



**City Of Richmond, Virginia
Office of the City Clerk**

Request to Withdraw Legislation

Paper Number: Ord. No. 2023-136

Chief Patron: Mayor Levar M. Stoney (By Request)

Introduction Date: April 24, 2023

Chief Patron Signature:  09/05/2023

For Office Use Only

Attestation: 

Effective Date: 9-6-2023

INTRODUCED: April 24, 2023

AN ORDINANCE No. 2023-136

To authorize the special use of the property known as 1700 North 21st Street for the purpose of a single-family detached dwelling and two single-family attached dwellings, with off-street parking, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 22 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 1700 North 21st Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of a single-family detached dwelling and two single-family attached dwellings, with off-street parking, which use, among other things, is not currently allowed by sections 30-410.1, concerning permitted principal uses, 30-410.4, concerning lot area and width, 30-410.5, concerning yards, 30-410.6, concerning lot coverage, and 30-710.1(1), concerning off-street parking requirements, 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

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

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 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 1700 North 21st Street and identified as Tax Parcel No. E000-0936/013 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Improvements on No. 1700 N 21st Street in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated September 16, 2022, 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 single-family detached dwelling and two single-family attached dwellings, with off-street parking, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1700 N. 21st St. – S.U.P., 1700 N. 21st Street, Richmond, Virginia 23223,” prepared by Chris Wolf Architecture, PLLC, and dated January 11, 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 a single-family detached dwelling and two single-family attached dwellings, with off-street parking, substantially as shown on the Plans.

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

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

(d) No less than two off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

(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 any building permit for the Special Use, the establishment of up to three residential lots shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate deeds and plats 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 installation of a new sidewalk and two new street trees, 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 that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, 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.



City of Richmond

2023-107

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

Item Request File Number: PRE.2022.0959

O & R Request

DATE: March 8, 2023

EDITION: 1

TO: The Honorable Members of City Council

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

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

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic
Development and Planning

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

RE: To authorize the special use of the property known as 1700 North 21st Street for the purpose of one single-family detached dwelling, and two single-family attached dwellings, with off-street parking, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 1700 North 21st Street for the purpose of one single-family detached dwelling, and two single-family attached dwellings, with off-street parking, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit for the purpose of one single-family detached dwelling, and two single-family attached dwellings, with off-street parking, which use, among other things, is not currently allowed by Sections 30-410.4, 30-410.5(1), 30-410.6, and 30-710.1(1) concerning lot area and width, front yards, lot coverage, and off-street parking requirements, respectively, of the Code of the City of Richmond A Special Use Permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council.

BACKGROUND: 1700 N 21st Street is currently improved with a 1,475 sq. ft. residential building, constructed in 1949, situated on a 10,778 sq. ft. (.25 acre) parcel of land. The property is located in the Brauers neighborhood, between W and X Streets.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use which are 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."

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

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The current zoning for this property is R 5 Single Family Residential District. Adjacent properties to the north are located within the same R 5 District with those to the south are zoned R-6 Single Family Attached Residential District. The density of the proposed development, overall, is approximately 12 units per acre.

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

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: April 10, 2023

CITY COUNCIL PUBLIC HEARING DATE: May 8, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
May 1, 2023

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



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: 1700 N 21st Street Date: _____
 Tax Map #: E0000936013 Fee: \$300
 Total area of affected site in acres: 0.247

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

Zoning

Current Zoning: R-5 Residential

Existing Use: One single-family detached dwelling

Proposed Use

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

Lot division to create two (2) new single-family attached dwellings fronting Brauers Lane.
 Existing Use: One single-family detached dwelling

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Will Gillette

Company: Baker Development Resources
 Mailing Address: 530 East Main Street, Suite 730
 City: Richmond State: VA Zip Code: 23219
 Telephone: (864) 377-9140 Fax: ()
 Email: will@bakerdevelopmentresources.com

Property Owner: Alan Gibbs

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: 1700 N 21st Street
 City: Richmond State: VA Zip Code: 23223
 Telephone: () Fax: ()
 Email: _____

Property Owner Signature: ALAN GIBBS 10/29/22

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

November 1, 2022

*Special Use Permit Request
1700 N 21st Street, Richmond, Virginia
Map Reference Number: E000-0936/013*

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:	Mark Baker Baker Development Resources 530 East Main Street, Suite 730 Richmond, VA 23219

Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 1700 N 21st Street (the "Property"). The SUP would authorize the construction of two single-family attached dwellings to front onto Brauers Lane. While the single-family attached use is found within the block and throughout the neighborhood, it is not permitted by the underlying R-5 Single-Family Residential zoning district, and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the northwest corner of the intersection of N 21st Street and Brauers Lane. It is referenced by the City Assessor with a tax parcel number of E000-0936/013. The irregularly shaped Property is approximately 52 feet in width, 141 feet in depth, contains approximately 10,778 square feet of lot area, and is currently improved with a single-family detached dwelling fronting onto N 21st Street. Access is provided in the rear by a north-south alley.



The properties in the vicinity are primarily developed with single-family attached and detached dwellings. Two-family dwellings can also be found throughout the area and nearby fronting on 20th and 21st Streets. The dwellings in the area consist of a wide range of forms but are primarily of

frame construction with horizontal lap siding. To the north lies the Bradford Manor Apartments fronting onto Fairfield Avenue. To the south of the Property lie two large parks managed by the City of Richmond Parks and Recreation department.

EXISTING ZONING

The Property and the surrounding properties north of Brauers Lane are zoned R-5 Single-Family Residential, which permits single-family detached dwellings but not single-family attached dwellings. Parcels in the area differ in size and frontage with a large number of parcels in the vicinity unable to conform to the underlying R-5 feature requirements. While single-family attached dwellings are not permitted by the underlying zoning, they can be found throughout the neighborhood including in the same block on N 21st Street. Immediately south of the Property, across Brauers Lane, parcels are zoned R-6 Single-Family Attached which permits the construction of attached dwellings. To the north, along Fairfield Avenue lies a parcel zoned R-53 which contains the Bradford Manor Apartments.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. The Master Plan describes this land use designation 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." Recommended development styles are described as featuring "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. Single-family, two-family, and small multi-family buildings are contemplated as the primary uses in these areas."

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to "Increase the number of mixed-income communities along enhanced transit corridors."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to "Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance."
 - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.

- Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PURPOSE OF REQUEST

The SUP would permit the construction of two new, single-family attached dwellings. The dwellings would be located at the rear of the existing parcel and front onto Brauers Lane. The lots would be roughly 2,352 and 2,516 square feet. One (1) off-street parking space, accessible from the alley, would be provided for each dwelling.

PROJECT DETAILS/DESIGN

The proposed dwellings would each be two stories in height and be of an Italianate design and constructed of quality materials including cementitious siding. The western dwelling would include approximately 1,692 square feet of finished floor area while the eastern dwelling would contain roughly 1,780 square feet of floor area. The proposed floor plans are modern and efficient, and designed to meet the needs of the market. Each dwelling would consist of three bedrooms and two-and-one-half bathrooms and include a primary bedroom suite with en suite master bathroom and walk-in closet. Covered front porches would provide usable outdoor space for the future owners while meeting the goals of the Richmond 300 plan including activating the streetscape. One off-street parking space, accessible from the alley off N 21st Street, would be provided for each dwelling.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 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 SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are compatible with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for new development to occur. The improvement of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

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

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The traffic generation for two additional dwelling units will be negligible, especially within the context of a walkable neighborhood. As such, the SUP will not create 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 SUP will not tend to overcrowd 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 SUP 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 massing of the proposed structures is similar to what the underlying zoning district and feature regulations applicable to single-family detached dwellings allow for by-right on legally nonconforming lots of substandard width.

Summary

In summary we are enthusiastically seeking approval for the construction of two new, single-family attached dwellings on the Property. The SUP represents an ideal, small-scale urban 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:
MATT JARREAU
804-306-9019

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

S.U.P. FOR TWO NEW ATTACHED 2-STORY SINGLE-FAMILY HOUSES
IN RICHMOND'S BRAUERS NEIGHBORHOOD

1700 N. 21ST ST. - S.U.P.

1700 N. 21ST STREET
RICHMOND, VIRGINIA 23223

S.U.P. FOR TWO NEW ATTACHED 2-STORY SINGLE-FAMILY HOUSES
IN RICHMOND'S BRAUERS NEIGHBORHOOD

1700 N. 21ST ST. - S.U.P.

1700 N. 21ST STREET
RICHMOND, VIRGINIA 23223

DRAWING INDEX

DRAWINGS

NO.	SHEET TITLE
CS	COVER SHEET
CI.1	ARCHITECTURAL SITE PLAN
AI.1	FIRST FLOOR PLANS
AI.2	SECOND FLOOR PLANS
A2.1	FRONT & LEFT SIDE EXTERIOR ELEVATIONS
A2.2	REAR & RIGHT SIDE EXTERIOR ELEVATIONS & EXTERIOR FINISH SCHEDULE



SET/REVISION:
S.U.P. COMMENT RESPONSE

DATE/MARK:
01.II.2023

COVER SHEET

CS

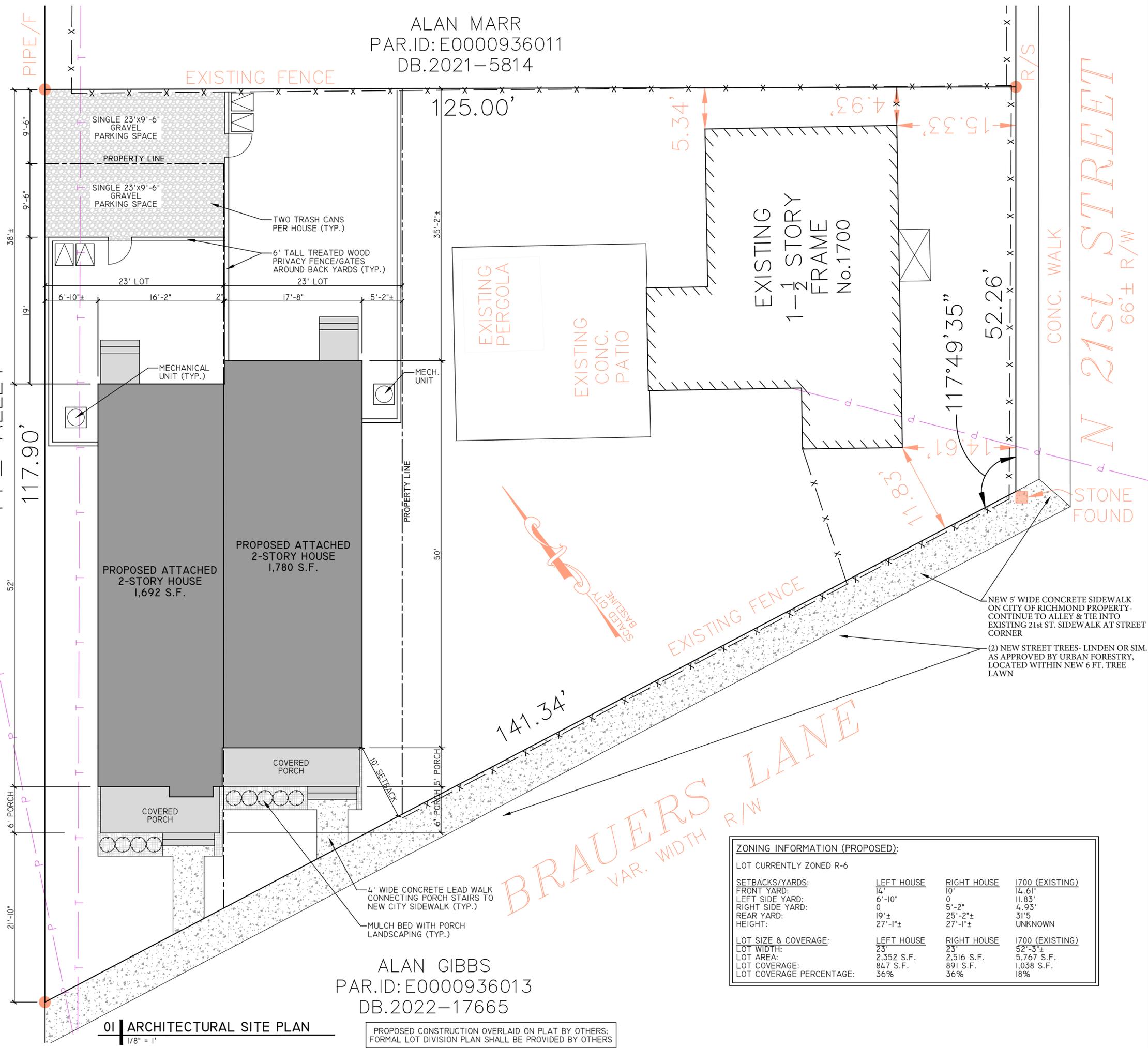
ALAN MARR
 PAR.ID: E0000936011
 DB.2021-5814

14' ± ALLEY

117.90'

52'

21'-10"



ALAN GIBBS
 PAR.ID: E0000936013
 DB.2022-17665

01 ARCHITECTURAL SITE PLAN
 1/8" = 1'

PROPOSED CONSTRUCTION OVERLAID ON PLAT BY OTHERS;
 FORMAL LOT DIVISION PLAN SHALL BE PROVIDED BY OTHERS

ZONING INFORMATION (PROPOSED):

LOT CURRENTLY ZONED R-6

SETBACKS/YARDS:	LEFT HOUSE	RIGHT HOUSE	1700 (EXISTING)
FRONT YARD:	14'	10'	14.61'
LEFT SIDE YARD:	6'-10"	0	11.83'
RIGHT SIDE YARD:	0	5'-2"	4.93'
REAR YARD:	19'±	25'-2"±	31'5"
HEIGHT:	27'-1"±	27'-1"±	UNKNOWN

LOT SIZE & COVERAGE:	LEFT HOUSE	RIGHT HOUSE	1700 (EXISTING)
LOT WIDTH:	23'	23'	52'-3"±
LOT AREA:	2,352 S.F.	2,516 S.F.	5,767 S.F.
LOT COVERAGE:	847 S.F.	891 S.F.	1,038 S.F.
LOT COVERAGE PERCENTAGE:	36%	36%	18%

PROJECT CONTACTS:
 DEVELOPER:
 MATT JARREAU
 804-306-9019
 ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

S.U.P. FOR TWO NEW ATTACHED 2-STORY SINGLE-FAMILY HOUSES
 IN RICHMOND'S BRAUERS NEIGHBORHOOD

1700 N. 21ST ST. - S.U.P.

1700 N. 21ST STREET
 RICHMOND, VIRGINIA 23223

NOT FOR CONSTRUCTION

SET/REVISION:
 S.U.P. COMMENT RESPONSE

DATE/MARK:
 01.II.2023

PATIO DETAIL
CI.2

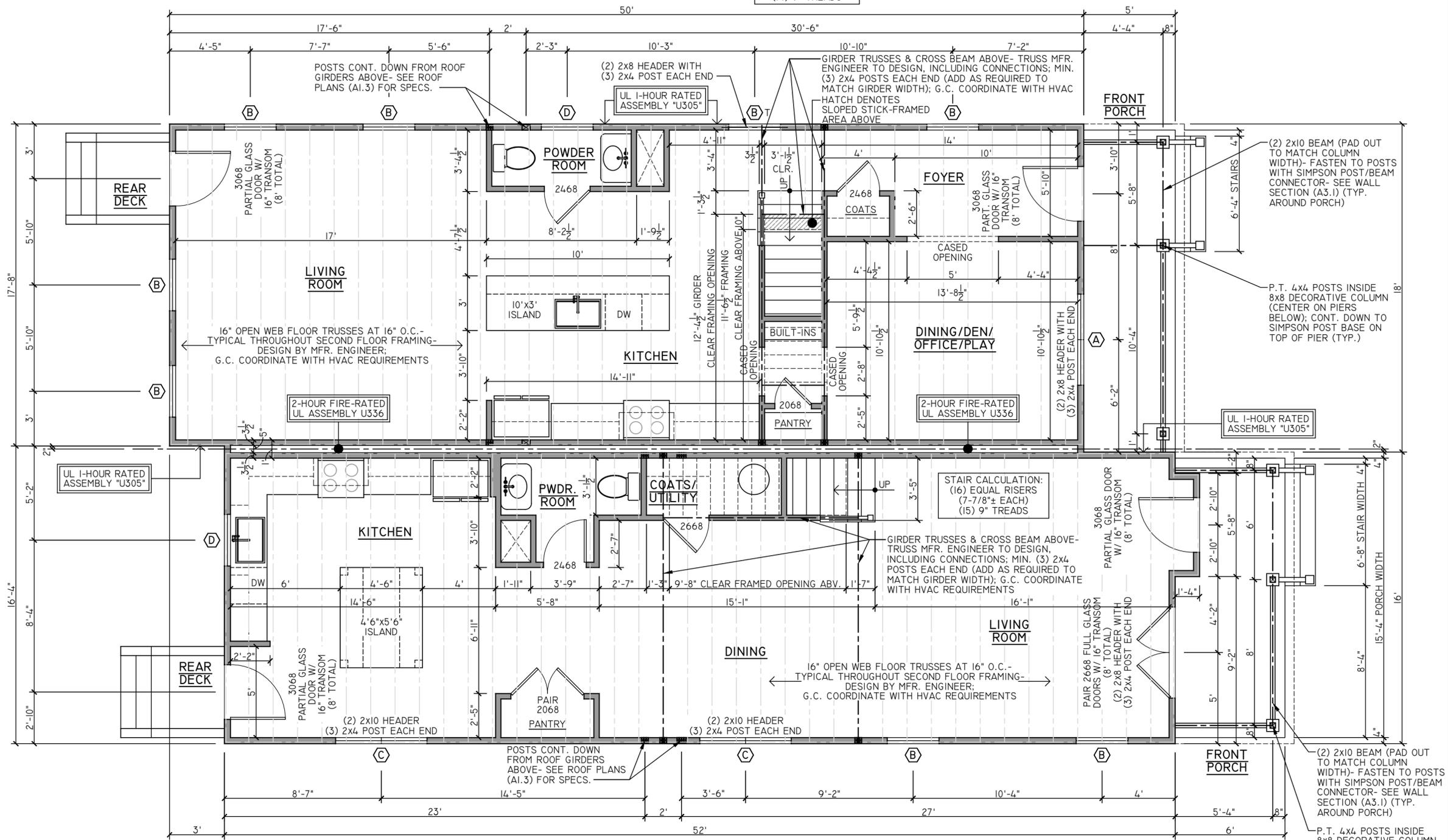
WINDOW TYPE SCHEDULE					
DOORS (FULL GLASS)					
NO.	QUANTITY	SIZE (NOM.)	TYPE	REMARKS	
A	-	01	PAIR 2'4"x6'	SINGLE HUNG	
B	02	06 *	2'10"x6"	SINGLE HUNG	(01) UNIT TEMPERED GLAZING- SEE FLOOR PLANS ("*" NOTATION)
C	02	-	PAIR 2'6"x6'	SINGLE HUNG	
D	01	01	2'10"x4'6"	SINGLE HUNG	
E	04 *	04	2'10"x5'6"	SINGLE HUNG	(01) UNIT TEMPERED GLAZING- SEE FLOOR PLANS ("*" NOTATION)
F	01	01 *	PAIR 2'4"x5'6"	SINGLE HUNG	(01) UNIT TEMPERED GLAZING- SEE FLOOR PLANS ("*" NOTATION)
G	02	01	3'6"x1'	SLIDER OR FIXED	
H	-	01	3'x1'	SLIDER OR FIXED	

- WINDOW NOTES:
- G.C. SHALL VERIFY ALL WINDOW SCHEDULE INFORMATION PRIOR TO ORDERING WINDOWS OR FRAMING.
 - SEE CONSTRUCTION NOTES FOR ADDITIONAL SPECIFICATIONS.
 - ALL WINDOW SIZES NOMINAL. G.C. VERIFY ACTUAL SIZES & FRAMING REQUIREMENTS WITH WINDOW MANUFACTURER.
 - SEE FRONT ELEVATION (A2.1) FOR TYPICAL WINDOW HEAD HEIGHTS.
 - 2ND FLOOR WINDOWS REQUIRED FOR EMERGENCY EGRESS SHALL MEET THE REQUIREMENTS OF IRC R310.1, GENERALLY 20" MIN. CLEAR WIDTH, 24" MIN. CLEAR HEIGHT, & MIN. 5.7 S.F. NET CLEAR OPENING.
 - PROVIDE TEMPERED GLAZING IN LOCATIONS AS REQUIRED IN IRC 308.4.
 - NO SECOND FLOOR WINDOW GLAZING SHALL BE WITHIN 18" OF FINISH FLOOR.
 - FLASH TOPS OF ALL WINDOWS & DOORS.
 - MOISTURE BARRIER (TYVEK) & WINDOW & DOOR WRAP SHALL BE INSTALLED PER TYVEK STANDARD DETAILS.

- GENERAL FLOOR PLAN NOTES:
- SEE SPECIFICATIONS AND GENERAL STRUCTURAL REQUIREMENTS ON COVER SHEET (CS) FOR FURTHER INFORMATION.
 - EXTERIOR DIMENSIONS TO OUTSIDE OF FOUNDATION/SHEATHING OR CENTER UNLESS NOTED OTHERWISE.
 - INTERIOR DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
 - EXTERIOR STUD WALLS DRAWN/DIMENSIONED AS 4" (STUD+SHEATHING). INTERIOR WALLS DRAWN/DIMENSIONED AS 3-1/2" THICK (STUD ONLY).
 - ALL STRUCTURAL WOOD FRAMING SHALL BE #2 SOUTHERN YELLOW PINE.
 - ALL WALLS SHALL BE 2x4 STUDS AT 16" O.C. WITH (1) 2x4 BOTTOM PLATE & (2) 2x4 TOP PLATES UNLESS NOTED OTHERWISE.
 - PROVIDE BLOCKING FOR PLUMBING FIXTURES, CABINETS, MECHANICAL SYSTEMS, ETC. AS REQUIRED. G.C. COORDINATE.
 - INTERIOR DOOR LOCATIONS GENERALLY CENTERED. DOORS LOCATED AGAINST ADJACENT WALL NOT DIMENSIONED G.C. COORDINATE WITH SELECTED CASING.
 - ALL WINDOWS & DOORS IN BEARING WALLS (ALL EXT. WALLS) SHALL HAVE MIN. (2) JACK STUDS & (2) 2x6 HEADER UNLESS NOTED OTHERWISE ON FLOOR PLANS.
 - FIRE RATED EXTERIOR WALLS SHALL BE 1-HR RATED FROM FIRE EXPOSURE TO EITHER SIDE. CONSTRUCT PER UL ASSEMBLY. EXTERIOR SHEATHING SHALL BE 5/8" DENSGLASS GOLD OR SIMILAR.
 - CONTINUE ALL STRUCTURAL POSTS/COLUMNS DOWN TO FOUNDATION.

PROJECT CONTACTS:
 DEVELOPER:
 MATT JARREAU
 804-306-9019
 ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

STAIR CALCULATION:
 (15) EQUAL RISERS
 UP TO LANDING
 (1) EQUAL RISER
 ABV. LANDING
 (7-7/8"± EACH)
 (14) 9" TREADS



S.U.P. FOR TWO NEW ATTACHED 2-STORY SINGLE-FAMILY HOUSES
 IN RICHMOND'S BRAUERS NEIGHBORHOOD
1700 N. 21ST ST. - S.U.P.
 1700 N. 21ST STREET
 RICHMOND, VIRGINIA 23223

NOT FOR CONSTRUCTION

SET/REVISION:
 S.U.P. COMMENT RESPONSE
 DATE/MARK:
 01.II.2023

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

FIRST FLOOR PLANS
AI.1

PROJECT CONTACTS:

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804-306-9019

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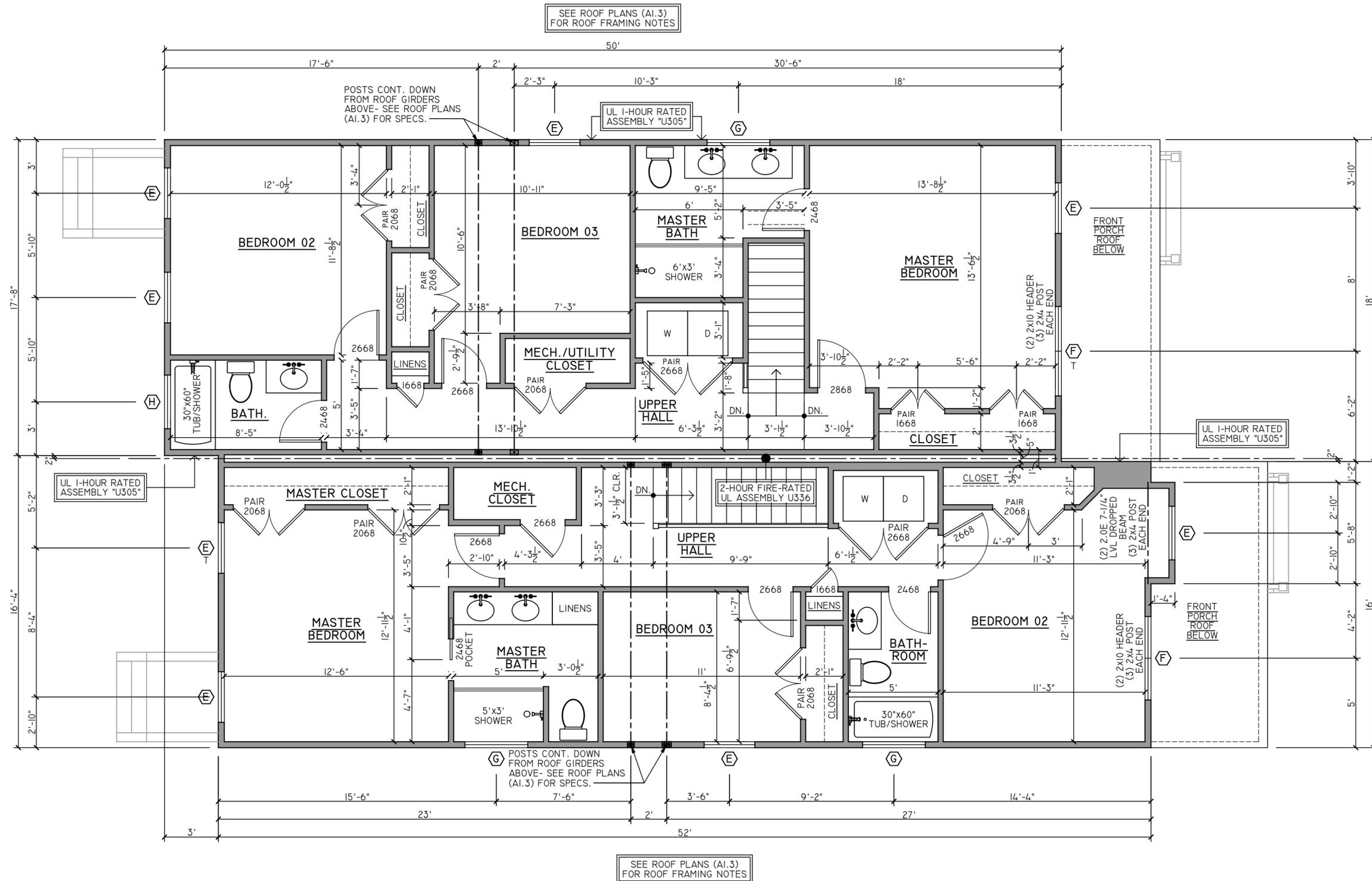


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S.U.P. COMMENT RESPONSE

DATE/MARK:
01.11.2023

SECOND FLOOR PLANS

AI.2



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



01 FRONT ELEVATION
1/4" = 1'



02 LEFT SIDE ELEVATION
1/4" = 1'

PROJECT CONTACTS:

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FRONT & LEFT SIDE
EXTERIOR ELEVATIONS

A2.1

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	FOUNDATION - PARGED BLOCK	GRAY/BLACK
02	HARDIEPLANK LAP SIDING	COLOR PER DEVELOPER
03	HARDIE/COMPOSITE TRIM	SMOOTH, PAINTED WHITE
04	HARDIE/COMPOSITE-WRAPPED DROPPED BEAMS	PAINTED WHITE
05	COMPOSITE OR VINYL VENTED SOFFIT	VENTED - FACTORY OR PAINTED WHITE
06	BEADBOARD PORCH CEILING	PAINTED PER DEVELOPER
07	PARTIAL GLASS ENTRY DOOR	DOOR & PAINT COLOR PER DEVELOPER
08	VINYL WINDOWS	WHITE OR BLACK
09	8" SQUARE PORCH COLUMNS	PAINTED WHITE
10	FRONT PORCH- COMP. WRAP STAIRS, T&G DECKING	PAINTED- WHITE WRAP; GRAY DECKING
11	REAR DECK- TREATED WOOD DECK, RAILS, STAIRS	NATURAL TREATED WOOD
12	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
13	MAIN ROOF- TPO	FACTORY WHITE
14	FRONT PORCH ROOFS- 3-TAB ASPHALT SHINGLES	SELECTION PER DEVELOPER

EXTERIOR FINISH NOTES:

- EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
- GRADES SHOWN APPROXIMATE. V.I.F.
- G.C. COORDINATE ALL MATERIALS/PRODUCT SELECTIONS WITH DEVELOPER.



01 REAR ELEVATION
1/4" = 1'



02 RIGHT SIDE ELEVATION
1/4" = 1'

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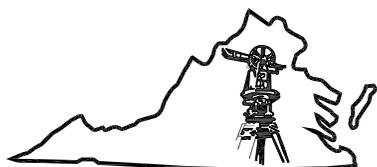
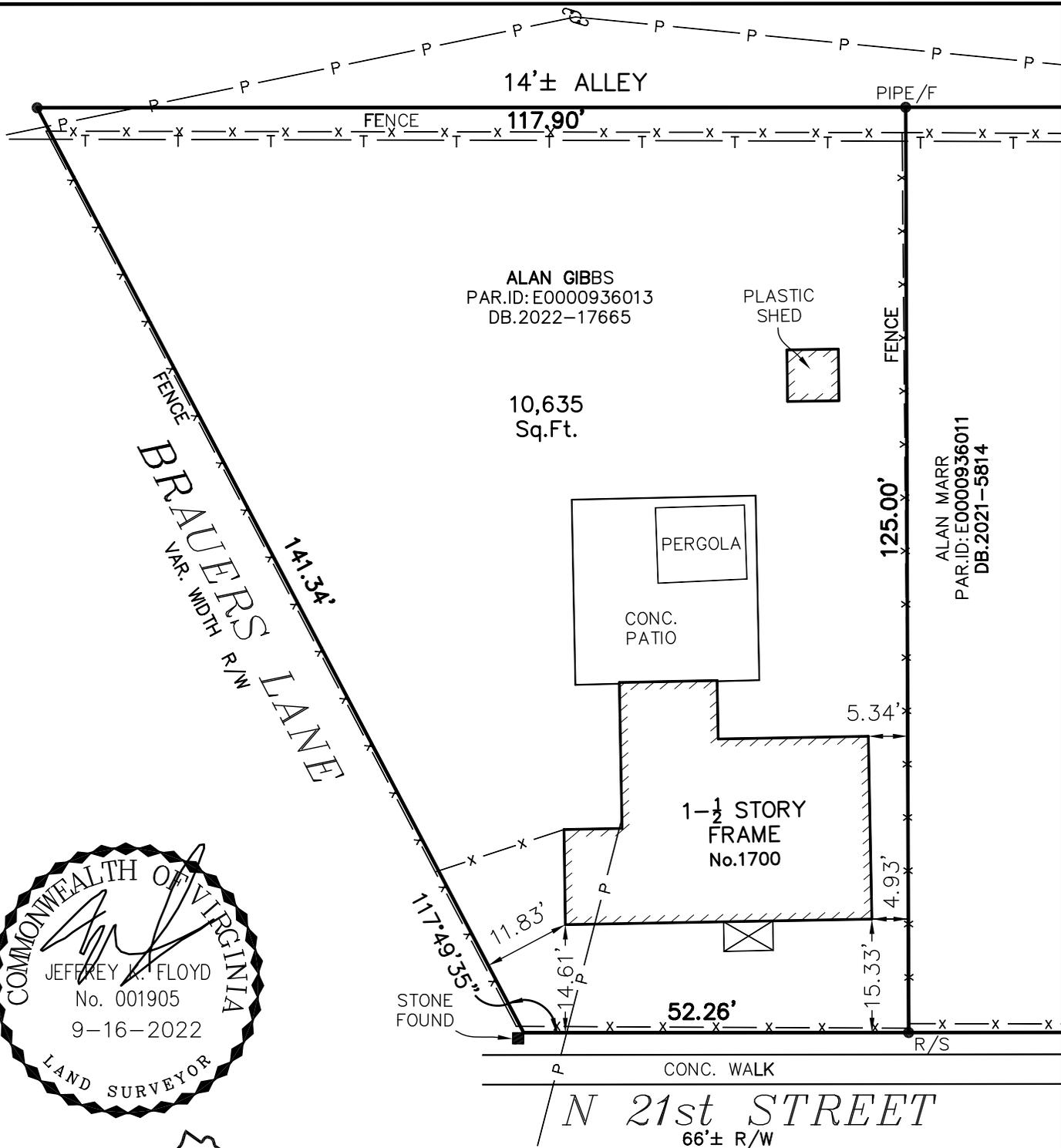
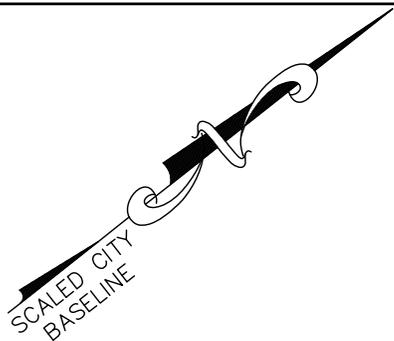
DATE/MARK:
01.II.2023

REAR & RIGHT SIDE
EXTERIOR ELEVATIONS

A2.2

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 9-16-2022 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



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481
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MAP SHOWING THE IMPROVEMENTS
ON No.1700 N 21st STREET
IN THE CITY OF RICHMOND, VA.

DATE: 9-16-2022

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 220815274