



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

February 13, 2025

Floyd Grove Sheppard LLC  
2906 Floyd Avenue #2  
Richmond, VA 23221  
Attn: Thomas Courtney

Sands Anderson P.C.  
919 East Main Street, Suite 2300  
Richmond, VA 23218-1998  
Attn: Andrew R. McRoberts

To Whom It May Concern:

**RE: BZA 09-2025**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, March 5, 2025 at 1:00 PM** in the 5<sup>th</sup> Floor Conference Room, City Hall, 900 E. Broad Street to consider an appeal of Floyd Grove Sheppard LLC that the city zoning administrator erred in approval of a plan of development which decision of the zoning administrator is being appealed under Sections 30-402.1(2), 30-402.2, 30-412.1(1), 30-412.2, 30-680.3, 30-1220.1, and 30-1220.2 of the zoning ordinance for the construction of an art storage facility at 2911-2915 GROVE AVENUE (Tax Parcel Number W000-1284/003) and that the property continues to be governed by Special Use Ordinance No. 87-193-185. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **499 866 557#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2025 drop-down, click meeting details for March 5, 2025 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at [Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov) for assistance.

Please be advised that in the case of an appeal of the decision of the Zoning Administrator, the Zoning Administrator and the Appellant or Appellant's representative shall be permitted a total of ten (10) minutes to present their case in chief and their rebuttal. The Zoning Administrator and the Appellant or Appellant's representative shall be required prior to beginning their presentation to declare to the Board how many of their allotted minutes shall be devoted to their case in chief and their rebuttal. Following the presentations of the

Zoning Administrator and the Appellant or Appellant's representative, other interested parties shall be permitted a total of ten (10) minutes to present their views. Interested parties are defined as a property owner other than the Appellant whose property is the subject of an appeal and the neighborhood constituency consisting of neighbors and neighborhood association(s).

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

Roy W. Benbow, Secretary  
Phone: (804) 240-2124  
E-mail: [Roy.Benbow@rva.gov](mailto:Roy.Benbow@rva.gov)

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

2822 Floyd Llc  
1014 Sharon Ln  
Richmond, VA 23229

Agw3 Llc  
203 Panorama Dr  
Richmond, VA 23229

All Saints Reformed Presbyterian Church Tr  
3000 Grove Ave  
Richmond, VA 23221

Augustine Sharon  
3009 Grove Ave  
Richmond, VA 23221

Bannister Mary M  
7001 South Dr  
Richmond, VA 23225

Bellona Arsenal Farm Associates Llc  
3816 Old Gun Rd W  
Midlothian, VA 23113

Boyles Joshua A And Katie R K  
3005 Grove Ave  
Richmond, VA 23221

Commonwealth Of Virginia Virginia  
Museum Of Fine Arts  
200 N Arthur Ashe Blvd  
Richmond, VA 23220

Courtney Thomas R  
1111 Porter St #b  
Richmond, VA 23224

Covington Denny D  
2916 Floyd Ave  
Richmond, VA 23221

Dickson Family Llc  
2826 Monument Ave #1  
Richmond, VA 23221

Edgerton Margaret Page Trustee  
2901 Grove Ave  
Richmond, VA 23221

Fgp Va Llc  
412 Gaslight Ter  
Henrico, VA 23229

Floyd 2918 Llc  
1501 Hanover Ave Apt A  
Richmond, VA 23220

Foster Gary A And Harriet H  
102 N Shepard St  
Richmond, VA 23221

Lee Lila Ann  
2818 Floyd Avenue  
Richmond, VA 23221

Mckeever Jean White & Terry Susan W &  
White Rebecca B  
819 A Arlington Cir  
Henrico, VA 3229

Metcheva Ivelina S Trustee  
2908 Floyd Ave  
Richmond, VA 23221

Mitchell Rose M P  
1401 Laburnum Park Blvd  
Richmond, VA 23227

Noble Alison Louise And Maxwell Ryan B  
3000 Floyd Ave  
Richmond, VA 23221

Noble Craig A And Alexander J  
4909 Laclede Ave Apt 1106  
St Louis, MO 63108

Pylant Nicholas C And Sarah R  
2912 Floyd Ave  
Richmond, VA 23221

Reese Richard Warren And Eugenia L  
2914 Floyd Ave  
Richmond, VA 23221

Ritchie Robert C & Lynley R  
1501 Sledd St  
Richmond, VA 23220

Snaza Nathan J And Singh Julietta C  
2920 Floyd Ave  
Richmond, VA 23221

Thompson Ronald N  
Po Box 14706  
Richmond, VA 23221

Tuteral Michael And Emily  
2812 Floyd Ave  
Richmond, VA 23221

Vmfa Real Estate Company Llc  
201 N Arthur Ashe Blvd  
Richmond, VA 23220

Warren Brett P And Chelsea Turley  
3008 Floyd Ave  
Richmond, VA 23221

Whisenant Pamela D  
3007 Grove Ave  
Richmond, VA 23221

**Property:** 2915 Grove Ave **Parcel ID:** W0001284003**Parcel**

**Street Address:** 2915 Grove Ave Richmond, VA 23221-  
**Alternate Street Addresses:** 2911 Grove Ave  
**Owner:** VMFA REAL ESTATE COMPANY LLC  
**Mailing Address:** 200 N ARTHUR ASHE BLVD, RICHMOND, VA 23220  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 450 - West End  
**Property Class:** 456 - B Educational  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Exemption Code:** 600 - Non-Profit Organization

**Current Assessment**

**Effective Date:** 01/01/2025  
**Land Value:** \$2,243,000  
**Improvement Value:** \$1,661,000  
**Total Value:** \$3,904,000  
**Area Tax:** \$0  
**Special Assessment District:**

**Land Description**

**Parcel Square Feet:** 63200.63  
**Acreage:** 1.4509  
**Property Description 1:** WEST END LD&IMP CO L5-17PT4 BZ; 0230.58X0232.74 IRG0000.000  
**State Plane Coords( ?):** X= 11779566.500001 Y= 3727349.348570  
**Latitude:** 37.55564089 , **Longitude:** -77.47689260

**Description**

**Land Type:** Commercial S3  
**Topology:**  
**Front Size:** 230  
**Rear Size:** 232  
**Parcel Square Feet:** 63200.63  
**Acreage:** 1.4509  
**Property Description 1:** WEST END LD&IMP CO L5-17PT4 BZ; 0230.58X0232.74 IRG0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11779566.500001 Y= 3727349.348570  
**Latitude:** 37.55564089 , **Longitude:** -77.47689260

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$2,243,000	\$1,661,000	\$3,904,000	Not Available
2024	\$1,869,000	\$1,661,000	\$3,530,000	Not Available
2023	\$1,496,000	\$1,661,000	\$3,157,000	Not Available
2022	\$1,496,000	\$1,476,000	\$2,972,000	Not Available
2021	\$1,264,000	\$1,431,000	\$2,695,000	Not Available
2020	\$1,264,000	\$1,431,000	\$2,695,000	Reassessment
2019	\$1,106,000	\$1,376,000	\$2,482,000	Reassessment
2018	\$948,000	\$1,332,000	\$2,280,000	Reassessment
2017	\$948,000	\$1,332,000	\$2,280,000	Reassessment
2016	\$649,000	\$1,270,000	\$1,919,000	Reassessment
2015	\$649,000	\$1,179,000	\$1,828,000	Reassessment
2014	\$649,000	\$1,179,000	\$1,828,000	Reassessment
2013	\$649,000	\$1,179,000	\$1,828,000	Reassessment
2012	\$649,000	\$1,179,000	\$1,828,000	Reassessment
2011	\$649,000	\$1,179,000	\$1,828,000	CarryOver
2010	\$649,000	\$1,179,000	\$1,828,000	Reassessment
2009	\$649,000	\$1,141,000	\$1,790,000	Reassessment
2008	\$649,000	\$1,141,000	\$1,790,000	Reassessment
2007	\$636,400	\$1,118,400	\$1,754,800	Reassessment
2006	\$530,300	\$1,118,400	\$1,648,700	Reassessment
2005	\$505,000	\$932,000	\$1,437,000	Reassessment
2004	\$453,600	\$958,800	\$1,412,400	Reassessment
2003	\$394,400	\$958,800	\$1,353,200	Reassessment
2002	\$394,400	\$958,800	\$1,353,200	Reassessment
1998	\$290,000	\$705,000	\$995,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/11/2014	\$0	Not Available	ID2014-13959	
11/14/2000	\$0	Not Available	ID2000-26851	
12/11/1991	\$1,500,000	Not Available	00287-0354	
09/14/1990	\$1,575,000	Not Available	000246-02303	

**Planning**

**Master Plan Future Land Use:** NH-MU  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Planning District:** Near West  
**Traffic Zone:** 1092  
**City Neighborhood Code:** MUSD  
**City Neighborhood Name:** The Museum District  
**Civic Code:**  
**Civic Association Name:** Fan Area Business Alliance  
**Subdivision Name:** NONE  
**City Old and Historic District:**  
**National historic District:** West of Boulevard  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:**

**Economic Development**

**Care Area:** -  
**Enterprise Zone:**

**Environment**

**100 YEAR Flood Plain Flag:** Contact the Water Resources Division at 646-7586.  
**500 YEAR Flood Plain Flag:** N  
**Resource Protection Flag:** Contact the Water Resources Division at 646-7586.  
**Wetland Flag:** N

**Census**

Census Year	Block	Block Group	Tract
2000	1012	0409001	040900
1990	113	0409001	040900

**Schools**

**Elementary School:** Cary  
**Middle School:** Hill  
**High School:** Jefferson

**Public Safety**

**Police Precinct:** 3  
**Police Sector:** 311  
**Fire District:** 18  
**Dispatch Zone:** 047A

**Public Works Schedules**

**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Monday  
**Bulk Collection:** TBD

**Government Districts**

**Council District:** 1  
**Council District for 2025 (Current Election):** 1  
**Voter Precinct:** 114  
**State House District:** 78  
**State Senate District:** 14  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** 001 -  
**Year Built:** 1892  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 0  
**Number Of Bed Rooms:** 0  
**Number Of Full Baths:** 0  
**Number Of Half Baths:** 0  
**Condition:** AV  
**Foundation Type:**  
**1st Predominant Exterior:**  
**2nd Predominant Exterior:** N/A  
**Roof Style:**  
**Roof Material:**  
**Interior Wall:**  
**Floor Finish:**  
**Heating Type:**  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and Yard Items) :**

**Extension 1 Dimensions**

**Finished Living Area:** 2410 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 0 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 0 Sqft  
**Deck:** 0 Sqft

**Extension 2 Details**

**Extension Name:** 002 -  
**Year Built:** 1892  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 0  
**Number Of Bed Rooms:** 0  
**Number Of Full Baths:** 0  
**Number Of Half Baths:** 0  
**Condition:** AV  
**Foundation Type:**  
**1st Predominant Exterior:**  
**2nd Predominant Exterior:** N/A  
**Roof Style:**  
**Roof Material:**  
**Interior Wall:**  
**Floor Finish:**  
**Heating Type:**  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and Yard Items) :**

**Extension 2 Dimensions****Finished Living Area:** 2789 Sqft**Attic:** 0 Sqft**Finished Attic:** 0 Sqft**Basement:** 0 Sqft**Finished Basement:** 0 Sqft**Attached Garage:** 0 Sqft**Detached Garage:** 0 Sqft**Attached Carport:** 0 Sqft**Enclosed Porch:** 0 Sqft**Open Porch:** 0 Sqft**Deck:** 0 Sqft



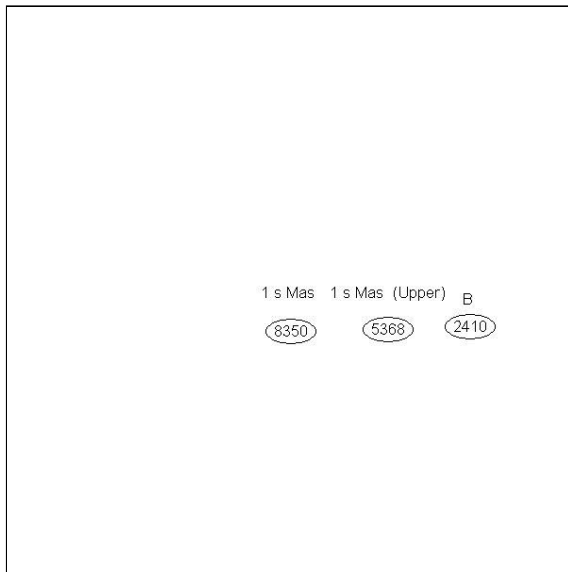
**Property Images**

Name:W0001284003 Desc:C02

[Click here for Larger Image](#)

**Sketch Images**

Name:W0001284003 Desc:C01



## APPLICATION FORM FOR AN APPEAL TO A DECISION OF THE ZONING ADMINISTRATOR



CITY OF RICHMOND - ZONING ADMINISTRATION OFFICE

ROOM 110, CITY HALL, 900 EAST BROAD STREET

RICHMOND, VIRGINIA 23219

(804) 646-6340

DCDZoningAdministration@Richmondgov.com

## TO BE COMPLETED BY APPELLANT

(See the reverse side of this application for completion instructions)

1. APPEALS TO THE BOARD OF ZONING APPEALS MUST BE FILED WITH THE ZONING ADMINISTRATION OFFICE IN THE CITY OF RICHMOND CITY HALL - ROOM 110. SUCH APPEAL SHALL BE FILED NOT MORE THAN 30 DAYS FROM THE DATE OF THE DECISION FOR WHICH REVIEW IS SOUGHT. APPEALS FILED AS HEREIN PROVIDED ARE ALSO DEEMED TO HAVE BEEN PROPERLY FILED WITH THE BOARD OF ZONING APPEALS.

2. APPELLANT: FLOYD GROVE SHEPPARD LLC PHONE: (home) 804.482-1338 (work) ( )  
 (Name/Address) THOMAS COURTNEY E-mail Address: FLOYD GROVE SHEPPARD LLC @  
2906 FLOYD AVE #2 Fax No. ( ) GMAIL.COM  
RICHMOND VA 23221 \* PERMITS PORTAL ~~PROCESSED BY PERMITS~~

3. APPELLANT'S PHONE: (home) ( ) (work) ( )  
 REPRESENTATIVE: E-mail Address:  
 (Name/Address) Fax No. ( ) ACCOUNT FOR \$250  
 TRC.SUBSCRIPTIONS  
 @GMAIL.COM

4. LIST THE SPECIFIC SECTION NUMBER(S) OF THE ZONING ORDINANCE WHICH ARE BEING APPEALED:

SEE ATTACHED 12/19/2024 LETTER TO WILLIAM DAVIDSON

5. PROPERTY ADDRESS(ES): 2915 GROVE AVE / 2911 GROVE AVE

6. GROUNDS FOR THE APPEAL (Grounds for the Appeal may be supplemented on additional page(s)):

PLEASE SEE ATTACHED 12/19/2024 LETTER TO  
WILLIAM DAVIDSON.

I AM APPEALING UNDER SECTION 17.20, PARAGRAPH (a) OF THE CHARTER OF THE CITY OF RICHMOND.

7. SIGNATURE OF APPELLANT:

[Signature] ON BEHALF OF FLOYD GROVE SHEPPARD LLC DATE: 3 JAN 2025

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

APPEAL DEADLINE DATE: 1/11/2025 TAX PARCEL NO(s): W000-1284/003 ZONING DISTRICT: R-6  
 DATE FILED: 1/3/2025 TIME FILED: UNKNOWN RECEIVED BY: DP RECEIPT NO. 0018059

## TO BE COMPLETED BY THE SECRETARY OF THE BOARD OF ZONING APPEALS

DATE FILED: 1-3-2025 CASE NUMBER: BZA 09-2025 HEARING DATE: March 5, 2025 AT 1:00 P.M.

AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

AS CERTIFIED BY: [Signature] (SECRETARY, BOARD OF ZONING APPEALS)

BOARD OF ZONING APPEALS CASE BZA 09-2025  
150' Buffer

APPLICANT(S): Floyd Grove Sheppard LLC

PREMISES: 2911-2915 Grove Avenue  
(Tax Parcel Number W000-1284/003)

SUBJECT: An appeal of Floyd Grove Sheppard LLC that the city zoning administrator erred in approval of a plan of development which decision of the zoning administrator is being appealed under Sections 30-402.1(2), 30-402.2, 30-412.1(1), 30-412.2, 30-680.3, 30-1220.1, and 30-1220.2 of the zoning ordinance for the construction of an art storage facility at 2911-2915 Grove Avenue and that the property continues to be governed by Special Use Ordinance No. 87-193-185.





# **Appellant Documentation**



Andrew R. McRoberts  
Attorney

Direct: (804) 783-7211  
AMcRoberts@SandsAnderson.com

RICHMOND | CHRISTIANSBURG | FREDERICKSBURG  
DURHAM | WILLIAMSBURG

SANDSANDERSON.COM

919 East Main Street  
Post Office Box 1998  
Richmond, VA 23218-1998  
Main: (804) 648-1636  
Fax: (804) 783-7291

December 19, 2024

**BY MAIL AND EMAIL**

Dr. Kevin J. Vonck, Ph.D., Director  
Mr. William "Chuck" Davidson, Zoning Administrator  
Planning and Development Review, City of Richmond  
900 East Broad Street, Room 511  
Richmond, Virginia 23219

**RE: Assertion of the Failure of POD-152088-2024 and BLDC-151542-2024 to Comply with Zoning Ordinance**

Dear Dr. Vonck and Mr. Davidson:

Sands Anderson P.C. and I represent Floyd Grove Sheppard LLC, Thomas Courtney, Denny Covington, Ivelina Metcheva, Eugenia Reese, and Richard Reese ("Clients"). Our Clients are residents of the City of Richmond and owners of real property in adjacent proximity to the property that is the subject of the applications in BLDC-151542-2024 (the "Building Permit Application") and POD-152088-2024 (the "Plan of Development Application") (collectively, the "Applications"). As of the date of this writing, the Building Permit remains under consideration by the Zoning Administrator and the Commissioner of Building.

We write to register our Clients' assertion that the Applications violate the City of Richmond Zoning Ordinance (the "Zoning Ordinance"). Specifically, the construction and use proposed in the Applications fails to comply with the Zoning Ordinance because, *inter alia*, it violates and/or is not permitted by the following ordinances: §§ 30-402.1(2), 30-402.2, 30-412.1(1), 30-412.2, 30-680.3, and the definitions of "accessory structure," "accessory building," and "accessory use" in § 30-1220.

The Applications both seek approval for construction and use of a new 12,000 square foot "art storage building" (an industrial warehouse) on real property zoned R-6, located at 2911-2915 Grove Avenue, Richmond, Virginia 23221, and more particularly identified as Parcel Number W0001284003 in the City's GIS (the "Subject Property"). In a November 15, 2024, informal communication between Mr. Courtney and Dr. Vonck, Dr. Vonck stated that "zoning staff" had "signed off on the proposal as being compliant with the zoning ordinance" pending the receipt of comments from other City departments. Dr. Vonck reasoned that "[i]n this case, museums operated

by a government agency, including their accessory structures, are permitted by right in the R-6 zoning district.”

On behalf of our Clients, we strongly deny that this is the case. The plain language of the Zoning Ordinance cannot support this interpretation, and the Zoning Administrator is therefore prohibited from certifying that the Applications are compliant with the requirements of the Zoning Ordinance, pursuant to Zoning Ordinance §§ 30-1000.1 and 30-1010.

**§§ 30-402.1(2) (“R-1 Principal Use Ordinance”), 30-412.1(1) (“R-6 Principal Use Ordinance”):**

The principal uses in R-1 are permitted in R-6 by reference. See Zoning Ordinance § 30-412.1(1). The construction and use proposed in the Applications are not permitted under the R-1 Principal Use Ordinance or the R-6 Principal Use Ordinance because the “art storage facility” is not a “library, museum, school, park or recreational facility.” See Zoning Ordinance § 30-402.1(2). Further, though an “art storage facility” is, in this context, arguably an “other use required for the performance of governmental functions,” it is in no way “primarily intended to serve residents of adjoining neighborhoods,” a necessary precondition under the R-1 Principal Use Ordinance. The Applications propose to construct more than 12,000 square feet of warehouse storage space, meant to service a national art museum located on a nearby property. Such a use is outside the principal uses permitted in R-6, and to certify otherwise would be *ultra vires* and outside the Zoning Administrator’s authority.

**§§ 30-402.2 (“R-1 Accessory Use Ordinance”), 30-412.2 (“R-6 Accessory Use Ordinance”):**

The R-1 Accessory Use Ordinance is incorporated into the R-6 Accessory Use Ordinance by reference. See Zoning Ordinance § 30-412.2. None of the accessory uses listed in the R-1 Accessory Use Ordinance remotely resembles an industrial-scale, art storage warehouse. To the extent any certification of compliance from the Zoning Administrator would rely on the R-6 Accessory Use Ordinance to permit the use proposed in the Applications, such certification would be *ultra vires* because neither “art storage warehouse,” nor its analog, is listed as a permitted accessory use in R-6.

**§§ 30-680.3, 30-1220:**

Even if an art storage warehouse were a permitted accessory use in R-6, an accessory use is not permitted under the Zoning Ordinance to be constructed on a nearby parcel. Zoning Ordinance § 30-680.3 states that “[n]o permanent accessory building shall be erected on a lot until the construction of the main building is commenced, and no permanent accessory building shall be used until the main building is completed and a certificate of occupancy for such building has been issued.” By tying the erection of an “accessory building . . . on a lot” to the construction and occupancy of the “main building,” the ordinance makes clear that any “accessory use” contemplated by the Zoning Ordinance is located on the same lot as the “main building” which predicates the accessory use.

This interpretation is in harmony with the definitions of “accessory structure,” “accessory building,” and “accessory use” in Zoning Ordinance § 30-1220. “*Accessory structure* and *accessory building* mean a structure or building used for purposes incident and subordinate to the

principal use of the premises." "Accessory use means a use of land or use of a structure or building for purposes incident and subordinate to the principal use of the premises." Both definitions emphasize that the "principal use" which subordinates the accessory use must be "on the premises." The only principal use on the premises is a "studio school" for the Virginia Museum of Fine Arts ("VMFA"). No good-faith argument exists that the proposed 12,000 square foot industrial art storage warehouse is accessory, incident or subordinate to the studio school.

The Applications appear to propose an art storage warehouse as an accessory use to the VMFA. But the proposed art storage warehouse is across and down the street from the VMFA itself. While an art storage warehouse on the same premises as the VMFA could potentially be considered an "accessory building" to the "main" museum building, the Applications propose to build an "accessory building" on a different lot which is separate and apart from the VMFA museum lot (i.e., Parcel Number W0001286001 (the "VMFA Parcel")). This is not permitted by the Zoning Ordinance, and for the Zoning Administrator to certify the Applications as compliant with the Zoning Ordinance would be *ultra vires* and of no legal effect.

Moreover, Ordinance No. 87-193-185 (the "Parking Lot Ordinance"), adopted by the City Council on September 14, 1987, approved an SUP on the Subject Property permitting construction and use of a parking lot to serve the VMFA and the medical office building then operating on the Subject Property, subject to certain conditions. One of those conditions, § 2(j) of the Parking Lot Ordinance, states that the Subject Property shall be governed by the Parking Lot Ordinance and the "special use permit" until such time as "the privileges granted by this ordinance terminate and the special use permit becomes null and void or when use of the premises is abandoned for a period of twenty-four consecutive months." The Parking Lot Ordinance expressly states that only upon one of these triggering events, "use of the real estate shall be governed thereafter by the zoning regulations prescribed for the district in which the real estate is then situated." In other words, the Subject Property is not presently subject to the regulations that govern R-6 generally; it is subject to the specific regulations found in the Parking Lot Ordinance until one or both triggering events occur. They have not occurred yet. Therefore, uses permitted and conditions in the Parking Lot Ordinance foreclose and prohibit the proposed art storage warehouse as a legal and valid use of the Subject Property.

We believe that the Plan of Development Application may have been approved by Dr. Vonck on or about December 11, 2024. We are aware of the interpretation of the Zoning Ordinance stated in the informal communication between Dr. Vonck and Mr. Courtney dated November 15, 2024. However, in light of the above analysis, our Clients insist that zoning staff reconsider its operating interpretation of the Zoning Ordinance and reject the Building Permit Application and the Plan of Development as noncompliant with the Zoning Ordinance. Any past approvals of the proposed art storage warehouse project must be reversed and no further action should be taken on any pending applications related thereto. The proposed art storage warehouse is not permitted by right, in the R-6 zoning district, on the Subject Property, under any fair interpretation of the Zoning Ordinance.

We typically represent localities and local officials such as yourselves, and do not wish to be adverse with you. Our Clients' position is consistent with both the letter and intent of the City



Letter to Dr. Kevin J. Vonck, Ph.D., Director,  
Mr. William "Chuck" Davidson, Zoning Administrator  
Planning and Development Review, City of Richmond

Council and its legislative enactments, and ask that you agree. We would be glad to discuss the matter with you or your counsel, if represented on this matter. We are hopeful that this issue can be resolved without the need for significant litigation. The applicant may wish to go through a rezoning process if it wants to build its art storage warehouse on the Subject Property, but in such a process our Clients would have opportunities to be heard, notices, and other protections that the Zoning Ordinance and the law of Virginia is meant to afford them. We only ask that the law and ordinances of the City be followed here.

Thank you in advance for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew R. McRoberts", with a long horizontal flourish extending to the right.

Andrew R. McRoberts  
*Counsel to Floyd Grove Sheppard LLC, et al.*

cc: City Attorney for the City of Richmond (by mail)  
VMFA Real Estate Company, LLC (by mail to registered agent)  
Hourigan Construction Corporation (by mail to registered agent)



**CITY OF RICHMOND**

**DEPARTMENT OF PLANNING  
& DEVELOPMENT REVIEW  
LAND USE ADMINISTRATION**

December 11, 2024

Rachel Yates, Dewberry  
4805 Lake Brook Dr Suite 200  
Glen Allen, VA 23060

RE: Plan of Development  
**2915 Grove Ave**  
**Richmond, VA 23221**  
Tax Map #: 0044652\_W0001284003

**POD-152088-2024**

Dear Rachel Yates:

The Director of Planning and Development Review has reviewed and approved the above referenced Plan of Development (POD). Enclosed is a signed copy of the approved POD for your records.

Please note that POD approval does not constitute a permit to construct, nor does it relieve obligations including, but not limited to, the City's Building, Zoning and Encroachment Codes. Building permits, Work-in-Street permits, Encroachments, and other permits that may be required to construct the improvements identified in this POD must still be applied for, reviewed, and secured.

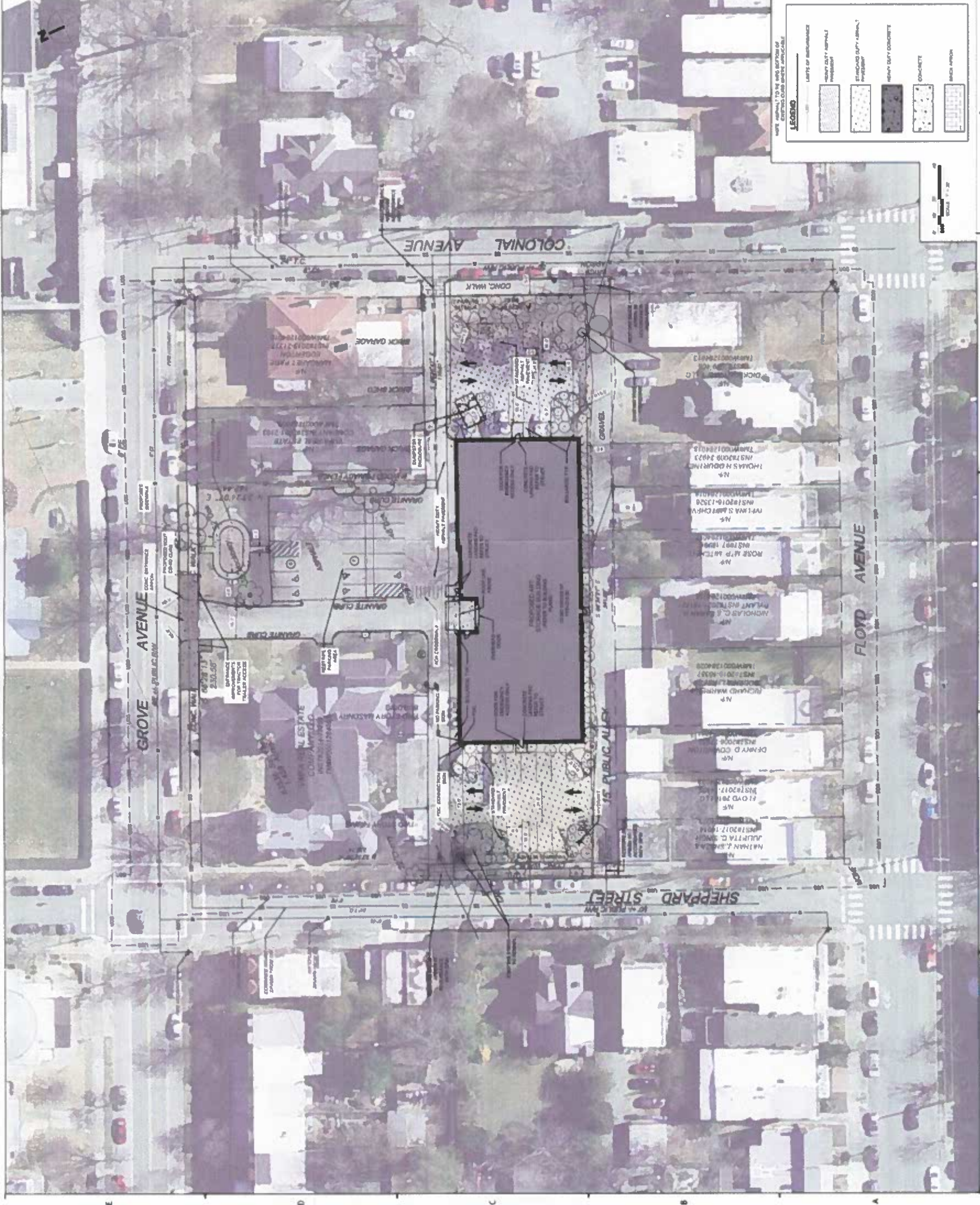
If you have any questions, please contact me at (804) 646-4468 or [Leonard.Mantey@rva.gov](mailto:Leonard.Mantey@rva.gov).

Sincerely,

Leo Mantey  
Deputy Director, Senior

FOIA REQUEST  
PROVIDED ONLY THIS  
DOCUMENT. NO DETAIL  
OR DECISION FROM THE  
ZONING ADMINISTRATOR  
HAS BEEN PROVIDED.







City of Richmond  
City Planning Commission



900 East Broad Street, Richmond, Virginia 23219  
804 • 780-4346

November 18, 1976

To the Honorable Council of the  
City of Richmond, Virginia

At its meeting of November 15, 1976, the City Planning Commission voted  
(8-1) to recommend APPROVAL of:

Ordinance No. 76-298

*To close to public use and travel certain alleys  
in the block bounded by Sheppard Street, Grove,  
Colonial and Floyd Avenues, upon certain terms  
and conditions.*

This ordinance would close two public alleys located in the 2900 block of Grove Avenue. The owners of the properties abutting the alleys have requested the closings in order that their parcels may be consolidated and used for medical offices and related parking as proposed by special use ordinance 76-300. The closings are necessary to implement the plan which is a part of that ordinance. Assuming approval of the special use, the alleys would not be needed for public travel. The closings would enable the most efficient plan for private parking and circulation within the center of the block and would enable separation of the medical office traffic from the remaining public alley at the rear of properties fronting on Floyd Avenue. Approval is recommended.

Very truly yours,

Jon P. Weersing  
Secretary

JPW/ctn

AN ORDINANCE *No. 76-298-260*  
ADOPTED NOV 22 1976

To close to public use and travel certain alleys in the block bounded by Sheppard Street, Grove, Colonial and Floyd Avenues, upon certain terms and conditions.

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Patron - City Manager (By Request)

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Approved as to form and legality  
by City Attorney

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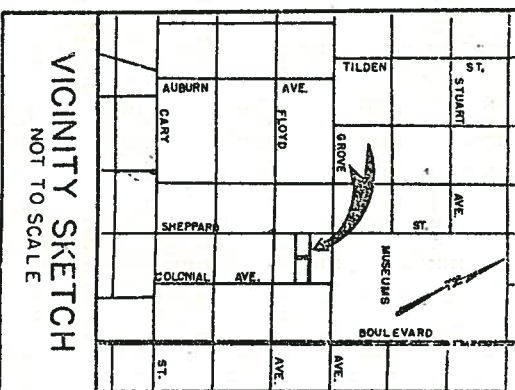
THE CITY OF RICHMOND HEREBY ORDAINS:

§1. That certain alleys in the block bounded by Sheppard Street, Grove, Colonial and Floyd Avenues, as shown enclosed in yellow lines on the copy of the plan on file in the office of the Department of Public Works, entitled: "Plan for Alley Closing in Block Bounded by Sheppard Street, Grove, Colonial & Floyd Avenues.", marked "Drawing No. N-16318-C", attached to the draft of this ordinance, be and are hereby closed to public use and travel and abandoned as public alleys of the City of Richmond, said alleys being no longer needed for the public convenience.

§2. This ordinance shall be in force as provided in Section 4.09 of the Charter of the City of Richmond and shall become effective when within twelve months from said date, (a) the owner or owners of all the property abutting the aforesaid alleys consent thereto in writing which shall be filed in the office of the City Clerk; (b) applicants make arrangements satisfactory to public utility and public service corporations whose properties or facilities are in said alleys for either removal, relocation or abandonment thereof or for the construction, reconstruction, maintenance and repair thereof, evidence of which shall be in writing and filed in the office of the City Clerk; (c) applicants grant to the City by a deed satisfactory to the City Attorney the utility and surface overflow easement as shown enclosed in red on the aforementioned drawing; (d) applicants pay all costs accrued and agree to bear all further costs incurred as a consequence of the closing the alleys; (e) applicants agree in writing with the City that for themselves, their successors and assigns, they will indemnify, reimburse, keep and hold the City of Richmond free and harmless from liability on account of injury or damage to persons, firms or corporations or property which may result directly or indirectly from the closing of the

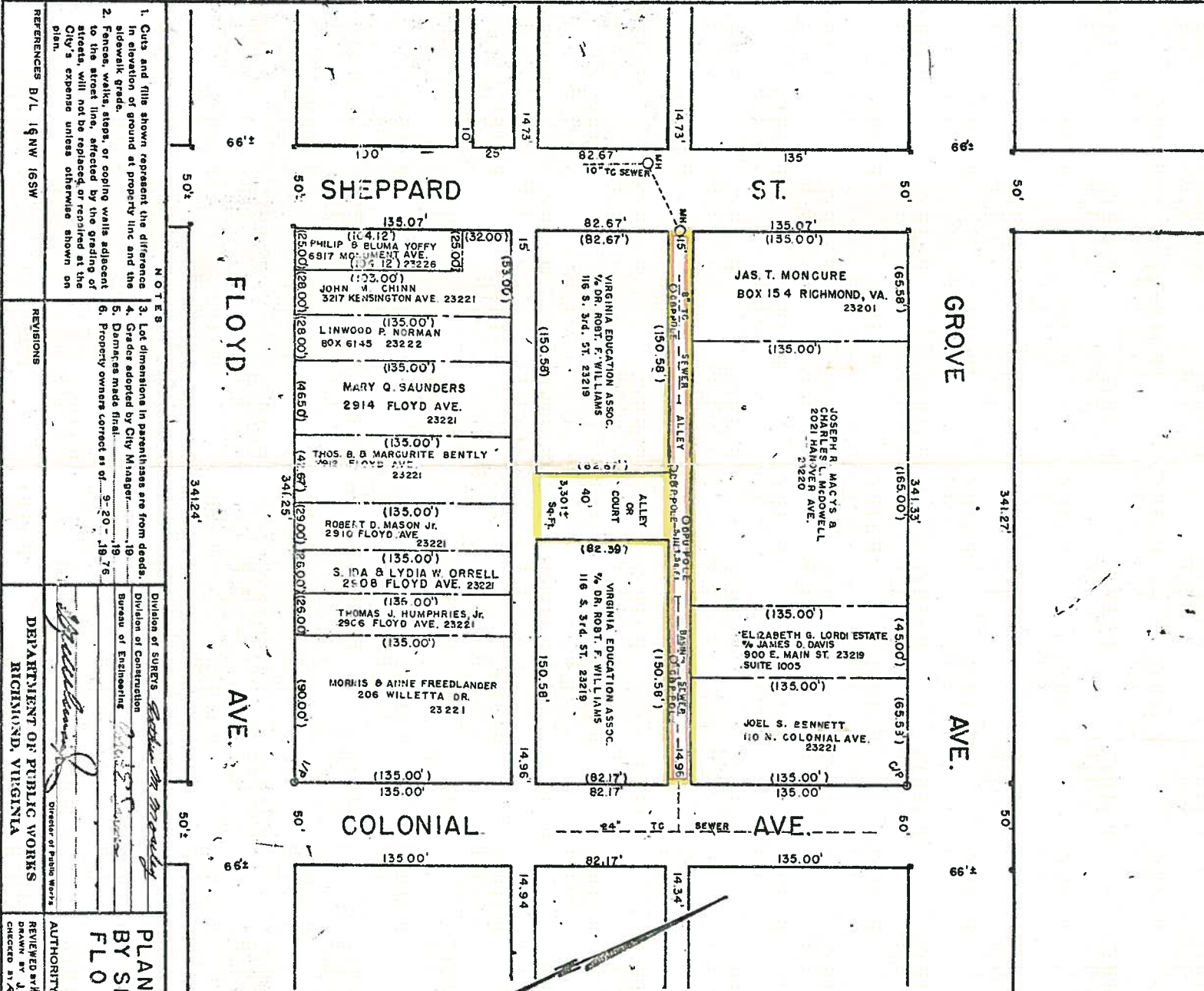
alleys closed to public use and travel by this ordinance and the obstruction or interference with the flow or overflow of surface or subsurface water resulting directly or indirectly therefrom; and in the event any suit or proceeding is brought against the City at law or in equity, either independently or jointly with the owner or owners of all the property abutting the aforesaid alleys, or any of them, on account thereof, applicants will defend the City and said owners in any such suit or proceeding at their costs; and in the event of a final judgment or decree being obtained against the City, -either independently or jointly with the owner or owners of all the property abutting the aforesaid alleys, of any of them, applicants will pay such judgment or comply with such decree including payment of all costs and expenses of whatsoever nature and hold the City and said owners harmless therefrom.

The consent herein required to be executed on behalf of the owners of the real estate abutting the alleys closed to public use and travel shall be in form approved by the City Attorney and shall be filed in the office of the City Clerk.



ALLEYS DEDICATED BY PLAN OF WEST END LAND  
AND IMPROVEMENT CO DATED MAY 31, 1899.  
PLAT BOOK 7, PAGE 22, H.C.

NOTE:  
ALLEYS TO BE CLOSED SHOWN ENCLOSED  
IN YELLOW. 8412: 50. FT.  
EASEMENT NECESSARY FOR UTILITIES &  
ACCESS SHOWN ENCLOSED IN RED.



1. Cuts and fills shown represent the difference in elevation of ground at property line and the sidewalk, grade, or coping walls adjacent to the street line, effected by the grading of the lots. Will not be replaced or repaired at the City's expense unless otherwise shown on plan.

2. Fences, walls, steps, or coping walls adjacent to the street line, effected by the grading of the lots, will not be replaced or repaired at the City's expense unless otherwise shown on plan.

3. Lot dimensions in parentheses are from deeds.

4. Grader adopted by City Manager.

5. Damages made final.

6. Property owners correct as of 1876.

NOTES

Division of Streets

Division of Construction

Bureau of Engineering

Director of Public Works

DEPARTMENT OF PUBLIC WORKS

RICHMOND, VIRGINIA

AUTHORITY, DIRECTOR: Letter of Request from James O. Davis & James L. & Mary R. Moncure, 9-24-76

REVIEWED BY W.A.G. Jr.

DRAWN BY J.B.W.

CHECKED BY A.C.C.

FIELD NOTES

SCALE 1"=50'

DATE 9-30-76

PROJECT W-15-1284

SHEET 5

DRAWING NO. N-16318-C

W-15-1284

PLAN FOR ALLEY CLOSING IN BLOCK BOUNDED BY SHEPPARD STREET, GROVE, COLONIAL & FLOYD AVENUES.



## AN ORDINANCE No. 76-300-261

ADOPTED NOV 22 1976

To authorize the use of the real estate containing one acre, more or less, located in the block bounded by Grove Avenue, Colonial Avenue, Floyd Avenue and Sheppard Street, being more completely described as follows: beginning at the southeast corner of the intersection of Grove Avenue and Sheppard Street; thence extending 65.58 feet in an easterly direction along the south right-of-way line of Grove Avenue to a point; thence extending 142.5 feet, more or less, in a southerly direction, along a line parallel to the east right-of-way line of Sheppard Street to the center line of an east-west alley; thence extending 165.00 feet in an easterly direction along the center line of said alley to a point; thence extending 142.5 feet, more or less, in a northerly direction along a line parallel to the west right-of-way line of Colonial Avenue to the south right-of-way line of Grove Avenue; thence extending 45.00 feet in an easterly direction along the south right-of-way line of Grove Avenue to a point; thence extending 142.5 feet, more or less, in a southerly direction along a line parallel to the west right-of-way line of Colonial Avenue to the center line of an east-west alley; thence extending 65.58 feet in an easterly direction along the center line of said alley to the west right-of-way line of Colonial Avenue; thence extending 89.62 feet in a southerly direction along the west right-of-way line of Colonial Avenue to the north right-of-way line of an east-west alley; thence extending 341.27 feet in a westerly direction along the north right-of-way line of said alley to the east right-of-way line of Sheppard Street; thence extending 232.79 feet in a northerly direction along the east right-of-way line of Sheppard Street to the point of beginning, for the purpose of medical offices, upon certain terms and conditions.

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Patron - Mayor Bliley (By Request)

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Approved as to form and legality  
by City Attorney

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THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the real estate containing one acre, more or less, located in the block bounded by Grove Avenue, Colonial Avenue, Floyd Avenue and Sheppard Street, being more completely described as follows: beginning at the southeast corner of the intersection of Grove Avenue and Sheppard Street; thence extending 65.58 feet in an easterly direction along the south right-of-way line of Grove Avenue to a point; thence extending 142.5 feet, more or less, in a southerly direction, along a line parallel to the east right-of-way line of Sheppard Street to the center line of an east-west alley; thence extending 165.00 feet in an easterly direction along the center line of said alley to a point; thence extending 142.5 feet, more or less, in a northerly direction along a line parallel to the west right-of-way line of Colonial Avenue to the south right-of-way line of Grove Avenue; thence extending 45.00 feet in an easterly direction along the south right-of-way line of Grove Avenue to a point; thence extending 142.5 feet, more or less, in a southerly direction along a line parallel to the west right-of-way line of Colonial Avenue to the center line of an east-west alley; thence extending 65.58 feet in an easterly direction along the

center line of said alley to the west right-of-way line of Colonial Avenue; thence extending 89.62 feet in a southerly direction along the west right-of-way line of Colonial Avenue to the north right-of-way line of an east-west alley; thence extending 341.27 feet in a westerly direction along the north right-of-way line of said alley to the east right-of-way line of Sheppard Street; thence extending 232.79 feet in a northerly direction along the east right-of-way line of Sheppard Street to the point of beginning, is hereby permitted to be used for the purpose of medical offices.

§ 2. That the Commissioner of Buildings is hereby authorized to issue to the owner of the real estate a special use permit for such purposes, building permit for the conversion and adaption of the buildings and premises, substantially in accordance with the plans attached to the draft of this ordinance (Plans entitled: "Grove Avenue Doctor's Offices and Parking", consisting of site plan dated August 27, 1976, by CEK, Inc., Consulting Engineers, and Site Plan 2915 Grove Avenue, Plan 2905 Grove Avenue, and Elevations, four sheets dated September 24, 1976, by Jones and Strange-Boston, Architects) and to permit the occupancy of the property for such purposes. The special use permit shall run with the land, subject to the following terms and conditions:

(a) That the acceptance of the permits and the exercise of the privileges granted by this ordinance by the owner and his successor or successors in title shall constitute a warranty on the part of the owner and his successor or successors that title to the land and the buildings will be vested in the same person or persons or corporation or both;

(b) That the owner will be bound by, observe and will comply with all other laws, ordinances and rules and regulations adopted pursuant thereto, applicable to the land and buildings, except as otherwise provided in this ordinance;

(c) Exterior alterations and additions to the buildings shall be substantially as indicated on the plans attached to the draft of this ordinance;

(d) Not less than fifty-two parking spaces shall be provided on the site at substantially the locations shown on the attached plans.

(e) Parking areas and access drives shall be paved with a dust-free, all weather surface, and parking spaces shall be delineated on the pavement surface. The parking areas shall be screened from view from adjacent public streets and properties by opaque structural or evergreen vegetative material not less than four and one-half feet in height as shown on the attached plans;

(f) The emergency entrance shown on the plans off Sheppard Street shall be eliminated and the area shall be appropriately landscaped;

(g) The "picket" fence shown on the plans along the southern property line shall be opaque so as to screen the parking area from view from the adjacent alley;

(h) Driveways shall be constructed in accordance with the City Driveway Policy standards;

(i) Final grading and drainage plans shall be approved by the Director of Public Works prior to the issuance of building permits;

(j) Storm or surface water shall not be allowed to accumulate on the land and adequate facilities for drainage of storm and surface water from the land or buildings shall be provided and maintained at all times by the owner at his cost and expense so as not to adversely affect or damage adjacent properties or public streets and alleys and the use thereof;

(k) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Department of Public Works, and such facilities shall be so located or screened so as not to be visible from adjacent public streets or residentially zoned properties;

(l) Existing healthy trees and landscaping shall be preserved and additional landscaping shall be provided as shown on the attached plans;

(m) The Commissioner of Buildings shall be satisfied that the north-south alley, and the northernmost east-west alley, shall have been legally closed prior to the issuance of building permits;

(n) Use of the facilities shall be limited to medical and dental office use, and the number of doctors and staff personnel shall be determined (that is, limited) as provided in the off-street parking requirements set forth in Section 32.1-710.1 (24) of the zoning ordinance;

(o) Identification of the premises shall be limited to one sign for each building, not to exceed six square feet in area mounted flat on a vertical surface of the building;

(p) That should the owner use the premises for any purpose which is not permitted by this ordinance, or fails, refuses or neglects to comply with the provisions of foregoing paragraphs (a) through (o) and does not terminate such use or comply with such provisions within one hundred eighty days after written notice so to do has been given to the owner by the Commissioner of Buildings, the privileges granted by this ordinance shall terminate and the special use permit shall become null and void;

(q) That when the privileges granted by this ordinance terminate and the special use permit become null and void or when use of the premises is abandoned for a period of twenty-four consecutive months, use of the real estate shall be governed thereafter by the zoning regulations prescribed for the district in which the real estate is then situated; and

(r) That application for a building permit (or building permits) to convert, enlarge and adapt the buildings at 2905 Grove Avenue and 2915 Grove Avenue will be made within twelve months from the effective date of the ordinance granting the special use permit, which building permit (or permits) will expire by limitation and become null and void if the conversion, enlargement and adaption of the buildings or structures is not commenced within one hundred eighty days from the date of the building permit (or permits), or if the work of converting, enlarging and adapting the buildings is suspended or abandoned for a period of one hundred eighty days at any time after the work is commenced, as provided in Section 8-15 of the Richmond City Code of 1975. Should application for the building permit (or permits) for 2905 Grove Avenue and 2915 Grove Avenue not be made within twelve months from the effective date of the ordinance

granting the special use permit or should the building permits expire and become null and void, the privileges granted by the ordinance will terminate and the special use permit will become null and void.



AN ORDINANCE NO. 87-193-185  
ADOPTED SEP 14 1987

To authorize the use of the real estate, property known as 110 N. Colonial Avenue and 105 N. Sheppard Street, containing 30,700 square feet, more or less, located between Grove Avenue and Floyd Avenue on the east side of Sheppard Street and extending to the west side of Colonial Avenue, being more completely described as follows: beginning at a point on the east right of way line of N. Sheppard Street, said point being 150.00 feet south of the south right of way line of Grove Avenue; thence extending in a southerly direction along the east right of way line of N. Sheppard Street 82.97 feet to a 15-foot east-west alley; thence extending in an easterly direction along the north right of way line of said alley 341.26 feet to the west right of way line of N. Colonial Avenue; thence extending in a northerly direction along the west right of way line of N. Colonial Avenue 90.18 feet to a point; thence extending in a westerly direction along a property line 65.58 feet to a point; thence extending in a northerly direction along a property line 7.50 feet to a point; thence extending in a westerly direction along a property line 45.00 feet to a point; thence extending in a southerly direction along a property line 7.50 feet to a point; thence extending in a westerly direction along a property line 165.00 feet to a point; thence extending in a southerly direction along a property line 7.50 feet to a point; thence extending in a westerly direction along a property line 65.58 feet to the point of beginning; for the purpose of construction of a forty-three space parking area to serve the Virginia Museum and a medical office building located at 2911-2915 Grove Avenue, substantially as shown on site plan, entitled: "Parking Lots 110 N. Colonial Avenue & 105 N. Sheppard Street", upon certain terms and conditions.

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Patron - City Manager (By Request)

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Approved as to form and legality  
by City Attorney

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THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the real estate, property known as 110 N. Colonial Avenue and 105 N. Sheppard Street, containing 30,700 square feet, more or less, located between Grove Avenue and Floyd Avenue on the east side of Sheppard Street and extending to the west side of Colonial Avenue, being more completely described as follows: beginning at a point on the east right of way line of N. Sheppard Street, said point being 150.00 feet south of the south right of way line of Grove Avenue; thence extending in a southerly direction along the east right of way line of N. Sheppard Street 82.97 feet to a 15-foot east-west alley; thence extending in an easterly direction along the north right of way line of said alley 341.26 feet to the west right of way line of N. Colonial Avenue; thence extending in a northerly direction along the west right of way line of N. Colonial Avenue 90.18 feet to a point; thence extending in a westerly direction along a property line 65.58 feet to a point; thence extending in a northerly direction along a property line 7.50 feet to a point; thence extending in a westerly direction along a property line 45.00 feet to a point; thence extending in a southerly direction along a property line 7.50 feet to a point; thence extending in a westerly direction along a property line 165.00 feet to a point; thence extending in a southerly direction along a

property line 7.50 feet to a point; thence extending in a westerly direction along a property line 65.58 feet to the point of beginning; is hereby permitted to be used for the purpose of construction of a forty-three space parking area to serve the Virginia Museum and a medical office building located at 2911-2915 Grove Avenue, substantially as shown on site plan, entitled: "Parking Lots 110 N. Colonial Avenue & 105 N. Sheppard Street", prepared by James O. Quel, dated July 13, 1987, a copy of which is attached hereto and is to be made a part of this ordinance.

§ 2. That the Commissioner of Buildings is hereby authorized to issue to the owner of said real estate, or successor or successors in fee simple title, a building permit for the purpose of constructing the parking lot and to permit the occupancy of the property for such purpose, subject to the following terms and conditions:

(a) That forty-three (43) parking spaces shall be provided substantially as shown on the attached plan. The parking area and private alley shall be improved with a "double shot surface treatment". The parking spaces shall be delineated;

(b) The parking area shall be screened from view from adjacent public streets and residential properties by a solid wood fence not less than four and one-half feet in height substantially as shown on the attached plan;

(c) That existing trees as depicted on the attached plan shall be retained. Additional landscaping as shown on the attached plan shall be installed;

(d) That use of the parking area shall be limited to the medical office at 2911-2915 Grove Avenue, to the Virginia Museum and to other uses that are permitted by the R-53 Multi-Family Residential District;

(e) That identification of the parking area shall be limited to signs which are placed on the screening fence and are intended to be viewed from within the parking area. Such signs shall not project above the screening fence;

(f) That final grading and drainage plans shall be approved by the Director of Community Development prior to issuance of building permits;

(g) That facilities for the collection of refuse shall be provided in accordance with the requirements of the Department of Public Works, such facilities shall be located or screened as not to be visible from adjacent properties and public streets;

(h) That storm or surface water shall not be allowed to accumulate on the land and adequate facilities for drainage of storm or surface water from the land or buildings shall be provided by the owner at its cost and expense so as not to adversely affect or damage adjacent properties or public streets and the use thereof;

(i) That should the owner (and tenant of owner) use the premises for any purpose which is not permitted by this ordinance, or fails, refuses or neglects to comply with the provisions of foregoing paragraphs (a) through (h) and does not terminate such use or comply with such provisions within ninety days after written notice to do so has been given by the Zoning Administrator, the privileges granted by this ordinance shall terminate and the special use permit shall become null and void;

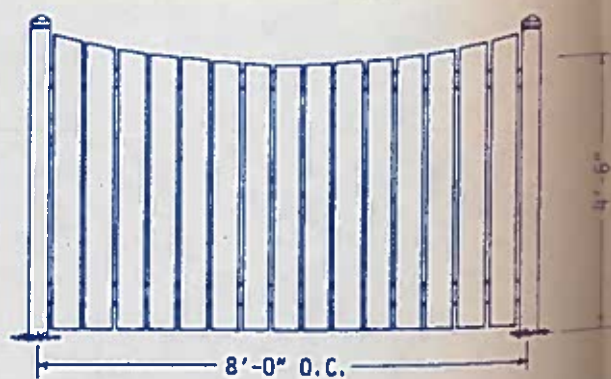
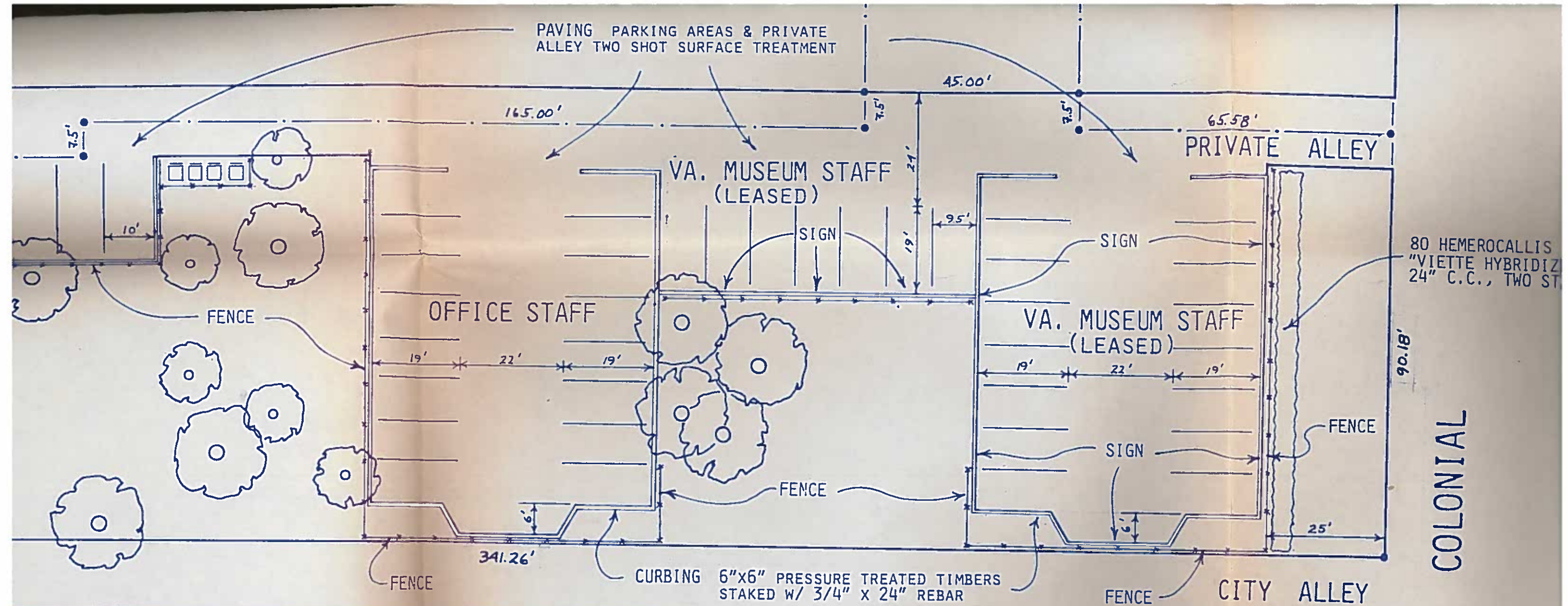
(j) That when the privileges granted by this ordinance terminate and the special use permit becomes null and void or when use of the premises is abandoned for a period of twenty-four consecutive months, use of the real estate shall be governed thereafter by the zoning regulations prescribed for the district in which the real estate is then situated; and

(k) That application for the building permit to construct the parking area shall be made within twelve months from the effective date of this ordinance, which building permit shall expire by limitation and become null and void if construction of the parking area is not commenced within one hundred eighty days from the date of the building permit, or if construction is suspended or abandoned for a period of one hundred eighty days at any

time after the work is commenced, as provided in Section 109.1 of the Uniform Statewide Building Code. Should application for the building permit not be made within twelve months from the effective date of this ordinance or should the building permit expire and become null and void, the privileges granted by this ordinance shall terminate and the special use permit shall become null and void.

§ 3. This ordinance shall be in force and effect upon adoption.





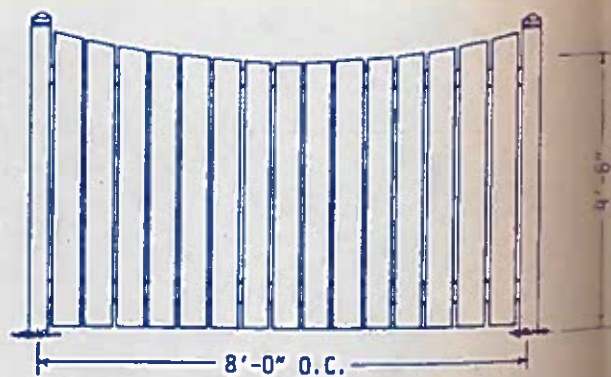
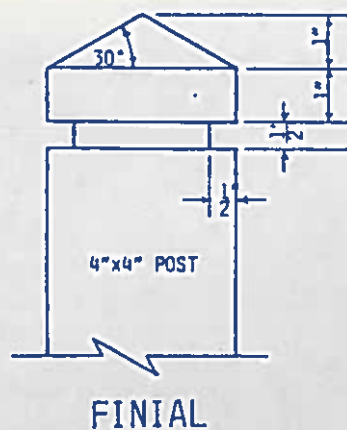
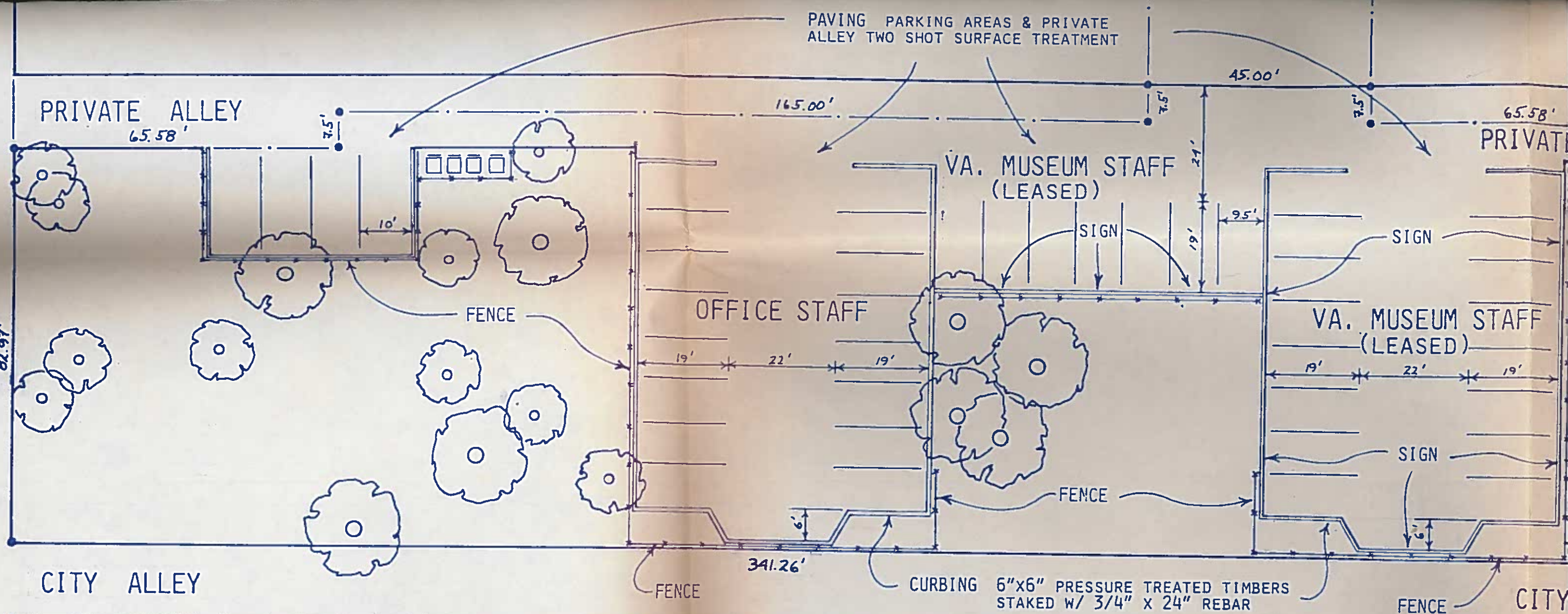
ALL WOOD PRESSURE TREATED  
POSTS 4x4, STRINGERS 2x4,  
FACE BOARDS 1x6

RESERVED  
PARKING

VIRGINIA  
MUSEUM  
EMPLOYEES

10" x 13", DARK RED ON WHITE  
MOUNTED TO FENCE, 4'-6" HIGH





ALL WOOD PRESSURE TREATED  
POSTS 4x4, STRINGERS 2x4,  
FACE BOARDS 1x6

RESERVED  
PARKING

VIRGINIA  
MUSEUM  
EMPLOYEES

10" x 13", DARK RED ON WHITE  
MOUNTED TO FENCE, 4'-6" HIGH



(DO NOT FILL IN THIS PORTION)

CERTIFICATE OF OCCUPANCY

Street GROVE AVENUE  
Number 2911  
Owner Charles L. McDowell, M.D. and  
Joseph R. Macys, M.D.  
Lessee/Occupant a/k/a Gingerbread Enterprises

Approved on 3-10-77  
under provisions of Building Code  
Ordinance adopted February 7, 1975,  
and Zoning Ordinance adopted  
June 1, 1976.

LEO J. CANTOR  
Commissioner of Buildings

(Signed) [Signature]

Conforming (✓); Nonconforming ( )

Copies to (Checked by Off. Supervisor)

City Planning  
License

Mr. Emison, Utilities

Electrical Inspection

Fire Prevention

Police

Traffic Engineering

Health Department

Plumbing Inspection

Food Division

Environmental Health

Other \_\_\_\_\_

B. Z. A. Case No. \_\_\_\_\_

Council Sp. Use Ord. \_\_\_\_\_

APPLICATION FOR CERTIFICATE OF OCCUPANCY

Date Submitted 2/16/77

Please fill in completely in Ink or Type.

- (1) Name CHARLES L. McDOWELL, M.D. and JOSEPH R. MACYS, M.D.  
(Owner or Lessee/Occupant)  
a/k/a GINGERBREAD ENTERPRISES, INC.
- (2) Location 2911 Grove Avenue  
Richmond, Virginia 23221
- (3) Floor or Floors to be Used 2
- (4) Dwelling Data: Lot Size 165 x 135 No. of Families --
- (5) If Business Usage, No. of Employees 14
- (6) Maximum Occupancy Yes 7
- (7) Proposed or/Present Use Doctors' offices
- (8) Previous or/Last Use Private residence
- (9) Facility Is: Existing (x); To Be Constructed ( ); To Be Altered (x)  
(complete)
- (10) Signature of Owner (or duly authorized agent) (This applies to owner or  
agent of building, not owner of business) George R. Hinant
- (11) Name and Address of Person to Receive Certificate

George R. Hinant, Attorney, One North Fifth St., Richmond, 23219

Street and Number \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Zone R-73 Multi Conforming (✓) Nonconforming ( ) Exception ( )

Approved 3/10/77 Disapproved \_\_\_\_\_  
(Date and Initials) (Date and Initials)

Inspection of Premises made on \_\_\_\_\_ By: \_\_\_\_\_  
(Inspector)

Comments: \_\_\_\_\_

Note: No alterations or signs painted/erected are authorized by this  
Certificate; it does not take the place of any license or permit required  
by law. ANY CHANGE IN USE OR OCCUPANCY SHALL REQUIRE A NEW CERTIFICATE.  
VIOLATION OF THE PROVISIONS OF THIS CERTIFICATE SHALL RESULT IN REVOCATION.

TO BE FILLED IN BY INSPECTOR

RECEIVED

FEB 17 1977

OFFICE  
Bureau of Building Inspection

(DO NOT FILL IN THIS PORTION)

**CERTIFICATE OF OCCUPANCY**

Street GROVE AVENUE  
Number 2911  
Owner Charles L. McDowell, M.D. and  
Joseph R. Macys, M.D.  
Lessee/Occupant a/k/a Gingerbread Enterprises

Approved on 3-10-77  
under provisions of Building Code  
Ordinance adopted February 7, 1975,  
and Zoning Ordinance adopted  
June 1, 1976.

LEO J. CANTOR  
Commissioner of Buildings

(Signed) [Signature]

Conforming (✓); Nonconforming ( )

Copies to (Checked by Off. Supervisor)

City Planning  
License

Mr. Emison, Utilities

Electrical Inspection

Fire Prevention

Police

Traffic Engineering

Health Department

Plumbing Inspection

Food Division

Environmental Health

Other \_\_\_\_\_

B. Z. A. Case No. \_\_\_\_\_

Council Sp. Use Ord. \_\_\_\_\_

**APPLICATION FOR CERTIFICATE OF OCCUPANCY**

Date Submitted 2/16/77

Please fill in completely in Ink or Type.

- (1) Name CHARLES L. McDOWELL, M.D. and JOSEPH R. MACYS, M.D.  
(Owner or Lessee/Occupant)  
a/k/a GINGERBREAD ENTERPRISES, INC.
- (2) Location 2911 Grove Avenue (3) Floor or Floors to be Used 2  
Richmond, Virginia 23221
- (4) Dwelling Data: Lot Size 165 x 135 No. of Families --
- (5) If Business Usage, No. of Employees 14
- (6) Maximum Occupancy Yes
- (7) Proposed or/Present Use Doctors' offices
- (8) Previous or/Last Use Private residence
- (9) Facility Is: Existing (x); To Be Constructed ( ); To Be Altered (x)  
(complete)
- (10) Signature of Owner (or duly authorized agent) (This applies to owner or  
agent of building, not owner of business) George R. Hirmant
- (11) Name and Address of Person to Receive Certificate \_\_\_\_\_

George R. Hirmant, Attorney, One North Fifth St., Richmond, 23219

Street and Number \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Zone R-73 7th St. Conforming (x) Nonconforming ( ) Exception ( )

Approved 3/10/77 [Signature] Disapproved \_\_\_\_\_  
(Date and Initials) (Date and Initials)

Inspection of Premises made on \_\_\_\_\_ By: \_\_\_\_\_  
(Inspector)

Comments: \_\_\_\_\_

Note: No alterations or signs painted/erected are authorized by this  
Certificate; it does not take the place of any license or permit required  
by law. ANY CHANGE IN USE OR OCCUPANCY SHALL REQUIRE A NEW CERTIFICATE.  
VIOLATION OF THE PROVISIONS OF THIS CERTIFICATE SHALL RESULT IN REVOCATION.

TO BE FILLED IN BY INSPECTOR

**RECEIVED**

FEB 17 1977

OFFICE

Bureau of Building Inspection

DO NOT FILL IN THIS PORTION)

CERTIFICATE OF OCCUPANCY

Street GROVE

Number 2911

Owner Alan McCullough, Agt.

Lessee/Occupant Dr. Charles L. McDowell

Approved on MAY 7 - 1976  
under provisions of Building Code  
Ordinance adopted March 26, 1968,  
and Zoning Ordinance adopted  
June 1, 1960.

LEO J. CANTOR  
Commissioner of Buildings

(Signed) [Signature]

Conforming (☒); Nonconforming ( )

Copies ☒ (Checked by Off. Supervisor)

- ☒ City Planning License
- ☒ Mr. Emison, Utilities
- ☒ Electrical Inspection
- ☒ Fire Prevention
- ☒ Police
- ☒ Traffic Engineering
- ☒ Health Department
- ☒ Plumbing Inspection
- ☒ Food Division
- ☒ Environmental Health
- ☒ Other \_\_\_\_\_

B. Z. A. Case No. \_\_\_\_\_

Council Sp. Use Ord. \_\_\_\_\_

APPLICATION FOR CERTIFICATE OF OCCUPANCY

Date Submitted MAY 6, 1976

Please fill in completely in Ink or Type.

(1) Name DR. CHARLES L. McDOWELL  
(Owner or Lessee/Occupant)

(2) Location 2911 Grove Ave (3) Floor or Floors to be Used 2

(4) Dwelling Data: Lot Size 165 X 135 No. of Families \_\_\_\_\_

(5) If Business Usage, No. of Employees FIVE

(6) Maximum Occupancy \_\_\_\_\_

(7) Proposed or/Present Use DOCTOR'S OFFICES

(8) Previous or/Last Use Single Family

(9) Facility Is: Existing (☒); To Be Constructed (☒ To Be Altered (☒

(10) Signature of Owner (or duly authorized agent) (This applies to owner or agent of building, not owner of business) Alan McCullough Jr. (Agent)

(11) Name and Address of Person to Receive Certificate ALAN MCCULLOUGH JR.  
900 W. FRANKLIN ST.  
23220

Street and Number	City	State	Zip Code
Zone <u>R6</u>	Conforming ( <input checked="" type="checkbox"/> )	Nonconforming ( )	Exception ( )
Approved <u>MAY 7 - 1976</u> (Date and Initials)	Disapproved _____ (Date and Initials)		
Inspection of Premises made on _____		By: _____ (Inspector)	
Comments: <u>Letter for floor load attached</u>			

Note: No alterations or signs painted/erected are authorized by this Certificate; it does not take the place of any license or permit required by law. ANY CHANGE IN USE OR OCCUPANCY SHALL REQUIRE A NEW CERTIFICATE. VIOLATION OF THE PROVISIONS OF THIS CERTIFICATE SHALL RESULT IN REVOCATION.

**FOR OFFICE USE ONLY**

TRACKING : \_\_\_\_\_

RECEIPT : 834 CLK

PERMIT NO.  
Z92050701

# **CERTIFICATE OF ZONING COMPLIANCE APPLICATION**

CITY OF RICHMOND, VIRGINIA

DEPARTMENT OF COMMUNITY DEVELOPMENT  
BUREAU OF PERMITS AND INSPECTIONS  
P. O. BOX 26505  
ROOM 110 CITY HALL  
RICHMOND, VIRGINIA 23261  
(804) 780-6340



**A FEE OF \$40.00 IS REQUIRED WITH THIS APPLICATION**

LOCATION (STREET ADDRESS) <u>2911-2915 GROVE AVENUE, RICHMOND 23221</u>	FLOOR(S) <u>2 FLOORS W/BASEMT.</u>	ROOM/APT/SUITE
PROPERTY OWNER'S NAME (PRINT CLEARLY) <u>HEALTHSOUTH OF VIRGINIA, INC.</u>		
PROPERTY OWNER'S ADDRESS <u>2 PERIMETER PARK SOUTH, SUITE 224W, BIRMINGHAM, AL. 35243</u>		
PROPERTY OWNER'S SIGNATURE <u>[Signature]</u>	PROPERTY OWNER'S DAYTIME TELEPHONE NUMBER <u>205-967-7116</u>	
DESCRIBE CURRENT USE (IN DETAIL) IF CURRENTLY VACANT, INDICATE LAST USE & YEAR IT WAS LAST USED. <u>MEDICAL OFFICE</u>		
DESCRIBE PROPOSED USE (IN DETAIL) <u>MEDICAL OFFICE (NO CHANGE IN CURRENT USE)</u>		

RESIDENTIAL USES	COMMERCIAL/INDUSTRIAL USES	
<input type="checkbox"/> ONE FAMILY <input type="checkbox"/> TWO FAMILY <input type="checkbox"/> THREE OR MORE FAMILY NO. OF UNITS?: _____ <input type="checkbox"/> LODGINGHOUSE/HOME FOR ADULTS NO. OF ROOMS?: _____ NO. OF PERSONS?: _____ <input type="checkbox"/> NURSING HOME NO. OF BEDS?: _____ <input type="checkbox"/> DORMITORY NO. OF ROOMS?: _____ NO. OF PERSONS?: _____ <input type="checkbox"/> OTHER (SPECIFY): _____	<input type="checkbox"/> RESTAURANT <input type="checkbox"/> NIGHT CLUB <input type="checkbox"/> RETAIL STORE <input type="checkbox"/> GROCERY / CONVENIENCE STORE <input checked="" type="checkbox"/> OFFICE, MEDICAL NO. OF DOCTORS?: <u>7</u> NO. OF EMPLOYEES?: <u>26</u> <input type="checkbox"/> OFFICE, NON-MEDICAL <input type="checkbox"/> CLINIC <input type="checkbox"/> BANK <input type="checkbox"/> BEAUTY/BARBER SHOP <input type="checkbox"/> LAUNDRY/DRY CLEANER/LAUNDROMAT <input type="checkbox"/> REPAIR SHOP WHAT TYPE?: _____	<input type="checkbox"/> CHURCH NO. OF SEATS?: _____ <input type="checkbox"/> DAY CARE NO. OF CHILDREN?: _____ NO. OF STAFF?: _____ <input type="checkbox"/> SCHOOL <input type="checkbox"/> SERVICE STATION <input type="checkbox"/> MOTOR VEHICLE REPAIR SHOP <input type="checkbox"/> MANUFACTURING FACILITY NO. OF EMPLOYEES?: _____ <input type="checkbox"/> WAREHOUSE/STORAGE FACILITY NO. OF EMPLOYEES?: _____ NO. OF COMPANY VEHICLES?: _____ <input type="checkbox"/> OTHER (SPECIFY): _____

CHECK ONE:

<input checked="" type="checkbox"/> OWNERSHIP CHANGE	<input type="checkbox"/> TENANT CHANGE	<input type="checkbox"/> HOME OCCUPATION	<input type="checkbox"/> PARTIAL	<input type="checkbox"/> TEMPORARY	<input type="checkbox"/> OTHER (SPECIFY) _____
--	--	--	----------------------------------	------------------------------------	--

SQUARE FOOTAGE TO BE USED <u>10,700 ±</u> SQUARE FEET	ARE FLOOR PLANS ATTACHED? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	NO. OF ON-SITE PARKING SPACES <u>69</u> PARKING SPACES	ARE PARKING SPACES LEASED OFF-SITE? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> IF YES, ATTACH LEASE & SITE PLAN <u>STREET</u> PARKING SPACES AVAILABLE
--	---	---	--

APPLICANT'S NAME (PRINT CLEARLY) <u>ANTHONY J. TANNER</u>	APPLICANT'S DAYTIME TELEPHONE NO. <u>205-967-7116</u>
APPLICANT'S ADDRESS <u>2 PERIMETER PARK SOUTH, SUITE 224W, BIRMINGHAM, AL. 35243</u>	
APPLICANT'S SIGNATURE <u>[Signature]</u>	
OWNER'S AGENT NAME (IF APPLICABLE)	OWNER'S AGENT DAYTIME TELEPHONE NO.
OWNER'S AGENT BUSINESS ADDRESS	

\*\*\*\*\*THIS APPLICATION ONLY CERTIFIES COMPLIANCE WITH ZONING REGULATIONS, AS REQUIRED BY SECTION 22.1-1020 OF THE CITY CODE\*\*\*\*\*

**THIS APPLICATION IS NOT A CERTIFICATE OF OCCUPANCY**

**FOR OFFICE  
USE ONLY**

10/2/91

# RECORD OF ACTUAL FINAL ON-SITE CONDITIONS

AGENCY REVIEW ITEM DESCRIPTION	AGENCY	APPROVAL NUMBER	ACTION TAKEN	REVIEWER & DATE	COMMENTS
DISTRICT	ZONING		A	EMS 6/14/92	Medical office, limited to three (3) doctors
NONCONFORMING USE	ZONING				and twenty (20) employees at one time.
B. Z. A. CASE	ZONING	*			Reference to C.O. dated 6/17/87.
SPECIAL USE/C.U.P.	LAND USE	*83-104-	73		See the attached letter
PLAN OF DEVELOPMENT	LAND USE	*			
HISTORIC APPROVAL	COMPREHENSIVE	*			
VIOLATION NUMBER	ZONING	*			
HEALTH PERMIT	HEALTH	*			
BUILDING INSPECTION	BUILDING	*			
FIRE MARSHALL	FIRE	*			
OTHER		*			
ZONING USE(S)					
CONDITION(S) (IF APPLICABLE)					
PARKING		ON-SITE:			
		OFF-SITE:		LOCATION:	
		CONDITION(S):			
APPROVED ON: / / ; UNDER PROVISIONS OF CHAPTER 32.1 OF THE RICHMOND CITY CODE (ZONING). ROY BENBOW, ZONING ADMINISTRATOR					CONDITIONS:  
REJECTED ON: / / ; UNDER PROVISIONS OF CHAPTER 32.1 OF THE RICHMOND CITY CODE (ZONING). ROY BENBOW, ZONING ADMINISTRATOR					REASONS FOR DENIAL:  



CITY OF RICHMOND, VIRGINIA  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
BUREAU OF PERMITS AND INSPECTION

ROOM 110, 900 E. BROAD STREET  
RICHMOND, VA 23219

Telephone:

INSP: ELIZABETH BAWUAH (804) 780-6493  
MAP-REF-NO W000-1284/003

TYPE		OF NUMBER
ZONING COMPLIANCE		792050701
STRUCTURE LOCATION		
2911 GROVE AV 2915		
FLS OCCUPIED	PERMIT FEE	DATE ISSUED
	\$40.00	05/04/92

		ZONING	SQ. FT. OCCUPY	
		R6		

OWNER OF PROPERTY	APPLICANT
HEALTHSOUTH OF VIRGINIA INC 2 PERIMETER PK SOUTH STE 224W BIRMINGHAM ALA 35243 WK1(203)967-7116 HM1	ANTHONY J. TANNER 2 PERIMETER PARK SOUTH SU 224W BIRMINGHAM AL 35243 PH#(205)967-7116

PARKING	ONSITE	OFFSITE	LEASE REQUIRED	SUP #	VARIANCE #
	43	0		#8310473	

SPECIAL TERMS AND CONDITIONS	
PURPOSE: NO WORK AUTHORIZED	COMMERCIAL
ZONING	MEDICAL OFFICE, LIMITED TO 3 DOCTORS AND 20 EMPLOY EES AT ONE TIME. REFERENCE TO C.O. DATED 6/9/87.
ALSO SEE GENERAL TERMS AND CONDITIONS ON BACK	
COMMISSIONER OF BUILDINGS 44106. 5 6 72	

CONTRACTOR'S COPY (POST ON JOB SITE)

## GENERAL TERMS AND CONDITIONS

The work authorized by this permit must be commenced within six months of its issuance, or it will expire. If work is abandoned for six months, the permit will expire.

A certified copy of plans and specifications approved by the Commissioner of Buildings must be kept on premises from commencement of the work until its completion.

The issuance of this permit does not relieve the Owner, Architect, or Contractor of any responsibility whatever for the design, strength or safety of the construction it covers.

Before commencing work, the Owner or his Contractor must provide suitable and proper conveniences for the use of his workmen, and these places must be kept in such a manner as not to be objectionable to persons in the vicinity.

No projection of any kind, viz.: vault, areaway, step, cellar door, bay windows, oriels, marquises, tower projections, etc., which may be beyond the street line is included in this permit.

This permit does not constitute approval of food service facilities.

## INSPECTOR'S REPORT OF INSPECTIONS

DATE	TYPE OF INSPECTION AND NOTE	INITIAL	DATE	TYPE OF INSPECTION AND NOTE	INITIAL
			COMPLETION DATE	INSPECTOR'S SIGNATURE	



BUILDING PERMIT/  
CERTIFICATE OF OCCUPANCY APPLICATION  
City of Richmond  
Commissioner of Buildings  
Room 126, 501 N. 9th Street  
Richmond, VA 23219  
804. 780-8751

Date Prepared

NOV 20 1984

BUILDING PERMIT FEE PAID

Receipt # N/A

TRACKING/BUILD PERMIT/C.O. Number

19 11 20 84

IMPORTANT: Applicant to answer ONLY Sections I, II, III and IV.  
Complete all items in these sections by PRINTING IN INK OR TYPE.

I. LOCATION  
OF BUILDING

At location 2911 - 2915 Grove Avenue Zoning Dist.

between Sheppard and Boulevard and   
(cross street) (cross street)

\*For Dept. of Public Works Address Verification Only.  
Address is correct. ☐ Yes ☐ No, Correction entered  
herein:

II. TYPE AND COST OF BUILDING - All applicants complete Parts A, B, C, & E

A. TYPE OF IMPROVEMENT

1. ☐ New Main Building  
2. ☐ New Accessory Building  
3. ☐ Alterations  
4. ☐ Additions  
5. ☐ Repairs, replacement  
6. ☐ Moving, relocation  
7. ☐ Foundation ONLY  
8. ☒ No construction  
(USE CHANGE ONLY)

B. OWNERSHIP

9. ☒ Private  
Individual,  
corporation,  
non-profit, etc.  
10. ☐ Public-Federal,  
State, or local  
government

C. COST (omit cents)

11. COST OF IMPROVEMENT \$

This is the cost EXCLUDING  
the following which are to be  
installed under SEPARATE  
PERMITS:

- a. ELECTRICAL \$   
b. PLUMBING   
c. BOILER only   
d. OTHER (elevator,  
etc.)

12. TOTAL PROJECT COST \$ N/A

D. DESCRIBE THE PROPOSED USE OF THE BUILDING AND NATURE OF THE WORK IN DETAIL (Number of  
dwelling units, occupancy load, type of INDUSTRIAL, COMMERCIAL, INSTITUTIONAL USE,  
ETC.)

Doctors offices for six orthopaedic doctors. There is a staff  
of 22 employees. 20 employees (Nurse)  
No. of dwelling units:  Occupancy Load:

E. BUILDING USE PER THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (V.U.S.B.C. CLASSES ARE  
ENUMERATED BELOW).

No.	Exist.	Prop.	Class	Use Description	No.	Exist.	Prop.	Class	Use Description
13.	<input type="checkbox"/>	<input type="checkbox"/>	A-1-A	Theatre with stage	30.	<input type="checkbox"/>	<input type="checkbox"/>	I-2	Hospital, Sanitarium
14.	<input type="checkbox"/>	<input type="checkbox"/>	A-1-B	Theatre without stage	31.	<input type="checkbox"/>	<input type="checkbox"/>	I-3	Residential Care
15.	<input type="checkbox"/>	<input type="checkbox"/>	A-2	Nightclub, dance- hall	32.	<input type="checkbox"/>	<input type="checkbox"/>	I-3	Nursery Care (under 24)
16.	<input type="checkbox"/>	<input type="checkbox"/>	A-3	Restaurant	33.	<input type="checkbox"/>	<input type="checkbox"/>	M	Retail, (mercantile)
17.	<input type="checkbox"/>	<input type="checkbox"/>	A-3	Museum, Art Gfry.	34.	<input type="checkbox"/>	<input type="checkbox"/>	R-1	Hotel, motel, dormitory
18.	<input type="checkbox"/>	<input type="checkbox"/>	A-3	Library, Exhibits.	35.	<input type="checkbox"/>	<input type="checkbox"/>	R-2	Lodging house (less than 20)
19.	<input type="checkbox"/>	<input type="checkbox"/>	A-4	Passenger, Terminal	36.	<input type="checkbox"/>	<input type="checkbox"/>	R-2	Multi-Family House No. of Apartments <u></u>
20.	<input type="checkbox"/>	<input type="checkbox"/>	A-4	School	37.	<input type="checkbox"/>	<input type="checkbox"/>	R-3	1-2 Fam. Dw. (all types)
21.	<input type="checkbox"/>	<input type="checkbox"/>	A-4	Church	38.	<input type="checkbox"/>	<input type="checkbox"/>	R-4	1-2 Fam. Dw. (detached only)
22.	<input type="checkbox"/>	<input type="checkbox"/>	A-4	Child Care (over 24 yrs)	39.	<input type="checkbox"/>	<input type="checkbox"/>	S-1	Storage (moderate hazard)
23.	<input type="checkbox"/>	<input type="checkbox"/>	A-5	Outdoor Assembly	40.	<input type="checkbox"/>	<input type="checkbox"/>	S-2	Storage, low hazard
24.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B	Office (medical)	41.	<input type="checkbox"/>	<input type="checkbox"/>	T	Temporary, Miscellaneous
25.	<input type="checkbox"/>	<input type="checkbox"/>	B	Office (general)					
26.	<input type="checkbox"/>	<input type="checkbox"/>	B	Fire station (sary, sta.)					
27.	<input type="checkbox"/>	<input type="checkbox"/>	F	Factory, Industry					
28.	<input type="checkbox"/>	<input type="checkbox"/>	H	High Hazard					
29.	<input type="checkbox"/>	<input type="checkbox"/>	I-1	Prison, Re- formatory					

III. SELECTED CHARACTERISTICS OF BUILDING (Complete all Parts F thru J)

F. PRINCIPLE TYPE OF FRAME

42. ☒ Masonry (wall bearing)  
43. ☐ Wood, frame  
44. ☒ Structural steel  
45. ☐ Reinforced concrete  
46. ☐ Other-Specify

G. DIMENSIONS, PLANS

47. ☐ Attached  
48. ☒ No. of stories 2-3  
49. Height (ft.)   
50. Total sq. ft. of all  
floors based on ext.  
dimen  
51. Total land sq. ft.

H. FIRE PROTECTION SYSTEMS

52. Automatic Sprinklers  
☒ Wet ☐ Dry ☐ Chemical  
53. Fire Alarm Systems  
☒ Automatic ☐ Manual Pull Sta

I. WILL THERE BE AN ELEVATOR?

54. ☒ Yes ☐ No

J. NUMBER OF OFF-STREET PARKING SPACES:

55. No. of spaces on site 48-25 56. No. off-site Street  57. Total 48

IV. IDENTIFICATION Must be legibly PRINTED IN INK OR TYPED AND SIGNED

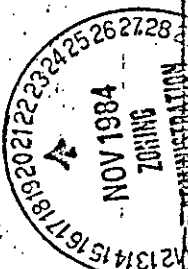
AGENT	NAME <u>Dr. Charles McDowell</u>	Mailing Address, Number, Street City and State	Zip Code	Tel. No.
58. OWNER-IN FEE	<u>Orthopaedic Specialists</u>	<u>2911-2915 Grove Avenue</u> <u>Richmond, Va.,</u>	<u>23221</u>	<u>257-7261</u>
59. CONTRACTOR	<u>Ordance #83-104-73</u>			
60. Architect/ Engineer	<u>Adopted May 9, 1985</u>			

The owner-in-fee of this building and the undersigned agree to conform to all applicable  
laws of the City of Richmond, Virginia.

OWNER:	<u>Charles McDowell</u>	Address	Zip Code	Rate
	<u>for Orthopaedic Specialists</u>	<u>2911-2915 Grove Avenue</u>	<u>23221</u>	
APPLICANT	<u>Dr. Charles McDowell</u>			
	<u>(Print)</u>			
	<u>(Signed)</u>			

(For Office Distribution Use Only)

COPIES TRANSMITTED TO: ☐ Applicant ☐ City Assessor ☐ Licen. ☐ Other ☐ Fire ☐ Planning ☐ Utilities ☐ Health ☐ Works



Noted for use per 1984



(receipt stamp)

(FOR OFFICE USE ONLY)

V. TRACK 1

RECORDS OF PLANS REVIEW AND ACTUAL FINAL ON-SITE CONSTRUCTION

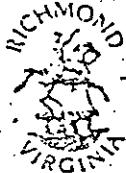
PHASE		PLAN REVIEW RECORD (SITE CONDITIONS)			ACTUAL FINAL CONSTRUCTION RECORDS (ON-SITE CONDITIONS)		
		A - APPROVED; AN - APPROVED AS NOTED; R - REJECTED; D - DATA TO BE ENTERED			A - APPROVED; CA - CONDITIONAL ACCEPTANCE; R - REJECTED		
ITEM DESCRIPTION	AGENCY	ACTION TAKEN A, AN, R OR D	REVIEWER'S SIGNED INITIALS & DATE	COMMENTS	ACTION TAKEN A, CA, R	INSPECTOR'S SIGNED INITIALS & DATE	COMMENTS
MASTER PLAN	Planning				N.A.	JNB 6-19-87	Inspected by P. Blust & N. Brooks
Zoning Review	Planning				AN	" " " "	Maximum of 3 doctors & 20 employees
District							
Non-Conform. Use					85-104-73	" " " "	
Special Use Ordinance							
D.Z.A. Case							
Other (County Unit Plan, etc.)				Use as per Code 1st			Use as per Code 1st
Plan of Development	Planning				N.A.	" " " "	Medical Office Bldg.
Historic Approval	Planning				"	" " " "	
Subdivision	Planning				"	" " " "	
Location, Character, Extent	Planning				"	" " " "	
Address	Works						
Line & Grade	Works						
Sewer Availability	Works						
Sewer Adequacy	Works						
Streets	Works						
Alleys	Works						
Curb & Cutter Sidewalks	Works						
Storm Drainage	Works						
Flood Level	Works						
Driveways	Works						
Barriocades	Works						
Storing	Works						
Soil & Erosion	Works						
Adeq. Refuse Coll'n.	Works						
Water Availability	Utilities						
Water Adequacy	Utilities						
Gas Availability	Utilities						
Housing Code	Health						
Food Facilities	Health						
Special Health Occupancy	Health						
Other City Agency Requirements if Necessary							

APPROVED on \_\_\_\_\_ (date)  
under provisions of the  
Virginia Uniform State-  
wide Building Code and  
per Zoning Ord. and  
other approvals noted  
herein in Sec.V.

Leo J. Cantor  
Commissioner of Eldgs.  
(by)  
Building Inspector

REJECTED on \_\_\_\_\_ (date)  
under Sec. \_\_\_\_\_  
of the Va. Uniform State-  
wide Bldg. Code and/or  
under Zoning or other  
pertinent Richmond Code  
provisions noted herein  
in Sec.V.

Leo J. Cantor  
Commissioner of Eldgs.  
(by)  
Building Inspector



BUILDING PERMIT/  
CERTIFICATE OF OCCUPANCY APPLICATION  
City of Richmond  
Commissioner of Buildings  
Room 125, 501 W. 9th Street  
Richmond, VA 23219  
804. 780-8751

Date Prepared

Received NOV 20 1984

BUILDING PERMIT FEE PAID

☒ No ☐ Yes \$ N/A  
Receipt # N/A

TRACKING/BUILD. PERMIT/C.O. Number

79 21 20 84 00000000

IMPORTANT: Applicant to answer ONLY Sections I, II, III and IV.  
Complete all items in these sections by PRINTING IN INK OR TYPE.

I. LOCATION OF BUILDING

At location 2911 - 2915 Grove Avenue Zoning Dist. \_\_\_\_\_  
between Sheppard and Boulevard and \_\_\_\_\_  
(cross street) (cross street)

\*For Dept. of Public Works Address Verification Only.  
Address is correct. ☐ Yes ☐ No, Correction entered  
herein:

II. TYPE AND COST OF BUILDING - All applicants complete Parts A, B, C & E

A. TYPE OF IMPROVEMENT

1. ☐ New Main Building  
2. ☐ New Accessory Building  
3. ☐ Alterations  
4. ☐ Additions  
5. ☐ Repairs, replacement  
6. ☐ Moving, relocation  
7. ☐ Foundation ONLY  
8. ☒ No construction (USE CHANGE ONLY)

B. OWNERSHIP

9. ☒ Private  
Individual, corporation, non-profit, etc.  
10. ☐ Public-Federal, State, or local government

C. COST (omit cents)

11. COST OF IMPROVEMENT \$  
This is the cost EXCLUDING the following which are to be installed under SEPARATE PERMITS:

- a. ELECTRICAL \$ \_\_\_\_\_  
b. PLUMBING \_\_\_\_\_  
c. BOILER only \_\_\_\_\_  
d. OTHER (elevator, etc.) \_\_\_\_\_

12. TOTAL PROJECT COST \$ N/A

D. DESCRIBE THE PROPOSED USE OF THE BUILDING AND NATURE OF THE WORK IN DETAIL (Number of dwelling units, occupancy load, type of INDUSTRIAL, COMMERCIAL, INSTITUTIONAL USE, ETC.)

Doctors offices for six orthopaedic doctors. There is a staff of 22 employees. 20 employees (McDowell)  
No. of dwelling units: \_\_\_\_\_ Occupancy Load: \_\_\_\_\_

E. BUILDING USE PER THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (V.U.S.B.C. CLASSES ARE ENUMERATED BELOW).

No.	Exist.	Prop.	Class	Use Description	No.	Exist.	Prop.	Class	Use Description
13.	<input type="checkbox"/>	<input type="checkbox"/>	A-1-A	Theatre with stage	30.	<input type="checkbox"/>	<input type="checkbox"/>	I-2	Hospital, Sanitarium
14.	<input type="checkbox"/>	<input type="checkbox"/>	A-1-B	Theatre without stage	31.	<input type="checkbox"/>	<input type="checkbox"/>	I-3	Residential Care
15.	<input type="checkbox"/>	<input type="checkbox"/>	A-2	Nightclub, dance-hall	32.	<input type="checkbox"/>	<input type="checkbox"/>	I-3	Nursery Care (under 24)
16.	<input type="checkbox"/>	<input type="checkbox"/>	A-3	Restaurant	33.	<input type="checkbox"/>	<input type="checkbox"/>	M	Retail (mercantile)
17.	<input type="checkbox"/>	<input type="checkbox"/>	A-3	Museum, Art Gtry.	34.	<input type="checkbox"/>	<input type="checkbox"/>	R-1	Hotel, motel, dormitory
18.	<input type="checkbox"/>	<input type="checkbox"/>	A-3	Library, Exhibits	35.	<input type="checkbox"/>	<input type="checkbox"/>	R-2	Lodging house (less than 20)
19.	<input type="checkbox"/>	<input type="checkbox"/>	A-4	Passenger Terminal	36.	<input type="checkbox"/>	<input type="checkbox"/>	R-2	Multi-family house No. of Apts. _____
20.	<input type="checkbox"/>	<input type="checkbox"/>	A-4	School	37.	<input type="checkbox"/>	<input type="checkbox"/>	R-3	1-2 Fam. Dw. (all types)
21.	<input type="checkbox"/>	<input type="checkbox"/>	A-4	Church	38.	<input type="checkbox"/>	<input type="checkbox"/>	R-4	1-2 Fam. Dw. (detached only)
22.	<input type="checkbox"/>	<input type="checkbox"/>	A-4	Child Care (over 24 yrs)	39.	<input type="checkbox"/>	<input type="checkbox"/>	S-1	Storage (moderate hazard)
23.	<input type="checkbox"/>	<input type="checkbox"/>	A-5	Outdoor Assembly	40.	<input type="checkbox"/>	<input type="checkbox"/>	S-2	Storage, low hazard
24.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B	Office (medium)	41.	<input type="checkbox"/>	<input type="checkbox"/>	T	Temporary, Miscellaneous
25.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B	Office (general)					
26.	<input type="checkbox"/>	<input type="checkbox"/>	B	Fire station (saw, steel)					
27.	<input type="checkbox"/>	<input type="checkbox"/>	F	Factory, Industry					
28.	<input type="checkbox"/>	<input type="checkbox"/>	H	High Hazard					
29.	<input type="checkbox"/>	<input type="checkbox"/>	I-1	Prison, Reformatory					

III. SELECTED CHARACTERISTICS OF BUILDING (Complete all Parts F thru J)

F. PRINCIPLE TYPE OF FRAME

42. ☒ Masonry (wall bearing)  
43. ☐ Wood, frame  
44. ☒ Structural steel  
45. ☐ Reinforced concrete  
46. ☐ Other-Specify \_\_\_\_\_

G. DIMENSIONS, PLANS ATTACHED

47. ☐ Yes ☒ No  
48. No. of stories 2-3  
49. Height (ft.) \_\_\_\_\_  
50. Total sq. ft. of all floors based on ext. dimen \_\_\_\_\_  
51. Total land sq. ft. \_\_\_\_\_

H. FIRE PROTECTION SYSTEMS

52. Automatic sprinklers ☒ Wet ☐ Dry ☐ Chemical  
53. Fire Alarm Systems ☒ Automatic ☐ Manual Pull Sta  
54. WILL THERE BE AN ELEVATOR? ☒ Yes ☐ No

J. NUMBER OF OFF-STREET PARKING SPACES:

55. No. of spaces on site 48-45 56. No. off-site street \_\_\_\_\_ 57. Total 48

IV. IDENTIFICATION - All to be legibly PRINTED IN INK OR TYPED AND SIGNED

AGENT	NAME <u>Dr. Charles McDowell</u>	Mailing Address, Number, Street, City and State	Zip Code	Tel. No.
58. OWNER-IN-FEE	<u>Orthopaedic Specialists</u>	<u>2911-2915 Grove Avenue</u>	<u>23221</u>	<u>257-7261</u>
59. CONTRACTOR	<u>Ordance #83-104-73</u>			
60. Architect/Engineer	<u>Adopted May 9, 1985</u>			
The owner-in-fee of this building and the undersigned agree to conform to all applicable laws of the City of Richmond, Virginia.				
OWNER:	<u>Charles McDowell</u>	Address	Zip Code	Rate
	<u>for Orthopaedic Specialists</u>	<u>2911-2915 Grove Avenue</u>	<u>23221</u>	
APPLICANT	<u>Dr. Charles McDowell</u>			
	<u>(Agent)</u>			
	<u>Dr. Charles McDowell</u>			
	<u>(Agent)</u>			

2911-2915 Grove Ave. 9-25-87

(receipt stamp)

(FOR OFFICE USE ONLY)

V. TRACK I

RECORDS OF PLANS REVIEW AND ACTUAL FINAL ON-SITE CONSTRUCTION

PHASE		PLAN REVIEW RECORD (SITE CONDITIONS)			ACTUAL FINAL CONSTRUCTION RECORDS (ON-SITE CONDITIONS)		
		A - APPROVED; AN - APPROVED AS NOTED; R - REJECTED; D - DATA TO BE ENTERED			A - APPROVED; CA - CONDITIONALLY ACCEPTANCE; R - REJECTED		
ITEM DESCRIPTION	AGENCY	ACTION TAKEN A, AN, R OR D	REVIEWER'S SIGNED INITIALS & DATE	COMMENTS	ACTION TAKEN A, CA, R	INSPECTOR'S SIGNED INITIALS & DATE	COMMENTS
MASTER PLAN	Planning				N.A.	JNB 6-1987	Inspected by P. Blust & N. Brooks
Zoning Review	Planning				AN	" "	Maximum of 3 doctors & 20 employees
District					83-104-73	" "	
Non-Conform. Use							
Special Use Ordinance							
B.Z.A. Case							
Other (County Use Plan, etc.)				Use as per Code is:			Use as per Code is:
Plan of Development	Planning				N.A.	" "	Medical Office Bldg.
Historic Approval	Planning				"	" "	
Subdivision	Planning				"	" "	
Location, Character, Extent	Planning				"	" "	
Address	Works				A	View 9-25-87	
Line & Grade	Works				N/A	" "	
Water Availability	Works				A	" "	
Water Adequacy	Works				A	" "	
Streets	Works				A	" "	
Alleys	Works				N/A	" "	
Curb & Gutter Sidewalks	Works				A	" "	
Storm Drainage	Works				A	" "	
Flood Level	Works				A	" "	
Driveways	Works				A	" "	
Barriacades	Works				N/A	" "	
Shoring	Works				N/A	" "	
Soil & Erosion	Works				A	" "	
Adeq. Refuse Coll'n.	Works				A	" "	
Water Availability	Utilities						
Water Adequacy	Utilities						
Gas Availability	Utilities						
Housing Code	Health						
Food Facilities	Health						
Special Health Occupancy	Health						
Other City Agency Requirements if Necessary							

APPROVED on 9/25/87  
(date)

under provisions of the  
Virginia Uniform State-  
wide Building Code and  
per Zoning Ord. and  
other approvals noted  
herein in Sec.V.

Leo J. Cantor  
Commissioner of Bldgs.

(by) James M. Allen  
Building Inspector

REJECTED on \_\_\_\_\_  
(date)

under Sec. \_\_\_\_\_  
of the Va. Uniform State-  
wide Bldg. Code and/or  
under Zoning or other  
pertinent Richmond Code  
provisions noted herein  
in Sec.V.

Leo J. Cantor  
Commissioner of Bldgs.

(by) \_\_\_\_\_  
Building Inspector



**MECH.**  
 BUILDING PERMIT/  
 CERTIFICATE OF OCCUPANCY APPLICATION  
 City of Richmond  
 Commissioner of Buildings  
 Room 126 501 N. 9th Street  
 Richmond, VA. 23219  
 804 • 780-8751  
 Date Prepared \_\_\_\_\_

FOR OFFICE USE ONLY:

Data Received

BUILDING PERMIT FEE PAID

☐ No ☒ Yes

Receipt #

TRACKING NUMBER

88-07-27-02

IMPORTANT: Applicant to answer ONLY I, II, III and IV. Complete all items in these sections by PRINTING IN INK OR TYPE.

## I. \*LOCATION OF BUILDING

At location 2911 GROVE AVE.

Zoning Dist. SP. USE

between Sheppard (cross street)

and Colonial (cross street)

\*For Dept. of Public Works Address Verification Only.

herein:

## II. TYPE AND COST OF BUILDING All applicants complete Parts A, B, C, D, and E

## A. TYPE OF IMPROVEMENT (Check all applicable)

1. ☐ New Main Building
2. ☐ New Accessory Building
3. ☐ Alterations
4. ☐ Additions
5. ☐ Repairs, replacement
6. ☐ Moving, relocation
7. ☐ Foundation ONLY
8. ☐ No construction (USE CHANGE ONLY)
9. ☐ Signs
11. ☒ Mechanical

## B. OWNERSHIP

9. ☒ Private individual, corporation, or non-profit, etc.
10. ☐ Public-Federal, State, or local government

## C. COST OF IMPROVEMENT (including fire sprinkler and Mechanical HVAC Systems, but EXCLUDING SEPARATE PERMITS)

## SEPARATE PERMITS:

## II. COST OF IMPROVEMENT:

BUILDING \$ \_\_\_\_\_

MECHANICAL \$ 3,950.00

- a. ELECTRICAL \$ \_\_\_\_\_
- b. PLUMBING \$ \_\_\_\_\_
- c. GAS FIRED EQUIP. \$ \_\_\_\_\_
- d. OTHER (elevator, etc.) \$ \_\_\_\_\_

12. TOTAL PROJECT COST (INCLUDE SEPARATE PERMITS) \$ 3,950.00 = \$ 40.00 FEE

## D. DESCRIBE THE PROPOSED USE OF THE BUILDING AND NATURE OF THE WORK IN DETAIL (Number of dwelling units, occupancy load, type of INDUSTRIAL, COMMERCIAL, INSTITUTIONAL USE, ETC.)

Office Storage - Installing Heat Pump: A/C System with ASSO. Ductwork

No. of dwelling units:

Occupancy Load:

## E. BUILDING USE PER THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (V.U.S.B.C. CLASSES ARE ENUMERATED BELOW).

No.	Exist.	Prop.	Class	Use Description	No.	Exist.	Prop.	Class	Use Description
13.	<input type="checkbox"/>	<input type="checkbox"/>	A-1-A	Theatre with stage	30.	<input type="checkbox"/>	<input type="checkbox"/>	I-2	Institutional (Incapacitated)
14.	<input type="checkbox"/>	<input type="checkbox"/>	A-1-B	Theatre without stage	31.	<input type="checkbox"/>	<input type="checkbox"/>	I-2	Institutional (Day Nurseries)
15.	<input type="checkbox"/>	<input type="checkbox"/>	A-2	Nightclub, dance-hall	32.	<input type="checkbox"/>	<input type="checkbox"/>	I-3	Institutional (Restrained)
16.	<input type="checkbox"/>	<input type="checkbox"/>	A-3	Restaurant	33.	<input type="checkbox"/>	<input type="checkbox"/>	M	Retail, (mercantile)
17.	<input type="checkbox"/>	<input type="checkbox"/>	A-3	Museum, Art Gallery	34.	<input type="checkbox"/>	<input type="checkbox"/>	R-1	Hotel
18.	<input type="checkbox"/>	<input type="checkbox"/>	A-3	Library, Exhibits	35.	<input type="checkbox"/>	<input type="checkbox"/>	R-2	Dormitories
19.	<input type="checkbox"/>	<input type="checkbox"/>	A-3	Passenger, Terminal	36.	<input type="checkbox"/>	<input type="checkbox"/>	R-2	Multi-Family House, List the No. of Apt's.
20.	<input type="checkbox"/>	<input type="checkbox"/>	A-3	Recreation Center	37.	<input type="checkbox"/>	<input type="checkbox"/>	R-3	1-2 Fam. Dw. (all types) and check <input type="checkbox"/> 1F. <input type="checkbox"/> 2F.
21.	<input type="checkbox"/>	<input type="checkbox"/>	A-3	Lecture Hall	38.	<input type="checkbox"/>	<input type="checkbox"/>	R-4	1-2 Fam. Dw. (detached only) and check <input type="checkbox"/> 1F. <input type="checkbox"/> 2F.
22.	<input type="checkbox"/>	<input type="checkbox"/>	A-4	Church	39.	<input type="checkbox"/>	<input type="checkbox"/>	S-1	Storage (moderate hazard)
23.	<input type="checkbox"/>	<input type="checkbox"/>	A-5	Outdoor Assembly	40.	<input type="checkbox"/>	<input type="checkbox"/>	S-2	Storage, low hazard
24.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B	Business	41.	<input type="checkbox"/>	<input type="checkbox"/>	U	Temporary, Miscellaneous
25.	<input type="checkbox"/>	<input type="checkbox"/>	E	Educational					
26.	<input type="checkbox"/>	<input type="checkbox"/>	F-1	Factory, Low Hazard					
27.	<input type="checkbox"/>	<input type="checkbox"/>	F-2	Factory, Moderate Hazard					
28.	<input type="checkbox"/>	<input type="checkbox"/>	H	High Hazard					
29.	<input type="checkbox"/>	<input type="checkbox"/>	I-1	Group Homes, 6 or more					

## III. SELECTED CHARACTERISTICS OF BUILDING (Complete all Parts F thru M)

## F. PRINCIPLE TYPE OF FRAME

42. ☐ Masonry (wall bearing)
43. ☒ Wood, frame
44. ☐ Structural steel
45. ☐ Reinforced concrete
46. ☐ Other-Specify \_\_\_\_\_

## G. DIMENSIONS, PLANS ATTACHED:

47. ☒ Yes ☐ No 2
48. No. of stories 20
49. Height (ft.) 440
50. Total sq. ft. of all floors based on ext. dimen. 440
51. Total land sq. ft. \_\_\_\_\_

## H. FIRE PROTECTION SYSTEMS

52. Automatic Sprinklers ☐ wet ☐ dry ☐ chemical ☐ partial
53. Fire Alarm Systems ☐ Automatic ☐ Manual Pull Station

## I. WILL THERE BE AN ELEVATOR?

54. ☐ Yes ☒ No

## J. NUMBER OF OFF-STREET PARKING SPACES:

(Attach lease and layout plan for off-site parking.)

55. No. of spaces on site \_\_\_\_\_ 56. No. off-site \_\_\_\_\_ 57. Total \_\_\_\_\_

## K. GAS SERVICE

58. ☐ New ☐ Expanded ☐ Existing ☒ None

## L. WATER SERVICE

59. ☐ New ☐ Expanded ☐ Existing ☒ None

## M. DRIVEWAY CURB CUT

60. ☐ New ☐ Existing ☐ None

## IV. IDENTIFICATION Must be legibly PRINTED IN INK OR TYPED AND SIGNED

AGENT	NAME	Mailing Address, Number, Street City and State	Zip Code	Tel. No.
61. OWNER-IN FEE	Orthopaedic Specialists	2911 GROVE AVE. Richmond, Va.	23221	251-7261
62. CONTRACTOR	CATLEH-SCHWAB Corp	5711 Greenleaf Rd. Richmond, Va.	23228	262-6561
63. Architect/Engineer	SAME AS Contractor			

The owner-in-fee of this building and the undersigned agree to conform to all applicable laws of the City of Richmond, Virginia.

OWNER IN-FEE	APPLICANT	Address	Zip Code	Date
<i>Jeff Stroud</i> (signed) <i>Jeff Stroud</i> (print)	<i>Jeff Stroud</i> (signed)	2911 GROVE AVE. Richmond, Va.	23221	
		5711 Greenleaf Rd. Richmond, Va.	23228	7-20-88

(For Office Distribution Use Only)

(For office use only when issuing Partial or Temporary approvals)

Partial Permit Approval as noted

B/CO NO. \_\_\_\_\_

ADDRESS \_\_\_\_\_ DATE ISSUED \_\_\_\_\_

(receipt stamp)	V, TRACK 1 RECORDS OF PLANS REVIEW AND ACTUAL FINAL ON-SITE CONSTRUCTION							
	(FOR OFFICE USE ONLY)							
	PHASE		PLAN REVIEW RECORD (SITE CONDITIONS)			ACTUAL FINAL CONSTRUCTION RECORDS (ON-SITE CONDITIONS)		
			* A-APPROVED; AN-APPROVED AS NOTED; R-REJECTED; D-DATA TO BE ENTERED			* A-APPROVED; CA-CONDITIONAL ACCEPTANCE; R-REJECTED		
			ITEM DESCRIPTION	AGENCY	*ACTION TAKEN A, AN, R OR D	REVIEWER'S SIGNED INITIAL'S & DATE	COMMENTS	*ACTION TAKEN A, CA, R
APPROVED on _____ (date) under provisions of the Virginia Uniform Statewide Building Code and per Zoning Ord. and other approvals noted herein in Sec. V.  Commissioner of Bldgs.  (by) Building Inspector	MASTER PLAN	Planning	A	ENJ 7-27-88				
	Zoning Review	Planning	A	" "				
	• District							
	• Non-Conform. Use							
	• Special Use Ordinance		#					
	• B.Z.A. Case		#					
	• Other (Commy. Unit Plan, CP)				Use as per Code is: MEDICAL OFFICE			Use as per Code is:
	Plan of Development	Planning		" "	<del>MECH. ALTS.</del>			
	Historic Approval	Planning	JA	" "				
	Subdivision	Planning		" "				
REJECTED on _____ (date) under Sec. _____ of the Va. Uniform Statewide Bldg. Code and/or under Zoning or other pertinent Richmond Code provisions noted herein in Sec. V.  Commissioner of Bldgs.  (by) Building Inspector	Location, Character, Extent	Planning		" "				
	Address	Works						
	Line & Grade	Works						
	Sewer Availability	Works						
	Sewer Adequacy	Works						
	Streets	Works						
	Alleys	Works						
	Curb & Gutter Sidewalks	Works						
	Storm Drainage	Works						
	Flood Level	Works						
	Driveways	Works						
	Barricades	Works						
	Shoring	Works						
	Soil & Erosion	Works						
	Adeq. Refuse Coll'n.	Works						
	Water Availability	Utilities						
	Water Adequacy	Utilities						
	Gas Availability	Utilities						
	Housing Code	Health						
	Food Facilities	Health						
Special Health Occupancy	Health							
Other City Agency								
Requirements if Necessary								

# **Zoning Administrator Documentation**



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**ZONING  
ADMINISTRATION**

**DATE:** August 7, 2024  
**TO:** Leo Mantey, Land Use Administration, PDR  
**FROM:** Matthew West, Zoning Administration, PDR  
**RE: POD-152088-2024 (2915 Grove Avenue)**

In response to the Plan of Development request for the above-referenced property, Zoning Administration offers the following comments:

**Zoning and Use:**

The property is within the R-6 zoning district. In the R-6 zoning district, museums operated by a government agency is a permitted use.

**R-6 Feature Requirements:**

All zoning requirements are met.

**Additional Comments:**

The proposed use is operated by the Commonwealth of Virginia; no permits are normally required for state agencies. This POD is voluntary and is reviewed for compliance with the City Zoning Ordinance as a courtesy.

Please send draft copies of the proposed ordinance conditions to Zoning Administration prior to submitting it to the Planning Commission.

Revisions of the plans may generate additional review and comments. If you have any questions, contact Matthew West at [matthew.west@rva.gov](mailto:matthew.west@rva.gov) or (804) 646-6356.

October 25, 2023

Williams Mullen  
200 South 10<sup>th</sup> Street  
Suite 1600  
P.O. Box 1320  
Richmond, Virginia 23219

ATTN: T. Preston Lloyd, Jr.

**RE: 2911/2915 GROVE AVENUE (Tax Map: W000-1284/003) -  
Virginia Museum of Fine Arts: Art Storage Facility**

Dear Mr. Lloyd:

As we discussed and per your previous correspondence, the above referenced property is located within the R-6 (Single-Family Attached Residential) zoning district. The property is also within the boundaries of the ***West of the Boulevard Design Overlay District***.

Uses of buildings and premises within the R-6 zoning district also are use that are permitted in the R-1 district. Section 30-402.1(2) of the R-1 zoning district regulations permit, "***Libraries, museums, schools, parks and recreational facilities owned or operated by any governmental agency, and other uses required for the performance of governmental functions and primarily intended to serve residents of adjoining neighborhoods, provided that a plan of development shall be required as set forth in Article X of this chapter for any such use that is not subject to location, character and extent approval by the City Planning Commission in accordance with Section 17.07 of the City Charter.***" [Emphasis added]

The subject property is owned by the VMFA Real Estate Company and is currently utilized as the Studio School that is affiliated with and a component of the VMFA. The proposed art storage building is a museum-affiliated use located on the same parcel, owned by the VMFA Real Estate and affiliated with and a component of the VMFA. The VMFA Real Estate Company will retain ownership of the land, construct the art storage facility for the use by the VMFA via a long-term lease and the VMFA Real Estate Company. The Commonwealth of Virginia would be responsible for payment of all taxes, insurance and any other expenses for the operation and maintenance of the facility.



Williams Mullen  
ATTN: T. Preston Lloyd, Jr.  
RE: 2911/2915 GROVE AVENUE  
Virginia Museum of Fine Arts: Art Storage Facility  
October 25, 2023  
Page 2

Based on this information, the facility is determined to be a permitted principal and accessory use within the R-6 zoning district. The proposed facility and lot shall meet all bulk requirements related to yards (setbacks), lot coverage and height and shall require Urban Design Committee (UDC) review under the *West of the Boulevard Design Overlay District* regulations as well as a Plan of Development (POD) approval from the Director of Planning and Development Review (PDR).

For information on the UDC review requirements and process, please contact Ray Roakes, UDC Secretary, at (804) 646-5467 or via E-mail at: [Raymond.Roakes@RVA.gov](mailto:Raymond.Roakes@RVA.gov). For information on the POD review requirements and process, please contact Leonard A. Mantey, Senior Deputy Director, at (804) 646-4468 or via E-mail at: [Leonard.Mantey@RVA.gov](mailto:Leonard.Mantey@RVA.gov).

***You are hereby advised that you have thirty (30) days from this notice in which to appeal this decision to the Board of Zoning Appeals, in accordance with § 15.2-2311 of the Code of Virginia and § 17.19 of the Richmond City Charter, or this decision shall be final and unappealable. Such appeal must be in writing and must be filed with the Secretary of the Board of Zoning Appeals. Said appeal shall indicate in specific terms the grounds for the appeal and must be accompanied by a filing fee of two hundred fifty dollars (\$250.00).***

I hope this information is sufficient. If you have additional questions, please contact me by E-mail at: [Chuck.Davidson@RVA.gov](mailto:Chuck.Davidson@RVA.gov) or by telephone at: (804) 646-6353.

Sincerely,

William C. Davidson  
Zoning Administrator

cc: VMFA REAL ESTATE COMPANY LLC  
200 N. ARTHUR ASHE BLVD.  
RICHMOND, VA 23220

## Davidson, William C. - PDR

---

**From:** Vonck, Kevin J. - PDR  
**Sent:** Wednesday, October 25, 2023 9:16 AM  
**To:** Davidson, William C. - PDR  
**Subject:** RE: VMFA Foundation - informal interpretation request



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

Thank you! \ \ kjv

Kevin J. Vonck, Ph.D.  
Director  
(o) 804-646-3741 (c) 804-292-4854  
(e) [kevin.vonck@rva.gov](mailto:kevin.vonck@rva.gov)  
(w) [rva.gov/planning-development-review](http://rva.gov/planning-development-review)

(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

---

**From:** Davidson, William C. - PDR <[Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov)>  
**Sent:** Wednesday, 25 October, 2023 09:06  
**To:** Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
**Subject:** RE: VMFA Foundation - informal interpretation request

Finalizing it today.

*William C. Davidson*  
Zoning Administrator

---

**From:** Vonck, Kevin J. - PDR  
**Sent:** Wednesday, October 25, 2023 8:52 AM  
**To:** Davidson, William C. - PDR <[Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov)>  
**Subject:** RE: VMFA Foundation - informal interpretation request



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

Were you able to get the opinion to him? \ \ kjv

Kevin J. Vonck, Ph.D.  
Director  
(o) 804-646-3741 (c) 804-292-4854  
(e) [kevin.vonck@rva.gov](mailto:kevin.vonck@rva.gov)  
(w) [rva.gov/planning-development-review](http://rva.gov/planning-development-review)

(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

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**From:** Lloyd, Preston <[plloyd@williamsmullen.com](mailto:plloyd@williamsmullen.com)>  
**Sent:** Wednesday, 18 October, 2023 16:25  
**To:** Davidson, William C. - PDR <[Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov)>  
**Cc:** Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>; Nedostup, Megan <[mnedostup@williamsmullen.com](mailto:mnedostup@williamsmullen.com)>  
**Subject:** RE: VMFA Foundation - informal interpretation request

Hi Chuck:

Just following up here to inquire if there's anything else you need from us in connection with your determination. Thank you.

Best,  
Preston

**T. Preston Lloyd, Jr. | Williams Mullen**  
T 804.420.6615 | [plloyd@williamsmullen.com](mailto:plloyd@williamsmullen.com)

---

**From:** Lloyd, Preston  
**Sent:** Wednesday, October 11, 2023 1:44 PM  
**To:** 'Davidson, William C. - PDR' <[Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov)>  
**Cc:** Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>; Nedostup, Megan <[mnedostup@williamsmullen.com](mailto:mnedostup@williamsmullen.com)>  
**Subject:** RE: VMFA Foundation - informal interpretation request [WMIMAN-IWOVRIC.FID2441973]

Hi Chuck:

Thank you for pushing this forward. I have attached the requested information. Please note that these are conceptual in nature. In fact, we had requested revisions from the design team in order to prepare for submittal of an SUP Application. So while these are "not pretty enough" to suffice for an SUP submittal, the building location, orientation on the site, height, and general features are correct and should provide the requisite detail you're looking for.

Should you see any conflicts with the zoning requirements, please let me know and I'd be glad to discuss further.

Best,  
Preston

**T. Preston Lloyd, Jr. | Williams Mullen**  
T 804.420.6615 | [plloyd@williamsmullen.com](mailto:plloyd@williamsmullen.com)

---

**From:** Davidson, William C. - PDR <[Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov)>  
**Sent:** Wednesday, October 11, 2023 1:36 PM  
**To:** Lloyd, Preston <[plloyd@williamsmullen.com](mailto:plloyd@williamsmullen.com)>  
**Cc:** Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
**Subject:** RE: VMFA Foundation - informal interpretation request

I'm trying to wrap this up this week. Are there any plans showing the dimensions, height, facades and location on the site? I want to verify all those items are in compliance prior to rendering a formal determination.

*William C. Davidson*  
Zoning Administrator

---

**From:** Lloyd, Preston [<mailto:plloyd@williamsmullen.com>]  
**Sent:** Monday, October 2, 2023 7:46 AM  
**To:** Davidson, William C. - PDR <[Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov)>  
**Cc:** Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>; Nedostup, Megan <[mnedostup@williamsmullen.com](mailto:mnedostup@williamsmullen.com)>  
**Subject:** RE: VMFA Foundation - informal interpretation request

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hi Chuck:

Checking in on whether Neil has provided any feedback on this Q of interpretation. We look forward to an update.

Best,  
Preston

**T. Preston Lloyd, Jr. | Williams Mullen**  
T 804.420.6615 | [plloyd@williamsmullen.com](mailto:plloyd@williamsmullen.com)

---

**From:** Davidson, William C. - PDR <[Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov)>  
**Sent:** Friday, September 15, 2023 3:12 PM  
**To:** Lloyd, Preston <[plloyd@williamsmullen.com](mailto:plloyd@williamsmullen.com)>  
**Cc:** Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>; Nedostup, Megan <[mnedostup@williamsmullen.com](mailto:mnedostup@williamsmullen.com)>  
**Subject:** RE: VMFA Foundation - informal interpretation request

I forwarded it to him, but we haven't been able to get together to discuss.  
I'll try to tweak it during the next week.

*William C. Davidson*  
Zoning Administrator

---

**From:** Lloyd, Preston [<mailto:plloyd@williamsmullen.com>]  
**Sent:** Wednesday, September 13, 2023 8:33 AM  
**To:** Davidson, William C. - PDR <[Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov)>  
**Cc:** Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>; Nedostup, Megan <[mnedostup@williamsmullen.com](mailto:mnedostup@williamsmullen.com)>  
**Subject:** RE: VMFA Foundation - informal interpretation request

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Hi Chuck:

Were you able to get time with the City Attorney's Office this week before you are expecting to be out?

Thank you,  
Preston

**T. Preston Lloyd, Jr. | Williams Mullen**  
T 804.420.6615 | [plloyd@williamsmullen.com](mailto:plloyd@williamsmullen.com)

---

**From:** Lloyd, Preston  
**Sent:** Friday, September 8, 2023 4:24 PM  
**To:** 'Davidson, William C. - PDR' <[Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov)>  
**Cc:** 'Vonck, Kevin J. - PDR' <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>; Nedostup, Megan <[mnedostup@williamsmullen.com](mailto:mnedostup@williamsmullen.com)>  
**Subject:** VMFA Foundation - informal interpretation request [WMIMAN-IWOVRIC.FID2441973]

Hi Chuck:

Thank you for offering time to connect via phone this afternoon.

We discussed two lines of interpretation by which the proposed storage building might be constructed as a matter of right.

1. Prior Approach -- Lease by Commonwealth. Your prior feedback was that our proposal of a 15-year lease wasn't sufficient to characterize the build-to-suit structure as one that would be considered akin to ownership by the Commonwealth and therefore exempt from City land use regulation. I shared that the Department of General Services has pushed back on the VMFA's request to obtain a longer term. (I'll get more detail on their specific objections, per your request.) I inquired of you whether 30 years might get us there. A 99-year term requirement, for example, likely entails a heightened level of state approvals that the VFMA has indicated would be a non-starter given the required timeline for the Museum expansion (i.e., the storage must be in place to get the collection out so that construction can begin on the expansion).
2. New Approach – Permitted as Accessory Use ("Private Storage Building").
  - a. The building site (shown in red below) proposed on a parcel that is current subject to an existing SUP (1987-193-185). The existing SUP approved use of the parcel as (i) off-site parking for the VMFA, and (ii) medical office use of the improvements located on the corner of N. Sheppard and Grove. Subsequent to the 1987 SUP, the property was transferred to the Commonwealth in 2000 which led to the abandonment of the medical office use. In 2014, the Commonwealth transferred the property to the Museum's RE Foundation (VMFA Real Estate Company LLC). The VMFA continues to occupy the improvements on the corner, which it calls the "Studio School". The Studio School is operated by the VMFA (i.e. the Commonwealth) and made available to the public. In other words, **the current improvements are presently museum use.**
  - b. Per Sec. 30-402.1, a museum operated by any governmental agency is a primary permitted use in the R-1 District (and therefore also in the R-6 District, per Sec. 30-412.1(1)).
  - c. Per Sec. 30-402.2, a "private storage building" that is "customarily incidental and clearly subordinate to a permitted principal use" is permitted by right in the R-1 District (and therefore also in the R-6 District, per Sec. 30-412.2(1)).
    - i. The proposed building's use is a private storage building for the VMFA (i.e. occupancy by the Commonwealth).
    - ii. The proposed building is located on the same tax parcel as an existing museum use (established due to the Studio School).
    - iii. The use of the building is "customarily incidental", as evidenced by the fact that the current collection storage for the VMFA is located within the existing museum. It is being relocated to this building in order to facilitate an expansion of gallery space, but will remain integral to the museum operation.
    - iv. The use of the building is "clearly subordinate" because the current museum use at the Studio School will continue to operate on the same parcel. The Studio School occupies the frontage along Grove Ave. There will be no signage identifying the storage building, while the Studio School will be advertised to and available by the public during museum hours.

## Davidson, William C. - PDR

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**From:** Davidson, William C. - PDR  
**Sent:** Thursday, May 25, 2023 8:36 AM  
**To:** Vonck, Kevin J. - PDR  
**Cc:** Gibson, Neil R. - City Attorney  
**Subject:** RE: VMFA Foundation - Art Storage Facility [WMIMAN-IWOVRIC.FID2441973]

If an SUP application was filed when this discussion first started, it'd most likely be resolved by now . . .

*William C. Davidson*  
Zoning Administrator

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**From:** Vonck, Kevin J. - PDR  
**Sent:** Wednesday, May 24, 2023 9:34 PM  
**To:** Lloyd, Preston <plloyd@williamsmullen.com>  
**Cc:** Davidson, William C. - PDR <Chuck.Davidson@rva.gov>  
**Subject:** RE: VMFA Foundation - Art Storage Facility [WMIMAN-IWOVRIC.FID2441973]



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

Thanks. This helps clarify for some internal discussions. \ \ kjv

Kevin J. Vonck, Ph.D.  
Director  
(o) 804-646-3741 (c) 804-292-4854  
(e) [kevin.vonck@rva.gov](mailto:kevin.vonck@rva.gov)  
(w) [rva.gov/planning-development-review](http://rva.gov/planning-development-review)

---

**From:** Lloyd, Preston <plloyd@williamsmullen.com>  
**Sent:** Wednesday, 24 May, 2023 14:17  
**To:** Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
**Cc:** Davidson, William C. - PDR <[Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov)>  
**Subject:** RE: VMFA Foundation - Art Storage Facility [WMIMAN-IWOVRIC.FID2441973]

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Kevin:

Thank you. It is not a ground lease but rather a build-to-suit. By that I mean the Foundation, which owns the land, would agree to construct the facilities and upon completion lease to the Commonwealth for exclusive occupancy for a period of 30 years for a set monthly amount. The Commonwealth would be responsible for all taxes, insurance, etc. Does that answer your question?

For your context, there are several benefits to this structure, principal among them that a number of burdensome procurement requirements would apply if instead the Commonwealth were to build the improvements. It also impacts the overall capital budget of the larger VMFA expansion project. By having the Foundation construct the improvements, it dramatically compresses the timeline for completion and reduces the overall capital cost of the project.

Please let me know if you have other questions or if there are other considerations that would bear on your decision.



Preston

**T. Preston Lloyd, Jr. | Williams Mullen**  
T 804.420.6615 | [plloyd@williamsmullen.com](mailto:plloyd@williamsmullen.com)

---

**From:** Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
**Sent:** Wednesday, May 24, 2023 12:11 PM  
**To:** Lloyd, Preston <[plloyd@williamsmullen.com](mailto:plloyd@williamsmullen.com)>  
**Cc:** Davidson, William C. - PDR <[Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov)>  
**Subject:** RE: VMFA Foundation - Art Storage Facility [WMIMAN-IWOVRIC.FID2441973]

Thank you for the update. Is this a fee-simple lease or a ground lease or something other type of contract?



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

\\ kjv

Kevin J. Vonck, Ph.D.  
Director  
(o) 804-646-3741 (c) 804-292-4854  
(e) [kevin.vonck@rva.gov](mailto:kevin.vonck@rva.gov)  
(w) [rva.gov/planning-development-review](http://rva.gov/planning-development-review)

(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

---

**From:** Lloyd, Preston <[plloyd@williamsmullen.com](mailto:plloyd@williamsmullen.com)>  
**Sent:** Wednesday, 24 May, 2023 09:17  
**To:** Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
**Cc:** Davidson, William C. - PDR <[Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov)>  
**Subject:** VMFA Foundation - Art Storage Facility [WMIMAN-IWOVRIC.FID2441973]

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Hi Kevin:

I am following up on our prior discussion concerning the VMFA Foundation's proposed build-to-suit project, which would be leased to the Commonwealth. Following discussions with the VMFA Foundation, Office of the Attorney General and Va. Department of General Services, we have preliminary approval of a **30-year lease** for this facility.

I'm writing to obtain informal confirmation that this term would be of a sufficient duration to be deemed a state facility and therefore exempt from zoning regulation.

If so, I believe the next step would be for us to prepare the lease, obtain the parties' approval, and then I can submit that with a zoning confirmation letter request for approval by the Zoning Administrator. Please let me know if any further information would be required to render this official determination.

I'd appreciate PDR's guidance on this.

Best,  
Preston



**T. Preston Lloyd, Jr. (he/him)**  
*Attorney*  
T 804.420.6615  
[email](#) | [v-card](#) | [website](#) | [LinkedIn](#)

Williams Mullen Center | 200 South 10th Street, Suite 1600 | P.O. Box 1320 (23218) | Richmond, VA 23219

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## Davidson, William C. - PDR

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**From:** Davidson, William C. - PDR  
**Sent:** Friday, December 2, 2022 3:23 PM  
**To:** Gibson, Neil R. - City Attorney  
**Subject:** Fwd: VMFA Studio School Art Storage Facility [WMIMAN-IWOVRIC.FID2441973]

Sent from my iPhone

Begin forwarded message:

**From:** "Lloyd, Preston" <plloyd@williamsmullen.com>  
**Date:** December 2, 2022 at 11:29:36 AM EST  
**To:** "Davidson, William C. - PDR" <Chuck.Davidson@rva.gov>  
**Cc:** "Gibson, Neil R. - City Atty" <Neil.Gibson@rva.gov>  
**Subject:** FW: VMFA Studio School Art Storage Facility [WMIMAN-IWOVRIC.FID2441973]

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Hi Chuck:

On your Q related to the lease by the Foundation to the Museum, please see below from my client. I hope this helps clarify.

Is there any more information that we could provide to assist in your determination?

Preston

**T. Preston Lloyd, Jr. | Williams Mullen**  
T 804.420.6615 | [plloyd@williamsmullen.com](mailto:plloyd@williamsmullen.com)

---

**From:** Payne, Katherine <katie.payne@vmfa.museum>

Preston -

Yes, the Foundation will lease the space to the museum. It will be a long-term lease, but we are not sure of the exact term yet. We have several long-term leases for other Foundation-owned properties for museum use, that renew every 5 years.

If you need more details, let me know!

Katie

On Fri, Nov 18, 2022 at 2:30 PM Lloyd, Preston <[plloyd@williamsmullen.com](mailto:plloyd@williamsmullen.com)> wrote:

Hi Katie:

What will the term of the Foundation's lease with the Museum be?

**T. Preston Lloyd, Jr. | Williams Mullen**

T [804.420.6615](tel:8044206615) | [plloyd@williamsmullen.com](mailto:plloyd@williamsmullen.com)

---

**From:** Davidson, William C. - PDR <[Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov)>

**Sent:** Friday, November 18, 2022 2:15 PM

**To:** Lloyd, Preston <[plloyd@williamsmullen.com](mailto:plloyd@williamsmullen.com)>

**Subject:** RE: VMFA Studio School Art Storage Facility [WMIMAN-IWOVRIC.FID2441973]

I am in discussion with the City Attorney.

You indicated that the VMFA will be the user, but will they have a lease?

If so, what is the term??

*William C. Davidson*

Zoning Administrator

**From:** Lloyd, Preston [<mailto:plloyd@williamsmullen.com>]

**Sent:** Thursday, November 17, 2022 3:30 PM

**To:** Davidson, William C. - PDR <[Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov)>

**Cc:** Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>; Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>; Gibson, Neil R. - City Atty <[Neil.Gibson@rva.gov](mailto:Neil.Gibson@rva.gov)>; Katie W. Payne ([katie.payne@vmfa.museum](mailto:katie.payne@vmfa.museum)) <[katie.payne@vmfa.museum](mailto:katie.payne@vmfa.museum)>

**Subject:** RE: VMFA Studio School Art Storage Facility [WMIMAN-IWOVRIC.FID2441973]

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Good afternoon,

I write to nudge the request below. The Board of Directors of the VFMA Foundation met earlier this week, which reaffirmed the critical nature of this determination to the Museum's major expansion project. We look forward to your determination concerning this question. Thanks again for your consideration.

Best,

Preston

**T. Preston Lloyd, Jr. | Williams Mullen**

T 804.420.6615 | [plloyd@williamsmullen.com](mailto:plloyd@williamsmullen.com)

**From:** Lloyd, Preston

**Sent:** Wednesday, November 9, 2022 5:10 PM

**To:** Davidson, William C. - PDR <[Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov)>

**Cc:** Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>; Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>; Gibson, Neil R. - City Atty <[Neil.Gibson@rva.gov](mailto:Neil.Gibson@rva.gov)>; Katie W. Payne ([katie.payne@vmfa.museum](mailto:katie.payne@vmfa.museum)) <[katie.payne@vmfa.museum](mailto:katie.payne@vmfa.museum)>

**Subject:** VMFA Studio School Art Storage Facility [WMIMAN-IWOVRIC.FID2441973]

Hi Chuck:

I am writing in follow-up to our virtual meeting a few weeks ago, where we discussed the Virginia Museum of Fine Arts Foundation's prospective build-to-suit project. To review, the Foundation proposes to construct an art storage facility on the same parcel as the existing studio school, which is operated by the museum – the new improvements would then be leased exclusively to the museum.

In terms of next steps, I believe PDR was going to confer with legal counsel as to whether a building constructed by the Foundation pursuant to a long-term lease (i.e. arm's length transaction reflecting term rent) with the Commonwealth was subject to regulation by the City's zoning authority. If so, I posed the question of whether a building constructed for storage of art on the same property upon which the museum operates the Studio School program, and which incorporates the display of art into features of the building construction, would be deemed a museum use for purposes of establishing a by-right use.

A note regarding timing: While the storage project is not specifically part of the state's recent approval of the museum's major expansion, the expansion project timeline is expressly contingent upon the museum having sufficient storage space to move portions of its collection. This means that the storage building must be constructed prior to commencing construction on the ~\$190m project. This is creating considerable timing pressure on our end, as it will implicate the Commonwealth's construction costs and completion schedule.

We look forward to your guidance on these topics. Thank you for your consideration.

Best,

Preston



**T. Preston Lloyd, Jr. (he/him)**

*Attorney*

T 804.420.6615

email | v-card | website | LinkedIn

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**Katie W. Payne**

**Director of Government Relations, Virginia Museum of Fine Arts**

**katie.payne@vmfa.museum**

**804-339-2175 (c)**

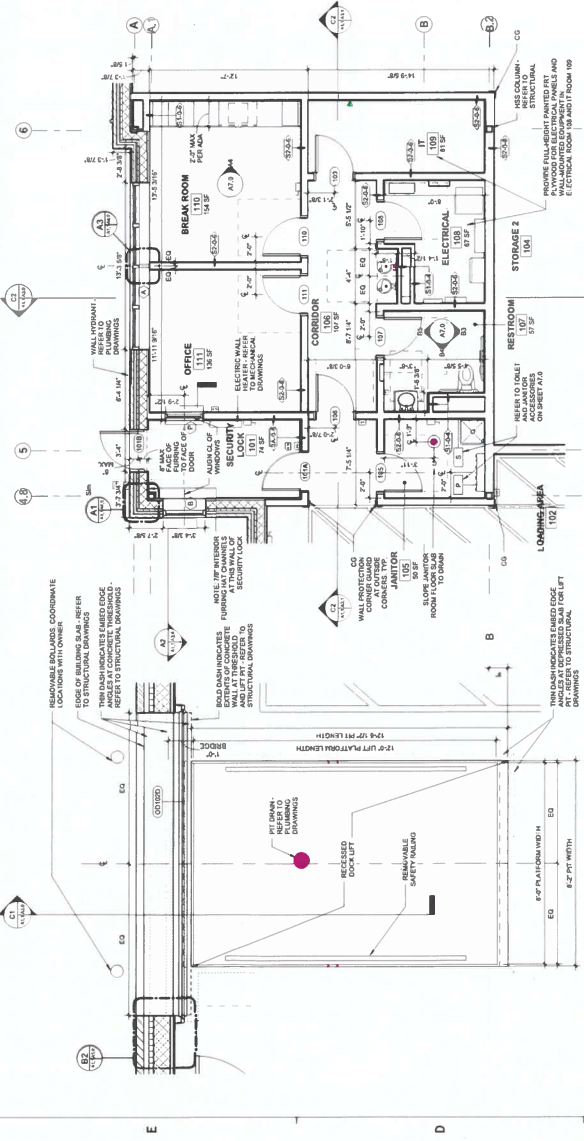
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**CONSTRUCTION NOTES**

1. INVESTIGATE AND VERIFY LOCATION OF STRUCTURAL, MECHANICAL AND ELECTRICAL SERVICES AND OTHER EXISTING CONDITIONS PRIOR TO THE BEGINNING OF WORK. PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING SERVICES AND OTHER CONDITIONS. PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING SERVICES AND OTHER CONDITIONS. PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING SERVICES AND OTHER CONDITIONS.
2. COORDINATE WITH ELECTRICAL AND PLUMBING CONTRACTORS FOR ALL EXISTING SERVICES AND OTHER CONDITIONS. PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING SERVICES AND OTHER CONDITIONS. PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING SERVICES AND OTHER CONDITIONS.
3. PROVIDE WALL BLOCKING REQUIRED FOR WALL AND CEILING MOUNTED SURFACES (FLOORS, WALLS, CEILINGS, ETC.) DAMAGED OR EXPOSED DURING CONSTRUCTION. PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING SERVICES AND OTHER CONDITIONS. PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING SERVICES AND OTHER CONDITIONS.
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5. WITHIN THE ADMINISTRATION OFFICE SUITE, ALL SLEEVES SHALL BE PROVIDED TO MATCH ADJACENT MATERIALS. PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING SERVICES AND OTHER CONDITIONS. PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING SERVICES AND OTHER CONDITIONS.
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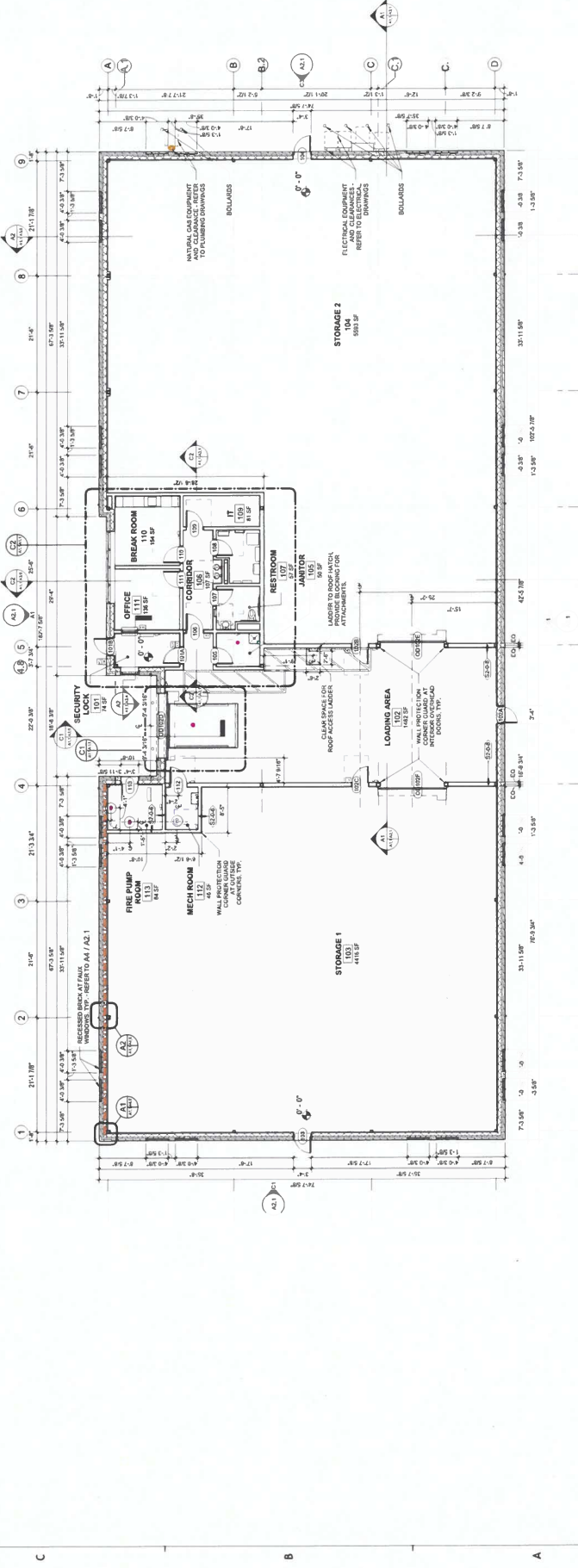
**DIMENSION NOTES**

1. VERIFY EXISTING DIMENSIONS, LOCATIONS, LEVELS, ELEVATIONS, AND OTHER CONDITIONS PRIOR TO THE BEGINNING OF WORK. PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING SERVICES AND OTHER CONDITIONS. PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING SERVICES AND OTHER CONDITIONS.
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**A2 FIRST FLOOR PLAN**  
A1.1 1/8" = 1'-0"

**A2 ENLARGED ADMIN FLOOR PLAN**  
A1.1 1/8" = 1'-0"



**A2 FIRST FLOOR PLAN**  
A1.1 1/8" = 1'-0"







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PROJECT TITLE  
**VMFA GROVE AVE. FACILITY**  
Virginia Museum of Fine Arts  
200 Arthur Ashe Blvd.  
Richmond, VA 23220

CONSULTANTS  
**ARCHITECTURE**  
GLAVÉ & HOLMES ARCHITECTURE  
101 E. Main Street  
Richmond, VA 23223  
T: 804.649.9303 F: 804.341.3378  
W: www.glavesholmes.com  
**STRUCTURAL ENGINEER**  
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F: 804.338.9200  
CHARLES.ATYDES@SALAHOUNE.COM  
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4805 LAKE BROOK DRIVE SUITE 200  
COLUMBIA, SC 29206  
T: 803.705.3130 F: 803.705.3130  
P: 803.705.3130  
KPEINOC@GMAIL.COM

PROJECT NUMBER  
22090  
DATE  
July 26, 2024  
DRAWN BY: RAY  
CHECKED BY: POI  
REVISIONS  
NO. DATE DESCRIPTION

SHEET TITLE  
**SITE LAYOUT PLAN**

SHEET NUMBER  
**C-110**



LEGEND  
--- LIMITS OF DISTURBANCE  
--- EXISTING CURB INSIDE APPLICABLE  
--- UNITS OF DISTURBANCE  
--- HEAVY DUTY ASPHALT PAVEMENT  
--- STANDARD DUTY ASPHALT PAVEMENT  
--- HEAVY DUTY CONCRETE  
--- CONCRETE  
--- BRICK PAVEMENT

NOTE: CONSULT THE SITE LAYOUT OF EXISTING CURB INSIDE APPLICABLE



