

INTRODUCED: May 12, 2025

AN ORDINANCE No. 2025-114

To authorize the special use of the property known as 1000 North 21<sup>st</sup> Street for the purpose of up to four two-family detached dwellings, upon certain terms and conditions.

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

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

PUBLIC HEARING: JUN 9 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 1000 North 21<sup>st</sup> Street, which is situated in a R-63 Multifamily Urban Residential District, desires to use such property for the purpose of up to four two-family detached dwellings, which use, among other things, is not currently allowed by sections 30-419.5, concerning lot area and width, and 30-419.6, 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:   JUN 9 2025   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 1000 North 21<sup>st</sup> Street and identified as Tax Parcel No. E000-0467/006 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Improvements on Lot 12, ‘Clay Park,’ in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated April 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 up to four two-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on of the plans entitled “Sketch Showing the Division of on [sic] Lot 12, ‘Clay Park,’ in the City of Richmond, VA.,” prepared by Virginia Surveys, dated June 26, 2024, and last revised December 5, 2024, and “1000 N 21<sup>st</sup> St, Richmond, VA 23223,” prepared by Infinity Wise Services, and dated May 17, 2024, hereinafter, collectively, referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

(a) The Special Use shall be as up to four two-family detached dwellings, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed two stories, substantially as shown

on the Plans.

(c) There shall be no less than two off-street parking spaces, 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) The Owner shall make improvements within the right-of-way, including the installation of one street tree along North 21<sup>st</sup> 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, (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.

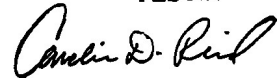
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute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

A TRUE COPY:  
TESTE:

A handwritten signature in cursive script, appearing to read "Carlin D. Rind".

City Clerk

# City of Richmond

## Intracity Correspondence

### O&R Transmittal

**DATE:** March 17, 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:** Sabrina Joy-Hogg, Interim Chief Administrative Officer

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

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

**RE:** To authorize the special use of the property known as 1000 North 21<sup>st</sup> Street for the purpose of up to four two-family detached dwellings, upon certain terms and conditions.

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

**PURPOSE:** The applicant is requesting a Special Use Permit to authorize four two-family detached dwellings in an R-63 Multifamily Urban Residential district. This use does not meet lot area and width and setback standards. A Special Use Permit is therefore required.

**BACKGROUND:** The property is located in the Fairmount neighborhood on the corner of North 21<sup>st</sup> Street and P Street. The property is currently a 6943.01 sq. ft. (.16 acre) 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-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses. Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft. Primary Uses: Single-family houses,



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

The current zoning for this property is R-63 Multifamily Urban Residential. Adjacent properties are located within a mix of zones including R-53 Multifamily Residential and R-6 Single-Family Attached Residential. The area is generally multi family residential, with some single family residential and small, neighborhood commercial uses present in the vicinity. The density of the proposed is eight units upon .16 acres or 50 units per acre.

**COMMUNITY ENGAGEMENT:** New Visions League of East End was notified of the application; additional community notification will take place after introduction.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** Richmond 300 Master Plan **FISCAL IMPACT:** \$800 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** May 12, 2025

**CITY COUNCIL PUBLIC HEARING DATE:** June 9, 2025

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission June 3, 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

**STAFF:**

Madison Wilson, Planner – 804-646-7436, [Madison.wilson@rva.gov](mailto:Madison.wilson@rva.gov)



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

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

<https://rva.gov/planning-development-review>

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: 1000 N 21st Date: 4/10/2025

Parcel I.D. #: E0000467006 Fee: \_\_\_\_\_

Total area of affected site in acres: 0.1594

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

**Zoning**

Current Zoning: R-63

Richmond 300 Land Use Designation: Neighborhood Mixed-Use

**Proposed Use**

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

Four two-family detached dwellings

Existing Use: Single-family detached

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number: \_\_\_\_\_

Applicant/Contact Person: Will Gillette

Company: Baker Development Resources

Mailing Address: 530 East Main Street

City: Richmond State: VA Zip Code: 23219

Telephone: ( 864 ) 377-9140 Fax: ( )

Email: will@bakerdevelopmentresources.com

Property Owner: WATCHTOWER HOMES AND CONSTRUCTION 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: 3912 SEMINARY AVE

City: RICHMOND State: VA Zip Code: 23227

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)



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

**AUTHORIZATION FROM PROPERTY OWNER**

**TO BE COMPLETED BY THE APPLICANT**  
Applicant must complete ALL items

HOME/SITE ADDRESS: 530 E Main Street, Richmond VA 23219 APARTMENT NO/SUITE 730  
APPLICANT'S NAME: Alessandro Ragazzi EMAIL ADDRESS: alessandro@bakerdevelopmentresources.com  
BUSINESS NAME (IF APPLICABLE): Baker Development Resources  
SUBJECT PROPERTY OR PROPERTIES: 1000 N 21st Street.

**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: WATCHTOWER HOMES AND CONSTRUCTION LLC  
PROPERTY OWNER ADDRESS: 3912 Seminary Ave, Richmond, VA 23227  
PROPERTY OWNER EMAIL ADDRESS: kyle@watchtowerllc.com  
PROPERTY OWNER PHONE NUMBER: 804-486-0386

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

*September 20, 2024*

*Special Use Permit Request  
1000 N 21<sup>st</sup> Street, Richmond, Virginia  
Map Reference Number: S000-0467/006*

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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

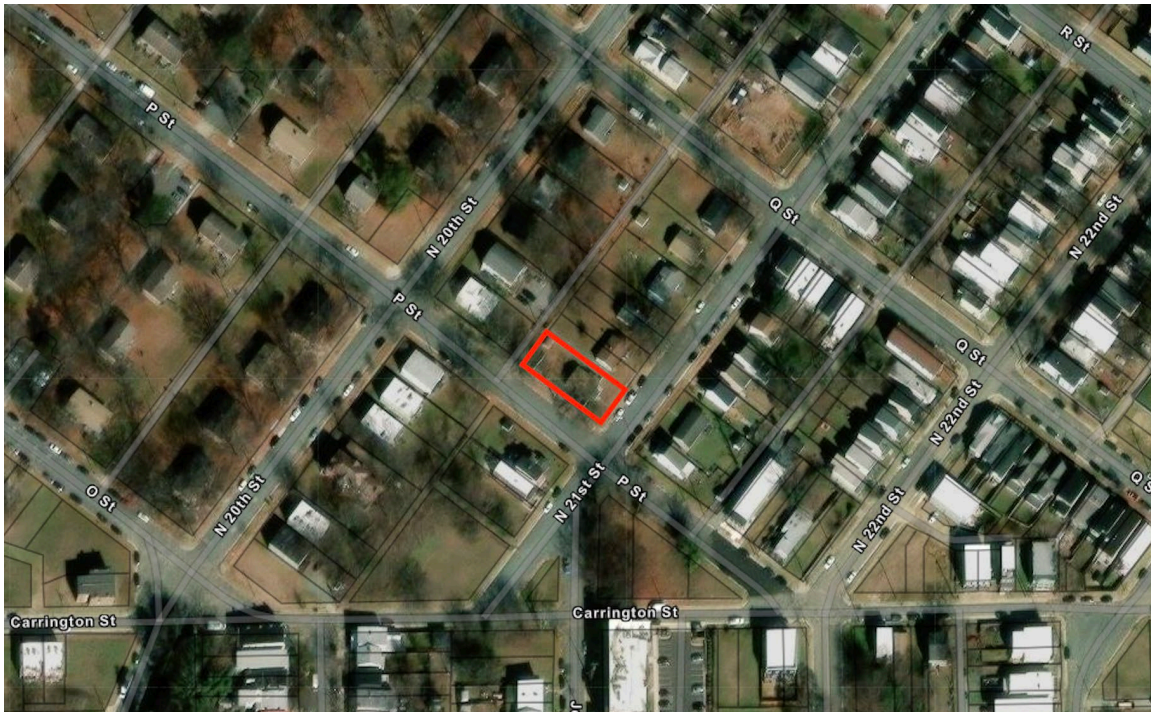
## Introduction

The property owner is requesting a special use permit (the "SUP") for 1000 N 21<sup>st</sup> Street (the "Property"). The SUP would authorize the division of the Property and the construction of four new abutting two-family dwellings, configured as pairs of two-family attached dwellings. While the underlying R-63 Multifamily Urban Residential Zoning District suggests that the proposed density is appropriate here and the proposed use is supported by the Richmond 300 Master Plan, the lot area and side yard requirements of the R-63 Zoning District are not met and therefore, a SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the northwest corner of the intersection of N 21<sup>st</sup> and P Streets and is referenced by the City Assessor as tax parcel S000-0467/006. The Property is roughly 55' wide by 124' in depth, contains approximately 6,943 square feet of lot area, and is currently improved with a one-story single-family dwelling constructed c. 1958. Access is provided at the rear of the Property by means of a north-south alley.



The properties in the immediate vicinity are developed primarily with residential uses, including a range of building forms. Single-family, two-family, and multifamily dwellings can be found in the subject block. To the west, across N 20<sup>th</sup> Street, lies Mosby Court which is operated by the Richmond Redevelopment and Housing Authority.



## **EXISTING ZONING**

The Property and those to the south and east are zoned R-63 Multifamily Urban Residential. To the north, across Q Street, lies a R-6 Single-Family Attached Residential District while to the west, across N 20<sup>th</sup> Street, lies a R-53 Multifamily Residential District.

## **TRANSPORTATION**

Located less than a quarter mile from the Property are bus stops served by the high-frequency Route 5 line which runs every 15 minutes and the Route 12 line which runs every 30 minutes. Both lines provide connection to the Downtown Transfer Station which provides connectivity throughout the City.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (the “Master Plan”) suggests “Neighborhood Mixed-Use” for the Property. This land use category is described as “existing or new highly-walkable urban neighborhoods that are predominantly residential.” 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. Two-family dwellings are a primary use in the Neighborhood Mixed-Use designations which also encourages that developments reinforce a gridded street pattern to increase connectivity. Two-family dwellings are the contemplated primary use in the Neighborhood Mixed-Use future land use designation (p. 56).

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

## Proposal

### PROJECT SUMMARY

The SUP would permit the division of the Property into four lots and the construction of a total of four new abutting two-family detached dwellings, configured as two attached pairs, with two dwellings fronting N 21<sup>st</sup> Street and two dwellings fronting P Street.

### PURPOSE OF REQUEST

The Property consists of a single lot of record which is approximately 55 feet wide along N 21<sup>st</sup> Street, 124' along P Street, and contains roughly 6,943 square feet of lot area. The owner is proposing to remove the existing dwelling and split the lot into four lots, each occupied with a two-family detached dwelling, to be configured as two pairs of two-family attached dwellings. While the underlying R-63 Multifamily Urban Residential Zoning District would permit a four-story 6-unit mixed-use building with up to 1,500 square feet of commercial space to be constructed on the lot, the lot area and side yard requirements for two-family detached dwellings in the R-63 Zoning District are not met and therefore, a SUP is required.

In exchange for the SUP, the intent of this request is to ensure the development of high-quality residential dwellings. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan. At the same time, it will remain consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP will guarantee a higher quality development than might otherwise be guaranteed with a by right development.

## PROJECT DETAILS

The new two-family detached dwellings would be two stories in height and are configured as attached two-family dwellings with two dwellings fronting P Street and two dwellings fronting N 21<sup>st</sup> Street. The units in each dwelling would be configured as flats and each would contain two bedrooms and two bathrooms. Both units in each building would consist of approximately 834 square feet of floor area and have been designed to meet the needs of the market with large closets and en-suite baths. The exterior design would be traditional in style and would be consistent with the character of the area. The buildings would be designed with a single entrance on the front facade to provide the appearance of a single-family dwelling from the street.

The new dwellings would be clad in quality building materials including cementitious lap siding in order to ensure durability. A front porch would engage the street and provide usable outdoor living space.

## 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.

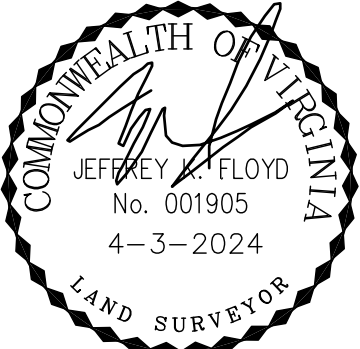
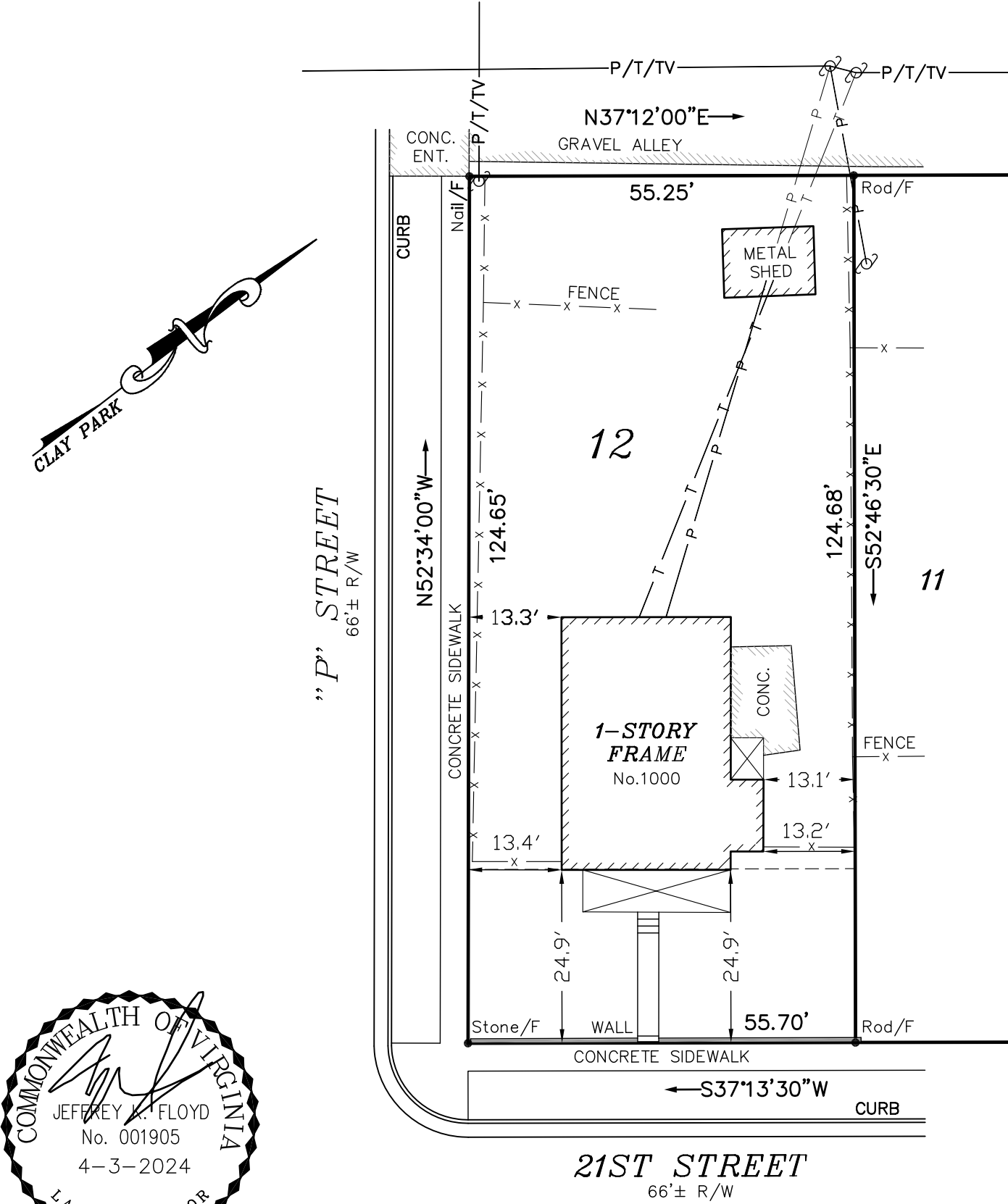
- ***Interfere with adequate light and air.***

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 abutting two-family detached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality, 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 traditional building form would provide the much-desired traditional neighborhood design which is appropriate to this area of the City. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 4-3-2024 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.

MAP SHOWING THE IMPROVEMENTS  
ON LOT 12,  
"CLAY PARK"  
IN THE CITY OF RICHMOND, VA.

DATE: 4-3-2024  
CERTIFIED BY JEFFREY K. FLOYD  
VIRGINIA CERTIFICATE NO. 001905  
SCALE: 1"=20'  
JOB NO. 240316204

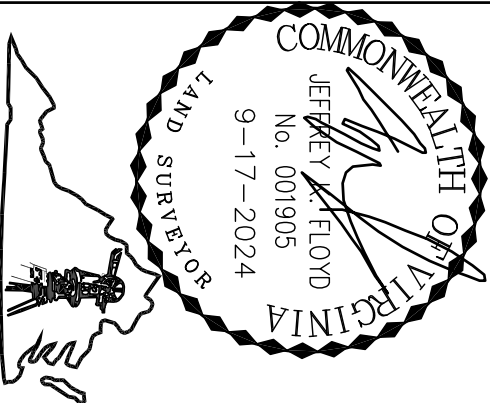
HVAC UNIT  
WITH  
SCREENING

Ⓐ  
4' ACCESS  
EASEMENT

Ⓐ  
OFF-STREET  
PARKING

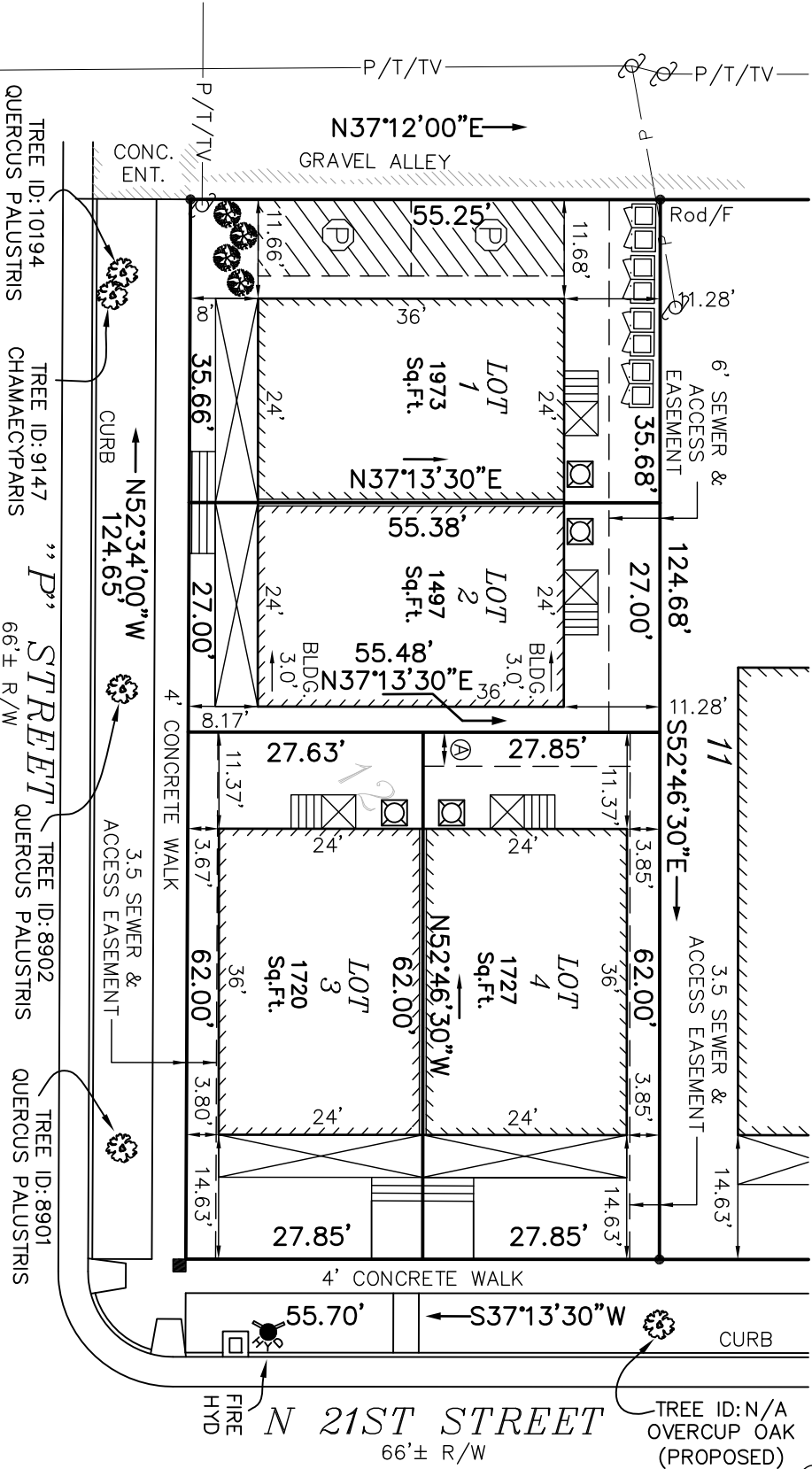
Ⓐ  
SUPER CANS  
WITH SCREENING  
< 5' TALL

LANDSCAPE  
SCREENING



Virginia Surveys

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REVISD: 12-5-2024

DATE: 6-26-2024

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

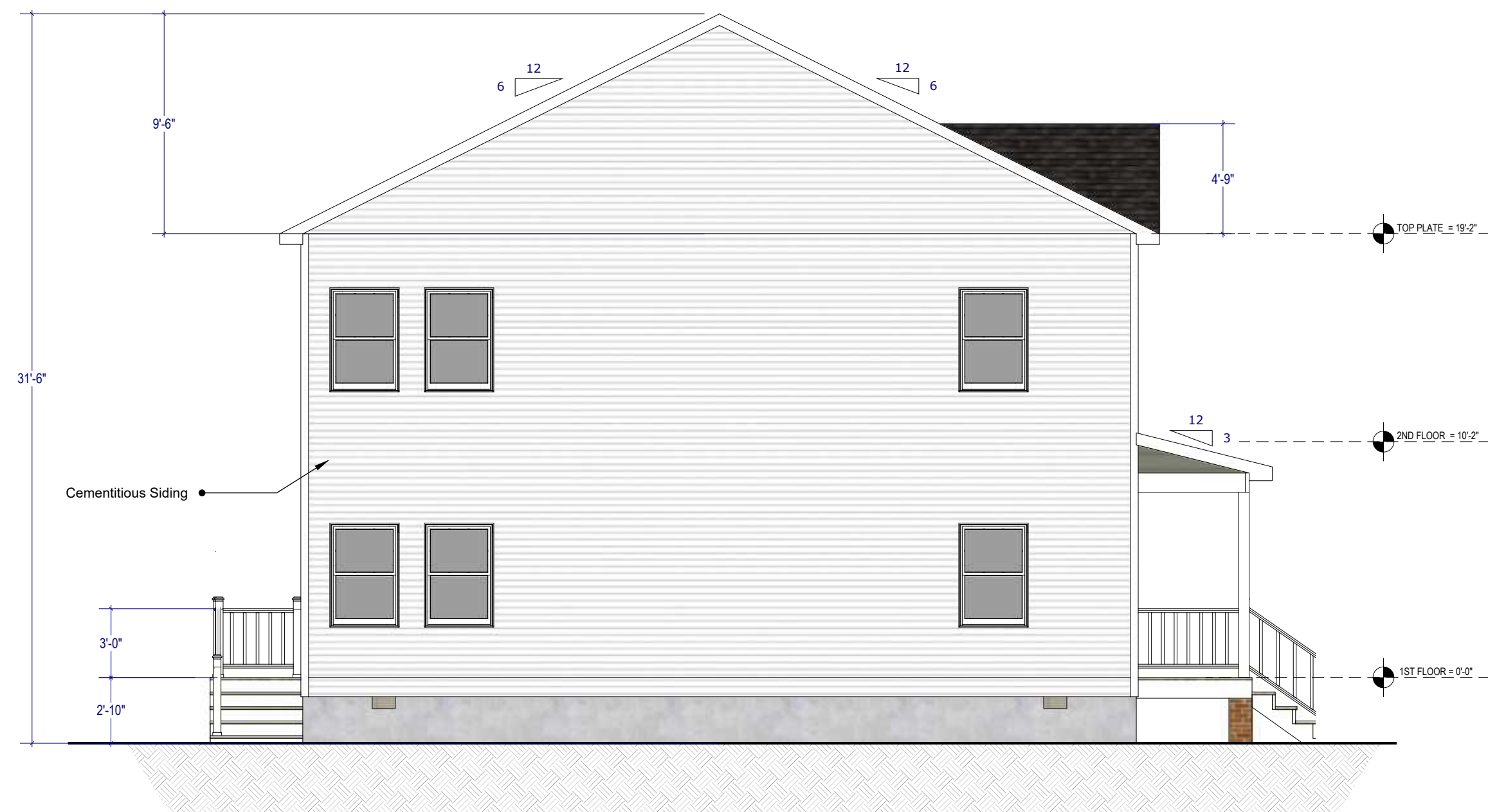
JOB NO. 240316204

SCALE: 1"=20'

SKETCH SHOWING THE DIVISION OF  
ON LOT 12, "CLAY PARK"  
IN THE CITY OF RICHMOND, VA.



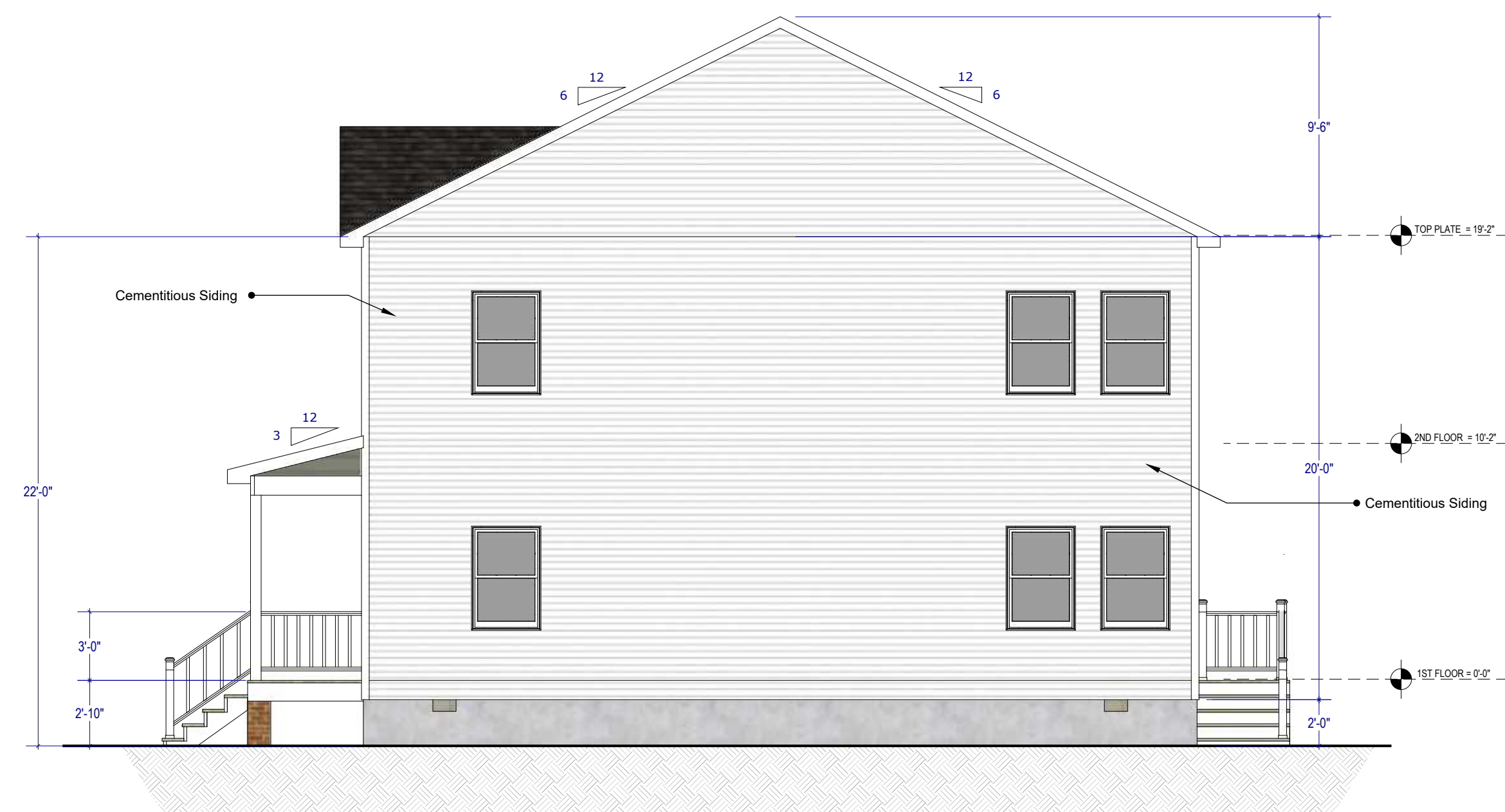
**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



**LEFT ELEVATION**  
SCALE: 3/16" = 1'-0"



**REAR ELEVATION**  
SCALE: 3/16" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 3/16" = 1'-0"



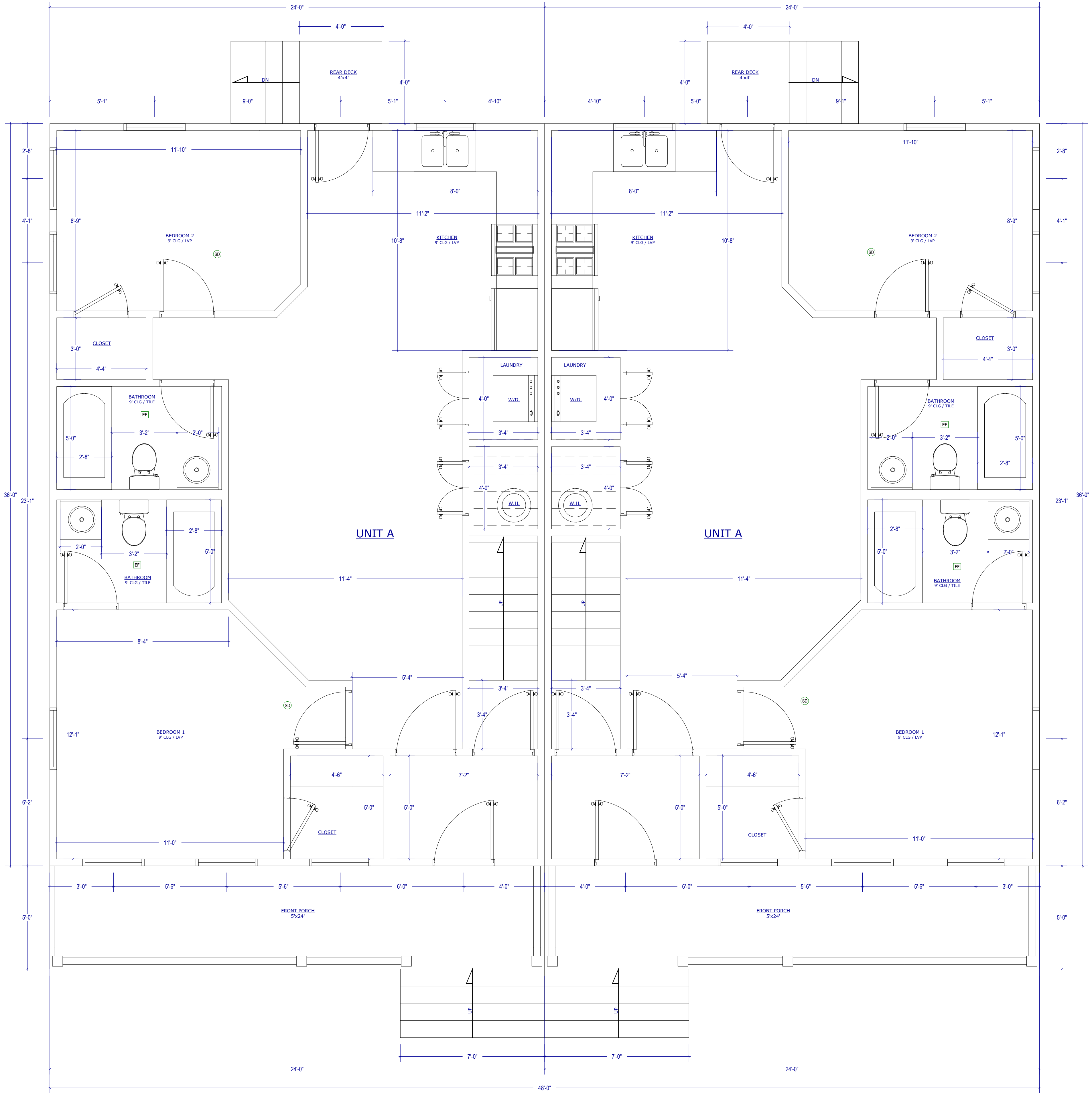
DRAWN BY **JOSE ZEPEDA**  
jose.zepeda@infinitywise.net  
7400 Beaufort Springs Dr  
Suite 300, Richmond, VA 23225  
INFINITY WISE LLC  
(804) 292-8162

DATE  
05/17/2024

REVISION	DATE

OWNER Watchtower construction	ADDRESS 1000 N 21st St, Richmond, VA 23223	DESCRIPTION ELEVATIONS
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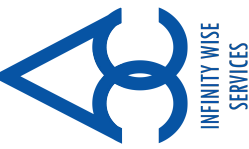
**A 03**



1ST FLOOR PLAN (MODEL A)  
SCALE: 3/8" = 1'-0"

SYMBOLS

- SD SMOKE DETECTOR
- EF EXHAUST FAN



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DATE

REVISION

OWNER  
Watchtower construction

ADDRESS  
1000 N 21st St, Richmond, VA 23223

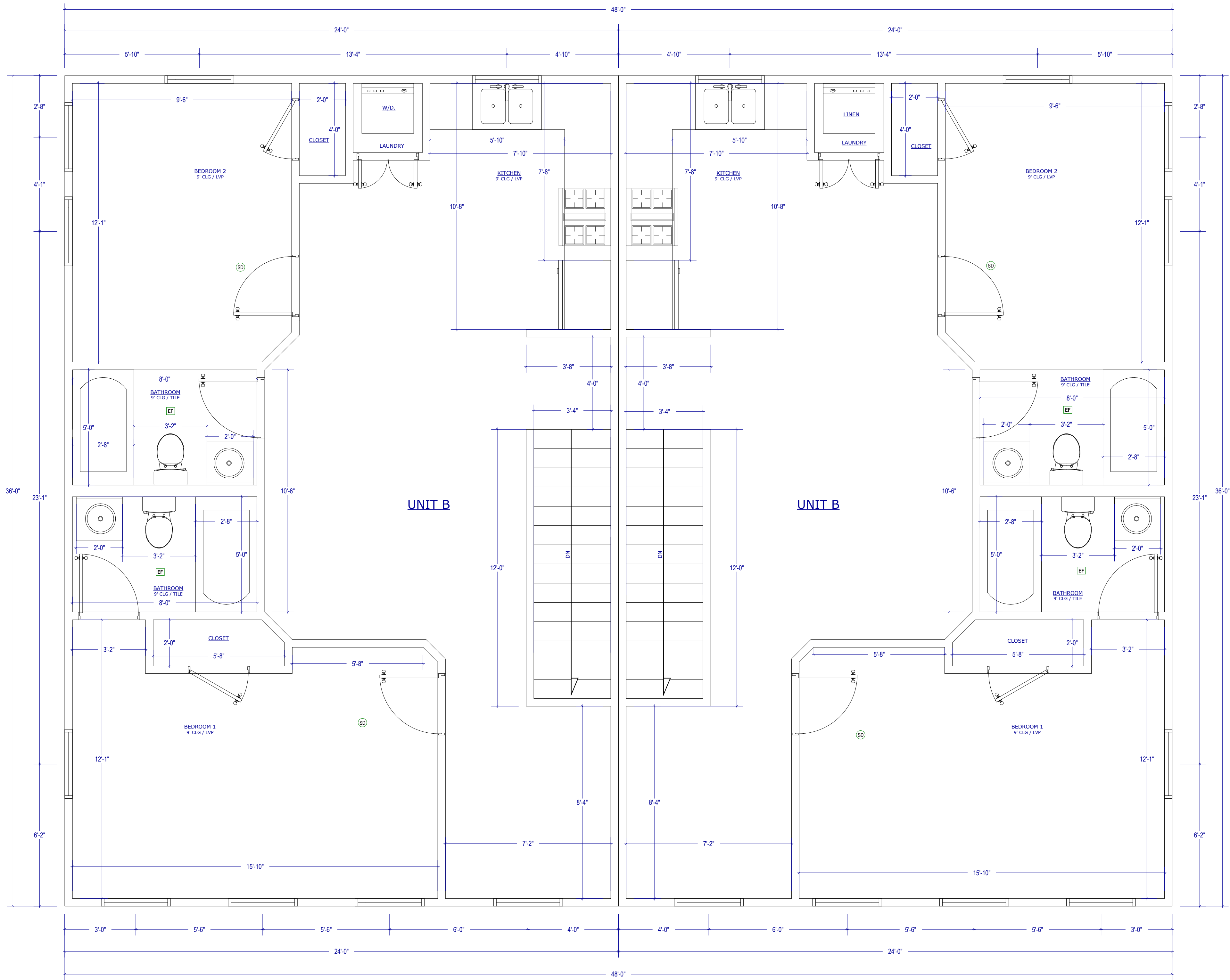
DESCRIPTION  
FLOOR PLAN

A 04



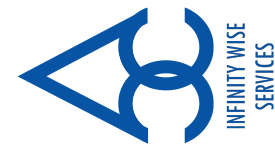
2ND FLOOR PLAN (MODEL B)

SCALE: 3/8" = 1'-0"



SYMBOLS

- SD SMOKE DETECTOR
- EF EXHAUST FAN



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DATE  
05/17/2024

DATE

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OWNER  
Watchtower construction

ADDRESS  
1000 N 21st St, Richmond, VA 23223

DESCRIPTION  
FLOOR PLAN

A 05