

INTRODUCED: July 28, 2025

AN ORDINANCE No. 2025-172

To authorize the special use of the properties known as 1711 Georgia Avenue and 1715 Georgia Avenue for the purpose of up to four single-family detached dwellings, upon certain terms and conditions.(5th District)

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

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

PUBLIC HEARING: SEP 8 2025 AT 6 P.M.

WHEREAS, the owner of the properties known as 1711 Georgia Avenue and 1715 Georgia Avenue, which are situated in a R-5 Single-Family Residential District, desires to use such properties for the purpose of up to four single-family detached dwellings, which use, among other things, is not currently allowed by sections 30-410.4, concerning lot area and width, and 30-410.5, concerning yards, 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 properties known as 1711 Georgia Avenue and 1715 Georgia Avenue and identified as Tax Parcel Nos. W000-0785/018 and W000-0785/001, respectively, in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Survey & Proposed Division of No. 1715 Georgia Avenue, in the City of Richmond, Virginia,” prepared by Frederick A. Gibson & Associates, P.C., and dated May 17, 2024, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to four single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Plat Showing Proposed Division of No. 1715 Georgia Avenue, in the City of Richmond, Virginia,” prepared by Frederick A. Gibson & Associates, P.C., dated January 20, 2025, and last revised February 4, 2025, and “1713 Georgia Ave,” and “1717 Georgia Ave,” prepared by River Mill Development, and dated January 8, 2025, 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 up to four single-family detached dwellings.

(b) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

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

(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.

(e) Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of up to four residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 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 a street tree along Georgia Avenue, 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 such 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 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.

# City of Richmond

## Intracity Correspondence

### O&R Transmittal

**DATE:** March 26, 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:** Sharon L. Ebert, Interim Chief Administrative Officer

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

**RE:** To authorize the special use of the properties known as 1711 Georgia Avenue and 1715 Georgia Avenue for the purpose of up to four single-family detached dwellings, upon certain terms and conditions.

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

**PURPOSE:** The applicant is requesting a Special Use Permit to authorize subdividing the subject property into two parcels that will not satisfy the lot feature requirements of the underlying R-5 Single-Family Residential District.

**BACKGROUND:** The 6,017 square foot property is located on the eastern side of Georgia Avenue near its intersection with New York Avenue. The property has 52 feet of road frontage and is 118 feet in depth. A permitted single-family detached dwelling is under construction. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential Uses, which is defined as "consisting of single-family houses on large or medium-sized lots more homogeneous in nature.

Intensity: Building heights are generally one to three stories.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units).

The current zoning for this property, and surrounding properties, R-5 Single-Family Residential. The properties in the neighborhood contain primarily single-family dwellings. The density of the proposed is two units upon .1381 acres or 15 units per acre.

**COMMUNITY ENGAGEMENT:** The Maymont 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:** \$400 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** July 28, 2025

**CITY COUNCIL PUBLIC HEARING DATE:** September 8, 2025

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission August 19, 2025

**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, AICP, Senior Planner, Land Use Administration (Room 511) 646-1036

# APPLICANT'S REPORT

*February 10, 2025*

*Special Use Permit Request*

*1711 & 1715 Georgia Avenue, Richmond, Virginia*

*Map Reference Number: W000-0785/018 & W000-0785/001*

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Submitted to:

**City of Richmond**

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

**Baker Development Resources**

Will Gillette

530 East Main Street, Suite 730

Richmond, Virginia 23219

## Introduction

The property owner is requesting a special use permit (the "SUP") for 1711 and 1715 Georgia Avenue (the "Property"). The SUP would authorize the division of the Property in order to construct a total of two new single-family detached dwellings, with one new dwelling located on each of the current parcels. While the single-family detached use is permitted by the underlying R-5 Single-Family Residential zoning district, some of the R-5 feature requirements cannot be met, and therefore, a SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The subject Property is located at the northeast corner of Georgia and New York Avenues. 1711 Georgia Avenue is referenced by the City Assessor as tax parcel W000-0785/018, contains 6,017 square feet of area, and is currently in the process of being developed with a by-right single-family detached dwelling on the northern portion of the parcel. 1715 Georgia Avenue is referenced by the City Assessor as tax parcel W000-0785/001, contains 12,509 square feet of area, and is currently occupied with a two-story single-family detached dwelling. Access is provided via a north-south alley located to the rear of the Property.



The properties in the immediate vicinity are primarily developed with single-family detached dwellings of a range of forms and materials. Further west lies Maymont Park while further east lies Mount Cavalry and Hollywood Cemeteries.

## **EXISTING ZONING**

The Property and those in the immediate area are zoned R-5 Single-Family Residential.

## **TRANSPORTATION**

Located less than a minute walk from the Property, is the Pennsylvania + Georgia bus stop which serves the 78 bus line which runs every 60 minutes and connects with the Pulse BRT providing connectivity throughout the City.

## **MASTER PLAN DESIGNATION**

The request is consistent with the Richmond 300 Master Plan (the “Master Plan”), which suggests “Residential” for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages developments to reinforce a gridded street pattern in order to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54).

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 14.5 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 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”

## Proposal

### PROJECT SUMMARY

The proposed development includes the division of the Property into a total of four parcels and the construction of two single-family detached dwellings on the two newly created lots.

### PURPOSE OF REQUEST

The Property consists of a two lots of record with a total of 160' of frontage along Georgia Avenue and containing roughly 18,526 square feet of lot area. 1711 Georgia Avenue has 52.02' of frontage, contains 6,017 square feet of lot area and is currently being developed with a by-right single-family detached dwelling on the northern portion of the lot. 1715 Georgia Avenue has 107.98' of frontage, contains 12,509 square feet of lot area and is developed with a historic dwelling on the northern [portion of the parcel]. The owner is now proposing to divide each lot and construct one new single-family detached dwelling on each new parcel. As the proposal does not meet some of the feature requirements prescribed by the underlying R-5 zoning district, including lot area and width, a special use permit is required.

In exchange for the SUP, the intent of this request is to ensure the development of a high-quality infill dwellings while retaining the existing historic home on the Property. While the Property owner could remove the existing dwelling and construct three new dwellings by-right, the proposed project will retain the existing dwelling while also permitting new housing in the City. Furthermore, the quality assurances conditioned through the SUP will guarantee a higher quality development than might otherwise be guaranteed with a by-right development.

### PROJECT DETAILS

When complete, the new single family detached dwellings would be two-stories in height and would utilize design features found in nearby homes to be consistent with the existing dwellings found throughout the neighborhood. The parcel at 1711 Georgia Avenue would be divide into two 30' wide lots. The northern lot would be developed with a by-right single-family dwelling. The southern lot would be developed with a two-story single-

family detached dwelling containing 2,144 square feet of finished floor area. The dwelling utilizes a modern design, consistent with other dwellings which have been approved by the Commission of Architectural Review, while also utilizing design features, like the gabled roof, which are found in the neighborhood. The dwelling would contain three bedrooms and three bathrooms as well as a first-floor office which could also be used as a bedroom or in-law suite.

The parcel at 1715 Georgia Avenue would also be divided into two parcels with the existing dwelling to be retained on a 60' wide, 6,947 square foot parcel while the new dwelling would be located on a 40' wide, 4,640 square foot parcel. The new dwelling would be two-stories in height and of a traditional appearance with a gabled roof, three-bay design, lap siding and full width front porch. The dwelling would contain four bedrooms and two-and-one-half bathrooms in 2,420 square feet of finished floor area.

Each dwelling has been designed to meet the needs of today's homebuyer with open living spaces, spacious kitchens and primary bedroom suites with en-suite bathrooms. The dwellings would be constructed of high-quality materials including cementitious siding to ensure quality and durability. Off-street parking, accessible from the alley, would be provided for each dwelling.

## Findings of Fact

The following are factors indicated 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 for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

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

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and proposed off-street parking will create no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency

Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

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

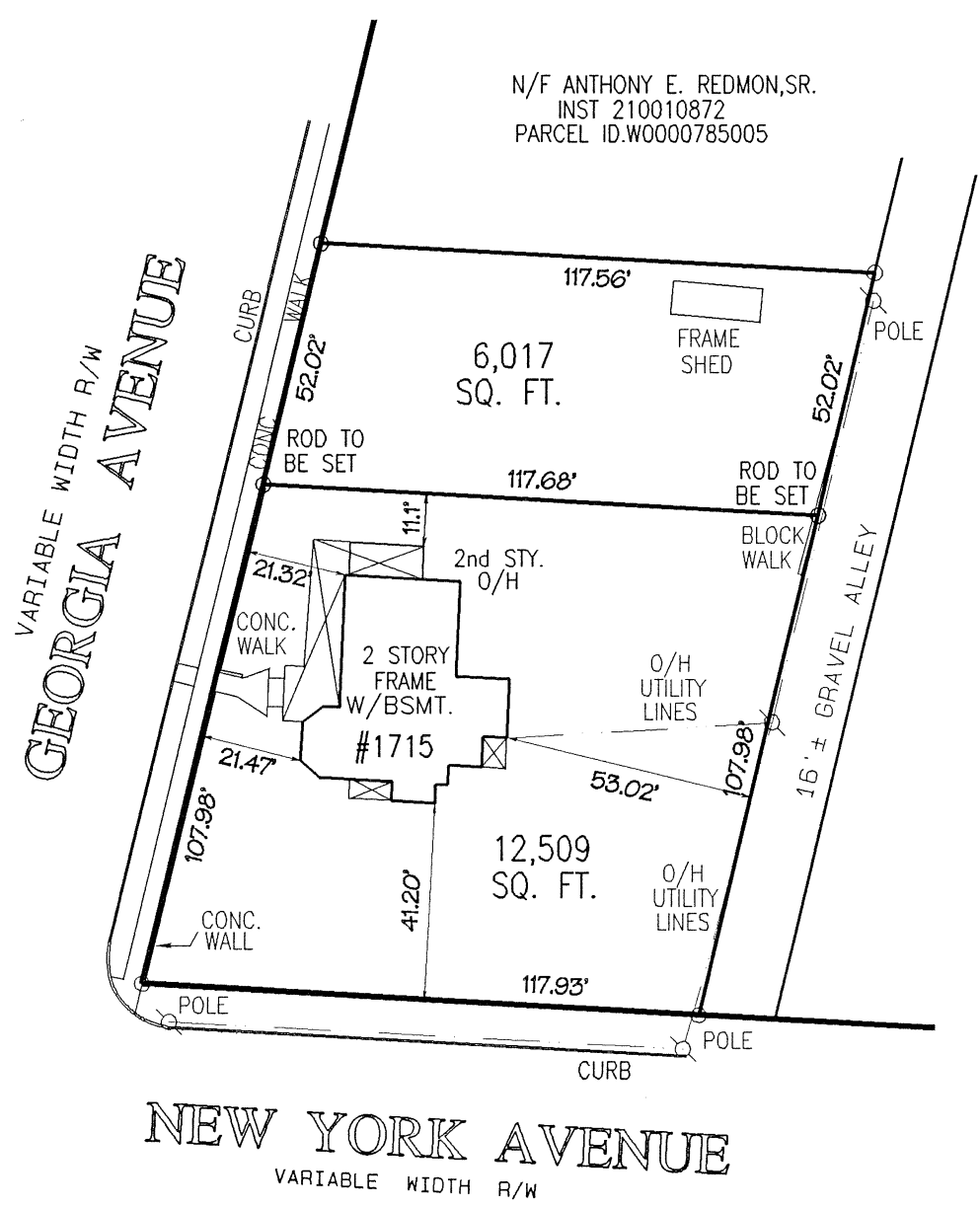
- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. Furthermore, the provision of a full-width front porch will provide additional usable outdoor space. 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 the proposed single-family detached dwellings. The dwellings have been thoughtfully designed to provide appropriate, high-quality residences in the neighborhood. The request offers compatibility with the City's Master Plan in terms of use and would upgrade the Property while retaining the existing home on the Property and thereby remaining consistent with the predominant character of the area. The proposed development would help encourage a pedestrian friendly traditional streetscape in the block and contribute to the vibrancy of the block through the addition of street life in the form of a street-oriented front porch. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA.  
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): RAINTREE FAMILY TRUST INST.220001235 PARCEL ID W000078001



**SURVEY & PROPOSED DIVISION OF No. 1715 GEORGIA AVENUE,  
IN THE CITY OF RICHMOND, VIRGINIA**  
SCALE: 1" = 40'

THIS IS TO CERTIFY THAT ON MARCH 27, 2024, 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.

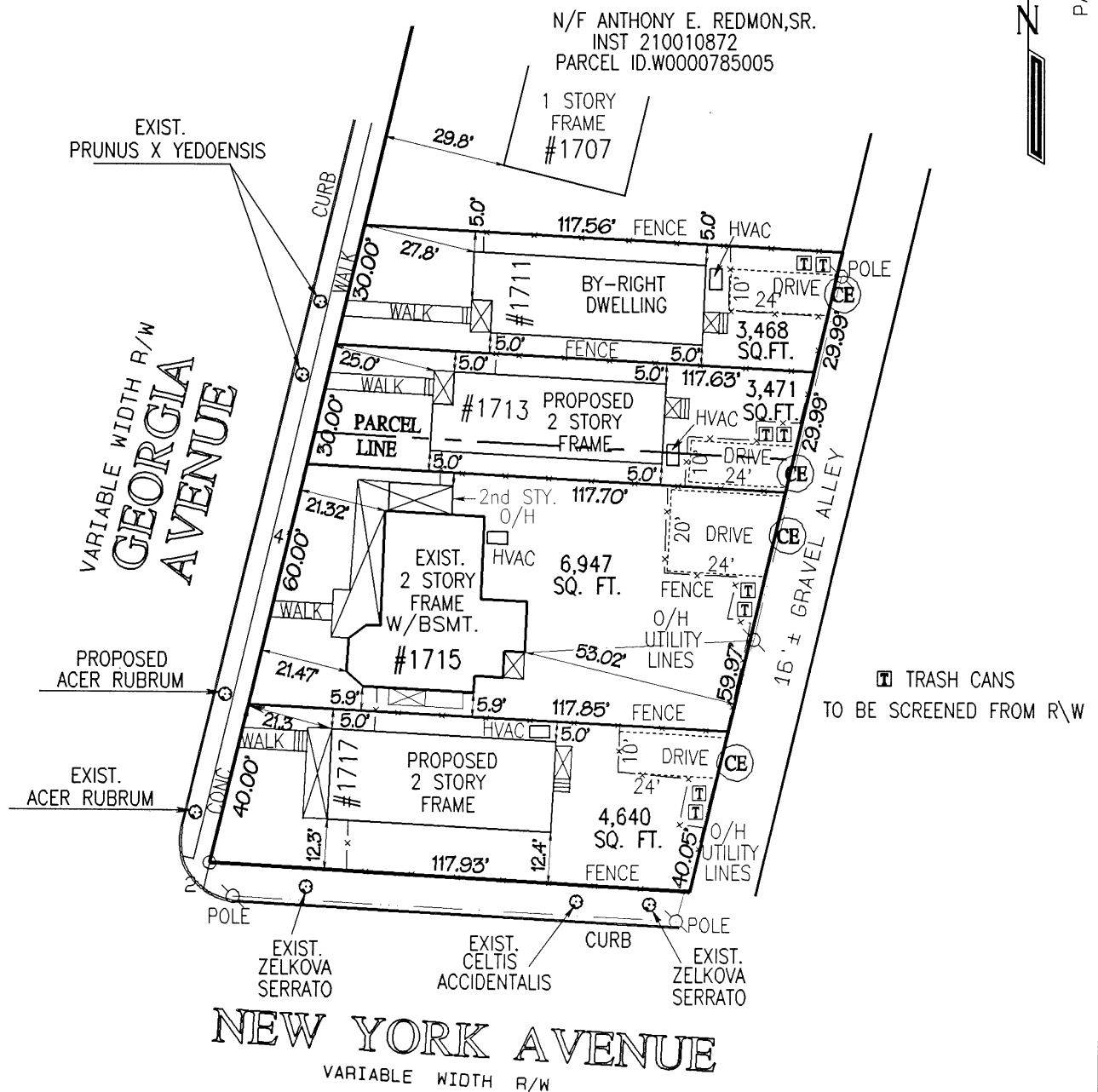


**FREDERICK A. GIBSON  
& ASSOCIATES, P.C.**  
LAND SURVEYORS  
2361 JUDES FERRY ROAD  
POWHATAN, VIRGINIA 23139  
PHONE 804 378-4485

LEGEND	
○	= IRON ROD FOUND
●	= IRON ROD SET
UNLESS OTHERWISE NOTED	
PROJECT # 8905-43	

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): CMNLTH HOMES LLC INST. 240012622 PARCEL ID W0000785001 #1715 CMNLTH HOMES LLC INST. 240012622 PARCEL ID W0000785018 #1711

PLAT BK. 10  
PAGE 89 H.C.C.



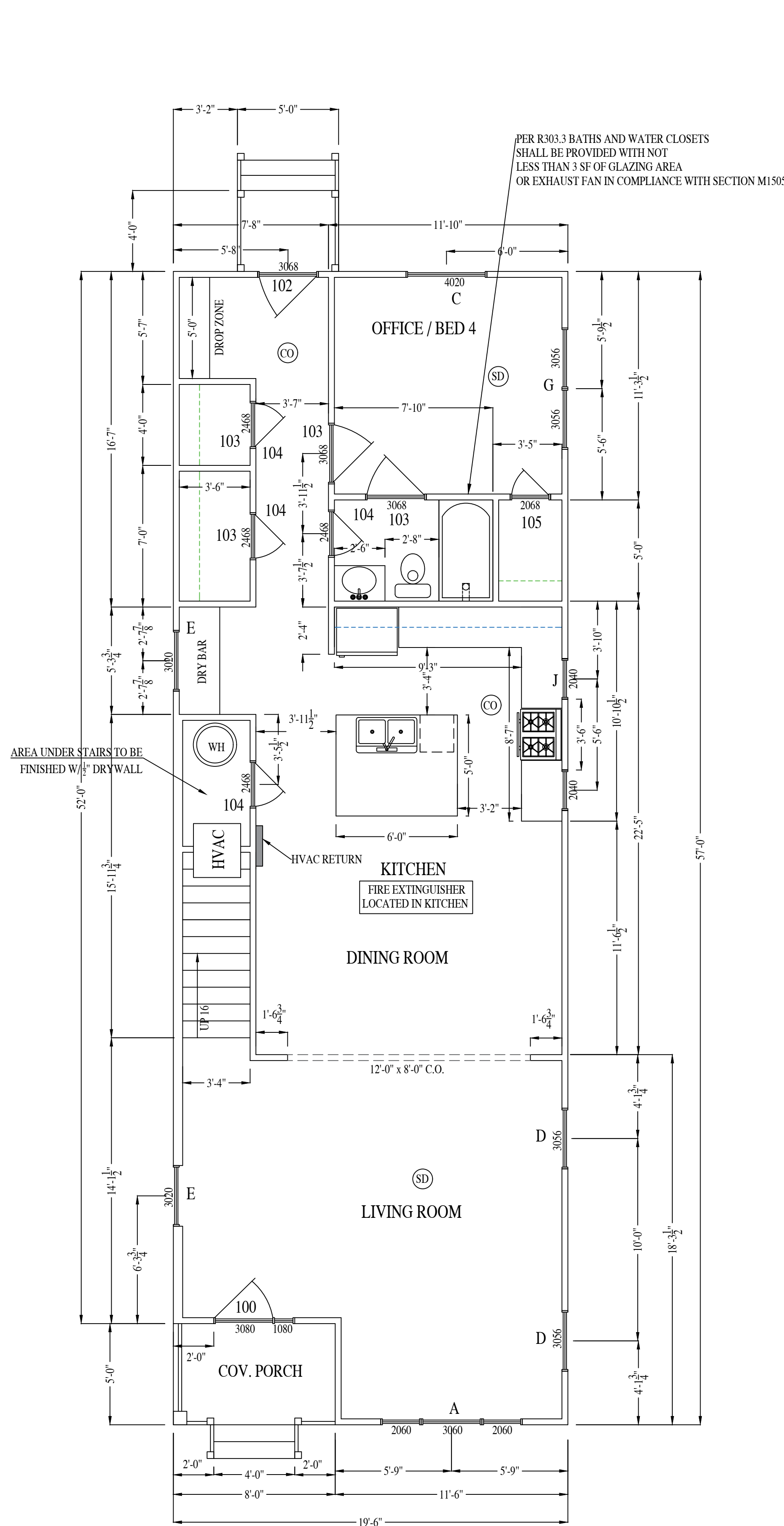
PLAT SHOWING PROPOSED DIVISION OF  
No. 1715 GEORGIA AVENUE,  
IN THE CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 40'

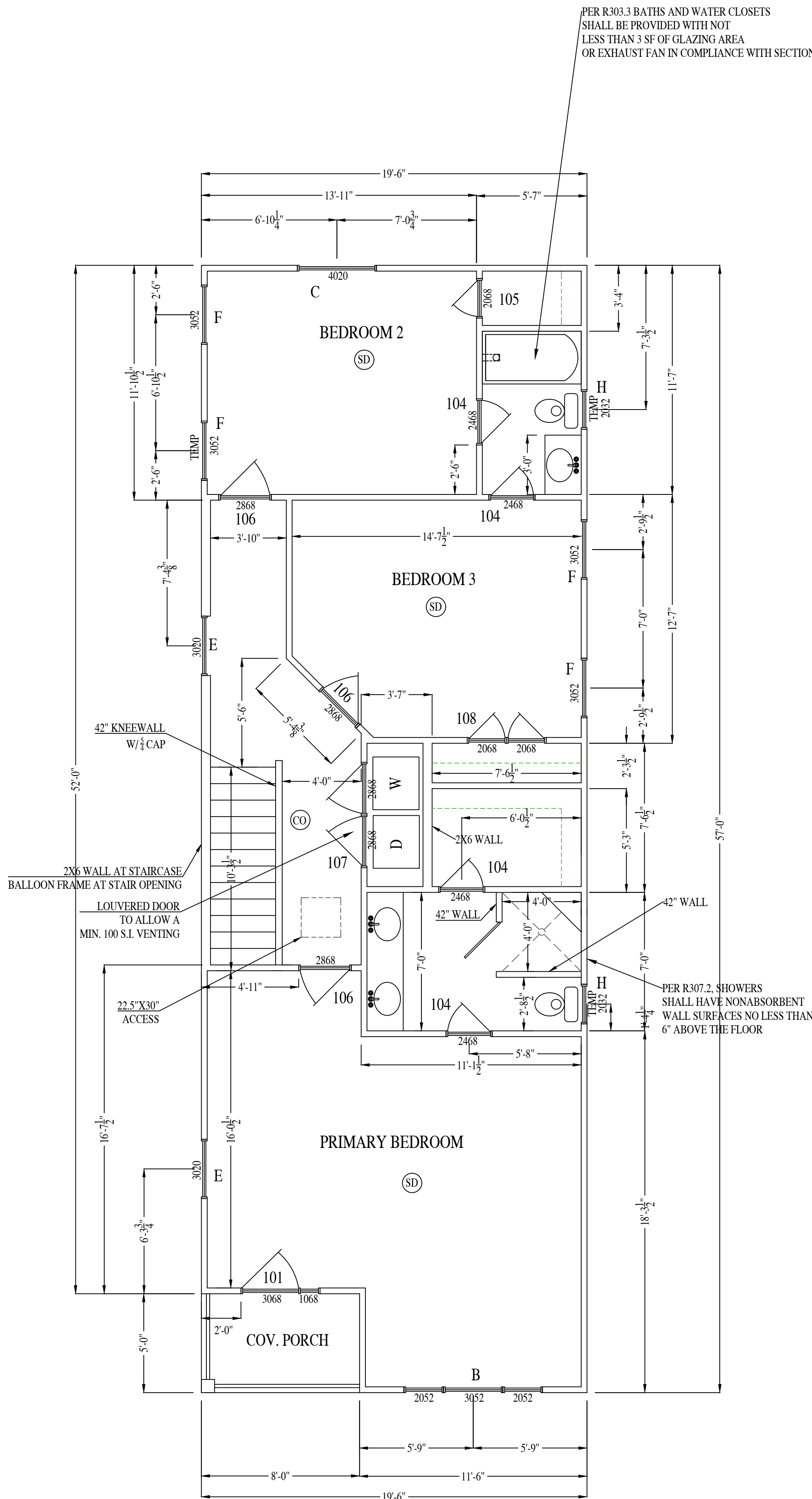


**FREDERICK A. GIBSON  
& ASSOCIATES, P.C.**  
LAND SURVEYORS  
2361 JUDES FERRY ROAD  
POWHATAN, VIRGINIA 23139  
PHONE 804 378-4485

PROJECT # 8905-43 SUP



FIRST FLOOR PLAN



SECOND FLOOR PLAN

1ST FLOOR HEATED SQ. FOOTAGE: 1072 S.F.  
2ND FLOOR HEATED SQ. FOOTAGE: 1072 S.F.

- SD SMOKE DETECTOR
- CO + SMOKE DETECTOR

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WINDOW SCHEDULE						
ID	WIDTH	HEIGHT	TYPE	TOP SASH	BOT. SASH	QTY.
A	7'-0"	6'-0"	TRIPLE D.H.	2 LITE	2 LITE	1
B	7'-0"	5'-2"	TRIPLE D.H.	2 LITE	2 LITE	1
C	4'-0"	2'-0"	FIXED	CLEAR		2
D	3'-0"	5'-6"	SINGLE D.H.	2 LITE	2 LITE	2
E	3'-0"	2'-0"	SINGLE FIXED	CLEAR		4
F	3'-0"	5'-2"	SINGLE D.H.	2 LITE	2 LITE	4
G	3'-0"	5'-6"	TWIN D.H.	2 LITE	2 LITE	1
H	2'-0"	3'-2"	SINGLE D.H. TEMP.	2 LITE	2 LITE	2
J	2'-0"	4'-0"	SINGLE D.H.	2 LITE	2 LITE	2

DOOR SCHEDULE					
ID	WIDTH	HEIGHT	TYPE	DECRPTION	QTY.
100	4'-0"	8'-0"	EXTERIOR	HALF-LITE FIBERGLASS + 12" SL	2
101	4'-0"	6'-8"	EXTERIOR	FULL-LITE FIBERGLASS + 12" SL	1
102	3'-0"	6'-8"	EXTERIOR	FULL-LITE FIBERGLASS	1
103	3'-0"	6'-8"	INTERIOR	WOOD	2
104	2'-4"	6'-8"	INTERIOR	WOOD	8
105	2'-0"	6'-8"	INTERIOR	WOOD	2
106	2'-8"	6'-8"	INTERIOR	WOOD	3
107	2'-8"	6'-8"	INTERIOR TWIN	WOOD	1
108	2'-0"	6'-8"	INTERIOR TWIN	WOOD	1

NOTE: CONTRACTOR TO VERIFY ALL WINDOW AND DOOR QUANTITIES AND SIZES

1713 GEORGIA AVE

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM

PHONE: (434) 774-4535

REVISION NOTES	
DATE	START

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

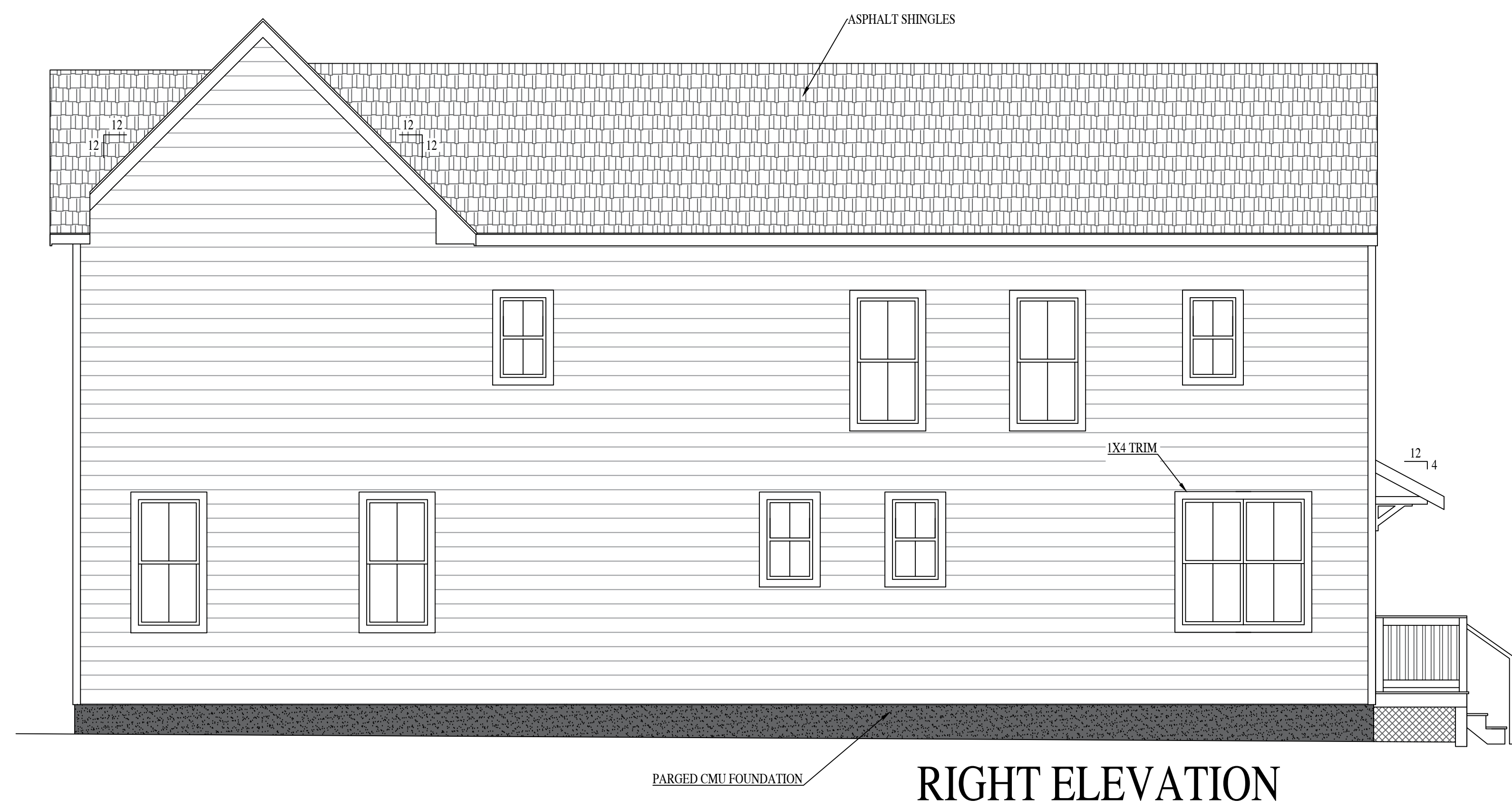
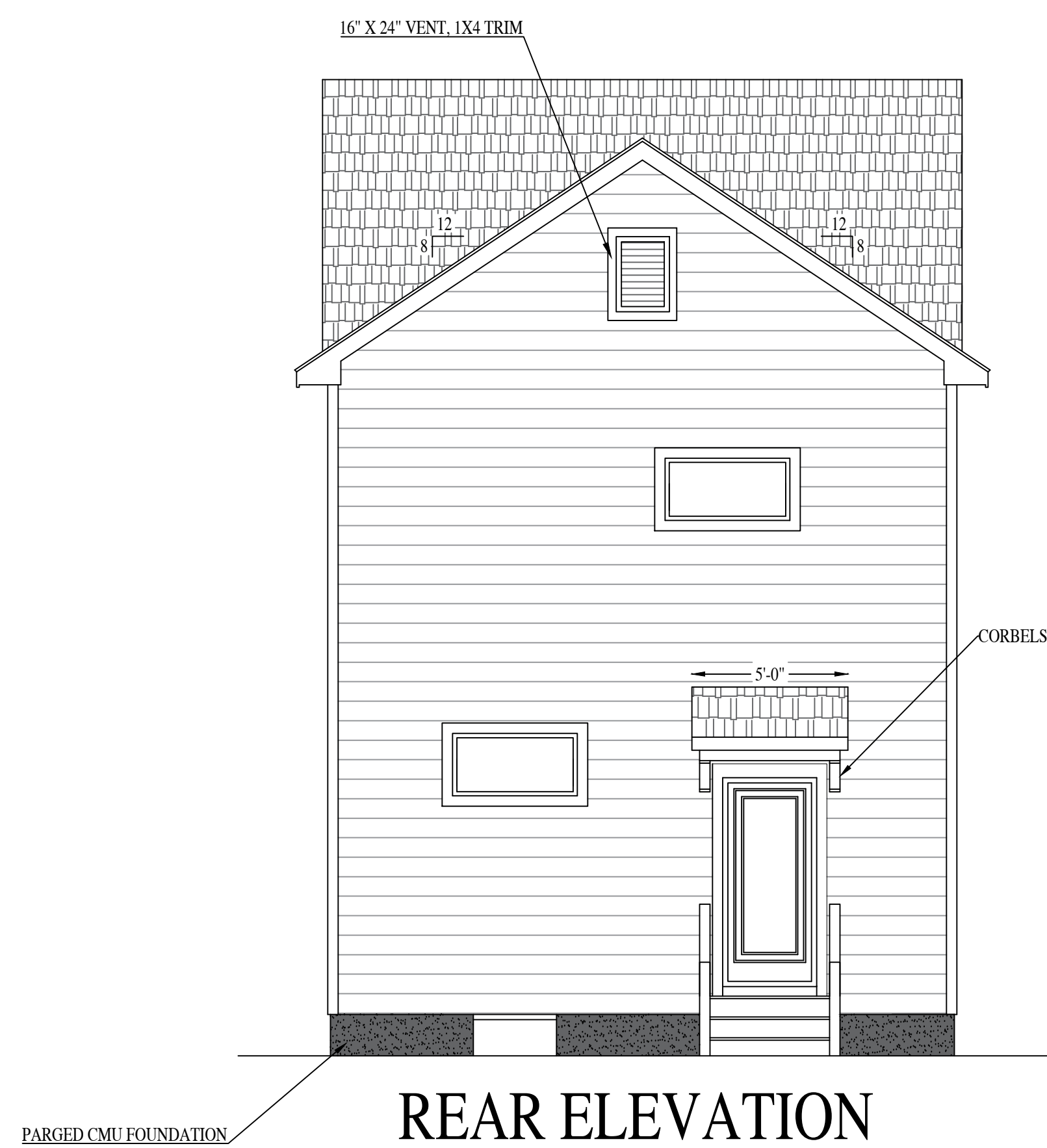
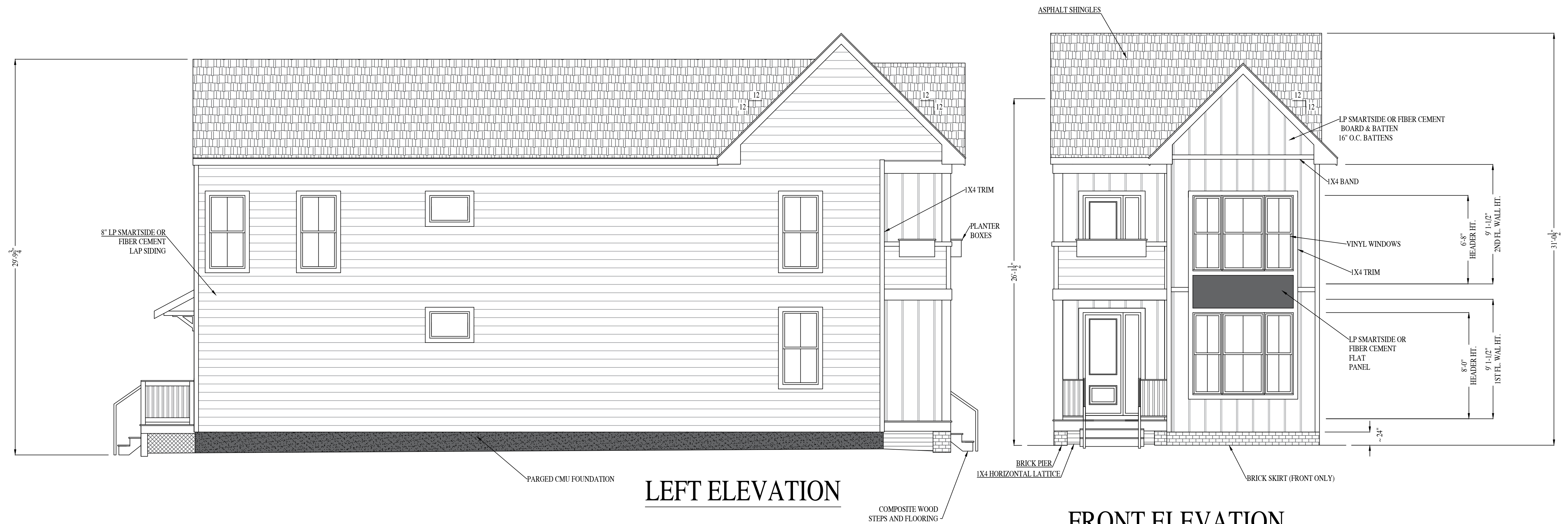
DATE:  
1-08-2025

SHEET:  
A1.1





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1713 GEORGIA AVE

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM

PHONE: (434) 774-4535

## REVISION NOTES

[illegible]

SCALE:

$$/4'' = 1'-0''$$

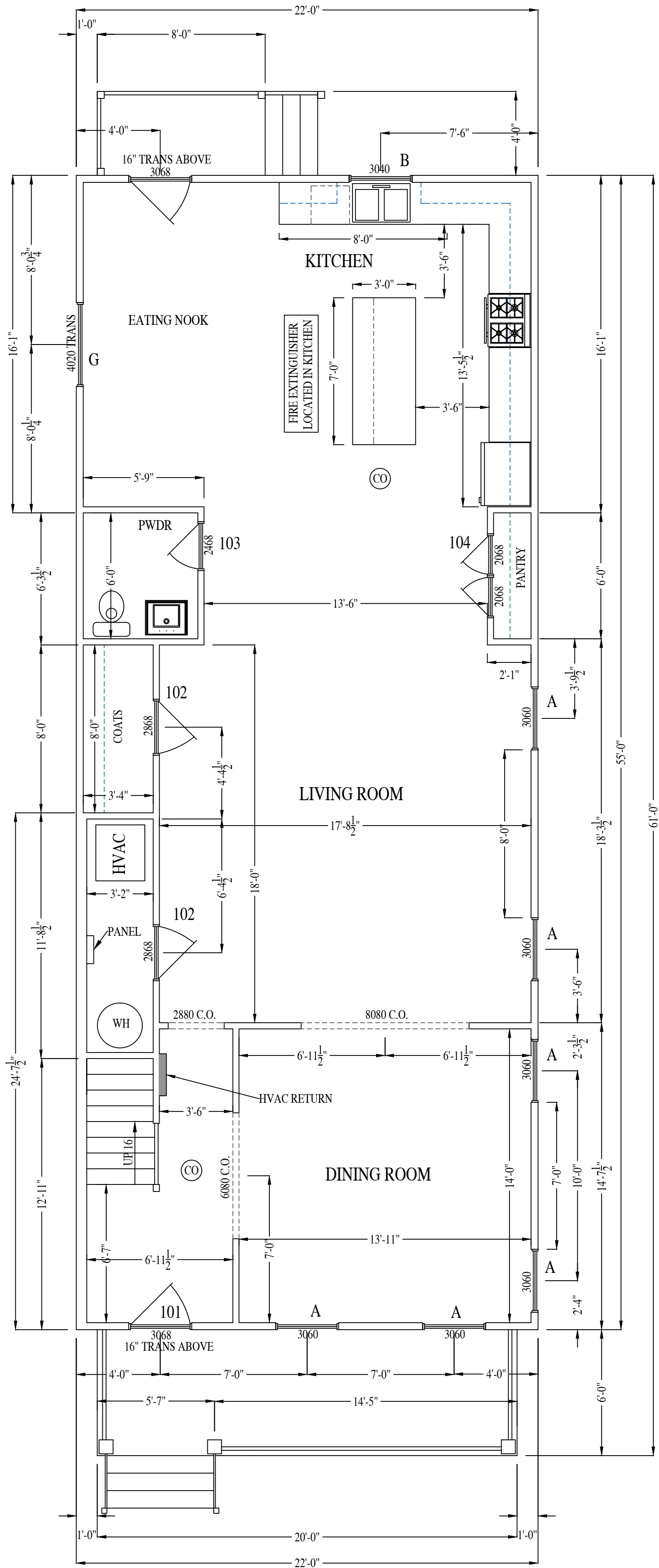
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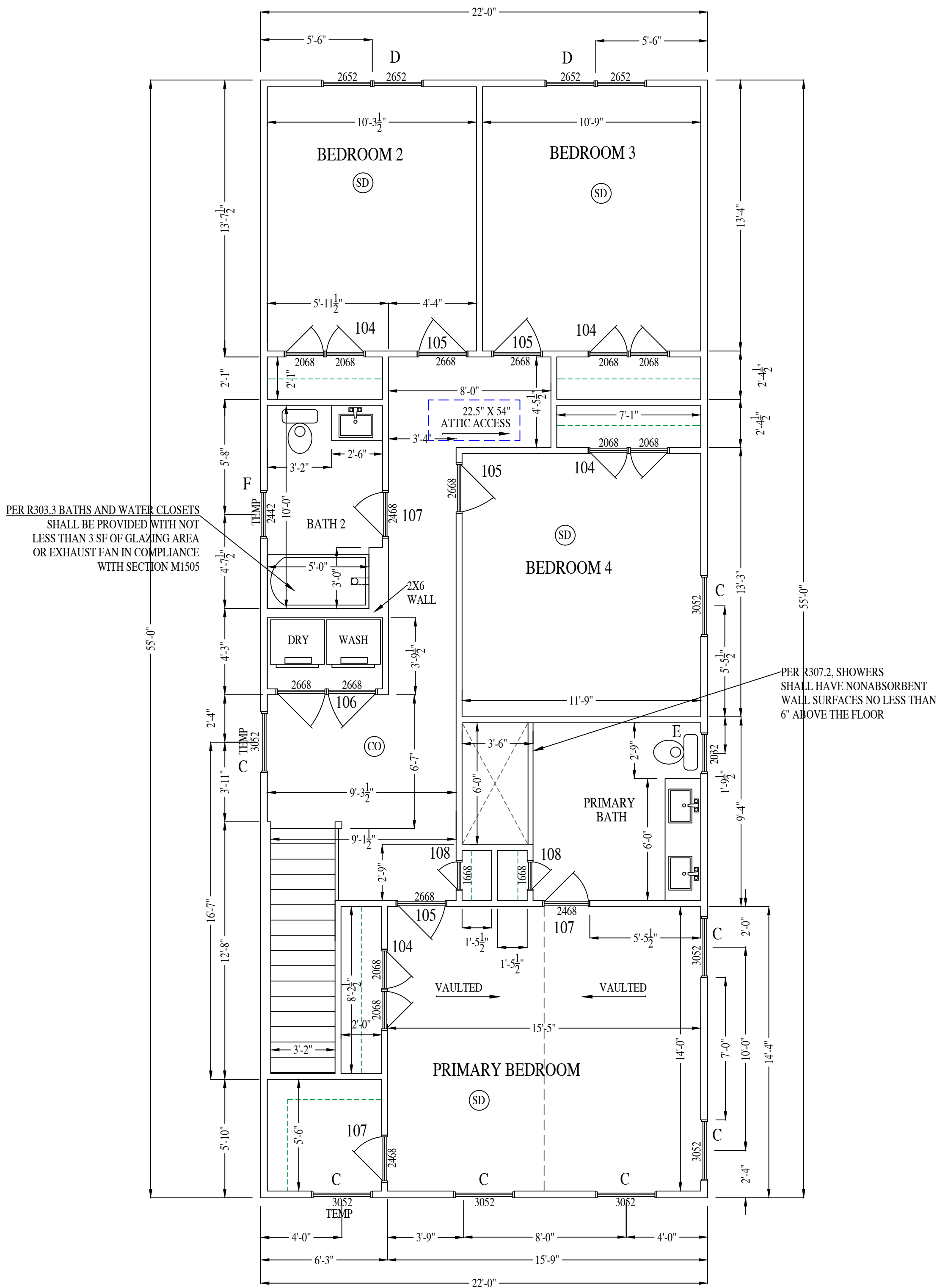
## A2.1





FIRST FLOOR PLAN

1210 S.F.



SECOND FLOOR PLAN

1210 S.F.

WINDOW SCHEDULE						
ID	WIDTH	HEIGHT	TYPE	TOP SASH	BOT. SASH	QTY.
A	3'-0"	6'-0"	SINGLE D.H.	2 LITE	2 LITE	6
B	3'-0"	4'-0"	SINGLE D.H.	2 LITE	2 LITE	1
C	3'-0"	5'-2"	SINGLE D.H.	2 LITE	2 LITE	7
D	2'-6"	5'-2"	TWIN D.H.	2 LITE	2 LITE	2
E	2'-0"	3'-2"	SINGLE D.H.	2 LITE	2 LITE	1
F	2'-4"	4'-2"	SINGLE D.H.	2 LITE	2 LITE	1
G	4'-0"	2'-0"	FIXED	CLEAR	N/A	1

DOOR SCHEDULE					
ID	WIDTH	HEIGHT	TYPE	DECRPTION	QTY.
101	3'-0"	8'-0"	EXTERIOR INSUL.	1/2 LITE FIBERGLASS DOOR + TRANS	2
102	2'-8"	6'-8"	INTERIOR	WOOD	2
103	2'-4"	6'-8"	INTERIOR	WOOD	1
104	2'-0"	6'-8"	INTERIOR TWIN	WOOD	5
105	2'-6"	6'-8"	INTERIOR	WOOD	4
106	2'-6"	6'-8"	INTERIOR TWIN	WOOD	1
107	2'-4"	6'-8"	INTERIOR	WOOD	3
108	1'-6"	6'-8"	INTERIOR	WOOD	2

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32  
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4  
CONTRACTOR OR OWNER TO VERIFY WINDOW AND DOOR QUANTITIES AND USE.

- Ⓢ SMOKE DETECTOR
- Ⓢ CO + SMOKE DETECTOR

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1717 GEORGIA AVE

RIVER MILL DEVELOPMENT  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

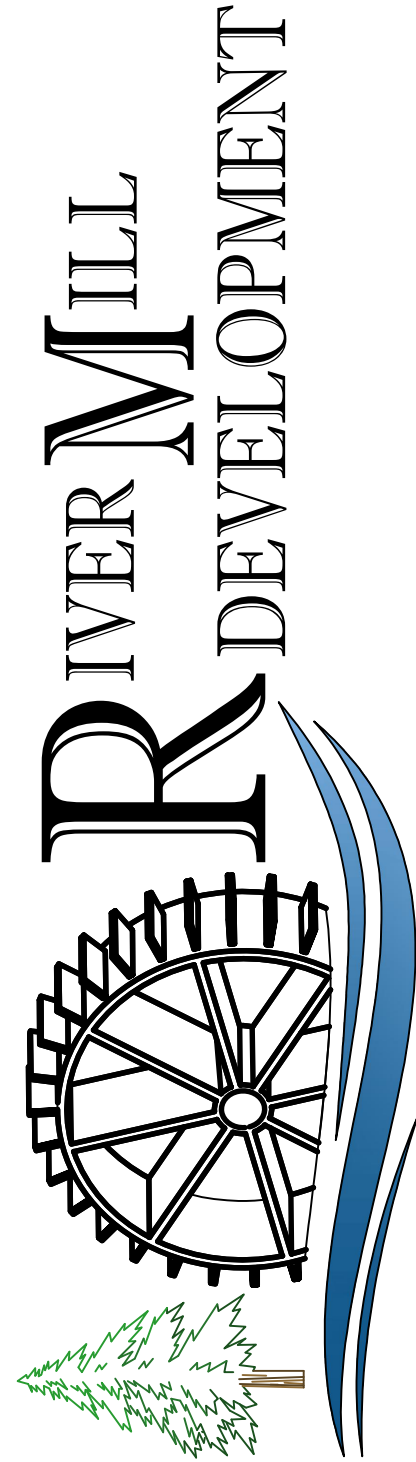
REVISION NOTES

DATE	START

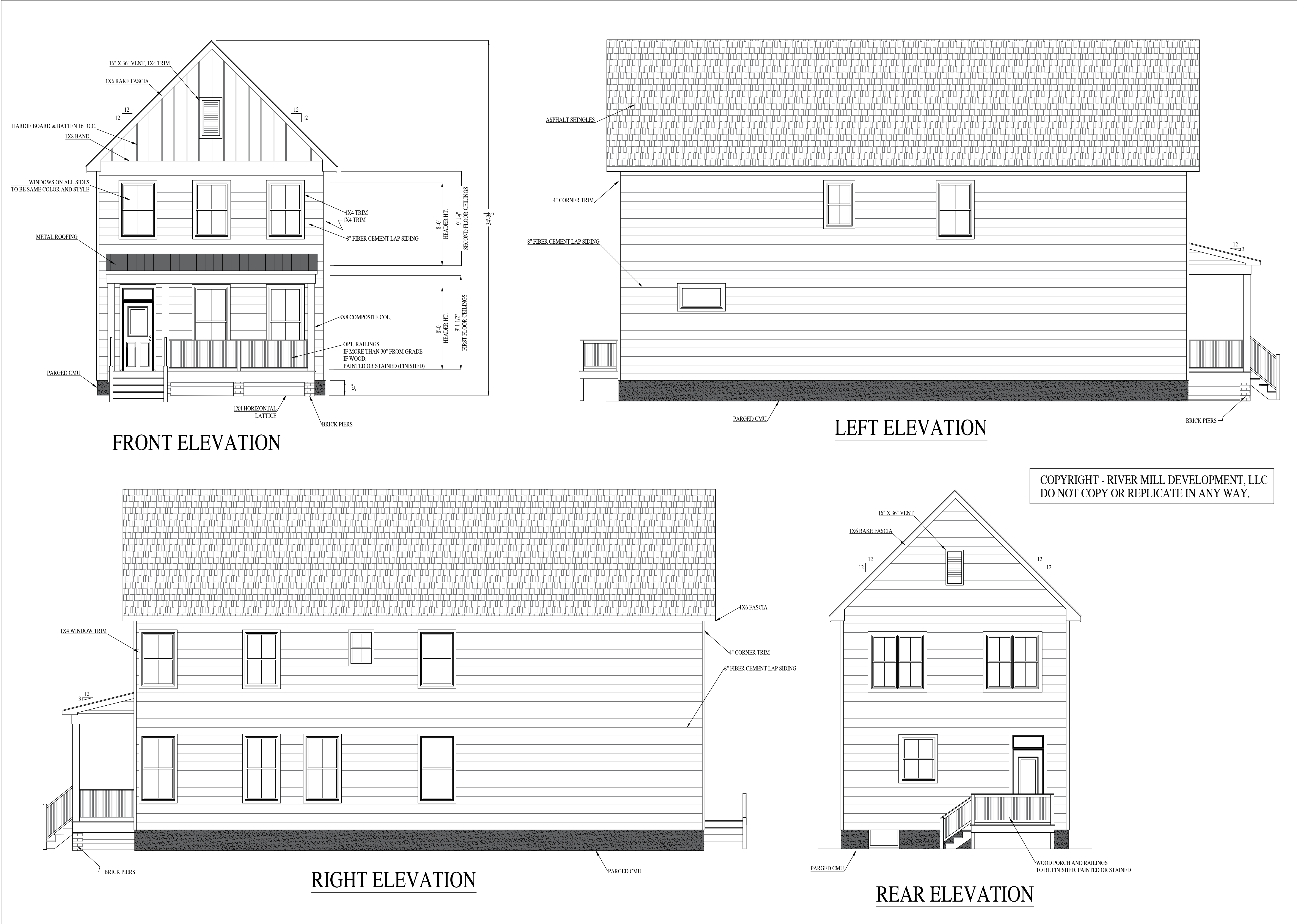
SCALE:  
1/4" = 1'-0"

DATE:  
1-08-2025

SHEET:  
A1.1







1717 GEORGIA AVE

RIVER MILL DEVELOPMENT  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

REVISION NOTES	
DATE	START

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

DATE:  
1-08-2025

SHEET:  
A2.1

RIVER MILL DEVELOPMENT



# City of Richmond Department of Planning & Development Review

## Special Use Permit

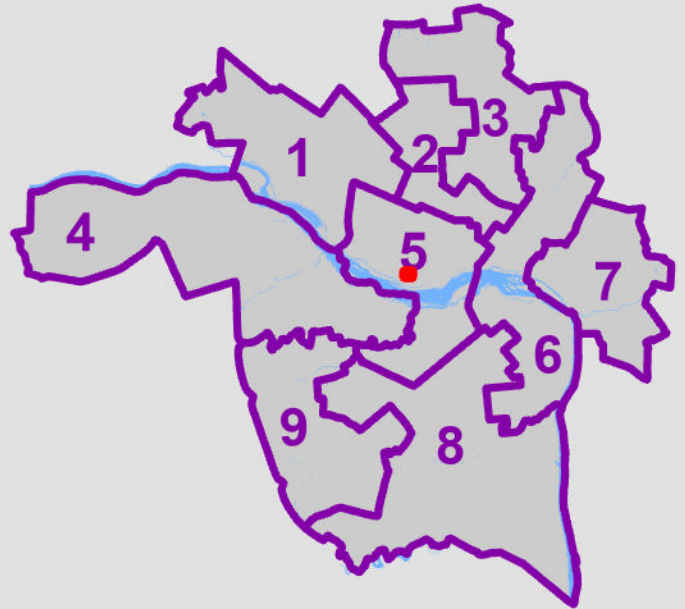
**LOCATION:** 1711 Georgia Avenue

**APPLICANT:** Baker Development Resources

**COUNCIL DISTRICT:** 5

**PROPOSAL:** To authorize the special use of the property known as 1711 Georgia Avenue for the purpose of up to two single-family detached dwellings, upon certain terms and conditions.

*For questions, please contact David Watson  
at 804-646-1036 or [David.Watson@RVA.gov](mailto:David.Watson@RVA.gov)*





**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: \_\_\_\_\_ APARTMENT NO/SUITE \_\_\_\_\_

APPLICANT'S NAME: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

BUSINESS NAME (IF APPLICABLE): \_\_\_\_\_

SUBJECT PROPERTY OR PROPERTIES: \_\_\_\_\_

**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: \_\_\_\_\_

PROPERTY OWNER ADDRESS: \_\_\_\_\_

PROPERTY OWNER EMAIL ADDRESS: \_\_\_\_\_

PROPERTY OWNER PHONE NUMBER: \_\_\_\_\_

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.

14 May 2025  
William Gillette  
Baker Development Resources  
530 East Main Street, Suite 730  
Richmond, VA 23219  
804-646-7319  
will@bakerdevelopmentresources.com

Re: Maymont Civic League (MCL) comments on SUP Application for 1711 & 1715 Georgia Avenue Richmond VA

Dear Will:

1711 & 1715 Georgia Avenue (tax parcels W000-0785/018 & W000-0785/001) are located near the corner of Georgia Avenue and New York Avenue.

#### Existing Zoning

These properties and those in the immediate area are zoned R-5 Single-Family Residential. There is currently no dwelling built on 1711 Georgia Avenue. One single-family dwelling sits on 1715 Georgia Avenue. 1711 - 1715 is currently owned by a single owner.

#### Applicant's Proposal

The applicant proposes development which includes the division of the Properties into a total of four parcels and the construction of two single-family detached dwellings on the two newly created lots.

#### MCL Actions

Baker Development Resources presented to the Maymont Civic League at its March meeting which took place on the evening of Monday, March 17, 2025. Neighbors could ask questions and review site plans. Neighbors were given Baker Development Resource contact information and were given one month to complete a survey in support or opposition to the project. Survey results reflected neighborhood support of the SUP application.

The Maymont Civic League asks that the Planning Commission support the SUP application as submitted for 1711 & 1715 Georgia Avenue.

Sincerely,

Leah Hopper  
President, Maymont Civic League