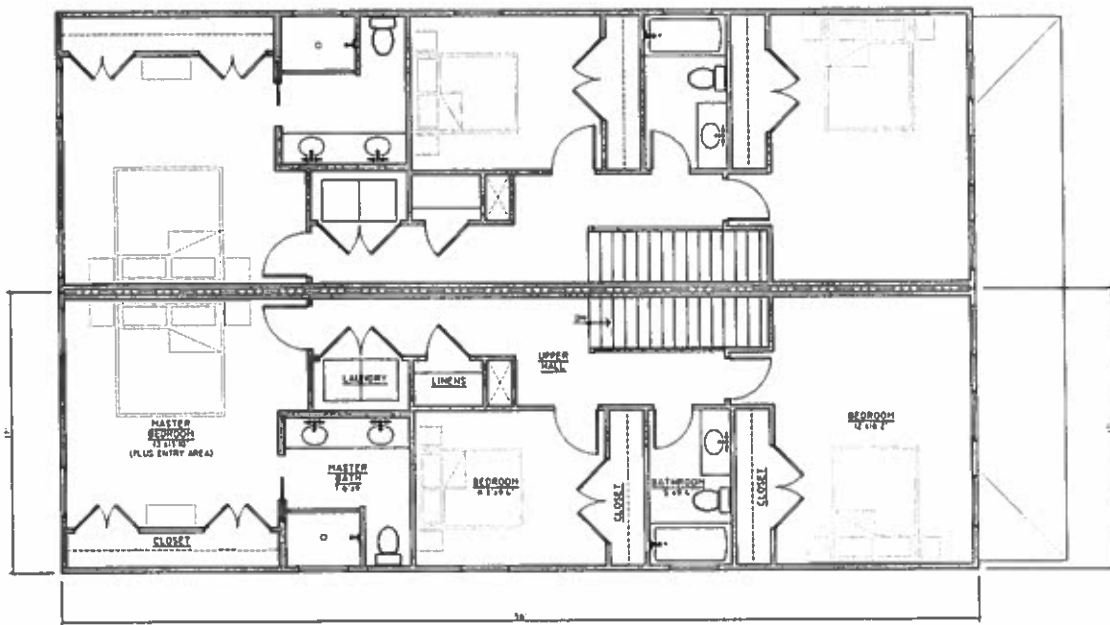
DATE/ISSUE  
 11/01/2014

BUILDING B  
 FIRST FLOOR PLANS

**AI.IB**



01 | B - FIRST FLOOR PLAN  
 04.14.14



01 | B - SECOND FLOOR PLAN

**PROJECT CONTACTS**  
 DEVELOPER:  
 RVA SUGAR, LLC  
 804-368-9949  
 ARCHITECT:  
 CHRISTOPHER WOLF  
 CHRIS WOLF ARCHITECTURE, PLLC  
 804-344-7844

THREE NEW 2-STORY DUPLEXES  
 IN HISTORIC CHURCH HILL  
**700 N. 31ST ST. DUPLEXES**  
 700 NORTH 31ST STREET  
 RICHMOND, VIRGINIA 23223

**NOT FOR  
 CONSTRUCTION**

1:1 SCALE  
 SUP - FINAL OWNER REVIEW

DATE: 11/01/2018

BUILDING B  
 SECOND FLOOR PLAN

**AI.2B**

**PROJECT CONTACTS**  
 DEVELOPER:  
 RYA SUGAR, LLC  
 804-508-0019  
 ARCHITECT:  
 CHRISTOPHER WOLF  
 CHRISTOPHER WOLF ARCHITECTURE, PLLC  
 804-514-1644

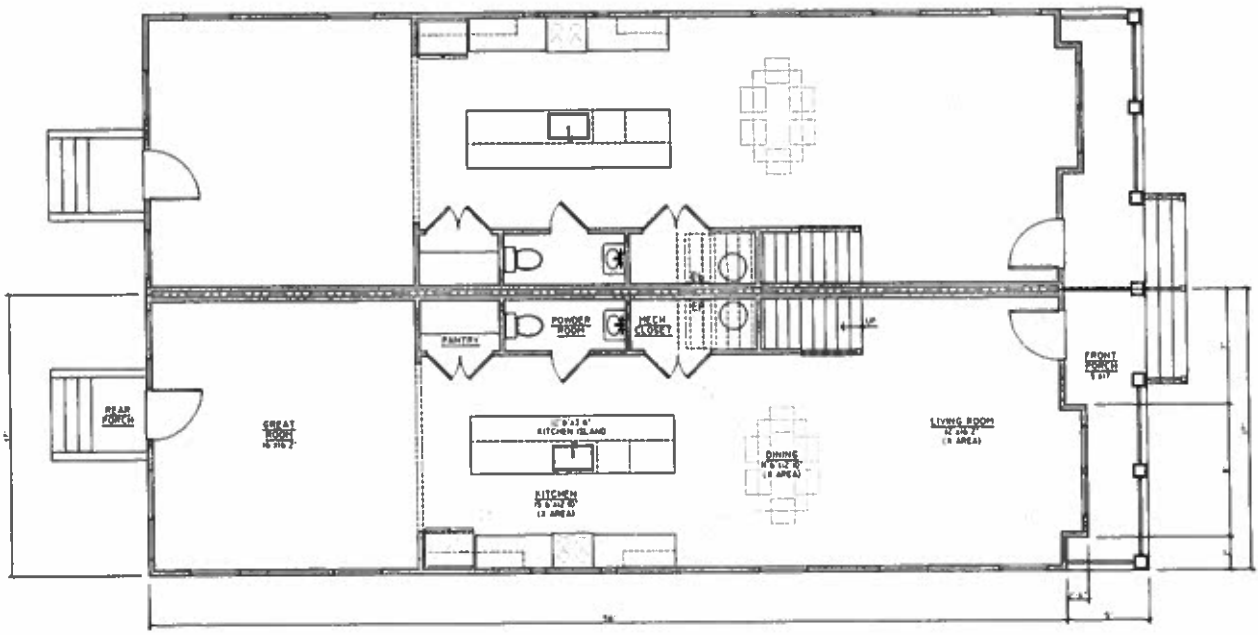
**THREE NEW 2-STORY DUPLEXES  
 IN HISTORIC CHURCH HILL**  
**700 N. 31ST ST. DUPLEXES**  
 700 NORTH 31ST STREET  
 RICHMOND, VIRGINIA 23223

**NO FOR  
 CONSTRUCTION**

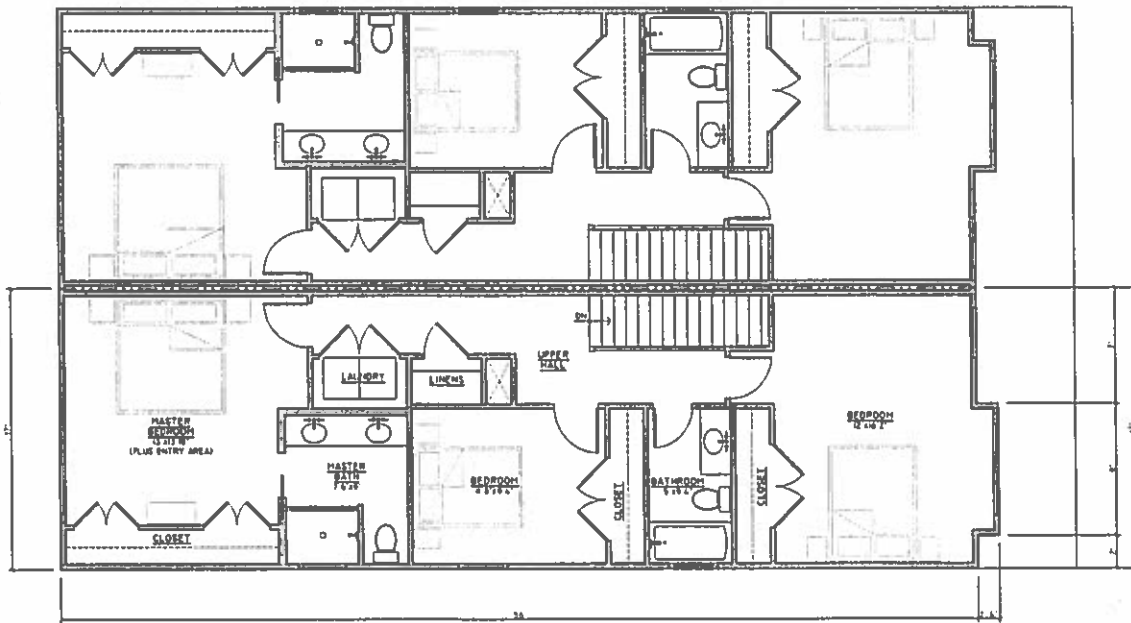
REVISION  
 SUP - FINAL OWNER REVIEW

DATE CHG  
 11/01/2013

BUILDING E  
 FIRST FLOOR PLANS  
**AI.IC**



**01 | C - FIRST FLOOR PLAN**  
 11/01/13



01 | C - SECOND FLOOR PLAN  
SCALE

**PROJECT CONTACTS**  
 DEVELOPER  
 RIVA SUGAR, LLC  
 804-398-9090  
 ARCHITECT  
 CHRISTOPHER WOLF  
 CHRYS WOLF ARCHITECTURE PLLC  
 804-396-7844

THREE NEW 2-STORY DUPLEXES  
 IN HISTORIC CHURCH HILL  
**700 N. 31ST ST. DUPLEXES**  
 700 NORTH 31ST STREET  
 RICHMOND, VIRGINIA 23223

**NOT FOR  
 CONSTRUCTION**

SET DESIGN  
 SUP - FINAL OWNER REVIEW

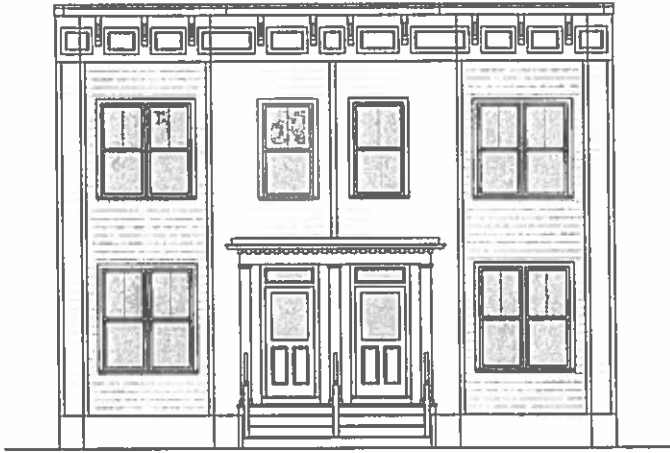
DATE/CHKD  
 11/01/2018

BUILDING C  
 SECOND FLOOR PLAN

**A1.2C**

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	CONCRETE FOUNDATION	1 (AS SHOWN)
02	CONCRETE AND CMU EXTERIOR	1 (AS SHOWN)
03	EIFS	1 (AS SHOWN)
04	CONCRETE CORNER FINISHES	1 (AS SHOWN)
05	WOOD DOOR	1 (AS SHOWN)
06	WOOD DOOR TRIM	1 (AS SHOWN)
07	WOOD	1 (AS SHOWN)
08	WOOD TRIM	1 (AS SHOWN)
09	WOOD TRIM	1 (AS SHOWN)
10	WOOD TRIM	1 (AS SHOWN)
11	WOOD TRIM	1 (AS SHOWN)
12	WOOD TRIM	1 (AS SHOWN)
13	WOOD TRIM	1 (AS SHOWN)
14	WOOD TRIM	1 (AS SHOWN)
15	WOOD TRIM	1 (AS SHOWN)
16	WOOD TRIM	1 (AS SHOWN)
17	WOOD TRIM	1 (AS SHOWN)
18	WOOD TRIM	1 (AS SHOWN)
19	WOOD TRIM	1 (AS SHOWN)
20	WOOD TRIM	1 (AS SHOWN)
21	WOOD TRIM	1 (AS SHOWN)
22	WOOD TRIM	1 (AS SHOWN)
23	WOOD TRIM	1 (AS SHOWN)
24	WOOD TRIM	1 (AS SHOWN)
25	WOOD TRIM	1 (AS SHOWN)
26	WOOD TRIM	1 (AS SHOWN)
27	WOOD TRIM	1 (AS SHOWN)
28	WOOD TRIM	1 (AS SHOWN)
29	WOOD TRIM	1 (AS SHOWN)
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31	WOOD TRIM	1 (AS SHOWN)
32	WOOD TRIM	1 (AS SHOWN)
33	WOOD TRIM	1 (AS SHOWN)
34	WOOD TRIM	1 (AS SHOWN)
35	WOOD TRIM	1 (AS SHOWN)
36	WOOD TRIM	1 (AS SHOWN)
37	WOOD TRIM	1 (AS SHOWN)
38	WOOD TRIM	1 (AS SHOWN)
39	WOOD TRIM	1 (AS SHOWN)
40	WOOD TRIM	1 (AS SHOWN)
41	WOOD TRIM	1 (AS SHOWN)
42	WOOD TRIM	1 (AS SHOWN)
43	WOOD TRIM	1 (AS SHOWN)
44	WOOD TRIM	1 (AS SHOWN)
45	WOOD TRIM	1 (AS SHOWN)
46	WOOD TRIM	1 (AS SHOWN)
47	WOOD TRIM	1 (AS SHOWN)
48	WOOD TRIM	1 (AS SHOWN)
49	WOOD TRIM	1 (AS SHOWN)
50	WOOD TRIM	1 (AS SHOWN)

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



01 | A - FRONT ELEVATION



02 | A - REAR ELEVATION

**PROJECT CONTACTS**  
 DEVELOPER:  
 RVA SIGAR, LLC  
 804.306.9019  
 ARCHITECT:  
 CHRISTOPHER WOLF  
 CHRIS WOLF ARCHITECTURE, PLLC  
 804.54.7644

**THREE NEW 2-STORY DUPLEXES  
 IN HISTORIC CHURCH HILL**  
**700 N. 31ST ST. DUPLEXES**  
 700 NORTH 31ST STREET  
 RICHMOND, VIRGINIA 23223

**NOT FOR  
 CONSTRUCTION**

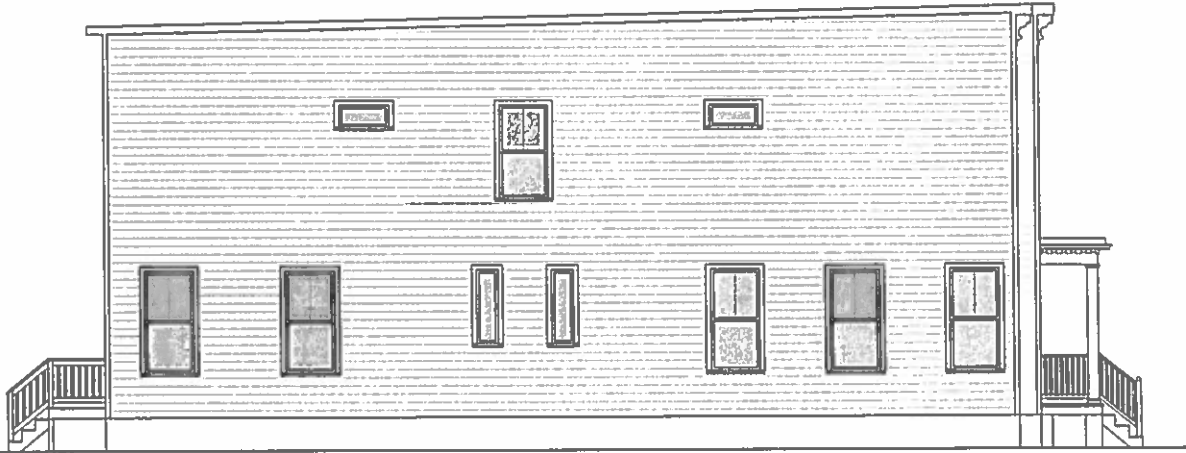
REVISED/ISSUED  
 SUP - FINAL OWNER REVIEW

DATE/NO.  
 11/04/2023

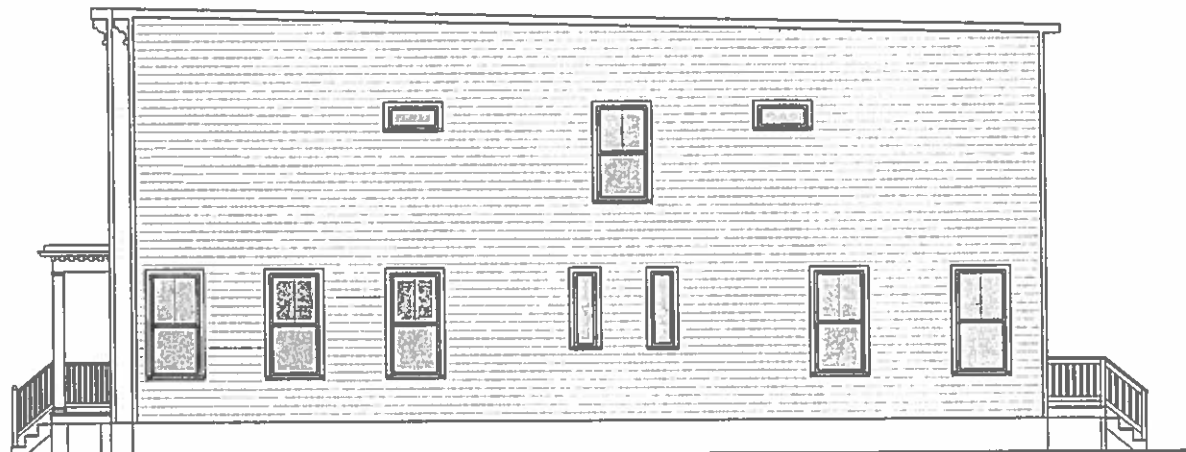
BUILDING A  
 FRONT & REAR ELEVATIONS

**A2.1A**





01 | A - LEFT ELEVATION



02 | A - RIGHT ELEVATION

**PROJECT CONTACTS**  
 DEVELOPER  
 RVA S&S JR. LLC  
 804-306-0098  
 ARCHITECT  
 CHRISTOPHER WOLF  
 CHRIS WOLF ARCHITECTURE PLLC  
 804-514-7044

THREE NEW 2-STORY DUPLEXES  
 IN HISTORIC CHURCH HILL  
**700 N. 31ST ST. DUPLEXES**  
 700 NORTH 31ST STREET  
 RICHMOND, VIRGINIA 23223

NOT FOR  
 CONSTRUCTION

REVISIONS  
 CLP - FINAL OWNER REVIEW

DATE: 11/01/2018

BUILDING A  
 SIDE ELEVATIONS

**A2.2A**

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	EXTERIOR FOUNDATION	1/2" GRAY
02	FOUNDATION AND V.P. EXPOS.	1/2" GRAY
03	CONCRETE	WHITE
04	CONCRETE/CONCRETE BRICKS	WHITE
05	EXTERIOR WALL	1/2" BRICK
06	EXTERIOR WALL	1/2" BRICK
07	EXTERIOR WALL	1/2" BRICK
08	EXTERIOR WALL	1/2" BRICK
09	EXTERIOR WALL	1/2" BRICK
10	EXTERIOR WALL	1/2" BRICK
11	EXTERIOR WALL	1/2" BRICK
12	EXTERIOR WALL	1/2" BRICK
13	EXTERIOR WALL	1/2" BRICK
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15	EXTERIOR WALL	1/2" BRICK
16	EXTERIOR WALL	1/2" BRICK
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45	EXTERIOR WALL	1/2" BRICK
46	EXTERIOR WALL	1/2" BRICK
47	EXTERIOR WALL	1/2" BRICK
48	EXTERIOR WALL	1/2" BRICK
49	EXTERIOR WALL	1/2" BRICK
50	EXTERIOR WALL	1/2" BRICK

EXTERIOR FINISH NOTES:  
 EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS  
 UNLESS NOTED OTHERWISE  
 2. GRADES SHOWN APPROXIMATE, V.P.P.



01 | B - FRONT ELEVATION  
 1/8" = 1'



02 | B - REAR ELEVATION  
 1/8" = 1'

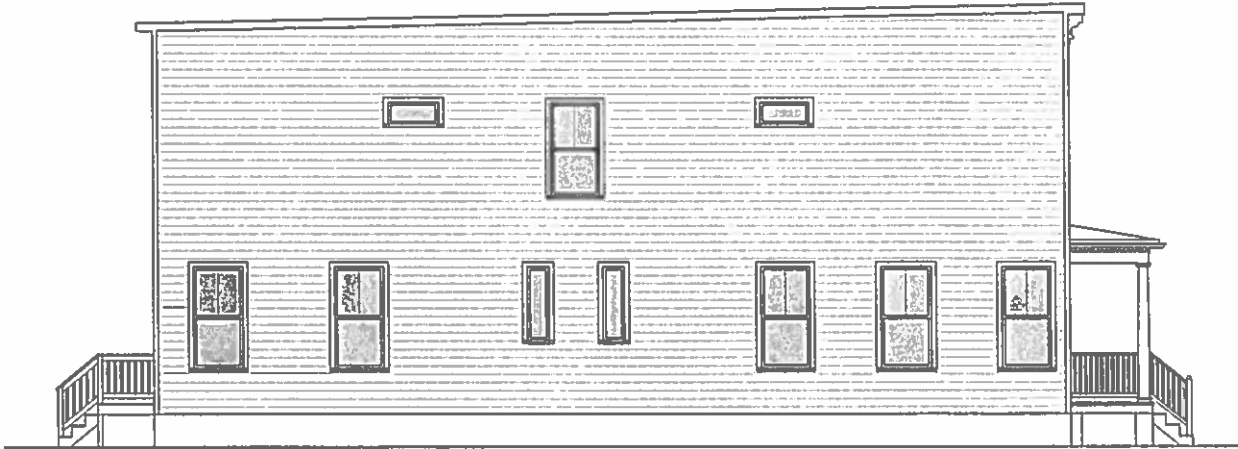
PROJECT CONTACTS  
 DEVELOPER:  
 RVD S&B AR, LLC  
 800-560-0016  
 ARCHITECT:  
 CHRISTOPHER WOLF  
 CHRIS WOLF ARCHITECTURE, PLLC  
 800-516-7066

THREE NEW 2-STORY DUPLEXES  
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 RICHMOND, VIRGINIA 23223

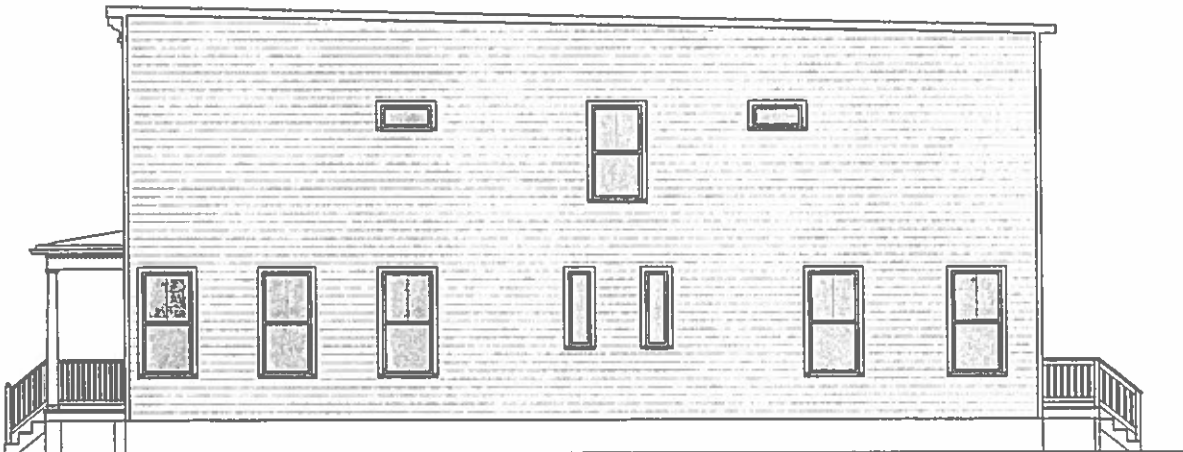
NOT FOR  
 CONSTRUCTION

ALL MEASUREMENTS  
 SHOWN ARE FINAL UNLESS OTHERWISE NOTED  
 DATE PLOTTED:  
 11/01/2018

BUILDING B  
 FRONT & REAR ELEVATIONS  
**A2.IB**



01 | B - LEFT ELEVATION  
1/4" = 1' - 0"



02 | B - RIGHT ELEVATION  
1/4" = 1' - 0"

**PROJECT CONTACTS**  
 DEVELOPER:  
 PVA SUGAR, LLC  
 804-508-0099  
 ARCHITECT:  
 CHRISTOPHER WOLF  
 CHRIS WOLF ARCHITECTURE, PLLC  
 804-544-7644

THREE NEW 2-STORY DUPLEXES  
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NOT FOR  
 CONSTRUCTION

SET/REVISIONS  
 SUP - FINAL OWNER REVIEW  
 DATE/ISSUE  
 11/01/2018  
 BUILDING B  
 SIDE ELEVATIONS

**A2.2B**

EXTERIOR FINISH SCHEDULE		
NO	COMPONENT/MATERIAL	COLOR/FINISH
01	PAVEMENT	ASPHALT
02	CONCRETE	PAINT
03	BRICK	PAINT
04	WOOD	PAINT
05	ROOFING	ASPH/FLT
06	TRUSS ROOF SYSTEM	ASPH/FLT
07	TRUSS ROOF INSULATION	ASPH/FLT
08	TRUSS ROOF SHEATHING	ASPH/FLT
09	TRUSS ROOF BRACING	ASPH/FLT
10	TRUSS ROOF JOISTS	ASPH/FLT
11	TRUSS ROOF RAFTERS	ASPH/FLT
12	TRUSS ROOF GIRDERS	ASPH/FLT
13	TRUSS ROOF COLLARS	ASPH/FLT
14	TRUSS ROOF BRACES	ASPH/FLT
15	TRUSS ROOF HANGERS	ASPH/FLT
16	TRUSS ROOF JOISTS	ASPH/FLT
17	TRUSS ROOF RAFTERS	ASPH/FLT
18	TRUSS ROOF GIRDERS	ASPH/FLT
19	TRUSS ROOF COLLARS	ASPH/FLT
20	TRUSS ROOF BRACES	ASPH/FLT
21	TRUSS ROOF HANGERS	ASPH/FLT

EXTERIOR FINISH NOTES:  
 1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.  
 2. GRAPHS SHOWN APPROXIMATE V.P.P.



01 | C - FRONT ELEVATION  
1/4" = 1'-0"



02 | C - REAR ELEVATION  
1/4" = 1'-0"

**PROJECT CONTACTS**

DEVELOPER  
 RIVA SUGAR LLC  
 866-300-0010  
 ARCHITECT  
 CHRISTOPHER WOLF  
 CHRISTOPHER WOLF ARCHITECTURE PLLC  
 864-534-7644

THREE NEW 2-STORY DUPLEXES  
 IN HISTORIC CHURCH HILL

**700 N. 31ST ST. DUPLEXES**

700 NORTH 31ST STREET  
 RICHMOND, VIRGINIA 23223

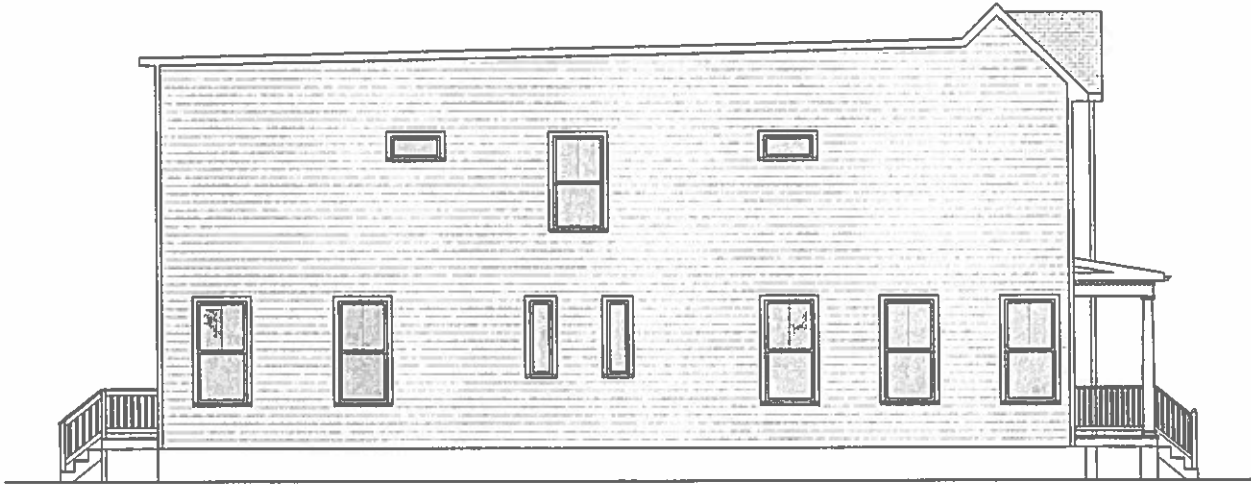


SET REVISION  
 SUP - FINAL OWNER REVIEW

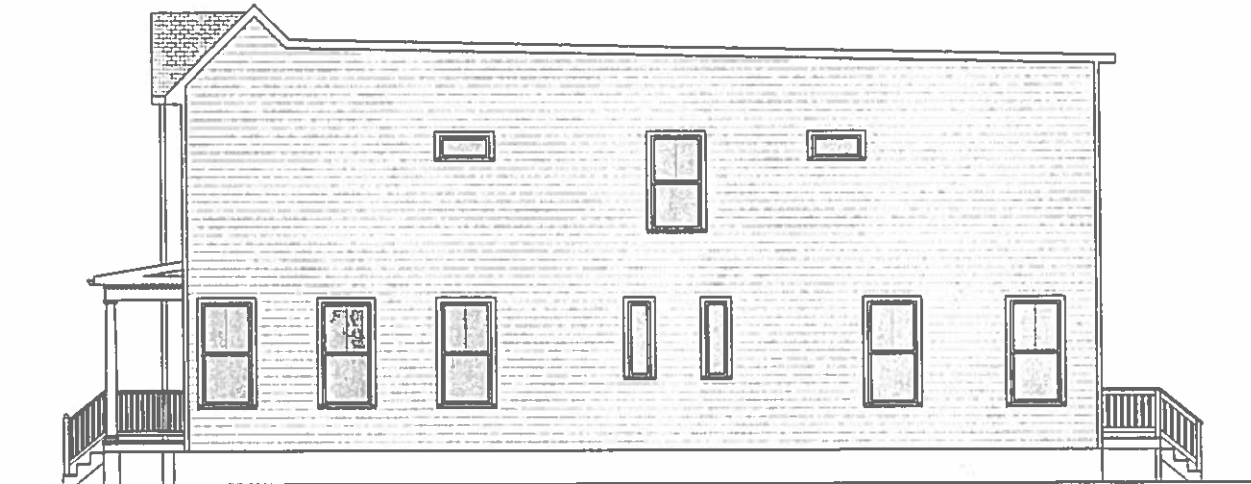
DATE CHANGED  
 11 01 2018

BUILDING C  
 FRONT & REAR ELEVATIONS

**A2.IC**



01 | C - LEFT ELEVATION  
DATE: 11/01/2018



02 | C - RIGHT ELEVATION  
DATE: 11/01/2018

**PROJECT CONTACTS**  
 DEVELOPER  
 RVA SUGAR, LLC  
 804-308-9019  
 ARCHITECT  
 CHRISTOPHER WOLF  
 CHRIS WOLF ARCHITECTURE, PLLC  
 804-541-7044

THREE NEW 2-STORY DUPLEXES  
 IN HISTORIC CHURCH HILL  
**700 N. 31ST ST. DUPLEXES**  
 700 NORTH 31ST STREET  
 RICHMOND, VIRGINIA 23223

NOT FOR  
 CONSTRUCTION

1st REVISION  
 SUP - FINAL OWNER REVIEW  
 DATE: 11/01/2018  
 BUILDING C  
 SIDE ELEVATIONS

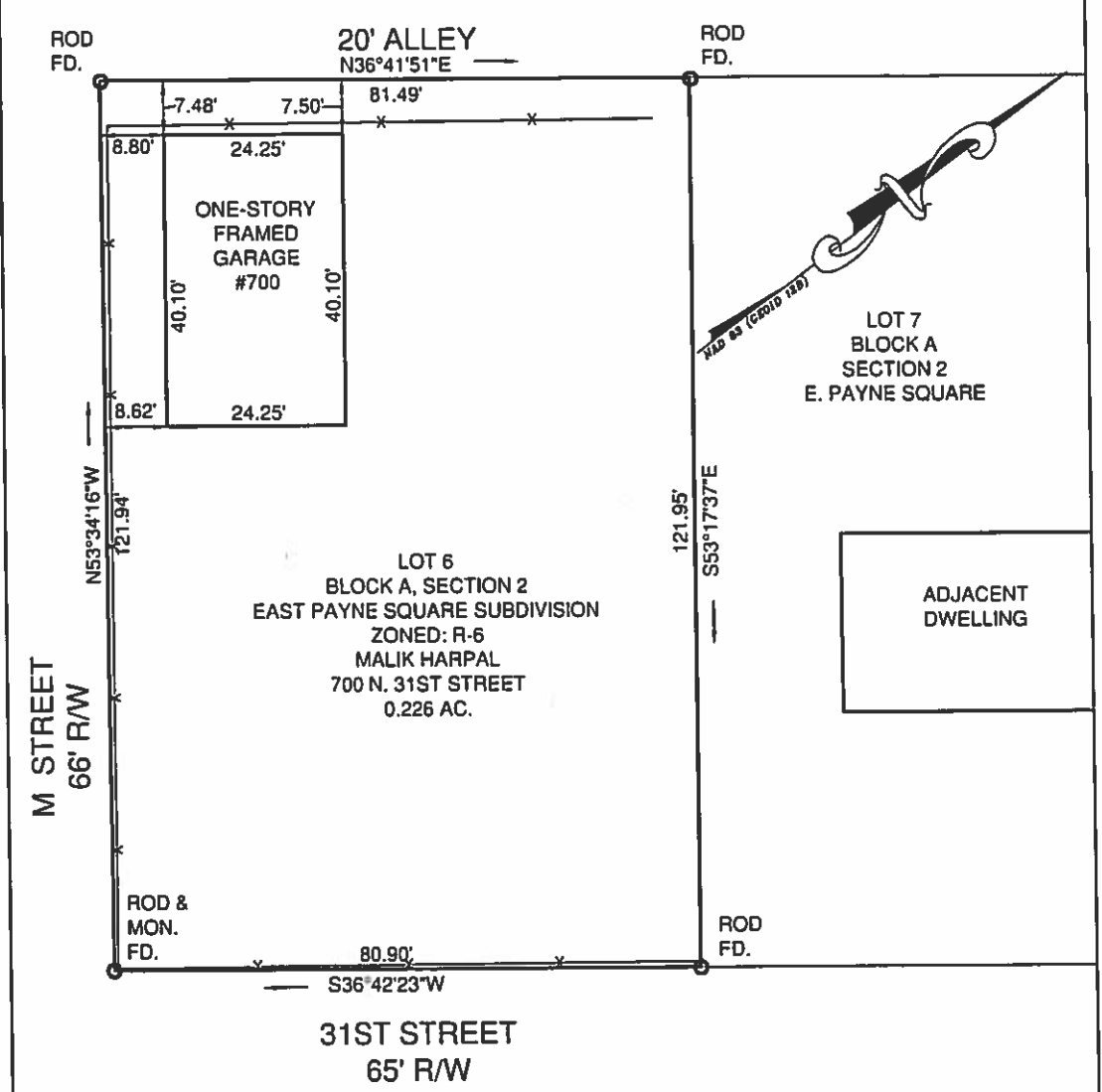
**A2.2C**

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL # 5101290041E, EFFECTIVE DATE JULY 16, 2014.

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

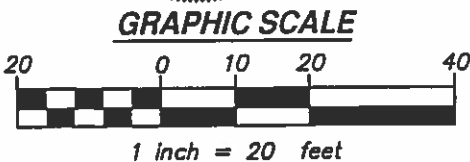
REFERENCE PLAT E. PAYNE SQUARE, SECTION II, BLOCK "A", SUBDIVISION PLAT BY AUSTIN BROCKENBROUGH AND ASSOCIATES, DATED FEBRUARY 27, 1979.



THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON OCTOBER 15, 2018. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.

*Charles C. Townes, II*  
 COMMONWEALTH OF VIRGINIA  
 CHARLES C. TOWNES, II  
 Lic. No. 2803  
 10/17/18  
 LAND SURVEYOR

**PLAT SHOWING**  
**PHYSICAL IMPROVEMENTS OF**  
**LOT 6, BLOCK A, SECTION 2**  
**E. PAYNE SQUARE SUBDIVISION**  
**FOR**  
**KIWI DEVELOPMENT**  
 CITY OF RICHMOND, VIRGINIA  
 DATE: OCTOBER 17, 2018 SCALE: 1"=20'



**townes**  
 consulting engineers, planners, and land surveyors

2463 boulevard  
 colonial heights, va 23834  
 telephone: 804.520.9015  
 facsimile: 804.520.9016  
 email: cctownes@townespc.com

DRAWN BY: C.A.L. CHECKED BY:

ATTN: CASEY WHITE