

INTRODUCED: November 12, 2024

AN ORDINANCE No. 2024-309

To authorize the special use of the property known as 5220 Euclid Avenue for the purpose of up to eleven single-family detached dwellings, under certain terms and conditions. (7th District)

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 9 2024 AT 6 P.M.

WHEREAS, the owner of the property known as 5220 Euclid Avenue, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of up to eleven single-family detached dwellings, which use, among other things, is not currently allowed by sections 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

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

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: DEC 9 2024 REJECTED: _____ STRICKEN: _____

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

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

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

§ 2. Grant of Special Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 5220 Euclid Avenue and identified as Tax Parcel No. E010-0105/030 in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Topographic Survey on the Lands of C & M Properties Richmond LLC,” prepared by Bowman Consulting Group, Ltd., and dated July 10, 2023, 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 eleven single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Site Plan Exhibit, 5215-5221.5 Euclid Ave, RSMP Plan,” prepared by Bowman, and dated August 8, 2024, “Euclid Model 2” and “Euclid Model 4,” prepared by River Mill Development, and dated May 20, 2024, “S.U.P. for New 2-Story Single-Family Detached Houses in Richmond’s Fulton Neighborhood, Euclid S.U.P., Euclid Avenue, Richmond, Virginia 23231,” prepared by Chris Wolf Architecture, PLLC, and dated May 16, 2024, and “S.U.P. for New 2-Story Single-Family Detached Houses in Richmond’s Fulton Neighborhood, Euclid Ave. S.U.P. – Option 5, Euclid Avenue, Richmond, Virginia, 23231,” prepared by Chris Wolf Architecture, PLLC, and dated September 29, 2023, 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 eleven single-family detached dwellings, substantially as shown on the Plans.
- (b) No fewer than eleven 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 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 up to eleven 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) The Owner shall make improvements within the right-of-way, including street improvements along Euclid Avenue, installation of a new sidewalk on the east side of Euclid Avenue, eleven street trees along Euclid Avenue, and public alley-way improvements, 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 his designee 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 his designee, 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.

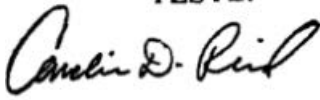
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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.

APPROVED AS TO FORM:

CITY ATTORNEY'S OFFICE

A TRUE COPY:
TESTE:

City Clerk



City of Richmond

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

Master

File Number: Admin-2024-1147

File ID: Admin-2024-1147

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department: Richmond Dept of Planning & Development. Review

Cost:

File Created: 09/09/2024

Subject:

Final Action:

Title:

Internal Notes:

Code Sections:

Agenda Date: 11/12/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2024-1147 - Application Documents,
Admin-2024-1147 - AATF Ordinance

Enactment Number:

Contact:

Introduction Date:

Drafter: jonathan.brown@richmondgov.com

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/21/2024	Matthew Ebinger	Approve	10/23/2024
1	2	10/21/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	10/21/2024	Kevin Vonck	Approve	10/28/2024
1	4	10/21/2024	Alecia Blackwell - FYI	Notified - FYI	
1	5	10/24/2024	Sharon Ebert	Approve	10/24/2024
1	6	10/24/2024	Caitlin Sedano - FYI	Notified - FYI	
1	7	10/25/2024	Jeff Gray	Approve	10/28/2024
1	8	10/28/2024	Lincoln Saunders	Approve	10/29/2024
1	9	10/31/2024	Mayor Stoney	Approve	10/30/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2024-1147

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: October 21, 2024

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

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

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

RE: To authorize the special use of the property known as 5220 Euclid Avenue for the purpose of up to eleven single-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize eleven single-family attached dwellings within an R-5 Single-Family Residential District. The proposed are not currently allowed by sections 30-410.4, regarding lot areas and widths, 30-410.5(1), regarding front yard widths, and 30-410.5(2), regarding side yard widths, of the Code of the City of Richmond (2020), as amended. A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Alton Heights neighborhood on Euclid Avenue between Nelson and Ashley Streets. The property is currently a 30,492 sq. ft. (.71 acre) vacant parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined as "Existing or new highly walk-able urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be

found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft. Primary Uses: Single family houses, accessory dwelling units, duplexes, small multi family buildings (typically 3 to 10 units), and open space. Secondary Uses: Large multifamily buildings (10+units), re-tail/office/personal service, institutional, cultural, and government. (p. 56) 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 area is primarily single family residential, with some two-family residential present in the vicinity. The proposed density of the parcel is 11 units upon .71 acres, or approximately 15 units per acre.

COMMUNITY ENGAGEMENT: The Greater Fulton Civic Association was notified of the application. Letters of notification shall be sent to nearby property owners, and a sign noting this request shall be placed on the property once the ordinance is introduced to City Council.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

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: November 12, 2024

CITY COUNCIL PUBLIC HEARING DATE: December 9, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, December 3, 2024

AFFECTED AGENCIES: 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



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: 5220 Euclid Avenue Date: _____

Parcel I.D. #: E0100105030 Fee: \$300

Total area of affected site in acres: 0.713

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

Zoning

Current Zoning: R-5 Residential

Richmond 300 Land Use Designation: Residential

Proposed Use

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

Lot division and construction of up to eleven (11) single-family detached dwellings.

Existing Use: Vacant

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 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: C AND M PROPERTIES RICHMOND LLC

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

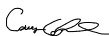
(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 114 N 3RD ST

City: RICHMOND State: VA Zip Code: 23219

Telephone: () Fax: ()

Email: _____

Property Owner Signature: 

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

APPLICANT'S REPORT

October 18th, 2023

Revised: August 8th, 2024

Special Use Permit Request

5220 Euclid Avenue, Richmond, Virginia

Map Reference Number: E010-0105/030

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Baker Development Resources

530 East Main Street, Suite 730

Richmond, Virginia 23219

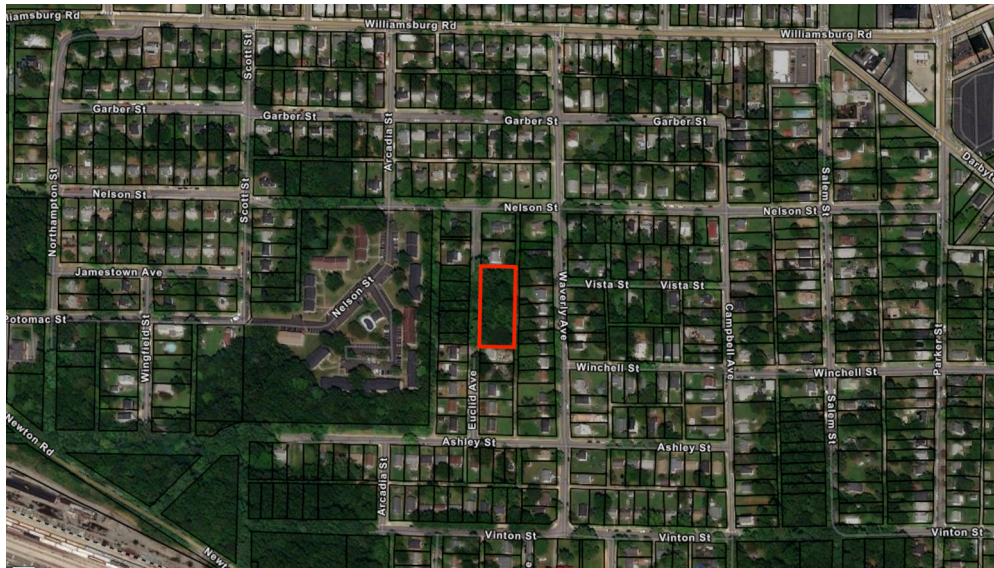
Introduction

The property owner is requesting a special use permit (the "SUP") for 5220 Euclid Avenue (the "Property"). The SUP would authorize the division of the currently unimproved Property in order to construct up to eleven single-family detached 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, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the eastern line of Euclid Avenue between Nelson Street to the north and Ashley Street to the south. The parcel is referenced by the City Assessor as tax parcel E010-0105/030 and is currently unimproved. 5220 Euclid Avenue was originally Lots 24-32 of Block A of the original Alton Heights subdivision and has a total of 270' of frontage along Euclid Avenue containing 31,050 square feet of lot area. To the rear of the Property is an unimproved right-of-way for a north-south alley. Euclid Avenue, which is incomplete along the Property frontage, would be completed as part of the SUP, connecting the north and south sections of the roadway.



The properties in the immediate vicinity are primarily developed with single-family detached dwellings. The parcels across Euclid Avenue at 5215 and 5217 Euclid are currently vacant and are planned to be divided, by-right, and to be improved with a total of four single-family detached dwellings, consistent with those proposed in this SUP. Also located nearby, behind the parcels on the western line of Euclid Avenue is the large (100+

units) Wynwood Apartments. To the north lies the Williamsburg Road corridor while to the south is Henrico County.

EXISTING ZONING

The Property and those in the immediate vicinity are zoned R-5 Single-Family Residential.

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 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 Williamsburg Road which is serviced by the high frequency 4B bus line and provides 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 development includes the division of the Property and the construction of up to eleven single-family detached dwellings. A total of six different designs of dwellings are proposed to provide a variety of living arrangements and pricing for the future owners. The applicant is requesting flexibility in which design is located on each site based on the preference of future owners.

PURPOSE OF REQUEST

The Property consists of one parcel which is described as Lots 24-32 of Block A of the original Alton Heights subdivision and is 270 feet wide and contains roughly 31,000 square feet of lot area. The owner is proposing to divide the Property into 24.5' wide lots, in order to build up to eleven new single-family detached dwellings.

In exchange for the SUP, the intent of this request is to ensure the development of up to eleven high-quality single-family dwellings. The proposed lot sizes are compatible with the other properties in the area including the potential by-right construction of four single-family detached dwellings on 30' wide lots at 5215 and 5217 Euclid Ave. The applicant has agreed to improve the Euclid Avenue right-of-way and the alley located at the rear of the parcel in order to provide off-street parking for each 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 high-quality development and the completion of the Euclid Avenue right of way.

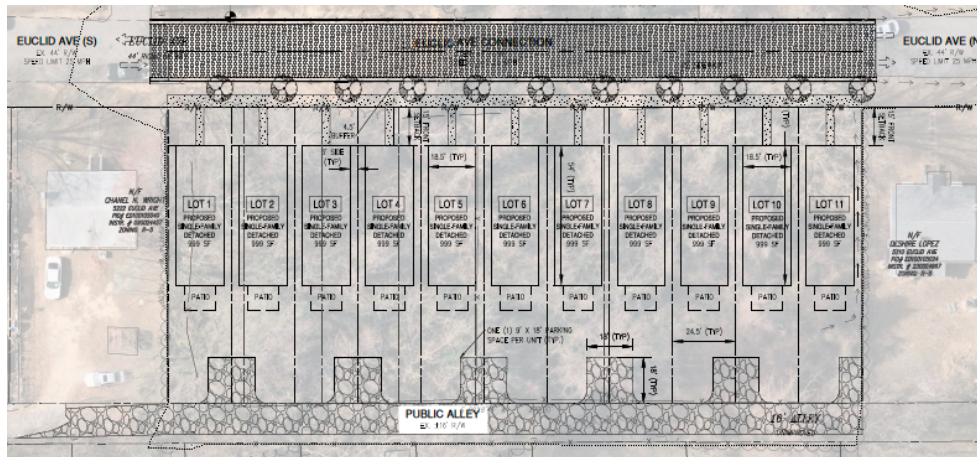
PROJECT DETAILS

The applicant has provided a total of six different dwelling designs and is requesting flexibility in the specific design used on each parcel. The proposed dwellings are of a range of designs but are generally designed as two-story dwellings to be built using quality materials including cementitious siding. The floor plans have been designed to meet the needs of the current homebuyer and generally consist of three bedrooms and two-and-one-half bathrooms as well as open living and kitchen areas and primary bedroom suites with en suite bath and walk-in closets.

The proposed dwellings massing and architectural styles are designed to be compatible with nearby dwellings and are consistent with the historical homes found in the neighborhood. The exteriors would be clad in quality building materials including cementitious siding in order to ensure durability. Covered full-width front porches would engage the street and provide usable outdoor living space for future occupants.

ROW IMPROVEMENTS

The ROW currently extends south from Nelson Street and north from Ashley Street but does not connect in front of the Property. The applicant initially proposed both improving and widening the ROW in front of the Property to accommodate on-street parking as well as the installation of curb and gutter along the new portion of the ROW. Based on discussion with City Department of Public Works Staff, the applicant has now agreed to improve the existing alley that currently extends north from Ashley Street but terminates short of the Property. The applicant has agreed to extend this alley across the width of the Property and will utilize the alley to provide off-street parking for 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 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 and are compatible with the by-right construction of four single-family detached dwellings on 30' wide lots at 5215 and 5217 Euclid Avenue. Furthermore, the provision of a full-width front porches 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 construction of the proposed single-family detached dwellings. The buildings have been thoughtfully designed to provide an appropriate, high-quality residence 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 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 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.

SYMBOL LEGEND

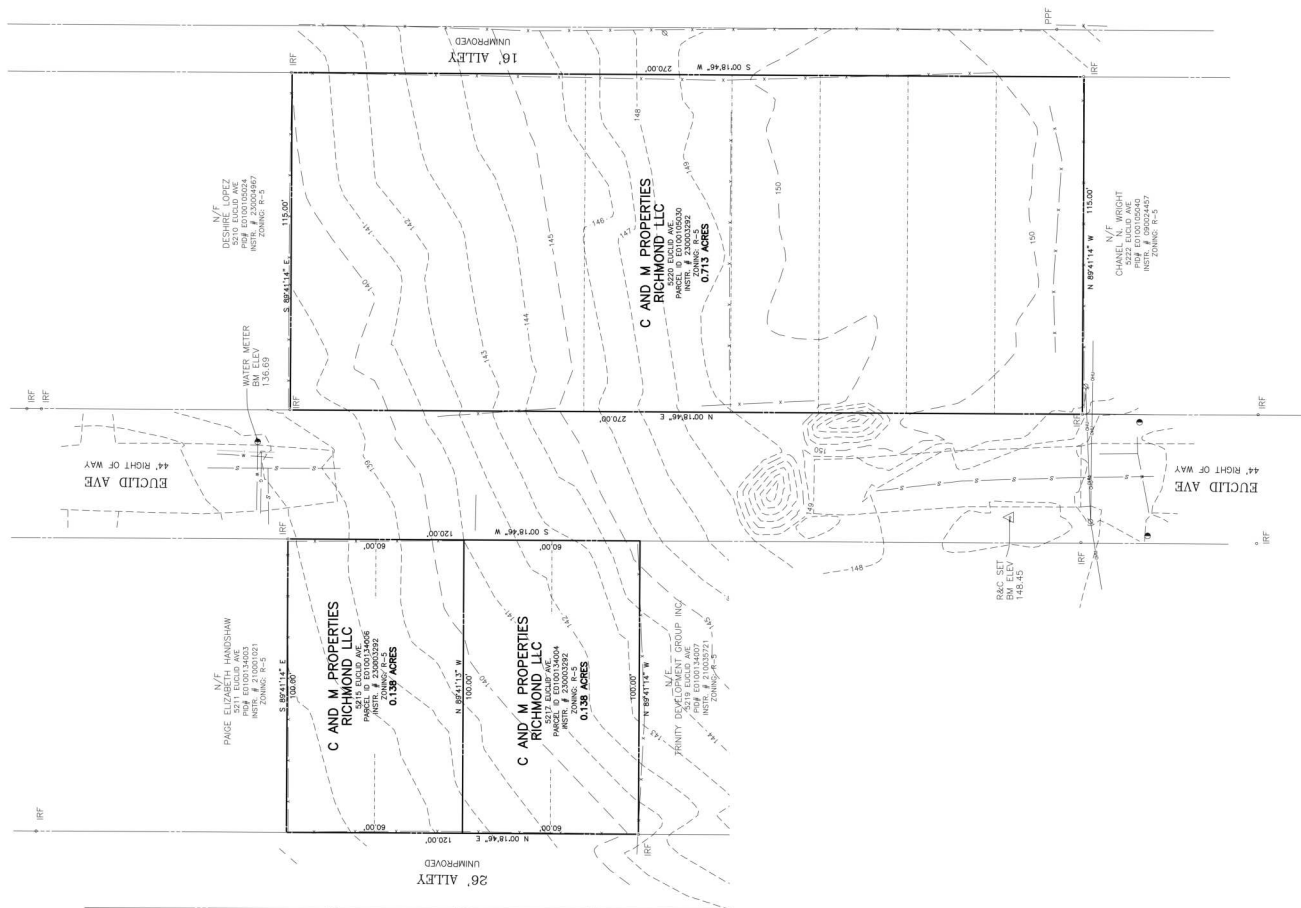
- IRF ○ IRON ROD FOUND
 PFF ○ PINCHED PIPE FOUND
 PF POWER POLE
 WATER METER
 FENCE
 UNDERGROUND TELEPHONE
 SANITARY SEWER
 OVERHEAD UTILITY LINE
 UNDERGROUND GAS
 UNDERGROUND WATER
 EDGE OF GRAVEL
 RIGHT OF WAY

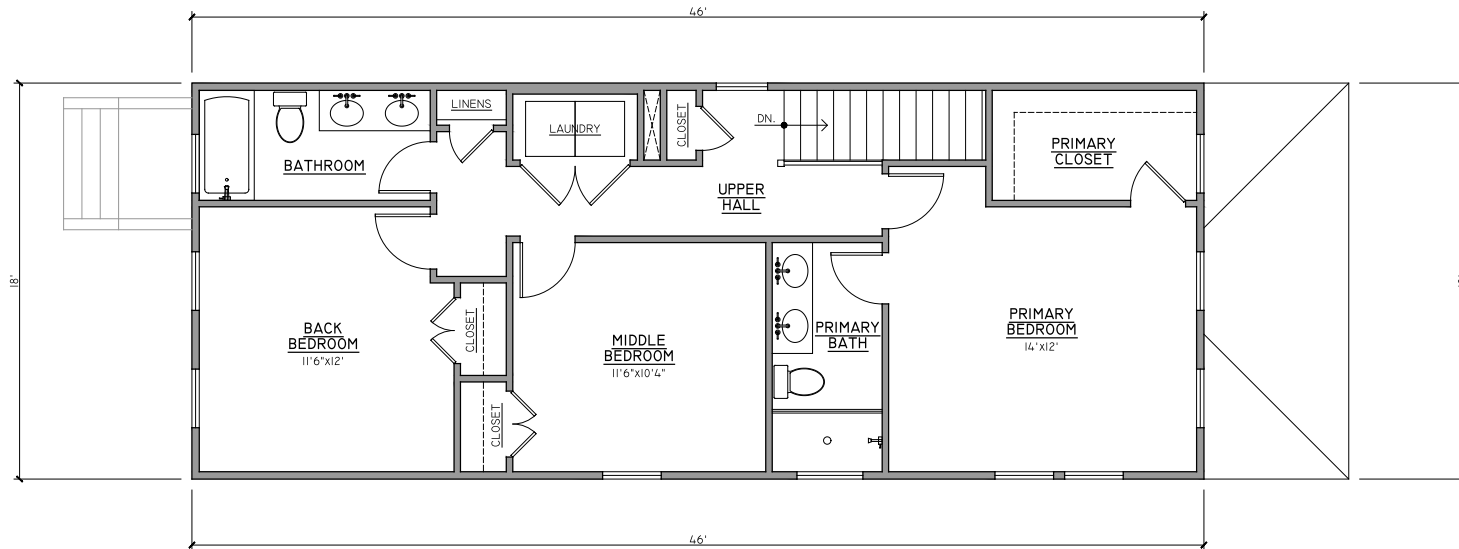
NOTES

- THE SURVEYED PROPERTIES DELINEATED HEREON ARE LOCATED IN THE CITY OF FARMINGTON, VIRGINIA PARCEL IDENTIFICATION NUMBER E0100134006, AND ZONING DISTRICT 14-3, RESIDENTIAL.
- BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING RECORDS, FIELD SURVEY, AND AERIAL PHOTOGRAPHY. THE SURVEY WAS CONDUCTED FOR THE PURPOSE OF SUBMITTING AN APPLICATION FOR ZONING RECLASSIFICATION, BASED OFF A FIELD SURVEY PERFORMED BY DUNAWAN ON MAY 01, 2022, AND COMPLETED JUNE 6, 2022.
- THE HORIZONTAL AND VERTICAL DATUM IS BASED ON GPS OBSERVATIONS USING THE NAD 83 DATUM. THE HORIZONTAL DATUM IS THE NATIONAL DATUM 83, AND THE VERTICAL DATUM IS NAVD 83.
- ALL UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED AND LOCATED BY VA POWER AND LIGHT. THE DATE OF THE SURVEY, 05/01/2022, WAS WITHIN THE MARKED TIME OF THE SURVEY.
- UTILITIES WERE SHOWN AT 1 FOOT INTERVALS AS A RESULT OF A GROUND PENETRATING RADAR SURVEY BY DUNAWAN.
- THIS SURVEY WAS PERFORMED WITHOUT THE PROJEKT OF A TITLE REPORT, AND IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD, AND THOSE OF ANY ADJACENT PROPERTIES. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY AND LOCATE ALL COVENANTS AND RESTRICTIONS OF RECORD, AND THOSE OF ANY ADJACENT PROPERTIES.
1. THE SURVEYED PROPERTY SHOWN HEREON LIES IN ZONE X (ARJAS) AND IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN. A 1% ANNUAL FLOODPLAIN MAP FOR THE COMMUNITY PANEL NUMBER 1001.290200400, EFFECTIVE APRIL 1, 2009, IS ATTACHED TO THIS SURVEY.

SURVEYOR'S CERTIFICATE

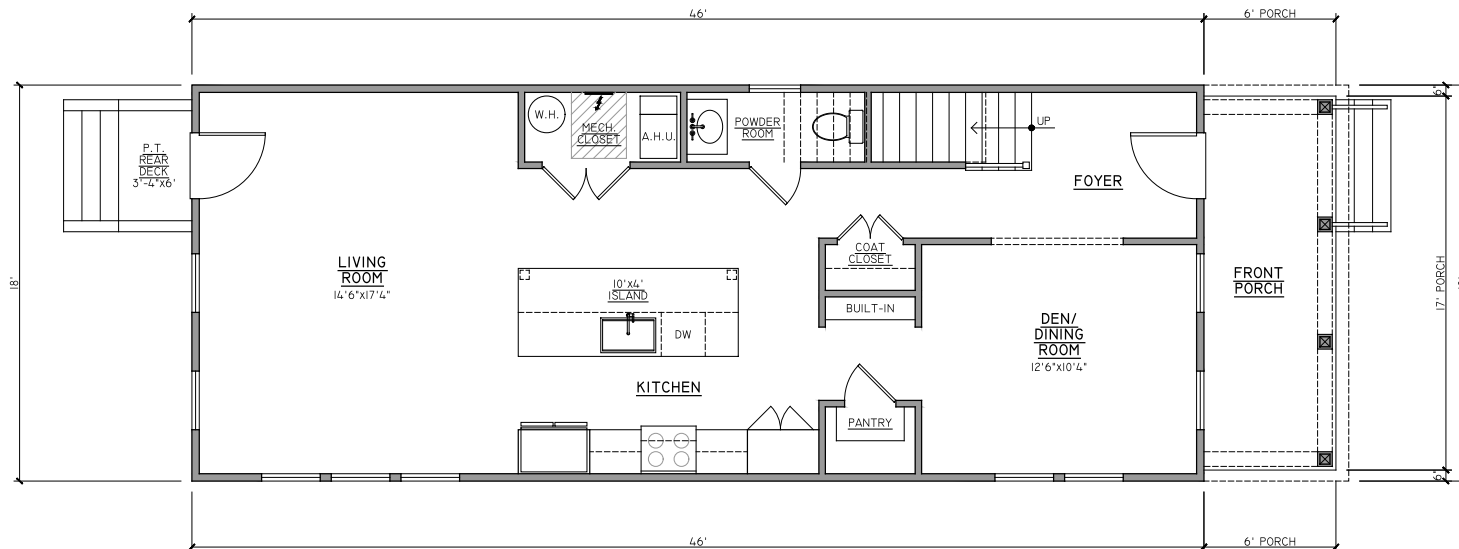
THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF BENJAMIN L. STALLINGS, U.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON BETWEEN MAY 15, 1906 AND JUNE 06, 2023; AND THAT THIS PLAT, MAP, INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED AND THAT THIS MAP MEETS THE CHAPTER SET FORTH UNDER, SECTION 18 VAC 10-20-382 OF STATUTES TITLE 54.1, TAPAR 4, UNLESS OTHERWISE NOTED.





02 | 2ND FLOOR PLAN

1/4" = 1'



01 | 1ST FLOOR PLAN

1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
CASEY WHITE
804-869-8600

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

S.U.P. FOR NEW 2-STORY SINGLE-FAMILY DETACHED HOUSES
IN RICHMOND'S FULTON NEIGHBORHOOD

EUCLID S.U.P.

EUCLID AVENUE
RICHMOND, VIRGINIA 23231

NOT FOR
CONSTRUCTION

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SUBMITTAL SET
DATE/MARK:
05.16.2024

FIRST & SECOND
FLOOR PLANS

AI.1

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	BRICK PIERS	T.B.D.
02	PAVED HOUSE FOUNDATION	THRU-COLOR
03	FIBER-CEMENT LAP SIDING (HARDIE OR EQUAL)	PAINTED
04	FIBER-CEMENT GABLE SIDING (TYPE VARIES)	PAINTED
05	COMPOSITE TRIM- SEE WALL SECTION	PAINTED
06	VINYL OR COMPOSITE SOFFITS	FACTORY FINISH
07	VINYL BEADBOARD PORCH CEILING	NON-VENTED, FACTORY FINISH
08	ENTRY DOOR	PAINTED
09	VINYL WINDOWS	PREFINISHED
10	8" SQUARE DECORATIVE PORCH COLUMN	PAINTED
11	COMPOSITE STAIRS/TRIM WITH P.T. WOOD DECKING	PAINTED FRAME
12	METAL FRONT PORCH RAILING/HANDRAIL (IF REQ. BY GRADING)	PAINTED
13	TREATED WOOD REAR DECK/STAIRS/RAILING	NATURAL TREATED WOOD
14	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED
15	ASPHALT SHINGLE MAIN ROOFS	T.B.D.



01 | FRONT ELEVATION - OPTION 01
1/4" = 1'



02 | FRONT ELEVATION - OPTION 02
1/4" = 1'



03 | FRONT ELEVATION - OPTION 03
1/4" = 1'

PROJECT CONTACTS:

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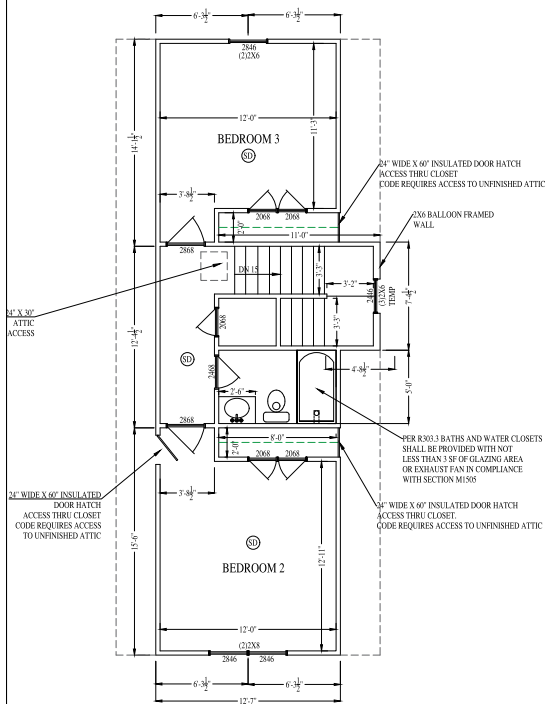
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FRONT EXTERIOR
ELEVATION OPTIONS

A2.1

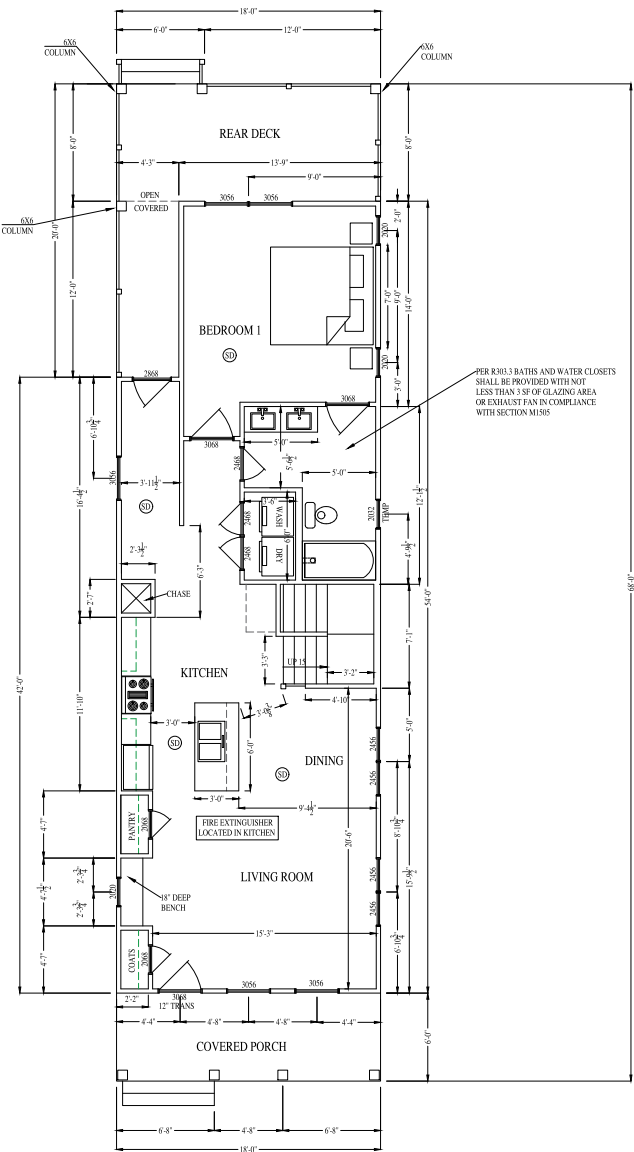
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4

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SECOND FLOOR

2ND FLOOR HEATED SQ. FOOTAGE: 492 S.F.



FIRST FLOOR

1ST FLOOR HEATED SQ. FOOTAGE: 921 S.F.

EUCLID MODEL 2

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REVISION NOTES

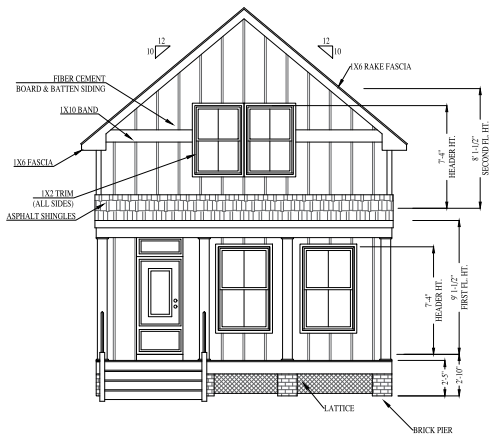
DATE	START

SCALE:
1/4" = 1'-0"

DATE:
5-20-2024

SHEET:
A1.1

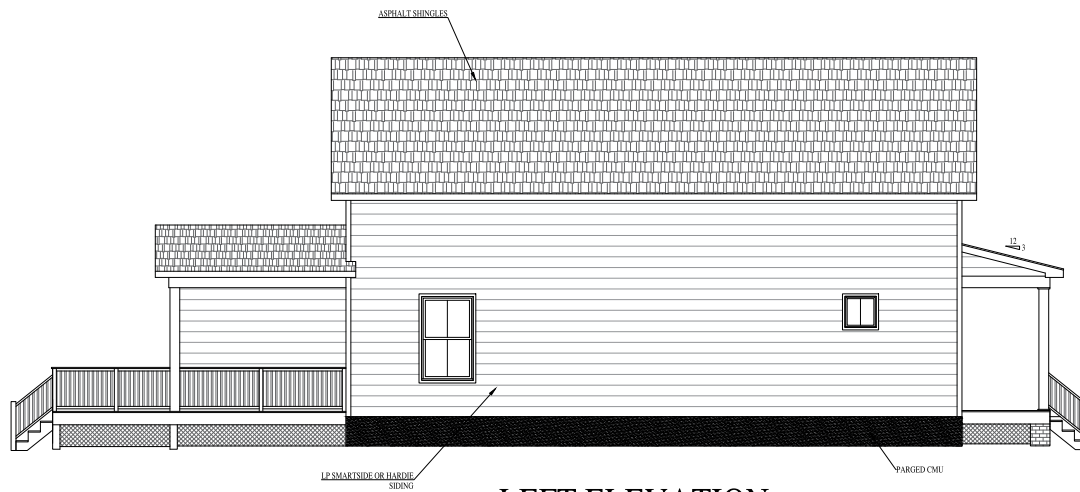




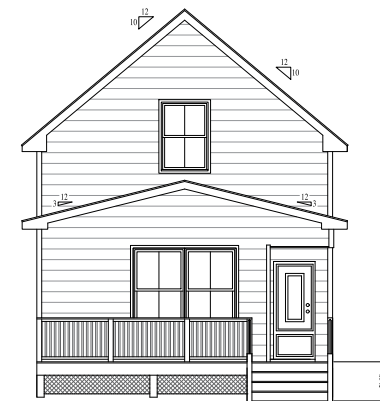
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

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REVISION NOTES

DATE	START

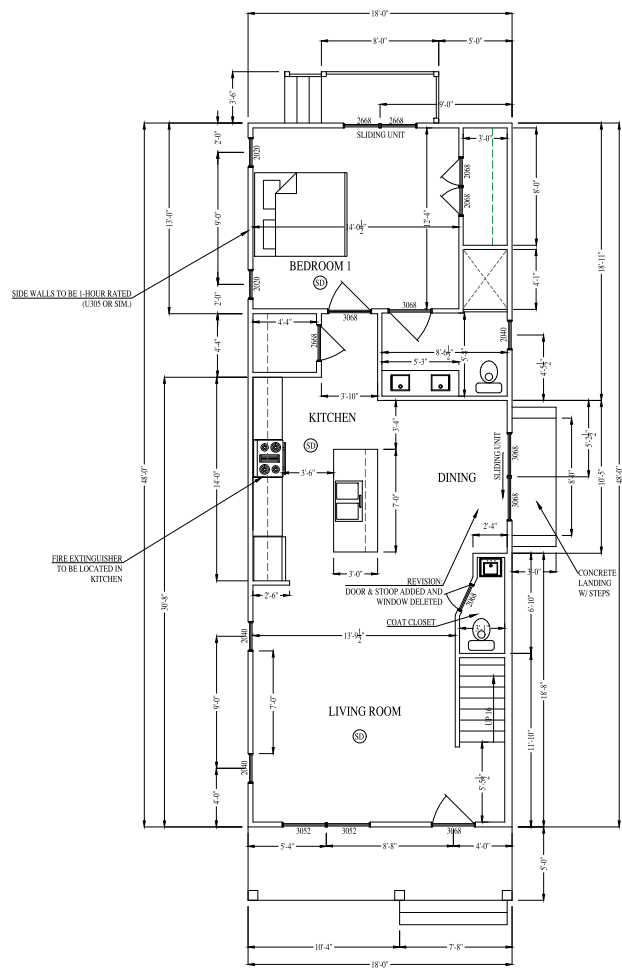
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1/4" = 1'-0"

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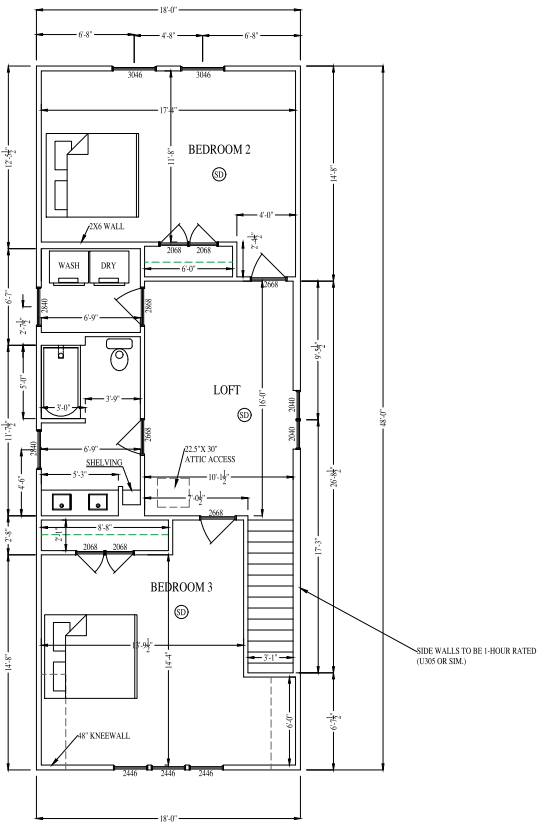
SHEET:
A2.1



NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4

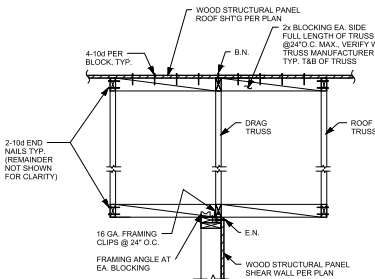
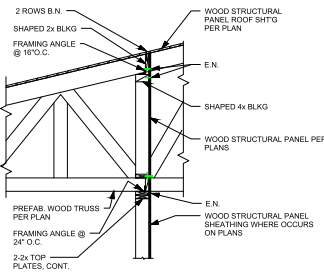
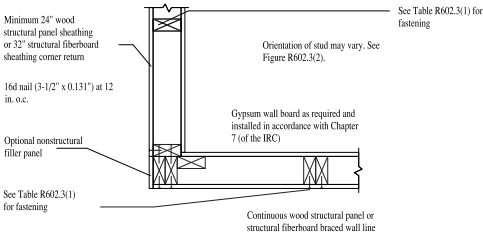


FIRST FLOOR
846 S.F.



SECOND FLOOR
832 S.F.

CORNER DETAIL



1ST FL. HEATED S.F.	846
2ND FL. HEATED S.F.	832

FINISHED GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION WALL A MIN. OF 5%,
WITHIN THE FIRST 10' FROM THE FOUNDATION.

SMOKE ALARMS TO COMPLY WITH NFPA 72 (R314 VRC)

EUCLID MODEL 4

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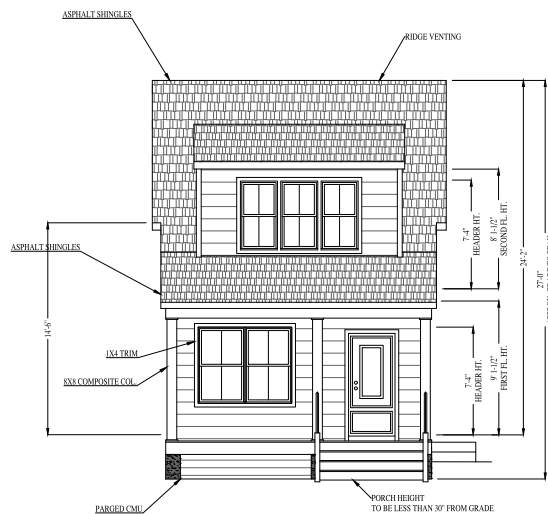
DATE	START

SCALE:
1/4" = 1'-0"

DATE:
5-20-2024

SHEET:
A1.1





FRONT ELEVATION



LEFT ELEVATION

FENESTRATION CALCULATION
OPENING SF = 45.4 (4.6%)
TOTAL SF = 981



RIGHT ELEVATION

FENESTRATION CALCULATION
OPENING SF = 64.1 (6.5%)
TOTAL SF = 981



REAR ELEVATION

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REVISION NOTES

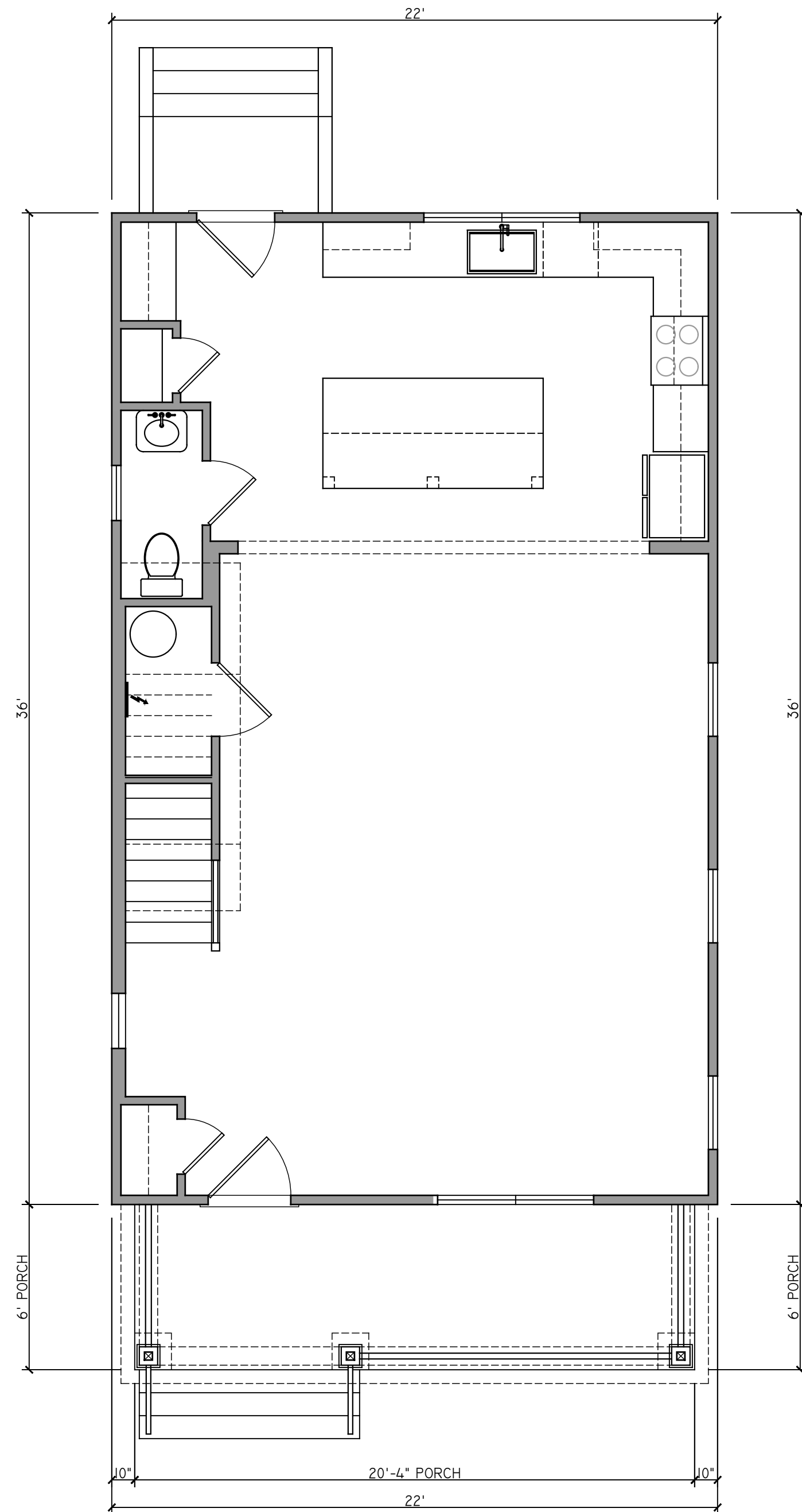
DATE	START

SCALE:
1/4" = 1'-0"

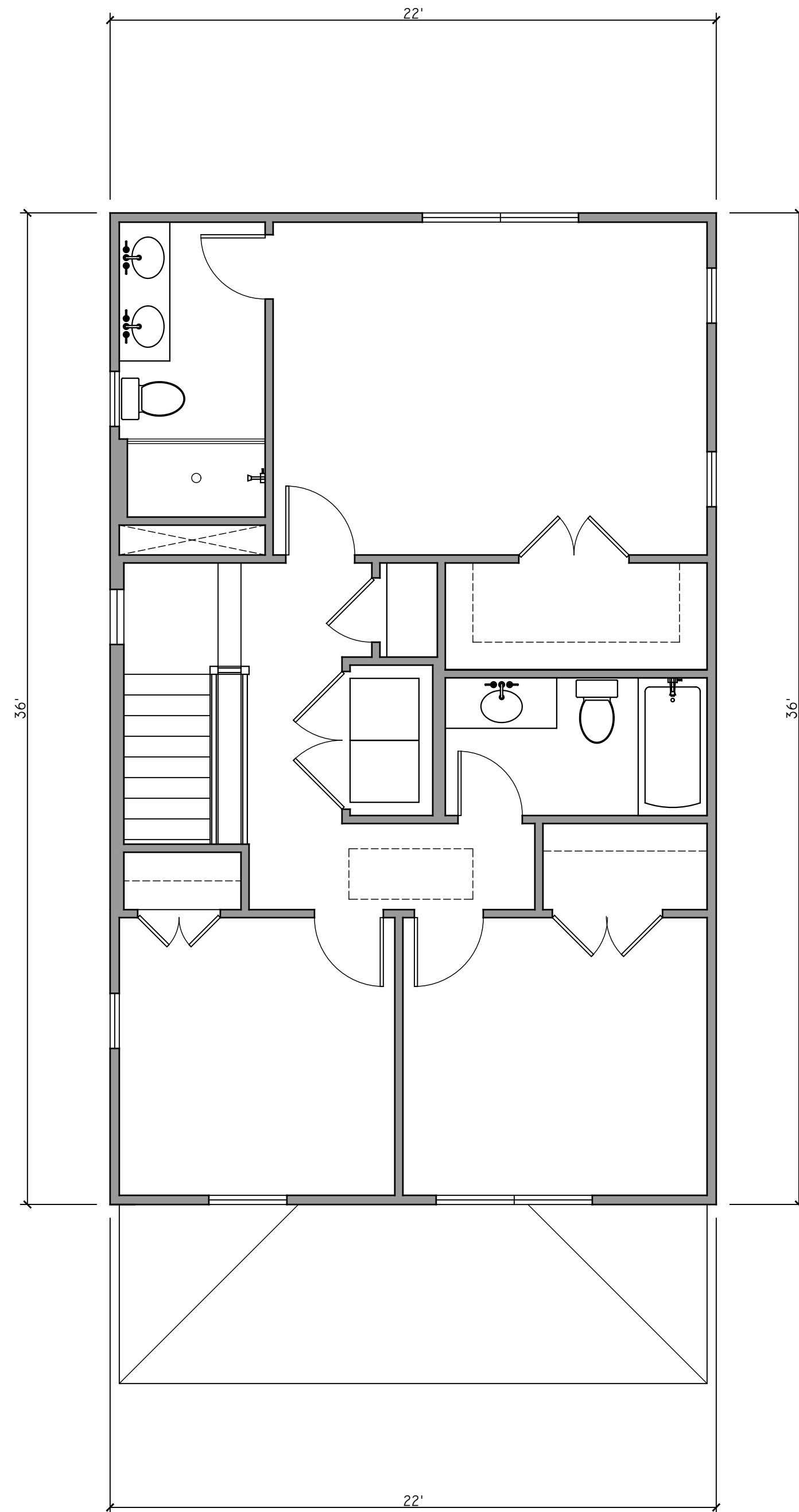
DATE:
5-20-2024

SHEET:
A2.1





01 | FIRST FLOOR PLAN
1/4" = 1'



02 | SECOND FLOOR PLAN
1/4" = 1'

PROJECT CONTACTS:
DEVELOPER:
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804-869-8600
ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

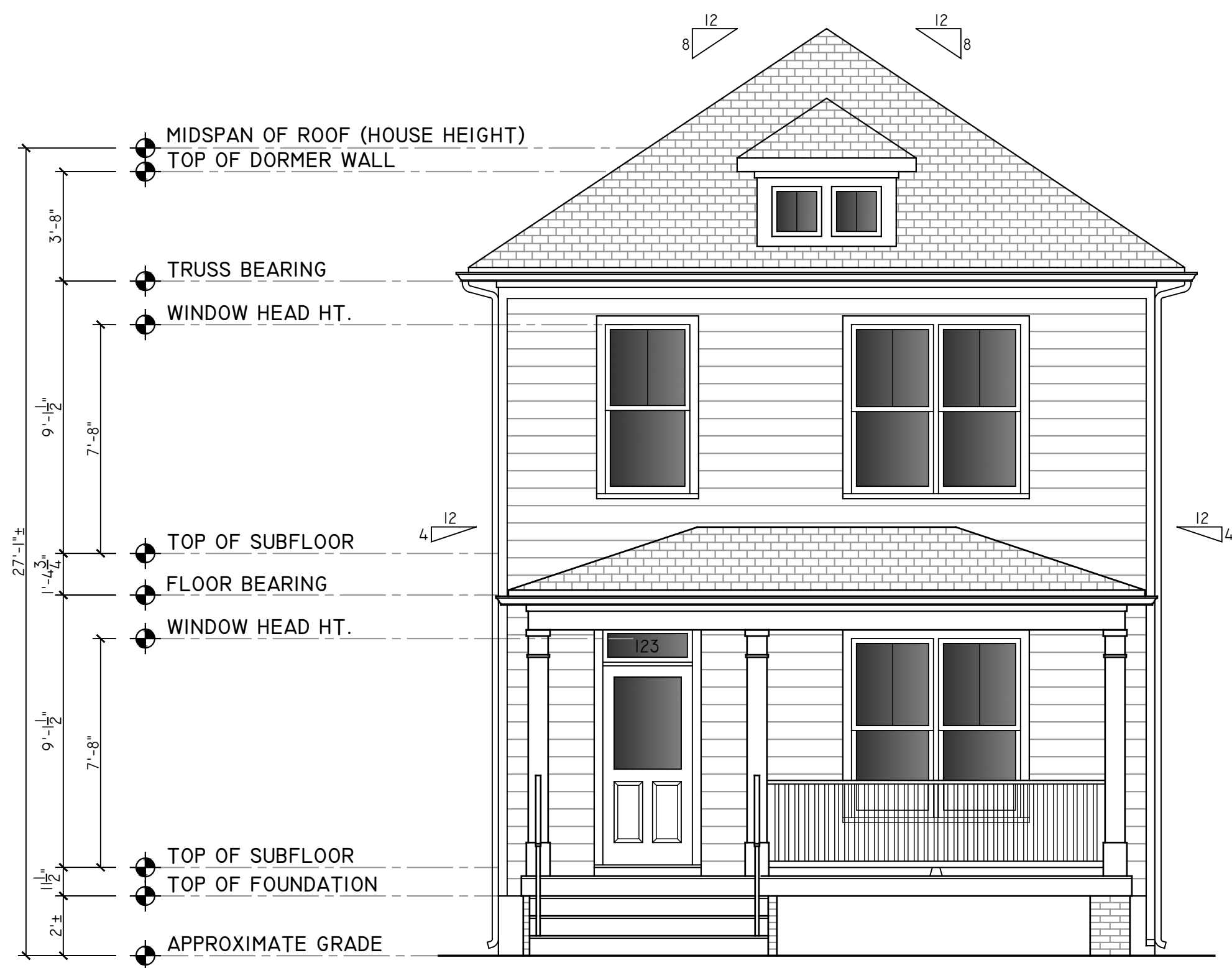
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EUCLID AVENUE
RICHMOND, VIRGINIA 23231

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FIRST & SECOND
FLOOR PLANS

AI.1



01 | FRONT ELEVATION
1/4" = 1'

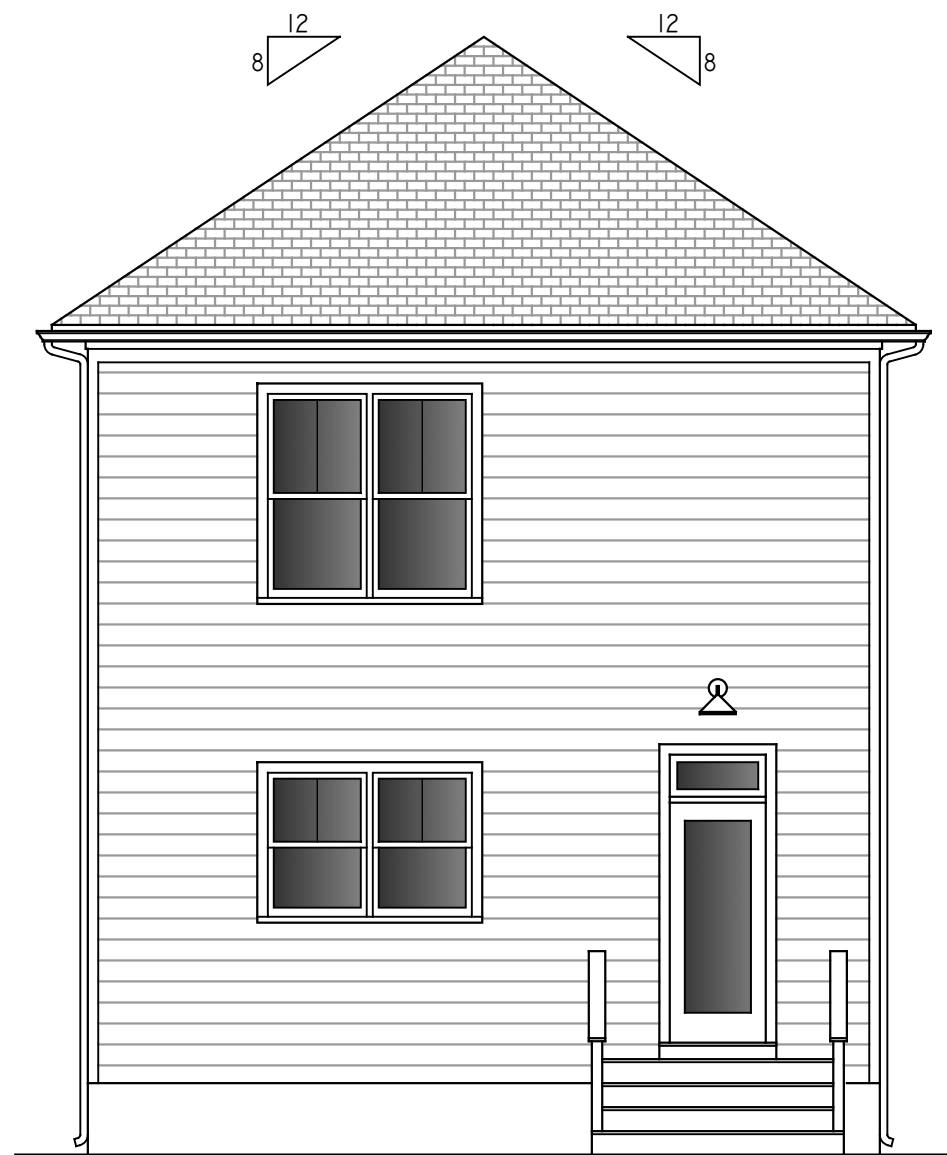
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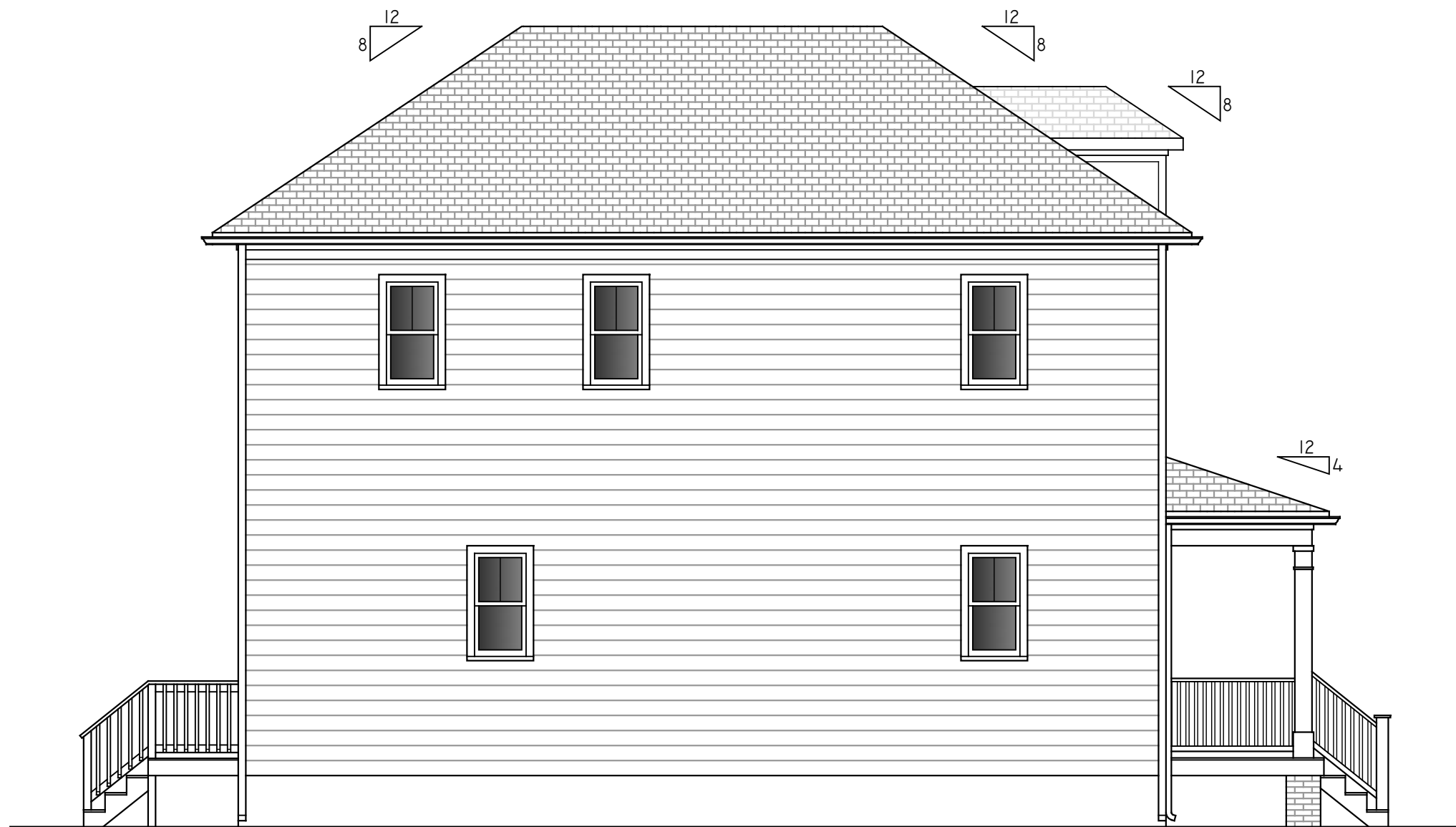
FRONT ELEVATION
A2.1



01 | REAR ELEVATION
3/16" = 1'



03 | RIGHT SIDE ELEVATION
3/16" = 1'



02 | LEFT SIDE ELEVATION
3/16" = 1'

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REAR & LEFT SIDE
EXTERIOR ELEVATIONS

A2.2