

INTRODUCED: July 28, 2025

AN ORDINANCE No. 2025-167

To authorize the special use of the properties known as 212 North 20th Street, 214 North 20th Street, 216 North 20th Street, and 218 North 20th Street for the purpose of up to six single-family attached dwellings, upon certain terms and conditions. (7th District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 8 2025 AT 6 P.M.

WHEREAS, the owner of the properties known as 212 North 20th Street, 214 North 20th Street, 216 North 20th Street, and 218 North 20th Street, which are situated in a M-1 Light Industrial District, desires to use such properties for the purpose of up to six single-family attached dwellings, which use, among other things, is not currently allowed by sections 30-452.1, concerning permitted principal and accessory uses, and 30-610.1, concerning public street frontage and access easements, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

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

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

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

sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. Grant of Special Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 212 North 20th Street, 214 North 20th Street, 216 North 20th Street, and 218 North 20th Street and identified as Tax Parcel Nos. E000-0162/010, E000-0162/009, E000-0162/008, and E000-0162/007, respectively, in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Boundary Survey for 212, 214, 216 & 218 North 20th Street, City of Richmond, VA,” prepared by Nyfeler Associates, and dated December 13, 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 up to six single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “212-218 North 20th Street, Richmond, VA 23223, 6 Single Family 3-Story Town Houses in Richmond Historic District,” prepared by Kristen Eudy Architecture, LLC, dated January 31, 2025, and last revised April 30, 2025, and “212-218 N 20th St, Center Creek Homes,” prepared by Bowman Consulting Group, Ltd, and dated May 30, 2025, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as up to six single-family attached dwellings, substantially as shown on the Plans.

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

(c) The height of the Special Use shall not exceed three stories.

(d) No less than one off-street parking space per dwelling shall be provided, substantially as shown on the Plans.

(e) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

(f) Prior to the issuance of a building permit for the Special Use, the establishment of up to six residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

(g) All existing granite curb that is removed during construction, substantially as shown on the Plans, shall be returned to the City.

§ 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 a concrete entrance with pavers for pedestrian sidewalk access along North 20th Street, 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.

DATE: July 11, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)

(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

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

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

RE: To authorize the special use of the properties known as 212 North 20th Street, 214 North 20th Street, 216 North 20th Street, and 218 North 20th Street for the purpose of up to six single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize a residential use within an M-1 Light Industrial District. This use is not permitted within the M-1 District. A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Shockoe Bottom neighborhood on North 20th between East Broad and East Grace Streets. The property is currently a 10,715 sq. ft. (.25 acre) parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Destination Mixed Use, which is defined as "Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements." (p. 64)

Intensity: Buildings typically a minimum height of five stories. Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space. Secondary Uses: Institutional and government. (p. 64)

The current zoning for this property is M-1 Light Industrial District. Adjacent properties are located within a mix of zones including B-5 Central Business District and R-63 Multifamily Urban Residential District to the West and East respectively. The area is generally multi family

residential, with some single family residential and small, neighborhood commercial uses present in the vicinity. The density of the proposed is six units upon .25 acre or 27.38 units per acre.

COMMUNITY ENGAGEMENT: Shockoe Partnership Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$800 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 28, 2025

CITY COUNCIL PUBLIC HEARING DATE: September 8, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, August 19, 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, Owner's Authorization Form, Applicant's Report, Plans, Survey

STAFF:

Madison Wilson, Planner, Land Use Administration (Room 511), 804-646-7436



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: 212, 214, 216 & 218 N 20th 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: MTC 20TH STREET RICHMOND LLC
PROPERTY OWNER ADDRESS: 1425 E CARY ST, RICHMOND, VA 23219
PROPERTY OWNER EMAIL ADDRESS: squinn@centercreekbuilders.com
PROPERTY OWNER PHONE NUMBER: (703) 731-7458

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

January 10, 2025

Revised: May 30, 2025

Special Use Permit Request

212, 214, 216, & 218 N 20th Street, Richmond, Virginia

*Map Reference Number: N000-0162/010, N000-0162/009, N000-0162/008,
& N000-0162/007*

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Baker Development Resources

530 East Main Street, Suite 600

Richmond, Virginia 23219

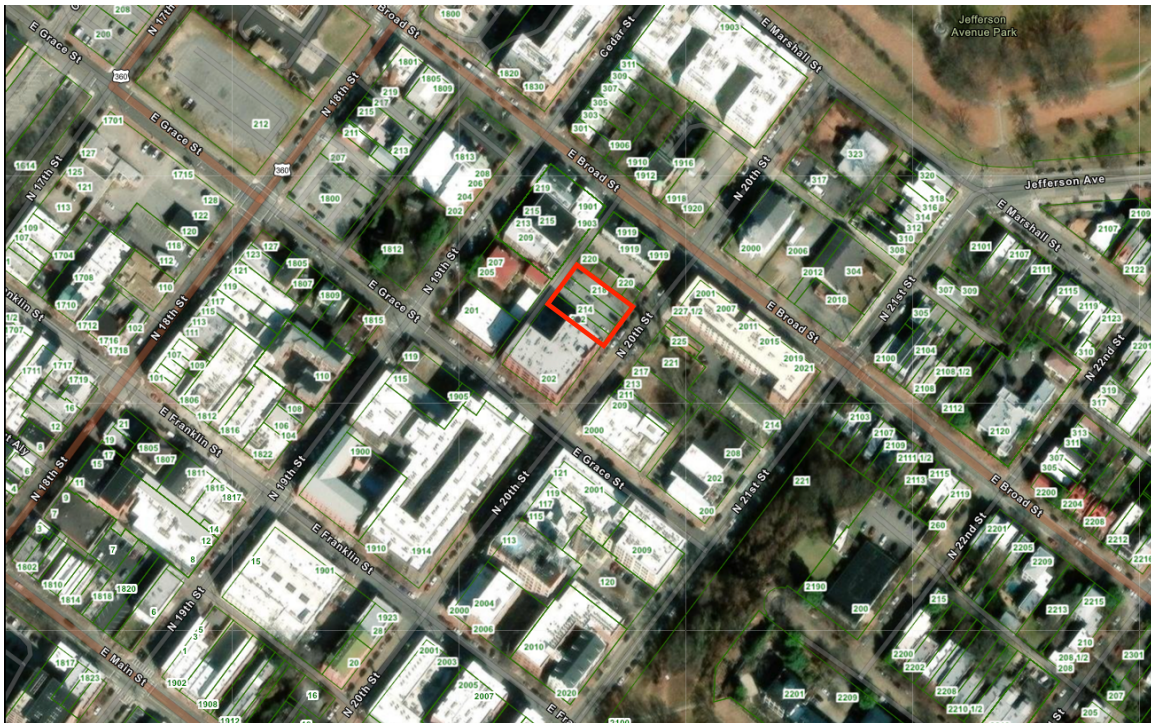
Introduction

The property owner is requesting a special use permit (the "SUP") for 212, 214, 216, & 218 N 20th Street (the "Property"). The SUP would authorize the division of the Property in order to construct six (6) single-family attached dwellings on the currently vacant parcel. While residential uses are recommended for the Property by the Richmond 300 Master Plan, they are not currently permitted by the underlying M-1 Light Industrial zoning district. Furthermore, some of the proposed dwellings would not have street frontage, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the west side of N 20th Street between E Broad Street to the north and E Grace Street to the south. The subject property is referenced by the City Assessor as tax parcels N000-0162/007 - /010 and is currently unimproved. The Property has approximately 89 feet of frontage and contains approximately 10,715 square feet of lot area. Access is provided via a north-south alley to the rear. An active City sewer line runs under the southern parcels requiring an easement on a portion of the Property.



The properties in the immediate vicinity are developed with a mix of uses. Residential properties are primarily developed with more intense multifamily uses such as apartment buildings and condominiums though single- and two-family uses can also be found nearby. Reflecting the historic nature of the area, a combination of residential, commercial, and institutional uses can be found in the vicinity. Additionally, there are several parcels developed with uses associated with parks and churches. A special use permit was approved in 2023 for the parcel to the north at 220 N 20th Street (Ord. 2023-342) to divide the parcel and construct five single-family attached dwellings.

EXISTING ZONING

The Property is zoned M-1 Light Industrial. The M-1 zoning classification can also be found in the adjacent blocks to the north and east. To the west and south parcels are zoned B-5 Central Business while the parcel to the north at 1919 E Broad Street was rezoned to R-63 Multifamily Urban Residential in 2010.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) designates the Property as “Destination Mixed-Use”. This future land use category is described as “key gateways featuring prominent destinations, such as retail... as well as housing and open space.” It is described as being located “at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements” and recommends residential as a primary use.

The Property is also located at the edge of the Shockoe National/Regional Priority Growth Node which is described as being “where the City is encouraging the most significant growth in population and development over the next 20 years.”

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

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”

- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to “Increase the number of mixed-income communities along enhanced transit corridors.”
- 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. “
 - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

TRANSPORTATION

The Property is located between the Broad Street and Grace Street Corridors providing nearby access to the 7, 14, 56 and Pulse BRT Bus Lines. Furthermore, the Property is located within ½ mile of both Main Street Station and the “low line” bike and pedestrian trail. This provides the Property with access to rail and the City’s network of parks and trails.

Proposal

PROJECT SUMMARY

The proposed development includes the division of the parcel and the construction of six (6) single-family attached dwellings on the currently vacant parcel and to connect N 20th Street to the alley via a private drive. The proposed siting is driven by the active City sewer line which runs under the southern parcels requiring an easement on a large portion of the Property.

PURPOSE OF REQUEST

The Property consists of four lots of record that are of a typical size and configuration for the area consisting of a lot which is approximately 89 feet wide and contains roughly 10,715 square feet of lot area. As the single-family attached use is not permitted by the underlying M-1 Light Industrial zoning district and five of the proposed dwellings would not have street frontage, a SUP is required.

PROJECT DETAILS

The subject parcels front N 20th Street and the applicant is proposing to construct six single-family attached dwellings facing north-south and to connect N 20th Street to the alley via a private drive. An active sewer line runs under the southern parcels which drives the proposed design as that portion of the Property will be encumbered with a 20' wide public sewer easement which runs diagonally through the Property.

Each dwelling would be three stories in height with an individual rooftop patio. Each unit would have an individual entrance located on the ground floor. Access to the units would be provided by a walkway along the southern portion of the Property. A private fenced in rear yard would be provided for each unit on the northern portion of the Property.

When complete, the dwelling fronting N 20th would contain four bedrooms and three- and one-half bathrooms. The first floor would include a two-car garage and bedroom and bathroom while the second floor would contain the open living area and kitchen, and the third floor would contain the other bedrooms. The other five dwellings would be of a similar but smaller design with three bedrooms and three- and one-half bathrooms and one-car garages. Each unit will have access to a private roof deck which is designed to offer additional outdoor living space and features easy access from the dwelling. Along with the provided garage parking, five parallel parking spaces are proposed within the proposed alley to allow for additional off-street parking.

From the street, the structure would read as a single-family dwelling to maintain consistency with other residential buildings in the vicinity in terms of scale and character. The dwellings would be clad in cementitious siding to ensure quality. The proposed architectural style, while modern, reflects both the newer construction in the block and the traditional row house style found throughout the nearby neighborhoods. The separated rooftop decks provide additional outdoor living area and views of the city. As the Property is located within the Shockoe Valley City Old and Historic District, the final design of the proposed dwellings will also require approval by the Commission of Architectural Review.

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 proposed off-street parking 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.***

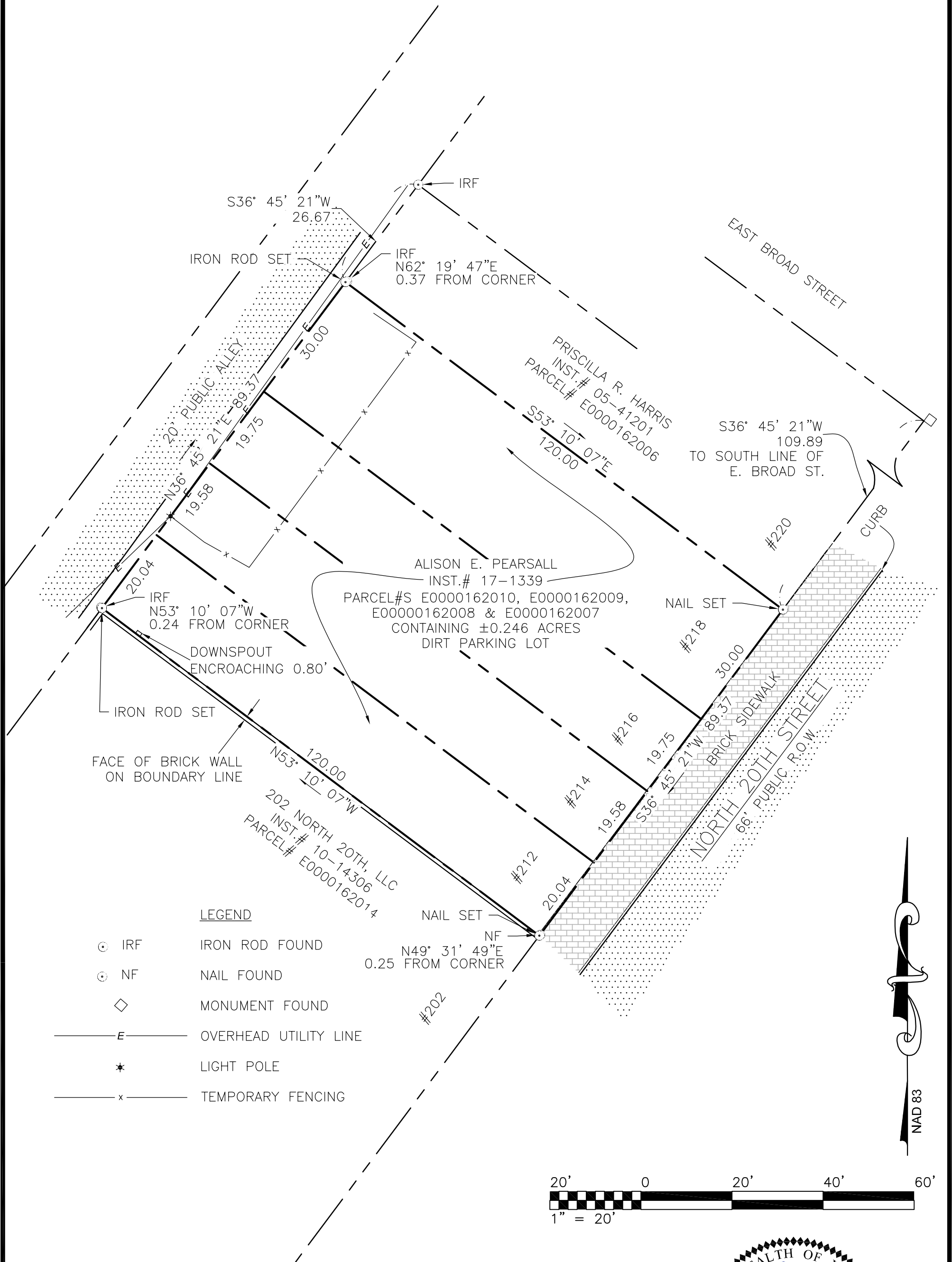
The special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***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 in the vicinity. Furthermore, the provision of roof-top outdoor space for each unit and fenced back yards provides additional usable outdoor space for each resident. 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 six proposed single-family attached dwellings. The buildings have been thoughtfully designed to provide appropriate, high-quality residences in the neighborhood. The request offers compatibility with the City's Master Plan in terms of use and would upgrade 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. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



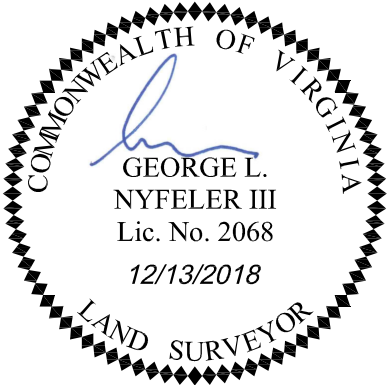
BOUNDARY SURVEY

FOR
212, 214, 216 & 218
NORTH 20TH STREET
CITY OF RICHMOND, VA



NYFELER ASSOCIATES
LAND SURVEYING & MAPPING
619 W CARY ST. RICHMOND, VA 23220
804-277-4231
www.NyfelerAssociates.com

DATE: 12/13/2018
JOB NUMBER: 18188
SCALE: 1"=20'
DRAWN BY: JRW





Phone: (804) 616-3240
Fax: (804) 270-2008

947 Myers St | Ste B
Richmond, VA 23230

PRELIMINARY
NOT FOR
CONSTRUCTION

COUNTY STATE

SUP EXHIBIT
212-218 N 20TH ST
CENTER CREEK HOMES

DISTRICT

CONSTRUCTION REVISION SUMMARY					
		DESCRIPTION			
	NO.	DATE			
DESIGN					
DESIGN					
JOB No.	V:\100294-ibit.d\				
DATE :	May 30, 2025				
SHEET	1				

N 20th STREET
PUBLIC STREET, ±66' R/W

ALLEY
PUBLIC, ±20' R/W

N/F
NEDRICK TAYLOR PAIGE
PARCEL ID E0000162061
D.B. 2022, PG. 20569
ZONED: B-5

MTC 20TH STREET RICHMOND LLC
PARCEL IDs E000016-2007 thru 2010
ID2019-2319
TOTAL AREA OF PARCEL:
10724 SF or 0.246 AC

THREE-STORY SINGLE FAMILY ATTACHED

EX. ONE POLE & LINE(S) TO BE RELOCATED

STOP/DO NOT ENTER SIGNS

PRIVATE ALLEY

FIVE (5) 22'x9' PARALLEL PARKING SPACES-

EX EDGE OF BUILDING

N/F
SHOCKWAVE PORTFOLIO OWNER LLC ETALS
PARCEL ID E0000162014
ID2019-15937
ZONED: M-1

— SOD / LANDSCAPING

-PUBLIC WATER MAIN CONNECTION
WITH SIX (6) INDIVIDUAL WATER
METERS & PRIVATE WATER SERVICES

CONCRETE ENTRANCE WITH PAVEMENT
FOR PEDESTRIAN SIDEWALK ACCESS
(VDOT GC-9B OR EQUIVALENT)

EXISTING GRANITE CURB REMOVED
DURING CONSTRUCTION SHALL BE
RETURNED TO CITY DPW

NOTES:

1. FINAL LOT CONFIGURATION SUBJECT TO FINAL SUBDIVISION APPROVAL.
2. GIS PROPERTY LINES HAVE BEEN MOVED TO SHOW THE CONCEPTUAL INTENT OF THE PROJECT. SURVEY LINES HAVE BEEN SHOWN AS NEEDED.
3. AREA OUTSIDE OF PRIVATE LOTS TO BE COMMON AREA.
4. ALL STORMWATER CALCULATIONS WILL BE PROVIDED UNDER A SEPARATE SUBMITTAL.
5. SEE SEPARATE EXHIBIT PROVIDED FOR LANDSCAPING & HARDSCAPING PLAN.

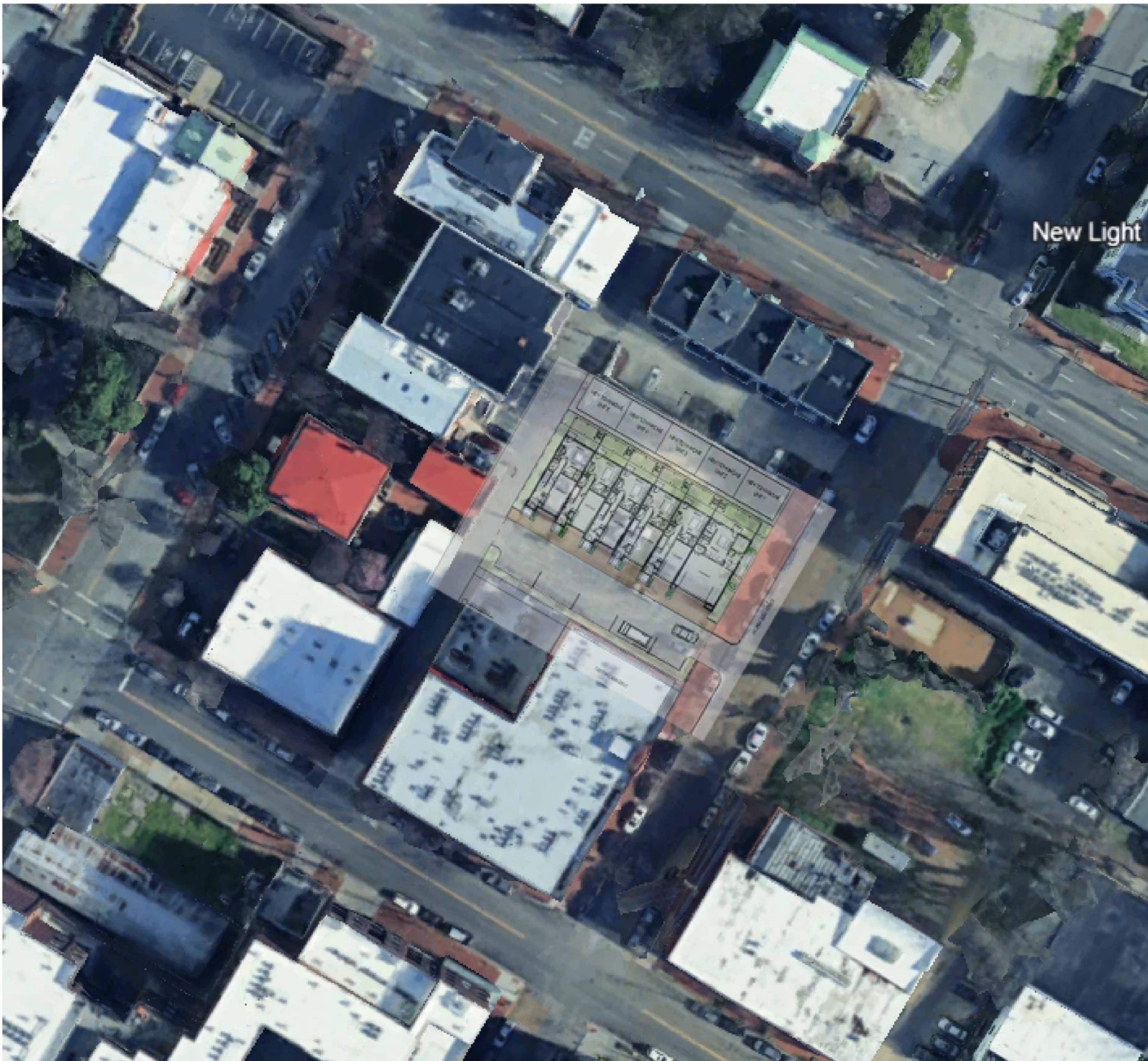
0 10' 20'

GRAPHIC SCALE

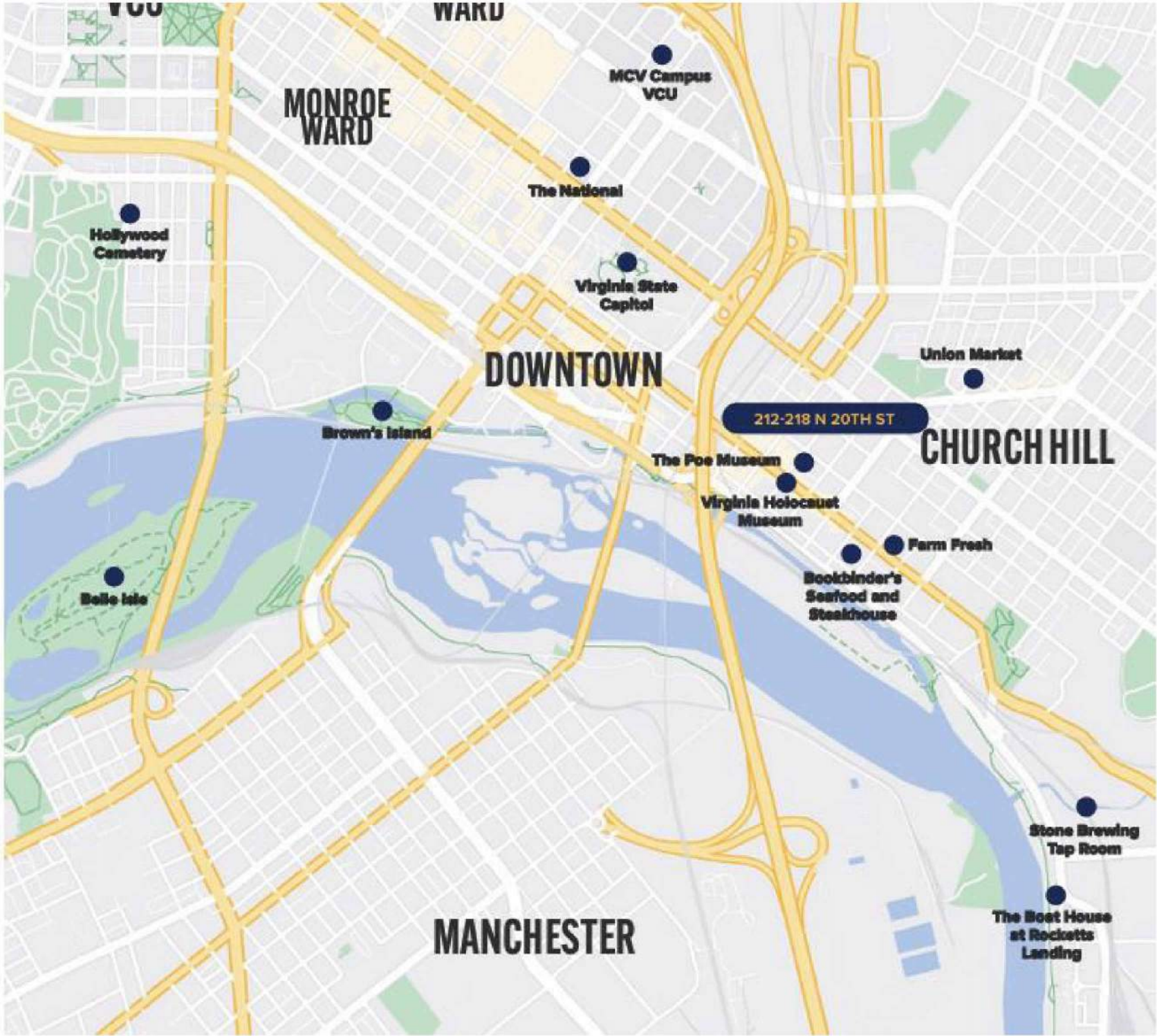
1" = 10'

212-218 NORTH 20TH STREET, RICHMOND, VA 23223

6 SINGLE FAMILY 3-STORY TOWN HOUSES IN RICHMOND HISTORIC DISTRICT



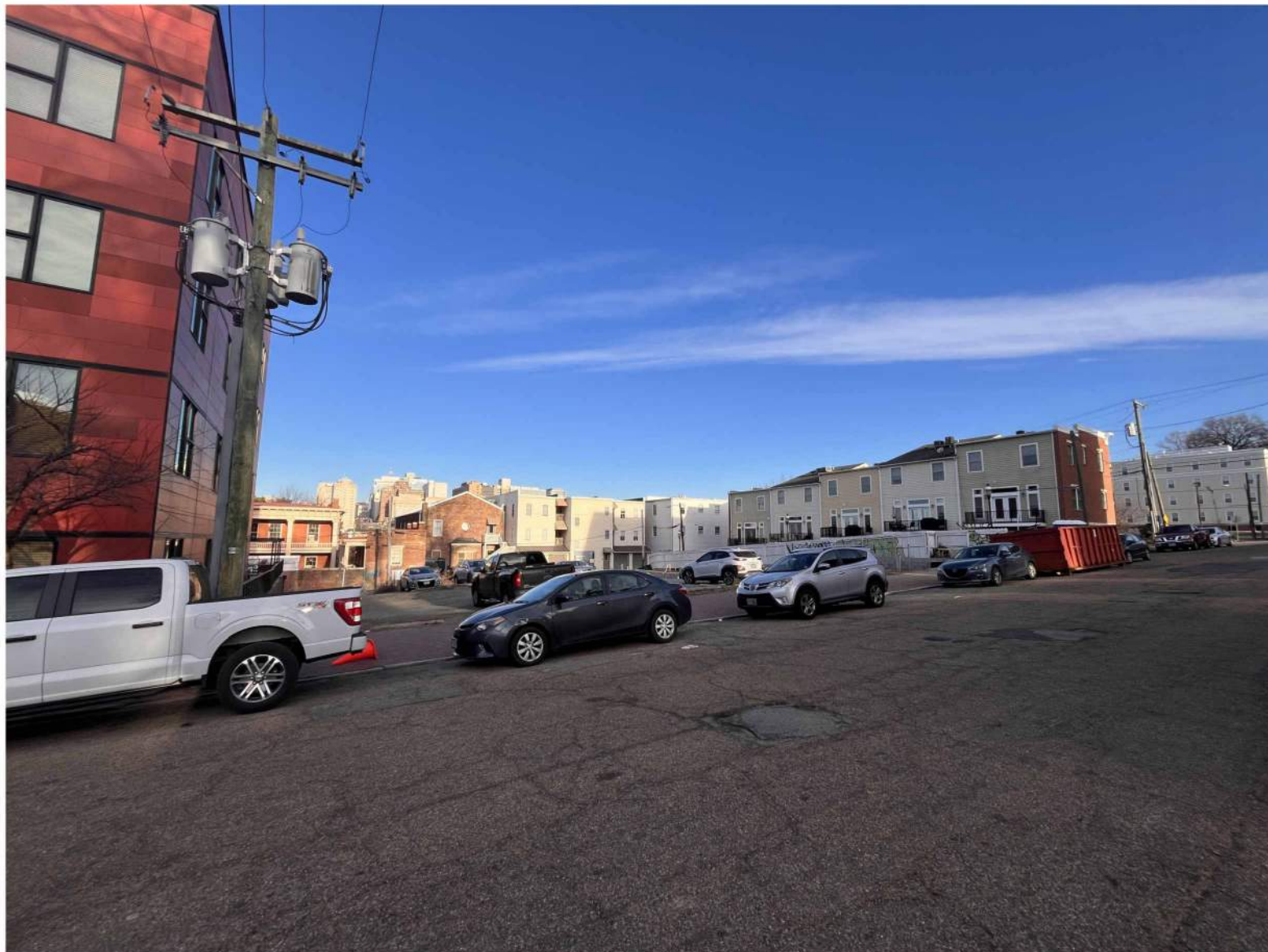
NEIGHBORHOOD MAP



DRAWING INDEX	
Sheet No.	Sheet Name
M0	COVERSHEET
M1	CONTEXTUAL IMAGES
M2	ELEVATIONS
M3	PERSPECTIVES
M4	GROUND FLOOR AND SITE PLAN
M5	GROUND FLOOR PLAN
M6	SECOND FLOOR PLAN
M7	THIRD FLOOR PLAN
M8	ROOF PLAN

212-218 NORTH 20TH STREET,
RICHMOND, VA 23223

COVERSHEET



VIEW OF SITE FROM 20TH LOOKING NORTH



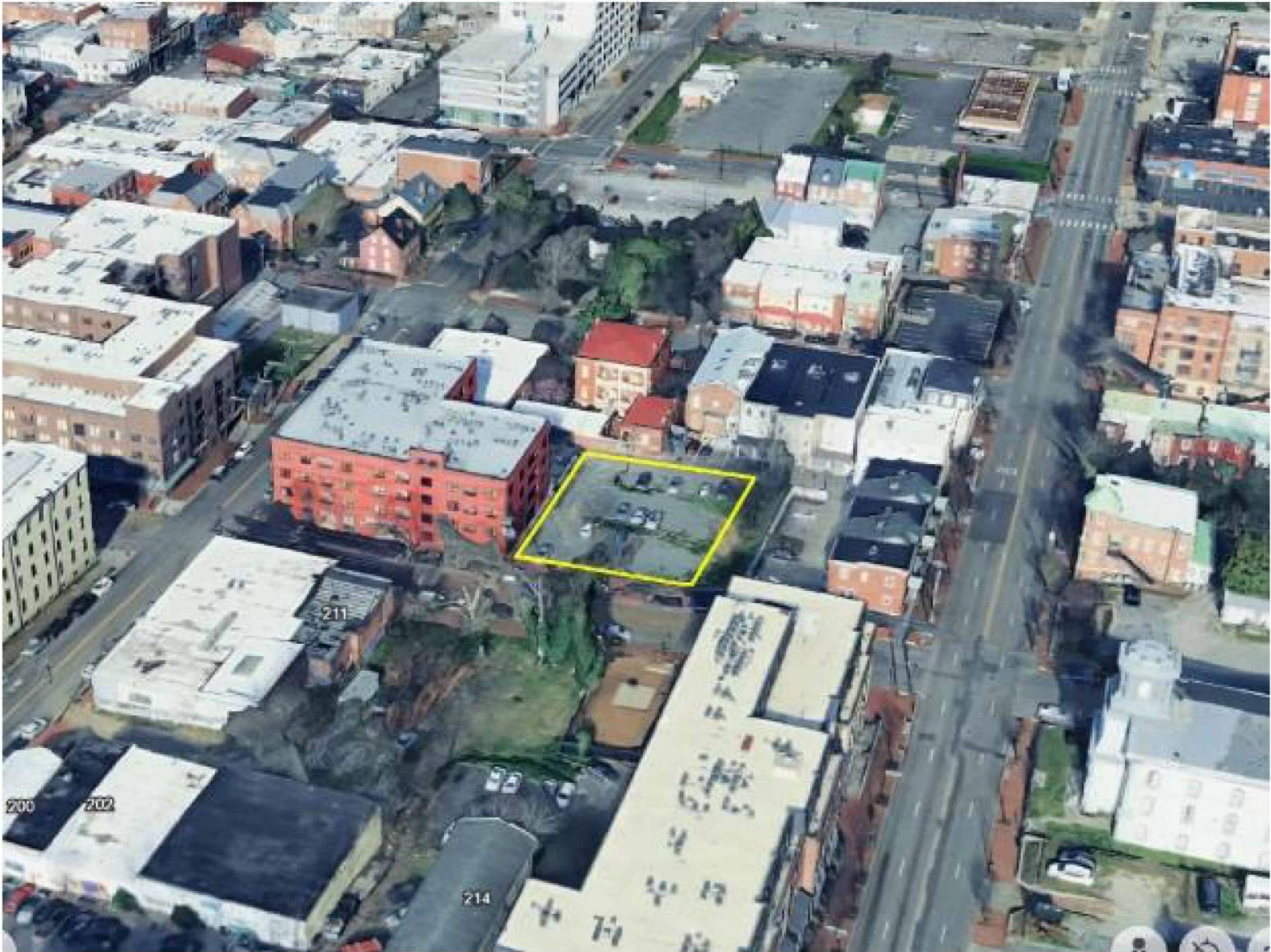
VIEW OF SITE FROM 20TH LOOKING SOUTH



VIEW OF SITE FROM 20TH LOOKING NORTH



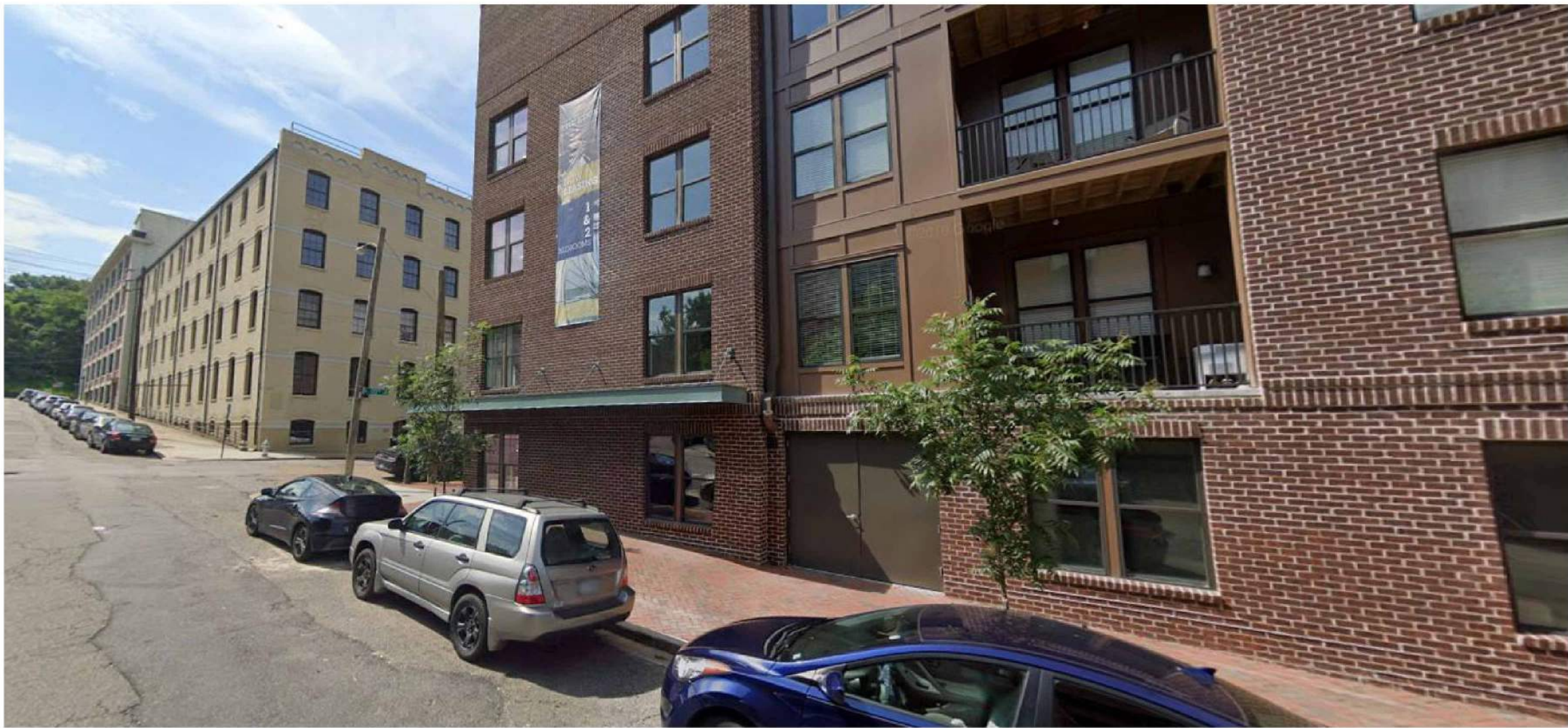
VIEW OF NORTH 19TH STREET



BIRDS EYE VIEW LOOK EAST



VIEW OF BROAD STREET



VIEW OF GRACE STREET

212-218 NORTH 20TH STREET,
RICHMOND, VA 23223

CONTEXTUAL IMAGES



1 EAST ELEVATION
1/8" = 1'-0"

TYPICAL BUILDING HEIGHT RESPECTIVE TO ADJACENT GRADE
16" DROP IN HEIGHT BETWEEN UNITS



2 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

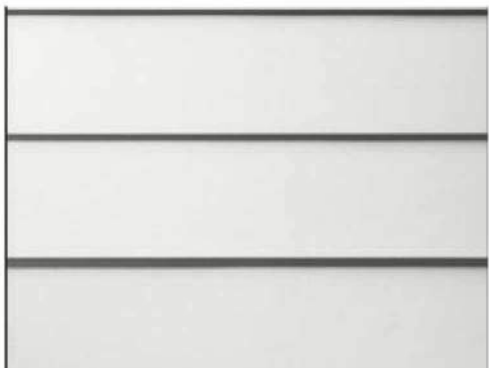


3 SOUTH ELEVATION
1/8" = 1'-0"

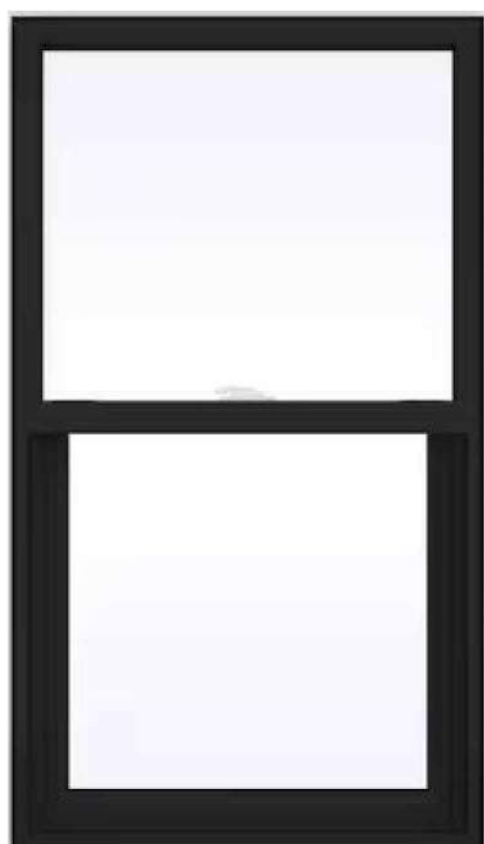
MATERIALS:



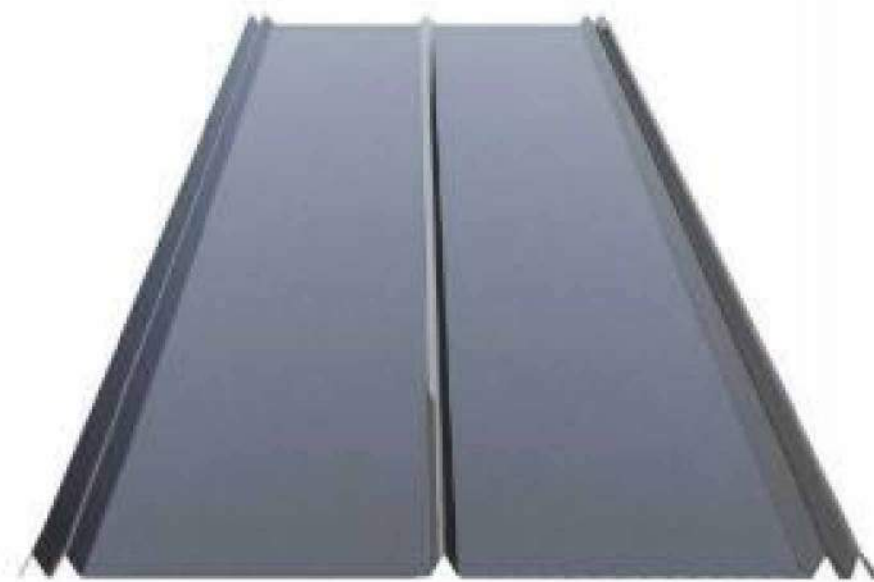
GLEN GARY BRICK W/ IVORY MORTAR



FIBER CEMENT LAP SIDING
5" EXPOSURE - SMOOTH FINISH



ALUMINUM CLAD WOOD WINDOWS
BLACK



5" V" METAL ROOF - BLACK



REPOSE GRAY SW7015



IRON ORE SW7069

DATE: 2025.01.31
CAR CONCEPT SUBMISSION

DATE: 2025.03.27
CAR CONCEPT RESUBMITTAL

DATE: 2025.04.30
CAR CONCEPT RESUBMITTAL

**212-218 NORTH 20TH STREET,
RICHMOND, VA 23223**

ELEVATIONS

KRISTEN EUDY
ARCHITECTURE, LLC

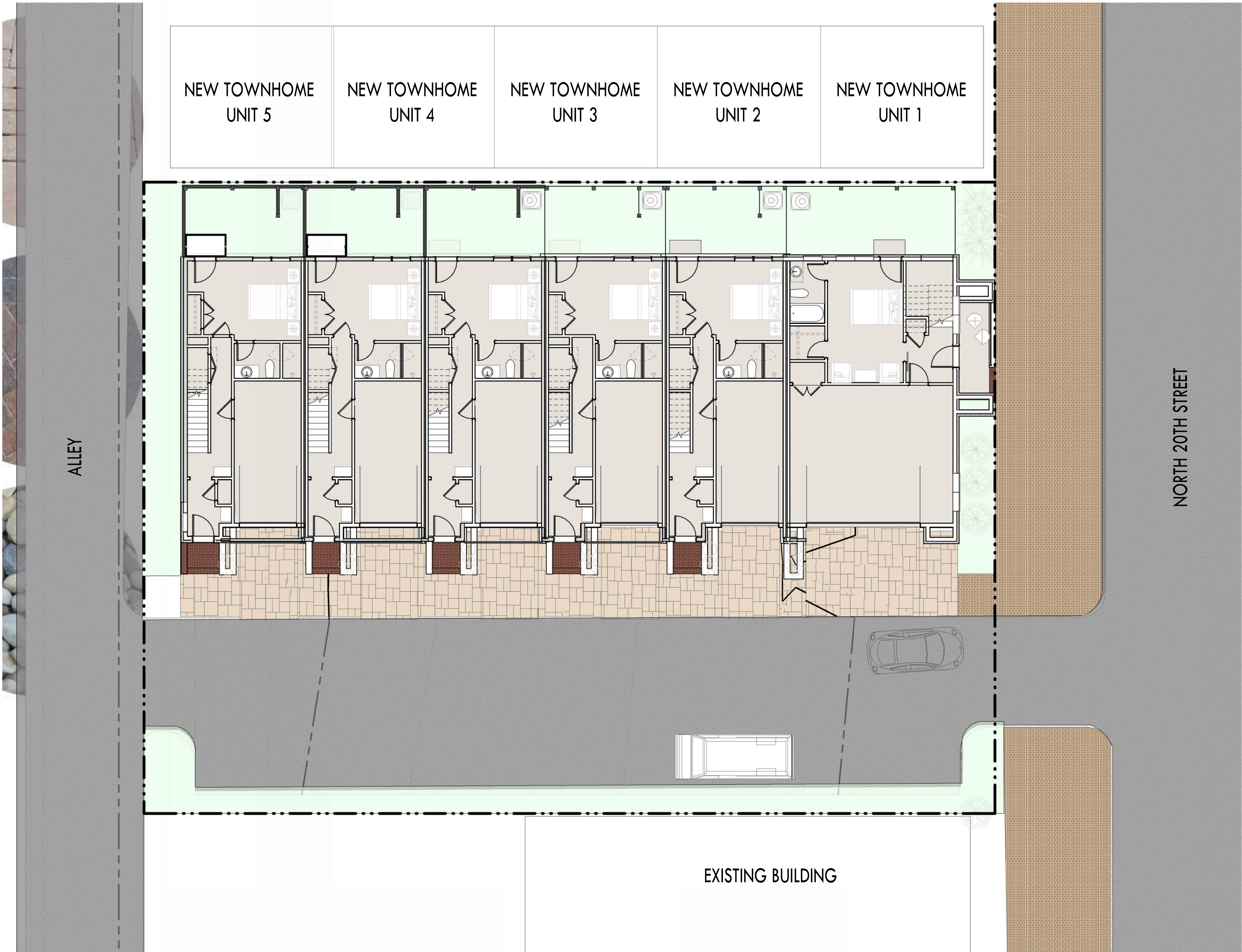
M2

NOT FOR CONSTRUCTION



212-218 NORTH 20TH STREET,
RICHMOND, VA 23223

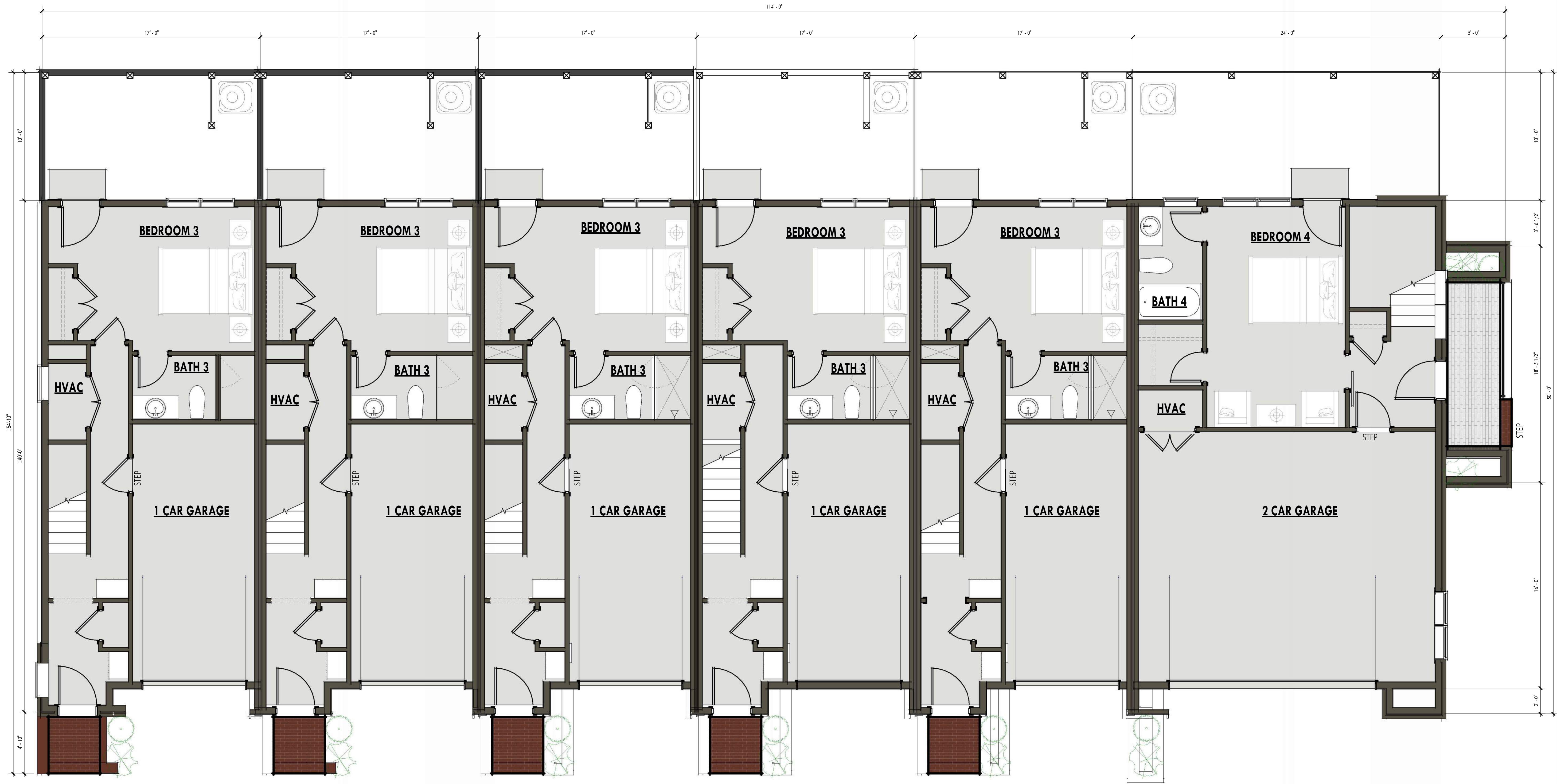
PERSPECTIVES



1 GROUND FLOOR PLAN W/ SITE
1/8" = 1'-0"

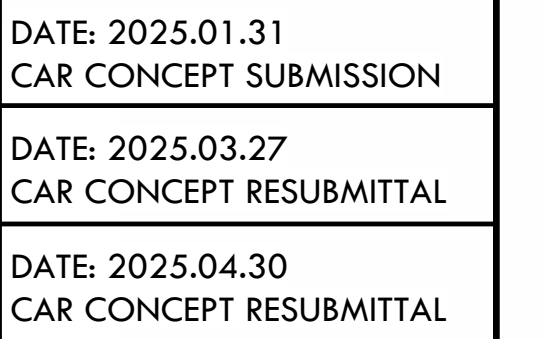
**212-218 NORTH 20TH STREET,
RICHMOND, VA 23223**

GROUND FLOOR AND SITE PLAN



**212-218 NORTH 20TH STREET,
RICHMOND, VA 23223**

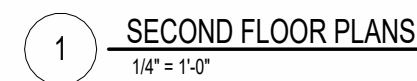
GROUND FLOOR PLAN



SECOND FLOOR PLAN

M6

NOT FOR CONSTRUCTION



DATE: 2025.01.31
CAR CONCEPT SUBMISSION

DATE: 2025.03.27
CAR CONCEPT RESUBMITTAL

DATE: 2025.04.30
CAR CONCEPT RESUBMITTAL

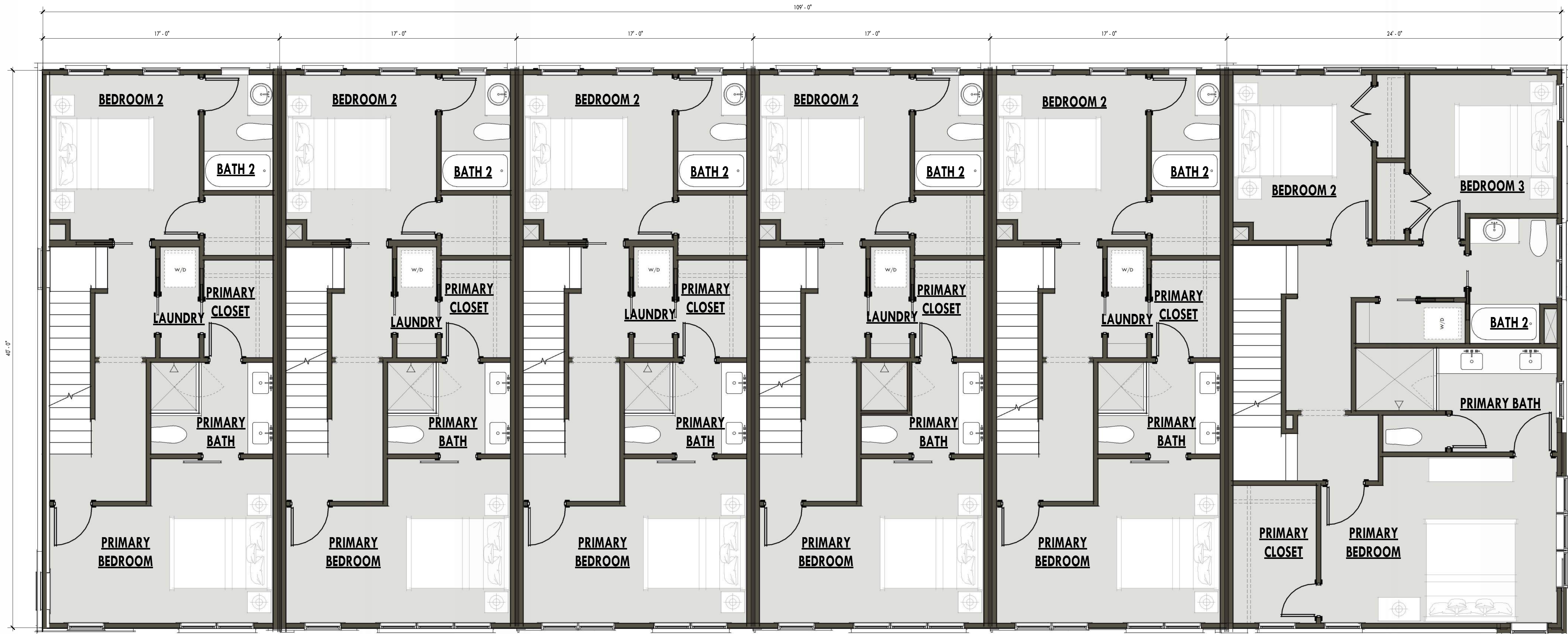
212-218 NORTH 20TH STREET,
RICHMOND, VA 23223

THIRD FLOOR PLAN

KRISTEN EUDY
ARCHITECTURE, LLC

M7

NOT FOR CONSTRUCTION





212-218 NORTH 20TH STREET,
RICHMOND, VA 23223

ROOF PLAN



1 SITE LINE STUDY
1/8" = 1'-0"



2 EAST ELEVATION STREETSCAPE
1/8" = 1'-0"

212-218 NORTH 20TH STREET,
RICHMOND, VA 23223

SITE LINE STUDY & STREET SECTION



City of Richmond
Commission of Architectural Review



April 23, 2025

Greg Shron
421A N 33rd Street
Richmond, VA 23223

Re: 212-218 North 20th Street
Application No. COA-164407-2025

Dear Applicant:

At the 4/22/2025 meeting of the Commission of Architectural Review, the review of your application for a Certificate of Appropriateness resulted in the following action: Approved with conditions. Specifically, The Commission approved this application for the reasons stated in the staff report provided the following conditions are met:

- Brick wall surrounding the entrance on the façade be removed or replaced with a more transparent material such as a railing, revised drawings submitted to staff for approval.
- The brick selection be a red color. Final brick and mortar color submitted to staff for approval; the three smaller windows on the third story of the façade be the same size as the larger windows on that façade, revised drawings submitted to staff for approval; and the final design of fencing/screening be submitted for administrative approval if it differs from the current plan.

You, or any aggrieved party, have the right to appeal a decision of the Commission of Architectural Review to City Council as specified in Section 30.930 of the Richmond City Code. A petition stating reasons for the appeal must be filed with the City Clerk within 15 days of this meeting.

If you have any questions, please contact Alex Dandridge, CAR Secretary at (804) 646-6569 or by e-mail at alex.dandridge@rva.gov.

Sincerely,

Alex Dandridge
Secretary, Commission of Architectural Review (CAR)