

INTRODUCED: February 26, 2024

AN ORDINANCE No. 2024-060

To authorize the special use of the properties known as 1014 and 1016 Russell Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and
legality by

PUBLIC HEARING: MAR 25 2024 AT 6 P.M.

WHEREAS, the owner of the properties known as 1014 and 1016 Russell Street, which are situated in a R-63 Multifamily Urban Residential District, desires to use such properties for the purpose of two single-family detached dwellings, which use, among other things, is not currently allowed by section 30-419.5, concerning lot area and width, 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: MAR 25 2024 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 (iv) 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 1014 and 1016 Russell Street and identified as Tax Parcel Nos. E000-0470/016 and E000-0470/015, respectively, in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Improvements on No. 1014 and No. 1016 Russell Street in the City of Richmond, VA,” prepared by Virginia Surveys, and dated December 11, 2021, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is permitted to be used for the purpose of two single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Two New Single-Family Detached Houses in Richmond’s Historic Union Hill Neighborhood, 1014-1016 Russell St. Houses, 1014-1016 Russell Street, Richmond, Virginia 23223” prepared by Chris Wolf Architecture, PLLC, and dated November 2, 2023, 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 two single-family detached dwellings, substantially as shown on the Plans.

(b) No off-street parking shall be required for the Special Use.

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

(d) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans, subject to the applicable regulations of Chapter 30, Article IX, Division 4 of the Code of the City of Richmond (2020), as amended.

(e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) Prior to the issuance of a building permit for the Special Use, the establishment of up to two 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 new concrete sidewalk and two new street trees along Russell Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, (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.

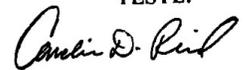
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days 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.

APPROVED AS TO FORM:

City Attorney's Office

A TRUE COPY:
TESTE:



City Clerk



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Master

File Number: Admin-2024-0030

File ID: Admin-2024-0030

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department:

Cost:

File Created: 01/11/2024

Subject:

Final Action:

Title:

Internal Notes:

Code Sections:

Agenda Date: 02/26/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Scanned SUP - 1014-1016 Russell Street AATF.pdf, Admin-2024-0030 Application Documents.pdf

Enactment Number:

Contact:

Introduction Date:

Drafter: James.Dealaman@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/31/2024	Matthew Ebinger	Approve	2/2/2024
1	2	1/31/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	1/31/2024	Kevin Vonck	Approve	2/7/2024
1	4	1/31/2024	Alecia Blackwell - FYI	Notified - FYI	
1	5	1/31/2024	Sharon Ebert - FYI	Notified - FYI	
1	6	1/31/2024	Caitlin Sedano - FYI	Notified - FYI	
1	7	2/7/2024	Jeff Gray	Approve	2/2/2024
1	8	2/7/2024	Lincoln Saunders	Delegated	
Notes: Delegated: Out Of Office					
1	9	2/7/2024	Sabrina Joy-Hogg	Approve	2/9/2024
1	10	2/14/2024	Mayor Stoney	Approve	2/9/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2024-0030

City of Richmond
Intracity Correspondence

O&R Transmittal

DATE: December 13, 2023

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (by request)
(This is no way reflects a recommendation on behalf of the Mayor)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

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

RE: To authorize the special use of the properties known as 1014 and 1016 Russell Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize two single-family detached dwellings which use, among other things, is not currently allowed by section 30-419.5, concerning lot area and width, of the Code of the City of Richmond (2020), as amended. A Special Use Permit is therefore required.

BACKGROUND: The property is in the Union Hill neighborhood and historic district situated on a block bounded by Carrington Street, Venable Street, Pink Street, and Russell Street. The two properties total 4,620 square sq. ft. (0.10 acre). 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.”

“Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.” (p. 56)

The current zoning for the property is R-63 Multifamily Urban Residential District and is situated in the vicinity of the 25th/ Nine Mile Neighborhood Node which is made up of UB, UB-2, B-2, B-5, R-5, and R-6 districts. The 25th/Nine Mile Neighborhood Node includes a mix of uses including residential, institutional, office, and a concentration of commercial along N 25th Street. The node is intersected by Venable Street, N 25th Street, Fairmount Avenue, and Nine Mile Road, which are identified as major mixed-use streets.

COMMUNITY ENGAGEMENT: The Union Hill Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: None

FISCAL IMPACT: The Department of Planning and Development Review does not anticipate any impact to the City’s budget for this or future fiscal years.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: February 12, 2024

CITY COUNCIL PUBLIC HEARING DATE: March 11, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

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, Survey, Plans, Map

STAFF: Matthew Ebinger, Planning Supervisor - Land Use Administration 804-646-5734

James Dealaman, Planner Associate - Land Use Administration 804-646-6308



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: 1014 and 1016 Russell Street Date: _____

Tax Map #: E0000470016/E0000470015 Fee: \$300

Total area of affected site in acres: 0.106

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

Zoning

Current Zoning: R-63 Residential

Existing Use: Vacant

Proposed Use

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

Construction of two new single-family detached dwellings

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Mark Baker / Will Gillette

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: NEST BUILDERS LLC

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

(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: 2317 CARRINGTON ST

City: RICHMOND State: VA Zip Code: 23223

Telephone: () Fax: ()

Email: _____

Property Owner Signature:

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

APPLICANT'S REPORT

March 3rd, 2023

Special Use Permit Request

1014 and 1016 Russell Street, Richmond, Virginia

Map Reference Number: E000-0470/016 & E000-0470/015

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 730

Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for 1014 and 1016 Russell Street (the "Property"). The SUP would authorize the construction of two single-family detached dwellings. While the single-family dwelling use is permitted by the underlying R-63 Multifamily Residential District, some of the underlying feature requirements are not met, and therefore a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the western line of Russell Street between Carrington and Venable Streets and is currently vacant. The Property is referenced by the City Assessor as tax parcels E000-0470/016 and E000-0470/015. 1014 Russell Street is roughly 43' wide by 66' deep containing approximately 2,838 square feet of lot area while 1016 Russell is roughly 27' wide by 66' deep with 1,782 square feet of lot area. A short alley exists to the north of 1016 Russell while no alley access is provided for 1014 Russell.



The properties in the vicinity include a wide variety of housing types. The western line of the subject block is currently vacant while the eastern line consists of the Shiloh Baptist Church and an accessory parking lot. Dwellings in the area consist of a mix of new construction and historic dwellings and contain both attached and detached dwellings. To the north, along Carrington Street, are a range of uses including unimproved parcels, single-family dwellings, and a proposed mixed-

use development at Carrington and N 22nd Streets. Further to the east along Carrington Street, near its intersection with N 25th Street, are a mixture of residential and commercial uses.

EXISTING ZONING

The Property is zoned R-63 Multifamily Urban Residential. All adjacent properties are also zoned R-63. To the north, across Q Street the properties are zoned R-6 Single-Family Attached Residential and to the west along N 25th Street the properties are zoned UB Urban Business. The subject parcel and those located south of Carrington Street are located within the Union Hill City Old and Historic District.

TRANSPORTATION

The Property is located within a half mile of GRTC bus stops which serve the 5,7, and 12 bus routes providing access to Church Hill and connections to the GRTC bus system. To the east, N 29th Street is described as a "Bike-Walk Street" and provides north-south connection from Libby Hill Park to the Peter-Paul Neighborhood.

MASTER PLAN DESIGNATION

The proposed development is consistent with the Richmond 300 Master Plan ("the Master Plan"), which recommends "Neighborhood Mixed-Use" for the Property. This use is described 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 Master Plan also recommends a development style that "feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics."

The Property also lies just outside the Neighborhood Node at 25th and Nine Mile for which the Master Plan recommends "Vacant residentially zoned parcels within proximity to the intersection of 25th and Nine Mile are developed into residential uses that are complementary to the existing residential neighborhood and increase the population of the area to help support future commercial uses in the area."

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, including:

- 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 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”
- 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 proposed development includes a lot line adjustment to create two equally sized 35' wide lots and the construction of a single-family detached dwelling on each of the parcels.

PURPOSE OF REQUEST

The SUP would permit the construction of two new, single-family detached dwellings fronting onto Russell Street. Both parcels would be 35 feet in width and 66 feet deep containing roughly 2,310 square feet of lot area. As a result, the R-63 District lot area requirements of 3,000 square feet would not be met for the new dwellings. All other aspects of the underlying zoning requirements will be met.

PROJECT DETAILS

The proposed dwelling at 1014 Russell Street would be 28' 8" in width, 46' in depth, and two stories in height and would include approximately 2,213 square feet of finished floor area. The dwelling would contain three bedrooms and two-and-one-half bathrooms. The proposed dwelling at 1016 Russell St would be 28' 8" in width, 48' 4' in depth, and two stories in height and would

include approximately 2,487 square feet of finished floor area. The proposed floor plans are modern and efficient, and designed to meet the needs of the market. The floor plans include master bedrooms with en-suite master bathroom and walk-in closet. As recommended by Objective 4.1 (b) and (h) in the High-Quality Places chapter of the Richmond 300 Plan, the dwelling's exterior is designed to be modern and distinctive in order to create visual interest. The building would be of frame construction and would be clad in cementitious lap siding. Off-street parking will be provided for each dwelling which will be accessed from the rear alley.

As the Property is located within the Union Hill City Old and Historic District, the proposed dwelling and accessory building are subject to review from the Commission of Architectural Review to ensure compatibility with the historic neighborhood. In exchange for the SUP, the intent of this request is to create a high-quality infill product in the neighborhood that is in-line with future land use guidance.

Findings of Fact

The following are factors indicted 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 residential use would be limited in size, type and scale to avoid any traffic or parking concerns.

- ***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 the construction of two new, single-family detached dwellings on the Property. The SUP represents an ideal, small-scale urban infill development for this location. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality home ownership opportunity consistent with Master Plan guidance. This would contribute to the overall vibrancy of the block through the provision of an appropriate urban form and use that is consistent with the development pattern and surrounding neighborhood.



PROJECT CONTACTS:

DEVELOPER:
NEST BUILDERS
CONTACT- AMANDA SEIBERT
804-698-9142

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

TWO NEW SINGLE-FAMILY DETACHED HOUSES
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

1014-1016 RUSSELL ST. HOUSES

1014-1016 RUSSELL STREET
RICHMOND, VIRGINIA 23223

TWO NEW SINGLE-FAMILY DETACHED HOUSES
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

1014-1016 RUSSELL ST. HOUSES

1014-1016 RUSSELL STREET
RICHMOND, VIRGINIA 23223

DRAWING INDEX

DRAWINGS

NO.	SHEET TITLE
CS	COVER SHEET
CI.1	ARCHITECTURAL SITE PLAN
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A0.1	FRONT & REAR CONTEXT ELEVATIONS
1014	
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A2.1	FRONT EXTERIOR ELEVATION, EXTERIOR FINISH SCHEDULE, INSPIRATION IMAGES
A2.2	LEFT SIDE EXTERIOR ELEVATION
A2.3	REAR EXTERIOR ELEVATION
A2.4	RIGHT SIDE EXTERIOR ELEVATION
1016	
A3.1	FIRST FLOOR PLAN
A3.2	SECOND FLOOR PLAN
A4.1	FRONT EXTERIOR ELEVATION EXTERIOR FINISH SCHEDULE
A4.2	LEFT SIDE EXTERIOR ELEVATION
A4.3	REAR EXTERIOR ELEVATION
A4.4	RIGHT SIDE EXTERIOR ELEVATION



SET/REVISION:
S.U.P. SUBMITTAL

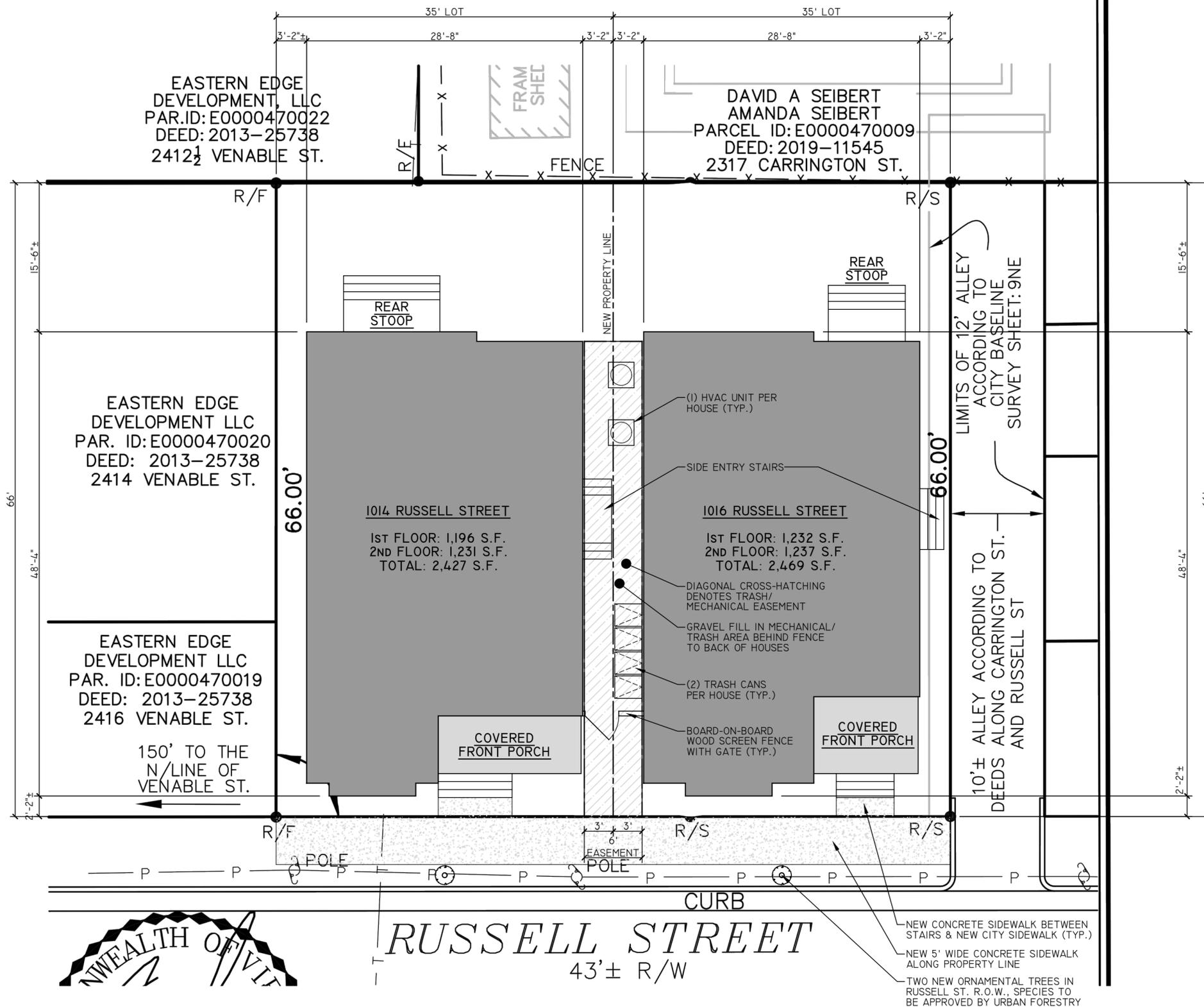
DATE/MARK:
11.02.2023

COVER SHEET

CS



This property IS NOT within a FEMA Floodway Hazard as shown on Comm. Panel # 5101290041E Zone: "X" DATED: 7-16-2014



RUSSELL STREET
43'± R/W

01 | ARCHITECTURAL SITE PLAN
1/8" = 1'

PROPOSED CONSTRUCTION OVERLAID ON PLAT BY OTHERS; FORMAL LOT DIVISION PLAN SHALL BE PROVIDED BY OTHERS; PROFESSIONAL STAMP DOES NOT APPLY

PROJECT CONTACTS:

DEVELOPER:
NEST BUILDERS
CONTACT- AMANDA SEIBERT
804-698-9142

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

**TWO NEW SINGLE-FAMILY DETACHED HOUSES
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD**
1014-1016 RUSSELL ST. HOUSES

1014-1016 RUSSELL STREET
RICHMOND, VIRGINIA 23223



SET/REVISION:
S.U.P. SUBMITTAL

DATE/MARK:
11.02.2023

ARCHITECTURAL
SITE PLAN

CI.I

PROJECT CONTACTS:

DEVELOPER:
NEST BUILDERS
CONTACT- AMANDA SEIBERT
804-698-9142

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644



ONLY NEIGHBORING HOUSE



VIEW OF VACANT PROJECT LOT



CHURCH ACROSS RUSSELL ST. FROM PROJECT

TWO NEW SINGLE-FAMILY DETACHED HOUSES
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD
1014-1016 RUSSELL ST. HOUSES

1014-1016 RUSSELL STREET
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
S.U.P. SUBMITTAL

DATE/MARK:
11.02.2023

SITE PHOTOS
XI.1



01 | FRONT CONTEXT ELEVATION
3/16" = 1'



01 | REAR CONTEXT ELEVATION
3/16" = 1'

PROJECT CONTACTS:

DEVELOPER:
NEST BUILDERS
CONTACT- AMANDA SEIBERT
804-698-9142

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

TWO NEW SINGLE-FAMILY DETACHED HOUSES
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD
1014-1016 RUSSELL ST. HOUSES

1014-1016 RUSSELL STREET
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
S.U.P. SUBMITTAL

DATE/MARK:
11.02.2023

FRONT & REAR
CONTEXT ELEVATIONS

A0.1

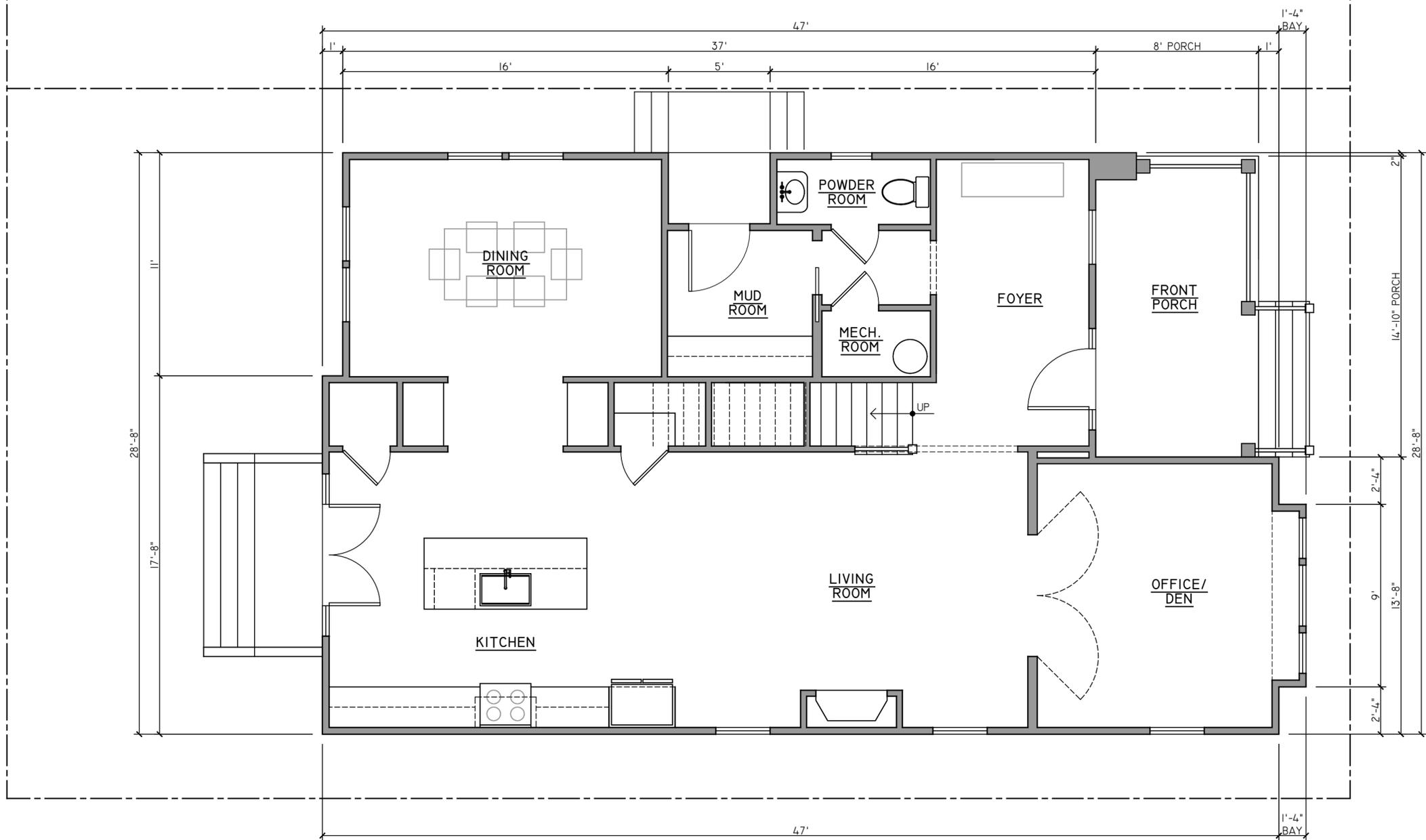
PROJECT CONTACTS:
 DEVELOPER:
 NEST BUILDERS
 CONTACT- AMANDA SEIBERT
 804-698-9142
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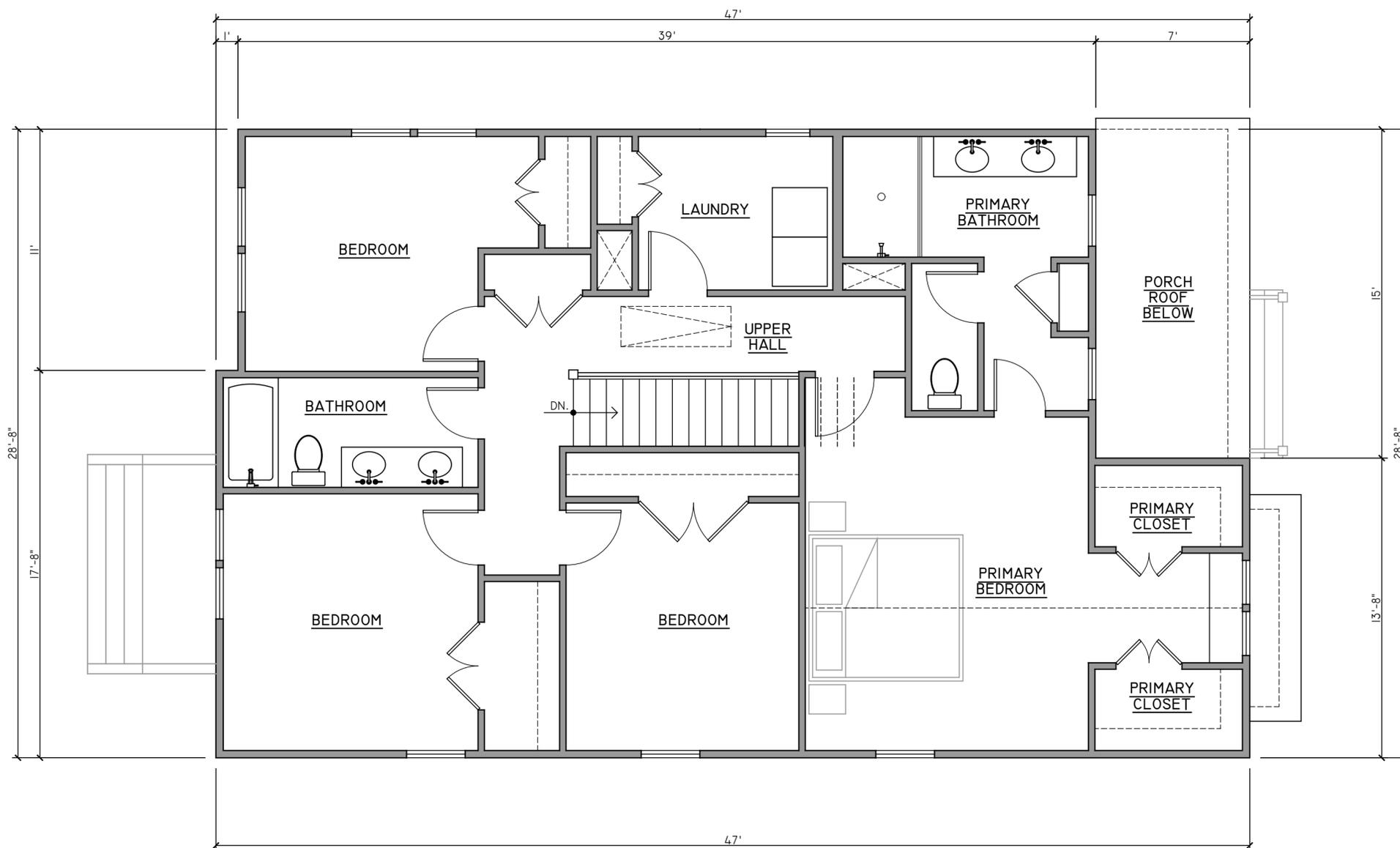
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 CONSTRUCTION**

SET/REVISION:
 S.U.P. SUBMITTAL
 DATE/MARK:
 11.02.2023

1014 FIRST FLOOR PLAN
AI.1



01 | FIRST FLOOR PLAN
 1/4" = 1'



01 | SECOND FLOOR PLAN
1/4" = 1'

PROJECT CONTACTS:
 DEVELOPER:
 NEST BUILDERS
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1014 SECOND FLOOR PLAN
AI.2

EXTERIOR FINISH SCHEDULE (HOUSE & GARAGE BUILDINGS)

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	FOUNDATION & PORCH PIERS - PARGED BLOCK	GRAY/BLACK
02	HARDIE HORIZONTAL LAP SIDING (7" EXPOSURE)	WHITE
03	SYNTHETIC TRIM	PAINTED ARCTIC WHITE
04	SYNTHETIC-WRAPPED DROPPED BEAMS	PAINTED ARCTIC WHITE
05	HARDIE SOFFIT	PAINTED ARCTIC WHITE
06	PARTIAL GLASS WOOD ENTRY DOOR	PAINTED
07	CLAD WOOD WINDOWS (S.D.L.)	WHITE
08	8" SQUARE PORCH COLUMNS	PAINTED WHITE
09	FRONT PORCH- SYNTH. WRAP STAIRS, COMP. T&G DECKING	PAINTED- WHITE WRAP; GRAY DECKING
10	PORCH RAILINGS - WOOD "RICHMOND" RAIL	PAINTED WHITE
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED
12	ARCHITECTURAL 3-TAB ASPHALT SHINGLE ROOF	GRAY
13	STANDING SEAM METAL ROOF ACCENTS	DARK GRAY OR BLACK
14	HARDIE BOARD & BATTEN GABLE & BAY FEATURES	PAINTED

- EXTERIOR FINISH NOTES:
 1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
 2. GRADES SHOWN APPROXIMATE. V.I.F.
 3. G.C. COORDINATE ALL MATERIALS/PRODUCT SELECTIONS WITH DEVELOPER.
 4. ALL SELECTIONS MUST MEET C.A.R. REQUIREMENTS & BE APPROVED BY C.A.R..

PROJECT CONTACTS:

DEVELOPER:
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ARCHITECT:
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01 FRONT ELEVATION
 1/4" = 1'

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1014 FRONT ELEVATION

A2.1



01 | LEFT SIDE ELEVATION
1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
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1014 LEFT SIDE
ELEVATION

A2.2

PROJECT CONTACTS:

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01 REAR ELEVATION
1/4" = 1'

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CONSTRUCTION

SET/REVISION:
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DATE/MARK:
11.02.2023

1014 REAR ELEVATION

A2.3



01 | RIGHT SIDE ELEVATION
 1/4" = 1'

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1014 RIGHT SIDE
 ELEVATION

A2.4

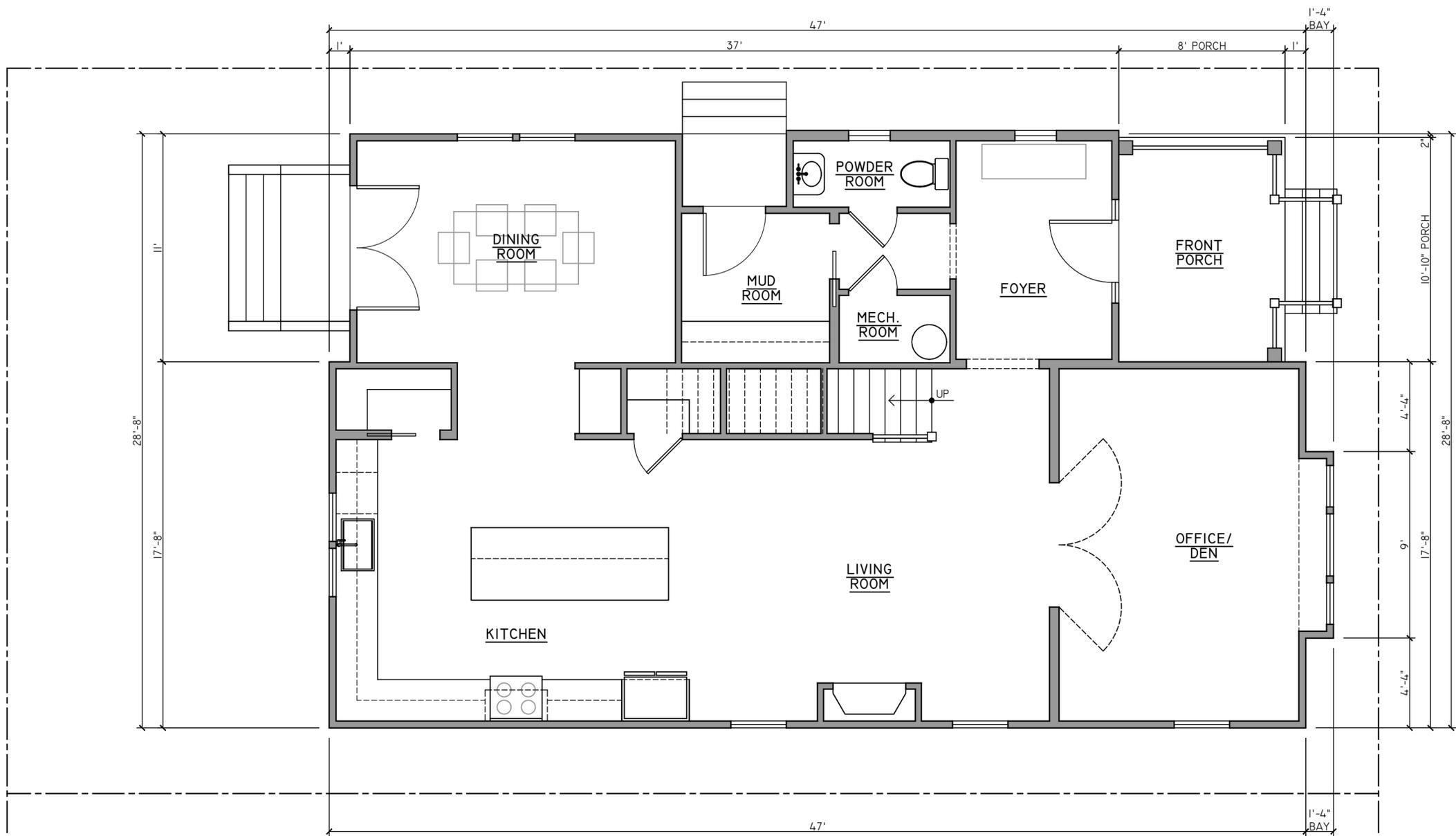
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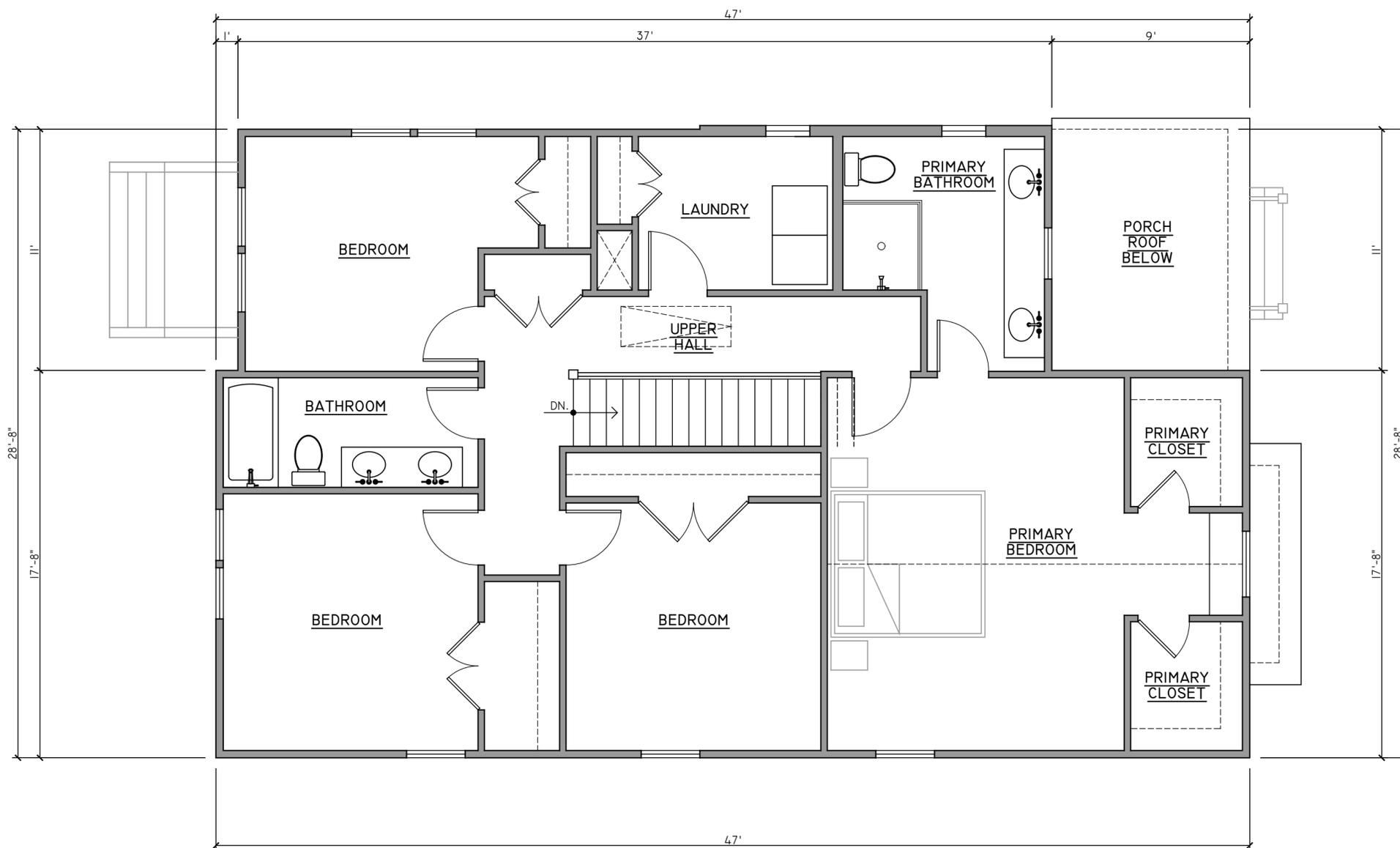
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1016 FIRST FLOOR PLAN
A3.1



01 | FIRST FLOOR PLAN
 1/4" = 1'



01 SECOND FLOOR PLAN
1/4" = 1'

PROJECT CONTACTS:
 DEVELOPER:
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1016 SECOND FLOOR PLAN
A3.2

EXTERIOR FINISH SCHEDULE (HOUSE & GARAGE BUILDINGS)

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01	FOUNDATION & PORCH PIERS - PARGED BLOCK	GRAY/BLACK
02	HARDIE HORIZONTAL LAP SIDING (7" EXPOSURE)	GRAY
03	SYNTHETIC TRIM	PAINTED ARCTIC WHITE
04	SYNTHETIC-WRAPPED DROPPED BEAMS	PAINTED ARCTIC WHITE
05	HARDIE SOFFIT	PAINTED ARCTIC WHITE
06	PARTIAL GLASS WOOD ENTRY DOOR	PAINTED
07	CLAD WOOD WINDOWS (S.D.L.)	BLACK
08	SQUARE PORCH COLUMNS- 8" FRONT	PAINTED WHITE
09	FRONT PORCH- SYNTH. WRAP STAIRS, COMP. T&G DECKING	PAINTED- WHITE WRAP; GRAY DECKING
10	PORCH RAILINGS - WOOD "RICHMOND" RAIL	PAINTED WHITE
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED
12	ARCHITECTURAL 3-TAB ASPHALT SHINGLE ROOF	GRAY
13	STANDING SEAM METAL ROOF ACCENTS	DARK GRAY OR BLACK
14	HARDIE SHINGLE SIDING GABLE FEATURE AT REAR	PAINTED

- EXTERIOR FINISH NOTES:
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01 | FRONT ELEVATION

1/4" = 1'

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DATE/MARK:
 11.02.2023

1016 FRONT ELEVATION

A4.1



01 | LEFT SIDE ELEVATION
1/4" = 1'

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1016 LEFT SIDE
ELEVATION

A4.2

PROJECT CONTACTS:

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01 | REAR ELEVATION
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1016 REAR ELEVATION

A4.3



01 | RIGHT SIDE ELEVATION
1/4" = 1'

PROJECT CONTACTS:

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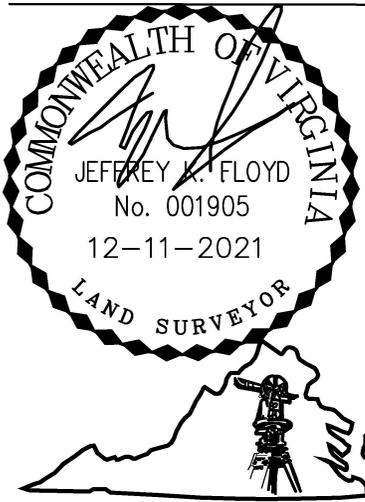
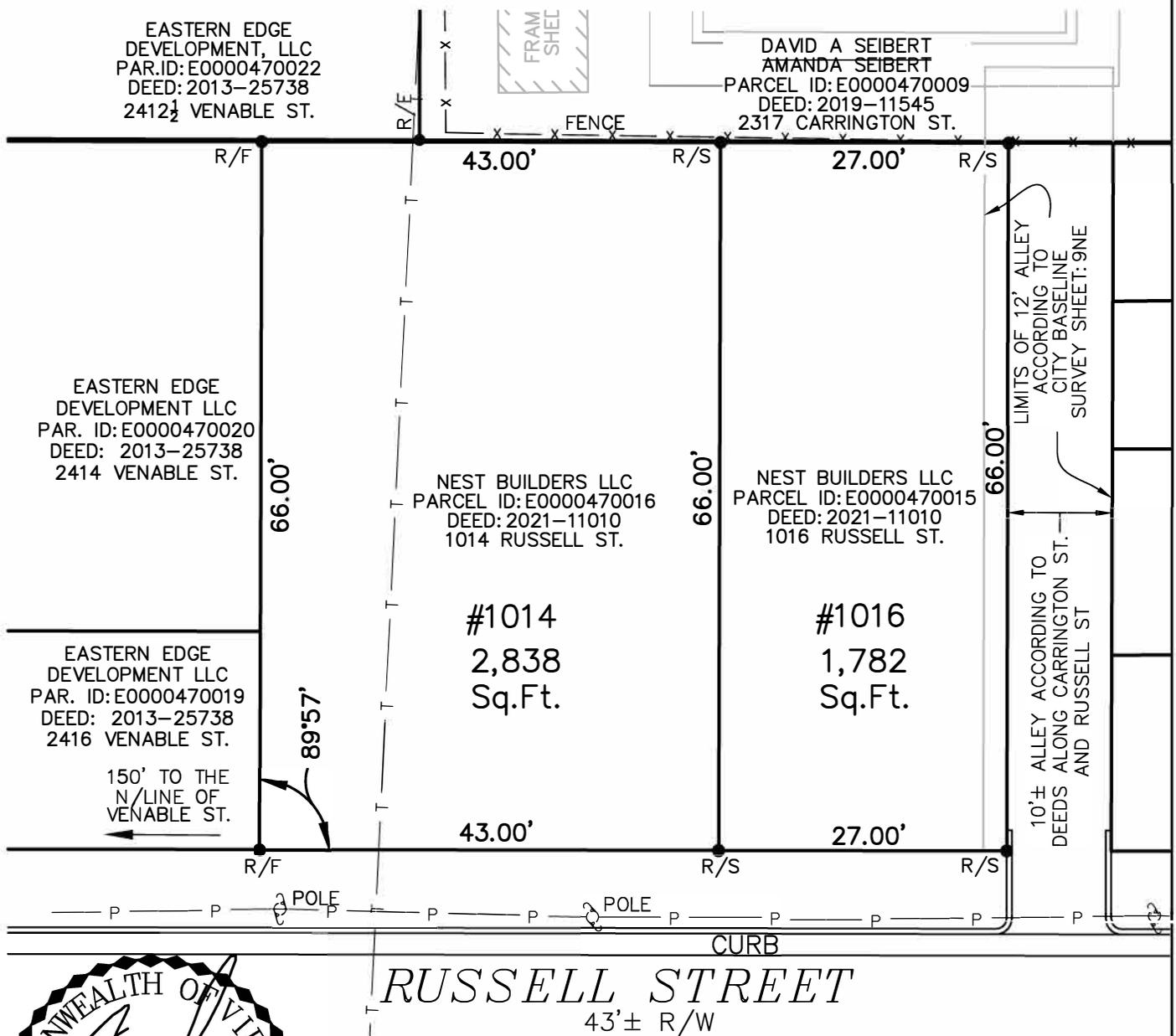
DATE/MARK:
11.02.2023

1016 RIGHT SIDE
ELEVATION

A4.4

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 12-11-2021 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.

This property IS NOT within a FEMA Floodway Hazard as shown on Comm. Panel # 5101290041E Zone: "X" DATED: 7-16-2014



RUSSELL STREET
 43'± R/W

MAP SHOWING THE IMPROVEMENTS ON
 No.1014 AND No.1016 RUSSELL STREET
 IN THE CITY OF RICHMOND, VA.

Virginia Surveys
 P.O. BOX 118
 CHESTERFIELD, VA 23832
 (804) 748-9481
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DATE: 12-11-2021
 CERTIFIED BY JEFFREY K. FLOYD
 VIRGINIA CERTIFICATE NO. 001905
 SCALE: 1"=20'
 JOB NO. 211114630



City of Richmond Department of Planning & Development Review

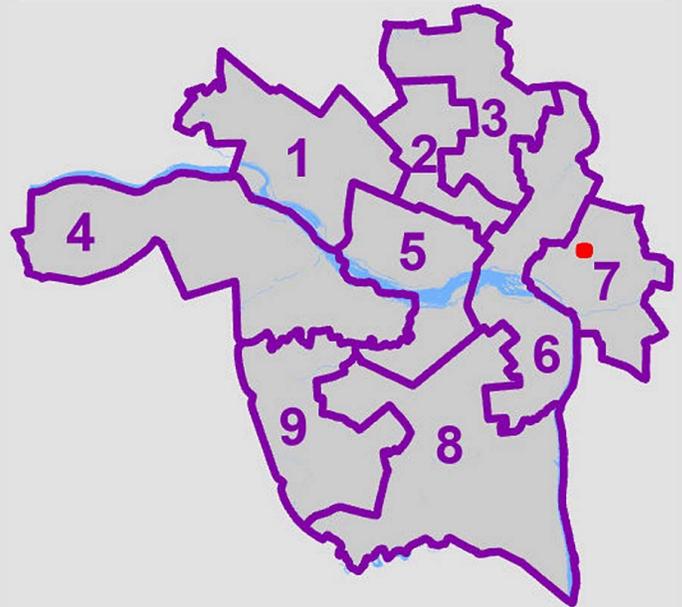
Special Use Permit

LOCATION: 1014-1016 Russell Street

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 7

PROPOSAL: To authorize the special use of the properties known as 1014 and 1016 Russell Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.



For questions, please contact Matthew Ebinger at 804-646-5789 or matthew.ebinger@rva.gov

