

INTRODUCED: December 15, 2025

AN ORDINANCE No. 2025-267

To authorize the special use of the property known as 1403 North 32nd Street for the purpose of a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JAN 12 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 1403 North 32nd Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of a multifamily dwelling containing up to four dwelling units, which use, among other things, is not currently allowed by section 30-410.1 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: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ 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 1403 North 32nd Street and identified as Tax Parcel No. E000-0800/010 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Survey of Lot and Improvements Thereon Located at #1403 N. 32nd Street, Richmond, Virginia,” prepared by A.G. Harocopos & Associates, P.C., and dated December 14, 2023, 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 a multifamily dwelling containing up to four dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1403 North 32nd Street,” prepared by Gilliam Design, LLC, and dated July 28, 2025, and “Survey of Lot and Improvements Thereon Located at #1403 N. 32nd Street, Richmond, Virginia,” prepared by A.G. Harocopos & Associates, P.C., and dated December 14, 2023, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

(a) The Special Use of the Property shall be as a multifamily dwelling containing up to four dwelling units, substantially as shown on the Plans.

(b) All building elevations and site improvements shall be substantially as shown on

the Plans.

(c) Vinyl siding shall not be permitted.

(d) All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 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 two street trees along North 32nd 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 or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 730 consecutive calendar days, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within

1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: October 17, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

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

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

RE: To authorize the special use of the property known as 1403 N 32th Street, for the purpose of a multi-family dwelling, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize the construction of a new four-unit multi-family dwelling. Multi-family dwellings are not permitted uses in the R-5 Single-Family Residential district where the property is located.

BACKGROUND: The property is located on the east side of North 32nd Street near the intersection with T Street. The property is irregularly shaped with 65 feet of street frontage and approximately 34 feet along the rear alley. The parcel is 6,336 square feet in area. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined as "existing or new highly walkable urban neighborhoods that are predominantly residential." (p. 56)

Intensity: Buildings heights are generally two to four stories. (p. 56)

The current zoning for this property is R-5 Single-Family Residential District. Adjacent and surrounding properties are also located within this district. The area is generally single-family detached residential. The density of the proposed is two units upon .1722 acres or 11 units per acre.

COMMUNITY ENGAGEMENT: Church Hill Central Civic Association was 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: December 8, 2025

CITY COUNCIL PUBLIC HEARING DATE: January 12, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission January 6, 2026

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:

David Watson, Senior Planner, Land Use Administration (Room 511) 646-1036

**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/LocationProperty Address: 1403 N 32nd Street

Date: _____

Tax Map #: E0000800010 Fee: \$300Total area of affected site in acres: 0.145(See **page 6** for fee schedule, please make check payable to the "City of Richmond")**Zoning**Current Zoning: R-5Existing Use: Single-family detached**Proposed Use**

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

Construction of two (2) new two-family dwellings

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 / Mark BakerCompany: Baker Development ResourcesMailing Address: 530 East Main Street, Suite 730City: RichmondState: VAZip Code: 23219Telephone: (804) 874-6275Fax: ()

Email: _____

Property Owner: BILLIE ERICA CHENILLE AND JOYCE

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

(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: 14430 Old Bond StreetCity: ChesterfieldState: VAZip Code: 23832Telephone: (804) 601-0550Fax: ()

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

July 16, 2024

Rev: July 29, 2025

Special Use Permit Request

1403 N 32nd Street, Richmond, Virginia

Map Reference Number: E000-0800/010

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:

Mark Baker

Baker Development Resources

530 East Main Street, Suite 730

Richmond, VA 23219

Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 1403 N 32nd Street (the "Property"). The SUP would authorize the construction of four (4) dwelling units, configured as single-family attached on the Property. The multifamily use is not permitted by the underlying R-5 Single-Family Residential zoning district, and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the western line of N 32nd Street between T Street and U Street. The parcel is roughly 70 feet wide, 128 feet deep and contains approximately 6,336 square feet of lot area. It is referenced by the City Assessor with tax parcel numbers E000-0800/010 and is currently improved with a one-story single-family dwelling. The Property is accessible by a north-south alley to the rear.



The properties in the vicinity are developed with a mix of single-family, two-family, and multifamily residential uses. The dwellings in the area consist of a wide range of forms but are primarily of frame construction with horizontal lap siding. The newer multifamily dwellings in the Armstrong Renaissance neighborhood include some brick facades as well.

EXISTING ZONING

The Property and the surrounding properties, including the subject block and the adjacent block to the east, are zoned R-5 Single-Family Residential. Further east and in the next block to the south across T Street are properties zoned R-6 Single-Family Attached Residential, which permits the proposed two-family detached dwelling use. To the west, there are properties zoned R-53 Multi-Family Residential. Additionally, to the north are properties zoned R-5 Single-Family but with a substantial collection of properties within a Community Unit Plan that is denser than what is permitted by the underlying zoning.

TRANSPORTATION

The Property is located less than a quarter mile from N 31st Street which is serviced by the 12 bus line and provides connection to the south towards Shockoe Bottom and Downtown towards the Transfer Station, which provides connection to the rest of the City.

MASTER PLAN DESIGNATION

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

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

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every

- residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to “Increase the number of mixed-income communities along enhanced transit corridors.”
 - Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance. “
 - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
 - Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
 - Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
 - Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards.”
 - Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The applicant is proposing to construct four dwelling units, configured as single-family attached on the Property.

PURPOSE OF REQUEST

The Property is irregularly shaped with approximately 65 feet of frontage along N 32nd Street, 33.76 feet of frontage along the rear alley, a depth of 124.15 feet, and containing roughly 6,132 square feet of lot area. The owner is proposing to remove the existing dwelling and construct four new dwelling units, configured as four attached single-family dwellings on the Property. The proposed dwellings are configured in a town-home style with separate entrances for each unit and would present as two single-family attached dwellings from the street. While the multifamily use is recommended as a primary use by the Richmond 300 Master Plan and is commonly found in the area, it is not permitted by

the underlying R-5 Single Family Residential zoning district, and therefore, the SUP is required.

In exchange for the SUP, the intent of this request is to ensure the development of two high-quality two-family dwellings. Furthermore, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by-right development.

PROJECT DETAILS/DESIGN

When complete, the proposed dwellings would each be two stories in height and configured as townhomes with two, two story dwellings fronting the street and two one-story dwellings attached at the rear of the parcel. The two-story units would include three bedrooms and two and a half bathrooms in approximately 1620 square feet of finished floor area. The rear one-story units would include one bedroom and one bathroom in approximately 342 square feet of finished floor area. All of the proposed plans are modern and open and have been designed to meet the needs of the market.

The new dwellings would be of frame construction and clad in quality building materials including cementitious lap siding in order to ensure durability. A full-width front porch would engage the street and provide usable outdoor living space. Furthermore, the proposed dwellings massing, and architectural styles are designed to be compatible with nearby dwellings and are consistent with the historical homes found in the neighborhood. Lastly, two parking spaces would be provided to the rear.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 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 SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are compatible with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for new development to occur. The improvement of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

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

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The traffic generation for the additional dwelling units would be negligible, especially with the provision of two off-street parking spaces. As such, the SUP 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 SUP will not tend to overcrowd 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.***

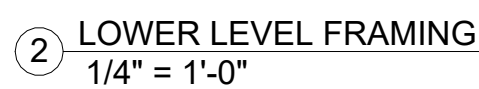
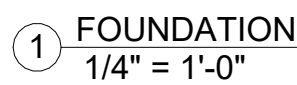
The SUP would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

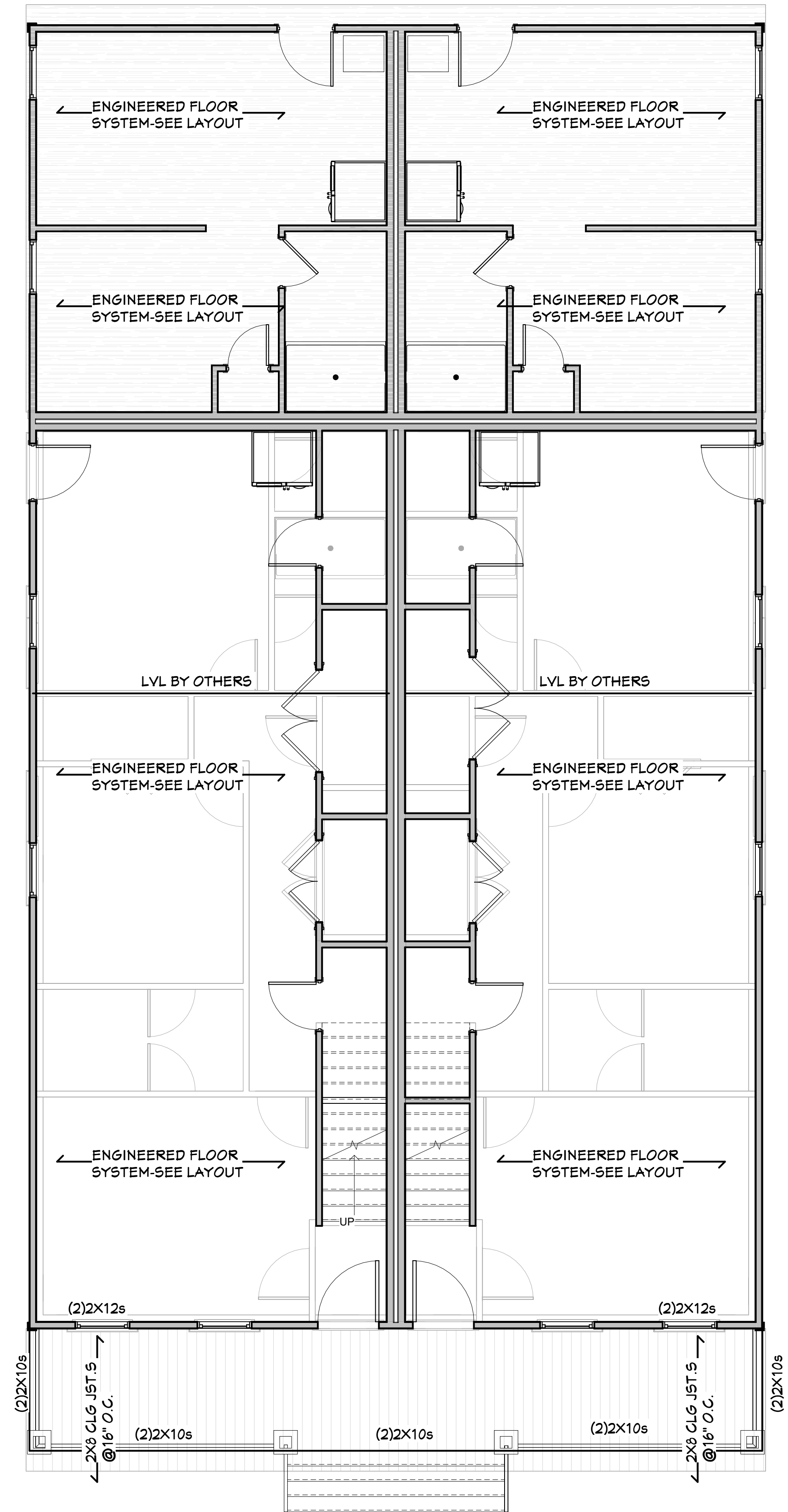
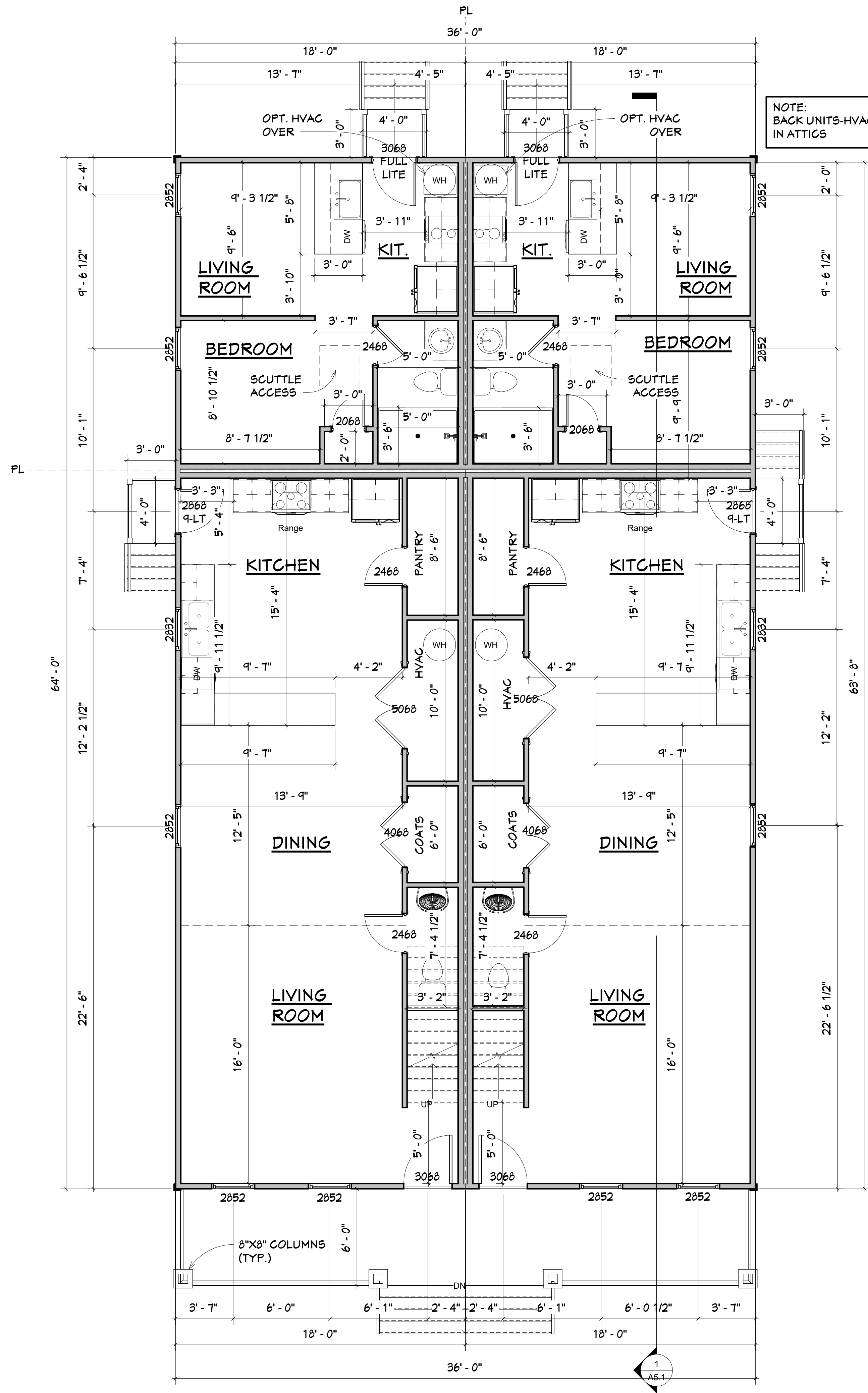
- ***Interfere with adequate light and air.***

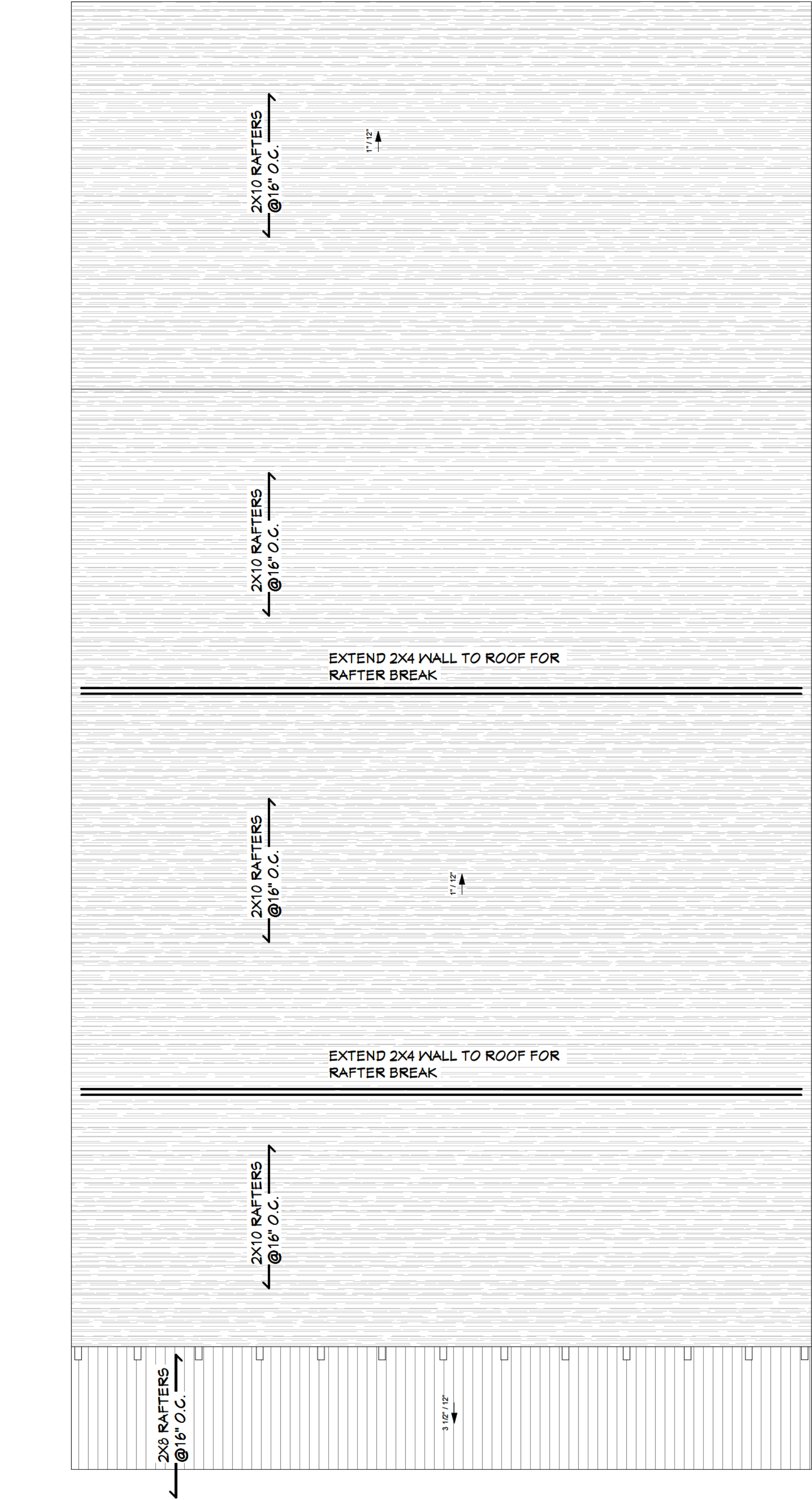
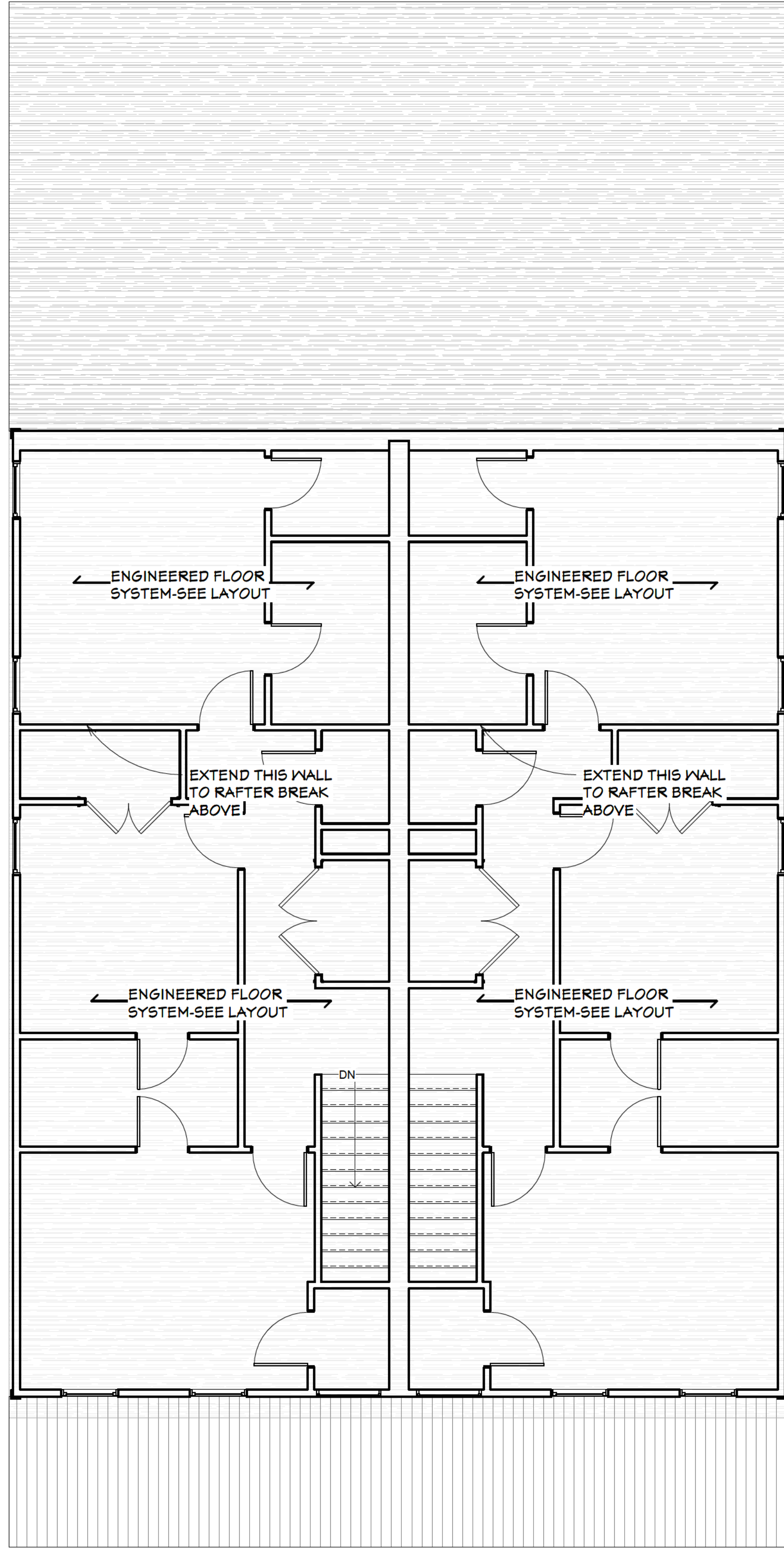
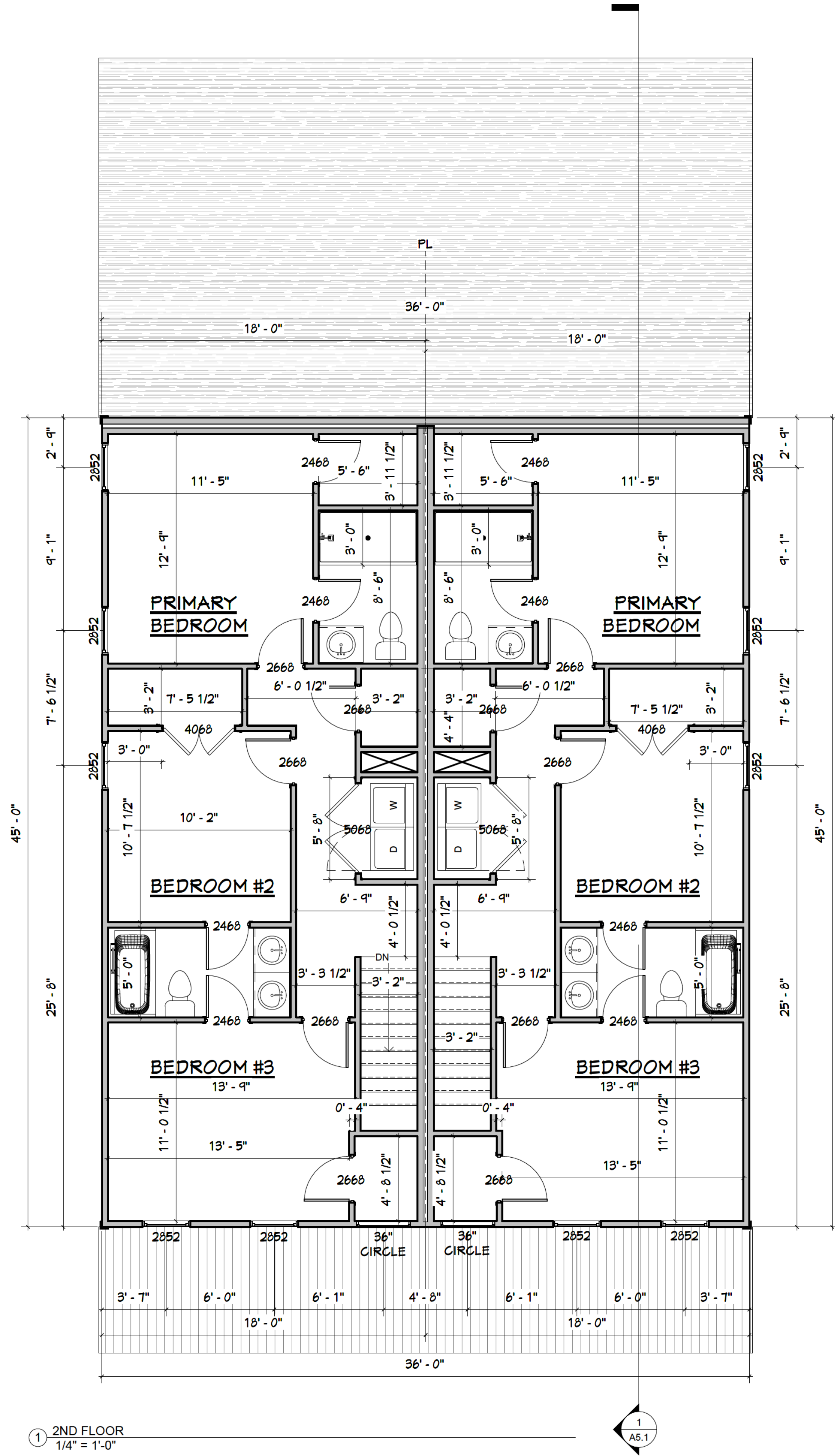
The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity and normal side yard setbacks would be met. As a result, this request will not interfere with the provision of adequate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

Summary

In summary we are enthusiastically seeking approval for the construction of four new dwellings, configured as single-family attach on the Property. The SUP represents an ideal, small-scale urban infill development for this location. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality housing opportunities consistent with Master Plan guidance. This would contribute to the overall vibrancy of the block though the provision of an appropriate urban form and use that is consistent with the development pattern and surrounding neighborhood.





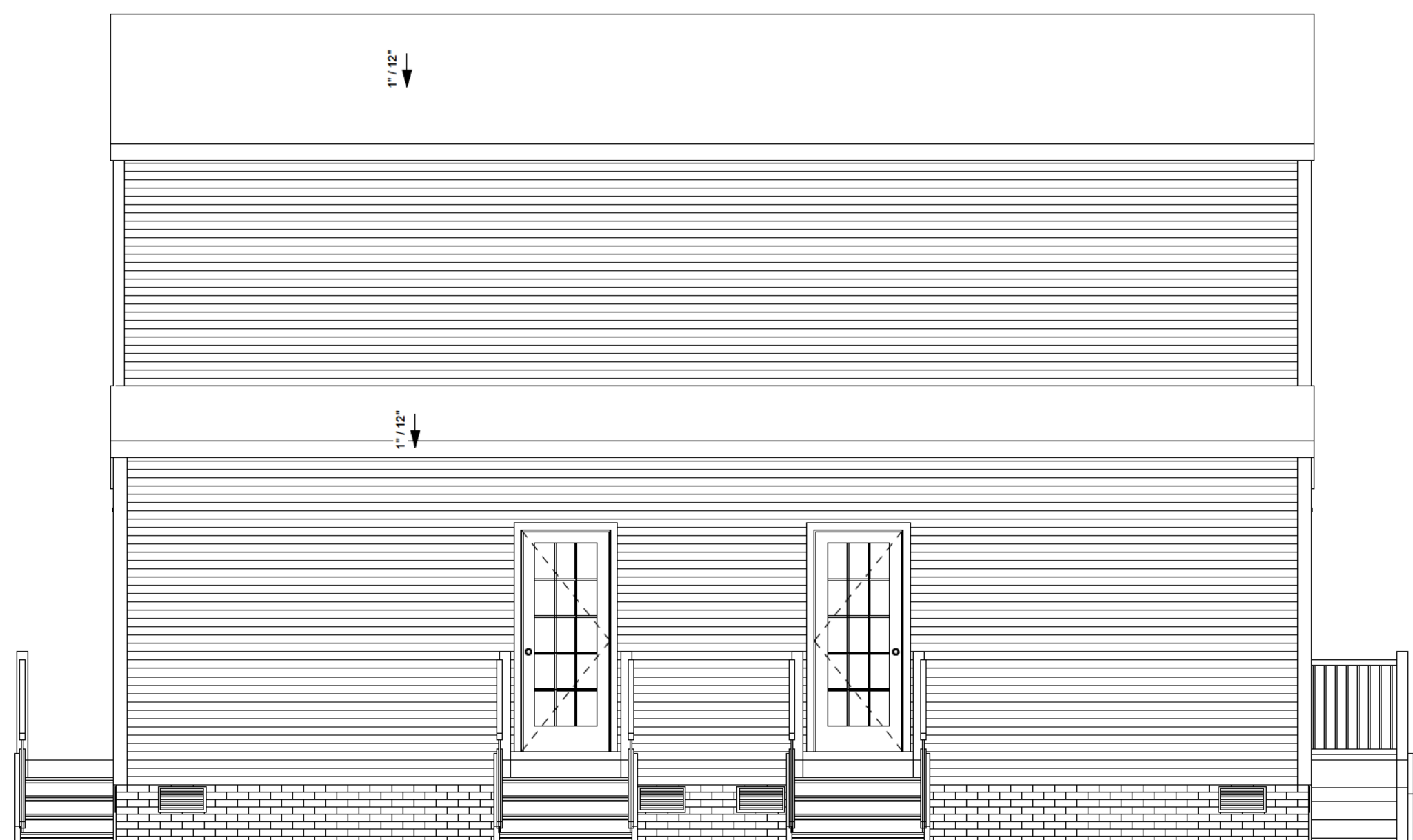




① FRONT ELEVATION
1/4" = 1'-0"



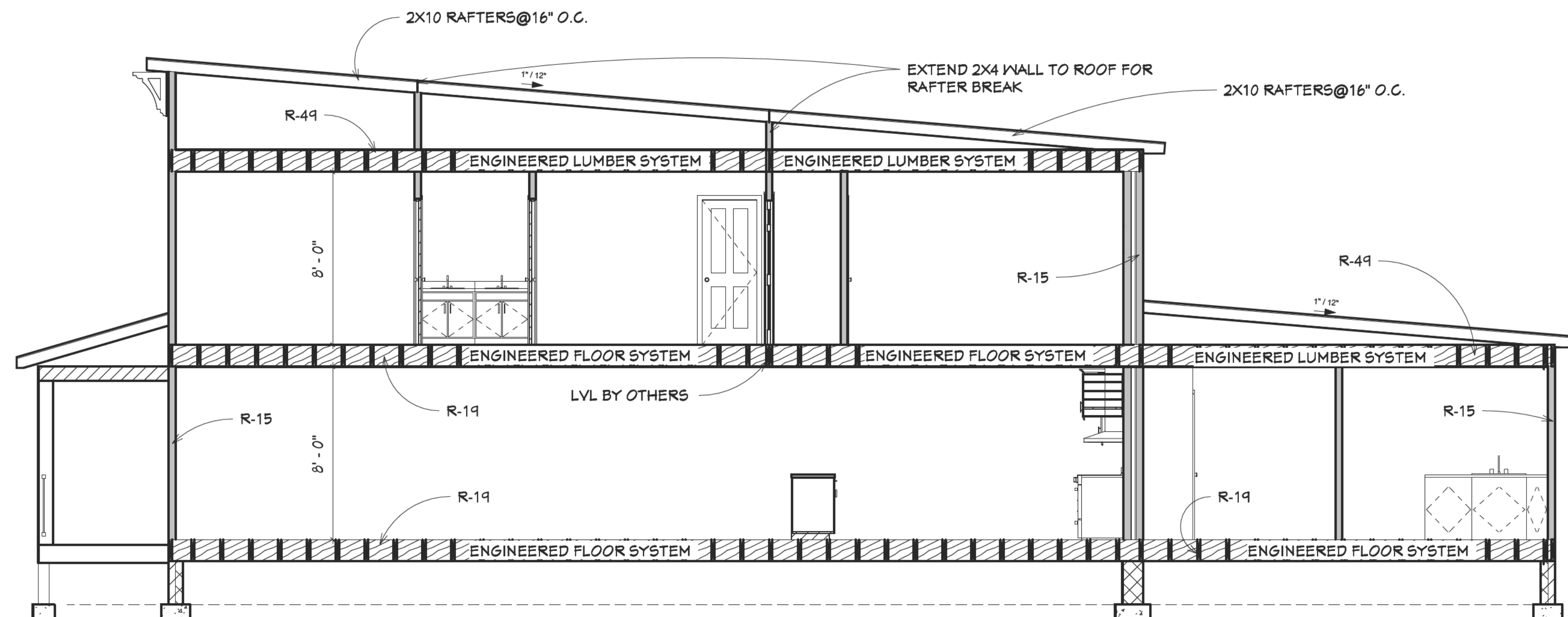
② LEFT ELEVATION
1/4" = 1'-0"



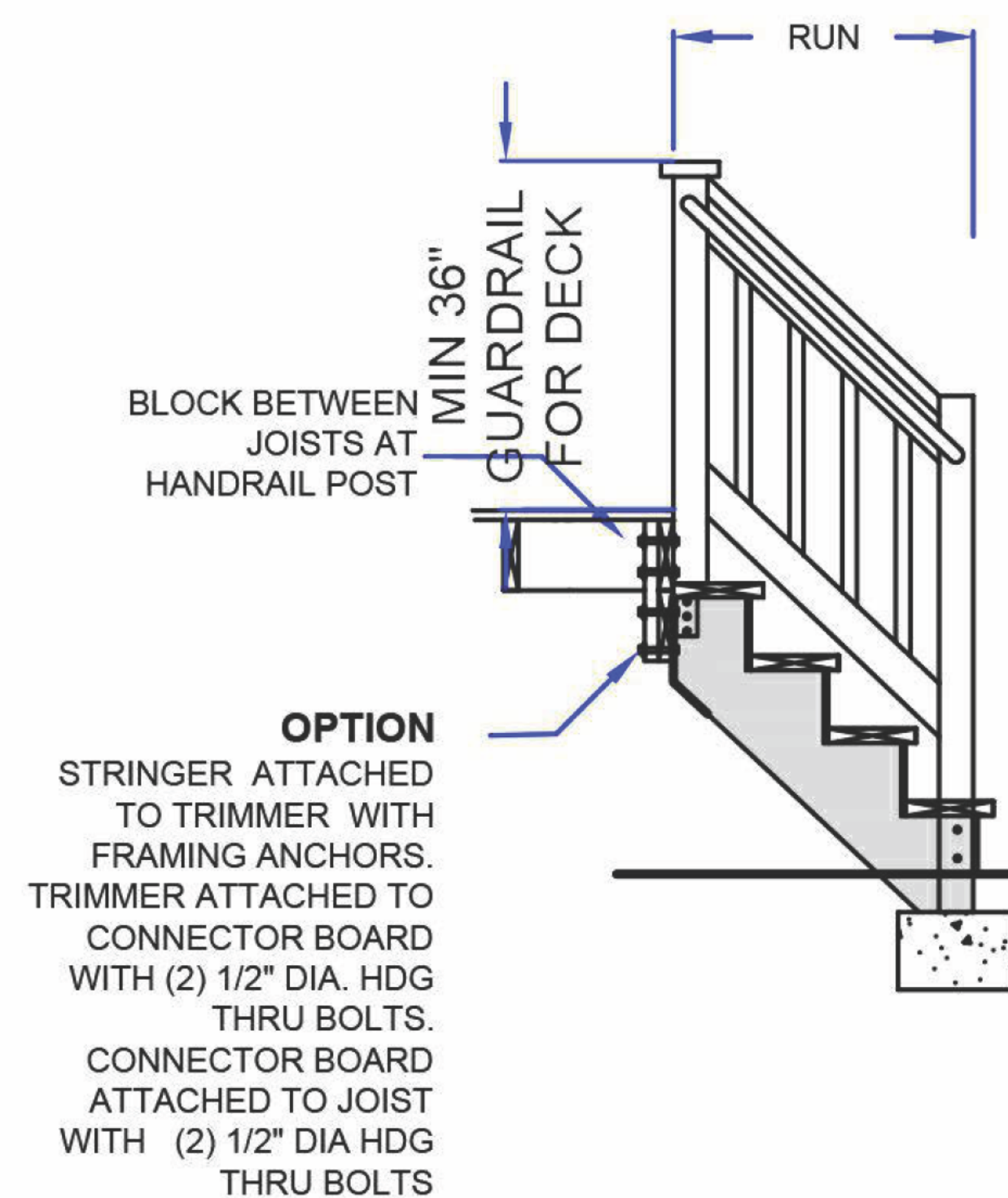
③ REAR ELEVATION
1/4" = 1'-0"



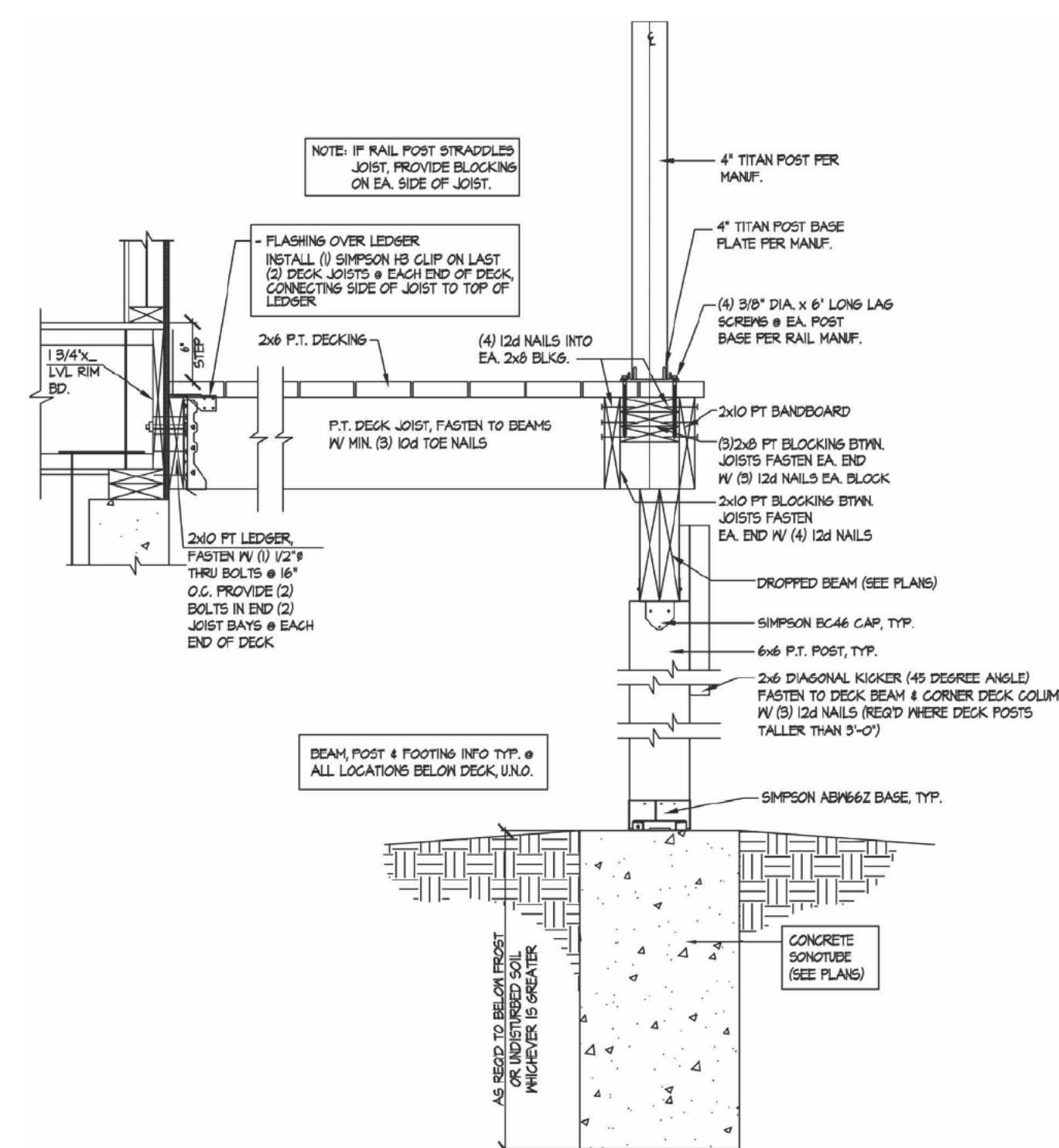
④ RIGHT ELEVATION
1/4" = 1'-0"



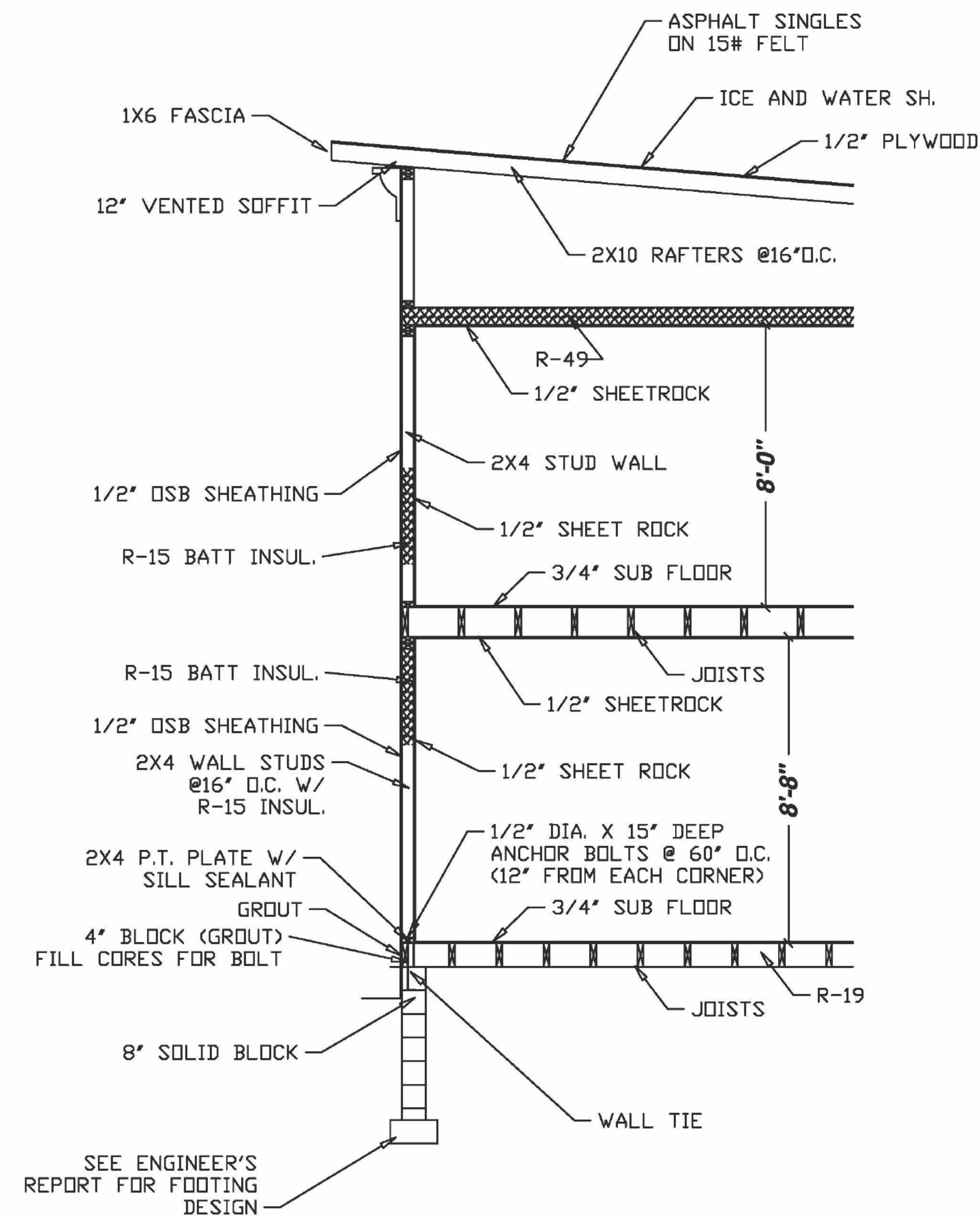
1 SECTION
1/4" = 1'-0"



STEP DETAIL-N.T.S.



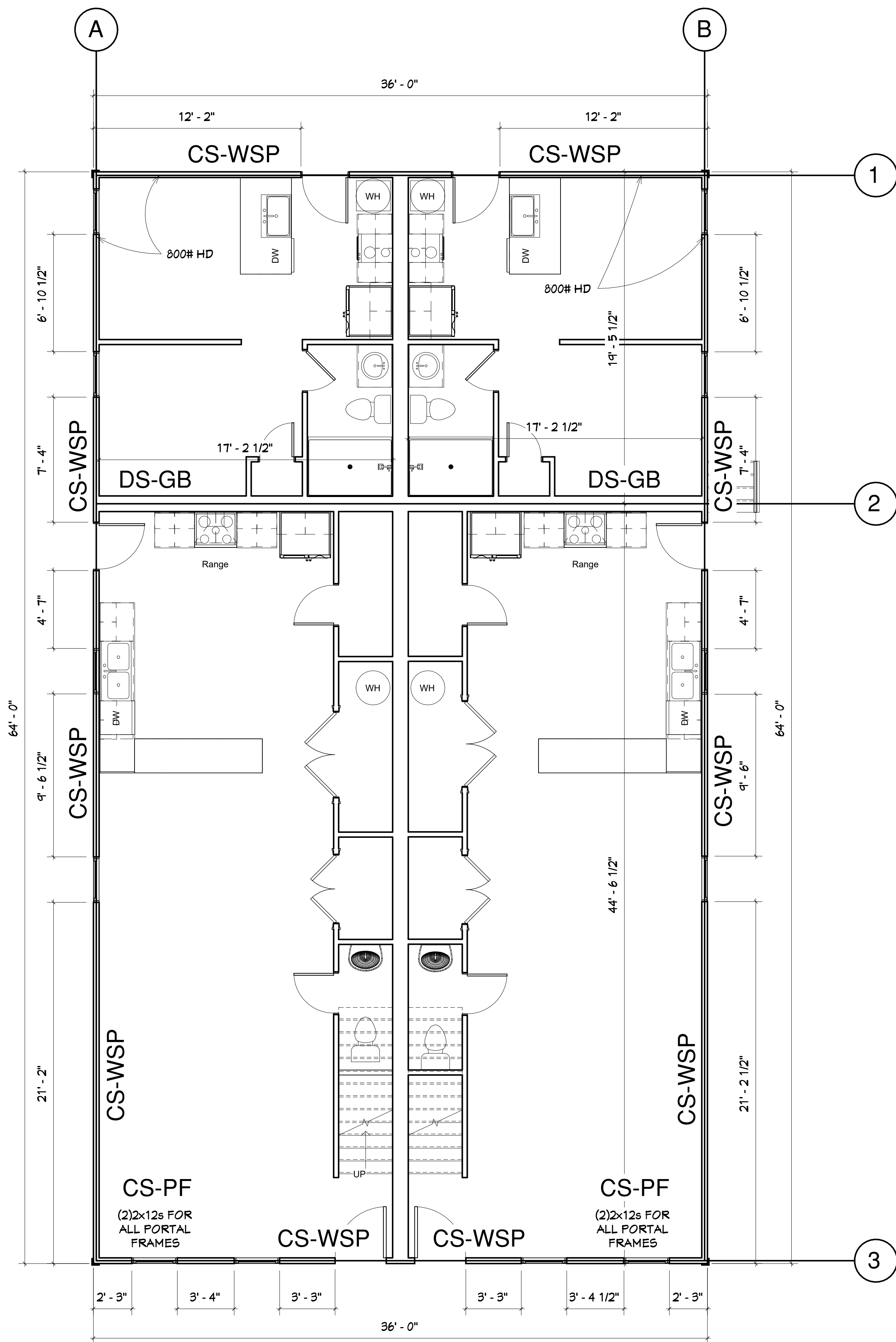
DECK DETAIL-N.T.S.



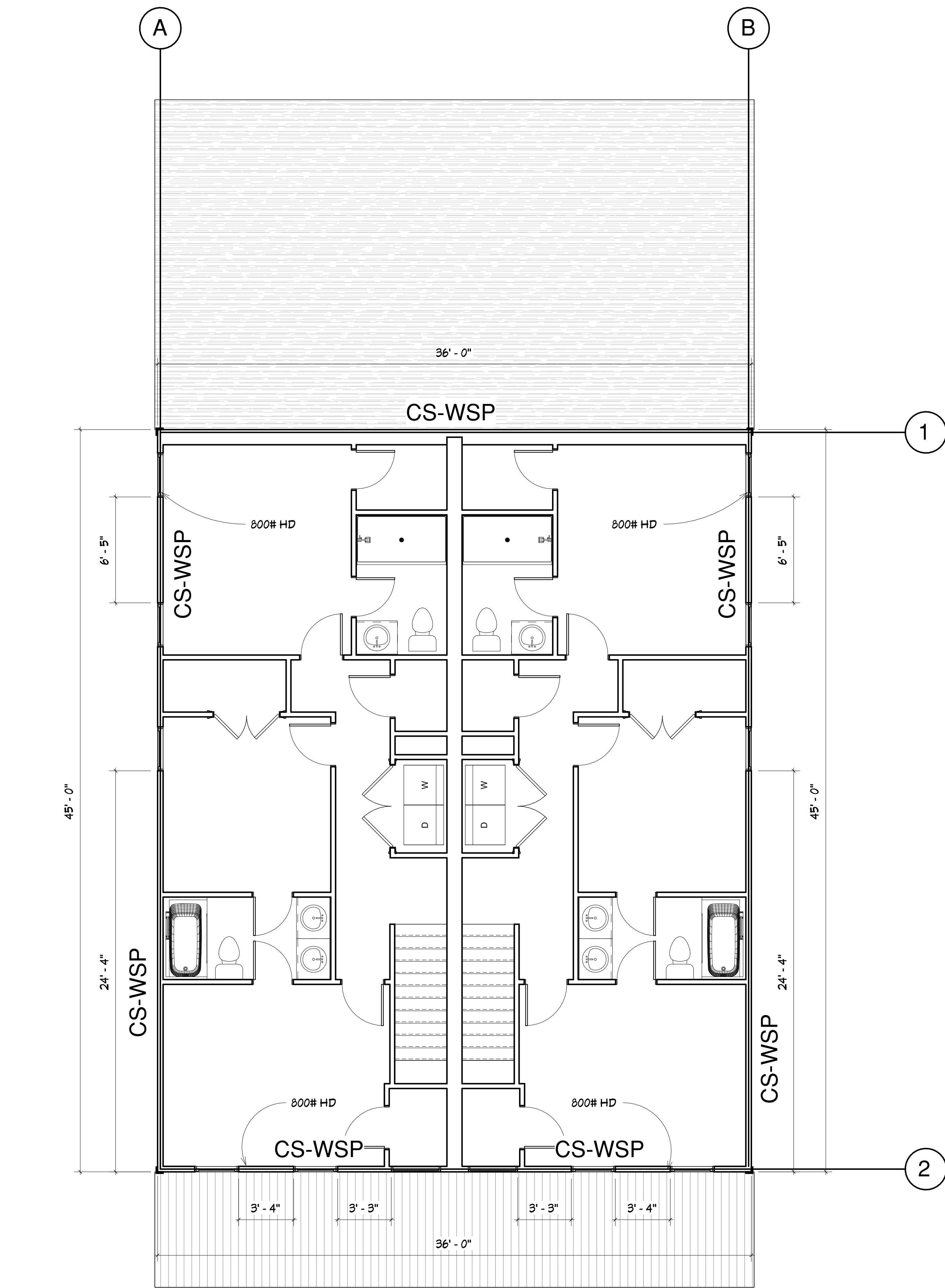
WALL SECTION

SCALE N.T.S.

Classic Wall Bracing Worksheet



Ultimate Wind Speed (mph)		130										
BWL Designation		1		2		3		A		B		
No. of Floors above BWL		0		1		1		1		1		
BWP Method		CS-WSP		GB		CS-WSP		CS-WSP		CS-WSP		
Average BWL Spacing (ft)		19.41		31.95		44.5		36		36		
Tabular Requirement (ft)		3.91		24.37		16.35		13.60		13.60		
Adjustments	Exposure	B	1.00	B	1.00	B	1.00	B	1.00	B	1.00	
	Eave-to-Ridge Ht. (ft)	3.91	0.70	3.91	0.85	3.91	0.85	3.91	0.85	3.91	0.85	
	Max. Wall Ht. (ft)	8.00	0.90	8.00	0.90	8.00	0.90	8.00	0.90	8.00	0.90	
	No. of BWLs	3	1.30	3	1.30	3	1.30	2	1.00	2	1.00	
	Omit Interior Finish?	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	
	Added Hold-downs?	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	
	Joints Blocked?	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	
	Fasteners @ 4" o.c.?	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	
Required BWP Length (ft)		3.20		24.23		16.26		10.40		10.40		
Actual BWPs	Contributing Length (ft) WSP=actual SFB=actual GB(ss)=0.5xactual GB(ds)=actual CS-PF=1.5xactual PFG=1.5xactual PFH=4' ABW=4'	BWP	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length
		1	CS-WSP	12.16	GB (ds)	17.16	GB (ds)	5.58	CS-WSP	6.83	CS-WSP	6.83
		2	CS-WSP	12.16	GB (ds)	17.16	CS-WSP	3.25	CS-WSP	7.33	CS-WSP	7.33
		3					CS-WSP	3.25	CS-WSP	4.58	CS-WSP	4.58
		4					GB (ds)	5.58	CS-WSP	9.50	CS-WSP	9.50
		5							CS-WSP	21.16	CS-WSP	21.16
		6										
		7										
Actual BWP Length (ft)		24.32		34.32		17.66		49.40		49.40		
Actual ≥ Required?		PASS		PASS		PASS		PASS		PASS		
BWPs ≤ 20' Apart?		Yes		Yes		Yes		Yes		Yes		
≥ 2 Panels in BWL?		Yes		Yes		Yes		Yes		Yes		
BWP 10' from Ends?		Yes		Yes		Yes		Yes		Yes		
Continuous Sheathing End Conditions		End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	
		3	3	3	3	1	1	4	3	4	3	
BWL Compliance		PASS		PASS		PASS		PASS		PASS		



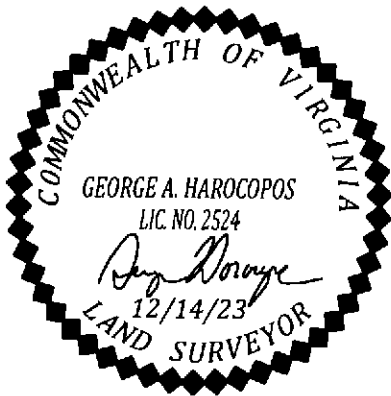
Classic Wall Bracing Worksheet

Ultimate Wind Speed (mph)		130								
BWL Designation		1		2		A		B		
No. of Floors above BWL		0		0		0		0		
BWP Method		CS-WSP		CS-WSP		CS-WSP		CS-WSP		
Average BWL Spacing (ft)		45		45		36		36		
Tabular Requirement (ft)		8.50		8.50		6.90		6.90		
Adjustments	Exposure	B	1.00	B	1.00	B	1.00	B	1.00	
	Eave-to-Ridge Ht. (ft)	3.91	0.70	3.91	0.70	3.91	0.70	3.91	0.70	
	Max. Wall Ht. (ft)	8.00	0.90	8.00	0.90	8.00	0.90	8.00	0.90	
	No. of BWLs	2	1.00	2	1.00	2	1.00	2	1.00	
	Omit Interior Finish?	No	1.00	No	1.00	No	1.00	No	1.00	
	Added Hold-downs?	No	1.00	No	1.00	No	1.00	No	1.00	
	Joints Blocked?	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	
	Fasteners @ 4" o.c.?	No	1.00	No	1.00	No	1.00	No	1.00	
Required BWP Length (ft)		5.36		5.36		4.35		4.35		
Actual BWPs	Contributing Length (ft) WSP=actual SFB=actual GB(ss)=0.5xactual GB(ds)=actual CS-PF=1.5xactual PFG=1.5xactual PFH=4' ABW=4'	BWP	Method	Length	Method	Length	Method	Length	Method	Length
		1	CS-WSP	36.00	CS-WSP	3.33	CS-WSP	7.00	CS-WSP	7.00
		2			CS-WSP	3.25	CS-WSP	24.33	CS-WSP	24.33
		3			CS-WSP	3.25				
		4			CS-WSP	3.33				
		5								
		6								
		7								
Actual BWP Length (ft)		36.00		13.16		31.33		31.33		
Actual ≥ Required?		PASS		PASS		PASS		PASS		
BWPs ≤ 20' Apart?		Yes		Yes		Yes		Yes		
≥ 2 Panels in BWL?		Yes		Yes		Yes		Yes		
BWP 10' from Ends?		Yes		Yes		Yes		Yes		
Continuous Sheathing End Conditions		End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	
		3	3	5	5	5	3	5	3	
BWL Compliance		PASS		PASS		PASS		PASS		

This is to certify that on 12/14/23
I made an accurate field survey of the known premises
shown hereon; that all improvements known or visible
are shown hereon; that there are no encroachments by
improvements either from adjoining premises, or from
subject premises upon adjoining premises, other than
shown hereon.

NOTE: THIS LOT APPEARS
TO BE IN FEMA FLOOD ZONE
X AS SHOWN ON HUD
COMMUNITY PANEL NUMBERS
5101290042D

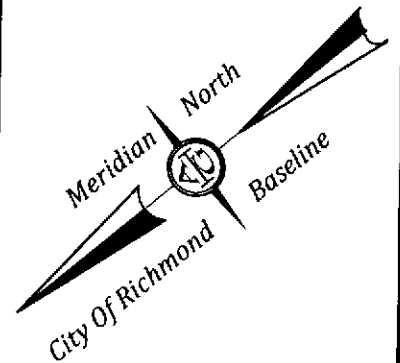
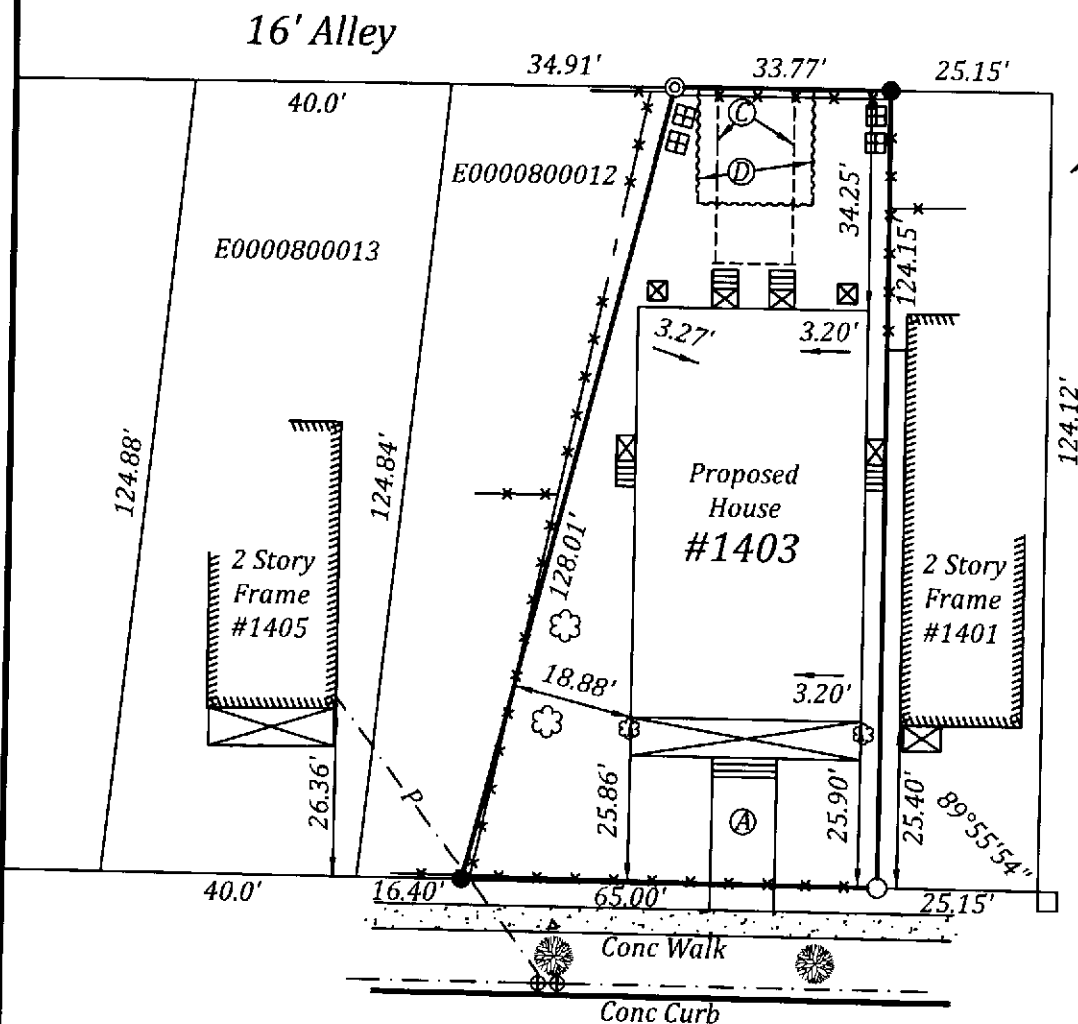
NOTE:
This survey has been prepared without
the benefit of a title report and does
not therefore necessarily indicate all
encumbrances on the property.



Subject Parcel Information

E0000800010
6131.61 Sq. Feet
0.141 Acres
#1403 Area
2609.40 Sq. Feet
0.060 Acres
#1403 1/2 Area
3522.47 Sq. Feet
0.081 Acres

- (A) Proposed Concrete Walk
- (C) Construction Entrance 12' X 27'
- (D) Proposed Gravel Drive
18' X 18" (2 Spaces)



LEGEND

- Rod/S
- ⊙ Pipe/F
- ⊕ Power Pole
- Rod/F
- Stone/F
- ✿ Proposed Native Shrubs
- ⊞ Proposed Super Cans W/Screening
- ⊠ Proposed HVAC W/Screening
- 🌳 Proposed Tree To Meet Urban Forestry Standards

N. 32nd STREET

SURVEY OF
LOT AND IMPROVEMENTS THEREON LOCATED AT

#1403 N. 32nd STREET

RICHMOND, VIRGINIA

jn 53197

A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E MILLRIDGE PKWY, SUITE 200 MIDLOTHIAN VA. 23112

Office 804 744 2630 FAX 804 744 2632

E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=30' Date 12/14/23 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF E HOLDINGS LLC



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

Special Use Permit

LOCATION: 1403 North 32nd Street

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 7

PROPOSAL: To authorize the special use of the property known as 1403 N 32nd Street, for the purpose of a multi-family dwelling, upon certain terms and conditions.

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

