

INTRODUCED: April 28, 2025

AN ORDINANCE No. 2025-096

To authorize the special use of the properties known as 2916 Semmes Avenue and 2918 Semmes Avenue for the purpose of one single-family detached dwelling and one two-family detached dwelling, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 27 2025 AT 6 P.M.

WHEREAS, the owner of the properties known as 2916 Semmes Avenue and 2918 Semmes Avenue, which are situated in a R-6 Single-Family Attached Residential District, desires to use such properties for the purpose of one single-family detached dwelling and one two-family detached dwelling, which use, among other things, is not currently allowed by section 30-412.4, concerning lot area and width, density and unit width, 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

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JUN 2 2025 REJECTED: _____ STRICKEN: _____

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 ordinance, the properties known as 2916 Semmes Avenue and 2918 Semmes Avenue and identified as Tax Parcel Nos. S000-1133/019 and S000-1133/001, respectively, in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Division of Lots 9 & 10, Block ‘44’, ‘Woodland Heights,’ in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated June 3, 2024, 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 one single-family detached dwelling and one two-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Sketch Showing the Proposed Improvements on Lots 9R & 10R, Block ‘44’, ‘Woodland Heights,’ in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated December 18, 2024, and “S.U.P. for New 2-Story, Single-Family Detached House in Richmond’s Woodland Heights Neighborhood, 2916 Semmes Ave. House, New Lot at 2918 Semmes Avenue, Richmond, Virginia 23225,” prepared by Chris Wolf Architecture, PLLC, and dated December 11, 2024, 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 one single-family detached dwelling and one two-family detached dwelling, substantially as shown on the Plans.

(b) No fewer than three off-street parking spaces 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.

§ 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.

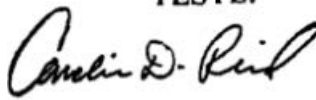
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions

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 1,096 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:

Carolin D. Reed
City Clerk



City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: March 6, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Mayor Avula (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Sabrina Joy-Hogg, Interim Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Planning & Economic Review

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

RE: To authorize the special use of the properties known as 2916 Semmes Avenue and 2918 Semmes Avenue for the purpose of one single-family detached dwelling and one two-family detached dwelling , upon certain terms and conditions.

.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize the construction of one single-family detached dwelling and to retain an existing two-family detached dwelling. The current parcels cannot meet underlying zoning codes regarding lot area and width, therefore, an SUP is required.

BACKGROUND: The property is located in the Woodland Heights Neighborhood, on the corner of West 30th Street and Semmes Avenue, in an R-6 Single-Family Attached zoning district. The future land use designation is Residential, which is defined as, “Neighborhood consisting primarily of single-family houses on large- or medium-sized lots...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. Primary Uses: Single-family houses, accessory dwell-

ing units, and open space. Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.” The surrounding neighborhood is zoned R-6 and R-5, with mainly single-family homes and some mixed-use buildings.

COMMUNITY ENGAGEMENT: The Woodland Heights Civic Association was notified. Additional community notification will take place after staff introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: April 28, 2025

CITY COUNCIL PUBLIC HEARING DATE: May 27, 2025

REQUESTED AGENDA: Consent

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

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, May 20, 2025

RELATIONSHIP TO EXISTING ORD. OR RES.: None

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

STAFF: Madison Wilson, Planner, Land Use Administration (Room 511) 646-5734

**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: 2916 and 2918 Semmes Avenue

Date: 12/20/2024

Tax Map #: S000-1133/001 and 019

Fee: _____

Total area of affected site in acres: .211 acres (9,176 square feet)

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

Zoning

Current Zoning: R-6 Single-Family Attached Residential

Existing Use: Two-Family Detached

Proposed Use

Construction of new single-family detached dwelling (2916 Semmes Ave.) and retain two-family detached dwelling (2918 Semmes Ave.)

Existing Use: Two-Family Detached

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources

Mailing Address: 530 E Main Street, Suite 730

City: Richmond

State: VA

Zip Code: 23219

Telephone: (804) 874-6275

Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: 2918 Semmes Avenue, LLC

If Business Entity, name and title of authorized signee: Mark Baker, Owner

(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: 3018 Semmes Avenue

City: Richmond

State: VA

Zip Code: 23225

Telephone: (804) 874-6275

Fax: ()

Email: markbaker@bakerdevelopmentresources.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)



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 East Main Street APARTMENT NO/SUITE 730
APPLICANT'S NAME: Mark Baker EMAIL ADDRESS: see below
BUSINESS NAME (IF APPLICABLE): Baker Development Resources
SUBJECT PROPERTY OR PROPERTIES: 2916 and 2918 Semmes 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: 2918 Semmes Avenue LLC
PROPERTY OWNER ADDRESS: 3018 Semmes Avenue, Richmond VA 23225
PROPERTY OWNER EMAIL ADDRESS: markbaker@bakerdevelopmentresources.com
PROPERTY OWNER PHONE NUMBER: 804-874-6275
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.

APPLICANT'S REPORT

December 30, 2024

As amended January 24, 2025

Special Use Permit Request

2916 and 2918 Semmes Avenue, Richmond, Virginia

Map Reference Numbers: S000-1133/001 and 019

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, VA 23219

Introduction

The applicant is requesting a special use permit (the "SUP") for the properties known as 2916 and 2918 Semmes Avenue (the "Property"). The SUP would authorize the construction of one new single-family detached dwelling at 2916 Semmes Avenue in addition to the existing two-family detached dwelling at 2918 Semmes Avenue. While both the single-family detached and two-family detached uses are permitted by the underlying R-6 Single Family Attached Residential zoning district, lot area and width requirements cannot be met. Therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southern line of Semmes Avenue between W 28th and W 29th Streets. The Property includes two lots that are referenced by the City Assessor as tax parcels S000-1133/001 (2918 Semmes Avenue) and 019 (2916 Semmes Avenue). 2918 Semmes Avenue is improved with a two-family detached dwelling, which was built in 1916 and an accessory garage. 2916 Semmes Avenue is unimproved and is tied to 2918 Semmes Avenue from a zoning perspective for the purpose of meeting required lot area and width. The Property, including both lots, is 62 feet in width and contains approximately 9,176 square feet of lot area. Both lots are afforded access to the rear via an east-west public alley. 2918 Semmes is also a corner lot with frontage on W 30th street, from which the accessory garage is accessed.



The properties in the immediate vicinity are developed with a mix of single-family and two family detached dwellings. The adjacent dwelling to the east is a two-family detached dwelling; further east lie single-family detached dwellings. Immediately across 30th Street to the west lie three two-family dwellings along with single-family detached dwellings. Properties to the north, across Semmes Avenue, and to the south, across the alley, are generally improved with single-family

detached dwellings. All the surrounding dwellings are typically two stories in height and exhibit a range of architectural styles.

EXISTING ZONING

The Property and all other properties long the northern and southern frontages of Semmes Avenue withing the Semmes Avenue corridor are zoned R-6 Single-family Attached Residential. The R-6 district permits both proposed uses – single-family and two-family detached dwellings. Properties to the south, across the alley, are zoned R-5 Single-family Residential.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) is supportive of the request. The Master Plan future land use plan recommends “Residential” use for the Property. This future land use designation allows for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This includes single-family and two-family dwelling uses in this context. Single-family dwellings are contemplated as a primary use and two-family dwellings are contemplated as a secondary use within this designated area along great streets (p. 54). Semmes Avenue is designated a Great Residential Street by the Street Typologies Map.

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, including:

- 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.”
- Amend the Zoning Ordinance to allow accessory dwelling units in all residential zones to allow for in-law apartments. (Inclusive Housing)
- 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.”
- 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 well-served by public transportation by virtue of the GRTC system. It is located directly across 30th Street from Bus Stop 2178 (30th and Semmes) and one block from Bus Stop 2179 (31st and Semmes). These stops are serviced by Routes 2A and 2B and provide connection west and south toward Forest Hill, Jahne Road, and Midlothian Turnpike, they also provide connection east and north to the central transfer station providing connections throughout the City. Bus service beginning at 26th Street, three blocks from the property, constitutes an enhanced transit corridor from a Master Plan perspective by virtue of the frequency of stops.

Proposal

PROJECT SUMMARY

The SUP would authorize the construction of one new single-family detached dwelling at 2916 Semmes Avenue in addition to the existing two-family detached dwelling at 2918 Semmes Avenue, which would be retained.

PURPOSE OF REQUEST

The Property, including both lots, is 62 feet in width and contains approximately 9,176 square feet of lot area. 2918 Semmes Avenue is improved with a two-family detached dwelling while 2916 Semmes Avenue is unimproved. Despite the property including two subdivision lots, 2916 and 2918 Semmes are tied together from a zoning perspective for the purpose of meeting required lot area and width. This request would allow 2916 to be developed independently from 2918 Semmes Avenue. The owner is proposing to construct a new single-family detached dwelling on 2916 Semmes Avenue and to retain the existing two-family detached dwelling at 2918 Semmes Avenue. While both dwelling uses are consistent with the goals of the Richmond 300 Master Plan and permitted uses within the underlying R-6 zoning district, lot width and area requirements would not be met. Therefore, in order to permit the proposed development, a SUP is required.

In exchange for the SUP, the intent of this request is to ensure the development of a high-quality infill single-family dwelling while retaining a mix of housing types that complement the existing diverse housing in the area. 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/DESIGN

The proposed new single-family detached dwelling would be constructed at 2916 Semmes Avenue which is approximately 24.8 feet in width and 3,670 square feet in lot area. The two-family dwelling would be retained at 2918 Semmes, which is approximately 37.2 feet in width and 5,506 square feet in lot area. The R-6 district requires 50' of lot width and 5,000 square feet of lot area for single-family dwellings and 60' of lot area and 6,000 square feet of lot area for two-family dwellings, which are not met.

At two stories, the proposed single-family dwelling is comparable in height with the other structures on the block. The proposed dwelling would feature modern design details, such as vertical siding on the front façade, while still remaining compatible with the adjacent dwellings. As a result, the structure would acknowledge the needs of the modern homebuyer while remaining sensitive to the historic fabric of the neighborhood. The gabled front over a front bay responds well to the full-gable roofs of both the adjacent dwellings and the recessed covered entryway and balcony provides a modern take on the covered entry of the adjacent 2916 Semmes Avenue. The exterior design is consistent with the Richmond 300 Master Plan which recommends the City "allow and encourage a variety of architectural styles."

The proposed dwelling would be approximately 18.67 feet in width and would include approximately 2,540 square feet of floor area as depicted on the attached plans. The floor plan includes four bedrooms and two-and-one-half bathrooms. The proposed floor plans are modern and are designed to meet the needs of the market with an open kitchen and living area at the rear of the first floor. At the same time, at the front of the first floor, the side-hall design with discrete den/front parlor and dining room, as well as pocket doors, provides for a more traditional feel at the entry. The second floor includes four spacious bedrooms including a primary suite with en suite bathroom, walk-in closet, and balcony. **Included in this request is the ability to reduce the dwelling depth in order to achieve a floor plan including a minimum of 2,000 Square feet and containing a minimum of 3 bedrooms and 2-and-one-half baths.**

Parking is proposed at the rear of both properties. Two surface parking spaces would be provided at the rear of 2916 Semmes Avenue and one surface parking space would be located at the rear of 2918 Semmes Avenue, all of which would be accessed from the east-west alley.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 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 SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are consistent with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for new development to occur in a manner that is both of quality as well as consistent with the neighborhood. The improvement of the Property in conjunction with the high quality/benefits provided by the SUP will provide

positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

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

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The traffic generation for one dwelling unit will be negligible in the context of Semmes Avenue, which is designated as a Federal Highway (U.S. Route 60). As such, the SUP will not create 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 SUP will not tend to overcrowd the land or create an undue concentration of population. The request is reflective of the existing development pattern.

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

The SUP 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.

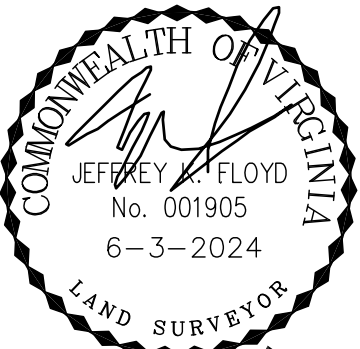
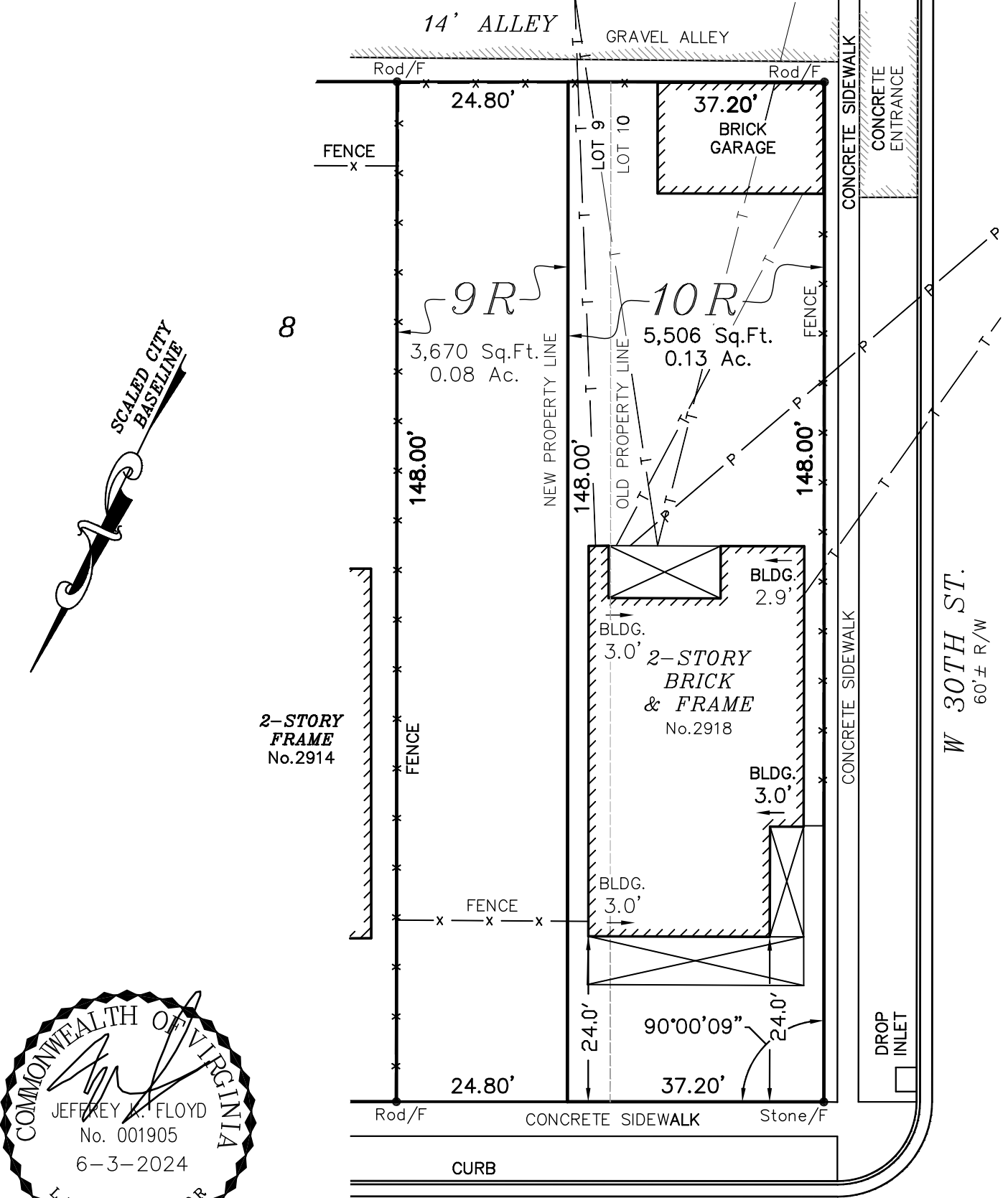
- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The massing of the proposed structures is similar to what the underlying zoning district and feature regulations applicable to single-family detached dwellings allow for by-right on lots of comparable size. As it relates to adjacent properties, normal side yard setbacks and the building code would be met.

Summary

In summary we are enthusiastically seeking approval for the construction of one single-family detached dwelling at 2916 Semmes Avenue and the retention of the existing two-family dwelling at 2918 Semmes Avenue. The SUP represents an ideal, small-scale urban infill development for this location that is mindful of its surroundings. It would create a new homeownership opportunity while continuing to contribute to a diverse range of housing opportunities in the area by virtue of the two-family attached dwelling units. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a high-quality single-family dwelling consistent with Master Plan guidance.

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 6-3-2024 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
COPYRIGHT © VIRGINIA SURVEYS
All rights reserved.

SEMMES AVE
86'± R/W

*MAP SHOWING THE DIVISION
OF LOTS 9 & 10, BLOCK "44",
"WOODLAND HEIGHTS"
IN THE CITY OF RICHMOND, VA.*

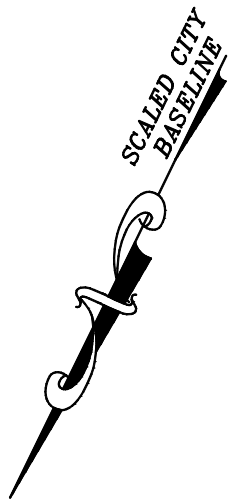
DATE: 6-3-2024

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 240516298

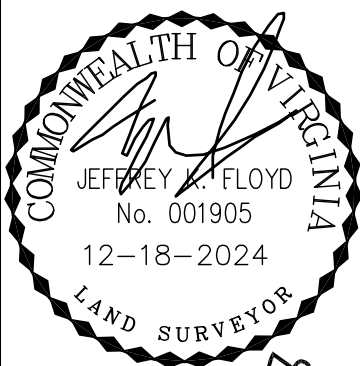


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(CE)
GRAVEL
CONSTRUCTION
ENTRANCE /
OFF-STREET PARKING

●●●●●
MULCH BED WITH
3 GALLON MIN.
LANDSCAPING

□□
SUPER CANS
WITH SCREENING
< 5' TALL
OPEN 1 SIDE



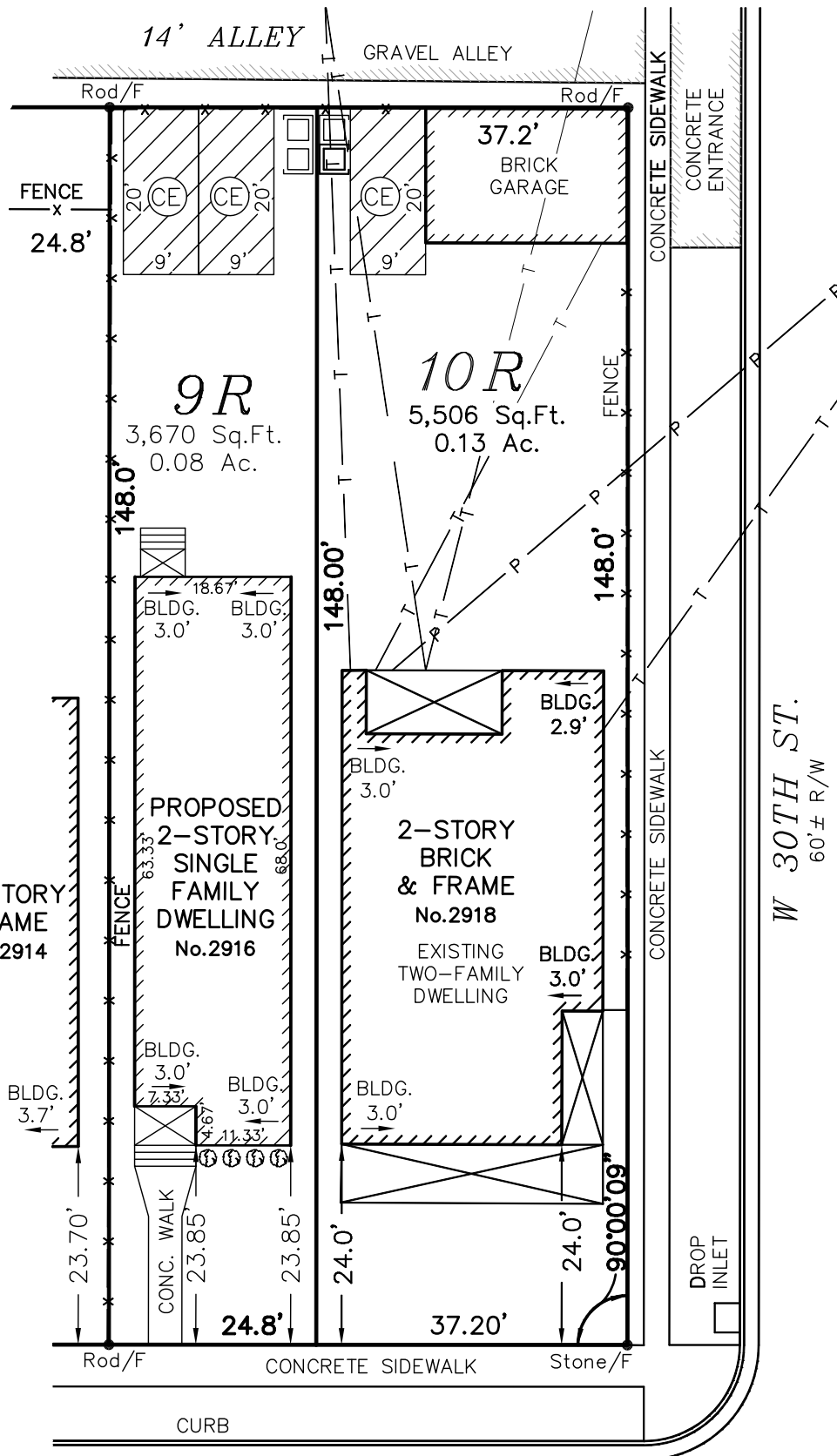
Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481

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SEMME'S AVE
86'± R/W

SKETCH SHOWING THE PROPOSED
IMPROVEMENTS ON
LOTS 9R & 10R, BLOCK "44",
"WOODLAND HEIGHTS"
IN THE CITY OF RICHMOND, VA.

DATE: 12-18-2024

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 240516298



PROJECT CONTACTS:

DEVELOPER:
2918 SEMMES AVENUE, LLC
CONTACT: MARK BAKER
804-874-6275

ARCHITECT:
CHRISTOPHER WOLF
IRIS WOLF ARCHITECTURE, PLLC
804-514-7644

S.U.P. FOR NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD

2916 SEMMES AVE. HOUSE

NEW LOT AT 2918 SEMMES AVENUE
RICHMOND, VIRGINIA 23225

S.U.P. FOR NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE
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2916 SEMMES AVE. HOUSE

NEW LOT AT 2918 SHELLES AVENUE
RICHMOND, VIRGINIA 23225

DRAWING INDEX

DRAWINGS

[illegible]

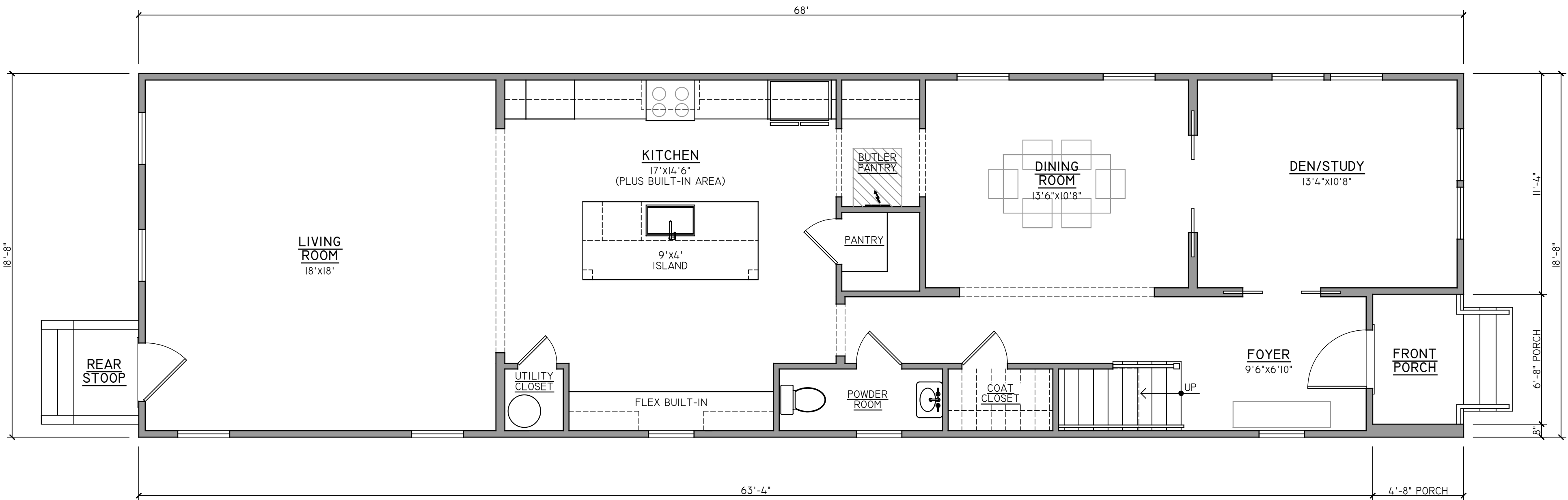
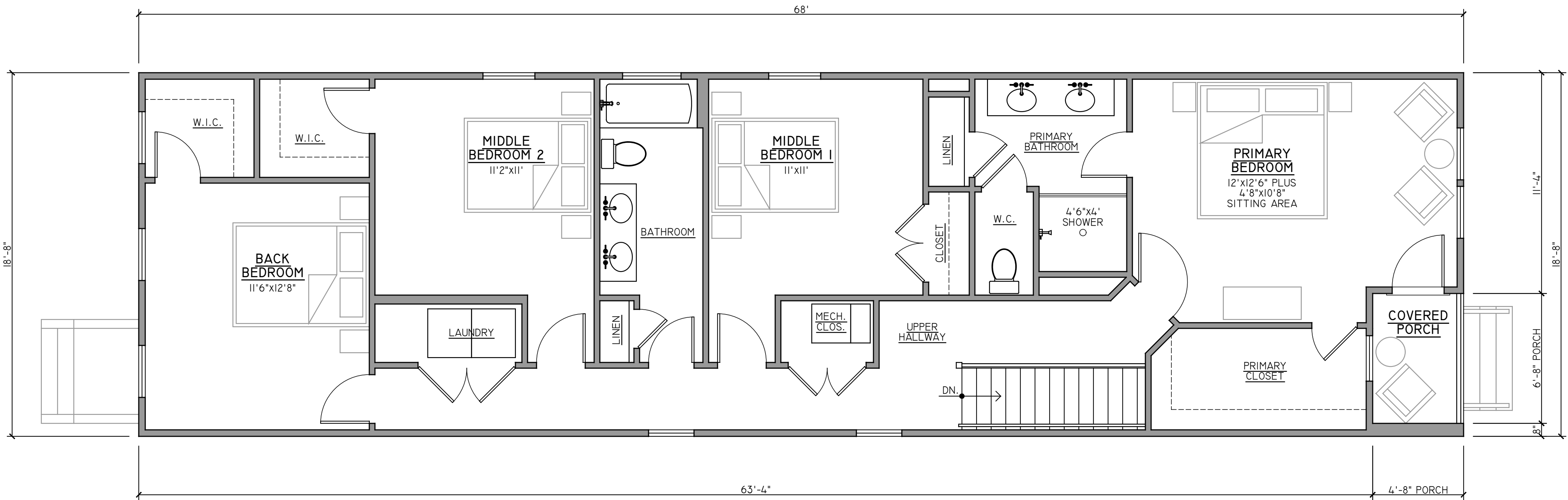
NOT FOR
CONSTRUCTION

SET/REVISION:
INITIAL S.U.P.
SUBMITTAL SET

DATE/MARK:
12.11.2024

COVER SHEET

CS



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FIRST & SECOND
FLOOR PLANS
AI.1

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PAVED FOUNDATION	THRU-COLOR GRAY/BLACK
02	FRONT MAIN SIDING - FIBER-CEMENT BOARD & BATTEN	PAINTED - COLOR T.B.D.
03	FRONT DOOR AREA SIDING - FIBER-CEMENT LAP SIDING OR WOOD/WOOD-LOOK SHIPLAP	NATURAL WOOD LOOK
04	REAR PORTION SIDING - FIBER-CEMENT HORIZONTAL LAP (7" EXPOSURE)	PAINTED - COLOR T.B.D.
05	FIBER-CEMENT TRIM	PAINTED - COLOR T.B.D.
06	FIBER-CEMENT SOFFITS	PAINTED - COLOR T.B.D.
07	PARTIAL GLASS ENTRY DOORS	PAINTED - COLOR T.B.D.
08	VINYL WINDOWS - SEE SCHEDULE	FACTORY FINISH - COLOR T.B.D.
09	FRONT PORCH FLOOR/STAIRS - FIBER-CEMENT WRAP OVER WOOD FRAMING	PAINTED - COLOR T.B.D.
10	FRONT PORCH MODERN-STYLE METAL RAILINGS	PAINTED BLACK
11	REAR DECK- P.T. WOOD DECK, STAIRS, & DECKING	NATURAL TREATED WOOD
12	ASPHALT SHINGLE ROOFS	PRE-FINISHED BLACK / DARK GRAY

EXTERIOR FINISH NOTES:
1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS U.N.O..
2. GRADES SHOWN APPROXIMATE. V.I.F..
3. SEE SPECIFICATIONS BY DEVELOPER. VERIFY ALL MATERIAL & COLOR SELECTIONS WITH DEVELOPER.

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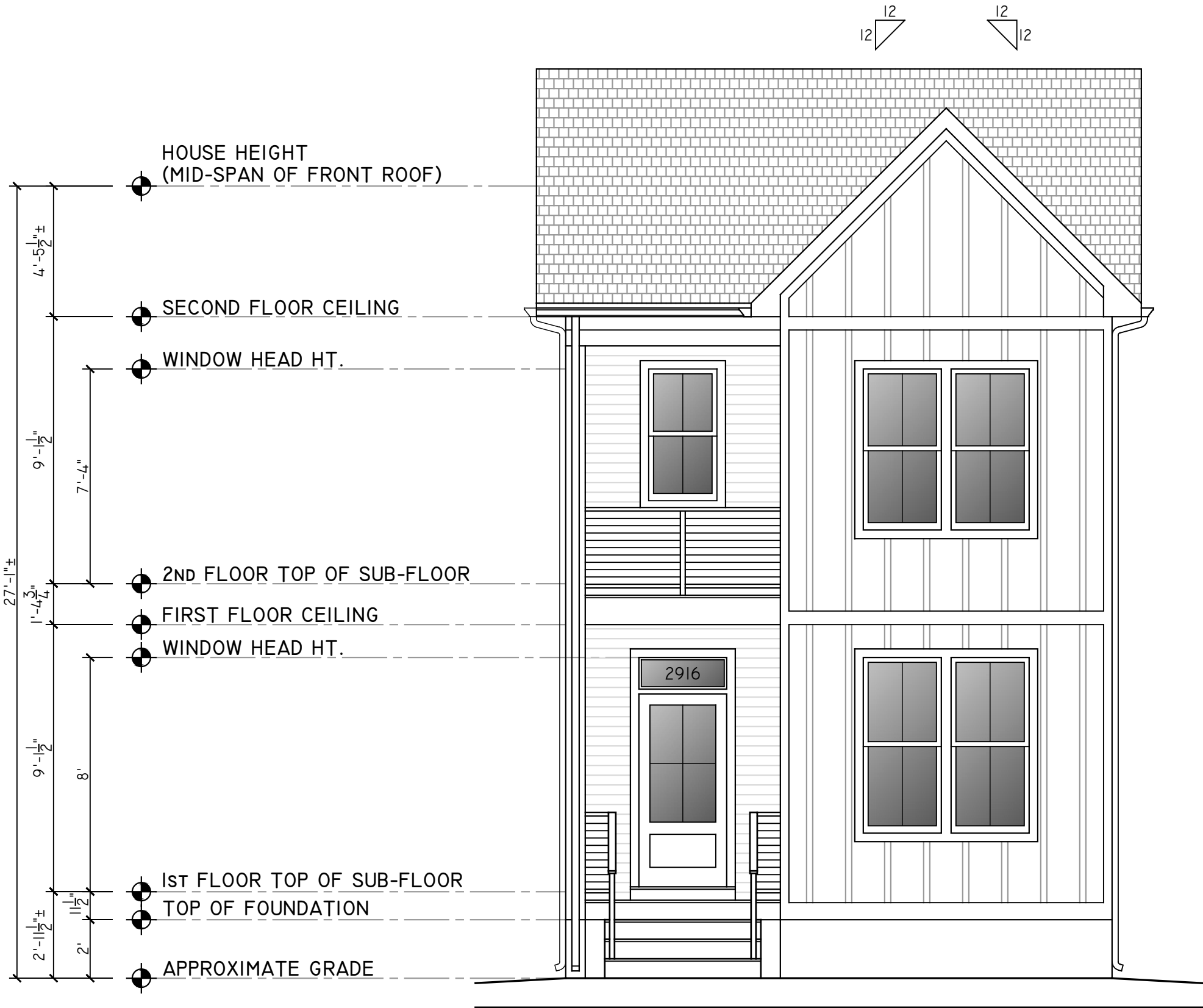
DATE/MARK:
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FRONT & REAR
EXTERIOR ELEVATIONS

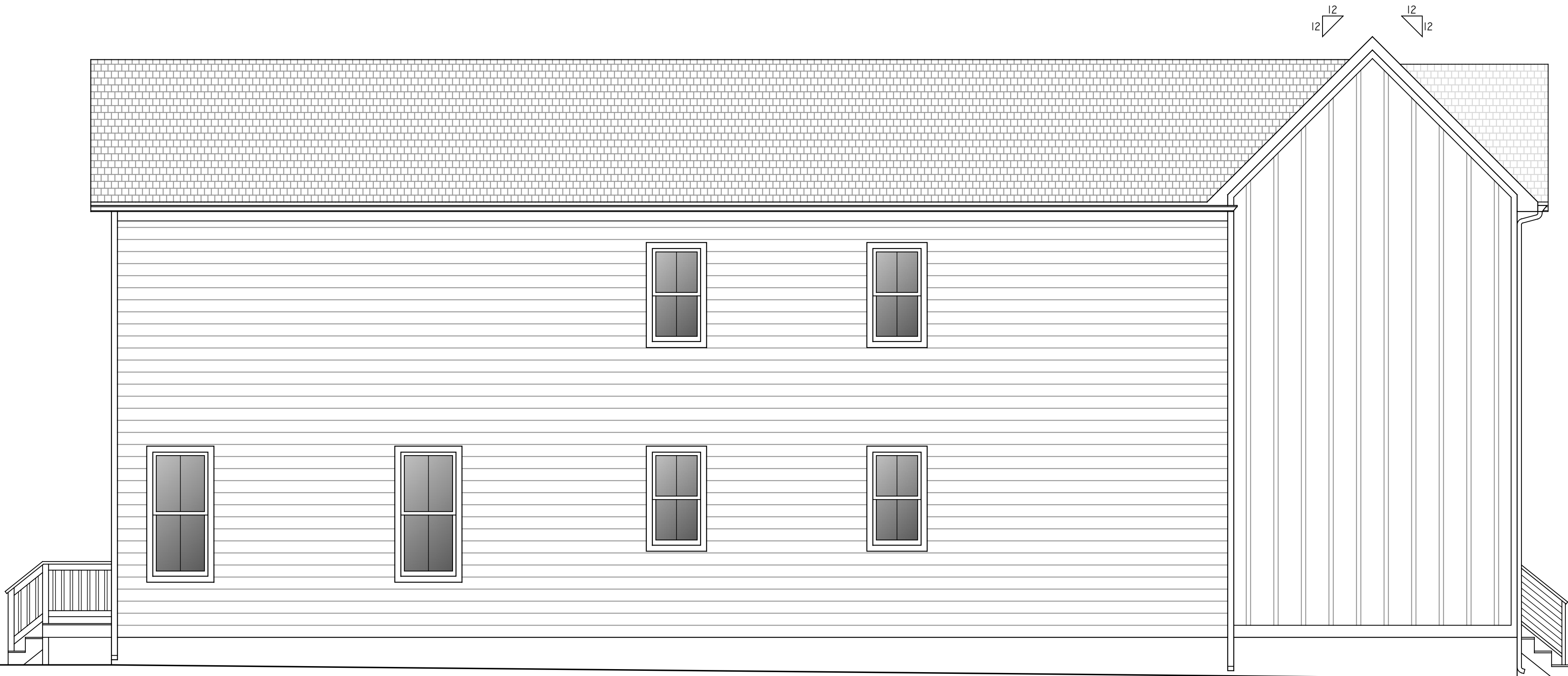
A2.1



02 | REAR ELEVATION
1/4" = 1'



01 | FRONT ELEVATION
1/4" = 1'



01 | LEFT SIDE ELEVATION

1/4" = 1'

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LEFT SIDE
EXTERIOR ELEVATION

A2.2



01 | RIGHT SIDE ELEVATION
1/4" = 1'

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RIGHT SIDE
EXTERIOR ELEVATION

A2.3