

INTRODUCED: April 8, 2024

AN ORDINANCE No. 2024-118

To authorize the special use of the property known as 1210 West Franklin Street for the purpose of a multifamily dwelling containing up to three dwelling units, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 13 2024 AT 6 P.M.

WHEREAS, the owner of the property known as 1210 West Franklin Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a multifamily dwelling containing up to three dwelling units, which use, among other things, is not currently allowed by section 30-412.1, concerning permitted principal uses, of the Code of the City of Richmond (2020), as amended; and

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

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: MAY 13 2024 REJECTED: _____ STRICKEN: _____

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

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 1210 West Franklin Street and identified as Tax Parcel No. W000-0614/029 in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “Survey of Lot and Improvements Thereon Located at #1210 W. Franklin Street, Richmond, Virginia,” prepared by A.G. Harocopos & Associates, P.C., and dated September 30, 2020, 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 three dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1210 W Franklin, As Built Apartment Plans, Richmond, Virginia,” prepared by Appich Architects, dated November 22, 2023, and last revised February 19, 2024, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

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

(b) No off-street parking spaces shall be required for the Special Use.

(c) The height of the Special Use shall not exceed two stories.

(d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans, subject to the applicable regulations of Chapter 30, Article IX, Division 4 of the Code of the City of Richmond (2020), as amended.

(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 (2020), as amended, and all future amendments to such laws.

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

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

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

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

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

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

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, 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.

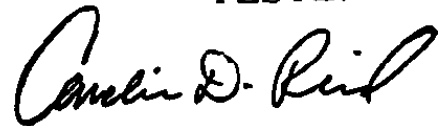
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days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

APPROVED AS TO FORM:

City Attorney's Office

**A TRUE COPY:
TESTE:**



City Clerk



City of Richmond

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

Master

File Number: Admin-2024-0105

File ID: Admin-2024-0105

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 2

Reference:

In Control: City Clerk Waiting Room

Department: Planning and Development.Review

Cost:

File Created: 02/01/2024

Subject:

Final Action:

Title:

Internal Notes:

Code Sections:

Agenda Date: 04/08/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2024-0105 - Application Packet,
Admin-2024-0105 - Map, Admin-2024-0105 - Ordinance AATF

Enactment Number:

Contact:

Introduction Date:

Drafter: Raymond.Roakes@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	3/19/2024	Matthew Ebinger	Approve	3/21/2024
2	2	3/19/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
2	3	3/19/2024	Kevin Vonck	Approve	3/26/2024
2	4	3/19/2024	Alecia Blackwell - FYI	Notified - FYI	
2	5	3/20/2024	Sharon Ebert	Approve	3/21/2024
2	6	3/20/2024	Caitlin Sedano - FYI	Notified - FYI	
2	7	3/27/2024	Jeff Gray	Approve	3/22/2024
2	8	3/28/2024	Lincoln Saunders	Approve	3/29/2024
2	9	3/28/2024	Mayor Stoney	Approve	4/1/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
-----------------------	---------------------	--------------	----------------	-----------------	------------------	-------------------------	----------------

Text of Legislative File Admin-2024-0105

City of Richmond
Intracity Correspondence

O&R Transmittal

DATE: March 19, 2024

TO: The Honorable Members of City Council
THROUGH: The Honorable Levar M. Stoney, Mayor (by request)
(This is no way reflects a recommendation on behalf of the Mayor)
THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer
FROM: Kevin J. Vonck, Director of Planning & Development Review
RE: To authorize the special use of the property known as 1210 West Franklin Street for the purpose of a multifamily dwelling containing up to three dwelling units, upon certain terms and conditions.
ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize a multifamily dwelling which, among other things, is not currently allowed by section 30-412.1., concerning permitted principal uses, of the Code of the City of Richmond (2020), as amended. A Special Use Permit is therefore required.

BACKGROUND: The property is in the Fan neighborhood situated on a block bounded by West Franklin Street, North Lombardy Street, Ryland Street, and West Grace Street. The property is currently a two-family building on a 4,897sq. ft. (0.112 acre) parcel. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is defined as "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

"Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft."

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. P. 56

The current zoning for the property is located in an R-6 Single Family Attached Residential District.

COMMUNITY ENGAGEMENT: The Fan District Association and Historic Monument Avenue neighborhood associations were notified of the application; additional community notification will take place after introduction.

STRATEGIC INITATIVES AND OTHER GOVERNMENTAL: None

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

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: Aril 8, 2024

CITY COUNCIL PUBLIC HEARING DATE: May 13, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission May 7, 2024

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Survey, Plans, Map

STAFF: Matthew Ebinger, Planning Supervisor - Land Use Administration 804-646-6308
Ray Roakes, Planner - Land Use Administration 804-646-5467



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) 646-6304
<http://www.richmondgov.com/>

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: 1210 W Franklin Date: _____
 Tax Map #: W000-0614/029 Fee: \$300
 Total area of affected site in acres: 0.112 acres

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

Zoning

Current Zoning: R-6

Existing Use: Two-Family Detached Dwelling

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Renovate basement to create additional dwelling unit
 Existing Use: Two-Family Detached Dwelling

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources
 Mailing Address: 530 East Main Street, Suite 730
 City: Richmond State: VA Zip Code: 23219
 Telephone: (804) 874-6275 Fax: ()
 Email: markbaker@bakerdevelopmentresources.com

Property Owner: 1847 HOUSING GROUP LLC

If Business Entity, name and title of authorized signee: _____

(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: 2725 Royal Crest Dr.
 City: Midlothian State: VA Zip Code: 23113
 Telephone: (804) 539-8666 Fax: ()
 Email: brianhays@hotmail.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 permits)

APPLICANT'S REPORT

December 11th, 2023

*Special Use Permit Request
1210 W Franklin Street, Richmond, Virginia
Map Reference Number: W000-0614/029*

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 1210 W Franklin Street (the "Property"). The SUP would authorize the renovation of the basement to create an additional dwelling unit on the Property. While the existing two-family use is permitted by the underlying R-6 Single-Family Attached Residential zoning district, the addition of a third dwelling unit would constitute a multi-family dwelling from a zoning perspective and is not permitted by the underlying R-6 zoning. Therefore, to permit the proposed renovation, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located along the northern line of W Franklin Street between Lombardy and Ryland Streets and is referenced by the City Assessor as tax parcel W000-0614/029. The Property consists of a lot that contains approximately 4,897 square feet of lot area and is currently improved with a two-family dwelling constructed in 1930. Access is provided to the rear by an east-west alley.



The properties in the immediate vicinity are developed with primarily residential uses including single-, two-, and multi-family dwellings. These dwellings consist of both attached and detached dwellings and consist of a range of forms. Institutional uses, such as Saint James Protestant Episcopal Church and Beth Ahaba Congregation, can also be found nearby. Furthermore, commercial and mixed-use buildings can be found in the vicinity along Lombardy and Broad Streets.

EXISTING ZONING

The Property and others in the block, as well as properties to the west and to the south, are zoned R-6 Single-Family Attached Residential. The properties to the north, across the alley, are zoned R-73 Multi-Family Residential, which permits the proposed use. Additionally, along Broad Street are properties zoned B-6 Mixed-Use and B-4 Central Business.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan recommends "Neighborhood Mixed-Use" for the Property. The Master Plan describes this land use category as follows: "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses..." which is supportive of this request. Small multi-family buildings (typically 3-10 dwelling units) are listed as a primary use within this classification. The Property is also within two blocks of the VCU National Node and is within short walking distance of the GRTC Pulse rapid transit line along Broad Street, all of which lends additional support for the request. This support goes so far as to suggest this type of development should be permitted by-right with future Zoning Ordinance updates/rewrites.

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), Objective 14.5 to "Allow the development of middle housing (2- to 4-unit buildings) by-right within a half mile of high-frequency transit stops."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to "Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance."
- Page 159 (Thriving Environment Chapter) Objective 15.1 to "Reduce air pollution related to transportation."
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to "maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards."

- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The SUP would authorize the renovation of the basement and the conversion of the existing two-family dwelling into a three-unit multi-family dwelling which does not conform to the underlying R-6 Single-Family Attached district zoning requirements applicable to the Property.

PURPOSE OF REQUEST

The existing structure on the Property was built in 1930 and is currently being used as a two-family dwelling, configured as flats with discrete first- and second-floor units. The owner is proposing to renovate the existing English basement to create an additional dwelling unit, accessed by a private door on the west elevation. The addition of a third dwelling unit on the Property would change the Property's classification to multifamily from a zoning perspective. While multifamily uses are permitted across the alley to the north along W Grace Street and the R300 Master plan supports multifamily for the Property, the proposed multifamily use is not a permitted use in the underlying R-6 zoning district. Therefore, a SUP is required in order to permit the proposed renovation.

In exchange for the SUP, the intent of this request is to ensure a high-quality, market rate infill development. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan. At the same time, it will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by-right development.

PROJECT DETAILS

No changes are proposed to the exterior of the building, which will continue to present as a single-family dwelling from the street. When complete, the basement unit would be configured as a studio in 496 square feet of finished floor area. Two windows would provide adequate light and air for the future occupant and a separate entrance, along the side of the dwelling, would provide private access.

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 of the dwelling unit will create no congestion on streets, roads, alleys or any other public right of way. Furthermore, the provision for two off-street parking spaces in the proposed garages exceed the underlying zoning requirements for parking.

- ***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 those the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

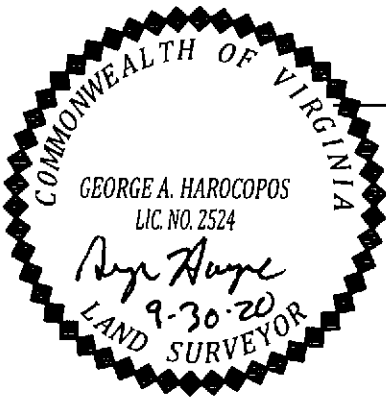
Summary

In summary we are enthusiastically seeking approval for the renovation of the basement and the conversion of the existing two-family dwelling to a three-unit multi-family dwelling. The renovation of the basement has been thoughtfully designed in order to provide appropriate, high-quality, market-rate infill development. The request would upgrade the Property while remaining consistent with the existing housing styles and density in the vicinity and meeting the goals of the Richmond 300 Master Plan. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

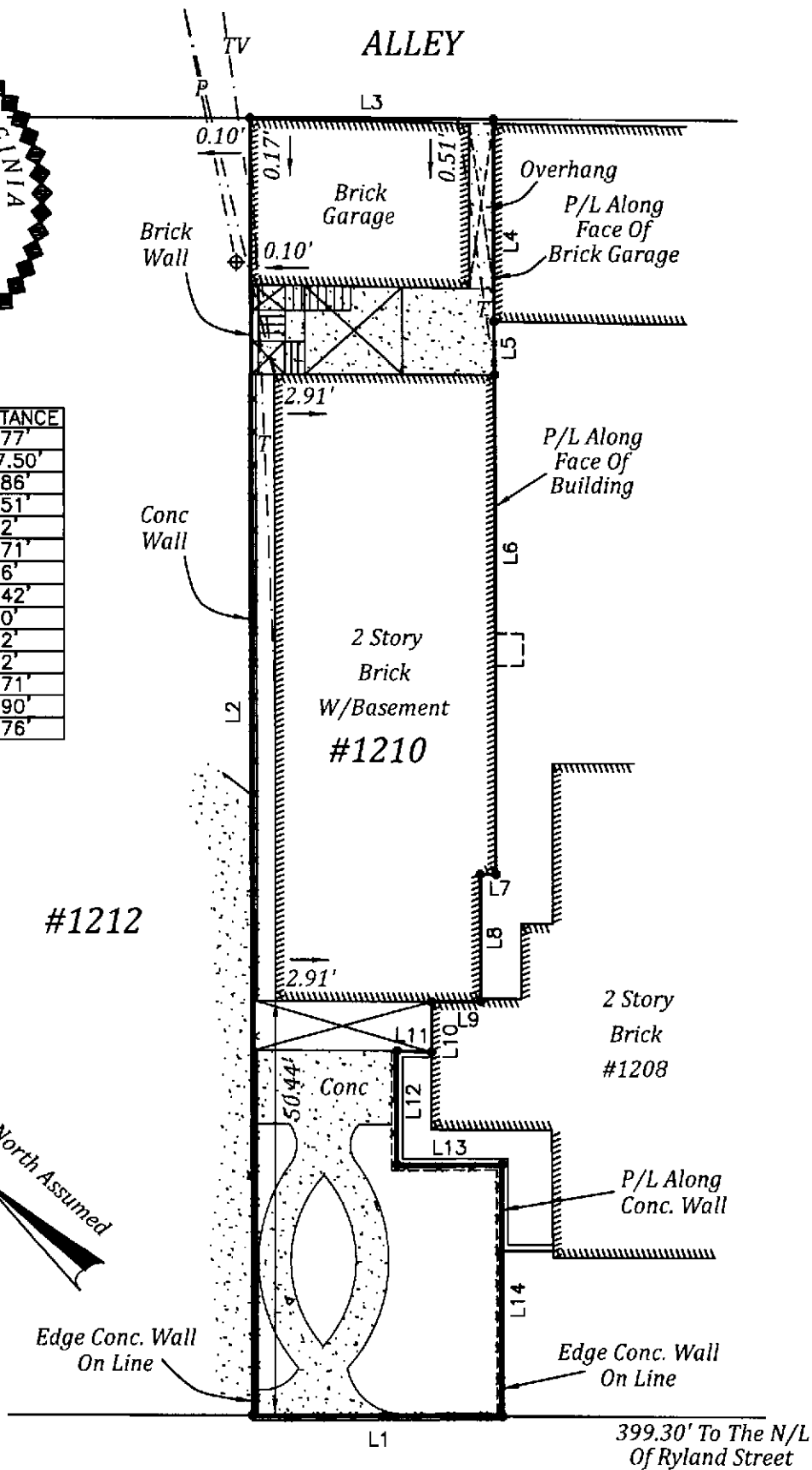
This is to certify that on 9/30/20
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290037D

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



LINE	BEARING	DISTANCE
L1	N 42°56'07" W	30.77'
L2	N 46°57'05" E	157.50'
L3	S 42°56'07" E	29.86'
L4	S 46°54'03" W	24.51'
L5	S 46°27'34" W	6.42'
L6	S 46°53'48" W	60.71'
L7	N 43°06'12" W	1.96'
L8	S 46°48'35" W	15.42'
L9	N 43°26'15" W	6.00'
L10	S 47°10'42" W	6.12'
L11	N 41°23'11" W	4.22'
L12	S 47°01'07" W	13.71'
L13	S 43°20'05" E	12.90'
L14	S 46°50'50" W	30.76'



- LEGEND**
- Property Corner
 - ⊕ Power Pole

Edge Conc. Wall On Line

Edge Conc. Wall On Line

W. FRANKLIN STREET

SURVEY OF
 LOT AND IMPROVEMENTS THEREON LOCATED AT
#1210 W. FRANKLIN STREET

RICHMOND, VIRGINIA

JN 49891

A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

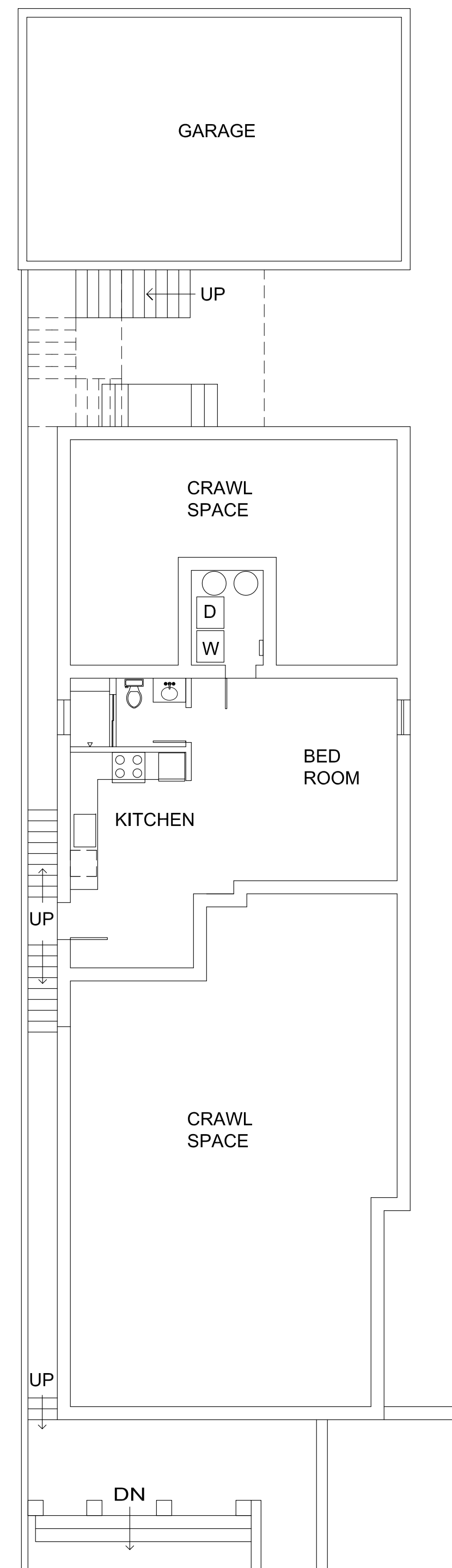
4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112
 Office 804 744 2630 FAX 804 744 2632
 E-MAIL AGHAROCOPOS@VERIZON.NET

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF THE CONVEYANCE TO BRIAN & JESSICA HAUG

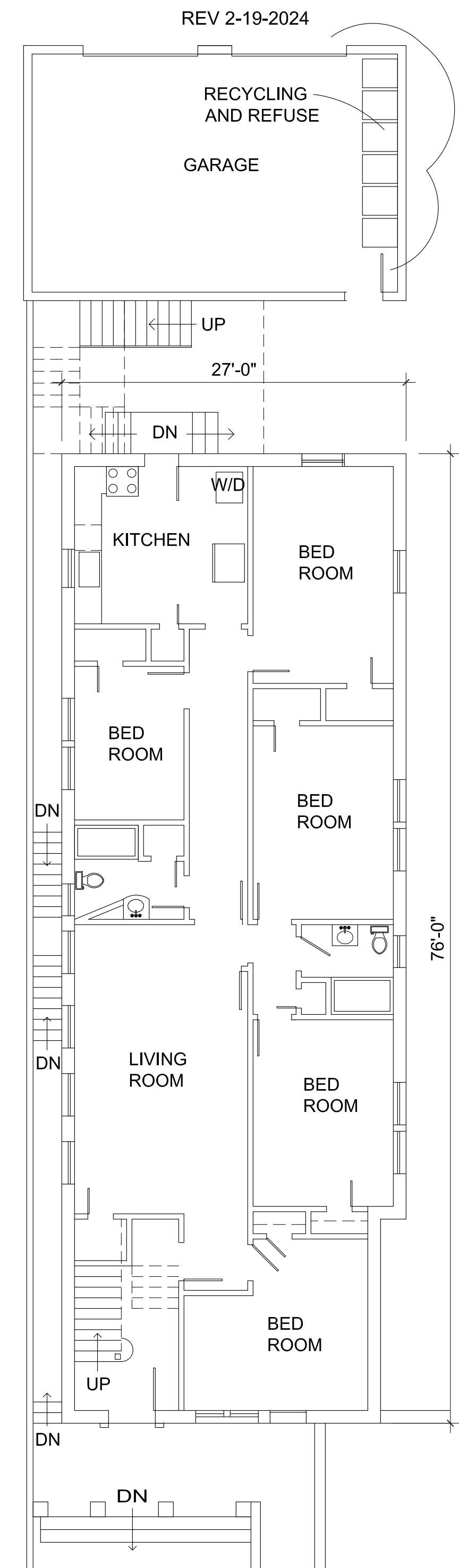
Scale 1"=20' Date 9/30/20 Drawn by GAH

CODE NOTES

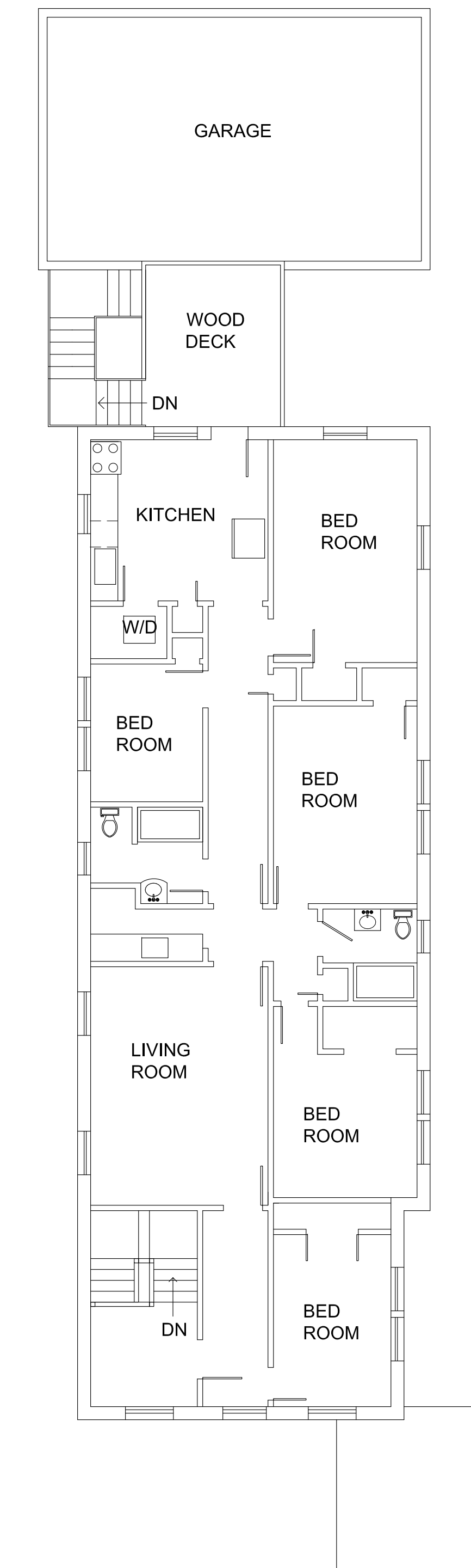
- VRC 2018 EXISTING BUILDING CODE FOR HISTORIC BUILDINGS
- USE GROUP R-2 EXISTING APARTMENT BUILDING
- OCCUPANT LOAD 200 SQ.FT. PER OCCUPANT
 FIRST FLOOR 9
 SECOND FLOOR 9
 BASEMENT 2
- AREA
 FIRST FLOOR 1818 SQ.FT.
 SECOND FLOOR 1818 SQ.FT.
 BASEMENT 496 SQ.FT.
 WOOD DECK 138 SQ.FT.



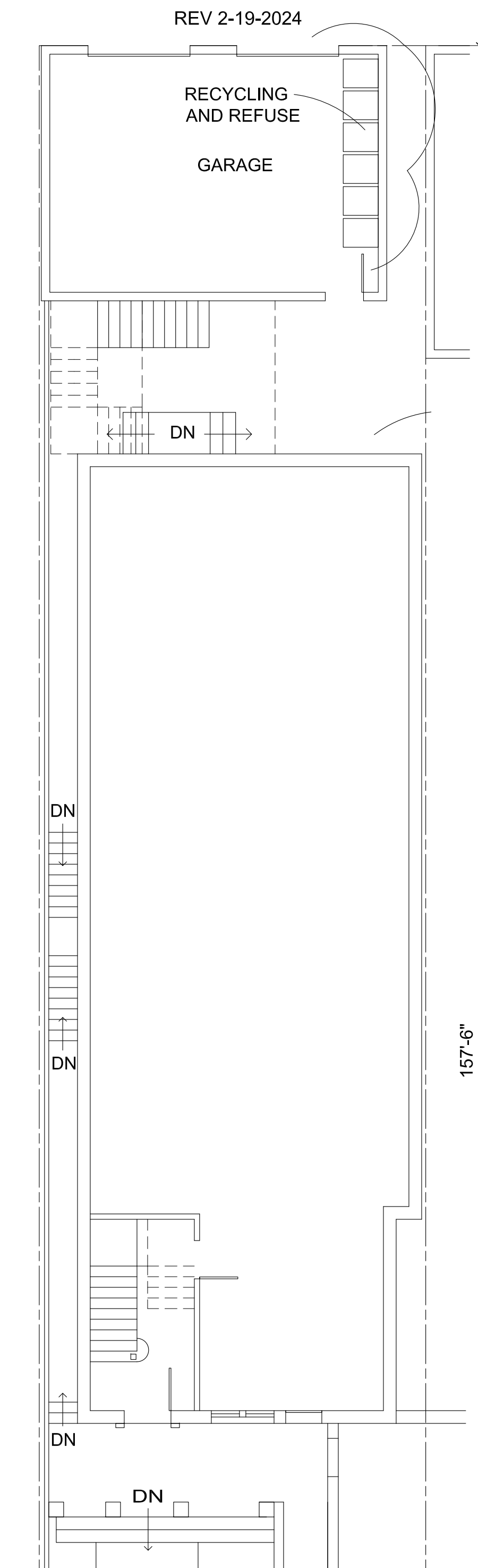
BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 0 4 8 12 16 20'



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



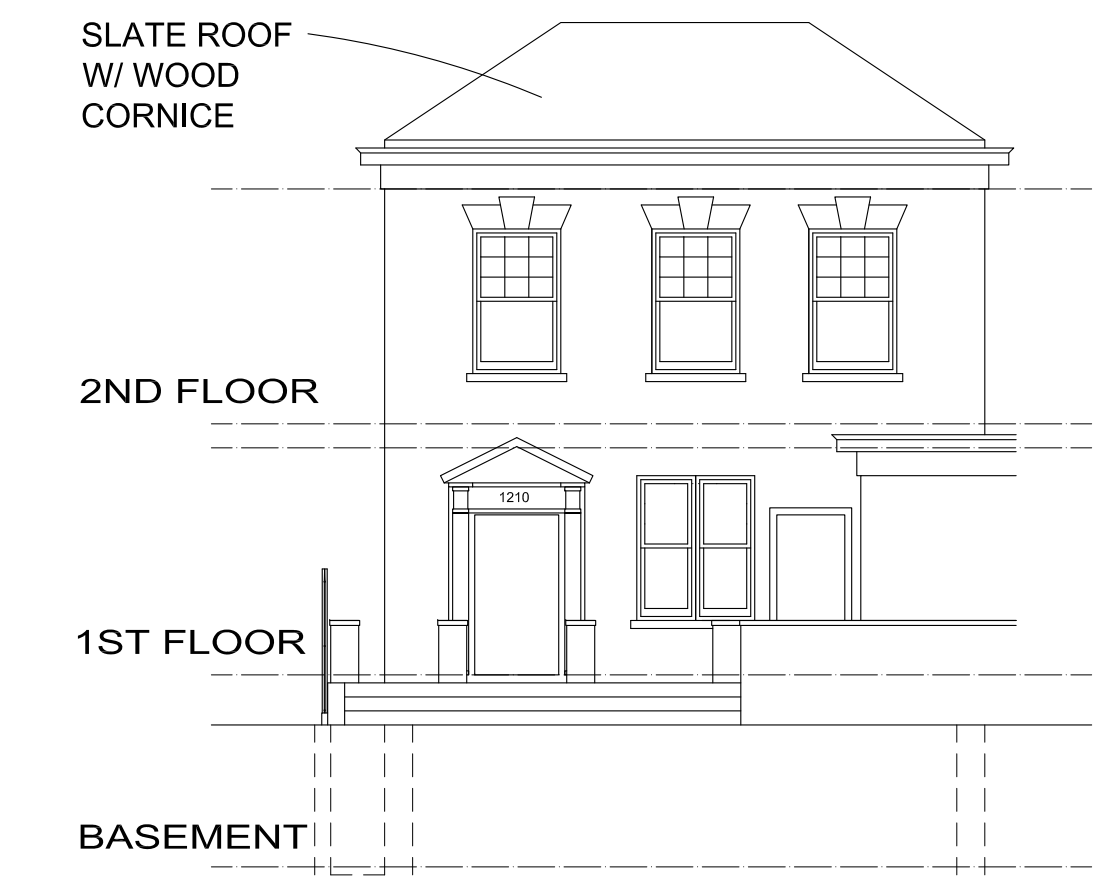
SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



SITE PLAN
 SCALE: 1/8" = 1'-0"
 1210 W FRANKLIN STREET
 N



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



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

APPICH ARCHITECTS
 appicharchitects.com
 14321 Winter Ridge Lane
 Midlothian, VA 23113
 m 804.399.7217
 cwappich@gmail.com
 residential commercial reconstruction



1210 W FRANKLIN
 AS BUILT APARTMENT PLANS
 RICHMOND, VIRGINIA

PROJECT NUMBER: 2023-64
 DATE: NOVEMBER 22, 2023
 DRAWN BY: CWA
 REV 2-19-24

A-1
 SITE PLAN
 FLOOR PLANS



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

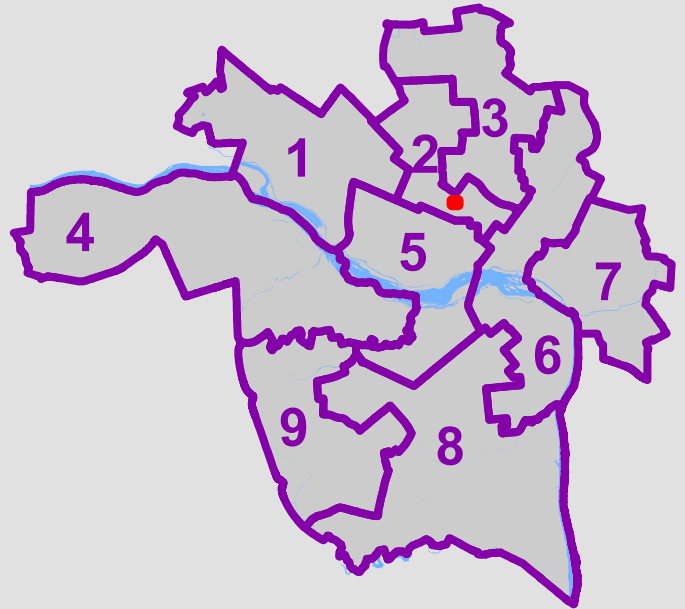
Special Use Permit

LOCATION: 1210 West Franklin Street

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 2

PROPOSAL: To authorize the special use of the property known as 1210 West Franklin Street for the purpose of multifamily dwellings, upon certain terms and conditions.



*For questions, please contact Ray Roakes
at 804-646-5467 or raymond.roakes@rva.gov*

