

INTRODUCED: September 13, 2021

AN ORDINANCE No. 2021-260

To authorize the special use of the property known as 604 South Belmont Avenue for the purpose of up to four single-family detached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 11 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 604 South Belmont Avenue, which is situated in a R-4 Single-Family Residential District, desires to use such property for the purpose of up to four single-family detached dwellings, which use, among other things, is not currently allowed by sections 30-408.4, concerning lot area and width, 30-408.5(1), concerning front yards, 30-408.5(2), concerning side yards, 30-408.6, concerning lot coverage, and 30-630.1, concerning required yards on lots having more than one street frontage, 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: OCT 11 2021 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 604 South Belmont Avenue and identified as Tax Parcel No. W000-1444/029 in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing One Parcel of Land to Be Combined with Parcel #W0001444029 in the City of Richmond, Virginia,” prepared by an Jolliffe & Associates, Inc., and dated April 10, 2007, 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 four single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “House 1, 2 and 3 Concepts, Reuger Street, Richmond, Virginia 23221” prepared by Progressive Concepts Architects / Builders, Inc., dated February 16, 2021, and last revised April 2, 2021, 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 up to four single-family detached dwellings, substantially as shown on the Plans.

(b) No fewer than one off-street parking space per dwelling unit shall be provided for the Special Use.

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

(d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans. Building siding materials shall consist of brick or cementitious siding.

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

(f) A walkway shall be provided for each dwelling from the front entrance of the dwelling to the sidewalk.

(g) Prior to the issuance of any certificate of occupancy for the newly constructed single-family dwellings of the Special Use, the subdivision of up to four residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

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

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

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

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

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

(e) The Owner shall make improvements within the right-of-way, including the installation of new sidewalks along Reuger Street and South Belmont Avenue, an Americans with Disabilities Act ramp at the corner of Reuger Street and South Belmont Avenue, and four new street trees, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

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

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

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

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

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

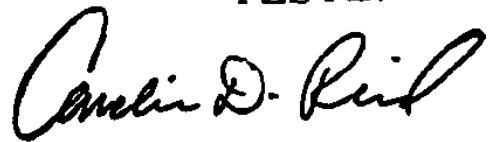
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute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

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

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

**A TRUE COPY:
TESTE:**

A handwritten signature in black ink, appearing to read "Carolin D. Reed". The signature is written in a cursive, flowing style.

City Clerk

City of Richmond

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

Item Request File Number: PRE.2021.687

O & R Request

DATE: August 12, 2021

EDITION: 1

TO: The Honorable Members of City Council

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



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



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



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



RE: To authorize the special use of the property known 604 South Belmont Avenue for the
purpose of up to 4 single-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known 604 South Belmont Avenue for the purpose
of up to 4 single-family detached dwellings, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit to authorize the use of an existing
single-family dwelling and the construction of three additional single-family detached dwellings within an
R-4 Single Family Residential District. The proposed development would create four new lots which, among
other things, are not permitted by Sections 30-408.4, 30-408.5(1), 30-408.5(2), 30-630.1, and 30-408.6
regarding Lot area and width, Front yards, Side yards, Street frontage, and Lot coverage, respectively, of the
Code of the City of Richmond (2020), as amended; A Special Use Permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning
Ordinance, the City Planning Commission will review this request and make a recommendation to City
Council. This item will be scheduled for consideration by the Commission at its October 4, 2021, meeting.

BACKGROUND: The property is located in the Carillon neighborhood at the corner of South Belmont Avenue and Rueger Street. The property is currently a 22,825 sq. ft. (.524 acre) parcel of land and is improved with a 1,592 sq. ft., two-story dwelling constructed in 1937.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential which is defined as neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." (p. 54) 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-4 Single Family Residential. All adjacent properties are located within the same R-4 Residential Zone. The area is primarily single-family residential, with some institutional present in the vicinity.

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

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

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 13, 2021

CITY COUNCIL PUBLIC HEARING DATE: October 11, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: Planning Commission
October 4, 2021

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

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



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

Project Name/Location

Property Address: 604 S Belmont Avenue Date: 2/19/2021
Tax Map #: W0001444029 Fee: \$300
Total area of affected site in acres: 0.524

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

Zoning

Current Zoning: R-4

Existing Use: One (1) single-family detached dwelling

Proposed Use

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

Retain existing dwelling and construction of three (3) new single-family detached dwellings fronting Rueger Street.
Existing Use: One (1) single-family detached dwelling

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: Case No. 12-06, Case No. 02-07

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources
Mailing Address: 1519 Summit Ave., Suite 102
City: Richmond State: VA Zip Code: 23230
Telephone: (804) 874-6275 Fax: ()
Email: markbaker@bakerdevelopmentresources.com

Property Owner: Lavoris Sutherlin

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

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 1 Early Drive
City: Portsmouth State: VA Zip Code: 23701
Telephone: (757) 513-5098 Fax: ()
Email: l.sutherlin@verizon.net

Property Owner Signature:

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

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

APPLICANT'S REPORT

February 19, 2021

*Special Use Permit Request
604 S Belmont Avenue, Richmond, Virginia
Map Reference Number: W000-1444/029*

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 1519 Summit Ave, Suite 102 Richmond, Virginia 23230

Introduction

The property owner is requesting a special use permit (“the SUP”) for 604 S Belmont Avenue (the “Property”). The SUP would authorize the creation of three new lots and the construction of three single-family detached dwellings on a vacant portion of the Property. As proposed, some of the features do not conform to the underlying R-4 Single Family Residential District zoning requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the west side of S Belmont Avenue between Maplewood Avenue and Rueger Street. The Property is referenced by the City Assessor as tax parcel W000-1444/029. The Property is irregularly shaped with roughly 152 feet of frontage along S Belmont Avenue and roughly 143 feet of frontage along Rueger Street and contains approximately 22,825 square feet of lot area. The Property is currently improved by a two-story, brick single-family dwelling that generally occupies the northern portion of the lot and was constructed circa 1937. The lot is exceptionally large for the area, with the southern portion of the lot along Rueger Street being unimproved. Access is currently provided to the existing dwelling by a curb-cut along S Belmont Avenue at the northern end of the property near the Powhite Parkway off ramp.



A variety of uses and residential densities are present in the vicinity. The properties across Rueger Street and further south along S Belmont Avenue are developed with one- and two-story single-family detached dwellings. To the northeast, dwellings along Maplewood Avenue and S Sheppard

Street are a mixture of traditional one-story, single-family detached homes and two-story attached and detached dwellings of a more urban, row-house design. Adjacent to the Property to the east across S Belmont Avenue is the John B. Cary Elementary School. Located within a sunken grade to the north and west of the Property is the Powhite Parkway (VA146).

EXISTING ZONING

The Property is zoned R-4 Single-Family Residential, which permits the proposed single-family detached dwelling use. The surrounding properties to the south, east, and west are also zoned R-4. Properties to the north across Maplewood Avenue are zoned R-5 Single-Family Residential. Properties further east along S Sheppard Street are zoned R-6 Single-Family Attached Residential. The R-4 requires a lot area of not less than 7,500 square feet and a lot width of not less than 60 feet for single-family detached dwellings. At 22,850 square feet of lot area, the Property is large enough to accommodate the creation of two new lots and the construction of two new dwellings.

Due to the historic lot pattern in the area, existing single-family dwellings are typically nonconforming with regard to some combination of lot area, lot width and yard requirements. Dividing the Property as proposed in order to permit the construction of three dwellings would be consistent with this development pattern. However, as the proposed development does not meet R-4 lot area and lot width requirements, a special use permit is required.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan recommends "Residential" for the Property. The primary development style described in the Master plan for this designation consists of "houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings." There are also a variety of general housing goals contained in the Master Plan High-Quality Places chapter that are applicable to the request. These goals include, among other things;

- Ensure that building materials are durable, sustainable, and create a lasting addition to the built environment, and provide maximum adaptability for environmental change, change of use, and efficiency.
- Allow and encourage a variety of architectural styles.
- Strengthen the streetscape connections by installing pedestrian infrastructure such as sidewalks, crosswalks, pathway, and trails where such infrastructure is missing.

Proposal

PROJECT SUMMARY

The request would permit the division of the Property, which is large for the area, into four lots in order to permit the construction of three single-family detached dwellings. Three new lots would have frontages on Rueger Street and would be developed with single-family detached dwellings. The existing single-family dwelling would be retained on the fourth lot, which would be oriented toward South Belmont Avenue.

PURPOSE OF REQUEST

The Property consists of a single lot of record that is larger than the typical size for the vicinity. The Property has a lot width of approximately 143 feet along Rueger Street. The northern portion of the Property contains a two-story dwelling, which fronts S Belmont Avenue. The Property is large enough to accommodate two additional lots and two new dwellings by-right. The applicant is requesting the SUP in order to permit the construction of three single-family detached dwellings on the unimproved southern side of the Property fronting Rueger Street.

The applicant is proposing three new lots along Rueger Street, each with approximately 43.8 feet of frontage. From west to east the lots will contain 3,998, 4,126 and 4,186 square feet of lot area respectively. While the proposed lots are consistent with the overall development pattern in the vicinity the R-4 district lot width and area requirements are not met. In addition, interior side yard requirements of 6 feet for lots one and three would not be met as 5 feet is proposed. Finally, front yard requirements along Rueger and South Belmont are not met; 25 feet is required and 15 feet and 10 feet, respectively, are proposed. Therefore, a SUP is required in order to permit the proposed development.

The single-family detached dwellings would be two stories in height with a full-width front porch. The dwelling would contain approximately 2,520 square feet of floor area and consist of four bedrooms and 2 ½ baths in a spacious and modern floor plan with open living areas and a master suite with en suite bath. A walk-up attic with dormer is proposed which could be improved as additional living space in the form of a bonus room. The dwellings were thoughtfully designed in order to be consistent in character with the existing dwelling on the Property. To ensure quality and consistency with other dwelling the vicinity, the exterior will consist of brick front façades with the remainder of the dwelling clad in cementitious siding. Two elevations are proposed with varied porch and dormer details in order to allow for some variation in style between the three new dwellings.

Parking would be located on-site at the rear of the dwellings and would be served by a one-way private alley. The current curb-cut along S Belmont Avenue, which provides access to the existing dwelling on the Property, will be closed to create a more pedestrian friendly block face.

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 SUP 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 SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and off-street parking spaces for the three dwelling units will create no congestion on streets, roads, alleys or any other public right of way while the removal of the existing curb cut along S Belmont Avenue will eliminate the potential for vehicular conflict in close proximity to the Powwhite Parkway exit.

- ***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 SUP will not tend to over crowd the land or create an undue concentration of population.

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

The proposed SUP would not adversely affect the above referenced City services.

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

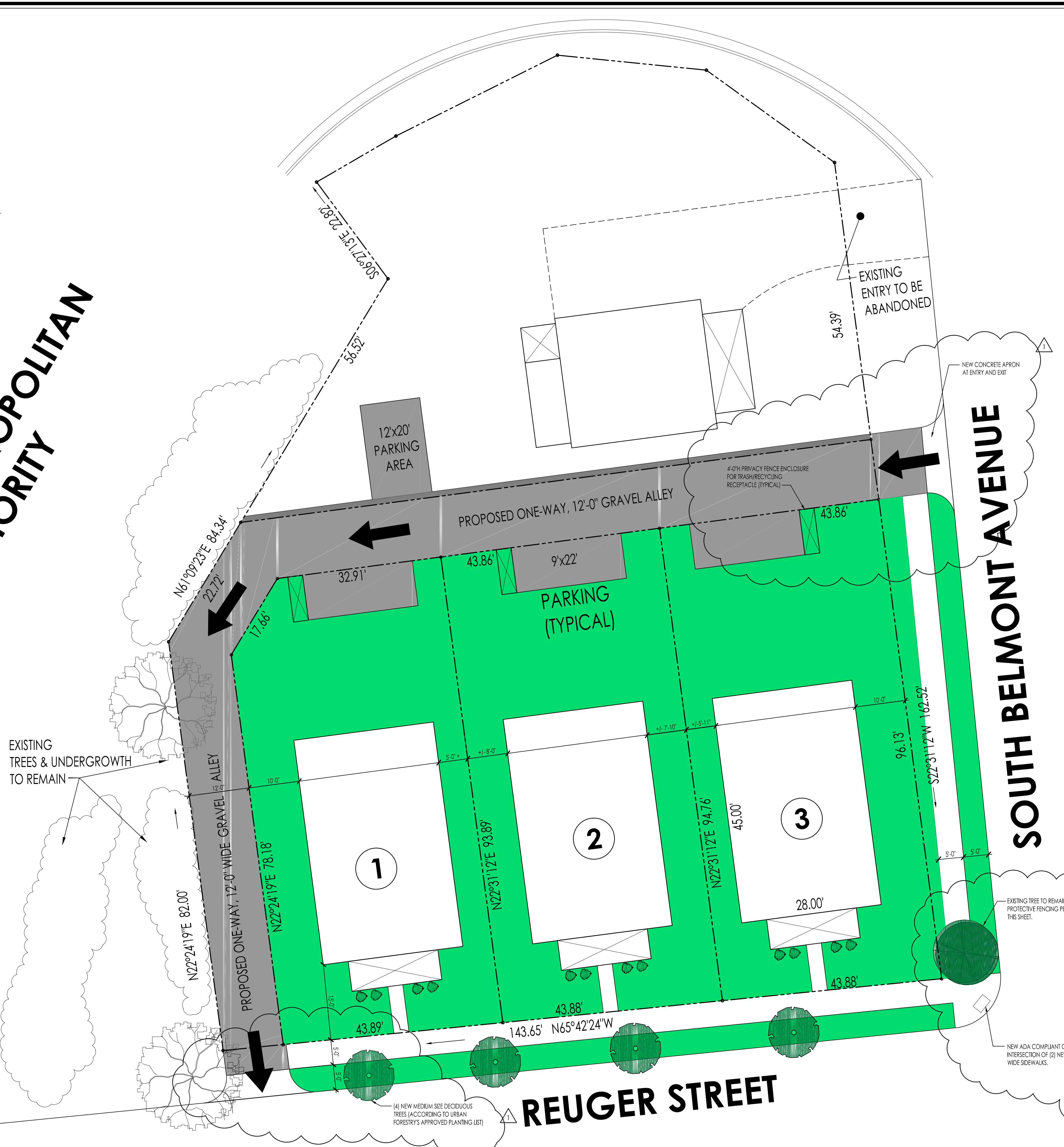
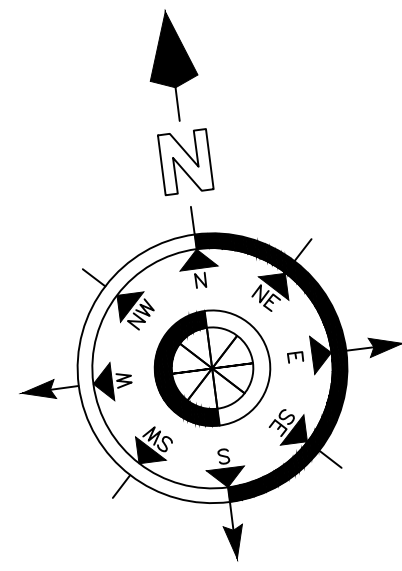
The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

The applicant is enthusiastically seeking approval for the construction of three high quality, single-family dwellings on the Property. This proposal represents an ideal, small-scale urban infill development for this location. In exchange for the ability to build one additional new dwelling, the

quality assurances conditioned through the SUP would guarantee the construction of a higher quality dwelling than might otherwise be developed by-right on the Property. This would contribute to the overall vibrancy of the block through the provision of an appropriate urban form and compatible architectural design that is consistent with the historic development pattern of the Property and surrounding neighborhood.

RICHMOND METROPOLITAN AUTHORITY



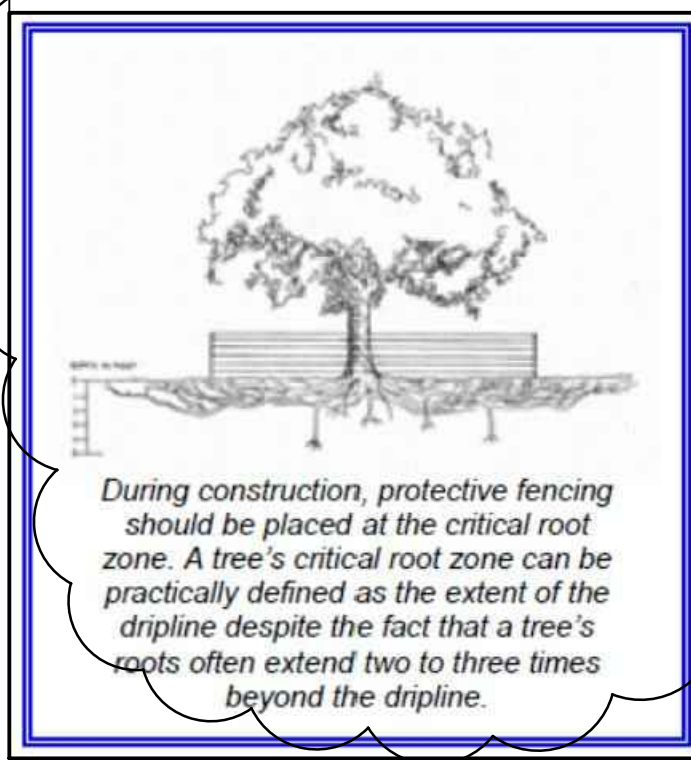
EXISTING TREES & UNDERGROWTH TO REMAIN

EXISTING ENTRY TO BE ABANDONED

NEW CONCRETE APRON AT ENTRY AND EXIT

SOUTH BELMONT AVENUE

REUGER STREET

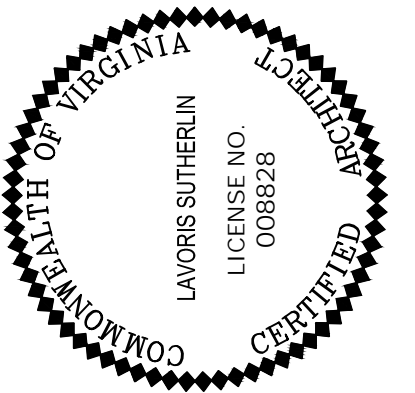
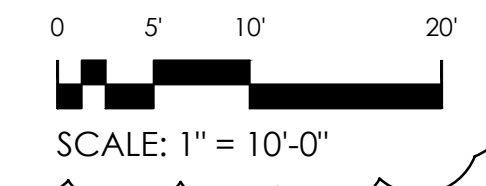


During construction, protective fencing should be placed at the critical root zone. A tree's critical root zone can be practically defined as the extent of the dripline despite the fact that a tree's roots often extend two to three times beyond the dripline.

(4) NEW MEDIUM SIZE DECIDUOUS TREES (ACCORDING TO URBAN FORESTRY'S APPROVED PLANTING LIST)

EXISTING TREE TO REMAIN. PROVIDE PROTECTIVE FENCING PER EXAMPLE, THIS SHEET.

NEW ADA COMPLIANT CURB AT INTERSECTION OF (2) NEW 5'-0" WIDE SIDEWALKS.



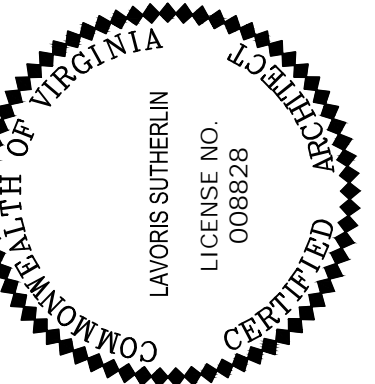
HOUSE 1, 2 AND 3 CONCEPTS
REUGER STREET
RICHMOND, VIRGINIA 23221

Revision	FOR REVIEW	DATE
02-16-2021		
04-02-2021		

PROGRESSIVE CONCEPTS ARCHITECTS / BUILDERS, INC.
1 EARLY DRIVE
PORTSMOUTH, VA 23701
Phone: 757.466.8822 Fax: 757.466.8177

PROPOSED LOT DEVELOPMENT



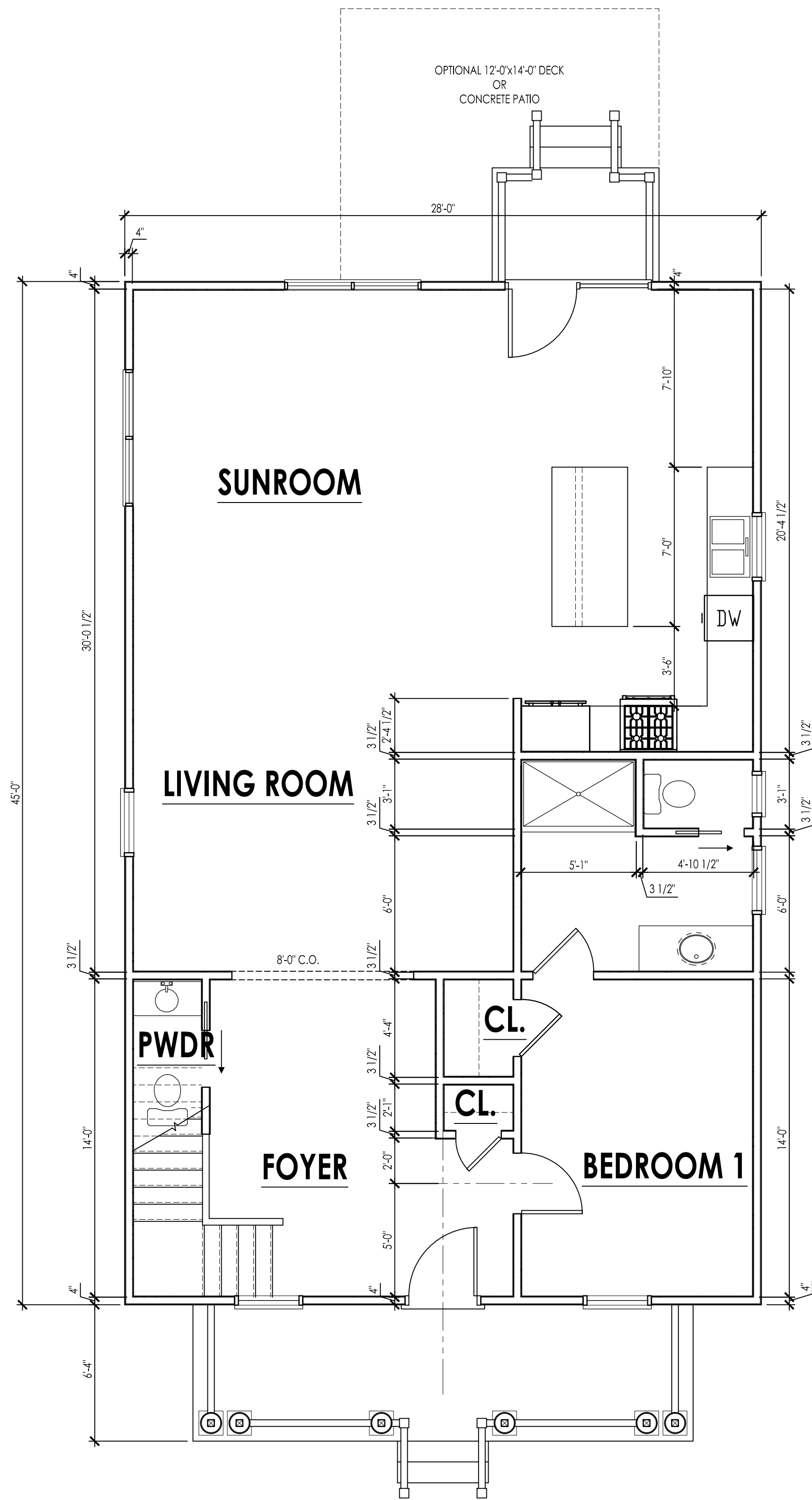


HOUSE 1, 2 AND 3 CONCEPTS
REUGER STREET
RICHMOND, VIRGINIA 23221

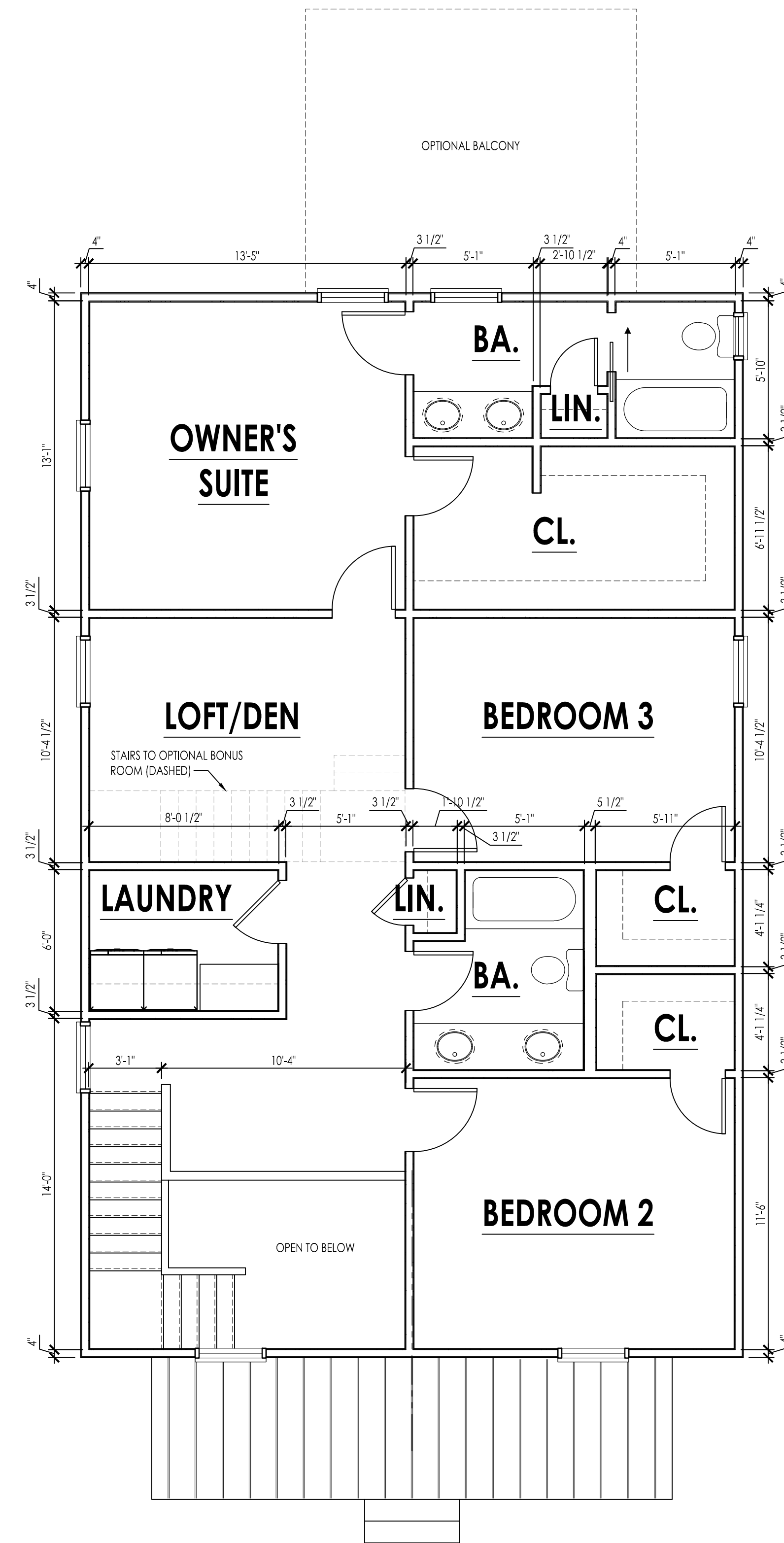
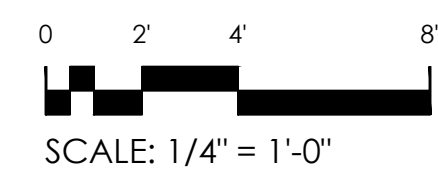
Revisions:
FOR REVIEW 02-16-2021

PROGRESSIVE CONCEPTS
ARCHITECTS / BUILDERS, INC.
1 EARLY DRIVE
PORTSMOUTH, VA 23701
Phone: 757.466.8822 Fax: 757.466.8177

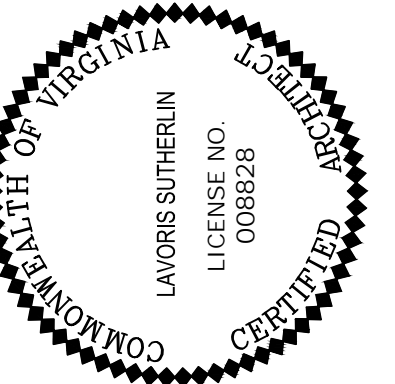
PROPOSED FIRST
AND
SECOND FLOOR PLANS



PROPOSED FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



HOUSE 1, 2 AND 3 CONCEPTS
 REUGER STREET
 RICHMOND, VIRGINIA 23221

FOR REVIEW	02-16-2021
REVISION 1	04-02-2021

PROGRESSIVE CONCEPTS
 ARCHITECTS / BUILDERS, INC.

1 EARLY DRIVE
 PORTSMOUTH, VA 23701
 Phone: 757.466.8822 Fax: 757.466.8177

PROPOSED ELEVATIONS

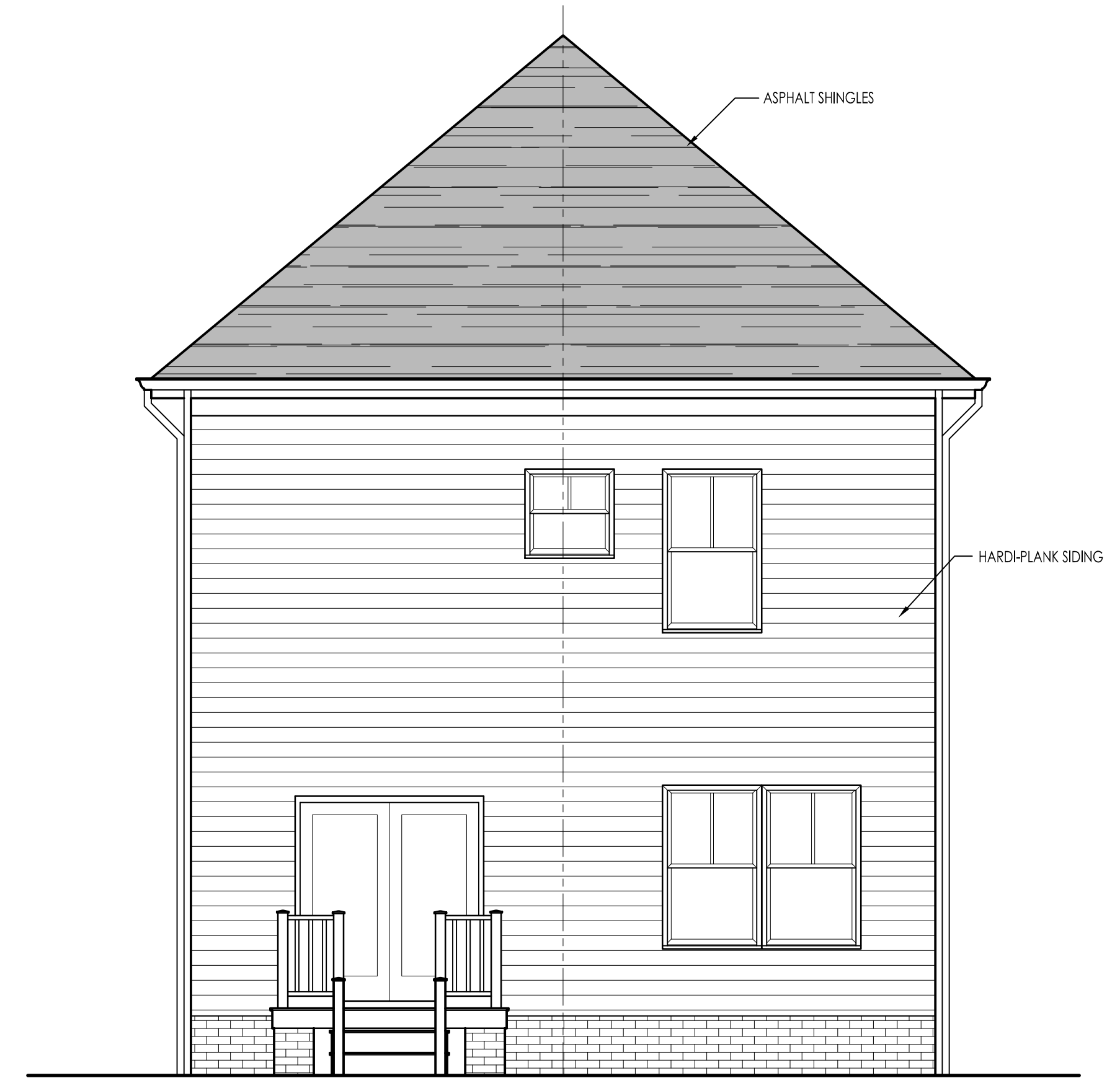
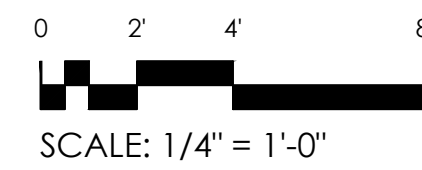
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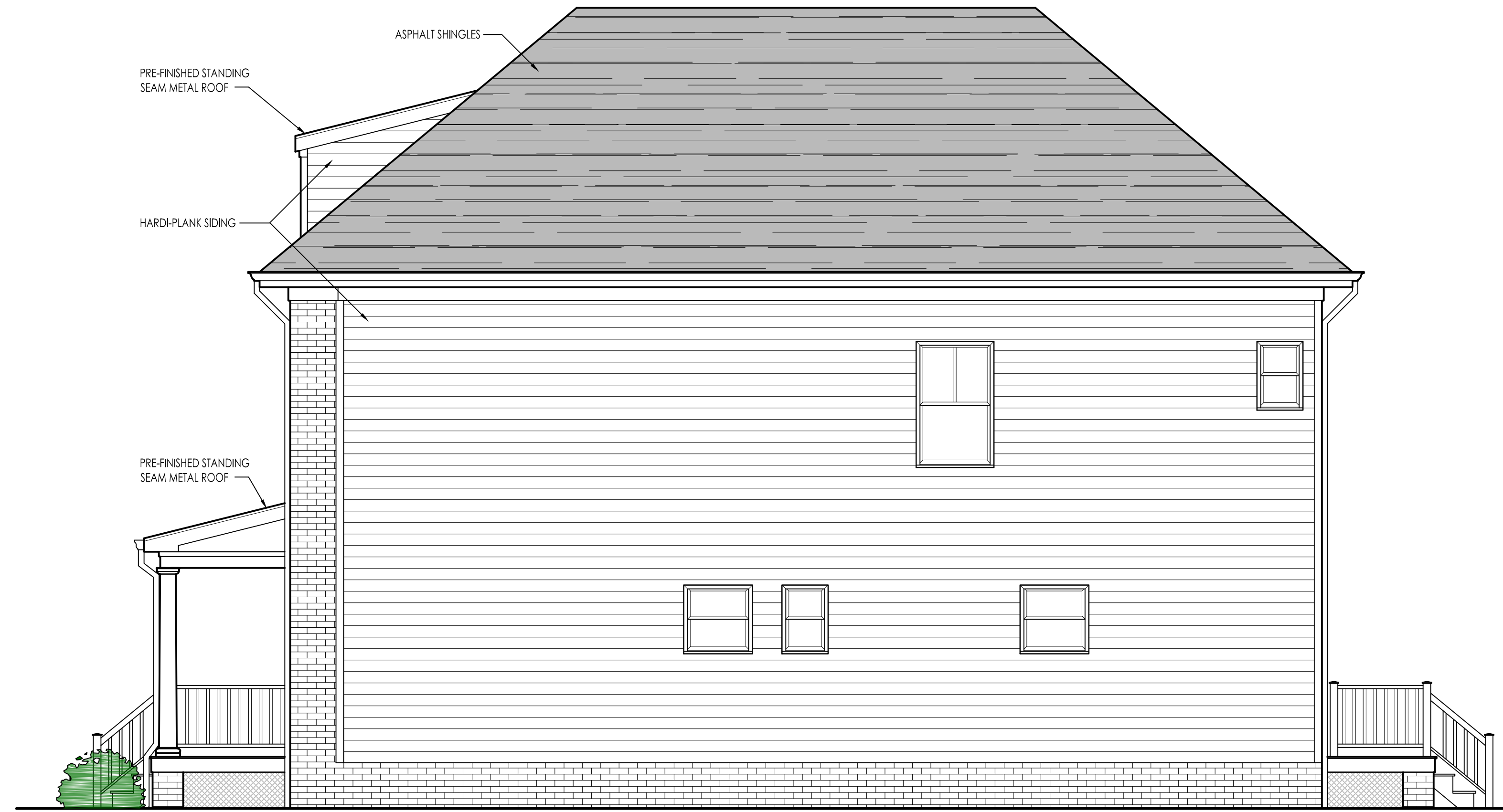
PROPOSED FRONT ELEVATION



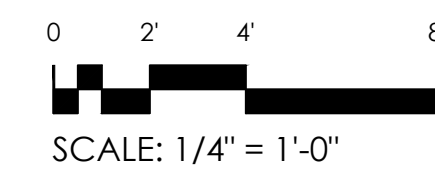
PROPOSED ALTERNATE FRONT ELEVATION



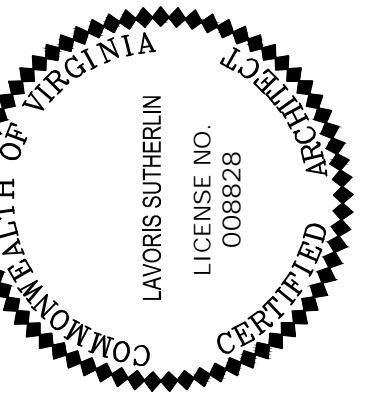
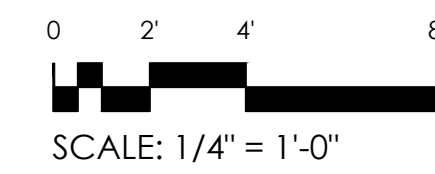
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



HOUSE 1, 2 AND 3 CONCEPTS
 REUGER STREET
 RICHMOND, VIRGINIA 23221

Revisions:	02-16-2021
FOR REVIEW	

PROGRESSIVE CONCEPTS
 ARCHITECTS / BUILDERS, INC.
 1 EARLY DRIVE
 PORTSMOUTH, VA 23701
 Phone: 757.466.8822 Fax: 757.466.8177

PROPOSED ELEVATIONS



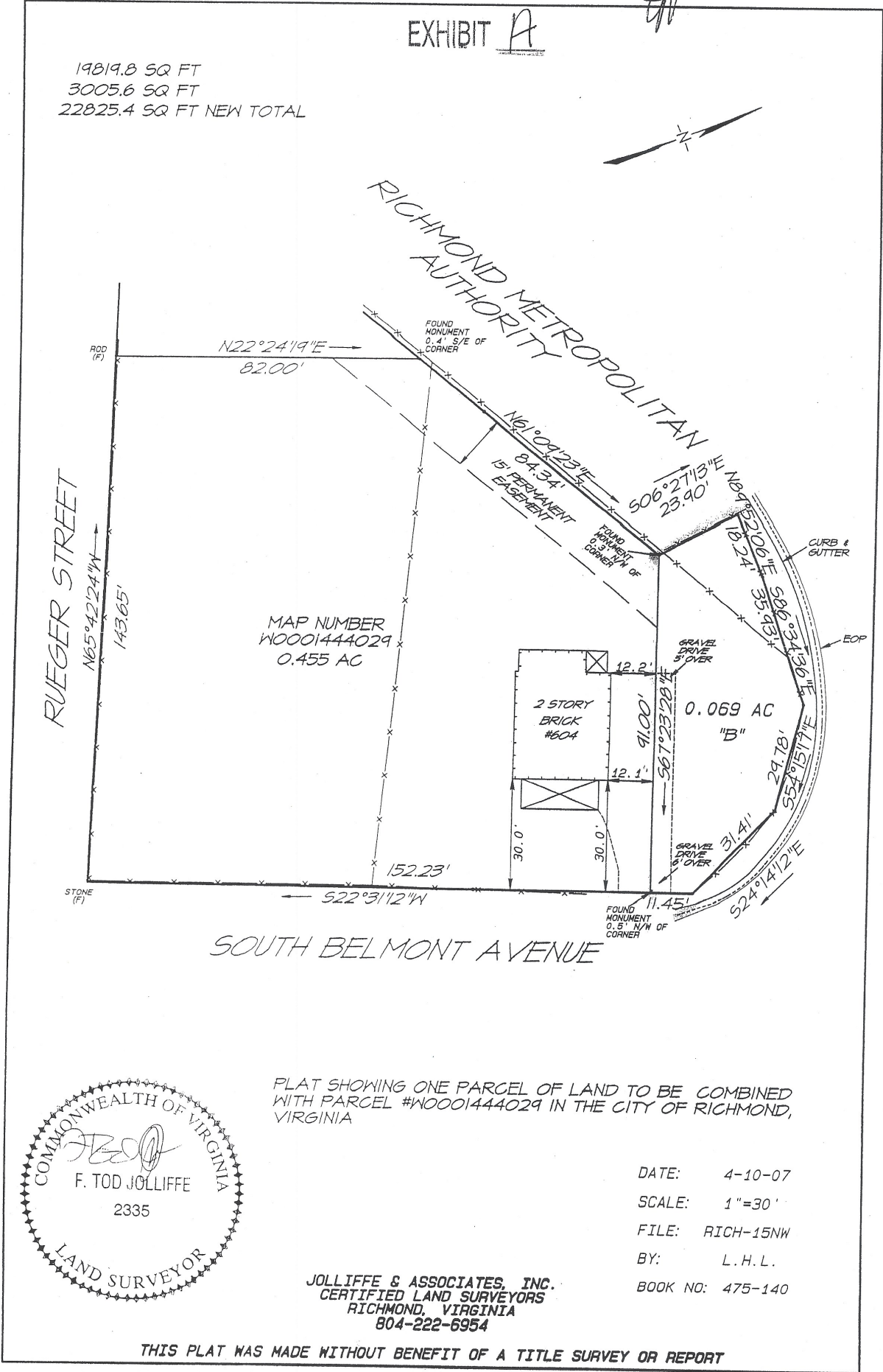
This is to certify that on 4-10-07 Jolliffe & Associates, Inc. made a field survey of the premises shown hereon; that to the best of my knowledge and belief all improvements and visible evidence of easement are shown hereon, that there are no encroachments by improvements either from adjoining premises, or from subject premises other than as shown hereon. According to the current respective National Flood Insurance Program rate map, this house is located within zone C.

House is Old.

By [Signature]

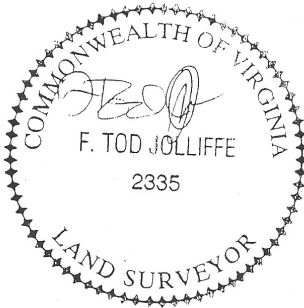
EXHIBIT A

19819.8 SQ FT
 3005.6 SQ FT
 22825.4 SQ FT NEW TOTAL



SOUTH BELMONT AVENUE

PLAT SHOWING ONE PARCEL OF LAND TO BE COMBINED WITH PARCEL #W0001444029 IN THE CITY OF RICHMOND, VIRGINIA



DATE: 4-10-07
 SCALE: 1"=30'
 FILE: RICH-15NW
 BY: L.H.L.
 BOOK NO: 475-140

JOLLIFFE & ASSOCIATES, INC.
 CERTIFIED LAND SURVEYORS
 RICHMOND, VIRGINIA
 804-222-6954

THIS PLAT WAS MADE WITHOUT BENEFIT OF A TITLE SURVEY OR REPORT