

INTRODUCED: April 14, 2025

AN ORDINANCE No. 2025-076

To amend Ord. No. 2023-349, adopted Dec. 11, 2023, which authorized the special use of the property known as 5204 Campbell Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions, to revise the plans, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 12 2025 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 2023-349, adopted December 11, 2023, be and is hereby amended and reordained as follows:

WHEREAS, the owner of the property known as 5204 Campbell Avenue, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of two single-family detached dwellings, which use, among other things, is not currently allowed by section 30-410.4, concerning lot area and width, and 30-410.5, concerning yards, of the Code of the City of Richmond (2020), as amended; and

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

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 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 amendatory ordinance, the property known as 5204 Campbell Avenue and identified as Tax Parcel No. E010-0107/015 in the ~~[2023]~~ 2025 records of the City Assessor, being more particularly shown on a survey entitled ~~["Survey of Lot 16 & Pt. 17 ~ Blk 4 Plan of Powhatan Place, City of Richmond, Virginia,"]~~ "Division of Lot 16 (a Part) & Lot 17 ~ Blk 4 Plan of Powhatan Place, City of Richmond, Virginia," prepared by Long Surveying, LLC, and dated ~~[January 25, 2023]~~ January 3, 2025, a copy of which is attached to and made a part of this amendatory ordinance, hereinafter referred to as "the Property," is hereby permitted to be used for the purpose of two single-family detached dwellings, hereinafter referred to as "the Special Use," substantially as shown on the plans entitled "Division of Lot 16 (a Part) & Lot 17 ~ Blk 4 Plan of Powhatan Place, City of Richmond, Virginia," prepared by Long Surveying, LLC, and dated January 3, 2025, and "Site Plan, 5202 [& 5204] Campbell Ave., City of Richmond, Virginia," prepared by Long Surveying, LLC, and dated ~~[May 29, 2023]~~ January 3, 2025, copies of which are attached to and made a part of this amendatory ordinance, and "5202 Campbell Ave," prepared by River Mill Development, and dated April 4, 2023, ~~[and "5204 Campbell Ave," prepared by River Mill Development, and dated April 4, 2023, hereinafter referred to, collectively, as "the Plans," copies of which are attached to and made a part of this ordinance.]~~ copies of which are attached to and made a part of Ordinance No. 2023-349, adopted December 11, 2023, hereinafter referred to, collectively, as "the Plans."

(b) The adoption of this amendatory 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 amendatory 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 amendatory 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 two single-family detached dwellings, substantially as shown on the Plans.

(b) No less than [~~two~~] one off-street parking [~~spaces~~] space shall be provided for the Special Use, substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

(d) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

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

(f) Prior to the issuance of any building permit for the Special Use, the establishment of two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 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 amendatory ordinance. An application for the building permit shall be made within [~~730~~] 1,096 calendar days following the date on which this amendatory 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 amendatory 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.

II. This amendatory ordinance shall be in force and effect upon adoption.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: March 24, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)

THROUGH: Sabrina Joy-Hogg, Interim Chief Administrative Officer

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To amend and authorize the special use of the property known as 5204 Campbell Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting to amend an existing Special Use Permit to re-authorize ordinance 2021-193, adopted December 11, 2023, which approved two, single-family detached dwellings within an R-5 Single-Family Residential District which use, among other things, remains not allowed by sections 30-410.4 and 30-410.5, concerning lot area and width, and yards, respectively, of the Code of the City of Richmond (2020), as amended; The applicant is requesting to construct only a single dwelling at 5202 Campbell Avenue while maintaining the existing dwelling at 5204 Campbell Avenue. A Special Use Permit amendment is therefore required.

BACKGROUND: The property is in the Fulton neighborhood situated on a block bounded by Nelson Street, Salem Street, Winchell Street, and Campbell Avenue. The property is currently a 8,700 sq. ft. (0.2 acre) parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

The current zoning for this property is R-5 Single-Family Residential District. All adjacent and nearby properties are located within the same R-5 zone. The location is primarily surrounded by single-homes that are typical of the R-5 district and is approximately two blocks away from Williamsburg Road to the north which is identified as a major residential and mixed-use street. This R-5 district is bounded by Henrico County to the south, east and west. The density of the proposed application is 2 dwelling units upon approximately 0.2 acres or 10 units per acre.

COMMUNITY ENGAGEMENT: The Greater Fulton Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan; Ordinance to be considered by the Planning Commission on May 6, 2025

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: April 14, 2025

CITY COUNCIL PUBLIC HEARING DATE: May 12, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission – May 6, 2025

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, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734

APPLICANT'S REPORT

December 9, 2024

*Special Use Permit Amendment Request
5204 Campbell Avenue, Richmond, Virginia
Map Reference Number: E010-0107/015*

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

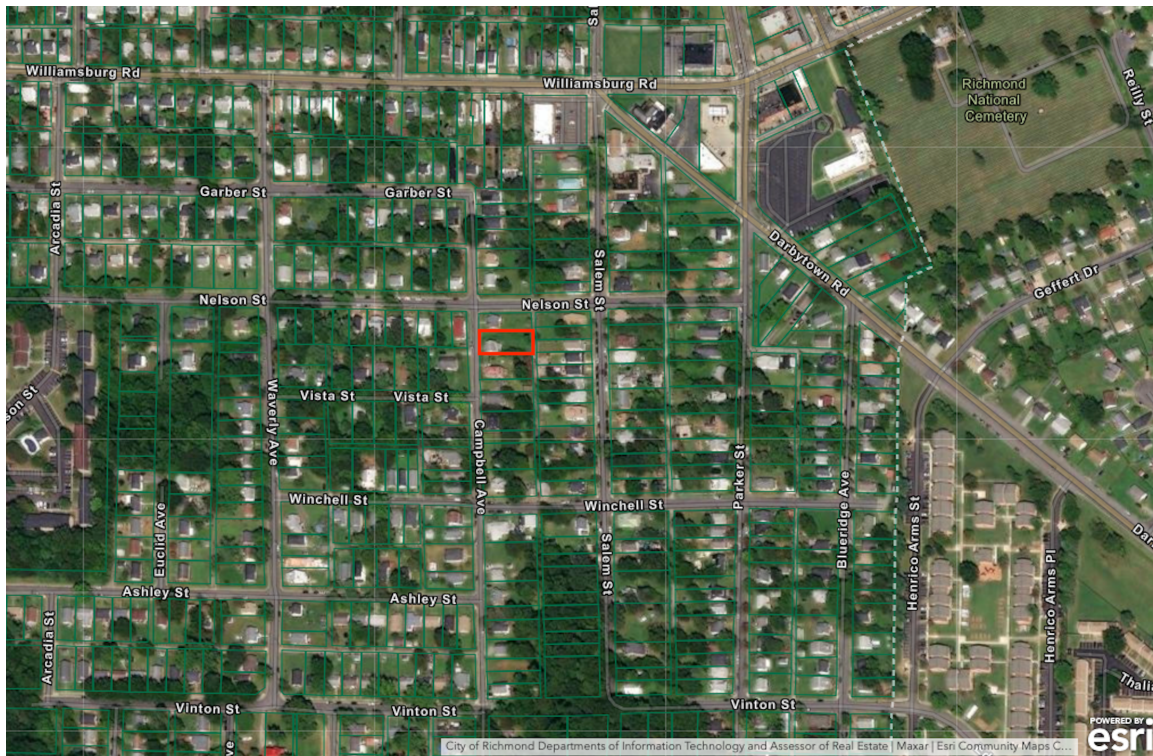
Introduction

The property owner is requesting an amendment to the exiting special use permit (Ord. 2023-349) for 5204 Campbell Avenue (the "Property"). The initial special use permit permitted the removal of the existing dwelling on the Property and the construction of two single-family detached dwellings. The proposed special use permit amendment (the "SUPA") would allow for the property owner to retain the existing dwelling on the parcel and construct one of the two originally approved dwellings. While the single-family detached use is permitted by the underlying R-5 Single-Family Residential zoning district, some of the R-5 feature requirements cannot be met, and therefore, the SUPA is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the east side of Campbell Avenue between Nelson Street to the north and Vista Street to the south. The Property is referenced by the City Assessor as tax parcel E010-0107/015 and is currently occupied by a single-family dwelling. Originally Lot 17 and part of Lot 16 of Block 4 of the original Powhatan Place subdivision the Property is approximately 60 feet in width by 145 feet in depth, containing roughly 8,700 square feet of lot area. Access is provided at the rear by means of a north-south alley.



The properties in the immediate vicinity are developed with a mix of uses. Single-family dwellings are the most common use though two-family dwellings and vacant parcels can also be found nearby. A range of commercial uses can be found nearby to the northeast at the intersection of Williamsburg and Darbytown Roads. Existing properties along Campbell Street range from 30 to 70 feet in width.

EXISTING ZONING

The Property and those in the immediate vicinity are zoned R-5 Single-Family Residential. To the northeast are properties located within the B-2 Community Business District. Further to the east lies Henrico County. A special use permit was approved on the Property in 2023 which permitted the removal of the existing dwelling, the division of the parcel into two 30' wide lots, and the construction of two bungalow-style single-family dwellings.

MASTER PLAN DESIGNATION

The request is consistent with the Richmond 300 Master Plan (the "Master Plan"), which suggests "Residential" for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54). In addition, the property is located near the Fulton Neighborhood Node which encourages growth that preserves the character of the surrounding single-family neighborhoods.

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 14.5 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 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- 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 near Parker Street and Williamsburg Road which are serviced by the 56 and 4B lines respectively and provide connection to the west toward Downtown and on to the VCU Medical Center and to the southeast toward Darbytown Road.

Proposal

PROJECT SUMMARY

The proposed SUPA would allow for the property owner to retain the existing dwelling on the parcel and construct one of the two originally approved dwellings from the 2023 SUP (Ord. 2023-349). The original approval included the division of the parcel into two 30' wide lots where the SUPA would create 28.8' and 31.2' wide lots in order to permit the retention of the existing dwelling.

PURPOSE OF REQUEST

The Property consists of a single lot of record which is described as Lot 17 and part of Lot 16 from the original Powhatan Place subdivision and is 60 feet wide and contains roughly 8,700 square feet of lot area. A special use permit was approved on the Property in 2023 which permitted the removal of the existing dwelling, the division of the parcel into two 30' wide lots, and the construction of two bungalow-style single-family dwellings. The owner is now proposing to divide the lot and retain and renovate the existing dwelling on the Property and build one new single-family detached dwelling. In order to retain the existing dwelling and meet building code, the existing dwelling would be located on a 31.2' wide lot while the new dwelling would be located on a 28.8' wide lot. While the proposed lot widths are consistent with existing lots in the area, they do not meet the lot area and

width requirements prescribed by the underlying R-5 zoning district and therefore, a special use permit is required.

In exchange for the SUP, the intent of this request is to ensure the retention of an existing home in the neighborhood and the development of a high-quality single-family dwelling. The overall project will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Also, 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

The existing two-story single-family dwelling constructed c.1925 would be retained. When complete, the new single family detached dwelling would be two stories in height, contain 1,528 square feet of living area, and is intended to be consistent with the historic development pattern found throughout the neighborhood. The first floor would have a primary bedroom, with en suite bath and walk-in closet, at the rear and the kitchen and living area at the front of the dwelling. A small second floor would contain two bedrooms and one bathroom in roughly 492 square feet of living area.

The proposed dwelling's massing and architectural style is designed to be compatible with nearby dwellings and is consistent with the historical homes found in the neighborhood. The exterior would be clad in quality building materials including cementitious lap siding in order to ensure durability. A covered full-width front porch would engage the street and provide usable outdoor living space for future occupants. Off-street parking, accessible from the rear alley, would be 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 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 proposed buildings are of compatible massing and spacing to the existing in the vicinity. Furthermore, the provision of a full-width front porch will provide additional usable outdoor space. 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 proposed SUPA. The proposal has been thoughtfully designed to provide an appropriate, high-quality residences in the neighborhood. The request offers compatibility with the City's Master Plan in terms of use and would upgrade the Property while remaining respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. The proposed development would help encourage a pedestrian friendly traditional streetscape in the block and contribute to the vibrancy of the block through the addition of street life in the form of a street-oriented front porches. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

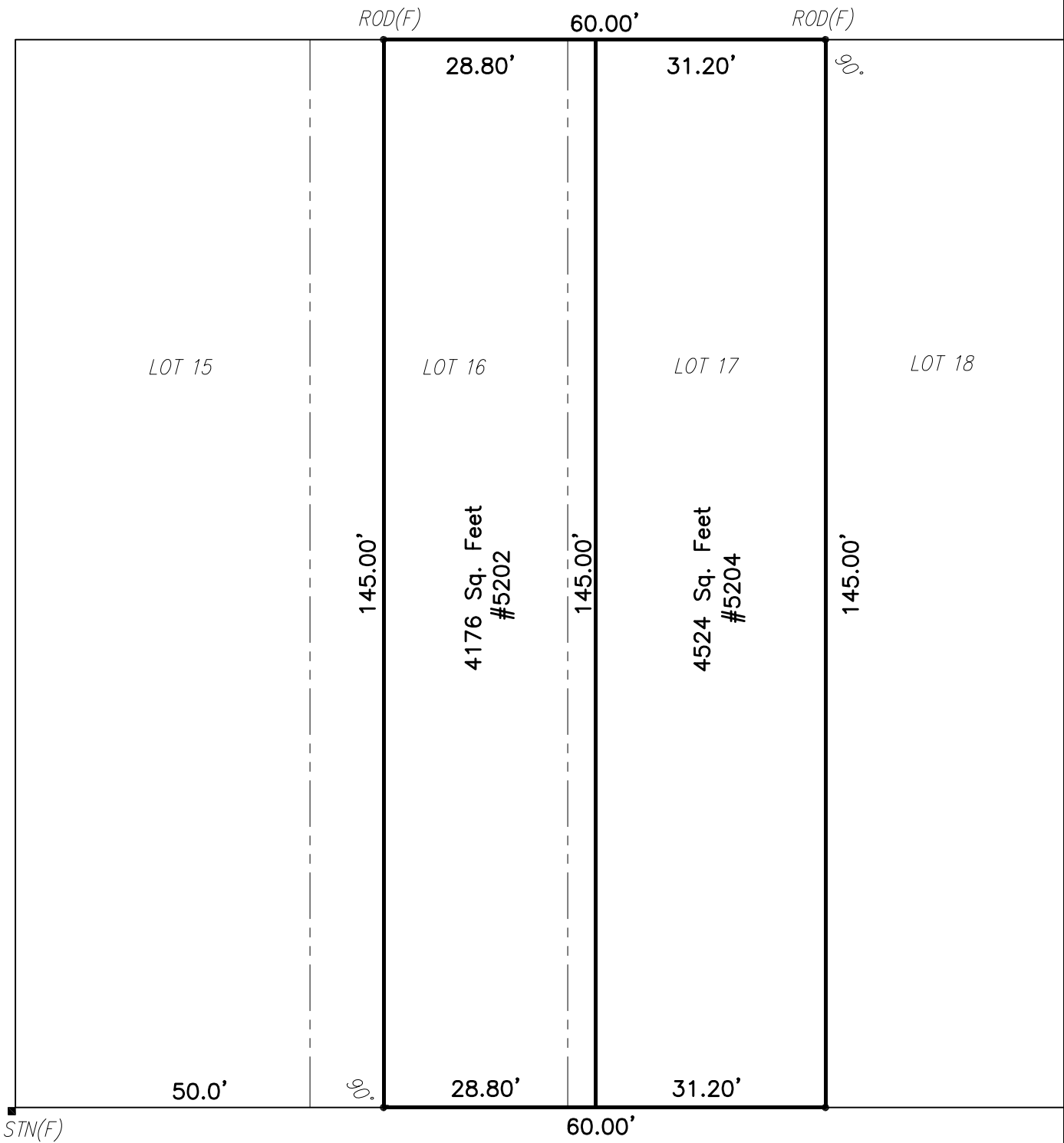
- 1) THIS PARCEL IS NOT IN A FEMA FLOOD HAZARD ZONE
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.



P.B. 11, PG. 25 HC

12" PUBLIC ALLEY

NELSON AVE.



CAMPBELL AVE.

30' PUBLIC R/W

DIVISION OF
LOT 16 (A PART) & LOT 17 ~ BLK 4
PLAN OF POWHATAN PLACE

LONG SURVEYING, LLC
4650 FACTORY MILL ROAD
MAIDENS, VA 23012
804-314-5620

CITY OF RICHMOND
VIRGINIA
JAN. 3, 2025
SCALE: 1"=20'

ADDRESS: 5202 CAMPBELL AVE.
PARCEL: E0100107015 (A PART)
ZONED R-5
SETBACKS
FRONT: 25'
SIDE: 5'
REAR: 5'

EX. LOT SIZE: 4176 SQ.FT.

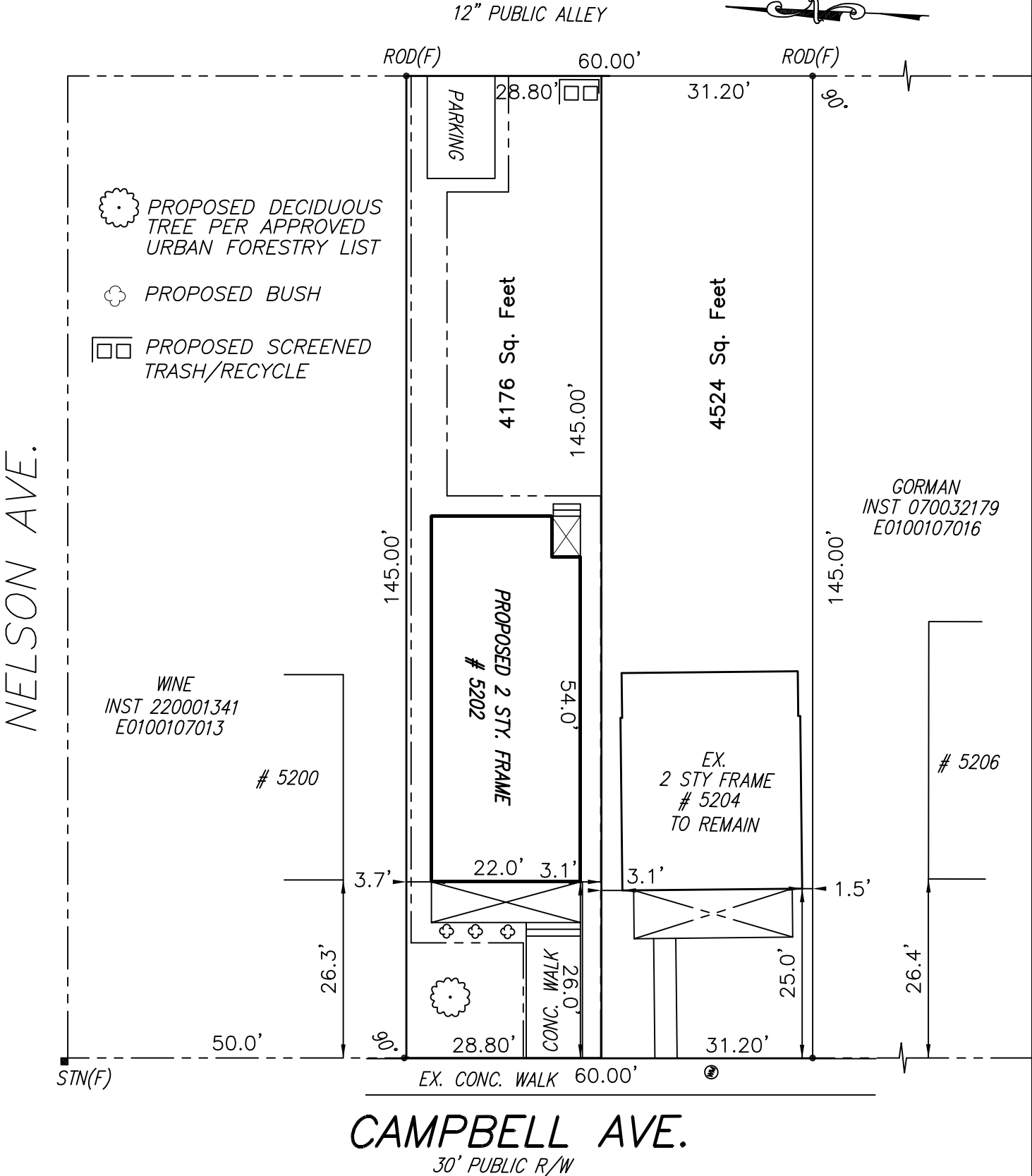
AREA OF DISTURBANCE: 2493 SQ. FT.

ONCE CONSTRUCTION IS COMPLETE SITE
IS TO BE PERMANENTLY SEEDED.

----- LIMITS OF DISTURBANCE



P.B. 11, PG. 25 HC



SITE PLAN
5202 CAMPBELL AVE.

LONG SURVEYING, LLC
4650 FACTORY MILL ROAD
MAIDENS, VA 23012
804-314-5620

CITY OF RICHMOND
VIRGINIA
JAN. 3, 2025
SCALE: 1"=20'



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT

Applicant must complete ALL items

HOME/SITE ADDRESS: 530 E Main Street APARTMENT NO/SUITE Suite 730

APPLICANT'S NAME: Will Gillette EMAIL ADDRESS: will@bakerdevelopmentresources.com

BUSINESS NAME (IF APPLICABLE): Baker Development Resources

SUBJECT PROPERTY OR PROPERTIES: 5204 Campbell Avenue

APPLICATION REQUESTED

- ☐ Plan of Development (New or Amendment)
- ☐ Wireless Plan of Development (New or Amendment)
- ☒ Special Use Permit (New or Amendment)
- ☐ Rezoning or Conditional Rezoning
- ☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- ☐ Community Unit Plan (Final, Preliminary, and/or Amendment)
- ☐ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER

Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: Trek Properties LLC

PROPERTY OWNER ADDRESS: 3420 Pump Rd #285 Henrico VA 23233

PROPERTY OWNER EMAIL ADDRESS: nathan.janocka@gmail.com

PROPERTY OWNER PHONE NUMBER: 540-478-3110

Property Owner Signature: Nathan Janocka

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.



FD LETTERHEAD

The submitted plans for your commercial or multi-family project are under review with Fire & Emergency Services. Applications which only require conceptual plans will be reviewed to the appropriate level of detail for this stage of development planning.

Per the Department of Planning & Development Review, Final Subdivision Plat site plan and Building Permit architectural plan reviews require 100% construction drawings. When applicable, the following sheets should be noted in the Table of Contents of the plan set. Any symbols, fire lines, hydrants, etc. pertaining to our review should be in noted in red.

- Site Layout
- Utility Layout
- First Floor Plan
- Life Safety Plan
- Roof Plan
- Elevation Drawings

Please respond to the checklist items below **and include the corresponding sheet number when asked to provide locations** to expedite our review process. Further discussion may be necessary to provide approval from this department on your application's plans.

We reserve the right to change or amend our decisions should new evidence be discovered, site conditions change during the review period, or revisions on subsequent submissions for this application modify previously approved items which fall within our scope of review.

We look forward to working with you to design a safe project for our city's residents and visitors.

Office of the Fire Marshal
City of Richmond Fire Department
201 East Franklin Street
Richmond, VA 23219



FD LETTERHEAD
FIRE & EMERGENCY PLAN REVIEW CHECKLIST

Project Summary

1. Is this new construction or a rehabilitation project?
The proposed SUPA will authorize the construction of one (1) single-family detached dwelling.
2. What is the height of the building(s)? How many stories?
Two (2) stories.
3. Is there an accessory parking garage or parking garage levels?
No
4. Are any levels below street level or below grade?
No

Building Occupant Egress

5. Provide locations of roof access points on the plans.
N/A
6. If there is a basement or floors below street level, provide locations for egress on the plans.
N/A
7. For projects with 6 stories or more, stairways must be noted with compass directions (North, South, etc.) and the inside of stairwells must note each floor number.
N/A
8. If a fire escape is part of the structure, it must be inspected by a design engineer and necessary repairs or replacements must be made before a Certificate of Occupancy can be issued.
N/A

Suppression Systems

9. A temporary standpipe is required on site during construction. Its operative should be on the finished floor below the next floor being constructed. Provide the location on the plans.
N/A
10. Alarm panel box. This must be in the first-floor lobby area on the street address side of the building. Provide location on the plans.
N/A
11. Knox-Box® Rapid Entry System. One is required on any new construction or renovated enclosed multi-story building. Provide the location on the plans.
N/A
12. Fire pump(s). Provide the location on the plans.
N/A
13. Command Center. This needs to be clearly marked outside of the door. Provide the location on the plans.
N/A
14. Sprinkler shut off valve. Provide the location on the plans.
N/A
15. Sprinkler connections. There should be two on either side of the building. Provide the location on the plans.
N/A



FD LETTERHEAD

Hydrants & Fire Department Connections

16. More than one hydrant may be required to support the project. How many existing hydrants are near the project? How many are proposed? Provide the locations on the plans.

N/A

17. The dedicated hydrant should be public. Special circumstances may allow for a private hydrant if an ISO Class 1 Rating can be maintained and the Department of Public Utilities approves of it. A private hydrant must also be maintained in accordance with NFPA 291 and the current Virginia Statewide Fire Prevention Code.

N/A

18. The FDC for each building. Provide the location on the plans. Signage is required around it (i.e. FDC Connection, No Parking) and curbing before it must be painted yellow. We highly recommend a Knox FDC secure system to safeguard the sprinkler system.

N/A

19. The FDC should be at least 50 feet from its dedicated hydrant, but no more than 100 feet.

N/A

Emergency Vehicle Access to Site

20. New construction projects require at least (2) two roads for emergency vehicles *to access the site* and shall comply with Chapter 5 of Statewide Virginia Fire Prevention Code Fire Service Features.

This site is accessible by public streets; as such, these public roads satisfy Chapter 5 of the Statewide Virginia Fire Prevention Code Fire Service Features.

21. Proposed or improved road surfaces used for emergency access must be able to support a minimum weight of 75,000 lbs.

This site is accessible by public streets; as such, these public roads will support the minimum weight.

22. Proposed or improved road surfaces used for emergency access must be at least 20 feet in width. In some cases, 27 feet may be required.

This site is accessible by public streets; as such, these public roads are of sufficient width.

23. Curb cuts into and around the site for emergency access must support a fire apparatus turning radii of 36' inside and 52' outside.

This site is accessible by public streets.

24. New construction projects may require *access to all sides of the building* for emergency vehicles.

N/A

Environmental Concerns

25. Are you aware of any underground storage tanks (USTs) or above ground storage tanks (ASTs) which currently hold, or may have at one time held, flammable or combustible substances? If any are discovered during land disturbance, excavation, or construction activities, they must be immediately reported to the Fire Marshal's Office. A permit is required before removal or abandonment. All documents pertaining environment reports shall be forwarded to the Fire Marshal's Office.

Noted. The owner is not currently aware of any such tanks.

26. Are you aware of any environmental concerns that need to be mitigated before construction, i.e. leaks, spills, etc.?

No, The owner is not currently aware of any environmental concerns.

27. Will this project involve any rock blasting? A rock blasting permit shall be obtained from the Fire Marshal's Office.

No, this project will not involve any rock blasting.



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

Special Use Permit Amendment

LOCATION: 5204 Campbell Avenue

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 7

PROPOSAL: To amend and authorize the special use of the property known as 5204 Campbell Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

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

