

INTRODUCED: May 26, 2026

AN ORDINANCE No. 2026-128

To authorize the special use of the property known as 3012 Grayland Avenue for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (Fifth District)

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

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

PUBLIC HEARING: JUN 22 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 3012 Grayland Avenue, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of up to two single-family detached dwellings, which use, among other things, is not currently allowed by section 30-410.4, concerning lot area and width, of the Code of the City of Richmond (2020), as amended; and

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

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED: \_\_\_\_\_ 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 3012 Grayland Avenue and identified as Tax Parcel No: W000-1354/022 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Improvements on No. 3012 Grayland Avenue in the City of Richmond, Va.,” prepared by Virginia Surveys, and dated August 18, 2025, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to two single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “New 2-story Detached Single-Family House in Richmond’s Carytown Neighborhood, 3012 Grayland Ave. S.U.P., 3012 Grayland Avenue, Richmond, Virginia 23221,” prepared by Chris Wolf Architecture, PLLC, and dated September 17, 2025, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

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

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

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

(d) Prior to the issuance of any building permit for the Special Use, the establishment of no more than two 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.

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

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

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

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

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

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

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

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

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

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

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

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as

amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 733 consecutive calendar days, 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.

# City of Richmond

## Intracity Correspondence

### O&R Transmittal

**DATE:** April 13, 2026

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

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

**THROUGH:** Odie Donald II, Chief Administrative Officer

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

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

**RE:** To authorize the special use of the property known as 3012 Grayland Avenue for the purpose of up to two single-family detached dwellings, upon certain terms and conditions.

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

**PURPOSE:** The applicant is requesting a Special Use Permit to authorize the subdivision of the property that will create two lots that do not meet the lot feature requirements of the R-5 Single-Family Detached zoning district where they are located. In addition, the proposal calls for the construction of a single-family detached dwelling on the new parcel. A Special Use Permit is therefore requested to authorize this proposal.

**BACKGROUND:** The 5,940 square foot property is in the Carytown area on the northern side of Grayland Avenue near its intersection with South Sheppard Street to the east. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is described as "a neighborhood consisting primarily of single-family houses on large or medium sized lots more homogeneous in nature." (p. 54)

Intensity: Buildings are generally two to four stories. Lot sizes generally range up to 5,000 to 20,000 square feet.

The current zoning for this property is R-5 Single-Family Detached Residential District. Adjacent properties are also located within this district.

**COMMUNITY ENGAGEMENT:** The property is located within the boundaries of Carytown South Neighborhood Association and the Fan Area Business Alliance; additional community notification will take place after introduction.

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

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

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** May 26, 2026

**CITY COUNCIL PUBLIC HEARING DATE:** June 22, 2026

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission June 16, 2026

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

Law Department (for review of draft ordinance)

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

**ATTACHMENTS:** Draft Ordinance, Authorization from Property Owner, Applicant's Report, Plans, Survey

**STAFF:**

Alyson Oliver, Program and Operations Manager, Land Use Administration (Room 511) 646-3709

David Watson, Planner, Land Use Administration (Room 511) 646-1036



**CITY OF RICHMOND, VA**  
**Department of Planning and Development Review**  
**Land Use Administration Division**  
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

**AUTHORIZATION FROM PROPERTY OWNER**

**TO BE COMPLETED BY THE APPLICANT**  
Applicant must complete ALL items

HOME/SITE ADDRESS: 530 E Main Street APARTMENT NO/SUITE Suite 600

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

BUSINESS NAME (IF APPLICABLE): Baker Development Resources

SUBJECT PROPERTY OR PROPERTIES: 3012 Grayland Avenue

**APPLICATION REQUESTED**

- Plan of Development (New or Amendment)
- Wireless Plan of Development (New or Amendment)
- Special Use Permit (New or Amendment)
- Rezoning or Conditional Rezoning
- Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- Community Unit Plan (Final, Preliminary, and/or Amendment)
- Subdivision (Preliminary or Final Plat Correction or Extension)

**TO BE COMPLETED BY THE AUTHORIZED OWNER**  
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: GOLDEN PEAK VENTURES LLC

PROPERTY OWNER ADDRESS: 17 MALIBU IRVINE, CA 92602

PROPERTY OWNER EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER PHONE NUMBER: 919-884-9945

Property Owner Signature: Hunter McAlexander 10/31/25

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

# APPLICANT'S REPORT

*November 3, 2025*

*Special Use Permit Request  
3012 Grayland Ave, Richmond, Virginia  
Map Reference Number: W000-1354/022*

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Submitted to:	<b>City of Richmond</b> Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	<b>Baker Development Resources</b> 530 East Main Street, Suite 600 Richmond, Virginia 23219

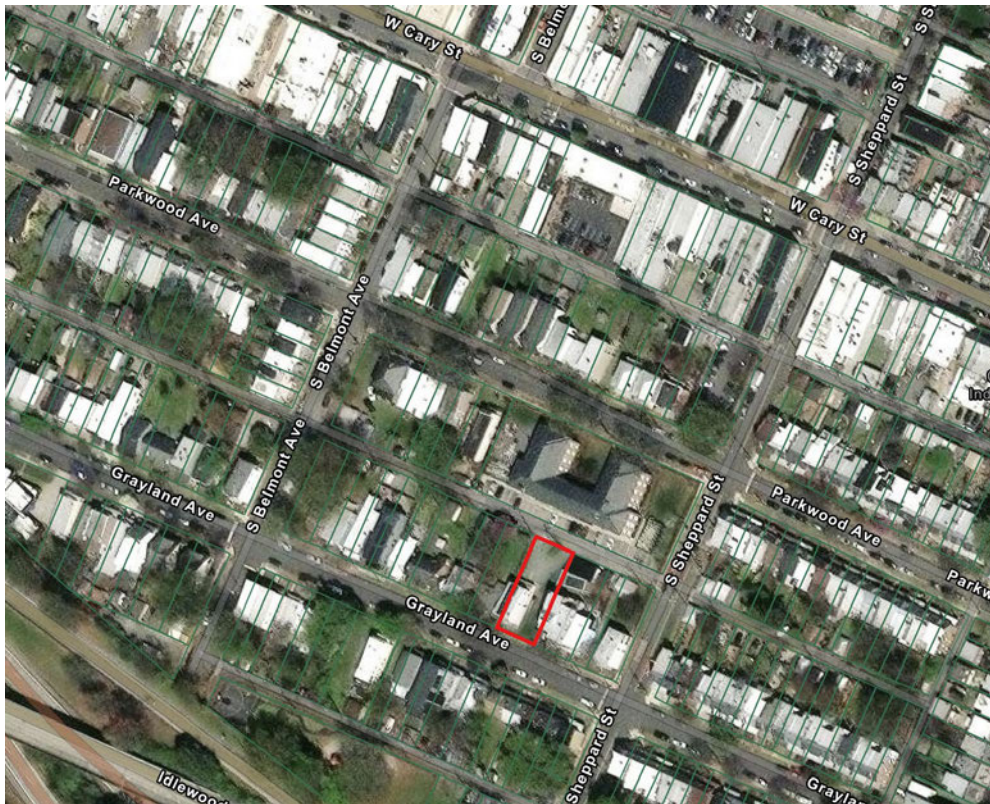
## Introduction

The property owner is requesting a special use permit (the "SUP") for 3012 Grayland Avenue (the "Property"). The SUP would authorize the division of the Property and the construction of one new single family detached dwelling while retaining the existing single-family dwelling. While the single-family detached dwelling use is permitted by the underlying R-5 Single-Family Residential District zoning, some of the R-5 feature requirements cannot be met, and therefore, a SUP is required.

## Existing Conditions

### SITE DESCRIPTION

The Property is located on the northern line of Grayland Avenue between South Sheppard Street and South Belmont Avenue and is currently improved with one single-family detached dwelling. The Property is referenced by the City Assessor as tax parcel W000-1354/022 and has about 50' of lot width and contains approximately 5,940 square feet of lot area. Access is provided at the rear by means of an east-west alley.



## **EXISTING ZONING AND LAND USE**

The properties in the vicinity include a wide variety of uses and housing types. Single-family dwellings are the most common use though vacant parcels, two-family dwellings and multi-family buildings can also be found nearby. Existing properties along Grayland Avenue range from 20 to 60 feet in width. A range of commercial uses can be found to the north of the Property in the UB Urban Business District zoning. To the West lies R-1 Single-Family Residential Zoning and R-4 Single-Family Residential District Zoning to the south. To the east lies a variety of zoning ranging from R-6 Single-Family Attached Residential District, R-48 Multifamily Residential District, and R-7 Single- and Two-Family Urban Residential District zoning.

## **TRANSPORTATION**

The Property is located near GRTC bus stops which serve the 20 and 78 bus routes providing access and connections to the larger GRTC bus system.

## **MASTER PLAN DESIGNATION**

The request is consistent with the Richmond 300 Master Plan (the "Master Plan"), which suggests "Residential" for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54). In addition, the property is located within the Carytown National/Regional Node which encourages residential units at a range of affordability levels developed through compatible infill development (p. C-15).

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 14.5 to "Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance."

- Page 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.

## Proposal

### PROJECT SUMMARY

The proposed development involves the division of the Property into two lots consistent with the lot pattern of the area and the construction of one single-family detached dwelling on the newly created lot while retaining the existing single-family dwelling on the property.

### PURPOSE OF REQUEST

The Property is approximately 50 feet wide and contains roughly 5,940 square feet of lot area. The owner is proposing to divide the lot and build one new single-family detached dwelling. While the proposed 21-foot lot width for the new parcel is consistent with existing lots in the area, it does not meet the lot area and width requirements prescribed by the underlying R-5 zoning district and therefore, a special use permit is required.

In exchange for the SUP, the intent of this request is to ensure the development of a high-quality single-family dwelling while retaining the existing dwelling. The overall project will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Also, the quality assurances conditioned through the SUP will guarantee high quality development and neighborhood compatibility.

### PROJECT DETAILS

When complete, the new single family detached dwelling would be two stories in height, contain 2,140 square feet of living area, and is intended to be consistent with the historic development pattern found throughout the neighborhood. The first floor would have a living area, office, and kitchen and dining area. The second floor would contain a primary bedroom, with en suite bath and walk-in closet, two bedrooms and one bathroom.

The proposed dwelling's massing and architectural style is designed to be compatible with nearby dwellings and is consistent with the historical homes found in the neighborhood. The exteriors would be clad in quality building materials including cementitious lap siding in order to ensure durability. An upstairs balcony would engage the street and a rear parking space would be provided for future residents.

## Findings of Fact

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

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

The proposed special use permit will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed development will create a dwelling unit that is compatible with the surrounding dwellings while the quality assurances guaranteed through the SUP ensure the quality of the proposed building.

- ***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.

- ***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 proposed 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.

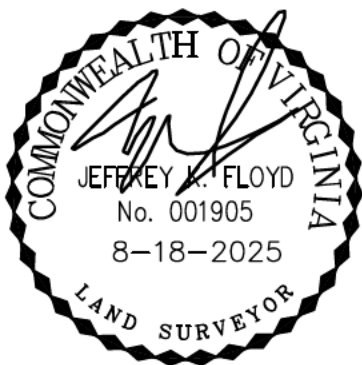
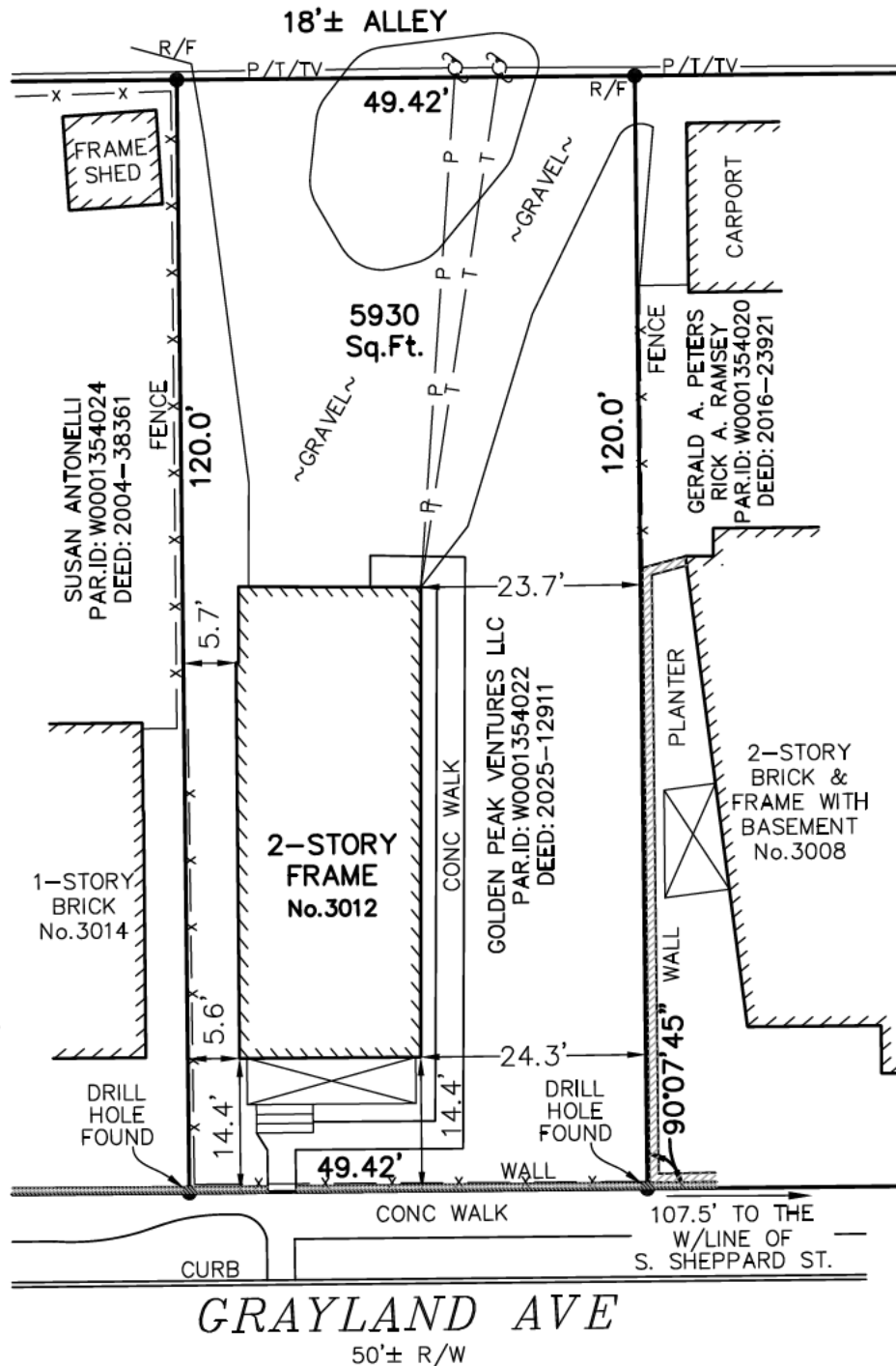
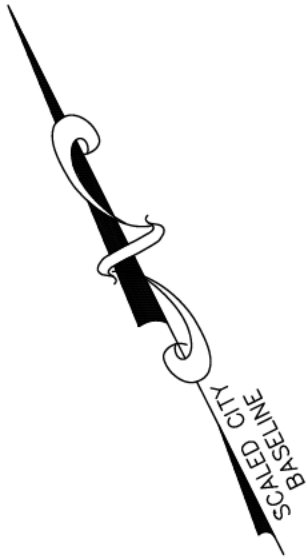
- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. The proposed dwelling would be constructed in a manner which is compatible with the building code at the time of building permit application.

## Summary

In summary we are enthusiastically seeking approval for the construction of the proposed single-family detached dwelling. The dwelling has been thoughtfully designed to provide an appropriate, high-quality residence in the neighborhood. The request offers compatibility with the City's Master Plan in terms of use and would upgrade the Property while remaining respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. The proposed development would help encourage a pedestrian friendly traditional streetscape in the block and contribute to the vibrancy of the block through the addition of street life in the form of a street-oriented second floor balcony. Finally, the quality assurances conditioned through the SUP would guarantee high quality development.

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 8-18-2025 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.



**Virginia Surveys**  
 P.O. BOX 118  
 CHESTERFIELD, VA 23832  
 (804) 748-9481  
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**MAP SHOWING THE IMPROVEMENTS  
 ON No. 3012 GRAYLAND AVENUE  
 IN THE CITY OF RICHMOND, VA.**

DATE: 8-18-2025  
 CERTIFIED BY JEFFREY K. FLOYD  
 VIRGINIA CERTIFICATE NO. 001905  
 SCALE: 1"=30'  
 JOB NO. 250816918



**PROJECT CONTACTS:**

DEVELOPER:  
NEST BUILDERS  
CONTACT- AMANDA SEIBERT  
804-698-9142

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

NEW 2-STORY DETACHED SINGLE-FAMILY HOUSE  
IN RICHMOND'S CARYTOWN NEIGHBORHOOD

# 3012 GRAYLAND AVE. S.U.P.

3012 GRAYLAND AVENUE  
RICHMOND, VIRGINIA 23221

NEW 2-STORY DETACHED SINGLE-FAMILY HOUSE  
IN RICHMOND'S CARYTOWN NEIGHBORHOOD

## 3012 GRAYLAND AVE. S.U.P.

3012 GRAYLAND AVENUE  
RICHMOND, VIRGINIA 23221

**DRAWING INDEX**

DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
SP.1	ARCHITECTURAL SITE PLAN
AI.1	FIRST & SECOND FLOOR PLANS
A2.1	FRONT & REAR EXTERIOR ELEVATIONS & EXTERIOR FINISH SCHEDULE
A2.2	RIGHT SIDE EXTERIOR ELEVATION
A2.3	LEFT SIDE EXTERIOR ELEVATION

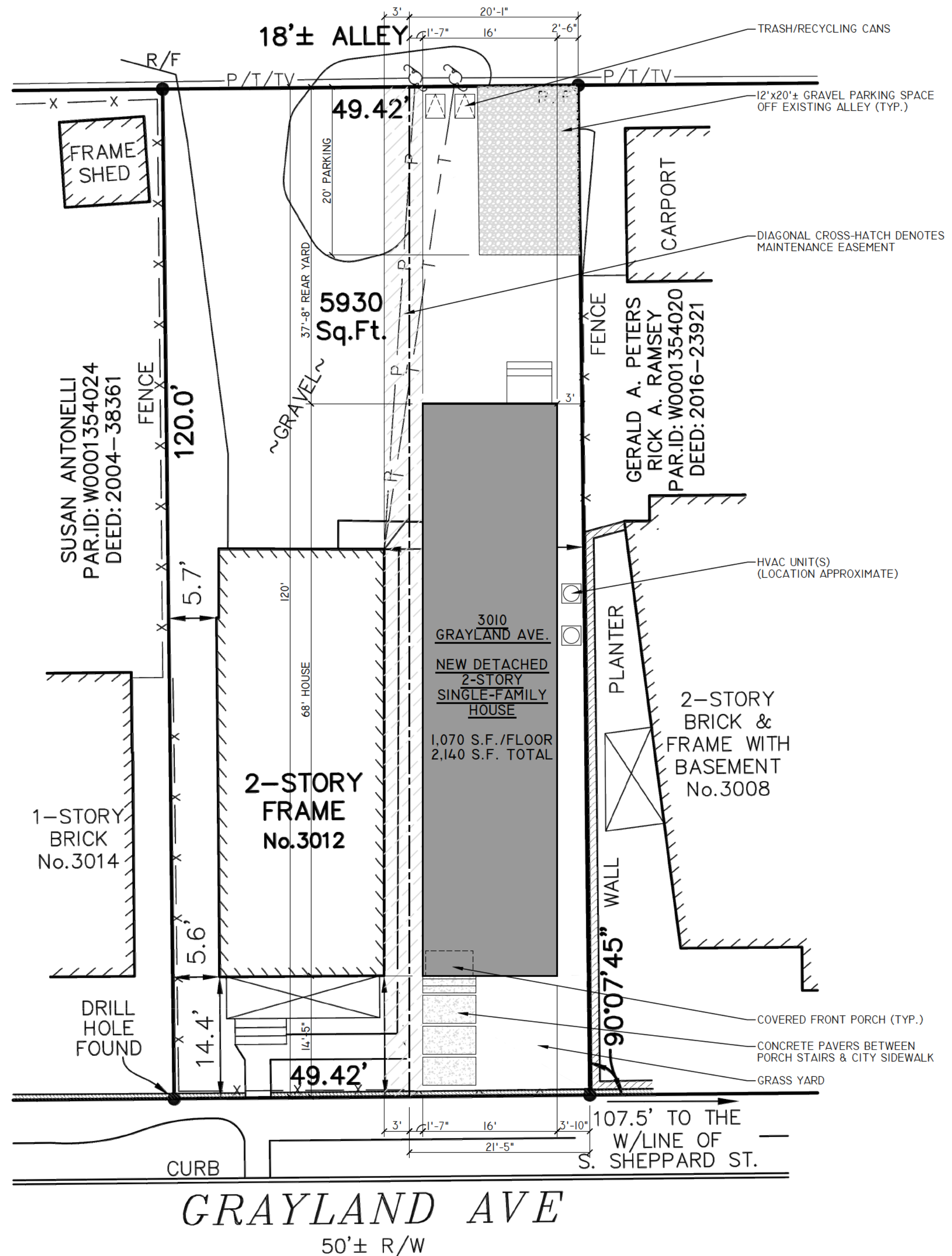


SET/REVISION:  
S.U.P. INITIAL SUBMITTAL

DATE/MARK:  
09.17.2025

COVER SHEET

# CS



**PROJECT CONTACTS:**

DEVELOPER:  
NEST BUILDERS  
CONTACT- AMANDA SEIBERT  
804-698-9142

ARCHITECT:  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
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NEW 2-STORY DETACHED SINGLE-FAMILY HOUSE  
IN RICHMOND'S CARYTOWN NEIGHBORHOOD

**3012 GRAYLAND AVE. S.U.P.**

3012 GRAYLAND AVENUE  
RICHMOND, VIRGINIA 23221



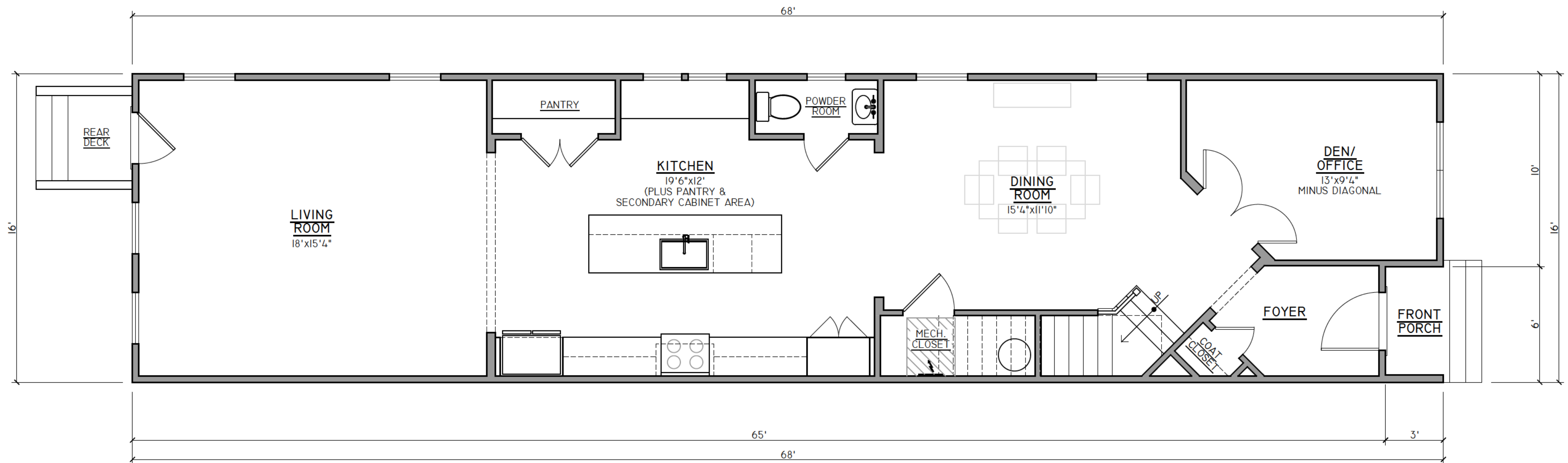
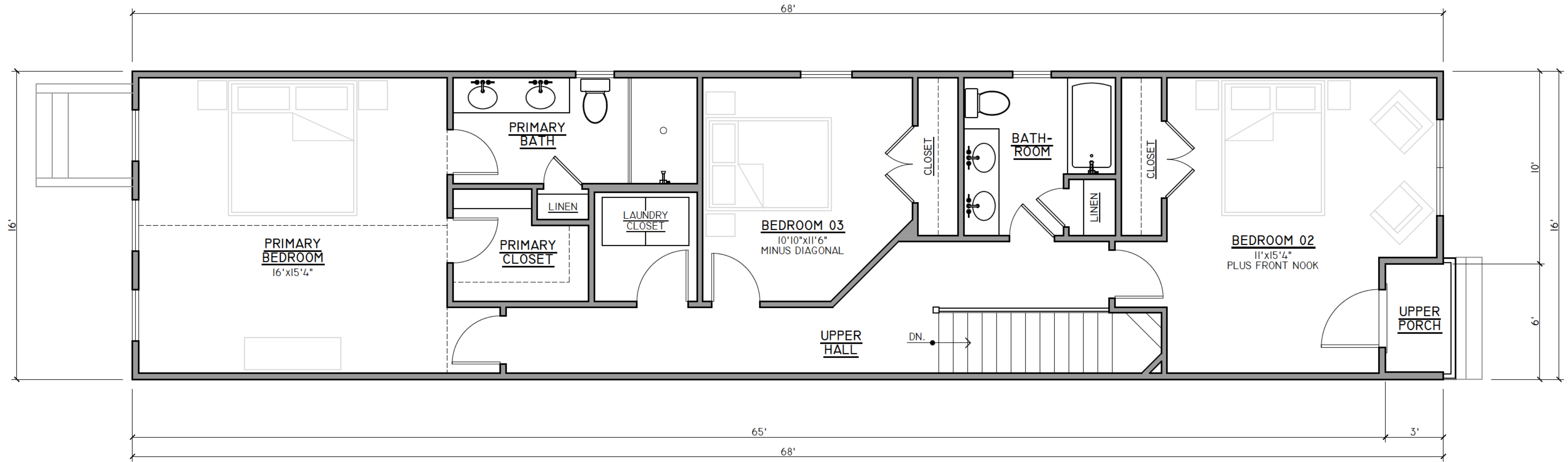
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09.17.2025

ARCHITECTURAL  
SITE PLAN

**SP.1**





**PROJECT CONTACTS:**  
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 804-698-9142  
 ARCHITECT:  
 CHRIS WOLF  
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NEW 2-STORY DETACHED SINGLE-FAMILY HOUSE  
 IN RICHMOND'S CARYTOWN NEIGHBORHOOD

**3012 GRAYLAND AVE. S.U.P.**

3012 GRAYLAND AVENUE  
 RICHMOND, VIRGINIA 23221

NOT FOR  
 CONSTRUCTION

SET/REVISION:  
 S.U.P. INITIAL SUBMITTAL

DATE/MARK:  
 09.17.2025

FIRST & SECOND  
 FLOOR PLANS

**AI.I**

**EXTERIOR FINISH SCHEDULE**

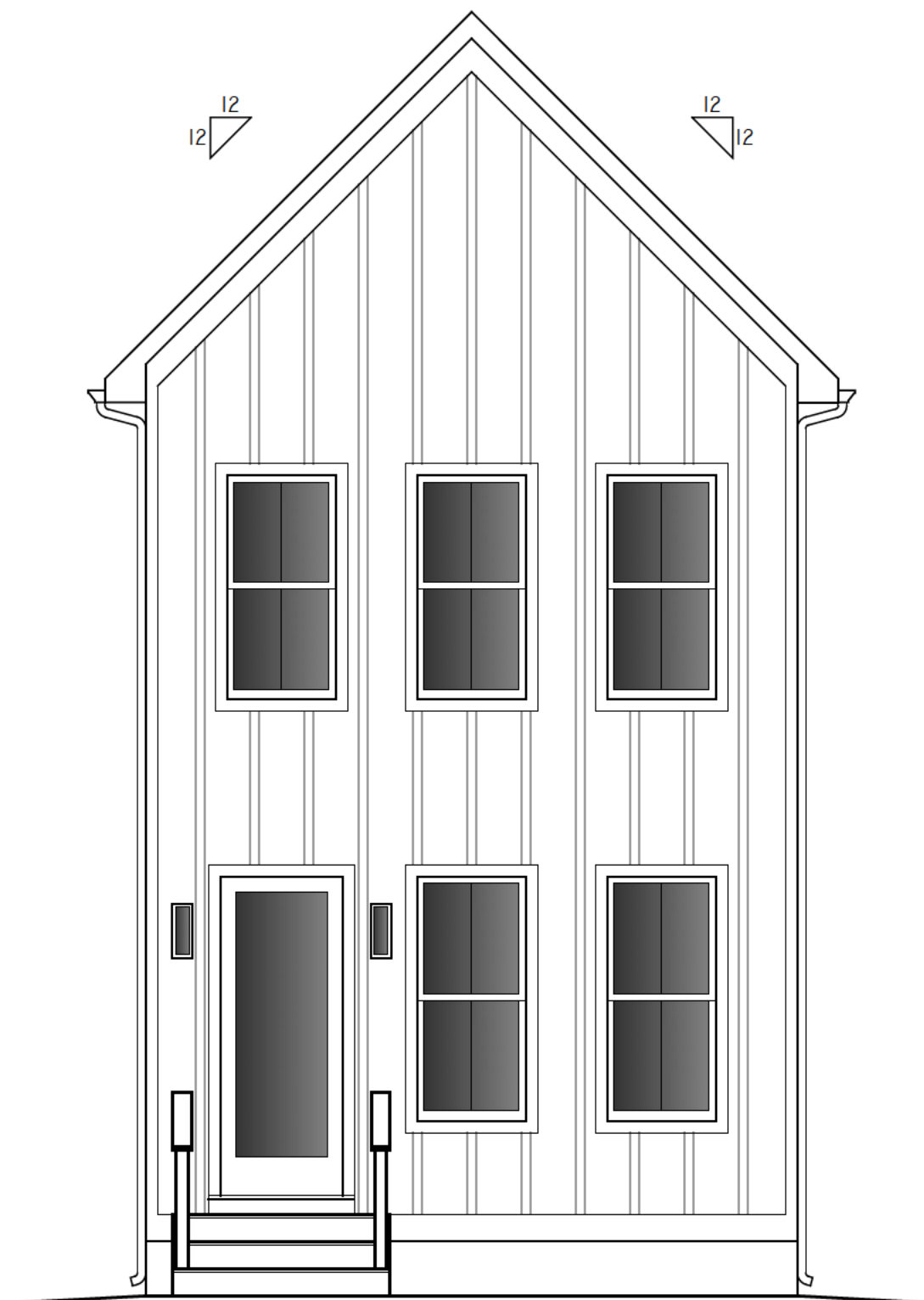
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	DARK GRAY OR BLACK
02	FRONT PORCH - NATURAL STONE PORCH/STAIRS	NATURAL STONE
03	PRIMARY SIDING - HARDIE (OR SIMILAR) BOARD & BATTEN SIDING (16" SPACING)	PAINTED DARK GRAY OR BLACK
04	PORCH AREA SIDING - NICHHA CEMENTITIOUS WOOD SIDING	NATURAL WOOD LOOK
05	COMPOSITE/HARDIE TRIM & SOFFITS	PAINTED DARK GRAY OR BLACK
06	DOOR- WOOD OR FIBERGLASS & GLASS	PAINTED BLACK
07	VINYL WINDOWS - SEE SCHEDULE	PREFINISHED BLACK
08	MAIN ROOF - ARCHITECTURAL SHINGLES	FACTORY DARK GRAY OR BLACK
09	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED BLACK
10	PORCH RAILINGS - METAL	PREFINISHED BLACK
11	WALL-MOUNTED LIGHTS	PREFINISHED BLACK
12	LARGE PLANTER AT FRONT	METAL OR CONCRETE

1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
2. GRADES SHOWN APPROXIMATE. V.I.F.

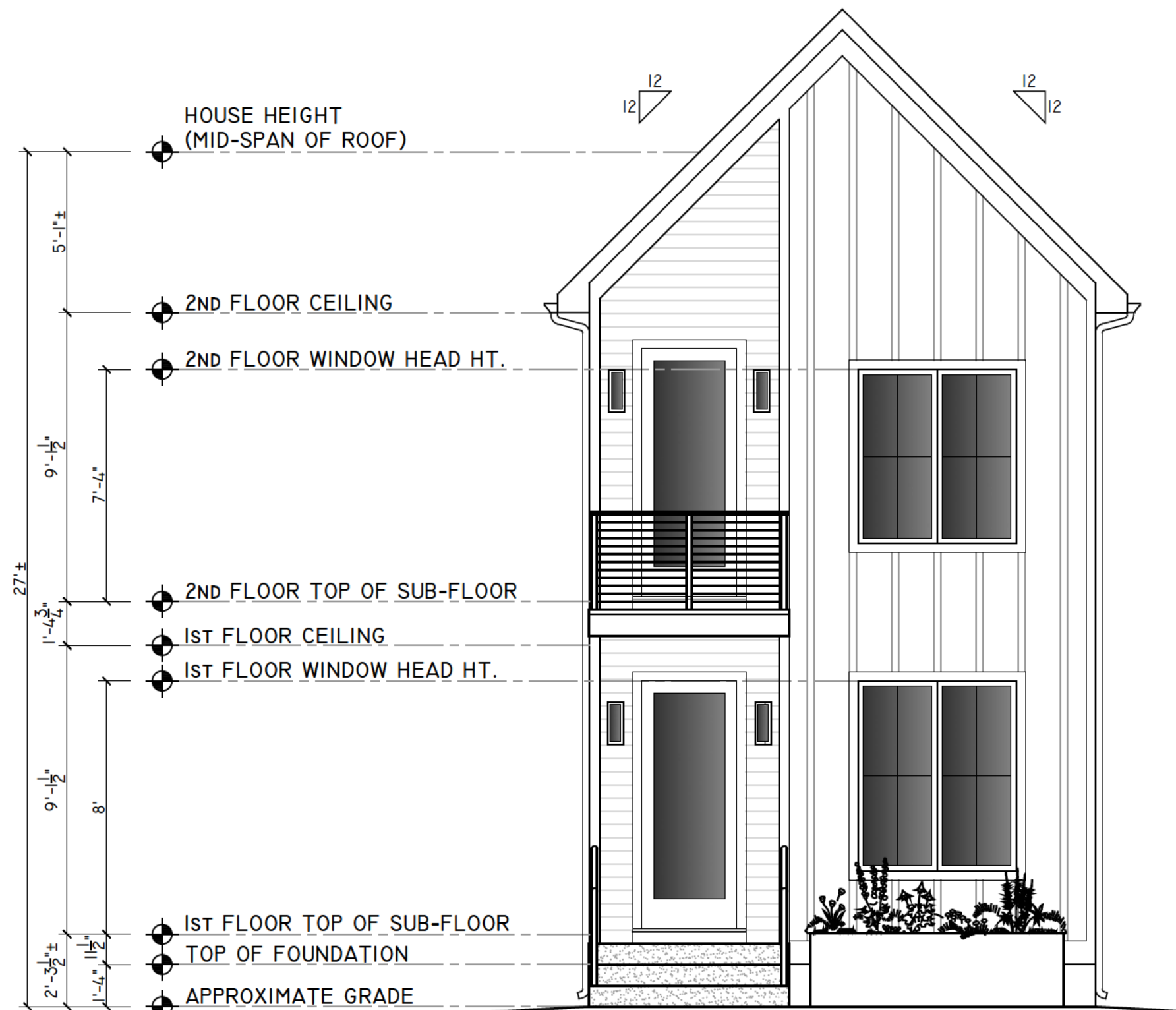
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**02 | REAR ELEVATION**  
1/4" = 1'



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

NEW 2-STORY DETACHED SINGLE-FAMILY HOUSE  
 IN RICHMOND'S CARYTOWN NEIGHBORHOOD  
**3012 GRAYLAND AVE. S.U.P.**  
 3012 GRAYLAND AVENUE  
 RICHMOND, VIRGINIA 23221



SET/REVISION:  
S.U.P. INITIAL SUBMITTAL

DATE/MARK:  
09.17.2025

FRONT & REAR  
EXTERIOR ELEVATIONS

**A2.1**

**PROJECT CONTACTS:**

DEVELOPER:  
NEST BUILDERS  
CONTACT- AMANDA SEIBERT  
804-698-9142

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

NEW 2-STORY DETACHED SINGLE-FAMILY HOUSE  
IN RICHMOND'S CARYTOWN NEIGHBORHOOD

**3012 GRAYLAND AVE. S.U.P.**

3012 GRAYLAND AVENUE  
RICHMOND, VIRGINIA 23221

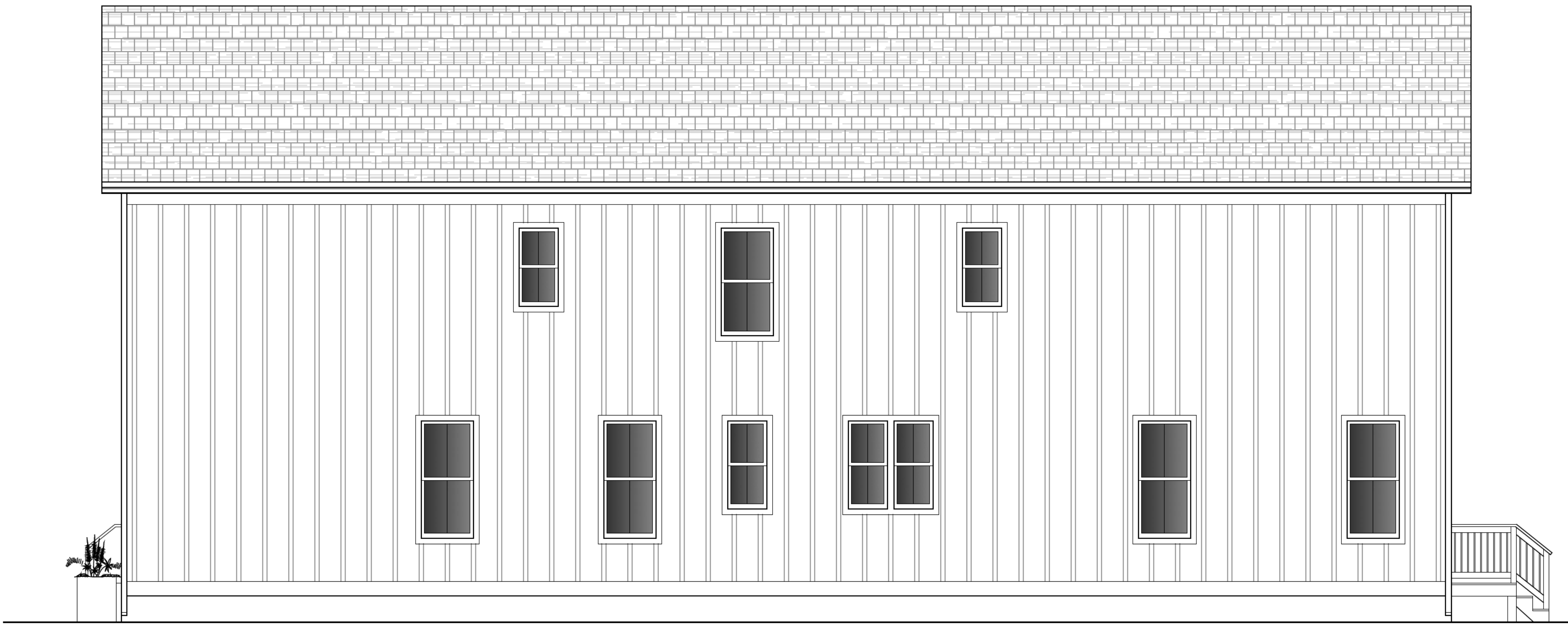
NOT FOR  
CONSTRUCTION

SET/REVISION:  
S.U.P. INITIAL SUBMITTAL

DATE/MARK:  
09.17.2025

RIGHT SIDE  
EXTERIOR ELEVATION

**A2.2**



**01 | RIGHT SIDE ELEVATION**  
1/4" = 1'

**PROJECT CONTACTS:**

DEVELOPER:  
NEST BUILDERS  
CONTACT- AMANDA SEIBERT  
804-698-9142

ARCHITECT:  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
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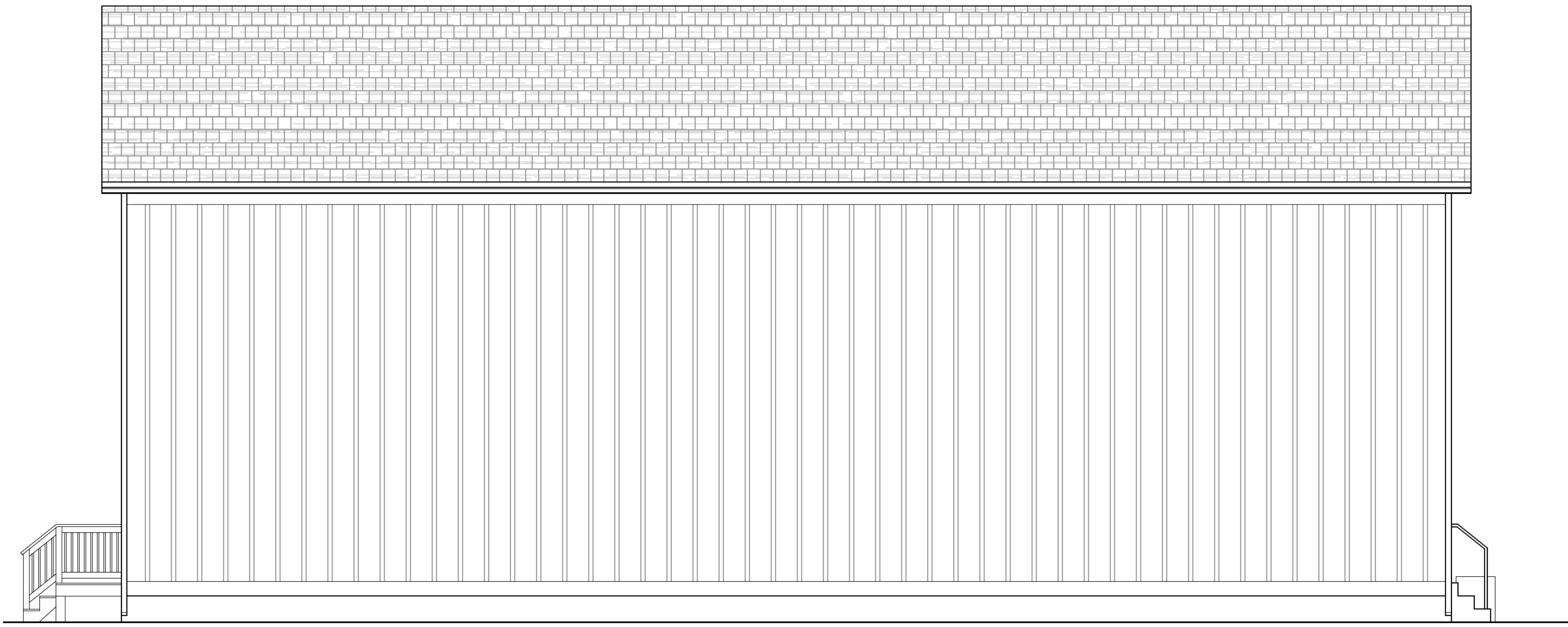
NOT FOR  
CONSTRUCTION

SET/REVISION:  
S.U.P. INITIAL SUBMITTAL

DATE/MARK:  
09.17.2025

LEFT SIDE  
EXTERIOR ELEVATION

**A2.3**



**01 | LEFT SIDE ELEVATION**  
1/4" = 1'



**City of Richmond  
Department of Planning  
& Development Review**

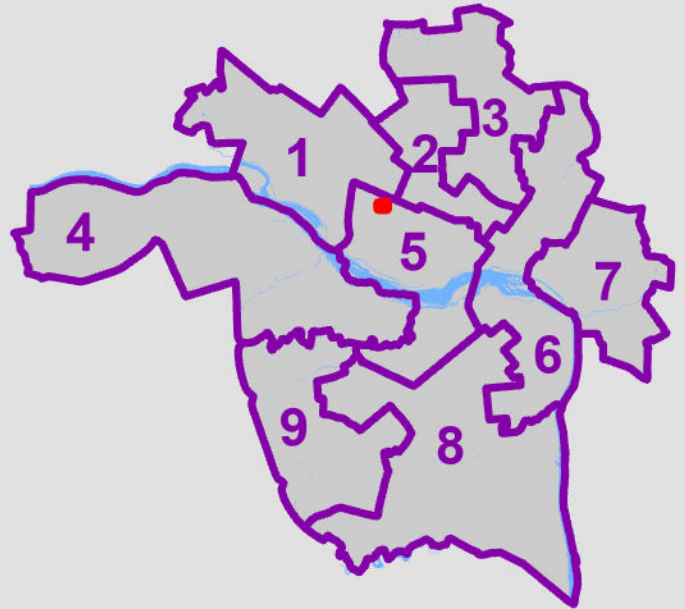
**Special Use Permit**

**LOCATION:** 3012 Grayland Avenue

**APPLICANT:** Baker Development Resources

**COUNCIL DISTRICT:** 5

**PROPOSAL:** To authorize the special use of the property known as 3012 Grayland Avenue for the purpose of up to two single-family detached dwellings, upon certain terms and conditions.



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

