

INTRODUCED: July 22, 2024

AN ORDINANCE No. 2024-200

To authorize the special use of the properties known as 3303 Lawson Street, 306 East 33rd Street, 308 East 33rd Street, 310 East 33rd Street and 312 East 33rd Street for the purpose of up to five single-family detached dwellings, upon certain terms and conditions. (5th District)

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 9 2024 AT 6 P.M.

WHEREAS, the owner of the properties known as 3303 Lawson Street, 306 East 33rd Street, 308 East 33rd Street, 310 East 33rd Street and 312 East 33rd Street, which are situated in a R-5 Single-Family Residential District, desires to use such properties for the purpose of up to five single-family detached dwellings, which use, among other things, is not currently allowed by sections 30-410.4, concerning lot area and width, 30-410.5, concerning yards, 30-710.12, concerning the improvement of parking areas and parking lots, and 30-710.13, concerning perimeter buffers and landscaping requirements, 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

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

(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 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 3303 Lawson Street, 306 East 33rd Street, 308 East 33rd Street, 310 East 33rd Street and 312 East 33rd Street and identified as Tax Parcel Nos. S000-2284/011, S000-2284/020, S000-2284/019, S000-2284/018, and S000-2284/017, respectively, in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “Proposed Improvements, Swansboro Commons, Resubdivision of Lots 1-3, Block H, Burfoot’s Estate,” prepared by Long Surveying, LLC, and dated March 12, 2024, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to five single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “306 to 314 E 33rd ST.,” “306 E 33rd ST.,” “308 E 33rd ST.,” “310 E 33rd ST.,” “312 E 33rd ST.,” and “314 E 33rd ST.,” all prepared by River Mill Development, and dated August 10, 2023, and “Proposed Improvements, Swansboro Commons, Resubdivision of Lots 1-3, Block H, Burfoot’s Estate,” prepared by Long Surveying, LLC, and dated March 12, 2024, 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 up to five single-family detached dwellings, substantially as shown on the Plans.

(b) No fewer than eight off-street parking spaces shall be provided for the Special Use, substantially a shown on the Plans.

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

(d) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

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

(f) Prior to the issuance of a building permit for the Special Use, the establishment of up to five 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.

APPROVED AS TO FORM:

CITY ATTORNEY'S OFFICE



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Master

File Number: Admin-2024-0592

| | | |
|---------------------------------|--|--|
| File ID: Admin-2024-0592 | Type: Request for Ordinance or Resolution | Status: Regular Agenda |
| Version: 1 | Reference: | In Control: City Clerk Waiting Room |
| Department: | Cost: | File Created: 06/06/2024 |
| Subject: | Final Action: | |
| Title: | | |

Internal Notes:

Code Sections:

Agenda Date: 07/22/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2024-0592 - Application Documents,
Admin-2024-0592 - AATF Ordinance

Enactment Number:

Contact:

Introduction Date:

Drafter: Shaianna.Trump@rva.gov

Effective Date:

Related Files:

Approval History

| Version | Seq # | Action Date | Approver | Action | Due Date |
|---------|-------|-------------|-------------------------|----------------|-----------|
| 1 | 1 | 7/2/2024 | Matthew Ebinger | Approve | 7/4/2024 |
| 1 | 2 | 7/2/2024 | Kris Daniel-Thiem - FYI | Notified - FYI | |
| 1 | 3 | 7/3/2024 | Kevin Vonck | Approve | 7/9/2024 |
| 1 | 4 | 7/3/2024 | Alecia Blackwell - FYI | Notified - FYI | |
| 1 | 5 | 7/3/2024 | Sharon Ebert | Approve | 7/5/2024 |
| 1 | 6 | 7/3/2024 | Caitlin Sedano - FYI | Notified - FYI | |
| 1 | 7 | 7/9/2024 | Jeff Gray | Approve | 7/5/2024 |
| 1 | 8 | 7/11/2024 | Lincoln Saunders | Approve | 7/11/2024 |
| 1 | 9 | 7/15/2024 | Mayor Stoney | Approve | 7/15/2024 |

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|------------|--------------|-------|---------|----------|-----------|--------------|---------|
| | | | | | | | |

Text of Legislative File Admin-2024-0592

City of Richmond
Intracity Correspondence

O&R Transmittal
DATE: July 2, 2024

TO: The Honorable Members of City Council
THROUGH: The Honorable Levar M. Stoney, Mayor (by request)
(This is no way reflects a recommendation on behalf of the Mayor)
THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer
FROM: Kevin J. Vonck, Director of Planning & Development Review
RE: To authorize the special use of the properties known as 3303 Lawson Street, 306 East 33rd Street, 308 East 33rd Street, 310 East 33rd Street and 312 East 33rd Street for the purpose of up to five single-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize the construction of five single-family detached dwellings in a R-5 district. The single-family detached dwellings are permitted within the zoning district, but certain lot feature requirements cannot be met. A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Swansboro West neighborhood between E 33rd Street and E 34th Street. Combined, the properties total 15,840 square feet or .35 acres. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature" (p. 54).

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets

The current zoning for these properties is R-5 - Residential (Single Family). The area is generally residential with pockets of commercial uses. The density proposed is five units upon .35 acres or approximately 14 units per acre.

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

STRATEGIC INITATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan;

FISCAL IMPACT: \$300 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 22, 2024

CITY COUNCIL PUBLIC HEARING DATE: September 9, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission September 3, 2024

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey

STAFF:

Matthew Ebinger, Planning Supervisor, Land Use Administration (Room 511) 646-6308

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



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: 3303 Lawson Street and 306-312 E 33rd Street Date: _____

Tax Map #: S000-2284/011 Fee: \$300

Total area of affected site in acres: .1799

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

Additional Tax Map #s

- S000-2284/020
- S000-2284/019
- S000-2284/018
- S000-2284/017

Zoning

Current Zoning: R-5 Residential

Existing Use: Single-family

Proposed Use

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

Construction of five single-family detached dwellings

Existing Use: vacant

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: 2016-039

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: ELDERHOMES CORPORATION T/A PROJECT HOMES

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: 88 Carnation Street

City: Richmond State: VA Zip Code: 23225

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

December 6th, 2023

Special Use Permit Request

3303 Lawson and 306-312 E 33rd Streets, Richmond, Virginia

Map Reference Number: S000-2284/011,017,018,019,020

| | |
|---------------|---|
| 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 3303 Lawson and 306-312 E 33rd Streets (the "Property"). The SUP will authorize the construction of five new single-family detached dwellings on the Property. While the single-family detached use is permitted by the underlying R-5 Single-Family Residential zoning district, some of the underlying feature requirements cannot be met, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southwest corner of Lawson and E 33rd Streets. The Property is referenced by the City Assessor as tax parcels S000-2284/011,017,018,019,020 and is currently unimproved. The Property is approximately 160' wide along E 33rd Street, 99' wide along Lawson Street, and contains approximately 7,836 square feet of lot area. Access is provided to the west of the Property by means of a north-south alley off E 33rd Street.



The properties in the immediate vicinity are developed with a wide range of uses and building forms. While single-family detached dwellings are the most common uses found in the area, there exist many nearby commercial uses along the Hull Street Corridor. While many of the properties in the area have been developed, there are also still several small, vacant lots in the vicinity.

EXISTING ZONING

The Property is zoned R-5 Single-Family Residential, which generally permits the proposed single-family detached dwelling use. Parcels in the area differ in size and frontage with a large number of parcels in the vicinity unable to conform to the underlying R-5 feature requirements. Many of the surrounding properties to the west, north, and south are also zoned R-5. To the east, along Hull Street can be found a B-3 Business district.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Residential" use for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54).

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:

- 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.
- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to "Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance."
- Page 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).

Proposal

PROJECT SUMMARY

The applicant is proposing to divide the Property into five lots and construct five new single-family detached dwellings to front onto E 33rd Street.

PURPOSE OF REQUEST

The currently vacant property is approximately 160' in width along E 33rd street. The owner is proposing to divide the parcel into five new lots and construct a new single-family detached dwelling on each new lot. While the single-family dwelling use is permitted by the underlying R-5 zoning district, the proposed lots, like many lots in the vicinity, do not meet the R-5 lot area and lot width requirements. Therefore, an SUP is required to permit the proposed development. All other aspects of the underlying zoning requirements will be met.

PROJECT DETAILS

When complete, the proposed dwellings would each be 19 feet in width, 52 feet in depth, and two stories in height. They would each include approximately 1,390 square feet of finished floor area and contain three bedrooms and two-and-one-half bathrooms. The proposed floor plans are modern and efficient, with an open kitchen and living area on the first floor and a primary bedroom and walk-in closet on the second floor. The buildings would be of frame construction and would be clad in cementitious siding to ensure durability. A covered front porch would provide usable outdoor space for the future owners and address the street. Additionally, the proposed deciduous trees would address the urban heat island effect. Lastly, the proposed dwellings massing and architectural styles are designed to be compatible with nearby dwellings and are consistent with the historical homes found in the neighborhood.

In exchange for the SUP, the intent of this request is to ensure the development of high-quality infill dwellings. Importantly, these dwellings are designed as homeownership opportunities for low-income, typically first-time home buyers with an AMI level of 80% or below. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan. It will also be consistent with the uses permitted by-right by the underlying zoning. At the same time, it will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by-right development.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- *Be detrimental to the safety, health, morals and general welfare of the community involved.*

The proposed special use permit for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation on the existing street will create no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

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

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

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary, we are enthusiastically seeking approval for the construction of the proposed single-family dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality, infill residential development. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality home ownership opportunity for low-income, typically first-time homebuyers 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 while maintaining a desirable variation in housing style and density in the vicinity. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



FD LETTERHEAD

The submitted plans for your commercial or multi-family project are under review with Fire & Emergency Services. Applications which only require conceptual plans will be reviewed to the appropriate level of detail for this stage of development planning.

Per the Department of Planning & Development Review, Final Subdivision Plat site plan and Building Permit architectural plan reviews require 100% construction drawings. When applicable, the following sheets should be noted in the Table of Contents of the plan set. Any symbols, fire lines, hydrants, etc. pertaining to our review should be in noted in red.

- Site Layout
- Utility Layout
- First Floor Plan
- Life Safety Plan
- Roof Plan
- Elevation Drawings

Please respond to the checklist items below **and include the corresponding sheet number when asked to provide locations** to expedite our review process. Further discussion may be necessary to provide approval from this department on your application's plans.

We reserve the right to change or amend our decisions should new evidence be discovered, site conditions change during the review period, or revisions on subsequent submissions for this application modify previously approved items which fall within our scope of review.

We look forward to working with you to design a safe project for our city's residents and visitors.

Office of the Fire Marshal
City of Richmond Fire Department
201 East Franklin Street
Richmond, VA 23219



FD LETTERHEAD
FIRE & EMERGENCY PLAN REVIEW CHECKLIST

Project Summary

1. Is this new construction or a rehabilitation project?
Five (5) New Single-Family Detached Dwellings
2. What is the height of the building(s)? How many stories?
Two (2) story
3. Is there an accessory parking garage or parking garage levels?
No
4. Are any levels below street level or below grade?
No

Building Occupant Egress

5. Provide locations of roof access points on the plans.
N/A
6. If there is a basement or floors below street level, provide locations for egress on the plans.
N/A
7. For projects with 6 stories or more, stairways must be noted with compass directions (North, South, etc.) and the inside of stairwells must note each floor number.
N/A
8. If a fire escape is part of the structure, it must be inspected by a design engineer and necessary repairs or replacements must be made before a Certificate of Occupancy can be issued.
N/A

Suppression Systems

9. A temporary standpipe is required on site during construction. Its operative should be on the finished floor below the next floor being constructed. Provide the location on the plans.
N/A
10. Alarm panel box. This must be in the first-floor lobby area on the street address side of the building. Provide location on the plans.
N/A
11. Knox-Box® Rapid Entry System. One is required on any new construction or renovated enclosed multi-story building. Provide the location on the plans.
N/A
12. Fire pump(s). Provide the location on the plans.
N/A
13. Command Center. This needs to be clearly marked outside of the door. Provide the location on the plans.
N/A
14. Sprinkler shut off valve. Provide the location on the plans.
N/A
15. Sprinkler connections. There should be two on either side of the building. Provide the location on the plans.
N/A



FD LETTERHEAD

Hydrants & Fire Department Connections

16. More than one hydrant may be required to support the project. How many existing hydrants are near the project? How many are proposed? Provide the locations on the plans.

N/A

17. The dedicated hydrant should be public. Special circumstances may allow for a private hydrant if an ISO Class 1 Rating can be maintained and the Department of Public Utilities approves of it. A private hydrant must also be maintained in accordance with NFPA 291 and the current Virginia Statewide Fire Prevention Code.

N/A

18. The FDC for each building. Provide the location on the plans. Signage is required around it (i.e. FDC Connection, No Parking) and curbing before it must be painted yellow. We highly recommend a Knox FDC secure system to safeguard the sprinkler system.

N/A

19. The FDC should be at least 50 feet from its dedicated hydrant, but no more than 100 feet.

N/A

Emergency Vehicle Access to Site

20. New construction projects require at least (2) two roads for emergency vehicles *to access the site* and shall comply with Chapter 5 of Statewide Virginia Fire Prevention Code Fire Service Features.

This site is accessible by public streets; as such, these public roads satisfy Chapter 5 of the Statewide Virginia Fire Prevention Code Fire Service Features.

21. Proposed or improved road surfaces used for emergency access must be able to support a minimum weight of 75,000 lbs.

This site is accessible by public streets; as such, these public roads will support the minimum weight.

22. Proposed or improved road surfaces used for emergency access must be at least 20 feet in width. In some cases, 27 feet may be required.

This site is accessible by public streets; as such, these public roads are of sufficient width.

23. Curb cuts into and around the site for emergency access must support a fire apparatus turning radii of 36' inside and 52' outside.

This site is accessible by public streets.

24. New construction projects may require *access to all sides of the building* for emergency vehicles.

N/A

Environmental Concerns

25. Are you aware of any underground storage tanks (USTs) or above ground storage tanks (ASTs) which currently hold, or may have at one time held, flammable or combustible substances? If any are discovered during land disturbance, excavation, or construction activities, they must be immediately reported to the Fire Marshal's Office. A permit is required before removal or abandonment. All documents pertaining environment reports shall be forwarded to the Fire Marshal's Office.

Noted. The owner is not currently aware of any such tanks.

26. Are you aware of any environmental concerns that need to be mitigated before construction, i.e. leaks, spills, etc.?

No, The owner is not currently aware of any environmental concerns.

27. Will this project involve any rock blasting? A rock blasting permit shall be obtained from the Fire Marshal's Office.

No, this project will not involve any rock blasting.

306 TO 314 E 33RD ST.

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

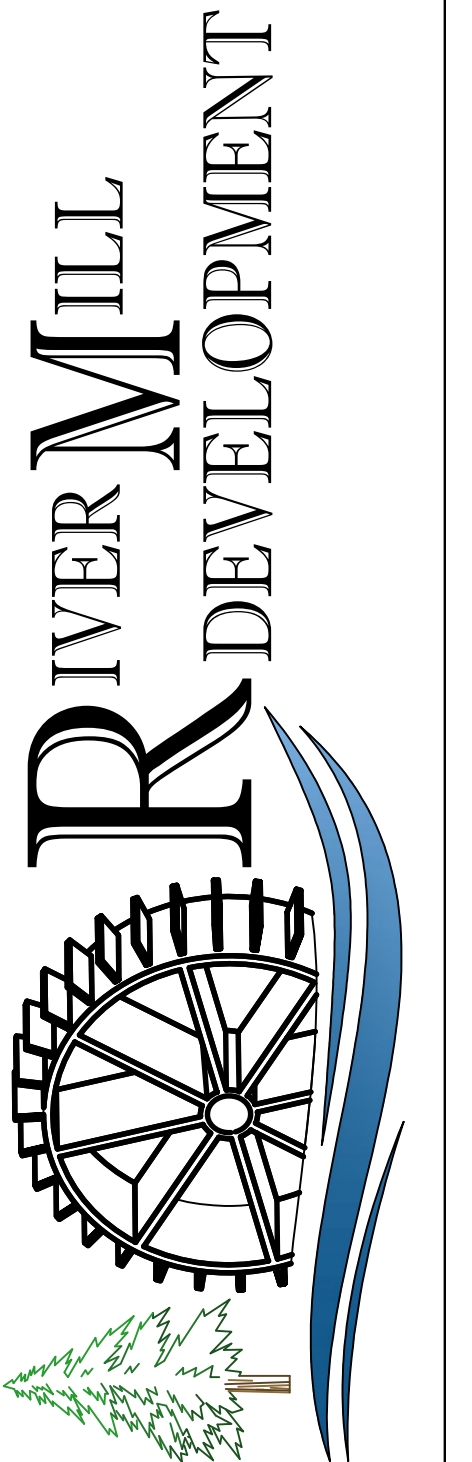
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SCALE:
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8-10-2023

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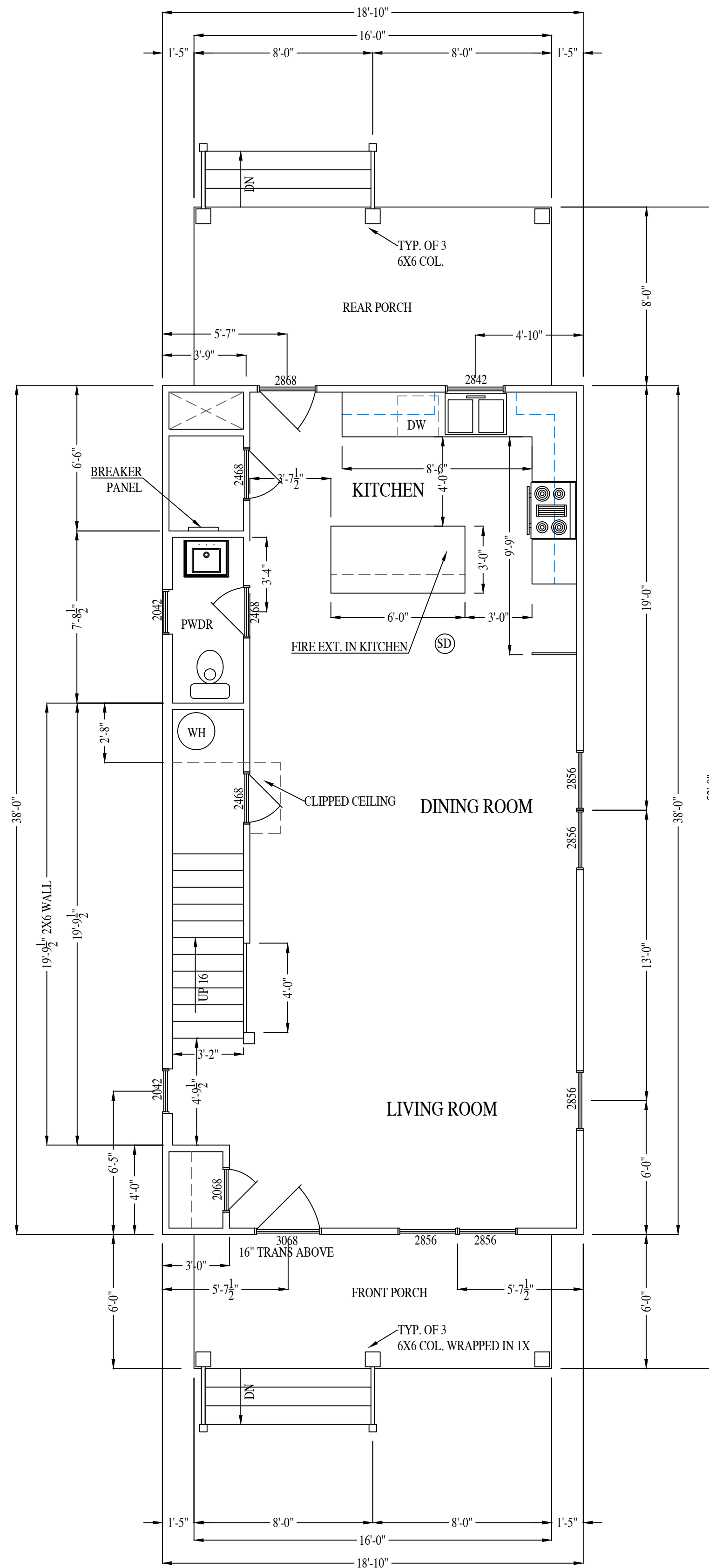
*Differing colors to be provided between adjacent units

306 - 308 - 310 - 312 - 314 E 33RD ST. CONCEPTUAL VIEW

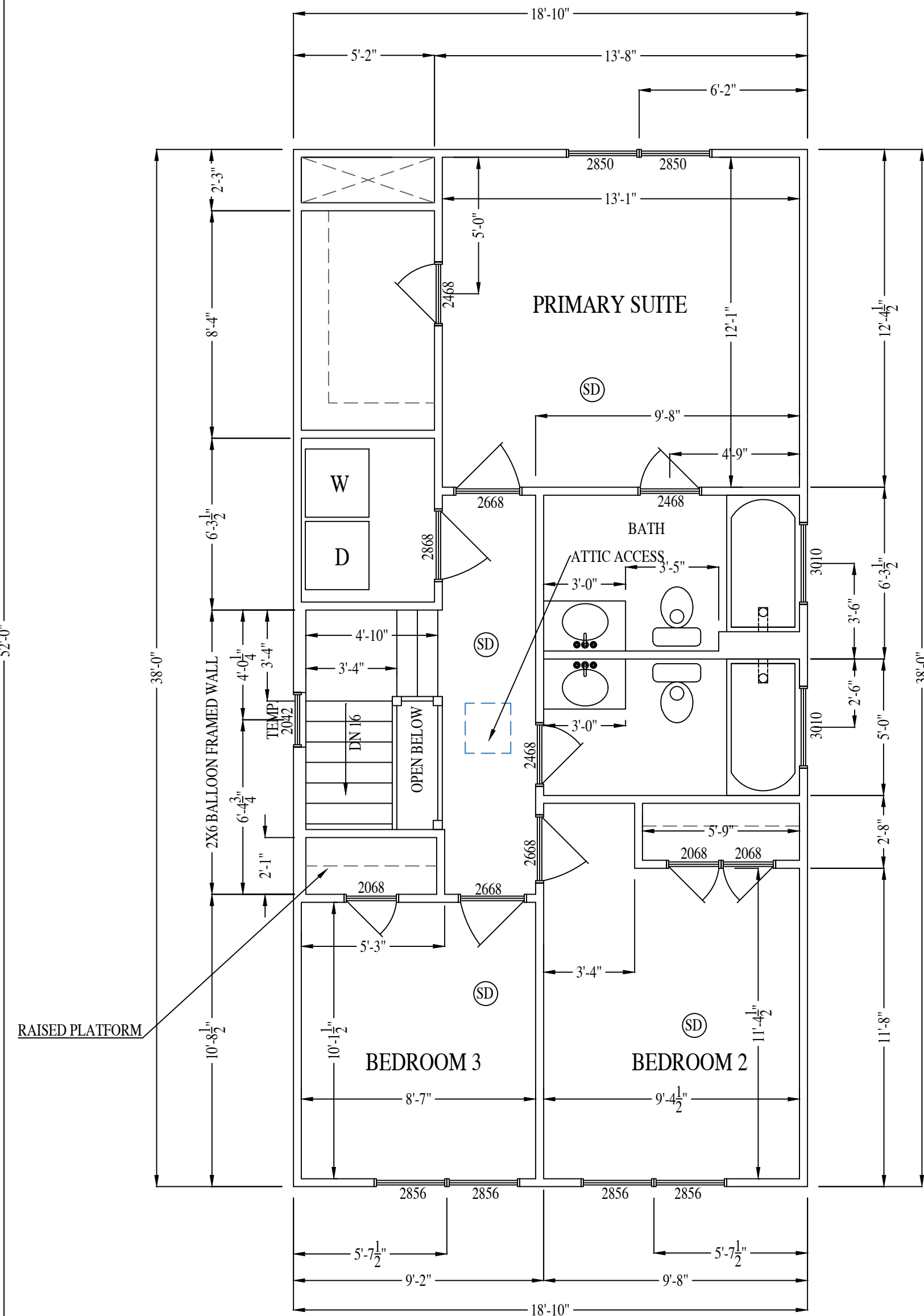
ALL SINGLE WINDOW AND DOOR HEADERS
TO BE (2) 2X8 MIN. UNLESS OTHERWISE NOTED.
1ST FLOOR HEATED SQ. FOOTAGE: 716 S.F.
2ND FLOOR HEATED SQ. FOOTAGE: 674 S.F.

VERIFY WITH WINDOW AND DOOR MAN.:
FRAME OUT R.O. +1" AROUND PLAN CALL OUT SIZE.

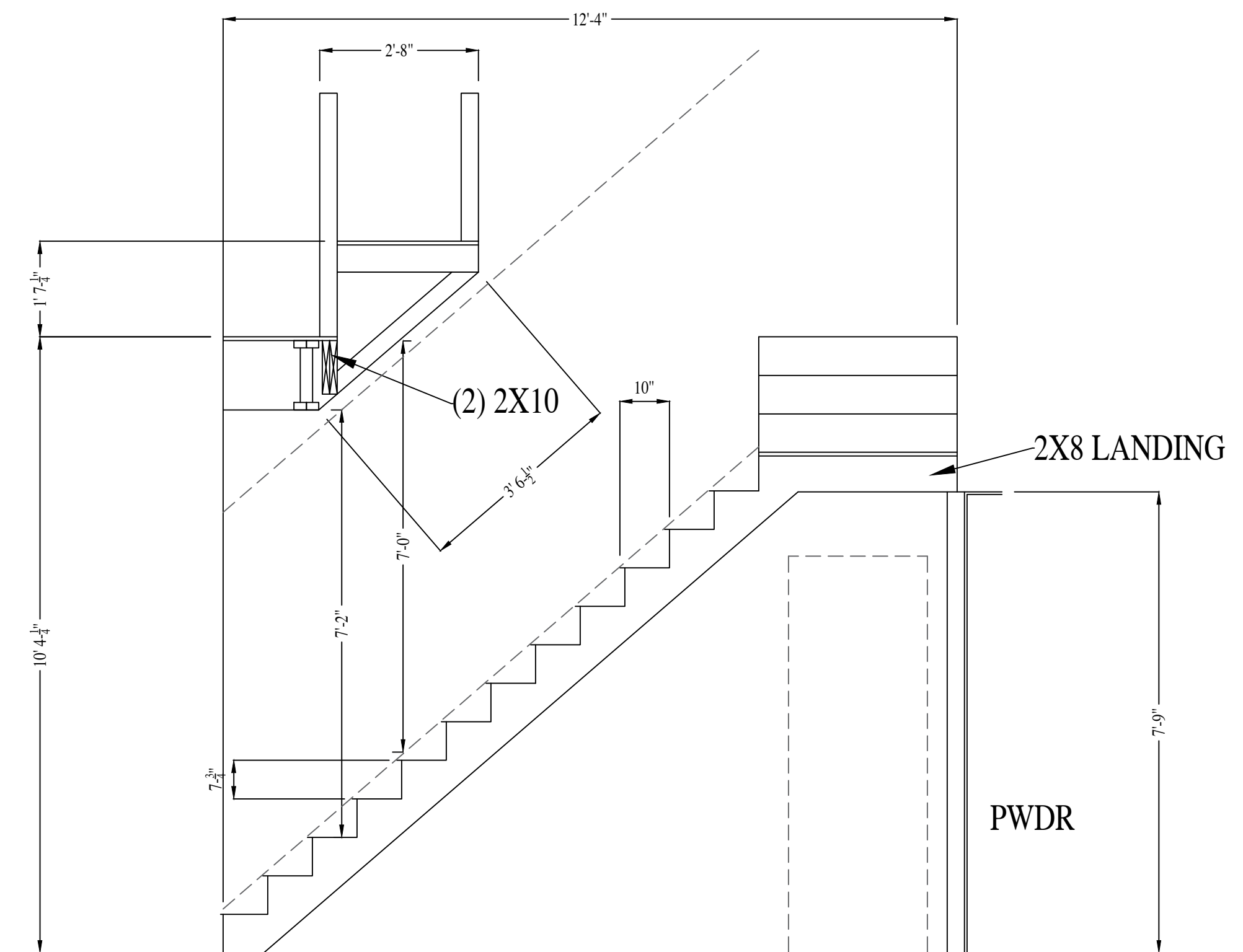
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



STAIR SECTION

306 E 33RD ST.

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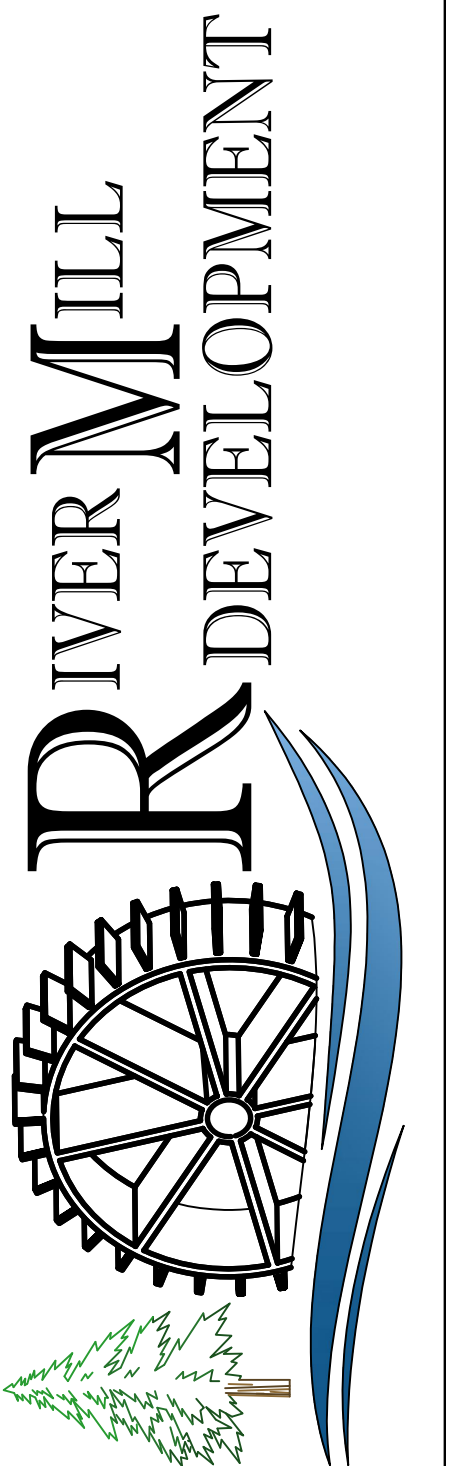
REVISION NOTES

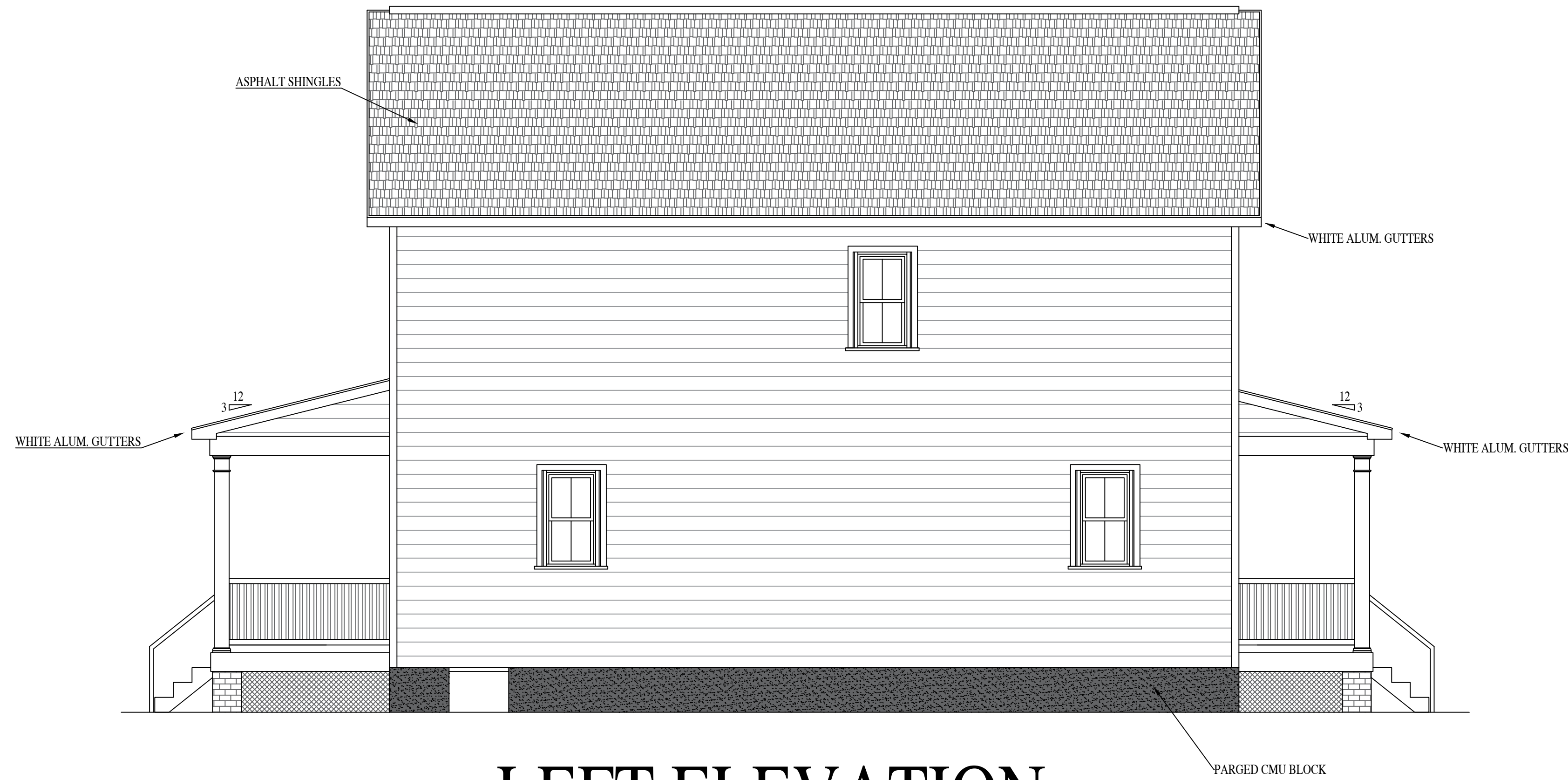
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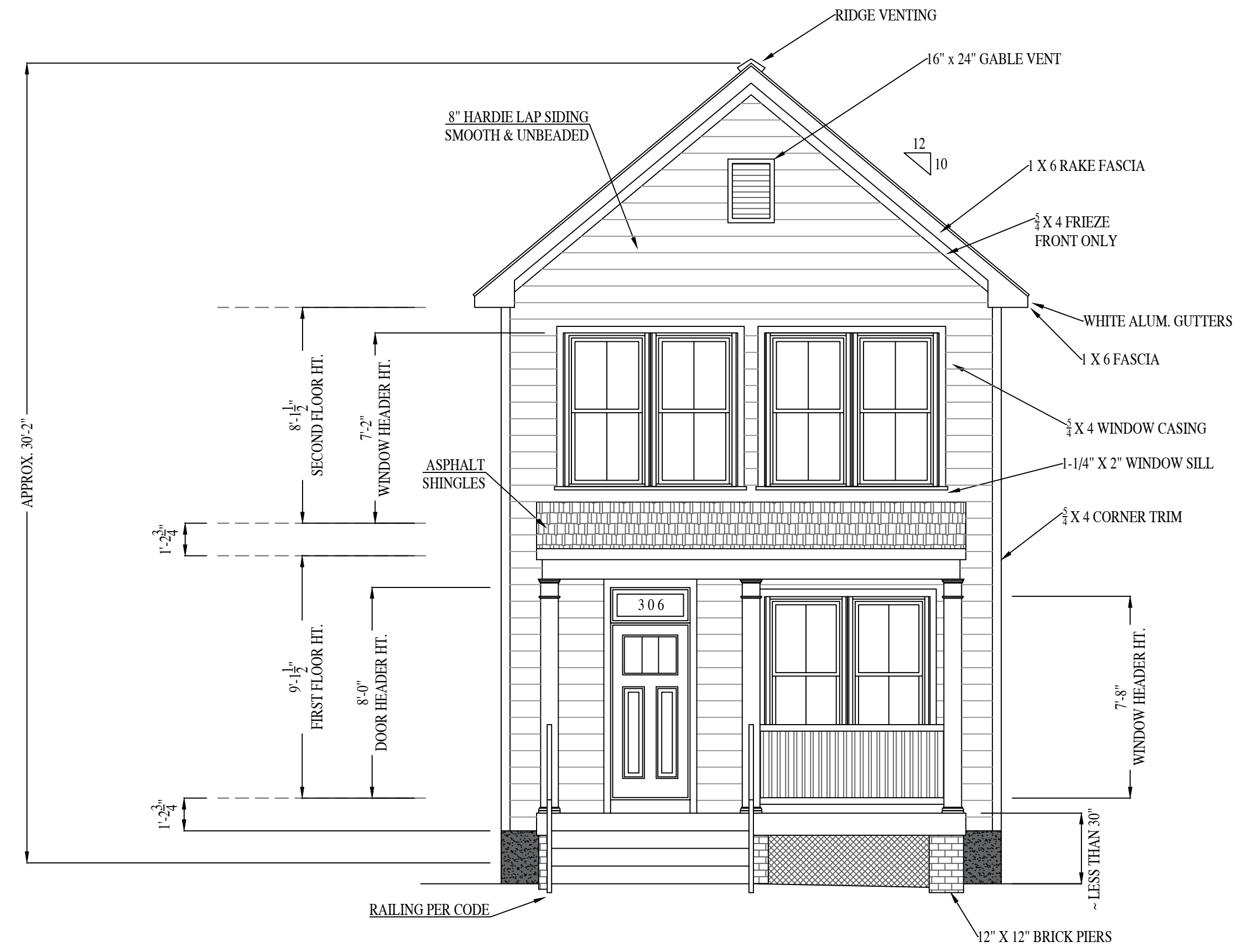
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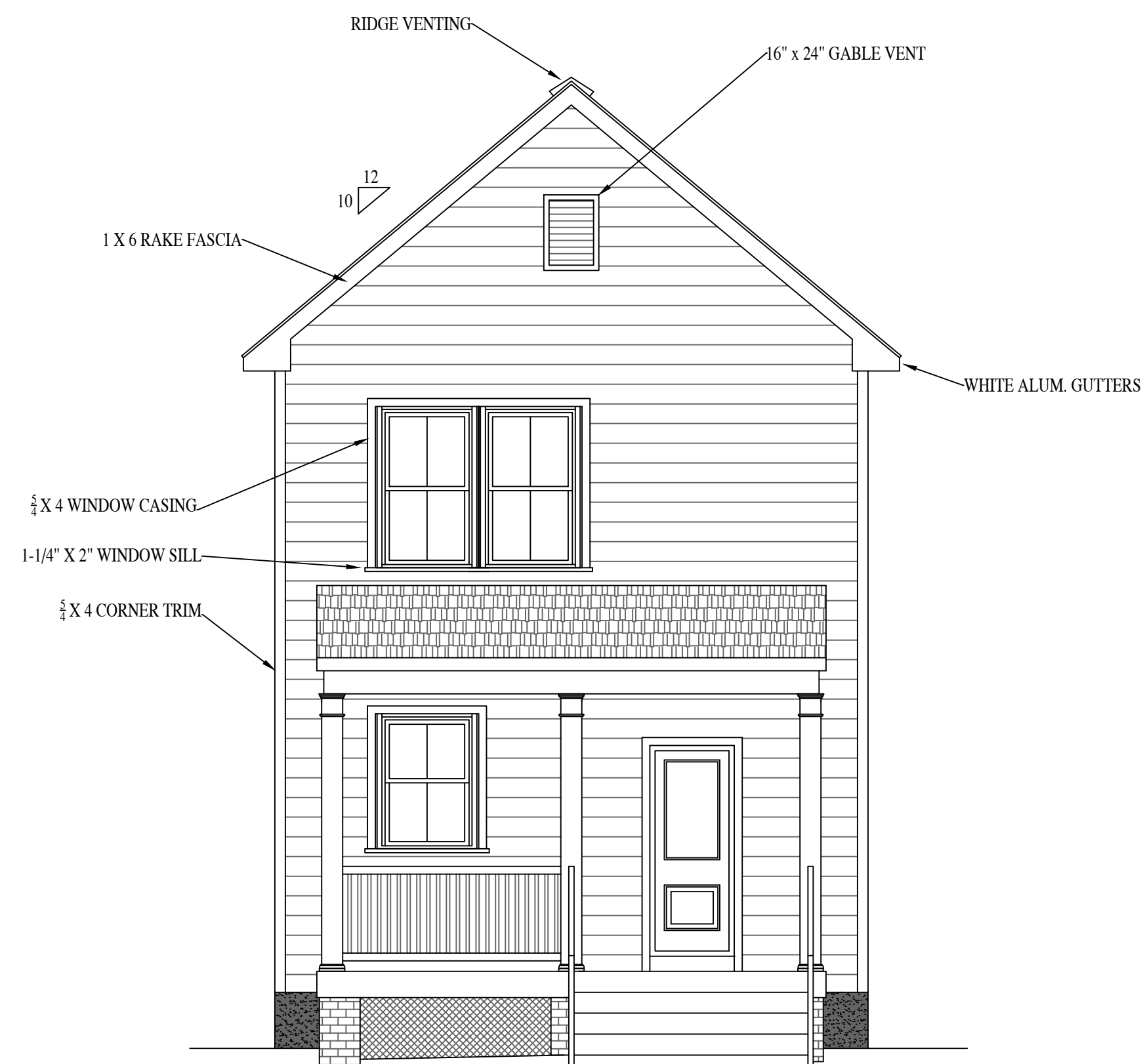




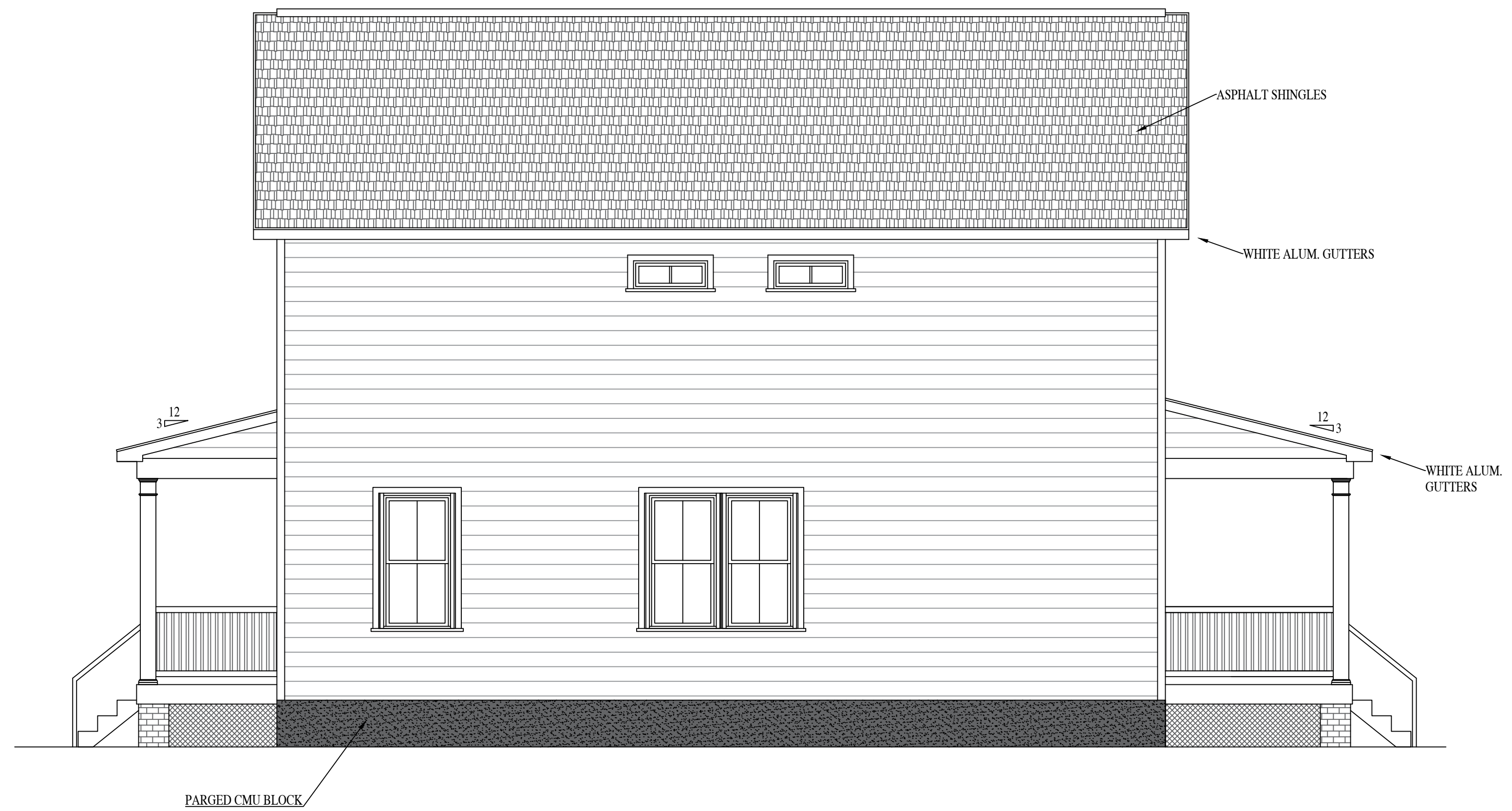
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

306 E 33RD ST.

RIVER MILL DEVELOPMENT
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REVISION NOTES

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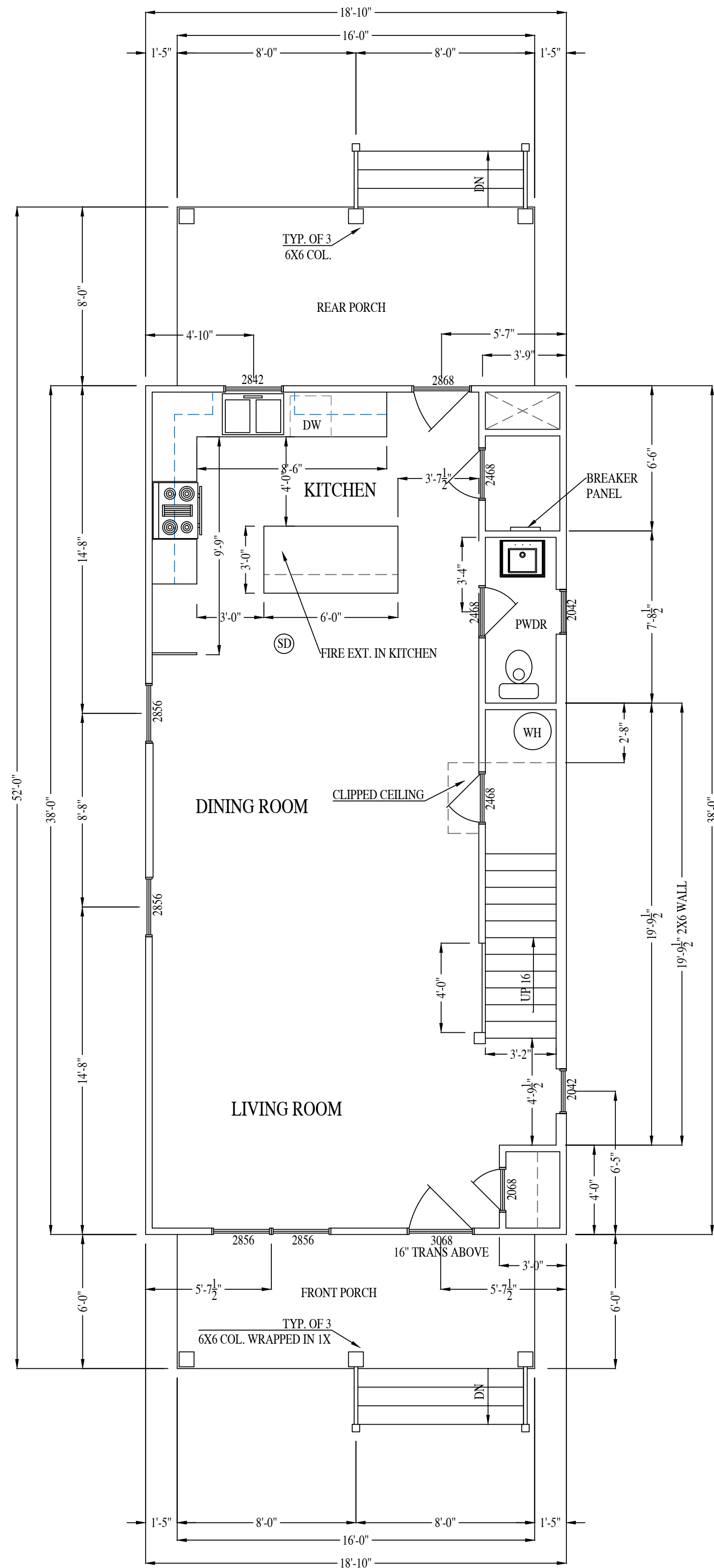
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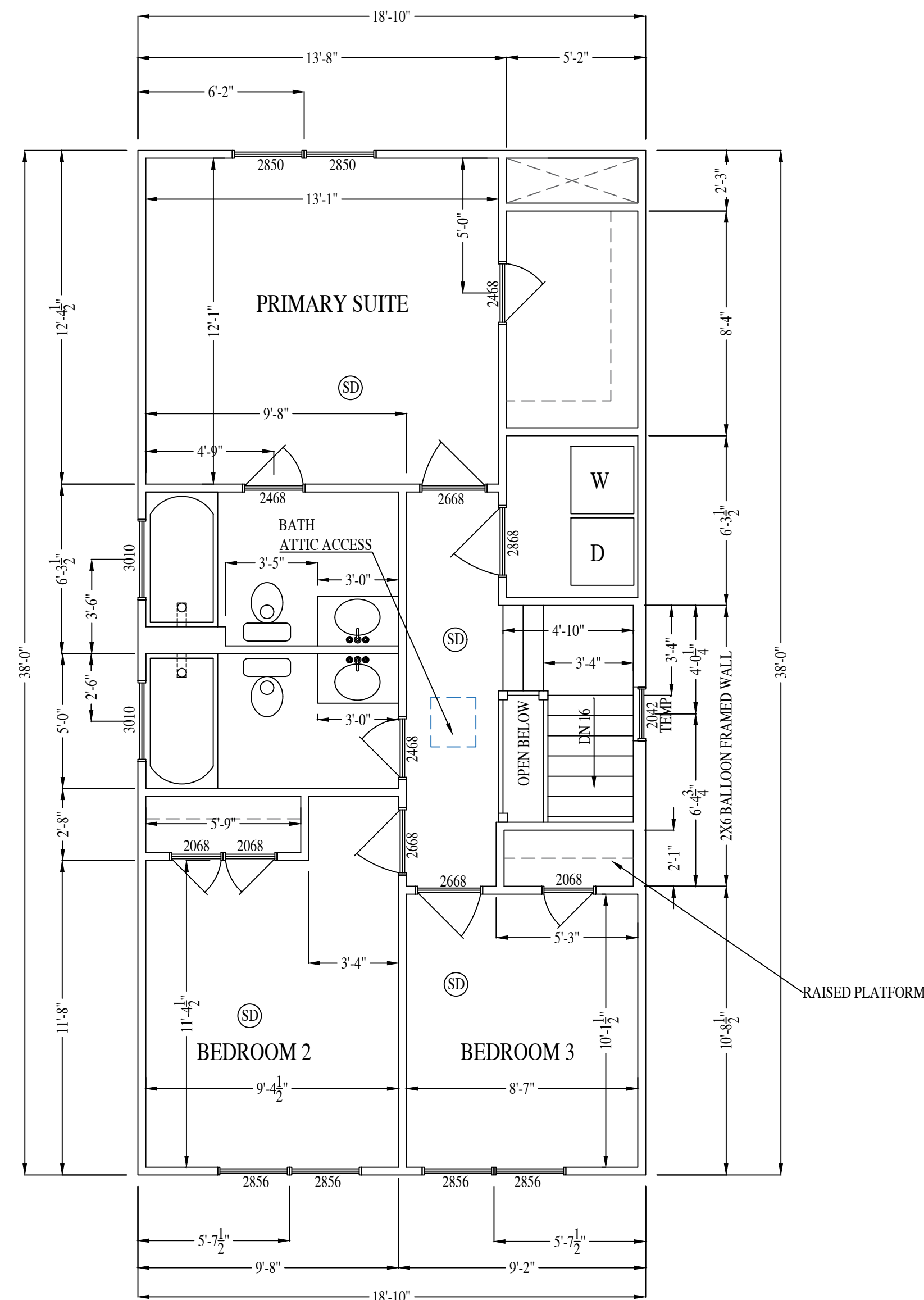
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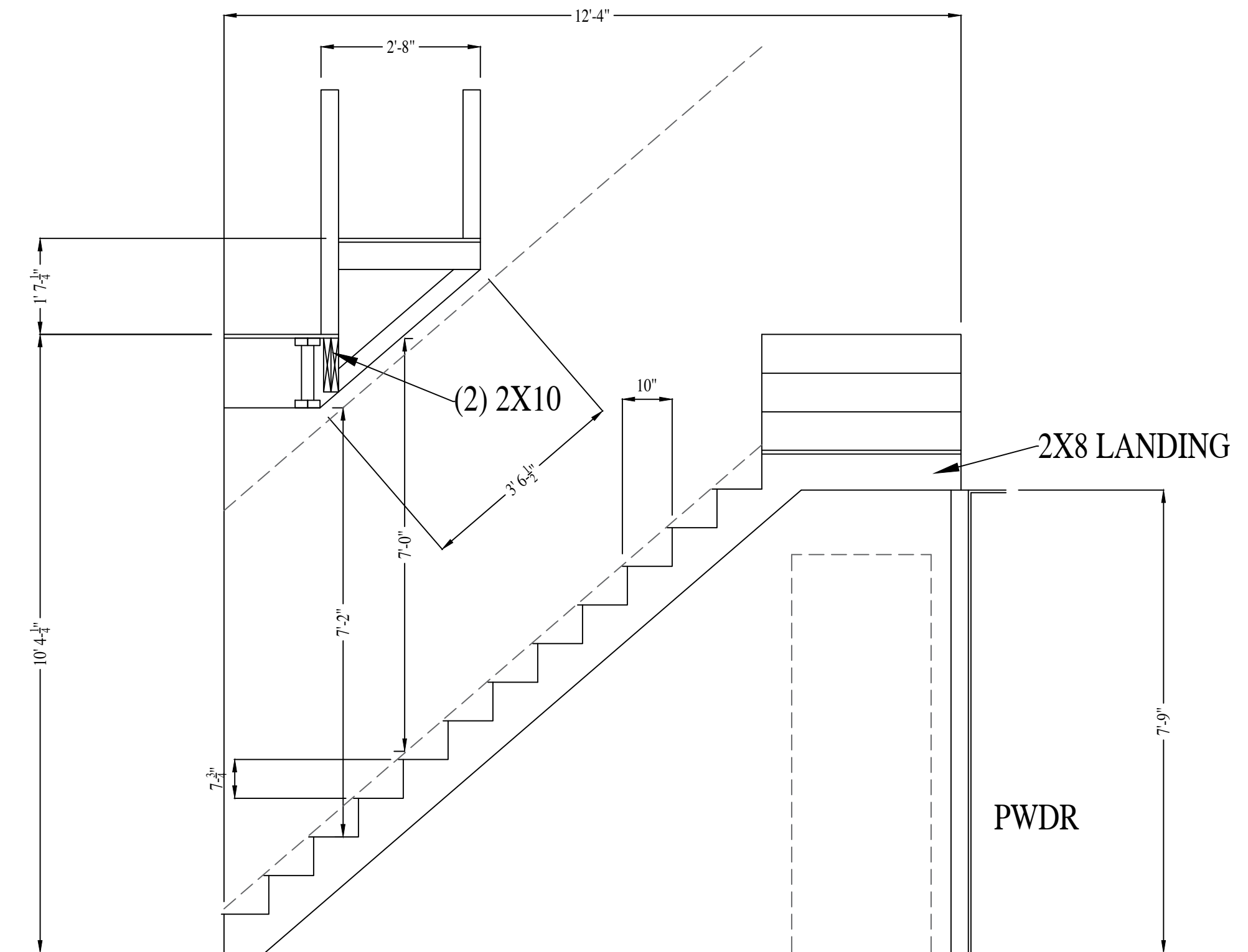
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



STAIR SECTION

308 E 33RD ST.

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REVISION NOTES

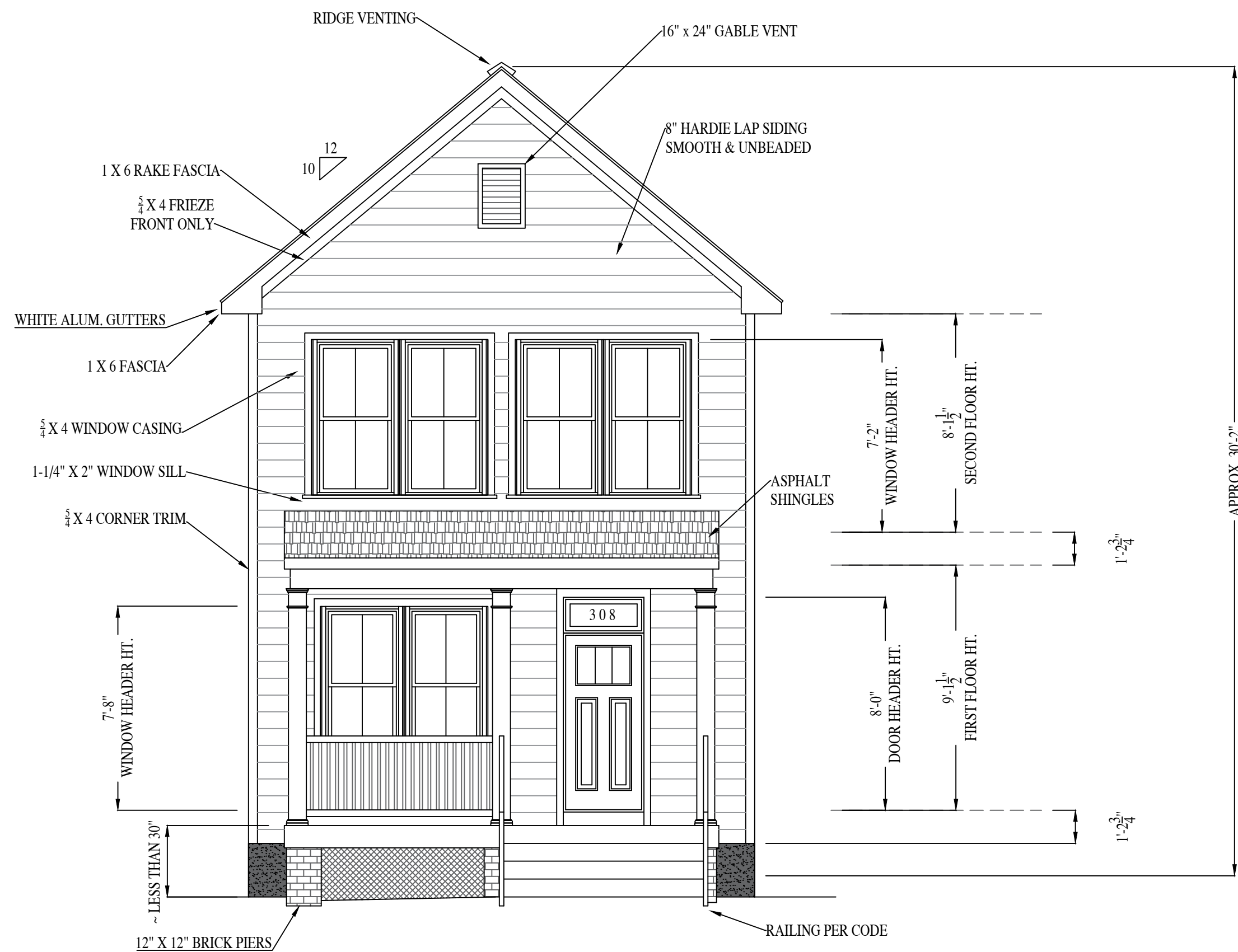
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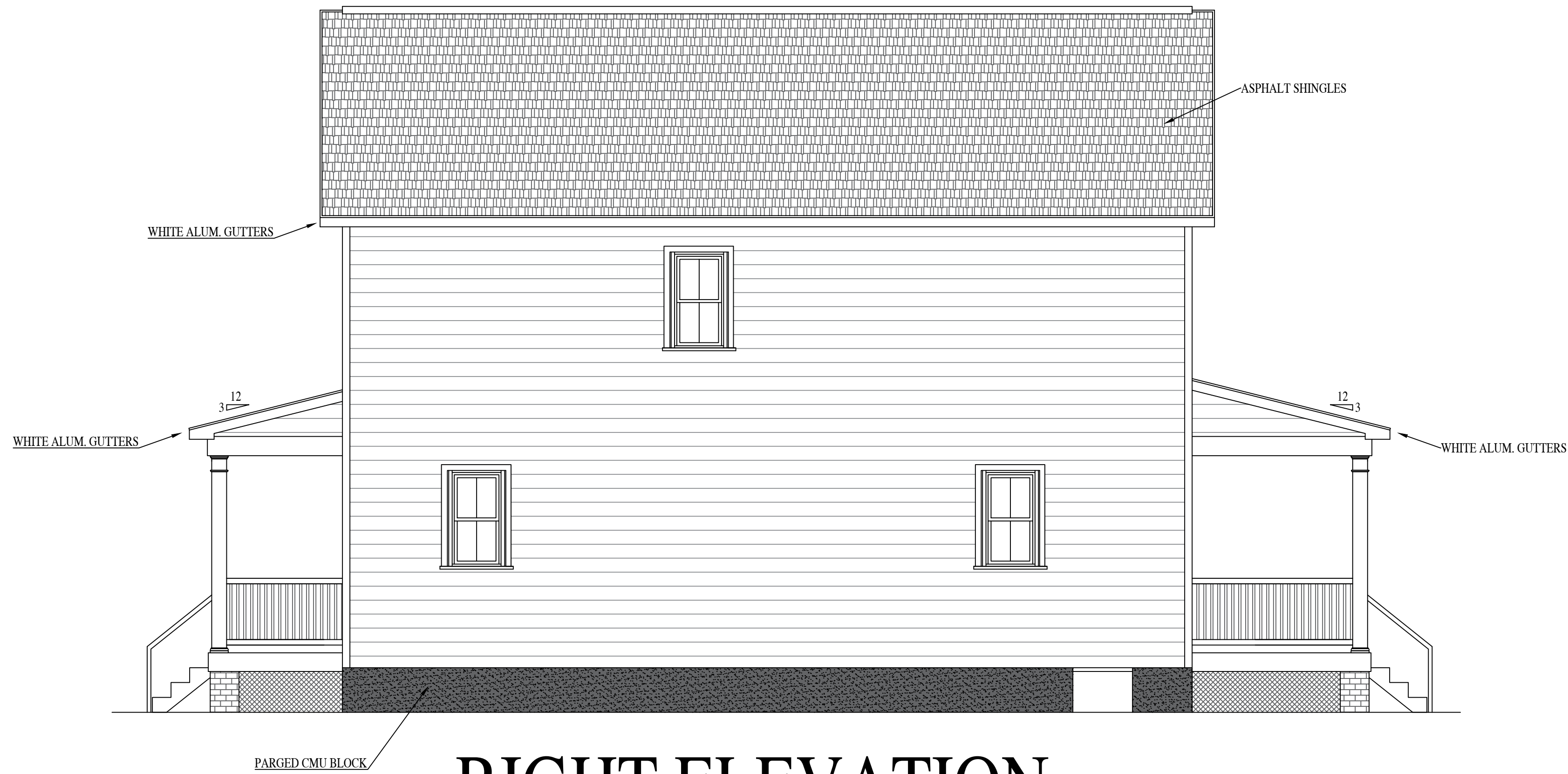
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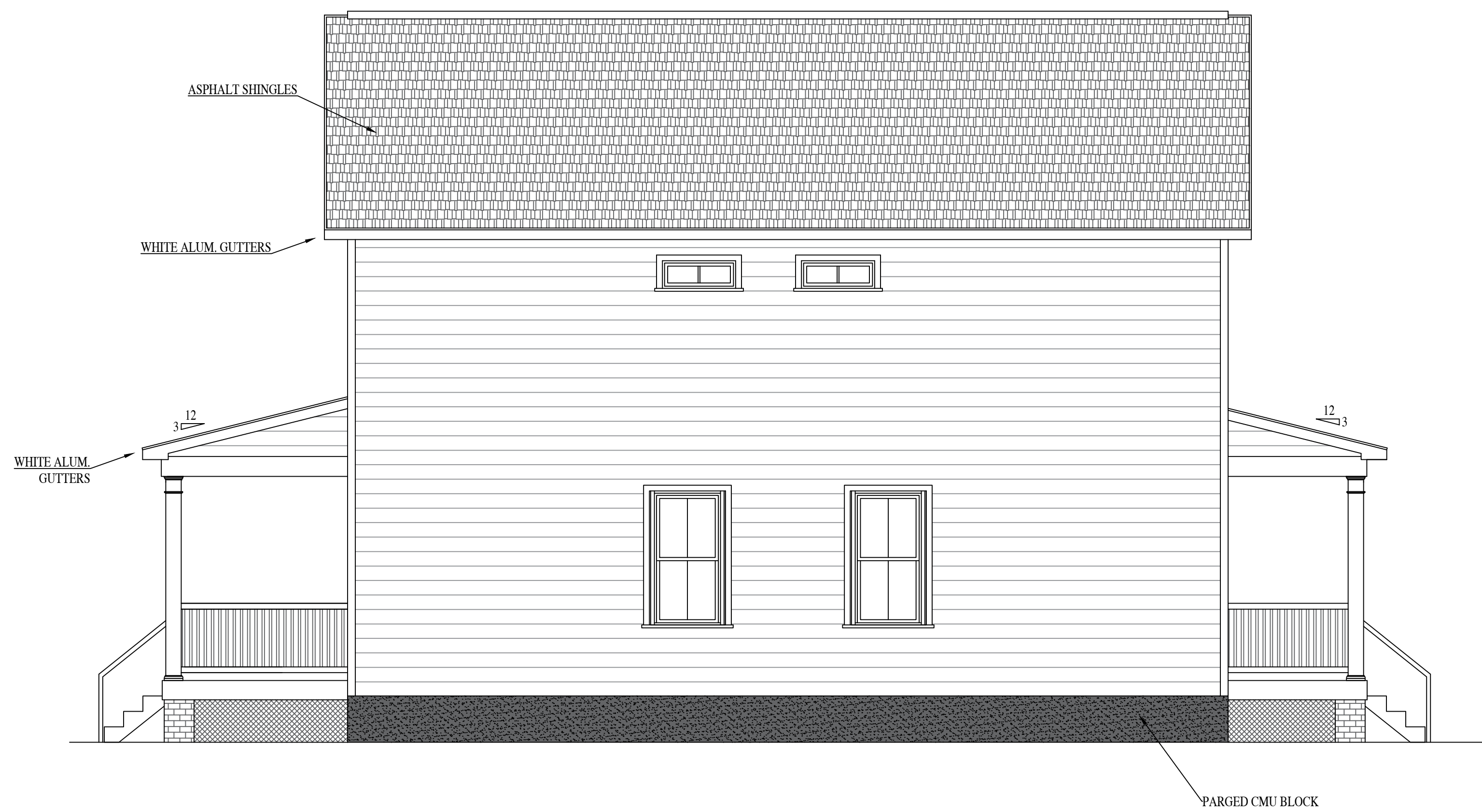




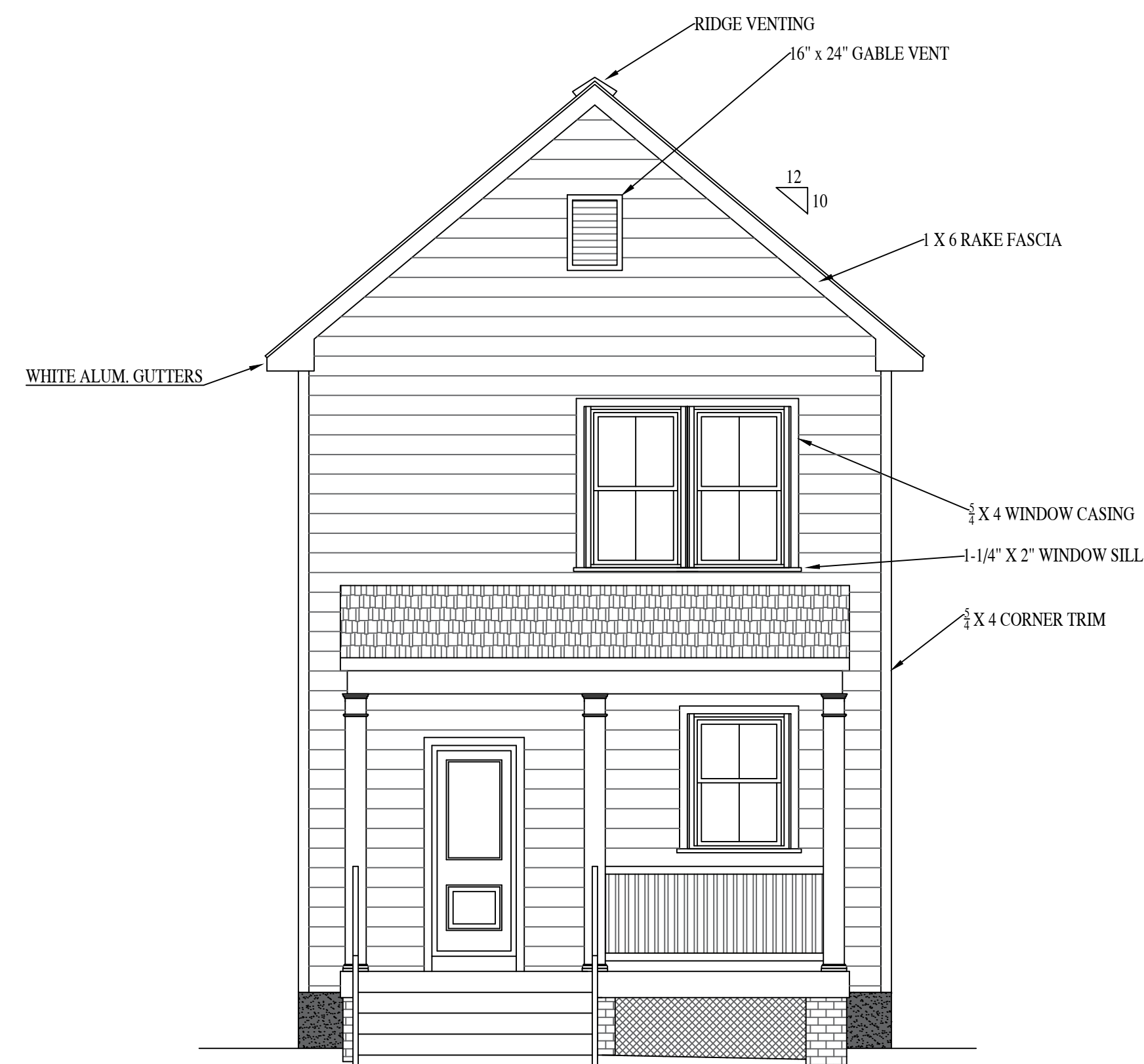
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

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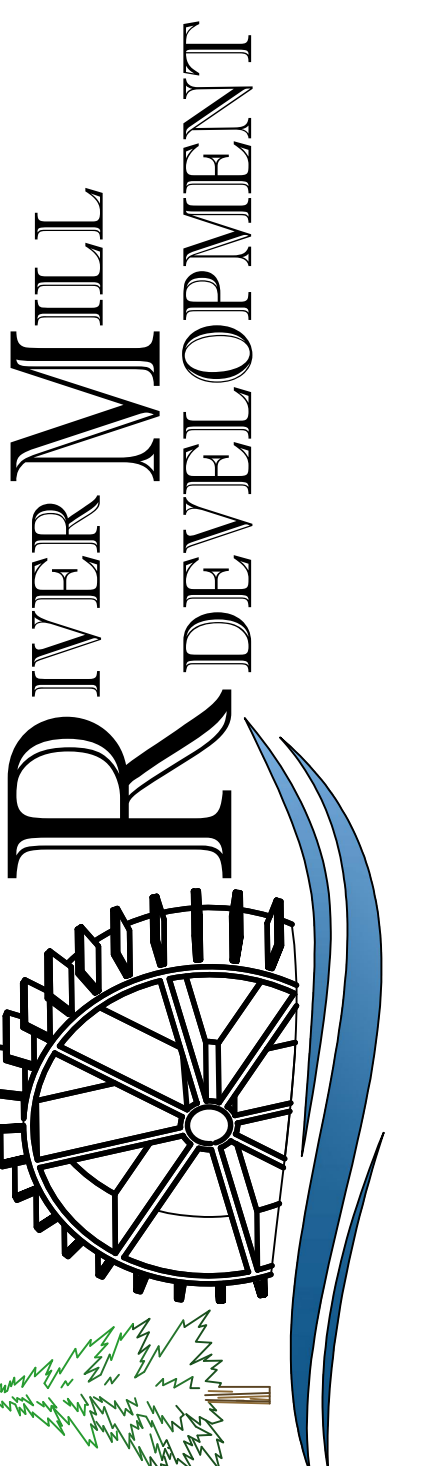
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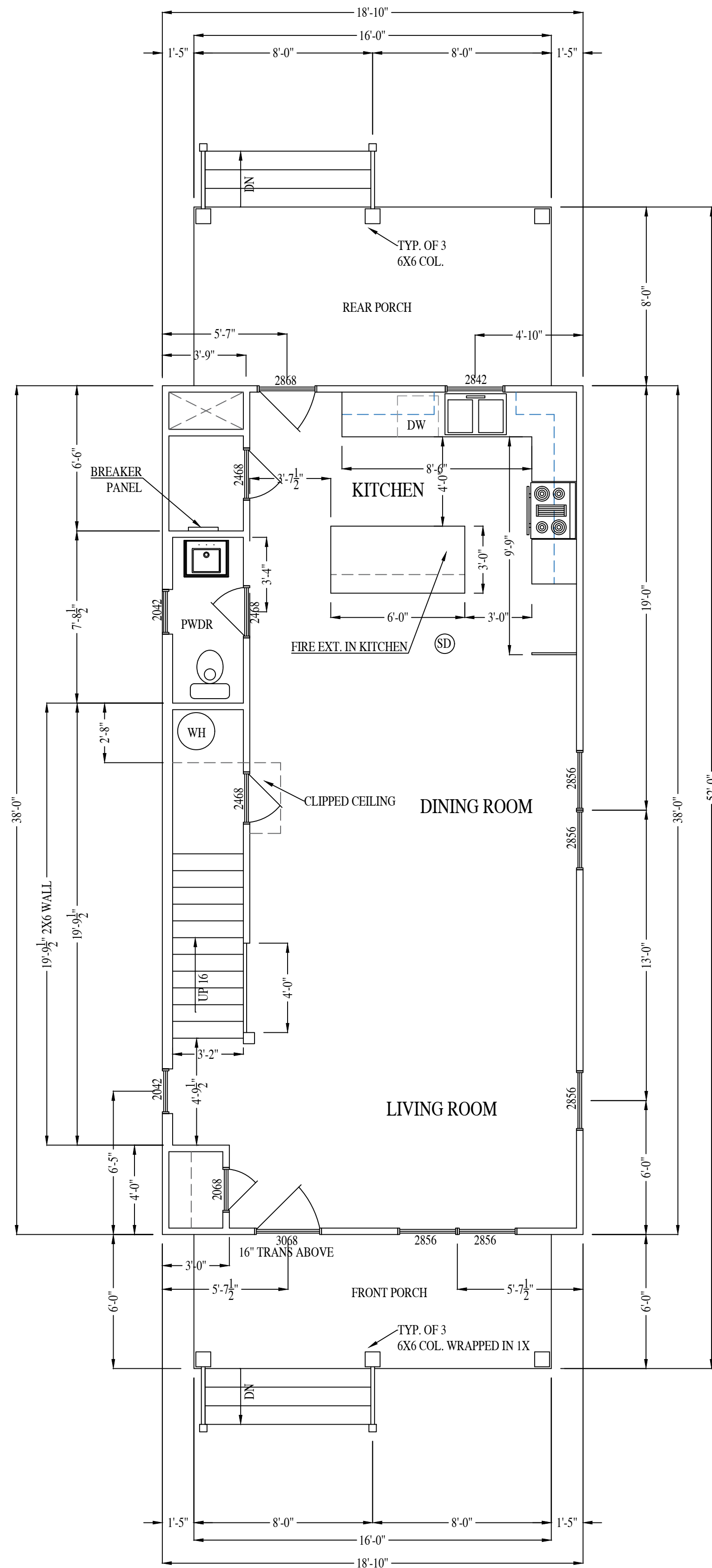
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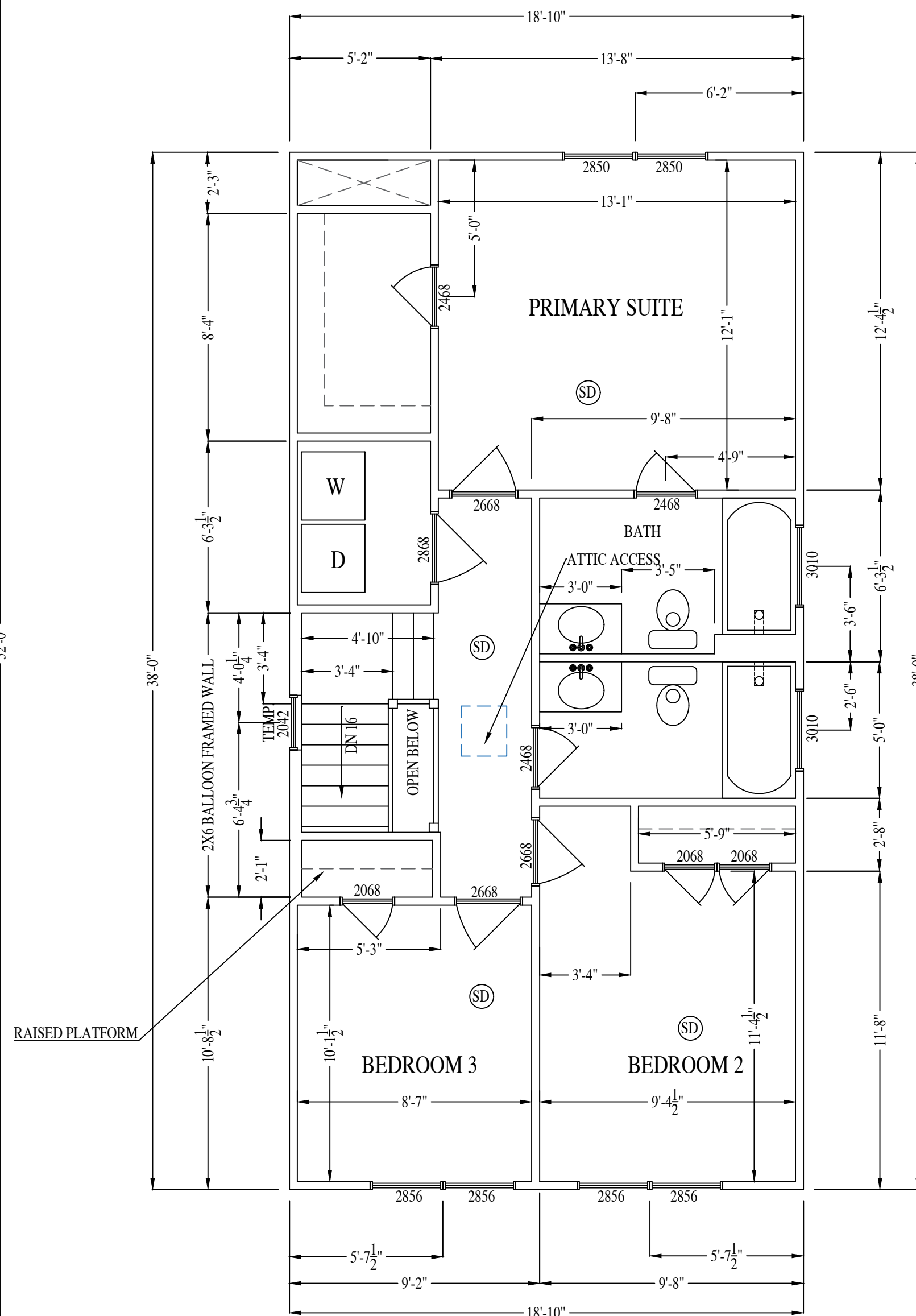
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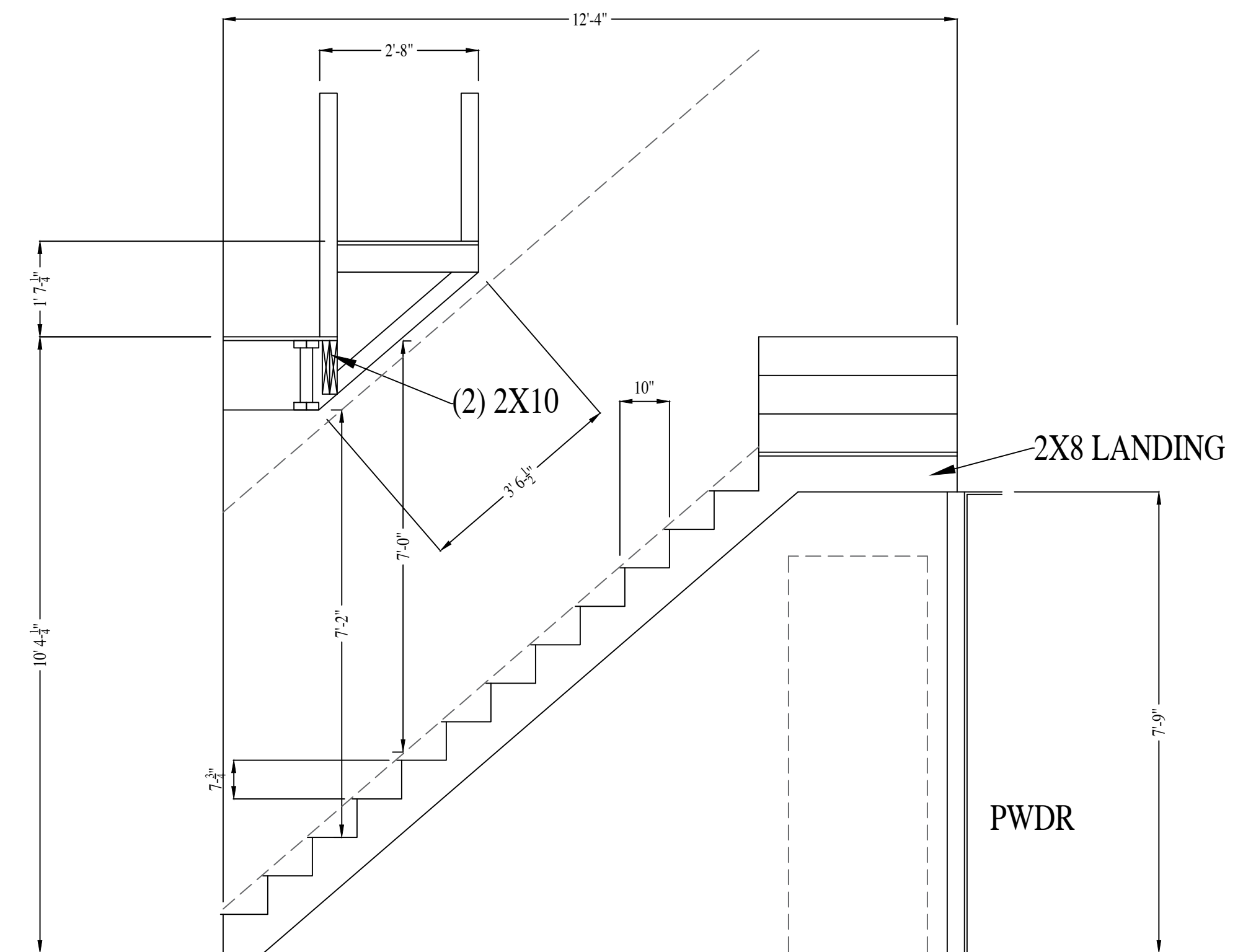
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



STAIR SECTION

310 E 33RD ST.

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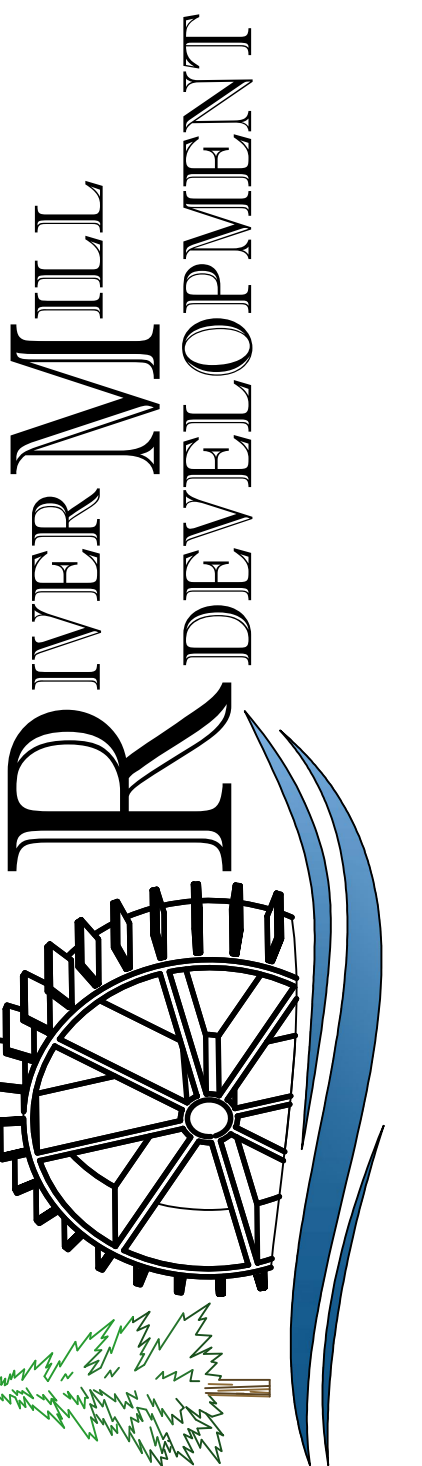
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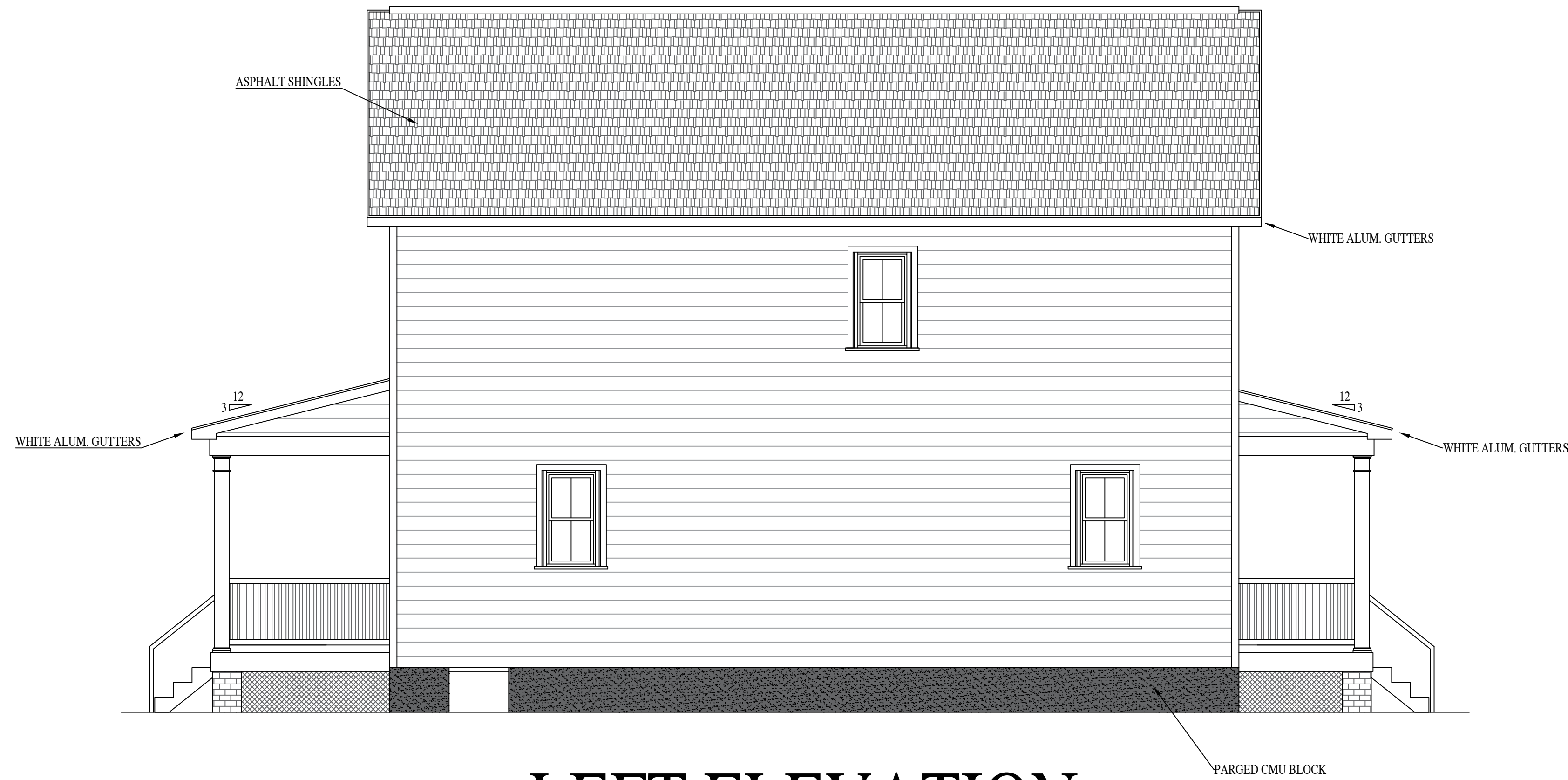
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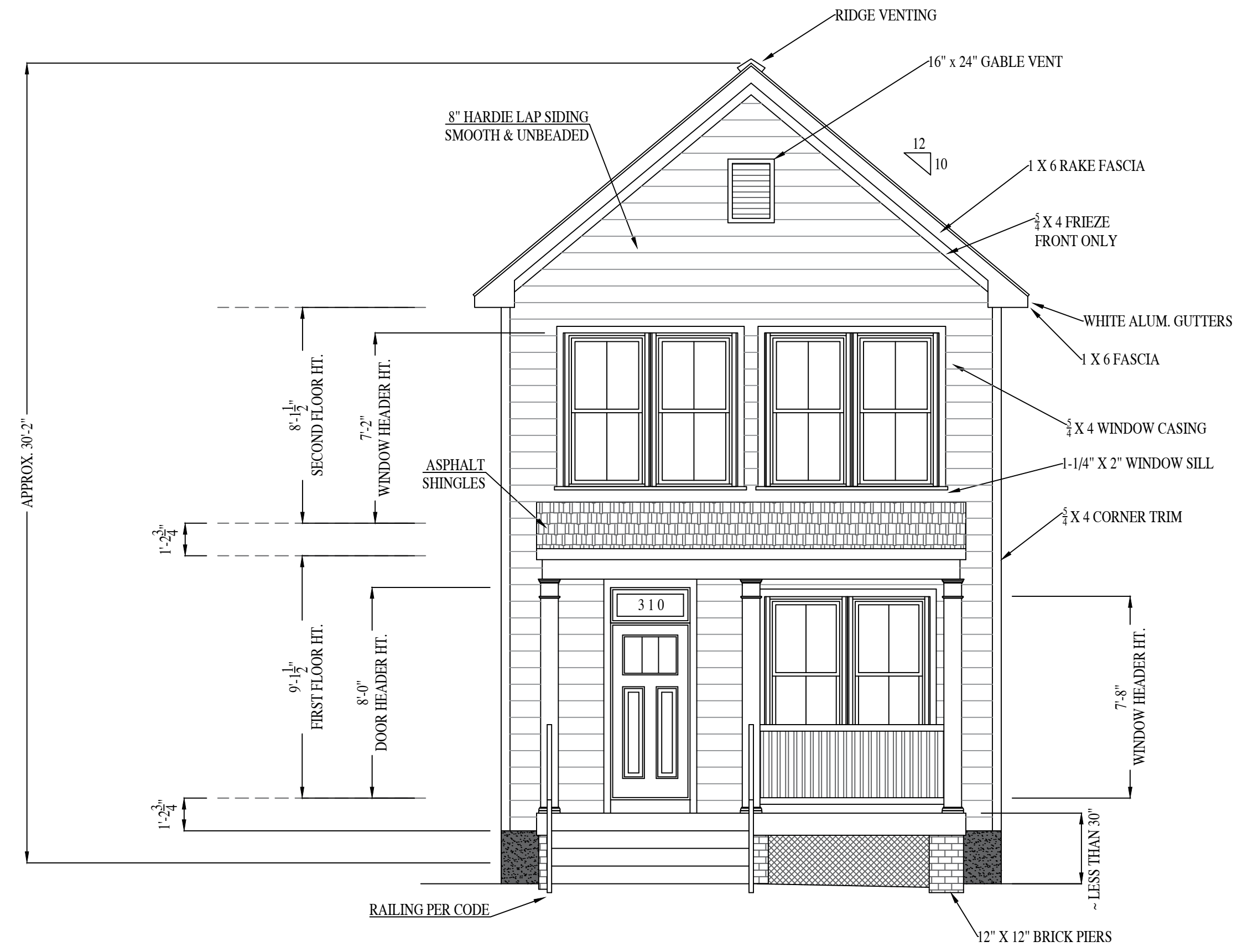
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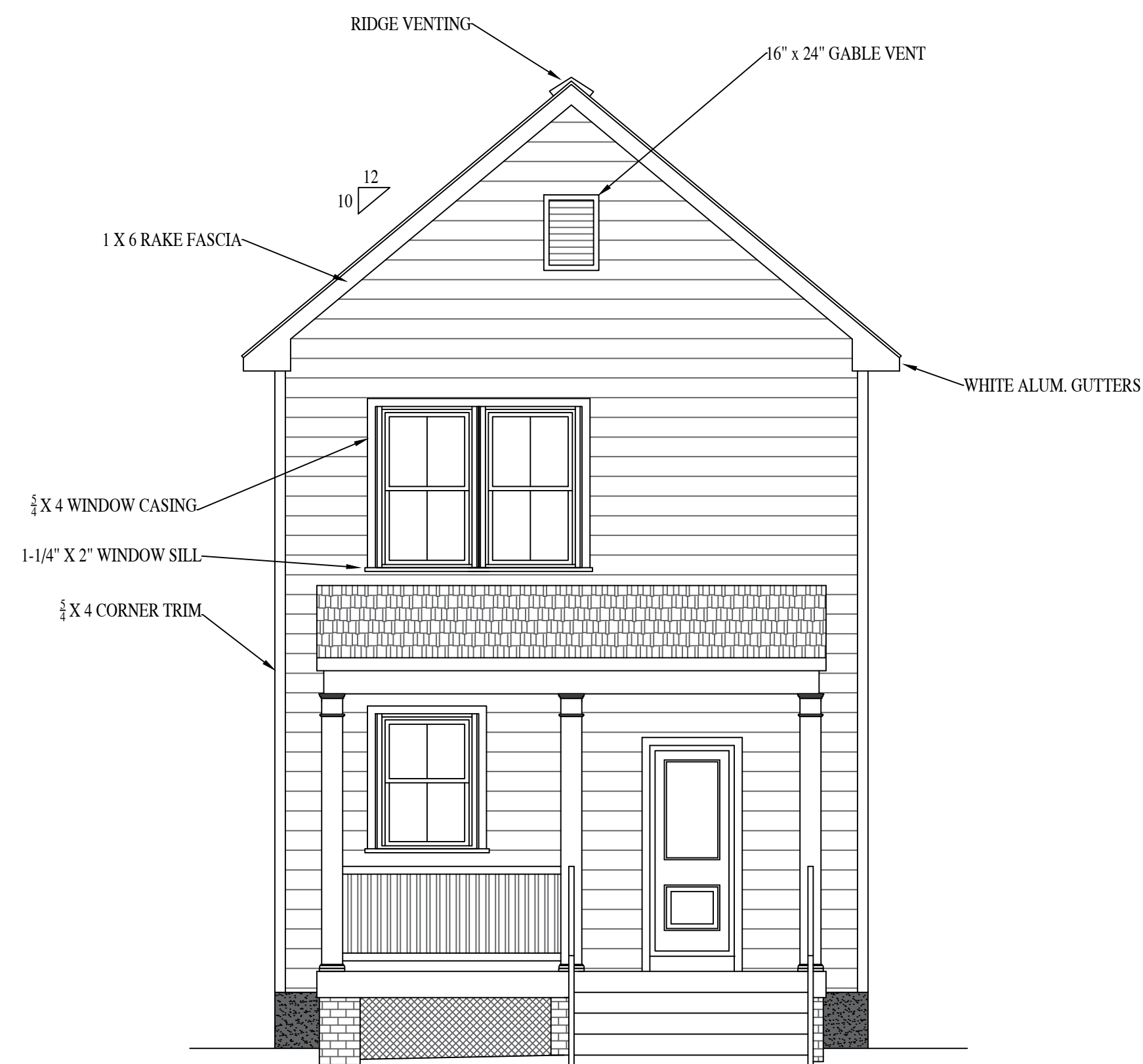




LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

310 E 33RD ST.

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

REVISION NOTES

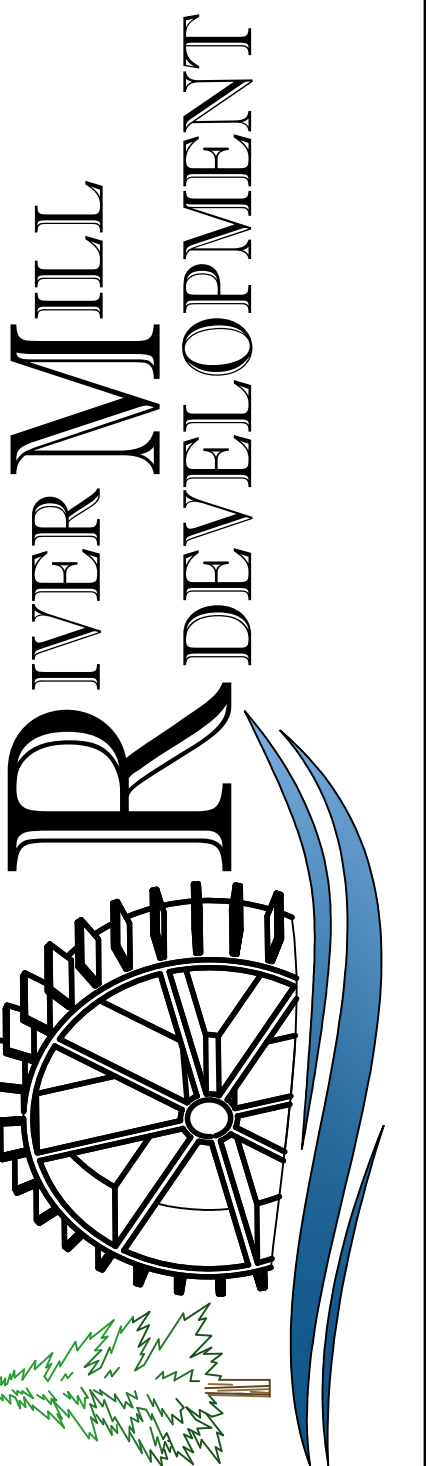
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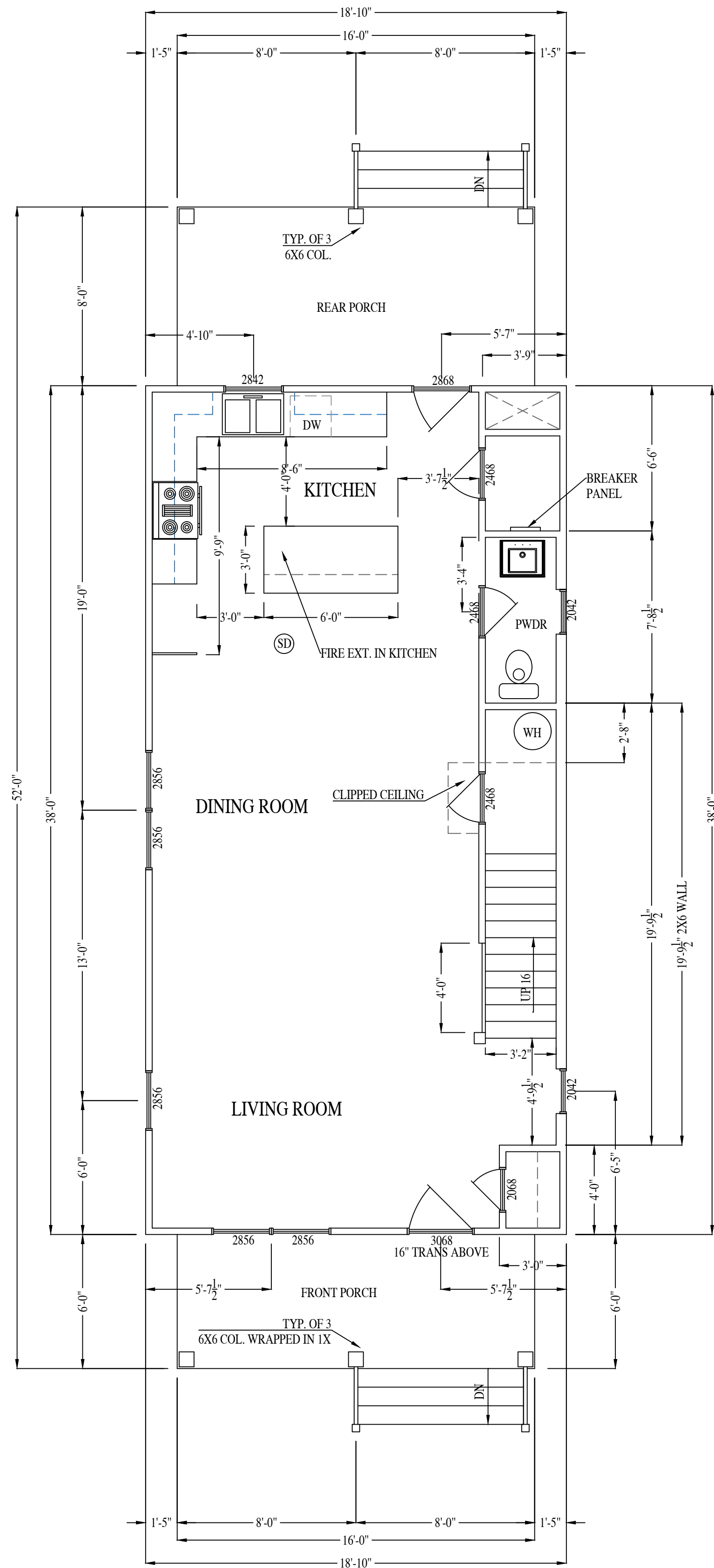
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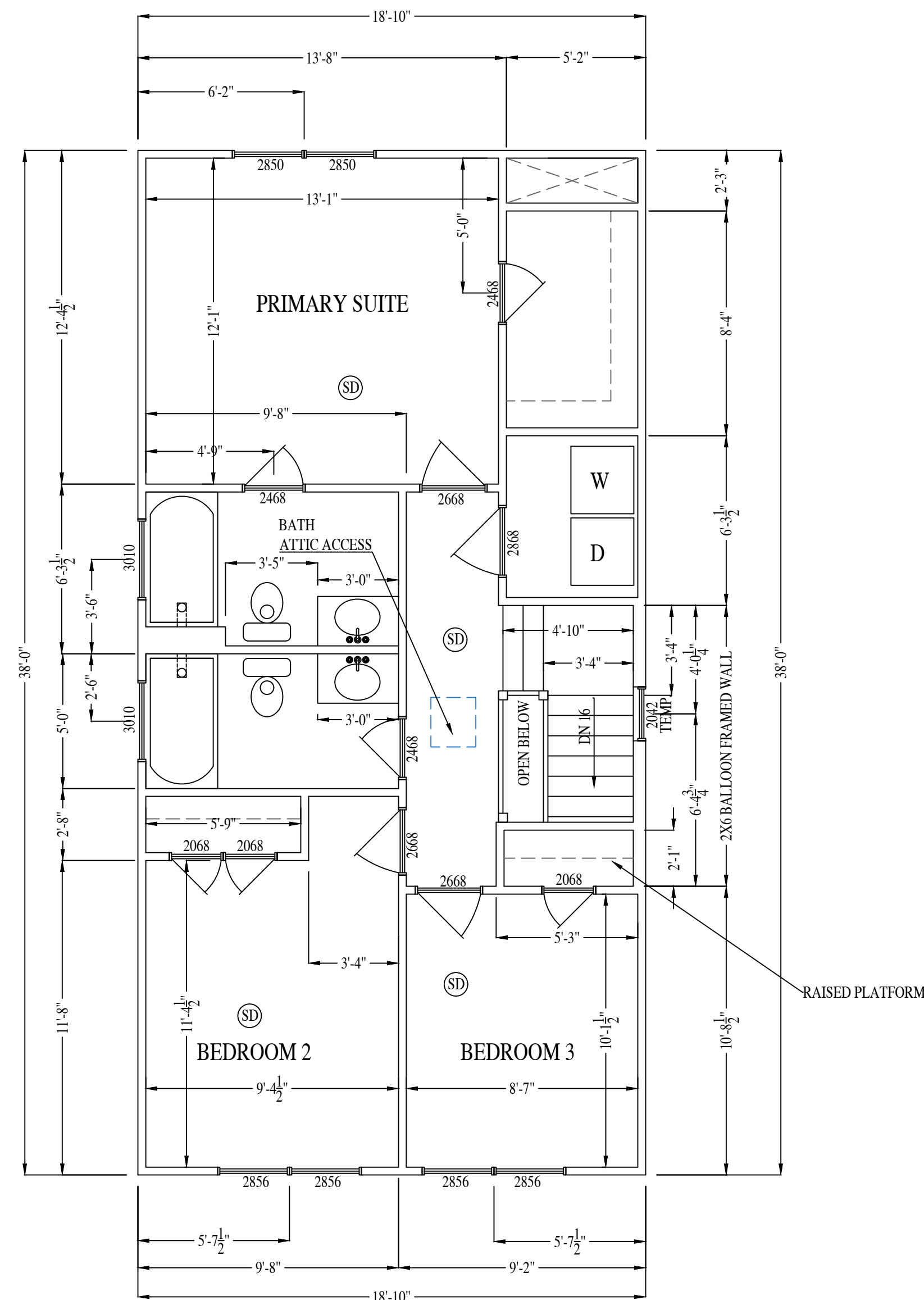
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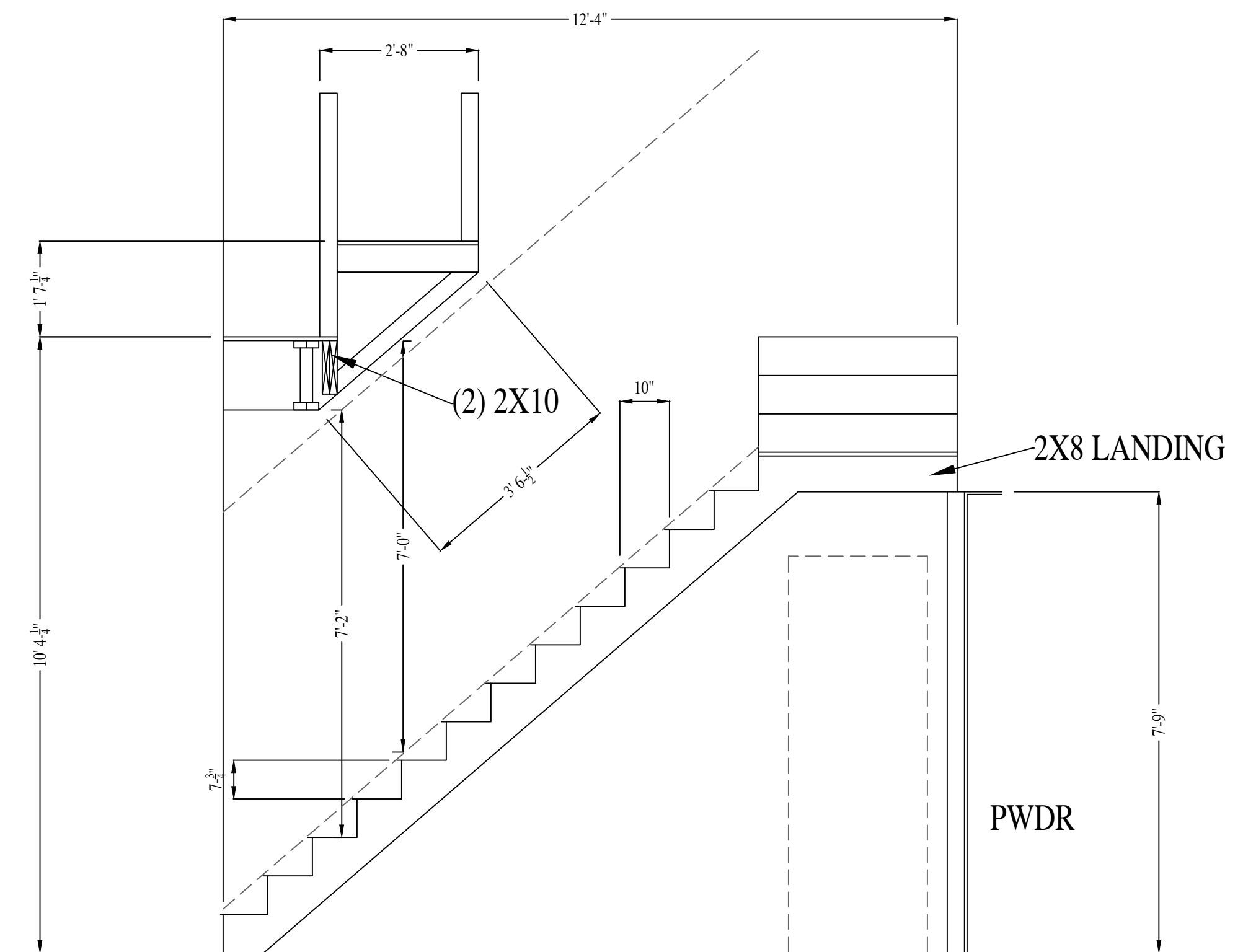
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



STAIR SECTION

312 E 33RD ST.

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REVISION NOTES

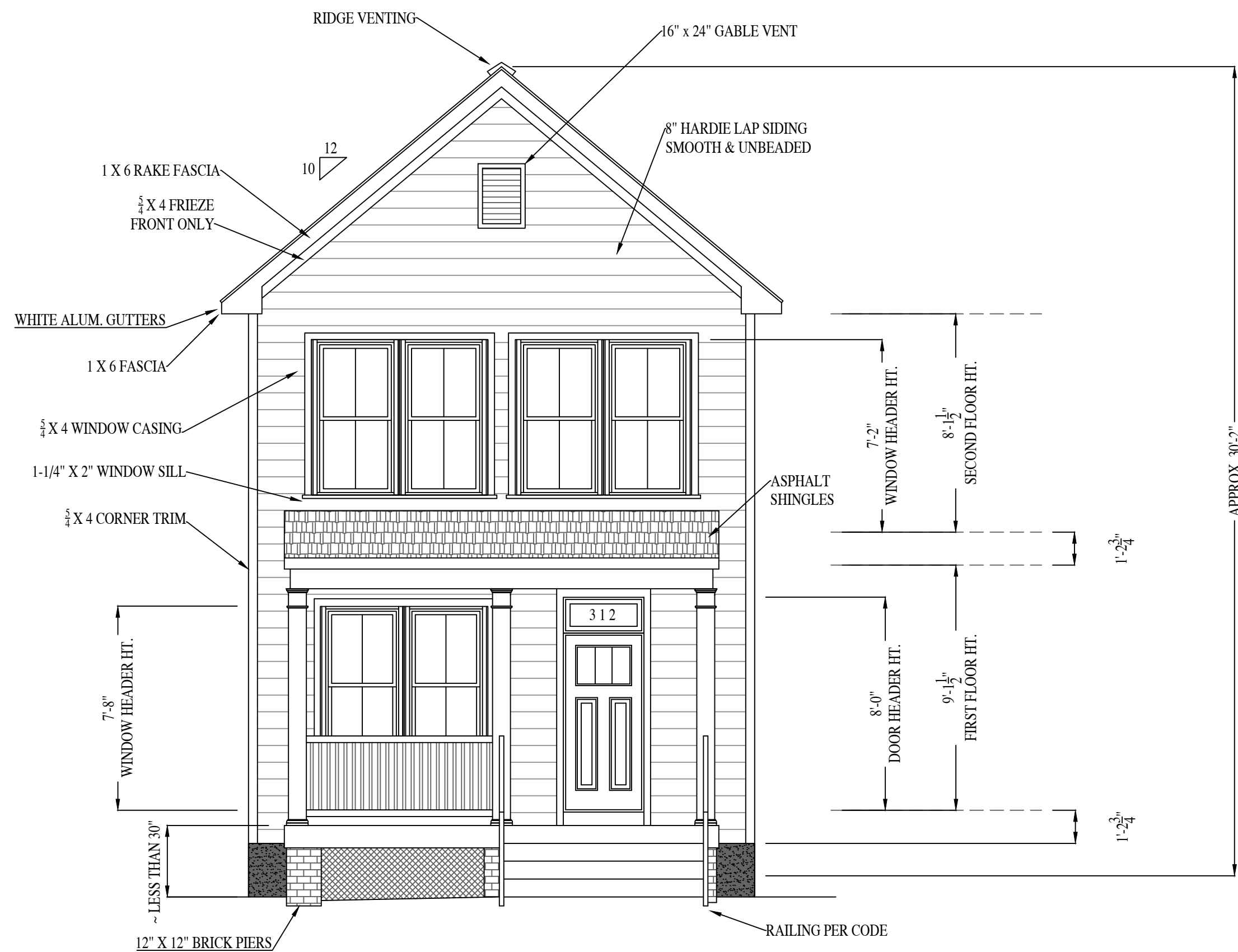
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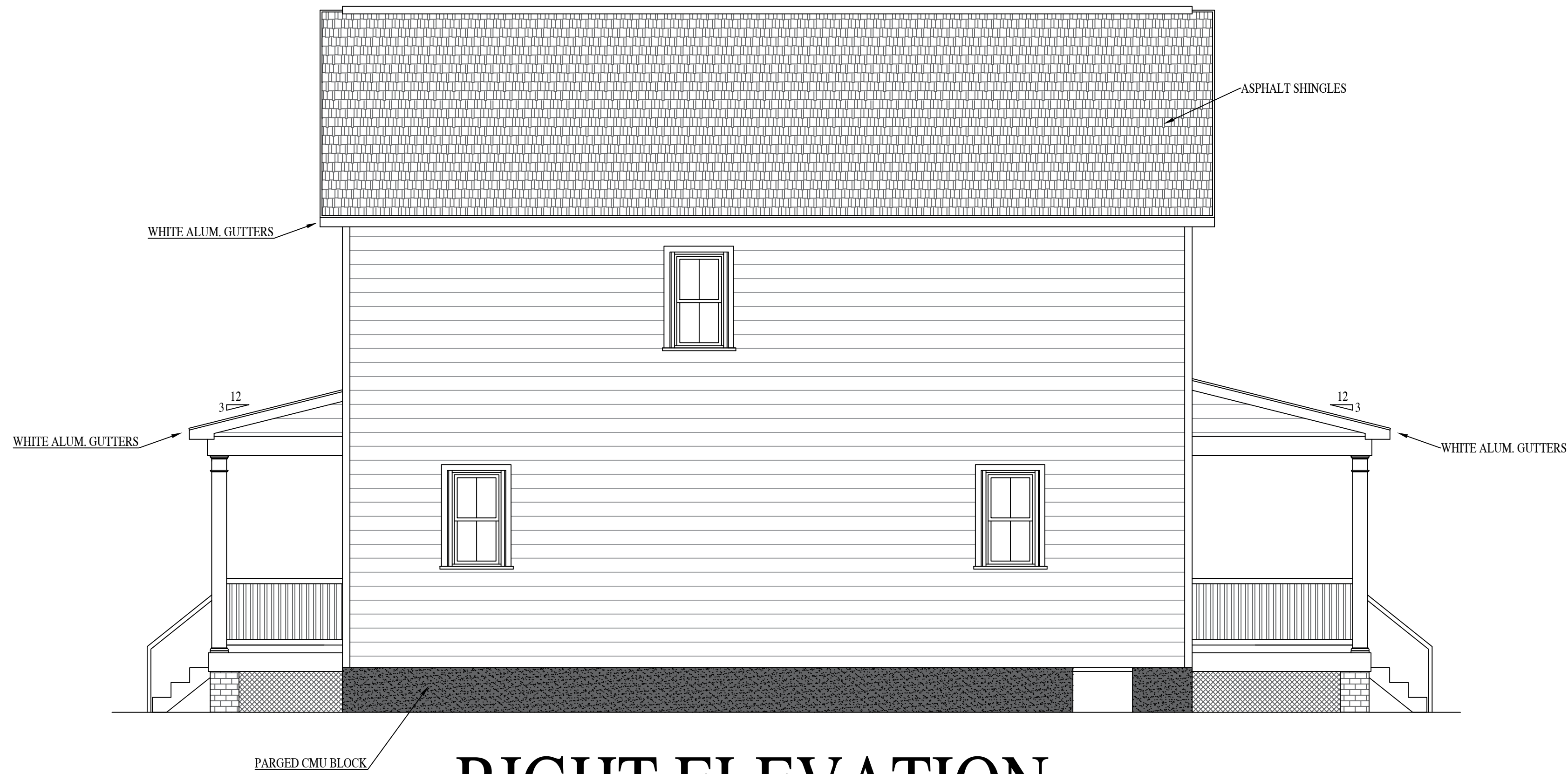
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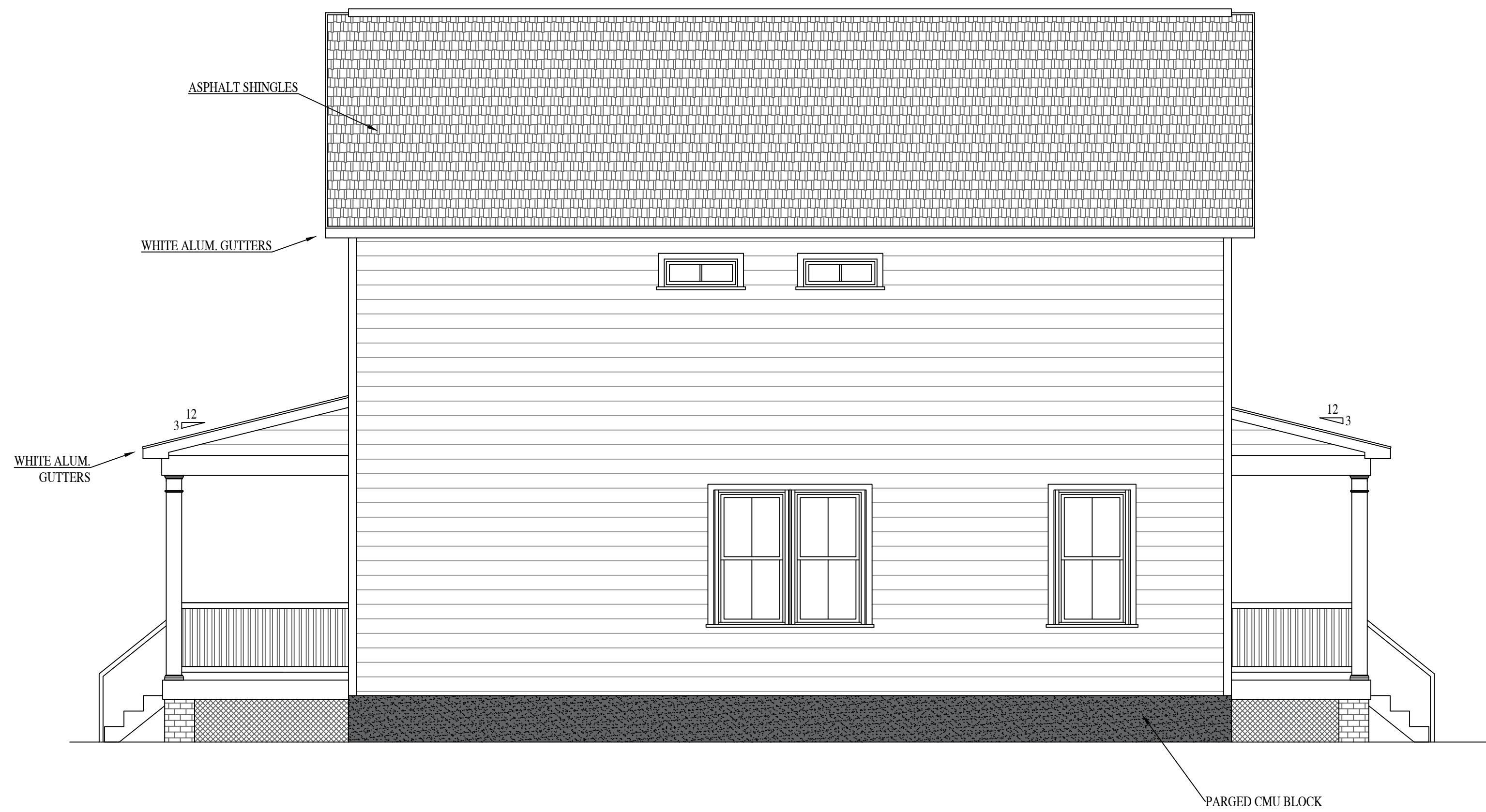




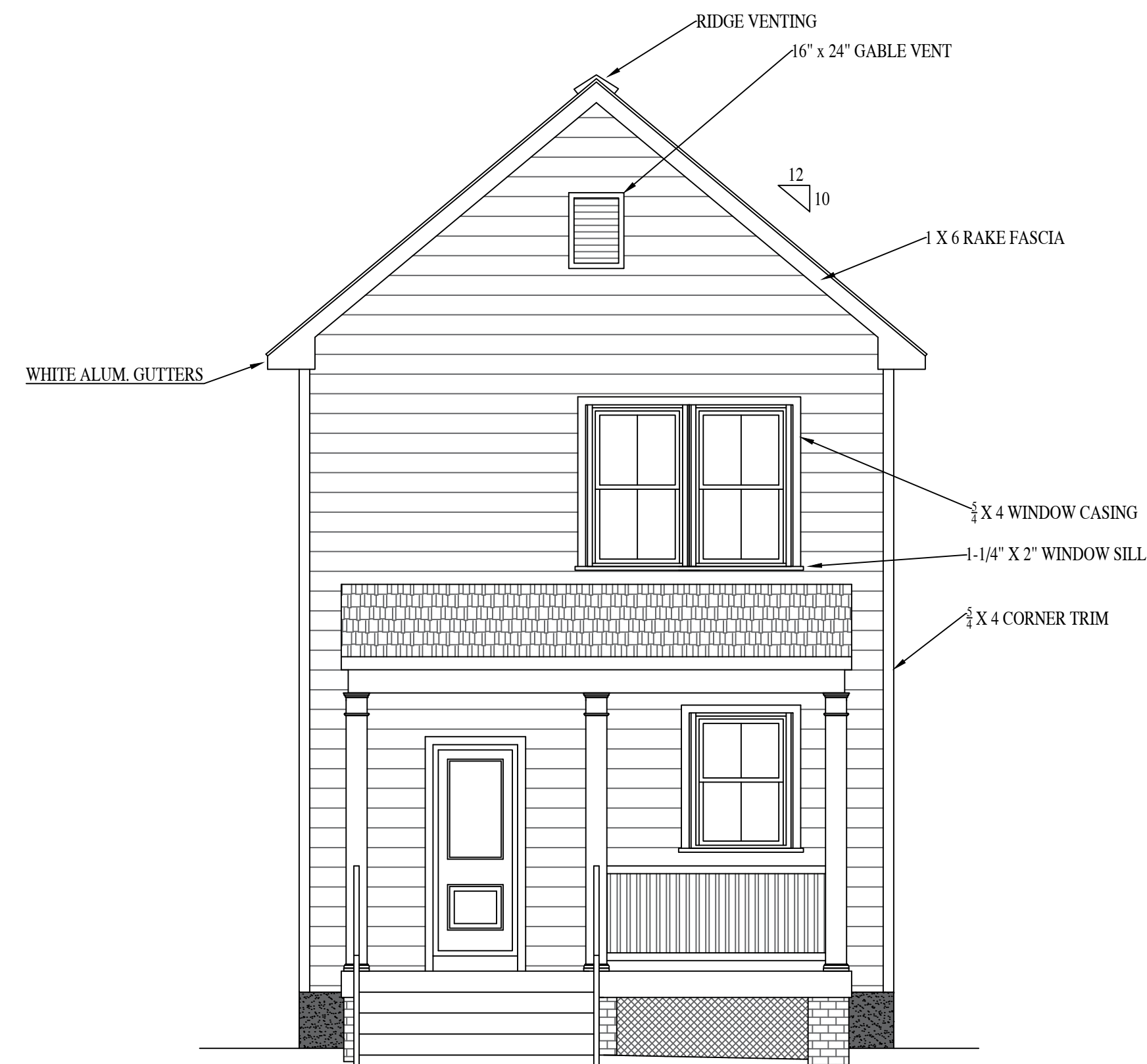
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

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REVISION NOTES

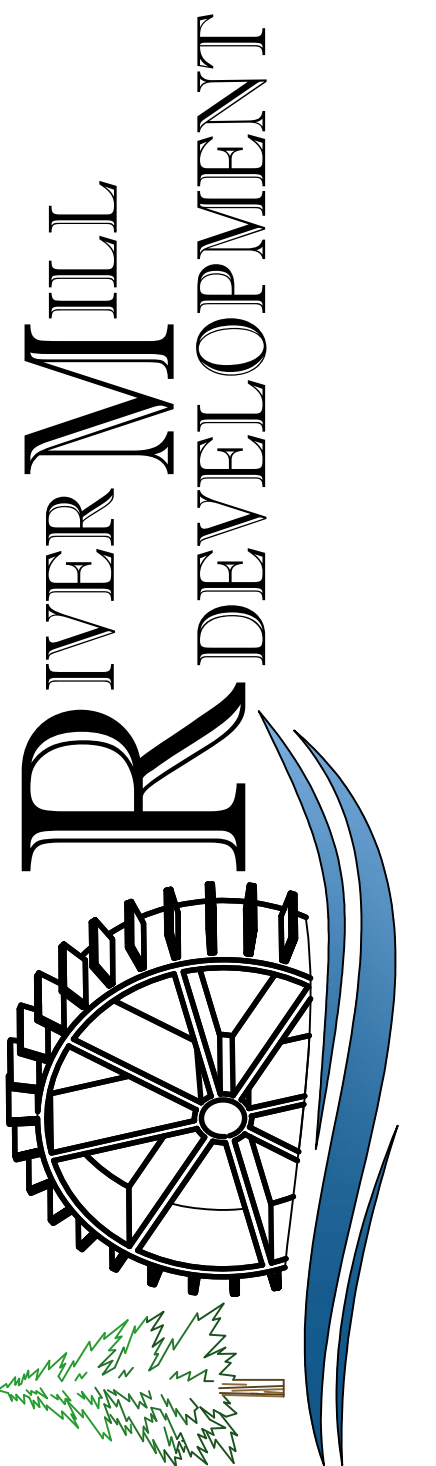
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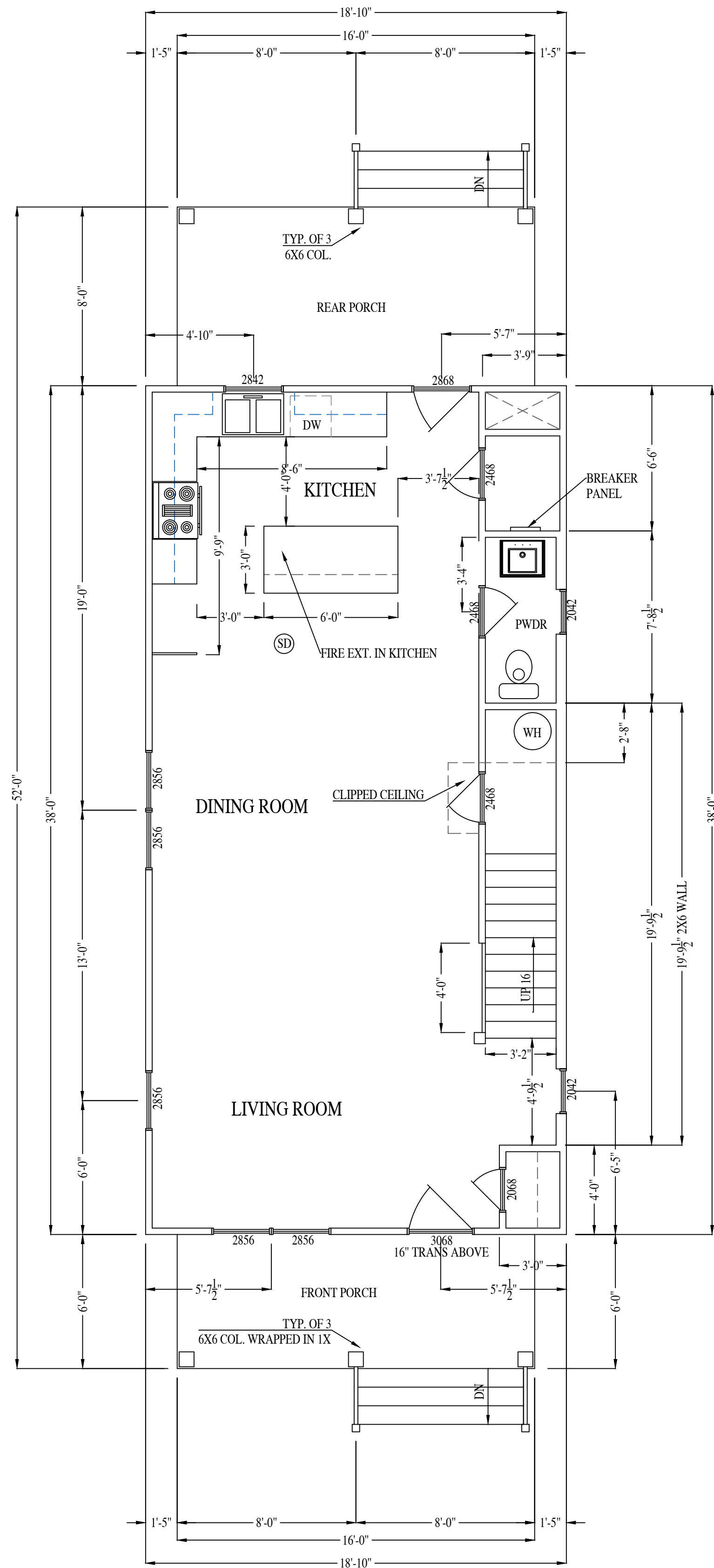
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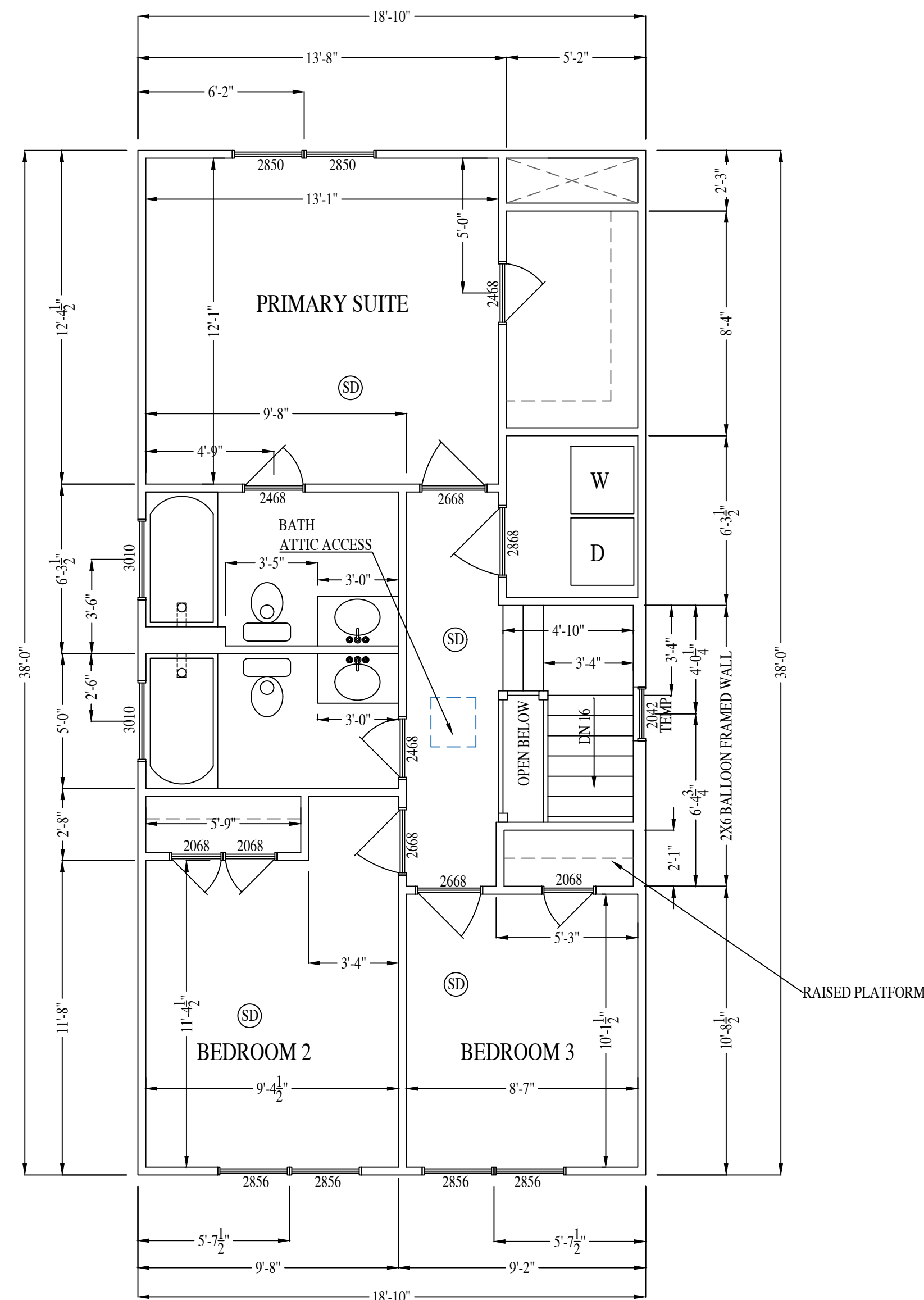
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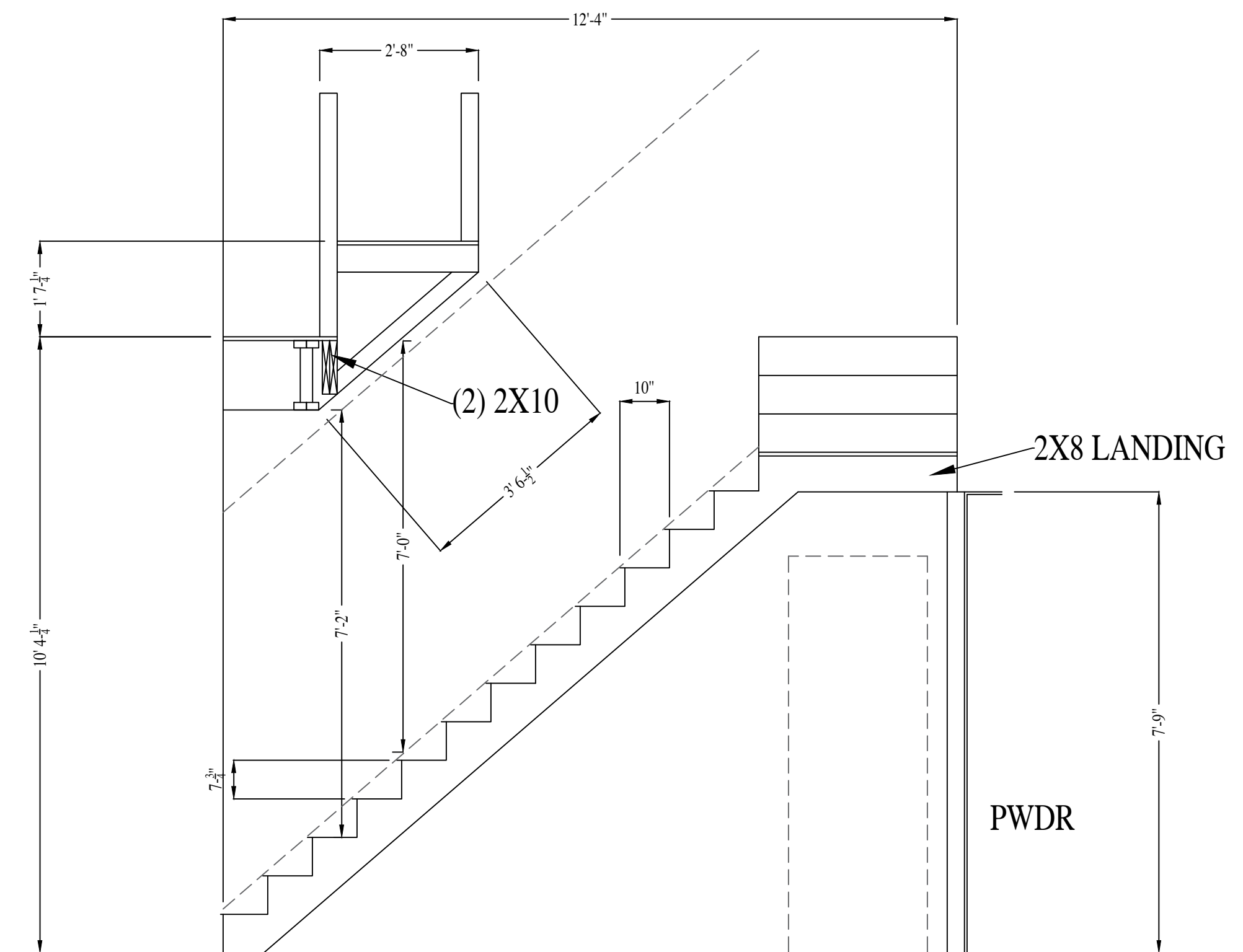
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



STAIR SECTION

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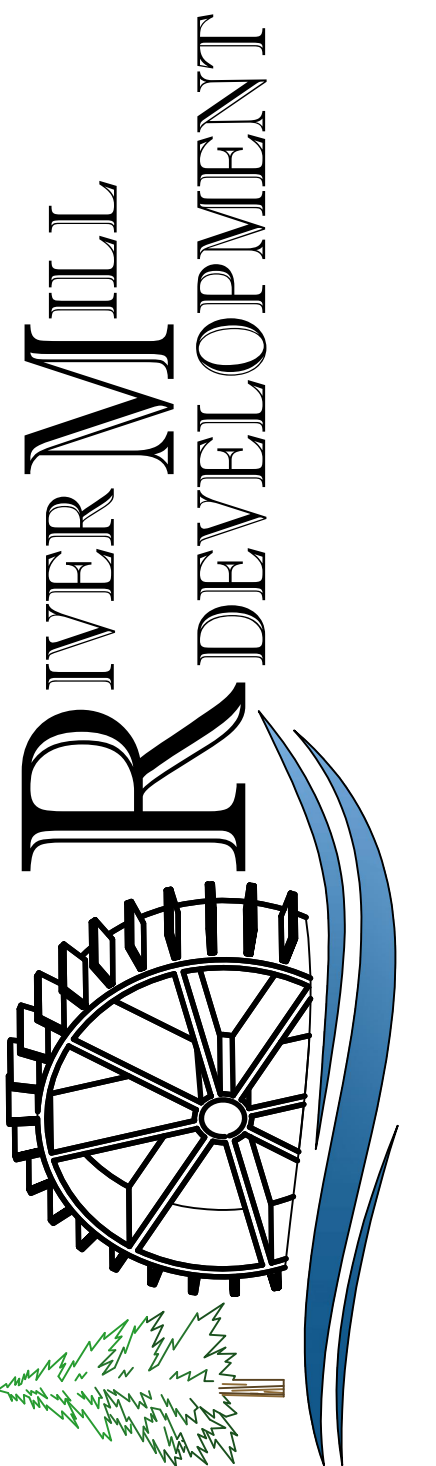
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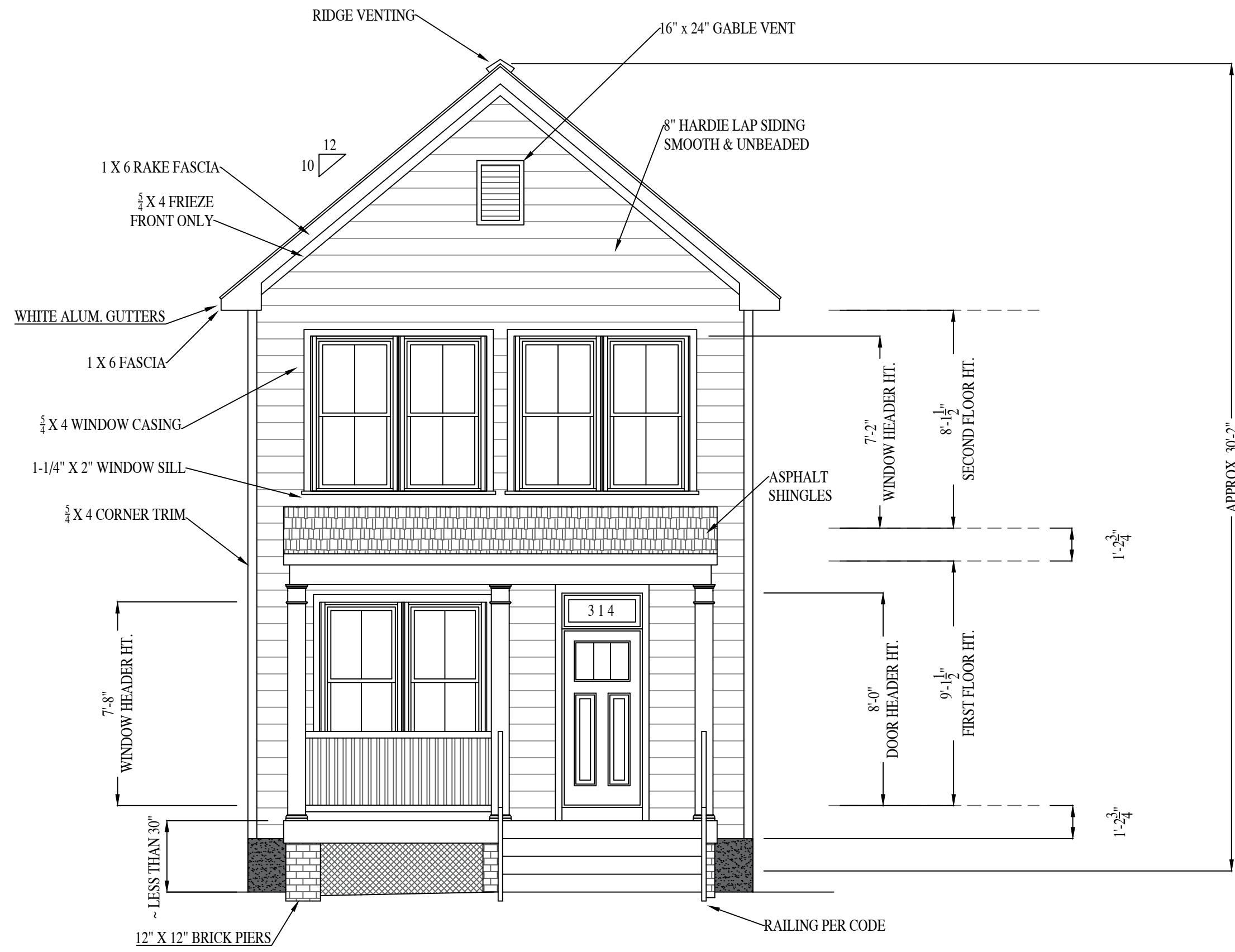
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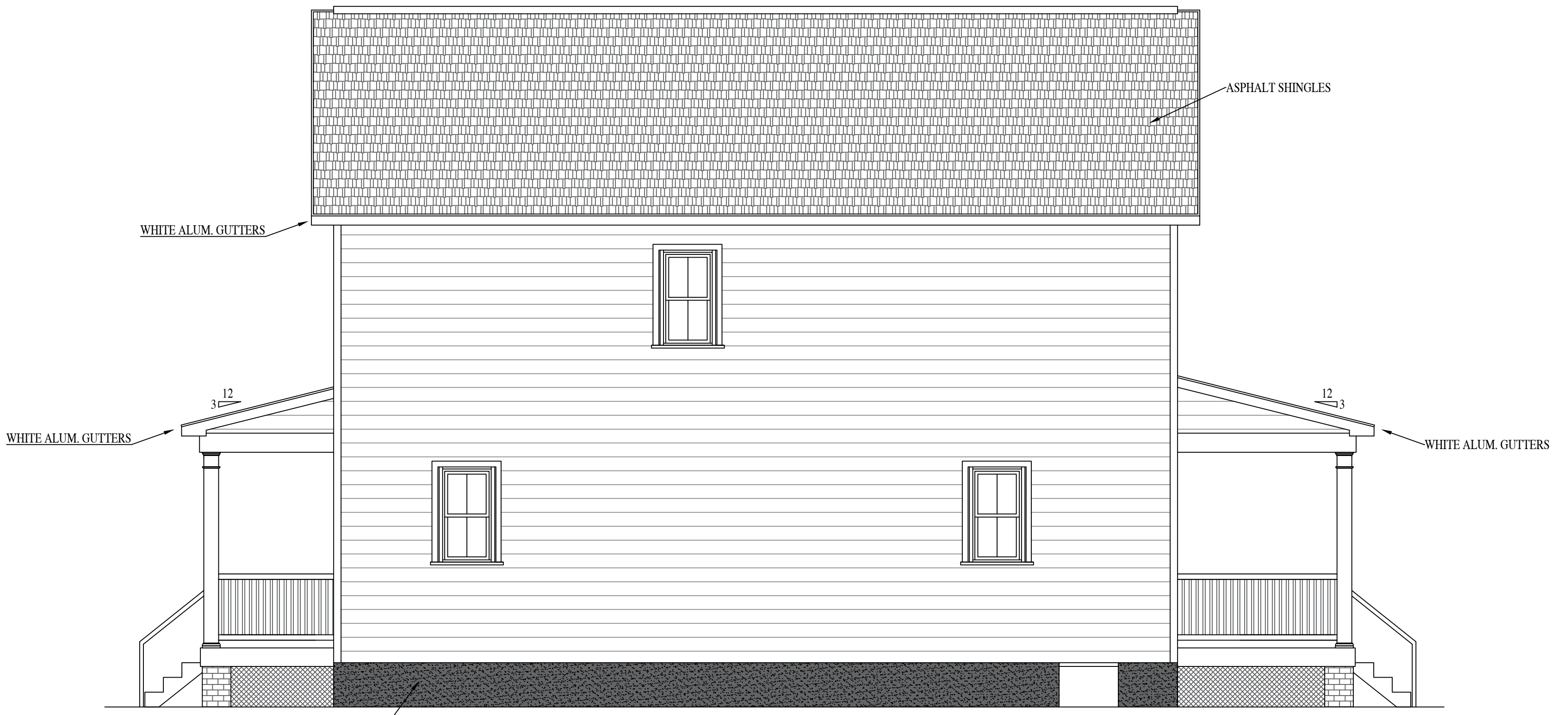
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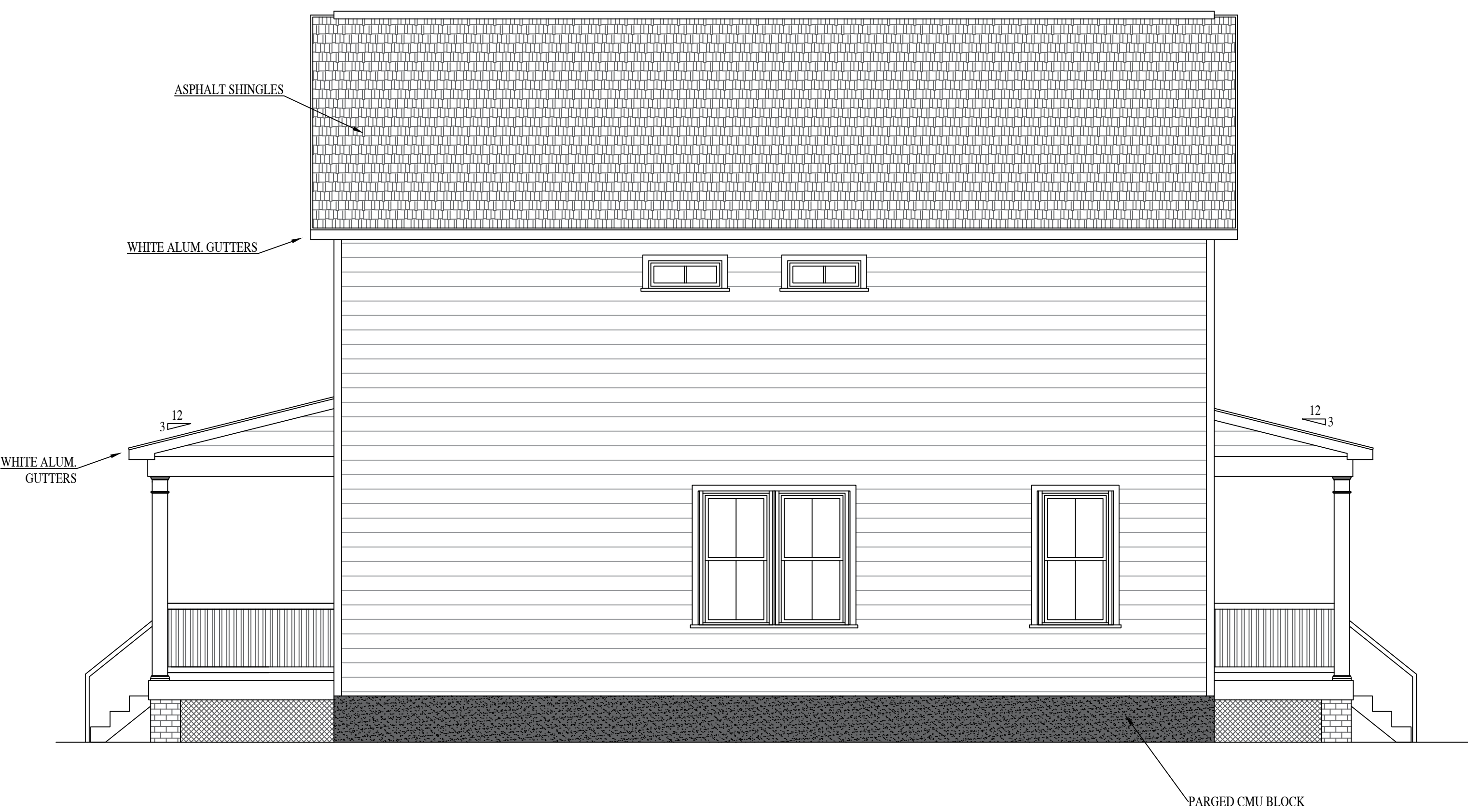




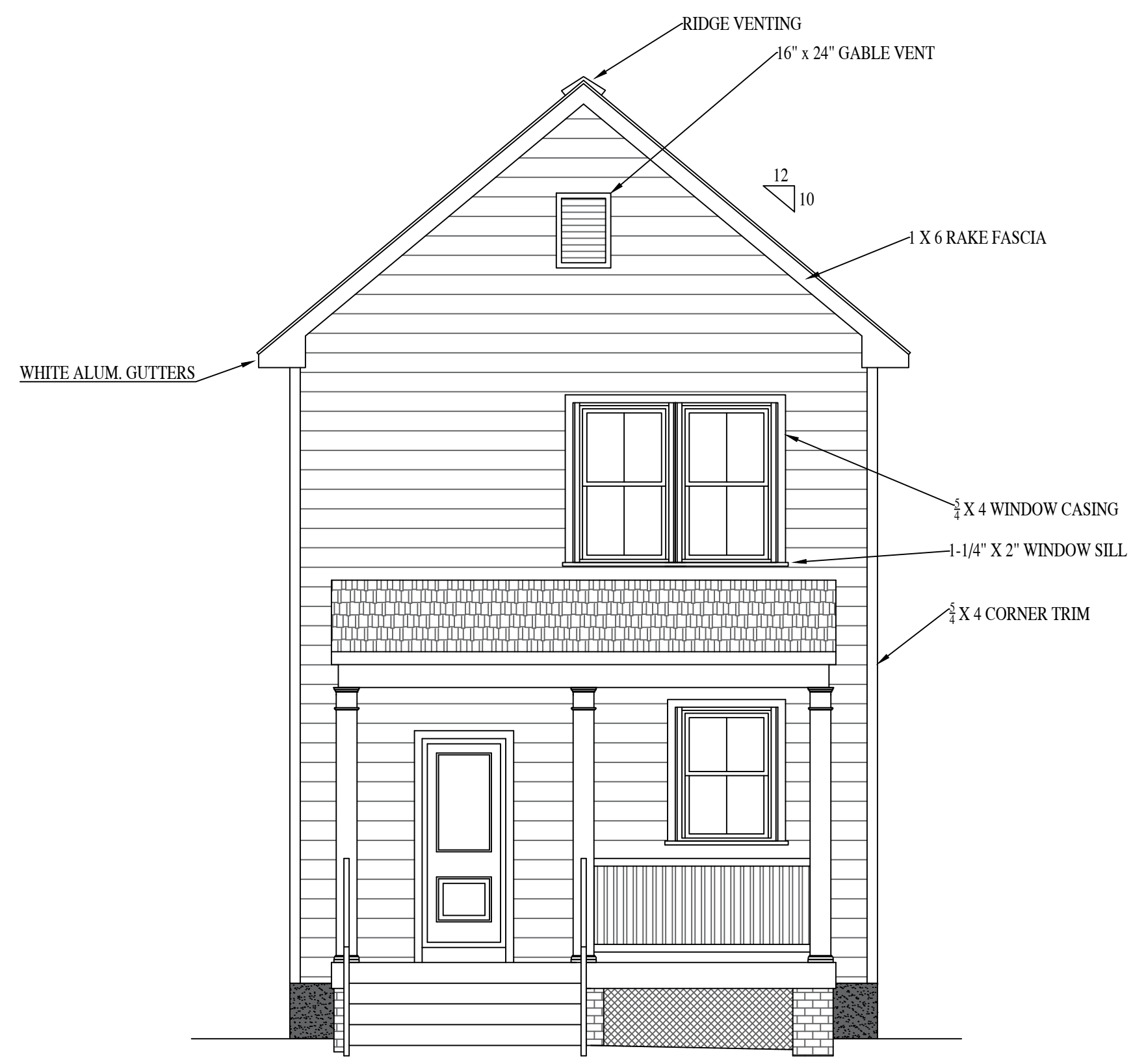
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

314 E 33RD ST.

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REVISION NOTES

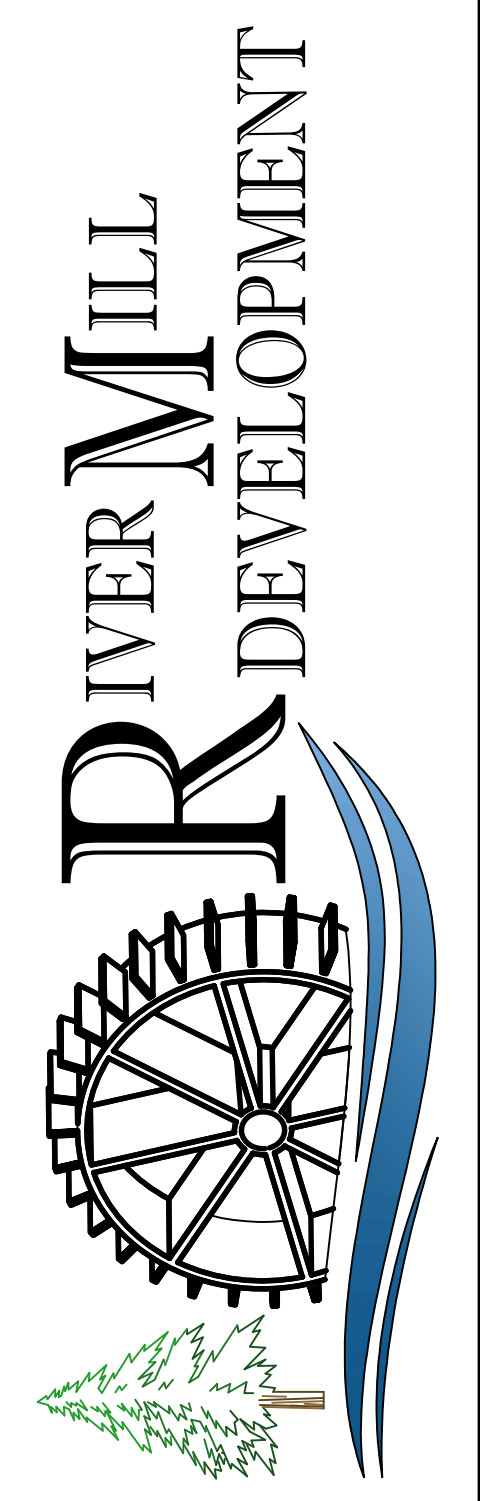
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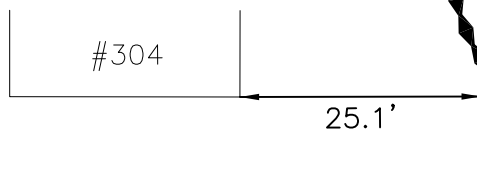
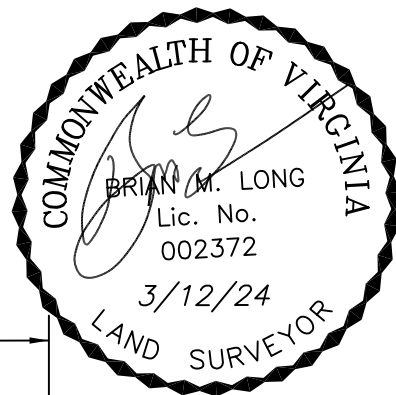
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ADDRESS: 306-314 E 33RD STREET
 PARCEL: S0002284001
 ZONED R-5

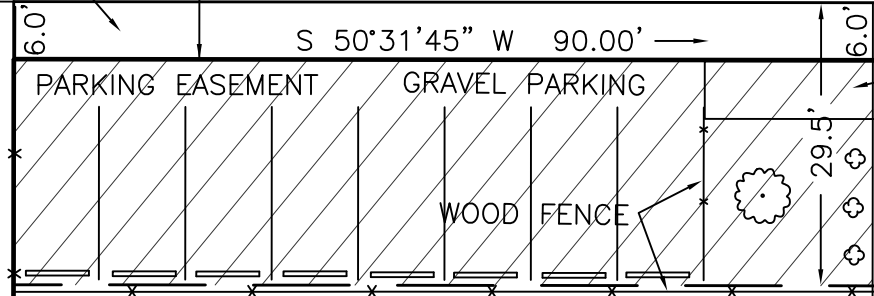
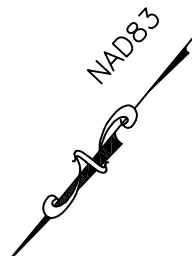
- ⊕ PROPOSED NATIVE / NON-INVASIVE BUSH
- ▣ PROPOSED TRASH/ RECYCLE W/SCREENING
- ▤ PROPOSED AC W/SCREENING

⊙ PROPOSED DICIDUOUS TREE PER APPROVED URBAN FORESTRY LIST

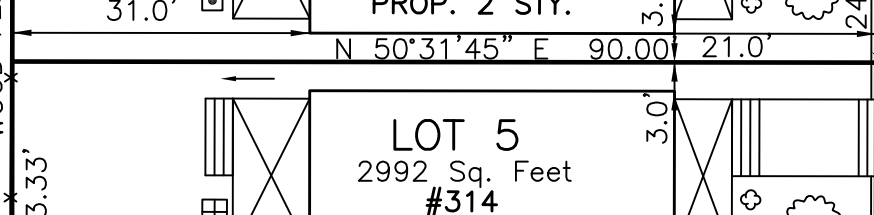
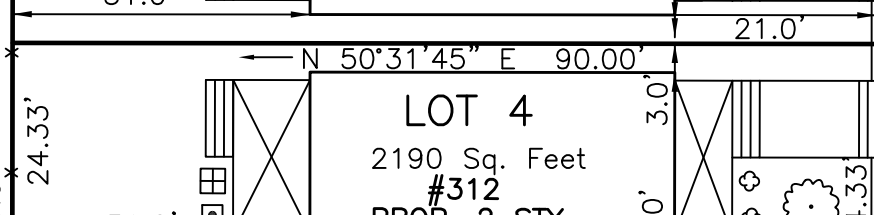
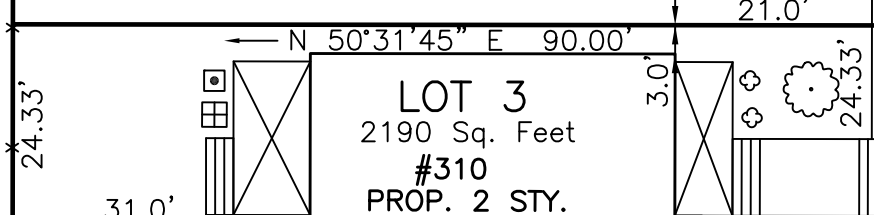
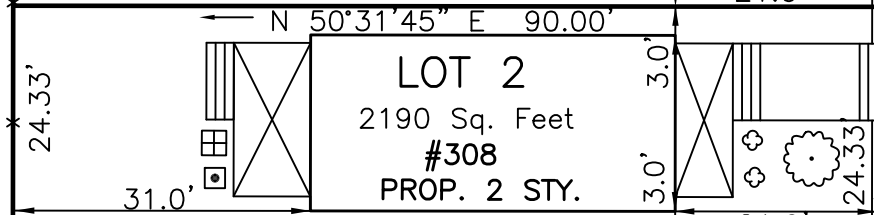
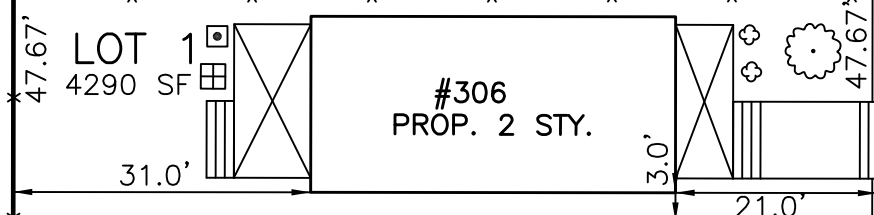


6.0' ALLEY DEDICATION
 540 Sq. Feet

EX. 10 ALLEY
 S 50°31'45" W 90.00' →



PROP. SIDEWALK
 EX. TREE
 TREE PROTECTION FENCE



160.00' EX. CONC. WALK

E. 33RD STREET
 40'± PUBLIC R/W

ORTEGA
 INST. 190019766
 S0002284013

#3307
 15.9'

EX. RETAINING WALL TO REMAIN
 PROPOSED R/W DEDICATION 8 SQ.FT.

EX. CONC. WALK ← N 50°31'45" E 86.00'

LAWSON STREET
 60'± PUBLIC R/W

PROPOSED IMPROVEMENTS
 SWANSBORO COMMONS
 RESUBDIVISION OF LOTS 1-3
 BLOCK H
 BURFOOT'S ESTATE

LONG SURVEYING, LLC
 4650 FACTORY MILL ROAD
 MAIDENS, VA 23012
 804-314-5620

CITY OF RICHMOND
 VIRGINIA
 MARCH 12, 2024
 SCALE: 1"=20'