

INTRODUCED: June 23, 2025

AN ORDINANCE No. 2025-152

To authorize the special use of the property known as 2300 Ingram Avenue for the purpose of up to seven single-family attached dwellings, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Danny Avula (By Request)

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

PUBLIC HEARING: JUL 28 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 2300 Ingram Avenue, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of up to seven single-family attached dwellings, which use, among other things, is not currently allowed by section 30-410.1 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 congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED: \_\_\_\_\_ REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

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 2300 Ingram Avenue and identified as Tax Parcel No. S000-0865/019 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Improvements on #2300 Ingram Avenue, Being PID: S000-0865/019, City of Richmond, Virginia,” prepared by Balzer & Associates, and dated March 18, 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 up to seven single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2300 Ingram,” prepared by Gradient, and dated February 4, 2025, “2300 Ingram Ave,” prepared by JJM Associates, and dated February 3, 2025, and “2300 Ingram Ave,” prepared by fultz & singh, and dated February 5, 2025, 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 up to seven single-family attached dwellings, substantially as shown on the Plans.

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

(c) All building materials, elevations, and site improvements, including landscaping,

shall be substantially as shown on the Plans.

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

(e) Prior to the issuance of any building permit for the Special Use, the establishment of up to seven residential lots, and one private easement, 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) The Owner shall make improvements within the right-of-way, including the installation of street trees and sidewalk along Ingram Avenue and Mason Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

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

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

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

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (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.

# City of Richmond

## Intracity Correspondence

### O&R Transmittal

**DATE:** April 15, 2025

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

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

(This in no way reflects a recommendation on behalf of the Mayor)

**THROUGH:** Sharon L. Ebert, Interim Chief Administrative Officer

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

**RE:** To authorize the special use of the property known as 2300 Ingram Avenue for the purpose of seven single-family attached dwellings, upon certain terms and conditions.

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

**PURPOSE:** The applicant is requesting a Special Use Permit to authorize seven single-family attached dwellings within an R-5 Single-Family Residential District. Single-family attached dwellings are not permitted within the R-5 District. A Special Use Permit is therefore required.

**BACKGROUND:** The property is located in the Oak Grove neighborhood on Ingram Avenue between Mason and Midland Streets. The property is currently a 9,053 sq. ft. (.20 acre) vacant 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 a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." (p. 80)

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.

Adjacent properties are located within the same R-5 zone. The area is generally single-family residential, with a recently approved multifamily development one block to the east of the property. The density of the proposed is seven units upon .20 acres or 35 units per acre.



**COMMUNITY ENGAGEMENT:** The Oak Grove Neighborhood and Civic Associations were notified of the application; additional community notification will take place after introduction.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** Richmond 300 Master Plan

**FISCAL IMPACT:** \$400 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** June 23, 2025

**CITY COUNCIL PUBLIC HEARING DATE:** July 28, 2025

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission, July 15, 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



**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: \_\_\_\_\_ APARTMENT NO/SUITE \_\_\_\_\_

APPLICANT'S NAME: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

BUSINESS NAME (IF APPLICABLE): \_\_\_\_\_

SUBJECT PROPERTY OR PROPERTIES: \_\_\_\_\_

**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: \_\_\_\_\_

PROPERTY OWNER ADDRESS: \_\_\_\_\_

PROPERTY OWNER EMAIL ADDRESS: \_\_\_\_\_

PROPERTY OWNER PHONE NUMBER: \_\_\_\_\_

Property Owner Signature: Julius Bonade

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

*February 10, 2025*

*Special Use Permit Request  
2300 Ingram Avenue, Richmond, Virginia  
Map Reference Number: S000-0865/019*

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

## Introduction

The property owner is requesting a special use permit (the "SUP") for 2300 Ingram Avenue (the "Property"). The SUP would authorize the construction of seven new single-family attached dwellings on the Property. While the Property is uniquely situated on the corner and the single-family detached use is permitted by the underlying R-5 Single-Family Residential zoning district, the single-family attached use is not and, therefore, a SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southwest corner of Ingram Avenue and Mason Street and is referenced by the City Assessor as tax parcel S000-0865/015. The Property is 60' wide by 150' in depth, contains approximately 9,048 square feet of lot area, and is currently unimproved. Access is provided at the rear of the Property by means of an east-west alley.



The properties in the immediate vicinity are developed primarily with residential uses with a wide range of building forms. Single-family dwellings are the most common uses found in the area though religious, educational, and recreational uses can also be found nearby. Across Mason Street to the east is the old Oak Grove Elementary School property which has been permitted for a large apartment complex and new single-family attached dwellings.

## EXISTING ZONING

The Property and those to the north, east, south, and west are zoned R-5. Properties further west along Richmond Hwy are zoned B-3 and B-2 General and Community Business. Further east, beyond E 15th Street lies an M-1 Light Industrial Residential district.

## MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Residential” use 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. This designation also encourages developments that reinforce a gridded street pattern to increase connectivity. Single-family dwellings are a primary use in the Residential future land use designation (p. 54).

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.”
- 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 126 (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 permit the construction of seven, new single-family attached dwellings, configured as series of three and four, on the currently unimproved Property.

## PURPOSE OF REQUEST

The Property is approximately 60' in width along Ingram Avenue and 150' in width along Mason Street. The owner is proposing to split the parcel into seven discrete lots and construct seven new single-family attached dwellings, configured as series of three and four, on the Property. The new lots would be roughly 1,200 to 1,300 square feet of lot area. Three lots would front Ingram Avenue and four lots would front Mason Street. While the property is uniquely situated on a corner and the single-family use is permitted by the underlying R-5 zoning district, the attached use is not and, 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 high-quality infill dwellings that address the City's ongoing housing crisis while remaining consistent with the fee simple, single-family uses in the vicinity. Furthermore, 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

When complete, the proposed dwellings would be two stories in height and would include approximately 1,100 square feet of finished floor area. Each unit would contain three bedrooms and two-and-one-half bathrooms. The proposed floor plans are modern and efficient, with an open kitchen and living area on the first floor. The homes include high-quality façade designs that incorporate architectural elements from the existing homes while being modern and distinctive in order to create visual interest as recommended by Objective 4.1 (b) and (h) in the High Quality Places chapter of the Master Plan. Additionally, the exterior would be clad in a variety of high-quality and durable materials including cementitious siding and masonry. Importantly, despite the modern look and feel of the new dwellings, a wooden bench and gravel porch area in front of the dwellings would provide usable outdoor space for future owners and address the street. Lastly, the massing and scale of the proposed dwellings is designed to be compatible with nearby dwellings and off-street parking would be provided to the rear of each dwelling.

## Findings of Fact

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

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

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

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

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

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

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

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

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

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

The special use permit will not adversely affect the above referenced City services. To the contrary, the proposal will provide positive fiscal (tax) benefits that will 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 building is of compatible massing and spacing to 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 construction of the proposed single-family attached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality, infill residential development. The request offers compatibility with the City's Master Plan in terms of use. The request would upgrade the Property while maintaining a desirable variation in housing style and type in the vicinity. 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 street-oriented front porches along the Ingram Avenue and Mason Street. Finally, the quality assurances conditioned through the SUP would guarantee higher quality development than might otherwise be developed by right.



## 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?  
***Construction of seven (7) new, single-family attached dwellings, configured as series of 3 and 4.***
2. What is the height of the building(s)? How many stories? ***two 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.***

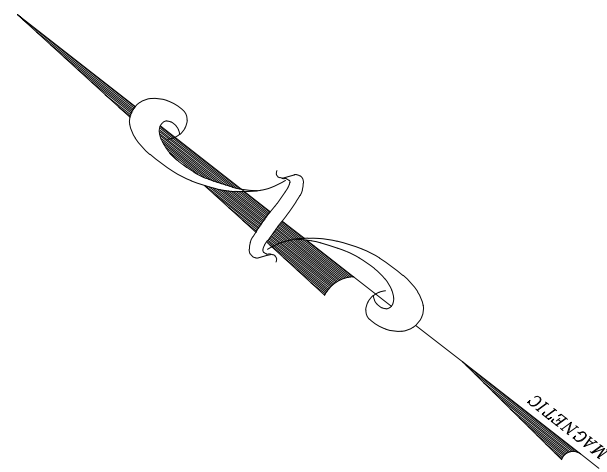
26. Are you aware of any environmental concerns that need to be mitigated before construction, i.e. leaks, spills, etc.?

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

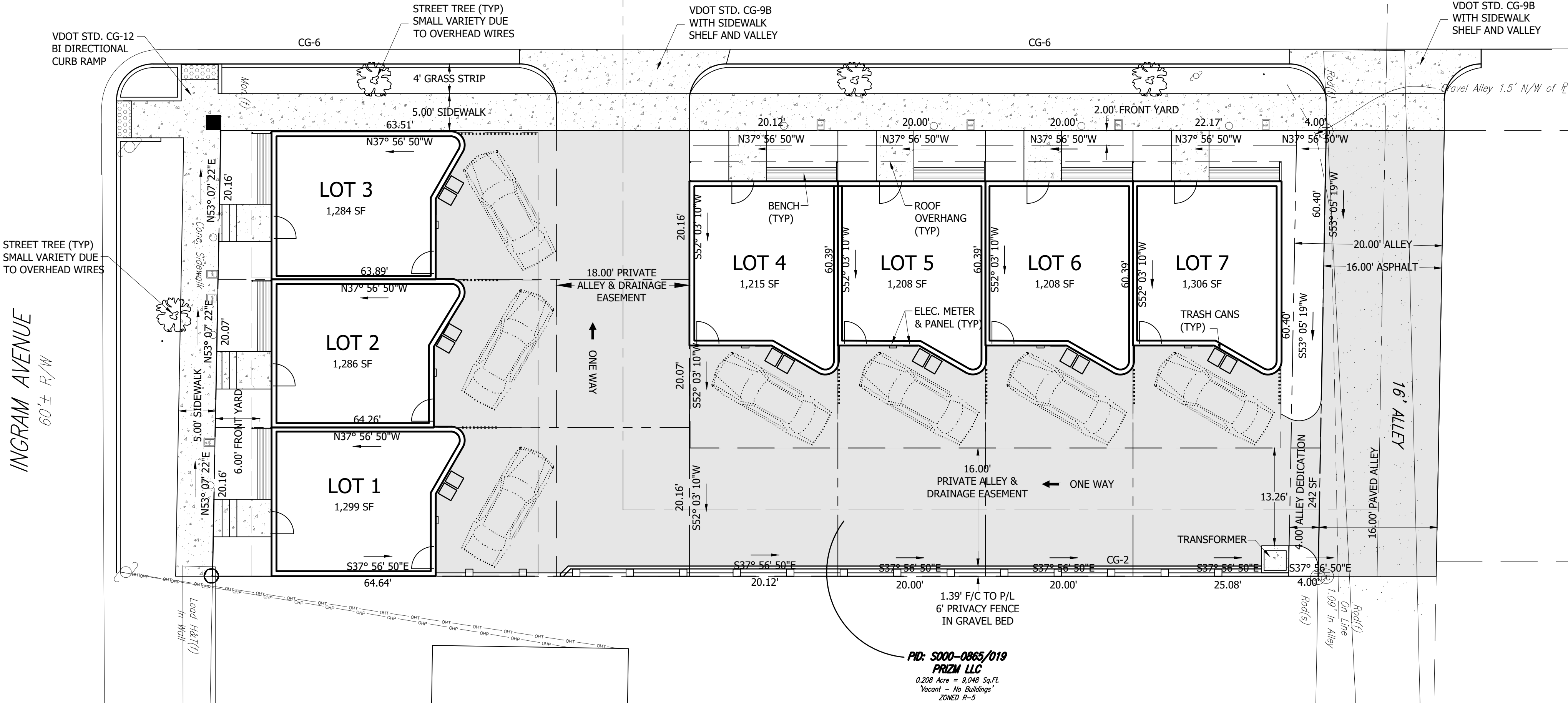
27. Will this project involve any rock blasting? A rock blasting permit shall be obtained from the Fire Marshal's Office.

***No, this project will not involve any rock blasting.***

2300 Ingram Subdivision Lot Area Calculations					
Lot #	Address	Lot Area	Lot Acreage		
LOT 1	2302 Ingram	1299.29	SF =	0.030	AC
LOT 2	2300.5 Ingram	1285.95	SF =	0.030	AC
LOT 3	2300 Ingram	1284.16	SF =	0.029	AC
LOT 4	101 Mason	1215.34	SF =	0.028	AC
LOT 5	103 Mason	1207.79	SF =	0.028	AC
LOT 6	105 Mason	1207.79	SF =	0.028	AC
LOT 7	107 Mason	1306.12	SF =	0.030	AC
Alley Dedication		241.65	SF =	0.006	AC
TOTAL:		9048.09	SF =	0.208	AC
		Avg lot =		1292.58	SF



MASON STREET  
50'± R/W



REVISIONS		DESCRIPTION
REV	DATE	

2300 INGRAM

Richmond, Virginia

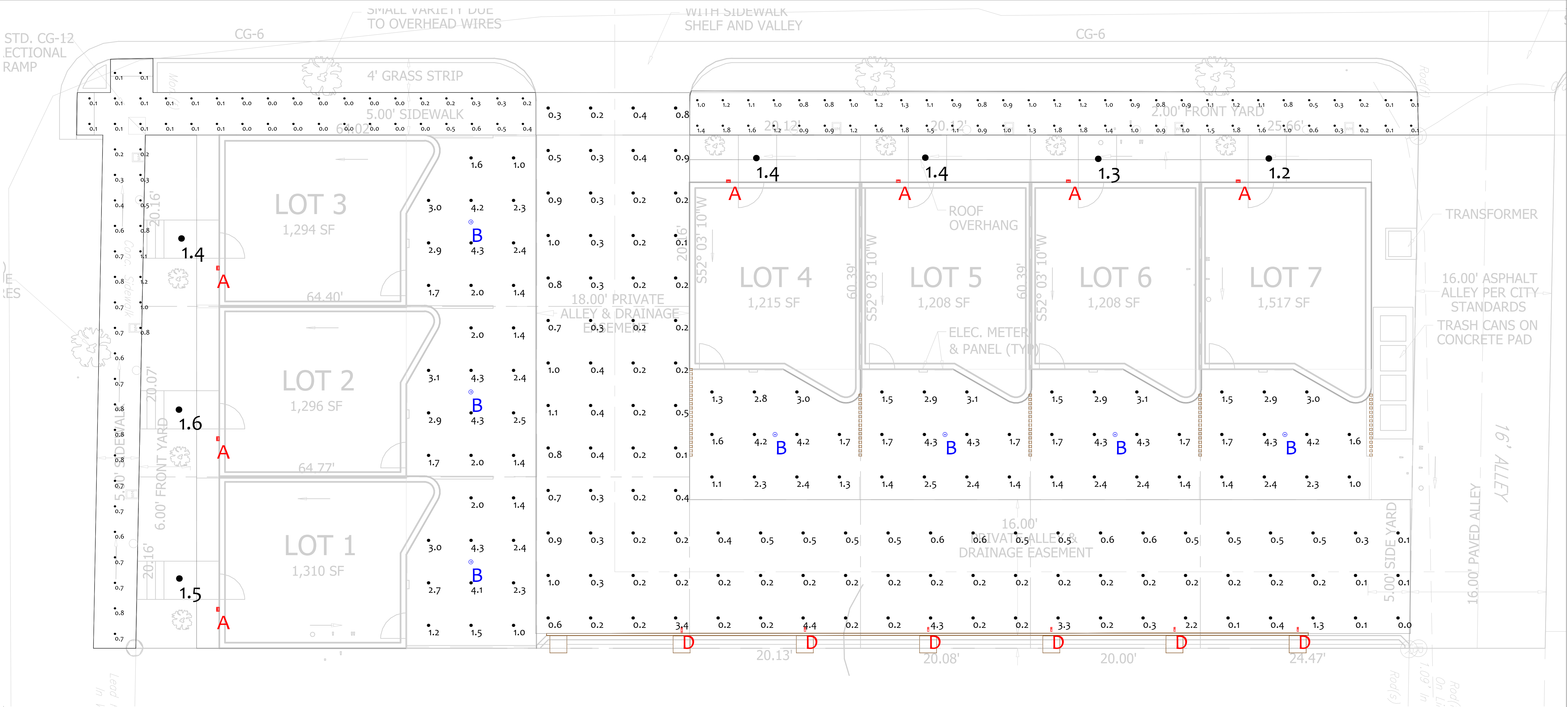
2300 Ingram Ave

DATE: 02.04.2025

SPECIAL USE PERMIT

C3.0

Project Number: 2420 ©Gradient 2025



Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking - Lots 1 - 3_Top	Fc	2.45	4.3	1.0	2.45	4.30
Parking - Lots 4 - 7_Top	Fc	2.42	4.3	1.0	2.42	4.30
Private Alley_Top	Fc	0.52	4.4	0.0	N.A.	N.A.
Sidewalk - Lot 1	Fc	1.50	1.5	1.5	1.00	1.00
Sidewalk - Lot 2	Fc	1.60	1.6	1.6	1.00	1.00
Sidewalk - Lot 3	Fc	1.40	1.4	1.4	1.00	1.00
Sidewalk - Lot 4	Fc	1.40	1.4	1.4	1.00	1.00
Sidewalk - Lot 5	Fc	1.40	1.4	1.4	1.00	1.00
Sidewalk - Lot 6	Fc	1.30	1.3	1.3	1.00	1.00
Sidewalk - Lot 7	Fc	1.20	1.2	1.2	1.00	1.00
Sidewalk - Lots 1-3_Top	Fc	0.36	1.2	0.0	N.A.	N.A.
Sidewalk - Lots 4-7_Top	Fc	1.01	1.8	0.1	10.10	18.00

Luminaire Schedule				
Tag	Symbol	Qty	Manufacturer	Catalog Number
A		7	Lumux Lighting Inc	WS250
B		7	COOPER LIGHTING SOLUTIONS - HALO	LTC608FS5B-930
D		6	Lumux Lighting	BL1000

NOTE: FIXTURES SHOWN ARE THE "BASIS OF DESIGN".



Excellence in Illumination  
Engineering Software  
Since 1984

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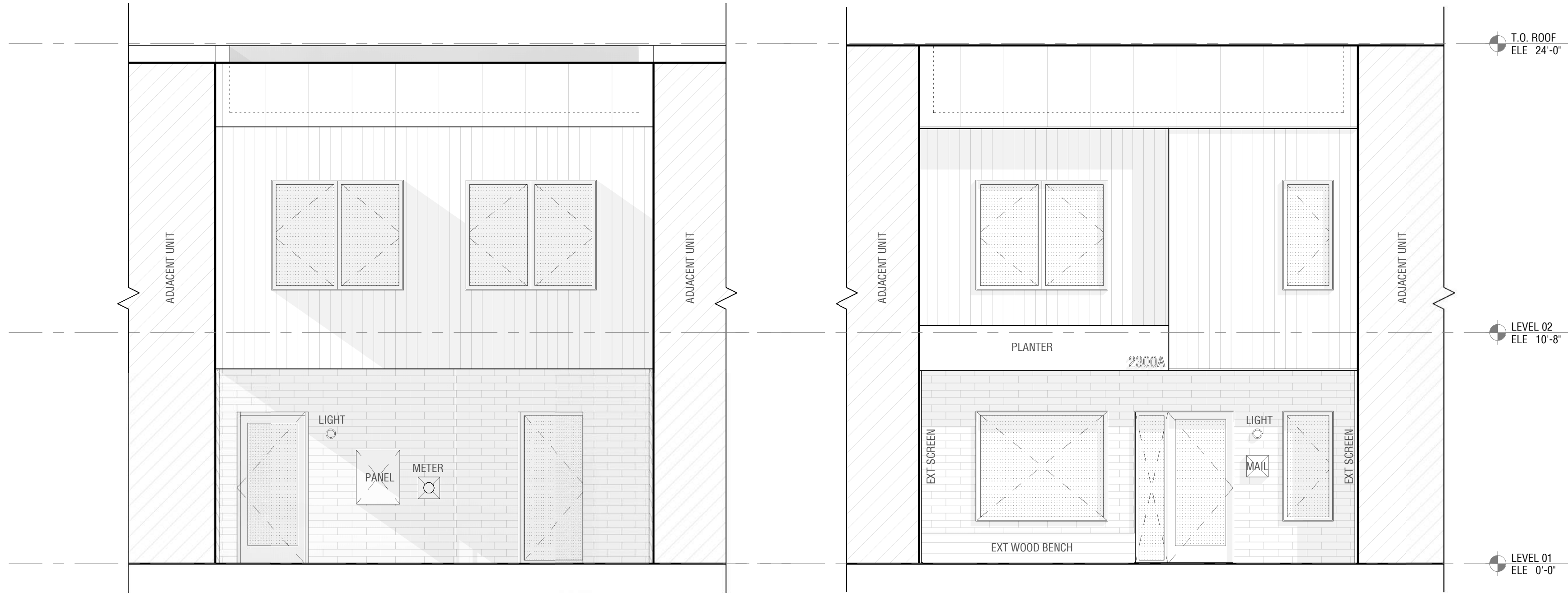
Revisions				
#	Date	Comments		

Drawn By: REASOR			
Checked By:			
Date: 2/3/2025			
Scale: 1/8" = 1'-0"			

2300 INGRAM AVE

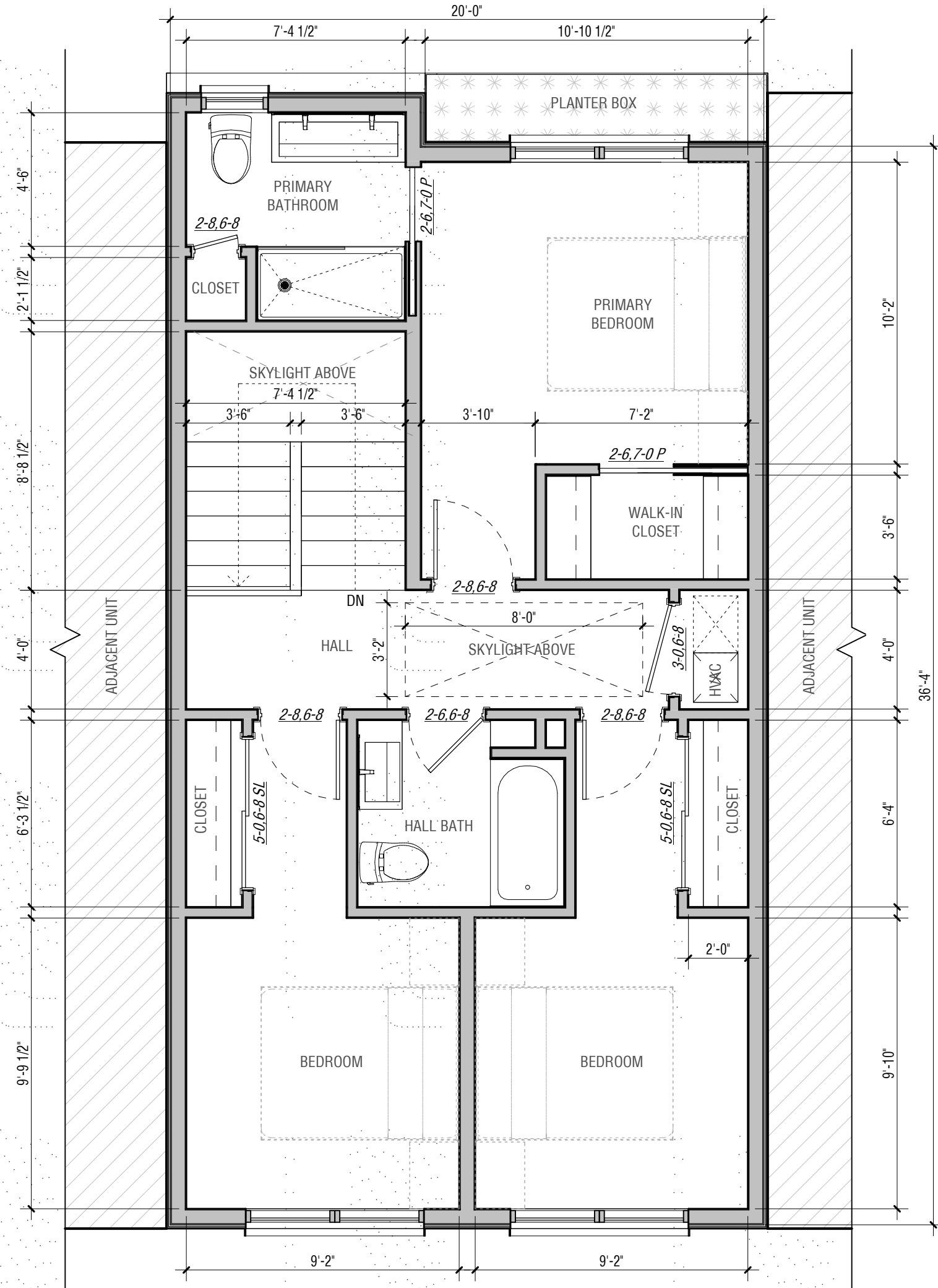
Page 1 of 1



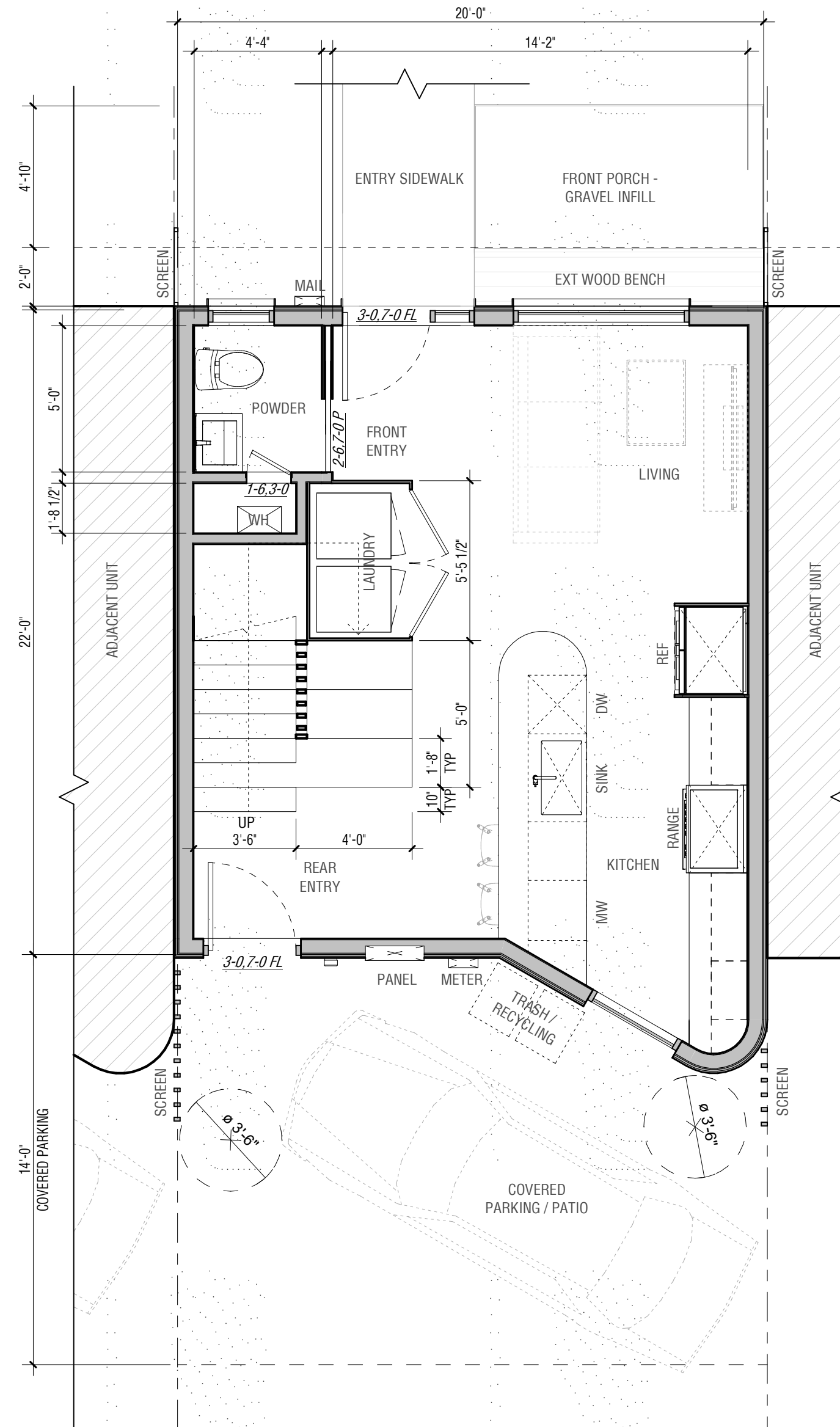


04 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

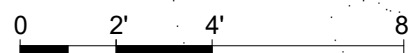
03 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



02 UPPER FLOOR PLAN  
SCALE: 1/4" = 1'-0"



01 GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION LEGEND

- MASONRY
- VERTICAL SIDING
- CAST-IN-PLACE CONCRETE
- METAL PANEL
- METAL MESH SCREEN

GENERAL SHEET NOTES

- ALL DIMENSIONS TO FACE OF FINISH WALL
- ALL DOOR JAMBS TO BE 4" FROM HINGE SIDE U.N.O.
- REFERENCE CIVIL SITE PLAN FOR EXTERIOR LAYOUT, NOTES AND DIMENSIONS
- REFERENCE LIGHTING PLAN FOR EXTERIOR LIGHTING LAYOUT

2300 INGRAM AVE

2300 INGRAM AVE - RICHMOND, VA 23224






PRELIMINARY  
NOT FOR CONSTRUCTION

#	REVISION	DATE
1	AS	
2	AS	
3	AS	
4	AS	
5	AS	
6	AS	
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9	AS	
10	AS	
11	AS	
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TYP. FLOOR PLANS AND  
ELEVATIONS

01



-  MASONRY
-  VERTICAL SIDING
-  CAST-IN-PLACE CONCRETE
-  METAL PANEL
-  METAL MESH SCREEN

## GENERAL SHEET NOTES

- 1 REFERENCE SHEET 01 FOR NOTES, DIMENSIONS, TYP CONDITIONS, ETC.  
2 REFERENCE EXTERIOR RENDERINGS FOR BASIS OF DESIGN FOR MATERIALITY  
3 REFERENCE CIVIL SITE PLAN FOR EXTERIOR LAYOUT, NOTES AND DIMENSIONS  
4 REFERENCE LIGHTING PLAN FOR EXTERIOR LIGHTING LAYOUT

[illegible]





1 INFORMATION IS PROVIDED FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

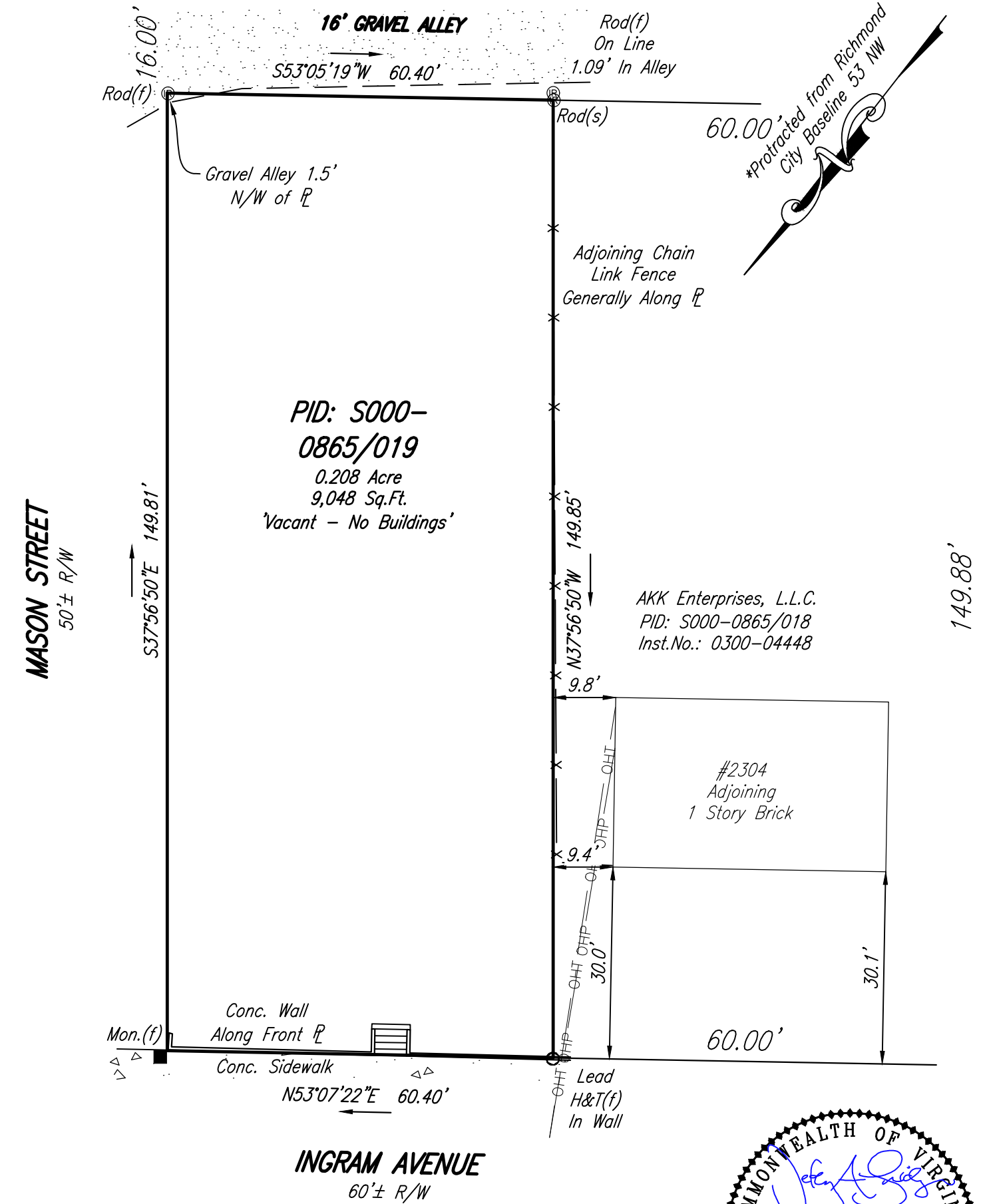
2 IN ALL CONDITIONS OR CASES WHERE CONFLICTING INFORMATION MAY  
OCCUR, 2D DRAWINGS TAKE PRECEDENCE.

3 ALL RENDERED INFORMATION SHALL BE CONSIDERED A VISUAL  
PLACEHOLDER FOR SPECIFIED MATERIALS, OPACITIES, PATTERNS, ETC.  
MATERIAL SELECTIONS AND CONFIRMATIONS SHALL ALWAYS BE MADE USING  
PHYSICAL SAMPLES

PRELIMINARY NOT FOR CONSTRUCTION			



This is to certify that this plat or map was prepared under my direction from an actual field survey without the benefit of a title report. Unless otherwise noted, to the best of my knowledge and belief all visible evidence of improvements, easements and apparent encroachments are shown hereon. Not all easements may be shown.

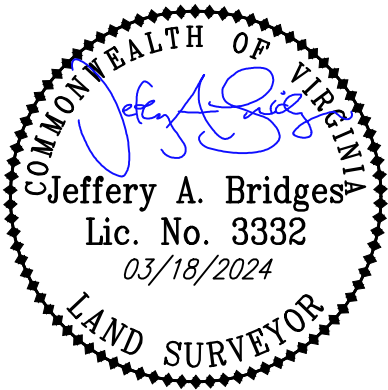


Current Owner(s):  
Juan Wilson  
PID: S000-0865/019  
Inst.No.: 2100-01200

RE: Prizm, LLC  
DATE: 03/18/2024  
SCALE: 1"=20'  
JOB NO.: 55240059.MS  
DRAWN BY: NWD  
CHECKED BY: JAB

IMPROVEMENTS ON  
#2300 INGRAM AVENUE  
BEING PID: S000-0865/019  
CITY OF RICHMOND, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY  
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc







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

**Special Use Permit**

**LOCATION:** 2300 Ingram Avenue

**APPLICANT:** Baker Development Resources

**COUNCIL DISTRICT:** 8

**PROPOSAL:** To authorize the special use of the property known as 2300 Ingram Avenue for the purpose of seven single-family attached dwellings, upon certain terms and conditions.

*For questions, please contact Alyson Oliver  
at 804-646-5789 or [alyson.oliver@rva.gov](mailto:alyson.oliver@rva.gov)*

