

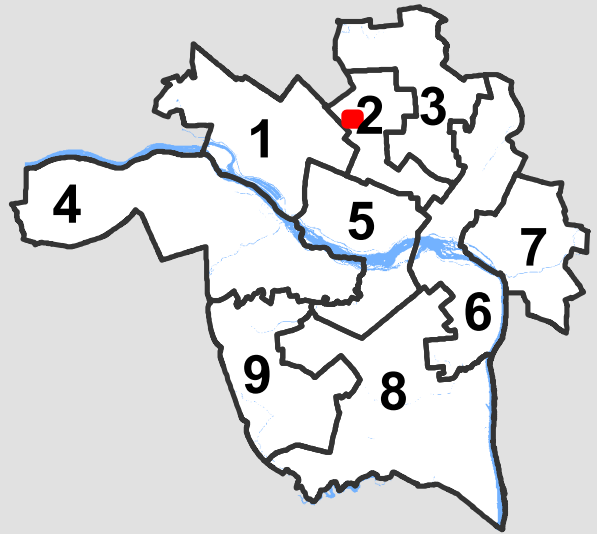
**City of Richmond  
Department of Planning  
& Development Review**

**Encroachment**

**LOCATION:** 1501 Roseneath Rd

**COUNCIL DISTRICT:** 2

**PROPOSAL:** Sidewalk encroachment



*For questions, please contact Josh Son  
at 646-3741 or [joshua.son@richmondgov.com](mailto:joshua.son@richmondgov.com)*





## Application for URBAN DESIGN COMMITTEE Review

Department of Planning and Development Review  
Planning & Preservation Division  
900 E. Broad Street, Room 510  
Richmond, Virginia 23219  
(804) 646-6335

<http://www.richmondgov.com/CommitteeUrbanDesign>

### Application Type

Addition/Alteration to Existing Structure  
 New Construction  
 Streetscape  
 Site Amenity

Encroachment  
 Master Plan  
 Sign  
 Other

### Review Type

Conceptual  
 Final

Project Name: Handcraft Building

Project Address: 1501 Roseneath Road, Richmond Virginia, 23230

Brief Project Description (this is not a replacement for the required detailed narrative) : \_\_\_\_\_

The proposal herein includes plans to add stairs, an accessible ramp, and patios along the Roseneath Road elevation of the Handcraft Building.

### Applicant Information

(on all applications other than encroachments, a City agency representative must be the applicant)

Name: 510 Architects, LLC Email: jwhite@510architects.com

City Agency: \_\_\_\_\_ Phone: 804-353-1576

Address: 3121 West Marshall Street, Richmond, Virginia 23230

Main Contact (if different from Applicant): John P. White

Company: 510 Architects, LLC Phone: 804-353-1576

Email: jwhite@510architects.com

### Submittal Deadlines

All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

### Filing

Applications can be mailed or delivered to the attention of "Urban Design Committee" at the address listed at the top of this page. **It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC.**

### UDC Background

The UDC is a ten member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06 and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.



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### Submission Requirements

- 10 copies of the application cover sheet and all support materials (see below), unless the application is for an encroachment, in which case only 6 copies are required. Plan sheets should be 11" x 17", folded to 8 1/2" x 11". If it is not possible to scale plans to these dimensions, please provide one set of larger, scaled plans.
- An electronic copy (PDF preferred) of all application materials, which can be burned to disc, emailed, or delivered by FTP.

All applications must include the attached cover sheet and the following support materials, as applicable to the project:

#### For Conceptual Review

- A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program and estimated construction start date (description should also provide information on the surrounding area to provide context).
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible.
- A landscaping plan which shows the general location and character of plant materials and notes any existing tree to be removed.

#### For Final Review

- A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program and estimated construction start date (description should also provide information on the surrounding area to provide context).
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible.
- A landscaping plan that includes a complete plant schedule, the precise location of all plant materials, and a landscape maintenance analysis. The plant schedule must show number, size and type of each planting proposed. If existing trees are to be removed, their size, type and location must be noted on the landscape plan.
- The location of all lighting units should be noted on a site plan, including wall-mounted, site and parking lot lighting. Other site details, such as benches, trash containers and special paving materials, should also be located. Include specification sheets for each item.
- Samples of all proposed exterior building materials, including but not limited to brick, mortar, shingles, siding, glass, paint and stain colors. When an actual sample cannot be provided, a product information sheet that shows the item or a photo of an existing item may be substituted.

### Review and Processing

Once an application is received, it is reviewed by staff, who compiles a report that is sent to the UDC. A copy of the report and the meeting agenda will be sent to the applicant prior to the meeting. The applicant or a representative should be present at the UDC meeting or the application may be deferred to the next regularly scheduled meeting. It is also strongly suggested that a representative of the City Agency which will have final responsibility for the item be present at the meeting (if the applicant and the representative are not the same). Once the UDC recommends action on the application, it is automatically placed on the agenda for the next City Planning Commission (CPC) meeting. An exception to this is encroachment applications, recommendations for which are forwarded to the Department of Public Works. The applicant or a representative must be present at the CPC meeting or the application may be deferred to the next regularly scheduled meeting.



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 Planning & Preservation Division  
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### MEETING SCHEDULE 2015-2016

UDC Meetings	UDC Submission Deadlines	Anticipated Date of Planning Commission Following the UDC Meeting
<b>December 10, 2015</b>	November 12, 2015*	January 4, 2016
<b>January 7, 2016</b>	December 10, 2015**	January 19, 2016 <sup>1</sup>
<b>February 4, 2016</b>	January 14, 2016	February 16, 2016 <sup>2</sup>
<b>March 10, 2016</b>	February 18, 2016	March 21, 2016
<b>April 7, 2016</b>	March 17, 2016	April 18, 2016
<b>May 5, 2016</b>	April 14, 2016	May 16, 2016
<b>June 9, 2016</b>	May 19, 2016	June 20, 2016
<b>July 7, 2016</b>	June 16, 2016	July 18, 2016
<b>August 4, 2016</b>	July 14, 2016	September 6, 2016 <sup>3</sup>
<b>September 8, 2016</b>	August 18, 2016	September 19, 2016
<b>October 6, 2016</b>	September 15, 2016	October 17, 2016
<b>November 10, 2016</b>	October 20, 2016	November 21, 2016
<b>December 8, 2016</b>	November 10, 2016*	January 3, 2017 <sup>4</sup>

<sup>1</sup> Monday, January 18<sup>th</sup> is a City of Richmond Holiday

<sup>2</sup> Monday, February 15<sup>th</sup> is a City of Richmond Holiday

<sup>3</sup> Monday, September 5<sup>th</sup> is a City of Richmond Holiday

<sup>4</sup> Monday, January 2<sup>nd</sup>, 2017 is a City of Richmond Holiday

\* Moved forward to account for Thanksgiving Holiday Schedule

\*\* Moved forward to account for Winter Holiday Schedule

For further information or assistance, please contact the Planning and Preservation Division by phone at (804) 646-6335 or by email at [DCDCCompPlan@RichmondGov.com](mailto:DCDCCompPlan@RichmondGov.com).

Information about the UDC along with the application and meeting schedule is available at the City of Richmond website, <http://www.richmondgov.com/CommitteeUrbanDesign>

January 18, 2017

City of Richmond  
Att: Kathleen Onufer  
Department of Planning and Development Review  
Land Use Administration Division  
900 East Broad Street  
Room 510  
Richmond, VA 23219

Re: Proposed Encroachment – Applicant's Report

Dear Reviewer:

Please accept the following as a statement of justification for an encroachment at the property at 1501 Roseneath Road (the "Subject Property").

The Subject Property is zoned M-1 and is currently being leased to multiple tenants. Our client is proposing retail / office space along the Roseneath Road elevation of the property. The interior floor level of the proposed retail space is currently +/- 36" above average sidewalk level requiring additional points of vertical circulation.

There are two proposed encroachments along this elevation:

- **Encroachment #9**
  - A +/-9'-0" wide x +/-141'-0" long raised metal patio structure. This structure will incorporate two entry stairs as well as an ADA compliant ramp. This encroachment provides an accessible route to the proposed retail / office space along this facade. A rear service entry will be provided for non-public use of the spaces.
- **Encroachment # 9**
  - A +/-5'-6" wide x +/-39'-10" long raised metal patio structure. This structure will provide an exterior area for the proposed office space tenants. There will be no exterior access provided to this structure only from the interior.

The proposed encroachments will include the following amenities:

- Stair access to the interior building floor level. This will be the primary public entrance to the tenant's spaces.
- A ramp that will provide accessibility to the retail / office spaces along this elevation.

The aesthetic qualities of the proposed encroachments will be harmonious with the industrial appeal of Scott's Addition. The material palette will include painted steel structure and railings with a concrete deck surface. Plantings provided will be indigenous.

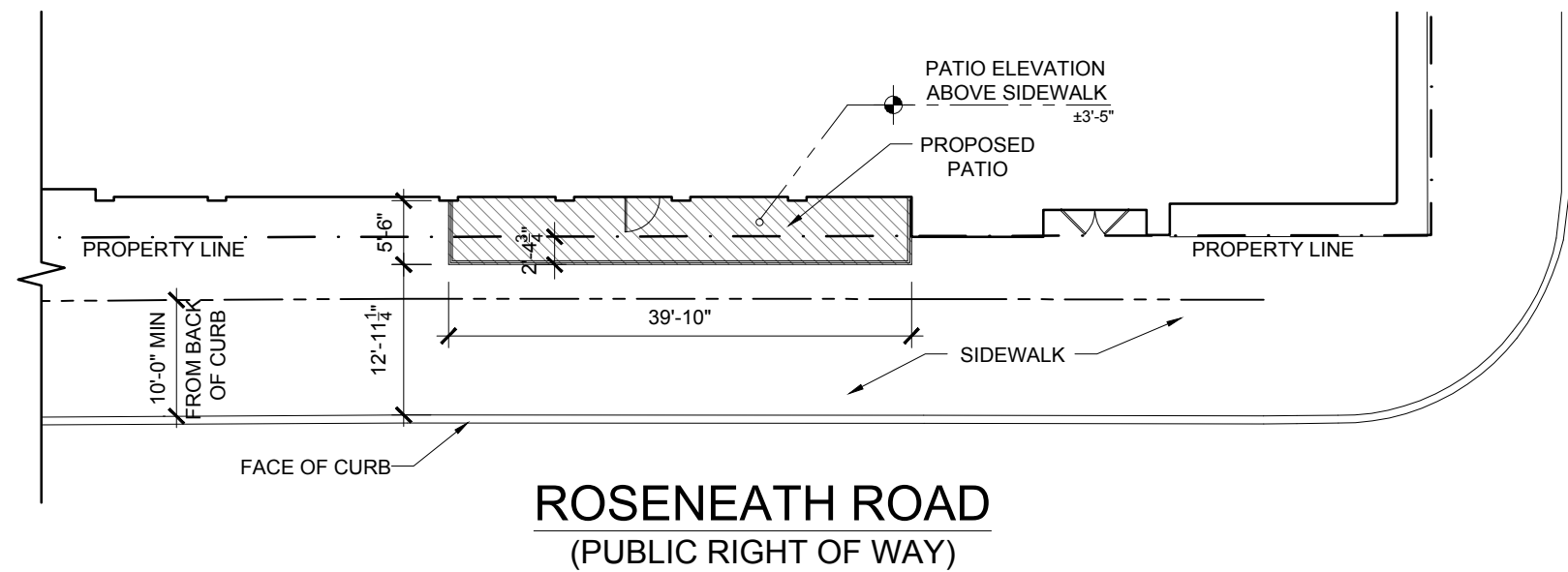
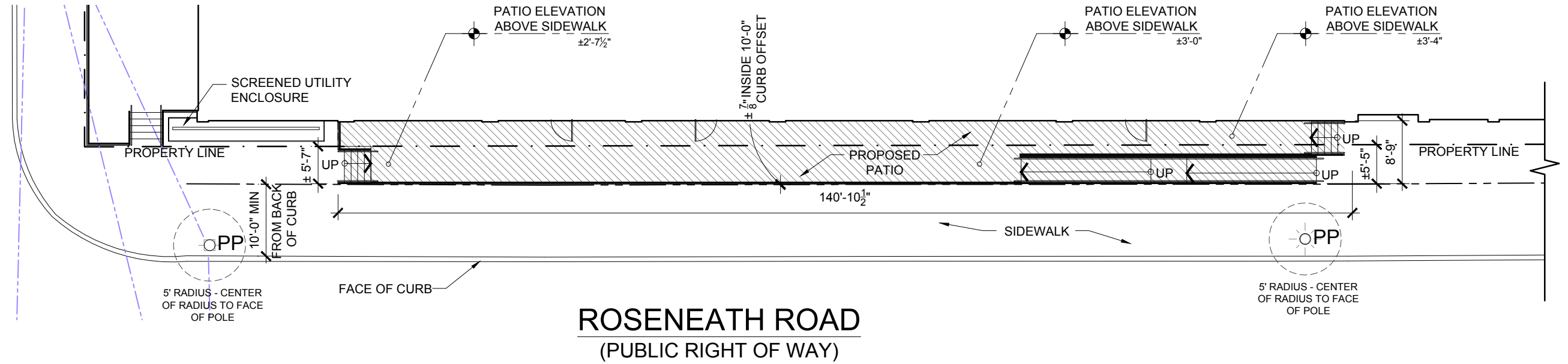
Should you have any questions regarding this proposal, or require additional information, please do not hesitate to contact me. Your consideration is sincerely appreciated.

Very truly yours,

510\_Architects LLC



John P. White Jr.







510\_architects LLC

existing conditions

nts

# HANDCRAFT BUILDING

1501 Roseneath Rd | Richmond, Virginia





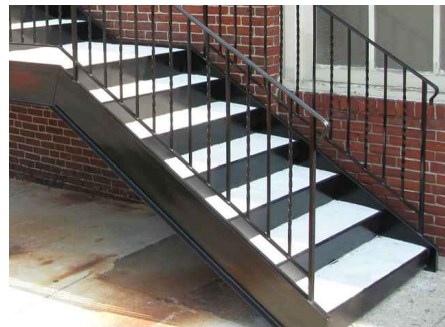








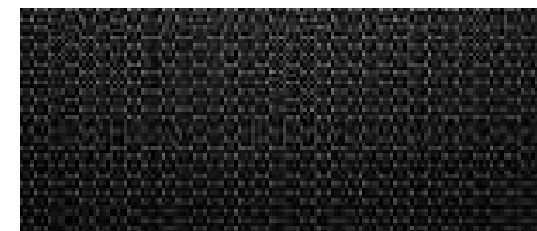
brushed concrete



steel stair & ramp



steel railing and screen

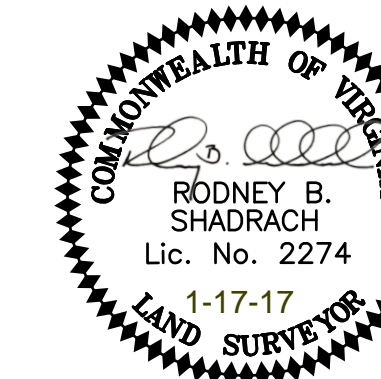


perforated metal screen

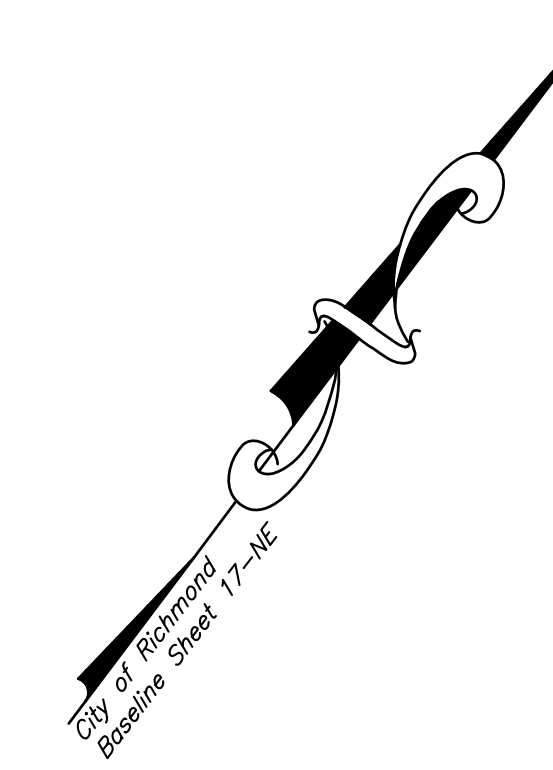


steel tube





I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.



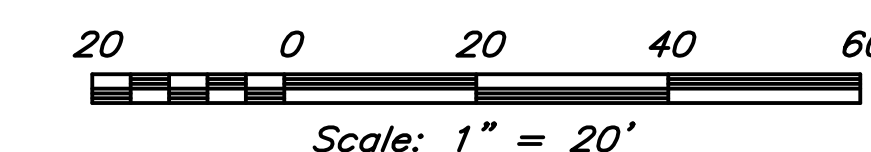
**ENCROACHMENTS**  
(AREA = AREA OF ENCROACHMENT)

- 1 EXISTING METAL ACCESS DOOR & U/G HOIST VAULT AREA = 56.66 SQ. FT.  
4.50' x 4.50' ACCESS DOOR 7.87' OUTSIDE E  
7.20' x 7.87' UNDERGROUND HOIST VAULT 7.87' OUTSIDE E
- 2 EXISTING LOWER BUILDING CANOPY ALONG W. LEIGH ST. AREA = 369.65 SQ. FT.  
15.0' to bottom of first 0.67' tall canopy tier  
South End of Canopy 3.97' Outside E Along W. Leigh Street
- 3 EXISTING UPPER BUILDING CANOPY ALONG W. LEIGH ST. AREA = 369.65 SQ. FT.  
26.1' to bottom of second 0.67' tall canopy tier  
South End of Canopy 3.97' Outside E Along W. Leigh Street
- 4 EXISTING LOWER BUILDING CANOPY ALONG ROSENEATH ROAD AREA = 100.41 SQ. FT.  
15.0' to bottom of first 0.67' tall canopy tier  
West End of Canopy 4.01' Outside E Along Roseneath Road
- 5 EXISTING UPPER BUILDING CANOPY ALONG ROSENEATH ROAD AREA = 100.41 SQ. FT.  
26.1' to bottom of second 0.67' tall canopy tier  
West End of Canopy 4.01' Outside E Along Roseneath Road
- 6 EXISTING BUILDING CANOPY AREA = 63.14 SQ. FT.  
Overall Canopy = 17.0' x 1.0' x 2.9' Tall  
1.54' Outside E  
24.5' in Height at Bottom
- 7 PROPOSED PATIO #1 AREA = 92.16 SQ. FT.  
2.33' Outside E  
Height to Bottom = 3.41'
- 8 PROPOSED STAIRS #1 AREA = 11.99 SQ. FT.  
Stairs 2.40' Outside E  
Height to Top of Stairs = 2.54'
- 9 PROPOSED PATIO #2 AREA = 794.92 SQ. FT.  
West Corner 6.06' Outside E  
Height to Bottom of Patio = 2.98'
- 10 PROPOSED STAIRS #2 AREA = 21.88 SQ. FT.  
Stairs 5.98' Outside E  
Height to Top of Stairs = 3.41'
- 11 EXISTING BUILDING CORNICE AREA = 2.72 SQ. FT.  
Overall Cornice = 11.32' x 0.30' x 0.50' Tall  
0.25' Outside E  
37.50' in Height at Bottom
- 12 EXISTING FIRE ALARM BELL AREA = 0.41 SQ. FT.  
Overall Fire Alarm = 1.40' x 0.35' x 1.40' Tall  
0.25' Outside E  
13.10' in Height at Bottom

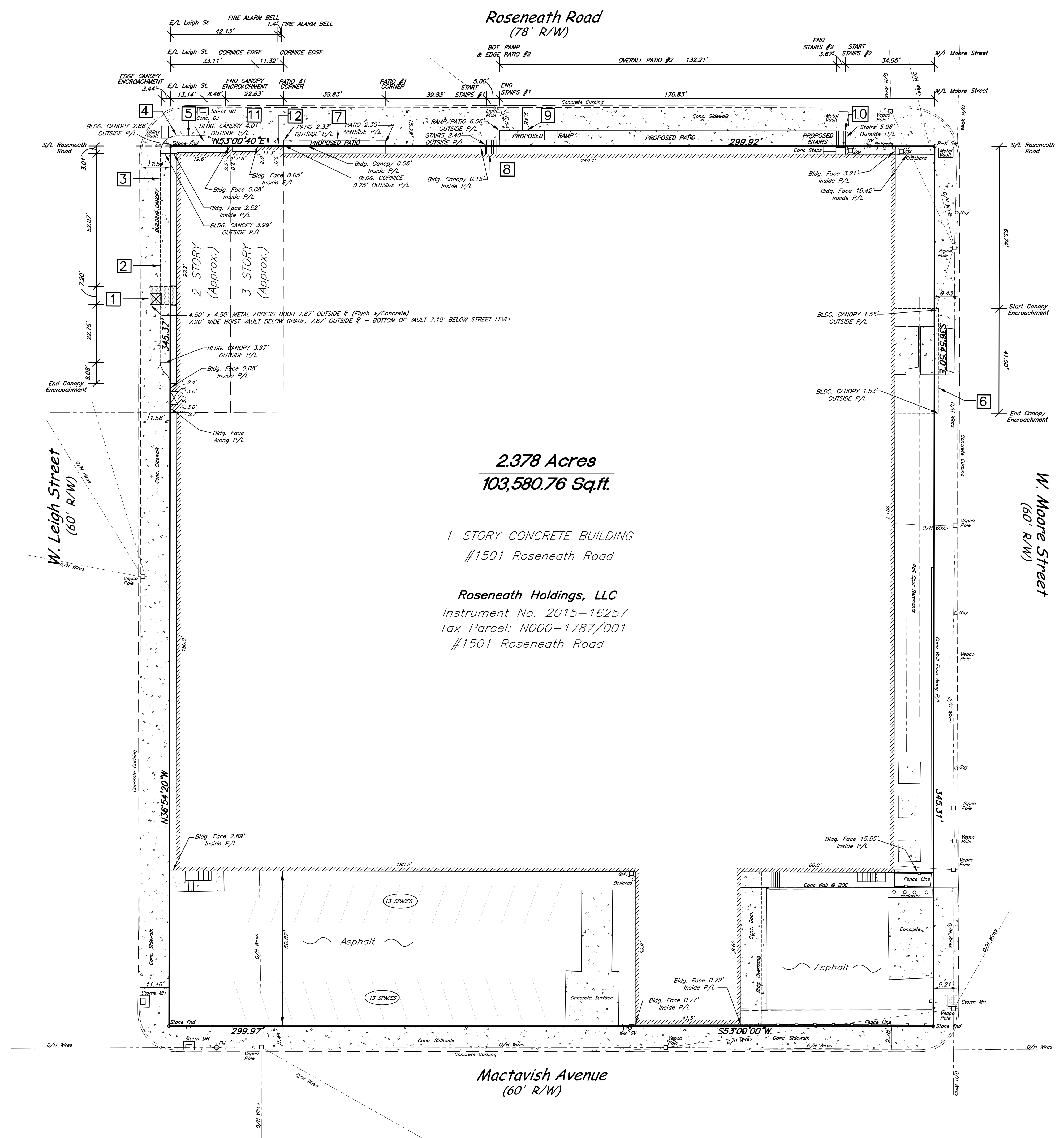
**Notes:**

1. The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community-Panel #510129-002B-D, effective date: April 2, 2009 (Zone X).
2. This survey plat represents a current and accurate field transit survey of the premises shown hereon.  
Date of last physical survey: March 1, 2016.
3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which are not reflected hereon.

ENCROACHMENT SURVEY PLAT  
SHOWING EXISTING AND  
PROPOSED ENCROACHMENTS TO  
#1501 ROSENEATH ROAD  
CITY OF RICHMOND, VIRGINIA  
DATE: MARCH 15, 2016  
REVISED: JANUARY 17, 2017



**Shadrach & Associates, LLC**  
LAND SURVEYING  
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236  
Phone: (804)379-9300 • Email: rod@shadrachsurveys.com



**2.378 Acres**  
**103,580.76 Sq.ft.**

1-STORY CONCRETE BUILDING  
#1501 Roseneath Road

Roseneath Holdings, LLC  
Instrument No. 2015-16257  
Tax Parcel: N000-1787/001  
#1501 Roseneath Road