

INTRODUCED: April 13, 2026

AN ORDINANCE No. 2026-093

To authorize the special use of the property known as 3317 Rear Monument Avenue for the purpose of up to four single-family attached dwellings, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 11 2026 AT 6 P.M

WHEREAS, the owner of the property known as 3317 Rear Monument Avenue, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of up to four single-family attached dwellings, which use, among other things, is not currently allowed by sections 30-412.4, concerning lot area and width, density, and unit width, 30-412.5, concerning yards, 30-412.6, concerning lot coverage, and 30-610.1, concerning public street frontage and access easements, 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: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ 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 property known as 3317 Rear Monument Avenue and identified as Tax Parcel No. W000-1521/044 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Topographic Survey Showing 0.313 Acres of Land Known as Parcel ID W000-1521-044, City of Richmond, VA,” prepared by ThomaSurveying, and dated January 31, 2023, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to four single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “3317 Monument Ave Rear,” prepared by ADO/Architecture Design Office, and dated October 7, 2025, hereinafter referred to 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 four single-family attached dwellings, substantially as shown on the Plans.

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

(c) All building elevations and site improvements, including without limitation

landscaping and walkways, shall be substantially as shown on the Plans, subject to the applicable regulations of Chapter 30, Article IX, Division 5 of the Code of the City of Richmond (2020), as amended.

(d) Opaque windows shall be permitted along the north and south faces of the Special Use.

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

(f) Prior to the issuance of any building permit for the Special Use, the Owner shall ascertain from the Director of Planning and Development Review the proper house number for each house, building, or structure to be erected on the Property that is required to have such a number pursuant to section 24-35 of the Code of the City of Richmond (2020), as amended.

(g) No fence or landscape wall shall be permitted within five feet of any public right-of-way, except substantially as shown on the Plans. No fences on the Property shall exceed six and one-half feet in height.

(h) Lighting levels along the alley rights-of-way shall be provided in accordance with the latest street lighting standards established by the City's Department of Public Utilities, which standards may change from time to time. Prior to the issuance of any certificate of occupancy for the Special Use, the Owner, at its sole cost and expense, shall provide any further lighting necessary to ensure illumination of the full length of the alley rights-of-way serving the Property in compliance with the street lighting standards of the City's Department of Public Utilities.

(i) No short-term rentals shall be permitted on the Property.

(j) No accessory dwelling units shall be permitted on the Property.

(k) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any adjoining 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 repaving the surface of that section of alley adjacent to the southwestern line of the Property, 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 or the designee thereof, (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 the 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.



City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: February 24, 2026

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, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the property known as 3317 Rear Monument Avenue for the purpose of up to four single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The Special Use Permit is required to permit development on a property that does not front on a public street, along with various dimensional requirements such as setbacks and lot size.

BACKGROUND: The property is located in the Museum District neighborhood on the alley to the south of Monument Avenue, between Roseneath Road and Tilden Street. The property is currently 16,528 sq. ft. (0.3 acre) and currently contains several garages. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined as "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." (p. 56)

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

The current zoning for this property is R-6 - Residential (Single Family Attached). Adjacent properties generally contain residential single-family uses. The density of the proposed is four units upon 0.3 acres or 13 units per acre.

COMMUNITY ENGAGEMENT: The Museum District Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$300 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: April 13, 2026

CITY COUNCIL PUBLIC HEARING DATE: May 11, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, May 5, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance) **RELATIONSHIP**

TO EXISTING ORD. OR RES.: None

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

STAFF: Jonathan Brown, Principal Planner, Planning and Development Review, Land Use Division



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: 3317 Rear Monument Avenue Date: _____
 Parcel I.D. #: W0001521044 Fee: \$300
 Total area of affected site in acres: 0.299

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

Zoning

Current Zoning: R-6

Richmond 300 Land Use Designation: Neighborhood Mixed-Use

Proposed Use

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

~~New construction of six single-family attached dwellings, configured as pairs, and accessory garages.~~

Existing Use: Residential garage outbuildings

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

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) 8746275 Fax: ()
 Email: [REDACTED]

Property Owner: POWELL FAMILY LC

If Business Entity, name and title of authorized signer: _____

(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: 8723 HIGGINBOTHAM PLACE
 City: RICHMOND State: VA Zip Code: 23229
 Telephone: () Fax: ()
 Email: _____

Property Owner Signature: Kathleen M Powell

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 24, 2023

Rev: October 24, 2025

Special Use Permit Request

3317 Rear Monument Avenue, Richmond, Virginia

Map Reference Number: W000-1521/044

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 3317 Rear Monument Avenue (the "Property"). The SUP would authorize the construction of four (4) single-family attached dwelling units and four detached garages on the Property. While the single-family attached use is permitted by the underlying R-6 Single-Family Attached Residential zoning district, public street frontage and 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 in the center of the block surrounded by Monument Avenue to the north, Rosenearth Road to the west, W Franklin Street to the south, and Tilden Street to the east and is referenced by the City Assessor as tax parcel W000-0728/023. The Property consists of a lot that contains approximately 13,620 square feet of lot area and currently improved with single story accessory buildings. The Property is relatively flat and is afforded access on all four side by alleys including two east-west through alleys which run from Rosenearth Road to Tilden Street.



The properties in immediate vicinity are developed with single- and two-family dwellings. These dwellings consist of both attached and detached dwellings and consist of a range of forms.

EXISTING ZONING

The Property is zoned R-6 Single-Family Attached Residential, which permits the proposed use. The properties to the north, east, and south are also zoned R-6.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") designates the Property as "Neighborhood Mixed-Use". This future land use category is described as "existing or new highly-walkable urban neighborhoods that are predominantly residential" and recommends single-family dwellings as a primary use to be developed in a manner which "feature[s] a variety of building types that are close to one another and create a unified street wall."

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 159 (Thriving Environment Chapter) Objective 15.1 to "Reduce air pollution related to transportation."
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to "maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards"
- Page 100 (High Quality Places Chapter), Objective 4.1, to "create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City," as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of four single-family attached dwelling units with detached garages. The proposed dwellings would face south fronting on a east-west alley.

PURPOSE OF REQUEST

The irregular shaped Property is roughly 159 feet wide along the proposed frontage, 1033 feet deep, and contains approximately 13,620 square feet of lot area. The owner would now like to construct four single-family dwelling units, facing east and fronting onto a east-west alley. The R-6 district permits the proposed use, however, like many dwellings in the immediate vicinity, some of the underlying feature requirements, including lot area and front yard setback cannot be met. The applicant is also proposing finished second floor bonus rooms for the detached garages. Finally, while the proposed dwelling units have sufficient access for all City services, they do not front on a City street and therefore, a SUP is required in order to permit the proposed development.

In exchange for the SUP, the intent of this request is to ensure a high-quality, market rate infill development. The overall project would be appropriately dense and efficient and similar projects on internal lots with alley access have been approved in similar contexts. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

The proposed buildings are urban row homes in configuration and are intended to be consistent with other residential buildings in the vicinity. The buildings would be three stories in height with a mansard roof with dormer windows fronting onto the alley. The building would use a variety of dormer styles to create unique facades and would be constructed with cementitious siding to ensure quality and durability. The rear of each dwelling would have a setback third floor with a terrace for additional outdoor living area. Each dwelling would have a rear yard and attached, two-story garage. The garages, which would provide two parking spaces to be accessible from the eastern alley, would have a finished second floor which could be used as a bonus room or mother-in-law suite.

Each dwelling unit would include approximately 2,800 square feet of floor area with three bedrooms and three- and one-half bathrooms. The dwelling unit layouts are modern with open living areas and large functional kitchens to meet the needs of today's homebuyers. Two bedrooms are located on the second floor while a primary bedroom suite would be located on the third floor. An additional living area would also be located on the third floor which opens onto the rear-facing terrace.

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 of the dwelling units will create no congestion on streets, roads, alleys or any other public right of way.

Furthermore, the provision for two off-street parking spaces in the proposed garages exceed the underlying zoning requirements for parking.

- ***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 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. The proposed buildings are of compatible massing those 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, market-rate infill development. The request would upgrade the Property while remaining consistent with the existing housing styles and density in the vicinity and meeting the goals of the Richmond 300 Master Plan. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



2 PARCEL LAYOUT PLAN
1:100
T+20'±



1 PARCEL USE PLAN
1:100
T+20'±

RESIDENCE AREA SUMMARY

[sqft]

RESIDENCE	LOT AREA	SETBACK	RESIDENCE AREA	RESIDENCE FOOTPRINT
RESIDENCE 1	1,000	10'	1,000	1,000
RESIDENCE 2	1,000	10'	1,000	1,000
RESIDENCE 3	1,000	10'	1,000	1,000
RESIDENCE 4	1,000	10'	1,000	1,000

SITE SUMMARY [sqft]

AREA	AREA	PERCENTAGE
RESIDENCE AREA	4,000	40%
DRIVEWAY AREA	400	4%
STAIRWAY	100	1%
LANDSCAPE AREA	1,500	15%
PAVING AREA	1,000	10%
POOL AREA	1,000	10%
DECK AREA	1,000	10%
SCREENED AREA	1,000	10%
SCREENED AREA	1,000	10%

REVISED SPECIAL USE DRAWINGS
10-7-2025

NOT FOR CONSTRUCTION



ARCHITECT:
ADD / Architecture Design Office
1011 Main Street
Richmond, Virginia 23219
(804) 643-1212

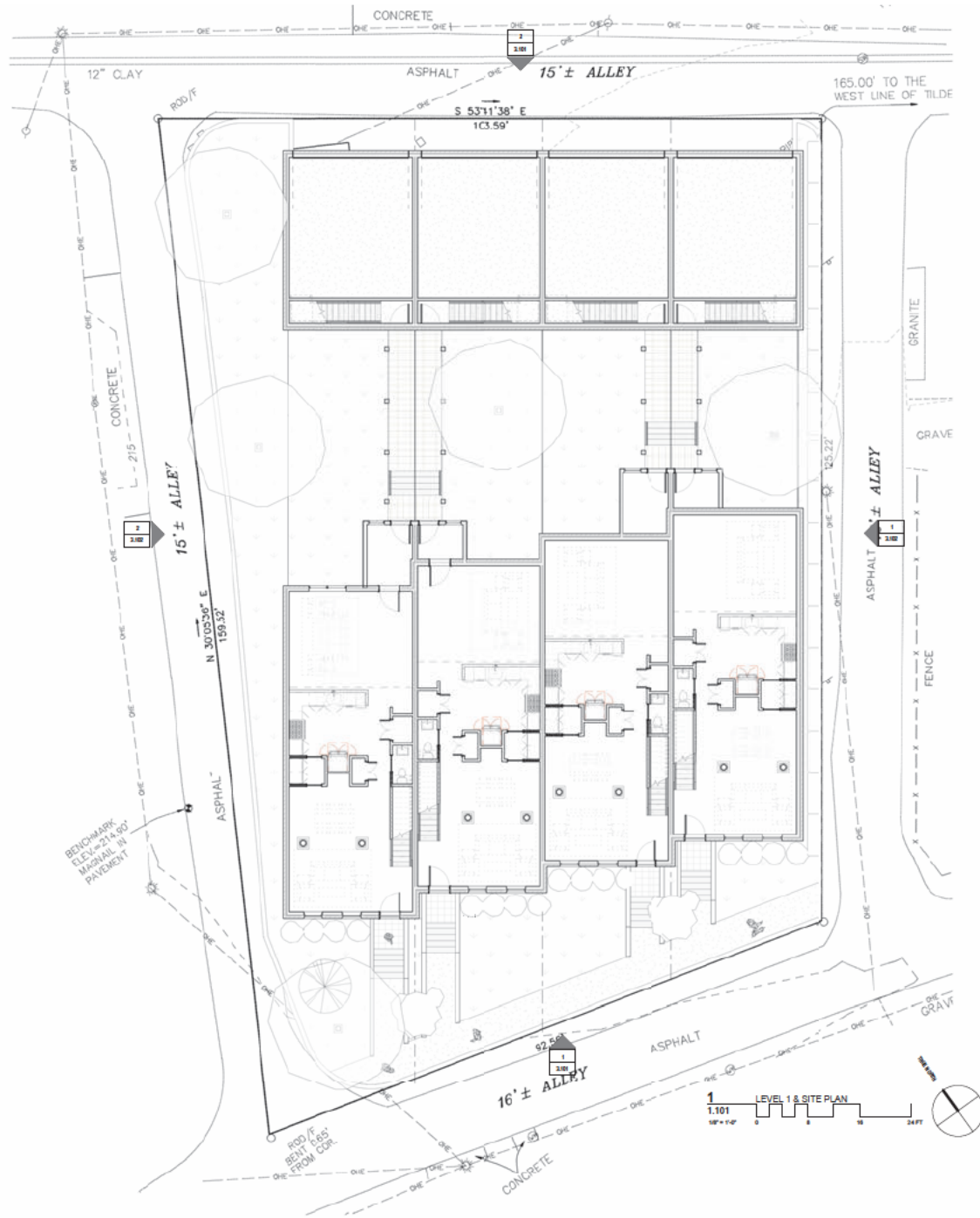
3317 MONUMENT AVE REAR

Proposed Townhouse Development
Richmond, VA 23221

PARCEL CONFIGURATION &
PARCEL USE PLANS

PROJ. NO.
32-3317

1.100



REVISED SPECIAL USE
DRAWINGS
10-7-2025

NOT FOR CONSTRUCTION



ARCHITECT:
ad ADD / Architecture Design Office
711 Main Street
Richmond, VA 23221
(804) 353-1212

3317 MONUMENT AVE
REAR

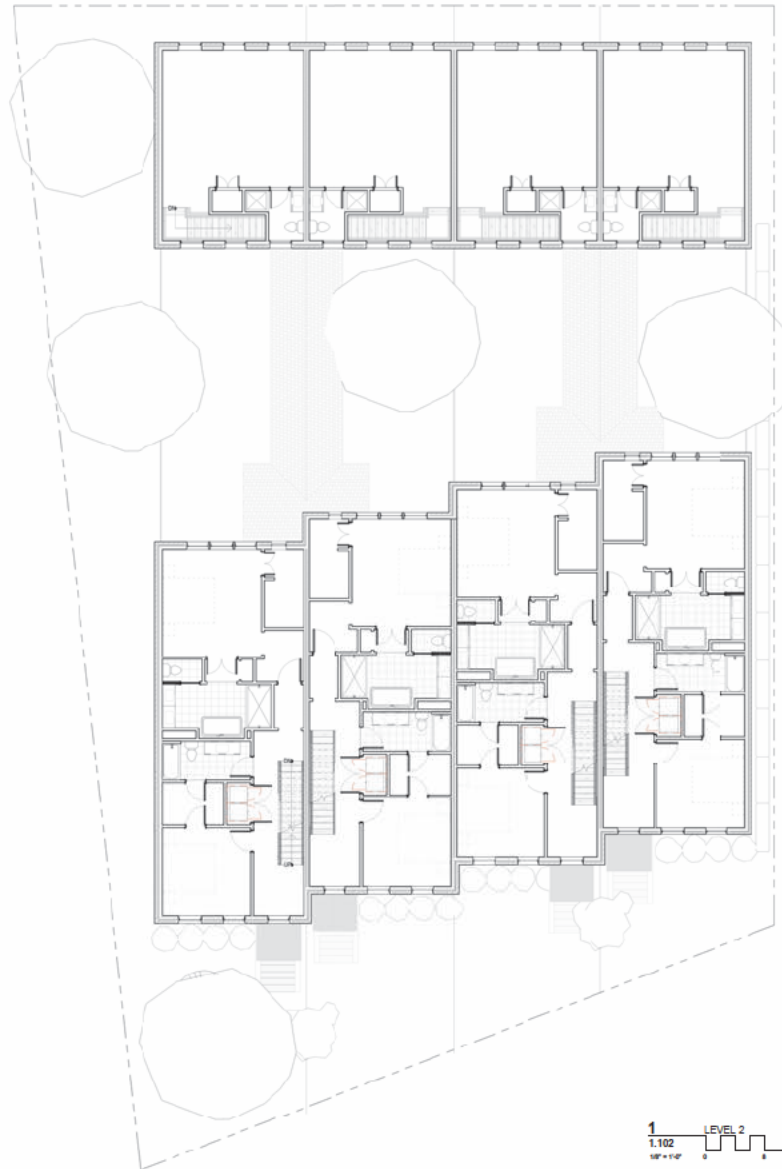
Proposed Townhouse Development
Richmond, VA 23221

SITE & FLOOR PLANS

PROJ. NO.
33-3317

1
1.101
LEVEL 1 & SITE PLAN

1.101



REVISED SPECIAL USE
DRAWINGS
10-7-2025

NOT FOR CONSTRUCTION



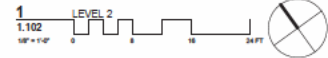
ad ARCHITECT:
ADD / Architecture Design Office
7111 Main Street
Richmond, Virginia 23219
(804) 351-1212

**3317 MONUMENT AVE
REAR**

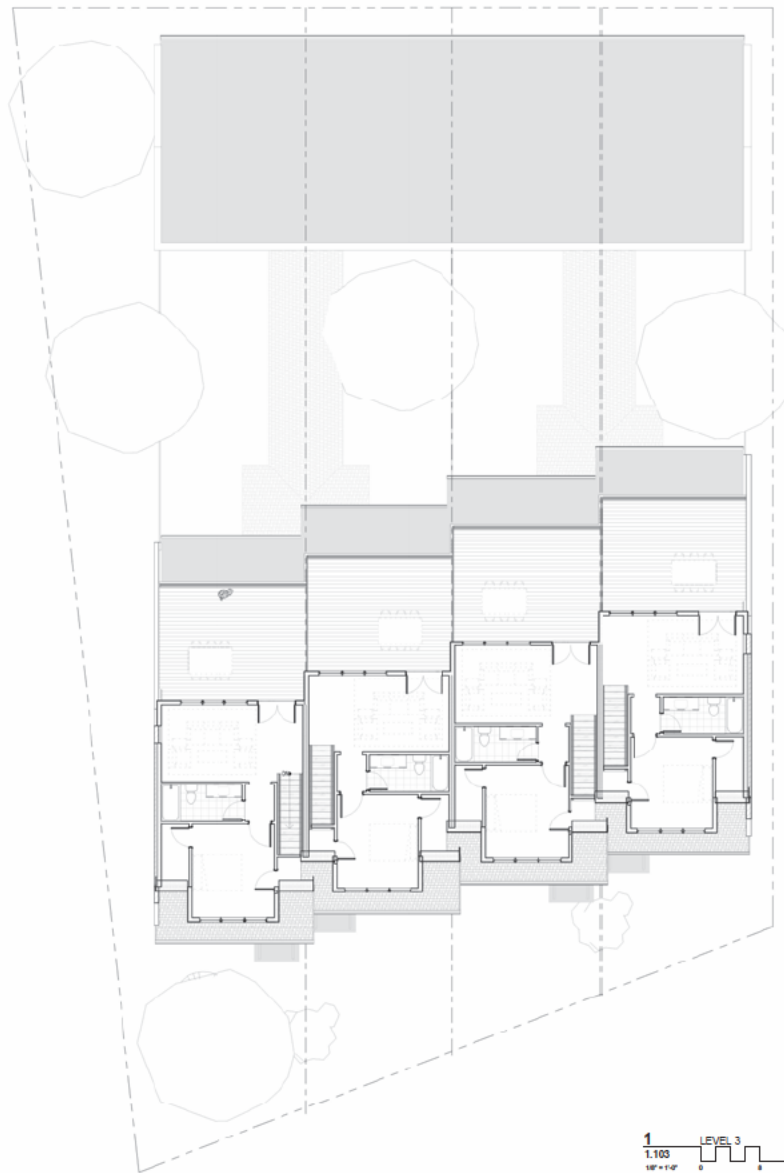
Proposed Townhouse Development
Richmond, VA 23221

FLOOR PLANS

PROJ. NO.
32-3317



1.102



REVISED SPECIAL USE
DRAWINGS
10-7-2025

NOT FOR CONSTRUCTION



**3317 MONUMENT AVE
REAR**

Proposed Townhouse Development
Richmond, VA 23221

FLOOR PLANS

PROJ. NO.
32-3317



REVISED SPECIAL USE
DRAWINGS
10-7-2025

NOT FOR CONSTRUCTION



ARCHITECT:
ad ADD / Architecture Design Office
711 Main Street
Richmond, Virginia 23219
(804) 647-1212

**3317 MONUMENT AVE
REAR**

Proposed Townhouse Development
Richmond, VA 23221

UNIT DETAIL FLOOR PLAN

PROJ. NO.
202501
22-3317

2.101



1 SOUTHFRONT
3.101
18' x 14'



2 NORTHGARAGE
3.101
18' x 14'

REVISED SPECIAL USE
DRAWINGS
10-7-2025

NOT FOR CONSTRUCTION



ARCHITECT:
ad ADD / Architecture Design Office
701 Main Street
Richmond, Virginia 23219
804.353.0100

3317 MONUMENT AVE
REAR

Proposed Townhouse Development
Richmond, VA 23221

BUILDING ELEVATIONS

PROJ. NO.
3317
22-3317

3.101



1 EAST SIDE
3.102 34 FT



2 WEST SIDE
3.102 34 FT

REVISED SPECIAL USE
DRAWINGS
10-7-2025

NOT FOR CONSTRUCTION



3317 MONUMENT AVE
REAR

Proposed Townhouse Development
Richmond, VA 23221

BUILDING ELEVATIONS

PROJ. NO.
3317R
22-3317

3.102



VIEW ALONG SOUTH ALLEY FROM EAST CORNER

REVISED SPECIAL USE
DRAWINGS
10-7-2025

NOT FOR CONSTRUCTION



ARCHITECT:
ADD / Architecture Design Office
1111 Main Street
Richmond, Virginia 23219
(804) 343-1212



VIEW ALONG SOUTH ALLEY FROM WEST CORNER

**3317 MONUMENT AVE
REAR**

Proposed Townhouse Development
Richmond, VA 23221

EXTERIOR VIEW

PROJ. NO.
3317
22-3317



REVISED SPECIAL USE
DRAWINGS
10-7-2025

NOT FOR CONSTRUCTION



ARCHITECT:
ad ADD / Architecture Design Office
101 Main Street
Richmond, Virginia 23219
804.643.1212

**3317 MONUMENT AVE
REAR**

Proposed Townhouse Development
Richmond, VA 23221

EXTERIOR VIEW

PROJECT
NUMBER
22-3317

AERIAL VIEW FROM SOUTHWEST

3.302



BIRD'S EYE VIEW FROM NORTHEAST

REVISED SPECIAL USE
DRAWINGS
10-7-2025

NOT FOR CONSTRUCTION



ARCHITECT:
ADD / Architecture Design Office
1711 Main Street
Richmond, Virginia 23219
804.353.1212

3317 MONUMENT AVE
REAR

Proposed Townhouse Development
Richmond, VA 23221

EXTERIOR VIEW

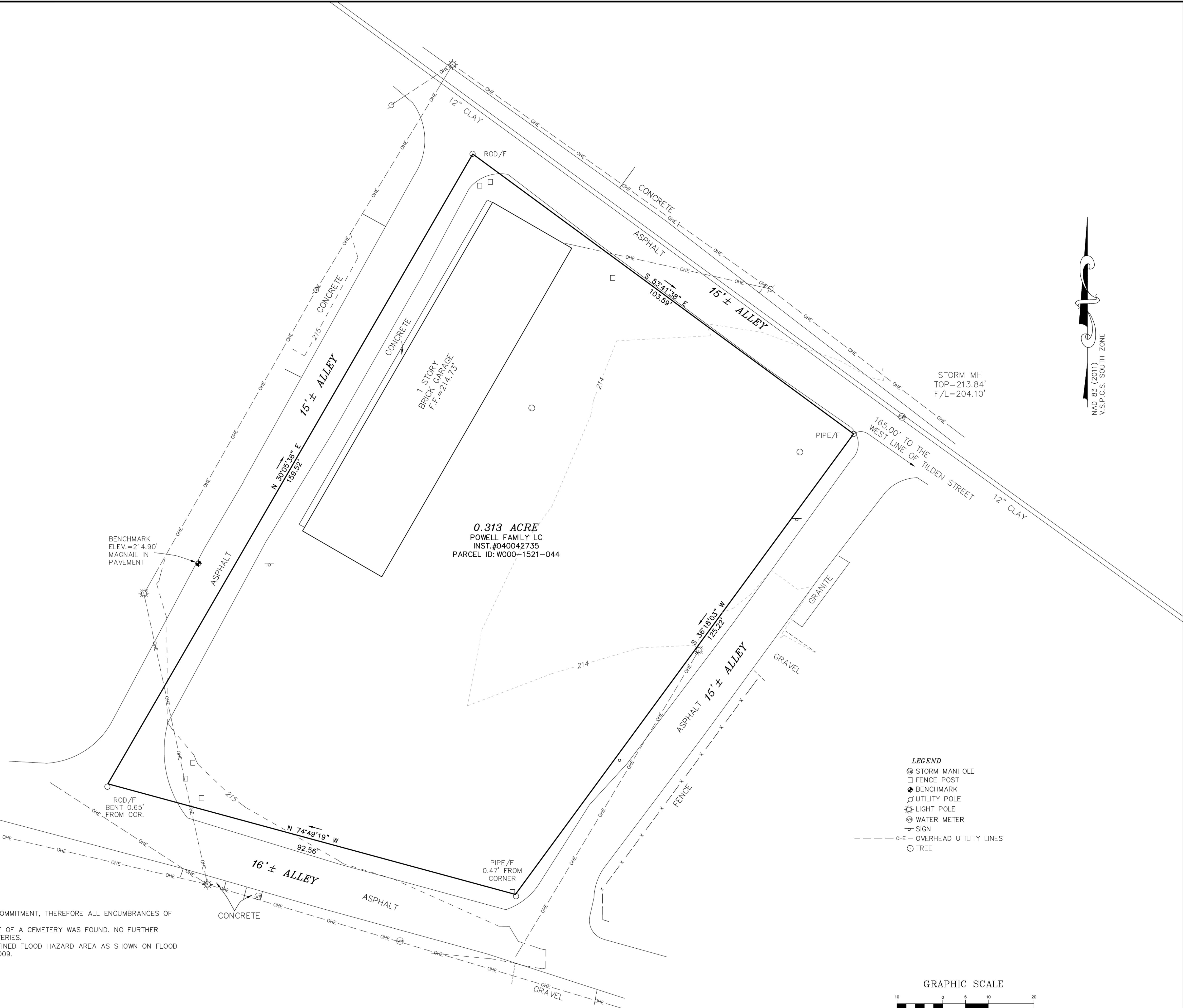
PROJ. NO.
3317
22-3317

3.303

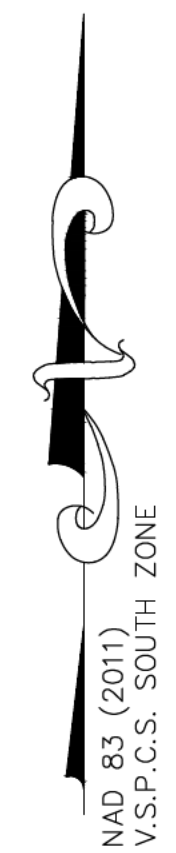
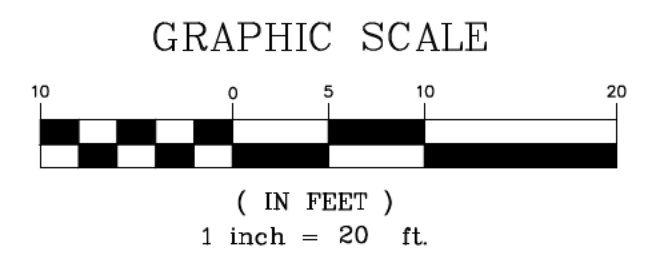


NOTES:
 1.) OWNERSHIP:
 POWELL FAMILY LC
 INST.#040042735
 PARCEL ID: W000-1521-044

- 2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL ENCUMBRANCES OF RECORD MAY NOT BE SHOWN HEREON.
- 3.) DURING THE PROCESS OF THIS TOPOGRAPHIC SURVEY, NO EVIDENCE OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THE PARCEL HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- 4.) THE PROPERTY SHOWN HEREON LIES IN ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #5101290028D, EFFECTIVE DATE APRIL 2, 2009.
- 5.) DATUM - VERTICAL - NAVD 88
 HORIZONTAL - NAD 83 (2011) V.S.P.C.S. NORTH ZONE
- 6.) THE CONTOUR INTERVAL AS SHOWN HEREON IS 1'.
- 7.) NO UNDERGROUND UTILITIES ARE SHOWN HEREON.



- LEGEND**
- ⊙ STORM MANHOLE
 - FENCE POST
 - BENCHMARK
 - UTILITY POLE
 - ⊛ LIGHT POLE
 - ⊙ WATER METER
 - ⊙ SIGN
 - OHE - OVERHEAD UTILITY LINES
 - TREE



ThomaSurveying
 2303 Darley Drive
 Powhatan, VA 23139
 804-239-5118



TOPOGRAPHIC SURVEY SHOWING 0.313 ACRES OF LAND KNOWN AS PARCEL ID W000-1521-044
 CITY OF RICHMOND, VA

REVISIONS

DESIGNED BY:	
DRAWN BY:	KJ
CHECKED BY:	KJ
SCALE:	1" = 10'
DATE:	1/31/2023
PROJECT NUMBER:	



**City of Richmond
Department of Planning
& Development Review**

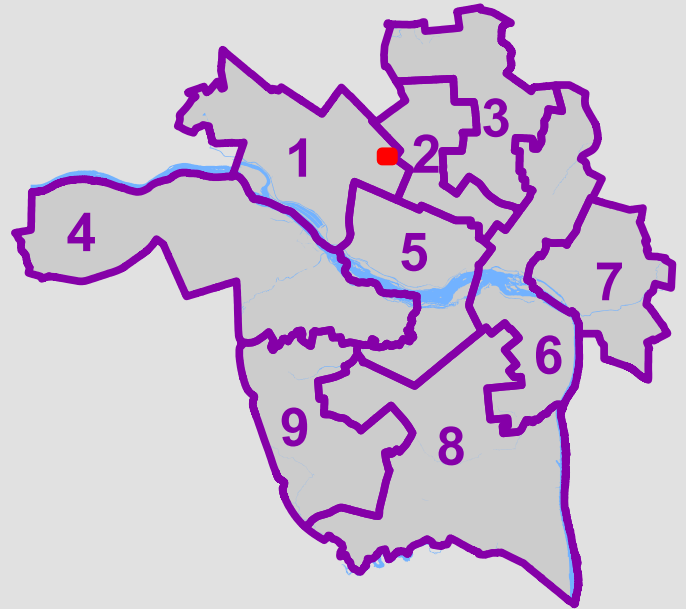
Special Use Permit

LOCATION: 3317 Rear Monument Avenue

APPLICANT: Mark Baker

COUNCIL DISTRICT: 1

PROPOSAL: To authorize the special use of the property known as 3317 Rear Monument Avenue for the purpose of up to four single-family attached dwellings, upon certain terms and conditions.



*For questions, please contact Shaianna Trump
at 804-646-7319 or shaianna.trump2@rva.gov*

