

INTRODUCED: January 27, 2020

AN ORDINANCE No. 2020-033

To authorize the special use of the property known as 2007 Cedar Street for the purpose of a multifamily dwelling containing up to five dwelling units, upon certain terms and conditions.

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

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

PUBLIC HEARING: FEB 24 2020 AT 6 P.M.

WHEREAS, the owner of the property known as 2007 Cedar Street, which is situated in a R-63 Multifamily Urban Residential District, desires to use such property for the purpose of a multifamily dwelling, which use, among other things, is not currently allowed by sections 30-419.5, concerning lot area and width, 30-419.6, concerning yard requirements, and 30-710.3:1(b), concerning the dimensions of parking spaces, of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2019), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES:            9            NOES:            0            ABSTAIN:        \_\_\_\_\_

ADOPTED:      FEB 24 2020    REJECTED:        \_\_\_\_\_    STRICKEN:        \_\_\_\_\_

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

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 2007 Cedar Street and identified as Tax Parcel No. E000-0252/003 in the 2020 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing the Physical Improvements to E0000252003, 2007 Cedar Street, Upward Builders, 7<sup>th</sup> District, City of Richmond,” prepared by C.E. Duncan & Associates, Inc., and dated July 11, 2018, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a multifamily dwelling containing up to five dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Neighborhood Plan, 2007 Cedar Street, Richmond, Virginia,” prepared by Mario di Marco Architects, and dated July 10, 2019; “2007 Cedar Street,” prepared by Mario di Marco Architects, dated June 6, 2017, and last revised September 3, 2019; and an untitled sheet, prepared by an unknown preparer, and undated, hereinafter referred to collectively as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

(a) The Special Use of the Property shall be as a multifamily dwelling containing up to five dwelling units, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed the height as shown on the Plans.

(c) No fewer than five off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

(d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans, unless otherwise required by the Commission of Architectural Review pursuant to applicable law.

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

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

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

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

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

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of a street tree along Cedar Street, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

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

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

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

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

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

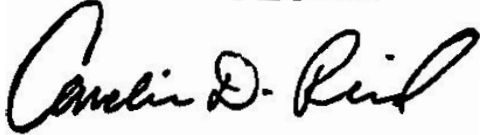
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the

application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:**  
**TESTE:**  
  
**City Clerk**

# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.richmondgov.com

## Item Request

File Number: PRE.2019.544

~~O & R REQUEST~~

RECEIVED

JAN 15 2020

4-9547  
DEC 31 2019

Office of the  
Chief Administrative Officer

OFFICE OF THE CITY ATTORNEY

### O & R Request

**DATE:** December 20, 2019

**EDITION:** 1

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

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

*JS* 1/14/2020

**THROUGH:** Lenora G. Reid, Acting Chief Administrative Officer *LR*

**FROM:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning *SE*

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review *MJO*

*for MAO*  
12/27/19

**RE:** To authorize the special use of the property known as 2007 Cedar Street for the purpose of a multi-family dwelling that does not meet all the feature requirements of the R-63 Multi-Family Urban Residential District subject to terms and conditions.

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

**PURPOSE:** To authorize the special use of the property known as 2007 Cedar Street for the purpose of a multi-family dwelling that does not meet all the feature requirements of the R-63 Multi-Family Urban Residential District subject to terms and conditions.

**REASON:** The proposal is to build a multi-family dwelling containing five residential units on a vacant property located in the R-63 Multi-Family Urban Residential District. As proposed, the structure will not meet the required lot area, setbacks and parking requirements of the zoning district. A special use permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its February 18, 2020 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property is a vacant 3,310 SF (.076 acre) parcel of land located midblock on the south side of Cedar Street. An alley extends adjacent to the eastern property line. It is within the Union Hill neighborhood and the City's East Planning District.



For the R-63 Multi-Family Urban Residential District, the zoning ordinance states that multi-family dwellings shall be no less than 4,000 square feet in total area and that there shall be no less than 1,000 square feet for each dwelling unit. A sideyard setback of at least five feet is also required. The zoning ordinance also requires the provision of one off-street parking space for each dwelling unit. The proposed five unit multi-family dwelling does not meet these requirements and a special use permit is therefore required.

The property is located within the city's Union Hill Old and Historic District. As such, all plans must be reviewed, and approved, by the Commission of Architectural Review (CAR). The proposed multi-family dwelling was approved by the Commission on March 26, 2019.

The City of Richmond's Master Plan designates the subject property for Mixed-Use Residential uses. Primary uses include single, two, and multi-family dwellings, live/work units and neighborhood serving commercial uses developed in a traditional urban form. There are also a variety of general housing goals contained in the Master Plan Neighborhoods and Housing chapter that are applicable to the request including, among other things, recognition of the need for a variety of housing choices.

All properties surrounding the subject property are located within the same R-63 Multi-Family Urban Residential District. Within the area of the subject property, those properties with improvements contain a mixture of single-family detached, single-family attached, and multi-family structures.

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

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

**BUDGET AMENDMENT NECESSARY:** No.

**REVENUE TO CITY:** \$1,800 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** January 27, 2020

**CITY COUNCIL PUBLIC HEARING DATE:** February 24, 2020

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
February 18, 2020

**AFFECTED AGENCIES:** Office of Chief Administration Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)

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

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** The Ordinance; Plans and Property; Application and Narrative; CAR Approval; Map

**STAFF:** David Watson, Senior Planner, Land Use Administration, 804-646-1036



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6303  
<http://www.richmond.gov/>

SLUP-058106-2019

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

**Project Name/Location**

Property Address: 2007 Cedar Street Richmond, VA 23223 Date: 7/23/19  
 Tax Map #: E000-0252-003 Fee: ~~5300.00~~ 1800  
 Total area of affected site in acres: 04

(See page 6 for fee schedule. please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: R-63

Existing Use: vacant land

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
Five unit building that includes 3 one bedroom units and 2 two bedroom units with off street parking for each unit

Existing Use: Vacant Land

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number. \_\_\_\_\_

**Applicant/Contact Person:** Zach Kennedy  
 Company: Cheneys Creek, LLC  
 Mailing Address: 6700 Stuart Avenue  
 City: Richmond State: VA Zip Code: 23226  
 Telephone: (804) 980-7377 Fax: ( )  
 Email: zkennedy1@gmail.com

**Property Owner:** Cheneys Creek, LLC  
 If Business Entity, name and title of authorized signer: \_\_\_\_\_

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest)

Mailing Address: 6700 Stuart Avenue  
 City: Richmond State: VA Zip Code: 23226  
 Telephone: (804) 980-7377 Fax: ( )  
 Email: zkennedy1@gmail.com

**Property Owner Signature:** \_\_\_\_\_

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

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

Applicant Report: <sup>1</sup>

We believe that the highest and best use for 2007 Cedar Street is to provide a multi-family building that can provide residents in the community five safe, clean, and healthy home units. The vacant land is currently zoned R-63 and our proposal maintains that zoning as the theme for the property. We would provide housing for three 1-bedroom housing units and two 2-bedroom units. Each home will have an off-street parking space, outdoor living area, and indoor and outdoor bicycle parking.

Addressing Possible Concerns:

- a. **The proposed special use will not *be detrimental to the safety, health, morals and general welfare of the community involved***

The proposed housing plan would help promote the safety, health, and general welfare of the community. This building will offer the community five wonderful new residents that would help promote the integrity of the area. The building itself will be impeccably maintained, attractively landscaped, and aesthetically appealing from all angles. Each home has outdoor living area which allows more fellowship with neighbors and helps reduce the presence of criminal activity. The property will also provide much needed ambient lighting in the alley to help promote safety in the neighborhood without creating a nuisance.

- b. **The proposed special use will not *create congestion in streets, roads, alleys etc***

We reduced the proposed number of home units from 9 to 5 in an effort to avoid possible street, road and alley congestion. By reducing the housing site, we are able to provide a minimum of five parking spaces which allows each housing unit a designated parking space. Currently, all but five homes in the area have designated off street parking for their homes that can be utilized and with the five spaces we offer there will be minimum impact to the current street and alley conditions.

- c. **The proposed special use will not *create hazards from fire, panic or other dangers***

Developing this property will reduce potential hazards and dangers that presently exist. Currently, the alley is dark and the subject lot along with another are used to dispose of refuse and park equipment and vehicles, making it difficult to control. With the proposed new home development the neighborhood will receive much needed safety lighting in the alley, additional neighbors to help positively impact the area, and a well-manicured landscape which will encourage and promote a positive living environment for the neighborhood.

- d. **The proposed special use will not *tend to cause overcrowding of land and undue concentration of population***

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<sup>1</sup> 2007 Cedar Street SUP Applicant Report

Currently R63 zoning allows for a building to cover 55% of the land area. The proposed building will cover less than 40% of the land area. By allowing this carefully designed project to be built, we would be contributing positively to the City, by helping implement their master plan of increased density and growth of the residential neighborhoods.

- e. *The proposed special use will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies etc.*

By offering new homes for City residents to live in, we believe this will positively affect the schools, parks and playgrounds of the area. We see our residents attending the schools the City offers and enjoying the parks, playgrounds, and other wonderful amenities that the City offers.

- f. *The proposed special use will not interfere with adequate light and air*

R-63 zoning allows for a maximum building height of 35 feet. Our proposed building will be a few feet below the current height restriction. We do not see this building negatively impacting the light or air of the neighborhood. The building will be built with white siding, will have energy efficient HVAC equipment, energy efficient ambient evening lighting, and outdoor space for residents. Moreover, the landscaping will provide more vegetation, greenspace, and promote cleaner air. <sup>2</sup>

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<sup>2</sup> 2007 Cedar Street SUP Applicant Report



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
COMMISSION OF ARCHITECTURAL REVIEW

March 27, 2019

Zach Kennedy  
6700 Stuart Avenue  
Richmond, VA 23226

RE: 2007 CEDAR ST  
Application No. COA-050750-2019

Dear Applicant:

At the March 26, 2019 meeting of the Commission of Architectural Review, the review of your application for a Certificate of Appropriateness resulted in the following action: **approved with conditions**. Specifically, the Commission approved the application as submitted for the reasons cited in the staff report provided that the following conditions are met: a single, shed roof dormer be utilized over the balconies on the façade and a window on the outer bay to maintain visual balance to be submitted for staff review and approval; the stepped parapet on the right side elevation be kept as low as possible and the slope of the side wall be increased to meet the false mansard roof; and the window materials be submitted to staff for review and approval.

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

If you have any questions, please contact me at (804) 646-7550 or by e-mail at [Carey.Jones@richmondgov.com](mailto:Carey.Jones@richmondgov.com).

Sincerely,

A handwritten signature in cursive script that reads "Carey Jones". The signature is written in black ink and is positioned above the typed name.

Carey L. Jones, Secretary  
Commission of Architectural Review

July 24, 2019

Subject: 2007 Cedar Street SUP

Dear Mr. Ebinger

As a property in the Union Hill District for over 30 years I want to express my delight and support of the proposed development at 2007 Cedar Street. I believe that the neighborhood would be well served by adding this building. Over the years we have seen gradual improvements to the community, and I believe that the proposed project will continue to further the improvements that our neighborhood will benefit from.

Quality and well-designed infill new construction is vital to the continued growth of Church Hill. I believe that the proposed project will encourage and support community loving and diverse residents which will help make our community safer and stronger.

I hope you and the City recognize the value projects like this will have on the community and support the approval of this special use.

Thank you for your time.

Sincerely,

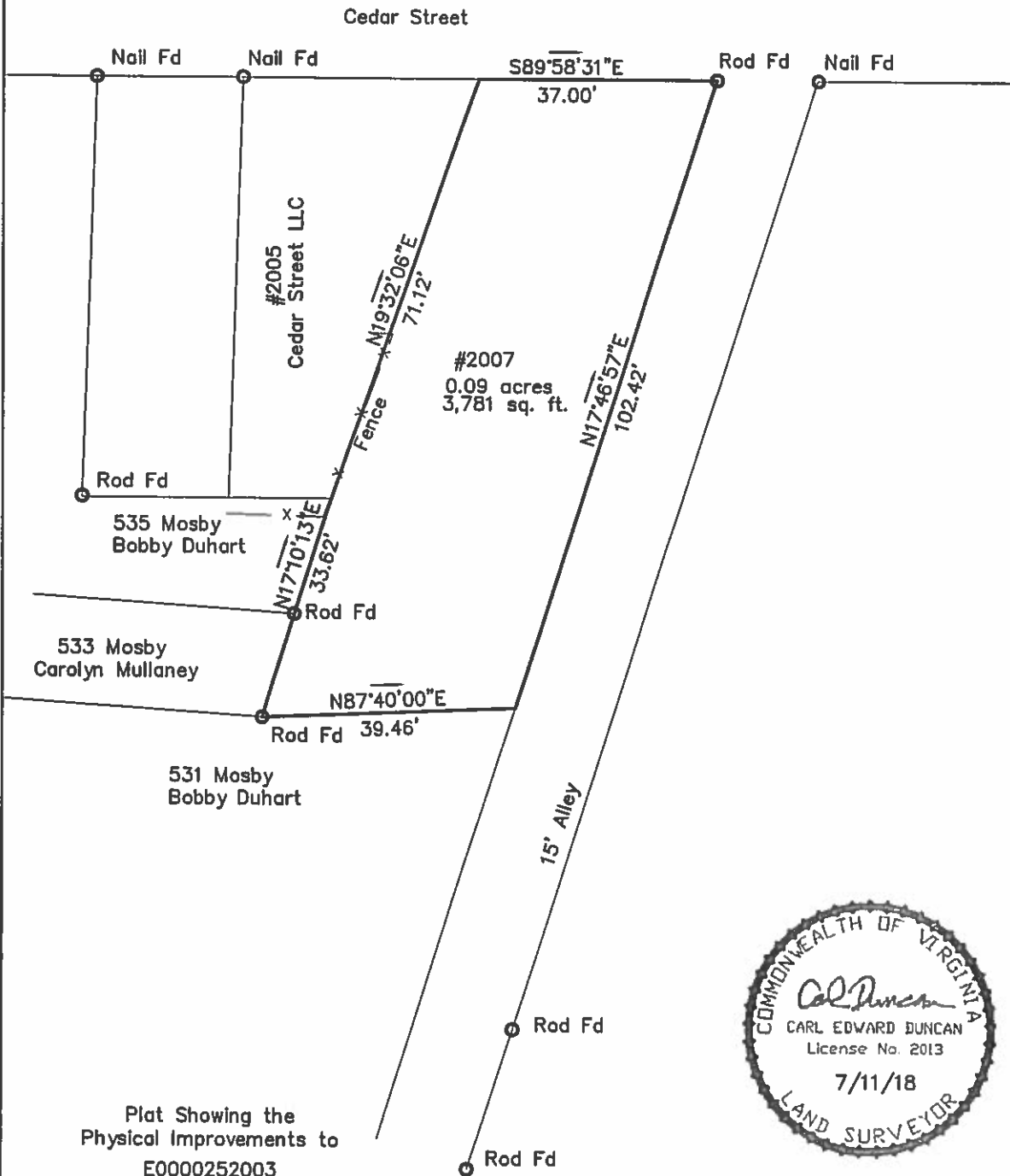
A handwritten signature in cursive script that reads "John F. Strotmeyer". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

John Strotmeyer

I hereby certify that an accurate survey of the property was made on July 11, 2018 and that any encroachments are noted hereon. This survey was made without benefit of a title report and there may be encumbrances present that are not shown. Boundary line information taken from a plat provided by client

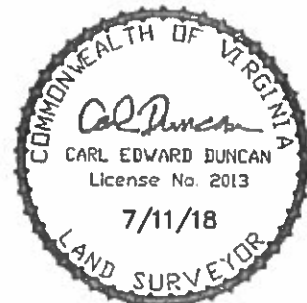
*Carl E. Duncan*

Carl E. Duncan, P.E., L.S.



Plat Showing the  
Physical Improvements to  
E0000252003  
2007 Cedar Street  
Upward Builders

7th District  
City of Richmond



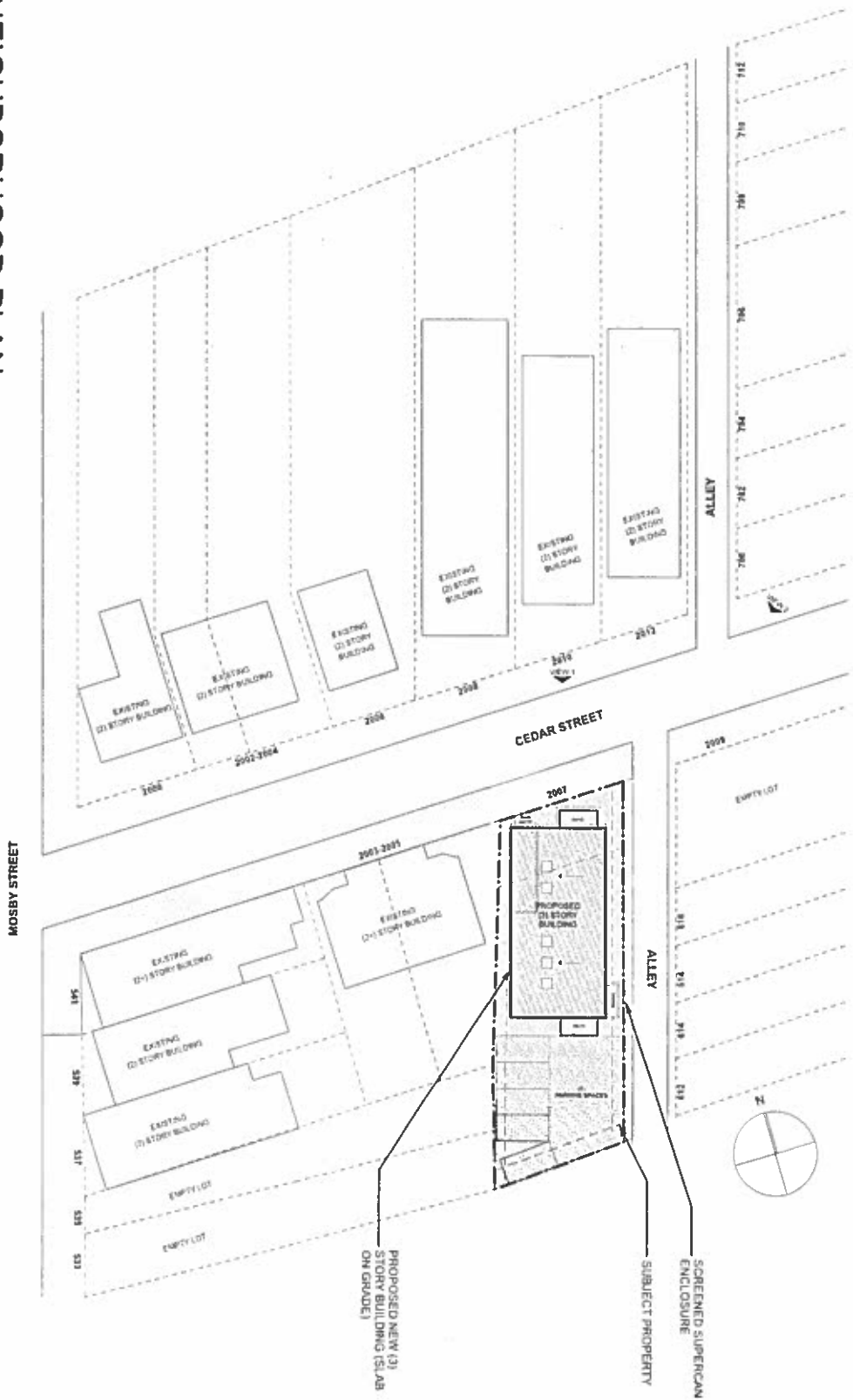
C. E. Duncan & Associates, Inc.	
2809 Rocky Oak Road POWHATAN, VIRGINIA 23139 (804) 598-8240 Fax (804) 598-9240	
DATE: 7/11/18	SCALE: 1"=20'
DRAWN BY: CED JOB NO.: 18-1279	

SK-01  
7/10/19  
PROJECT NO. 18008

NEIGHBORHOOD PLAN  
2007 CEDAR STREET  
RICHMOND VIRGINIA



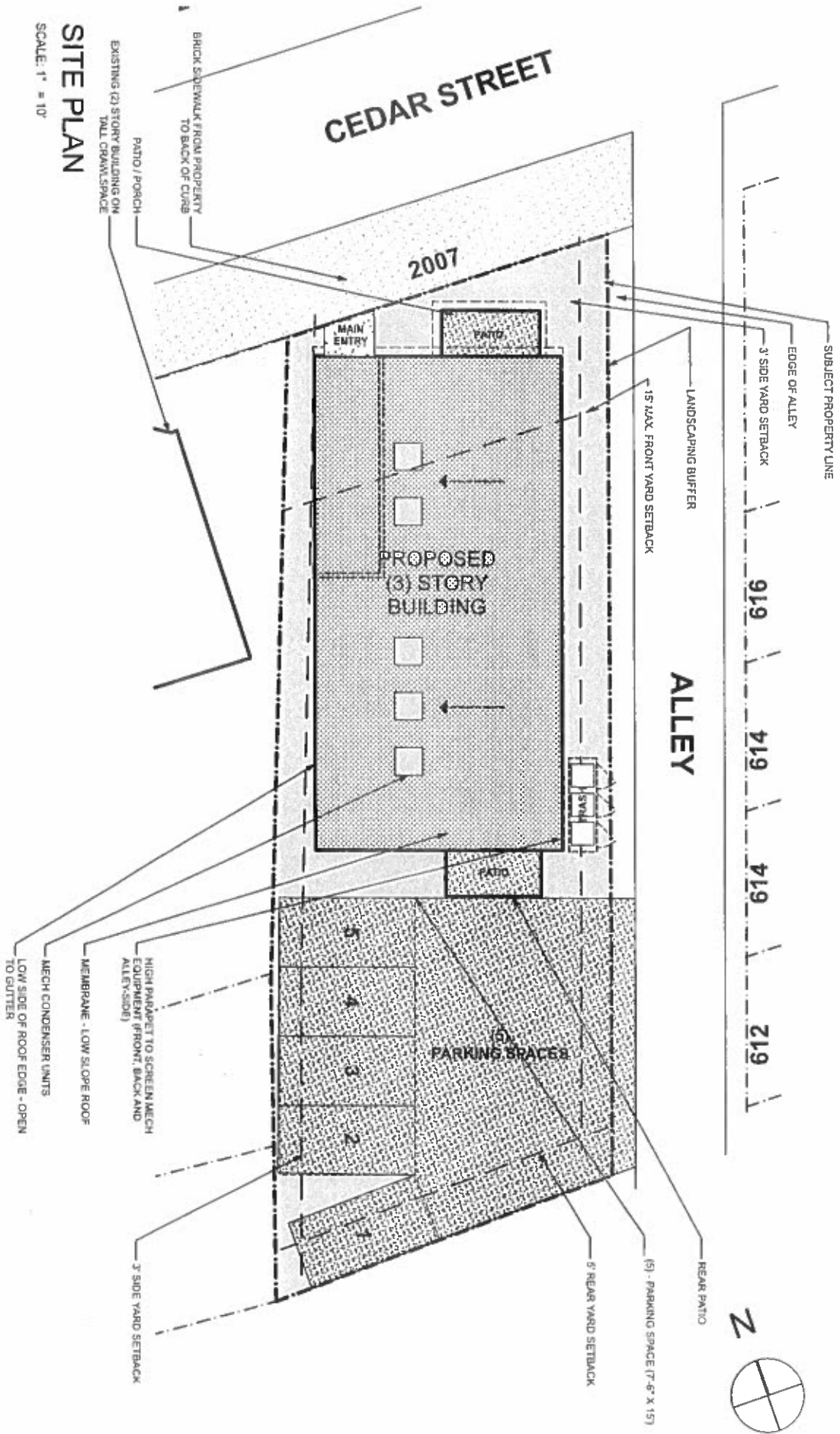
NEIGHBORHOOD PLAN  
SCALE: 1" = 30'

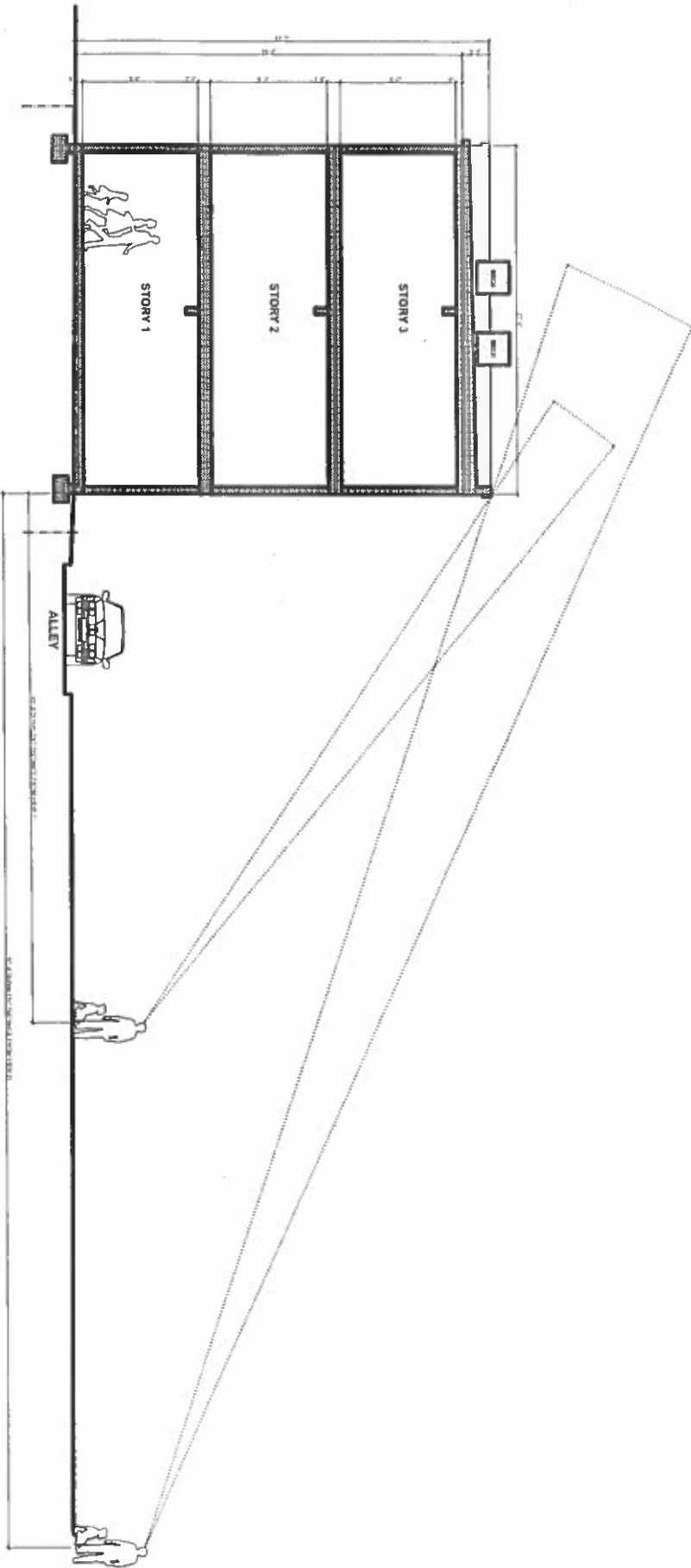




SK-02  
7/10/19  
PROJECT NO. - 18008

PROPOSED SITE PLAN  
2007 CEDAR STREET  
RICHMOND, VIRGINIA



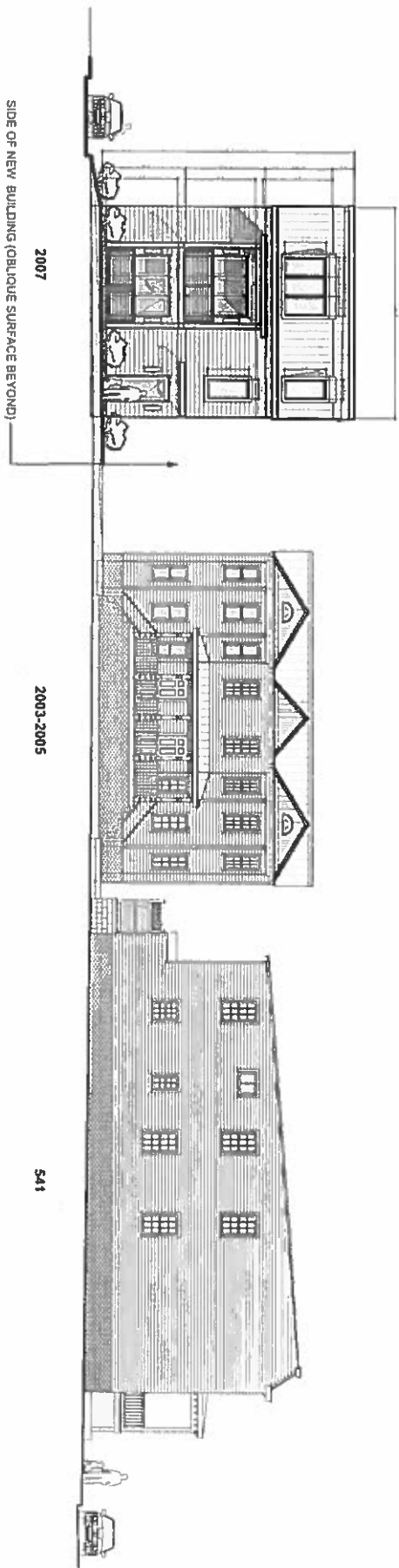


SIGHT LINES / SECTION ELEVATION

SCALE: 1/8" = 1'-0"

<p>SK-03 7/10/19 PROJECT NO. 18008</p>	<p>SIGHT LINES / SECTION ELEVATION 2007 CEDAR STREET RICHMOND, VIRGINIA</p>
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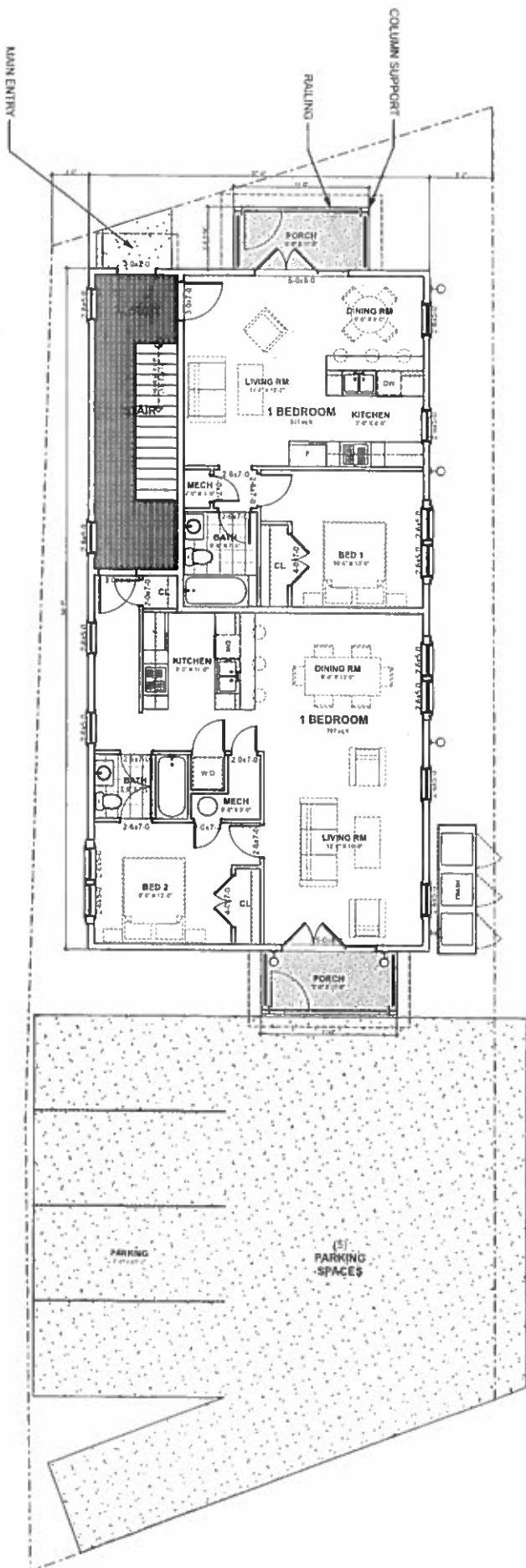




**PROPOSED STREETSCAPE ELEVATION (FLATTENED FOR CLARITY)**  
 SCALE: 1:160

<p>SK-04          7/1/0/19          PROJECT NO. 19008</p>	<p>PROPOSED STREETSCAPE          2007 CEDAR STREET          RICHMOND VIRGINIA</p>
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# FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

**UNIT DATA:**

TOTAL UNITS:	5
TOTAL ONE BEDROOM UNITS:	3
TOTAL TWO BEDROOM UNITS:	2
<b>FLOOR 1:</b>	
UNIT 1: 501 SF (ONE BEDROOM)	
UNIT 2: 707 SF (ONE BEDROOM)	
<b>FLOOR 2:</b>	
UNIT 3: 480 SF (ONE BEDROOM - DUPLEX)	
UNIT 4: 695 SF (TWO BEDROOM)	
UNIT 5: 695 SF (TWO BEDROOM)	

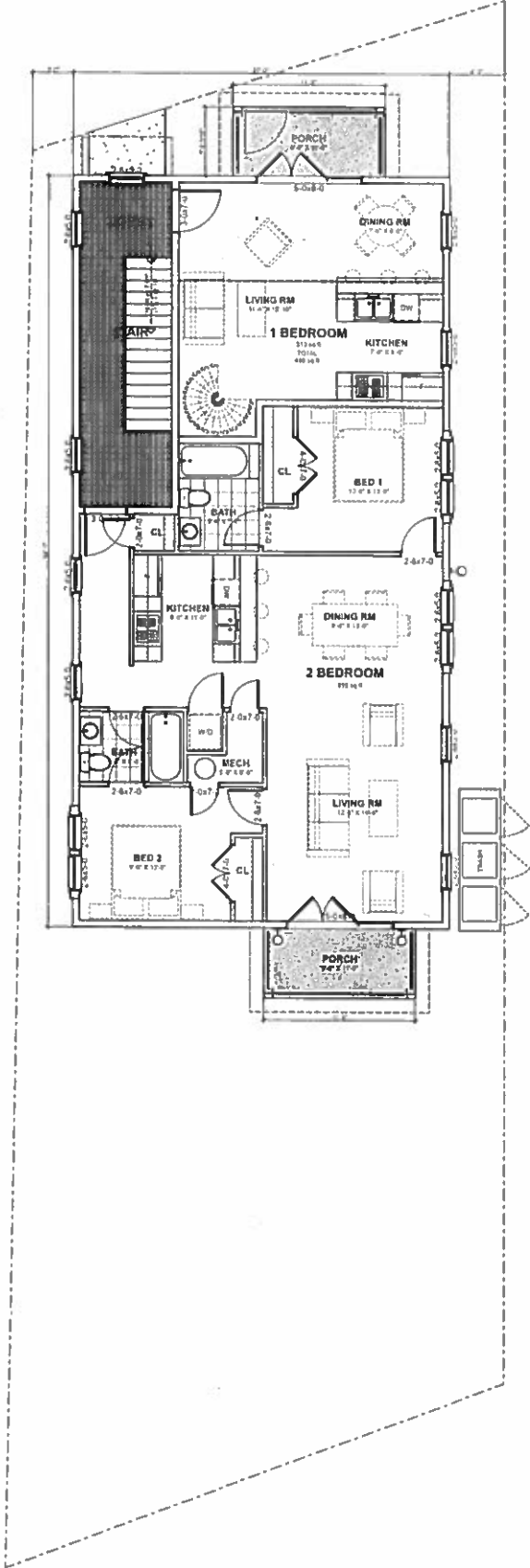
**BUILDING DATA:**

BUILDING TYPE: R-2	3,310 SF
CONSTRUCTION TYPE: VB	1,821 GSF
STORIES ALLOWED: 2	5,463 GSF
STORIES ALLOWED WITH SPRINKLER: 3	
EGRESS PER FLOOR REQUIRED: 2	
EGRESSES PER FLOOR W/ SPRINKLER: 1	
TOTAL SITE AREA	
TOTAL BUILDING AREA (FOOTPRINT)	3,310 SF
TOTAL BUILDING AREAS (ALL FLOORS)	1,821 GSF
	5,463 GSF

**PROPOSED FIRST FLOOR PLAN**  
 2007 CEDAR STREET  
 RICHMOND VIRGINIA

SK-05  
 7/30/19  
 PROJECT NO. 18008





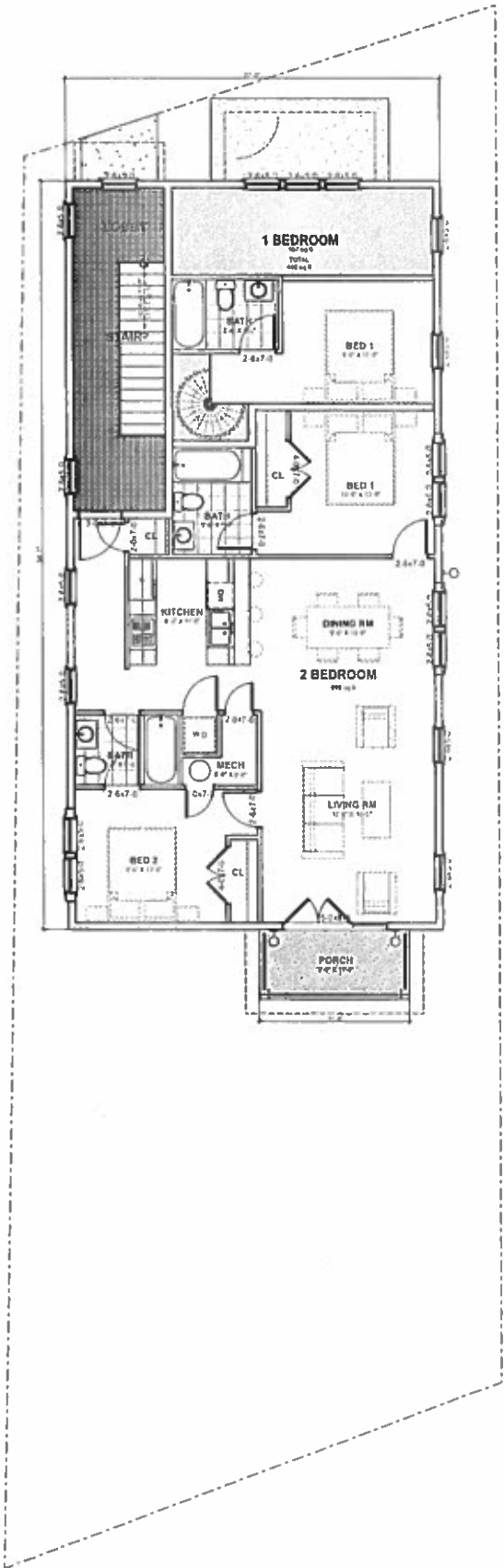
**SECOND & THIRD FLOOR PLAN**

SCALE: 1/8" = 1'-0"

SK-06  
7/10/19  
PROJECT NO. - 18008

PROPOSED SECOND FLOOR PLAN  
2007 CEDAR STREET  
RICHMOND VIRGINIA





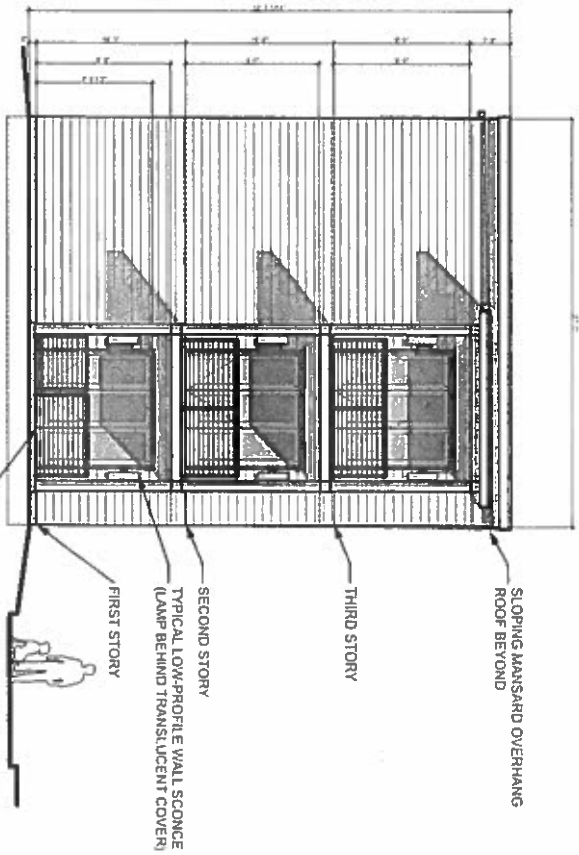
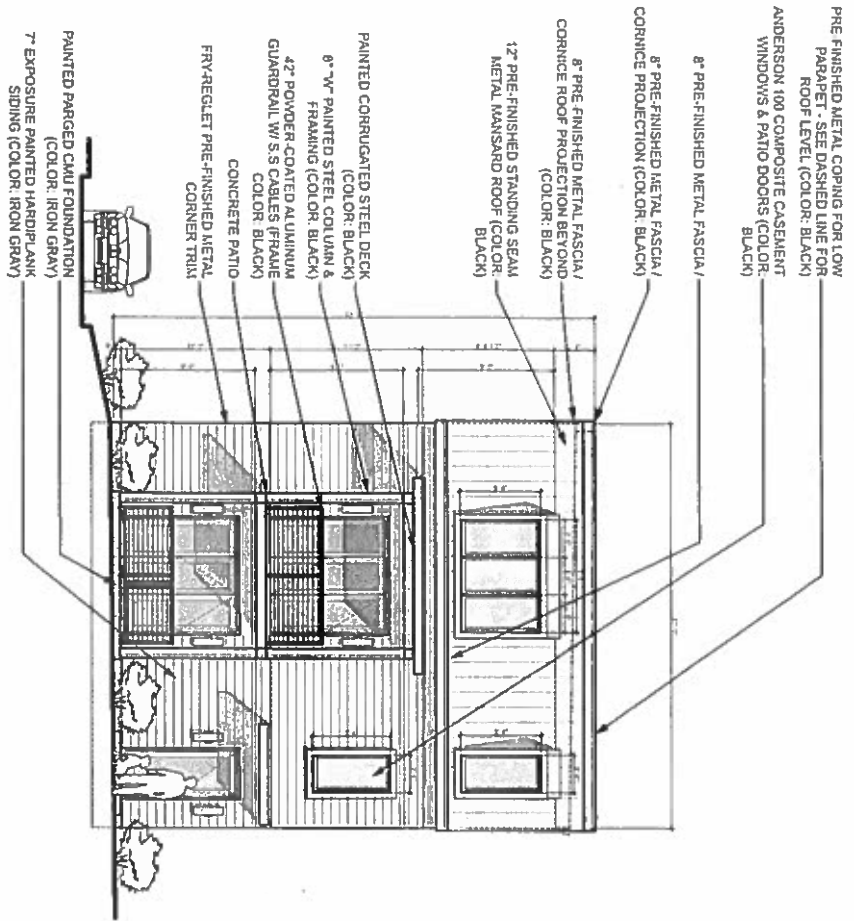
**PROPOSED THIRD FLOOR PLAN**

SCALE: 1/8" = 1'-0"

SK-07  
7/10/19  
PROJECT NO. 18008

**PROPOSED THIRD FLOOR PLAN**  
2007 CEDAR STREET  
RICHMOND, VIRGINIA



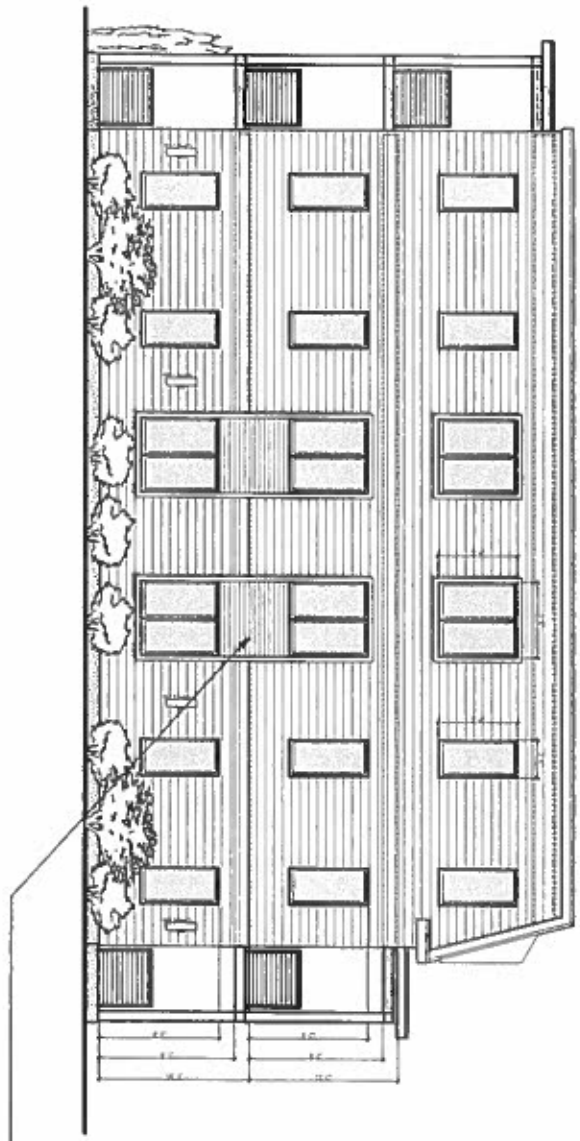


**PROPOSED FRONT & REAR ELEVATION**

SCALE: 1/8" = 1'-0"

<p>SK-08 7/10/19 PROJECT NO. 18008</p>	<p><b>PROPOSED FRONT (CEDAR ST) &amp; REAR ELEVATION</b> 2007 CEDAR STREET RICHMOND VIRGINIA</p>
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4" EXPOSURE HORIZONTAL SIDING  
(COLOR: BLACK)

PROPOSED LEFT SIDE ELEVATION

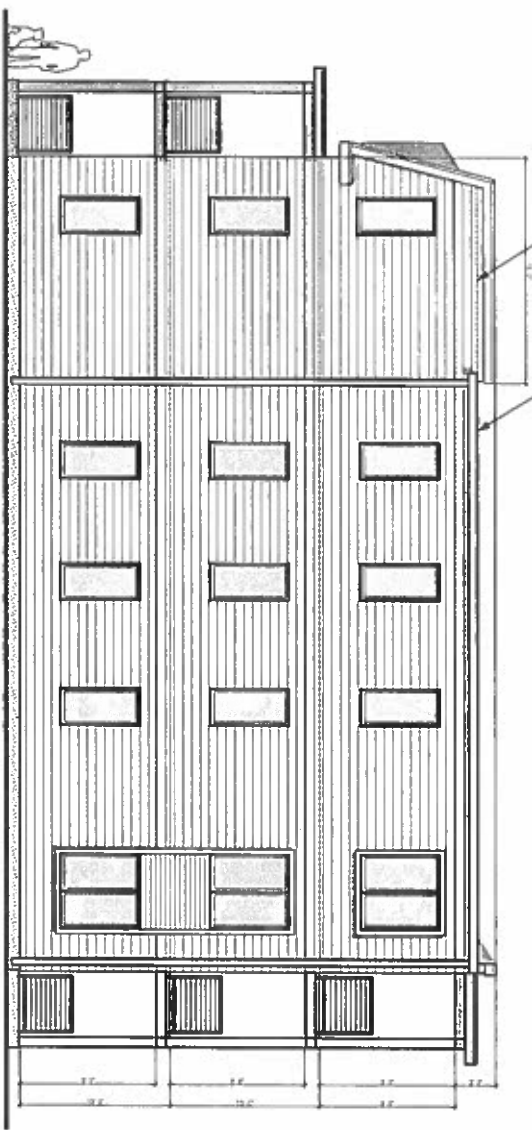
SCALE: 1/8" = 1'-0"

<p>SK-09 7/1/0/19 PROJECT NO. 19008</p>	<p>PROPOSED LEFT SIDE ELEVATION (ALLEY) 2007 CEDAR STREET RICHMOND VIRGINIA</p>
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4" PRE-FINISHED METAL GUTTER  
(COLOR: BLACK)  
CRICKET ROOF BEHIND PARAPET TO  
DIRECT WATER TO GUTTER



# PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

SK-10  
7/10/19  
PROJECT NO. 18008

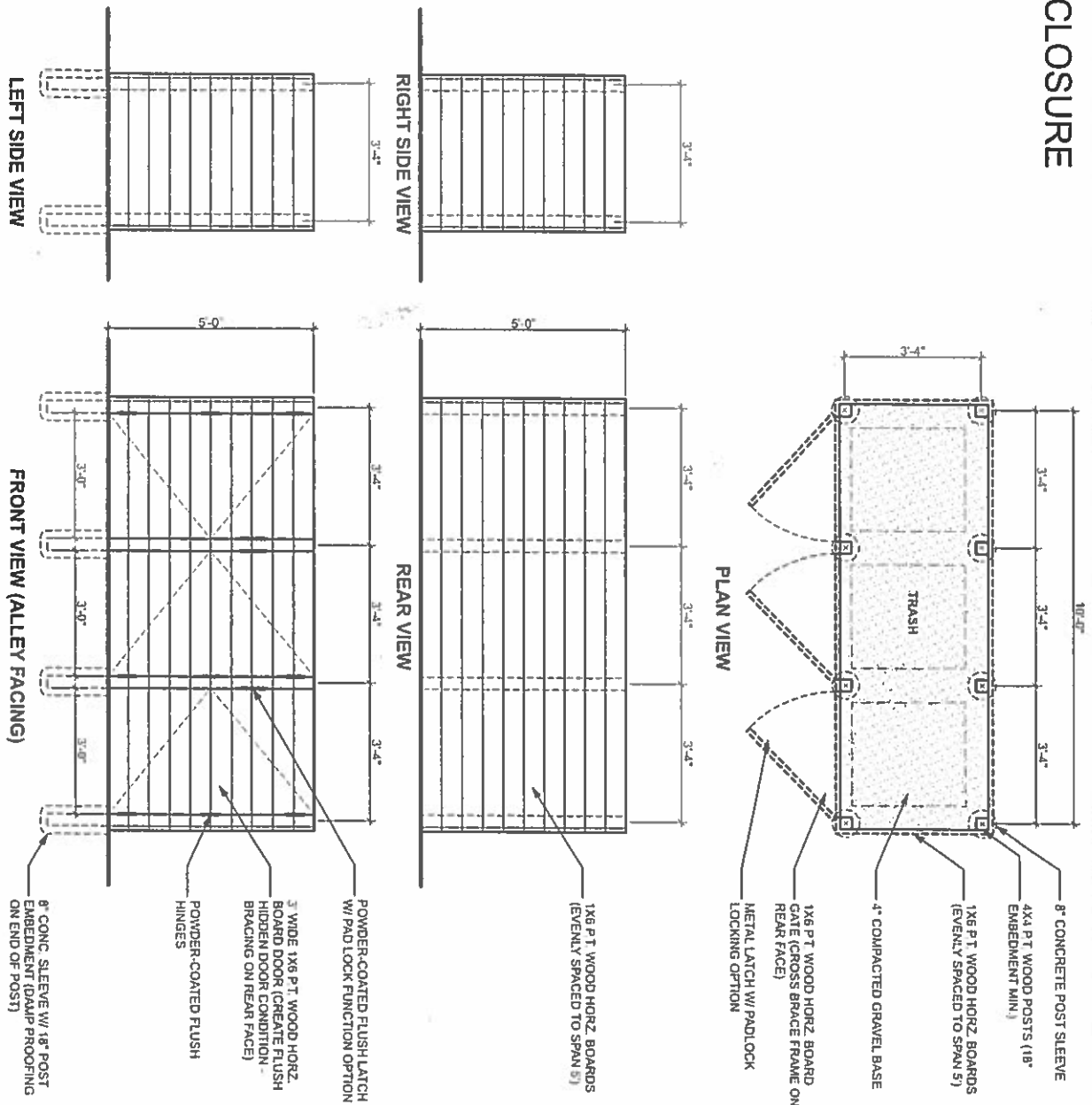
PROPOSED RIGHT SIDE ELEVATION  
2007 CEDAR STREET  
RICHMOND, VIRGINIA





# TRASH ENCLOSURE

SCALE: 3/8" = 1'-0"



- 8" CONCRETE POST SLEEVE
- 4x4 PT WOOD POSTS (18" EMBEDMENT MIN.)
- 1x6 PT WOOD HORIZ. BOARDS (EVENLY SPACED TO SPAN 5')
- 4" COMPACTED GRAVEL BASE
- 1x6 PT WOOD HORIZ. BOARD GATE (GROSS BRACE FRAME ON REAR FACE)
- METAL LATCH W/ PADLOCK LOCKING OPTION
- 1x6 PT WOOD HORIZ. BOARDS (EVENLY SPACED TO SPAN 5')
- POWDER-COATED FLUSH LATCH W/ PAD LOCK FUNCTION OPTION
- 3" WIDE 1x6 PT WOOD HORIZ. BOARD DOOR (CREATE FLUSH HIDDEN DOOR CONDITION - BRACING ON REAR FACE)
- POWDER-COATED FLUSH HINGES
- 8" CONG. SLEEVE W/ 18" POST EMBEDMENT (DAMP PROOFING ON END OF POST)

marco di marco  
ARCHITECTS

4400 DIXIE AVENUE, SUITE 200  
RICHMOND, VIRGINIA 23220  
PHONE: 804.784.5107  
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2007 CEDAR STREET  
2007 CEDAR STREET  
RICHMOND, VIRGINIA 23220

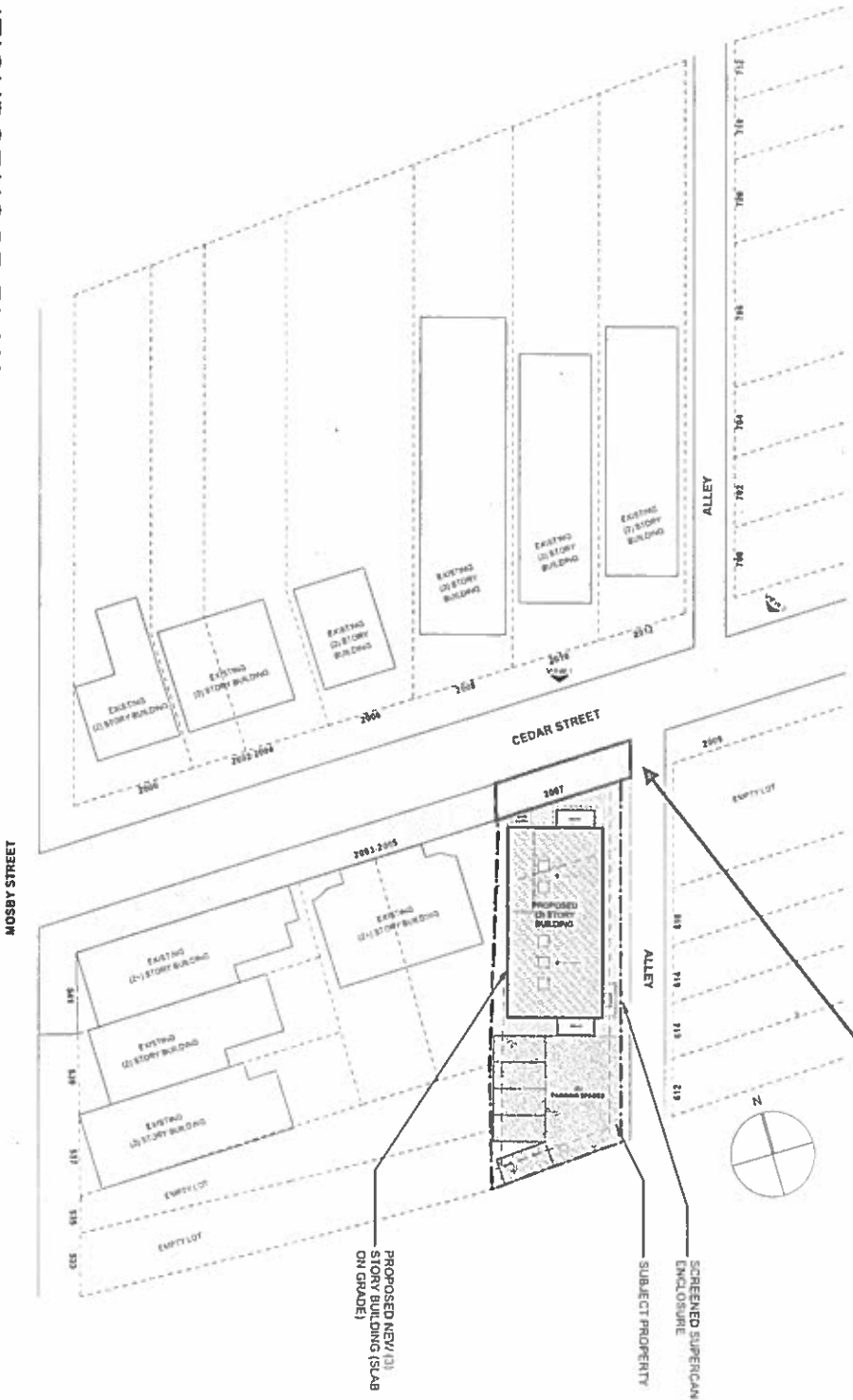
SK-11

SHEET TITLE  
TRASH  
ENCLOSURE

MARK	DATE	DESCRIPTION
06/14/17		OWNER REVIEW
06/08/17		OWNER REVIEW

PROJECT NO. 18008  
LAST SAVED: 9/2/19  
START DATE: 06/06/17  
DRAWN BY: MAD  
CHECKED BY: MAD  
6 2111 (Auto) Demarcio Architects, PLLC

3x5 Tree Well to be placed near property  
 Final location to be decided  
 between Urban Forestry & Developer/Own



**NEIGHBORHOOD PLAN**  
 SCALE: 1" = 30'

<p>SK-01          7/10/19          PROJECT NO. 18008</p>	<p>NEIGHBORHOOD PLAN          2007 CEDAR STREET          ROANOKE, VIRGINIA</p>
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