

APPLICANT'S REPORT

March 23rd, 2023

*Special Use Permit Request
1823, 1825, & 1827 W Cary Street, Richmond, Virginia
Map Reference Number: W000-0808/008,006, & 005*

Submitted to:	City of Richmond Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	Baker Development Resources 530 East Main Street, Suite 730 Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for the properties known as 1823, 1825, and 1827 W Cary Street (the "Property"). The SUP would authorize the division of the Property in order to construct eight (8) single-family attached dwellings, configured as two series of four, on the currently vacant parcel. While the single-family attached use is permitted by the underlying R-7 zoning district, some of the underlying feature requirements cannot be met. Furthermore, as some of the proposed dwellings would not have street frontage, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the south side of W Cary Street between S Granby and S Allen Streets, are referenced by the City Assessor as tax parcels W000-0808/008,006, and 005, and are currently vacant. The Property is approximately 95 feet in width by 113 feet in depth and contains approximately 10,792 square feet of lot area. Access is provided in the rear of the Property via an east-west alley.



The properties in immediate vicinity are developed with a range of uses, including multi-family dwellings, mixed-use buildings, and single- and two-family dwellings. To the east, along the northern line of West Cary Street and to the west along the

southern line are condominiums and a mixed-use development. To the east, along the southern line of W Cary Street, lies a development of single-family attached dwellings, overlooking a central courtyard, similar to what is proposed on the Property. Residential dwellings nearby are generally attached, though detached dwellings can also be found.

EXISTING ZONING

The Property is zoned R-7 Single- and Two-Family Urban Residential, which permits the proposed single-family attached use. The properties to the east and south are also zoned R-7. Properties immediately to the west are located within the UB-PO3 Main Street/Uptown Parking Overlay District. Parcels to the north are zoned R-63 Multifamily Urban Residential District.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") designates the Property as "Community Mixed-Use". This future land use category is described as "medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities..." and recommends multifamily dwellings as a primary use and two-family dwellings as a secondary use which can "complement existing context" while "prioritizing pedestrian, bike and transit access."

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

The Property is also located at the edge of a Micro Node centered around the intersection of Meadow Street and Main and Cary Street. A Micro Node is described as being "a notable place within a neighborhood that generally provides goods and services to immediate residents but may attract visitors."

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

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).

- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to “Increase the number of mixed-income communities along enhanced transit corridors.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance. “
 - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

TRANSPORTATION

The Property is located along the Cary Street Corridor providing nearby access to the 5 and 77 Bus Lines.

Proposal

PROJECT SUMMARY

The proposed development includes the division of the parcel and the construction of eight (8) single-family attached dwellings, configured as two sets of four, on the currently vacant parcel.

PURPOSE OF REQUEST

The Property consists of three lots of record consisting of a parcel which is approximately 95 feet wide and contains roughly 10,792 square feet of lot area. While the single-family attached use is permitted by the underlying R-7 zoning district, some of the underlying feature requirements, including lot area, yard, and lot coverage requirements cannot be met and therefore, a SUP is required.

PROJECT DETAILS

The subject parcel fronts W Cary Street and the applicant is proposing the division of the lot to create eight separate parcels to be developed with single-family attached dwellings along with parking and a common area.

Each dwelling would be three stories in height with an individual rooftop patio fronting on the central courtyard. Each unit would have an individual entrance located on the ground floor fronting on the central courtyard. The entrances of the two dwellings fronting W Cary Street will also front W Cary Street. Access to the units would be provided by a central courtyard.

When complete, each dwelling would contain three bedrooms and two- and one-half bathrooms. The units are designed with a third-floor primary suite with an en suite bathroom and walk-in closets. The second story contains two bedrooms and a jack-and-jill bathroom while the first floor contains an open living/kitchen area. Each unit will have access to a private roof terrace which is designed to offer additional outdoor living space and features easy access from the dwelling.

The dwellings would each contain a total of approximately 1,792 square feet of conditioned floor area. The dwellings would be clad in cementitious siding to ensure quality. The proposed architectural style, while modern, reflects both the newer construction in the block and the traditional row house style found throughout the nearby neighborhoods. The separated rooftop decks provide additional outdoor living area and views of the city. Eight off-street parking spaces, accessible from the rear alley, are provided.

Findings of Fact

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

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

The proposed special use permit for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation will create no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

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

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. Furthermore, the provision of roof-top outdoor space for each unit provides additional usable outdoor space for each resident. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of the proposed single-family attached dwellings. The buildings have been thoughtfully designed to provide appropriate, high-quality residences in the neighborhood. The request offers compatibility with the goals of the City's Master Plan and would upgrade the Property while remaining less intense than other primary uses which could be supported by the Master Plan. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



PROJECT CONTACTS:

DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

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

EIGHT NEW THREE-STORY SINGLE-FAMILY
ATTACHED HOUSES IN RICHMOND'S "THE FAN" NEIGHBORHOOD

1823-1827 W CARY ST. HOUSES

1823-1827 W CARY ST.
RICHMOND, VIRGINIA 23220

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A1.3	THIRD FLOOR PLANS
A2.1	CARY ST. (NORTH) & BUILDING A MUSE (WEST) ELEVATIONS
A2.2	ALLEY (SOUTH) & BUILDING B MUSE (EAST) ELEVATIONS
A2.3	BUILDING A EAST & BUILDING B WEST ELEVATIONS



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DATE/MARK:
07.20.2023

COVER SHEET
CS

16' PAVED ALLEY



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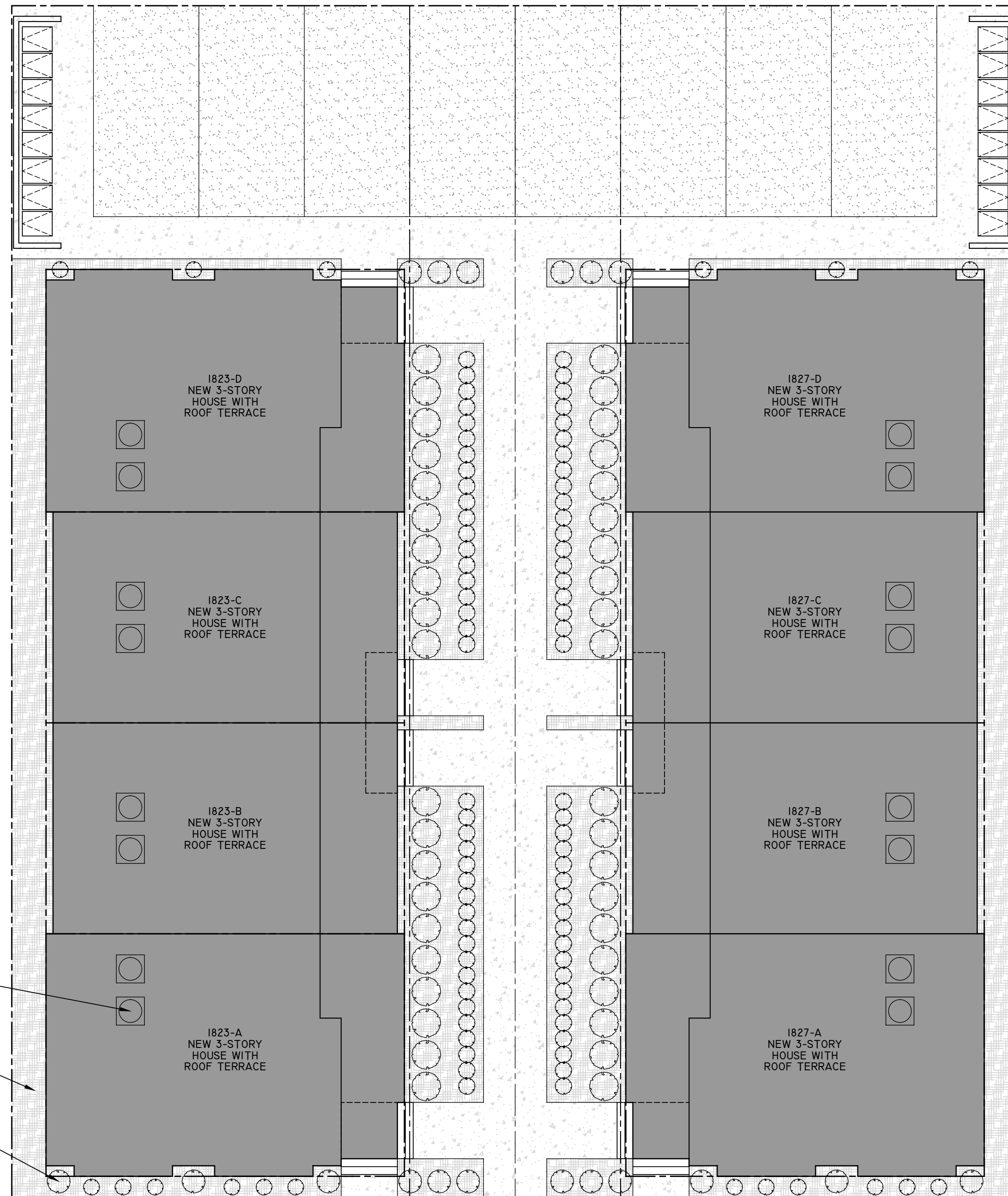


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LANDSCAPE PLAN

CI.I



(02) ROOFTOP H.V.A.C. CONDENSER
UNITS PER HOUSE (TYP. EACH SIDE)

PERIMETER MULCH OR STONE BEDS
AROUND BUILDING PERIMETER
(TYP. EACH BUILDING)

PERIMETER LANDSCAPING
GENERALLY WHERE SHOWN-
FINAL LANDSCAPE PLAN T.B.D.
(TYP. EACH BUILDING)

BUILDING AREAS:
OUTER UNITS (04):
1ST FLOOR: 730 S.F.
2ND FLOOR: 740 S.F.
3RD FLOOR: 600 S.F.
TOTAL HOUSE AREA: 2,070 S.F.

ROOF TERRACE: 140 S.F.

INNER UNITS (04):
1ST FLOOR: 633 S.F.
2ND FLOOR: 653 S.F.
3RD FLOOR: 506 S.F.
TOTAL HOUSE AREA: 1,792 S.F.

ROOF TERRACE: 146 S.F.

01 | LANDSCAPE PLAN

1/8" = 1'

(03) NEW STREET TREES IN EXISTING
SIDEWALK TREE WELLS- MAPLE, LINDEN OR
SIM. AS APPROVED BY URBAN FORESTRY

WEST CARY STREET

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	THRU-COLOR GRAY
02	CEMENTITIOUS HORIZONTAL LAP SIDING	PAINTED IRON GRAY, EVENING BLUE, PEARL GRAY 3RD FLOOR (OR SIMILAR)
03	CEMENTITIOUS FLAT SIDING (BAYS)	PAINTED ARCTIC WHITE
04	COMPOSITE TRIM/MOULDING	PAINTED ARCTIC WHITE
05	ENTRY DOORS	PAINTED- COLORS VARY
06	VINYL WINDOWS - SEE SCHEDULE FOR SIZES	PREFINISHED WHITE
07	COMPOSITE STAIRS/TRIM WITH P.T. DECKING	WHITE RISERS, PAINTED DECKING (COLOR T.B.D.)
08	VINYL SOFFITS	FACTORY WHITE
09	VINYL PORCH CEILING	FACTORY WHITE
10	T.P.O. ROOF MEMBRANE	FACTORY WHITE
11	METAL WORK- ROOF EDGING, PARAPET COPING	BRONZE OR SIMILAR (T.B.D.)
12	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE

EXTERIOR FINISH NOTES:
 1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS U.N.O.
 2. GRADES SHOWN APPROXIMATE. V.I.F.

EXTERIOR DOOR / WINDOW SCHEDULE PER BUILDING (x2)

ENTRY DOORS					
NO.	QTY.	SIZE (NOM.)	TYPE	COLOR	REMARKS
101	04	3'x6'8" + 16" TRANSOM (8' HT.)	HALF GLASS	CUSTOM	-
301	04	5'x6'8" SLIDING PATIO DOORS	FULL GLASS	WHITE	-

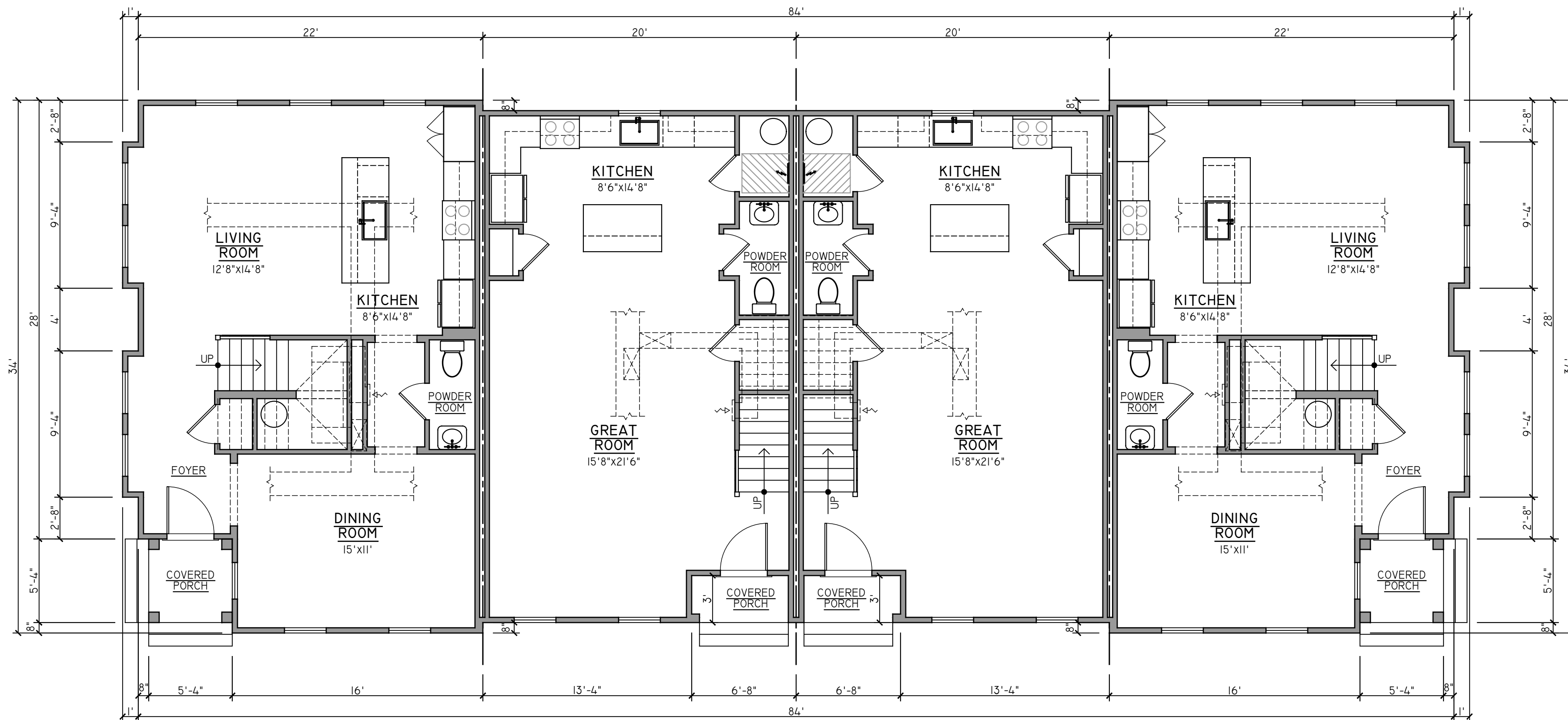
WINDOWS					
NO.	QTY.	SIZE (NOM.)	TYPE	COLOR	REMARKS
A	16	2'8"x6'	DOUBLE HUNG	WHITE	-
B	30	2'8"x5'6"	DOUBLE HUNG	WHITE	EGRESS COMPATIBLE
C	16	2'8"x5'	DOUBLE HUNG	WHITE	EGRESS COMPATIBLE
D	02	2'8"x4'	DOUBLE HUNG	WHITE	G.C. VERIFY KITCHEN COMPATIBILITY
E	02	2'4"x6'	DOUBLE HUNG	WHITE	-
F	04	2'4"x5'	DOUBLE HUNG	WHITE	-
G	12	2'8"x2'8"	FIXED	WHITE	-



PROJECT CONTACTS:

DEVELOPER:
 CC RICHMOND II, LP
 C/O CENTER CREEK HOMES
 GREG SHRON
 804-362-7727

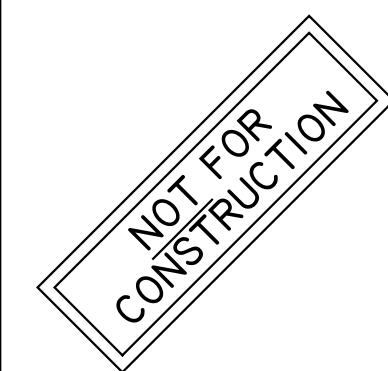
ARCHITECT:
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01 | FIRST FLOOR PLAN
 3/16" = 1'

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FIRST FLOOR PLAN

AI.1

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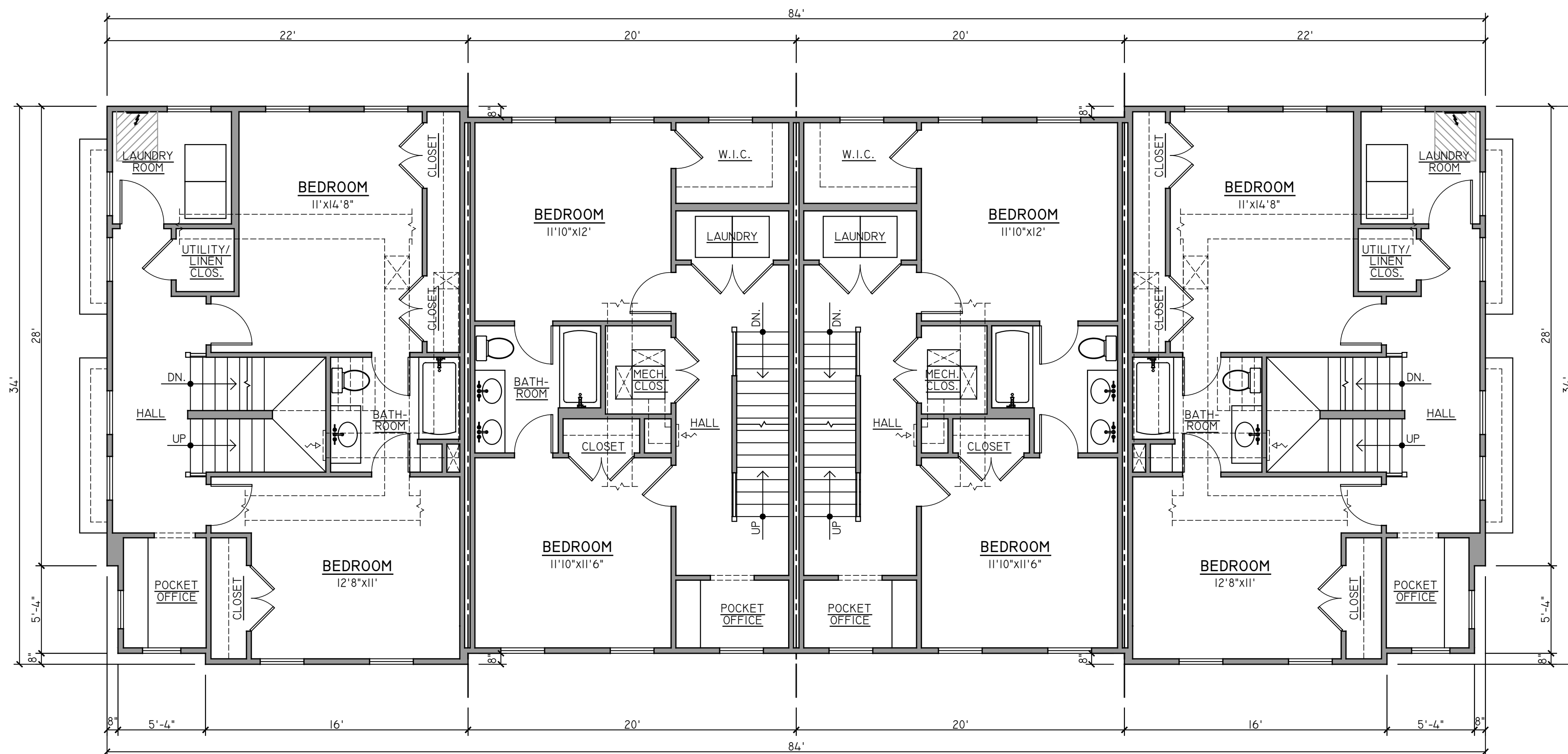
**NOT FOR
CONSTRUCTION**

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DATE/MARK:
07.20.2023

SECOND FLOOR PLAN

AI.2



01 | SECOND FLOOR PLAN
3/16" = 1'

PROJECT CONTACTS:

DEVELOPER:
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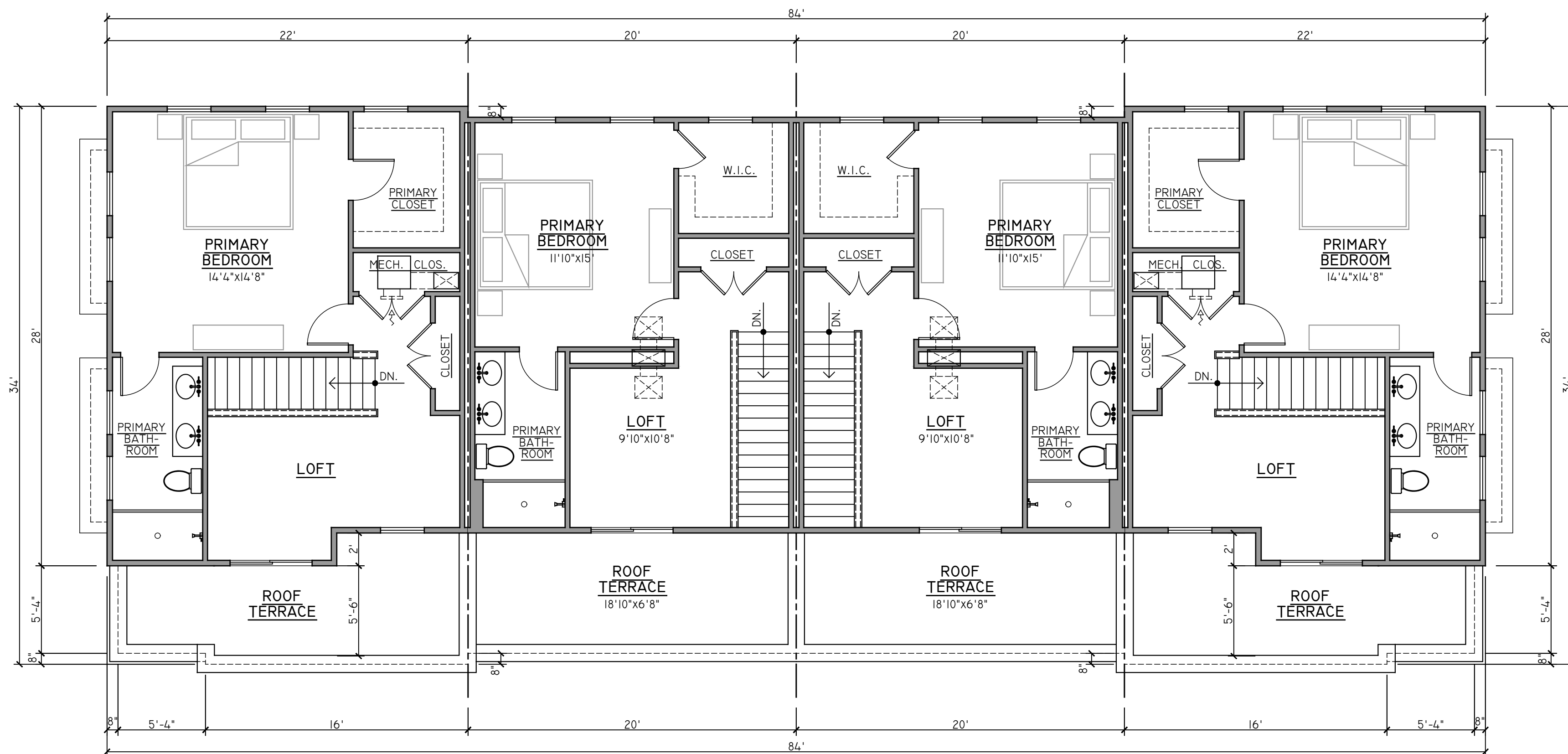
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THIRD FLOOR PLAN

AI.3



01 | THIRD FLOOR PLAN
3/16" = 1'

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BUILDING A

BUILDING B

01 | CARY ST. (NORTH) ELEVATION
3/16" = 1'



02 | BUILDING A MUSE (WEST) ELEVATION
3/16" = 1'

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CARY ST. & BUILDING A
MUSE ELEVATIONS

A2.1

PROJECT CONTACTS:

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ARCHITECT:
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BUILDING B

BUILDING A

01 ALLEY (SOUTH) ELEVATION
3/16" = 1'



02 BUILDING B MUSE (EAST) ELEVATION
3/16" = 1'

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SOUTH & BUILDING B
MUSE ELEVATIONS

A2.2

PROJECT CONTACTS:

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BUILDING A EAST &
BUILDING B WEST ELEVATIONS

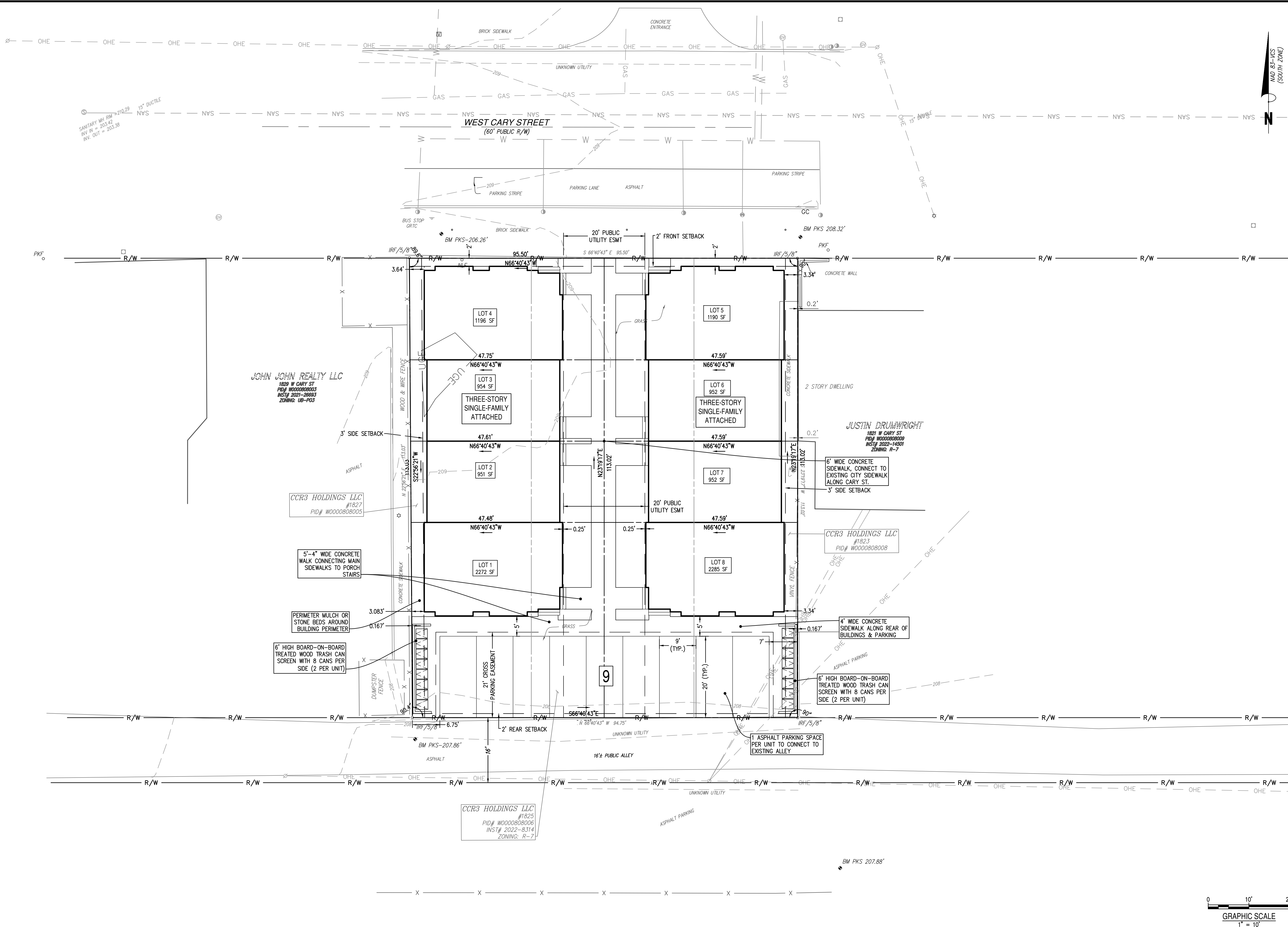
A2.3



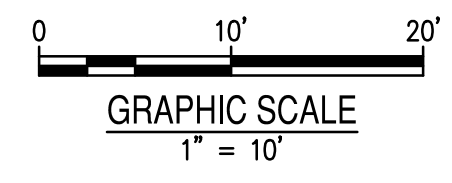
02 | BUILDING B - WEST ELEVATION
3/16" = 1'



01 | BUILDING A - EAST ELEVATION
3/16" = 1'

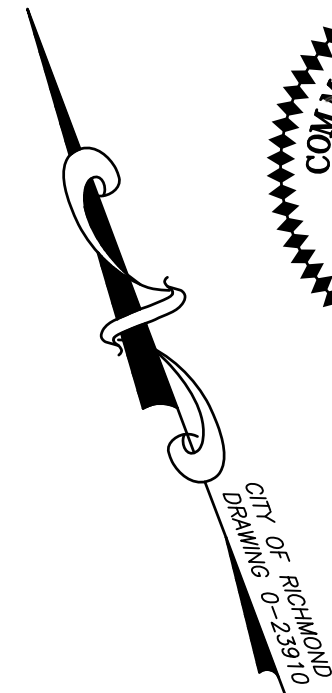
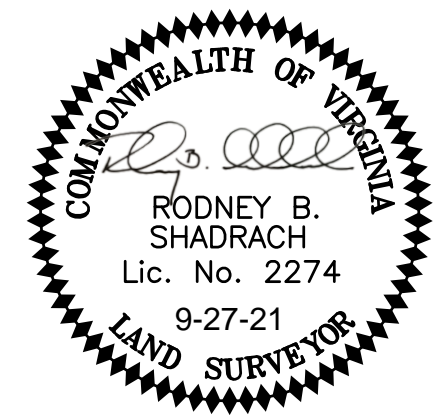


CONSTRUCTION REVISION SUMMARY	
NO.	DESCRIPTION



Plan: P:1100294 - Center Creek Homes1100294-13-001 [ENG] - 1823-1827 W Cary St Engineering Exhibits 2023/07/20 SUP Exhibit.dwg, Plot Created Jul 20, 2023 - 5:08pm by bhammonds

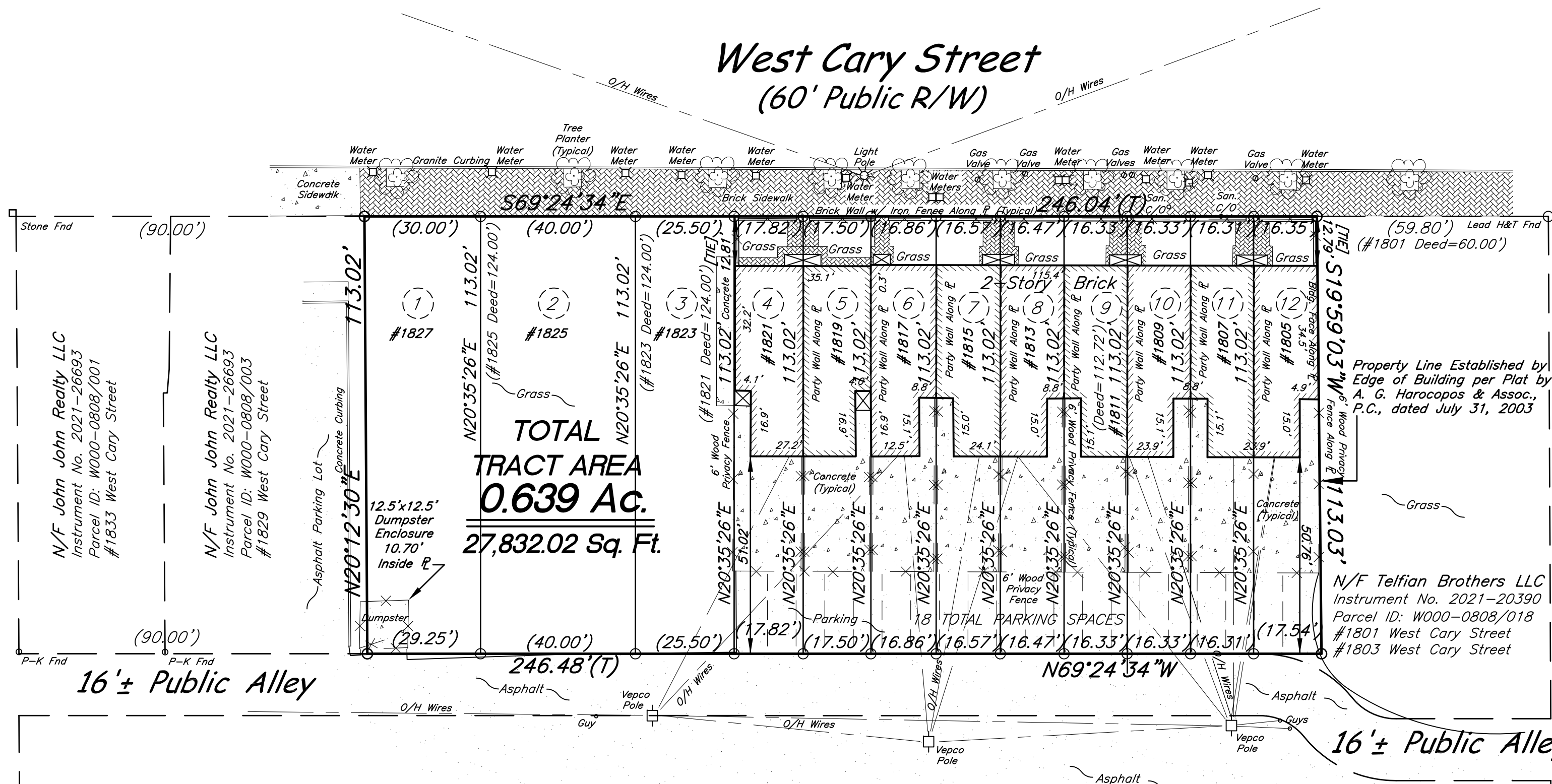
I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



West Cary Street (60' Public R/W)

South Granby Street
(30' Public R/W)

South Allen Avenue
(41' ± Public R/W)



PARCEL DISTANCE TABLE
(FIELD LOCATED DISTANCES & DEED CALLS)

PARCEL	FIELD	DEED	FIELD	DEED
1	30.00'	30.00'	29.25'	30.00'
2	40.00'	40.00'	40.00'	40.00'
3	25.50'	25.50'	25.50'	25.50'
4	17.82'	17.50'	17.82'	17.50'
5	17.50'	17.50'	17.50'	17.50'
6	16.86'	16.67'	16.86'	16.67'
7	16.57'	16.33'	16.57'	16.33'
8	16.47'	16.33'	16.47'	16.33'
9	16.33'	16.33'	16.33'	16.33'
10	16.33'	16.33'	16.33'	16.33'
11	16.31'	16.33'	16.31'	16.33'
12	16.34'	16.67'	17.54'	16.67'

Legal References:

Eck Enterprises Inc.
Instrument No. 2002-5733

- ① Parcel ID: W000-0808/005 #1827 West Cary Street
- ② Parcel ID: W000-0808/006 #1825 West Cary Street
- ③ Parcel ID: W000-0808/008 #1823 West Cary Street
- ④ Parcel ID: W000-0808/009 #1821 West Cary Street
- ⑤ Parcel ID: W000-0808/010 #1819 West Cary Street
- ⑨ Parcel ID: W000-0808/014 #1811 West Cary Street
- ⑩ Parcel ID: W000-0808/015 #1809 West Cary Street

- ⑪ Parcel ID: W000-0808/016 #1807 West Cary Street
- Eck Enterprises Inc.**
Instrument No. 2002-19243
- ⑧ Parcel ID: W000-0808/013 #1813 West Cary Street
- Eck Enterprises Inc.**
Instrument No. 2003-24218
- ⑥ Parcel ID: W000-0808/011 #1817 West Cary Street
- ⑦ Parcel ID: W000-0808/012 #1815 West Cary Street
- ⑫ Parcel ID: W000-0808/017 #1805 West Cary Street

PARCEL AREA TABLE

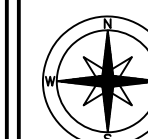
PARCEL	SQUARE FT.	ACRES
1	3347.97	0.077
2	4520.79	0.104
3	2882.00	0.066
4	2014.37	0.046
5	1977.85	0.045
6	1905.45	0.044
7	1873.22	0.043
8	1861.53	0.043
9	1845.64	0.042
10	1845.39	0.042
11	1843.26	0.042
12	1914.55	0.044

General Notes

1. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: September 13, 2021.
2. The subject property is the same property as described in Title commitments issued by Fidelity National Title Insurance Company dated April 28, 2013 (Commitment Nos. 093102561-77, 093102561-78, 093102561-79, 093102561-80, 093102561-82, 093102561-83, 093102561-87, 093102561-88, 093102561-89, 093102561-90, 093102561-91).
3. All streets shown hereon are public.
4. The the property is not located in a Special Flood Hazard Area, but is located in Zone (X) as determined by Federal Emergency Management Agency Community Panel No. 510129-0028-D, dated effective April 2, 2009.
5. P-K Nails or 5/8" Rods set at all corners unless otherwise shown hereon.
6. The subject property has vehicular access to two (2) public roadways, South Granby Street and South Allen Avenue via the 16' ± Public Alley shown hereon.
7. The parcel is contiguous along its boundary lines with no gaps, strip or gores.

BOUNDARY SURVEY
SHOWING EXISTING IMPROVEMENTS
TO #1805-#1827 WEST CARY STREET
CITY OF RICHMOND, VIRGINIA
DATE: SEPTEMBER 27, 2021

25 0 25 50 75
Scale: 1" = 25'



Shadrach & Associates LLC

LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23256
Phone: (804)379-9300 • Email: rod@shadrachsveys.com



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

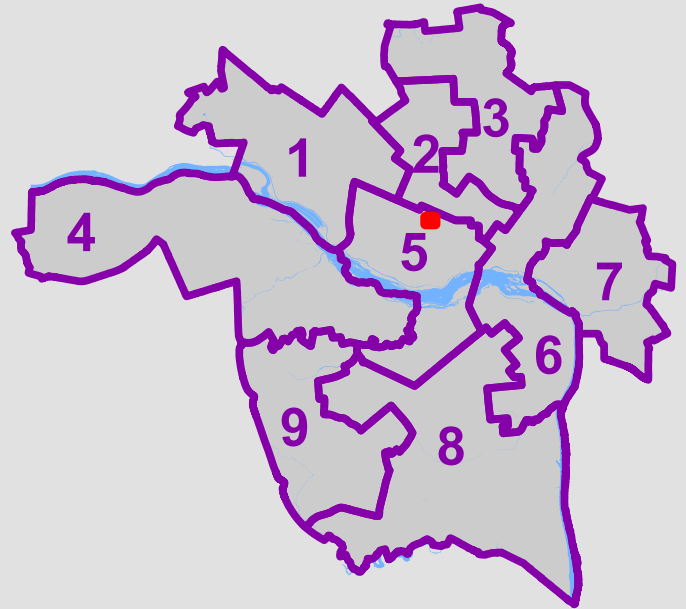
Special Use Permit

LOCATION: 1823-1827 W Cary Street

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 5

PROPOSAL: To authorize the special use of the properties known as 1823, 1825, and 1827 West Cary Street for the purpose of eight (8) single-family attached dwellings, upon certain terms and conditions.



*For questions, please contact Alyson Oliver
at 804-646-5789 or alyson.oliver@rva.gov*

