

INTRODUCED: October 14, 2025

AN ORDINANCE No. 2025-241

To authorize the special use of the properties known as 3021 East Franklin Street, 3023 East Franklin Street, and 3025 East Franklin Street for the purpose of no more than two single-family attached dwellings and one multifamily dwelling, upon certain terms and conditions.

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Patron – Mayor Avula (By Request)

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Approved as to form and legality  
by the City Attorney

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PUBLIC HEARING: NOV 10 2025 AT 6 P.M.

WHEREAS, the owner of the properties known as 3021 East Franklin Street, 3023 East Franklin Street, and 3025 East Franklin Street, which are situated in a R-6 Single-Family Attached Residential District, desires to use such properties for the purpose of no more than two single-family attached dwellings and one multifamily dwelling, which use, among other things, is not currently allowed by section 30-412.4, concerning lot area and width, density, and unit width, 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

AYES: 9 NOES: 0 ABSTAIN:

ADOPTED: NOV 10 2025 REJECTED:  STRICKEN:

safety, health, morals and general welfare of the community involved, will not tend to create 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 properties known as 3021 East Franklin Street, 3023 East Franklin Street, and 3025 East Franklin Street and identified as Tax Parcel Nos. E000-0638/008, E000-0638/009, and E000-0638/010, respectively, in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Compiled Sketch Showing Several Parcels of Land on E. Franklin Street in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated December 30, 2024, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of no more than two single-family attached dwellings and one multifamily dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Sketch Showing the Proposed Improvements on No. 3021 E. Franklin Street & No. 3023 E. Franklin Street, & Proposed Property Line Modification with 3025 E Franklin Street in the City of Richmond, VA.,” prepared by Virginia Surveys, dated April 17, 2025, and last revised May 8, 2025, and “3021-3023 E Franklin St.,” prepared by River Mill Development, and dated January 24, 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 and one multifamily dwelling, substantially as shown on the Plans.

(b) No off-street parking shall be required for the Special Use.

(c) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.

(d) 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.

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

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

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

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



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

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

(e) The Owner shall make improvements within the right-of-way, including the installation of sidewalk along East Franklin Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following such written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

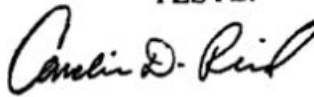
(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:  
TESTE:  
  
City Clerk

# City of Richmond

## Intracity Correspondence

### O&R Transmittal

**DATE:** August 25, 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 properties known as 3021 East Franklin Street, 3023 East Franklin Street, and 3025 East Franklin Street for the purpose of no more than two single-family attached dwellings and one multifamily dwelling, upon certain terms and conditions.

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

**PURPOSE:** The applicant is requesting a Special Use Permit to authorize the construction of two single-family attached dwellings in addition to an existing multifamily dwelling. Certain requirements in section 30-412.4 of the Code of the City of Richmond (2020), concerning lot area and width; density; unit width cannot be met. As a result, a Special Use Permit is necessary to proceed with this request.

**BACKGROUND:** The properties are located in the Church Hill neighborhood on East Franklin Street between North 30<sup>th</sup> and North 31<sup>st</sup> Streets. The properties have a total area of around 3,500 square feet (0.08 acres). The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined as existing or new highly walk-able urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The current zoning is R-6 - Residential (Single-Family Attached).

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

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** Richmond 300 Master Plan

**FISCAL IMPACT:** \$400 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** October 14, 2025

**CITY COUNCIL PUBLIC HEARING DATE:** November 10, 2025

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission November 3, 2025

**AFFECTED AGENCIES:** Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

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

**STAFF:**

Shaianna Trump, Planner Associate, Land Use Administration (Room 511) 646-7319



**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 APARTMENT NO/SUITE 600

APPLICANT'S NAME: Will Gillette EMAIL ADDRESS: [REDACTED]

BUSINESS NAME (IF APPLICABLE): Baker Development Resources

SUBJECT PROPERTY OR PROPERTIES: 3021 E Franklin 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: C AND M PROPERTIES RICHMOND LLC

PROPERTY OWNER ADDRESS: 611 N 26th Street Richmond, VA 23223

PROPERTY OWNER EMAIL ADDRESS: \_\_\_\_\_

PROPERTY OWNER PHONE NUMBER: \_\_\_\_\_

Property Owner Signature: Matt Jarreau 04/16/25

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.



**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 600  
 APPLICANT'S NAME: Will Gillette EMAIL ADDRESS: [REDACTED]  
 BUSINESS NAME (IF APPLICABLE): Baker Development Resources  
 SUBJECT PROPERTY OR PROPERTIES: 3023 E Franklin 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: WHALE BAY LLC  
 PROPERTY OWNER ADDRESS: 2120 STAPLES MILL RD #200, RICHMOND, VA 23230  
 PROPERTY OWNER EMAIL ADDRESS: \_\_\_\_\_  
 PROPERTY OWNER PHONE NUMBER: \_\_\_\_\_  
 Property Owner Signature: Matt Jarreau 04/16/25

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.





**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 600  
 APPLICANT'S NAME: Will Gillette EMAIL ADDRESS: will@bakerdevelopmentresources.com  
 BUSINESS NAME (IF APPLICABLE): Baker Development Resources  
 SUBJECT PROPERTY OR PROPERTIES: 3025 E Franklin 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)

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PROPERTY OWNER: WHALE BAY LLC  
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 PROPERTY OWNER EMAIL ADDRESS: \_\_\_\_\_  
 PROPERTY OWNER PHONE NUMBER: \_\_\_\_\_  
 Property Owner Signature: Matt Jarreau 04/16/25

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

*February 28, 2025*

Revised April 14, 2025

*Special Use Permit Request*

*3021, 3023 & 3025 E Franklin Street, Richmond, Virginia*

*Map Reference Number: E000-0638/008, E000-0638/009 & E000-0638/010*

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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 600

Richmond, Virginia 23219

## Introduction

The property owner is requesting a special use permit (the “SUP”) for 3021, 3023 & 3025 E Franklin Street (the “Property”). The SUP would authorize the division of the property and the construction of two single-family attached dwellings to be located on the parcels known as 3021 and 3023 E Franklin Street. While the single-family attached use is permitted by the underlying R-6 Single-Family Attached 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 southern line of E Franklin Street between N 29<sup>th</sup> and N 30<sup>th</sup> Streets and is developed with a four-unit multifamily dwelling on 3025 E Franklin while 3021 and 3023 E Franklin are currently vacant. The Property is referenced by the City Assessor as tax parcels E000-0638/008, E000-0638/009 and E000-0638/008 and has roughly 77’ of frontage along E Franklin Street and contains approximately 3,496 square feet of lot area.



## EXISTING ZONING

The Property and those nearby are zoned R-6 Single-Family Attached Urban Residential. All adjacent properties are also zoned R-63. To the southeast can be found an M-1 Light Industrial District. The subject parcel is located within the St. John's Church City Old and Historic District.

## 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 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 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 SUP would permit the division of the 3025 and 3023 E Franklin Street and the construction of two new single-family attached dwellings on the parcels known as 3021 and 3023 E Franklin Street.

### PURPOSE OF REQUEST

While the underlying R-6 Single-Family Residential District zoning requirements permits the proposed single-family attached use, the constraints of the parcel require the construction of 15.08' wide dwellings and therefore do not allow for the 16' dwelling width requirements to be met, therefore, a SUP is required.

### PROJECT DETAILS

The parcel at 3025 E Franklin Street is currently developed with a four-unit multifamily dwelling. The SUP will authorize the division of the property known as 3025 E Franklin Street and the creation of the parcel known as 3023 E Franklin Street. Two new single-family attached dwellings, to be located on the vacant parcels known as 3021 and 3023 E Franklin, are also proposed.

The proposed dwellings would be configured as an attached pair and would be three stories in height. As the Property is located within the St. John's Church City Old and Historic District the proposed dwellings have been reviewed and approved by the City's Commission of Architectural Review.

When complete, the proposed dwellings would be three stories in height with a false mansard roof and would each contain roughly 2,120 square feet of floor area. The dwellings have been designed to be compatible with other nearby dwellings with a false mansard roof, dormer windows, and full-width porch to provide compatibility with nearby existing homes. Each dwelling would consist of three bedrooms and two-and-one-half bathrooms including a primary bedroom suite on the second floor. An office/fourth bedroom is also provided. As the Property is located within the St. John's Church 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. In exchange for the SUP, the intent of this request is to more 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.

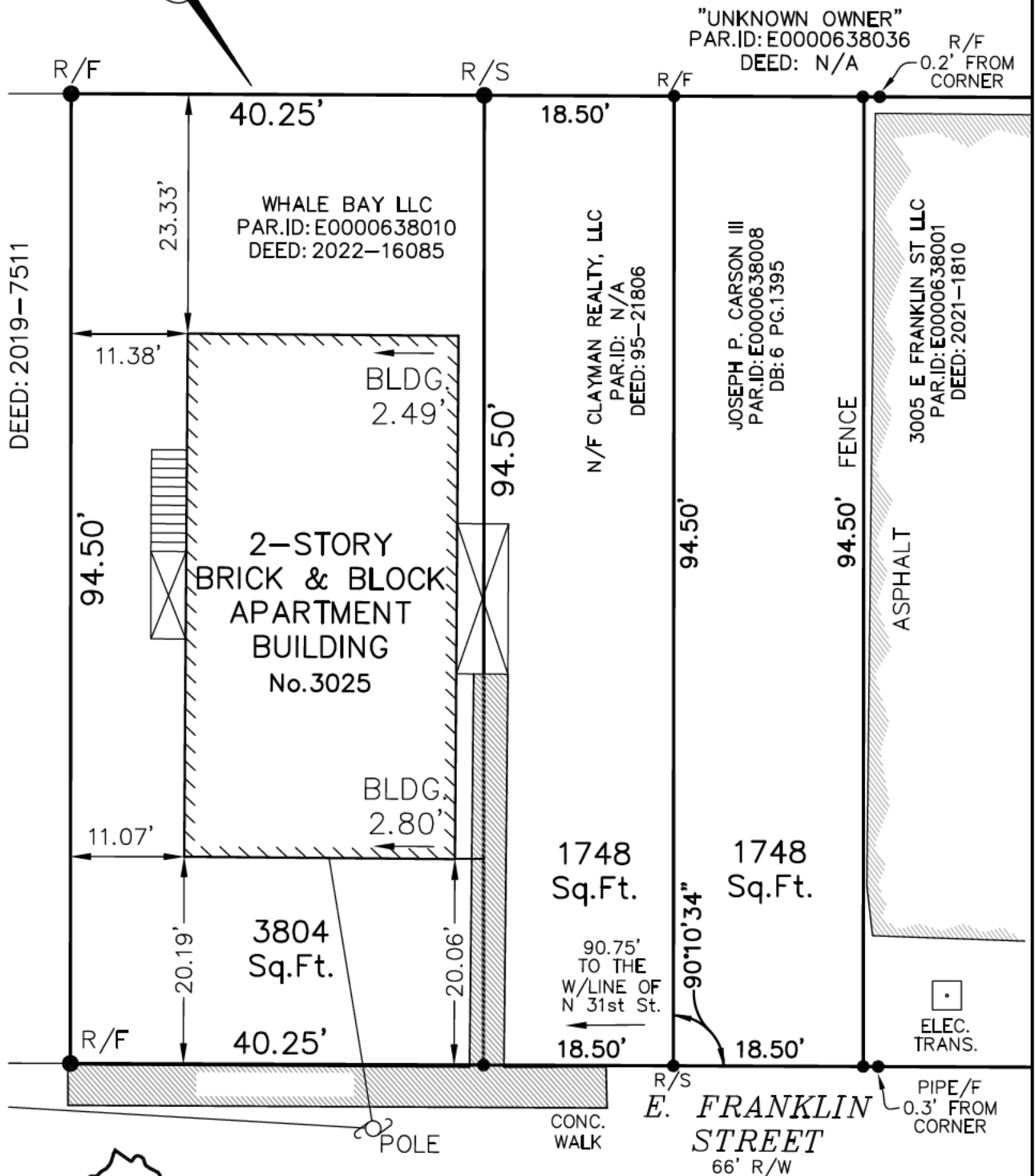
- ***Interfere with adequate light and air.***

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. This Special Use Permit proposal represents an ideal urban infill development for this location that would upgrade the Property while maintaining a desirable variation in housing style and density. The request is respectful to the historic character of the area, 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.

SCALED CITY  
BASELINE



Virginia Surveys

P.O. BOX 118  
CHESTERFIELD, VA 23832

(804) 748-9481  
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COMPILED SKETCH SHOWING SEVERAL  
PARCELS OF LAND ON E. FRANKLIN  
STREET  
IN THE CITY OF RICHMOND, VA.

DATE: 12-30-2024

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=15'

JOB NO. 241116528







**City of Richmond**  
**Commission of Architectural Review**



May 28, 2025

**Will Gillette**  
**530 East Main Street, Suite 730**  
**Richmond, VA 23219**

Re: 3021-3023 East Franklin  
Application No. COA-166144-2025

Dear Applicant:

At the 5/27/2025 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:

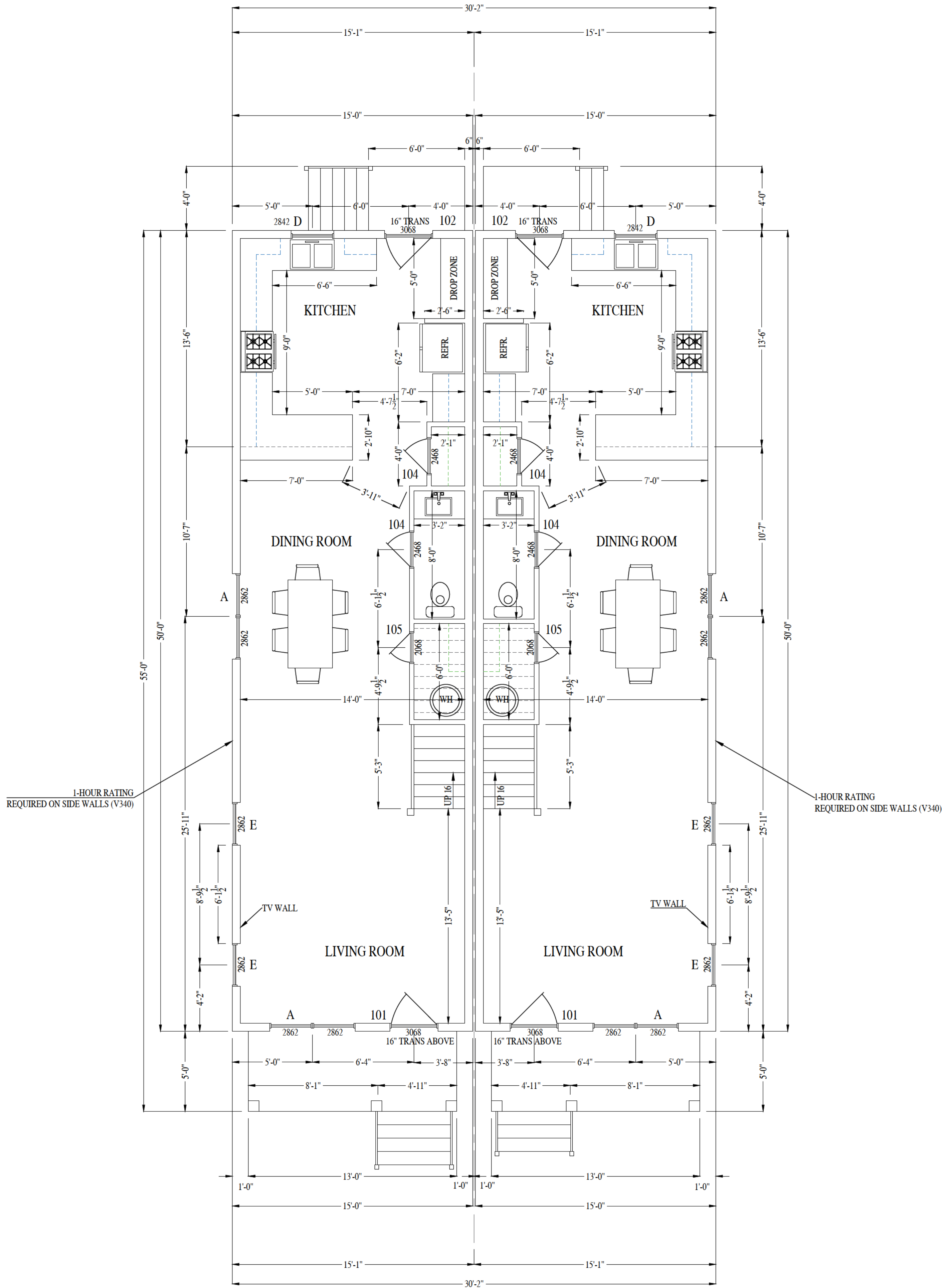
- specify final material selection color selections for the cementitious siding material; and ensure that final porch detailing (columns, railings) align with district precedents.

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](mailto:alex.dandridge@rva.gov).

Sincerely,

**Alex Dandridge**  
Secretary, Commission of Architectural Review (CAR)



FIRST FLOOR PLAN

BUILDING INFORMATION

1ST FL. HEATED S.F.	750
2ND FL. HEATED S.F.	750
3RD FL. HEATED S.F.	620

3021-3023 E FRANKLIN ST.

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM

PHONE: (434) 774-4535

REVISION NOTES

DATE	START

SCALE:

1/4" = 1'-0"

DATE:

1-24-2025

SHEET:

A1.1

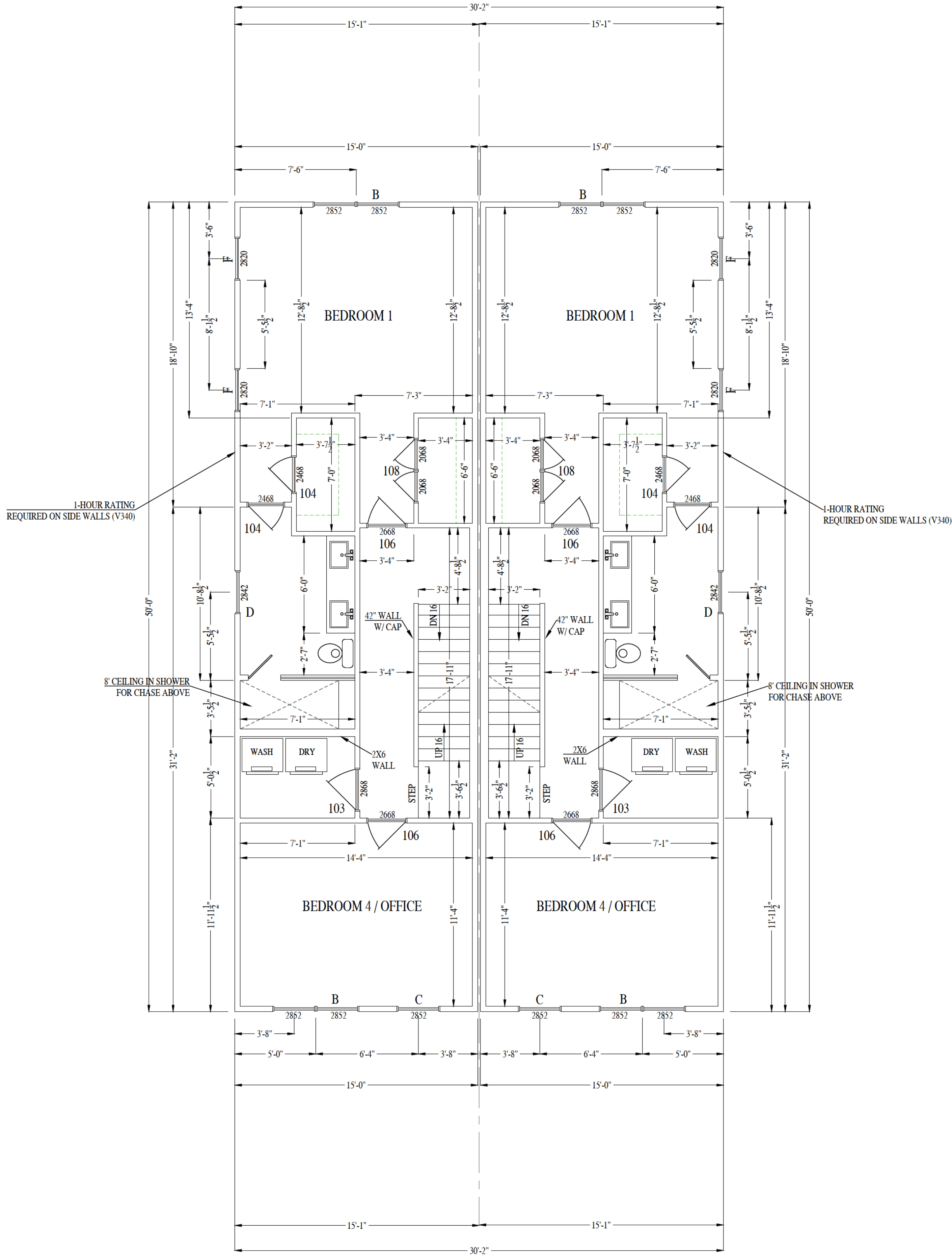


WINDOW SCHEDULE

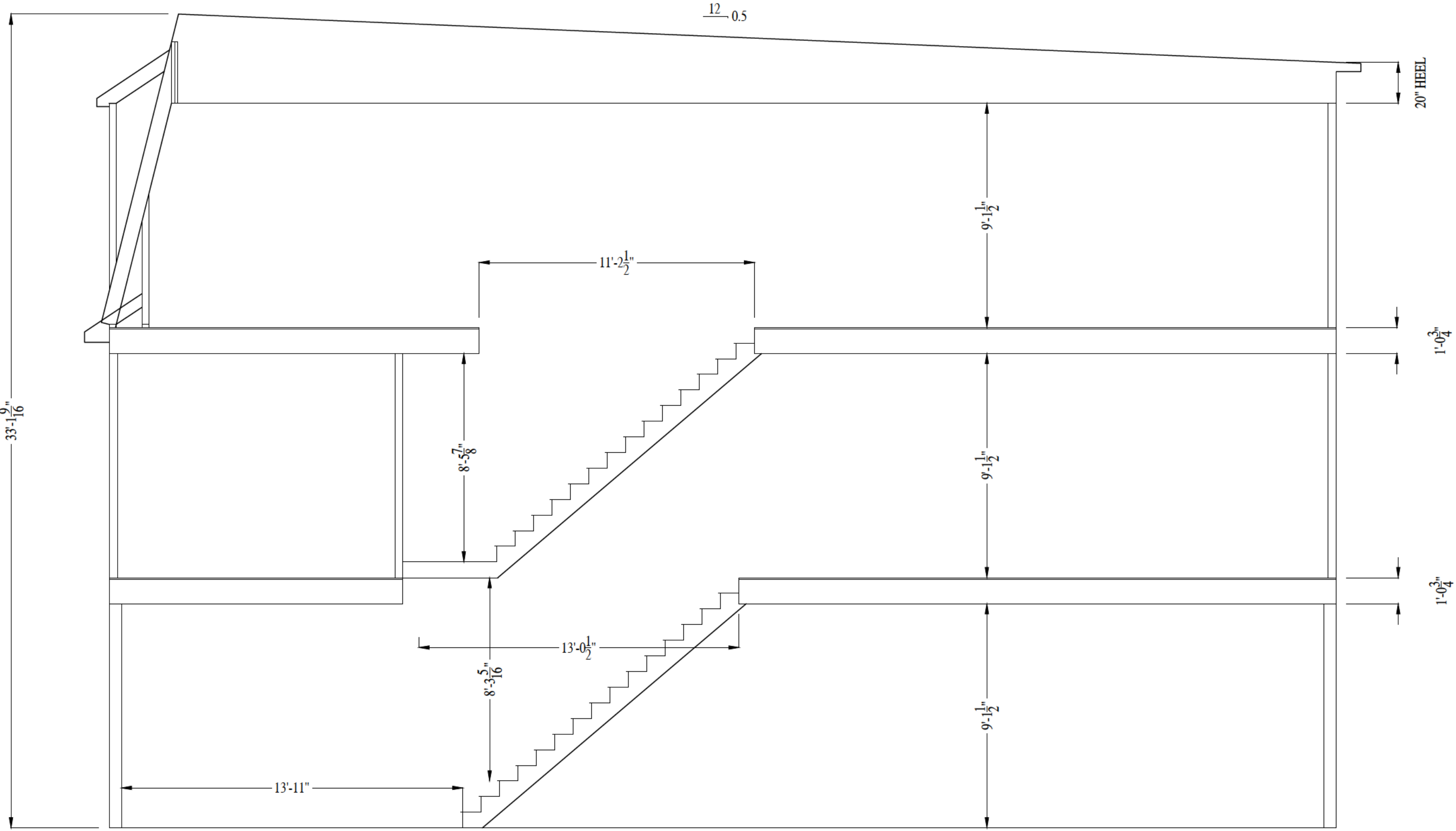
ID	WIDTH	HEIGHT	TYPE	TOP SASH	BOT. SASH	QTY.
A	2'-8"	6'-2"	TWIN D.H.	CLEAR	CLEAR	4
B	2'-8"	5'-2"	TWIN D.H.	CLEAR	CLEAR	6
C	2'-8"	5'-2"	SINGLE D.H.	CLEAR	CLEAR	10
D	2'-8"	4'-2"	SINGLE D.H.	CLEAR	CLEAR	6
E	2'-8"	6'-2"	SINGLE D.H.	CLEAR	CLEAR	4
F	2'-8"	2'-0"	SINGLE FIXED	CLEAR		8

DOOR SCHEDULE

ID	WIDTH	HEIGHT	TYPE	DECRPTION	QTY.
101	3'-0"	8'-0"	EXTERIOR INSUL.	1/3 LITE FIBERGLASS W/ TRANSOM	2
102	3'-0"	8'-0"	EXTERIOR INSUL.	1/3 LITE FIBERGLASS W/ TRANSOM	2
103	2'-8"	6'-8"	INTERIOR	WOOD	2
104	2'-4"	6'-8"	INTERIOR	WOOD	10
105	2'-0"	6'-8"	INTERIOR	WOOD	2
106	2'-6"	6'-8"	INTERIOR	WOOD	10
107	2'-6"	6'-8"	INTERIOR LOUVERED	WOOD	2
108	2'-0"	6'-8"	INTERIOR TWIN	WOOD	6



SECOND FLOOR PLAN



3021-3023 E FRANKLIN ST.

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

REVISION NOTES

DATE	START

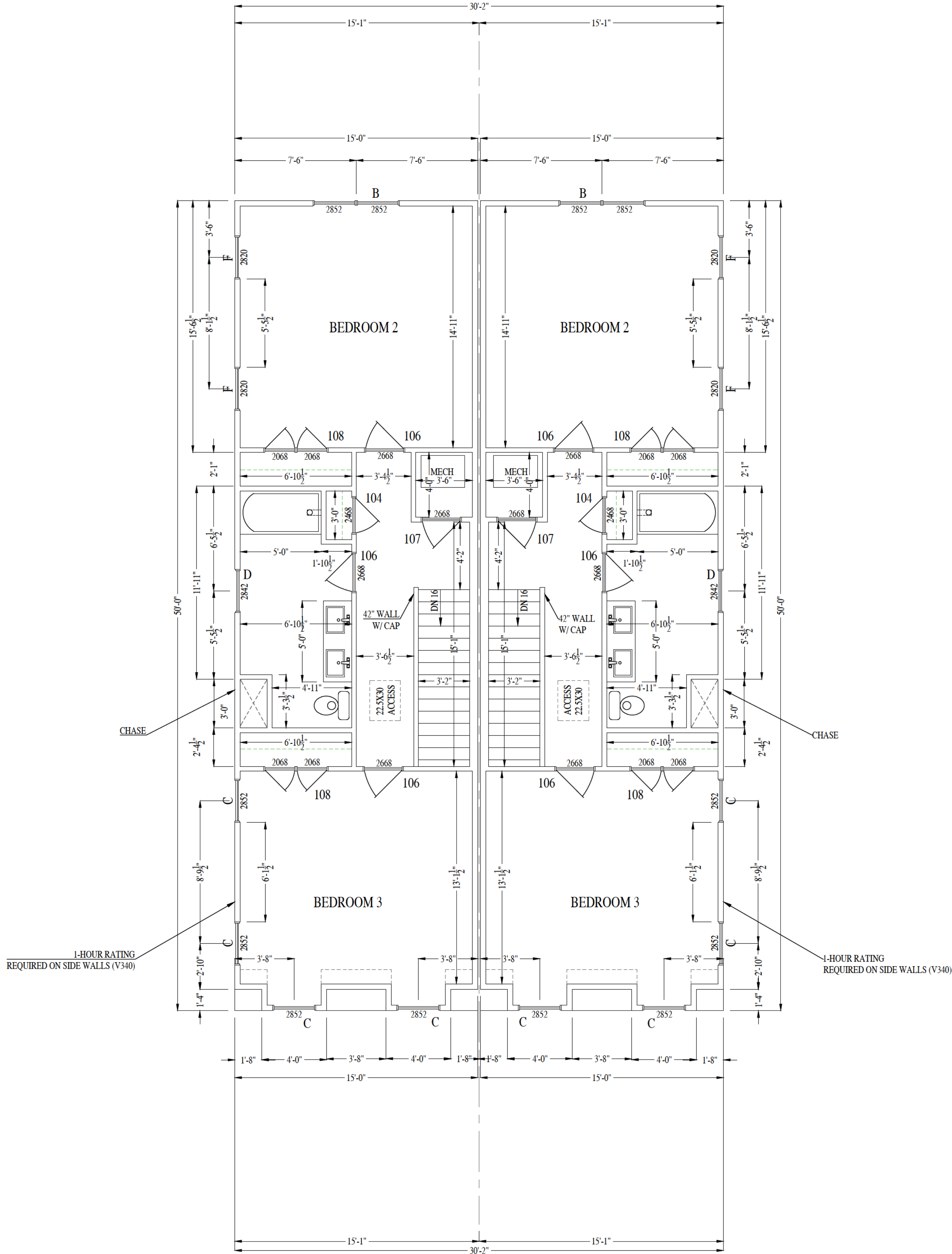
SCALE:  
1/4" = 1'-0"

DATE:  
1-24-2025

SHEET:  
A1.2







THIRD FLOOR PLAN

3021-3023 E FRANKLIN ST.

RIVER MILL DEVELOPMENT  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

REVISION NOTES

DATE	START

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

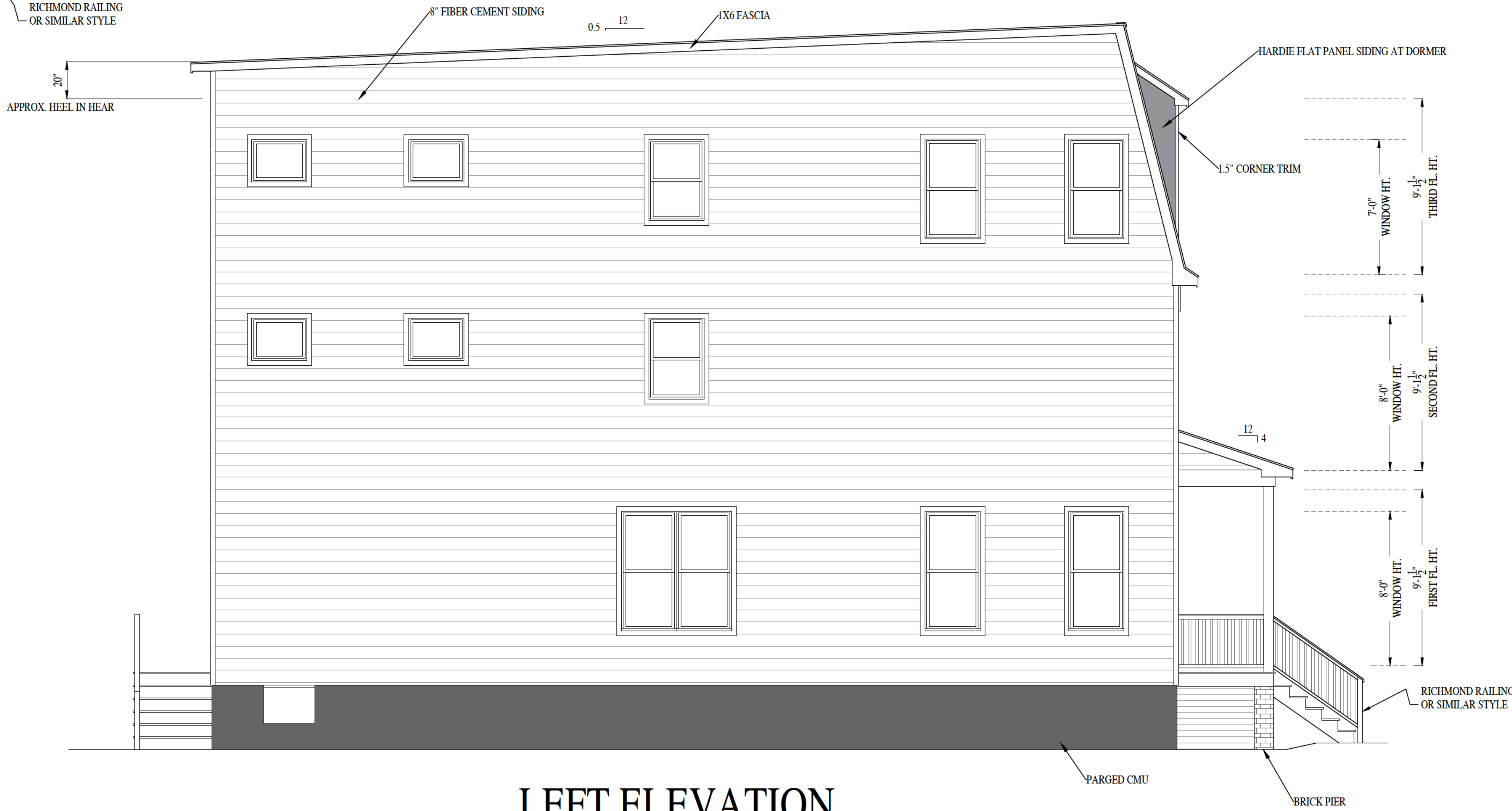
DATE:  
1-24-2025

SHEET:  
A1.3





FRONT ELEVATION



LEFT ELEVATION

3021-3023 E FRANKLIN ST.

RIVER MILL DEVELOPMENT  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

REVISION NOTES

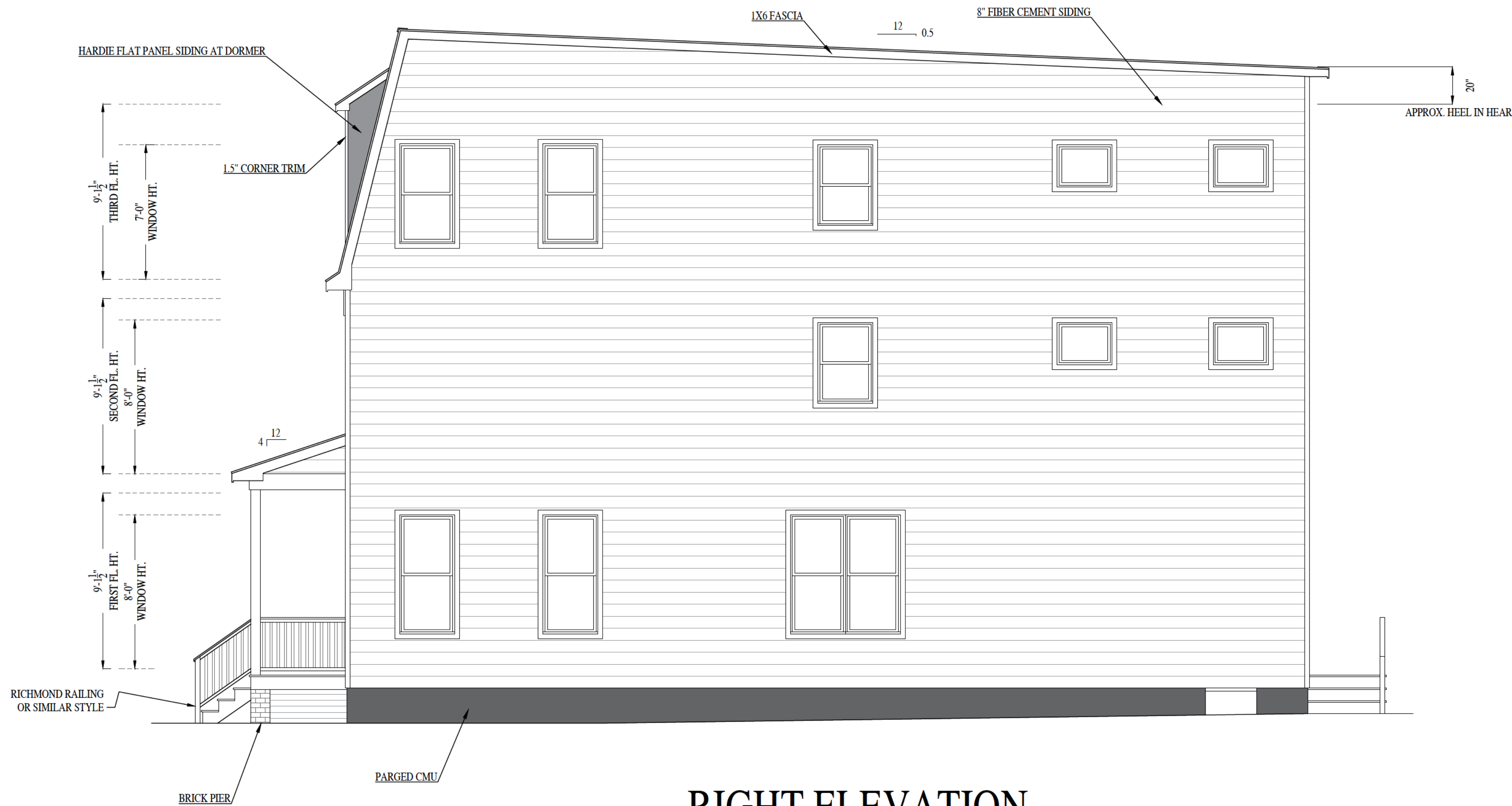
DATE	START

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

DATE:  
1-24-2025

SHEET:  
A2.1





RIGHT ELEVATION



REAR ELEVATION

3021-3023 E FRANKLIN ST.

RIVER MILL DEVELOPMENT  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

REVISION NOTES

DATE	START

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

DATE:  
1-24-2025

SHEET:  
A2.2







PROPOSED RIGHT ELEVATION

CONCEPTUAL STREET VIEW

3021-3023 E FRANKLIN ST.

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REVISION NOTES

DATE	START

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

DATE:  
1-24-2025

SHEET:  
A2.3

