



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: 207 West Franklin Street Date: 03/03/2023  
 Parcel I.D. #: W0000146004 Fee: \$2,400  
 Total area of affected site in acres: 0.205

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

**Zoning**

Current Zoning: RO-3 - Residential-Office

Richmond 300 Land Use Designation: Downtown Mixed Use

**Proposed Use**

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

Renovation of the existing building with an addition and constructing a new carriage house for a total of 11 units.

Existing Use: Office

Is this property subject to any previous land use cases?

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

**Applicant/Contact Person:** Nathan March

Company: Johannas Design Group

Mailing Address: 1901 W Cary St

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 358-4993 Fax: ( )

Email: nathan@johannasdesign.com

**Property Owner:** 207 West Franklin Street Property LLC

If Business Entity, name and title of authorized signee: Alexander W Bowman

(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: 410 Pine Street, SE, Suite 300

City: Vienna State: VA Zip Code: 22180

Telephone: (703) 319-3940 Fax: ( )

Email: abowman@bowmangaskins.com

**Property Owner Signature:** Alexander W Bowman, Managing Member

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)



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**JOHANNAS** design group  
1901 West Cary Street  
Richmond Virginia 23220

P. 804.358.4993

F. 804.358.8211

W. johannasdesign.com

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## **SUP Application Report for 207 West Franklin Street for a New Renovation and Addition**

The T. Seddon Bruce House, 207 West Franklin Street, is a two-and-a-half-story, red brick structure built ca. 1882-1885 in an eclectic Queen Anne-Eastlake style. Having been most recently used commercially as an office for a law firm, the property had been vacant and unable to find a tenant for more than three years. After being on the market for more than two years, the building was purchased at auction by Alexander Bowman.

With previously deferred maintenance, the building has deteriorated. Having explored potential adaptive reuse concepts for office and multifamily, the former grand home is inefficient for typical multifamily use, and reusing the building in its current configuration is infeasible.

City records seem inaccurate, listing the building as having 13,060 square feet: 9600 square feet of living area plus 3460 square feet of basement. Our measurements and drawings of existing conditions contradict these figures yielding a gross area of approximately 10,250 square feet, with 5100 square feet of net rental in the living areas plus 2050 square feet of net basement area.

The property was for sale for an extended period during an aggressive real estate market. With no success for three years, the building has been marketed for rental at lower than VCU/Downtown market rates. We therefore studied dividing the house into apartments and, to sustain a renovated building, we seek to increase the overall square footage and change the current office to multifamily use.

The conversion of the use will require renovation of the existing building with an addition and constructing a new carriage house. The attached plans illustrate 11 units on the property. Eight of the units are located in the existing structure and addition, and three are in the new carriage house, which will also have a four-car garage.

The property is located in the 200 Block West Franklin Street National Historic District and the Two Hundred Block West Franklin Street City Old & Historic District, with an historic preservation easement with purview by the Virginia Department of Historic Resources (DHR). We have received Part 2 approval for the project. The property is also subject to Commission of Architecture Review approval.

### **Current Zoning**

The zoning for Monroe Ward was recently revised to promote higher density development in the neighborhood. The 200 block of West Franklin Street retained its RO-3 zoning designation permitting high-rise development with height limits determined by an inclined-plane formula.

*The intent of the RO-3... District is to encourage a high-quality, walkable urban neighborhood with a variety of office and residential uses. Commercial uses shall be clearly incidental to other primary uses, though welcoming to the general public. The district is intended to promote pedestrian traffic and reduce the effect of vehicular traffic... intended to enhance... an active urban environment.*

The area across the alley was recently up-zoned to TOD-1 permitting high-rise construction up to 12 stories. The rear yard setback in TOD-1 across the alley is 20 feet and the height is limited based on an inclined-plane formula. This RO-3 property for multifamily requires side and rear yard setbacks of 15 feet minimum.

*The intent of the TOD-1 district is to encourage dense, walkable transit-oriented development consistent with the objectives of the master plan and to promote enhancement of the character.... The district regulations are also intended to safeguard the character of adjoining properties....*

*The district regulations are intended to encourage redevelopment and place-making, including adaptive reuse of underutilized buildings, to create a high-quality urban realm. They are intended to improve streetscape character by providing continuity of building setbacks, to enhance public safety by encouraging an active pedestrian environment consistent with the mixed-use character of the district by providing for windows in building façades along street frontages, and to promote an environment that is safe for walking and biking.*

### **Richmond 300 Master Plan**

According to the Richmond 300 Master Plan, in Monroe Ward, a Priority Growth Node, *historic buildings are preserved and complemented by denser development on vacant lots that generate activity...and are connected to other Downtown districts via greenways, bike lanes, and transit.*

### **Objective 3.1-2**

*Preserve culturally, historically, and architecturally significant buildings, sites, structures, neighborhoods, cemeteries, and landscapes that contribute to Richmond's authenticity. Reduce the demolition of historical buildings.*

Reviewed by DHR and CAR, the project will preserve the existing historic structure, and will follow historic guidelines.

### **Objective 4.1**

*Create and preserve high-quality, distinctive, and well-designed neighborhoods and Nodes throughout the city.*

The project will preserve the existing building supplemented with an addition and a new carriage house that respond to the historic character of this area and provide more housing in the city.

### **Objective 6.1**

*Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multimodal transportation options.*

This building is located two blocks from the Arts District on the BRT (Bus Rapid Transit) and a bike lane along West Franklin Street. While it is also within walking distance to VCU and downtown nodes, this location has a 94 Walk Score.

This project seeks relief on side and rear yard setback requirements. As this property is within immediate proximity to TOD-1, we request that the parking not be required; this would be similar to the zoning across the alley as TOD-1 allows no parking for 1-16 units.

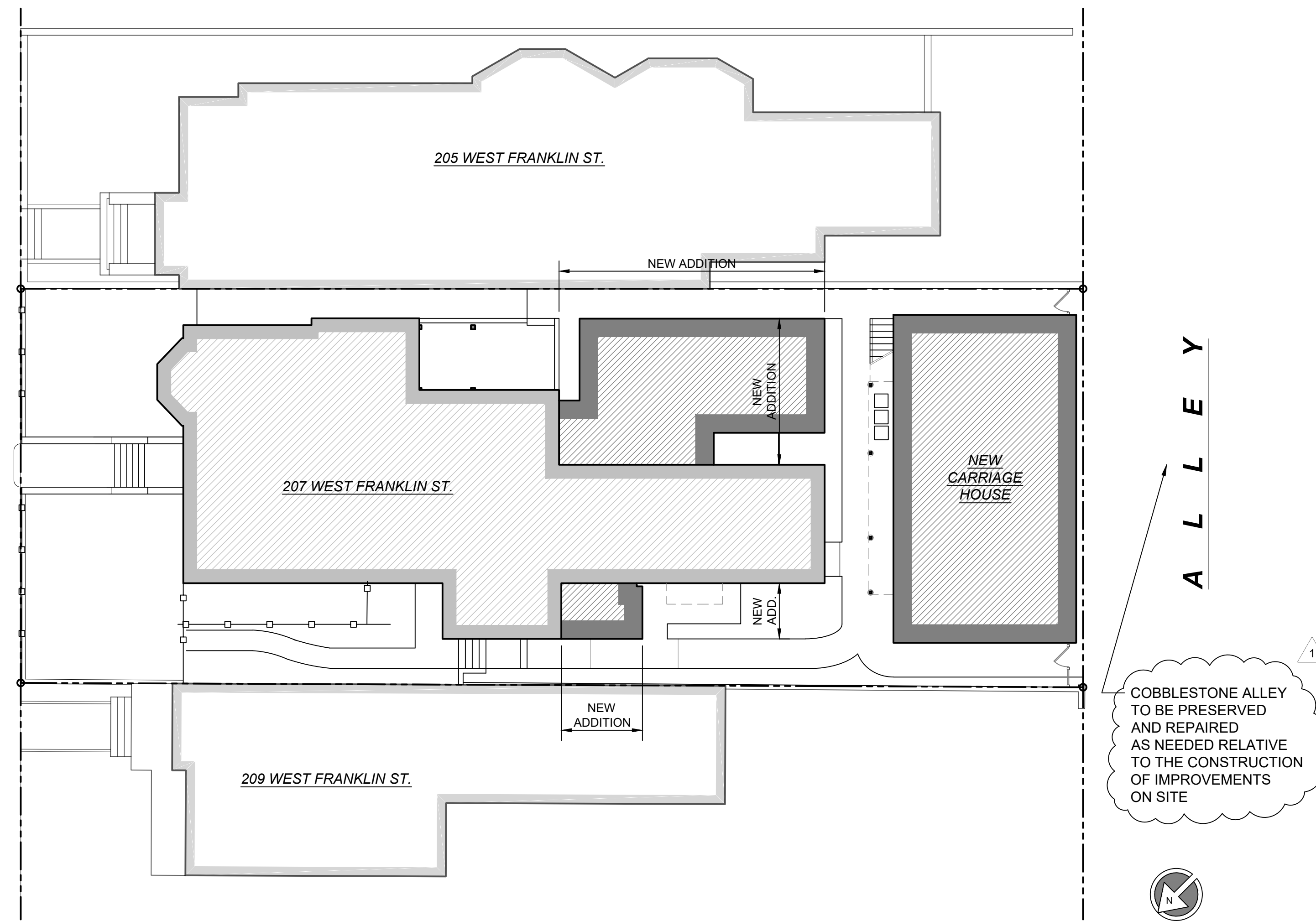
The proposed special use will not:

1. be detrimental to the safety, health, morals and general welfare of the community involved;
2. create congestion in streets, roads, alleys and other public ways and places in the area involved;
3. create hazards from fire, panic or other dangers;
4. tend to cause overcrowding of land and an undue concentration of population;
5. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
6. interfere with adequate light and air.

# RENOVATION AND ADDITION

207 WEST FRANKLIN STREET  
RICHMOND, VA 23220

WEST FRANKLIN ST.



## SHEET INDEX

SUP 100	COVER AND SITE PLAN
SUP 101	EXISTING FLOOR PLANS
SUP 102	PROPOSED FLOOR PLANS
SUP 201	PROPOSED ELEVATIONS
SUP 202	PROPOSED ELEVATIONS

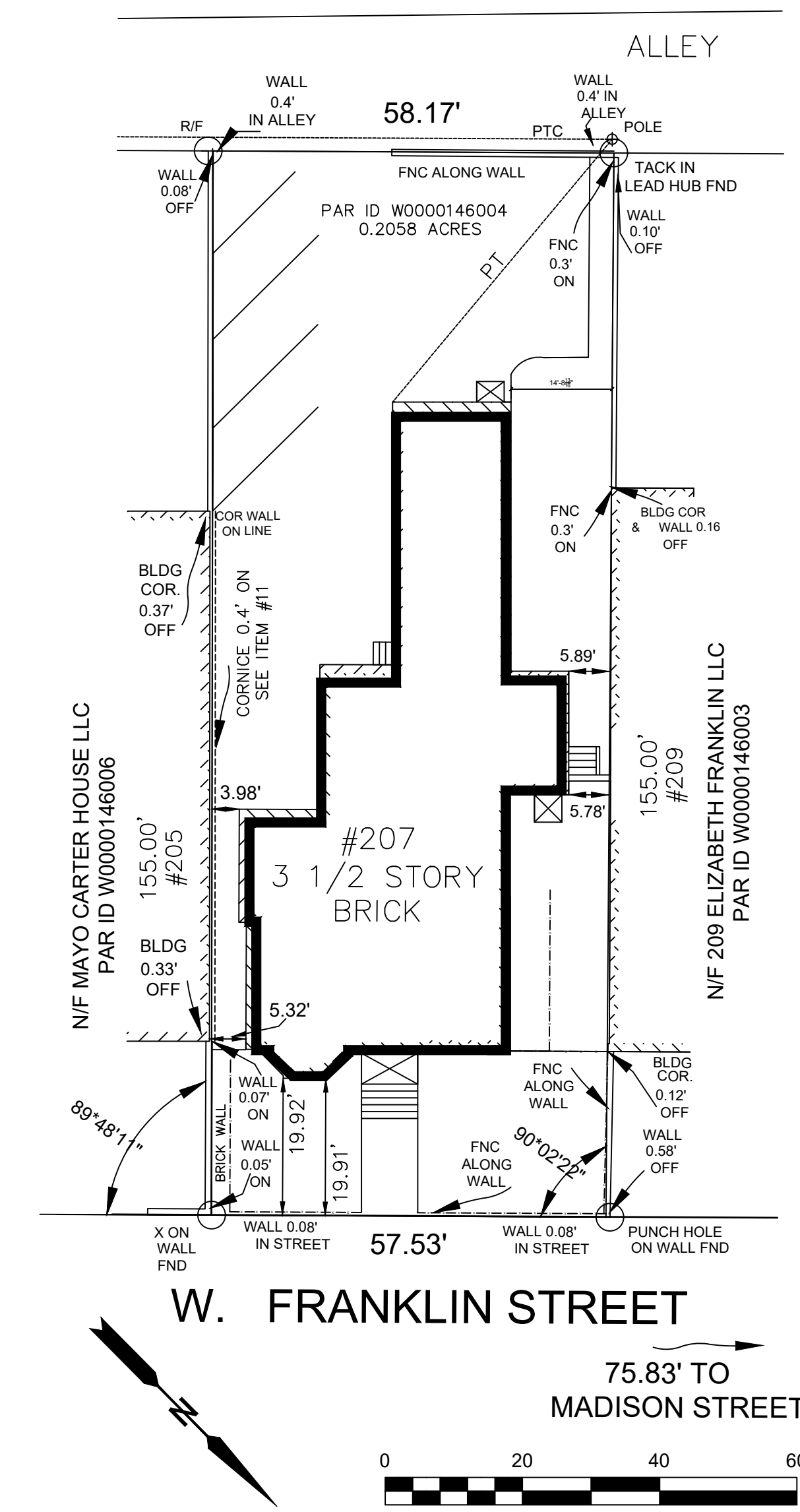
## UNIT COUNT

UNIT #1:	1,451 NET SQUARE FEET
UNIT #2:	753 NET SQUARE FEET
UNIT #3:	948 NET SQUARE FEET
UNIT #4:	1,135 NET SQUARE FEET
UNIT #5:	704 NET SQUARE FEET
UNIT #6:	519 NET SQUARE FEET
UNIT #7:	538 NET SQUARE FEET
UNIT #8:	1,024 NET SQUARE FEET
UNIT #9:	1,581 NET SQUARE FEET
UNIT #10:	1,197 NET SQUARE FEET
UNIT #11:	1,514 NET SQUARE FEET

OPEN SPACE CALCULATION  
4,569 / 11,364 = 0.40

## SCOPE OF WORK

THE SCOPE OF WORK INCLUDES RENOVATION OF THE EXISTING BUILDING, A NEW REAR ADDITION, NEW PORCH ADDITIONS, AND A NEW CARRIAGE HOUSE BUILDING.  
ALL WORK WILL BE IN ACCORDANCE WITH THE SECRETARY STANDARDS FOR HISTORIC REHABILITATION.



SEAL

P 804.358.4993  
F 804.358.8211

1901 WEST CARY STREET RICHMOND, VA 23220

JOHANNAS DESIGN GROUP

207 WEST FRANKLIN ST  
RICHMOND, VA 23220

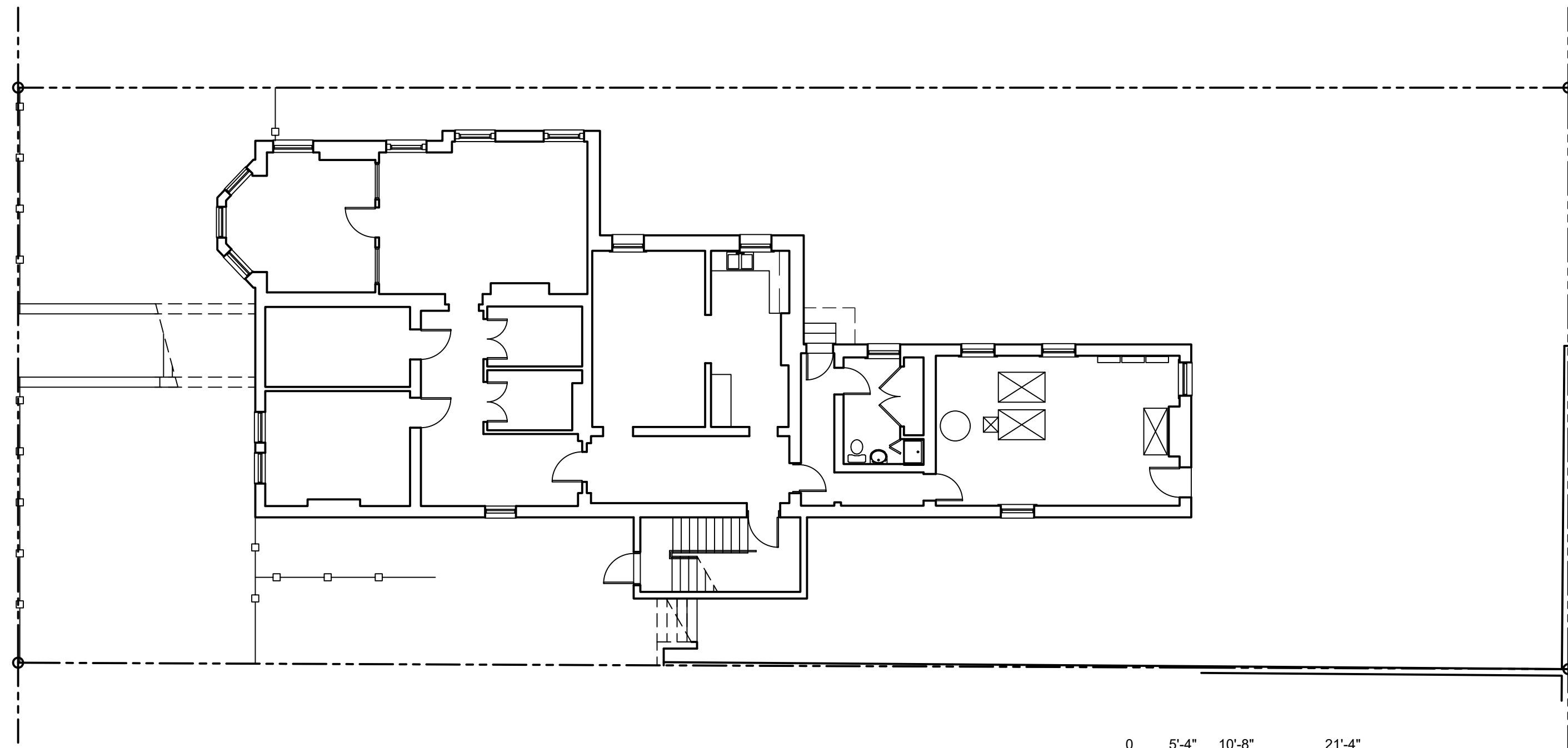
REVISIONS  
1 06.06.2023

SHEET TITLE  
SITE PLAN

PROJECT NO.  
2125

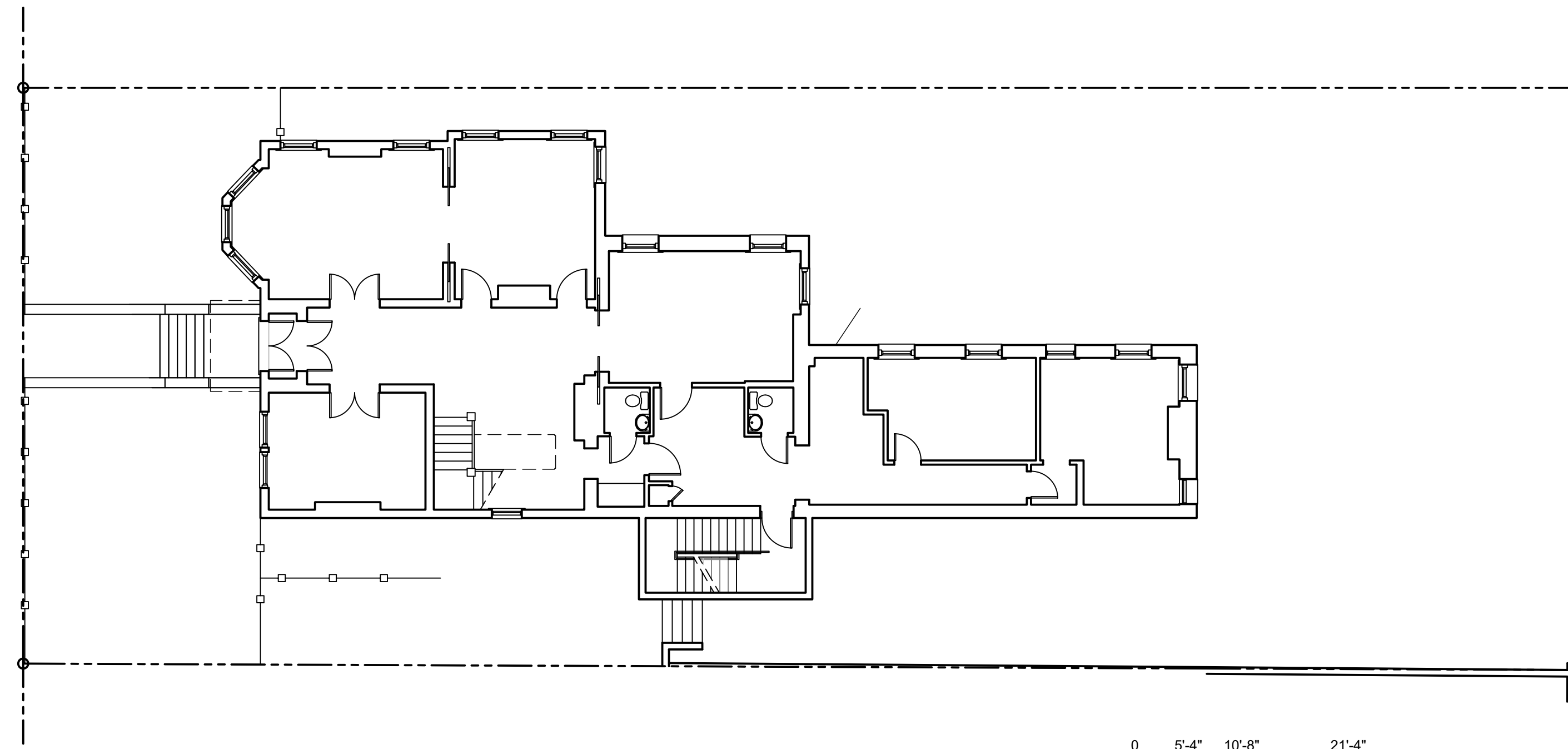
DATE  
03.03.2023

SHEET NO.  
SUP 100



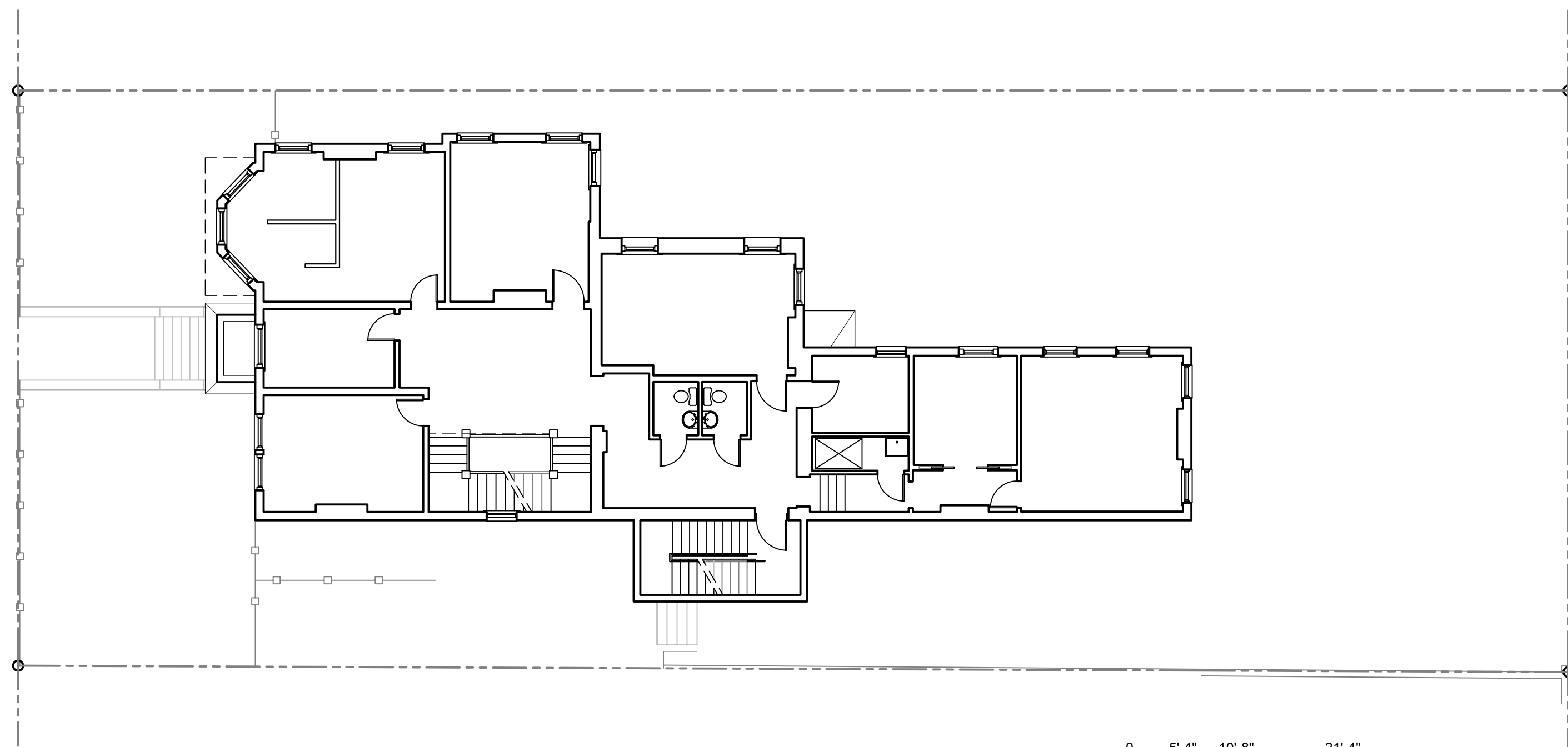
0 5'-4" 10'-8" 21'-4"  
 SCALE: 3/32" = 1'-0"

① EXISTING GROUND FLOOR PLAN  
 3/32" = 1'-0"



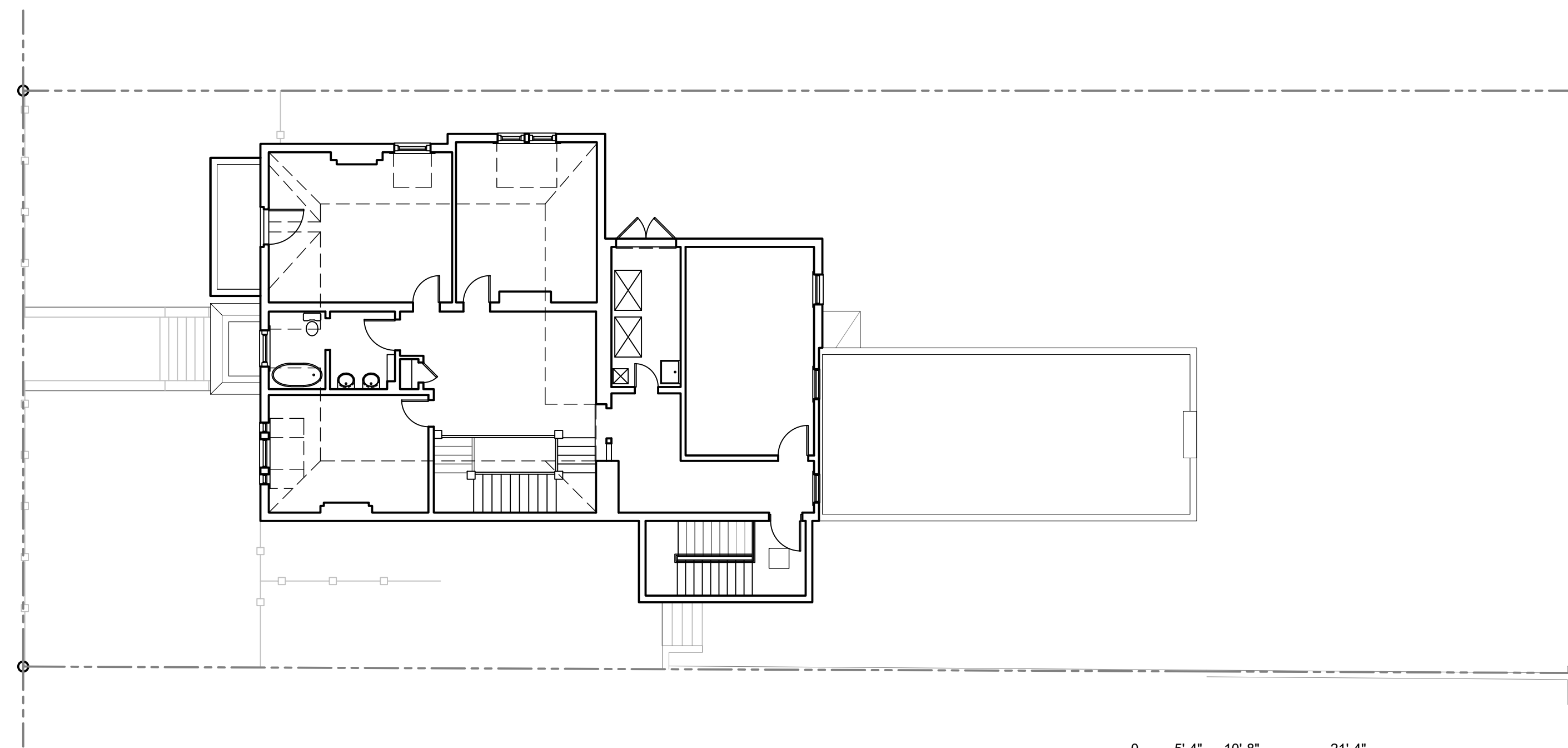
0 5'-4" 10'-8" 21'-4"  
 SCALE: 3/32" = 1'-0"

② EXISTING FIRST FLOOR PLAN  
 3/32" = 1'-0"



0 5'-4" 10'-8" 21'-4"  
 SCALE: 3/32" = 1'-0"

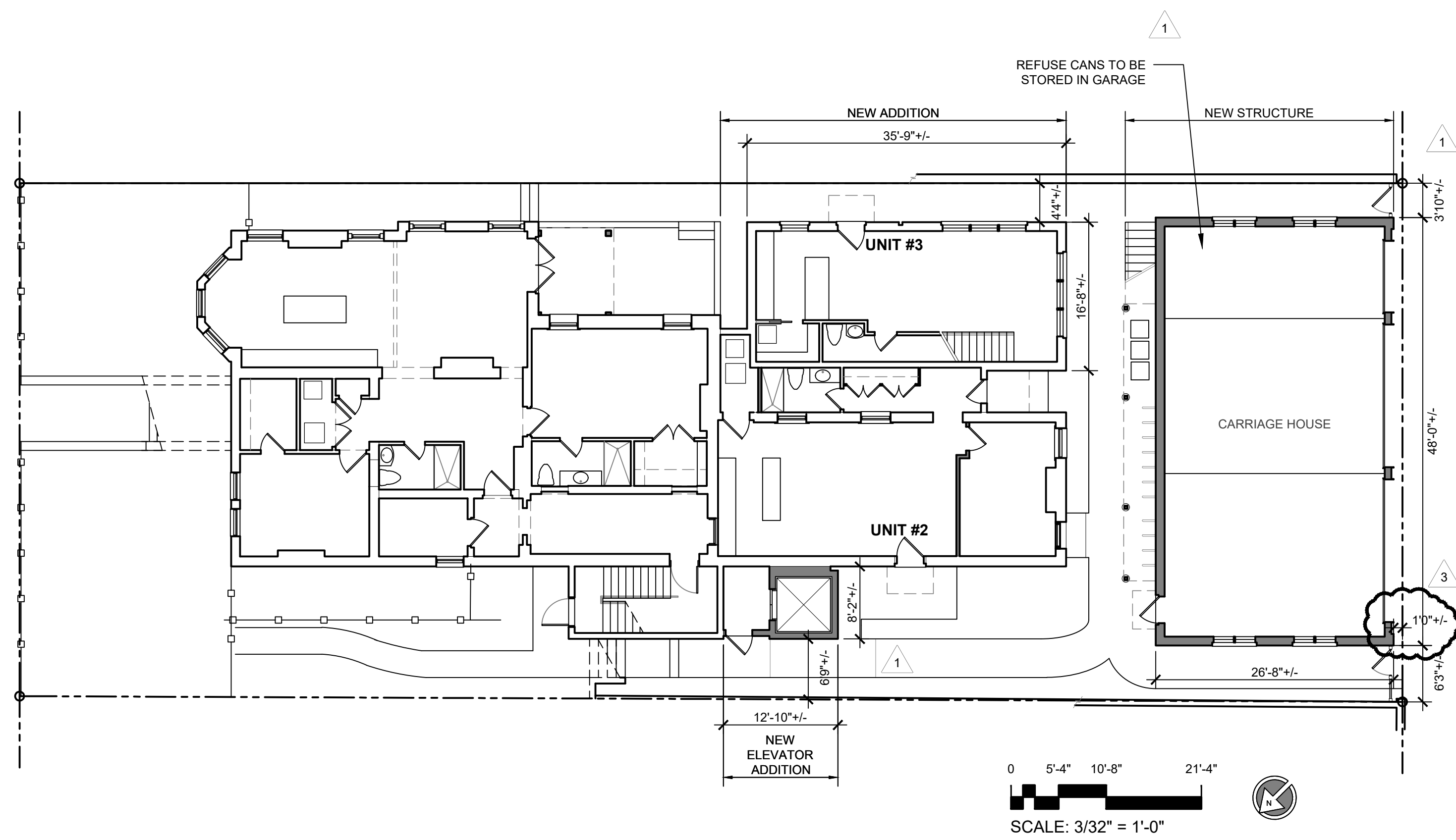
③ EXISTING SECOND FLOOR PLAN  
 3/32" = 1'-0"



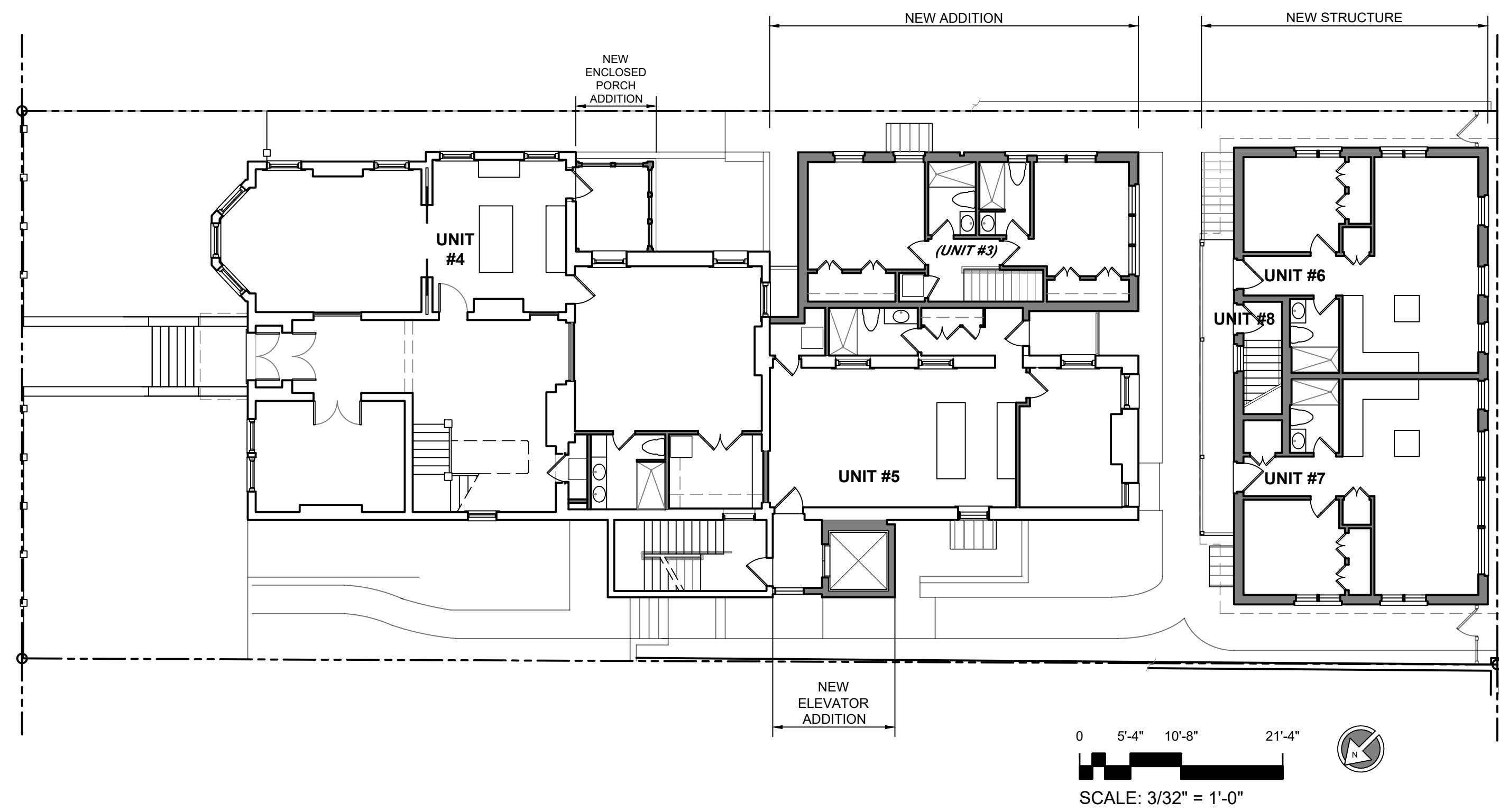
0 5'-4" 10'-8" 21'-4"  
 SCALE: 3/32" = 1'-0"

④ EXISTING THIRD FLOOR PLAN  
 3/32" = 1'-0"

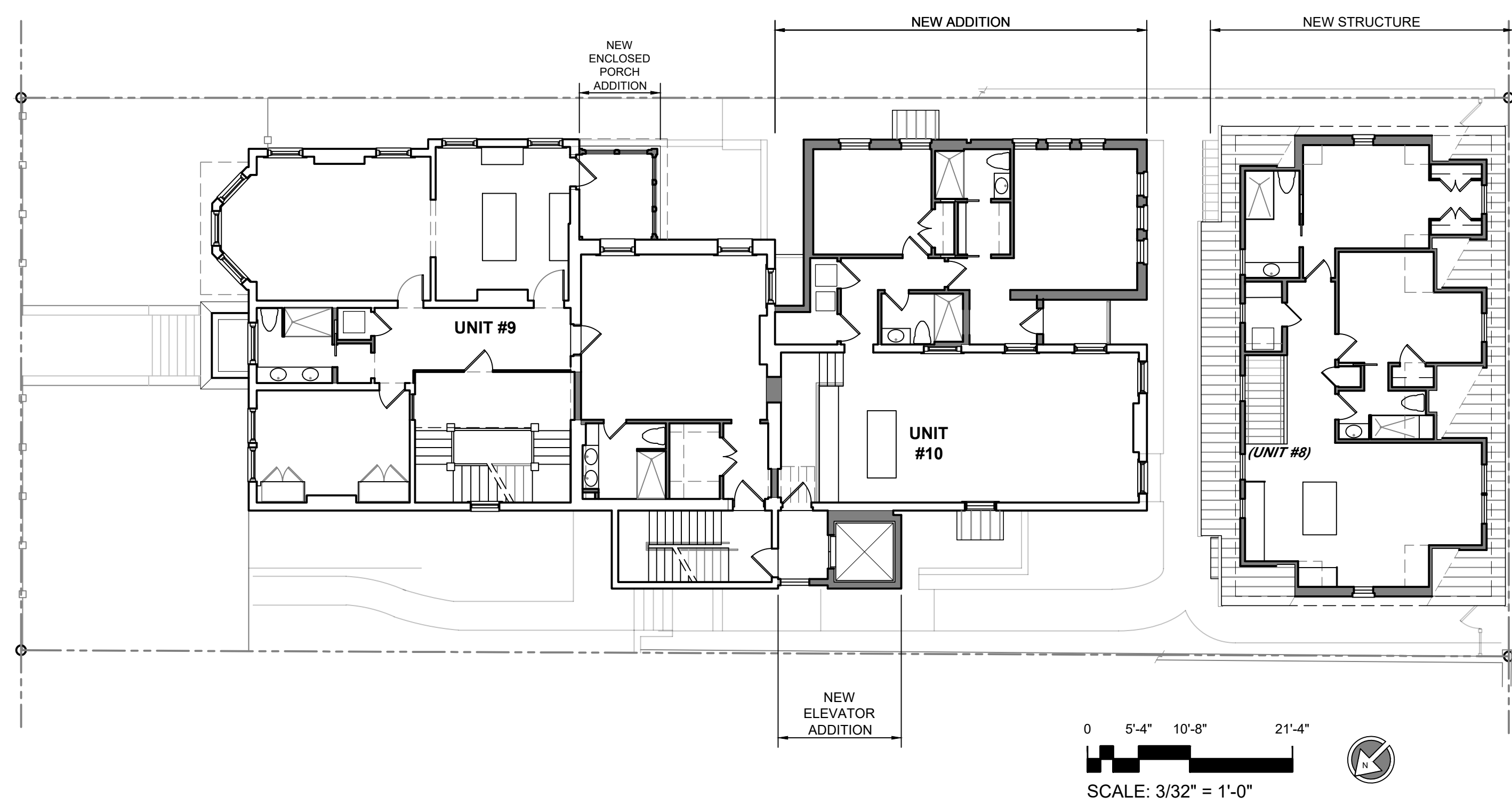
P 804.358.4993 F 804.358.8211	SEAL
REVISIONS	
1901 WEST CARY STREET RICHMOND, VA 23220	
<b>JOHANNAS DESIGN GROUP</b> 207 WEST FRANKLIN ST RICHMOND, VA 23220	
SHEET TITLE	
EXISTING PLANS	
PROJECT NO.	
2125	
DATE	
03.03.2023	
SHEET NO.	
SUP 101	



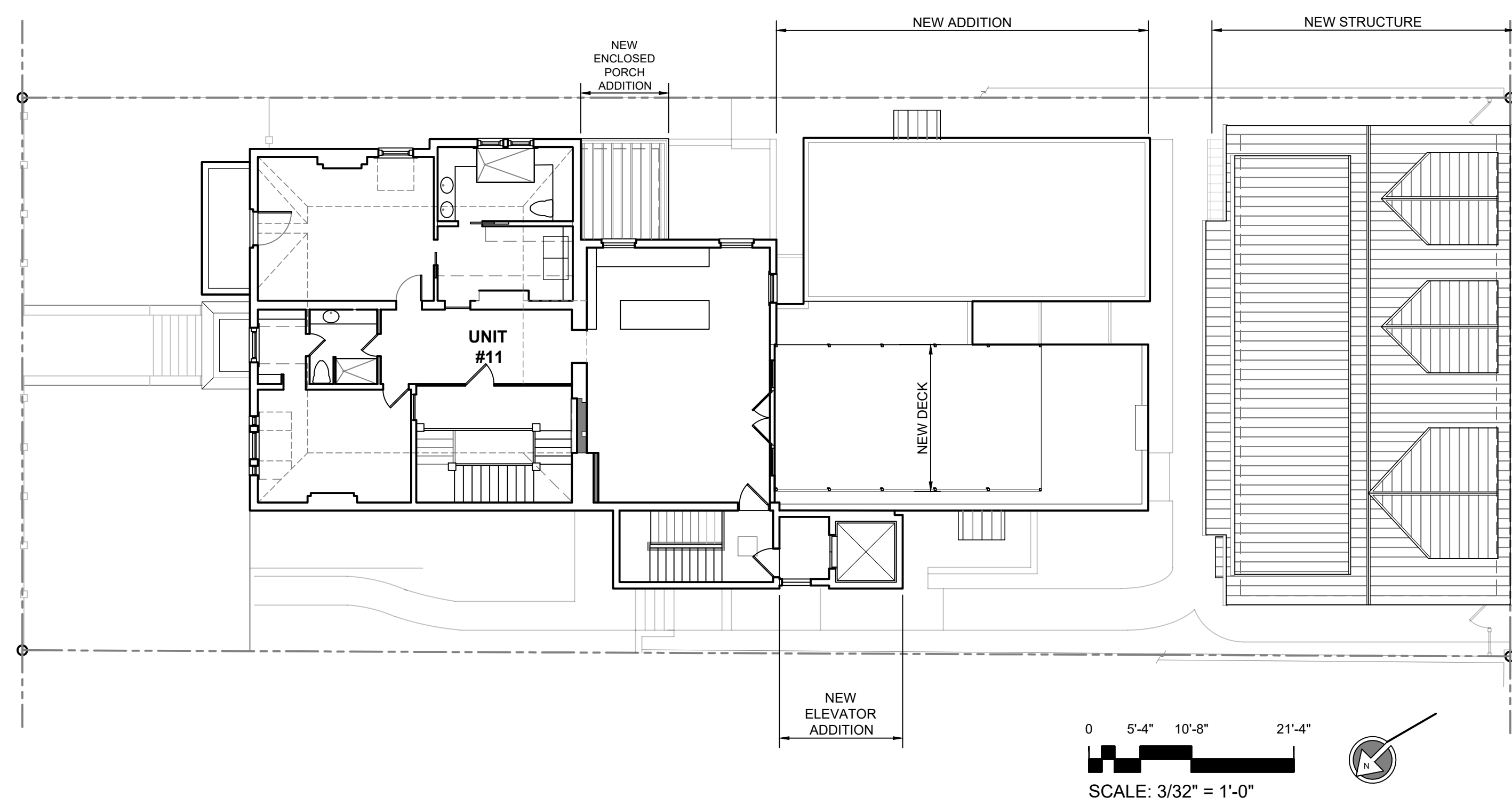
1 PROPOSED GROUND FLOOR PLAN  
3/32" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN  
3/32" = 1'-0"



3 PROPOSED SECOND FLOOR PLAN  
3/32" = 1'-0"



4 PROPOSED THIRD FLOOR PLAN  
3/32" = 1'-0"

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F 804.358.8211

REVISIONS

- 1 06.06.2023
- 2 08.04.2023
- 3 10.19.2023

1901 WEST CARY STREET RICHMOND, VA 23220

JOHANNAS DESIGN GROUP

207 WEST FRANKLIN ST  
RICHMOND, VA 23220

SHEET TITLE

PROPOSED PLANS

PROJECT NO.

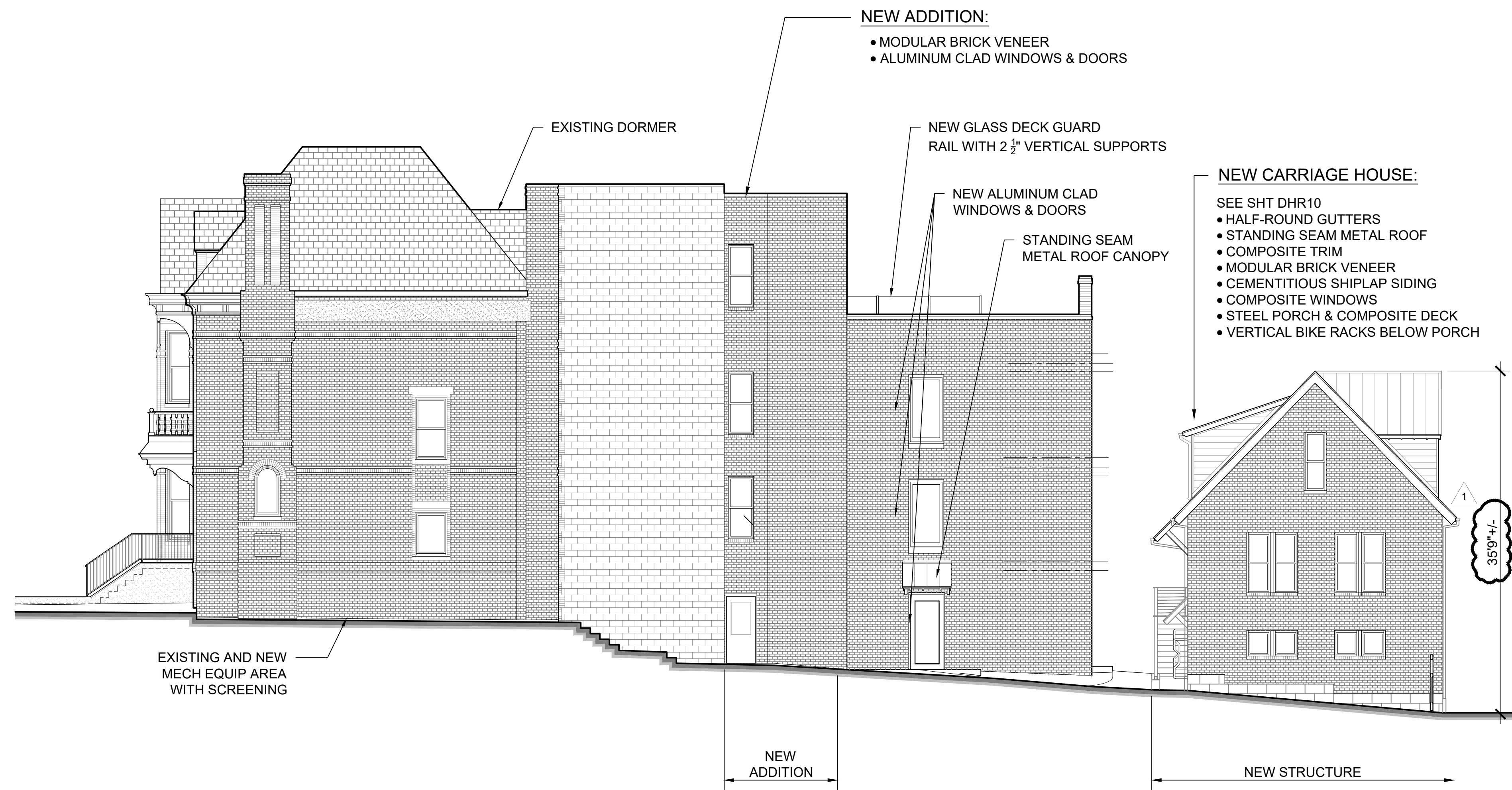
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DATE

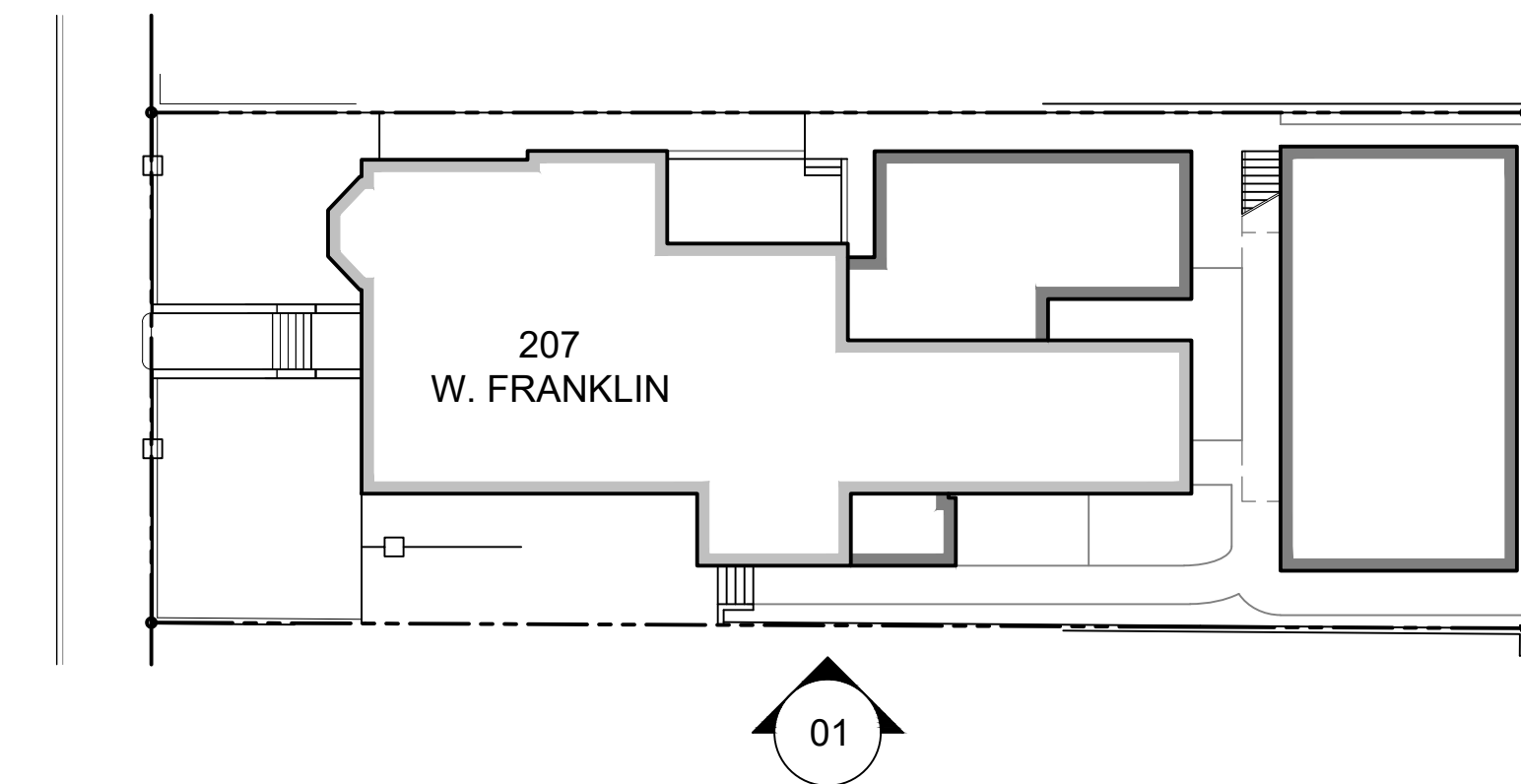
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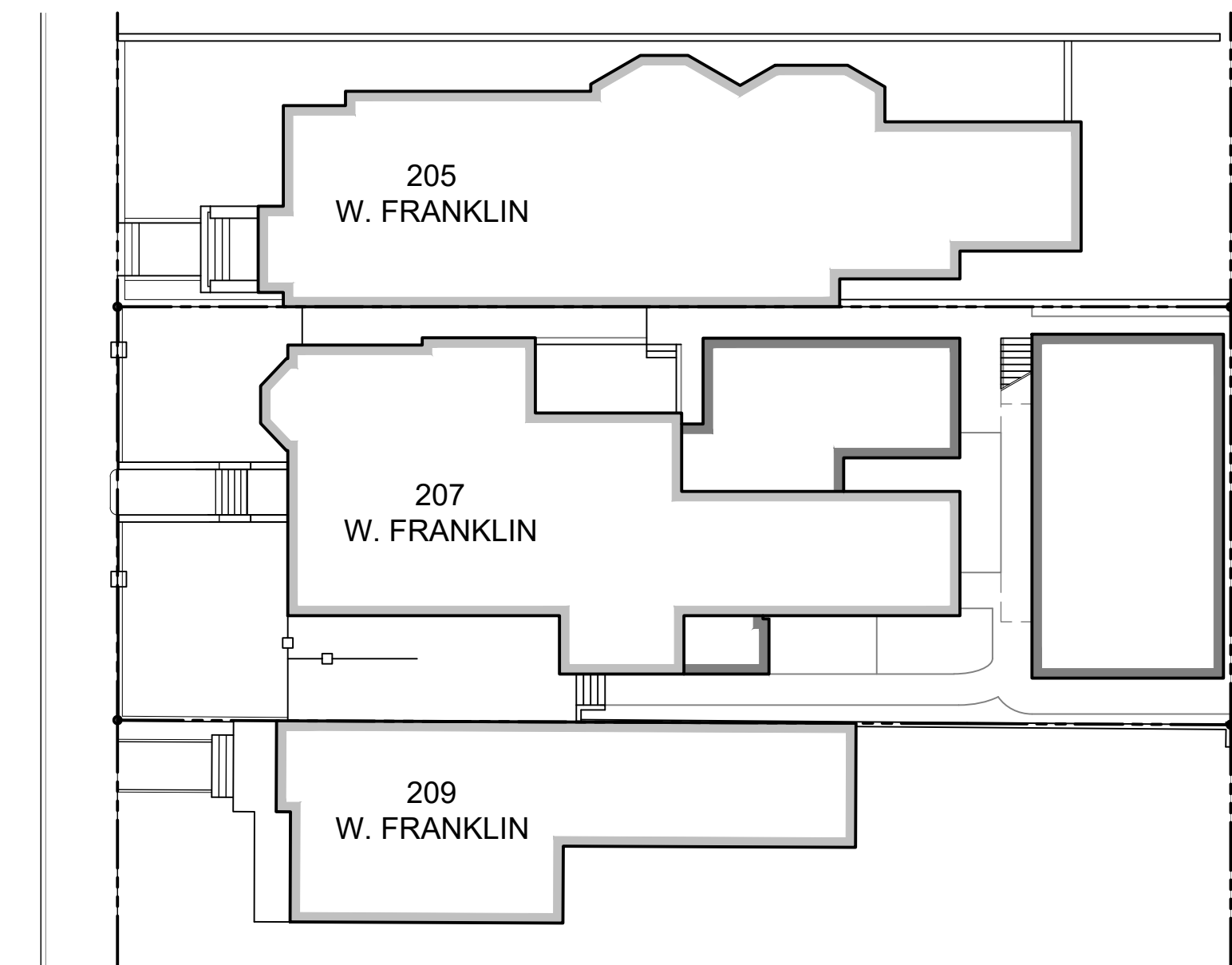
SUP 102



1 PROPOSED WEST ELEVATION  
1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"



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F 804.358.8211

REVISIONS  
1 06.06.2023

1901 WEST CARY STREET RICHMOND, VA 23220

JOHANNAS DESIGN GROUP

207 WEST FRANKLIN ST  
RICHMOND, VA 23220

SHEET TITLE

PROPOSED ELEVATIONS

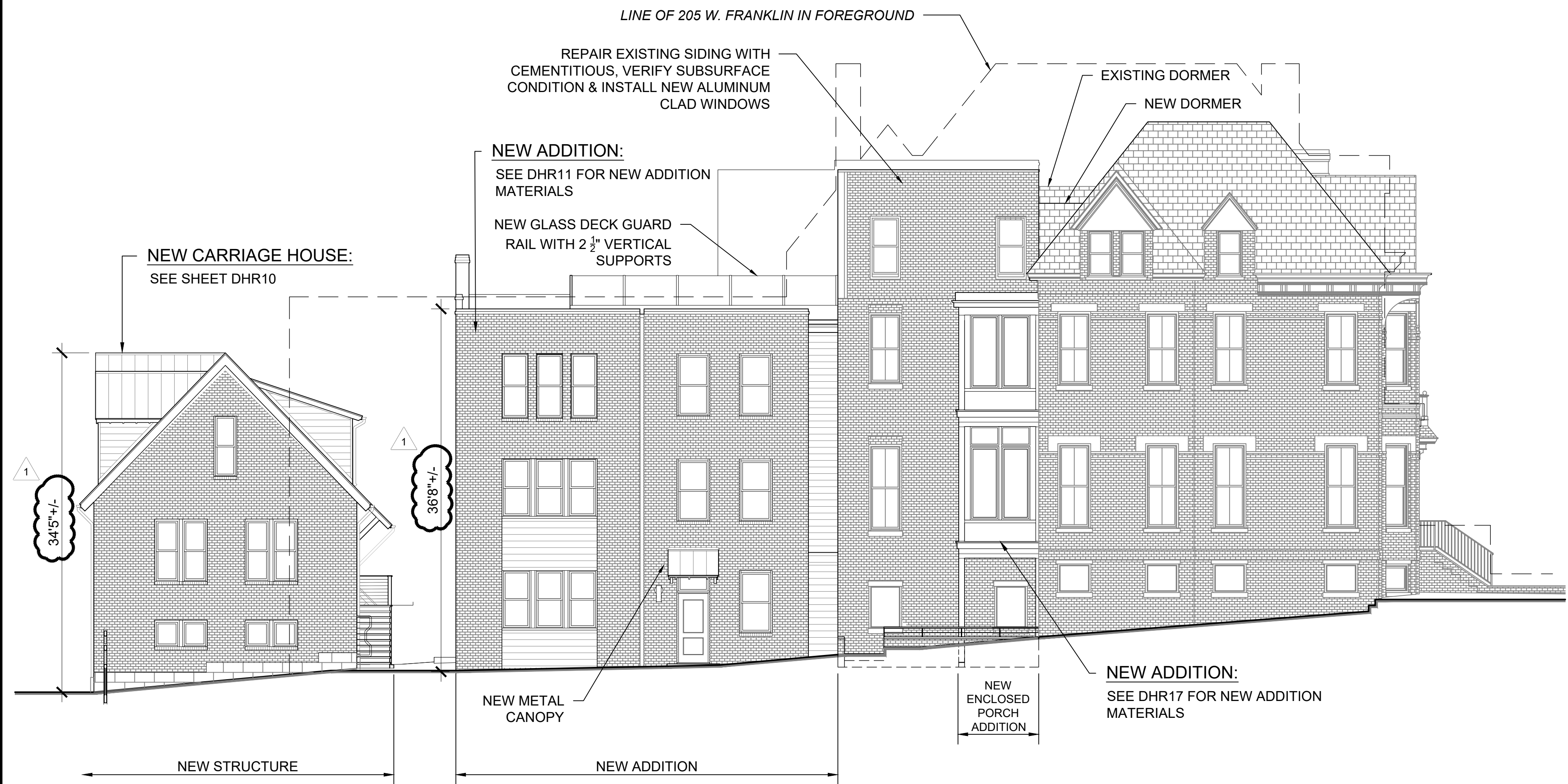
PROJECT NO.  
2125

DATE  
03.03.2023

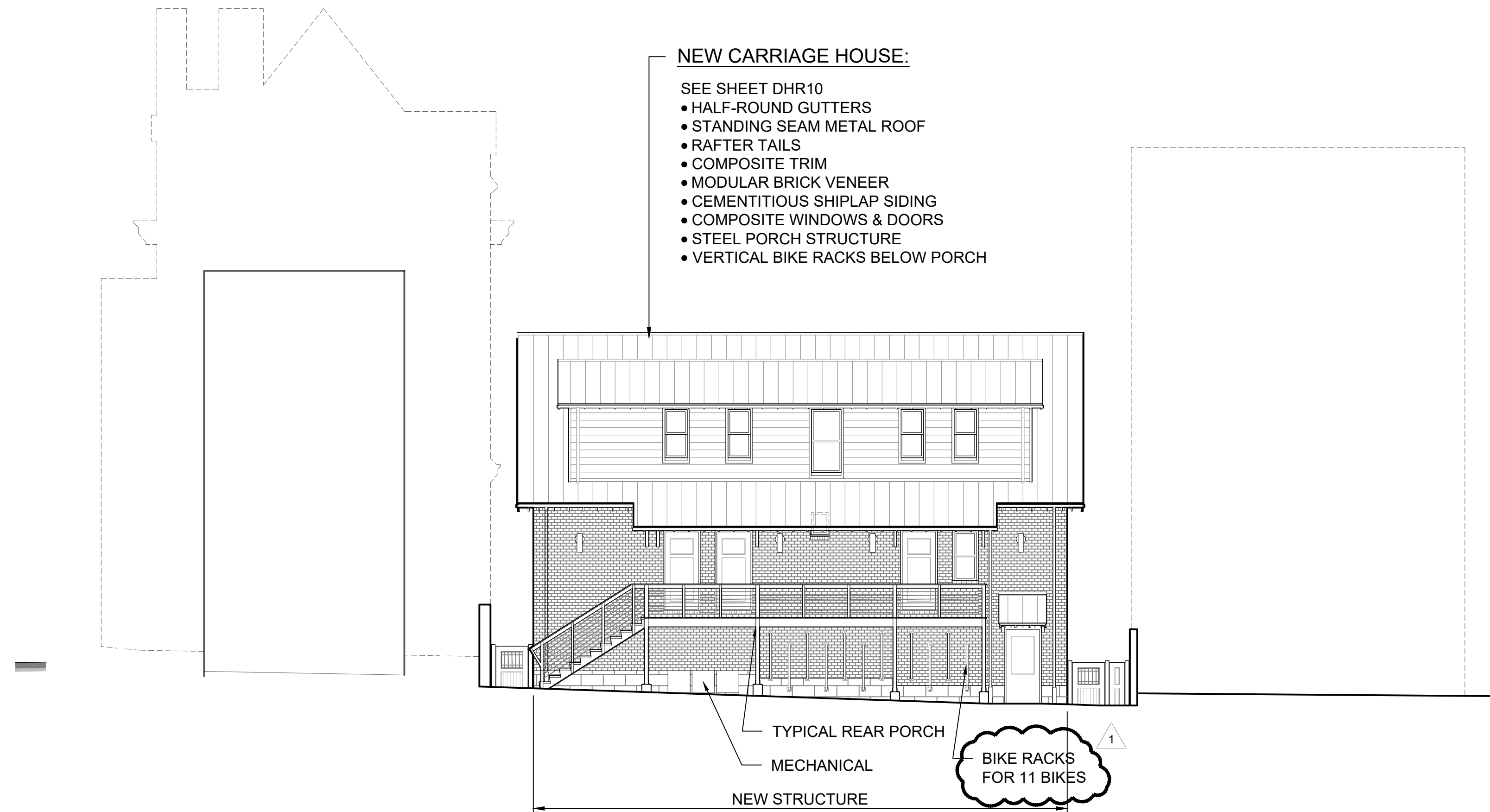
SHEET NO.

SUP 201

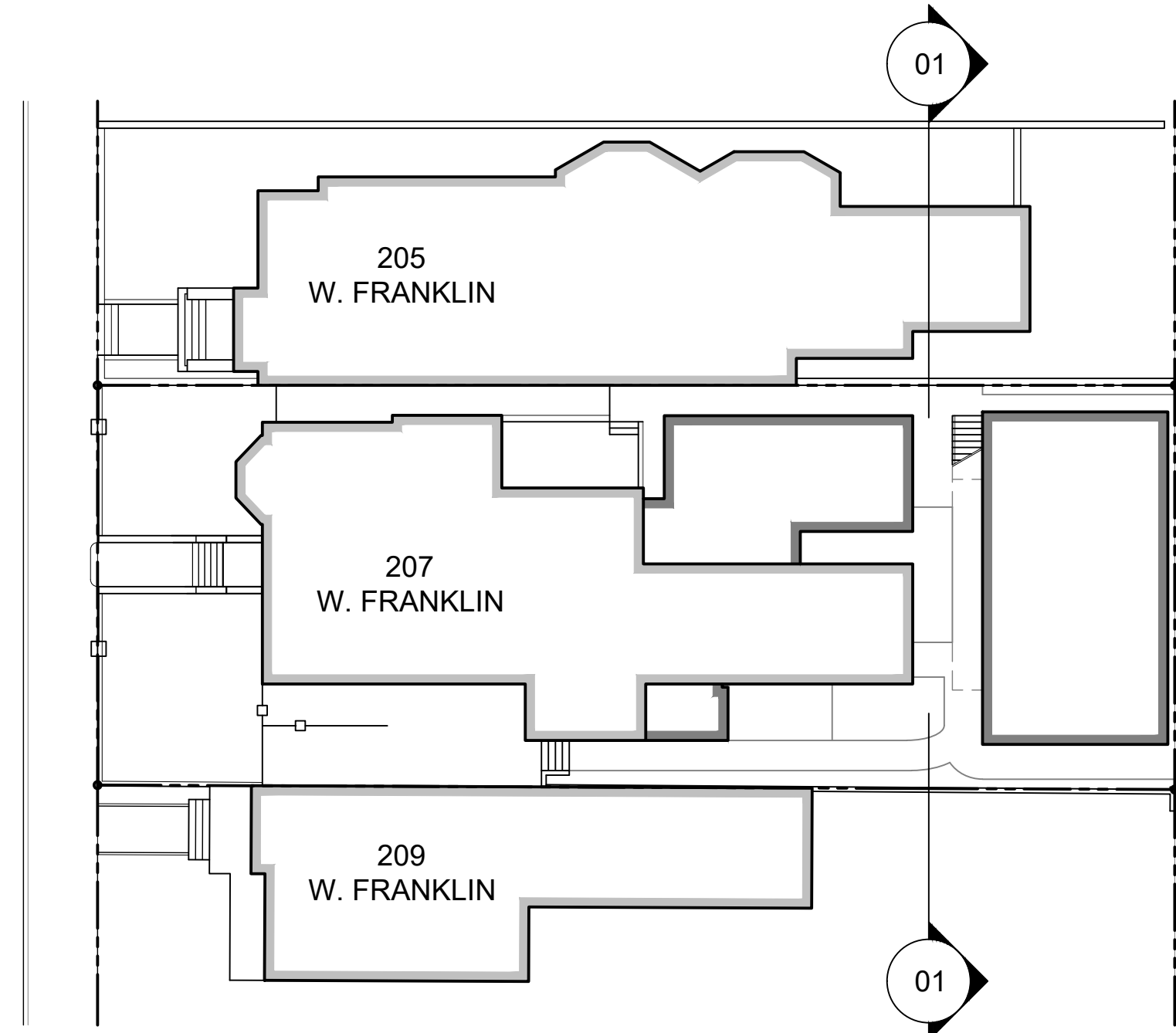
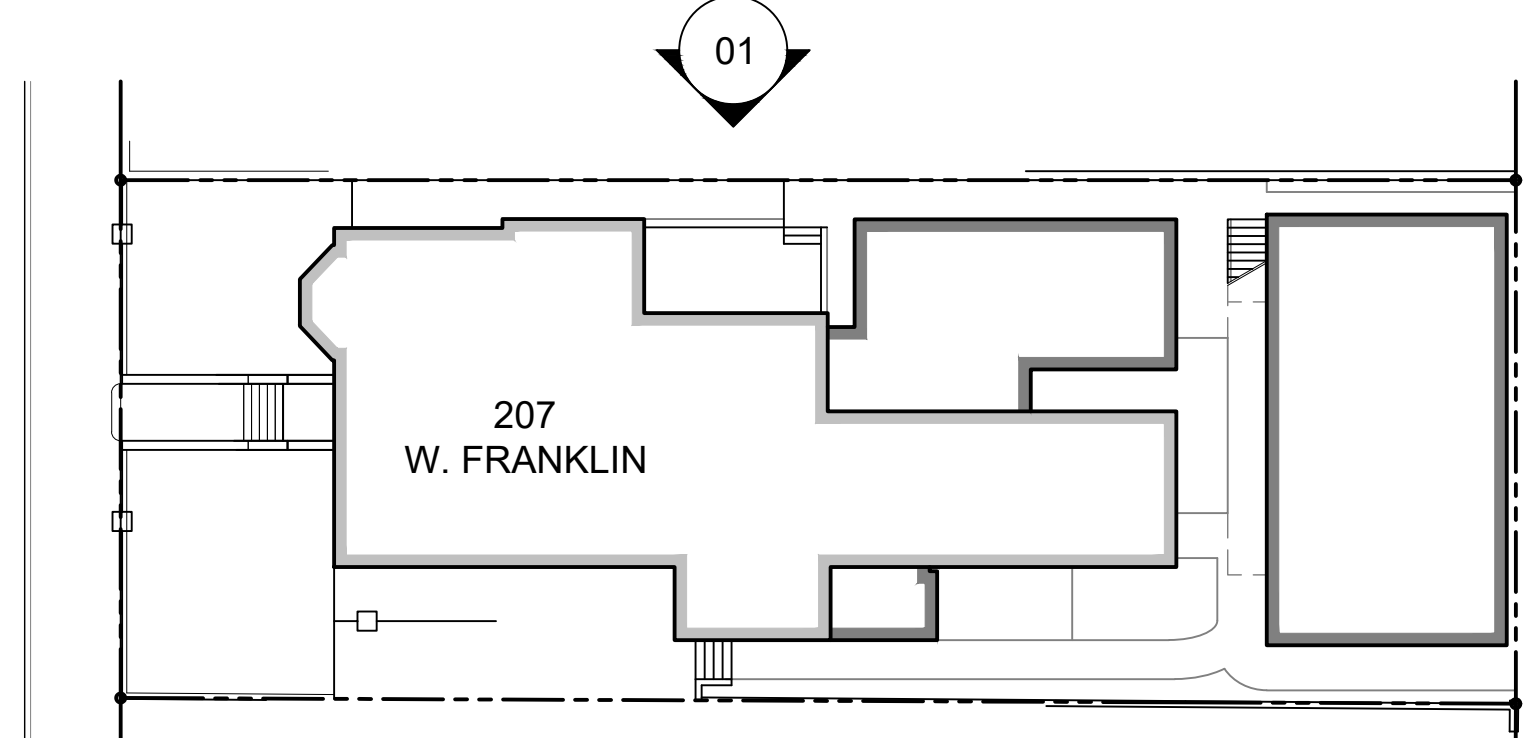




1 PROPOSED EAST ELEVATION  
1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION  
1/8" = 1'-0"



SEAL

REVISIONS  
1 06.06.2023

207 WEST FRANKLIN ST  
RICHMOND, VA 23220

PROPOSED ELEVATIONS

PROJECT NO.  
2125

DATE  
03.03.2023

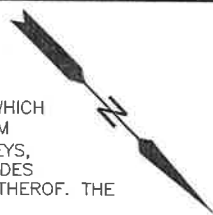
SHEET NO.  
SUP 202

JOHANNAS DESIGN GROUP  
 1901 WEST CARY STREET RICHMOND, VA 23220  
 P 804.358.4993  
 F 804.358.8211

**ALTA/ACSM CERTIFICATION**

TO ALEX BOWMAN AND  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4,8,9,11(OBSERVED ONLY),13, & 14 OF TABLE A THEROF. THE FIELDWORK WAS COMPLETED ON AUGUST 3, 2021.



**NOTES:**

- 1 SUBJECT PARCEL: #207 W. FRANKLIN ST.  
CITY PAR ID W0000146004
- 2 THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE BINDER PREPARED BY FIDELITY NATIONAL TITLE INS. CO. DATED 07-06-2021 WITH ORDER NO.43223VA-510-MMO-JKO
- 3 THIS PROPERTY IS IN H.U.D. DEFINED FLOOD HAZARD AREA. ZONE: X, AS SHOWN ON FIRM COMMUNITY PANEL #5101290037D, DATED 04/02/2009.

DATE: AUG. 3RD, 2021

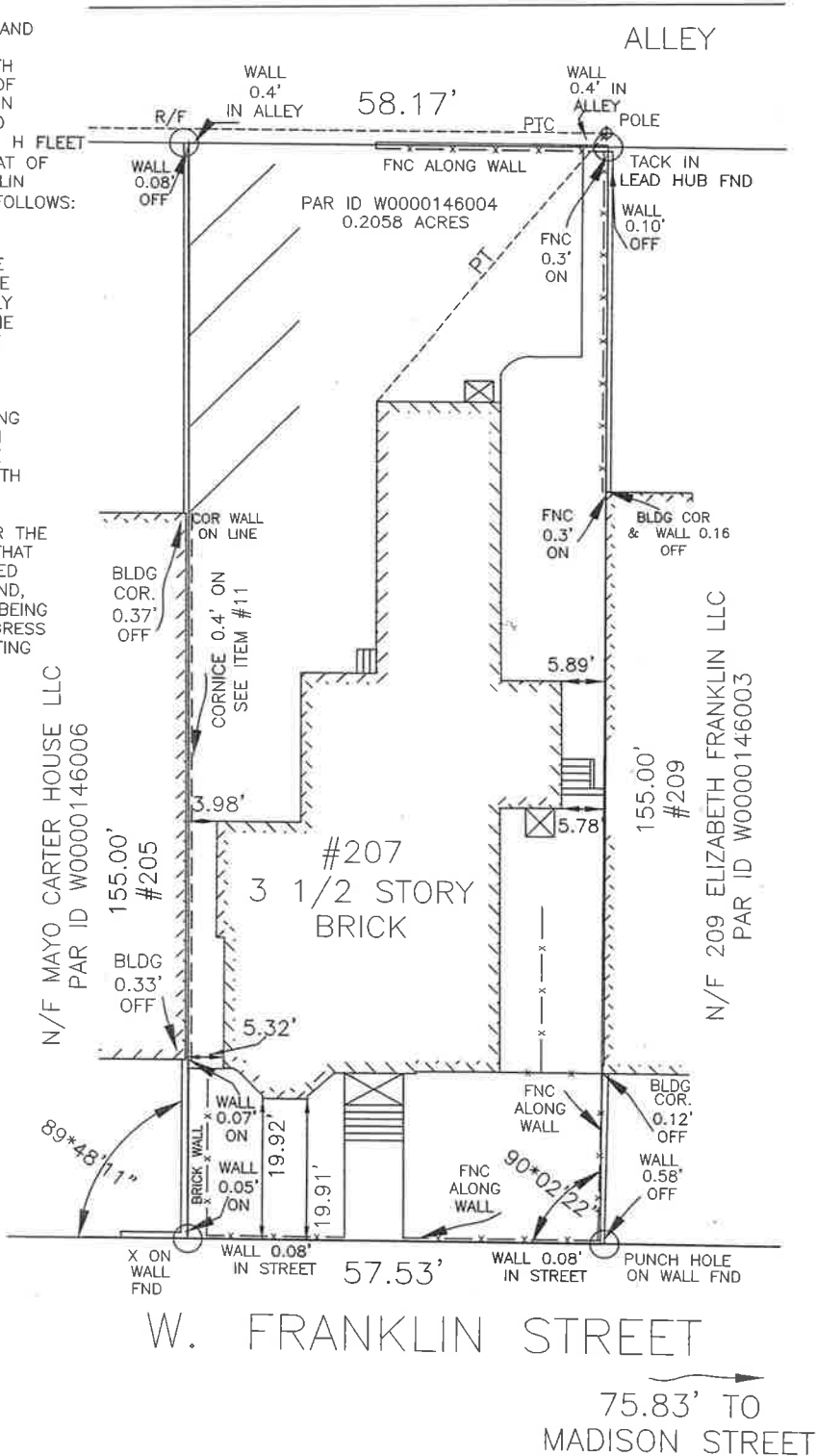
*Randy L. Olson*  
RANDY L. OLSON  
REGISTRATION NUMBER 1628

TITLE COMMITMENT  
ORDER NO.  
43223VA-510-MMOJKO  
EXHIBIT A

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RICHMOND, COMMONWEALTH OF VIRGINIA, AND IS DESCRIBED AS FOLLOWS:  
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH IMPROVEMENTS THERON LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, KNOWN AS NO. 207 WEST FRANKLIN STREET, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED, IN ACCORDANCE WITH A PLAT OF SURVEY BY CHAS. H FLEET & ASSOC., DATED DECEMBER 7, 1987 AND ENTITLED "PLAT OF PROPERTY SITUATED ON THE SOUTHERN LINE OF FRANKLIN STREET AND EAST OF MADISON STREET, RICHMOND, VA", AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTHERN LINE OF W. FRANKLIN STREET, SAID POINT BEING DISTANT 75.83 FEET FROM THE POINT OF INTERSECTION OF THE EASTERN LINE OF MADISON STREET WITH SOUTHERN LINE OF W. FRANKLIN STREET; THENCE RUNNING IN A EASTERLY DIRECTION ALONG AND FRONTING ON THE SOUTHERN LINE W. FRANKLIN STREET 57.53 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION 155.0 FEET TO A POINT ON THE NORTHERN LINE OF AN ALLEY; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN LINE OF SAID ALLEY 58.17 FEET TO A POINT, SAID POINT BEING DISTANT THERON 75.83 FEET IN A EASTERLY DIRECTION FROM THE EASTERN LINE OF MADISON STREET; THENCE IN A NORTHERNLY DIRECTION ALONG A LINE PARALLEL WITH THE EASTERN LINE OF MADISON STREET 155.0 FEET TO THE POINT AND PLACE OF BEGINNING.  
TOGETHER WITH A NON-EXCLUSIVE RIGHT OF EASEMENT FOR THE BENEFIT OF THE AFORESAID PROPERTY AS CONTAINED IN THAT CERTAIN AGREEMENT DATED APRIL 27, 1987 AND RECORDED IN THE CLERKS OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, IN DEED BOOK 123, PAGE 1395, SAID EASEMENT BEING FOR SIX PARKING SPACES AND RIGHTS OF INGRESS AND EGRESS TO SAID SPACES FROM A PUBLIC STREET OR ALLEY ABUTTING THE LOT LOCATED AT 206-210 WEST MAIN STREET.

- TITLE COMMITMENT ORDER  
NO. 432234A-510-MMO-JKO  
SCHEDULE B  
PART II EXCEPTIONS  
ITEMS: 1 THRU 6 ARE  
NOT SURVEY ITEMS  
#7 SEE PLAT IN DB 331 PG 10  
8&9&10 ARE NOT SURVEY ITEMS  
11 ENCR. & PARTY WALL AGREEMENT  
W/ #205 DB 722 PG 835  
12: THERE ARE ASSIGNED SPACES  
ON PARCEL AS SHOWN ON  
PLAT IN DB 123 PG 1416  
13: THERE IS STILL A DWELLING AT  
#212 W MAIN. THE PARCELS EAST  
OF #212 ARE PARKING LOTS  
14: # 201 & #203 W. FRANKLIN ST. IS  
A PARKING LOT



**HARVEY L. PARKS, INC.**  
4508 W. HUNDRED ROAD  
CHESTER, VA.  
PHONE: 804-748-8641  
EMAIL: SURVEYS@HARVEYLPARKS.COM

DATE: AUGUST 4, 2021 SCALE: 1"=20'  
DRAWN BY: H.T.J.  
CHECKED BY: R.L.O.  
F.BK.: 637, PG. 37 63737.dwg

PLAT SHOWING ALTA SURVEY ON  
#207 W. FRANKLIN STREET  
IN THE CITY OF  
RICHMOND, VIRGINIA

