

INTRODUCED: February 27, 2023

AN ORDINANCE No. 2023-063

To authorize the special use of the property known as 707 North 31st Street for the purpose of four single-family attached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 27 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 707 North 31st Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of four single-family attached dwellings, which use, among other things, is not currently allowed by sections 30-412.4, concerning lot area and width, density, and unit width, 30-412.5, concerning yards, 30-412.6, concerning lot coverage, and 30-710.1(2), concerning the number of spaces required for particular 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 safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 27 2023 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 707 North 31st Street and identified as Tax Parcel No. E000-0726/054 in the 2023 records of the City Assessor, being more particularly shown on a plat entitled “Map Showing the Improvements on Lot 1, Block ‘A’, Section 4, ‘East Payne Square’ in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated July 27, 2022, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of four single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “707 N. 31st St. – S.U.P., 707 N. 31st Street, Richmond, Virginia 23223,” prepared by Chris Wolf Architecture, PLLC, and dated September 14, 2022, 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 four single-family attached dwellings, substantially as shown on the Plans.

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

compliance with the elevations on sheet A.21 and sheet B.21 of the Plans, either or both, provided different siding colors are used for each dwelling unit.

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

(d) 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 public right-of-way.

(e) Prior to the issuance of any building permit the Special Use, the establishment of up to four residential lots on the Property, substantially as shown on the plat entitled “Map Showing the Improvements on Lot 1, Block ‘A’, Section 4, ‘East Payne Square’ in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated July 27, 2022, a copy of which is attached to and made a part of this ordinance, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

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

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

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

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

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

(e) The Owner shall make improvements within the right-of-way, including the installation of three 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.

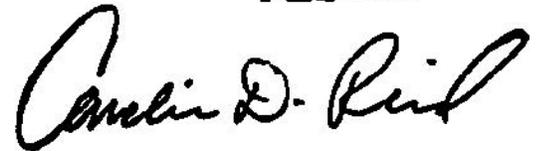
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute 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. Reif". The signature is written in a cursive style with a large initial 'C'.

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.2022.0559

O & R Request

DATE: January 30, 2023

EDITION: 1

TO: The Honorable Members of City Council

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



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



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



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



RE: To authorize the special use of the property known as 707 North 31st Street for the purpose
of four single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 707 North 31st Street for the purpose of
four single-family attached dwellings, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit which would allow for the construction of
four single-family attached dwellings within an R-6 Single Family Attached Residential District. While
single-family attached dwellings are a permitted use within the R-6, the proposed does not meet current
requirements for density, lot area, front yards, lot coverage, and off-street parking. A Special Use Permit is
therefore required.

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

BACKGROUND: The property is located in the Church Hill North neighborhood on 31st Street, between
M and N Streets. The property is currently an improved 7,040 sq. ft. (.16 acre) parcel of land with a
one-story, 1088 sq. ft. dwelling constructed, per tax assessment records, in 1981. The application is for two
pairs of single-family attached dwellings.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use. This designation is defined as a "Existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

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

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

The current zoning for this property is R-6 Single Family Attached Residential District. The surrounding land uses include primarily residential with some institutional and commercial uses nearby. The density of the proposed is approximately 4 units per .16 acres or 25 units per acre.

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

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

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: February 27, 2023

CITY COUNCIL PUBLIC HEARING DATE: March 27, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
March 20, 2023

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: 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: 707 N 31st Street Date: Sept. 13, 2022
 Tax Map #: E0000726054 Fee: \$300
 Total area of affected site in acres: 0.162

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

Zoning

Current Zoning: R-6

Existing Use: Single-Family Residential

Proposed Use

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

New construction of four (4) single-family attached dwellings configures as two pairs
 Existing Use: Single-Family Residential

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources
 Mailing Address: 530 E Main Street, Suite 730
 City: Richmond State: VA Zip Code: 23219
 Telephone: (804) 874-6275 Fax: ()
 Email: markbaker@bakerdevelopmentresources.com

Property Owner: C AND M PROPERTIES RICHMOND LLC

If Business Entity, name and title of authorized signee: Matt Jarreau, Managing Member

(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: ~~707 N 31ST ST~~ 611 N 26th St
 City: RICHMOND State: VA Zip Code: 23223
 Telephone: (804) 306-9019 Fax: ()
 Email: MattJ@HTRSI.com

Property Owner Signature: Matt Jarreau 09/13/22

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

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

APPLICANT'S REPORT

September 12th, 2022

*Special Use Permit Request
707 N 31st Street, Richmond, Virginia
Map Reference Number: E000-0726/054*

| | |
|---------------|---|
| 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 730 Richmond, Virginia 23219 |

Introduction

The property owner is requesting a special use permit (the "SUP") for 707 N 31st Street (the "Property"). The SUP would authorize the construction of four (4) single-family attached dwellings configured as two pairs, some of the features of which do not conform to the underlying R-6 Single-Family Attached Residential district zoning requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southeast corner of the intersection of N 31st and N Streets. The Property is referenced by the City Assessor as tax parcel E000-0726/054, is approximately 80 feet wide by 88 feet deep and contains approximately 7,040 square feet of lot area. The Property is currently improved with a small single-family dwelling, constructed in 1981. Due to the configuration of lots in the block, no alley access is provided for the Property.



Figure 1: Existing lot pattern

The properties in the area contain a range of dwellings. Immediately to the south lie primarily single-family dwellings while to the north, east, and west lie a wide range of properties and uses. Nearby properties contain, two-family residential, institutional, public open-space, and

commercial uses. To the north, across N Street lies the 31st Street Baptist Church while the southeast corner of the block is occupied by an office use. Immediately to the rear of the Property lies a 14-unit apartment complex.

EXISTING ZONING

The Property and those in the vicinity are zoned R-6 Single-Family Attached Residential. To the northeast, across O and N 31st Streets, lies a R-48 Multifamily Residential District. To the south, across M Street lies a R-63 Multifamily Urban Residential District. Properties located nearby, at the intersection of M and N 31st and N and 32nd, located within the R-6 District, have recently been approved for SUPs to authorize the construction of new, attached dwellings.

TRANSPORTATION

Located 0.1 miles from the Property, less than a five-minute walk, is the 31st and O Street bus stop which serves the 12 bus line which runs every 30 minutes and connects with the Pulse BRT providing connectivity throughout the City. The Property is also located less than a half mile from the 13 and 56 bus lines which run every thirty minutes.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. This land use category is described as "existing or new highly-walkable urban neighborhoods that are predominantly residential." 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. Single-family dwellings are a primary use in the Neighborhood Mixed-Use designations which also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are the contemplated primary 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 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 159 (Thriving Environment Chapter) Objective 15.1 to "Reduce air pollution related to transportation."

- a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of four single-family attached dwellings, configured as two pairs, on the Property.

PURPOSE OF REQUEST

The subject Property is a single legal lot of record, has a lot width of roughly 80 feet along N 31st Street, and contains approximately 7,040 square feet of lot area. The applicant is proposing to remove the existing dwelling on the parcel, which was constructed in 1981, and subdivide the Property into a total of four lots and construct four single-family attached dwellings. The new dwellings would continue to front onto N 31st Street to reflect the existing lot pattern in the block.

The R-6 district permits the single-family attached dwelling use. The four proposed lots would have lot widths ranging from 18' 6" to 20' 6" and lot areas ranging from approximately 1,600 to 1,800 square feet. Although the proposed lots would be consistent with the historical development pattern, the required lot area of 2,200 square feet would not be met for some of the dwellings. As the lots are relatively small compared to the R-6 standards, in order to construct dwellings which are compatible with the needs and expectations of the market, the lot coverage requirements cannot be met. In addition, as it is a corner lot, the Property would be subject to two front yard requirements. Development of the Property consistent with the Richmond 300 plan necessitates the waiving the 15' front yard setback along both N and N 31st Streets. Finally, while the underlying zoning would require four off-street parking spaces, due to the lot configuration in the block and lack of alley access, none can be provided. Therefore, a SUP is required in order to permit the development.

The proposed lot areas and widths are compatible with other lots in the vicinity and allow for the efficient use of the Property. The historic lot pattern in the vicinity includes many lots that are nonconforming with regard to lot area, width, setbacks or some combination thereof. This request would allow for the redevelopment of the Property consistent with the existign lot pattern and the character of the area.

In exchange for the SUP, this request will better ensure a high-quality market rate infill development. The overall project would be appropriately dense and efficient. It would be consistent with the use permitted by-right by the underlying zoning. At the same time, it would remain respectful to the historical lot pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

The four single-family attached dwellings would be two stories in height with mansard roofs and contain three bedrooms and two-and-one-half bathrooms. The proposed buildings are configured as two sets of attached row homes and are intended to be consistent with other residential buildings in the vicinity in terms of scale and character. Each building would contain approximately 2,150 square feet of floor area. The four individual dwelling units would be traditionally configured, with an open living room, dining area, and kitchen on the ground floor, and three bedrooms with two bathrooms upstairs. Of the rooms upstairs, there will be a primary suite with walk-in closet and en suite bathroom as well as a laundry room. The dwelling floor plans are spacious and modern with open living areas.

The buildings would be clad in cementitious lap siding to ensure quality and consistency in appearance with many other dwellings in the vicinity. All of the dwellings would feature full-width front porches to engage the street and provide additional outdoor living area.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

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

The proposed special use permit for high-quality conversion of the existing dwelling 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 related to the proposed dwellings and the proposed off-street parking will result in 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 is consistent with the historical lot pattern and density in the vicinity and 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 would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

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

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing dwellings in the vicinity, which are in many cases attached. Required setbacks between buildings will be met. The proposed development 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 single-family attached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high quality market rate infill development. The request offers compatibility with the City's Master Plan in terms of use. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood.

The proposed development would provide for respectful infill development that is consistent with the objectives of the Master Plan. It would respectfully encourage a pedestrian friendly traditional urban streetscape in the block. The proposed design is historically appropriate and would contribute to the vibrancy of the block with street-oriented front porches. The appropriate urban form would give the property the much-desired traditional neighborhood design which is appropriate to this area of the City. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



PROJECT CONTACTS:

DEVELOPER:
MATT JARREAU
804-306-9019

CONTRACTOR:
CASEY WHITE
804-869-8600

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

S.U.P. FOR TWO PAIRS OF ATTACHED 2-STORY SINGLE-FAMILY HOUSES
IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

707 N. 31ST ST. - S.U.P.

707 N. 31ST STREET
RICHMOND, VIRGINIA 23223

S.U.P. FOR TWO PAIRS OF ATTACHED 2-STORY SINGLE-FAMILY HOUSES
IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

707 N. 31ST ST. - S.U.P.

707 N. 31ST STREET
RICHMOND, VIRGINIA 23223

DRAWING INDEX

DRAWINGS

| NO. | SHEET TITLE |
|------|---|
| CS | COVER SHEET |
| CI.1 | ARCHITECTURAL SITE PLAN |
| A1.1 | BUILDING A FIRST FLOOR PLANS |
| A1.2 | BUILDING A SECOND FLOOR PLANS |
| A2.1 | BUILDING A FRONT & REAR EXTERIOR ELEVATIONS |
| A2.2 | BUILDING A LEFT & RIGHT SIDE EXTERIOR ELEVATIONS & EXTERIOR FINISH SCHEDULE |
| B1.1 | BUILDING B FIRST FLOOR PLANS |
| B1.2 | BUILDING B SECOND FLOOR PLANS |
| B2.1 | BUILDING B FRONT & REAR EXTERIOR ELEVATIONS |
| B2.2 | BUILDING B LEFT & RIGHT SIDE EXTERIOR ELEVATIONS & EXTERIOR FINISH SCHEDULE |
| | |
| | |



SET/REVISION:
S.U.P.
INITIAL SUBMITTAL SET
DATE/MARK:
09.14.2022

COVER SHEET

CS

| ZONING INFORMATION (PROPOSED): | | | | |
|--------------------------------|----------------|----------------|----------------|----------------|
| LOT CURRENTLY ZONED R-6 | | | | |
| SETBACKS/YARDS: | | | | |
| FRONT YARD: | 707 10' | 709 10' | 711 8'-8" | 713 8'-8" |
| SIDE YARD: | 3'-2" | 3'-2" | 3'-2"± | 1'-2"± |
| REAR YARD: | 16'± | 16'± | 16'± | 16'± |
| HEIGHT: | 28'-1"± | 28'-1"± | 28'-1"± | 28'-1"± |
| LOT SIZE & COVERAGE: | | | | |
| LOT WIDTH: | 707 20'-6"± | 709 20'-6"± | 711 20'-6"± | 713 18'-6"± |
| LOT AREA: | 1,804 S.F. | 1,804 S.F. | 1,804 S.F. | 1,628 S.F. |
| LOT COVERAGE: | 1,075 S.F. | 1,075 S.F. | 1,085 S.F. | 1,085 S.F. |
| LOT COVERAGE PERCENTAGE: | 60% | 60% | 61% | 67% |

GARY L FORD
PAR. ID: E0000726002
DB. N/A

2-STORY
FRAME
No.3105

PROJECT CONTACTS:

DEVELOPER:
MATT JARREAU
804-306-9019

CONTRACTOR:
CASEY WHITE
804-869-8600

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

S.U.P. FOR TWO PAIRS OF ATTACHED 2-STORY SINGLE-FAMILY HOUSES
IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

707 N. 31ST ST. - S.U.P.

707 N. 31ST STREET
RICHMOND, VIRGINIA 23223



SET/REVISION:
S.U.P.
INITIAL SUBMITTAL SET
DATE/MARK:
09.14.2022

ARCHITECTURAL
SITE PLAN

CI.I

NEW STREET TREE- MAPLE,
LINDEN OR SIM. AS APPROVED
BY URBAN FORESTRY

EXISTING TREE TO BE REMOVED

NEW STREET TREE- MAPLE,
LINDEN OR SIM. AS APPROVED
BY URBAN FORESTRY

EXISTING CITY TREE TO REMAIN;
PROTECTION TO BE PROVIDED
DURING CONSTRUCTION

INSTALL NEW ADA-COMPLIANT
BI-DIRECTIONAL RAMP AT CORNER;
TIE INTO EXISTING CITY SIDEWALKS

01 | ARCHITECTURAL SITE PLAN
1/8" = 1'

Street
66'± R/W

N

POLE CURB

S52°50'58"E

88.00'

R/F 80.00' ← N37°07'56"E

N 31st Street
66'± R/W

CONC. WALK

R/S

35'±
S37°07'56"W

80.00'

713
NEW
2-STORY
2,170 S.F.
HOUSE

711
NEW
2-STORY
2,170 S.F.
HOUSE

709
NEW
2-STORY
2,150 S.F.
HOUSE

707
NEW
2-STORY
2,150 S.F.
HOUSE

COVERED PORCH

COVERED PORCH

COVERED PORCH

COVERED PORCH

DRILL HOLE SET

CONC. WALK

MULCH BED WITH PORCH LANDSCAPING (TYP.)

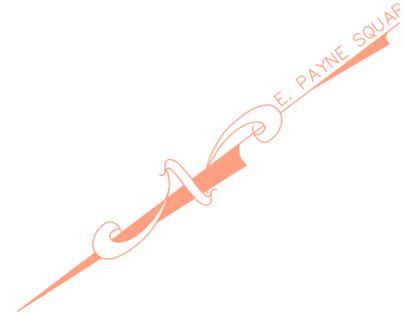
DIAGONAL HATCHING DENOTES TRASH
CAN EASEMENT FOR ALL (4) HOUSES
3' WIDE CONCRETE SIDEWALK CONNECTING
CONCRETE TRASH CAN TO CITY SIDEWALK

NEW CONCRETE SIDEWALK CONNECTING
PORCH STAIRS TO CITY SIDEWALK (TYP.)

REMOVE EXISTING CONCRETE DRIVEWAY
APRON & INSTALL NEW CURB/GRASS TO
MATCH EXISTING
NEW STREET TREE- MAPLE, LINDEN OR SIM.
AS APPROVED BY URBAN FORESTRY

EXISTING CITY TREE TO REMAIN; PROTECTION
TO BE PROVIDED DURING CONSTRUCTION

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



1-STORY
FRAME
No.705

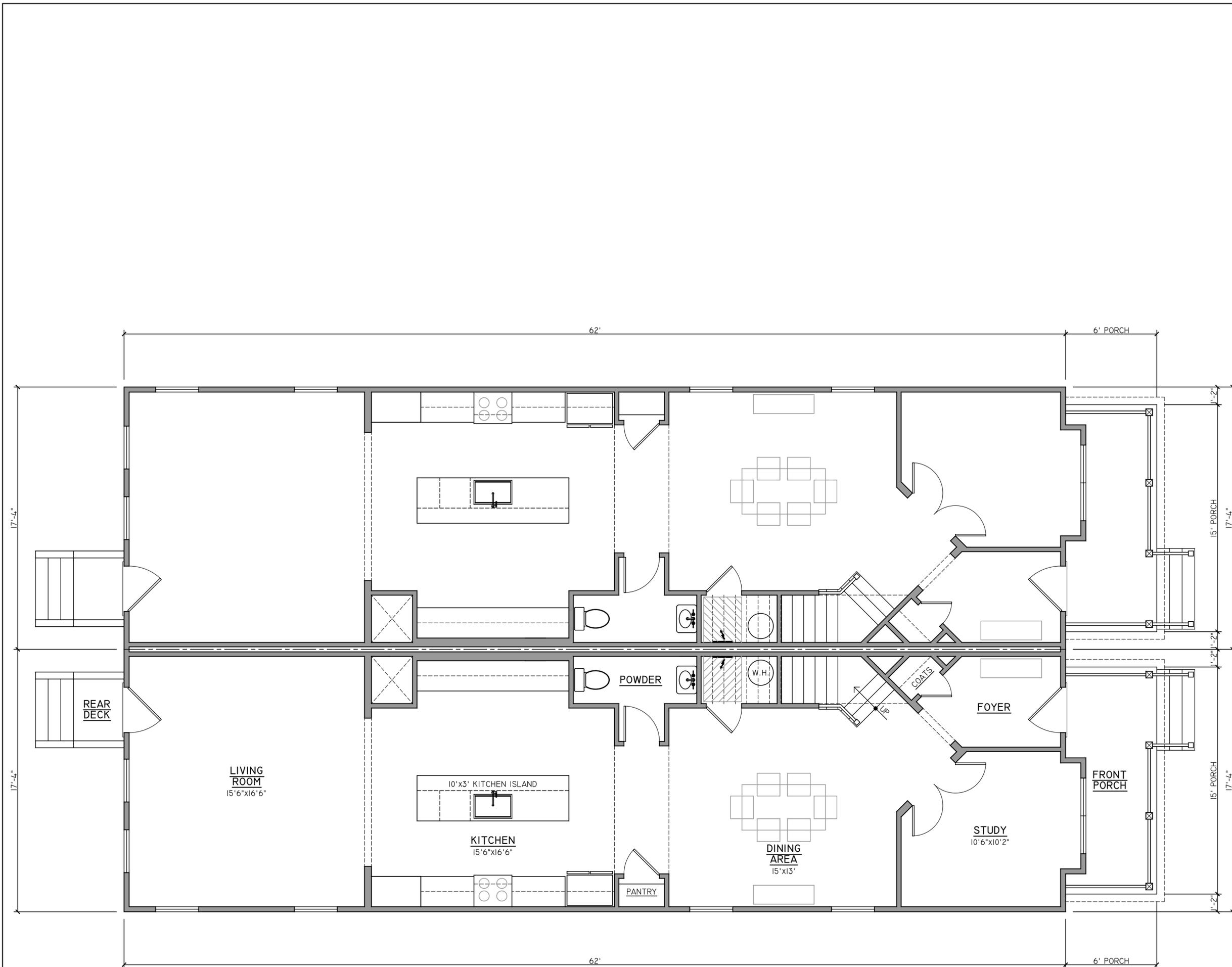
24.40'

88.00' ← N52°50'58"W

DRILL HOLE SET

CONC. WALK

CURB



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

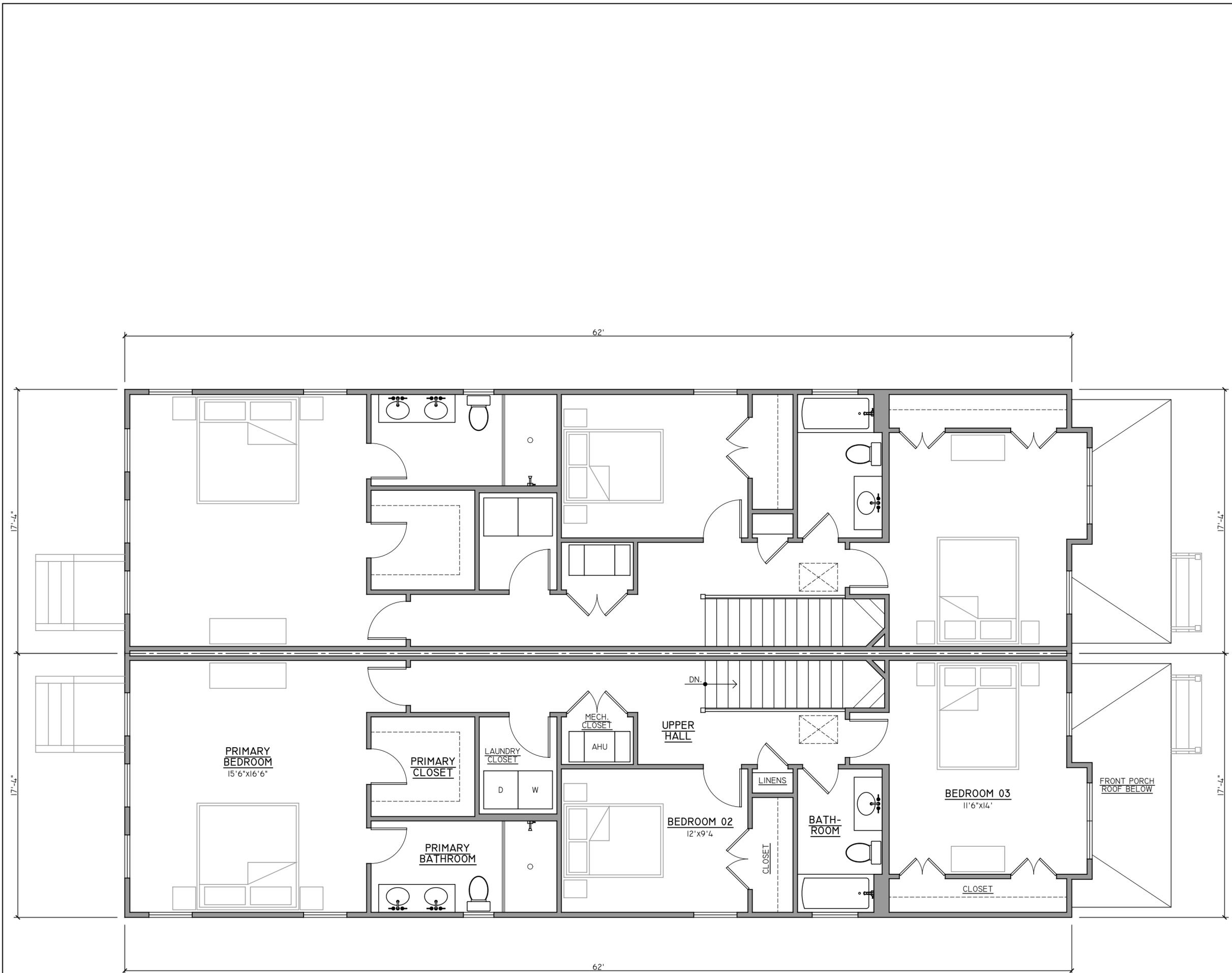
PROJECT CONTACTS:
 DEVELOPER:
 MATT JARREAU
 804-306-9019
 CONTRACTOR:
 CASEY WHITE
 804-869-8600
 ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

S.U.P. FOR TWO PAIRS OF ATTACHED 2-STORY SINGLE-FAMILY HOUSES
 IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD
707 N. 31ST ST. - S.U.P.
 707 N. 31ST STREET
 RICHMOND, VIRGINIA 23223

NOT FOR CONSTRUCTION

SET/REVISION:
 S.U.P.
 INITIAL SUBMITTAL SET
 DATE/MARK:
 09.14.2022

BUILDING A
 FIRST FLOOR PLANS
AI.I



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

PROJECT CONTACTS:
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BUILDING A
 SECOND FLOOR PLANS
AI.2



01 | FRONT ELEVATION

1/4" = 1'



02 | REAR ELEVATION

1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
MATT JARREAU
804-306-9019

CONTRACTOR:
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BUILDING A
FRONT ELEVATION

A2.1

EXTERIOR FINISH SCHEDULE

| NO. | COMPONENT/MATERIAL | COLOR/FINISH |
|-----|---|-----------------------------------|
| 01 | FOUNDATION & PORCH PIERS - PARGED BLOCK | GRAY OR TAN |
| 02 | BRICK PORCH PIER | RED BRICK |
| 03 | CEMENTITIOUS HORIZONTAL LAP SIDING (HARDIE OR SIM.) | PAINTED, COLORS TBD |
| 04 | SYNTHETIC TRIM | PAINTED WHITE |
| 05 | SYNTHETIC-WRAPPED DROPPED BEAMS | PAINTED WHITE |
| 06 | VINYL OR COMPOSITE SOFFIT | FACTORY WHITE |
| 07 | PARTIAL GLASS ENTRY DOORS | PAINTED, COLORS TBD |
| 08 | VINYL WINDOWS | WHITE |
| 09 | TURNED WOOD PORCH POSTS | PAINTED WHITE |
| 10 | FRONT PORCH- SYNTH. WRAP STAIRS, COMP. DECKING | PAINTED- WHITE WRAP; GRAY DECKING |
| 11 | PORCH RAILINGS - ALUMINUM "RICHMOND"-STYLE RAIL | PREFINISHED WHITE |
| 12 | ALUMINUM GUTTER & DOWNSPOUTS | PREFINISHED WHITE |
| 13 | MAIN ROOF- TPO | FACTORY WHITE |
| 14 | THREE-TAB ASPHALT SHINGLE MANSARD/PORCH ROOFS | DARK GRAY OR BLACK |

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

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ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
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01 | LEFT SIDE ELEVATION
 3/16" = 1'



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

S.U.P. FOR TWO PAIRS OF ATTACHED 2-STORY SINGLE-FAMILY HOUSES
 IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

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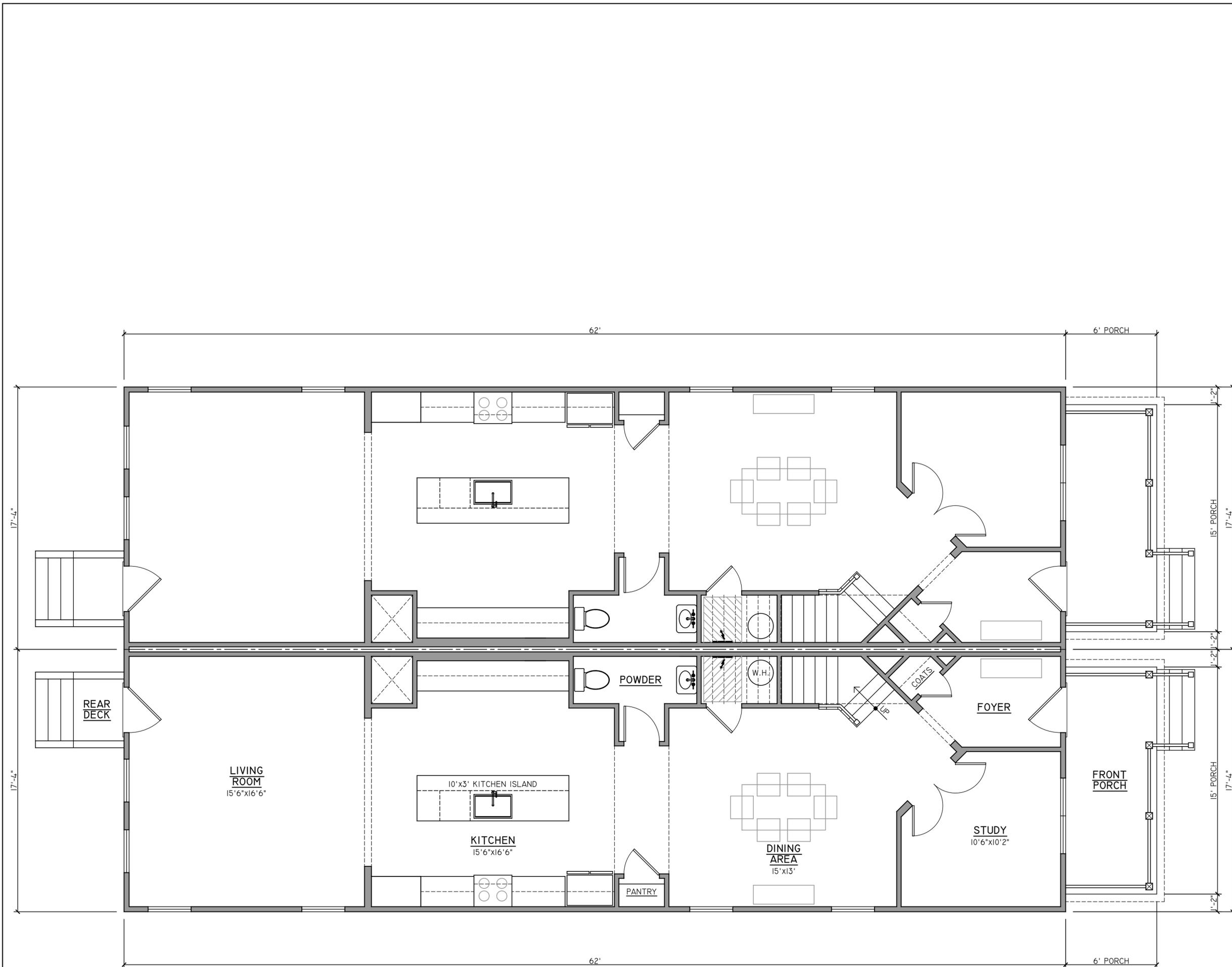
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BUILDING A
 SIDE EXT. ELEVATIONS

A2.2



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

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BUILDING B
 FIRST FLOOR PLANS
BI.I



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

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BUILDING B
 SECOND FLOOR PLANS

BI.2



01 | FRONT ELEVATION
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02 | REAR ELEVATION
1/4" = 1'

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BUILDING B
FRONT ELEVATION

B2.1

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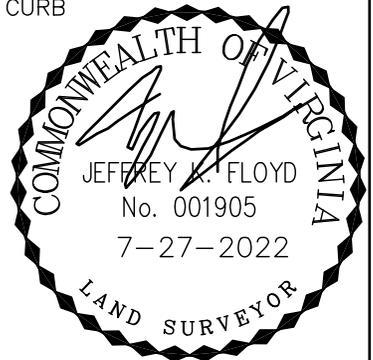
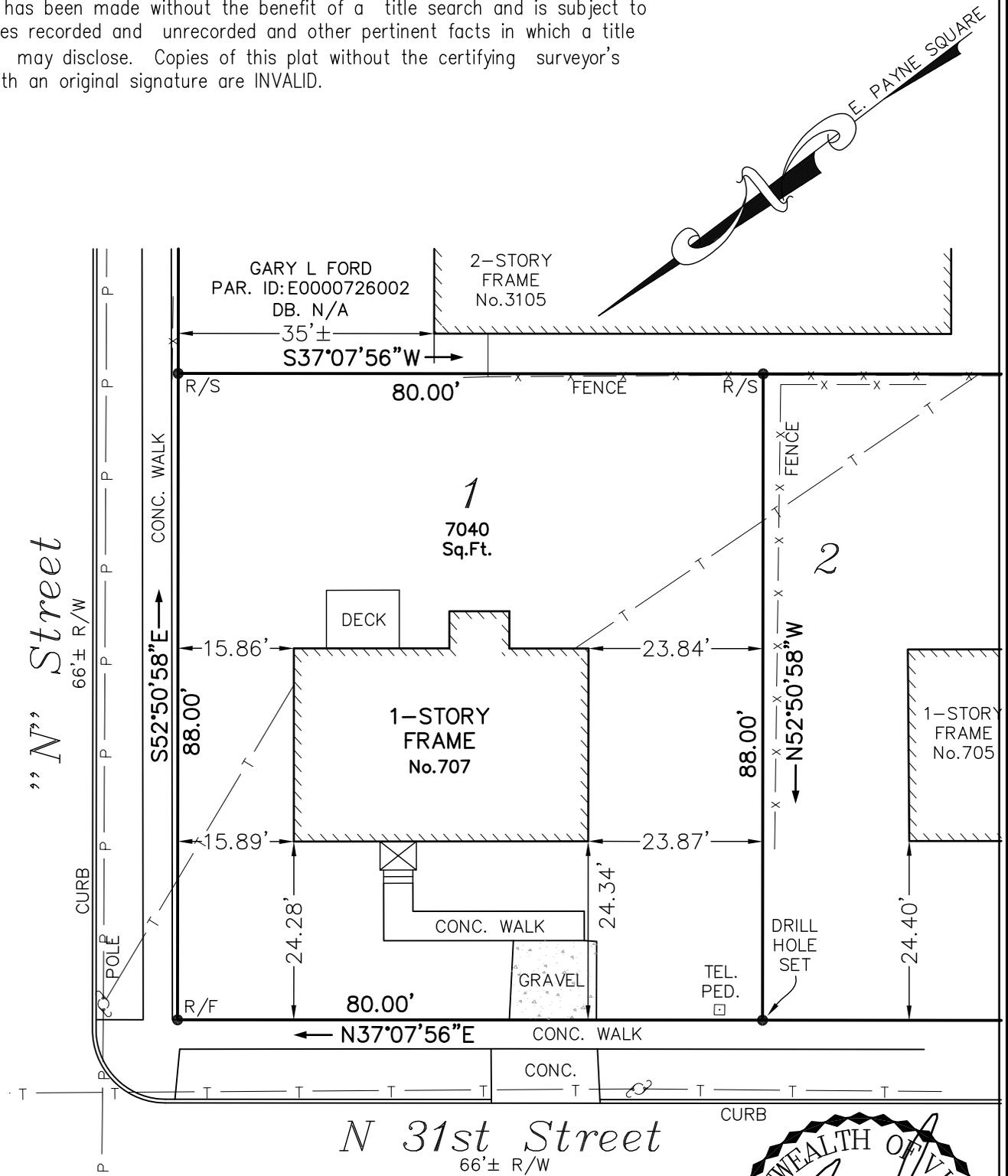
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BUILDING B
 SIDE EXT. ELEVATIONS

B2.2

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 7-27-2022 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.

This property IS NOT within a FEMA Floodway Hazard as shown on Comm. Panel # 5101290041E Zone: "X" DATED: 7-16-2014



MAP SHOWING THE IMPROVEMENTS
ON LOT 1, BLOCK "A", SECTION 4,
"EAST PAYNE SQUARE"
IN THE CITY OF RICHMOND, VA.



Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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DATE: 7-27-2022
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905
SCALE: 1"=20'
JOB NO. 220715191