

INTRODUCED: May 26, 2026

AN ORDINANCE No. 2026-129

To authorize the special use of the property known as 2518 Grove Avenue for the purpose of a multifamily dwelling, upon certain terms and conditions. (2<sup>nd</sup> District)

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

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

PUBLIC HEARING: JUN 22 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 2518 Grove 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, which use, among other things, is not currently allowed by sections 30-412.5, concerning yards, and 30-630.9, concerning permitted projections and encroachments in yards and courts, 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 congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES:            8            NOES:            0            ABSTAIN:        \_\_\_\_\_

ADOPTED:      JUN 22 2026    REJECTED:      \_\_\_\_\_    STRICKEN:      \_\_\_\_\_

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 2518 Grove Avenue and identified as Tax Parcel No: W000-1122/023 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Survey & Map of No.2518 Grove Avenue in the City of Richmond, Virginia,” prepared by Frederick A Gibson & Associates, P.C., and dated September 15, 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, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Survey & Map of No.2518 Grove Avenue in the City of Richmond, Virginia,” prepared by Frederick A. Gibson & Associates, P.C., and dated September 15, 2025, and “New Deck Platform, 2518 Grove Ave, Richmond VA 23220,” prepared by an unknown preparer, and dated December 5, 2024, 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, substantially as shown on the Plans.

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

(c) 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 adjoining 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) 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.

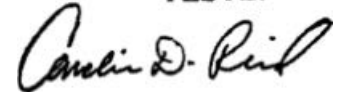
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 733 consecutive calendar days, whether as a result of

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.

A TRUE COPY:  
TESTE:



Carolin D. Reed  
City Clerk

# City of Richmond

## Intracity Correspondence

**O&R Transmittal**

**DATE:** April 16, 2026

**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 2518 Grove Avenue 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 a side yard encroachment to accommodate an outdoor stair and deck structure in the building’s rear. The required side yard setback in the R-6 Single-Family Attached Residential District is three feet. The structure encroaches into this setback. A Special Use Permit is therefore requested to authorize this development.

**BACKGROUND:** The 4,993 square foot property is in The Fan neighborhood on the northern side of Grove Avenue near its intersection with North Robinson Street. On October 1, 1997, the Board of Zoning Appeals granted a certificate of zoning compliance for four (4) dwelling units in the existing two-story structure. The City’s Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is described as “existing or new highly walkable urban neighborhoods.” (p. 56)

**Intensity:** Buildings are generally two to four stories. Lot sizes generally range up to 1,500 to 5,000 square feet.

The current zoning for this property is R-6 Single-Family Attached Residential District. Adjacent properties are also located within this district.

**COMMUNITY ENGAGEMENT:** The property is located within the boundaries of Fan District Association, Fan Area Business Alliance, and the Robinson Street Association; 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:** May 26, 2026

**CITY COUNCIL PUBLIC HEARING DATE:** June 22, 2026

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission June 16, 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:**

Shaianna Trump, Planning Commission Secretary, Land Use Administration 646-7319

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



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: 2518 Grove Ave, Richmond, VA 23220 APARTMENT NO/SUITE \_\_\_\_\_  
APPLICANT'S NAME: Rafael Rosete EMAIL ADDRESS: \_\_\_\_\_  
BUSINESS NAME (IF APPLICABLE): Rosete Hardscapes LLC  
SUBJECT PROPERTY OR PROPERTIES: 2518 Grove Ave, Richmond, VA 23220

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: Mark Brazukas  
PROPERTY OWNER ADDRESS: 16006 PINE VALE PL, MIDLOTHIAN, VA 23113  
PROPERTY OWNER EMAIL ADDRESS: \_\_\_\_\_  
PROPERTY OWNER PHONE NUMBER: (804) 347-3520  
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.

## Applicant's Statement – Special Use Permit Request

**Property Address:** 2518 Grove Ave, Richmond, VA 23220

This application is for a **Special Use Permit (SUP)** for an existing two-story deck and staircase structure located at 2518 Grove Avenue in Richmond, Virginia. The deck and stairway were constructed to **replace a deteriorated and unsafe original structure** that previously provided the only means of access from the upper level (second story) of the home to the backyard (ground level).

The **original staircase** extended approximately **20 feet outward** from the home and **did not fall in the 3ft required setback**. The **new structure** was built to provide **reliable and functional access** for both the first-floor and second-floor units, offering a safer and more practical route between levels.



The **new deck and staircase** are positioned **entirely within the existing width of the building** and are **more compact, functional, and stable** than the prior version. The goal was to replace an unsafe structure and improve access, not to expand or enlarge the footprint of the building.

## Setback Conditions

This request is necessary because the City's current zoning ordinance requires a **minimum 3-foot side yard setback** for decks.

- On the **east side**, the structure maintains approximately **8 feet 7 inches** of setback, exceeding the minimum requirement.
- On the **west side**, the structure is approximately **8 to 12 inches** from the property line, where 3 feet is required.
- The **deck remains within the building's original width** and does **not project beyond** the existing side walls.



The access door from the second floor to the deck is positioned approximately **1 foot from the property line**, which makes it physically **impossible to provide a 3-foot setback** without eliminating safe and functional access from the upper story to the backyard.

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## Deck Depth Clarification

The **total projection of the structure is 14 feet**, which includes a **4-foot landing** used exclusively for the stairway connection to the ground. The **main deck platform** itself falls within a **10-foot depth**, consistent with the intent of the **supplemental section of the ordinance**, which allows:

“An unenclosed porch or deck attached to or abutting a dwelling use having a nonconforming side yard may project into the required side yard to an extent no greater than the abutting portion of the main building, provided that the depth of such porch or deck shall not exceed ten feet.”

The additional 4 feet functions solely as a **safety landing** for stair access and is not part of the primary usable deck area.



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## Background and Compliance Efforts

A **Stop Work Order (SWO)** was issued during construction after it was determined that the project did not meet setback requirements and therefore was not in full compliance with current code. At that time, the **inspector on site advised** that the project could be finalized once the proper permits were secured. Since that point, all steps have been taken to bring the structure into compliance through the correct process.

Because the structure was already built and the setback deficiency exceeded the limits of an administrative variance, this **SUP request is the only available legal path** to resolve the issue.

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### **Justification for Consideration**

- The project **corrects an unsafe condition** by replacing a failing deck and stair system.
  - The new design **reduces the overall nonconformity**, as the previous structure extended farther than the current one.
  - The deck **does not encroach beyond the building's existing footprint** and presents **no adverse impacts** to adjacent properties—there are no nearby windows, structures, or obstructions affected.
  - The design is **consistent with the character and scale of surrounding homes** and is visually unobtrusive from the street and neighboring yards.
  - The applicant has acted **in good faith** to remedy the situation, obtaining a survey, consulting with city staff, and submitting this SUP to fully comply with City procedures.
- 

### **Hardship Statement**

The hardship arises from the **unique configuration of the property** and the **placement of the existing access doors**, which are located within one foot of the property line. This physical constraint makes it **impractical to construct a code-compliant deck and staircase** without blocking the only access point from the upper floor to the backyard.

Additionally, the **narrow lot width** and existing building placement provide **no alternative location** for the required staircase. Without this structure, the upper unit would lack safe exterior egress, creating a significant life-safety issue and rendering the space functionally limited.

The intent of this request is not to expand the home or increase density, but simply to **retain a necessary access structure** in a manner that aligns as closely as possible with current standards. The proposed SUP represents a **reasonable and measured solution** that ensures safety, preserves the property's functionality, and respects the surrounding neighborhood.

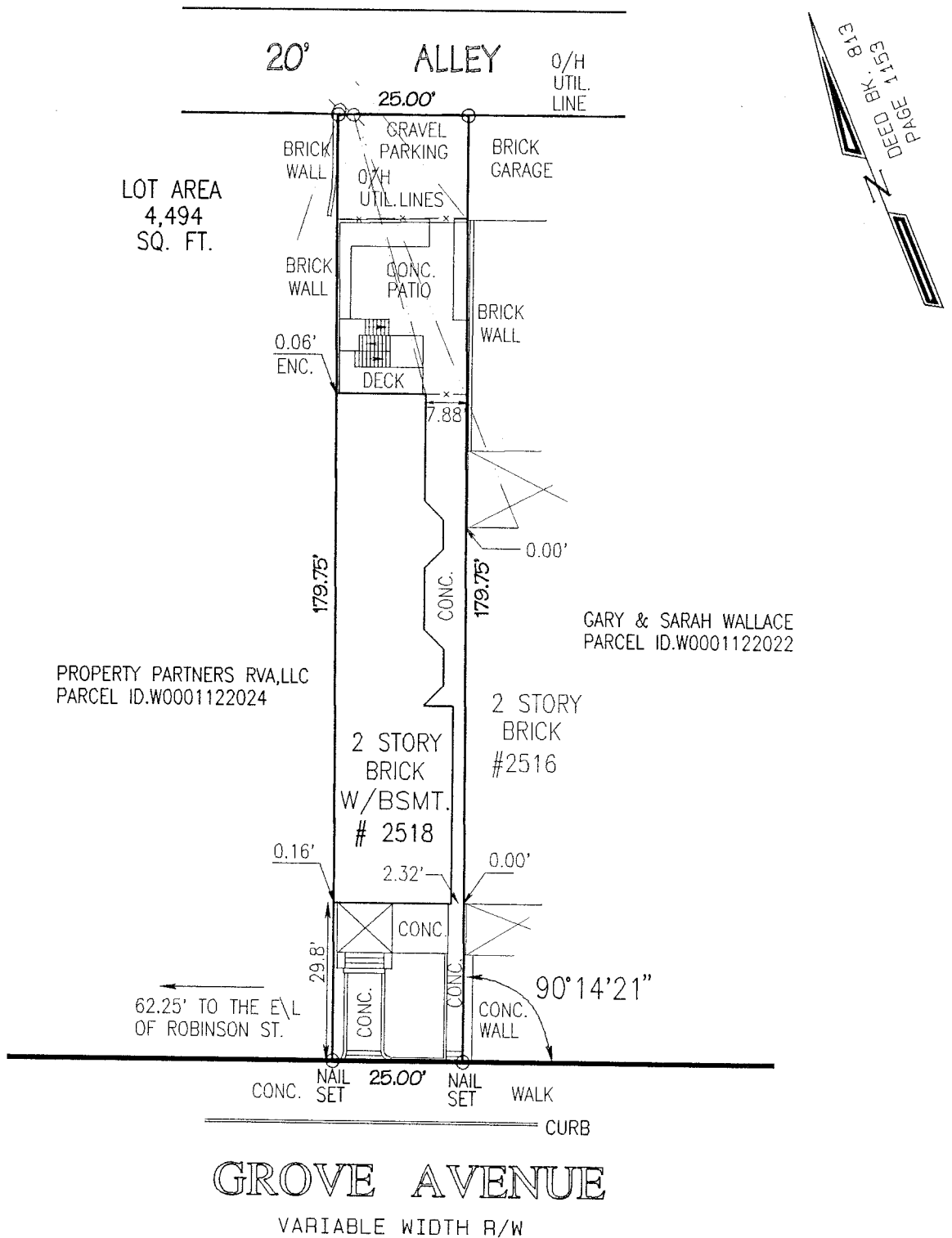
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## **Conclusion**

Approval of this Special Use Permit would allow the property owner to resolve the setback deficiency through the proper legal process while maintaining a structure that is **safer, smaller, and more consistent** with the character of the neighborhood than what previously existed.

The applicant respectfully requests consideration of this SUP in recognition of the practical site limitations, the improvements made to safety and appearance, and the good-faith efforts taken to bring the property into full compliance.

FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS,CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES.  
 CURRENT OWNER(S): 2518 GROVE AVE,LLC INST.230012880 PARCEL ID.W0001122023



**SURVEY & MAP OF No.2518 GROVE AVENUE  
 IN THE CITY OF RICHMOND, VIRGINIA**  
 SCALE: 1" = 30'

THIS IS TO CERTIFY THAT ON SEPTEMBER 15, 2025, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT 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 PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



**FREDERICK A. GIBSON  
 & ASSOCIATES, P.C.**  
 LAND SURVEYORS  
 2361 JUDES FERRY ROAD  
 POWHATAN, VIRGINIA 23139  
 PHONE 804 378-4485

LEGEND	
○	= IRON ROD FOUND
●	= IRON ROD SET
UNLESS OTHERWISE NOTED	
PROJECT # 2509-09 M	

# DESIGN OF NEW STORAGE PLANS

2518 GROVE AVE

RICHMOND, VIRGINIA 23220

## ABBREVIATIONS

#	And	FA	Fire Alarm
L	Angle	FD	Floor Drain
@	At	FDN	Foundation
O	Diameter	FE	Fire Extinguisher
#	Found or Number	FIN	Finish
		FL	Flooring
A/C	Air conditioning	FLASH	Flashing
ACOUS	Acoustical	FLOUR	Fluorescent
ACT	Acoustic Ceiling Tile	FT	Foot or Feet
ADJ	Adjacent	FTG	Footing
AFF	Above Finished Floor	FURR	Furring
AGGR	Aggregate	FOL	Face of Crick
ALUM	Aluminum	FOS	Face of Stud
APPROX	Approximate	GA	Gauge
ARCH	Architectural	GALV	Galvanized
ASB	Asbestos	GL	Glass
ASPH	Asphalt	GND	Ground
		HP	Handicapped Person
E.C.	Case Cabinet	HPT	H.P. Toilet
CD	Coard	HC	Hollow Core
CDTUM	Clutinous	HDWD	Hardwood
CLDG	Building	HDWE	Hardware
CLK	Clock	HGT	Height
CLKG	Clacking	HM	Hollow Metal
CM	Beam	HORIZ	Horizontal
CDT	Cottom	HR	Hour
CUR	Cult Up Roof	HWH	Hot Water Heater
CAC	Cabinet	HVAC	Heating/Ventilating/ Air Conditioning
C.E.	Catch Cash	ID	Inside Diameter (dim)
CEM	Cement	ILO	In Lieu Of
CI	Cast Iron	INSUL	Insulation
CL	Closet	INT	Interior
CT	Ceramic Tile	INTERM	Intermediate
CLG	Celling	INV	Invert
CLR	Clear	JAN	Janitor
C.M.U.	Concrete Masonry Unit	JNT/JT	Joint
C.O.	Clean Out	KCJ	Keyed Control Joint
COL	Column	LAM	Laminate
CONC	Concrete	LAV	Lavatory
CONSTR	Construction	LT.FIX.	Light Fixture
CONT	Continuous	L.F.	Linear Feet
CTR	Center	MAX	Maximum
DECL	Double	MECH	Mechanical
DEPT	Department	MEMB	Membrane
DF	Drinking Fountain	MFR	Manufacturer
DET	Detail	MH	Manhole
DEMO	Demolition	MIN	Minute
DIAG	Diagonal	MISC	Miscellaneous
DIM	Dimension	MO	Masonry Opening
DIS	Dispense	MTD	Mounted
DN	Down	MTL	Metal
DR	Door	N	North
DWG	Drawing	NIC	Not In Contact
E	East	NAT	Natural
EA	Each	NO or #	Number
EJ	Expansion Joint	NOM	Nominal
EL	Elevation	NTS	Not To Scale
ELEC	Electrical	OA	Overall
ELEV	Elevator	OC	On Center
EMER	Emergency	OD	Outside Diameter (dim)
ENCL	Enclosure	OH	Overhead
EQ	Equipment	OPNS	Opening
ENC	Electric Water Cooler	OPP	Opposite
EXIST	Existing		
EXP	Expansion		
EXT	Exterior		

## INDEX OF DRAWINGS

PL	Plate	C-1	COVER SHEET
PLAM	Plastic Laminate	C-2	GENERAL NOTES
PLAS	Plastic		
PLYWD	Plywood	A-1	PLANS & DETAILS
PR	Pair		
P.TRTD	Pressure Treated		
P.T.D.	Paper Towel Dispenser		
PTD	Painted		
QT	Quarry Tile		
R	Riser		
RAD	Radius		
RD	Roof Drain		
REF	Reference		
REINF	Reinforce		
RESIL	Resilient		
RO	Rough Opening		
S	South		
SC	Solid Core		
SCN	Solid Core Wood		
SCHED	Schedule		
SD	Soap Dispenser		
SECT	Section		
SF	Square Feet		
SHT	Sheet		
SIM	Similar		
SPEC	Specification		
SA	Square		
SS	Stainless Steel		
S.SK	Service Sink		
STA	Station		
STD	Standard		
STL	Steel		
SUSP	Suspended		
SYM	Symmetrical		
SYS	System		
T	Tread		
TC	Top of Curb		
TEL	Telephone		
TER	Terrazzo		
T&G	Tongue & Groove		
THK	Thick		
TP	Top of Pavement		
TPD	Toilet Paper Dispenser		
TV	Television		
TM	Top of Wall		
TYP	Typical		
UNF	Unfinished		
VCT	Vinyl Composition Tile		
VERT	Vertical		
VIF	Verify In Field		
VNC	Vinyl Wall Covering		
W	West		
W	With		
WC	Water Closet		
WH	Water Heater		
W/O	Without		
WP	Waterproof		
WST	Wainscot		
WT	Weight		
WAF	Welded Wire Fabric		

## PROJECT DATA

CODE REFERENCE: 2018 IRC WITH AMENDMENTS

## GENERAL NOTES

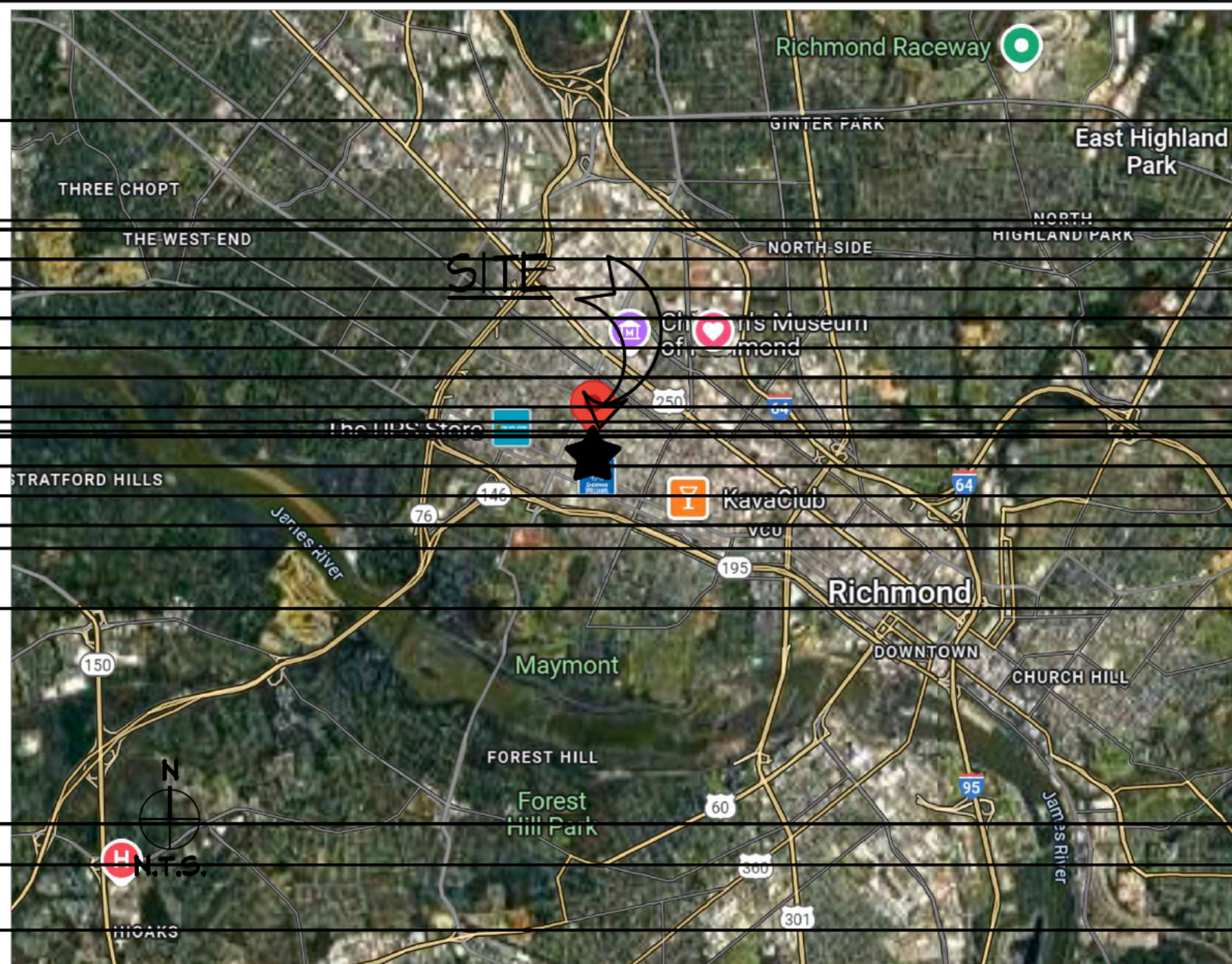
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE BUILDING CODES, ORDINANCES AND LAWS.
- ALL DIMENSIONS NOTED AS ± ARE EXISTING. THE CONTRACTOR IS TO VERIFY ALL FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IF DISCREPANCIES ARISE, THEY ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT.
- CONTRACTOR SHALL COORDINATE WORK W/ ALL TRADES.
- DIMENSIONS ARE GIVEN TO FACE OF WOOD STUDS/CMU OR OUTSIDE FACE OF EXIST. MASONRY.
- AFTER DEMOLITION, PATCH AND REPAIR ALL ADJACENT SURFACES AS REQUIRED. MATCH EXISTING SURFACES AT ALL AREAS OF DEMOLITION, EQUIPMENT REMOVAL, ETC.
- DOOR JAMBS SHALL BE LOCATED 6" FROM ADJACENT WALL UNLESS OTHERWISE INDICATED. FULL SIDE MUST BE A MINIMUM 10" FROM ADJACENT WALL.
- ALL WOOD USED IN EXTERIOR CONDITIONS SHALL BE PRESSURE TREATED.
- ALL MATERIALS SHALL BE INSTALLED AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

## SCOPE OF WORK

DESIGN OF A NEW 2-STORY DECK, LANDING AND STAIRS.

NEW CONSTRUCTION WILL CONSIST OF POSTS PLACED ON NEW FOOTINGS AND NEW PT WOOD DECKING.

## VICINITY MAP



## MATERIAL LEGEND

	CATT INSULATION
	CRICK
	CONCRETE
	EARTH
	FINISH WOOD
	GRAVEL

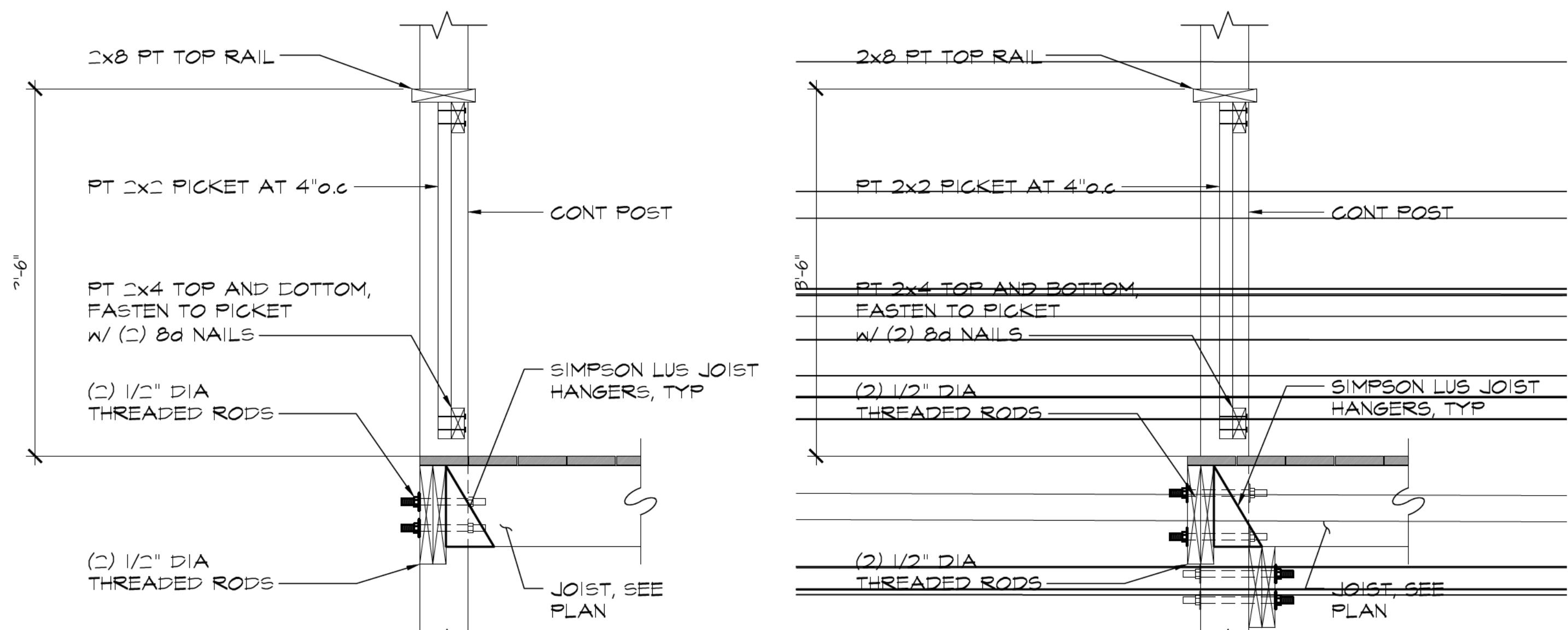
## SYMBOLS

	GYPSUM WALL BOARD OR SHEATHING		DOOR/WINDOW NUMBER		NORTH ARROW
	RIGID INSULATION		MATCH LINE		SECTION KEY
	ROUGH CARPENTRY, CONT.		PARTITION TYPE		ELEVATION KEY
	ROUGH WOOD, NON-CONT.		REVISION DELTA		DETAIL
	STEEL		ELEVATION KEY		
	ITEMS TO BE REMOVED (ON DEMOLITION DWGS.)				
	2ND FL. EL. 245.50'				

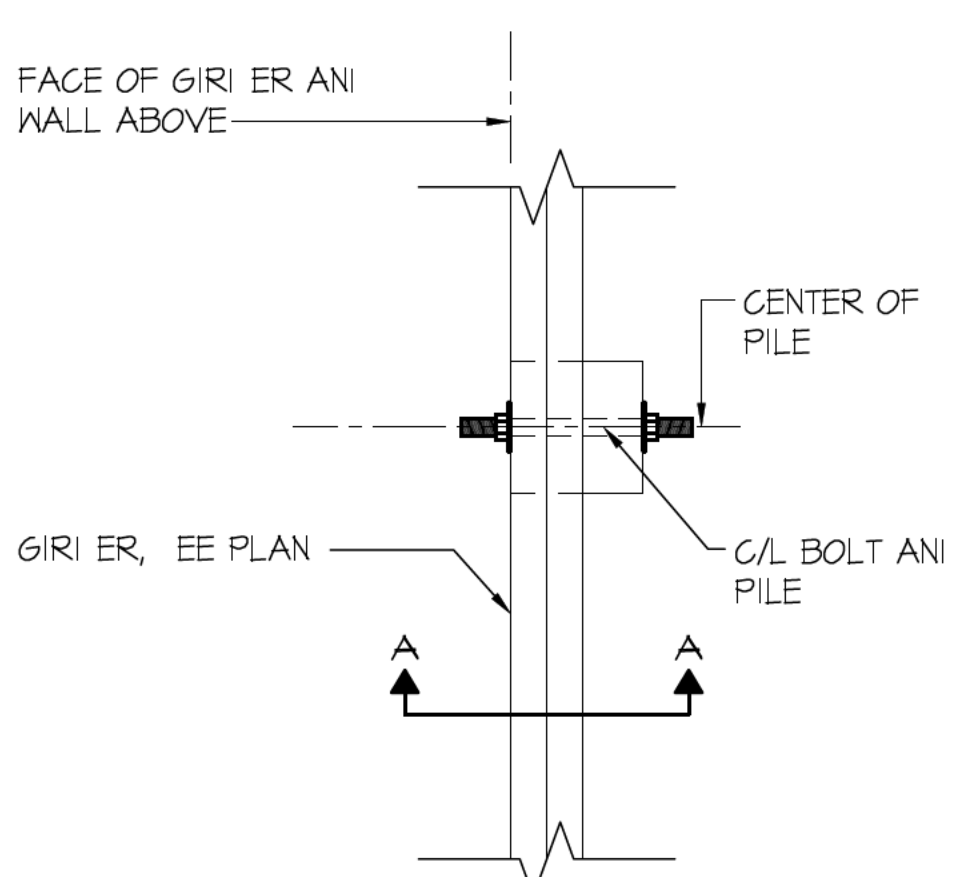
REVISIONS:	DATE	REV #	DESCRIPTION

**NEW DECK PLATFORM**  
 COVER SHEET  
 2518 GROVE AVE, RICHMOND, VA 23220

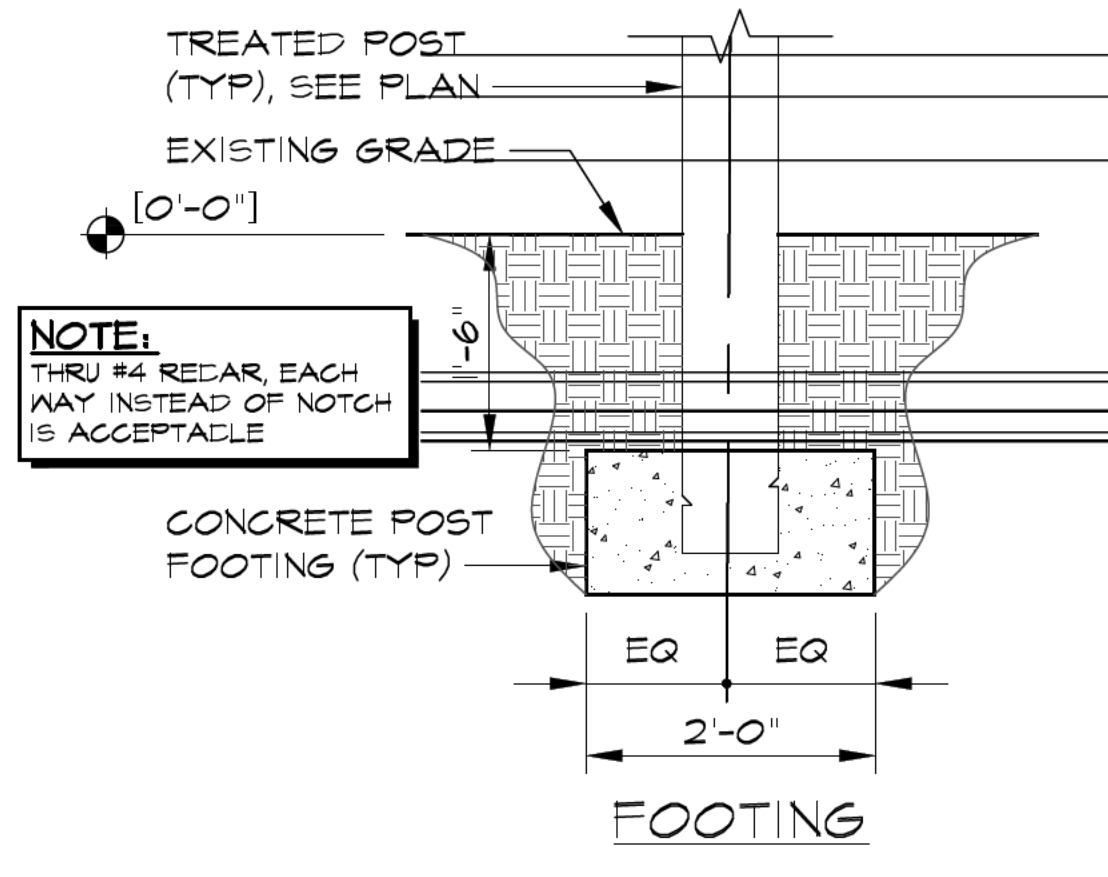
DATE:	DECEMBER 5, 2024
JOB NO.:	24-239-NEW DECK-PL
SHEET NO.:	
DWG FILE:	NEW DECK_PL.dwg



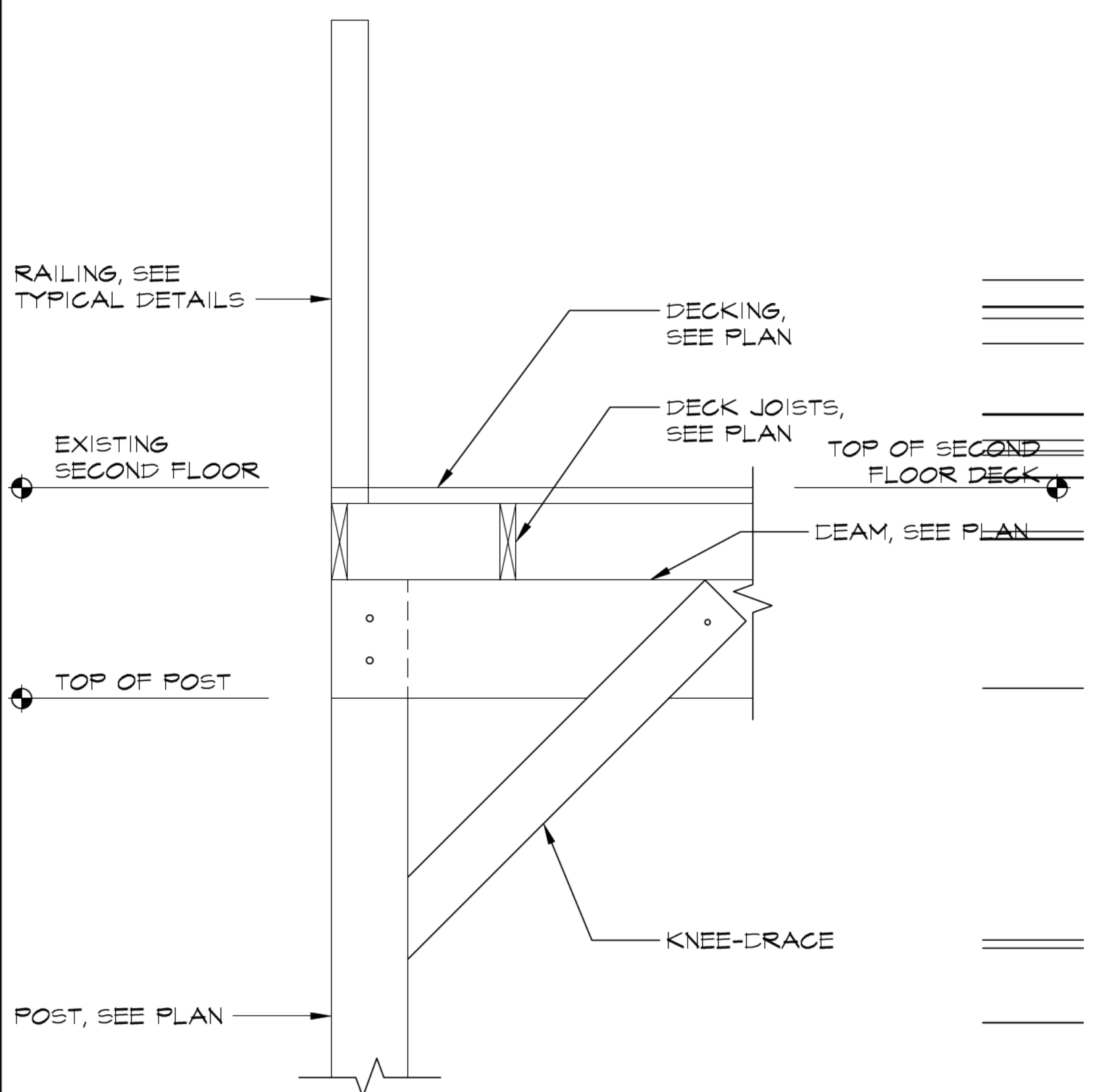
**TYPICAL SECTION AT POST RAILING**  
NOT TO SCALE



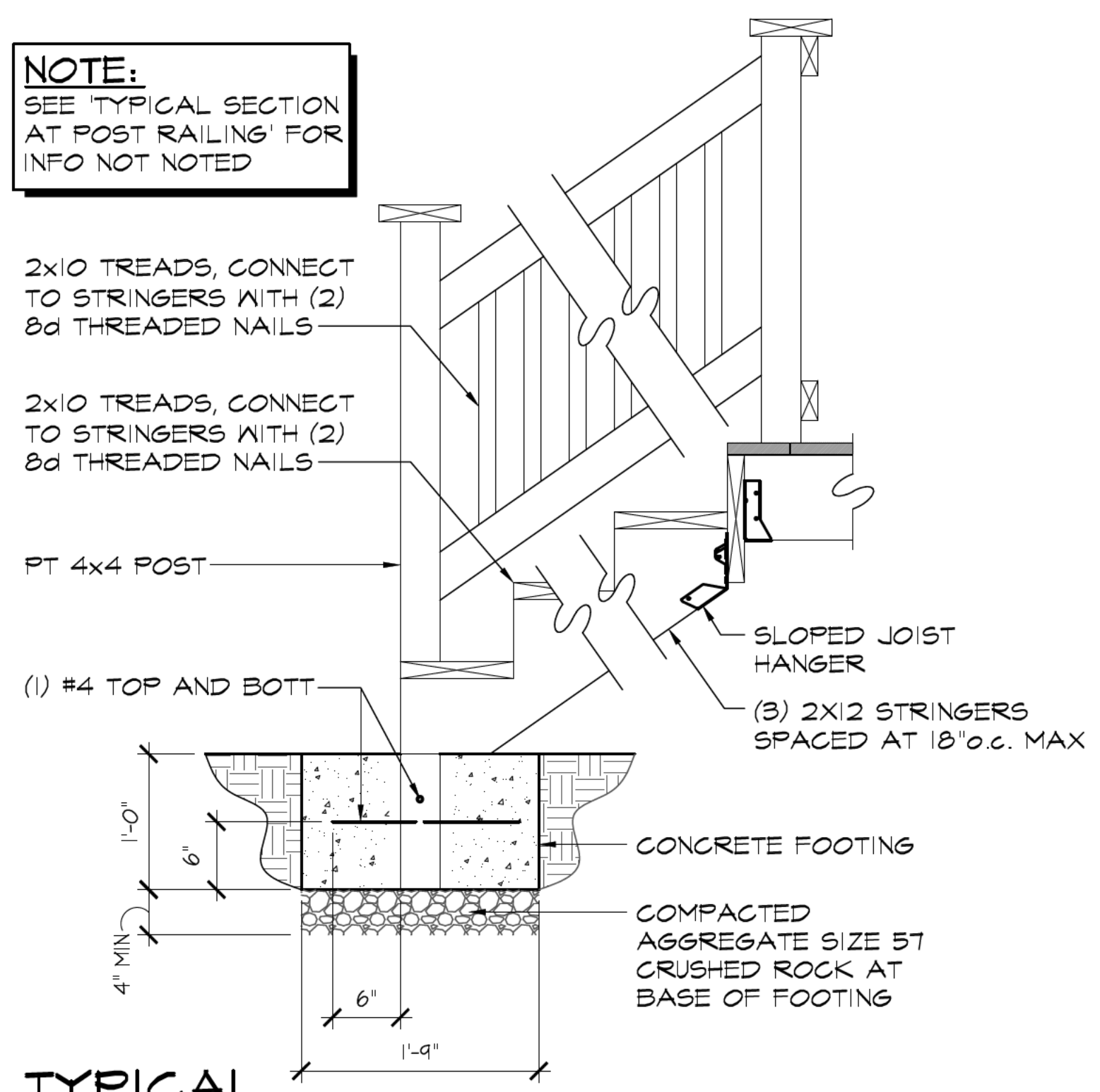
**TYP GIRDER-TO-PILE CONNECTION DETAIL**  
SCALE: 1 1/2" = 1'-0"



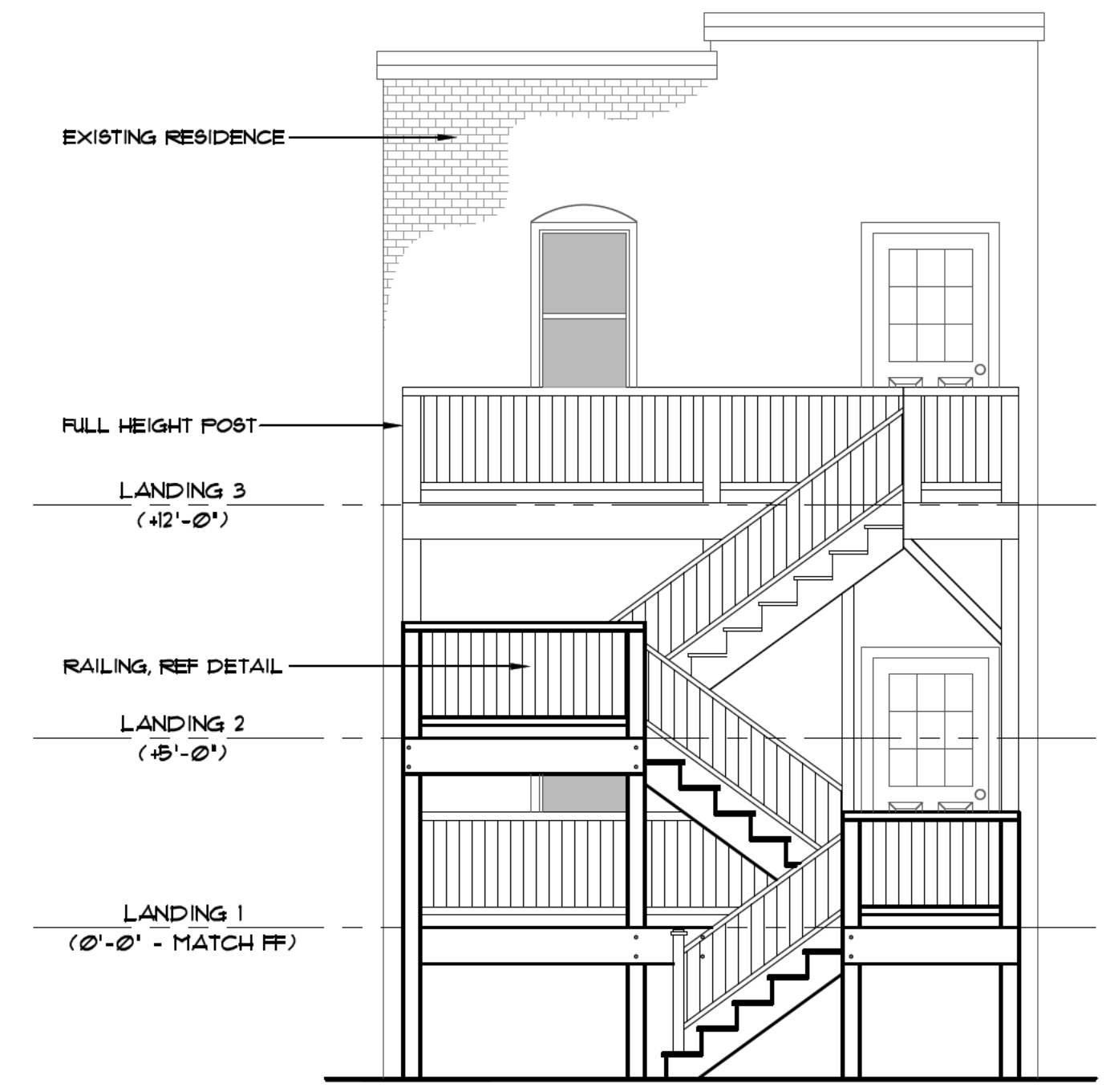
**TYPICAL POST FOUNDATION DETAILS**  
SCALE: 3/4" = 1'-0"



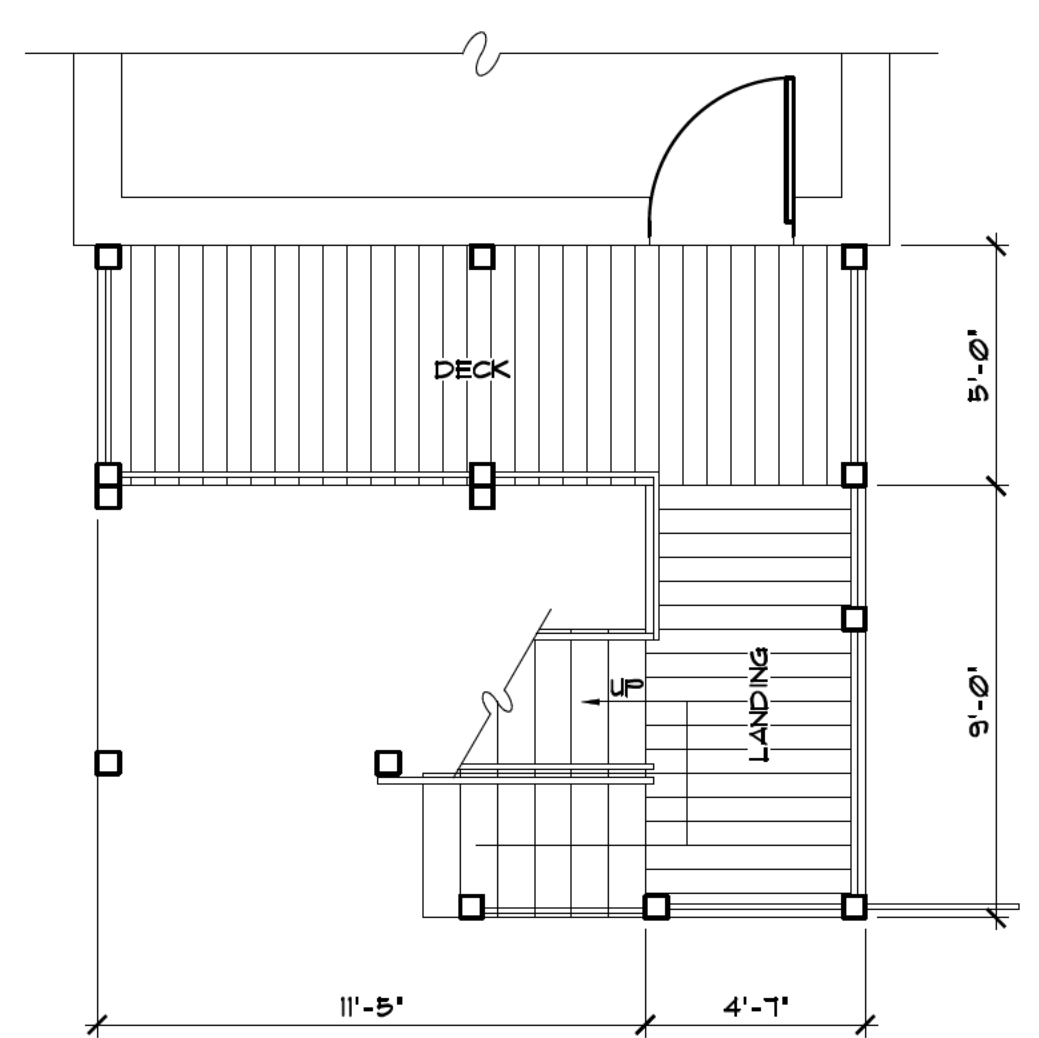
**ELEVATION**  
NOT TO SCALE



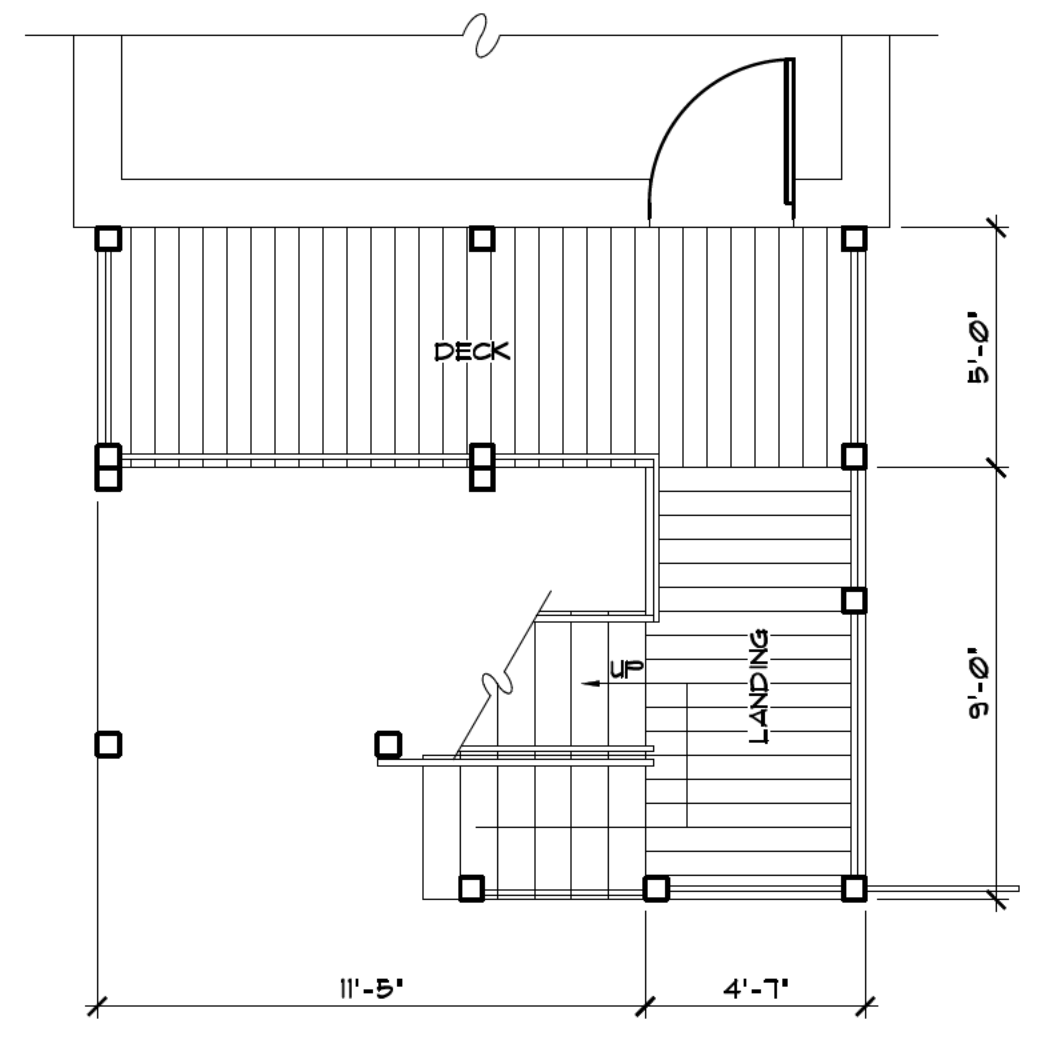
**TYPICAL SECTION AT DECK STAIRS**  
NOT TO SCALE



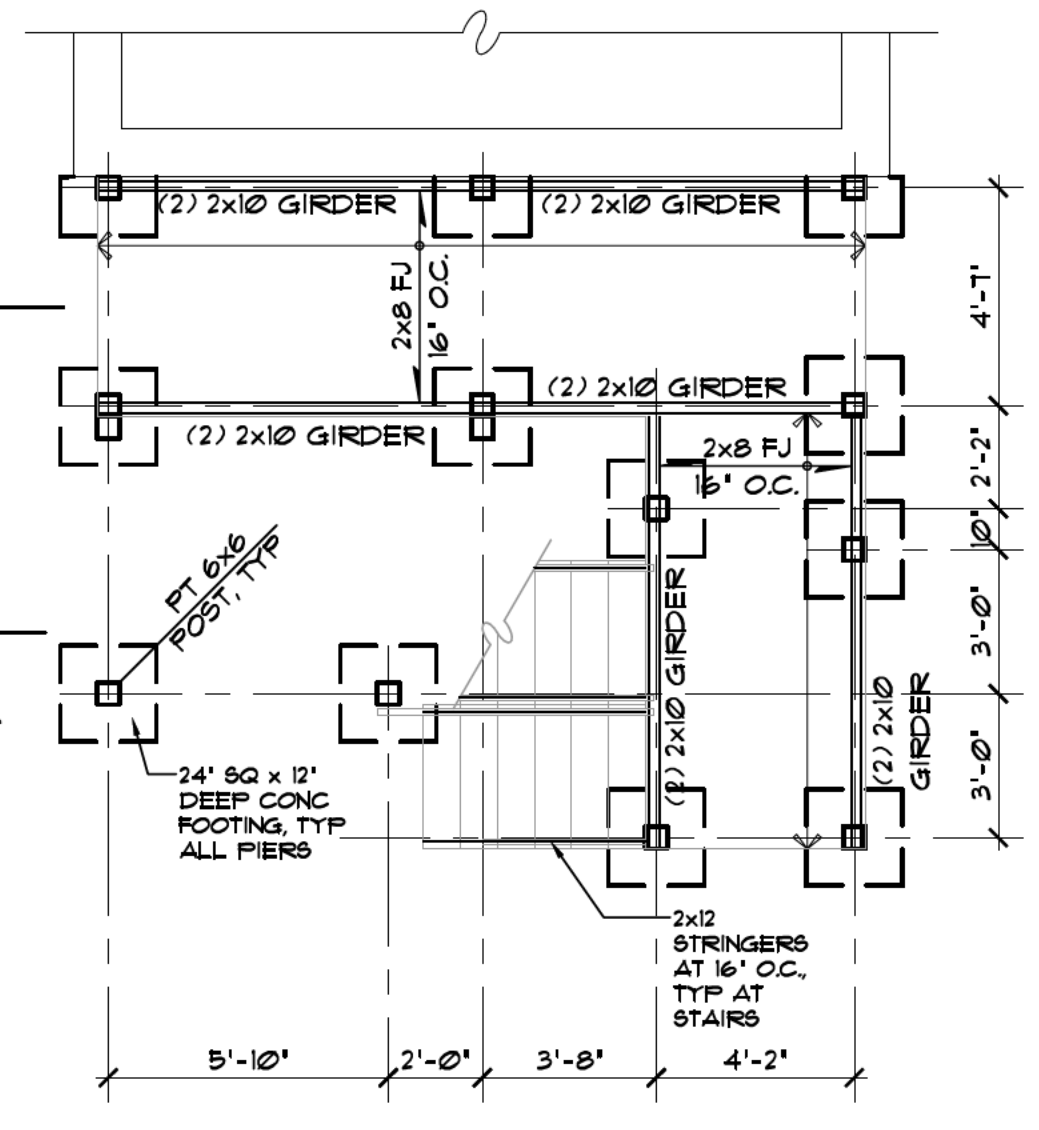
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

**PLAN NOTES**

1. TOP OF FOOTING ELEVATION SHALL BE [-1'-6"], UNLESS OTHERWISE NOTED.
2. CENTER FOOTINGS UNDER COLUMNS.

**GENERAL NOTES**

1. NEW CONSTRUCTION SHALL CONFORM IN ALL RESPECTS TO THE 2018 VIRGINIA RESIDENTIAL CODE AND ITS AMENDMENTS AND ADDITIONS THERETO.
2. ALL DIMENSIONS SHOWN HEREIN ARE FROM FACE OF STUD TO FACE OF STUD OR MASONRY, UNLESS OTHERWISE NOTED.
3. INSTALLATION OF ALL PRODUCTS SHALL BE AS REQUIRED BY THE MANUF. LATESTS PRINTED INSTRUCTIONS AND REQUIREMENTS AT THE TIME OF PERMITTING.
4. UNLESS OTHERWISE DETERMINED, SELECTED SUBCONTRACTORS SHALL SUPPLY ALL MISC. BLOCKING, BRACING, METAL, TRIM, FASTENERS, HARDWARE, ETC., AS REQUIRED TO COMPLETE THE WORK OF THEIR RESPECTIVE TRADE.
5. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTIONS, OBTAIN CLARIFICATION FROM THE DESIGNER.
6. CONTRACTOR SHALL COORDINATE WORK WITH ALL TRADES.
7. ALL EXISTING UNDESIRABLE PLANT GROWTH, TRASH DEBRIS AND OTHER SITE STRUCTURES SHALL BE REMOVED FROM THE PROJECT SITE AREA AND LEGALLY DISPOSED OFF SITE.
8. ALL CONCRETE SHALL BE 3000 PSI.
9. ASSUMED SOIL BEARING LOAD = 2000 PSF

REVISIONS:	REV #	DESCRIPTION
DATE:		

**NEW DECK PLATFORM**  
2518 GROVE AVE, RICHMOND, VA 23220  
PLANS & DETAILS

DATE: DECEMBER 5, 2024  
JOB NO: 24-239-NEW DECK PL  
SHEET NO: A-1  
DWG FILE: NEW DECK PL.dwg

## Watson, David F. - PDR

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**From:** [REDACTED]  
**Sent:** Monday, October 27, 2025 4:00 PM  
**To:** Watson, David F. - PDR  
**Subject:** SUP 2518 Grove

You don't often get email from bob@hdadvisors.net. [Learn why this is important](#)

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I own the building (203-205 Robinson) directly behind this building. The new stairs are a vast improvement (visually and from a safety perspective) over the dilapidated stairs that were replaced. I strongly support this SUP.

Bob Adams

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**From:** Watson, David F. - PDR <[David.Watson@rva.gov](mailto:David.Watson@rva.gov)>  
**Sent:** Thursday, October 23, 2025 3:29 PM  
**To:** [president@fandistrict.org](mailto:president@fandistrict.org); FABA Inc  
<[fanareabiz@gmail.com](mailto:fanareabiz@gmail.com)>; [robinsonstreetrva@gmail.com](mailto:robinsonstreetrva@gmail.com); [jonathan@hdadvisors.net](mailto:jonathan@hdadvisors.net)  
**Cc:** Philipsen, Sven J. - City Council <[Sven.Philipsen@rva.gov](mailto:Sven.Philipsen@rva.gov)>; [info@rosetehardscapes.com](mailto:info@rosetehardscapes.com)  
**Subject:** Request for the special use of [2518 Grove Avenue](#)

Please see the attached documents regarding the special use of a property in your area.

Please feel free to contact me with any questions or concerns.

Respectfully,

David



David Watson, AICP

Planner

[900 E. Broad St., Room 511,](#)

[Richmond, VA. 23219](#)

804-646-1036

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*Bob Adams*

*2120 Hanover Ave*

*Richmond, Va. 23220*

*804-240-3755(mobile)*



# City of Richmond Department of Planning & Development Review

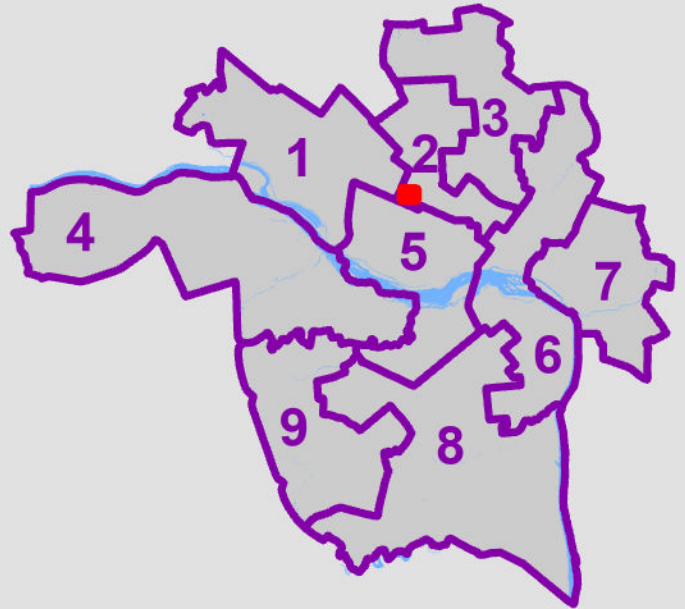
## Special Use Permit

**LOCATION:** 2518 Grove Avenue

**APPLICANT:** Rosete Hardscapes, LLC

**COUNCIL DISTRICT:** 2

**PROPOSAL:** To authorize the special use of the property known as 2518 Grove Avenue 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*

