

INTRODUCED: January 12, 2026

AN ORDINANCE No. 2026-023

To authorize the special use of the property known as 2228 Cedar Street for the purpose of no more than two single-family attached dwellings, upon certain terms and conditions. (7th District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

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

WHEREAS, the owner of the property known as 2228 Cedar Street, which is situated in a R-63 Multifamily Residential District, desires to use such property for the purpose of no more than two single-family attached dwellings, which use, among other things, is not currently allowed by sections 30-419.5, concerning lot area and width, 30-419.6, concerning yards, and 30-419.8, concerning lot coverage, 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: 9 NOES: 0 ABSTAIN: _____

ADOPTED: FEB 9 2026 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 2228 Cedar Street and identified as Tax Parcel No. E000-0376/010 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Improvements on No. 2228 Cedar Street, in the City of Richmond, Va.,” prepared by Virginia Surveys, dated January 25, 2023, and last revised February 13, 2023, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of no more than two single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2228 Cedar Street,” prepared by Nomad Design Studio, and dated August 25, 2025, and “Sketch Showing the Proposed Division & Improvements on No. 2228 Cedar Street, in the City of Richmond, VA.,” prepared by Virginia Surveys, dated April 24, 2025, and last revised August 18, 2025, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

(a) The Special Use of the Property shall be as no more than two single-family attached dwellings, substantially as shown on the Plans.

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

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans, subject to the applicable regulations of Chapter 30, Article IX, Division 4 of the Code of the City of Richmond (2020), as amended.

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

(e) Prior to the issuance of any building permit for the Special Use, the establishment of up to two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) 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.

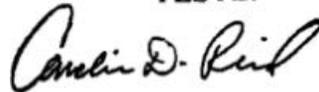
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property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



City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: October 2, 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: Odie Donald II, 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 2228 Cedar Street for the purpose of no more than two single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is seeking to construct two new single-family attached dwellings. The proposal cannot meet the underlying zoning requirements for lot area and lot coverage, therefore, an SUP is required.

BACKGROUND: The property is located in the Union Hill neighborhood between Jasmine and N 23rd Streets and is currently a single-family detached dwelling. The property is currently a 15,43.75 sq. ft. (.035 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... 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 Multi-family Urban Residential District. Adjacent properties are located within the same R-63 zone, with a range of housing styles and commercial, religious, and mixed-uses present. The density of the proposed is 2 units upon .035 acres or 26.5 units per acre.

COMMUNITY ENGAGEMENT: Union Hill Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$500 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 12, 2025

CITY COUNCIL PUBLIC HEARING DATE: February 9, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission February 3, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Authorization from Property Owner, Applicant's Report, Plans, Survey

STAFF:

Alyson Oliver, Program and Operations Manager, Land Use Administration (Room 511) 646-3709

Madison Wilson, Planner, Land Use Administration (Room 511) 646-7436



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 APARTMENT NO/SUITE Suite 730
APPLICANT'S NAME: Will Gillette EMAIL ADDRESS: _____
BUSINESS NAME (IF APPLICABLE): Baker Development Resources
SUBJECT PROPERTY OR PROPERTIES: 2228 Cedar 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: UEBB LLC
PROPERTY OWNER ADDRESS: 2228 Cedar St, RICHMOND, VA 23223
PROPERTY OWNER EMAIL ADDRESS: _____
PROPERTY OWNER PHONE NUMBER: (484) 429-4283

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

April 23, 2025

*Special Use Permit Request
2228 Cedar Street, Richmond, Virginia
Map Reference Number: E000-0376/010*

Submitted to:	City of Richmond Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	Baker Development Resources 530 East Main Street, Suite 600 Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for 2228 Cedar Street (the "Property"). The SUP would authorize the division of the property and the construction of two single-family attached dwellings fronting Cedar Street. While the single-family attached use is permitted by the underlying R-63 Multifamily Residential District some of the underlying feature requirements are not met and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the northern line of Cedar Street between Jasmine and N 23rd Streets and is currently occupied with a single-family dwelling. A certificate of appropriateness (the "COA") was approved to renovate the existing dwelling in 2024. However, upon work beginning on the dwelling, it was found to be unsafe and deteriorated beyond repair. The Property is referenced by the City Assessor as tax parcel E000-0376/010 and has roughly 24.6' of frontage along Jessamine Street and 15.5' of frontage along Cedar Street and contains approximately 1,675 square feet of lot area.



Nearby properties reflect the historic nature of the neighborhood with a mix of uses and a range of housing styles. Commercial, religious, and mixed uses can be found in the area, in addition to

single-, two-, and multifamily dwellings which range from one to three stories in height consisting of a range of forms.

EXISTING ZONING

The Property is zoned R-63 Multifamily Urban Residential. All adjacent properties are also zoned R-63. The subject parcel is located within the Union Hill City Old and Historic District.

TRANSPORTATION

The Property is located near GRTC bus stops which serve the 7 and 12 bus routes providing access to Church Hill and connections to the larger GRTC bus system.

MASTER PLAN DESIGNATION

The proposed development is consistent with the Richmond 300 Master Plan (“the Master Plan”), which recommends “Neighborhood Mixed-Use” for the Property. This use is described 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.” The Master Plan also recommends a development style that “feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics.”

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 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to “Increase the number of mixed-income communities along enhanced transit corridors.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance. “
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”

- a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of two new single-family attached dwellings which would front Cedar Street.

PURPOSE OF REQUEST

The underlying R-63 Multifamily Residential District zoning requirements permits the proposed single-family attached use, however, some of the underlying feature requirements including lot width and lot area cannot be met with the proposed single-family layout and therefore, a SUP is required.

PROJECT DETAILS

The proposed dwellings would be configured as an attached pair which would front Cedar Street. As the Property is located within the Union Hill City Old and Historic District the proposed dwellings will require review and approval by the City's Commission of Architectural Review.

A COA was approved to renovate the existing single-family dwelling on the Property in 2024. However, upon work beginning on the dwelling, it was found to be unsafe and deteriorated beyond repair. The applicant is now proposing to remove the existing dwelling and construct two single-family attached dwellings, designed to be consistent with the historic home, on the Property. As the Property is located within the Union Hill City Old and Historic District, the proposed dwelling is subject to review from the Commission of Architectural Review to ensure compatibility with the historic neighborhood.

When complete, the proposed dwellings would be three stories in height and configured to appear as a single dwelling from the street. The form of the façade has been designed to retain the features of the historic home on the site and carries over many of the design elements from the dwelling. The dwelling adjacent the Jessamine Street frontage would contain roughly 1,336 square feet of floor area and contain 2 bedrooms and 2.5 bathrooms. The other dwelling would contain roughly 1,959 square feet of floor area and contain 3 bedrooms and 3.5 bathrooms. In exchange for the

SUP, the intent of this request is to efficiently utilize the Property to create a high-quality product in the neighborhood that is in-line with future land use guidance.

Findings of Fact

The following are factors indicted 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 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 proposed residential use would be limited in size, type and scale to avoid any traffic or parking concerns.

- ***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 proposed special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

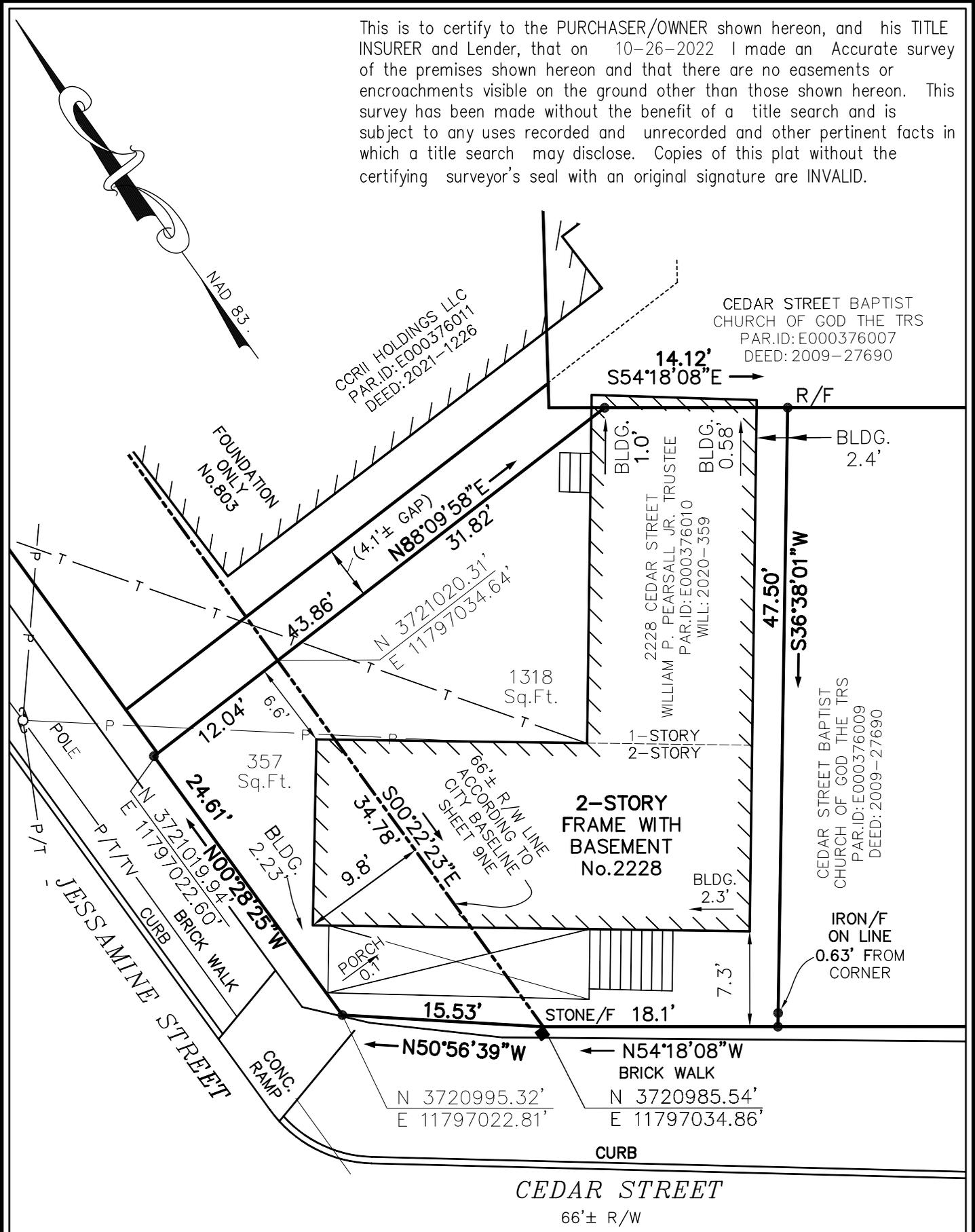
- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected.

Summary

In summary we are enthusiastically seeking approval for the construction of the proposed single-family attached dwellings. The request is respectful to the historic character of the area, creates new housing in line with the goals of the Richmond 300 Master Plan, and would help encourage a pedestrian friendly traditional streetscape in the block. In exchange for the SUP, the quality assurances and conditions related to the new dwellings would guarantee the construction of housing that furthers the realization of recent planning guidance and provides much needed new housing within the City.

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 10-26-2022 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.



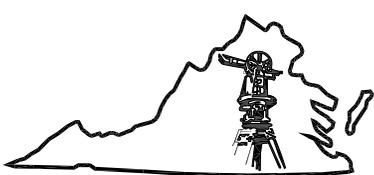
MAP SHOWING THE IMPROVEMENTS ON
No. 2228 CEDAR STREET
IN THE CITY OF RICHMOND, VA.

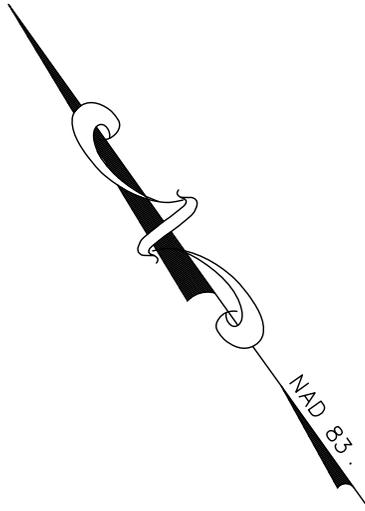
Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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REVISED: 2-13-2023
REVISED: 2-7-2023
DATE: 1-25-2023

CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=10'
JOB NO. 210814474





E.M. CROSBIE
M.W. FRIEND
PAR.ID: E000376011
DEED: 2024-2068

CEDAR STREET BAPTIST
CHURCH OF GOD THE TRS
PAR.ID: E000376007
DEED: 2009-27690

2-STORY
FRAME
No. 803

14.12'
S54°18'08"E

TOTAL
(43.86')
N88°09'58"E
40.45'

B
795
Sq.Ft.

A
880
Sq.Ft.

PROPOSED
3-LEVEL
SINGLE-FAMILY
DWELLING
No. 2228

PROPOSED
3-LEVEL
SINGLE-FAMILY
DWELLING
No. _____

UEBB LLC
PAR.ID: E000376010
DEED: 2024-19005

CEDAR STREET BAPTIST
CHURCH OF GOD THE TRS
PAR.ID: E000376009
DEED: 2009-27690

TREE ID: 13889
ULMUS AMERICANA
24.61'
N00°28'25"W

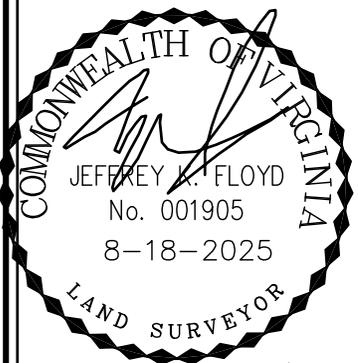
JESSAMINE STREET
CURB
BRICK WALK
CONC. RAMP

NEW PROPERTY LINE

N50°56'39"W 15.53'
N54°18'08"W 18.1'
BRICK WALK

CEDAR STREET

66'± R/W



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

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REVISED 8-18-2025
DATE: 4-24-2025

CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=10'
JOB NO. 250416759

SKETCH SHOWING THE PROPOSED
DIVISION & IMPROVEMENTS ON
No. 2228 CEDAR STREET
IN THE CITY OF RICHMOND, VA.



NOMAD
DESIGN STUDIO

C. POLLOCK

2228 CEDAR STREET

RICHMOND VA 23223

NO.	DATE	NOTE
08.25.2025		DRAFT

REVISIONS

STRUCTURAL ENGINEER
 BLUE NEST STRUCTURAL
 313 E. BROAD ST. SUITE 322
 RICHMOND, VA 23219
 p 804.409.6272
 e gbroun@blueneststructural.com

ENGINEERS

SEAL

08.25.2025

SEAL

2501.1

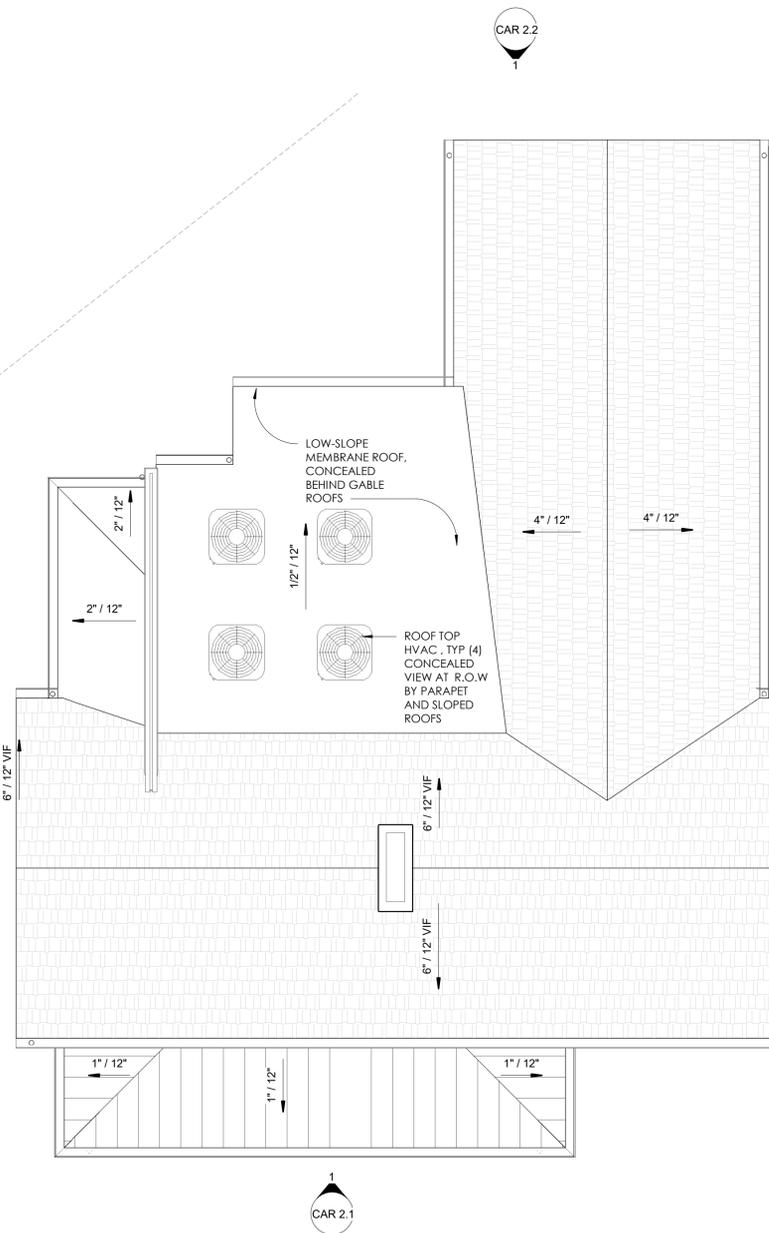
PROJECT NO

SECOND FLOOR PLAN AND ROOF PLAN

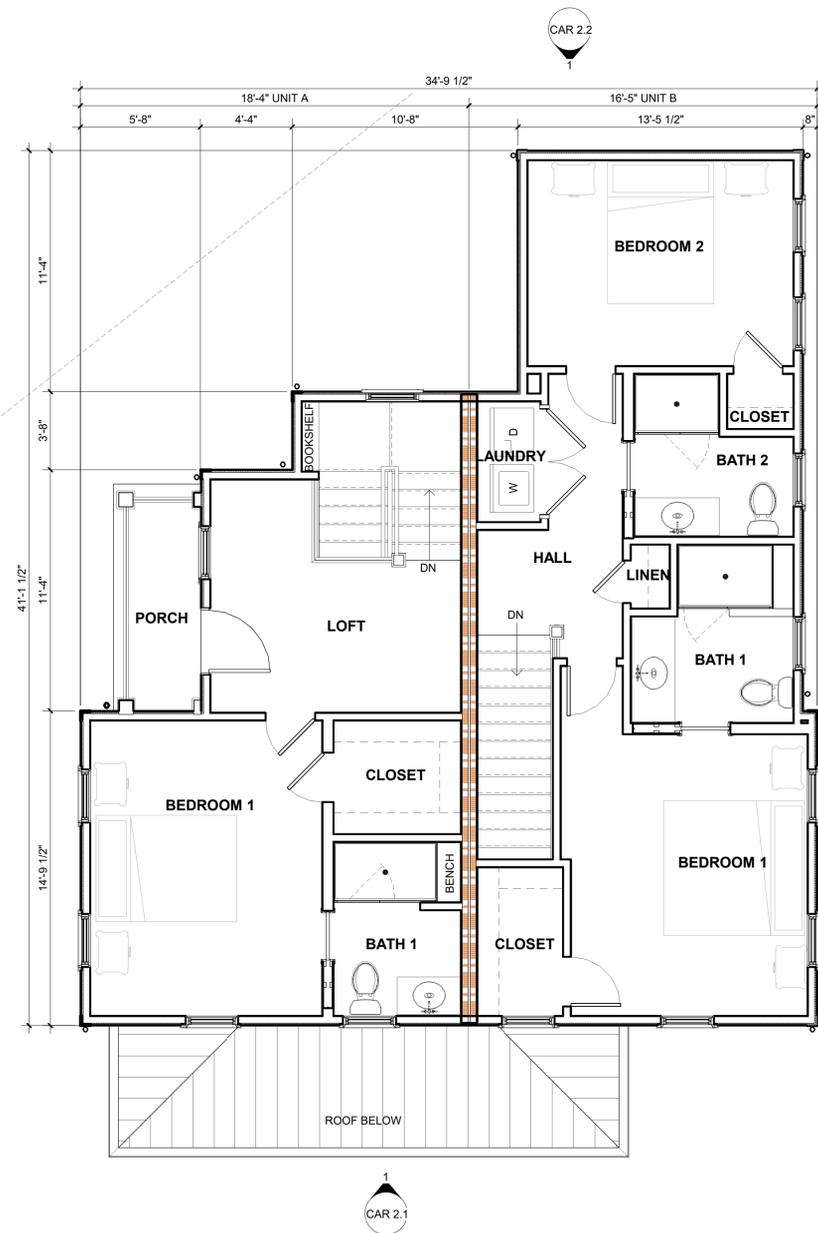
SHEET TITLE

CAR 1.2

SHEET NUMBER



2 ROOF PLAN
CAR 1.2 1/4" = 1'-0"



1 2ND FLOOR PLAN
CAR 1.2 1/4" = 1'-0"





NOMAD
DESIGN STUDIO

C. POLLOCK

2228 CEDAR STREET

RICHMOND VA 23223

NO.	DATE	NOTE
08.25.2025		DRAFT

REVISIONS

STRUCTURAL ENGINEER
 BLUE NEST STRUCTURAL
 313 E. BROAD ST, SUITE 322
 RICHMOND, VA 23219
 p 804.409.6272
 e gbroun@blueneststructural.com

ENGINEERS

08.25.2025

SEAL

2501.1

PROJECT NO

CEDAR STREET ELEVATION

SHEET TITLE

CAR 2.1

SHEET NUMBER



3 EXISTING CEDAR ELEVATION PHOTOGRAPH

CAR 2.1 1/4" = 1'-0"



SALVAGE, RESTORE, AND REINSTALL DOOR, SIDELIGHTS, TRANSOM, AND ALL TRIM. DOOR SWING TO BE REVERSED. REFER TO FLOOR PLAN.

SALVAGE, RESTORE, AND REINSTALL WOOD THRESHOLD IF FEASIBLE

4 DETAIL - FRONT DOOR

CAR 2.1 1/8" = 1'-0"



REFERENCE HISTORIC CORNICE TRIM WHERE SURVIVING. REPLICATE MISSING TRIM TO MATCH EXISTING.

REFERENCE HISTORIC PILASTERS AND COLUMNS WHERE SURVIVING. ALL NEW COLUMNS AND PILASTERS TO MATCH THIS EXAMPLE.

REFERENCE HISTORIC PORCH TRIM WHERE SURVIVING. REPLICATE MISSING TRIM TO MATCH EXISTING.

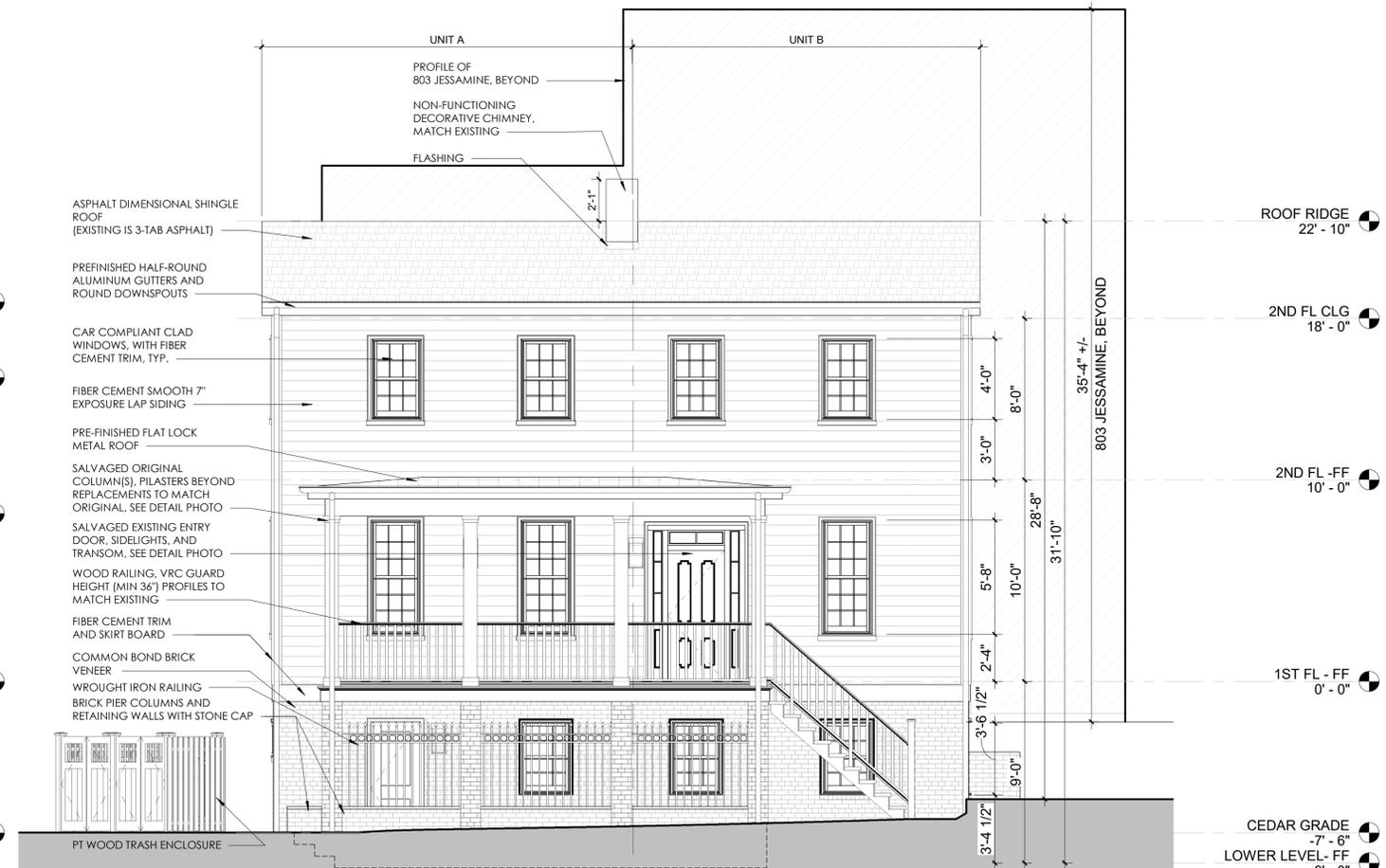
5 DETAIL - PORCH

CAR 2.1 1/8" = 1'-0"



2 APPROVED CAR REHAB CEDAR ELEVATION - NOV. 2024

CAR 2.1 1/4" = 1'-0"



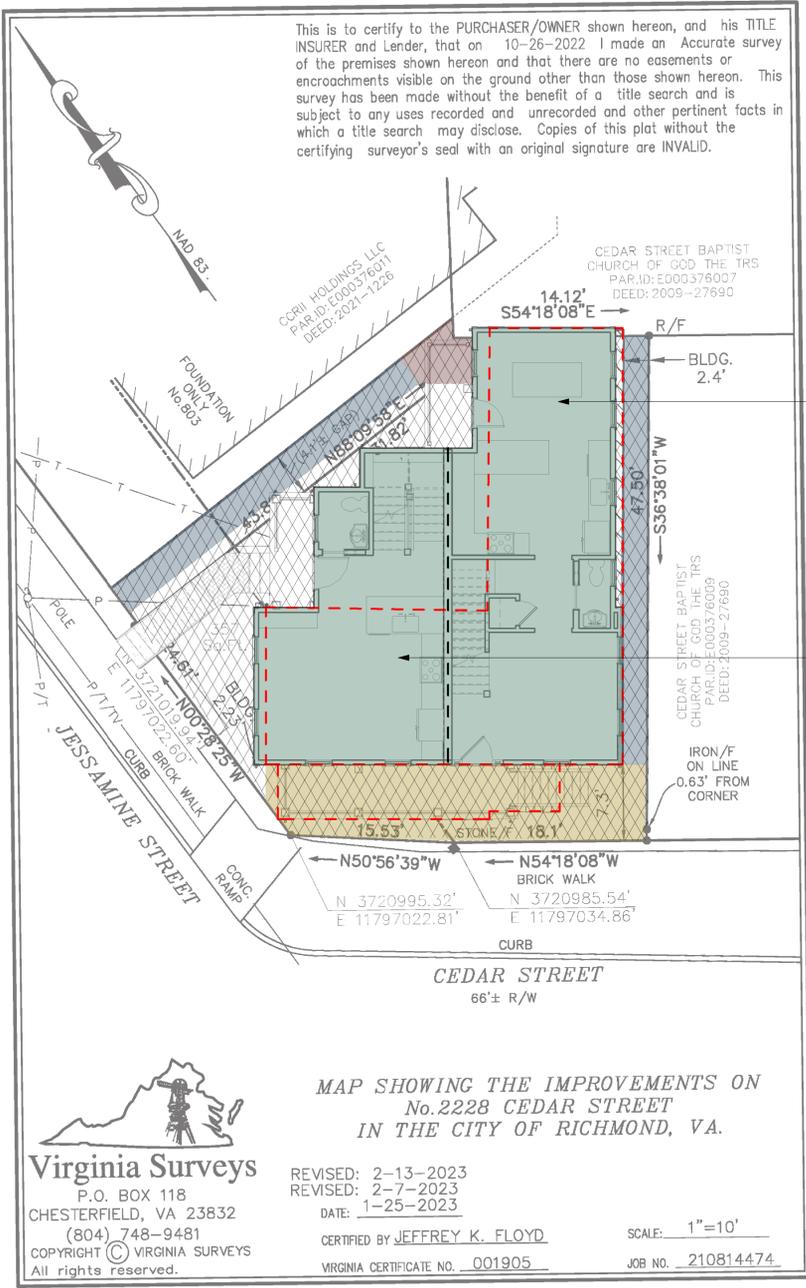
1 PROPOSED REPLACEMENT CEDAR ELEVATION

CAR 2.1 1/4" = 1'-0"



COLOR LEGEND

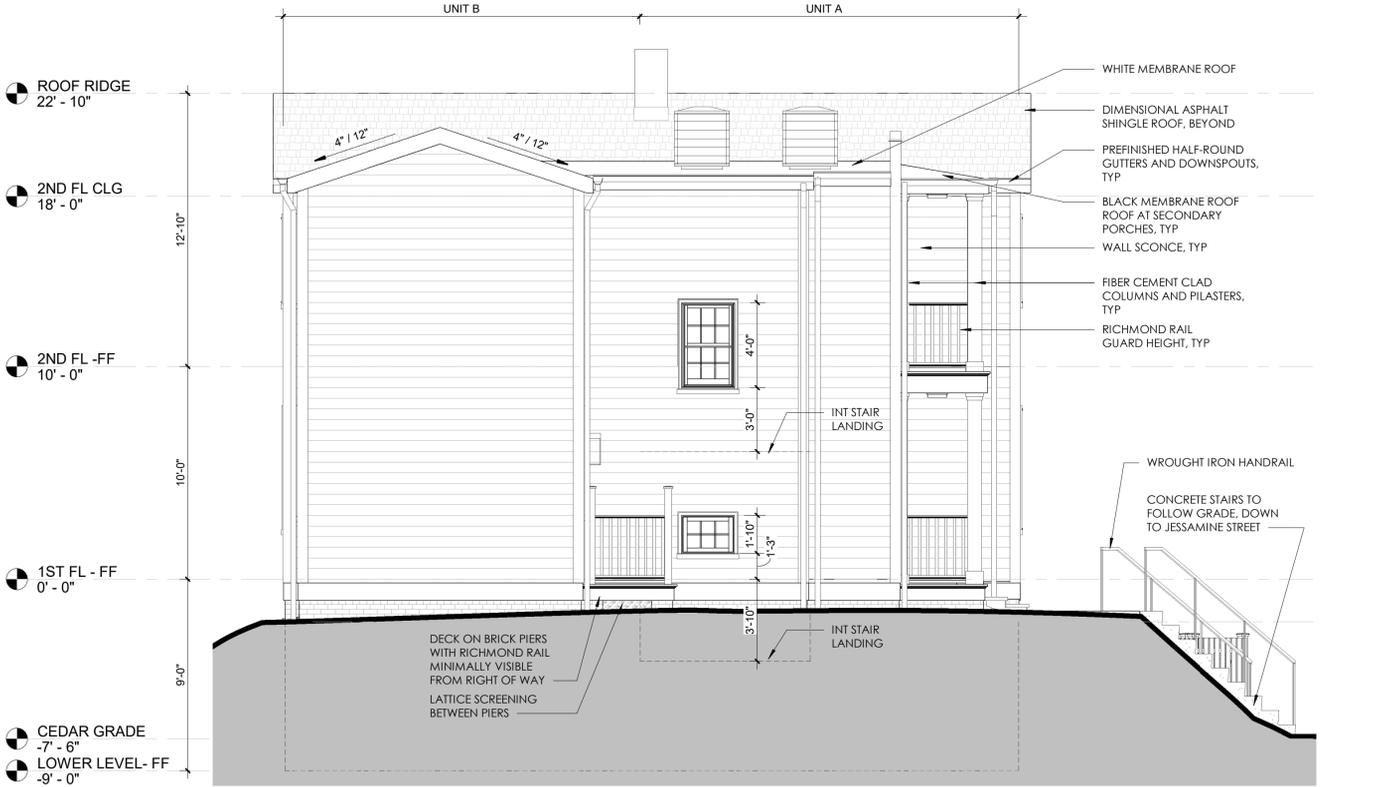
- EXISTING BUILDING FOOTPRINT
- MAX. FRONT YARD SETBACK = 15'-0"
*NOTE: REPLACEMENT BUILDING TO MATCH EXISTING 7.3'
- MIN SIDE YARD SETBACK = 3'-0"
- MIN REAR YARD SETBACK = 5'-0"
- PROPOSED BUILDING FOOTPRINT
- MINIMUM USABLE OPEN SPACE = 500 SF
HATCH INDICATES = 772 SF
*NOTE: USABLE OPEN SPACE CAN INCLUDE EXTERIOR BALCONIES, TERRACES, AND PATIOS NOT COVERED BY ENCLOSED BUILDING SPACE.



PLAT MAP WITH ZONING OVERLAYS
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
COMPONENT/MATERIAL	TYPE	ADDITIONAL INFORMATION	COLOR/FINISH
FOUNDATION	BRICK VENEER	MATCH EXISTING BRICK COLOR (VIF) & BOND	ALT: PAINT BRICK CAR APPROVED COLOR
SIDING	FIBER CEMENT	7" SMOOTH [MATCH EXISTING REVEAL], NO BEAD	COLOR TBD
TRIM	FIBER CEMENT	SMOOTH	SW 7008
SOFFITS	FIBER CEMENT	PERFORATED VENTED	SW 7008
PORCH RAILING	RICHMOND RAIL	MATCH EXISTING RAILING PROFILES, 36" GUARD HEIGHT	SW 7008
PORCH DECKING	SYNTHETIC	TONGUE & GROOVE, INSTALLED PERPENDICULAR TO ADJACENT FACE OF THE BUILDING, MIN. 15/16" THICK	COLOR TBD
PORCH CEILING	WOOD BEADBOARD	HAINT BLUE	SW 0068
BASEMENT PATIO FLOOR	BRICK	HERRINGBONE, USE SALVAGED BRICKS FROM EXISTING FOUNDATION	MATCH EXISTING
SITE RAILINGS	WROUGHT IRON		BLACK
SITE WALLS & PIERS	BRICK	MATCH EXISTING BRICK COLOR	ALT: PAINT BRICK CAR APPROVED COLOR
EXTERIOR DOORS	PRIMARY @ CEDAR	SALVAGED EXISTING DOOR, REFER TO IMAGE	COLOR TBD
EXTERIOR DOORS	SECONDARY	WOOD, HALF-LIGHT	COLOR TBD
EXTERIOR DOOR	BASEMENT	WOOD, FOUR-PANEL [MATCH EXISTING]	COLOR TBD
WINDOWS	DOUBLE-HUNG	BASEMENT 6/6, 1ST FLOOR 9/9, 2ND FLOOR 6/6	ALUM CLAD, WHITE, CLR GLAZING
WINDOWS	FIXED	6 LIGHT, WHERE GRADE PROHIBITS DOUBLE-HUNG	ALUM CLAD, WHITE, CLR GLAZING
ROOF - MAIN ROOF	SHINGLE	3-DIMENSIONAL ASPHALT	GRAY
ROOF - SECONDARY	MEMBRANE	SEE ROOF PLAN FOR LOCATION	WHITE
ROOF - FRONT PORCH	STANDING SEAM METAL		GRAY
ROOF - SECONDARY PORCH	MEMBRANE		BLACK
DOWNSPOUTS & GUTTERS	ALUMINUM	5" HALF-ROUND GUTTERS, 3" DIA DOWNSPOUTS	PRE-FINISHED WHITE

- NOTES:
- ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
 - EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
 - GRADES SHOWN APPROXIMATE, VIF
 - NEW WINDOWS C.A.R.-COMPLIANT SIMULATED DIVIDED LIGHT WITH SPACER BARS. CLAD WOOD WINDOWS. NEW WINDOWS DOUBLE-HUNG OR FIXED (INOPERABLE).



C. POLLOCK

2228 CEDAR STREET

RICHMOND VA 23223

NO.	DATE	NOTE
08.25.2025		DRAFT

REVISIONS

STRUCTURAL ENGINEER
BLUE NEST STRUCTURAL
313 E. BROAD ST, SUITE 322
RICHMOND, VA 23219
p 804.409.6272
e gbrown@blueneststructural.com

ENGINEERS

SEAL

08.25.2025

SEAL

2501.1
PROJECT NO

REAR ELEVATION AND PLAT MAP

SHEET TITLE

CAR 2.2
SHEET NUMBER



City of Richmond
Commission of Architectural Review



July 23, 2025

Chris Pollock
7602 Hampshire Road
Henrico, VA 23229

Re: 2228 Cedar Street
Application No. COA-169014-2025

Dear Applicant:

At the 7/22/2025 meeting of the Commission of Architectural Review, the review of your application for a Certificate of Appropriateness resulted in the following action: Approved with conditions. Specifically, The Commission approved this application for the reasons stated in the staff report provided the following conditions are met:

- Fiber cement siding be unbeaded and smooth; and
- All porch decking boards be tongue and groove and installed perpendicularly to the face of the building (front and side porches); and
- A standing seam metal roof be used on the front, primary mass of the building; and
- Applicant salvage the engaged post on the right side of the porch, incorporating it into the design of the new building; and
- Any historic hardscaping material such as brick and granite be reincorporated into the site; and
- As many historic bricks removed from the site during demolition be reincorporated into the proposed building as a veneer – to be used in elements such as the faux chimney, front foundation, or paved area beneath the front porch; and
- The applicant work with staff during the salvage process of any materials, informing staff on the amount of material being salvaged and where it will be incorporated; and
- All exterior doors be wood and glass; and
- A more detailed drawing of the front porch be submitted to staff that demonstrates that the detailing on the proposed porch matches that of the existing exactly; and
- Windows be wood or aluminum clad wood with simulated divided lights (SDLs).

You, or any aggrieved party, have the right to appeal a decision of the Commission of Architectural Review to City Council as specified in Section 30.930 of the Richmond City Code. A petition stating reasons for the appeal must be filed with the City Clerk within 15 days of this meeting.

If you have any questions, please contact Alex Dandridge, CAR Secretary at (804) 646-6569 or by e-mail at alex.dandridge@rva.gov.

Sincerely,

Alex Dandridge
Secretary, Commission of Architectural Review (CAR)