

INTRODUCED: December 15, 2025

AN ORDINANCE No. 2025-272

To authorize the special use of the property known as 2301 Fairmount Avenue for the purpose of a multifamily dwelling containing up to 17 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 2301 Fairmount Avenue, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a multifamily dwelling containing up to 17 dwelling units, which use, among other things, is not currently allowed by section 30-412.1 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: 8 NOES: 0 ABSTAIN: _____

ADOPTED: JAN 12 2026 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 2301 Fairmount Avenue and identified as Tax Parcel No. E000-0559/001 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on No. 2301 Fairmount Avenue, in the City of Richmond, Virginia.,” prepared by McKnight & Associates, and dated January 21, 2025, 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 17 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2301 Fairmount Ave,” prepared by ADO/Architecture Design Office, dated July 3, 2025, and last revised August 22, 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 a multifamily dwelling containing up to 17 dwelling units, substantially as shown on the Plans.
- (b) No off-street parking will be required for the Special Use.
- (c) No fewer than eight bicycle parking spaces shall be provided on the Property.

(d) The height of the Special Use shall be substantially as shown on the Plans.

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

(f) All mechanical equipment 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 concrete paving tying paved areas into City sidewalks, 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.

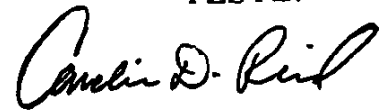
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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. Reil". The signature is written in a cursive style with a large initial 'C'.

City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: September 11, 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 2301 Fairmount Avenue for the purpose of a multifamily dwelling containing up to 17 dwelling units, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is proposing the adaptive reuse of an existing church to allow for up to 17 apartment dwellings. Multifamily dwellings are not permissible in the R-6 district, therefore, an SUP is required.

BACKGROUND: The property is located in the Fairmount neighborhood on the corner of Fairmount Avenue and N 23rd Street. The property is currently a 6,600 sq. ft. (.15 acre) 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 "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 current zoning for this property is R-6 Single-Family Attached. Adjacent properties are located within the same R-6 zone. The area is generally multi family residential, with some

single family residential and small, neighborhood commercial uses present in the vicinity. The density of the proposed is 17 units upon .15 acres or 26 units per acre.

COMMUNITY ENGAGEMENT: New Visions Civic League was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$2400 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, Authorization from Property Owner, Applicant's Report, Plans, Survey

STAFF:

Alyson Oliver, Program and Operations Manager, Land Use Administration (Room 511) 646-3709

Madison Wilson, Planner, Land Use Administration (Room 511) 646-7436



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT

Applicant must complete ALL items

HOME/SITE ADDRESS: 530 East Main Street APARTMENT NO/SUITE Suite 600
 APPLICANT'S NAME: Alessandro Ragazzi/Will Gillette EMAIL ADDRESS: [REDACTED]
 BUSINESS NAME (IF APPLICABLE): Baker Development Resources
 SUBJECT PROPERTY OR PROPERTIES: 2301 Fairmount Avenue

APPLICATION REQUESTED

- ☐ Plan of Development (New or Amendment)
- ☐ Wireless Plan of Development (New or Amendment)
- ☒ Special Use Permit (New or Amendment)
- ☐ Rezoning or Conditional Rezoning
- ☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- ☐ Community Unit Plan (Final, Preliminary, and/or Amendment)
- ☐ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER

Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: MT CALVARY HOLY CHURCH OF AMERICA INC /M ATT: Bishop Sherman Scott
 PROPERTY OWNER ADDRESS: 818 TYVOLA RD #103, CHARLOTTE, NC 28217
 PROPERTY OWNER EMAIL ADDRESS: [REDACTED]
 PROPERTY OWNER PHONE NUMBER: (404) 200-2427
 Property Owner Signature: Dr. Sherman Scott 07/15/25

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.

APPLICANT'S REPORT

July 16, 2025

*Special Use Permit Request
2301 Fairmount Avenue, Richmond, Virginia
Map Reference Number: E000-0559/001*

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 600 Richmond, Virginia 23219

Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 2301 Fairmount Avenue (the "Property"). The SUP would authorize the reuse of a building formerly occupied as a church for multi-family dwelling units that 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 at the southeast corner of the intersection of North 23rd Street and Fairmount Avenue. The Property is referenced by the City Assessor as tax parcel E000-0599/001. The Property is roughly 60' wide by 110' in depth and contains approximately 6,600 square feet of lot area. Access is provided by an east-west alley to the rear of the Property.



The Property is improved with a two-story, masonry church with a gabled roof originally constructed in 1927. According to City Assessor's records, the building includes 4,766 square feet of finished floor area. The building was most recently occupied by the New Mt. Calvary Holy Church but is currently vacant.

Properties in the immediate vicinity area are generally developed with residential single- and two-family dwellings with the property directly across Fairmount to the north being occupied by a church building permitted via Ordinance No. 2022-192 for multifamily use. One block to the east lie properties within the

N 25th Street commercial service corridor at the intersection of N 25th Street and Nine Mile Road. These properties include a variety of commercial uses ranging from one-story retail commercial strip to a newly developed four-story mixed-use project including the Market at 25th, the VCU Health Hub, and multi-family dwellings. Moving west, along Fairmount Avenue, there are a mixture of dwellings and commercial uses.

EXISTING ZONING

The Property is currently zoned R-6 Single-Family Attached Residential. The surrounding properties are also zoned R-6 with properties further to the north, across T Street, being zoned R-5 Single-Family Residential. To the east at the intersection of Fairmount Avenue and Nine Mile Road lies a B-5C zoning district. Properties to the west along the north side of Fairmount Avenue between N 21st and N 22nd Streets are zoned B-2.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (“the Master Plan”) recommends “Neighborhood Mixed-Use” for the Property, which supports this request. The Master Plan describes this land use category as follows: “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 Property is also located in the “25th / Nine Mile Neighborhood Node” which is described as a “place that can accommodate additional growth in jobs and population” by the Master Plan. The Richmond 300 plan also explicitly suggests that within the Neighborhood Node “Underutilized parcels... fronting the street are redeveloped.”

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.”
- 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 SUP would authorize the reuse of a building formerly occupied as a church for a multifamily dwelling.

PURPOSE OF REQUEST

The Property is approximately 6,600 square feet and occupied with a vacant church building in poor condition. The owner is proposing to rehabilitate the existing structure to provide 17 new multifamily dwelling units. While the new dwellings are consistent with the goals of the Richmond 300 Master Plan, the multi-family use is not permitted by the underlying R-6 zoning and, therefore, a SUP is required to permit the proposed development.

In exchange for the SUP, the intent of this request is to allow the reasonable reuse of the building and ensure the development of high-quality multifamily dwellings. This would prevent the potential negative impacts of a vacant structure in the area while also contributing to more diversity in housing options in the vicinity. Importantly, 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

The Property was originally developed in 1927 as a two-story masonry church including 4,766 square feet of floor area. The current interior configuration is consistent with the original/past use as a church and includes a main sanctuary space as well as accessory administrative and meeting spaces and bathrooms. The front of the building includes a partially exposed basement level, with access provided via external stairs at the eastern and western side of the building. This configuration and the current R-6 zoning limit the potential use of the Property. In order to retain the building and allow some reasonable re-use, the owner now proposes to renovate the structure and occupy the existing building with 17 multi-family dwelling units, including a mix of one-bedroom and two-bedroom units. Specifically, the basement level would be occupied with six dwelling units, including two units towards the front of the building that would have private entrances accessible by exterior stairs. The first and second floors would be occupied with six and five units respectively, that would be accessed by shared corridors. The floorplans are modern and desirable with open kitchen and living areas and include a range of sizes, ranging from 400 square feet to 996 square feet. The exterior of the building would be kept mostly the same, with some additional vertical space and the addition of more windows to accommodate the dwelling units. Importantly, the exiting building footprint would not be enlarged.

Findings of Fact

The following are factors included 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 multifamily use would be limited in size and scale to the existing building.

- ***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.

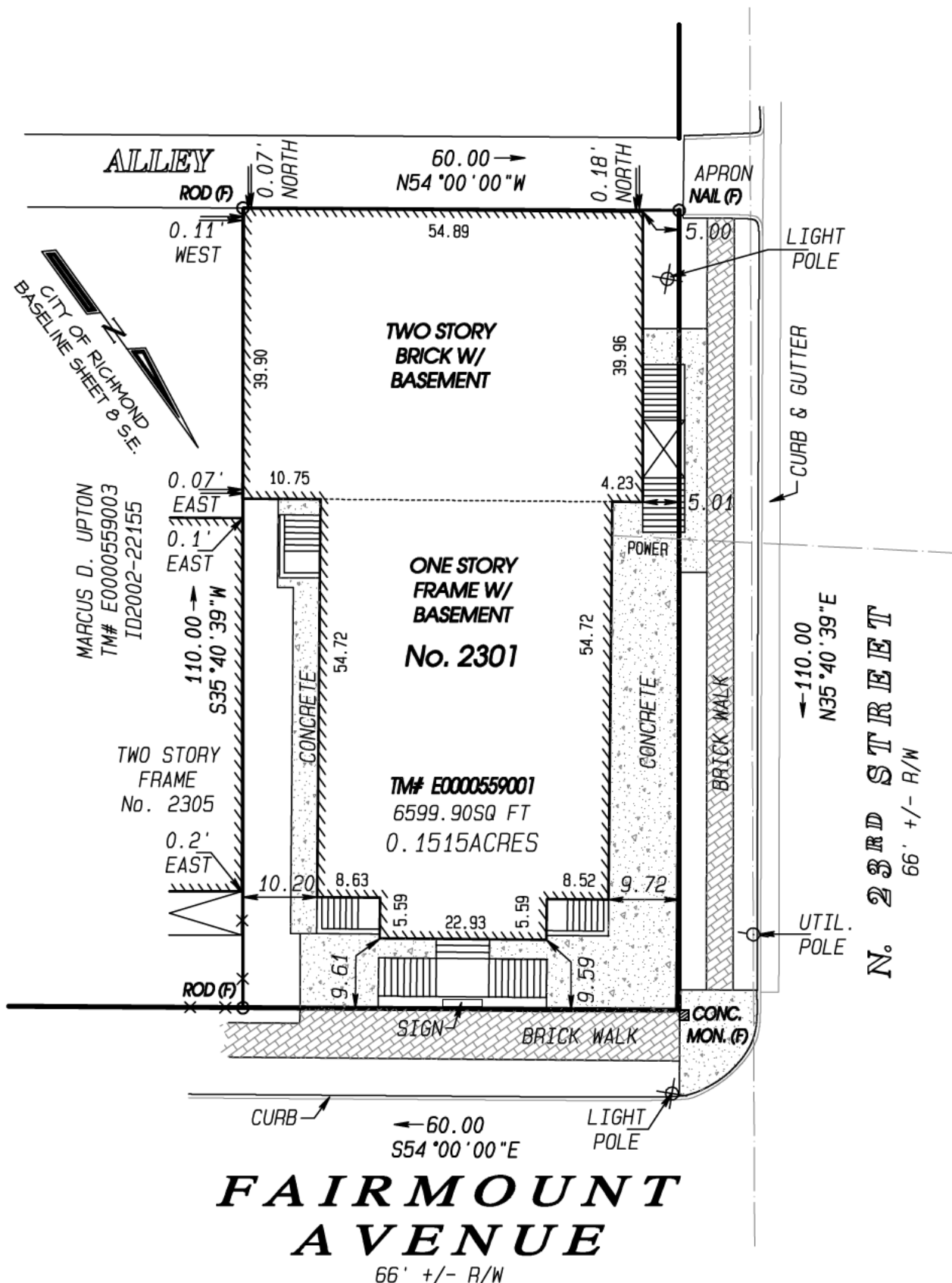
- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected.

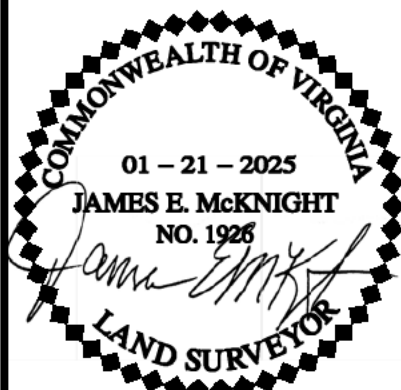
Summary

In summary we are enthusiastically seeking approval for this SUP, which would allow for the reasonable re-use of the vacant church building. The proposed uses offer compatibility with surrounding residential uses. This request would allow for the continued stewardship of the property based on its occupancy and eliminate any concerns that can be attributed to vacant structures. The assurances conditioned through the SUP would guarantee an appropriate re-use of the building that is complementary to the surrounding residential neighborhood without need for extensive exterior modification to or removal of the building. The request offers compatibility with goals contained within the City's Master Plan and would contribute to the ongoing revitalization of the neighborhood.

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: MT. CALVARY HOLY CHURCH OF AMERICA INC ID2021-13336



PLAT SHOWING IMPROVEMENTS ON No. 2301
FAIRMOUNT AVENUE, IN THE
CITY OF RICHMOND, VIRGINIA.



THIS IS TO CERTIFY THAT ON JANUARY 21, 2025, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS. SCALE: 1" = 20'

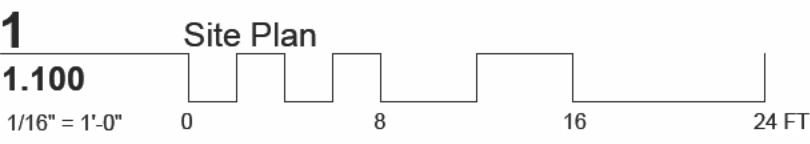
McKNIGHT & ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS

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

JOB NUMBER: 89104401



PROJECT DESCRIPTION				
RENOVATION WITHIN EXISTING DECOMMISSIONED CHURCH STRUCTURE WITH PARTIAL UPPER LEVEL ADDITION.				
CODE INFORMATION				
APPLICABLE CODES:	VIRGINIA EXISTING BUILDING CODE (VEBC) 2021, VIRGINIA CONSTRUCTION CODE (VCC) 2021			
CONSTRUCTION TYPE:	5-B			
USE GROUP:	R-2			
FIRE SUPPRESSION:	FULLY SPRINKLERED, NFPA-13R			
ALLOWABLE BUILDING AREAS:				
/////				
ALLOWABLE BUILDING HEIGHTS:				
/////				
ZONING INFORMATION				
ZONING DISTRICT:	RICHMOND VIRGINIA R-6. USE AND OCCUPANCY REQUIRES SPECIAL USE PERMISSION ZONING.			
ECONOMIC ZONES:	N/A			
PARCEL AREA:	0.152 ACRES (6,600 SF) RICHMOND GIS			
REQUIRED YARDS:	FRONT	REAR	SIDE	STREET SIDE
ACTUAL:	EXISTING, NO CHANGE	EXISTING, NO CHANGE	EXISTING, NO CHANGE	EXISTING, NO CHANGE
	ALLOWED		ACTUAL	
BUILDING HEIGHT:	35' (PER ZONING DISTRICT)		/////	
VICINITY MAP				



1 08-22-2025 Response to SUP Comments dates 8-13-2025

DRAWINGS ACCOMPANYING
SPECIAL USE ZONING
APPLICATION
7-3-2025



ad ARCHITECT:
ADO/ Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

2301 FAIRMOUNT AVE

Rehabilitation & Upper Story Addition
2301 Fairmount Ave
Richmond, VA 23223

COVER SHEET/PROJECT
INFORMATION

PROJ NUMBER SHEET NUMBER
2025-2301

1.100

SHEET SCALE
1/16" = 1'-0"



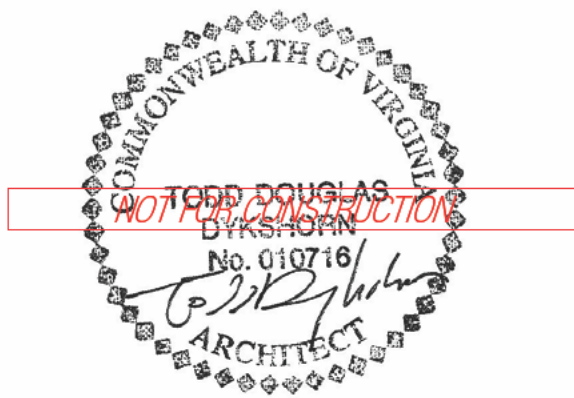
VIEW OF EXISTING 1



08-22-2025
SHORT-TERM BIKE PARKING ADDED

VIEW OF PROPOSED 2

DRAWINGS ACCOMPANYING
SPECIAL USE ZONING
APPLICATION
7-3-2025



ARCHITECT:
ADO/ Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804-343-1212

2301 FAIRMOUNT AVE

Rehabilitation & Upper Story Addition
2301 Fairmount Ave
Richmond, VA 23223

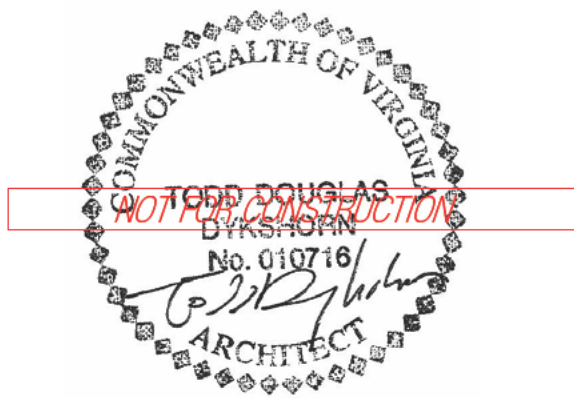
PROJECT MASSING

PROJ NUMBER SHEET NUMBER
2025-2301 1.101

SHEET SCALE



DRAWINGS ACCOMPANYING
SPECIAL USE ZONING
APPLICATION
7-3-2025



ARCHITECT:
ADO/ Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

2301 FAIRMOUNT AVE

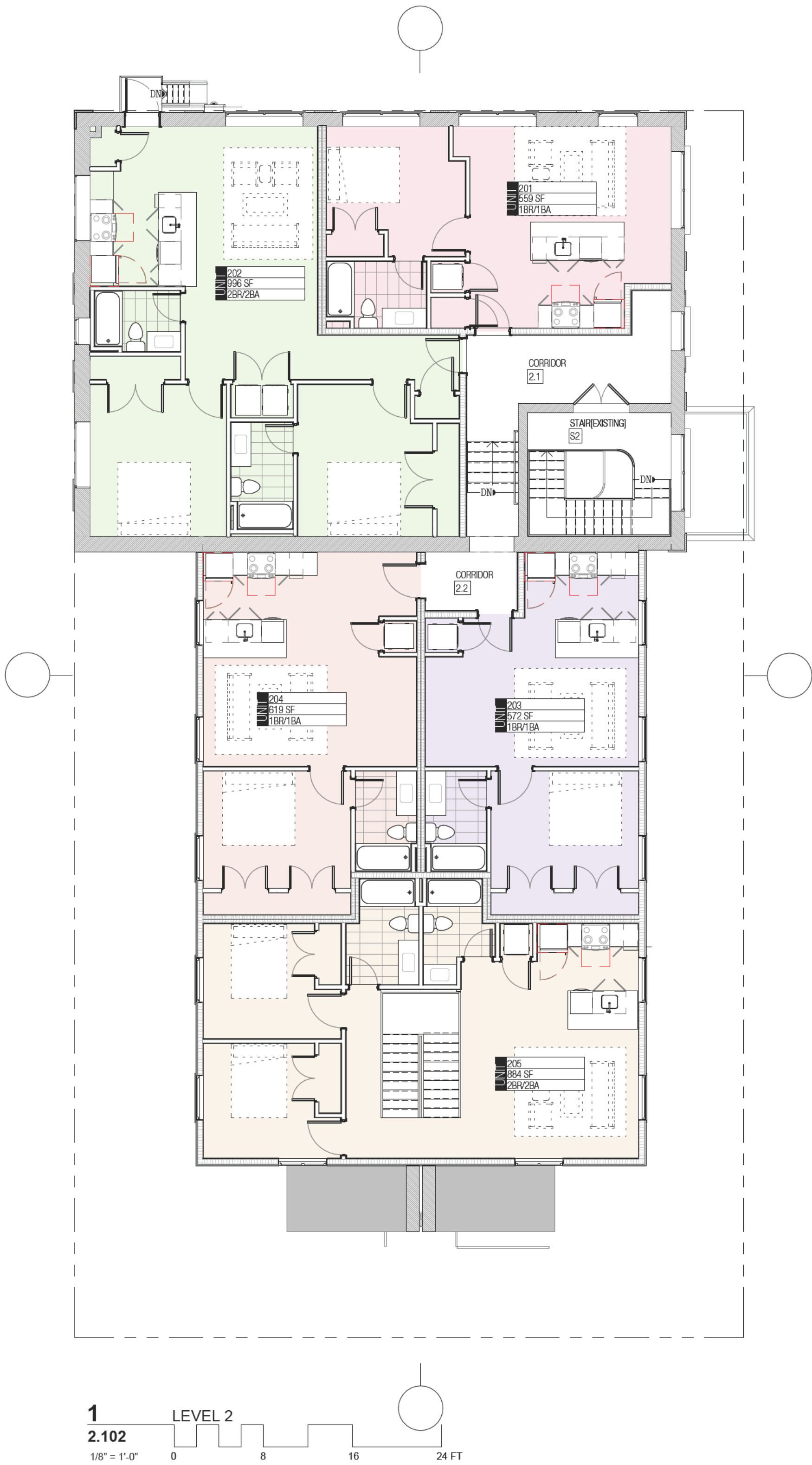
Rehabilitation & Upper Story Addition
2301 Fairmount Ave
Richmond, VA 23223

FLOOR PLANS

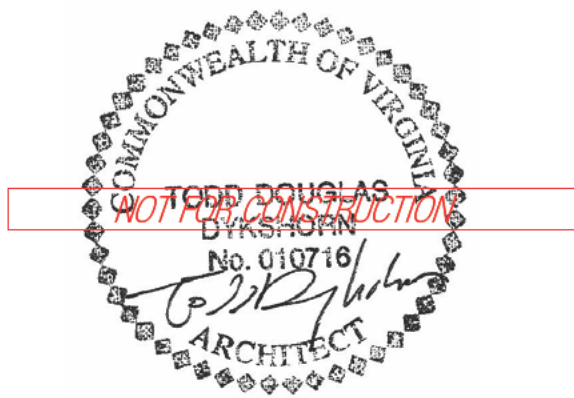
PROJ NUMBER SHEET NUMBER
2025-2301 2.101

SHEET SCALE
1/8" = 1'-0"

Area Schedule (Portable)			
Name	Area	Config	Comments
LEVEL 0/ENGLISH BASEMENT			
B01	655 SF	1BR/1BA	
B02	596 SF	2BR/2BA	
B03	550 SF	1BR/1BA	
B04	442 SF	1BR/1BA	
B05	488 SF	1BR/1BA	
B06	488 SF	1BR/1BA	
LEVEL 1			
101	559 SF	1BR/1BA	
102	596 SF	1BR/1BA/DEN	
103	540 SF	2BR/2BA L	LOFT UNIT - 775 SF TOTAL
104	594 SF	2BR/2BA L	LOFT UNIT - 825 SF TOTAL
105	403 SF	1BR/1BA L	LOFT UNIT - 625 SF TOTAL
106	400 SF	1BR/1BA L	LOFT UNIT - 622 SF TOTAL
LEVEL 2			
201	559 SF	1BR/1BA	
202	596 SF	2BR/2BA	
203	572 SF	1BR/1BA	
204	619 SF	1BR/1BA	
205	884 SF	2BR/2BA	
APARTMENTS TOTAL 17			



DRAWINGS ACCOMPANYING
SPECIAL USE ZONING
APPLICATION
7-3-2025



ad ARCHITECT:
ADO/ Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

Area Schedule (Permitted)			
Name	Area	Config	Comments
LEVEL OVERLUSH BASEMENT			
B01	655 SF	1BRV18A	
B02	596 SF	2BRV28A	
B03	553 SF	1BRV18A	
B04	442 SF	1BRV18A	
B05	488 SF	1BRV18A	
B06	488 SF	1BRV18A	
LEVEL 1			
101	559 SF	1BRV18A	
102	996 SF	1BRV18A/DEN	
103	540 SF	2BRV28A.L	LOFT UNIT - 775 SF TOTAL
104	594 SF	2BRV28A.L	LOFT UNIT - 825 SF TOTAL
105	470 SF	1BRV18A.L	LOFT UNIT - 625 SF TOTAL
106	400 SF	1BRV18A.L	LOFT UNIT - 622 SF TOTAL
LEVEL 2			
201	559 SF	1BRV18A	
202	696 SF	2BRV28A	
203	572 SF	1BRV18A	
204	619 SF	1BRV18A	
205	884 SF	2BRV28A	
APARTMENTS TOTAL: 17			

2301 FAIRMOUNT AVE

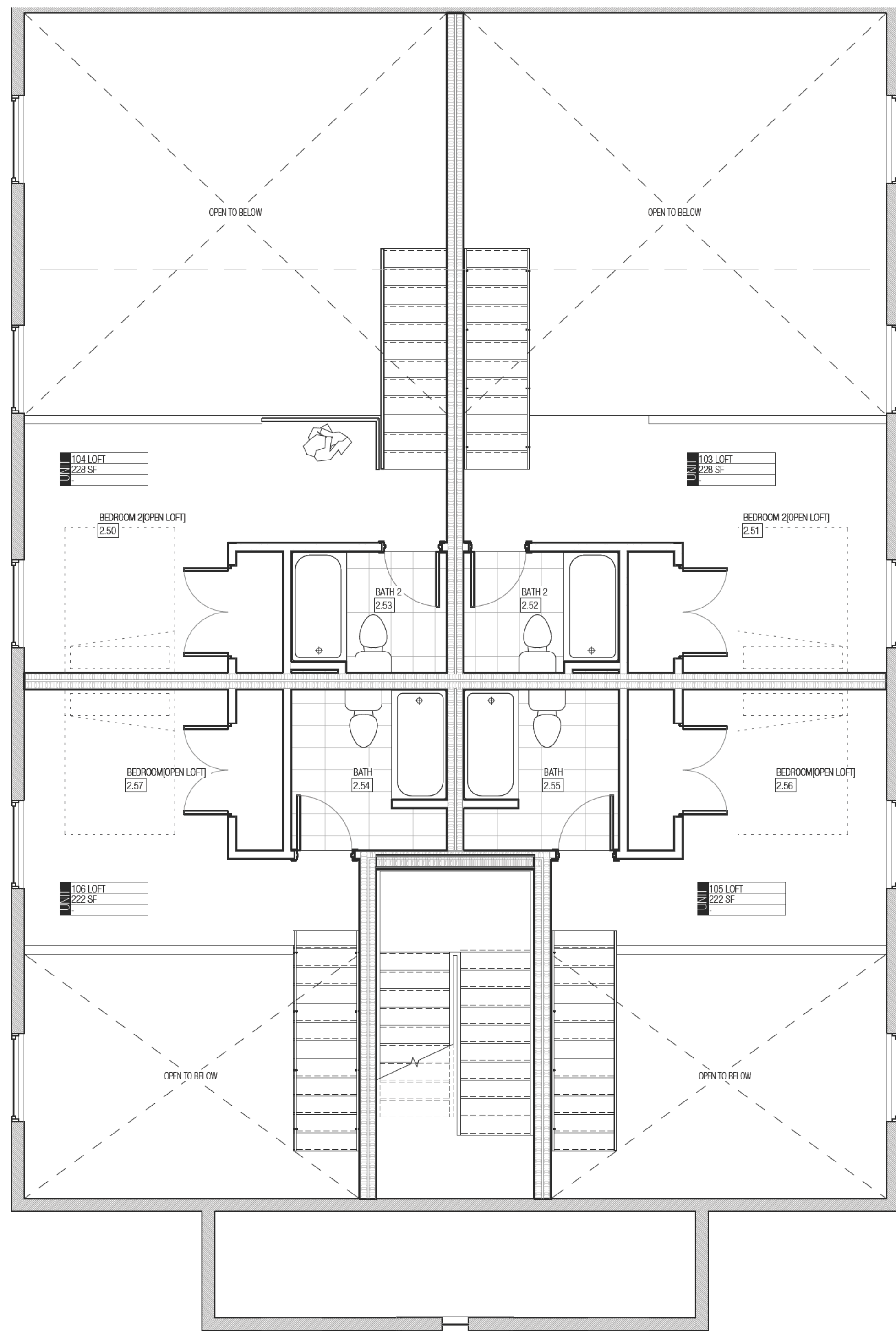
Rehabilitation & Upper Story Addition
2301 Fairmount Ave
Richmond, VA 23223

FLOOR PLANS

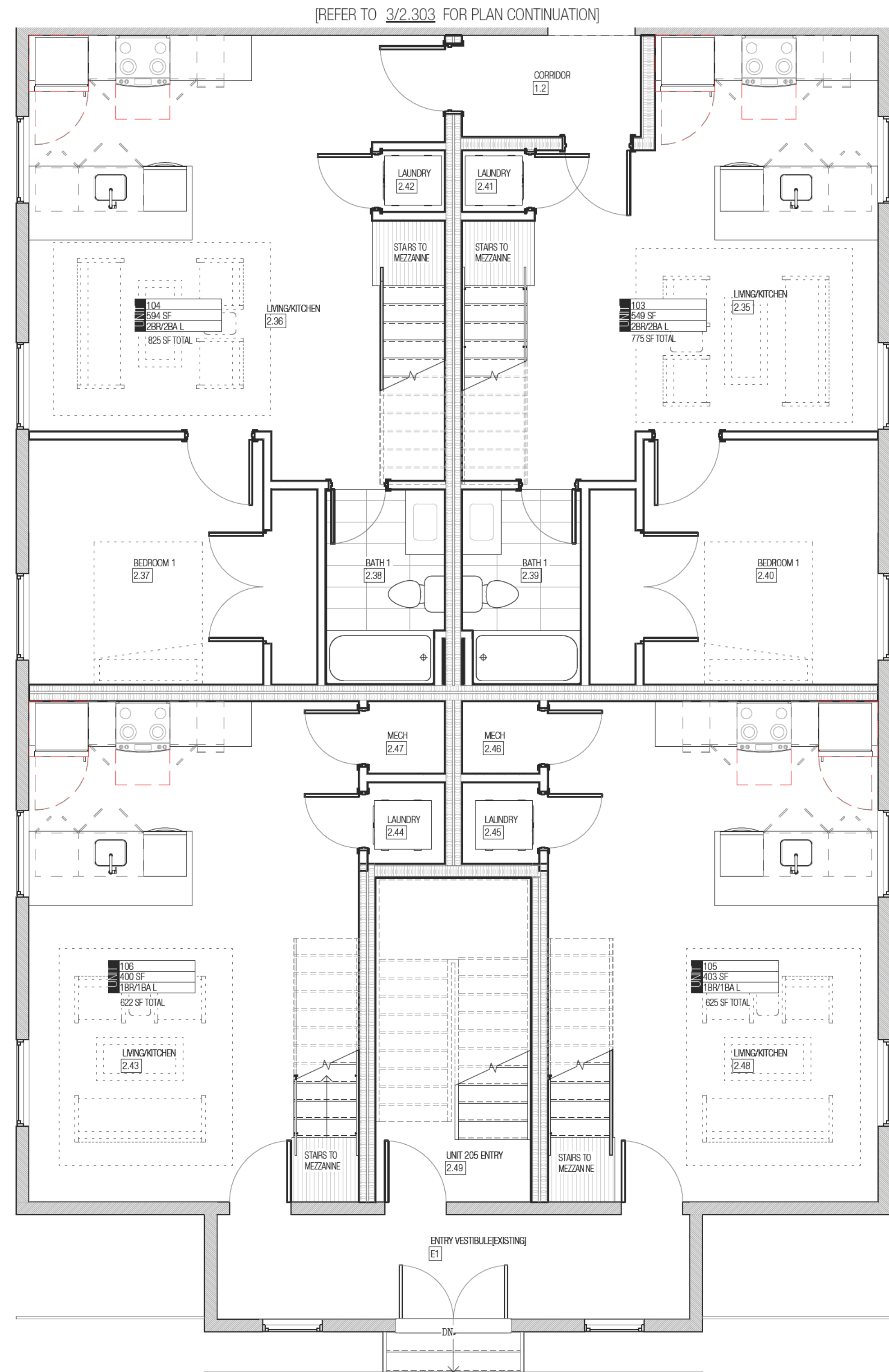
PROJ NUMBER
2025-2301

SHEET NUMBER
2.102

SHEET SCALE
1/8" = 1'-0"

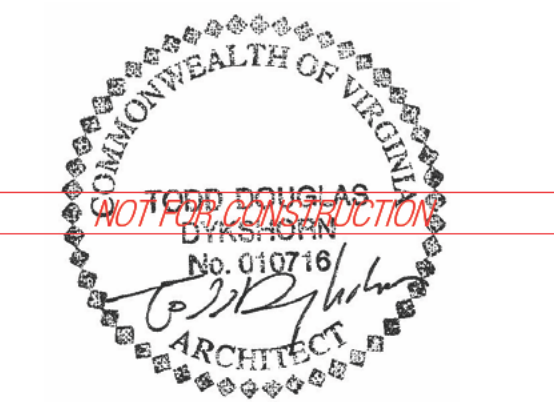


2 LEVEL 1 NORTH MEZZANINE
2.302
 1/4" = 1'-0" 0 8 16 24 FT



1 LEVEL 1 NORTH
2.301
 1/4" = 1'-0" 0 8 16 24 FT

DRAWINGS ACCOMPANYING
 SPECIAL USE ZONING
 APPLICATION
 7-3-2025



ad ARCHITECT:
 ADO/ Architecture Design Office
 728 E Main Street
 Richmond, Virginia 23219
 804-343-1212

2301 FAIRMOUNT AVE

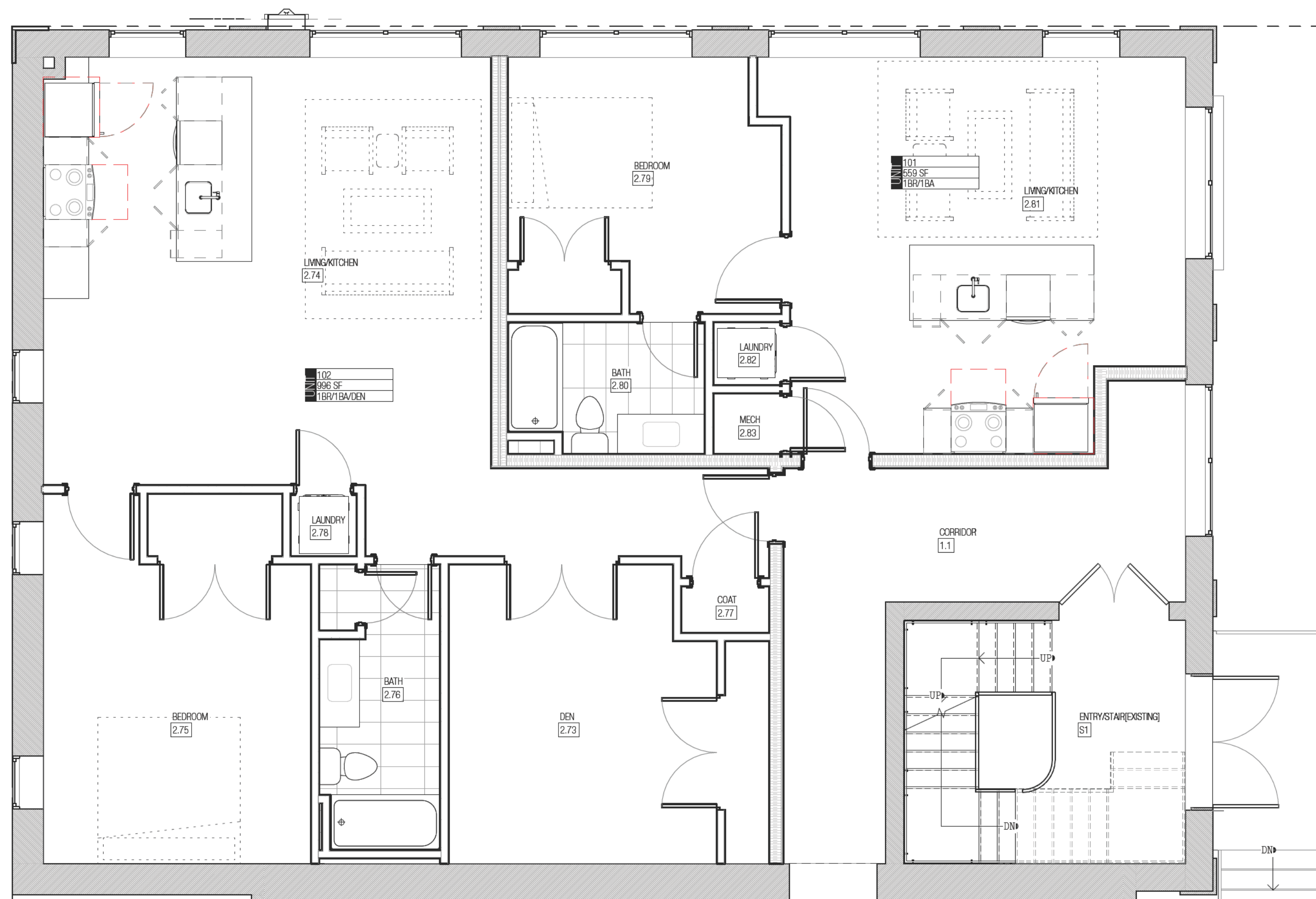
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 2301 Fairmount Ave
 Richmond, VA 23223

PARTIAL AREA ENLARGED
 PLANS

PROJ NUMBER SHEET NUMBER
 2025-2301

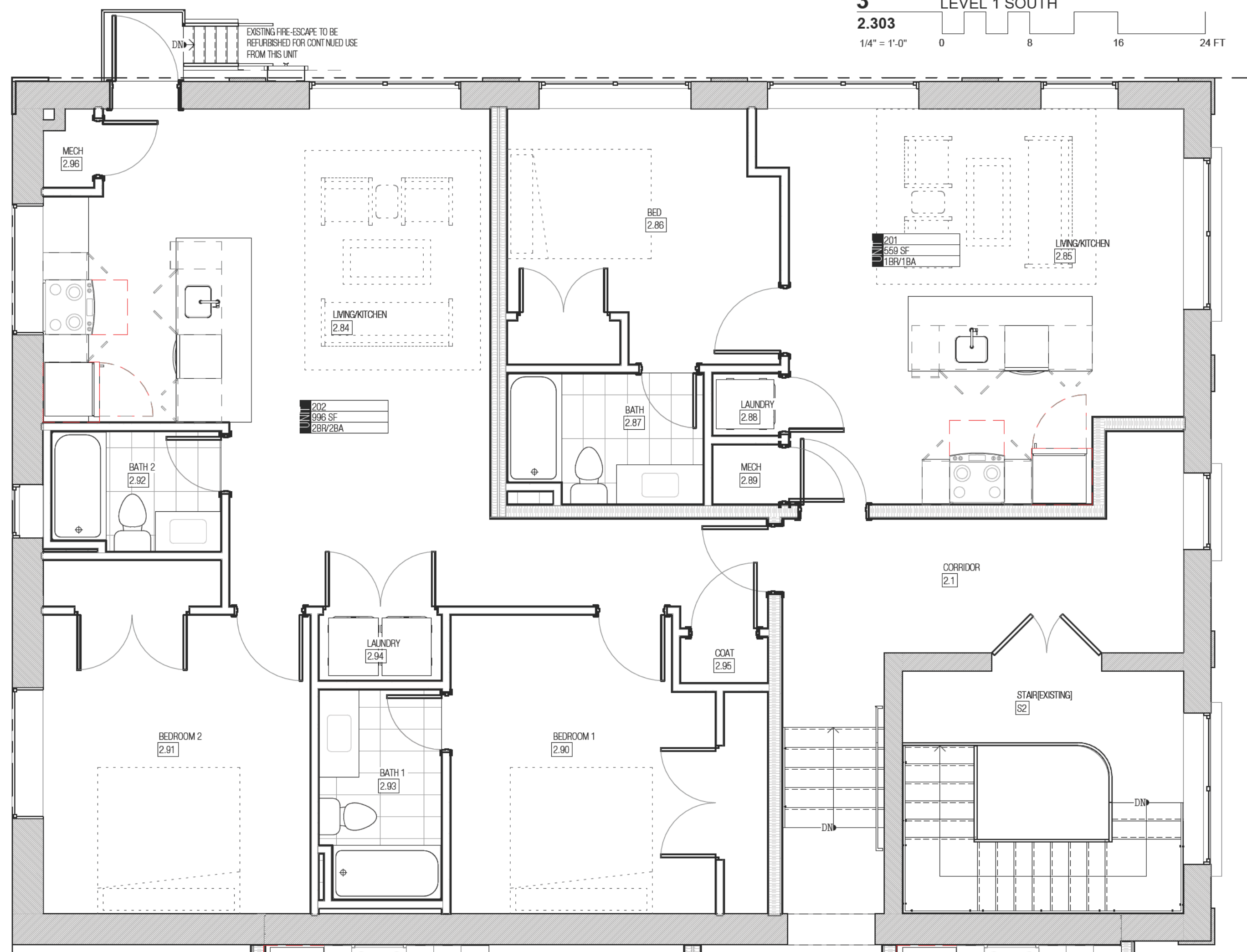
2.302

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



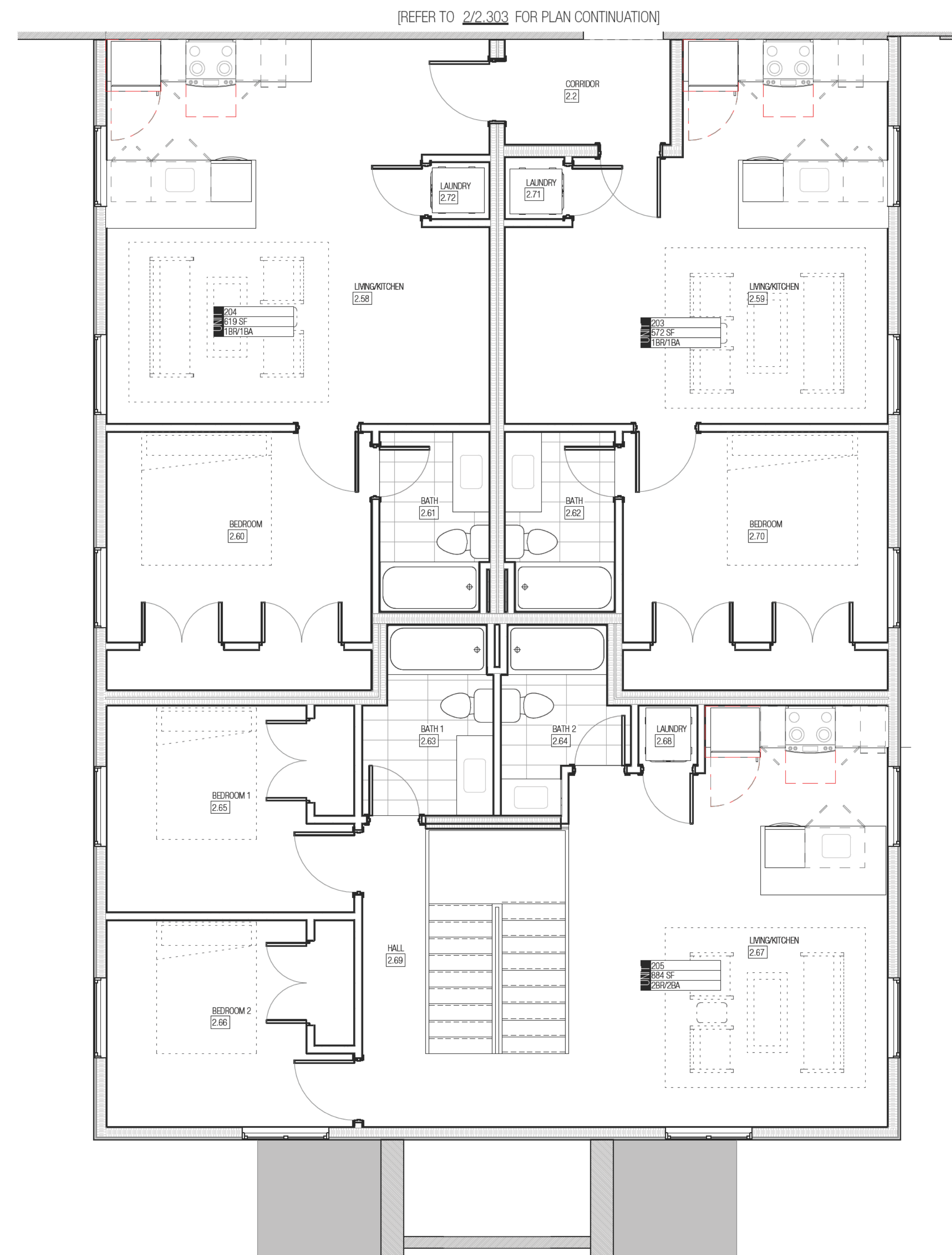
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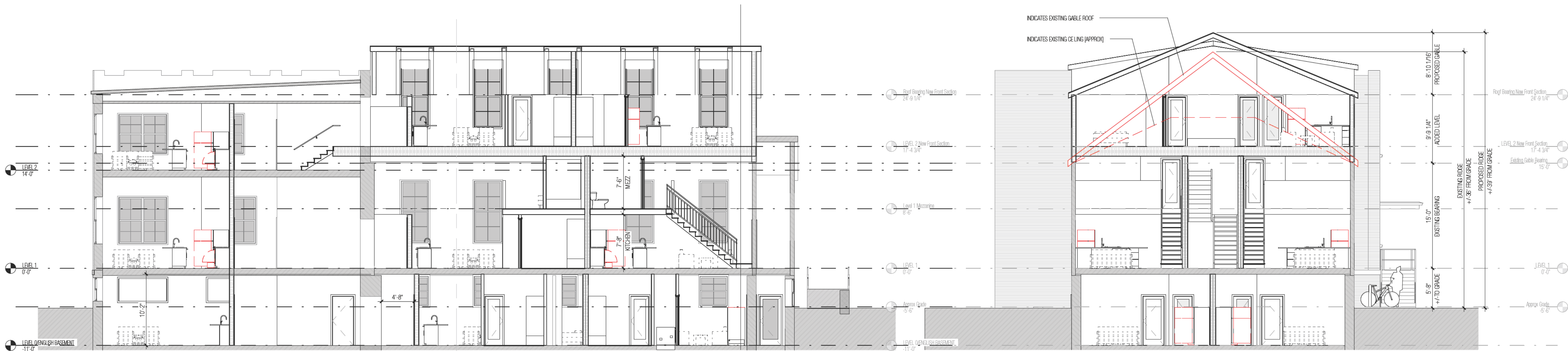
3
2.303
1/4" = 1'-0" 0 8 16 24 FT



[REFER TO 1/2.303 FOR PLAN CONTINUATION]

2
2.303
1/4" = 1'-0" 0 8 16 24 FT

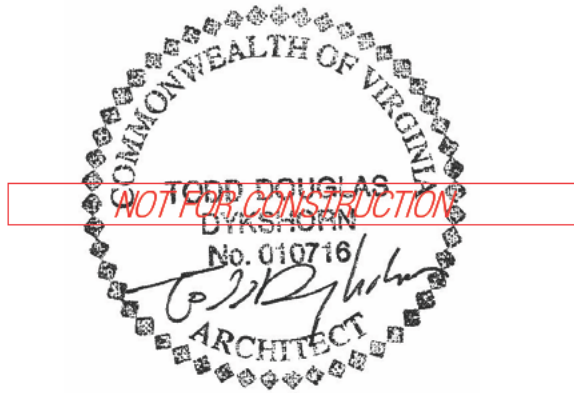




2 LONGITUDINAL SECTION
3.101
1/8" = 1'-0"

1 LATERAL SECTION
3.101
1/8" = 1'-0"

DRAWINGS ACCOMPANYING
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ARCHITECT:
ADO/ Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

2301 FAIRMOUNT AVE

Rehabilitation & Upper Story Addition
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Richmond, VA 23223

BUILDING SECTIONS

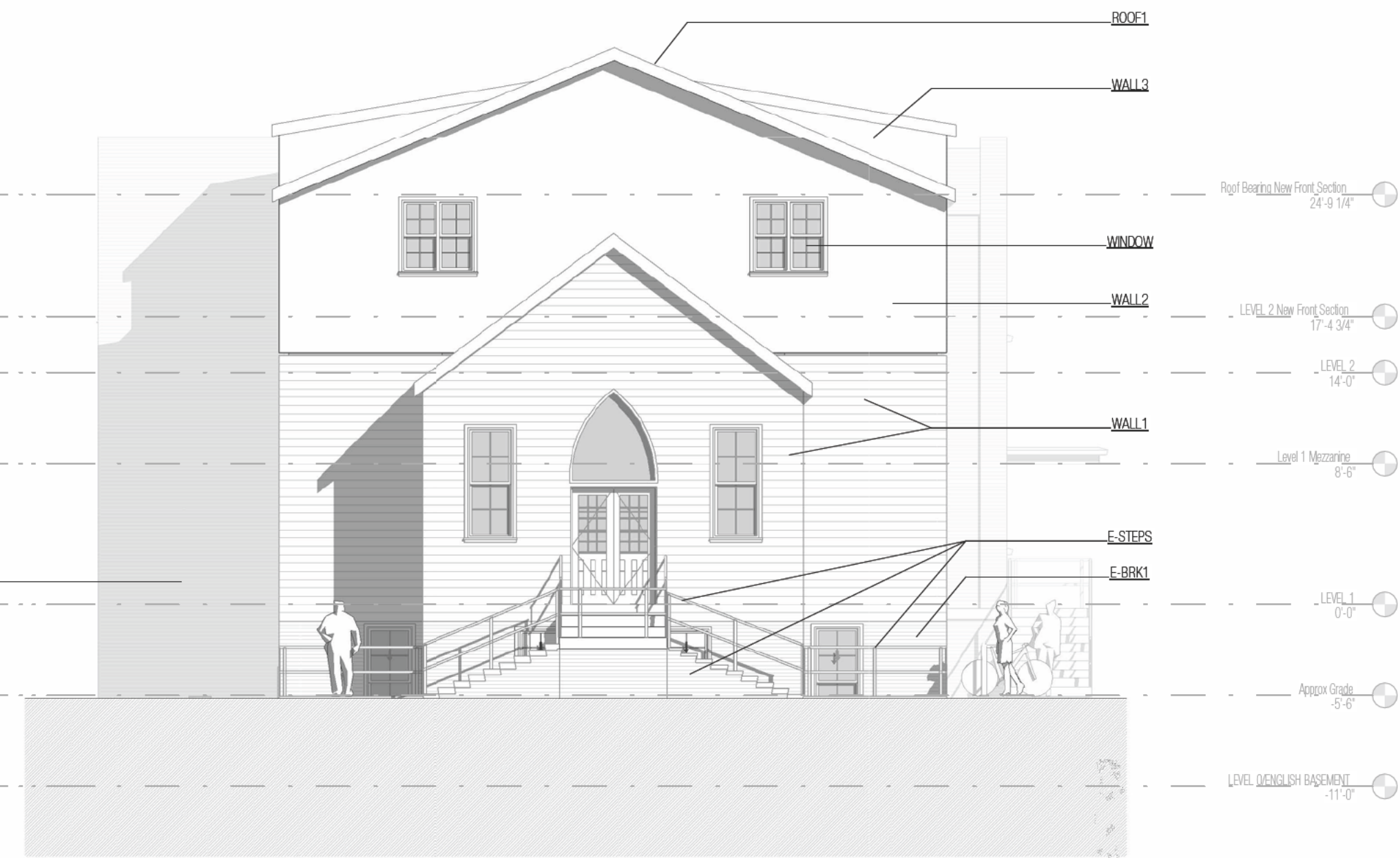
PROJ NUMBER SHEET NUMBER
2025-2301

3.101

SHEET SCALE
1/8" = 1'-0"



2 WEST/N 23RD ST ELEVATION
4.101
1/8" = 1'-0"



1 NORTH/FAIRMOUNT AVE ELEVATION
4.101
1/8" = 1'-0"



4 EAST/SIDE ELEVATION
4.101
1/8" = 1'-0"

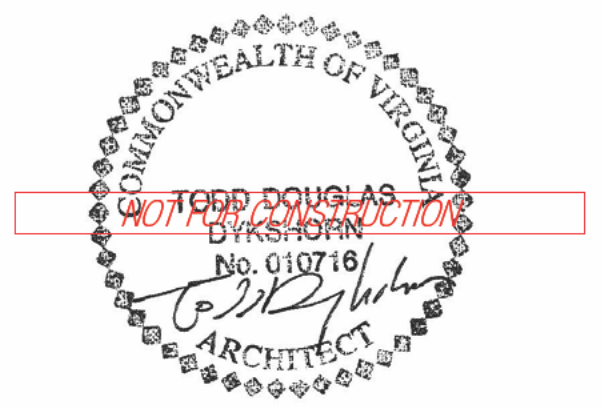


3 SOUTH/ALLEY ELEVATION
4.101
1/8" = 1'-0"

MATERIALS NOTES

CSI #	DESCRIPTION
DOOR1	NEW ENTRY DOOR IN EXISTING MASONRY OPENING
E-BRK1	EXISTING BRICK FOUNDATION TO BE REPAIRED AND REPAINTED
E-BRK2	EXISTING DARK BRICK AT REAR SECTION TO REMAIN ENTIRELY INCLUDING DECORATIVE PLASTERS, PROJECTIONS, ORNAMENTATED PARAPETS, AND FEATURES. TO BE REPAIRED AND POINTED ONLY AS NEED FOR CONTINUED SERVICEABILITY
E-CHPY	EXISTING CANOPY ROOF TO REMAIN AND BE REPAIRED FOR CONTINUED USE
E-FE	EXISTING METAL FIRESCAPE TO REMAIN AND BE REPAIRED AND REPAINTED FOR CONTINUED USE AS A MEANS OF EGRESS FROM A SINGLE APARTMENT UNIT. WORK TO INCLUDE INSTALLATION OF SECURITY PANEL AT BASE OF LADDER IN ALLEY.
E-STEPS	EXISTING STEPS AND METAL RAILS TO REMAIN INCLUDING AREA STEPS TO ENGLISH BASEMENT LEVEL
ROOF1	<varies>
ROOF2	EXISTING LOW SLOPED ROOF AREA TO HAVE NEW MEMBRANE ROOF ON EXISTING REPAIRED DECKING
ROOF3	ASPHALT SHINGLES ON EXISTING ROOF AT EXISTING FRONT EXTENSION
WALL1	EXISTING WOOD FRAME WALL TO HAVE FALSE BRICK ASPHALT SIDING REMOVED, AND EITHER WOOD LAP SIDING IN PLACE BENEATH REPAIRED AND PAINTED OR RECEIVE NEW CEMENTITIOUS LAP SIDING ON REPAIRED SHEATHING AND FRAMING
WALL2	NEW FRAMED WALL ALIGNED WITH EXISTING, CLAD IN CEMENTITIOUS PANELING OR STUCCO FINISH
WALL3	NEW FRAMED WALL AT DORMER SIDES, CLAD IN CEMENTITIOUS PANELING OR STUCCO FINISH
WALL4	NEW FRAMED WALL WITH CEMENTITIOUS PANEL OR STUCCO SIDING AT GABLE END ABOVE AND FLASHED TO EXISTING MASONRY PARAPET
WINDOW	NEW DOUBLE-HUNG WINDOW UNIT TYPICAL FOR [12] AT NEW UPPER LEVEL. NOTE WINDOWS NOT LABELED ARE EXISTING TO REMAIN AND BE REPAIRED AND PAINTED FOR CONTINUED USE

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BUILDING ELEVATIONS

PROJ NUMBER 2025-2301
SHEET NUMBER 4.101

SHEET SCALE
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