



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

**Project Name/Location**

Property Address: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Map #: \_\_\_\_\_ Fee: \_\_\_\_\_

Total area of affected site in acres: \_\_\_\_\_

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

**Zoning**

Current Zoning: \_\_\_\_\_

Existing Use: \_\_\_\_\_

**Proposed Use**

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

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_(\_\_\_\_\_) \_\_\_\_\_ Fax: \_(\_\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner:** \_\_\_\_\_

If Business Entity, name and title of authorized signee: \_\_\_\_\_

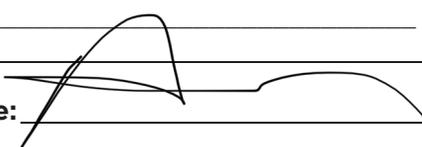
(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_(\_\_\_\_\_) \_\_\_\_\_ Fax: \_(\_\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner Signature:**  \_\_\_\_\_

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

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

# APPLICANT'S REPORT

*March 3<sup>rd</sup>, 2023*

*Special Use Permit Request*

*1014 and 1016 Russell Street, Richmond, Virginia*

*Map Reference Number: E000-0470/016 & E000-0470/015*

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Submitted to:

**City of Richmond**

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

**Baker Development Resources**

530 East Main Street, Suite 730

Richmond, Virginia 23219

## Introduction

The property owner is requesting a special use permit (the "SUP") for 1014 and 1016 Russell Street (the "Property"). The SUP would authorize the construction of two single-family detached dwellings. While the single-family dwelling 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 western line of Russell Street between Carrington and Venable Streets and is currently vacant. The Property is referenced by the City Assessor as tax parcels E000-0470/016 and E000-0470/015. 1014 Russell Street is roughly 43' wide by 66' deep containing approximately 2,838 square feet of lot area while 1016 Russell is roughly 27' wide by 66' deep with 1,782 square feet of lot area. A short alley exists to the north of 1016 Russell while no alley access is provided for 1014 Russell.



The properties in the vicinity include a wide variety of housing types. The western line of the subject block is currently vacant while the eastern line consists of the Shiloh Baptist Church and an accessory parking lot. Dwellings in the area consist of a mix of new construction and historic dwellings and contain both attached and detached dwellings. To the north, along Carrington Street, are a range of uses including unimproved parcels, single-family dwellings, and a proposed mixed-

use development at Carrington and N 22<sup>nd</sup> Streets. Further to the east along Carrington Street, near its intersection with N 25<sup>th</sup> Street, are a mixture of residential and commercial uses.

## **EXISTING ZONING**

The Property is zoned R-63 Multifamily Urban Residential. All adjacent properties are also zoned R-63. To the north, across Q Street the properties are zoned R-6 Single-Family Attached Residential and to the west along N 25<sup>th</sup> Street the properties are zoned UB Urban Business. The subject parcel and those located south of Carrington Street are located within the Union Hill City Old and Historic District.

## **TRANSPORTATION**

The Property is located within a half mile of GRTC bus stops which serve the 5,7, and 12 bus routes providing access to Church Hill and connections to the GRTC bus system. To the east, N 29<sup>th</sup> Street is described as a "Bike-Walk Street" and provides north-south connection from Libby Hill Park to the Peter-Paul Neighborhood.

## **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."

The Property also lies just outside the Neighborhood Node at 25th and Nine Mile for which the Master Plan recommends "Vacant residentially zoned parcels within proximity to the intersection of 25th and Nine Mile are developed into residential uses that are complementary to the existing residential neighborhood and increase the population of the area to help support future commercial uses in the area."

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 14.5 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 a lot line adjustment to create two equally sized 35' wide lots and the construction of a single-family detached dwelling on each of the parcels.

### PURPOSE OF REQUEST

The SUP would permit the construction of two new, single-family detached dwellings fronting onto Russell Street. Both parcels would be 35 feet in width and 66 feet deep containing roughly 2,310 square feet of lot area. As a result, the R-63 District lot area requirements of 3,000 square feet would not be met for the new dwellings. All other aspects of the underlying zoning requirements will be met.

### PROJECT DETAILS

The proposed dwelling at 1014 Russell Street would be 28' 8" in width, 46' in depth, and two stories in height and would include approximately 2,213 square feet of finished floor area. The dwelling would contain three bedrooms and two-and-one-half bathrooms. The proposed dwelling at 1016 Russell St would be 28' 8" in width, 48' 4' in depth, and two stories in height and would

include approximately 2,487 square feet of finished floor area. The proposed floor plans are modern and efficient, and designed to meet the needs of the market. The floor plans include master bedrooms with en-suite master bathroom and walk-in closet. As recommended by Objective 4.1 (b) and (h) in the High-Quality Places chapter of the Richmond 300 Plan, the dwelling's exterior is designed to be modern and distinctive in order to create visual interest. The building would be of frame construction and would be clad in cementitious lap siding. Off-street parking will be provided for each dwelling which will be accessed from the rear alley.

As the Property is located within the Union Hill City Old and Historic District, the proposed dwelling and accessory building are subject to review from the Commission of Architectural Review to ensure compatibility with the historic neighborhood. In exchange for the SUP, the intent of this request is to create a high-quality infill 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 two new, single-family detached dwellings on the Property. The SUP represents an ideal, small-scale urban infill development for this location. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality home ownership opportunity consistent with Master Plan guidance. This would contribute to the overall vibrancy of the block through the provision of an appropriate urban form and use that is consistent with the development pattern and surrounding neighborhood.



**PROJECT CONTACTS:**

DEVELOPER:  
NEST BUILDERS  
CONTACT- AMANDA SEIBERT  
804-698-9142

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

TWO NEW SINGLE-FAMILY DETACHED HOUSES  
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

# 1014-1016 RUSSELL ST. HOUSES

1014-1016 RUSSELL STREET  
RICHMOND, VIRGINIA 23223

TWO NEW SINGLE-FAMILY DETACHED HOUSES  
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## 1014-1016 RUSSELL ST. HOUSES

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**DRAWING INDEX**

**DRAWINGS**

NO.	SHEET TITLE
CS	COVER SHEET
CI.1	ARCHITECTURAL SITE PLAN
XI.1	SITE PHOTOS
A0.1	FRONT & REAR CONTEXT ELEVATIONS
<b>1014</b>	
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A2.1	FRONT EXTERIOR ELEVATION, EXTERIOR FINISH SCHEDULE, INSPIRATION IMAGES
A2.2	LEFT SIDE EXTERIOR ELEVATION
A2.3	REAR EXTERIOR ELEVATION
A2.4	RIGHT SIDE EXTERIOR ELEVATION
<b>1016</b>	
A3.1	FIRST FLOOR PLAN
A3.2	SECOND FLOOR PLAN
A4.1	FRONT EXTERIOR ELEVATION EXTERIOR FINISH SCHEDULE
A4.2	LEFT SIDE EXTERIOR ELEVATION
A4.3	REAR EXTERIOR ELEVATION
A4.4	RIGHT SIDE EXTERIOR ELEVATION



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DATE/MARK:  
11.02.2023

COVER SHEET

# CS



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ONLY NEIGHBORING HOUSE



VIEW OF VACANT PROJECT LOT



CHURCH ACROSS RUSSELL ST. FROM PROJECT

TWO NEW SINGLE-FAMILY DETACHED HOUSES  
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**1014-1016 RUSSELL ST. HOUSES**

1014-1016 RUSSELL STREET  
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NOT FOR  
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SITE PHOTOS  
**XI.1**



01 | FRONT CONTEXT ELEVATION  
 $\frac{3}{16}'' = 1'$



01 | REAR CONTEXT ELEVATION  
 $\frac{3}{16}'' = 1'$

**PROJECT CONTACTS:**

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 NEST BUILDERS  
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 804-698-9142

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FRONT & REAR  
 CONTEXT ELEVATIONS

**A0.1**

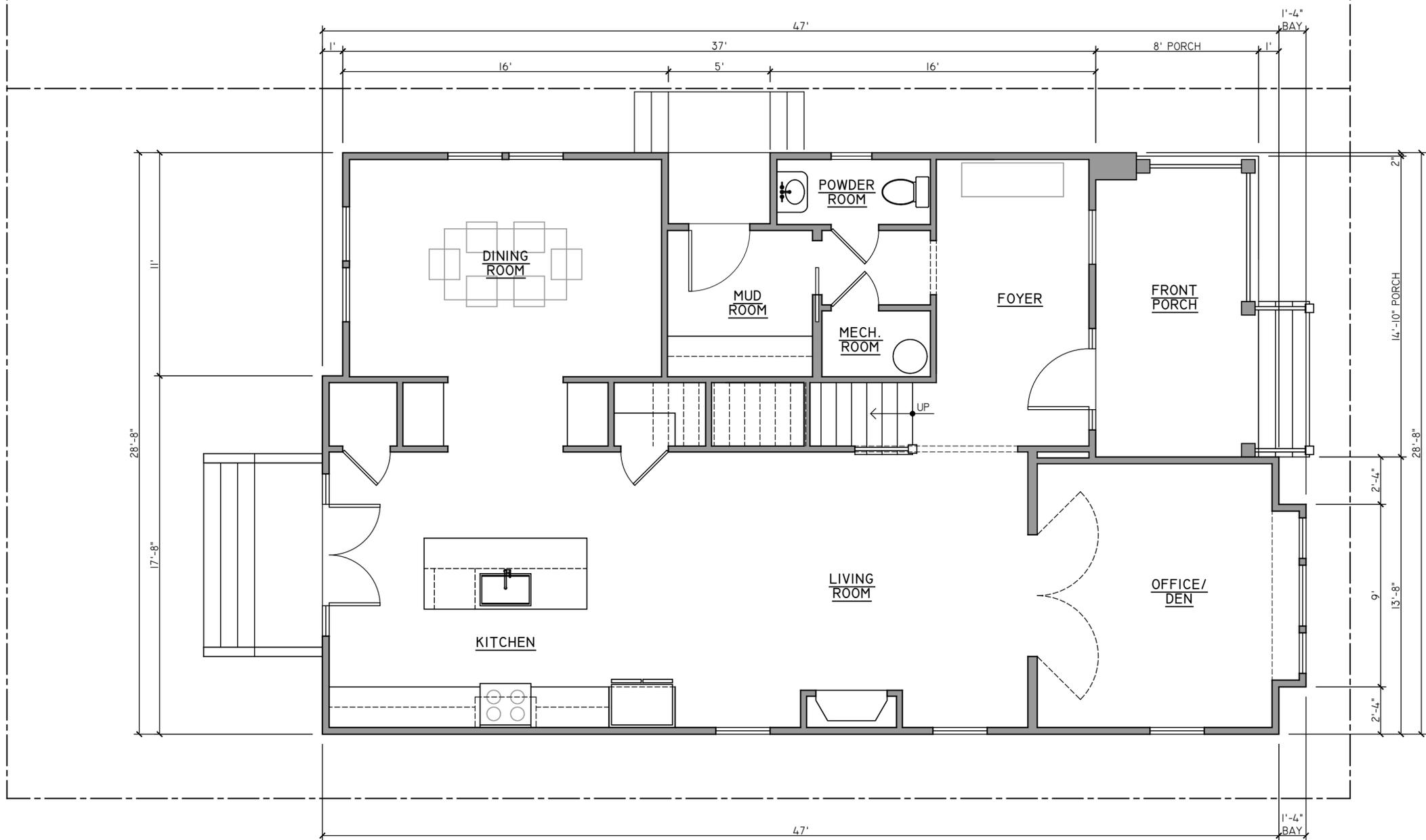
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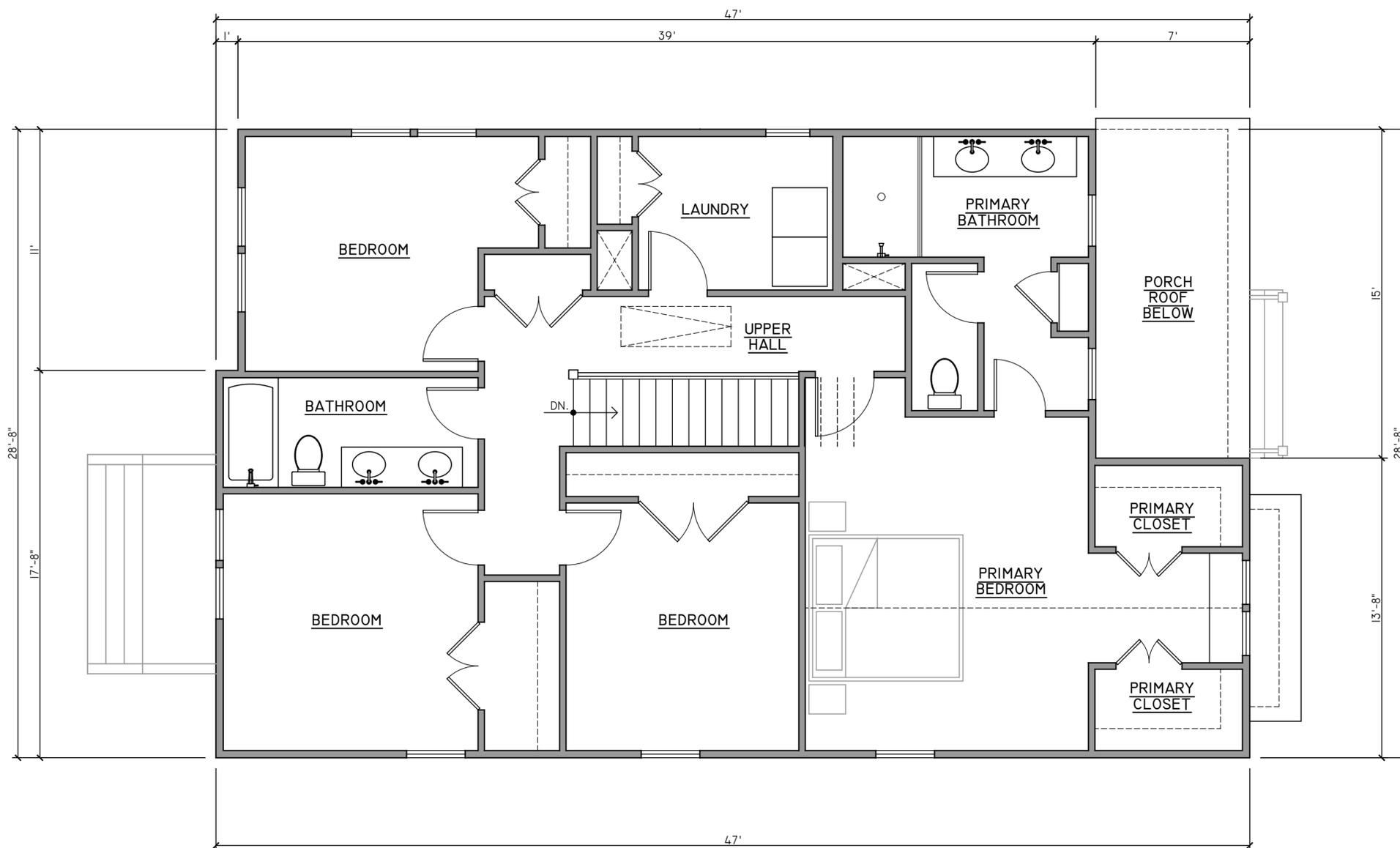
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1014 FIRST FLOOR PLAN  
**AI.1**



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



01 SECOND FLOOR PLAN  
1/4" = 1'

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1014 SECOND FLOOR PLAN  
**AI.2**

**EXTERIOR FINISH SCHEDULE (HOUSE & GARAGE BUILDINGS)**

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	FOUNDATION & PORCH PIERS - PARGED BLOCK	GRAY/BLACK
02	HARDIE HORIZONTAL LAP SIDING (7" EXPOSURE)	WHITE
03	SYNTHETIC TRIM	PAINTED ARCTIC WHITE
04	SYNTHETIC-WRAPPED DROPPED BEAMS	PAINTED ARCTIC WHITE
05	HARDIE SOFFIT	PAINTED ARCTIC WHITE
06	PARTIAL GLASS WOOD ENTRY DOOR	PAINTED
07	CLAD WOOD WINDOWS (S.D.L.)	WHITE
08	8" SQUARE PORCH COLUMNS	PAINTED WHITE
09	FRONT PORCH- SYNTH. WRAP STAIRS, COMP. T&G DECKING	PAINTED- WHITE WRAP; GRAY DECKING
10	PORCH RAILINGS - WOOD "RICHMOND" RAIL	PAINTED WHITE
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED
12	ARCHITECTURAL 3-TAB ASPHALT SHINGLE ROOF	GRAY
13	STANDING SEAM METAL ROOF ACCENTS	DARK GRAY OR BLACK
14	HARDIE BOARD & BATTEN GABLE & BAY FEATURES	PAINTED

- EXTERIOR FINISH NOTES:  
 1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.  
 2. GRADES SHOWN APPROXIMATE. V.I.F.  
 3. G.C. COORDINATE ALL MATERIALS/PRODUCT SELECTIONS WITH DEVELOPER.  
 4. ALL SELECTIONS MUST MEET C.A.R. REQUIREMENTS & BE APPROVED BY C.A.R..

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**01 FRONT ELEVATION**  
 1/4" = 1'

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1014 FRONT ELEVATION

**A2.1**



01 | LEFT SIDE ELEVATION  
 1/4" = 1'

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1014 LEFT SIDE  
 ELEVATION

**A2.2**

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01 REAR ELEVATION  
1/4" = 1'

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1014 REAR ELEVATION

**A2.3**



01 | RIGHT SIDE ELEVATION  
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1014 RIGHT SIDE  
 ELEVATION

**A2.4**

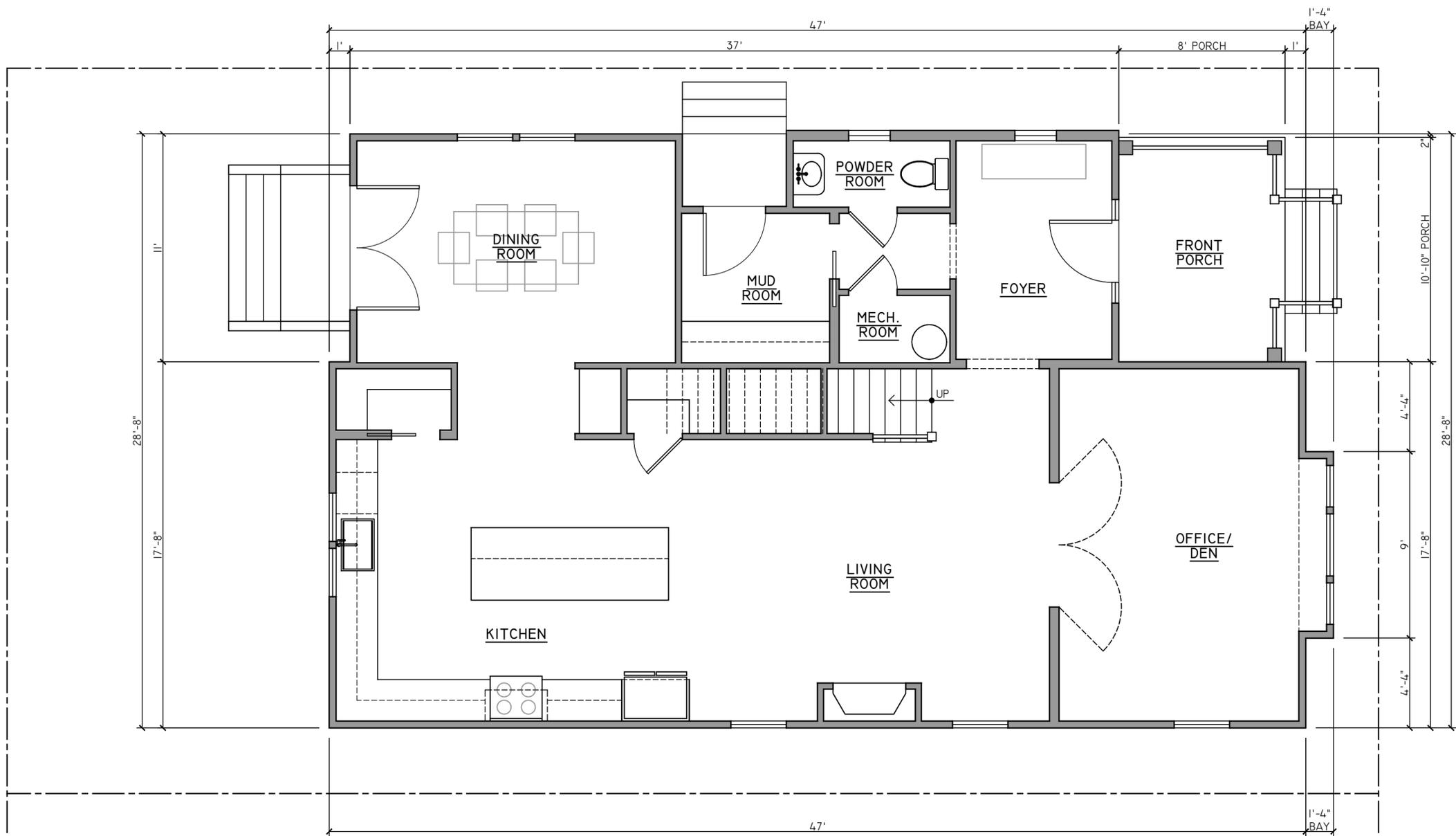
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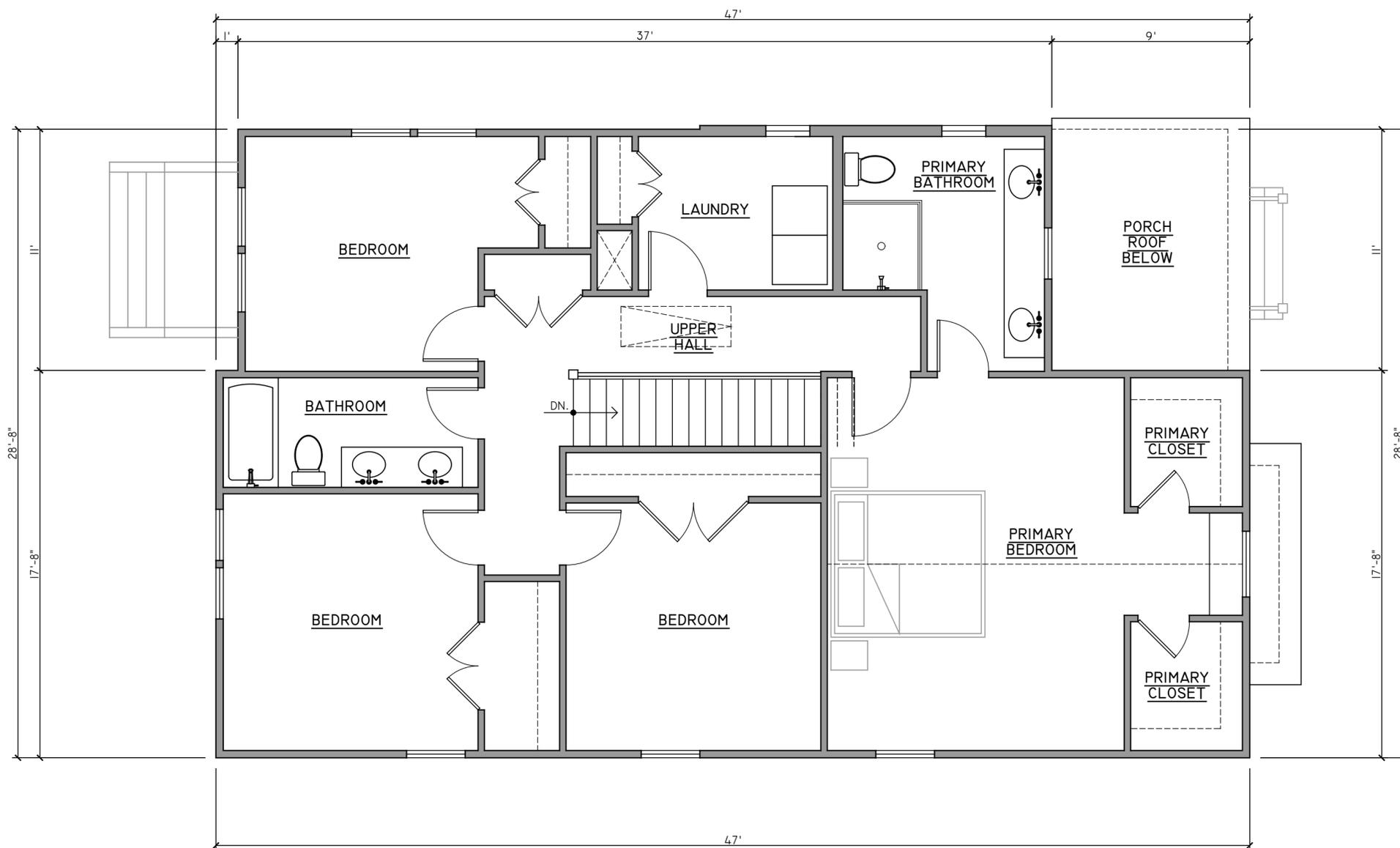
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1016 FIRST FLOOR PLAN  
**A3.1**



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



01 SECOND FLOOR PLAN  
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1016 SECOND FLOOR PLAN  
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**EXTERIOR FINISH SCHEDULE (HOUSE & GARAGE BUILDINGS)**

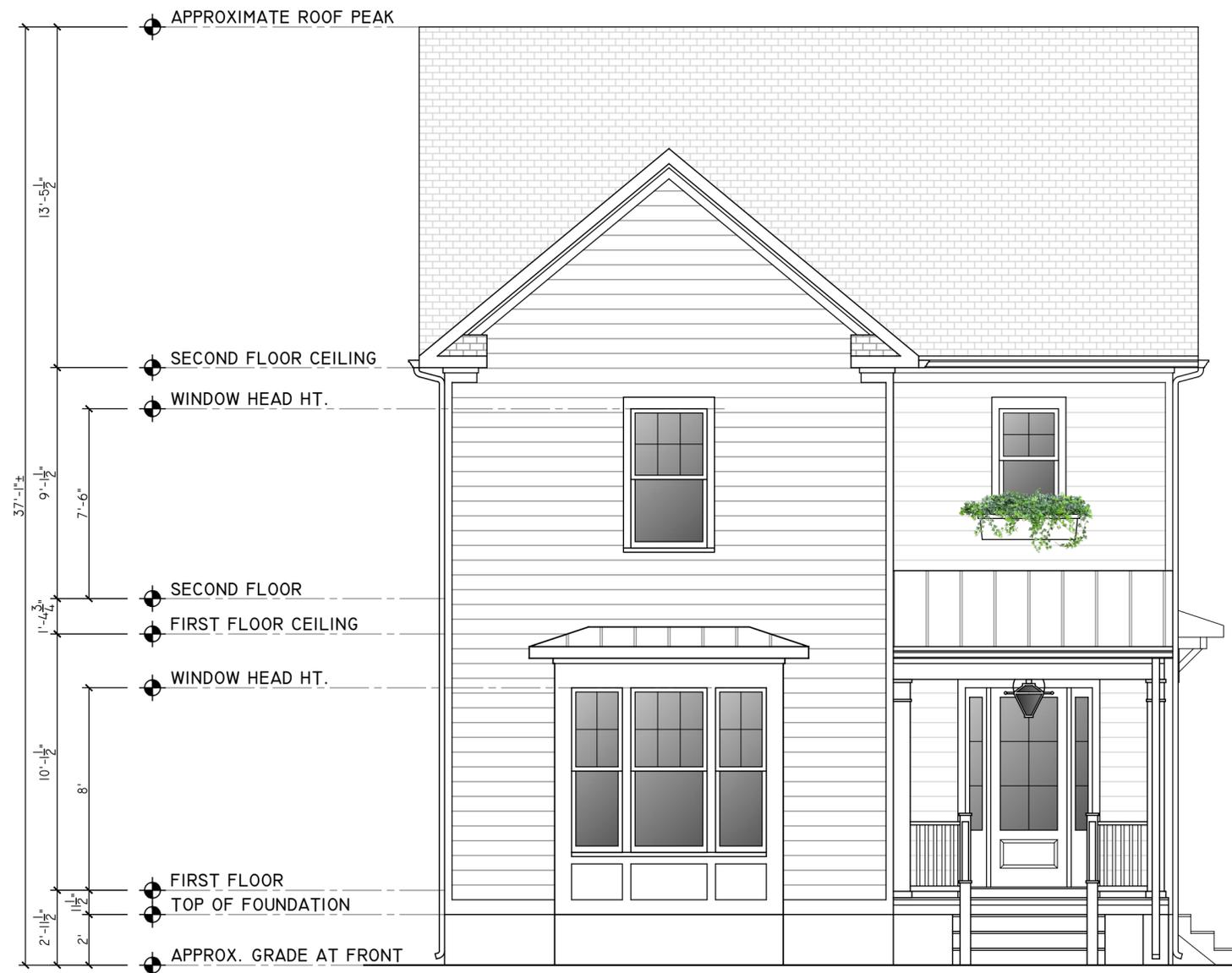
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**01 | FRONT ELEVATION**

1/4" = 1'

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1016 FRONT ELEVATION

**A4.1**



01 | LEFT SIDE ELEVATION  
1/4" = 1'

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804-514-7644

TWO NEW SINGLE-FAMILY DETACHED HOUSES  
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

**1014-1016 RUSSELL ST. HOUSES**

1014-1016 RUSSELL STREET  
RICHMOND, VIRGINIA 23223

NOT FOR  
CONSTRUCTION

SET/REVISION:  
S.U.P. SUBMITTAL

DATE/MARK:  
11.02.2023

1016 LEFT SIDE  
ELEVATION

**A4.2**

**PROJECT CONTACTS:**

DEVELOPER:  
NEST BUILDERS  
CONTACT- AMANDA SEIBERT  
804-698-9142

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

TWO NEW SINGLE-FAMILY DETACHED HOUSES  
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1014-1016 RUSSELL STREET  
RICHMOND, VIRGINIA 23223



01 | REAR ELEVATION  
1/4" = 1'

NOT FOR  
CONSTRUCTION

SET/REVISION:  
S.U.P. SUBMITTAL

DATE/MARK:  
11.02.2023

1016 REAR ELEVATION

**A4.3**



01 | RIGHT SIDE ELEVATION  
 1/4" = 1'

**PROJECT CONTACTS:**

DEVELOPER:  
 NEST BUILDERS  
 CONTACT- AMANDA SEIBERT  
 804-698-9142

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

TWO NEW SINGLE-FAMILY DETACHED HOUSES  
 IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

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 RICHMOND, VIRGINIA 23223

NOT FOR  
 CONSTRUCTION

SET/REVISION:  
 S.U.P. SUBMITTAL

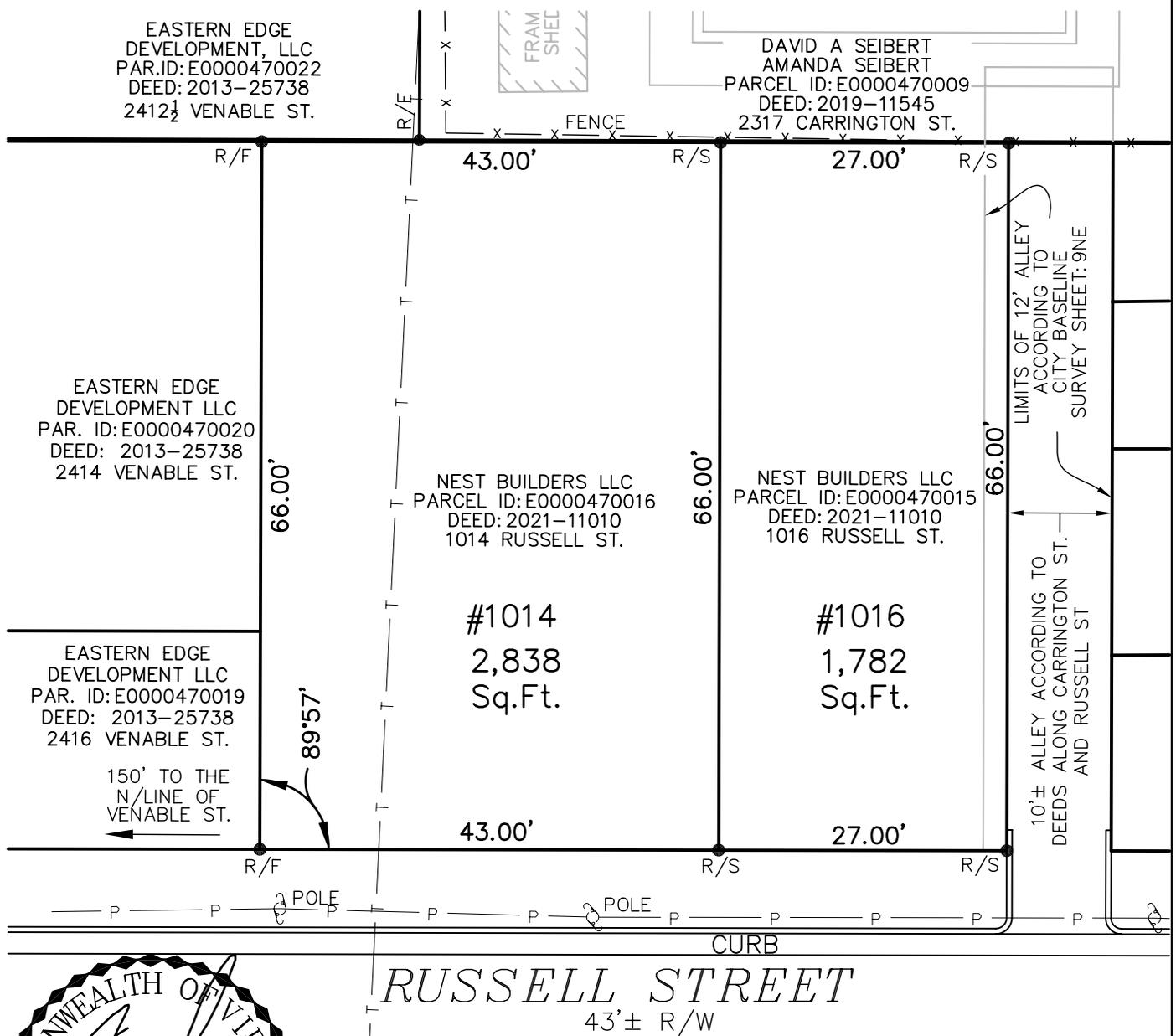
DATE/MARK:  
 11.02.2023

1016 RIGHT SIDE  
 ELEVATION

**A4.4**

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 12-11-2021 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.

This property IS NOT within a FEMA Floodway Hazard as shown on Comm. Panel # 5101290041E Zone: "X" DATED: 7-16-2014



MAP SHOWING THE IMPROVEMENTS ON  
 No.1014 AND No.1016 RUSSELL STREET  
 IN THE CITY OF RICHMOND, VA.

Virginia Surveys

P.O. BOX 118  
 CHESTERFIELD, VA 23832

(804) 748-9481  
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DATE: 12-11-2021

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 211114630



# City of Richmond Department of Planning & Development Review

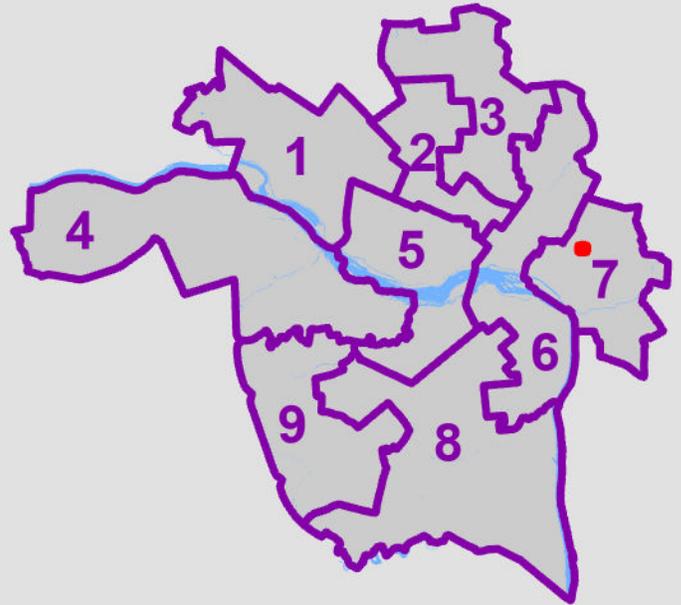
## Special Use Permit

**LOCATION:** 1014-1016 Russell Street

**APPLICANT:** Baker Development Resources

**COUNCIL DISTRICT:** 7

**PROPOSAL:** To authorize the special use of the properties known as 1014 and 1016 Russell Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.



*For questions, please contact Matthew Ebinger at 804-646-5789 or [matthew.ebinger@rva.gov](mailto:matthew.ebinger@rva.gov)*

