

INTRODUCED: June 9, 2025

AN ORDINANCE No. 2025-144

To authorize the special use of the property known as 3103 2<sup>nd</sup> Avenue for the purpose of one two-family detached dwelling, upon certain terms and conditions. (6<sup>th</sup> District)

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

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

PUBLIC HEARING: JUL 28 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 3103 2<sup>nd</sup> Avenue, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of one two-family detached dwelling, 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 safety, health, morals and general welfare of the community involved, will not tend to create

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    JUL 28 2025    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 3103 2<sup>nd</sup> Avenue and identified as Tax Parcel No. N000-0991/015 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Plat of Property Situated on the Eastern Line of 2<sup>nd</sup> Avenue and North of Front Street, City of Richmond, Virginia,” prepared by Steven B. Kent & Associates, P.C., and dated March 28, 2018, 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 one two-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “New Two-Family Detached House in Richmond’s North Highland Park Neighborhood, 3103 2<sup>nd</sup> Avenue House, 3103 2<sup>nd</sup> Avenue, Richmond, Virginia 23222,” prepared by Chris Wolf Architecture, PLLC, and dated February 25, 2025, 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 one two-family detached dwelling, substantially as shown on the Plans.

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

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

(d) All building materials, elevations, and site improvements shall be 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.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of one tree along 2<sup>nd</sup> Avenue, substantially as shown on the Plans, which

improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

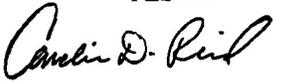
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

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

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 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 7, 2025

**TO:** The Honorable Members of City Council

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

**THROUGH:** Sabrina Joy-Hogg, Interim 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 3103 2<sup>nd</sup> Avenue for the purpose of one two-family detached dwelling, upon certain terms and conditions.

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

**PURPOSE:** The applicant is proposing the construction of one two-family detached dwelling in a R-6 district. While the use is permitted in the district, requirements regarding lot area and width, density, and unit width, cannot be met. As a result, a Special Use Permit is necessary to proceed with this request.

**BACKGROUND:** The property is located in the North Highland Park neighborhood on 2<sup>nd</sup> Avenue between Burns Street and Front Street. The property is currently a 4,900 square foot (0.11 acre) parcel of land. The City’s Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as a “neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature” (p. 80).

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

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

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets

The current zoning for this property is R-6 Single-Family Attached Residential District The area is generally residential. The density of the proposed is two units upon .11 acres or 18 units per acre.

**COMMUNITY ENGAGEMENT:** Highland Park Plaza and North Highland Park Civic Associations were notified of the application; additional community notification will take place after introduction.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** Richmond 300 Master Plan

**FISCAL IMPACT:** \$400 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** June 9, 2025

**CITY COUNCIL PUBLIC HEARING DATE:** July 28, 2025

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission July 1, 2025

**AFFECTED AGENCIES:** Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

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

**STAFF:**

Shaianna Trump, Planner Associate, Land Use Administration (Room 511) 646-7319



**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 Suite 730

APPLICANT'S NAME: Will Gillette EMAIL ADDRESS: will@bakerdevelopmentresources.com

BUSINESS NAME (IF APPLICABLE): Baker Development Resources

SUBJECT PROPERTY OR PROPERTIES: 3103 2nd Avenue

**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: PERNIK LLC

PROPERTY OWNER ADDRESS: 3006 LINCOLN AVE, RICHMOND, VA 23228

PROPERTY OWNER EMAIL ADDRESS: george@fixandpaint.net

PROPERTY OWNER PHONE NUMBER: 804-873-9134

Property Owner Signature: 

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



**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

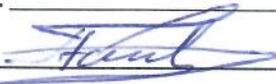
HOME/SITE ADDRESS: 530 E Main Street APARTMENT NO/SUITE Suite 730  
APPLICANT'S NAME: Will Gillette EMAIL ADDRESS: will@bakerdevelopmentresources.com  
BUSINESS NAME (IF APPLICABLE): Baker Development Resources  
SUBJECT PROPERTY OR PROPERTIES: 1720 N 29th Street

**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: SOFIA LLC  
PROPERTY OWNER ADDRESS: 3006 LINCOLN AVE, RICHMOND, VA 23228  
PROPERTY OWNER EMAIL ADDRESS: george@fixandpaint.net  
PROPERTY OWNER PHONE NUMBER: 804-873-9134  
Property Owner Signature: 

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

# APPLICANT'S REPORT

*December 23, 2024*

*Special Use Permit Request  
3103 N 2<sup>nd</sup> Avenue, Richmond, Virginia  
Map Reference Number: N000-0991/015*

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Submitted to:	<b>City of Richmond</b> Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	<b>Baker Development Resources</b> 530 East Main Street, Suite 730 Richmond, Virginia 23219

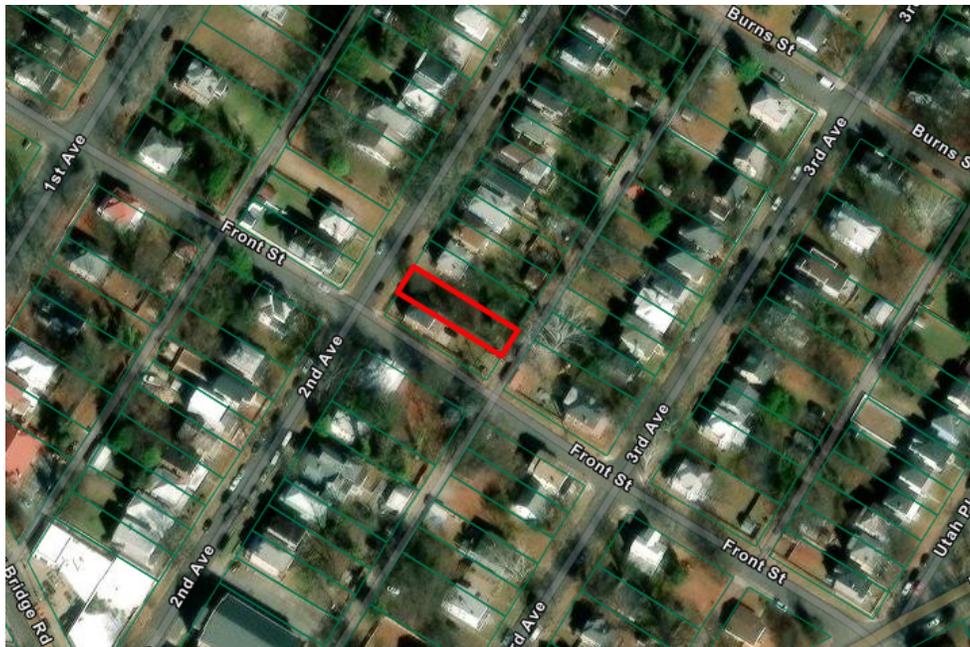
## Introduction

The property owner is requesting a special use permit (the "SUP") for 3103 2<sup>nd</sup> Avenue (the "Property"). The SUP would authorize the construction of one (1) two-family detached dwelling on the Property. While the Property was previously developed with a similar two-family detached dwelling and the two-family use is permitted by the underlying R-6 Single-Family Attached Residential zoning district, some of the underlying feature requirements cannot be met, and therefore, a SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located along the eastern line of 2<sup>nd</sup> Avenue between Front and Burns Streets. The Property is referenced by the City Assessor as tax parcel N000-0991/015 and is currently vacant. The Property is approximately 35' wide, roughly 140' deep, and contains approximately 4,900 square feet of lot area. Access is provided to the rear by means of a North/ South alley.



The properties in the immediate vicinity are developed mostly with residential uses including single- and two-family homes as well as small multi-family buildings. Also nearby, along Meadow Bridge Road, are a concentration of commercial uses moving south towards the intersection of E Brookland Park.

### EXISTING ZONING

The Property and those in the surrounding vicinity are zoned R-6 Single-Family Attached Residential District, which generally permits the proposed two-family dwelling use. Parcels in the

area differ in size and frontage with a large number of parcels in the Highland Park area unable to conform to the underlying R-6 feature requirements including the three other two-family dwellings in the block.

## **MASTER PLAN DESIGNATION**

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

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

- Page 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.
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
  - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to "Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance."
- Page 159 (Thriving Environment Chapter) Objective 15.1 to "Reduce air pollution related to transportation."
  - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).

# **Proposal**

## **PROJECT SUMMARY**

The applicant is proposing to construct a new two-family detached dwelling on the currently vacant Property. The Property was previously improved with a two-family dwelling which was removed c. 2015.

## **PURPOSE OF REQUEST**

The Property consists of a single lot of record which is approximately 35 feet wide and contains roughly 4,900 square feet of lot area. The owner is proposing to construct one (1) new two-family detached dwelling on the currently undeveloped parcel. While the proposal is consistent with similarly situated properties in the vicinity, the proposal does not meet the lot area and width requirements prescribed by the underlying R-6 zoning district and, therefore, a special use permit is required.

In exchange for the SUP, the intent of this request is to ensure the development of a high-quality infill dwelling. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan. At the same time, it will remain respectful to the historic development pattern of the block and in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP will guarantee a higher quality development than might otherwise be guaranteed with a by right development.

## **PROJECT DETAILS**

The new two-family detached dwelling would be two stories in height and is intended to be consistent with the historic development pattern found throughout the neighborhood. The units would be configured as flats and each would contain two bedrooms and two bathrooms in approximately 1,258 square feet of finished floor area. The exterior design would be traditional in style and would be consistent with the character of the area. The building would be designed with a single entrance on the front facade to have the appearance of a single-family detached dwelling from the street.

The new dwelling would be clad in quality building materials including cementitious lap siding in order to ensure durability. A front porch would engage the street and provide usable outdoor living space. The building's massing and architectural style is designed to be compatible with nearby dwellings and is consistent with the historical homes found in the neighborhood. Three off-street parking spaces, accessible from the rear alley, are proposed for the Property.

## **Findings of Fact**

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

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

The proposed special use permit for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

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

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

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

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

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

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

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

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

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

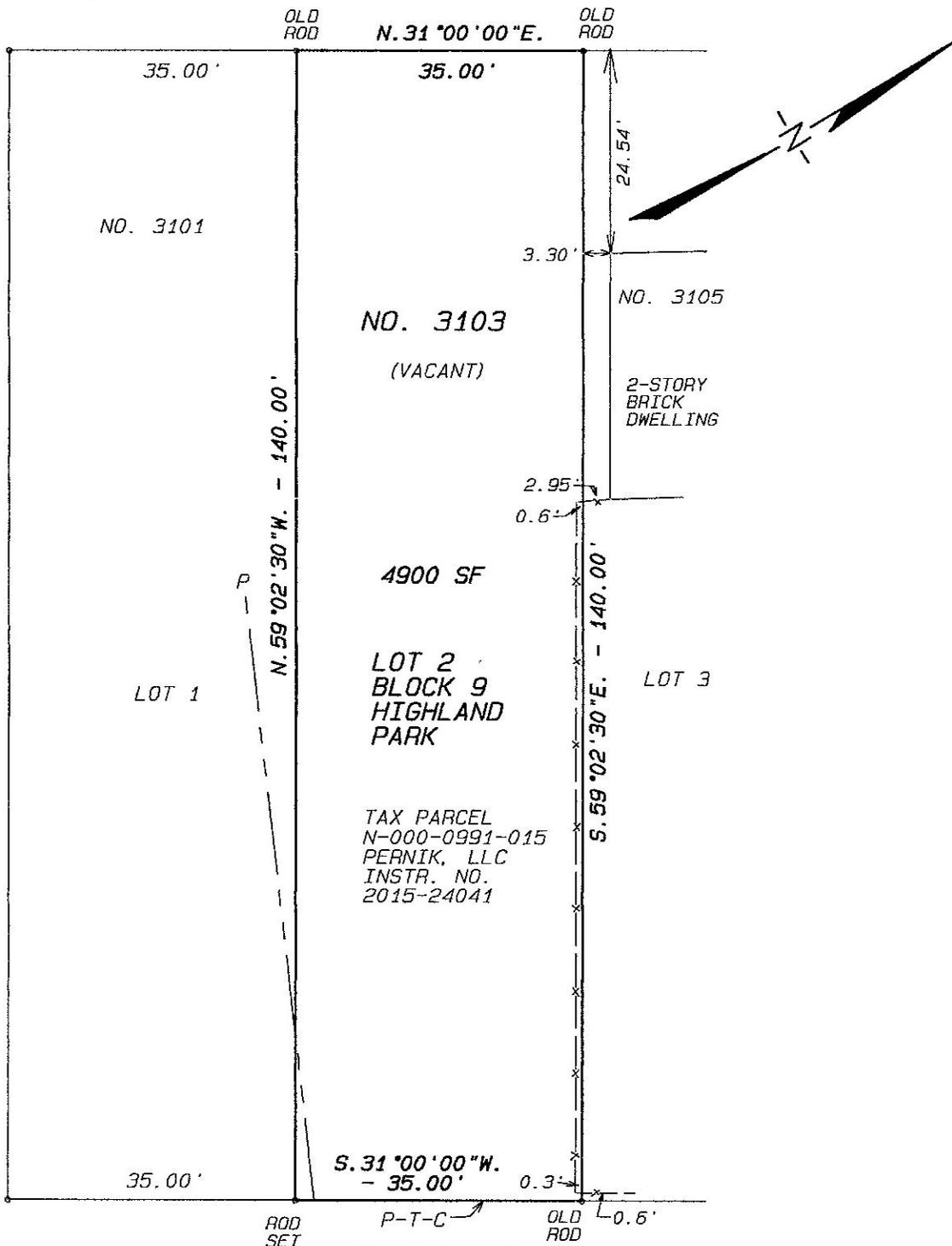
The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

In summary, we are enthusiastically seeking approval for the construction of the proposed two-family detached dwelling. The dwelling has been thoughtfully designed in order to provide appropriate, high-quality, infill residential development. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of quality housing opportunities that are consistent with the development pattern while maintaining a desirable variation in housing style and density in the vicinity. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

# 2ND. AVENUE

FRONT STREET



P= OVERHEAD POWER  
 T= OVERHEAD TELEPHONE  
 C= OVERHEAD CABLEVISION

NOTE:  
 THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

PLAT OF PROPERTY SITUATED ON THE EASTERN LINE OF 2ND. AVENUE AND NORTH OF FRONT STREET CITY OF RICHMOND, VIRGINIA MARCH 28, 2018 SCALE: 1"=20'



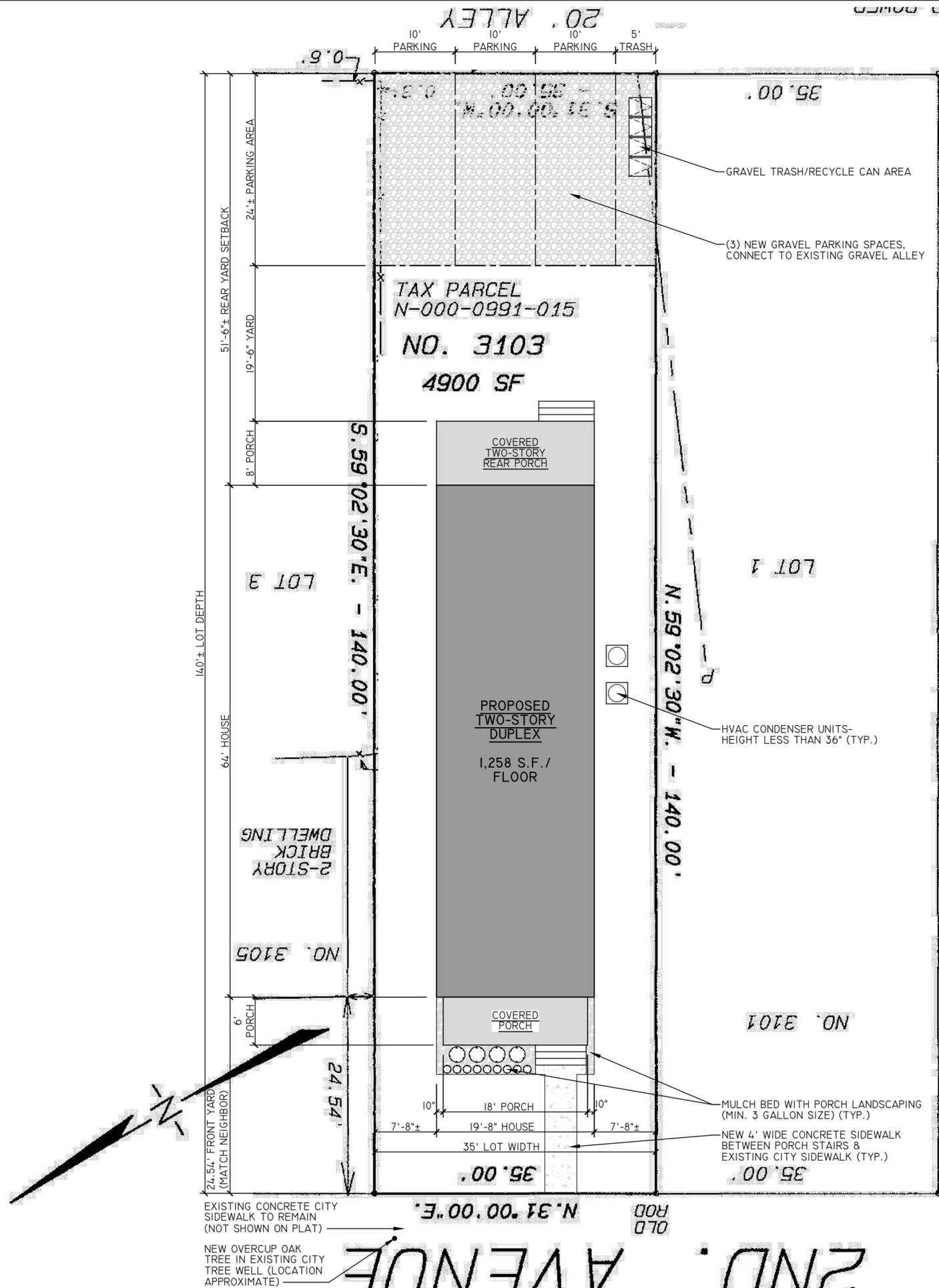
STEVEN B. KENT & ASSOCIATES, P.C.  
 LAND SURVEYORS  
 1521 Brook Road  
 Richmond, VA 23220  
 PH. 804-643-6113

CERTIFICATION

THIS IS TO CERTIFY THAT WE MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON, THAT ALL IMPROVEMENTS AND VISIBLE EASEMENTS ARE SHOWN HEREON, THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES, OR FROM SUBJECT PREMISES, OTHER THAN SHOWN HEREON.

FILE A-991





EXISTING CONCRETE CITY SIDEWALK TO REMAIN (NOT SHOWN ON PLAT)

NEW OVERCUP OAK TREE IN EXISTING CITY TREE WELL (LOCATION APPROXIMATE)

2ND AVENUE

101 ARCHITECTURAL SITE PLAN  
1" = 10'  
PROPOSED CONSTRUCTION OVERLAID ON PLAT BY OTHERS

FRONT STREET

PROJECT CONTACTS:  
DEVELOPER:  
US2BG CONTRACTING, LLC  
CONTACT: GEORGI GEORGIEV  
804-873-9134

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

NEW TWO-FAMILY DETACHED HOUSE  
IN RICHMOND'S NORTH HIGHLAND PARK NEIGHBORHOOD

# 3103 2ND AVENUE HOUSE

3103 2ND AVENUE  
RICHMOND, VIRGINIA 23222

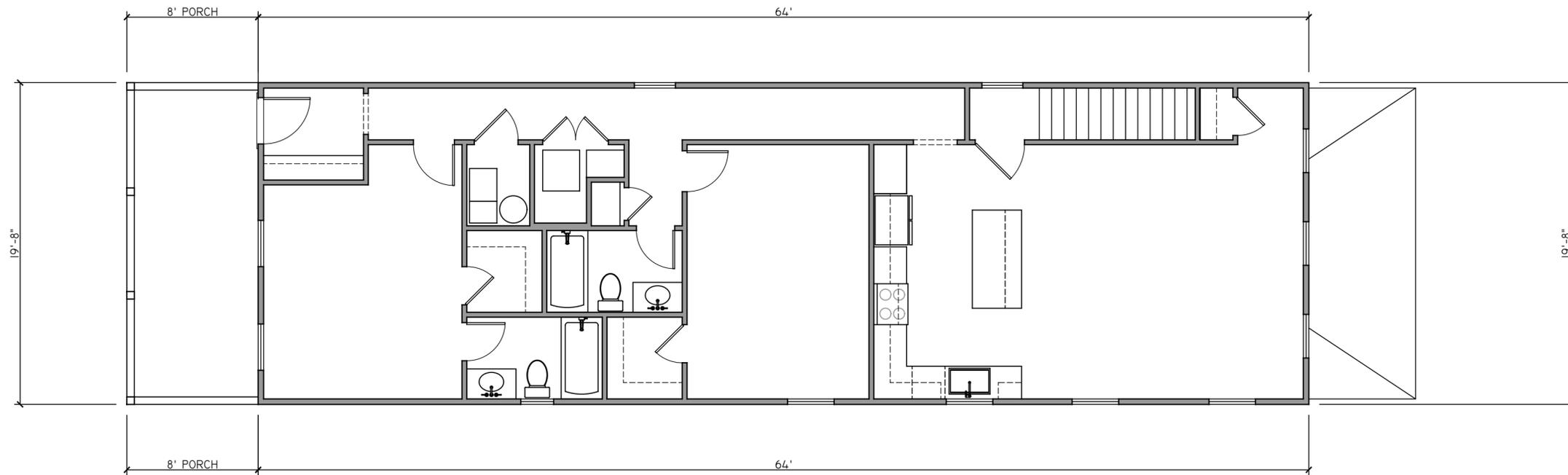
NOT FOR CONSTRUCTION

SET/REVISION:  
S.U.P. REVISION 01-  
TREE ADDED

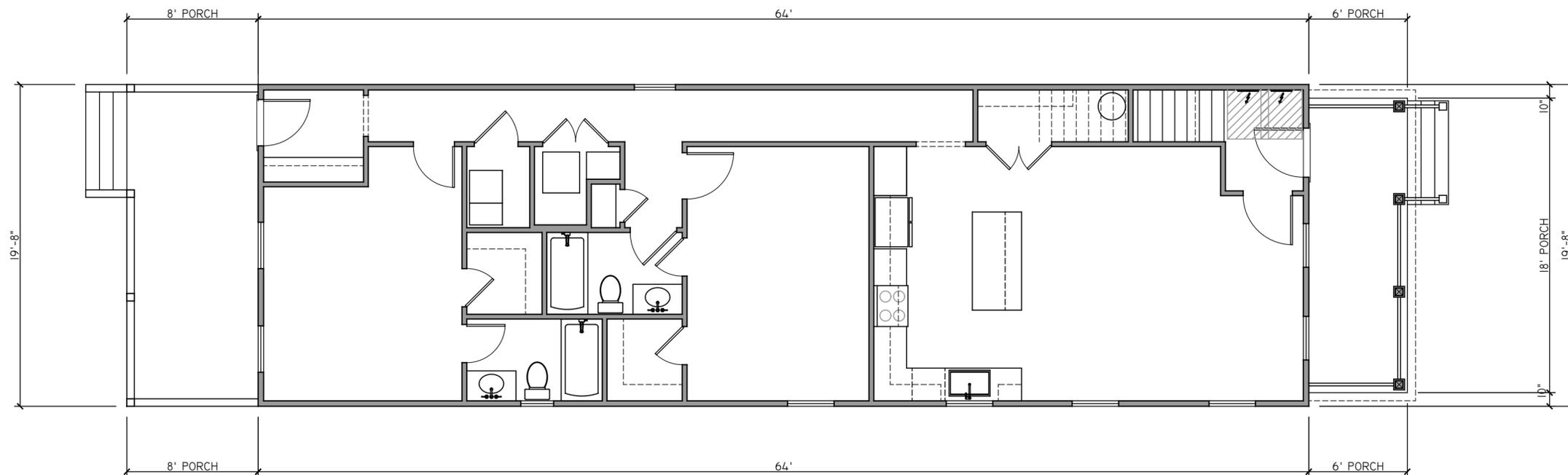
DATE/MARK:  
02.25.2025

ARCHITECTURAL  
SITE PLAN

# C.I.I



02 | 2ND FLOOR PLAN  
1/4" = 1'



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

**PROJECT CONTACTS:**

DEVELOPER:  
US2BG CONTRACTING, LLC  
CONTACT: GEORGI GEORGIEV  
804-873-9134

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

NEW TWO-FAMILY DETACHED HOUSE  
IN RICHMOND'S NORTH HIGHLAND PARK NEIGHBORHOOD  
**3103 2ND AVENUE HOUSE**

3103 2ND AVENUE  
RICHMOND, VIRGINIA 23222

NOT FOR  
CONSTRUCTION

SET/REVISION:  
S.U.P. REVISION 01-  
TREE ADDED  
DATE/MARK:  
02.25.2025

FIRST & SECOND  
FLOOR PLANS

**AI.I**

**EXTERIOR FINISH SCHEDULE**

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	BRICK PIERS	RICHMOND RED
02	PAVED FOUNDATION	THRU-COLOR TAN/GRAY
03	FIBER-CEMENT LAP SIDING	COLOR TBD
04	FRONT GABLES - FIBER-CEMENT SHINGLE SIDING	COLOR TBD
05	COMPOSITE TRIM- SEE WALL SECTION	PAINTED WHITE
06	FIBER-CEMENT SOFFIT	FACTORY WHITE
07	VINYL BEADBOARD PORCH CEILING	NON-VENTED, FACTORY WHITE
08	ENTRY DOOR	PAINTED, COLOR DBD
09	5/4x4 COMPOSITE DOOR/WINDOW TRIM	PAINTED WHITE
10	VINYL WINDOWS - SEE FLOOR PLANS FOR SIZES	PREFINISHED WHITE
11	8" SQUARE DECORATIVE PORCH COLUMN	PAINTED WHITE
12	COMPOSITE STAIRS/TRIM WITH P.T. WOOD DECKING	PAINTED WHITE FRAME
13	STEEL FRONT PORCH RAILING/ HANDRAIL	FACTORY WHITE
14	TREATED WOOD REAR DECK/STAIRS/RAILING	NATURAL TREATED WOOD
15	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
16	ASPHALT SHINGLE ROOF	TBD
17	FRIEZE CROWN MOULDING- SEE WALL SECTION	PROFILE TBD, PAINTED WHITE

**EXTERIOR FINISH NOTES:**

1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS U.N.O.
2. GRADES SHOWN APPROXIMATE. V.I.F.
3. SEE SPECIFICATIONS BY OWNER
4. G.C. VERIFY ALL MATERIAL & COLOR SELECTIONS WITH DEVELOPER PRIOR TO CONSTRUCTION

**PROJECT CONTACTS:**

DEVELOPER:  
US2BG CONTRACTING, LLC  
CONTACT: GEORGI GEORGIEV  
804-873-9134

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

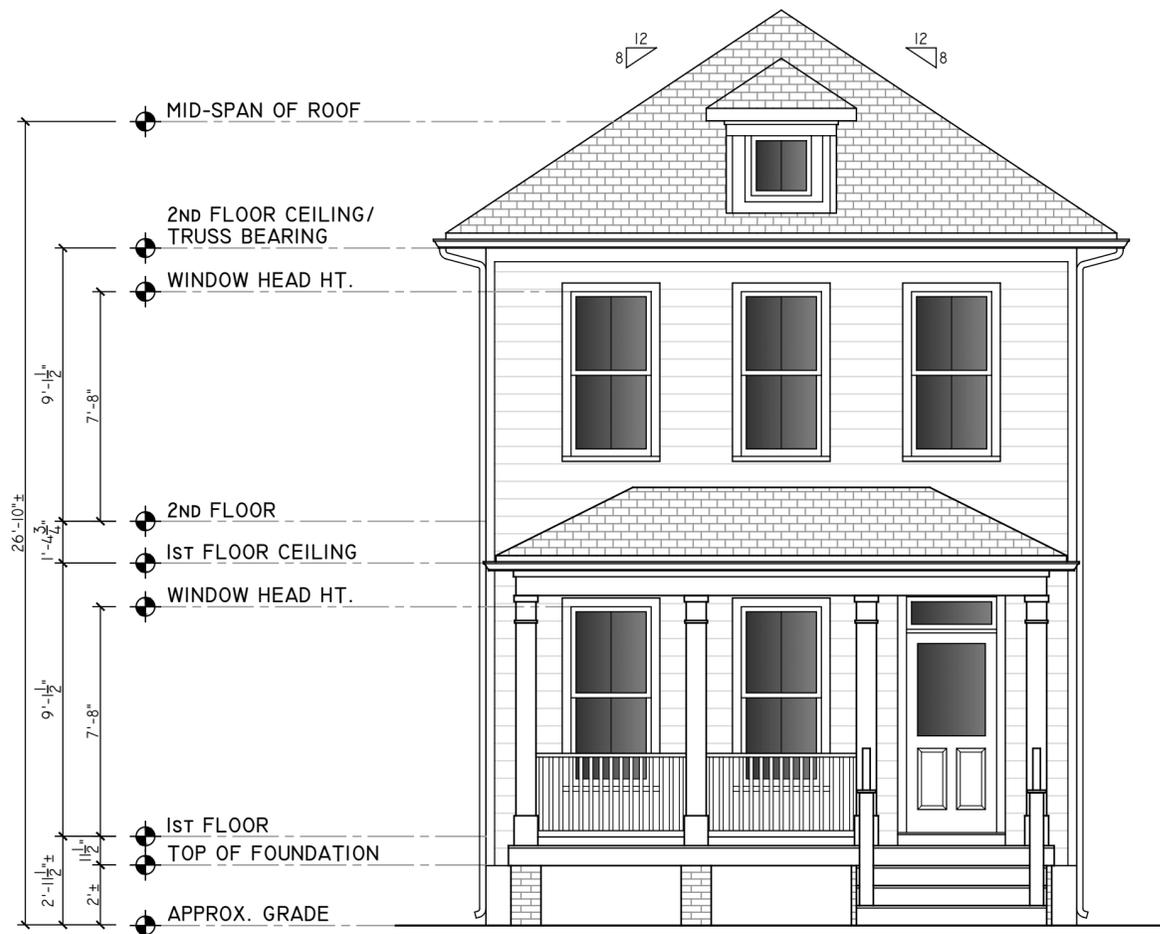
**NEW TWO-FAMILY DETACHED HOUSE**  
 IN RICHMOND'S NORTH HIGHLAND PARK NEIGHBORHOOD  
**3103 2ND AVENUE HOUSE**  
 3103 2ND AVENUE  
 RICHMOND, VIRGINIA 23222

**NOT FOR CONSTRUCTION**

SET/REVISION:  
S.U.P. REVISION 01-  
TREE ADDED  
DATE/MARK:  
02.25.2025

FRONT EXTERIOR  
ELEVATION

**A2.1**



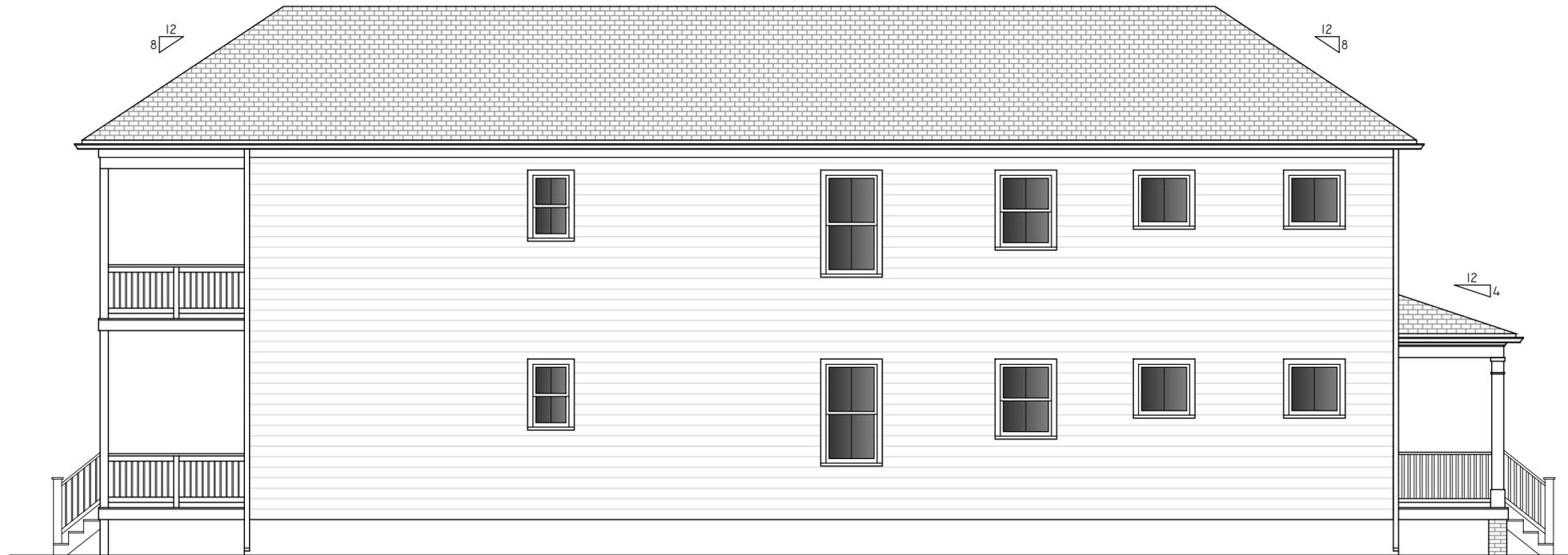
**01 | FRONT ELEVATION**  
1/4" = 1'



**02 | REAR ELEVATION**  
1/4" = 1'



01 | RIGHT SIDE ELEVATION  
3/16" = 1'



02 | LEFT SIDE ELEVATION  
3/16" = 1'

**PROJECT CONTACTS:**

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NEW TWO-FAMILY DETACHED HOUSE  
IN RICHMOND'S NORTH HIGHLAND PARK NEIGHBORHOOD  
**3103 2ND AVENUE HOUSE**

3103 2ND AVENUE  
RICHMOND, VIRGINIA 23222

NOT FOR  
CONSTRUCTION

SET/REVISION:  
S.U.P. REVISION 01-  
TREE ADDED

DATE/MARK:  
02.25.2025

LEFT & RIGHT SIDE  
EXTERIOR ELEVATIONS

**A2.2**