

INTRODUCED: April 27, 2026

AN ORDINANCE No. 2026-104

To authorize the special use of a portion of the property known as 1117 West Franklin Street for the purpose of up to two single-family detached dwellings and two dwelling units within an accessory structure, upon certain terms and conditions. (2nd District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 26 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 1117 West Franklin Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use a portion of such property for the purpose of up to two single-family detached dwellings and two dwelling units within an accessory structure, which use, among other things, is not currently allowed by section 30-412.4, concerning lot area and width, density, and unit 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

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

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, a portion of the property known as 1117 West Franklin Street and identified as Tax Parcel No: W000-0531/009 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Two Parcels of Land Being a Portion of Parcel #W0000531009 Owned by the Trustees of the Congregation of Beth Ahabah, City of Richmond, Virginia,” prepared by Stratus, and dated September 25, 2025, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to two single-family detached dwellings and two dwelling units within an accessory structure, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1109 W Franklin St ADU, 1109 W Franklin St, Richmond, VA 23220” and “1111 W Franklin St ADU, 1111 W Franklin St, Richmond, VA 23220,” both prepared by Fultz & Singh, and dated December 18, 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 two single-family detached dwellings and two dwelling units within an accessory structure, substantially as shown on the Plans.

(b) All building materials, elevations, and site improvements 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.

(c) All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any adjoining public right-of-way.

(d) Prior to the issuance of any building permit for the Special Use, the establishment of no more than 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) 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 20, 2026

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

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

RE: To authorize the special use of the property known as 1109 West Franklin Street for the purpose of two single-family detached dwellings with accessory dwelling units, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant proposes to renovate and convert two existing institutional buildings for use as single-family detached dwellings. A garage with an accessory dwelling unit above will be built on each parcel. While the proposed uses are permitted in the R-6 Single-Family Attached zoning district, certain lot feature requirements cannot be met. A Special Use Permit is therefore requested to pursue this development.

BACKGROUND: The .927 acre property located midblock on the southern side of West Franklin Street between Birch Street and Boyd Street in The Fan District neighborhood as well as the West Franklin Street Old and Historic District. The City's Richmond 300 Master Plan designates a future land use for the subject property as neighborhood mixed-use, which is described as "existing or new highly-walkable urban neighborhoods that are predominantly residential" (p. 56)

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

The current zoning for this property is R-6 Single-Family Attached Residential District. Adjacent properties are also located within this district. The neighborhood contains institutional uses and single-family homes.

COMMUNITY ENGAGEMENT: The property is located within the boundaries of The Fan District Association and the Fan Area Business Alliance; 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: April 27, 2026

CITY COUNCIL PUBLIC HEARING DATE: May 26, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission May 19, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Authorization from Property Owner, Applicant's Report, Plans, Survey

STAFF:

Alyson Oliver, Program and Operations Manager, Land Use Administration (Room 511) 646-3709

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



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT
Applicant must complete ALL items

HOME/SITE ADDRESS: 530 E Main Street APARTMENT NO/SUITE 600

APPLICANT'S NAME: Marisa Perez EMAIL ADDRESS: [REDACTED]

BUSINESS NAME (IF APPLICABLE): Baker Development Resources

SUBJECT PROPERTY OR PROPERTIES: 1109-1125 W Franklin Street

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: BETH AHABAH CONGREGATION TRUSTEES

PROPERTY OWNER ADDRESS: 1121 W FRANKLIN ST RICHMOND, VA 23220

PROPERTY OWNER EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER PHONE NUMBER: 804-358-6757

Property Owner Signature: Linda H Wren  Digitally signed by Linda H Wren
Date: 2025.10.03 11:07:13 -04'00'

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney.

APPLICANT'S REPORT

October 10, 2025

Special Use Permit Request

1109 and 1111 W Franklin Avenue, Richmond, Virginia

*Map Reference Number: **W000-0531/009***

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 600

Richmond, Virginia 23219

Introduction

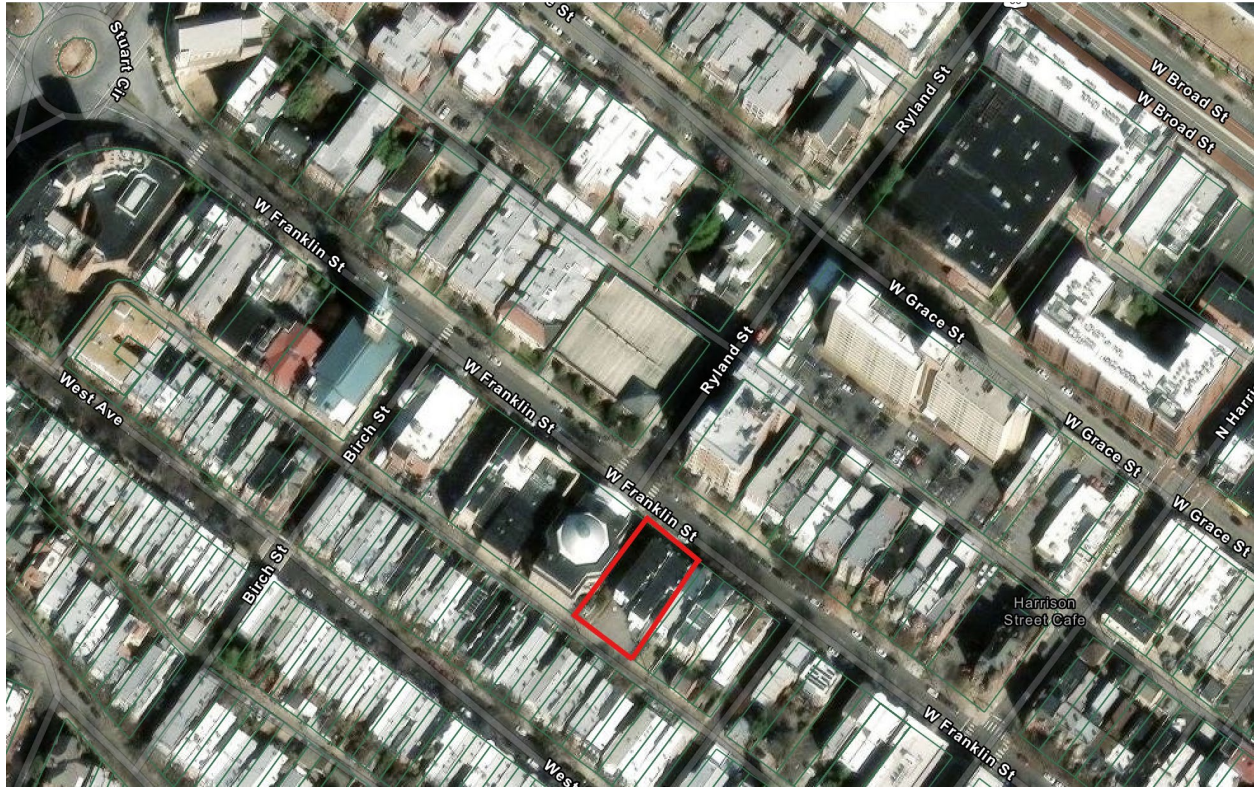
The property owner is requesting a special use permit (the "SUP") for 1109 & 1111 West Franklin Street (the "Property"), identified as being a part of Tax parcel W000/0531-009. The SUP would authorize the renovation of the existing institutional buildings for use as two single-family detached dwellings and the construction of two accessory dwelling units ("ADUs"). While the single-family detached use is permitted by the underlying R-6 Single-Family Attached Residential zoning district, some of the R-6 feature requirements cannot be met, and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION

The Property is located on the southwestern line of W Franklin Street between N Harrison and Birch Streets. The Property consists of a portion of Tax Parcel W000/0531-009, which includes 40,382 square feet of lot area and is an assemblage of several historic parcels, including five buildings, addressed as 1109, 1111, 1117, 1121, and 1125 W Franklin Street. The Property, which would be approximately 9,240 square feet in size and include the buildings located at 1109 and 1111 W Franklin Street, is depicted on the attached boundary Survey entitled "PLAT SHOWING TWO PARCELS OF LAND BEING A PORTION OF PARCEL #W0000531009 OWNED BY THE TRUSTEES OF THE CONGREGATION OF BETH AHABAH" (the "Survey"), prepared by Stratus, and dated September 25, 2025. The Property would have approximately 65' of frontage along W Franklin Street and approximately 145' of lot depth. Access would be provided at the rear of the Property by means of an east-west alley.

The five buildings that are located on the tax parcel have been utilized by the Congregation of Beth Ahabah as an institutional use including a Temple structure and related accessory uses. The entire tax parcel is subject to a special use permit (Ord. No. 2017-073), adopted April 10th, 2017 (The "Existing SUP"), which authorized the expansion of the institutional use. The Existing SUP was needed in order to authorize building renovations and additions related primarily to the Education Building at 1121 W Franklin Street, but also including connections to adjacent buildings at 1117 and 1125 W Franklin Street. While the Property was included in within the boundaries of the Existing SUP, it was not included in the scope of the work authorized. The buildings at 1109 and 1111 W Franklin Street were constructed as single-family dwellings in the early 20th century, have most recently been occupied with uses accessory to the Temple, and are currently vacant. A companion special use permit amendment would amend the boundaries of the Existing SUP to remove the Property from its boundaries and is to be filed concurrent with this request.



EXISTING ZONING AND LAND USE

The properties in the vicinity include a wide variety of uses including residential, institutional, and small-scale business uses. There is also a mix of zoning classifications in the area. The Property and other properties to the northwest along W Franklin Street and south are zoned R-6 Single-Family Attached Residential District. To the north and east properties are zoned R-73 Multifamily Residential, R-53 Multifamily Residential, B-4 Central Business, B-5 Central Business, and B-6 Mixed-Use Business Districts.

TRANSPORTATION

The Property is located near GRTC bus stops which serve the 78, 14 and pulse bus routes providing access to Carytown, Church Hill, Bellevue and connections to the larger GRTC bus system.

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 14.5 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 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

PROJECT SUMMARY

The proposed development includes the division of the Property into two lots, the renovation of the existing institutional buildings for use as two single-family detached dwellings, and the construction of two accessory dwelling units (“ADUs”).

PURPOSE OF REQUEST

As explained above, the Property consists of a portion of Tax Parcel W000/0531-009, which includes 40,382 square feet of lot area and is an assemblage of several historic parcels, including five buildings, addressed as 1109, 1111, 1117, 1121, and 1125 W Franklin Street. The Property would be removed from the boundaries of the Existing SUP governing the entire tax parcel in order to permit its redevelopment consistent with this request. The Property consists of two existing institutional buildings which were originally constructed as single-family dwellings. As depicted on the Survey, the Property would have approximately 65' of frontage along W Franklin Street, and would contain approximately 9,240 square feet of lot area.

The owner is proposing the renovation of the two institutional buildings to create two single-family detached dwellings and the construction of two ADUs. While buildings were constructed as single-family dwellings, their original lots were consolidated with the Temple property as part of a larger institutional use. While the request proposes to return the two buildings to their original configuration as single-family dwellings on individual lots of record, some of the feature requirements of the underlying R-6 zoning district cannot be met. Therefore, the SUP is required.

In exchange for the SUP, the intent of this request is to ensure the development of two high-quality single-family dwellings while retaining the existing historic structures. The overall project will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Also, the quality assurances conditioned through the SUP will guarantee a high-quality development.

PROJECT DETAILS

The existing two and a half story buildings would be renovated as single-family dwellings. 1109 W Franklin Street would include 3,989 square feet of floor area on two floors. 1111 W Franklin Street would include 4,258 square feet of floor area on three floors including a finished attic. Both dwellings would include the potential for additional floor area based on the option for finished basement areas. Each dwelling would include four bedrooms and four bathrooms. Two bedrooms in each dwelling would include en suite baths. Two-story accessory garage/ADU structures are proposed behind each dwelling, which would be attached along the shared property line. Each accessory building would include a two-car garage with a second floor, studio-style ADU including approximately 625 square feet of floor area. Overhead garage doors would be oriented toward the 20' rear east-west alley for vehicular access. Pedestrian access to the ADUs would be via a door oriented toward the main dwelling.

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. The proposed development will create dwelling units at a range of sizes and price points allowing for a diverse group of residents while the quality assurances guaranteed through the SUP ensure the quality of the proposed building.

- ***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 not be as impactful as the previous institutional use of the Property.

- ***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. The proposed use is consistent with the historic use of the Property and, given the size of the existing buildings, is comparatively less dense than other nearby buildings/developments.

- ***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.

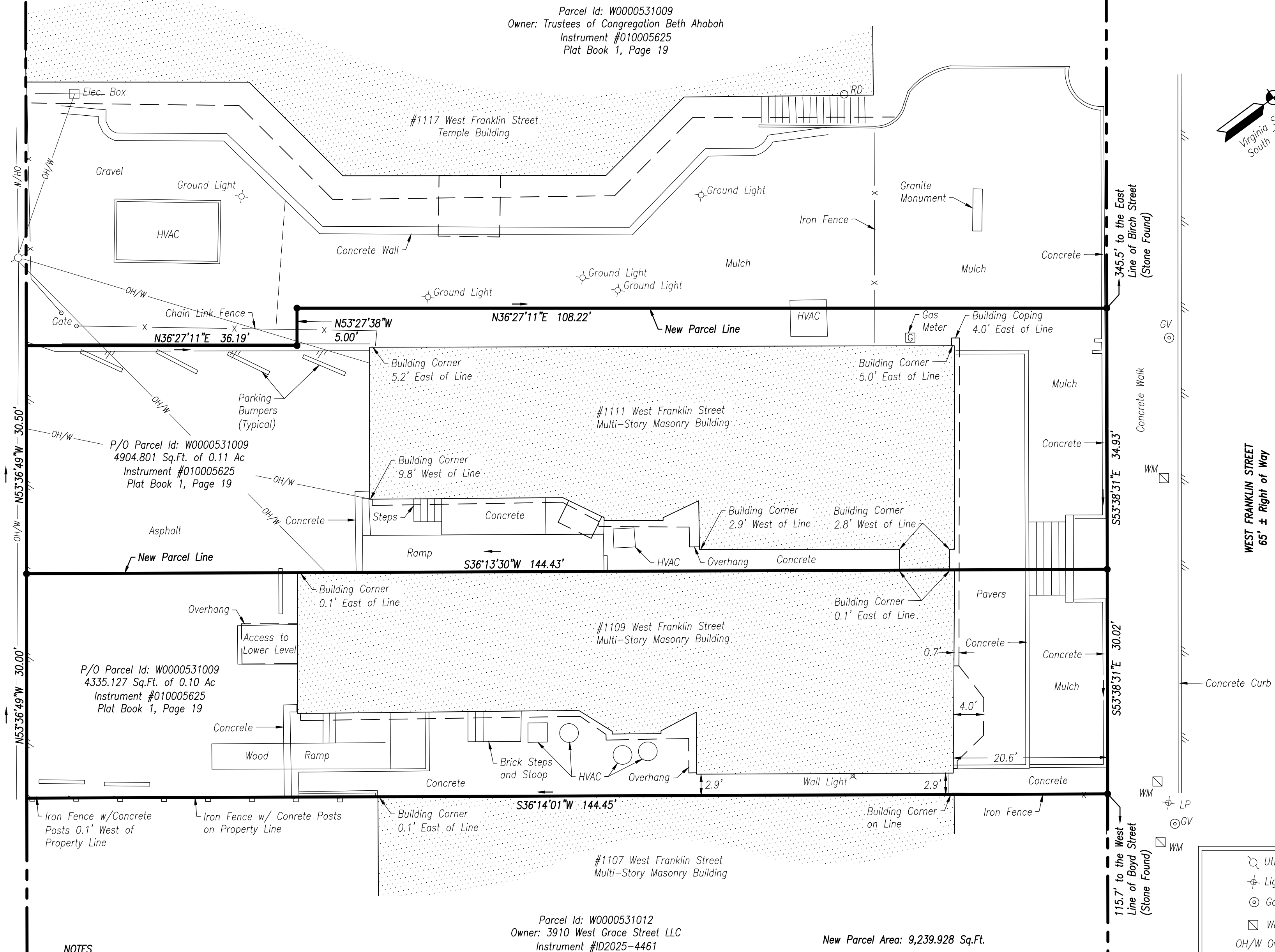
- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed development would involve renovating already existing buildings.

Summary

In summary we are enthusiastically seeking approval for the renovation of the existing buildings, consistent with their historic use, as single-family detached dwellings. The request offers compatibility with the City's Master Plan in terms of use and would upgrade the Property while remaining respectful to the historic development pattern in the vicinity 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 street life in the form of street-oriented front porches. Finally, the quality assurances conditioned through the SUP would guarantee a high-quality development.

FILE NAME: P:\ABA\25-Jobs\25-0684.1 Boundary Survey - Beth Ahabah\CAD\1\0684_1_Layout.dwg LAYOUT NAME: Layout2 PLOTTED: Thursday, September 25, 2025 - 3:28pm USER: tcondrey



Parcel Id: W0000531009
 Owner: Trustees of Congregation Beth Ahabah
 Instrument #010005625
 Plat Book 1, Page 19

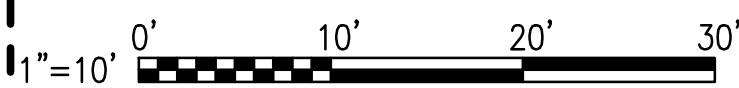
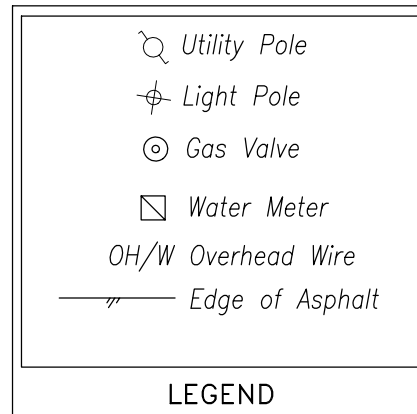
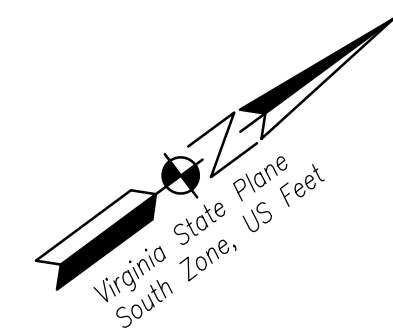
P/O Parcel Id: W0000531009
 4904.801 Sq.Ft. of 0.11 Ac
 Instrument #010005625
 Plat Book 1, Page 19

P/O Parcel Id: W0000531009
 4335.127 Sq.Ft. of 0.10 Ac
 Instrument #010005625
 Plat Book 1, Page 19

Parcel Id: W0000531012
 Owner: 3910 West Grace Street LLC
 Instrument #D2025-4461

New Parcel Area: 9,239.928 Sq.Ft.

- NOTES**
- Boundary lines as shown are based on a current field survey.
 - This survey was performed with the benefit of Title Commitment #B25-1118F, dated May 12, 2025, performed by First American Title.
 - There are no easements of benefit or encumbrance listed in the current commitment.
 - Property boundaries were established using existing block corners and instruments of record.



20' PUBLIC ALLEY
 Cobblestone Surface

WEST FRANKLIN STREET
 65' ± Right of Way

CLIENT	CBA
DESIGN	TAC
APPROVED	TAC
Q.C. REVIEW	TAC
JOB NO.	25-0684
DATE	9/25/25
SCALE	1"= 10'
DRAWN	PMW

STRATUS

1011 Boulder Springs Drive, Suite 200 | Richmond, VA 23225
 804.592.3900 main | 804.592.3901 fax
 www.stratus.com

BOUNDARY SURVEY
 PLAT SHOWING TWO PARCELS OF LAND BEING A
 PORTION OF PARCEL #W0000531009
 OWNED BY THE TRUSTEES OF THE
 CONGREGATION OF BETH AHABAH
 CITY OF RICHMOND VIRGINIA

Commonwealth of Virginia
 Thomas A. Condrey
 THOMAS A. CONDREY
 Lic. No. 2750
 9/25/25
 LAND SURVEYOR

SHEET NO
 1 of 1

OWNER
 CMNWALTH HOMES LLC
 STEVE SANDERSON
 1415 PARK AVE
 RICHMOND, VA 23220
 steve@cmnwalth.live

ARCHITECT
 FULTZ & SINGH ARCHITECTS
 1212 WESTOVER HILLS BLVD
 RICHMOND, VA 23225
 amr@fultzsingharchitects.com
 jason@fultzsingharchitects.com

DRAWING LIST - ARCHITECTURAL		12/18/2025 CAR SET	12/18/2025 SUP SET
SHEET	DRAWING TITLE		
CS.00	COVER SHEET	•	•
AS.00	SITE SURVEY	•	•
AS.01	CURRENT SITE PLAN	•	•
AS.02	PROPOSED SITE PLAN	•	•
ADU.01	ADU FLOOR PLANS	•	•
ADU.02	ADU ELEVATIONS	•	•
ADU.03	ADU RENDERED ELEVATIONS	•	•

1109 W FRANKLIN ST ADU

SUP SUBMISSION SET - 12/18/2025

1109 W FRANKLIN ST, RICHMOND, VA 23220

1109 W FRANKLIN ST ADU

1109 W FRANKLIN ST
 RICHMOND, VA 23220

PRELIMINARY
 NOT FOR CONSTRUCTION

DRAWING SYMBOL LEGEND

	EXTERIOR ELEVATION CALLOUT		DOOR EGRESS TAG ACTUAL DOOR WIDTH INCHES PER OCCUPANT ACTUAL OCCUPANT NUMBER OCCUPANT CAPACITY OF OPENING		LEVEL / ELEVATION REFERENCE		WINDOW / OPENING TAG - REFER TO OPENING SCHEDULE FOR ADDITIONAL INFORMATION	---XX'/YY'---	DRAWING MATCHLINE
	SECTION CALLOUT		PROJECT NORTH		WALLTYPE INDICATION		FIXTURE / EQUIPMENT TAG - REFER TO A6 SERIES SCHEDULES FOR ADDITIONAL INFORMATION - SEE A10 DRAWINGS FOR LIGHTING FIXTURES		SMOKE DETECTOR - INTEGRATED INTO BUILDING FIRE ALARM SYSTEM WHERE PROVIDED
	INTERIOR ELEVATION CALLOUT *LETTER DESIGNATES DRAWING NUMBER **'XX' DESIGNATES SHEET NUMBER		GEOMETRY WORKPOINT		EGRESS PATH		DOOR TAG		
	ENLARGED PLAN / SECTION CALLOUT		DRAWING NOTE		WALL RATING INDICATION DASH INDICATES RATING IN NUMBER OF HOURS [DENSE DASH INDICATES 30MIN WALL]		ROOM TAG		
	DETAIL CALLOUT		REVISION NOTE		CODE COMPLIANT ILLUMINATED EXIT SIGN INDICATOR DIRECTION [IF APPLICABLE]		MATERIAL TAG - REFER TO A0.00 FOR ADDITIONAL INFORMATION		
	GRIDLINE REFERENCE		DEMOLITION NOTE		LINEAR SHEET MATERIAL GRAIN DIRECTION INDICATION		SURFACE STEP / ELEVATION CHANGE		

VICINITY MAP

NOT TO SCALE

PROJECT LOCATION



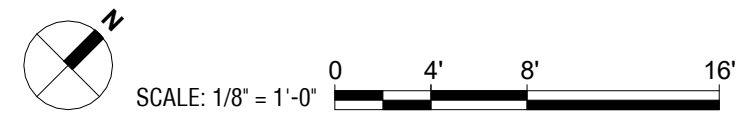
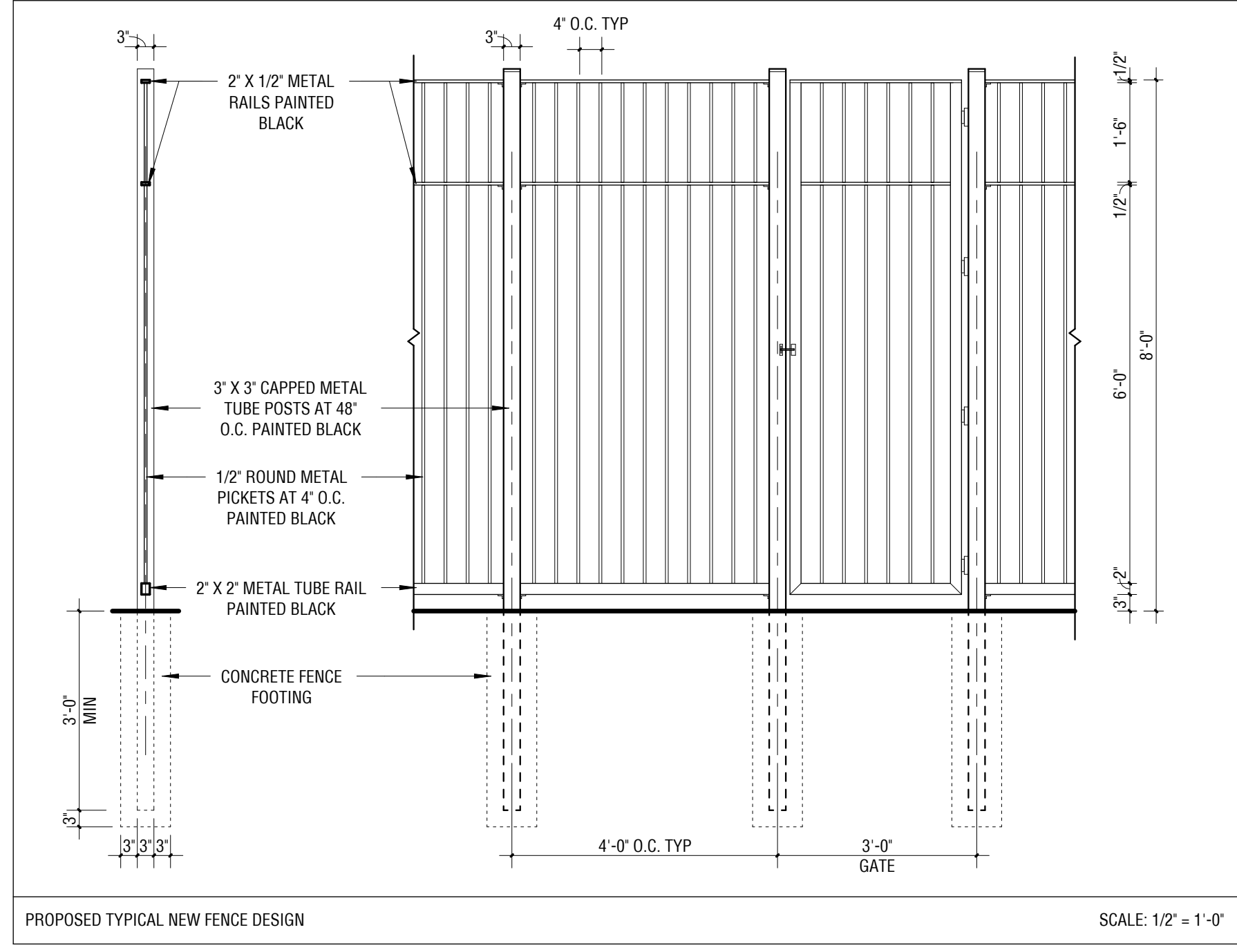
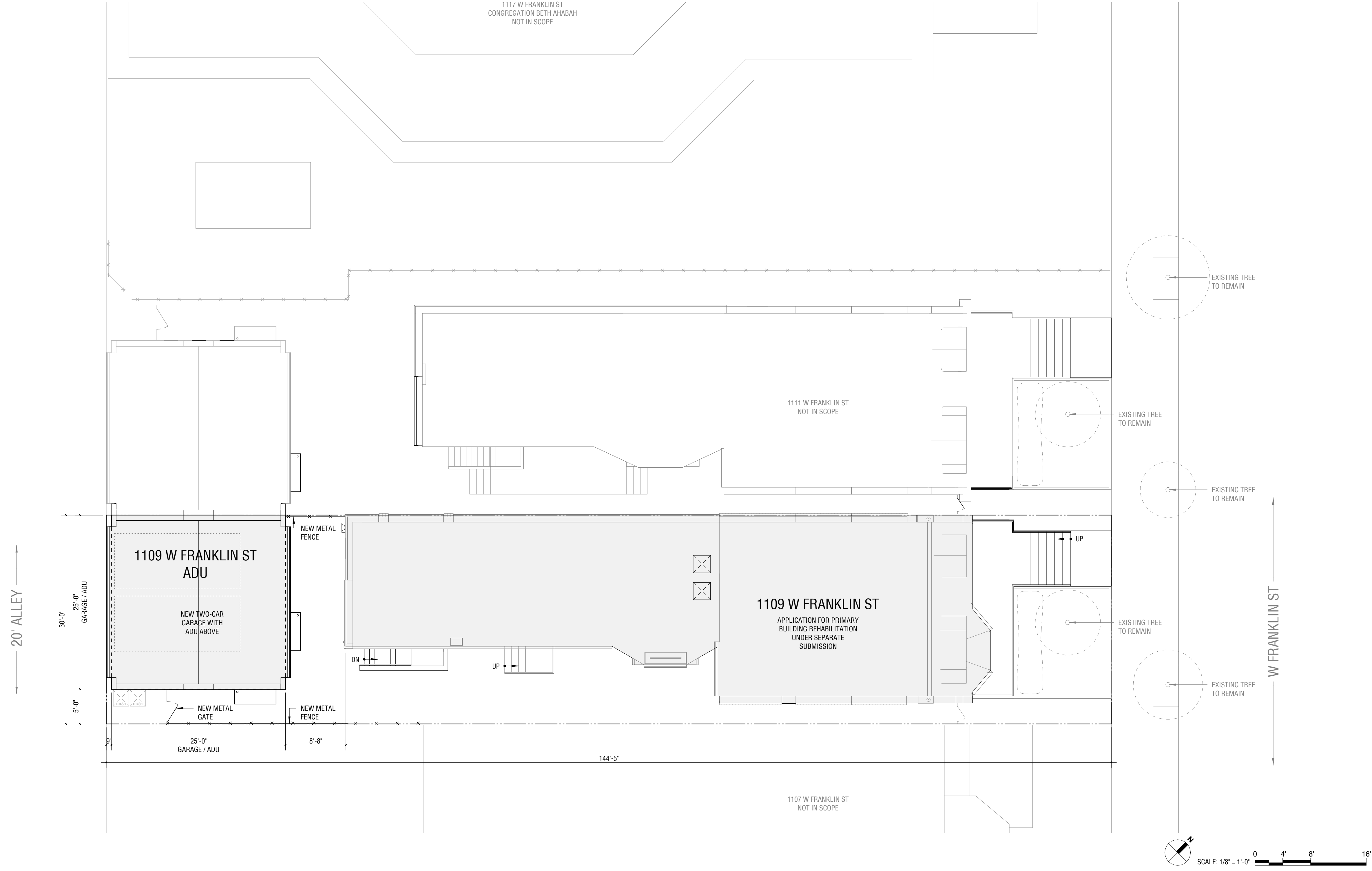
FOR REVIEWER



JOB NUMBER / SHEET /	ISSUE DATE /	SCALE /	DRAWN /	# REVISION		DATE
				IN	AS	
0210	12/18/2025	12' = 1'-0"	CHECKED /	AS		

COVER SHEET

CS.00



FLOOR PLAN LEGEND

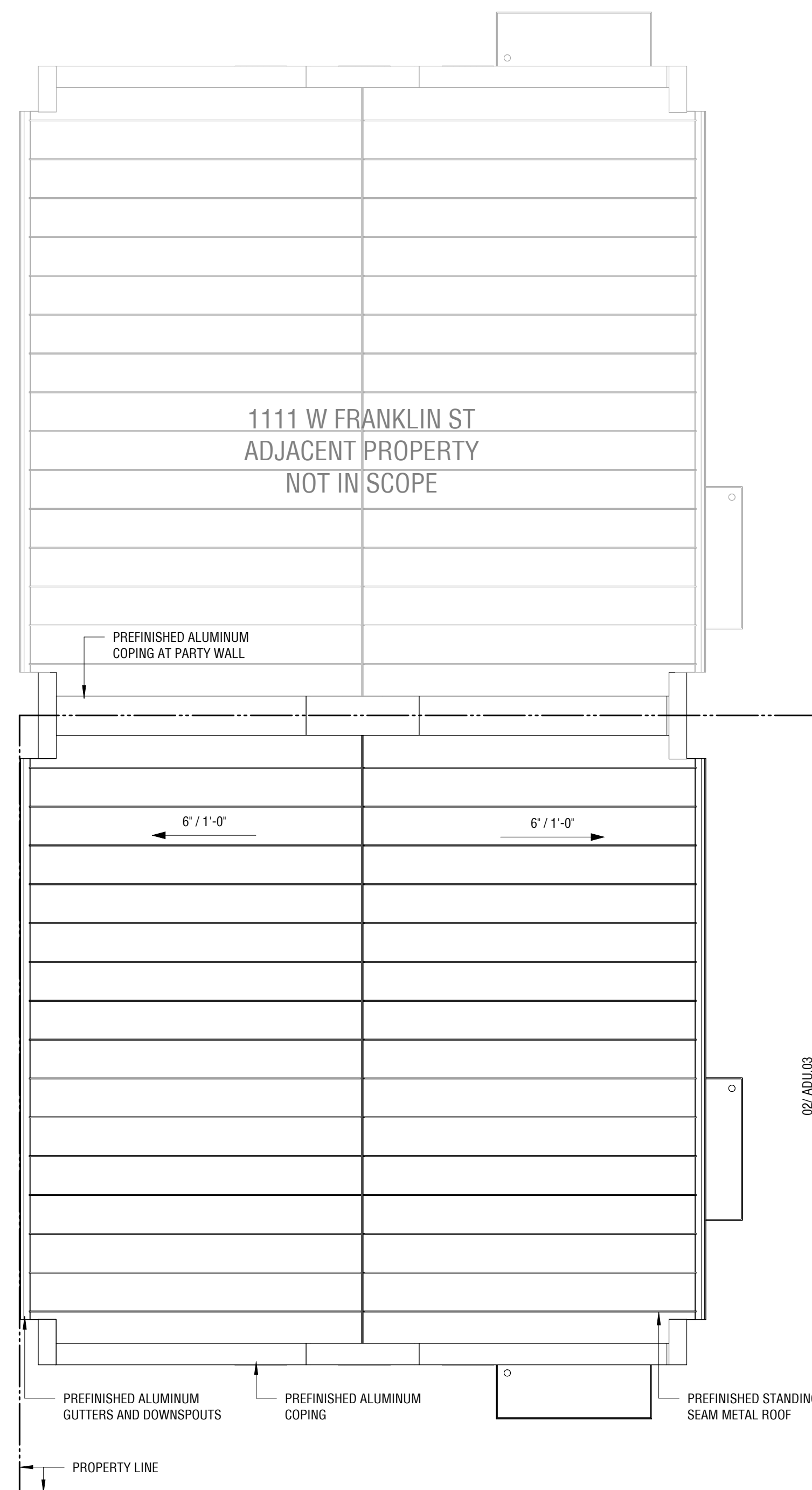
- NEW CONSTRUCTION
- EXISTING TO REMAIN
- ADJACENT PROPERTY NOT IN SCOPE

GROSS LIVING AREA	
LEVEL 01	1,977 SF
LEVEL 02	2,012 SF
TOTAL	3,989 SF
ADU	
LEVEL 01 ENTRY	16 SF
LEVEL 02	616 SF
TOTAL	632 SF

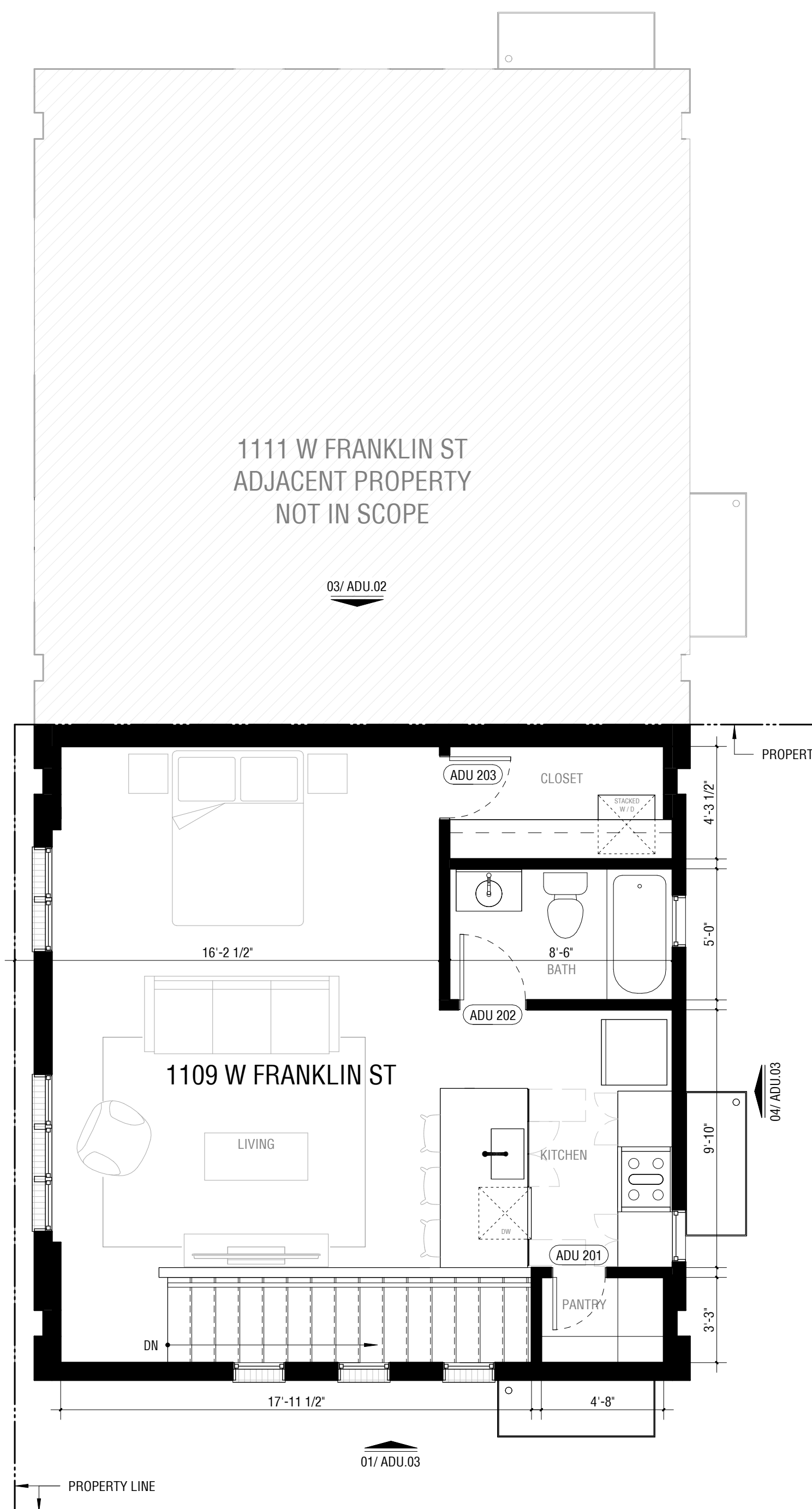
GROSS SQUARE FOOTAGE	
LEVEL 00	1,977 SF
LEVEL 01	1,977 SF
LEVEL 02	2,012 SF
TOTAL	5,966 SF
GARAGE / ADU	
LEVEL 01	616 SF
LEVEL 02	616 SF
TOTAL	1,232 SF
GRAND TOTAL	7,198 SF

DOOR SCHEDULE ADU

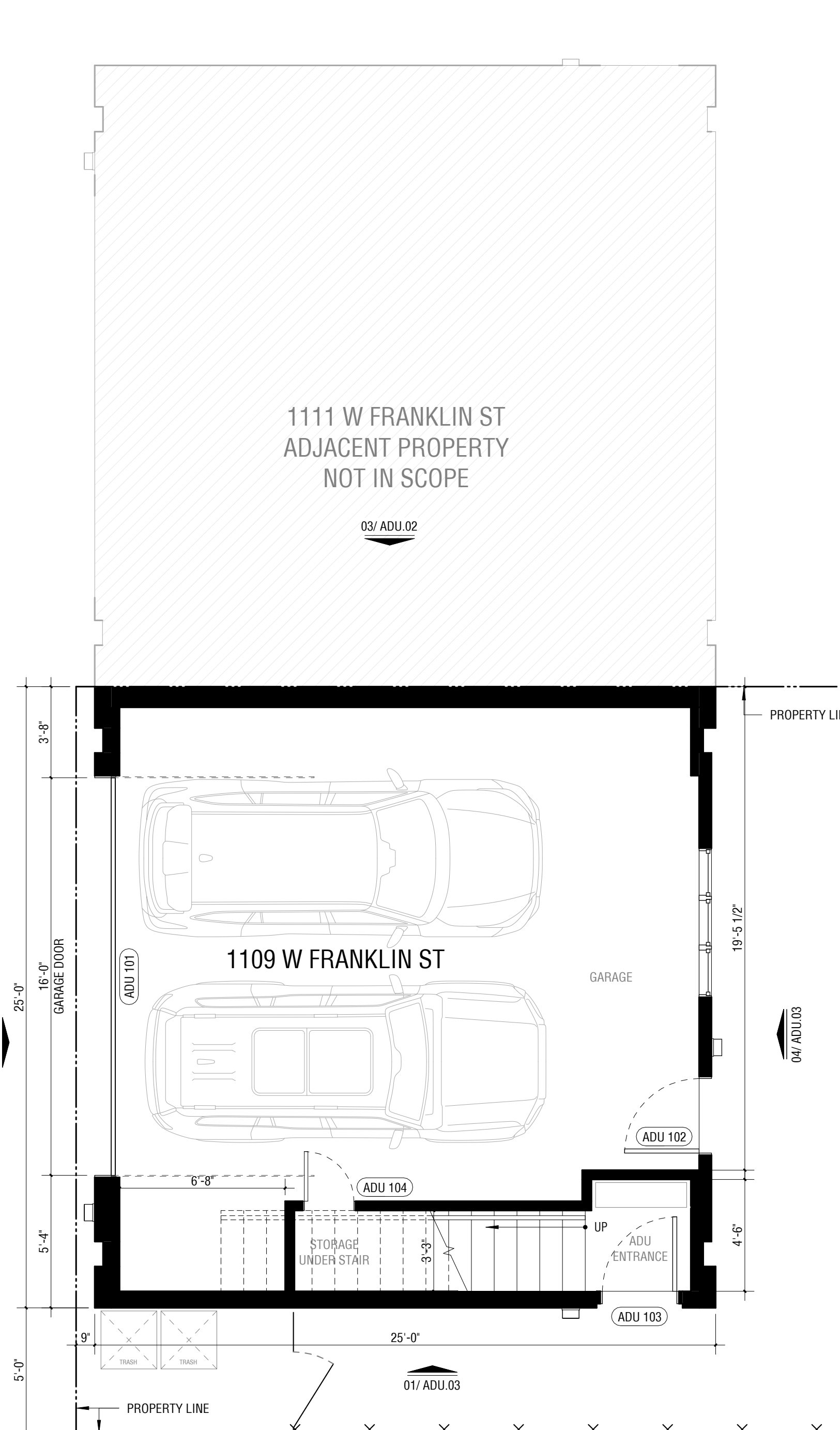
DOOR NO.	INT / EXT	SIZE	DIMENSIONS				FINIS	REMARKS
			WIDTH	HEIGHT	THICKNESS	MATERIAL		
ADU 101	Exterior	16'-0"	7'-0"	2"	ALU/GLASS	MFR	GARAGE DOOR	
ADU 102	Exterior	3'-0"	7'-0"	2"	WD/GLASS	PT		
ADU 103	Exterior	3'-0"	7'-0"	2"	WD/GLASS	PT		
ADU 104	Interior	2'-0"	6'-8"	1 3/4"	WD	PT		
ADU 201	Interior	2'-0"	6'-8"	1 3/4"	WD	PT		
ADU 202	Interior	2'-6"	6'-8"	1 3/4"	WD	PT		
ADU 203	Interior	2'-4"	6'-8"	1 3/4"	WD	PT		
Grand total: 7								



03 ADU ROOF LEVEL
SCALE: 1/4" = 1'-0"



02 ADU LEVEL 02
SCALE: 1/4" = 1'-0"



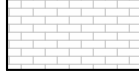

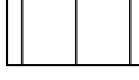

01 ADU LEVEL 01
SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION








JOB NUMBER / SHEET	ISSUE DATE /	SCALE /	DRAWN /	REVISION		DATE
				IN	AS	
0210 / ADU.01	12/18/2025	1/4" = 1'-0"				

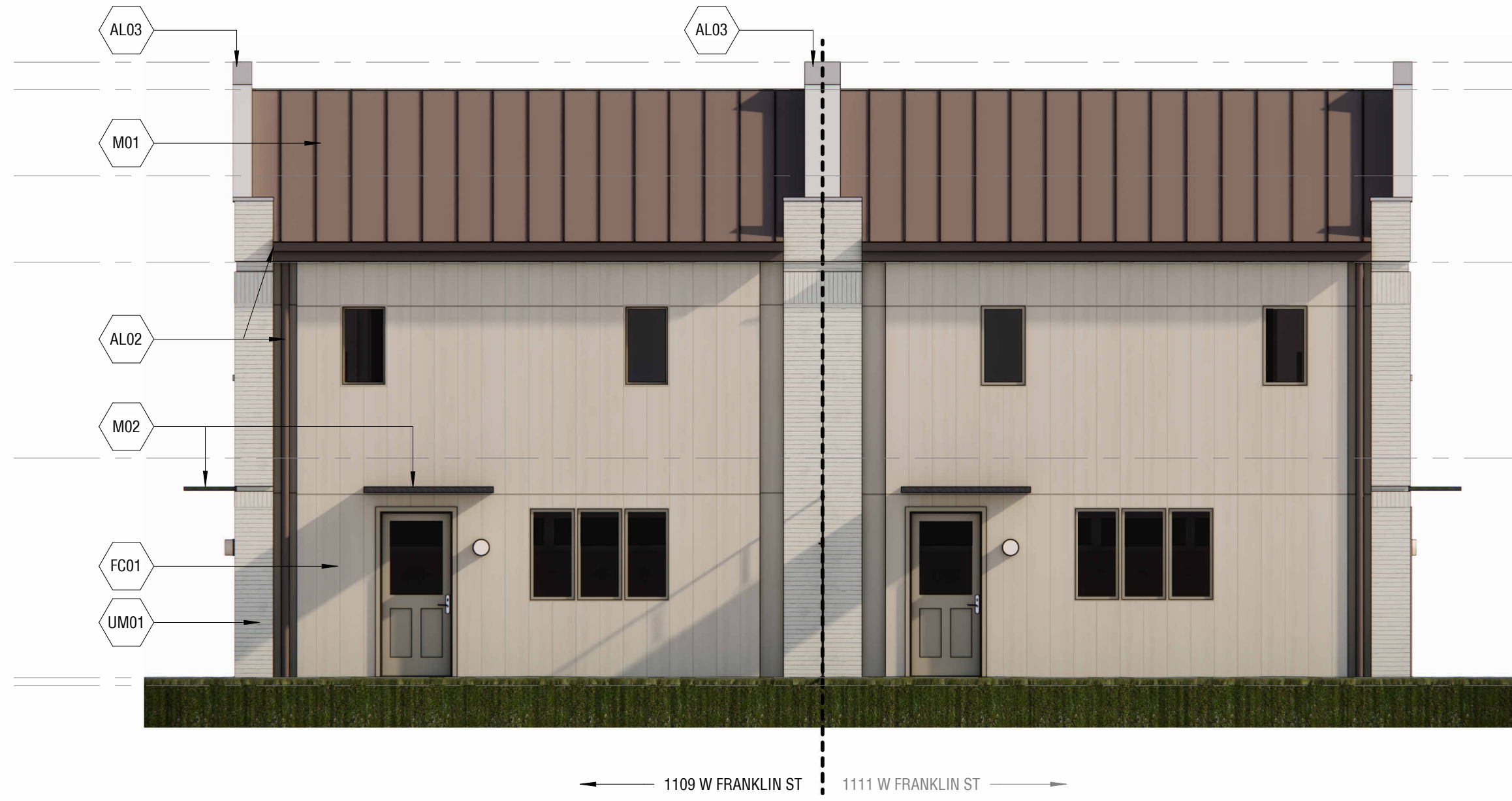
ADU FLOOR PLANS

ADU ELEVATION LEGEND

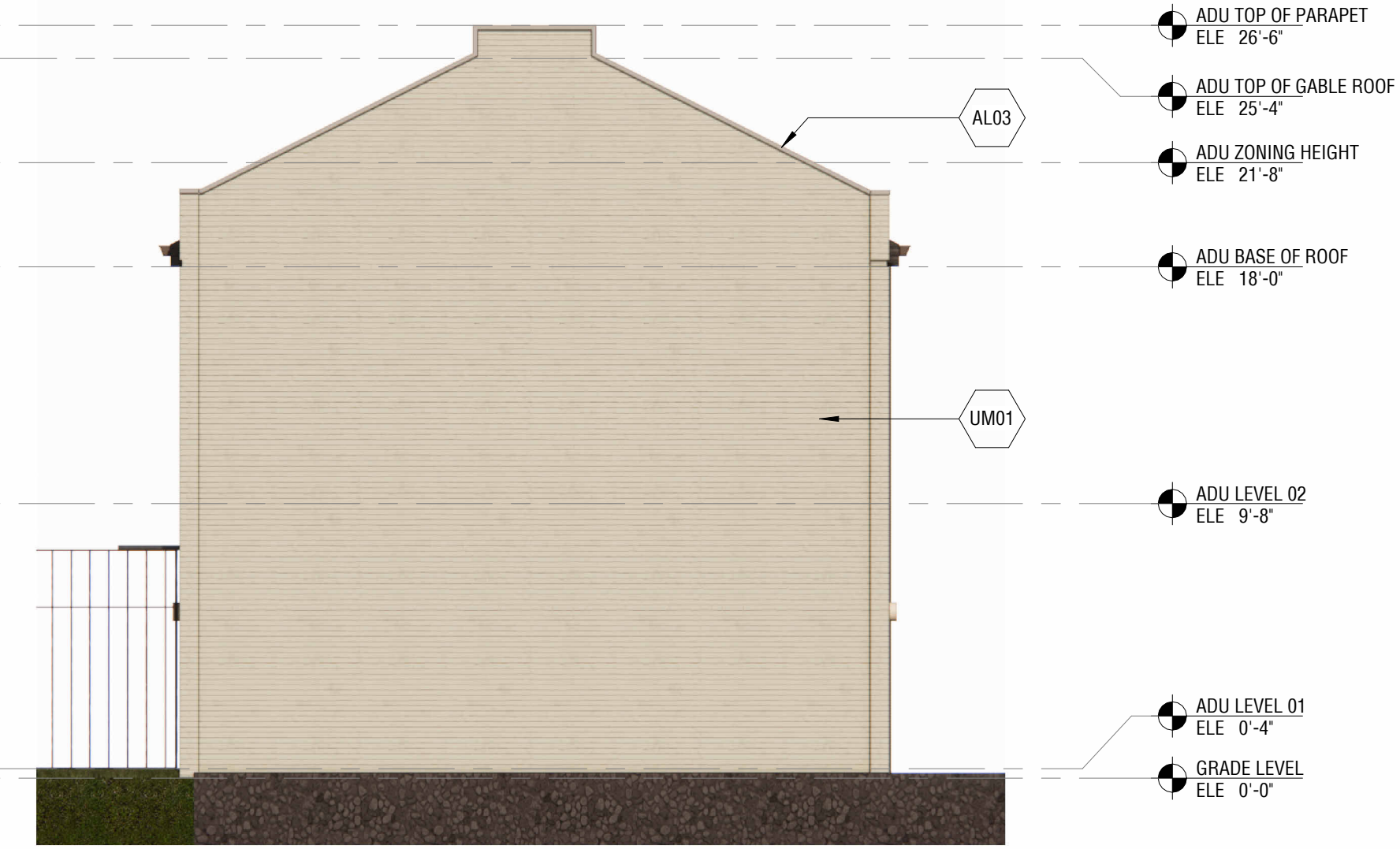
-  BRICK
-  GLASS
-  PREFINISHED STANDING SEAM METAL ROOF
-  ADJACENT PROPERTY NOT IN SCOPE

EXTERIOR MATERIALS

-  UM01 NEW BRICK WALL PAINTED OFF-WHITE TO MATCH PRIMARY STRUCTURE. BRICK SIZE TO MATCH PRIMARY STRUCTURE.
-  M01 PREFINISHED STANDING SEAM METAL ROOF
-  M02 POWDER COATED STEEL AWNING
-  AL01 PREFINISHED ALUMINUM GARAGE DOORS
-  AL02 PREFINISHED ALUMINUM GUTTERS AND ROUND DOWNSPOUTS
-  AL03 PREFINISHED ALUMINUM COPING
-  FC01 SMOOTH PAINTED VERTICAL FIBER CEMENT SIDING



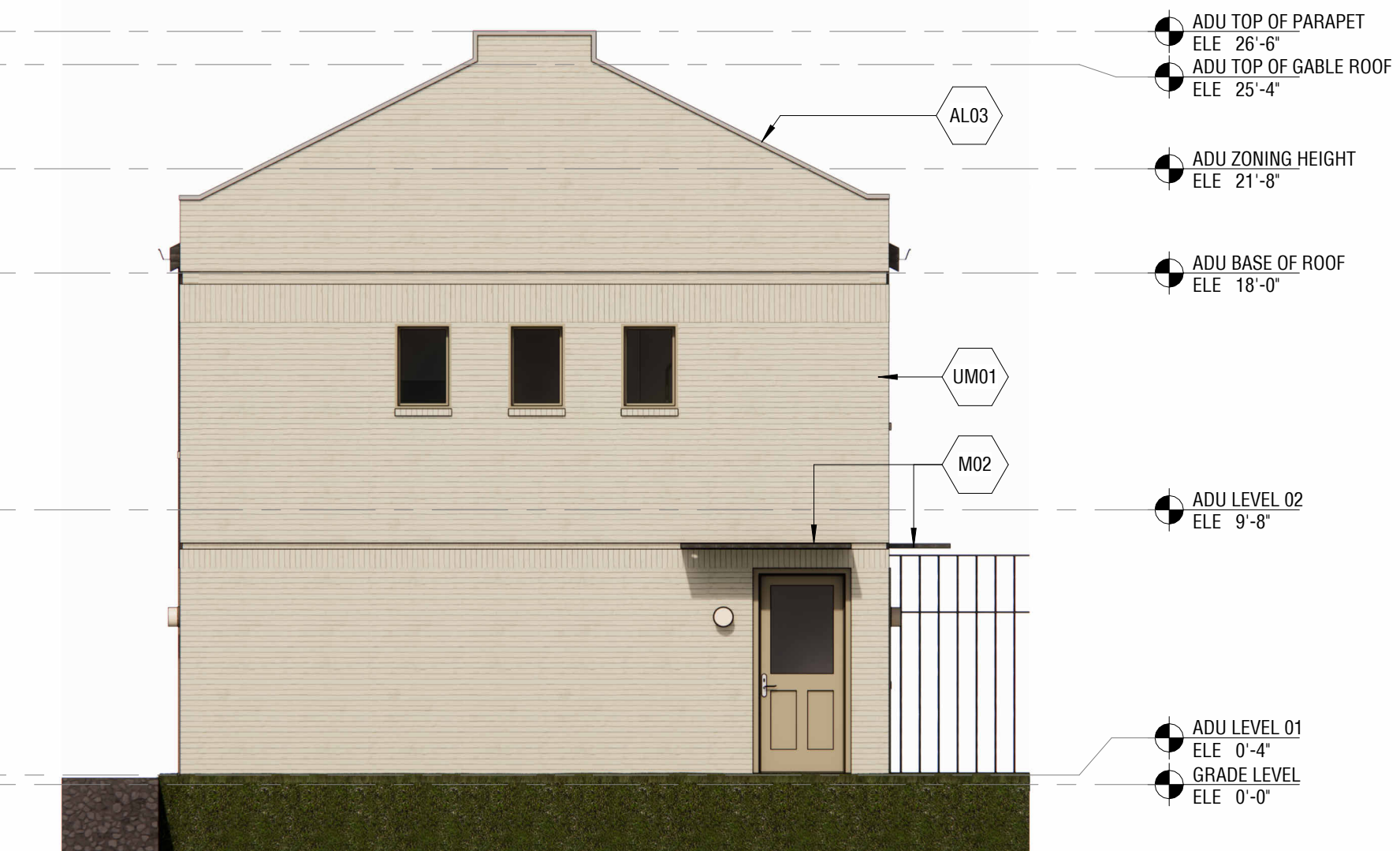
04 RENDERED ELEVATION - EAST
 SCALE: 3/16" = 1'-0"



03 RENDERED ELEVATION - NORTH
 SCALE: 3/16" = 1'-0"



02 RENDERED ELEVATION - WEST
 SCALE: 3/16" = 1'-0"



01 RENDERED ELEVATION - SOUTH
 SCALE: 3/16" = 1'-0"

1109 W FRANKLIN ST ADU

1109 W FRANKLIN ST
 RICHMOND, VA 23220

PRELIMINARY
 NOT FOR CONSTRUCTION

JOB NUMBER / SHEET /	ISSUE DATE /	SCALE /	DRAWN /	REVISION		DATE
				JN	AS	
0210	12/18/2025	3/16" = 1'-0"	CHECKED /			
ADU RENDERED ELEVATIONS						
ADU.03						

OWNER
 CMNWALTH HOMES LLC
 STEVE SANDERSON
 1415 PARK AVE
 RICHMOND, VA 23220
 steve@cmnwalth.live

ARCHITECT
 FULTZ & SINGH ARCHITECTS
 1212 WESTOVER HILLS BLVD
 RICHMOND, VA 23225
 amr@fultzsingharchitects.com
 jason@fultzsingharchitects.com

DRAWING LIST - ARCHITECTURAL		12/08/2025 CAS SET	12/18/2025 SUP SET
SHEET	DRAWING TITLE		
CS.00	COVER SHEET	●	●
AS.00	SITE SURVEY	●	●
AS.01	CURRENT SITE PLAN	●	●
AS.02	PROPOSED SITE PLAN	●	●
ADU.01	ADU FLOOR PLANS	●	●
ADU.02	ADU ELEVATIONS	●	●
ADU.03	ADU RENDERED ELEVATIONS	●	●

1111 W FRANKLIN ST ADU

SUP SUBMISSION SET - 12/18/2025

1111 W FRANKLIN ST, RICHMOND, VA 23220

1111 W FRANKLIN ST ADU

1111 W FRANKLIN ST
 RICHMOND, VA 23220

PRELIMINARY
 NOT FOR CONSTRUCTION

DRAWING SYMBOL LEGEND

	EXTERIOR ELEVATION CALLOUT		DOOR EGRESS TAG ACTUAL DOOR WIDTH INCHES PER OCCUPANT ACTUAL OCCUPANT NUMBER OCCUPANT CAPACITY OF OPENING		LEVEL / ELEVATION REFERENCE		WINDOW / OPENING TAG - REFER TO OPENING SCHEDULE FOR ADDITIONAL INFORMATION	---'XX'/'YY'---	DRAWING MATCHLINE
	SECTION CALLOUT		PROJECT NORTH		WALLTYPE INDICATION		FIXTURE / EQUIPMENT TAG - REFER TO A6 SERIES SCHEDULES FOR ADDITIONAL INFORMATION - SEE A10 DRAWINGS FOR LIGHTING FIXTURES		SMOKE DETECTOR - INTEGRATED INTO BUILDING FIRE ALARM SYSTEM WHERE PROVIDED
	INTERIOR ELEVATION CALLOUT *LETTER DESIGNATES DRAWING NUMBER **'XX' DESIGNATES SHEET NUMBER		GEOMETRY WORKPOINT		EGRESS PATH		DOOR TAG		
	ENLARGED PLAN / SECTION CALLOUT		DRAWING NOTE		WALL RATING INDICATION DASH INDICATES RATING IN NUMBER OF HOURS [DENSE DASH INDICATES 30MIN WALL]		ROOM TAG		
	DETAIL CALLOUT		REVISION NOTE		CODE COMPLIANT ILLUMINATED EXIT SIGN INDICATOR DIRECTION [IF APPLICABLE]		MATERIAL TAG - REFER TO A0.00 FOR ADDITIONAL INFORMATION		
	GRIDLINE REFERENCE		DEMOLITION NOTE		LINEAR SHEET MATERIAL GRAIN DIRECTION INDICATION		SURFACE STEP / ELEVATION CHANGE		

VICINITY MAP

NOT TO SCALE

PROJECT LOCATION

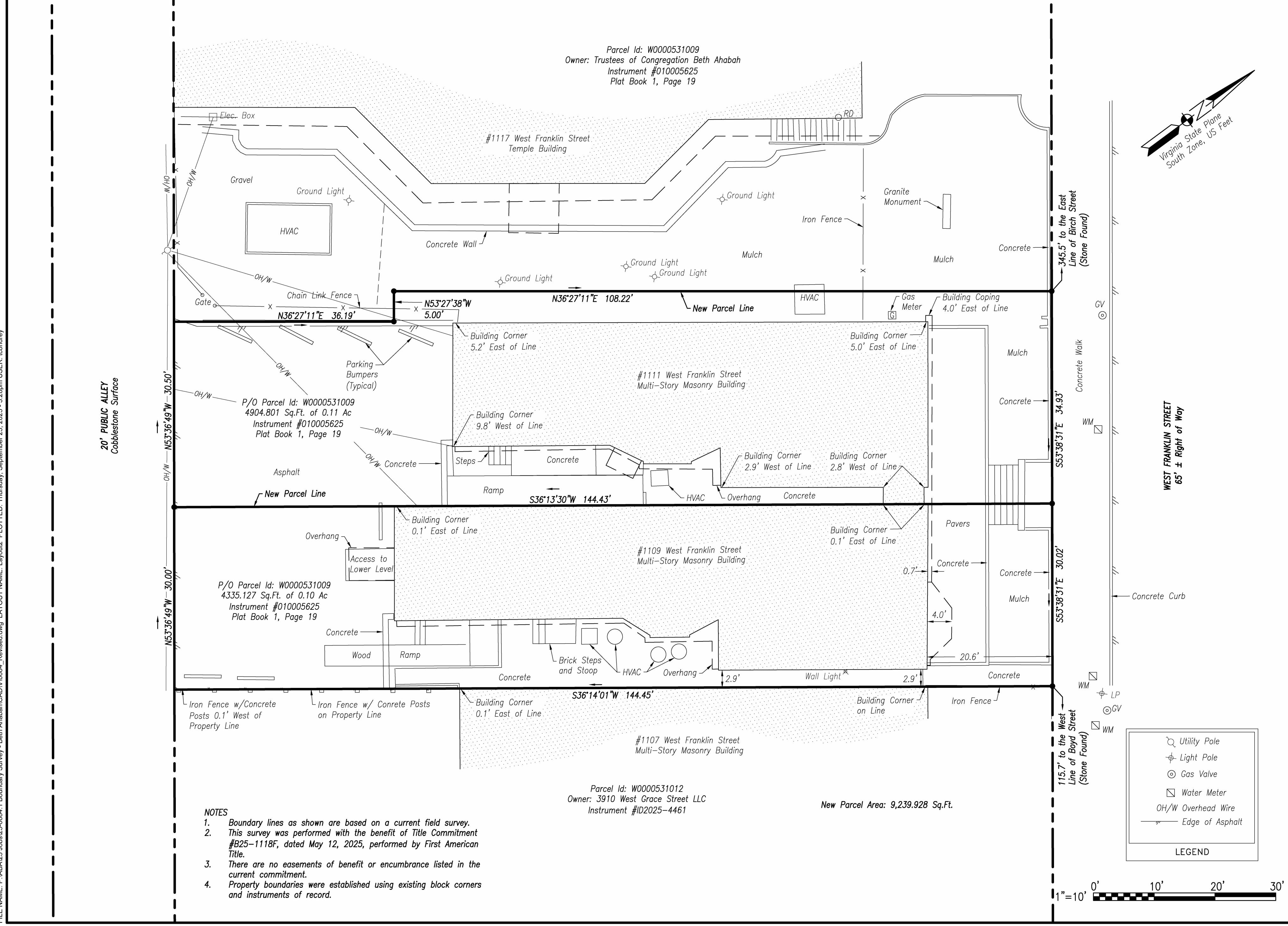


FOR REVIEWER



JOB NUMBER / 0210	ISSUE DATE / 12/18/2025	SCALE / 1/2" = 1'-0"	DRAWN / CHECKED /		# REVISION		DATE
			AS	IN	AS	IN	
COVER SHEET							
CS.00							

FILE NAME: P:\ABA\25 jobs\25-0684.1 Boundary Survey - Beth Ahabah\CAD\DWG\684_1 Revised.dwg LAYOUT NAME: Layout2 PLOTTED Thursday, September 25, 2025 - 3:28pm USER: btondre

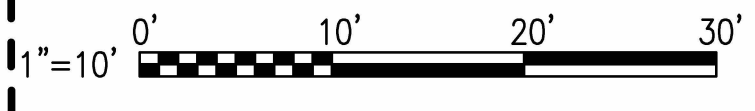
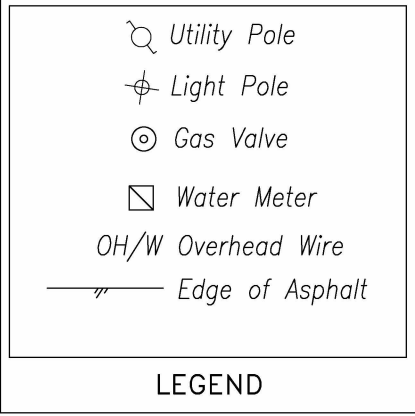
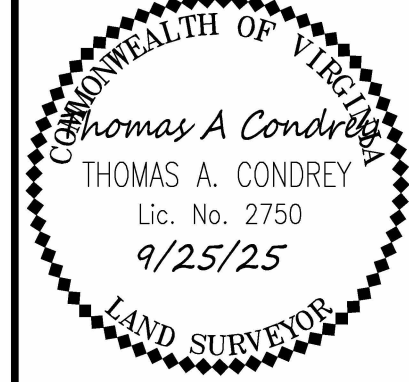


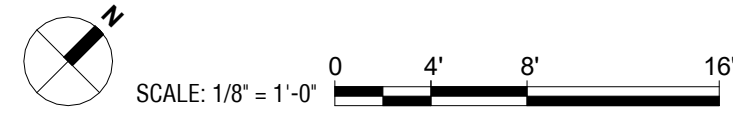
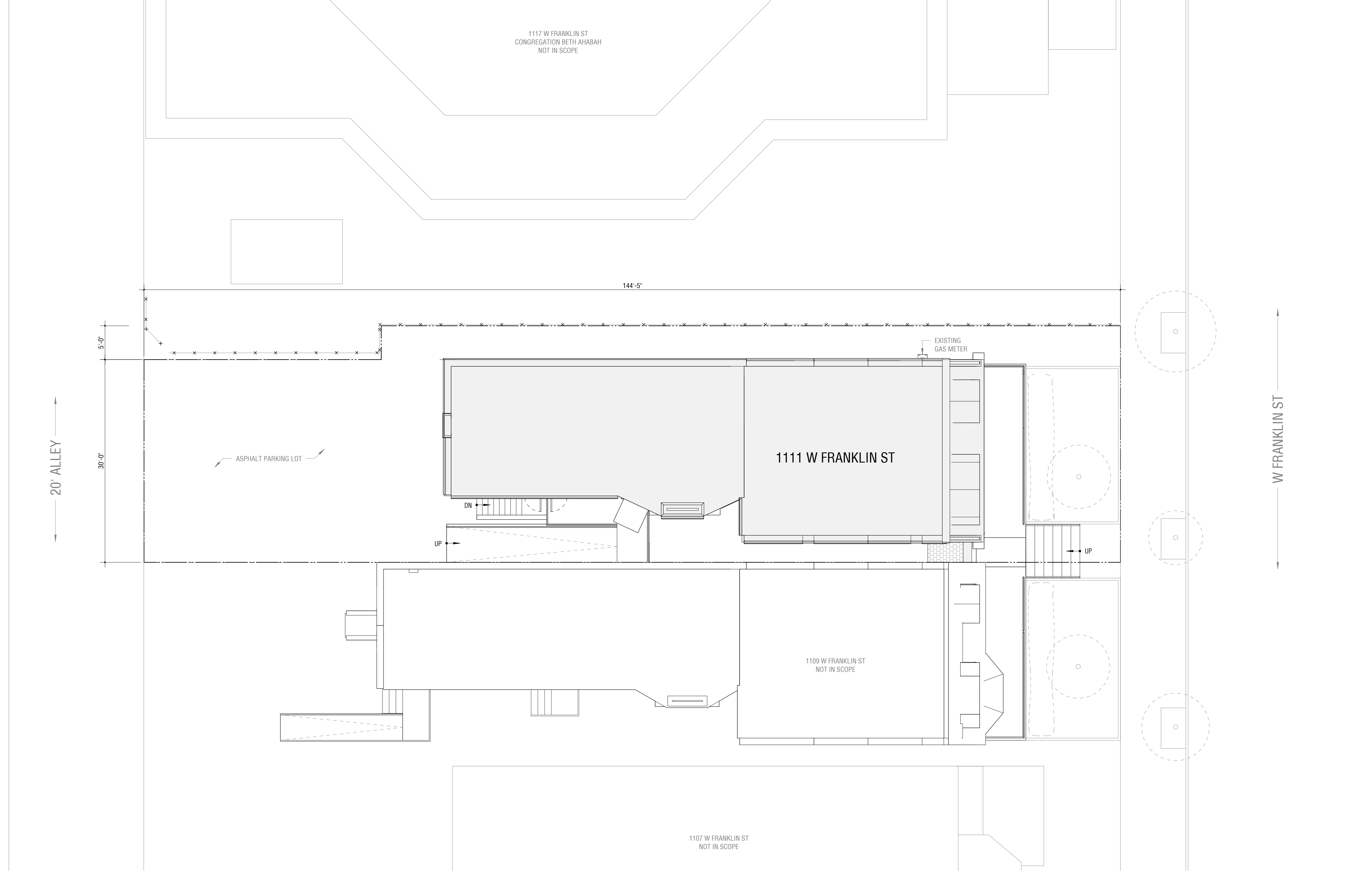
- NOTES
1. Boundary lines as shown are based on a current field survey.
 2. This survey was performed with the benefit of Title Commitment #B25-1118F, dated May 12, 2025, performed by First American Title.
 3. There are no easements of benefit or encumbrance listed in the current commitment.
 4. Property boundaries were established using existing block corners and instruments of record.

Parcel Id: W0000531012
Owner: 3910 West Grace Street LLC
Instrument #ID2025-4461

New Parcel Area: 9,239.928 Sq.Ft.

<p>STRATUS® 1011 Boulder Springs Drive, Suite 200 Richmond, VA 23225 804.592.3900 main 804.592.3901 fax www.stratus.com</p>	CLIENT	CBA
	DESIGN	TAC
	APPROVED	TAC
	O.C. REVIEW	TAC
BOUNDARY SURVEY PLAT SHOWING TWO PARCELS OF LAND BEING A PORTION OF PARCEL #W000531009 OWNED BY THE TRUSTEES OF THE CONGREGATION OF BETH AHABAH CITY OF RICHMOND, VIRGINIA		DRAWN TAC DESIGN TAC APPROVED TAC O.C. REVIEW TAC
SHEET NO 1 of 1		SCALE 1"= 10'





JOB NUMBER /
0210

SHEET /
AS.01

ISSUE DATE /
12/18/2025

SCALE /
1/8" = 1'-0"

DRAWN /
JIN

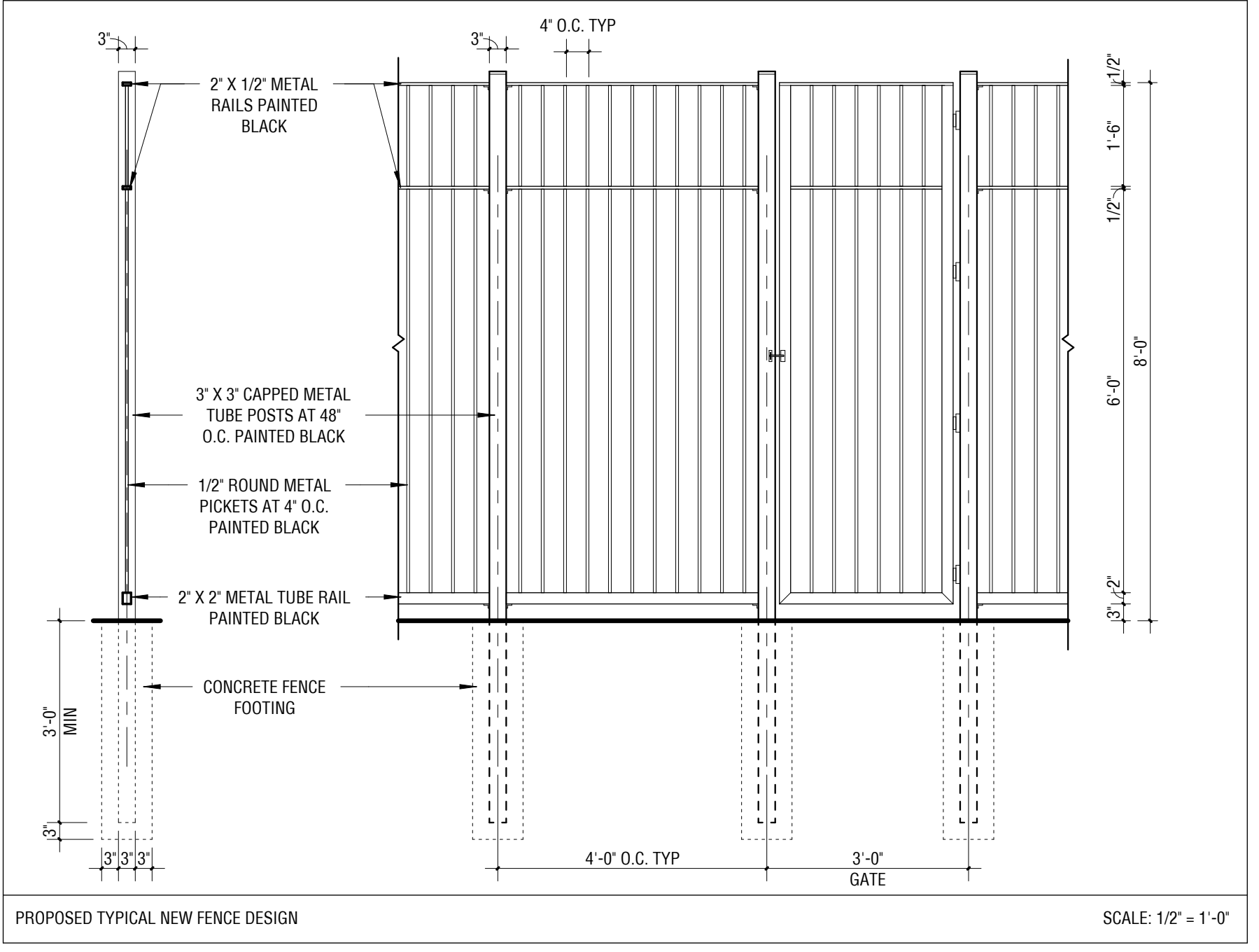
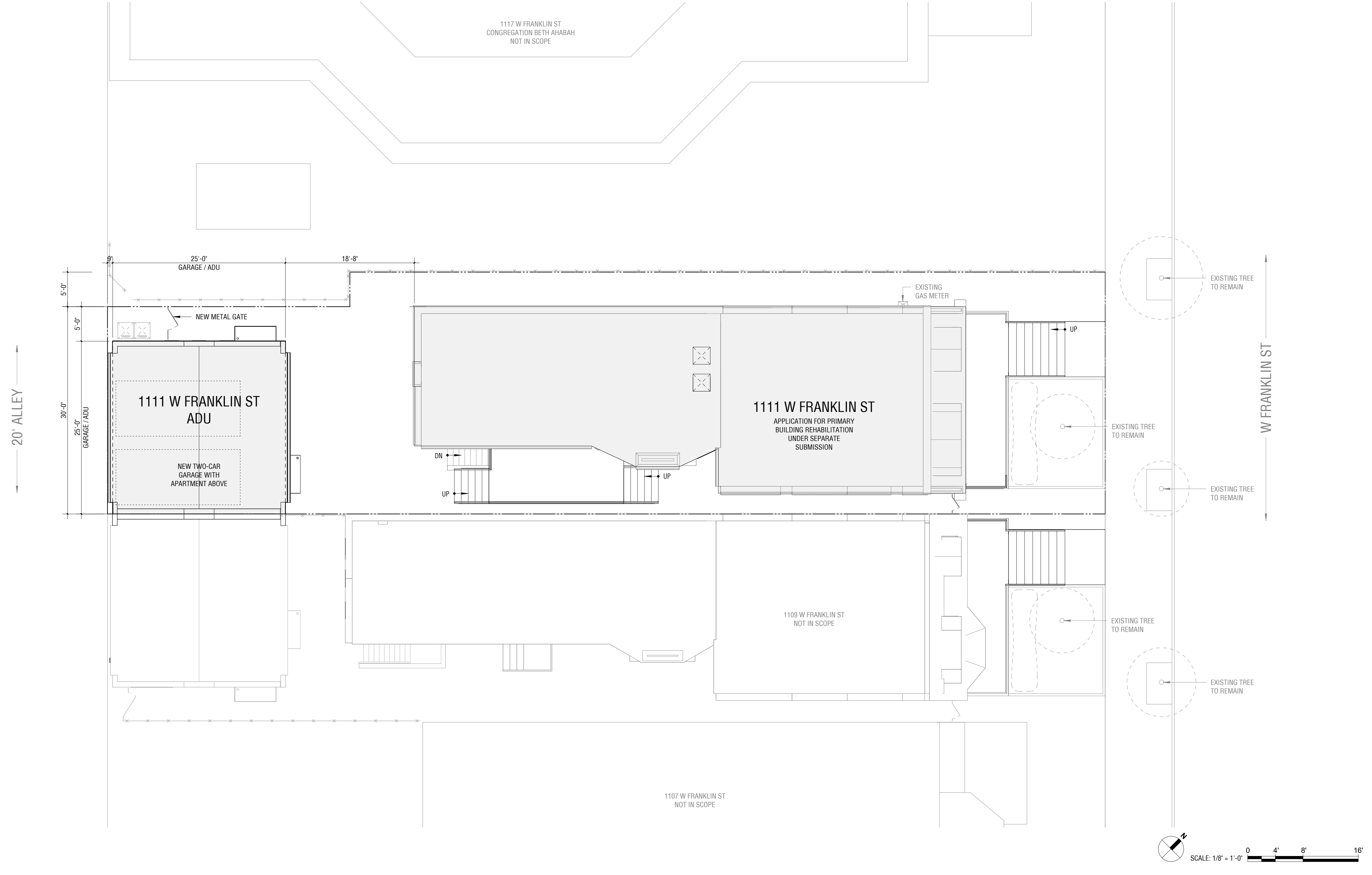
CHECKED /
AS

#	REVISION	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

1111 W FRANKLIN ST ADU

1111 W FRANKLIN ST
RICHMOND, VA 23220



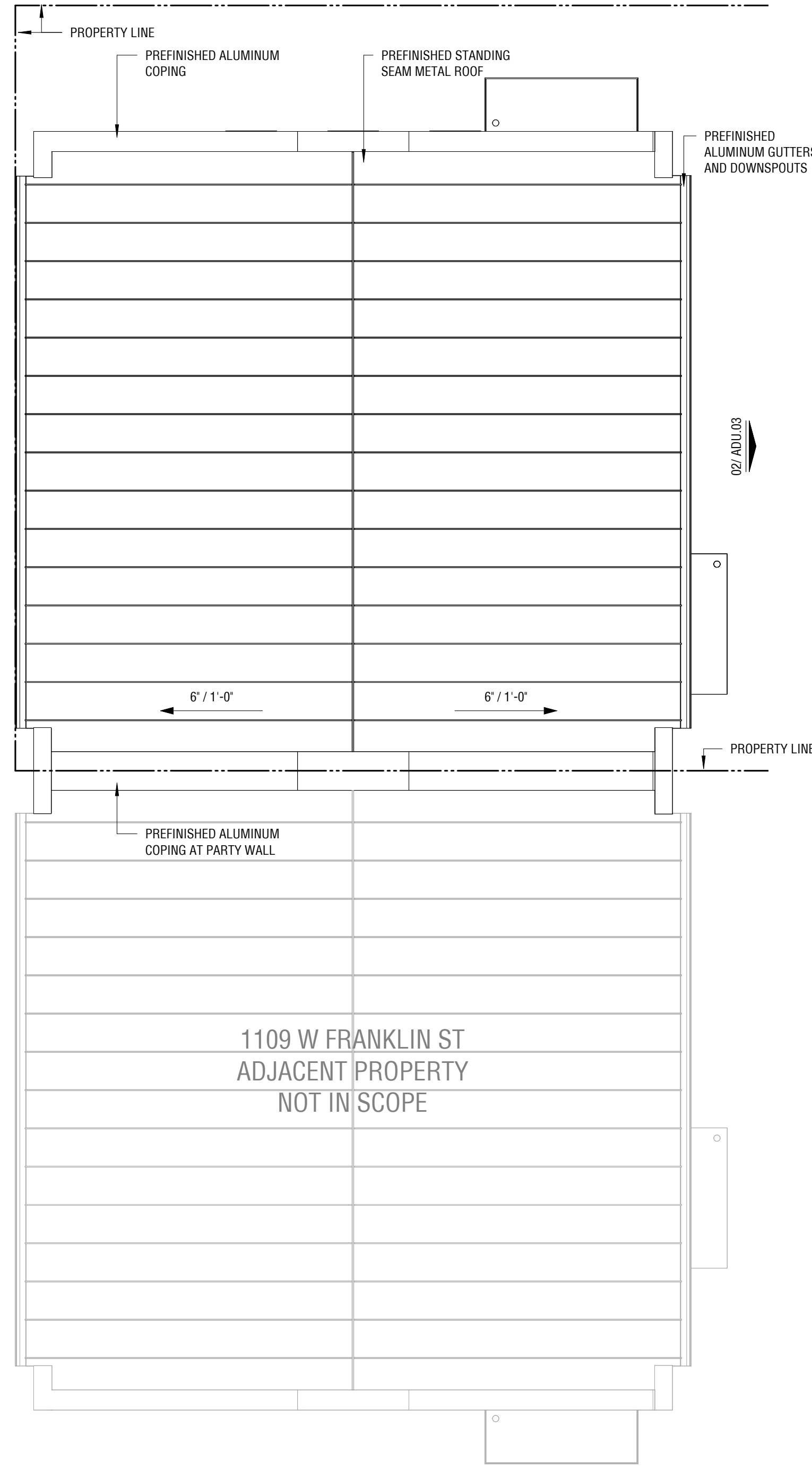
JOB NUMBER / 0210	ISSUE DATE / 12/18/2025	SCALE / As Indicated	DRAWN / JIN	CHECKED / AS	# REVISION	DATE
SHEET / AS.02					DATE	

PROPOSED SITE PLAN

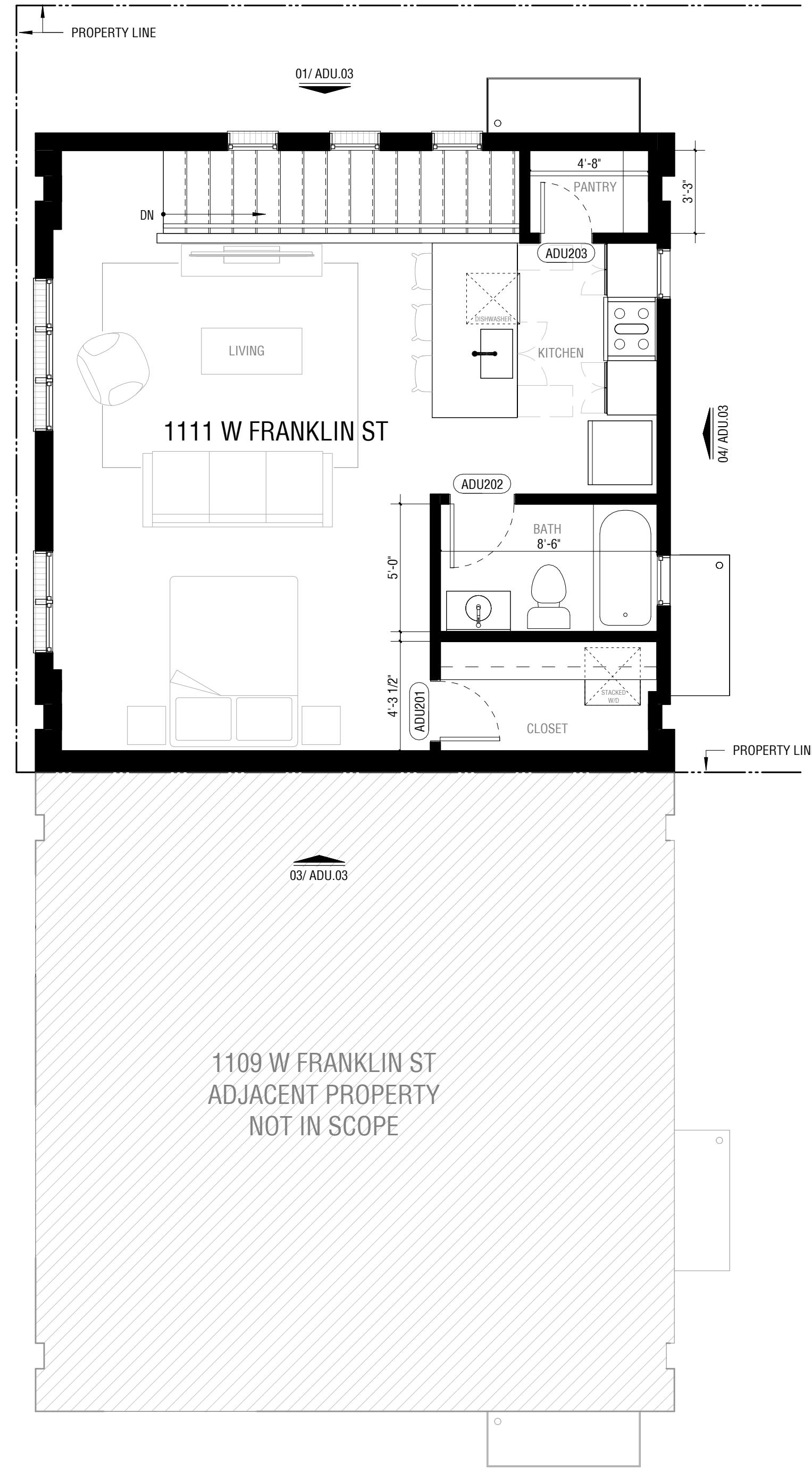
PRELIMINARY
NOT FOR CONSTRUCTION

1111 W FRANKLIN ST ADU

1111 W FRANKLIN ST
RICHMOND, VA 23220



03 ADU ROOF PLAN
SCALE: 1/4" = 1'-0"



02 ADU LEVEL 02 FLOOR PLAN
SCALE: 1/4" = 1'-0"



01 ADU LEVEL 01 FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- NEW CONSTRUCTION
- EXISTING TO REMAIN
- ADJACENT PROPERTY NOT IN SCOPE

GROSS LIVING AREA

LEVEL 01	1,854 SF
LEVEL 02	1,854 SF
LEVEL 03	550 SF
TOTAL	4,258 SF

ADU

LEVEL 01 ENTRY	16 SF
LEVEL 02	616 SF
TOTAL	632 SF

GROSS SQUARE FOOTAGE

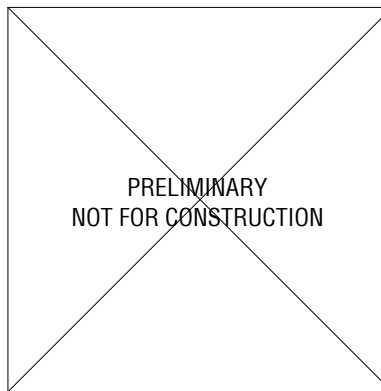
LEVEL 00	1,854 SF
LEVEL 01	1,854 SF
LEVEL 02	1,854 SF
LEVEL 03	550 SF
TOTAL	6,112 SF

GARAGE / ADU

LEVEL 01	616 SF
LEVEL 02	16 SF
TOTAL	1,232 SF
GRAND TOTAL	7,344 SF

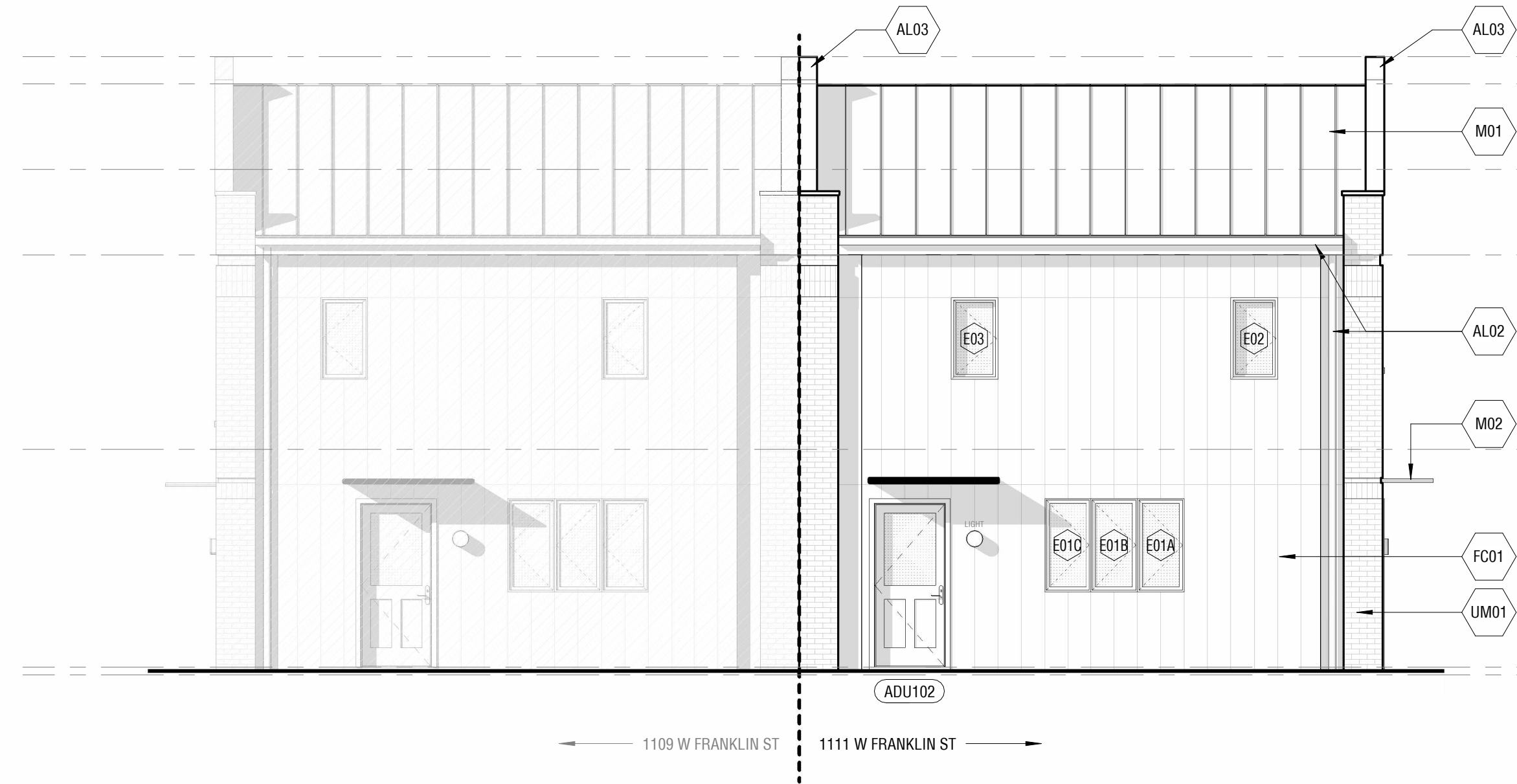
DOOR SCHEDULE ADU

DOOR NO.	INT / EXT	SIZE	DOOR			MATERIAL	FINISH
			WIDTH	HEIGHT	THICKNESS		
ADU101	Exterior	16'-0"	7'-0"	2"	ALU/GLS	MFR	
ADU102	Exterior	3'-0"	7'-0"	2"	WD/GLS	PT	
ADU103	Exterior	3'-0"	7'-0"	2"	WD/GLS	PT	
ADU104	Interior	2'-0"	6'-8"	1 3/4"	WD	PT	
ADU201	Interior	2'-4"	6'-8"	1 3/4"	WD	PT	
ADU202	Interior	2'-6"	6'-8"	1 3/4"	WD	PT	
ADU203	Interior	2'-0"	6'-8"	1 3/4"	WD	PT	
Grand total:		7					

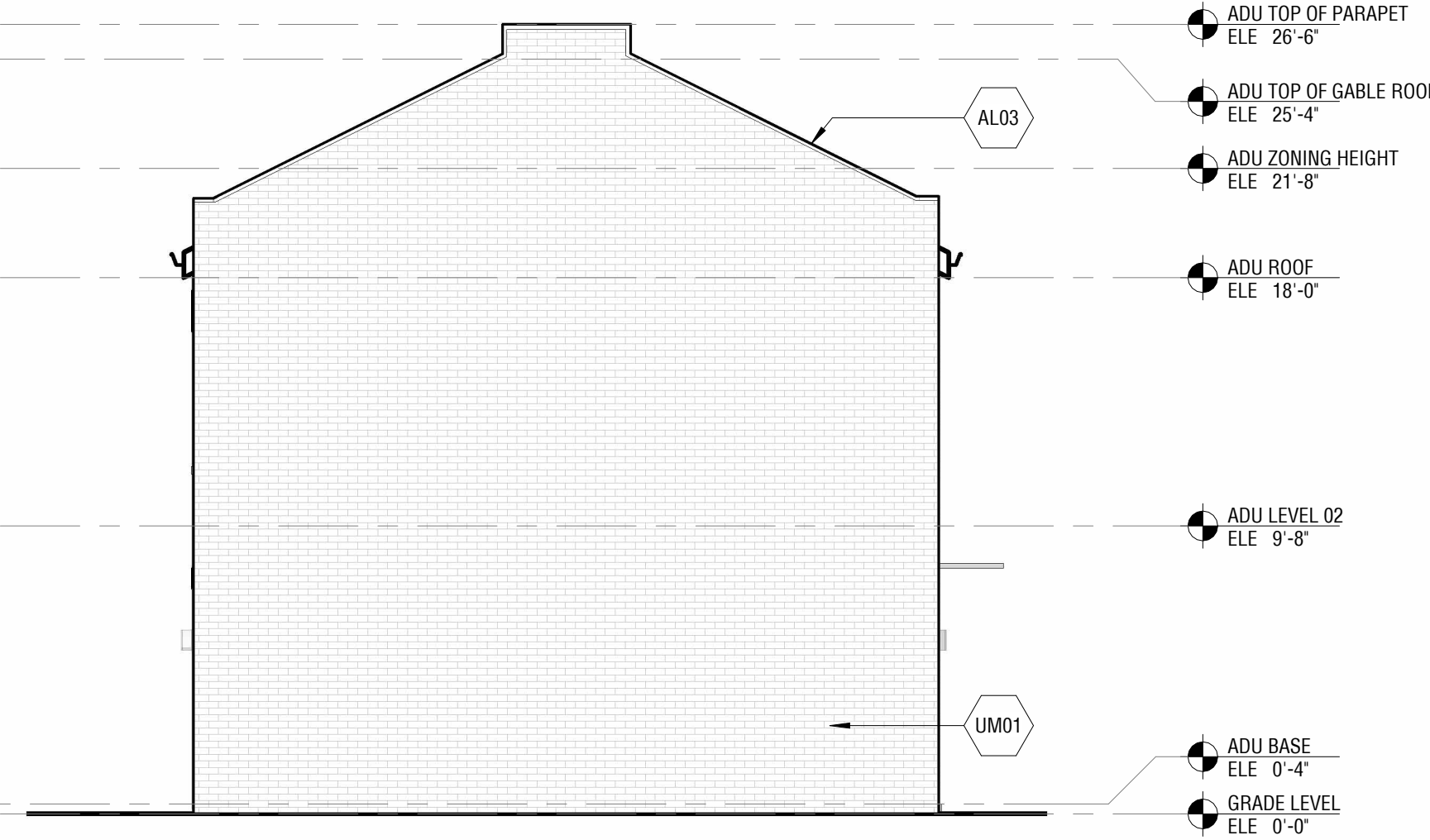


JOB NUMBER / SHEET /	ISSUE DATE /	SCALE /	DRAWN /	# REVISION		DATE
				IN	AS	
0210 / ADU.01	12/18/2025	1/4" = 1'-0"	CHECKED /			

ADU FLOOR PLANS



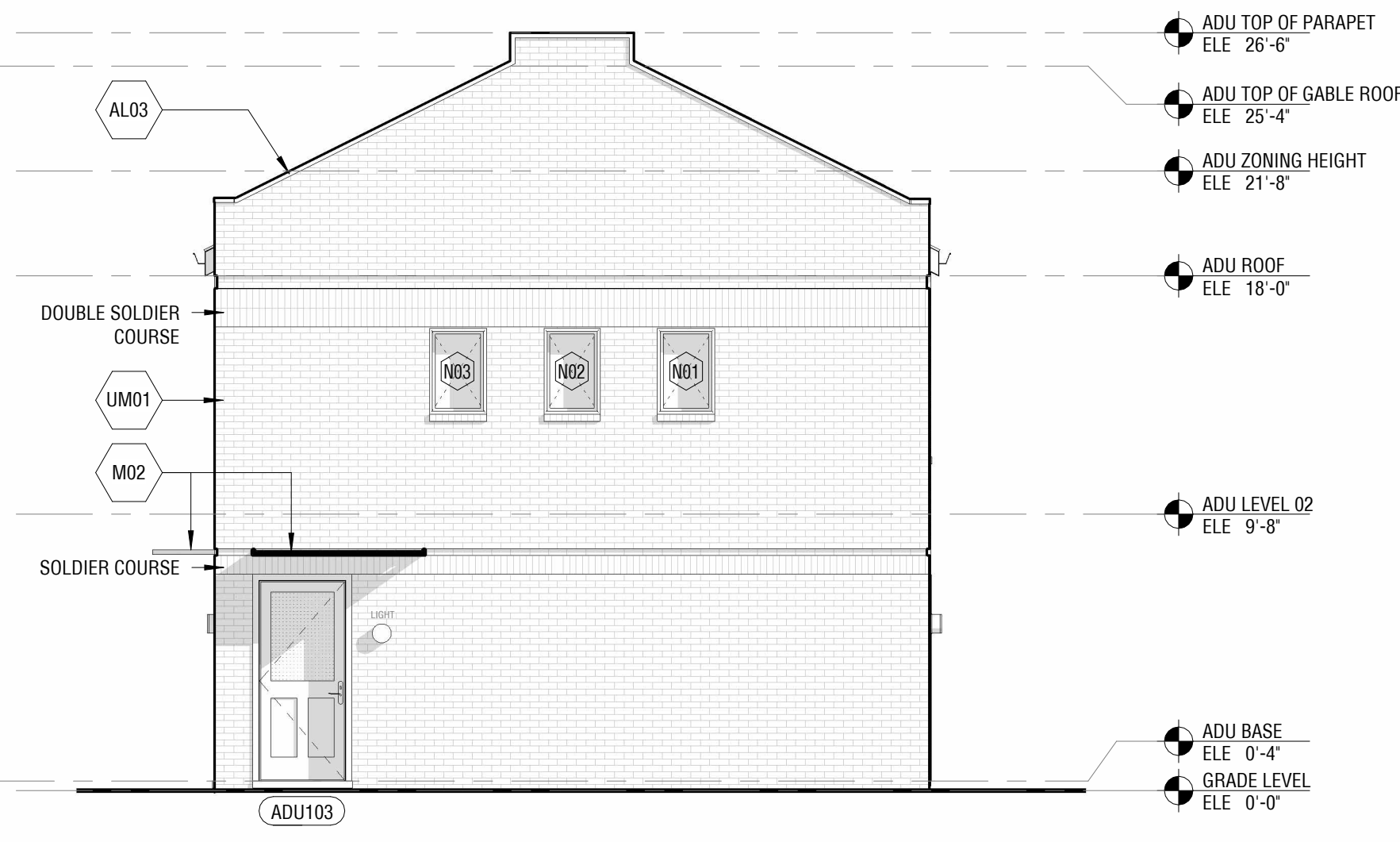
04 BUILDING ELEVATION - EAST
 SCALE: 3/16" = 1'-0"



03 BUILDING ELEVATION - SOUTH
 SCALE: 3/16" = 1'-0"



02 BUILDING ELEVATION - WEST
 SCALE: 3/16" = 1'-0"



01 BUILDING ELEVATION - NORTH
 SCALE: 3/16" = 1'-0"

ADU ELEVATION LEGEND

- BRICK
- GLASS
- PREFINISHED STANDING SEAM METAL ROOF
- ADJACENT PROPERTY NOT IN SCOPE

EXTERIOR MATERIALS

- NEW BRICK WALL PAINTED OFF-WHITE TO MATCH PRIMARY STRUCTURE. BRICK SIZE TO MATCH PRIMARY STRUCTURE
- PREFINISHED STANDING SEAM METAL ROOF
- POWDER COATED STEEL AWNING
- PREFINISHED ALUMINUM GARAGE DOORS
- PREFINISHED ALUMINUM GUTTERS AND ROUND DOWNSPOUTS
- PREFINISHED ALUMINUM COPING
- SMOOTH PAINTED VERTICAL FIBER CEMENT SIDING

WINDOW SCHEDULE ADU

MARK	HEIGHT	WIDTH
ED1A	4'-0"	2'-0"
ED1B	4'-0"	2'-0"
ED1C	4'-0"	2'-0"
E02	3'-6"	2'-0"
E03	3'-6"	2'-0"
N01	3'-0"	2'-0"
N02	3'-0"	2'-0"
N03	3'-0"	2'-0"
W01A	4'-6"	2'-0"
W01B	4'-6"	2'-0"
W02A	4'-6"	2'-0"
W02B	4'-6"	2'-0"
W02C	4'-6"	2'-0"
Grand total:	13	

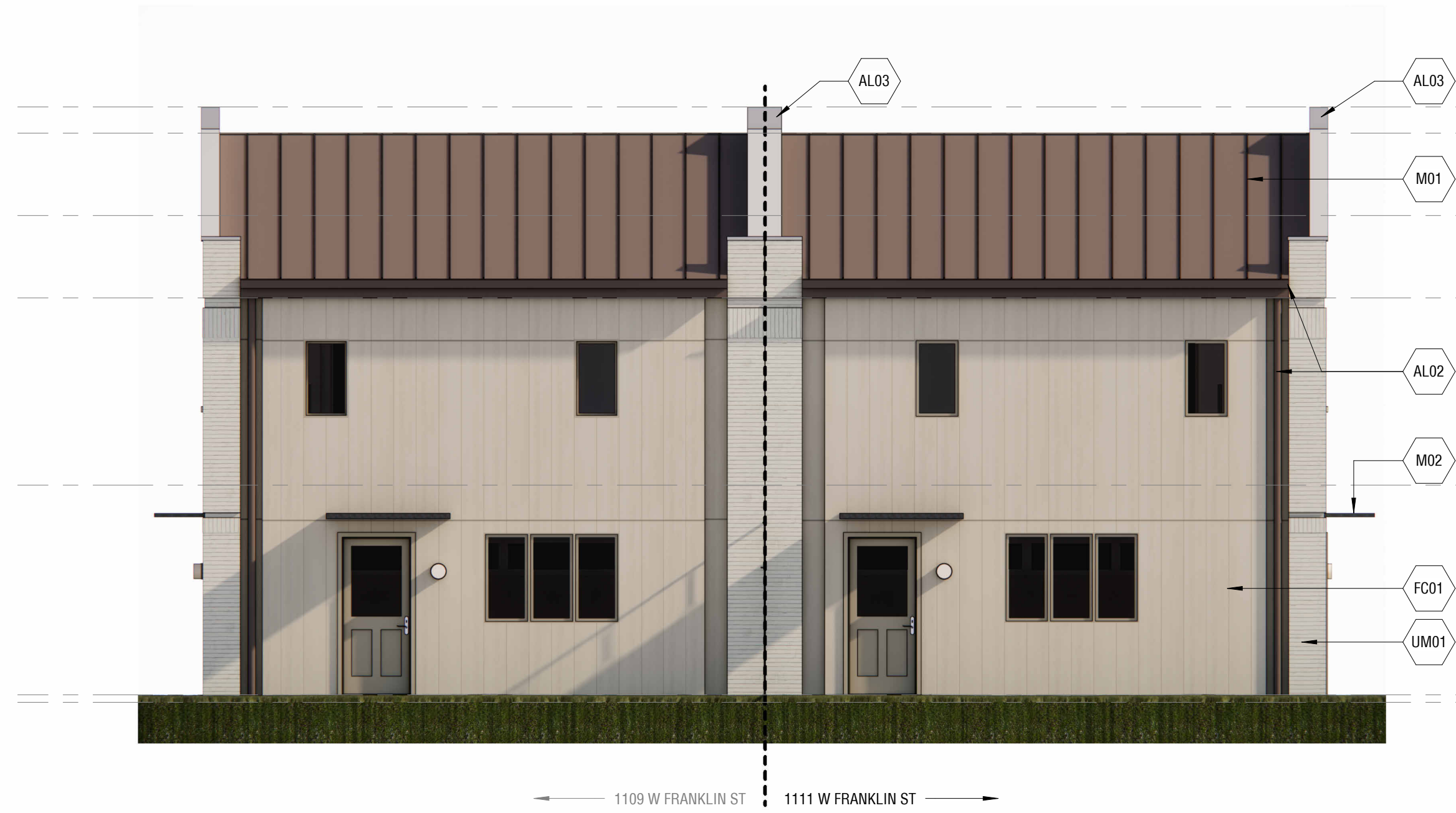
NOTE: ALL NEW WINDOWS TO BE ALUMINUM CLAD WOOD

1111 W FRANKLIN ST ADU

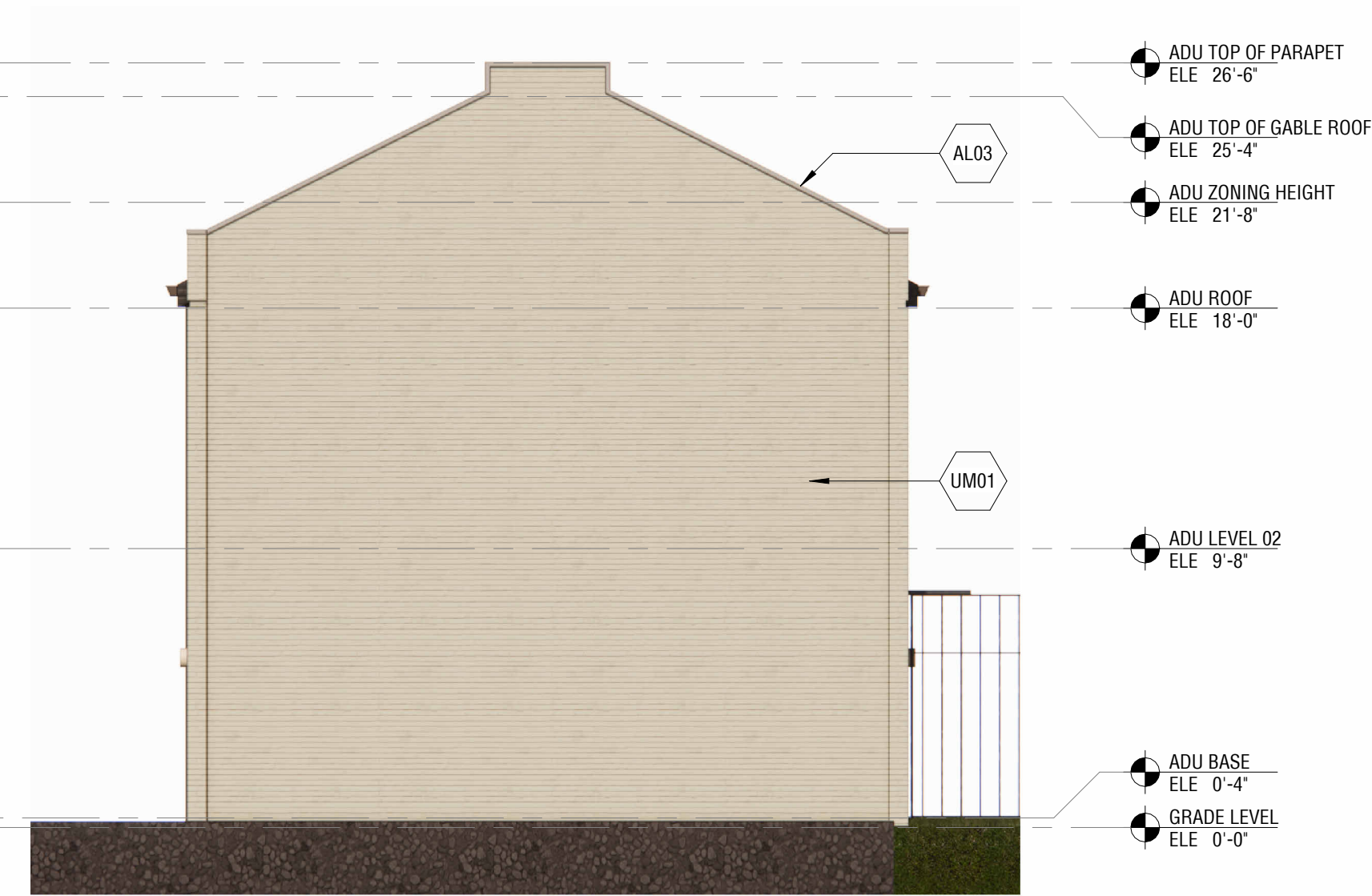
1111 W FRANKLIN ST
 RICHMOND, VA 23220

PRELIMINARY
 NOT FOR CONSTRUCTION

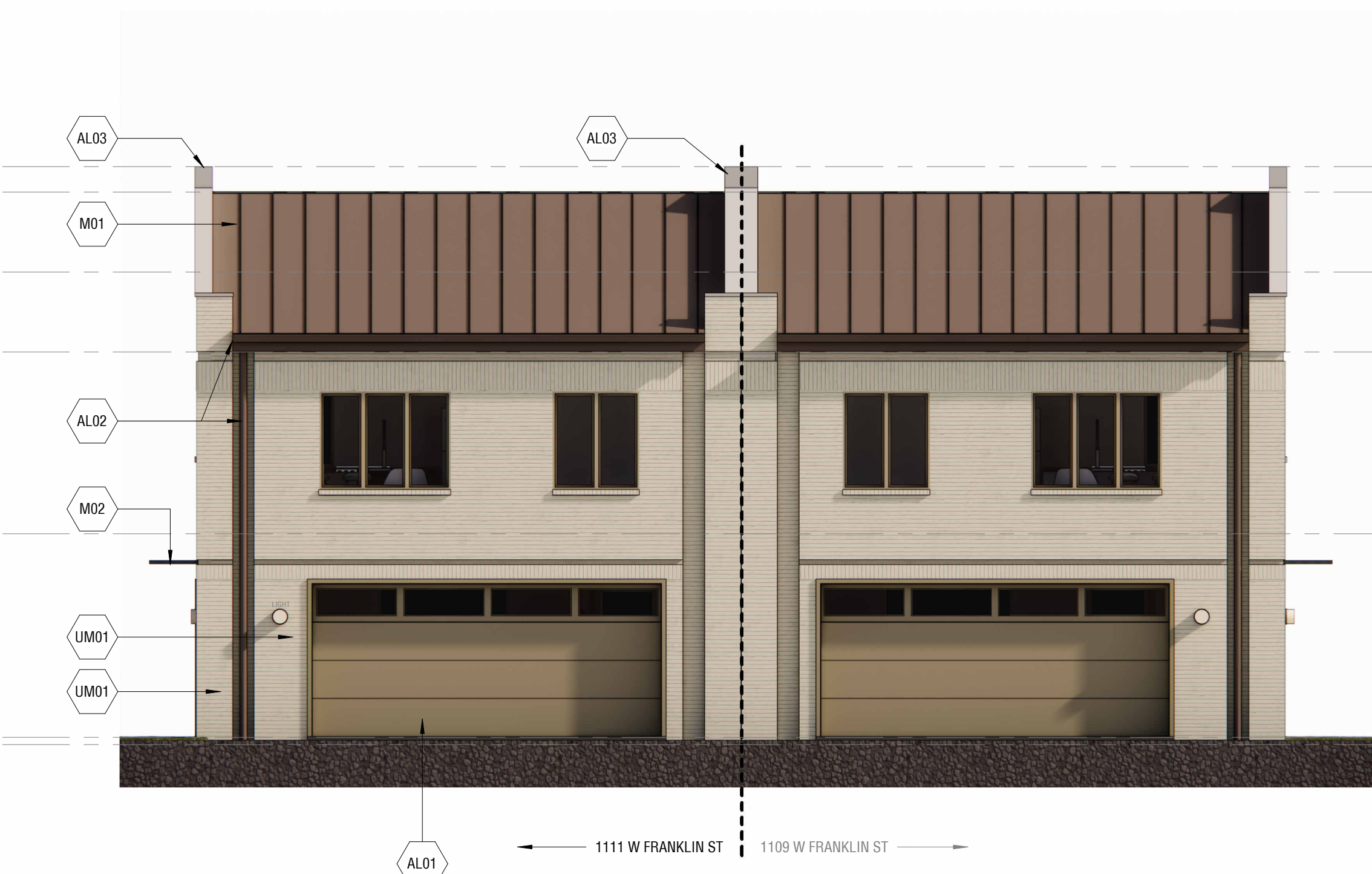
JOB NUMBER / 0210	ISSUE DATE / 12/18/2025	SCALE / 3/16" = 1'-0"	REVISION		DATE
			IN	AS	
ADU ELEVATIONS					
ADU.02					



04 RENDERED ELEVATION - EAST
 SCALE: 3/16" = 1'-0"



03 RENDERED ELEVATION - SOUTH
 SCALE: 3/16" = 1'-0"



02 RENDERED ELEVATION - WEST
 SCALE: 3/16" = 1'-0"



01 RENDERED ELEVATION - NORTH
 SCALE: 3/16" = 1'-0"

ADU ELEVATION LEGEND

- BRICK
- GLASS
- PREFINISHED STANDING SEAM METAL ROOF
- ADJACENT PROPERTY NOT IN SCOPE

EXTERIOR MATERIALS

- NEW BRICK WALL PAINTED OFF-WHITE TO MATCH PRIMARY STRUCTURE. BRICK SIZE TO MATCH PRIMARY STRUCTURE
- PREFINISHED STANDING SEAM METAL ROOF
- POWDER COATED STEEL AWNING
- PREFINISHED ALUMINUM GARAGE DOORS
- PREFINISHED ALUMINUM GUTTERS AND ROUND DOWNSPOUTS
- PREFINISHED ALUMINUM COPING
- SMOOTH PAINTED VERTICAL FIBER CEMENT SIDING

1111 W FRANKLIN ST ADU

1111 W FRANKLIN ST
 RICHMOND, VA 23220

PRELIMINARY
 NOT FOR CONSTRUCTION

JOB NUMBER / SHEET /	ISSUE DATE /	SCALE /	# REVISION		DATE
			JN	AS	
0210	12/18/2025	3/16" = 1'-0"			
ADU RENDERED ELEVATIONS					
ADU.03					



City of Richmond Department of Planning & Development Review

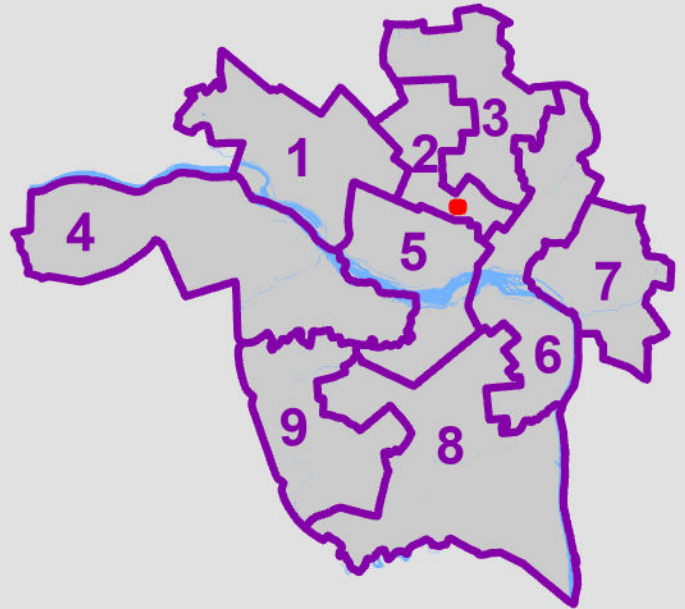
Special Use Permit

LOCATION: 1109 West Franklin Street

APPLICANT: Beth Ahabah Congregation Trustees, Represented by Baker Development Resources

COUNCIL DISTRICT: 2

PROPOSAL: To authorize the special use of the property known as 1109 West Franklin Street for the purpose of two single-family detached dwellings with accessory dwelling units, upon certain terms and conditions



For questions, please contact David Watson at 804-646-1036 or David.Watson@rva.gov

