

INTRODUCED: June 8, 2026

AN ORDINANCE No. 2026-155

To authorize the special use of the property known as 5 North Colonial Avenue Rear for the purpose of up to six attached garages, which may be rented to persons who reside outside of the same entire block as the Property, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 27 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 5 North Colonial Avenue Rear, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of up to six attached garages, which may be rented to persons who reside outside of the same entire block as the Property, which use, among other things, is not currently allowed by section 30-610.3, concerning alley frontage for accessory buildings, structures or uses, 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: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JUL 27 2026 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, the property known as 5 North Colonial Avenue Rear and identified as Tax Parcel No: W000-1244/031 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Proposed Vacation of a Portion of a 40’ Alley, Lying Between Floyd Avenue and Elwood [sic] Avenue, in the City of Richmond, Virginia,” prepared by McKnight and Associates, P.C., and dated December 17, 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 six attached garages, which may be rented to persons who reside outside of the same entire block as the Property, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Plat Showing Proposed Vacation of a Portion of a 40’ Alley, Lying Between Floyd Avenue and Elwood [sic] Avenue, in the City of Richmond, Virginia,” prepared by McKnight and Associates, P.C., and dated December 17, 2025, and “Boulevard Garages, 5 N. Colonial Avenue, Richmond, Va,” prepared by BOB Architecture, and dated October 3, 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 six attached garages, which may be rented to persons who reside outside of the same entire block as the Property, substantially as shown on the Plans.

(b) All site improvements shall be substantially as shown on the Plans.

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

(d) The special use permit granted by this ordinance is expressly conditioned on the adoption of and compliance with an ordinance closing to public use and travel a part of an alley in the block bounded by North Colonial Avenue, Floyd Avenue, North Arthur Ashe Boulevard, and Ellwood Avenue, substantially as shown on the Plans.

§ 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.

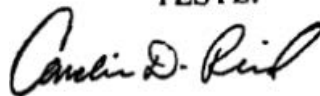
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:



City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: May 6, 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 5 North Colonial Avenue Rear for the purpose of an accessory building, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize construction of a six-bay garage structure accessible by alley. The garages are a permitted use in the R-6 Single-Family Attached Residential District where the subject property is located. However, the proposal calls for a structure that exceeds the maximum permitted height limit of 12 feet and calls for the garage bays to be accessible to those persons who do not own or lease a principal dwelling unit on the block. Special Use Permit is therefore requested to authorize this proposal.

BACKGROUND: The 1,626 square foot property located within a block bounded by Floyd Avenue, N. Arthur Ashe Boulevard, Ellwood Avenue, and N Colonial Avenue. It currently contains a dilapidated brick garage that will be razed. 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."

Intensity: Building heights are generally two to four stories.

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

COMMUNITY ENGAGEMENT: The Fan Area Business Alliance and the Museum District Association were notified of this request. After introduction a sign shall be posted on the property and adjacent property owners shall receive notification by mail.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$800 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 22, 2026

CITY COUNCIL PUBLIC HEARING DATE: July 27, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission July 7, 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, Richmond VA 23219 APARTMENT NO/SUITE Suite 600

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

BUSINESS NAME (IF APPLICABLE): Baker Development Resources

SUBJECT PROPERTY OR PROPERTIES: 5 N Colonial Rear

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: BOULEVARD PROPERTIES LLC

PROPERTY OWNER ADDRESS: 18 N ARTHUR ASHE BLVD RICHMOND, VA 23220

PROPERTY OWNER EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER PHONE NUMBER: 804-986-8120

Property Owner Signature: [Signature]

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

APPLICANT'S REPORT

November 19, 2025

*Special Use Permit Request
5 North Colonial Avenue Rear, Richmond, Virginia
Map Reference Number: W000-1244/031*

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

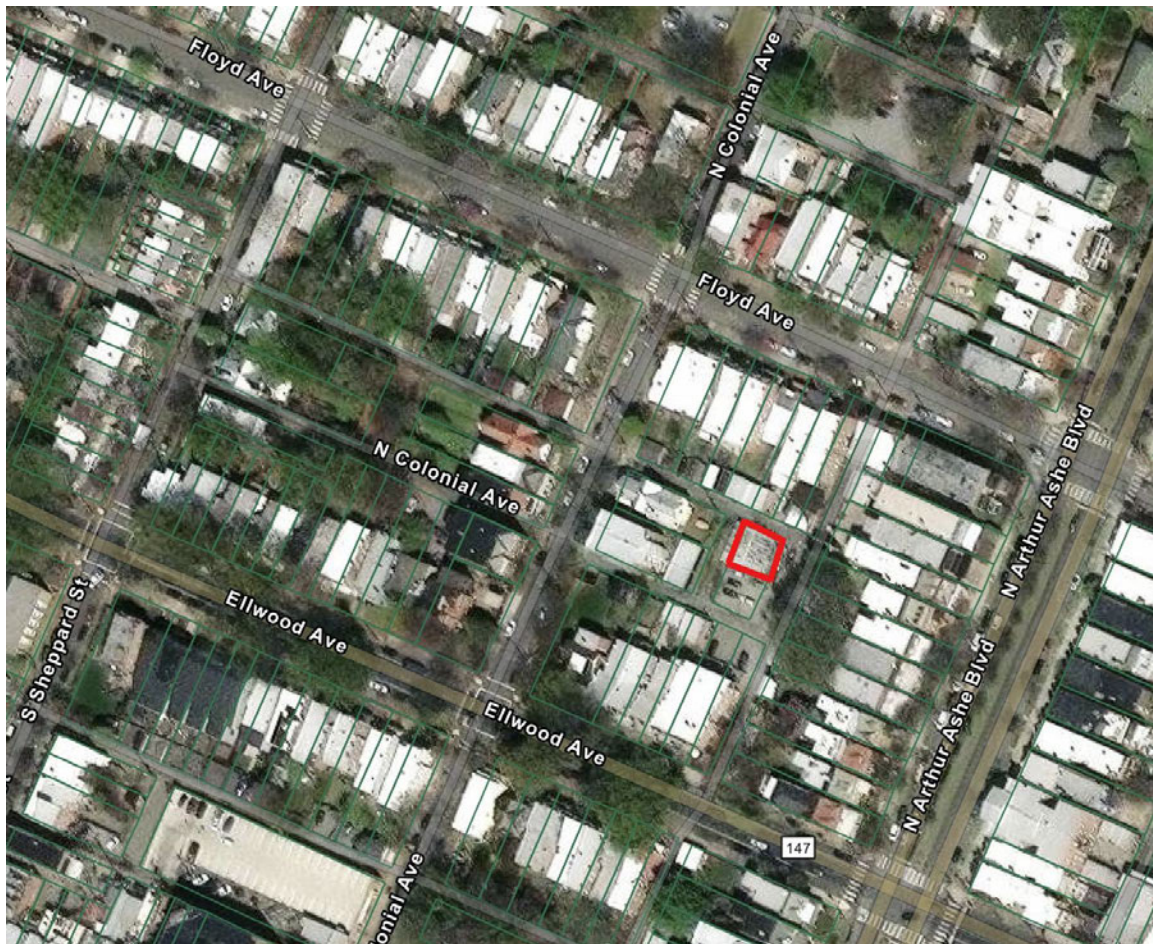
Introduction

The property owner is requesting a special use permit (the "SUP") for 5 North Colonial Avenue Rear (the "Property"). The SUP would authorize the accessory use of the Property for garages which could serve individuals residing outside of the same block as the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located in the center of the block bounded by Floyd Avenue to the north, N Arthur Ashe Boulevard to the east, Ellwood Avenue to the south, and N Colonial Avenue to the west. The Property is referenced by the City Assessor as tax parcel W000-1244/031 and contains approximately 1,626 square feet of lot area which is currently improved with an older brick garage structure. The Property is bounded on three sides by alleys which offer access to Floyd, Ellwood, and N Colonial Avenues. The alley to the east and west of the Property are exceptionally wide with 40 feet in width to the east and 21 feet in width to the west.



The properties in the immediate vicinity are developed with single-, two-family and multifamily dwellings. These dwellings consist of both attached and detached dwellings and consist of a range

of forms. Some properties in the surrounding block contain office uses, parking decks and further south is a large commercial area along Cary Street.

EXISTING ZONING

The Property and those within the block are zoned R-6 Single-Family Attached Residential District. To the east and west, there are properties zoned R-48 Multifamily Residential District and further to the south are properties zoned RO-2 Residential Office District and UB Urban Business District. To the north, properties are zoned R-73 Multifamily Residential District and B-2 Community Business District.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") designates the Property as "Neighborhood Mixed-Use". This future land use category is described as "existing or new highly walkable urban neighborhoods that are predominantly residential" and recommends single-family dwellings as a primary use to be developed in a manner which "feature[s] a variety of building types that are close to one another and create a unified street wall." Additionally, "parking areas should be located to the rear of street-facing buildings." Notably, the Property is also located in the Carytown Regional/National Node.

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 129 (Equitable Transportation Chapter) Objective 9.6 to "implement parking strategies that effectively manage supply and demand of parking..."
 - i. Encourage property owners to consider shared parking spaces.
- Page 86 (High-Quality Places Chapter), Objective 1.4, to "maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards."

Proposal

PROJECT SUMMARY

The proposed SUP would authorize the construction of six new attached garages which could serve individuals who reside outside of the same entire block as the Property.

PURPOSE OF REQUEST

The Property is roughly 40 feet wide, 40 feet deep, and contains approximately 1,626 square feet of lot area. The Property is currently improved with a one-story singular dilapidated garage structure. The owner is proposing to remove the existing structure and construct six new attached one-bay garages, configured as two sets of three garages back-to-back on the Property. Lofted space will be provided on the second floor of each garage to provide storage for each unit. While the proposed garages could potentially all be utilized by right, Sec. 30-610.3 of the Zoning Ordinance allows these uses on lots with alley frontage provided they are accessory to principal uses (typically dwellings) within the same block. To fully and efficiently utilize the garages, the owner is

requesting that these uses could serve individuals residing outside the subject block. Therefore, a SUP is required.

PROJECT DETAILS

When complete, the new garages would provide six potential parking spaces. When complete, the garages would be one story and built with quality materials to ensure durability. A companion alley closure request will accompany the SUP to add additional square footage to the Property to ensure adequate maneuvering space into the garages while retaining adequate alley width consistent with nearby alleys.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit 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. In fact, the proposal provides parking that would be available to individuals residing within the block or nearby, thereby decreasing the on-street parking demand.

- ***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 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 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.***

This request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the utilization of the garages to individuals residing not only within but also beyond the subject block. The accessory use supports the Richmond 300 Master Plan's land use goals of locating parking to the rear of street-facing buildings and the quality assurances inherent in the SUP process guarantee higher quality development than my otherwise occur by right.

PIERATT WALKER
LIVING TRUST
TM# W0001244013
ID2022-3708

BETTY B. BOOKER
TM# W0001244014
ID09800-6033

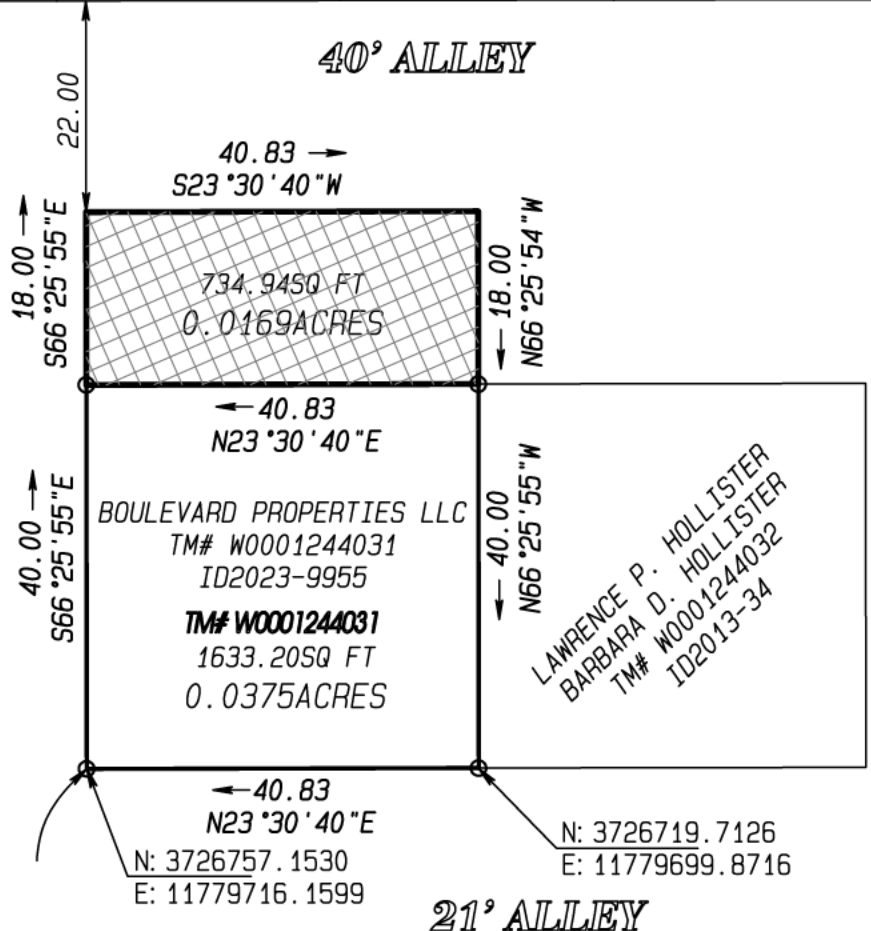
LAWRENCE FAMILY
ASSET TRUST
TM# W0001244015
ID2022-3703

LAWRENCE P. HOLLISTER
BARBARA D. HOLLISTER
TM# W0001244016
ID2013-34

EDWARD J. STANDLICK
NINA L. STANDLICK
TM# W0001244007
ID2008-28468

HE ZHAO
TM# W0001244006
ID2021-22097

JOHN CHRISTOPHER OSBORN
HELENA BITURAJAC OSBORN
TM# W0001244005
ID2025-10629



NAD '83

15' ALLEY

121.17 N66°25'55\"W

5 N COLONIAL LLC
TM# W0001244030
ID2023-19313

MARCUS GROUP LLC
TM# W00011244029
D.B. 9802 PG. 637

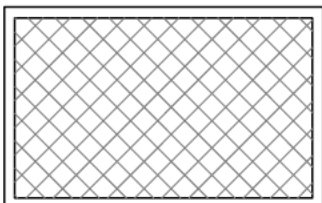
15' ALLEY

231.45' TO GRANITE MONUMENT FOUND
ON NORTH LINE OF ELLWOOD AVENUE

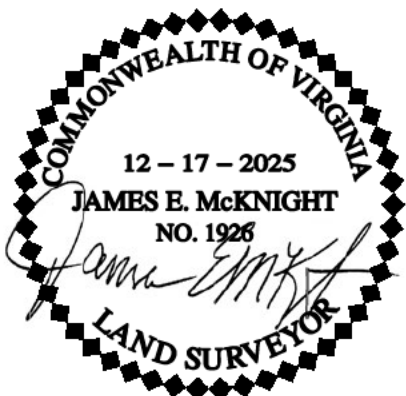
N. COLONIAL AVENUE

50' +/- R/W

PLAT SHOWING PROPOSED VACATION OF A PORTION OF A 40' ALLEY,
LYING BETWEEN FLOYD AVENUE AND ELWOOD AVENUE,
IN THE CITY OF RICHMOND, VIRGINIA.



AREA OF PUBLIC ALLEY TO BE VACATED
AND CONVEYED TO TAX PARCEL:
TM# W0001244031



LAND SURVEYORS

PLANNERS

**McKNIGHT
& ASSOCIATES, P.C.**

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

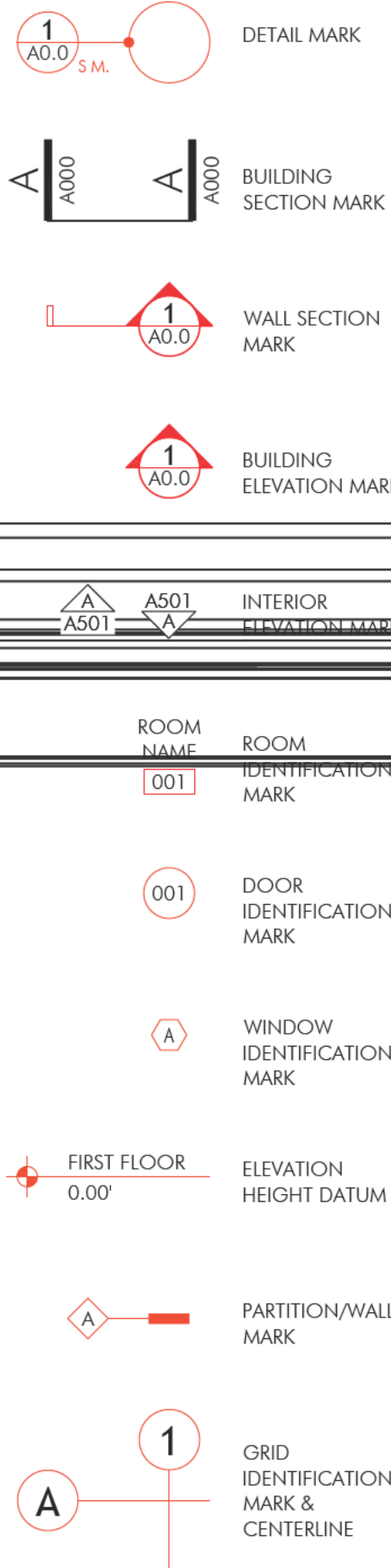
SCALE: 1" = 20'

JOB NUMBER: 94032405VAC

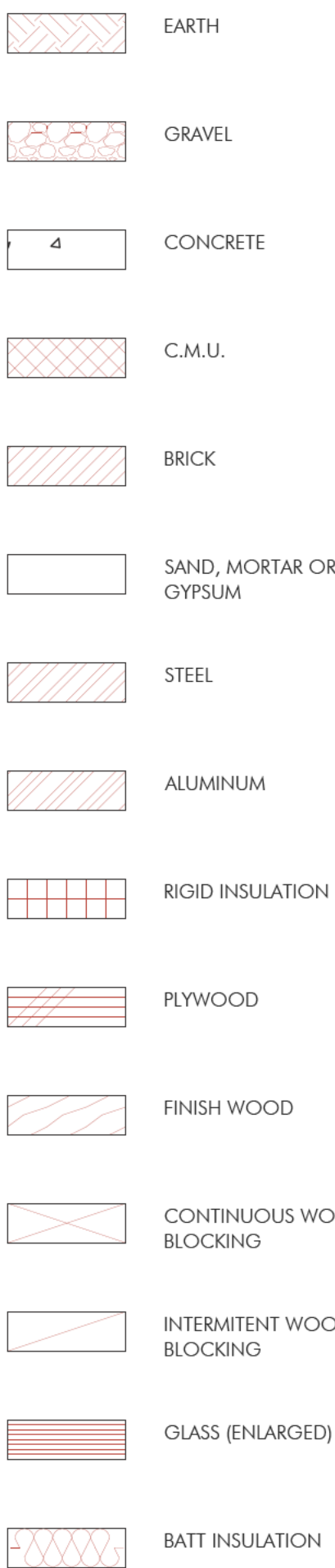
ABBREVIATIONS

A.B.	ANCHOR BOLT	MECH.	MECHANICAL
ACOUS.	ACOUSTICAL	MTL.	METAL
ACC.	ACCESSORY	MFR.	MANUFACTURER
A.C.T.	ACOUSTICAL CEILING TILE	MIN.	MINIMUM
A.D.	AREA DRAIN/ACCESS DOOR	MISC.	MISCELLANEOUS
ADJ.	ADJACENT	M.O.	MASONRY OPENING
A.F.F.	ABOVE FINISH FLOOR	MOD.	MODUL(E), (AR)
AL.	ALUMINUM	MUL.	MULLION
ALT.	ALTERNATE		
APPROX.	APPROXIMATE	N.	NORTH
ARCH.	ARCHITECTURAL	N.I.C.	NOT IN CONTRACT
AUTO.	AUTOMATIC/ AUTOMOBILE	No.	NUMBER
		N.T.S.	NOT TO SCALE
BD.	BOARD	O.C.	ON CENTER
BLDG.	BUILDING	O.D.	OUTSIDE DIAMETER
BL.	BEAM	OFF.	OFFICE
BOT.	BOTTOM	OH.	OVERHEAD
BRK.	BRICK	OPG.	OPENING
BDRM.	BEDROOM		
BRG.	BEARING	PERP.	PERPENDICULAR
BSMT.	BASEMENT	PL.	PLATE
CAB.	CABINET	PLML.	PLASTIC LAMINATE
C.C.	CENTER TO CENTER	PLAS.	PLASTER/PLASTIC
CLO.	CEILING	PLBO.	PLUMBING
CEM.	CEMENT	PLYWD.	PLYWOOD
CEM.	CEMENT	PNT.	PAINT
C.F.M.	CUBIC FEET PER MINUTE	PTN.	PARTITION
C.Y.	CUBIC YARD	PREFAB.	PREFABRICATED
C.I.	CAST IRON	PROJ.	PROJECT
C.J.	CONTROL JOINT	P.S.F.	POUNDS PER SQUARE
C.L.	CENTER LINE	FOOT	FOOT
CLR.	CLEAR	P.S.I.	POUNDS PER SQUARE INCH
C.M.U.	CONCRETE MASONRY UNIT	PT.	POINT
COL.	COLUMN	P.T.D.	PAPER TOWEL DISPENSER
CONC.	CONCRETE		
CONT.	CONTINUOUS	Q.T.	QUARRY TILE
CORR.	CORRIDOR	QTR.	QUARTER
C.T.	CERAMIC TILE		
CTR.	CENTER	R.	RADIUS/RISER
		R.D.	ROOF DRAIN
DBL.	DOUBLE	REF.	REFER(ENCE)
D.F.	DRINKING FOUNTAIN	REFR.	REFRIGERATOR
DIA.	DIAMETER	REINF.	REINFORCE
DIAG.	DIAGONAL	REQD.	REQUIRED
D.H.	DIMENSION	RES.	RESILIENT
DN.	DOWN	REV.	REVISED/REVERSE
DR.	DOOR	RM.	ROOM
DS.	DOWNSPOUT	R.O.	ROUGH OPENING
DTL.	DETAIL	R.O.W.	RIGHT OF WAY
DWG.	DRAWING	S.C.	SOLID CORE
EA.	EACH	SCH.	SCHEDULE(D)
E.J.	EXPANSION JOINT	SEAL.	SEALANT
EL.	ELEVATION	SECT.	SECTION
ELEV.	ELEVATOR	S.A.	SQUARE DISPENSER
ELEC.	ELECTRICAL	S.F.	SQUARE FEET
ENGR.	ENGINEER	SH.	SHIELD
EQ.	EQUAL	S&R	SHELF & ROD
EQUIP.	EQUIPMENT	SHT.	SHEET
EXH.	EXHAUST	S.M.	SIMILAR
EXIST.	EXISTING	S.M.	SHEET METAL
		SPEC.	SPECIFICATION
EXP.	EXPANSION	SQ.	SQUARE
EXT.	EXTERIOR	S.S.	STAINLESS STEEL
F.B.O.	FINISHED BY OWNER	STD.	STANDARD
F.D.	FLOOR DRAIN	STL.	STEEL
FDN.	FOUNDATION	STO.	STORAGE
F.A.	FIRE EXTINGUISHER	SUP.	SUPPLY
F.A.C.	FIRE EXTINGUISHER CABINET	SUSP.	SUSPEND(ED)
FIN.	FINISH	SW.	SWITCH
FIXT.	FIXTURE	SYMT.	SYMMETRICAL
FLOR.	FLOOR	SYS.	SYSTEM
FLUOR.	FLUORESCENT		
F.P.M.	FEET PER MINUTE	T.	TREAD
FR.	FRAME	T&B	TOP & BOTTOM
FT.	FOOT/FEET	T&G	TONGUE & GROOVE
FTG.	FOOTING	T.B.	TOWEL BAR
FUR.	FURRING	T.C.	TOP OF CURB
FURN.	FURNITURE	TEL.	TELEPHONE
		TEMP.	TEMPERED
GA.	GAUGE	THK.	THICKNESS
GAL.	GALLON	T.O.B.	TOP OF BLOCK
GALV.	GALVANIZED	T.O.F.	TOP OF FOOTING
G.A.	GRAB BAR	T.O.S.	TOP OF SLAB
G.B.	GENERAL CONTRACTOR	T.O.W.	TOP OF WALL
GEN.	GENERAL	TYP.	TYPICAL
GL.	GLASS		
GR.	GRADE	U.H.	UNIT HEAT
GYP.	GYPSUM	UL.	UNDERWRITERS
			LABORATORIES
H.	HANDICAP	V.	VOLT/VINYL
H.B.	HOSE BIB	VAR.	VARNISH/VARIES
HD.BD.	HARD BOARD	V.C.T.	VINYL COMPOSITION TILE
HDWR.	HARDWARE	VERT.	VERTICAL
H.M.	HOLLOW METAL	VEST.	VESTIBULE
HOR.	HORIZONTAL	V.S.	VENT STACK
H.P.	HIGH POINT		
HT.	HEIGHT	W/	WITH
HTR.	HEATER	W/O	WITHOUT
H.W.	HOT WATER	W.C.	WATER CLOSET
		WD.	WOOD
I.D.	INSIDE DIAMETER	WDW.	WINDOW
IN.	INCH	W.H.	WATER HEATER
INC.	INCLUDE(E), (ING)	W.W.F.	WELDED WIRE FABRIC
INST.	INSTALL(ED)	YD.	YARD
INSUL.	INSULAT(E), (ING), (ION)		
INT.	INTERIOR	@	AT
J.C.	JANITOR CLOSET	#	NUMBER
JT.	JOINT	/	PER
JST.	JOIST		
KIT.	KITCHEN		
LAM.	LAMINATE(D)		
LAV.	LAVATORY		
LB.	POUND		
LOC.	LOCATION		
LT.	LIGHT		
L.W.	LIGHT WEIGHT		
MIR.	MIRROR		
MAS.	MASONRY		
MAT.	MATERIAL		
MAX.	MAXIMUM		

SYMBOLS



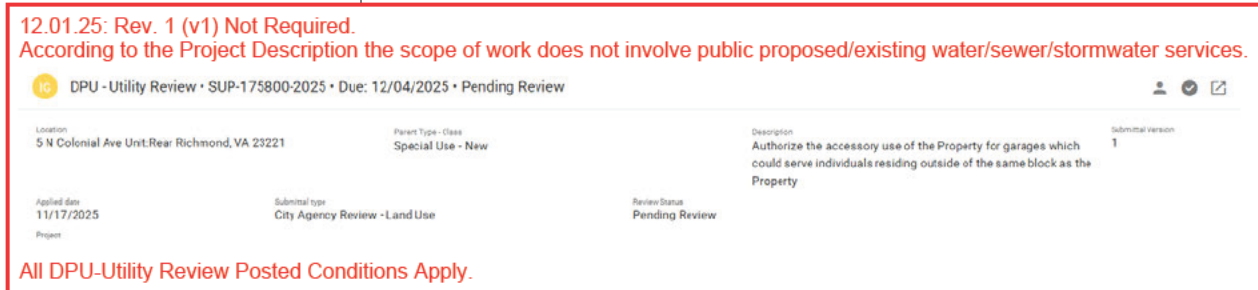
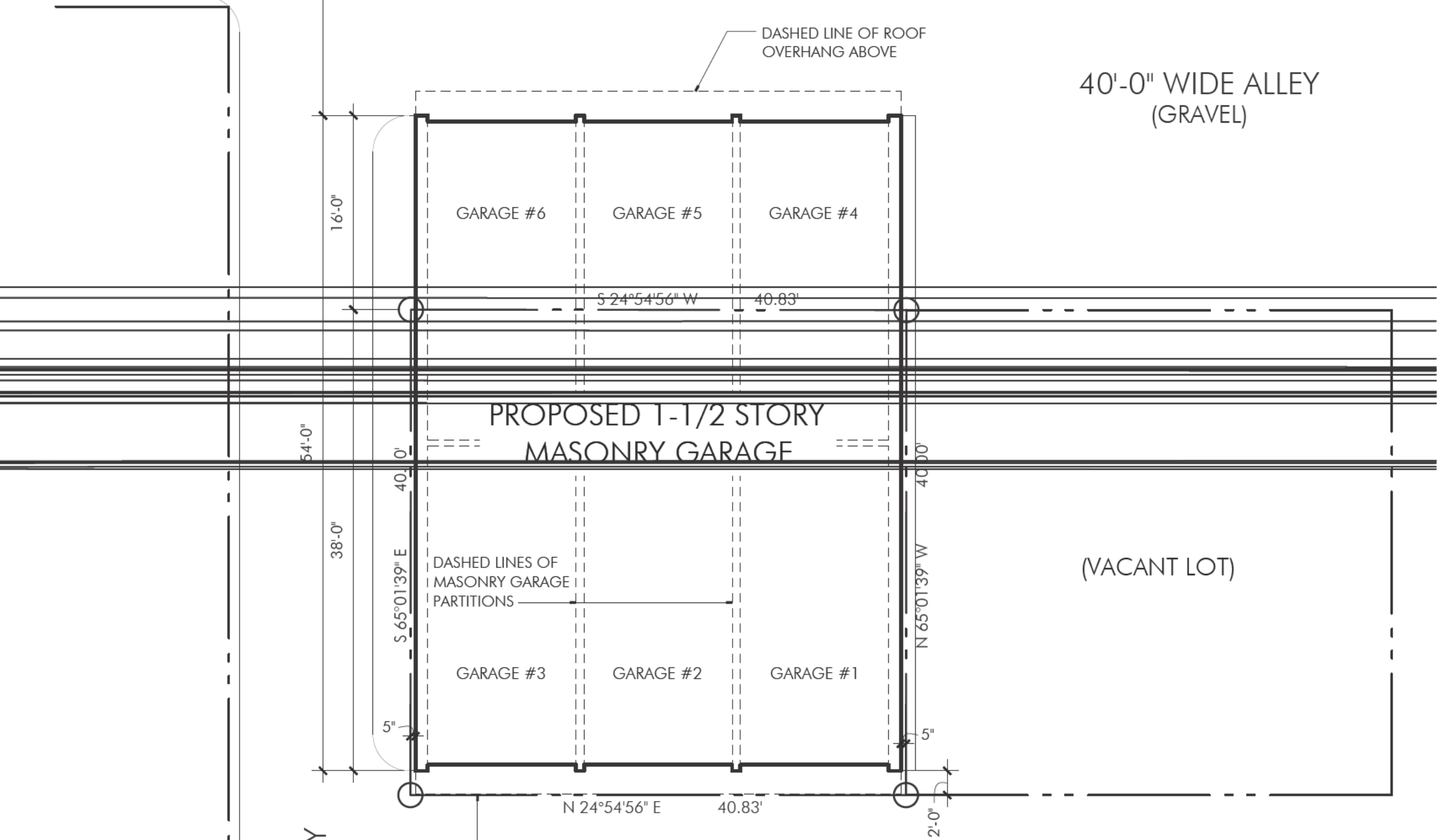
MATERIALS



GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. ELEVATIONS ARE TO SUB FLR. AND TOP OF INTERIOR FRAMING UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS ARE TO BE TO FRAMING SURFACES UNLESS NOTED OTHERWISE. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH THE INSTALLATION OF ANY MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTS AND CONSULTING ENGINEERS DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR ARCHITECT.
- DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
- ALL ELECTRICAL WORKERS SHALL BE REQUIRED TO BE LICENSED AND SPACED AS TO PERMIT INSTALLATION OF PIPE, CONDUITS AND DUCTWORK WITH A MINIMUM OF CUTTING. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACES, AND TO FURNISH NECESSARY DRAWINGS TO BUILDING DEPARTMENT AND PAY FOR ALL NECESSARY INCOMING SERVICE AND PAY FOR ANY RELATED FEES NECESSARY FOR HOOK-UP. ALL ELECTRICAL WORK IS TO CONFORM WITH FIRE UNDERWRITERS CODES AND ALL LOCAL CODES IN JURISDICTION.

15'-0" WIDE ALLEY (GRAVEL)



15'-0" WIDE ALLEY (GRAVEL)

15'-0" WIDE ALLEY (GRAVEL)

DWELLING NO. 5

DWELLING NO. 3

BRICK PAVER APRON

CONCRETE SIDEWALK

BRICK PAVER APRON

N. COLONIAL AVENUE



SITE PLAN 1

1"=10'

BOULEVARD GARAGES

5 N. COLONIAL AVENUE
RICHMOND, VA



For 804.344.0060

email: bobsstudio@bobarchitecture.net



108 NORTH FIRST STREET
RICHMOND, VIRGINIA 23219

NO.	DATE	REVISIONS
△	___/___/___	___
△	___/___/___	___
△	___/___/___	___
△	___/___/___	___
△	___/___/___	___
△	___/___/___	___

JOB NO: 25.013
DATE: 10.3.2025

PROJECT INFO,
GENERAL DATA, &
SITE PLAN

A101

Special Use Permit

LOCATION: 5 North Colonial Avenue

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 1

PROPOSAL: To authorize the special use of the property known as 5 North Colonial Avenue Rear for the purpose of an accessory building, upon certain terms and conditions.

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

