



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

April 8, 2022

3012 Park Avenue LLC
3420 Pump Road #169
Richmond, VA 23233

Baker Development Resources
530 East Main Street, Suite 730
Richmond, Virginia 23219
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 17-2022**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, May 4, 2022 at 1:00 PM in the 5th floor conference room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct a new multi-family dwelling at 3828 GOVERNMENT ROAD (Tax Parcel Number E000-1420/008), located in an R-63 (Multi-Family Urban Residential) District. This meeting will be open to in-person participation. To maximize compliance with public health guidance aimed at preventing the spread of COVID-19, the public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **196 907 623#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2022 drop-down, click meeting details for May 4, 2022 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at William.Davidson@rva.gov for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 17-2022

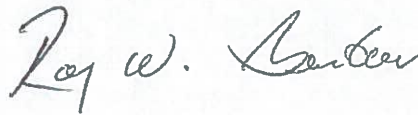
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association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups> . Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

Roy W. Benbow, Secretary
Phone: (804) 240-2124
E-mail: Roy.Benbow@rva.gov

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

Alexandria Heckman Properties Llc
649 S Washington St
Alexandria, VA 22314

Braswell Mastine
3629 E Broad St
Richmond, VA 23223

Carson Joseph P Iii
P.o. Box 1009
Mathews, VA 23109

Ccrist Holdings Llc
11 S 12th St #115
Richmond, VA 23219

Chen Danni
9017 Jeans Grove Lane
Mechanicsville, VA 23116

City Of Richmond Recreation & Parks
1209 Admiral St
Richmond, VA 23220

Glenwood Ridge Apartments Llc Attn:
Julie Davis
474 Wando Park Blvd #102
Mount Pleasant, SC 29464

Hasselbach Maggie Lee
3808 Glenwood Ave
Richmond, VA 23223

Hawkins Brenda P And Melissa D
3700 Crestwood Rd
Richmond, VA 23223

Johnson Jackie S
3904 Glenwood Ave
Richmond, VA 23223

Mancilla Samuel A And Hurtado Laura Y
3625 E Broad St
Richmond, VA 23223

Mcbride Diane E
3812 Glenwood Ave
Richmond, VA 23223

Rogers William
3629 E Broad St
Richmond, VA 23223

Rva Rental Group Llc
Po Box 25989
Richmond, VA 23260

Strel Thomas John Jr And McCabe
Niamh Judith Trust Trs
10993 Bacon Race Rd
Woodbridge, VA 22192

Vines Veronica L
3810 Glenwood Ave
Richmond, VA 23219

Property: 3828 Government Road **Parcel ID:** E0001420008**Parcel**

Street Address: 3828 Government Road Richmond, VA 23223-
Owner: 3012 PARK AVENUE LLC
Mailing Address: 3420 PUMP RD #169, RICHMOND, VA 23233
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 503 - MF Downtown
Property Class: 303 - R Multi-Family Vacant(R73)
Zoning District: R-63 - Residential (Multi-family Urban)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2022
Land Value: \$328,000
Improvement Value:
Total Value: \$328,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 14766
Acreage: 0.339
Property Description 1: NE GOVERNMENT RD & ANDERSON
Property Description 2: 0138.00X0107.00 0000.000
State Plane Coords(?): X= 11800299.8528 Y= 3716449.4668
Latitude: 37.52466585 , **Longitude:** -77.40554758

Description

Land Type: Primary Commercial/Indust Land
Topology:
Front Size: 138
Rear Size: 107
Parcel Square Feet: 14766
Acreage: 0.339
Property Description 1: NE GOVERNMENT RD & ANDERSON
Property Description 2: 0138.00X0107.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11800299.8528 Y= 3716449.4668
Latitude: 37.52466585 , **Longitude:** -77.40554758

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$328,000	\$0	\$328,000	Reassessment
2021	\$100,000	\$0	\$100,000	Reassessment
2020	\$100,000	\$0	\$100,000	Reassessment
2019	\$100,000	\$0	\$100,000	Reassessment
2018	\$100,000	\$0	\$100,000	Reassessment
2017	\$100,000	\$0	\$100,000	Reassessment
2016	\$100,000	\$0	\$100,000	Reassessment
2015	\$100,000	\$0	\$100,000	Reassessment
2014	\$100,000	\$0	\$100,000	Reassessment
2013	\$100,000	\$0	\$100,000	Reassessment
2012	\$100,000	\$0	\$100,000	Reassessment
2010	\$100,000	\$10,000	\$110,000	Reassessment
2009	\$100,000	\$10,000	\$110,000	Reassessment
2008	\$100,000	\$10,000	\$110,000	Reassessment
2007	\$100,000	\$10,000	\$110,000	Reassessment
2006	\$80,400	\$0	\$80,400	Reassessment
2005	\$76,600	\$0	\$76,600	Reassessment
2004	\$66,600	\$0	\$66,600	Reassessment
2003	\$60,500	\$0	\$60,500	Reassessment

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
12/19/2016	\$830,000	SMITH CHARLES A JR ETALS	ID2016-24852	2 - INVALID SALE-Sale Includes Multiple Parcels
12/19/2016	\$0	SMITH CHARLES A JR ETALS CO TRS	ID2016-24851	2 - INVALID SALE-Relation Between Buyer/Seller
01/04/2010	\$0	VISTA ENTERPRISES LTD	ID2010-153	2 - INVALID SALE-Sale Includes Multiple Parcels
12/30/2003	\$772,000	REYNOLDS JAMES R SR	ID2003-49682	2 - INVALID SALE-Sale Includes Multiple Parcels
12/23/1999	\$325,000	HANOVER ASSOCIATES LIMITED	ID9900-34478	
12/23/1988	\$0	Not Available	000188-02102	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-63 - Residential (Multi-family Urban)
Planning District: East
Traffic Zone: 1065
City Neighborhood Code: CHBZ
City Neighborhood Name: Chimborazo
Civic Code: 3000
Civic Association Name: Church Hill Central Civic Association
Subdivision Name: NONE
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	1000	0208001	020800
1990	101	0208001	020800

Schools

Elementary School: Chimborazo
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 1
Dispatch Zone: 116A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Thursday
Bulk Collection: TBD

Government Districts

Council District: 7
Voter Precinct: 705
State House District: 79
State Senate District: 18
Congressional District: 4

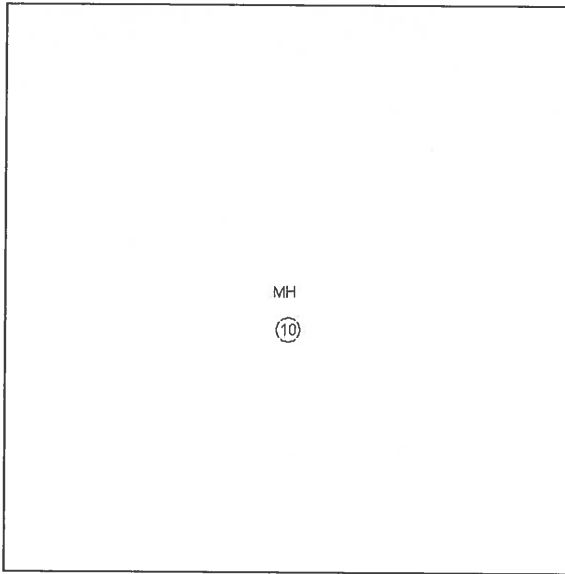
Property Images

Name:E0001420008 Desc:

[Click here for Larger Image](#)

Sketch Images

Name:E0001420008 Desc:R01



MH

(10)

BZA 17-2022

RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT

PROPERTY
OWNER: 3012 Park Avenue LLC
PHONE: (Home) () () (Mobile) () ()

ADDRESS 3420 Pump Road #169
FAX: () () (Work) () ()

Richmond, VA 23233
E-mail Address:
PROPERTY OWNER'S
REPRESENTATIVE: Baker Development Resources
PHONE: (Home) () () (Mobile) (804) 874-6275
(Name/Address) 530 East Main Street, Suite 730
FAX: () () (Work) () ()

Richmond, VA 23219
E-mail Address: markbaker@bakerdevelopmentresources.com
Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 3828 Government Road
TYPE OF APPLICATION: ☒ **VARIANCE** ☐ **SPECIAL EXCEPTION** ☐ **OTHER**
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-419.10(3)
APPLICATION REQUIRED FOR: A building permit to construct a new multi-family dwelling.
TAX PARCEL NUMBER(S): E000-1420/008 **ZONING DISTRICT:** R-63 (Multi-Family Urban Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The building (story) height requirement is not met. In the R-63 zoning district additional building height not to exceed four stories is permitted on a corner lot. However, in the case of a four story building no story shall exceed twelve (12) feet in height. A story height of fifteen (15) feet is proposed for the ground floor of Building A.

DATE REQUEST DISAPPROVED: December 15, 2021
FEE WAIVER: YES ☐ NO: ☒
DATE FILED: March 18, 2022 **TIME FILED:** 4:00 p.m. **PREPARED BY:** Josh Young **RECEIPT NO.** BZAR-108725-2022
AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:
SECTION 17.20 PARAGRAPH(S) _____ **OF THE CHARTER OF THE CITY OF RICHMOND**
SECTION 15.2 -2309.2 ☒ **OF THE CODE OF VIRGINIA** [OR]

SECTION 1040.3 PARAGRAPH(S) _____ **OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND**

TO BE COMPLETED BY APPLICANT

I have received the handouts, Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter ☒
I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.
SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] **DATE:** 4/4/2022

*** TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS ***

CASE NUMBER: BZA 17-2022 **HEARING DATE:** May 4, 2022 **AT** 1:00 **P.M.**

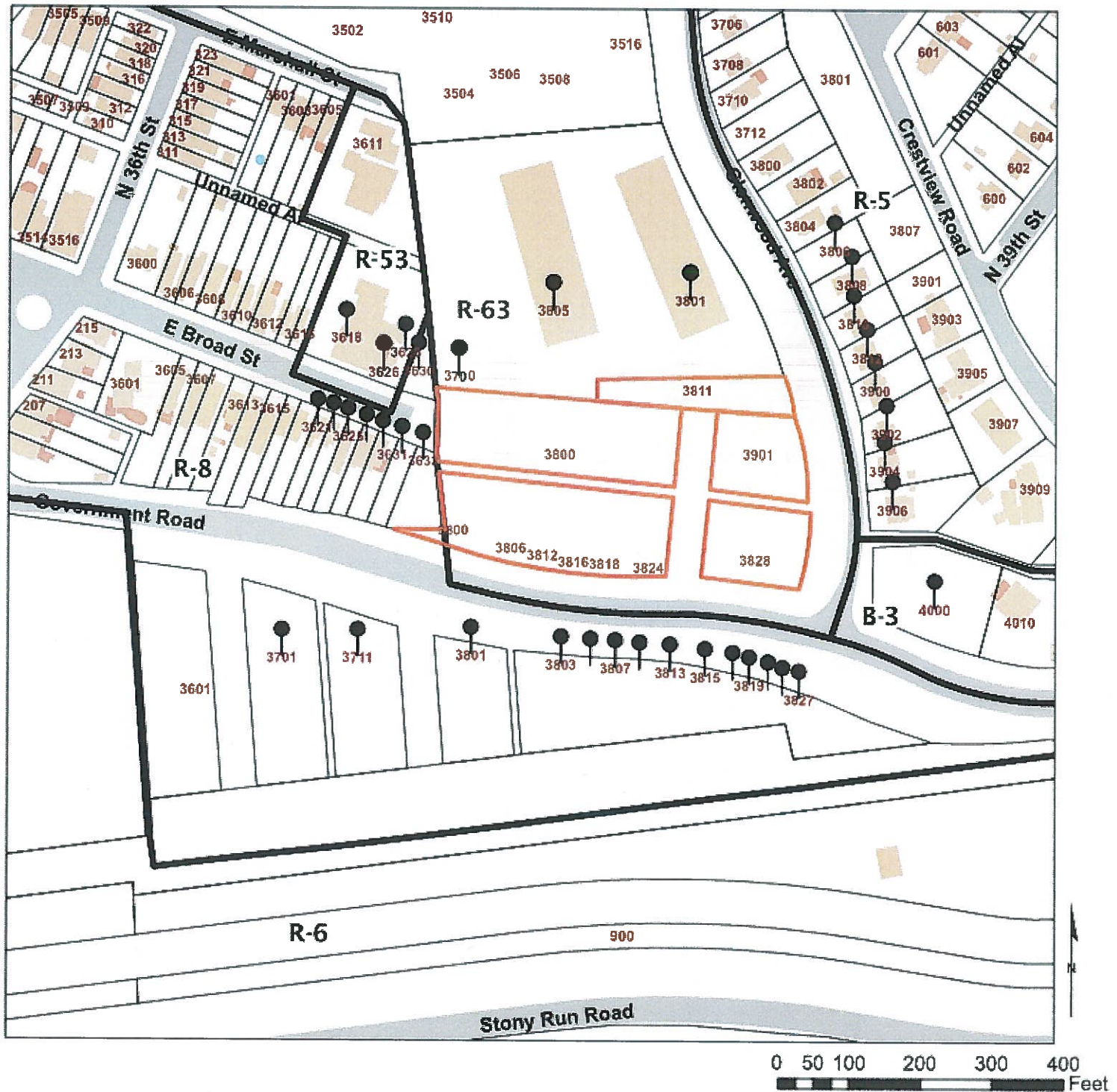
BOARD OF ZONING APPEALS CASE BZA 17-2022
150' Buffer

APPLICANT(S): 3012 Park Avenue LLC

PREMISES: 3828 Government Road
(Tax Parcel Number E000-1420/008)

SUBJECT: A building permit to construct a new multi-family dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-419.10(3)
of the Zoning Ordinance for the reason that:
The building (story) height requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (646-6340/6701). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx> Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.
4. **Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting.** It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. **The Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).**
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow (804-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: _____



April 4, 2022

Mr. Roy Benbow
Secretary to the Board of Zoning Appeals
Department of Planning and Development Review
900 East Broad Street, Room 508
Richmond, Virginia 23219

RE: BZA Variance Request – 3828 Government Road (E-000-1420/008)

Dear Mr. Benbow,

The property owner is requesting a variance for 3828 Government Road (“the Property”) in order to permit the construction of a four-story mixed-use building. The Property is located at the northwest corner of the intersection of Government Road and Glenwood Avenue. The Property includes 0.381 acres of land area and is referenced as “Parcel C” on the survey entitled “3.056 Acres of Land Bounded by Government Road and Glenwood Avenue in the City of Richmond,” dated November 22nd, 2016 and prepared by Edwards, Kretz, Lohr and Associates, PLLC (“the Survey”). The Property is zoned R-63 Multifamily Residential District and is one of six parcels as shown on the Survey that, along with intervening rights-of-way that have been authorized for closure by City Council (Ordinance 2020-216), make up a larger development site (“the Development Site”).

A Plan of Development has been requested in order to permit the construction of a mixed-use development consisting of 129 dwellings and a corner commercial use on the Development Site. The development would consist of two buildings: Building A, including 60 dwelling units and a corner commercial use and Building B, with 69 dwelling units. A portion of Building A, including the corner commercial use, would be located on the Property and would be four stories in height. Buildings that are four stories in height are permitted on corner lots in the R-63 District according to Sec. 30-419.10(4), provided no individual story exceeds 12’ in height, for a maximum building height of 48’. While the overall height of the building façade in this area at 46’ of height is in line with this requirement, the ground floor exceeds the permitted 12’ maximum height per floor at 15’. Therefore, a variance is requested from this requirement in order to permit the construction of the building as proposed.

The evidence shows that this request meets the standards for a variance as defined in §15.2-2201 of the Code of Virginia. The strict application of the ordinance would unreasonably restrict the utilization of the property, the need for a variance would not be shared generally by other properties, and the variance would not be contrary to the purpose of the ordinance. The request meets the evidentiary requirements of §15.2-2201(2.) of the code of Virginia. A variance may be granted if the evidence shows “that the strict application of the terms of the zoning ordinance would unreasonably restrict the utilization of the property or that granting of the variance would alleviate a hardship due to a

physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance..." It is the applicant's position in this case that both of these standards are met.

The strict application of the 12' floor height limit applicable to the first floor in the R-63 District under Section 30-419.10(4) would unreasonably restrict the utilization of the property. This requirement combined with the site topography and the need to provide for accessibility results in a situation that is not conducive to achieving the full development potential of the property consistent with the general intent of the district. In addition, the granting of the variance would alleviate a hardship due to a physical condition relating to the Property, specifically, the site topography.

Where accessibility is concerned, several code requirements define where the architect needs to locate building entries and informed their decisions on floor level heights as they relate to the site topography. There are 3 accessibility codes at play here:

1. ANSI A117.1, which is referenced by the Virginia Construction Code and covers the whole site and structure,
2. The ADA, which covers public areas, including the commercial space and anywhere non-residents can convene, and
3. Fair Housing Act, which covers all areas accessed by residents and, because there is an elevator in the building, covers all levels of the building.

Based on these requirements the entirety of the Property is required to meet some level of accessibility. The design of both buildings is required to provide accessible entries to the structures working with the existing topography. At the west end of the buildings, the entry level (level 2) is pushed as deep into the grade as practical (83') given the existing topography while still providing an accessible route from the parking lot to both building entries at this end. Also, an accessible route between the 2 buildings is provided that would link up at the elevator lobbies of both buildings, which are set at 62' in Building A and 65 feet in Building B. On the east end of Building A, where the need for special approval comes into play, there is a commercial space proposed at the corner of Government Road and Glenwood Avenue. This is covered by ADA/ANSI requirements which dictate an accessible route from all site arrival points. For visitors using the commercial space, the arrival point would be the sidewalk on Glenwood. The topography on the property at this corner along the building facade is around 56-57 feet. Here the slab is proposed at 57 feet in order to raise it slightly while still addressing the topography without significant retaining. The sidewalk on Glenwood slopes from 51 feet at the corner of Government to 60 feet at the northeast corner of the property. With the floor slab set as proposed an accessible route can be accommodated between the commercial entry and the sidewalk along Glenwood Avenue, while still allowing the building to address/relate to the street.

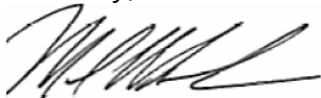
In order to meet the 12' story height requirement, the slab of the commercial space would have to be raised to 60 feet. This would require some form of ramps and/or stairs in addition to sidewalks along the contours to provide access to the commercial space and Glenwood in the Right of Way. The change in building elevation due to the unusual topographic conditions and the site improvements and building siting needed to address it would lead to a development that would be challenged in its ability to address the right-of-way both vertically and horizontally. This would not be conducive to realization of the general intent of the R-63 district where corner commercial uses and the full development potential of the Property are concerned. The overall height of the building would still be within the 48' envisioned by the code. The variance would merely enable additional ground floor height in order to allow the proposed development to adapt to the unusual topographic conditions while providing the urban streetscape character, enhanced public safety, and active pedestrian environment that is envisioned by the R-63 district for the benefit of the general public.

Finally, the request meets the following tests:

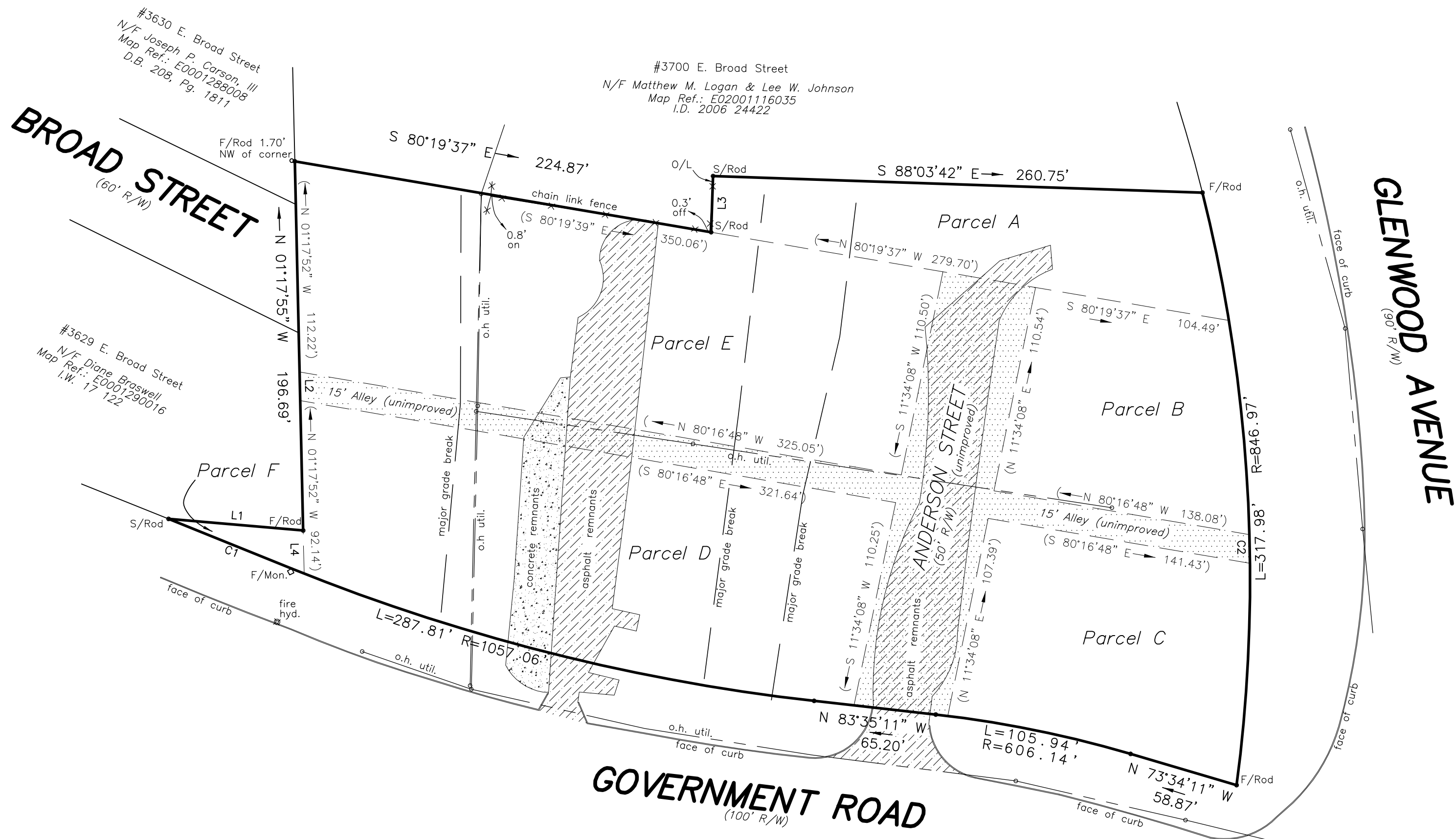
- The Property was acquired in good faith and the hardship was not created by the applicant. The hardship was not created by the applicant. Hardship is not self-inflicted where the owner purchased the property knowing that a variance was needed. Self-inflicted hardship must pertain to a violation of the zoning ordinance by the owner. *Spence v. Board of Zoning Appeals for City of Virginia Beach*, 255 Va. 116, 496 S.E.2d 61 (1998).
- Granting the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area. The variance would not be of any detriment. While relief is requested from the ground floor height requirement the overall height of the building is in line with the R-63 district height requirements. Moreover, the portion of the site where the variance is needed is topographically the lowest point on the site.
- The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance. The issue is unique and is not generally shared by other properties in the district.
- Granting the variance does not result in a use that is not otherwise permitted on the property or a change in the zoning classification of the property. The proposed mixed-uses are permitted by the R-63 zoning classification.
- The relief or remedy sought by the variance application is not available through a special exception or a zoning modification at the time of the filing of the variance application. There is no special exception, as contemplated by this section, available to address this feature requirement.
- The variance is not contrary to the purpose of the ordinance. The proposal is not contrary to the purpose outlined in Section 30-100 of the zoning ordinance as it relates to: lessening congestion in streets; securing safety from fire, flood, etc.; promoting health, sanitation and general welfare, providing adequate light and air and convenience of access; preventing the overcrowding of land; avoiding undue concentration of population; facilitating the creation of a convenient, attractive and harmonious community; protect against destruction of or encroachment upon historic areas; encouraging economic development activities that provide desirable employment and enlarge the tax base; and expediting the provision of adequate police and fire protection, etc.

Thank you in advance for your assistance. Should you have any questions after reviewing this request, please feel free to contact me at 874-6275.

Sincerely,



Mark R. Baker
Baker Development Resources, LLC



ALTA/ACSM Title Survey by Timmons Group
June 7, 2006
M. Dwayne Dunevant

- Parcel A—
Address: #3811 Glenwood Avenue
Purchaser: Evolve HLD, LLC
Current Owner: Charles A. Smith, Jr. et als
Map Ref.: E0001116037
I.D. 2010 153
Area: 0.298 Acre (12,993.592 Sq.Ft.)
- Parcel B—
Address: #3901 Glenwood Avenue
Purchaser: Evolve HLD, LLC
Current Owner: Charles A. Smith, Jr. et als
Map Ref.: E0001420006
I.D. 2010 153
Area: 0.311 Acre (13,553.731 Sq.Ft.)
- Parcel C—
Address: #3828 Government Road
Purchaser: Evolve HLD, LLC
Current Owner: Charles A. Smith, Jr. et als
Map Ref.: E0001420008
I.D. 2010 153
Area: 0.381 Acre (16,598.577 Sq.Ft.)
- Parcel D—
Address: #3800 Government Road
Purchaser: Evolve HLD, LLC
Current Owner: Charles A. Smith, Jr. et als
Map Ref.: E0001420001
I.D. 2010 153
Area: 0.764 Acre (33,269.617 Sq.Ft.)
- Parcel E—
Address: #3800 Rear Government Road
Purchaser: Evolve HLD, LLC
Current Owner: Charles A. Smith, Jr. et als
Map Ref.: E0001420002
I.D. 2010 153
Area: 0.855 Acre (37,232.713 Sq.Ft.)
- Parcel F—
Address: Government Road
Purchaser: Evolve HLD, LLC
Current Owner: Charles A. Smith, Jr. et als
Map Ref.: not assigned
Area: 0.019 Acre (820.732 Sq.Ft.)

Notes:

- 1.) Courses and bearings from ALTA/ACSM Title Survey by Timmons Group, dated June 7, 2006.
- 2.) This plat is based on a current field survey.
- 3.) By graphics plotting only, this property appears to lie within ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290044D, effective date of 04/02/09.
- 4.) Blanket VEPCO easement (D.B. 637C, Pg. 543) along overhead utility lines.
- 5.) Blanket VEPCO easement (D.B. 638D, Pg. 2) along overhead utility lines.
- 6.) All improvements and all utilities may be not be shown due to previous demolition and current vegetative overgrowth.

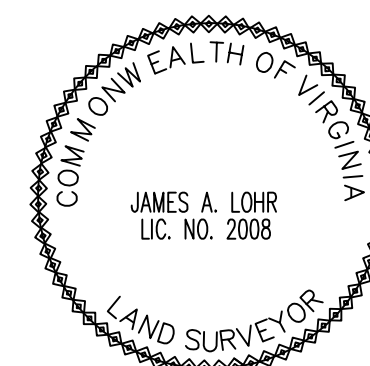
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	70.72'	47357.82'	0°05'08"	N 68°01'44" W	70.72'
C2	15.27'	846.97'	1°01'58"	S 01°04'40" E	15.27'

LINE	BEARING	DISTANCE
L1	S 85°05'23" E	71.93'
L2	N 01°18'25" W	15.28'
L3	N 01°56'18" E	29.94'
L4	N 01°17'52" W	22.95'

Acreage Table

Parcel	Acreage	Sq. Feet
Parcel A	0.298 Ac.	12,993.592 Sq.Ft.
Parcel B	0.311 Ac.	13,553.731 Sq.Ft.
Parcel C	0.381 Ac.	16,598.577 Sq.Ft.
Parcel D	0.764 Ac.	33,269.617 Sq.Ft.
Parcel E	0.855 Ac.	37,232.713 Sq.Ft.
Parcel F	0.019 Ac.	820.732 Sq.Ft.
Anderson St.	0.269 Ac.	11,713.481 Sq.Ft.
Western Alley	0.11 Ac.	4850.416 Sq.Ft.
Eastern Alley	0.048 Ac.	2096.353 Sq.Ft.

Boundary Survey and Plat of
**3.056 Acres of Land,
Bounded by Government Road
and Glenwood Avenue in
the City of Richmond, VA**



Scale: 1"=50'
Drawn: TCJ
Job: 1509-16
Date: 11/22/16
Checked: JAL

This is to certify that on 11/21/16 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290044D, effective date of 04/02/09. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property is NOT in a Special Flood Hazard Area.



5 LEVEL 4 - BUILDING FOOTPRINT
CS01
1/32" = 1'-0"
0 32 64 96 FT



4 LEVEL 3 - BUILDING FOOTPRINT
CS01
1/32" = 1'-0"
0 32 64 96 FT

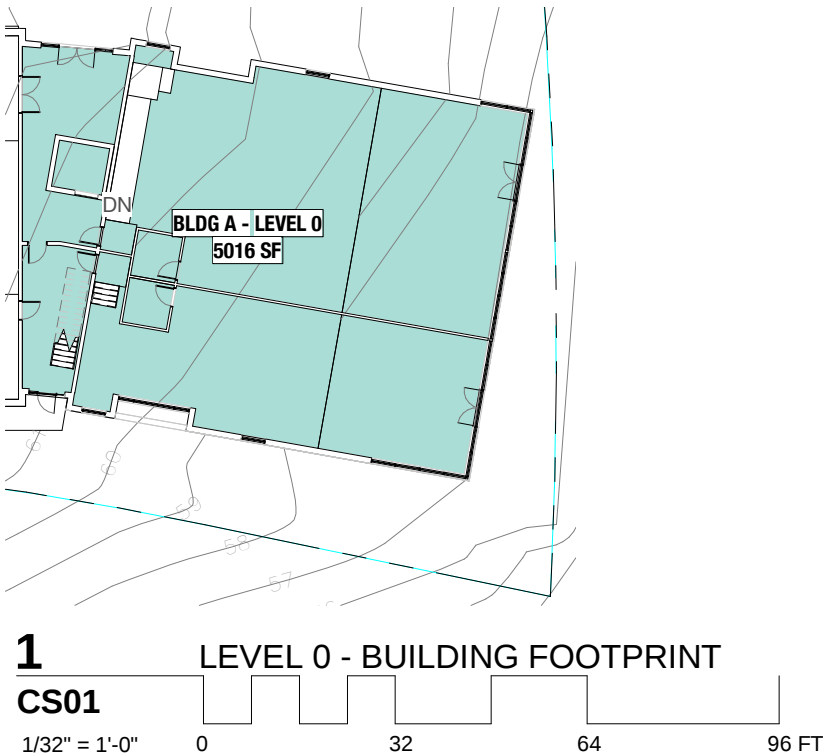


3 LEVEL 2 - BUILDING FOOTPRINT
CS01
1/32" = 1'-0"
0 32 64 96 FT



2 LEVEL 1 - BUILDING FOOTPRINT
CS01
1/32" = 1'-0"
0 32 64 96 FT

PROJECT DESCRIPTION				
NEW MIXED-USE / MULTIFAMILY RESIDENTIAL WITHIN TWO STRUCTURES ON COMBINED PROPERTY AT THE...				
CODE INFORMATION				
APPLICABLE CODES:		2015 VIRGINIA CONSTRUCTION CODE BASED ON THE INTERNATIONAL BUILDING CODE (IBC) 2015		
CONSTRUCTION TYPE:		V-A		
USE GROUP:		NON-SEPARATED MIXED-USE [R-2,S-2, & A/B/M]		
FIRE SUPPRESSION:		FULLY SPRINKLERED PER NFPA 13 AND 13-R (IBC SECTION 903.3.1.2)		
ALLOWABLE BUILDING AREAS:				
BUILDING	LEVEL	USE GROUP	ACTUAL AREA [SF]	ALLOWABLE AREA [SF] [PER VCC TABLE 506.2]
	0	A, B, OR M & R-2...	SEE PLAN DIAGRAMS THIS SHEET. BUILDINGS WILL BE SEPARATED BY 2-HOUR FIRE WALLS AS REQUIRED TO MEET REQUIRED ALLOWABLE AREAS	12,000 SF + FRONTAGE INCREASE PER VCC 506.3
	1	R-2 / S-2		
	2	R-2 / S-2		
	3	R-2		
4	R-2			
B	1	R-2		
	2	R-2		
	3	R-2		
	4	R-2		
ALLOWABLE BUILDING HEIGHTS:				
ALLOWABLE # OF STORIES ABOVE GRADE [VCC TABLE 504.4]		ACTUAL # OF STORIES ABOVE GRADE	ALLOWABLE BLDG HEIGHT [FT] [VCC TABLE 504.3]	ACTUAL BUILDING HEIGHT [FT] [ABOVE GRADE PLANE]
4		3 / 4	60'	±45'
ZONING INFORMATION				
ZONING DISTRICT:		R-63 - RESIDENTIAL [MULTI-FAMILY URBAN]		
ECONOMIC ZONES:		N/A		
PARCEL AREA:		REFER TO CIVIL ENGINEER'S DRAWINGS		
REQUIRED YARDS:	FRONT	REAR	SIDE	STREET SIDE
ALLOWED:	NONE REQUIRED, <15 FEET	15 FEET	5 FEET	XX'
ACTUAL:	REFER TO CIVIL ENGINEER'S DRAWINGS			
		ALLOWED/REQUIRED	ACTUAL	
LOT AREA:		1,000 SF/DWELLING UNIT		REF CIVIL ENGINEER'S DRAWINGS
LOT COVERAGE:		65%		REF CIVIL ENGINEER'S DRAWINGS
USABLE OPEN SPACE RATIO:		30%		REF CIVIL ENGINEER'S DRAWINGS
		STORIES	HEIGHT/STORY	STORIES
BUILDING HEIGHT:	GENERAL	3 STORIES	10-14 FEET/STORY	3 STORIES
	ABOVE PARKING	4 STORIES	10 FEET/STORY	4 STORIES
	AT CORNER	4 STORIES	12 FEET/STORY	4 STORIES
BUILDING FACADE PENETRATION:	ST. LEVEL-CORNER	60% BETWEEN 2 & 8 FEET		REFER TO A301
	ST. LEVEL-DWELLINGS	30% BETWEEN 2 & 8 FEET		REFER TO A301
	UPPER LEVELS	30% BETWEEN 2 & 8 FEET		REFER TO A301
PARKING SPACES:		129 [1 SPACE / DWELLING UNIT]		REF CIVIL ENGINEER'S DRAWINGS
BICYCLE PARKING [LONG TERM]:		33 [1 SPACE / 4 DWELLING UNITS]		REF CIVIL ENGINEER'S DRAWINGS
BICYCLE PARKING [SHORT TERM]:		6 [2 SPACES / 50 DWELLING UNITS]		REF CIVIL ENGINEER'S DRAWINGS
DRAWING INDEX				
SHEET NUMBER	SHEET NAME			POD RESPONSE SET 11/05/2021
0				
CS01	COVER SHEET / PROJECT INFORMATION			X
2 CIVIL				
C0	COVER SHEET			X
C1	EXIS. CONDITIONS & DEMOLITION PLAN			X
C2	LAYOUT PLAN			X
C3	UTILITY PLAN			X
C4	GRADING PLAN			X
C5.0	DRAINAGE ANALYSIS - POST DEVELOPMENT			X
C5.1	DRAINAGE ANALYSIS - PRE-DEVELOPMENT			X
L1	SCHEMATIC LANDSCAPE PLAN			X
3.5 ARCH				
A101	PROPOSED FLOOR PLANS			X
A102	PROPOSED FLOOR PLANS			X
A103	PROPOSED FLOOR PLANS			X
A104	PROPOSED FLOOR PLANS			X
A105	PROPOSED ROOF PLAN			X
A201	ENLARGED TYPICAL UNIT PLANS			X
A202	ENLARGED TYPICAL UNIT PLANS			X
A203	ENLARGED TYPICAL UNIT PLANS			X
A301	BUILDING ELEVATIONS			X
A302	BUILDING ELEVATIONS			X
A401	BUILDING SECTIONS			X
A501	RENDERED VIEWS			X
A502	RENDERED VIEWS			X
SHEET COUNT: 22				



1 LEVEL 0 - BUILDING FOOTPRINT
CS01
1/32" = 1'-0"
0 32 64 96 FT

POD RESPONSE TO
COMMENTS DATED
05/03/2021
11.05.2021

ARCHITECT:
ADD / Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

STRUCTURAL + CIVIL ENGINEER
COMPANY NAME
Street Name
City, State ZIP
Phone #

MEPG ENGINEER
COMPANY NAME
Street Name
City, State ZIP
Phone #

3800 GOV'T RD
Richmond, VA 23223

COVER SHEET / PROJECT
INFORMATION

PROJECT NUMBER
21-3800

CS01

PLAN OF DEVELOPMENT
FOR
3800 GOVERNMENT ROAD
3800 GOVERNMENT ROAD
CITY OF RICHMOND, VA

PROJECT INFORMATION

1. OWNER:

3012 PARK AVENUE LLC
3420 PUMP RD #169
RICHMOND, VA 23233
CONTACT: DANIIL KLEYMAN
TELEPHONE: 804.991.4111
EMAIL: dvk5f@yahoo.com

2. ARCHITECT:

ADO / ARCHITECTURE DESIGN OFFICE
105 EAST BROAD STREET
RICHMOND, VA 23219
CONTACT: TODD DYKSHORN
TELEPHONE: 804-343-1212
EMAIL: todd@ado.design

3. ENGINEER:

KINE VUE CONSULTING
7100 PROSPECT AVENUE
RICHMOND, VA 23228
CONTACT: TRACY WINKELMAN
TELEPHONE: 804-307-0733
EMAIL: tracy.kinevue@gmail.com

4. GPIN:

TAX MAP E0001420001, REFER TO TABLE FOR ALL PROPERTIES

5. ZONED:

R-63 RESIDENTIAL (MULTI-FAMILY URBAN)

6. EXISTING USE:

VACANT

7. PROPOSED USE:

2 - 3 STORY MIXED-USE BUILDINGS, 128 RESIDENTIAL UNITS (BLDG A = 59, BLDG B = 69) AND 1,500 SF COMMERCIAL

8. PROPOSED FOOTPRINT:

41,115 SF

9. ACREAGE:

2.48 AC

10. UTILITIES:

CITY OF RICHMOND SYSTEMS

11. OPEN SPACE CALCULATIONS:

REQUIRED = 30% MINIMUM OF PROPERTY AREA = 30% x 133,124 SF = 39,937 SF
PROVIDED =

AREAS (SF)	
BALCONIES	11,220
BUILDING	40,745
103 PARKING	14,420
NON OPEN SPACE TOTAL	66,385
PROPERTY	133,124
OPEN SPACE	66,739
30% TARGET MET	50%

12. PARKING SPACE SUMMARY:

REQUIRED = 128 (1/RESIDENTIAL UNIT)
PROVIDED = 173 (INTERIOR SPACES = 70)
DISABLED SPACES REQUIRED = 6 PROVIDED = 6

13. BICYCLE PARKING:

REQUIRED - LONG TERM = 1/ 4 RESIDENTIAL UNITS 128/ 4 → 32
REQUIRED - SHORT TERM = 2/ 50 RESIDENTIAL UNITS ; 2 MORE/ 50 UNITS 128/ 50 = 5.1 → 5

14. THE PROJECT BUILDING SITE IS WITHIN THE RMA. THE PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X"

PER FIRM PANEL MAP 5101290043E (DATED 07/16/2014) AND 5101290044D (DATED 07/02/2009). THERE ARE NO WETLANDS ON SITE.

15. BASE INFORMATION PROVIDED BY A SURVEY PLAT BY EDWARDS, KRETZ, LOHY & ASSOCIATES, PLLC, DATED 07/29/19, TOPOGRAPHIC SURVEY BY DAVISON LAND SURVEYING AND MAPPING, DATED 01/20/20, 804-314-7441, CITY OF RICHMOND GIS UTILITY MAPS, AND FIELD OBSERVATIONS.
- | ADDRESS | GPIN |
|---------------------------|-------------|
| 3828 Government Road | E0001420008 |
| 3811 Glenwood Avenue | E0001116037 |
| 3901 Glenwood Avenue | E0001420006 |
| 3800 Rear Government Road | E0001420008 |
| 3800 Government Road | E0001420001 |
| 3810 Government Road | |
| 3818 Government Road | |
| 3806 Government Road | |
| 3824 Government Road | |
| 3826 Government Road | |
| 3804 Government Road | |
| 3812 Government Road | |
| 3816 Government Road | |
| 3802 Government Road | |
| 3814 Government Road | |
| 3822 Government Road | |
| 3820 Government Road | |
| Parcel F Government Road | |
- VICINITY MAP

SOURCE: CITY OF RICHMOND GIS

SCALE: 1" = 2000'
- SHEET INDEX
- | Sheet Title | Sheet Number |
|--------------------------------------|--------------|
| COVER SHEET | C0 |
| EXIS. CONDITIONS & DEMOLITION PLAN | C1 |
| LAYOUT PLAN | C2 |
| UTILITY PLAN | C3 |
| GRADING PLAN | C4 |
| DRAINAGE ANALYSIS - POST DEVELOPMENT | C5.0 |
| DRAINAGE ANALYSIS - PRE-DEVELOPMENT | C5.1 |
| SCHEMATIC LANDSCAPE PLAN | L1 |
- NOTE: A LIGHTING PLAN, THAT MEETS CITY REQUIREMENTS, WILL BE INCLUDED WITH THE PERMITTING CONSTRUCTION PLAN SET.
- 3800 GOVERNMENT ROAD
3800 GOVERNMENT ROAD CITY OF RICHMOND, VA 23220
3012 PARK AVENUE LLC
- PROJECT NAME
- OWNER
- DATE
03.08.21
- SHEET NO.
- C0
- POD-089463-2021
- C:\COVER-3800 GOVT.DWG | Plotted on 11/5/2021 5:03 PM | by tracy

C:\LAVO-3800 GOVT.dwg | Plotted on 11/02/2021 5:03 PM | by Tracy

SURFACE LEGEND

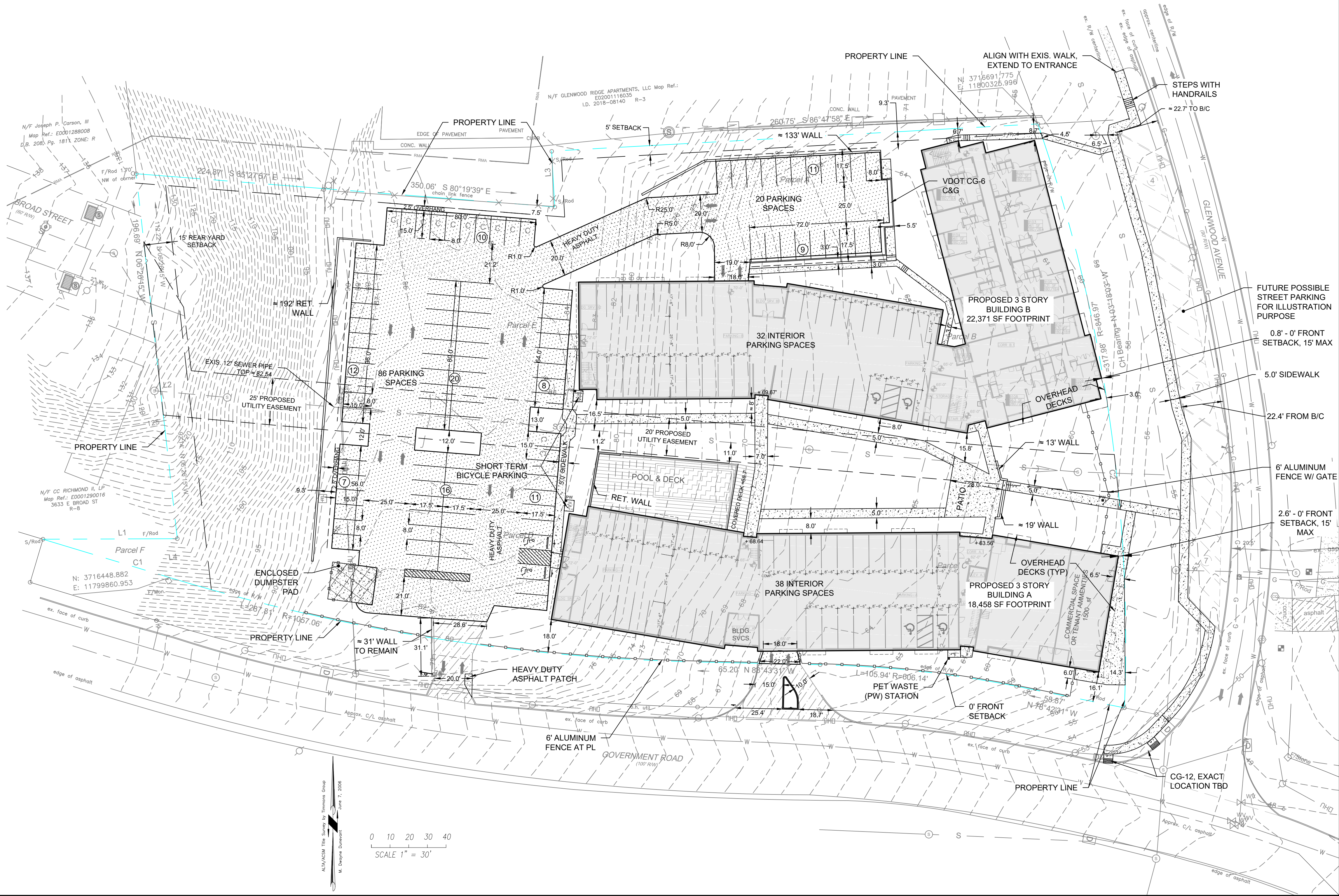
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE
- BUILDING

* SHADING MAY VARY BETWEEN LEGEND AND PLAN

LAYOUT NARRATIVE

THIS PROJECT CONSISTS OF THE REDEVELOPMENT OF SEVERAL URBAN PARCELS FOR 2-3 STORY BUILDINGS (41,115 SF TOTAL FOOTPRINT), ASSOCIATED HARDSCAPE, AND PARKING AREA. ADDITIONAL PARKING WILL BE PROVIDED IN EACH BUILDING. THE BUILDINGS WILL BE USED FOR 122 RESIDENTIAL UNITS (BLDG A = 56, BLDG B = 66) AND 1,500 SF COMMERCIAL IN THE GROUND LEVEL OF THE SE CORNER OF BUILDING A. A SIDEWALK IN THE ROW IS PROPOSED ALONG GLENWOOD AVENUE. THE SETBACK IS TO ALLOW FOR FUTURE ROAD WIDENING OR ANGLED PARKING.

SPECIAL FOUNDATION DESIGN ADJACENT TO THE PUBLIC UTILITY EASEMENT: ALL STRUCTURES WITHIN 10' OF THE PROPOSED UTILITY EASEMENT SHALL BE DESIGNED SO THAT EXCAVATION AT THE EASEMENT LINE TO A DEPTH OF 2' BELOW THE UTILITY LINE WILL RESULT NOT IN DAMAGE TO THE STRUCTURE.



3800 GOVERNMENT ROAD

3800 GOVERNMENT ROAD CITY OF RICHMOND, VA

LAYOUT PLAN

ENGINEER
KINE VUE, LLC
CIVIL ENGINEERING CONSULTING
7100 PROSPECT AVENUE
RICHMOND, VA 23228
Tracy.KineVue@gmail.com
804.307.0733

OWNER
3012 PARK AVENUE LLC
3420 PUMP RD #169
RICHMOND, VA 23233
DANIL KLEYMAN

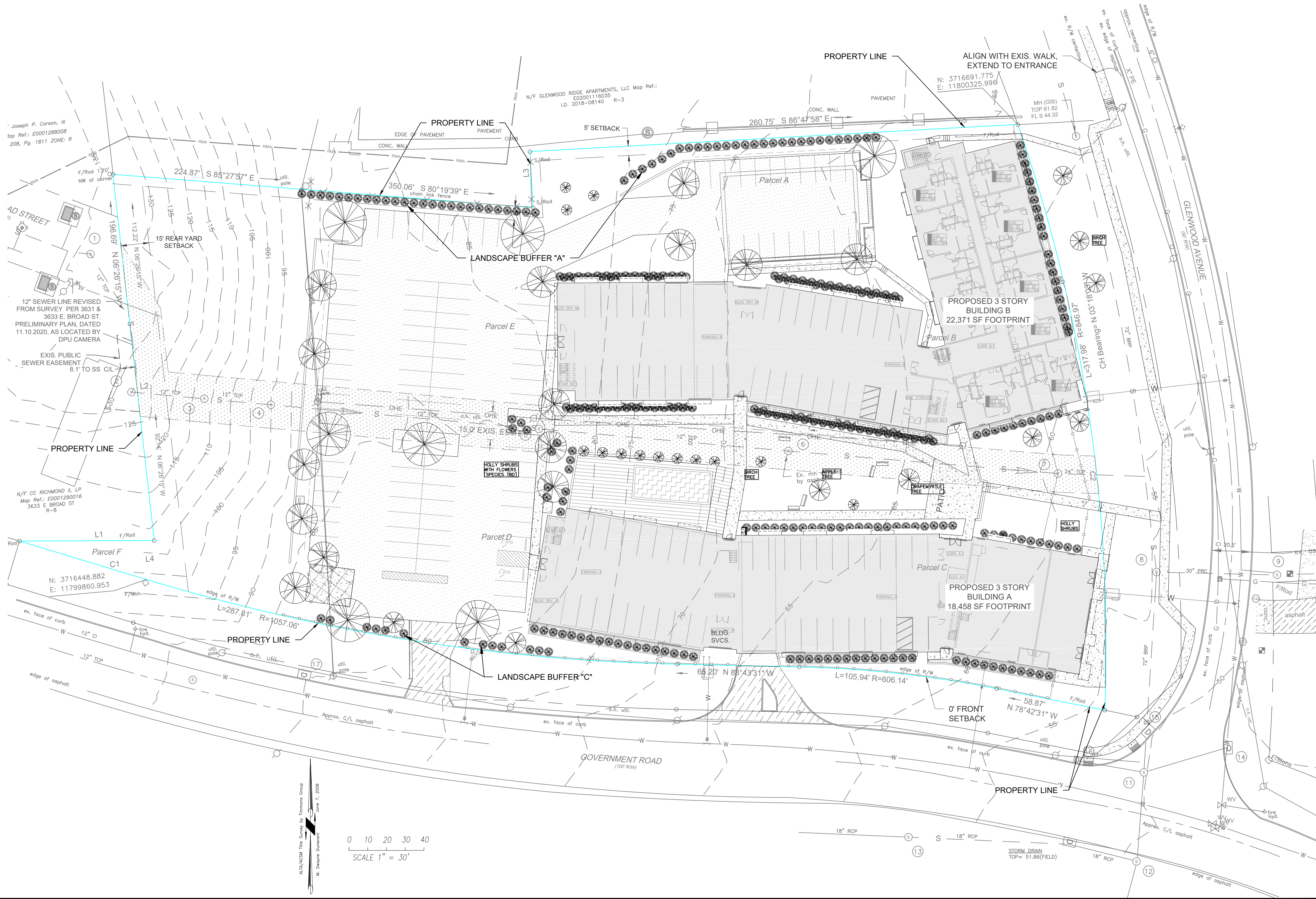
ARCHITECT
ADO / ARCHITECTURE DESIGN
OFFICE
105 EAST BROAD STREET
RICHMOND, VA 23219
804.343.1212

DATE	REVISION
11.04.21	PER CITY COMMENTS
-	-
-	-
-	-

DATE
03.08.21

SHEET NO.
C2

C:\LSP-3800\GOVT.dwg | Plotted on 11/02/2021 5:04 PM | by Tracy



LANDSCAPE NARRATIVE

THE PROPERTY WILL BE LANDSCAPED TO CREATE A UNIFORM LOOK ACROSS THE ENTIRE SITE UP TO THE WOODED HILLSIDE. SIMILAR PLANTS WILL BE PLANTED IN THE STORMWATER DETENTION PLANTERS FOR BOTH OF THE STRUCTURES.

ONE LANDSCAPE ISLAND WILL NOT HAVE A TREE DUE TO ITS PROXIMITY TO THE EXISTING SEWER AND MANHOLE. SMALLER BUSHES AND MULCH WILL BE PLANTED THERE.

DECIDUOUS TREES PLANTED IN THE LANDSCAPE ISLANDS WILL NOT BE LESS THAN 2.5' AT THE TIME OF INSTALLATION MEASURED SIX INCHES ABOVE THE GROUND. EVERGREEN TREES SHALL BE NOT LESS THAN 6' HEIGHT AT TIME OF PLANTING.

THE CITY REQUIRED TREE COVERAGE OF 3,090 SF (103 SPACES x 30 SF/SPACE) WILL BE MET ON THE FINAL LANDSCAPE PLAN DURING THE PERMITTING PHASE.

ENGINEER
KINE VUE, LLC
CIVIL ENGINEERING CONSULTING
7100 PROSPECT AVENUE
RICHMOND, VA 23228
Tracy.KineVue@gmail.com
804.307.0733

OWNER
3012 PARK AVENUE LLC
3420 PUMP RD #169
RICHMOND, VA 23233
DANIL KLEYMAN

ARCHITECT
ADO / ARCHITECTURE DESIGN
OFFICE
105 EAST BROAD STREET
RICHMOND, VA 23219
804.343.1212

DATE	REVISION
11.04.21	PER CITY COMMENTS
-	-
-	-
-	-

3800 GOVERNMENT ROAD
CITY OF RICHMOND, VA

SCHEMATIC LANDSCAPE PLAN

DATE
03.08.21

SHEET NO.
L1

POD RESPONSE TO
COMMENTS DATED
05/03/2021
11.05.2021

ARCHITECT:
ADO / Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

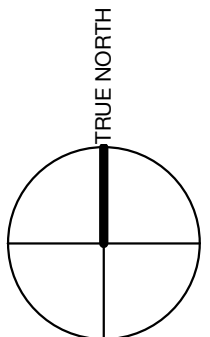
STRUCTURAL + CIVIL ENGINEER
COMPANY NAME
Street Name
City, State ZIP
Phone #

MEPG ENGINEER
COMPANY NAME
Street Name
City, State ZIP
Phone #

3800 GOV'T RD
Richmond, VA 23223
PROPOSED FLOOR PLANS

PROJECT NUMBER
21-3800

A101



2
A101
LEVEL 1 - OVERALL FLOOR PLAN
1/16" = 1'-0"
0 16 32 48 FT

1
A101
LEVEL 0 - COMMERCIAL
1/16" = 1'-0"
0 16 32 48 FT





1
A102
LEVEL 2 - OVERALL FLOOR PLAN
1/16" = 1'-0"

UNIT SCHEDULE

#	UNIT	AREA	BED/BATH	BALCONY AREA
BUILDING A				
LEVEL 1 - MAIN				
1	A101	722 SF	1BD/1BA	49 SF
2	A102	667 SF	1BD/1BA	33 SF
3	A103	667 SF	1BD/1BA	33 SF
4	A104	722 SF	1BD/1BA	49 SF
5	A105	526 SF	0BD/1BA	69 SF
6	A106	526 SF	0BD/1BA	69 SF
LEVEL 2 - MAIN				
7	A201	722 SF	1BD/1BA	49 SF
8	A202	667 SF	1BD/1BA	33 SF
9	A203	667 SF	1BD/1BA	33 SF
10	A204	719 SF	1BD/1BA	49 SF
11	A205	529 SF	0BD/1BA	69 SF
12	A206	525 SF	0BD/1BA	69 SF
13	A207	613 SF	1BD/1BA	0 SF
14	A208	632 SF	1BD/1BA	67 SF
15	A209	630 SF	1BD/1BA	67 SF
16	A210	961 SF	2BD/2BA	69 SF
17	A211	630 SF	1BD/1BA	67 SF
18	A212	963 SF	2BD/2BA	69 SF
19	A213	630 SF	1BD/1BA	67 SF
20	A214	713 SF	1BD/1BA	0 SF
21	A215	757 SF	1BD/1BA	67 SF
22	A216	963 SF	2BD/2BA	69 SF
23	A218	632 SF	1BD/1BA	68 SF
24	A220	632 SF	1BD/1BA	68 SF
LEVEL 3 - MAIN				
25	A301	722 SF	1BD/1BA	49 SF
26	A302	667 SF	1BD/1BA	33 SF
27	A303	667 SF	1BD/1BA	33 SF
28	A304	722 SF	1BD/1BA	49 SF
29	A305	529 SF	0BD/1BA	69 SF
30	A306	526 SF	0BD/1BA	69 SF
31	A307	613 SF	1BD/1BA	0 SF
32	A308	630 SF	1BD/1BA	67 SF
33	A309	630 SF	1BD/1BA	67 SF
34	A310	961 SF	2BD/2BA	69 SF
35	A311	630 SF	1BD/1BA	67 SF
36	A312	963 SF	2BD/2BA	69 SF
37	A313	630 SF	1BD/1BA	67 SF
38	A314	713 SF	1BD/1BA	0 SF
39	A315	757 SF	1BD/1BA	67 SF
40	A316	964 SF	2BD/2BA	69 SF
41	A317	749 SF	1BD/1BA	69 SF
42	A318	632 SF	1BD/1BA	68 SF
43	A319	958 SF	2BD/2BA	71 SF
44	A320	944 SF	2BD/2BA	68 SF
45	A321	629 SF	1BD/1BA	69 SF
LEVEL 4 - MAIN				
46	A407	613 SF	1BD/1BA	0 SF
47	A408	630 SF	1BD/1BA	67 SF
48	A409	630 SF	1BD/1BA	67 SF
49	A410	961 SF	2BD/2BA	69 SF
50	A411	630 SF	1BD/1BA	67 SF
51	A412	963 SF	2BD/2BA	69 SF
52	A413	630 SF	1BD/1BA	67 SF
53	A414	713 SF	1BD/1BA	0 SF
54	A415	754 SF	1BD/1BA	67 SF
55	A416	964 SF	2BD/2BA	69 SF
56	A417	753 SF	1BD/1BA	69 SF
57	A418	632 SF	1BD/1BA	68 SF
58	A419	958 SF	2BD/2BA	71 SF
59	A420	944 SF	2BD/2BA	68 SF
60	A421	629 SF	1BD/1BA	69 SF
BUILDING A: 60 43048 SF				
BUILDING B				
LEVEL 1 - MAIN				
61	B101	620 SF	1BD/1BA	67 SF
62	B102	631 SF	1BD/1BA	67 SF
63	B103	961 SF	2BD/2BA	69 SF
64	B104	961 SF	2BD/2BA	69 SF
65	B105	631 SF	1BD/1BA	67 SF
66	B106	961 SF	2BD/2BA	69 SF
67	B107	630 SF	1BD/1BA	66 SF
68	B108	963 SF	2BD/2BA	69 SF
69	B109	948 SF	2BD/2BA	102 SF
LEVEL 2 - MAIN				
70	B201	620 SF	1BD/1BA	67 SF
71	B202	631 SF	1BD/1BA	67 SF
72	B203	961 SF	2BD/2BA	69 SF
73	B204	961 SF	2BD/2BA	69 SF
74	B205	631 SF	1BD/1BA	67 SF
75	B206	961 SF	2BD/2BA	69 SF
76	B207	630 SF	1BD/1BA	66 SF
77	B208	963 SF	2BD/2BA	69 SF
78	B209	948 SF	2BD/2BA	68 SF
79	B210	630 SF	1BD/1BA	67 SF
80	B211	954 SF	2BD/2BA	69 SF
81	B212	630 SF	1BD/1BA	67 SF
82	B213	630 SF	1BD/1BA	67 SF
83	B214	630 SF	1BD/1BA	67 SF
84	B215	630 SF	1BD/1BA	67 SF
85	B216	754 SF	1BD/1BA	67 SF
86	B217	711 SF	1BD/1BA	0 SF
87	B218	754 SF	1BD/1BA	67 SF
88	B219	961 SF	2BD/2BA	67 SF
89	B220	960 SF	2BD/2BA	69 SF
90	B221	630 SF	1BD/1BA	67 SF
91	B222	631 SF	1BD/1BA	67 SF
92	B223	630 SF	1BD/1BA	67 SF
LEVEL 3 - MAIN				
93	B301	620 SF	1BD/1BA	67 SF
94	B302	631 SF	1BD/1BA	67 SF
95	B303	961 SF	2BD/2BA	69 SF
96	B304	961 SF	2BD/2BA	69 SF
97	B305	631 SF	1BD/1BA	67 SF
98	B306	961 SF	2BD/2BA	69 SF
99	B307	630 SF	1BD/1BA	67 SF
100	B308	963 SF	2BD/2BA	69 SF
101	B309	956 SF	2BD/2BA	68 SF
102	B310	630 SF	1BD/1BA	67 SF
103	B311	630 SF	1BD/1BA	67 SF
104	B312	630 SF	1BD/1BA	67 SF
105	B313	630 SF	1BD/1BA	67 SF
106	B314	630 SF	1BD/1BA	67 SF
107	B315	630 SF	1BD/1BA	67 SF
108	B316	754 SF	1BD/1BA	67 SF
109	B317	711 SF	1BD/1BA	0 SF
110	B318	754 SF	1BD/1BA	67 SF
111	B319	631 SF	1BD/1BA	67 SF
112	B320	960 SF	2BD/2BA	69 SF
113	B321	630 SF	1BD/1BA	67 SF
114	B322	631 SF	1BD/1BA	67 SF
115	B323	943 SF	2BD/2BA	67 SF
LEVEL 4 - MAIN				
116	B410	630 SF	1BD/1BA	67 SF
117	B411	954 SF	2BD/2BA	69 SF
118	B412	630 SF	1BD/1BA	67 SF
119	B413	630 SF	1BD/1BA	67 SF
120	B414	630 SF	1BD/1BA	67 SF
121	B415	630 SF	1BD/1BA	67 SF
122	B416	754 SF	1BD/1BA	67 SF
123	B417	711 SF	1BD/1BA	0 SF
124	B418	754 SF	1BD/1BA	67 SF
125	B419	631 SF	1BD/1BA	67 SF
126	B420	960 SF	2BD/2BA	69 SF
127	B421	630 SF	1BD/1BA	67 SF
128	B422	631 SF	1BD/1BA	67 SF
129	B423	943 SF	2BD/2BA	67 SF
BUILDING B: 69 51961 SF				
TOTALS : 129 95009 SF				

**POD RESPONSE TO
COMMENTS DATED
05/03/2021
11.05.2021**

ARCHITECT:
ADO / Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

STRUCTURAL + CIVIL ENGINEER
COMPANY NAME
Street Name
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Phone #

MEPG ENGINEER
COMPANY NAME
Street Name
City, State ZIP
Phone #

3800 GOV'T RD
Richmond, VA 23223

PROPOSED FLOOR PLANS

PROJECT NUMBER
21-3800

A102



UNIT SCHEDULE

#	UNIT	AREA	BED/BATH	BALCONY AREA
BUILDING A				
LEVEL 1 - MAIN				
1	A101	722 SF	1BD/1BA	49 SF
2	A102	667 SF	1BD/1BA	33 SF
3	A103	667 SF	1BD/1BA	33 SF
4	A104	722 SF	1BD/1BA	49 SF
5	A105	526 SF	0BD/1BA	69 SF
6	A106	526 SF	0BD/1BA	69 SF
LEVEL 2 - MAIN				
7	A201	722 SF	1BD/1BA	49 SF
8	A202	667 SF	1BD/1BA	33 SF
9	A203	667 SF	1BD/1BA	33 SF
10	A204	719 SF	1BD/1BA	49 SF
11	A205	529 SF	0BD/1BA	69 SF
12	A206	525 SF	0BD/1BA	69 SF
13	A207	613 SF	1BD/1BA	0 SF
14	A208	632 SF	1BD/1BA	67 SF
15	A209	630 SF	1BD/1BA	67 SF
16	A210	961 SF	2BD/2BA	69 SF
17	A211	630 SF	1BD/1BA	67 SF
18	A212	963 SF	2BD/2BA	69 SF
19	A213	630 SF	1BD/1BA	67 SF
20	A214	713 SF	1BD/1BA	0 SF
21	A215	757 SF	1BD/1BA	67 SF
22	A216	963 SF	2BD/2BA	69 SF
23	A218	632 SF	1BD/1BA	68 SF
24	A220	632 SF	1BD/1BA	68 SF
LEVEL 3 - MAIN				
25	A301	722 SF	1BD/1BA	49 SF
26	A302	667 SF	1BD/1BA	33 SF
27	A303	667 SF	1BD/1BA	33 SF
28	A304	722 SF	1BD/1BA	49 SF
29	A305	529 SF	0BD/1BA	69 SF
30	A306	526 SF	0BD/1BA	69 SF
31	A307	613 SF	1BD/1BA	0 SF
32	A308	630 SF	1BD/1BA	67 SF
33	A309	630 SF	1BD/1BA	67 SF
34	A310	961 SF	2BD/2BA	69 SF
35	A311	630 SF	1BD/1BA	67 SF
36	A312	963 SF	2BD/2BA	69 SF
37	A313	630 SF	1BD/1BA	67 SF
38	A314	713 SF	1BD/1BA	0 SF
39	A315	757 SF	1BD/1BA	67 SF
40	A316	964 SF	2BD/2BA	69 SF
41	A317	749 SF	1BD/1BA	69 SF
42	A318	632 SF	1BD/1BA	68 SF
43	A319	958 SF	2BD/2BA	71 SF
44	A320	944 SF	2BD/2BA	68 SF
45	A321	629 SF	1BD/1BA	69 SF
LEVEL 4 - MAIN				
46	A407	613 SF	1BD/1BA	0 SF
47	A408	630 SF	1BD/1BA	67 SF
48	A409	630 SF	1BD/1BA	67 SF
49	A410	961 SF	2BD/2BA	69 SF
50	A411	630 SF	1BD/1BA	67 SF
51	A412	963 SF	2BD/2BA	69 SF
52	A413	630 SF	1BD/1BA	67 SF
53	A414	713 SF	1BD/1BA	0 SF
54	A415	754 SF	1BD/1BA	67 SF
55	A416	964 SF	2BD/2BA	69 SF
56	A417	753 SF	1BD/1BA	69 SF
57	A418	632 SF	1BD/1BA	68 SF
58	A419	958 SF	2BD/2BA	71 SF
59	A420	944 SF	2BD/2BA	68 SF
60	A421	629 SF	1BD/1BA	69 SF
BUILDING A: 60 43048 SF				
BUILDING B				
LEVEL 1 - MAIN				
61	B101	620 SF	1BD/1BA	67 SF
62	B102	631 SF	1BD/1BA	67 SF
63	B103	961 SF	2BD/2BA	69 SF
64	B104	961 SF	2BD/2BA	69 SF
65	B105	631 SF	1BD/1BA	67 SF
66	B106	961 SF	2BD/2BA	69 SF
67	B107	630 SF	1BD/1BA	66 SF
68	B108	963 SF	2BD/2BA	69 SF
69	B109	948 SF	2BD/2BA	102 SF
LEVEL 2 - MAIN				
70	B201	620 SF	1BD/1BA	67 SF
71	B202	631 SF	1BD/1BA	67 SF
72	B203	961 SF	2BD/2BA	69 SF
73	B204	961 SF	2BD/2BA	69 SF
74	B205	631 SF	1BD/1BA	67 SF
75	B206	961 SF	2BD/2BA	69 SF
76	B207	630 SF	1BD/1BA	66 SF
77	B208	963 SF	2BD/2BA	69 SF
78	B209	948 SF	2BD/2BA	68 SF
79	B210	630 SF	1BD/1BA	67 SF
80	B211	954 SF	2BD/2BA	69 SF
81	B212	630 SF	1BD/1BA	67 SF
82	B213	630 SF	1BD/1BA	67 SF
83	B214	630 SF	1BD/1BA	67 SF
84	B215	630 SF	1BD/1BA	67 SF
85	B216	754 SF	1BD/1BA	67 SF
86	B217	711 SF	1BD/1BA	0 SF
87	B218	754 SF	1BD/1BA	67 SF
88	B219	630 SF	1BD/1BA	67 SF
89	B220	960 SF	2BD/2BA	69 SF
90	B221	630 SF	1BD/1BA	67 SF
91	B222	631 SF	1BD/1BA	67 SF
92	B223	630 SF	1BD/1BA	67 SF
LEVEL 3 - MAIN				
93	B301	620 SF	1BD/1BA	67 SF
94	B302	631 SF	1BD/1BA	67 SF
95	B303	961 SF	2BD/2BA	69 SF
96	B304	961 SF	2BD/2BA	69 SF
97	B305	631 SF	1BD/1BA	67 SF
98	B306	961 SF	2BD/2BA	69 SF
99	B307	630 SF	1BD/1BA	67 SF
100	B308	963 SF	2BD/2BA	69 SF
101	B309	956 SF	2BD/2BA	68 SF
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110	B318	754 SF	1BD/1BA	67 SF
111	B319	631 SF	1BD/1BA	67 SF
112	B320	960 SF	2BD/2BA	69 SF
113	B321	630 SF	1BD/1BA	67 SF
114	B322	631 SF	1BD/1BA	67 SF
115	B323	943 SF	2BD/2BA	67 SF
LEVEL 4 - MAIN				
116	B410	630 SF	1BD/1BA	67 SF
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119	B413	630 SF	1BD/1BA	67 SF
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122	B416	754 SF	1BD/1BA	67 SF
123	B417	711 SF	1BD/1BA	0 SF
124	B418	754 SF	1BD/1BA	67 SF
125	B419	631 SF	1BD/1BA	67 SF
126	B420	960 SF	2BD/2BA	69 SF
127	B421	630 SF	1BD/1BA	67 SF
128	B422	631 SF	1BD/1BA	67 SF
129	B423	943 SF	2BD/2BA	67 SF
BUILDING B: 69 51961 SF				
TOTALS	: 129	95009 SF		7829 SF

POD RESPONSE TO
COMMENTS DATED
05/03/2021
11.05.2021

ARCHITECT:
ADO / Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

STRUCTURAL + CIVIL ENGINEER
COMPANY NAME
Street Name
City, State ZIP
Phone #

MEPG ENGINEER
COMPANY NAME
Street Name
City, State ZIP
Phone #

3800 GOV'T RD

Richmond, VA 23223

PROPOSED FLOOR PLANS

PROJECT NUMBER
21-3800

A103



1
A104
LEVEL 4 - OVERALL FLOOR PLAN
1/16" = 1'-0"
0 16 32 48 FT

UNIT SCHEDULE

#	UNIT	AREA	BED/BATH	BALCONY AREA
BUILDING A				
LEVEL 1 - MAIN				
1	A101	722 SF	1BD/1BA	49 SF
2	A102	667 SF	1BD/1BA	33 SF
3	A103	667 SF	1BD/1BA	33 SF
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66	B106	961 SF	2BD/2BA	69 SF
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126	B420	960 SF	2BD/2BA	69 SF
127	B421	630 SF	1BD/1BA	67 SF
128	B422	631 SF	1BD/1BA	67 SF
129	B423	943 SF	2BD/2BA	67 SF
BUILDING B: 69 51961 SF				
TOTALS : 129 95009 SF				
BUILDING B				
LEVEL 1 - MAIN				
130	B101	620 SF	1BD/1BA	67 SF
131	B102	631 SF	1BD/1BA	67 SF
132	B103	961 SF	2BD/2BA	69 SF
133	B104	961 SF	2BD/2BA	69 SF
134	B105	631 SF	1BD/1BA	67 SF
135	B106	961 SF	2BD/2BA	69 SF
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139	B201	620 SF	1BD/1BA	67 SF
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144	B206	961 SF	2BD/2BA	69 SF
145	B207	630 SF	1BD/1BA	66 SF
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153	B215	630 SF	1BD/1BA	67 SF
154	B216	754 SF	1BD/1BA	67 SF
155	B217	711 SF	1BD/1BA	0 SF
156	B218	754 SF	1BD/1BA	67 SF
157	B219	631 SF	1BD/1BA	67 SF
158	B220	960 SF	2BD/2BA	69 SF
159	B221	630 SF	1BD/1BA	67 SF
160	B222	631 SF	1BD/1BA	67 SF
161	B223	630 SF	1BD/1BA	67 SF
LEVEL 3 - MAIN				
162	B301	620 SF	1BD/1BA	67 SF
163	B302	631 SF	1BD/1BA	67 SF
164	B303	961 SF	2BD/2BA	69 SF
165	B304	961 SF	2BD/2BA	69 SF
166	B305	631 SF	1BD/1BA	67 SF
167	B306	961 SF	2BD/2BA	69 SF
168	B307	630 SF	1BD/1BA	67 SF
169	B308	963 SF	2BD/2BA	69 SF
170	B309	956 SF	2BD/2BA	68 SF
171	B310	630 SF	1BD/1BA	67 SF
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181	B320	960 SF	2BD/2BA	69 SF
182	B321	630 SF	1BD/1BA	67 SF
183	B322	631 SF	1BD/1BA	67 SF
184	B323	943 SF	2BD/2BA	67 SF
LEVEL 4 - MAIN				
185	B410	630 SF	1BD/1BA	67 SF
186	B411	954 SF	2BD/2BA	69 SF
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197	B422	631 SF	1BD/1BA	67 SF
198	B423	943 SF	2BD/2BA	67 SF
BUILDING B: 69 51961 SF				
TOTALS : 129 95009 SF				

**POD RESPONSE TO
COMMENTS DATED
05/03/2021
11.05.2021**

ARCHITECT:
ADO / Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

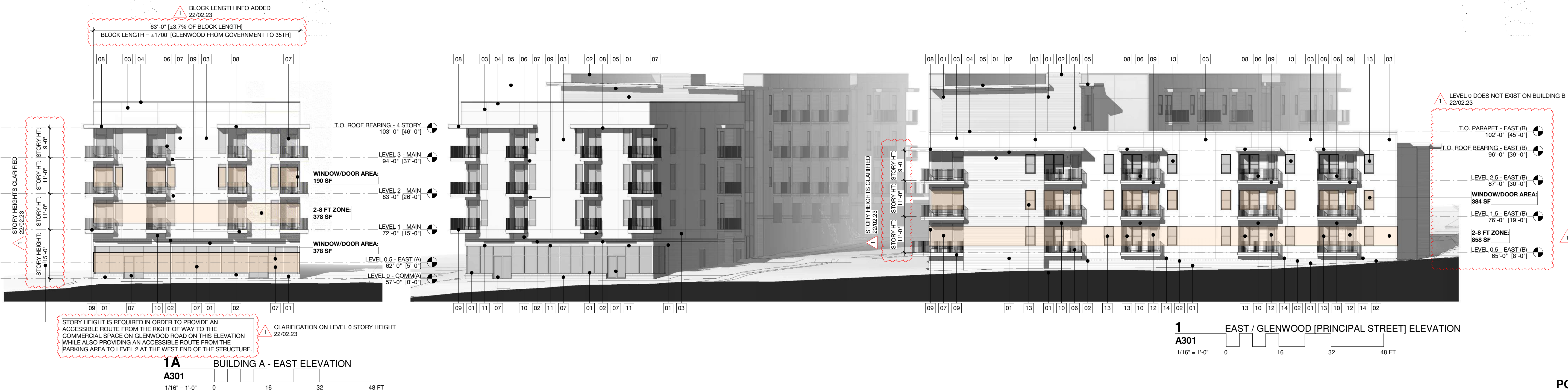
STRUCTURAL + CIVIL ENGINEER
COMPANY NAME
Street Name
City, State ZIP
Phone #

MEPG ENGINEER
COMPANY NAME
Street Name
City, State ZIP
Phone #

3800 GOV'T RD
Richmond, VA 23223
PROPOSED FLOOR PLANS

PROJECT NUMBER
21-3800

A104



#	SPEC INDEX	DESCRIPTION
01	042613-BRK1	BRICK VENEER - RUNNING BOND PATTERN, COLOR AND MORTAR TBD
02	042613-BRK1	BRICK SOLDIER COURSE, COLOR AND MORTAR TBD
03	072419-EIFS	EXTERIOR INSULATED FINISH SYSTEM (EIFS), FINISH & COLOR TBD
04	076200-PRPT	PREFINISHED METAL PARAPET CAP WITH DRIP EDGE, COLOR TBD
05	076200-PRPT	PROJECTING ROOF EAVE WITH PREFINISHED COMPOSITE FASCIA TRIM AND FIBER-CEMENT SOFFIT PANELS
06	057300-RLG1	PREFINISHED METAL GUARDRAIL AT BALCONY, 42" MIN. AFF
07	084113-SF	ANODIZED ALUMINUM STOREFRONT WINDOW/DOOR ASSEMBLY
08	BALCONY	60 MIL TPO MEMBRANE ROOF ON TAPERED ISO BOARD ON 3/4" PLYWOOD ON 2X10 WOOD FRAMING W/ FIBER CEMENT SOFFIT CEILING
09	BALCONY:	COMPOSITE DECKING ON TREATED FRAMING W/ PREFINISHED METAL FASCIA WITH FLASHED DRIP EDGE
10	074646-LAP1	PREFINISHED FIBER-CEMENT LAP SIDING AT BALCONY RECESS
11	REVEAL:	PREFINISHED METAL REVEAL AT STOREFRONT HEADER
12	081436-201	PREFINISHED CLAD FULL-LITE WOOD IN-SWING DOOR, COLOR TBD
13	084113-DH	PREFINISHED VINYL OR COMPOSITE DOUBLE-HUNG WINDOW, COLOR TBD
14	072419-EIFS	2" TALL REVEAL AT BASE OF EIFS WALL, FLASHED AND COUNTERFLASHED WITH PREFINISHED METAL FLASHING
15	057500-SCRN	PERFORATED METAL SCREEN IN ANODIZED ALUMINUM FRAME
16	088137-SPND	OPAQUE SPANDREL PANEL AT FLOOR ASSEMBLY
17	084413-CRTN	ANODIZED ALUMINUM CURTAIN WALL ASSEMBLY
18	083323-OH	PREFINISHED METAL OVERHEAD DOOR AT VEHICULAR ENTRY
19	042613-BRK1	BRICK VENEER AT ELEVATOR ENCLOSURE
20	084413-CWDR	ANODIZED ALUMINUM STOREFRONT DOOR
21	057300-RLG2	PREFINISHED METAL GUARDRAIL AT POOL DECK, 48" MIN. AFF

2
SOUTH / GOVERNMENT ELEVATION

A301
1/16" = 1'-0"

0 16 32 48 FT



POD RESPONSE TO
COMMENTS DATED 05/03/21
11.05.2021

NOT FOR CONSTRUCTION

ARCHITECT:
ADO Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

STRUCTURAL + CIVIL ENGINEER
COMPANY NAME
Street Name
City, State ZIP
Phone #

MEPG ENGINEER
COMPANY NAME
Street Name
City, State ZIP
Phone #

3800 GOV'T RD
Richmond, VA 23223
BUILDING ELEVATIONS

PROJECT NUMBER
21-3800

A301



1
A302
1/16" = 1'-0"
0 16 32 48 FT



2
A302
1/16" = 1'-0"
0 16 32 48 FT



3
A302
1/16" = 1'-0"
0 16 32 48 FT

BUILDING ELEVATION KEYNOTES		
#	SPEC INDEX	DESCRIPTION
01	042613-BRK1	BRICK VENEER - RUNNING BOND PATTERN, COLOR AND MORTAR TBD
02	042613-BRK1	BRICK SOLDIER COURSE, COLOR AND MORTAR TBD
03	072419-EIFS	EXTERIOR INSULATED FINISH SYSTEM (EIFS), FINISH & COLOR TBD
04	078200-PRPT	PREFINISHED METAL PARAPET CAP WITH DRIP EDGE, COLOR TBD
05	PROJECTING EAVE:	PROJECTING ROOF EAVE WITH PREFINISHED COMPOSITE FASCIA TRIM AND FIBER-CEMENT SOFFIT PANELS
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07	064113-SF	ANODIZED ALUMINUM STOREFRONT WINDOW/DOOR ASSEMBLY
08	BALCONY ROOF:	60 MIL TPO MEMBRANE ROOF ON TAPERED ISO BOARD ON 3/4" PLYWOOD ON 2X10 WOOD FRAMING W/ FIBER CEMENT SOFFIT CEILING
09	BALCONY:	COMPOSITE DECKING ON TREATED FRAMING W/ PREFINISHED METAL FASCIA WITH FLASHED DRIP EDGE
10	074646-LAP1	PREFINISHED FIBER-CEMENT LAP SIDING AT BALCONY RECESS
11	REVEAL:	PREFINISHED METAL REVEAL AT STOREFRONT HEADER
12	061436-201	PREFINISHED CLAD FULL-LITE WOOD IN-SWING DOOR, COLOR TBD
13	064131-DH	PREFINISHED VINYL OR COMPOSITE DOUBLE-HUNG WINDOW, COLOR TBD
14	072419-EIFS	2" TALL REVEAL AT BASE OF EIFS WALL, FLASHED AND COUNTERFLASHED WITH PREFINISHED METAL FLASHING
15	057500-SCRN	PERFORATED METAL SCREEN IN ANODIZED ALUMINUM FRAME
16	068137-SPND	OPAQUE SPANDREL PANEL AT FLOOR ASSEMBLY
17	064413-CRTN	ANODIZED ALUMINUM CURTAIN WALL ASSEMBLY
18	063223-DH	PREFINISHED METAL OVERHEAD DOOR AT VEHICULAR ENTRY
19	042613-BRK1	BRICK VENEER AT ELEVATOR ENCLOSURE
20	064413-CWDR	ANODIZED ALUMINUM STOREFRONT DOOR
21	057300-RLG2	PREFINISHED METAL GUARDRAIL AT POOL DECK, 48" MIN. AFF

POD RESPONSE TO
COMMENTS DATED
05/03/2021
11.05.2021

ARCHITECT:
ADO / Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

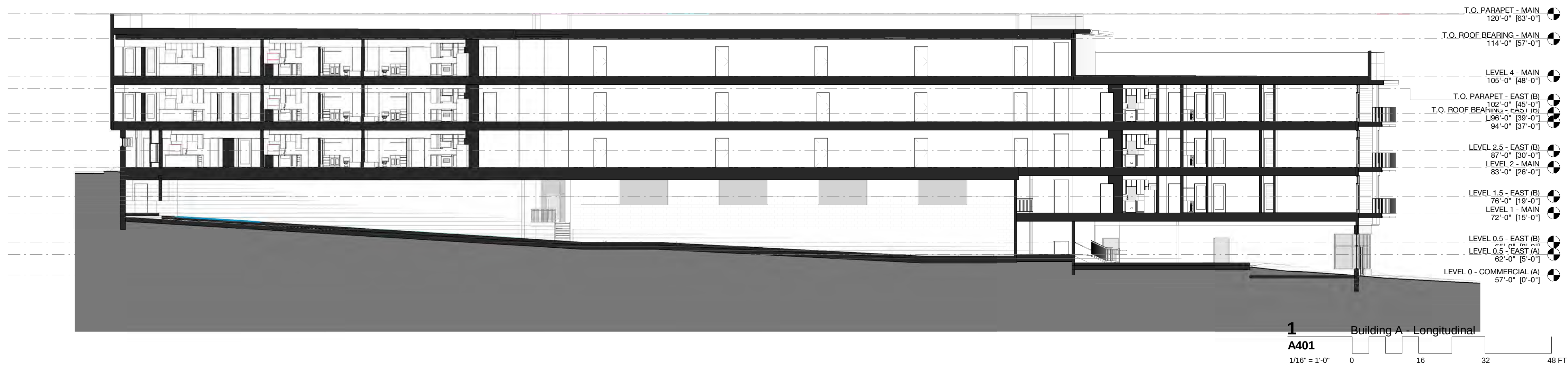
STRUCTURAL + CIVIL ENGINEER
COMPANY NAME
Street Name
City, State ZIP
Phone #

MEPG ENGINEER
COMPANY NAME
Street Name
City, State ZIP
Phone #

3800 GOV'T RD
Richmond, VA 23223
BUILDING ELEVATIONS

PROJECT NUMBER
21-3800

A302



POD RESPONSE TO
COMMENTS DATED
05/03/2021
11.05.2021

ARCHITECT:
A40 / Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

STRUCTURAL + CIVIL ENGINEER
COMPANY NAME
Street Name
City, State ZIP
Phone #

MEPG ENGINEER
COMPANY NAME
Street Name
City, State ZIP
Phone #

3800 GOV'T RD
Richmond, VA 23223
BUILDING SECTIONS

PROJECT NUMBER
21-3800

A401



2 VIEW FROM CORNER OF GOVERNMENT AND GLENWOOD
LOOKING WEST

A501
NOT TO SCALE



1 VIEW LOOKING EAST DOWN GOVERNMENT ROAD

A501
NOT TO SCALE



4 AERIAL VIEW LOOKING SOUTH TOWARDS GOVERNMENT

A501
NOT TO SCALE



3 VIEW FROM PARKING LOT LOOKING SOUTH

A501
NOT TO SCALE

POD RESPONSE TO
COMMENTS DATED
05/03/2021
11.05.2021

ad ARCHITECT:
ADO / Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

STRUCTURAL + CIVIL ENGINEER
COMPANY NAME
Street Name
City, State ZIP
Phone #

MEPG ENGINEER
COMPANY NAME
Street Name
City, State ZIP
Phone #

3800 GOV'T RD
Richmond, VA 23223
RENDERED VIEWS

PROJECT NUMBER
21-3800

A501



2 VIEW FROM GLENWOOD LOOKING WEST TOWARDS POOL DECK

A502
NOT TO SCALE



1 VIEW FROM PARKING LOOKING TOWARDS GLENWOOD

A502
NOT TO SCALE

POD RESPONSE TO
COMMENTS DATED
05/03/2021
11.05.2021



4 VIEW LOOKING EAST IN COURTYARD

A502
NOT TO SCALE



3 VIEW FROM POOL DECK

A502
NOT TO SCALE

ARCHITECT:
A502 / Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

STRUCTURAL + CIVIL ENGINEER
COMPANY NAME
Street Name
City, State ZIP
Phone #

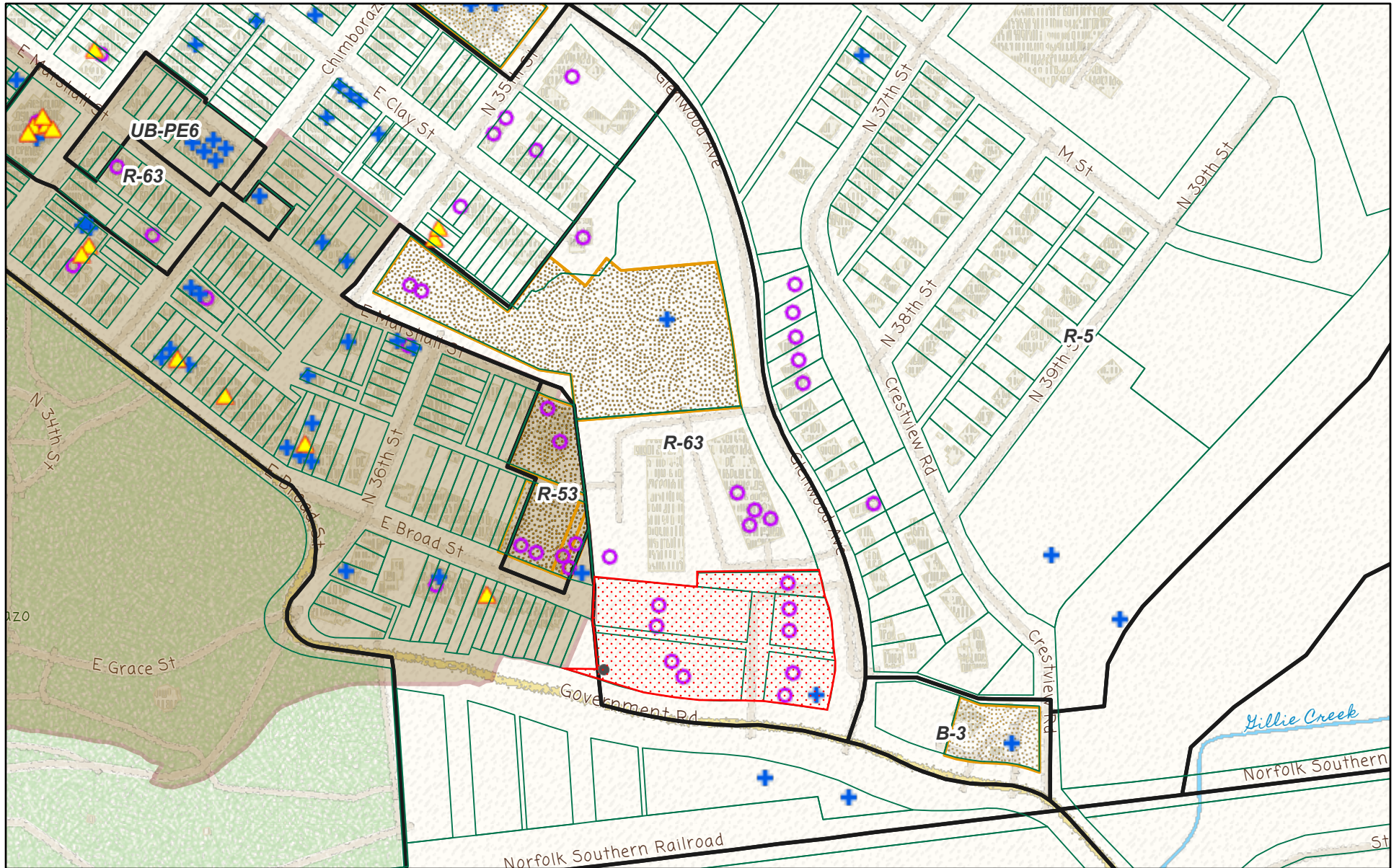
MEPG ENGINEER
COMPANY NAME
Street Name
City, State ZIP
Phone #

3800 GOV'T RD
Richmond, VA 23223
RENDERED VIEWS

PROJECT NUMBER
21-3800

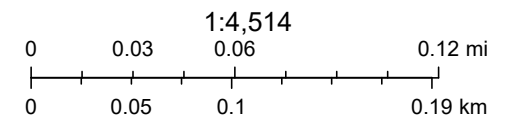
A502

City of Richmond Zoning Map



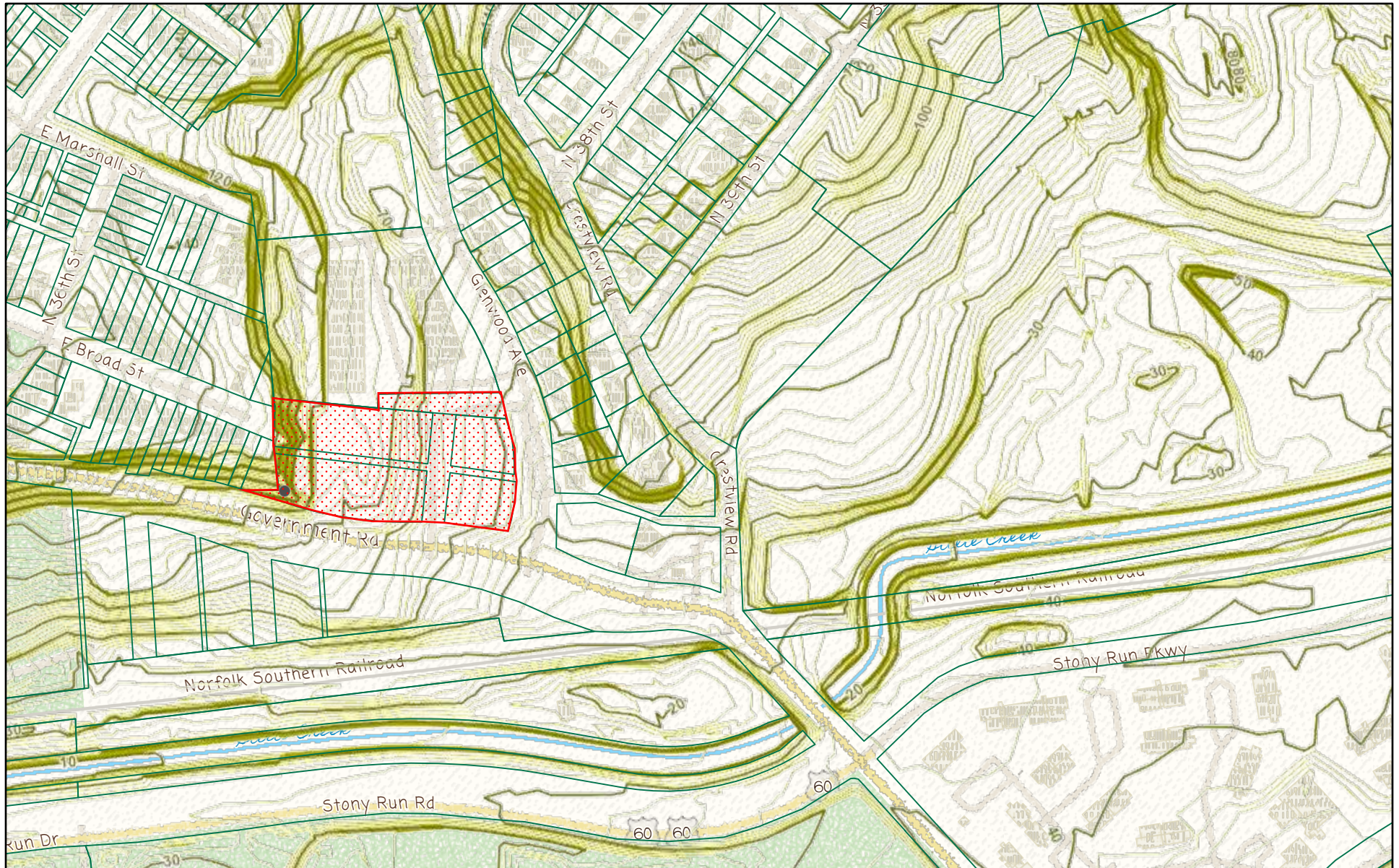
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- Parcels
- Special Use Permits
- Board of Zoning Appeals
- Zoning Confirmation Letters
- Plan of Development
- City Old And Historic District



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City of Richmond Zoning Map



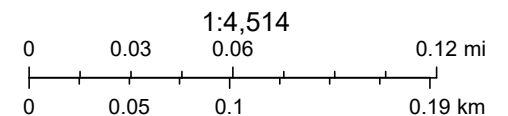
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Contour Labels

2 ft contour interval

10 ft contour interval

Parcels



VGIN (Sanborn), Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



INTRODUCED: September 28, 2020

AN ORDINANCE No. 2020-216

To close, to public use and travel, Anderson Street and an east-west alley that bisects Anderson Street located at the northwest corner of the intersection of Government Road and Glenwood Avenue consisting of 18,660± square feet, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 9 2020 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a right-of-way area comprised of Anderson Street and an east-west alley that bisects Anderson Street located at the northwest corner of the intersection of Government Road and Glenwood Avenue, consisting of approximately 18,660 square feet, is hereby closed to public use and travel as a right-of-way of the City of Richmond, as shown enclosed with bold lines on a drawing prepared by the Department of Public Works, designated as DPW Drawing No. N-28893, dated August 12, 2020, and entitled “Proposed Closing to Public Use & Travel of Anderson Street and an East/West Alley That Bisects Anderson St, Located at TThe [sic] Northwest Corner of the

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 9 2020 REJECTED: _____ STRICKEN: _____

Intersection of Government Road and Glenwood Avenue,” hereinafter referred to as the “Drawing,” a copy of which is attached to this ordinance.

§ 2. That this ordinance, as to the closing of the right-of-way area identified in section 1 above, shall be in force as provided in section 4.09 of the Charter of the City of Richmond (2020), as amended, and shall become effective only when, within 18 months from the day this ordinance is adopted:

(a) The applicant obtains consent to the closing from each of the owners of land, buildings, or structures from whom consent is required under section 24-314 of the Code of the City of Richmond (2015), as amended, which consents shall be in writing, approved as to form by the City Attorney, and filed in the Office of the City Clerk.

(b) The applicant makes arrangements satisfactory to public utility or public service corporations whose properties or facilities are in the right-of-way area to be closed either for the removal, relocation, or abandonment thereof or for the construction, reconstruction, maintenance, and repair thereof, evidence of which shall be in writing, approved as to form by the City Attorney, and filed in the Office of the City Clerk.

(c) The applicant bears all costs associated with the closing, including, but not limited to, realignment, relocation or removal of utilities or infrastructure, installation of new utilities or infrastructure, new or revised street name or directional signs, streetlights, and similar infrastructure, as required by City agencies, and agrees in writing with the City that, for itself, its successors, and its assigns, they shall indemnify, reimburse, and keep and hold the City free and harmless from liability on account of injury or damage to persons, firms, corporations, or property, which may result directly or indirectly from the closing of the right-of-way to public use and travel by this ordinance and from the interference with the drainage, flow, or overflow of surface or

subsurface water resulting directly or indirectly therefrom; and in the event that any suit or proceeding is brought against the City at law or in equity, either independently or jointly with the owner or owners of all the property abutting the aforesaid alleys, or any of them, on account thereof, they shall defend the City in any such suit or proceeding at their cost; and in the event of a final judgment or decree being obtained against the City, either independently or jointly with the property owner or owners granting consent for the aforesaid right-of-way to be closed to public use and travel, they shall pay such judgment or comply with such decree including payment of all costs and expenses of whatsoever nature and hold the City harmless therefrom.

(d) The applicant pays the City the sum of \$73,580.40 for the right-of-way area to be closed. This condition is satisfied when all abutting property owners execute an agreement to purchase the right-of-way area to be closed, with such agreement being in accordance with section 15.2-2008 of the Code of Virginia (1950), as amended, and approved as to form and legality by the City Attorney. If any property owner fails to make the payment for such owner's fractional portion within one year of the date of adoption of this ordinance, then the closing shall be null and void.

(e) The applicant submits and obtains approval by the Director of Planning and Development Review a plan of development, pursuant to Chapter 30, Article X, Division 4 of the Code of the City of Richmond (2015), as amended, for the construction of the improvements on the site. If the Director of Planning and Development Review disapproves the plan of development, this ordinance shall be void.

(f) The applicant agrees in a writing approved as to form by the City Attorney to remove all cobblestones, bricks, granite curbs, and other infrastructure materials from the right-of-way area to be closed and delivers all such cobblestones, bricks, granite curbs, and other

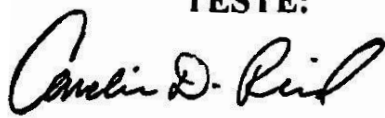
infrastructure materials in an undamaged and cleaned condition to a location to be determined by the Director of Public Works.

(g) The applicant satisfies all terms and conditions requisite for the closing of the right-of-way area to be closed by this ordinance and provides the Department of Planning and Development Review, the Office of the City Attorney, and the Office of the City Clerk with written evidence that all terms and conditions of this ordinance have been satisfied.

§ 3. That the City shall retain a public utility easement within the alley to be closed, as shown in hatched lines in the Drawing. The maximum extent of the easement, consisting of approximately 7,696 square feet, is shown hatched on the Drawing. The Director of Public Utilities may approve the City's vacation of the easement if the Director determines that the easement is no longer necessary to satisfy the requirements of the Department of Public Utilities. The retention of the easement and any vacation thereof shall be only by deed approved as to form by the City Attorney.

§ 4. That, at such time as this ordinance becomes effective, the City shall have no further right, title or interest in the closed right-of-way area other than that expressly retained under the provisions of this ordinance or granted to satisfy the terms and conditions set out in this ordinance.

§ 5. This ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:

City Clerk

2020-132



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

O&R REQUEST

DATE: August 23, 2020

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor

Handwritten signature of Levar M. Stoney.

THROUGH: Lenora Reid, Acting Chief Administrative Officer

Handwritten signature of Lenora Reid.

THROUGH: Robert Steidel, Deputy Chief Administrative Officer

Handwritten signature of Robert Steidel.

THROUGH: Bobby Vincent Jr., Director
Department of Public Works

Handwritten signature of Bobby Vincent Jr.

THROUGH: M.S. Khara, P.E., City Engineer
Department of Public Works

Handwritten signature of M.S. Khara.

FROM: Brian Copple, Right of Way Manager
Department of Public Works

Handwritten signature of Brian Copple.

RE: PROPOSED CLOSING TO PUBLIC USE & TRAVEL OF ANDERSON STREET
AND AN EAST/WEST ALLEY THAT BISECTS ANDERSON ST, LOCATED AT
THE NORTHWEST CORNER OF THE INTERSECTION OF GOVERNMENT
ROAD AND GLENWOOD AVENUE

ORD. OR RES No. _____

PURPOSE: To close to public use and travel a portion of Anderson Street and an east/west alley that bisects Anderson Street consisting of 18,660 sq. feet as shown on DPW Drawing # N- 28893 dated 8/12/2020 and entitled "PROPOSED CLOSING TO PUBLIC USE & TRAVEL OF ANDERSON STREET AND AN EAST/WEST ALLEY THAT BISECTS ANDERSON ST, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF GOVERNMENT ROAD AND GLENWOOD AVENUE".

REASON: Letter of request dated August 14, 2019 from Mark Baker with Baker Development Resources, on behalf of the applicant, Evolve HLD, LLC. Evolve HLD, LLC is purchasing the property from 3012 Park Avenue LLC. The Applicant (Evolve HLD, LLC) proposes construction of a mix of

multi-family residential units and a corner commercial use which may serve day-to-day convenience needs of a neighborhood residents and provide opportunities for residents to live and work within the neighborhood. The applicant has submitted a conceptual plan with proposed 104 dwelling units and 1,500 square feet of corner commercial use that includes access and parking. The applicant will be submitting a Plan of Development (POD).

RECOMMENDATIONS: The Department of Public Works offers no objections to the proposed right-of-way closing and request that any approvals be subject to, and including without limitation, the following terms and conditions:

1. The applicant(s)/owner(s)/successor(s) shall be responsible for any and all costs associated with the proposed closing, including without limitation, realignment, relocation, or removal of utilities, or infrastructures, installment of new utilities or infrastructures, new or revised street name or directional signs, streetlights, etc., as required or directed by City Agencies.
2. The applicant(s)/owner(s)/successor(s) shall provide evidence that they have identified any public or private utilities that may have a vested interest in or facilities located within the subject right of way and worked out arrangements with the owners of any such utilities to protect the owner's rights.
3. The applicant(s)/owner(s)/successor(s) shall be responsible for surface storm water overflow in the area to be closed.
4. The applicant(s)/owner(s)/successor(s) shall be responsible for obtaining the written consent of all abutting landowners to the closing and other property owners within the block affected by the closing.
5. The applicant(s)/owner(s)/successor(s) agrees to pay the City of Richmond for this public right-of-way, the sum of \$73,580.40
6. A Plan of Development for the construction of the improvements on the site must be submitted and approved by the City within eighteen (18) months. Should approval of the Plan of Development be denied, this closure of the public right of way will not go into effect.
7. The vacated alley rights of way shall be retained by the City as a "Public Utility Easement" and the area is designated on DPW Drawing No. N-28893 by hatched lines and contains 7,696 square feet.
8. The applicant shall agree in writing that any City material (granite and cobblestone) found on the site shall be removed and returned to the City.
9. The applicant(s)/owner(s)/successor(s) is responsible for providing the Law Department with written evidence within eighteen (18) months of the ordinance adoption that all conditions of the ordinance have been satisfied. Should this written evidence not be submitted to the said offices prior to the expiration date after final approval of the ordinance, the ordinance will become null and void automatically.

BACKGROUND:

The subject property consists of approximately 2.6 acres and is currently vacant and undeveloped. The property was previously improved as a mobile home park that has since been razed. The Master Plan Rezoning of the area in 2010 placed the property in an R-63 Multi-Family Urban Residential District. The applicant is proposing a development that would include a mix of multi-family residential units and a corner commercial use which may serve day-to-day convenience needs or neighborhood residents.

Anderson Street is a 50' right of way that intersects the north line of Government Road and extends north onto the Property, terminating at 3811 Glenwood Avenue. The alleys have a 15' wide right of way and run east and west, perpendicular to Anderson Street. These rights of way are unimproved and consists of approximately 18,660 square feet.

Vacating these rights of way would allow the proposed development to move forward in a more cohesive and efficient manner.

The value of the right of way to be vacated (18,660 sf) has been determined to be \$ 83,970 (\$ 4.50 per square foot) and is based on assessed values of adjacent parcels. Due to the fact that the City will retain a utility easement over the vacated portion of the alley, this amount will be reduced by 30% for the retained easement area (30% x \$4.50 x 7,696) or \$10,398.60. Thus the amount due will be \$73,580.40.

The closing of these rights of way will not negatively impact the local City transportation network. Other reviewing administrative agencies offered no objections to the closing request.

FISCAL IMPACT/COST: None. City is not receiving State Maintenance Funds for the portion of Anderson Street that is being proposed to be closed; therefore, no fiscal impact/cost to City.

FISCAL IMPLICATIONS: None anticipated.

BUDGET AMENDMENT NECESSARY: No amendment necessary at this time.

REVENUE TO CITY: \$300 application and processing fee; \$73,580.40 for value of vacated right of way.

DESIRED EFFECTIVE DATE: Upon Adoption.

REQUESTED INTRODUCTION DATE: September 28, 2020

CITY COUNCIL PUBLIC HEARING DATE: November 9, 2020

REQUESTED AGENDA: Consent Agenda

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: Planning Commission

AFFECTED AGENCIES: Public Works; Public Utilities; City Attorney's Office; Planning and Development Review; Economic and Community Development; Assessor; Finance; Fire Department; Police Department, Mayor's Office, CAO's Office

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None.

ATTACHMENTS: Applicant's request letter
DPW Dwg. No. N-28893

STAFF:
Prepared for Bobby Vincent, Jr., Director DPW
Prepared by Brian Copple – Right of Way Manager. – DPW
Research and Drawing Coordinated by James Flannery – DPW
Department of Public Works
646-0435



August 14, 2019

Bobby Vincent, Jr.,
Director of Public Works
Department of Public Works, City Hall, Room 701
900 East Broad Street
Richmond, Virginia 23219

RE: Right-of-Way Vacation Request:
3800 Government Road (E001-0142/001)
3800 (Rear) Government Road (E001-0142/002)
3828 Government Road (E001-0142/008)
3811 Glenwood Avenue (E000-1116/037)
3901 Glenwood Avenue (E001-0142/006)

Dear Mr. Vincent,

I represent Evolve HLD, LLC in its application for vacation of Anderson Street and two east-west alleys ("the Vacation") generally located in the block bounded by Glenwood Avenue to the east and Government Road to the South. 3012 Park Avenue, LLC owns 3800 Government Road, 3800 (Rear) Government Road, 3828 Government Road, 3910 Glenwood Avenue and 3811 Glenwood Avenue (collectively, "the Property") in the vicinity. Anderson Street and the two alleys, form a cross-shaped right-of-way which divides 3800 Government Road, 3800 (Rear) Government Road, 3828 Government Road and 3910 Glenwood Avenue into four quadrants. The fifth parcel, 3811 Glenwood Avenue, is located at the terminus of Anderson Street. But for the intervening rights-of-way, the Property could be consolidated and developed as one parcel. This request would authorize the vacation of Anderson Street and the two alleys in order to allow for that consolidation and the efficient development of the Property.

Anderson Street consists of a 50' wide right of way that intersects the north line of Government Road and extends north into the Property, terminating at 3811 Glenwood Avenue. This right-of-way is generally unimproved and includes 11.731 square feet of land area. The two alleys extend east and west, roughly perpendicular to Anderson street. The eastern alley includes approximately 2.096 square feet of land area while the western alley includes approximately 4.850 square feet of land area. Both alleys are 15' wide and are unimproved except for an existing sewer line. All three rights-of-way are abutted by parcels owned by the petitioner with the exception of the property located at the western terminus of the western alley (3629 Broad Street), with 15' of frontage. None of the abutting properties are provided access by the subject rights-of-way.

The abutting property to the west is located at a significantly higher elevation with access via East Broad Street – it cannot be accessed or provided services by the western alley due to topography.

The Property includes roughly 2.6 acres of land area and is now vacant. The Property was most recently improved as a mobile home park, which was developed in 1963 and included as many as 48 mobile home units. A master plan-driven rezoning of the area in 2010 placed the Property in an R-63 Multi-Family Urban Residential District. The applicant is now proposing to develop the Property consistent with the R-63 regulations. That development would include a mix of multi-family residential units and a corner commercial use which may serve day-to-day convenience needs of neighborhood residents and provide opportunities for residents to live and work within the neighborhood.

The Vacation would allow the Property to be developed in a more cohesive and efficient manner. The conceptual site plan entitled "Government Road Plan," prepared by ADO Design, dated August 14, 2019 ("the Conceptual Plan") is attached. The Conceptual Plan depicts one possible development scenario which would include 104 dwelling units and 1,500 square feet of corner commercial use. This concept would rely on improving the area which is now Anderson Street for access and parking. It also depicts parking on some of the unimproved alley right-of-way. In both cases, the Vacation would allow for flexibility in the use of these areas beyond what would be permitted if they were to remain right-of-way. The actual future development would be subject to the review and approval of a Plan of Development ("POD").

The abutting property owner to the west has been receptive to the notion of vacating the western alley as proposed. The Vacation would allow access and services to the abutting property to continue as they have historically been provided. Access and services for the Property would be ensured through the review and approval of the required POD for the proposed use. There would be no adverse impact to any properties in the vicinity. In addition, based on preliminary discussions with the Department of Public Utilities, an easement could be granted for the existing sewer line. The proposed improvements would not inhibit the City's ability to maintain the sewer line once the alleys are vacated. As mentioned, the City would retain the ability to review and approve the final improvements through the POD and permitting processes.

Thank you in advance for your assistance. Should you have any questions after reviewing this request, please feel free to contact me at 874-6275.

Sincerely,



Mark R. Baker
Baker Development Resources, LLC

