

**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: 3200 N 2nd Avenue

Date: _____

Tax Map #: N0001070010 Fee: \$300

Total area of affected site in acres: 0.337

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

Zoning

Current Zoning: R-6 Residential

Existing Use: Single-family

Proposed Use

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

Construction of four single-family attached dwellings, and two new single-family detached dwellings

Existing Use: One (1) detached two-family dwelling

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) 874-6275

Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: WATCHTOWER HOMES AND CONSTRUCTION LLC

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: 200 SOUTH 10TH ST

City: RICHMOND

State: VA

Zip Code: 238219

Telephone: ()

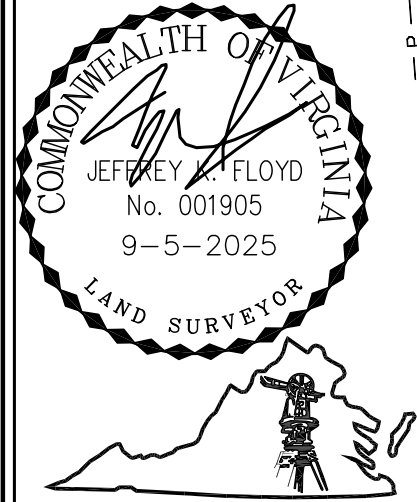
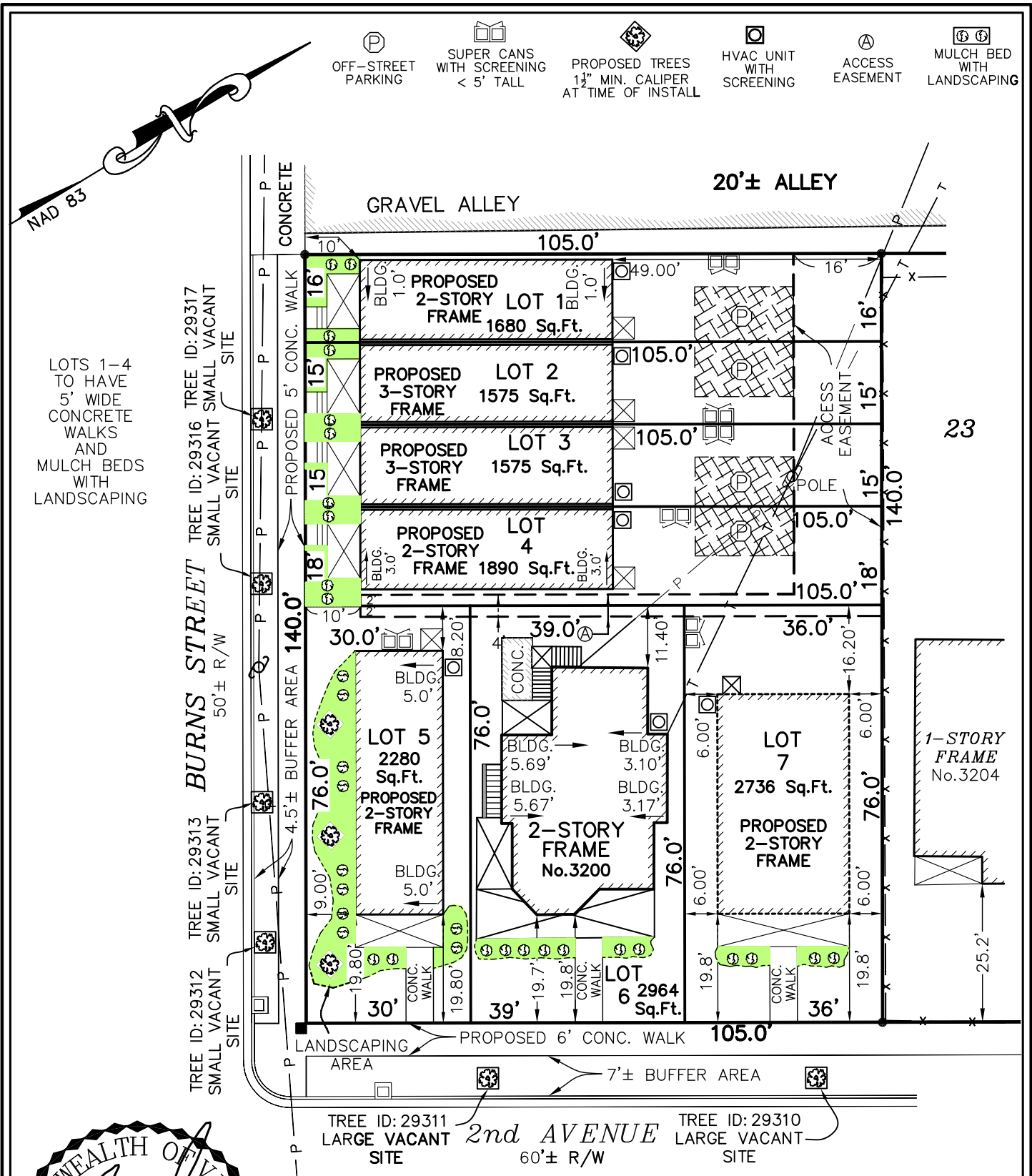
Fax: ()

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)



Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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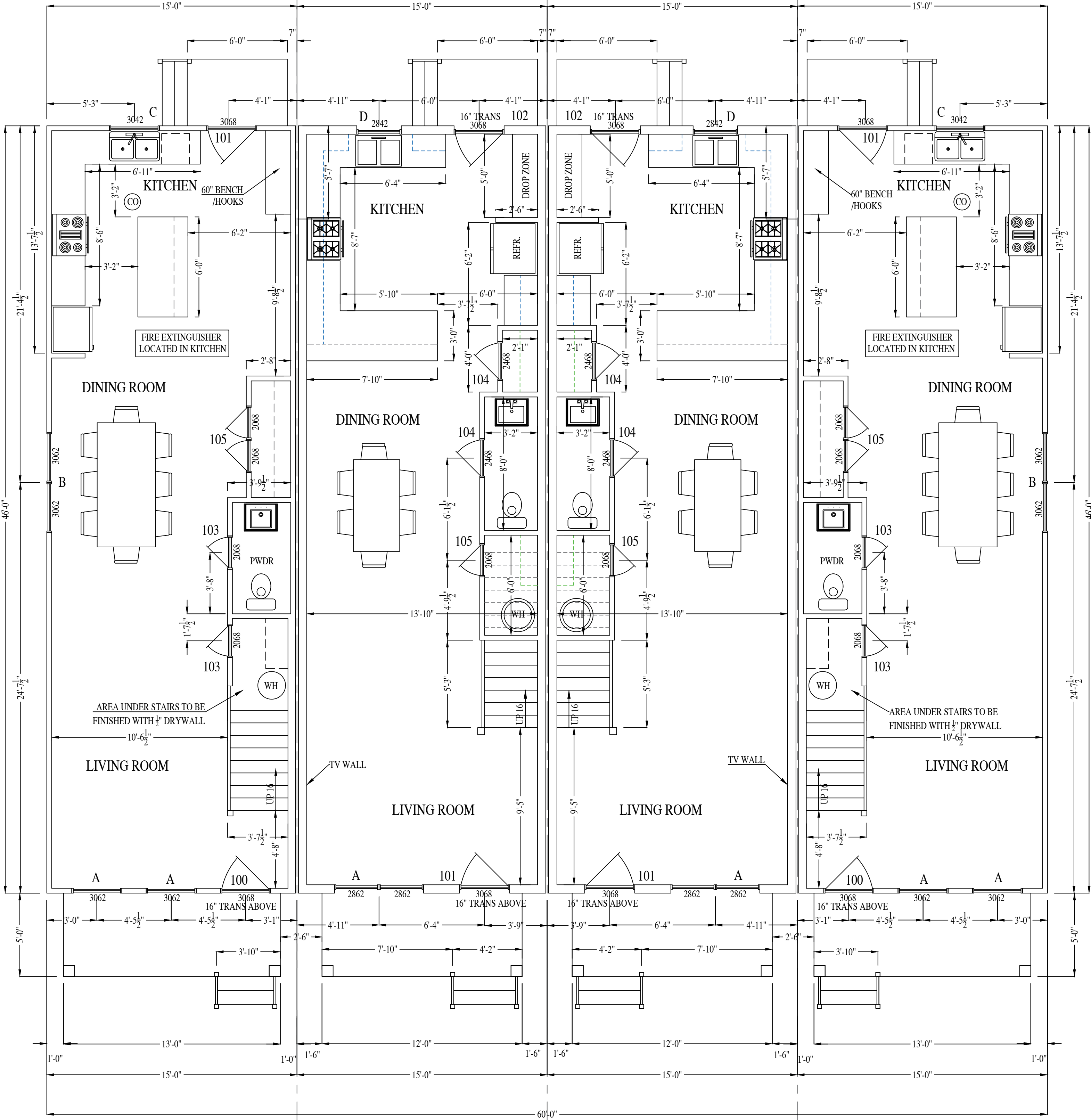
SKETCH SHOWING A PROPOSED DIVISION
ON LOTS 24-26, BLOCK "16",
"HIGHLAND PARK"
IN THE CITY OF RICHMOND, VA.

REVISED: 9-5-2025
REVISED: 7-15-2025
REVISED: 7-3-2025
DATE: 4-24-2024
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=25'
JOB NO. 240316160

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4
NOTE: WALLS DRAWN AT THICKNESS OF 4" (2X4) OR 6" (2X6)

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FIRST FLOOR PLAN

NOTE: ALL EXTERIOR WALLS ON 1ST FLOOR ARE 2X6 SPF 16" O.C.

BURNS 4 UNITS ATTACHED

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

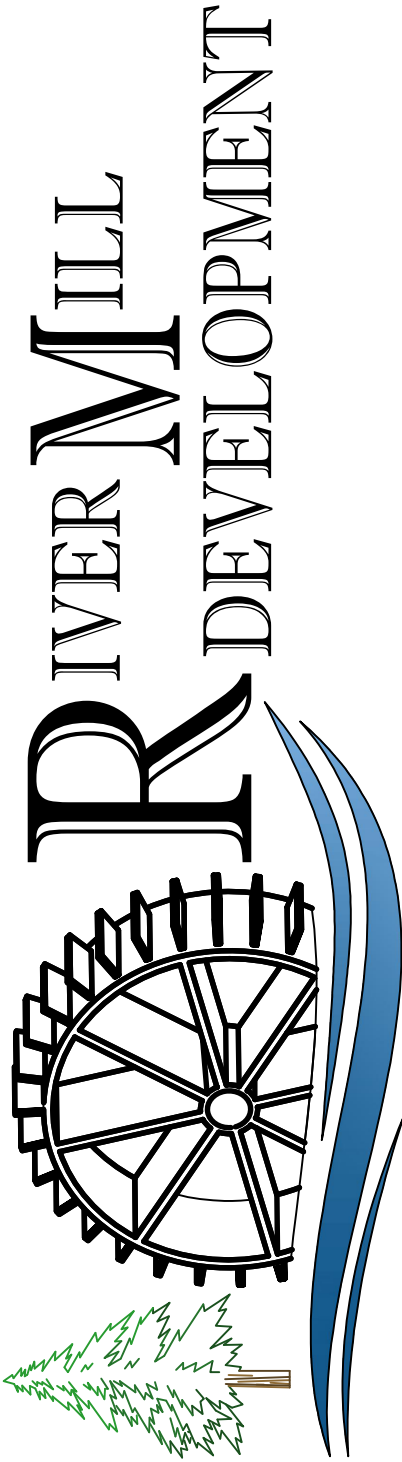
REVISION NOTES

DATE	START

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

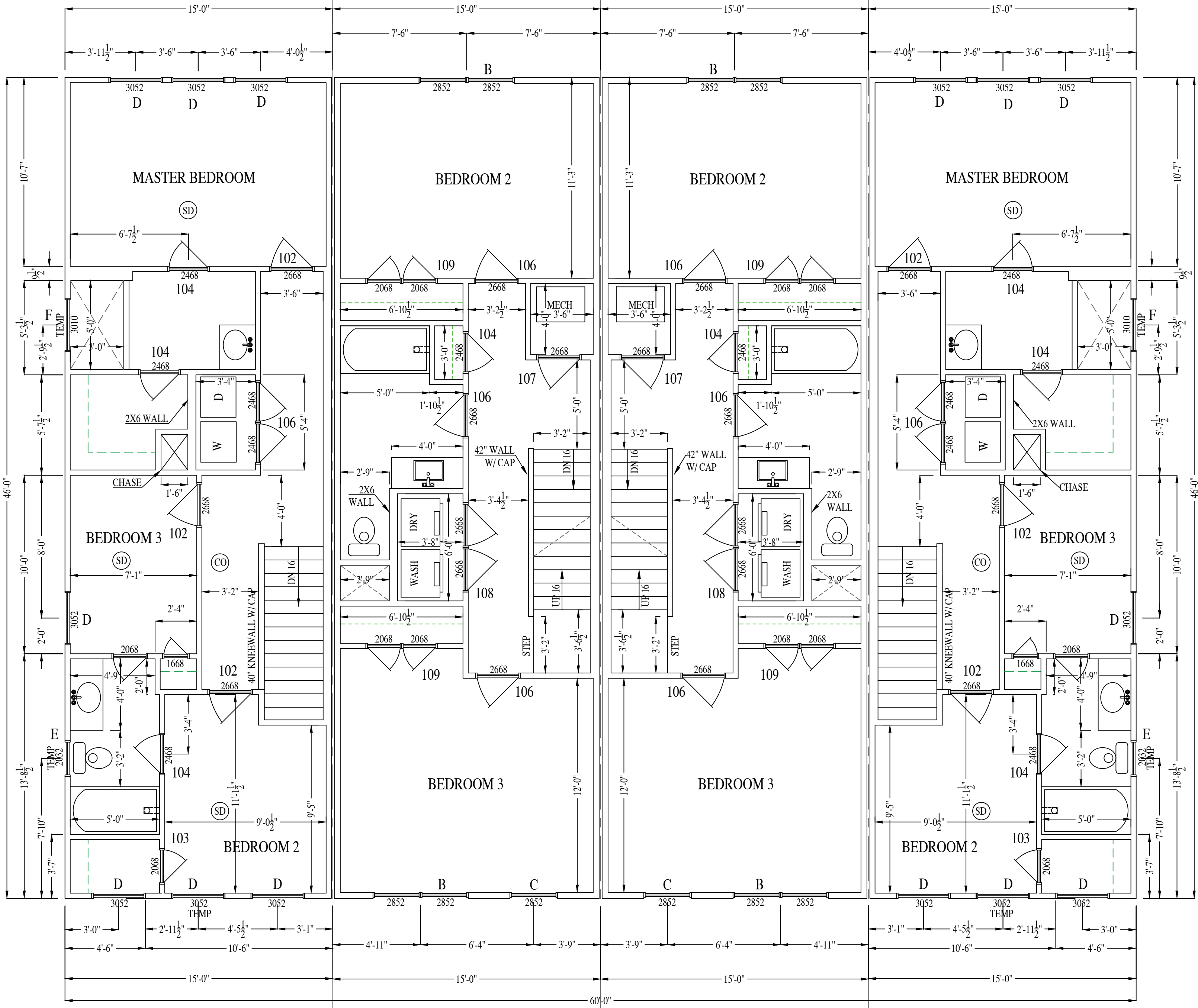
DATE:
7-10-2025

SHEET:
A1.1



NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4
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SECOND FLOOR PLAN

BURNS 4 UNITS ATTACHED

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PHONE: (434) 774-4535

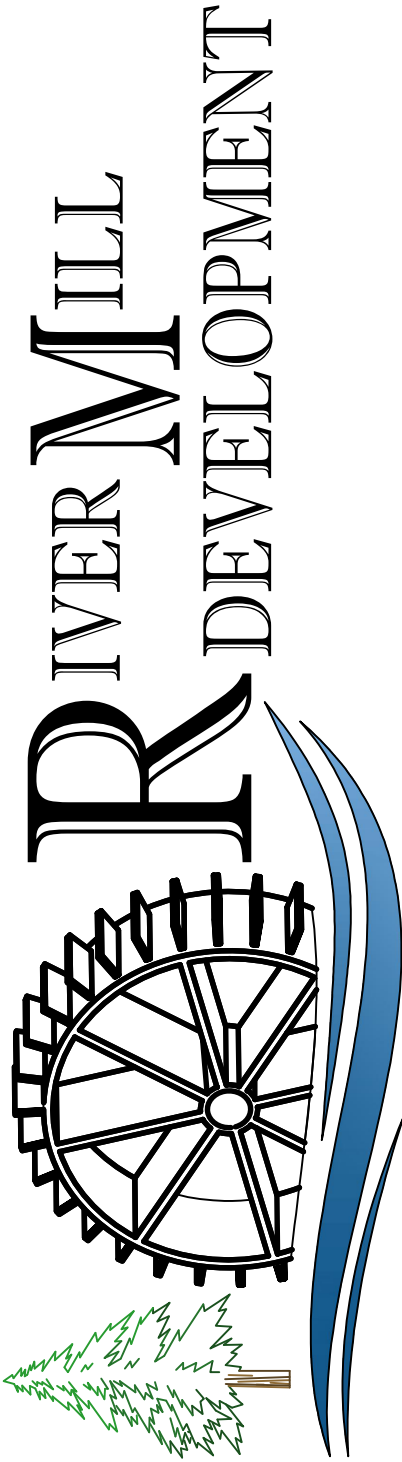
REVISION NOTES

DATE	START

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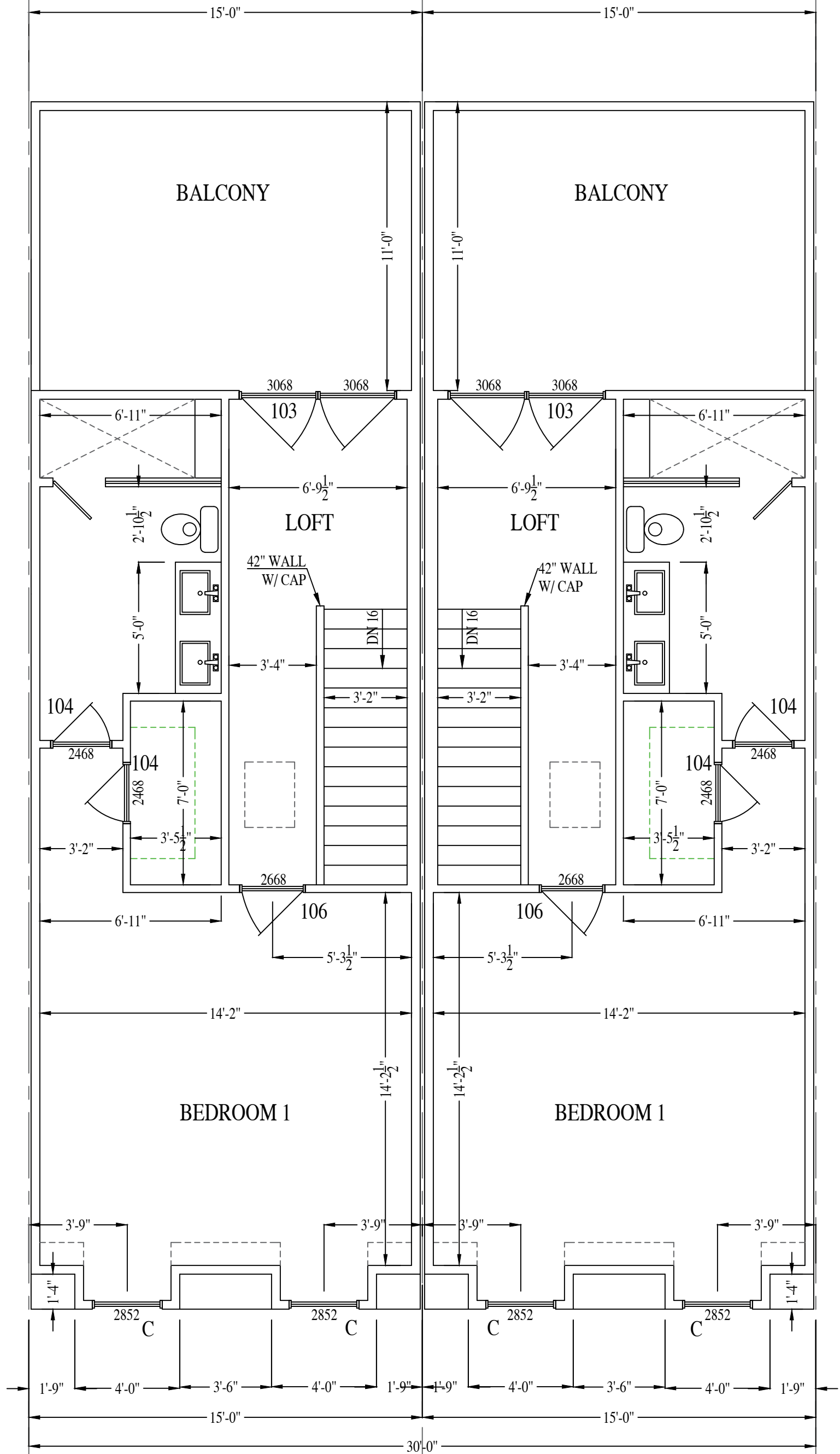
DATE:
7-10-2025

SHEET:
A1.2



NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32
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THIRD FLOOR PLAN

BURNS 4 UNITS ATTACHED

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REVISION NOTES

DATE	START

SCALE:

1/4" = 1'-0"

DATE:

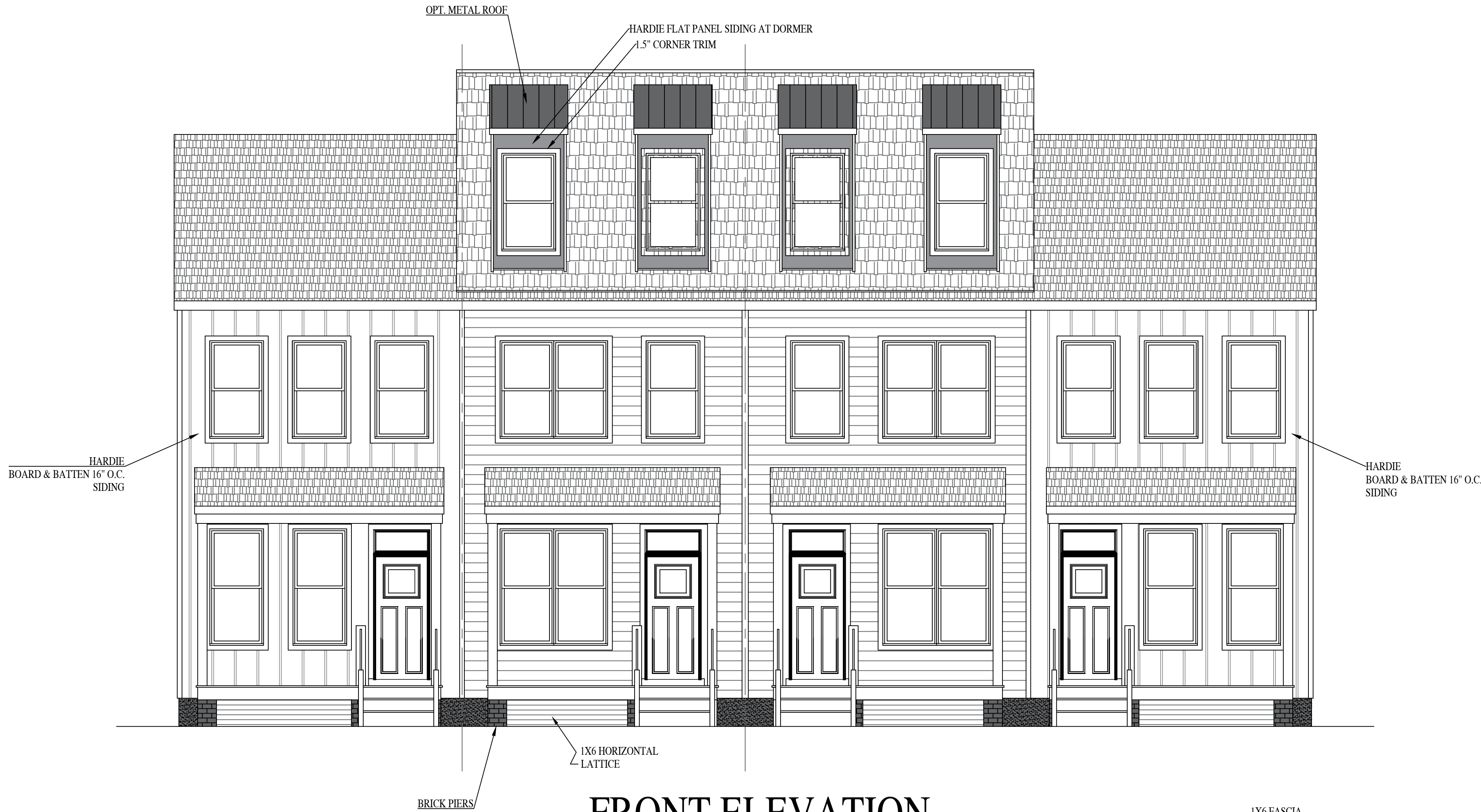
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SHEET:

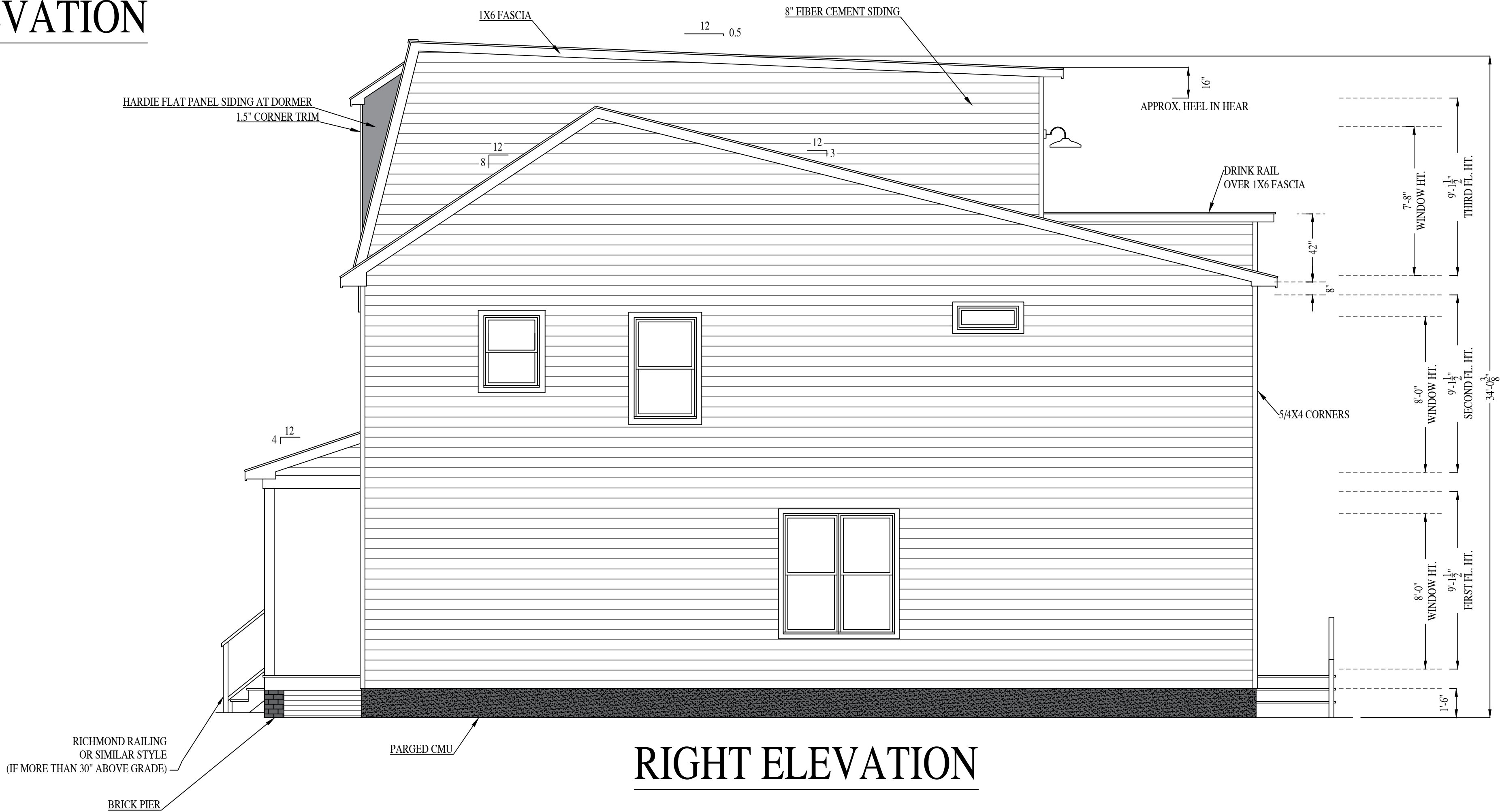
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FRONT ELEVATION



RIGHT ELEVATION

BURNS 4 UNITS ATTACHED

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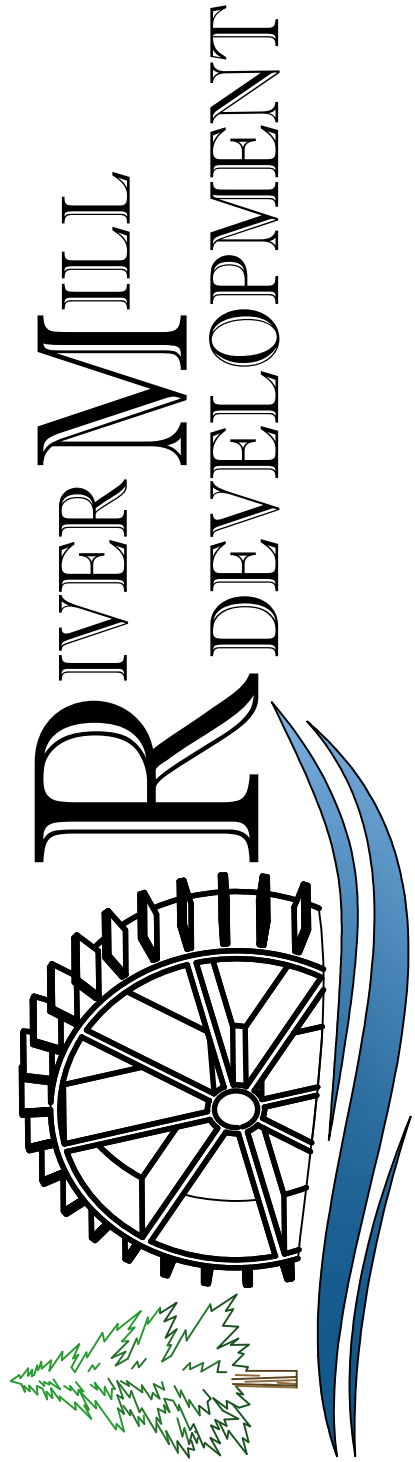
REVISION NOTES

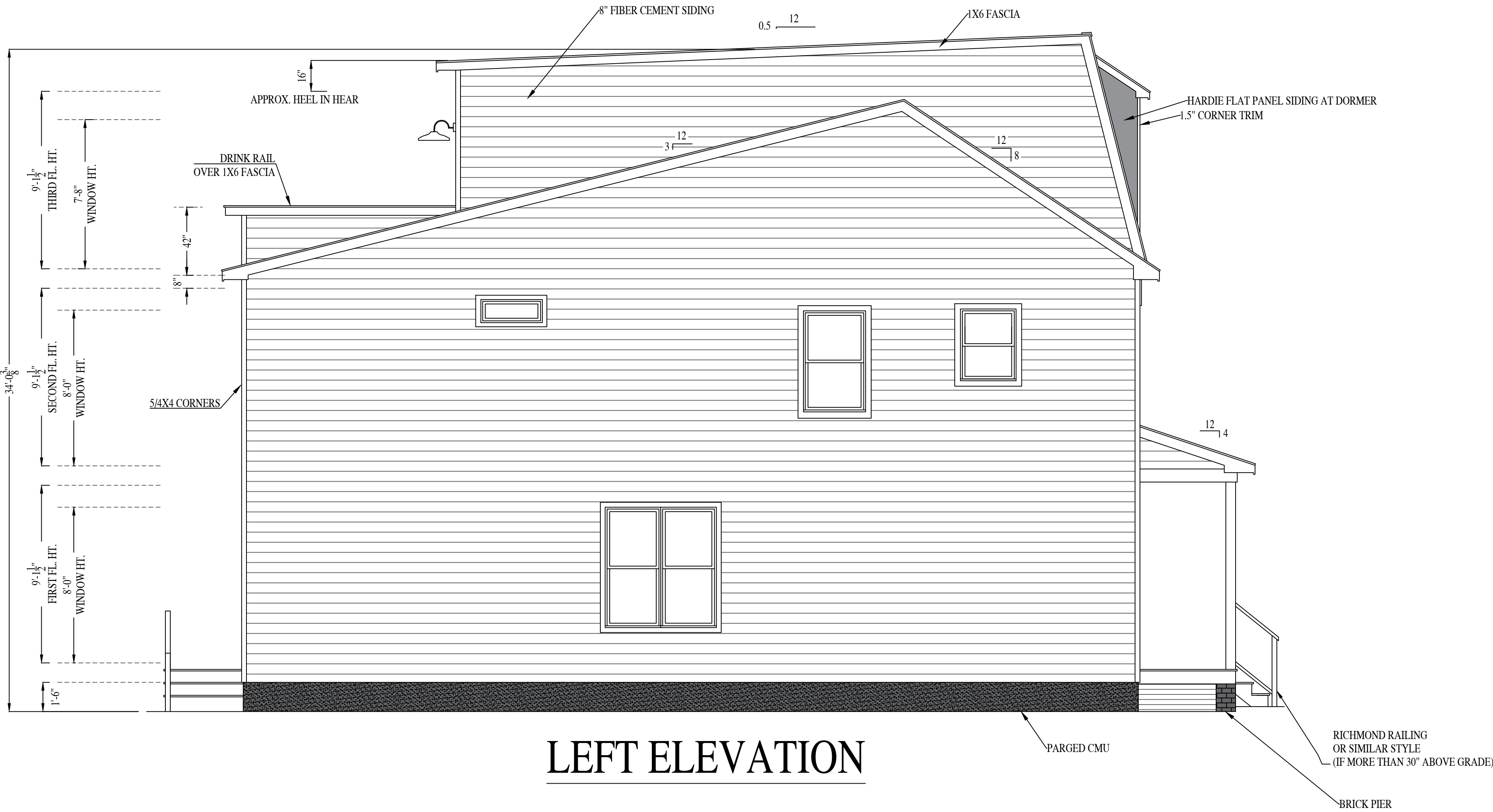
DATE	START

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

DATE:
7-10-2025

SHEET:
A2.1





LEFT ELEVATION



REAR ELEVATION

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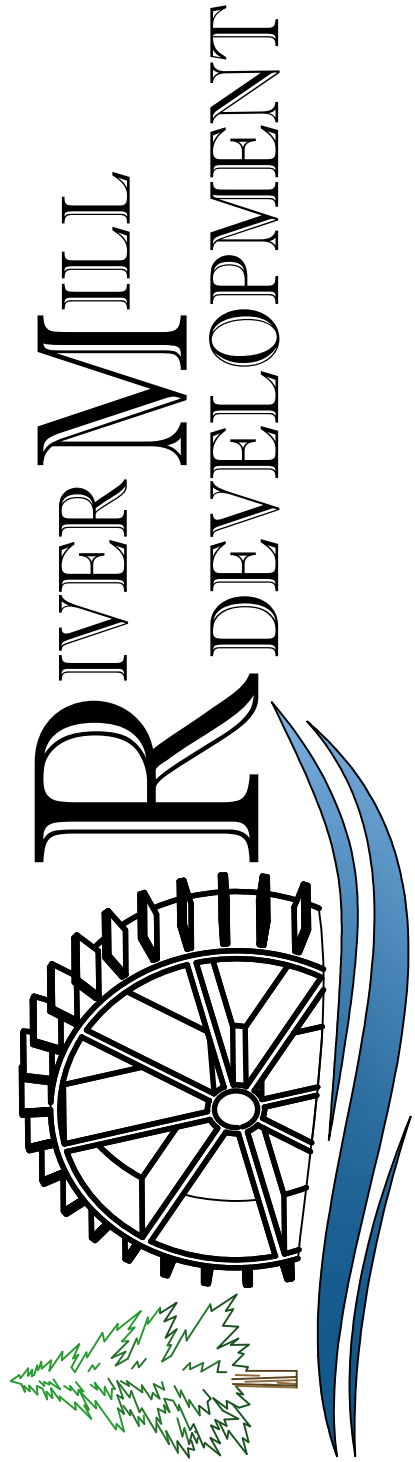
REVISION NOTES

DATE	START

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

DATE:
7-10-2025

SHEET:
A2.2



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ALL SINGLE WINDOW AND DOOR HEADERS
TO BE (2) 2X8 MIN. UNLESS OTHERWISE NOTED.

1ST FLOOR HEATED SQ. FOOTAGE: 960 S.F.

2ND FLOOR HEATED SQ. FOOTAGE: 854 S.F.

24' X 40' DETACHED

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM

NIVENMILLDEV@LOF.MEN1@OMAIL.COM

REVISION NOTES

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SCALE:

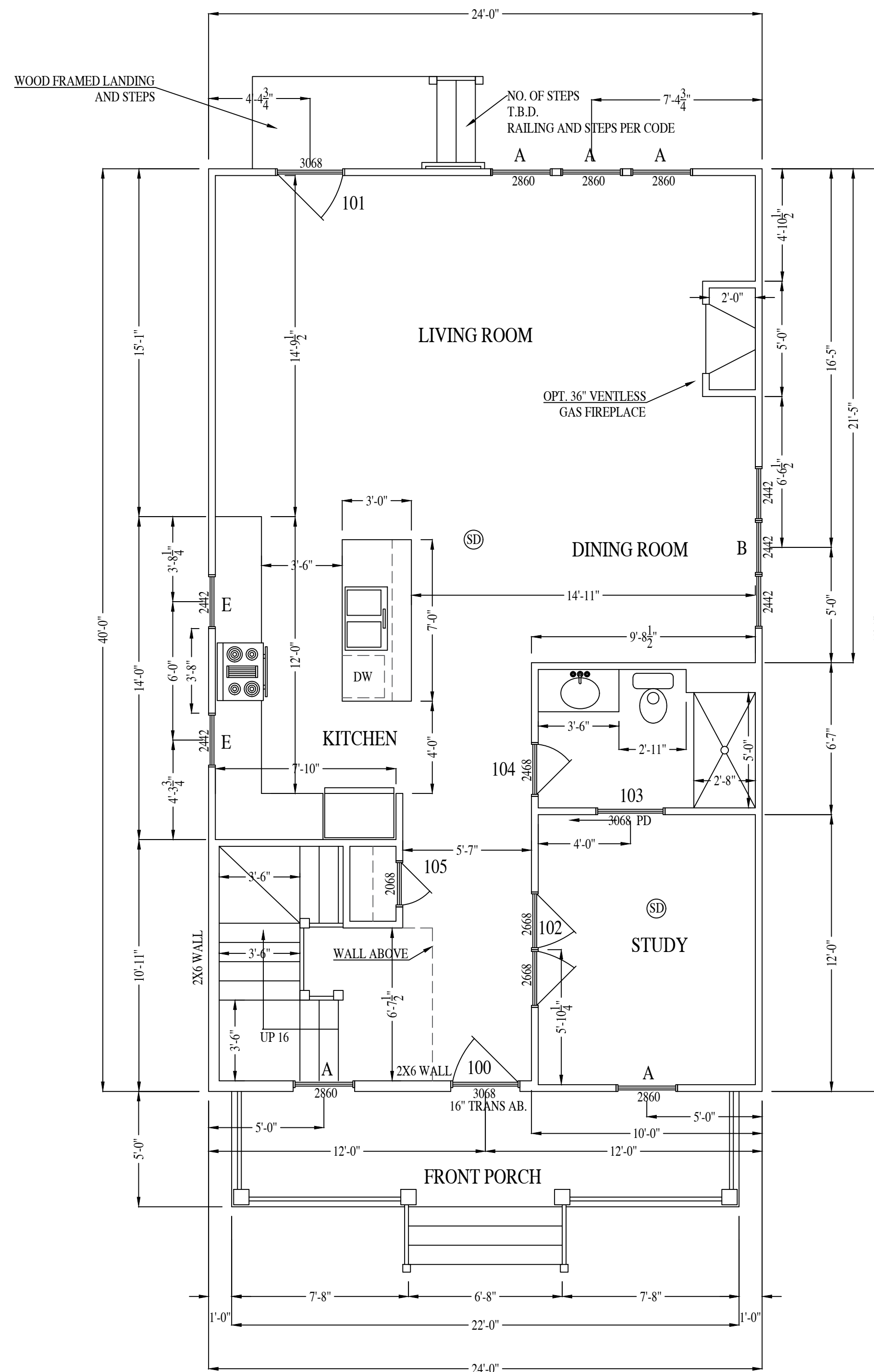
$$1/4'' = 1'-0''$$

DATE:

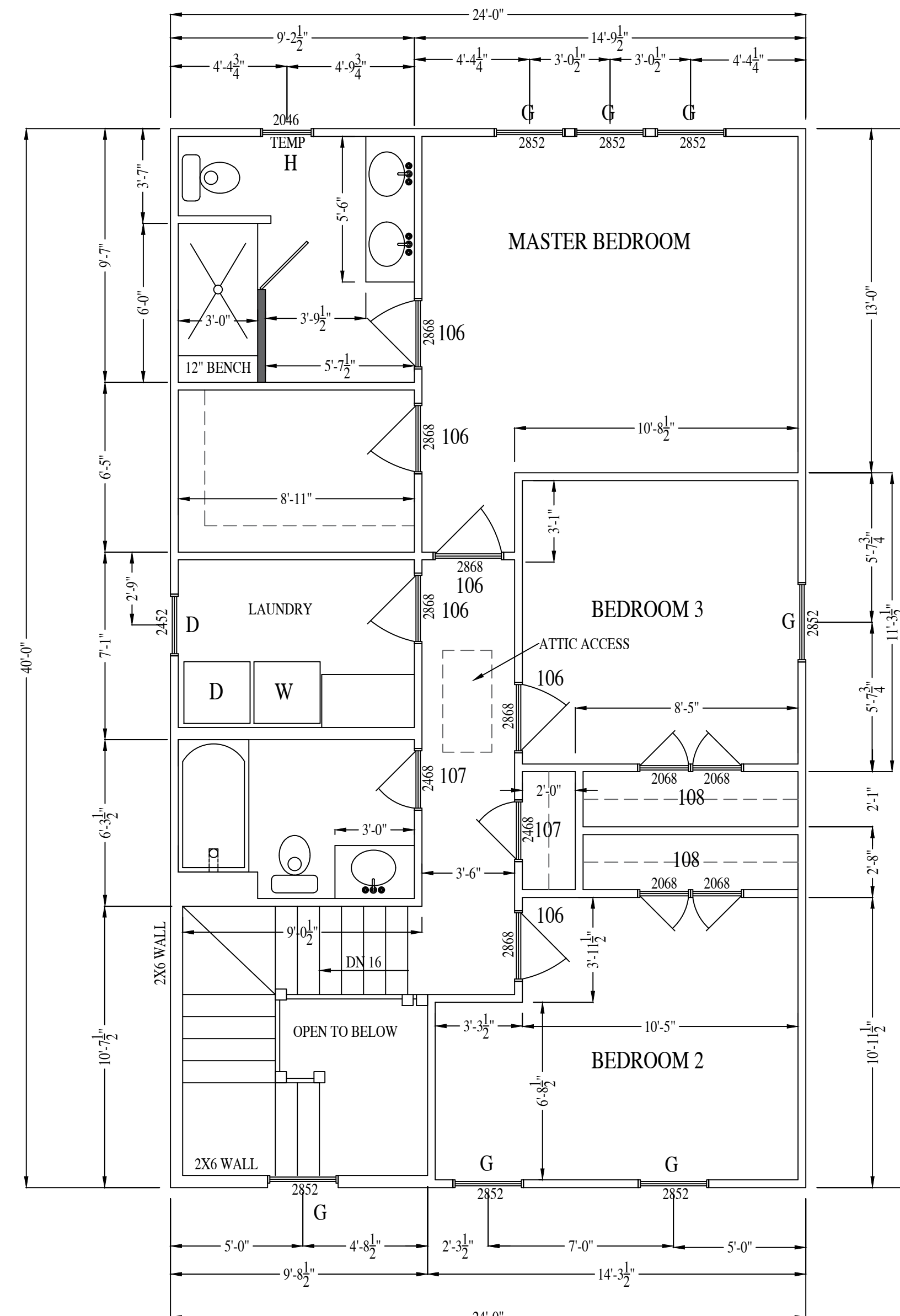
7-10-2025

SHEET:

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FIRST FLOOR PLAN

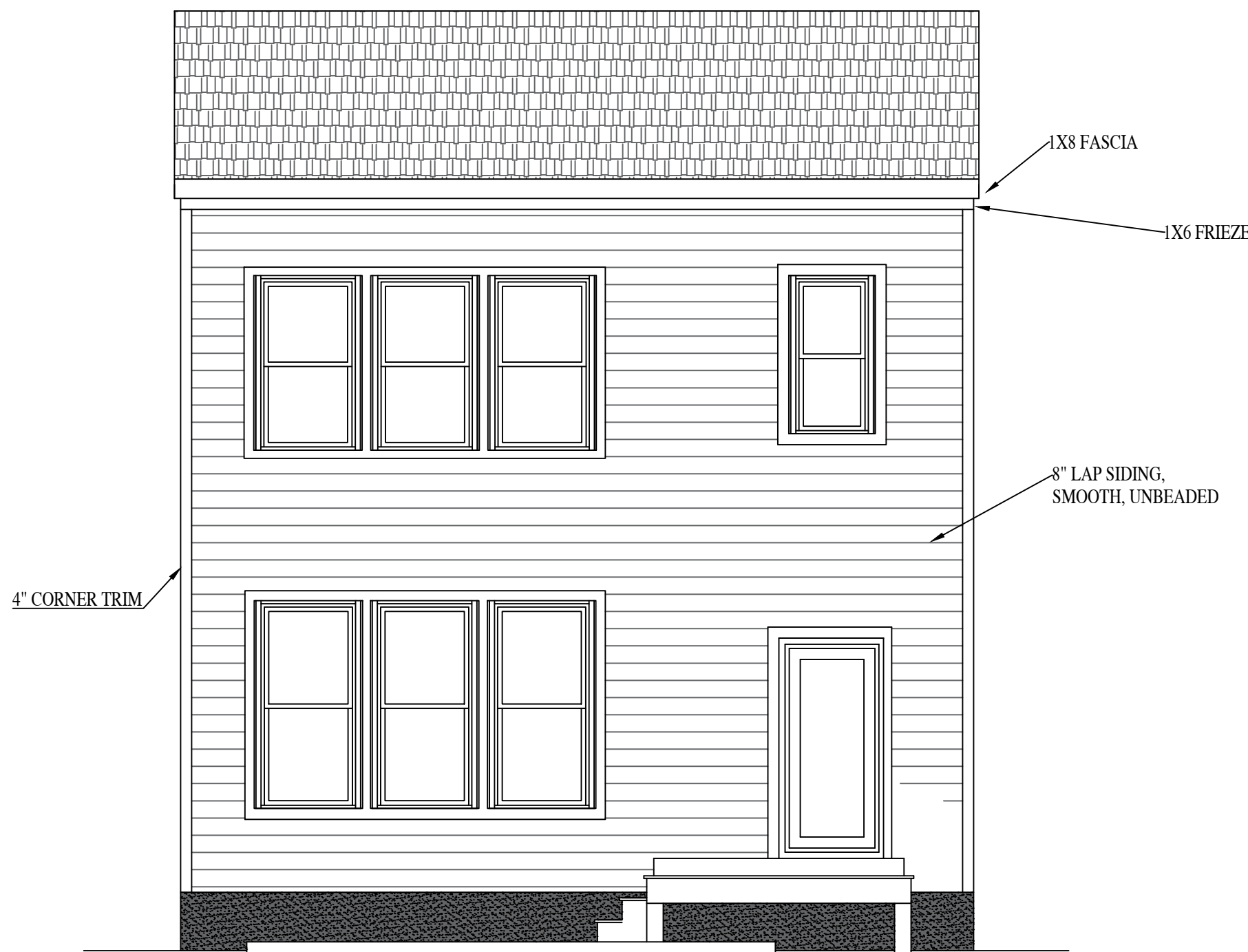


SECOND FLOOR PLAN

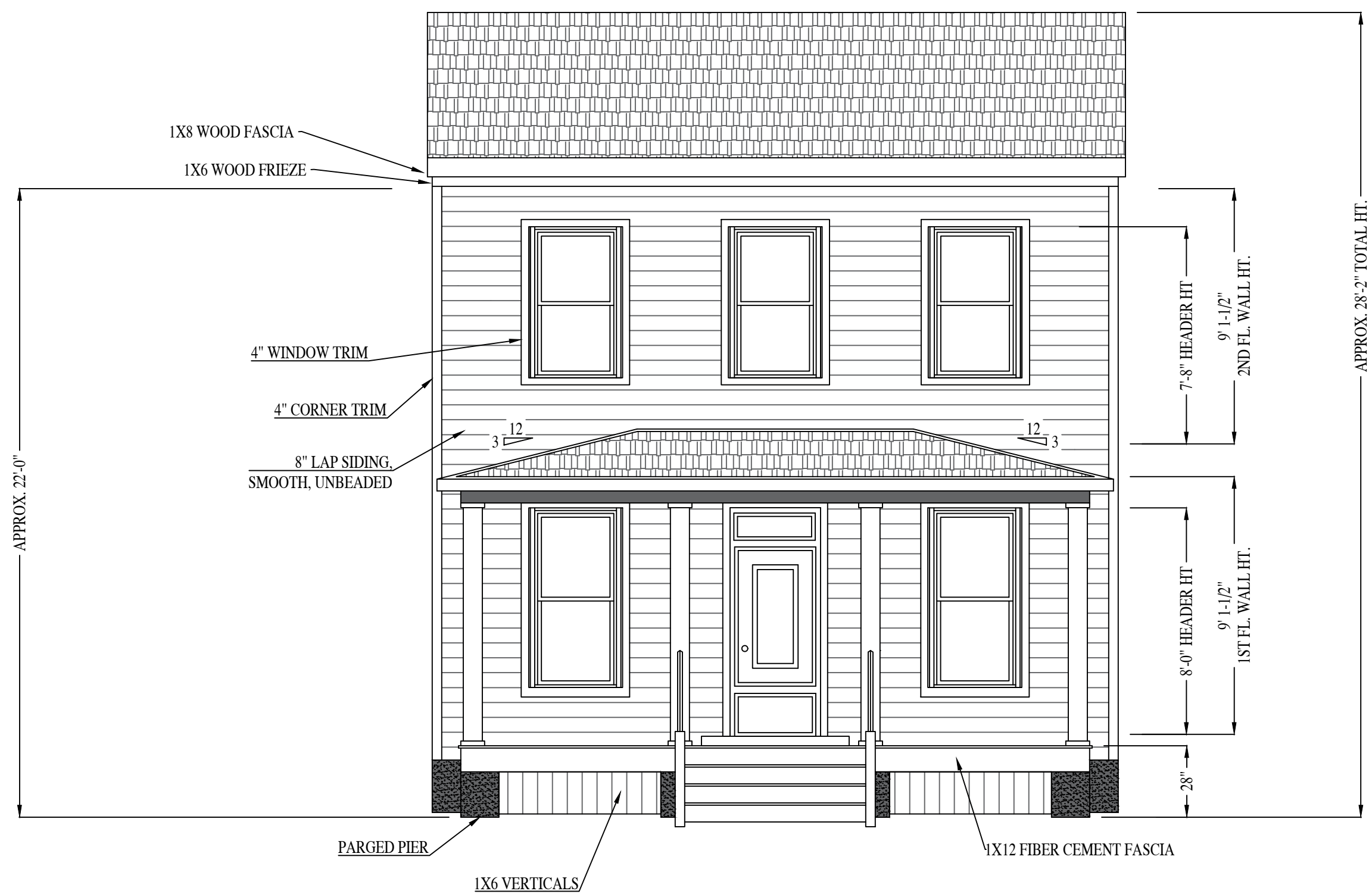
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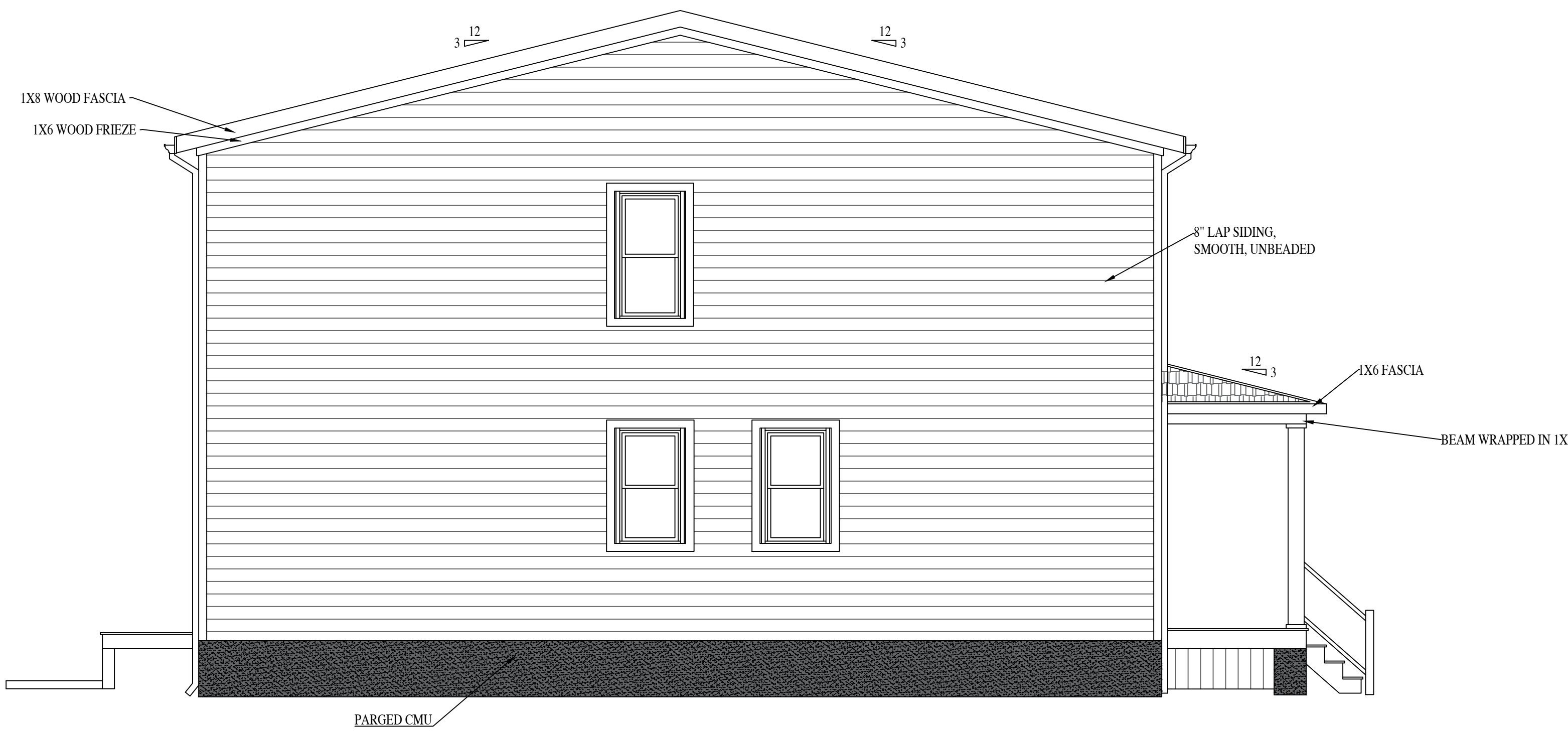
RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION

24' X 40' DETACHED

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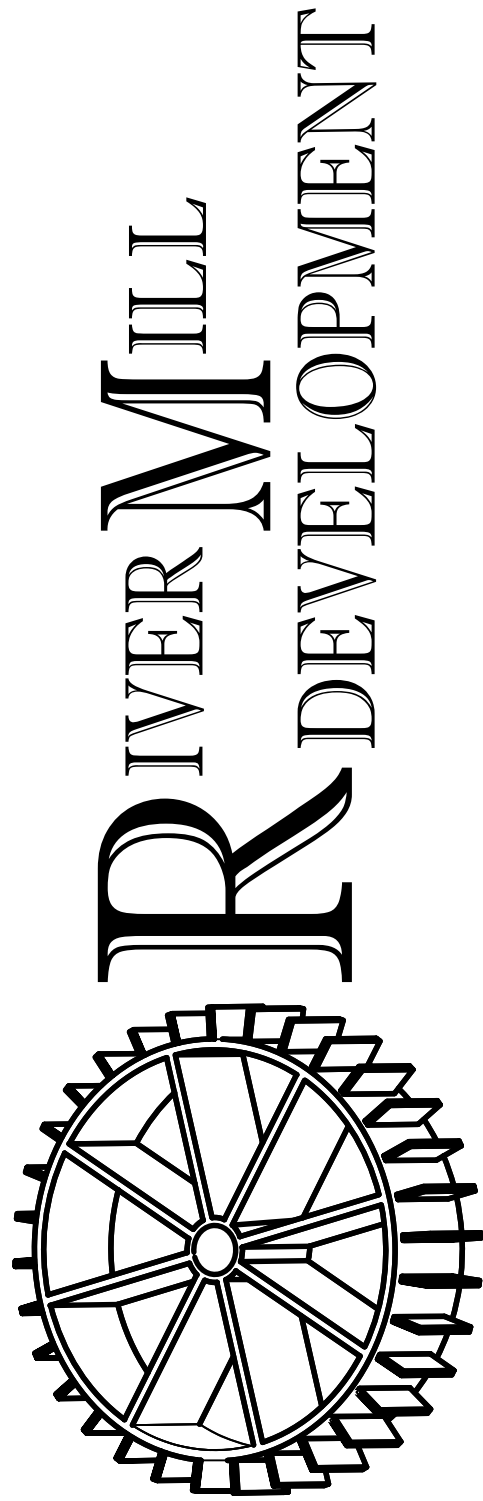
REVISION NOTES

7-16-19	START

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

DATE:
7-10-2025

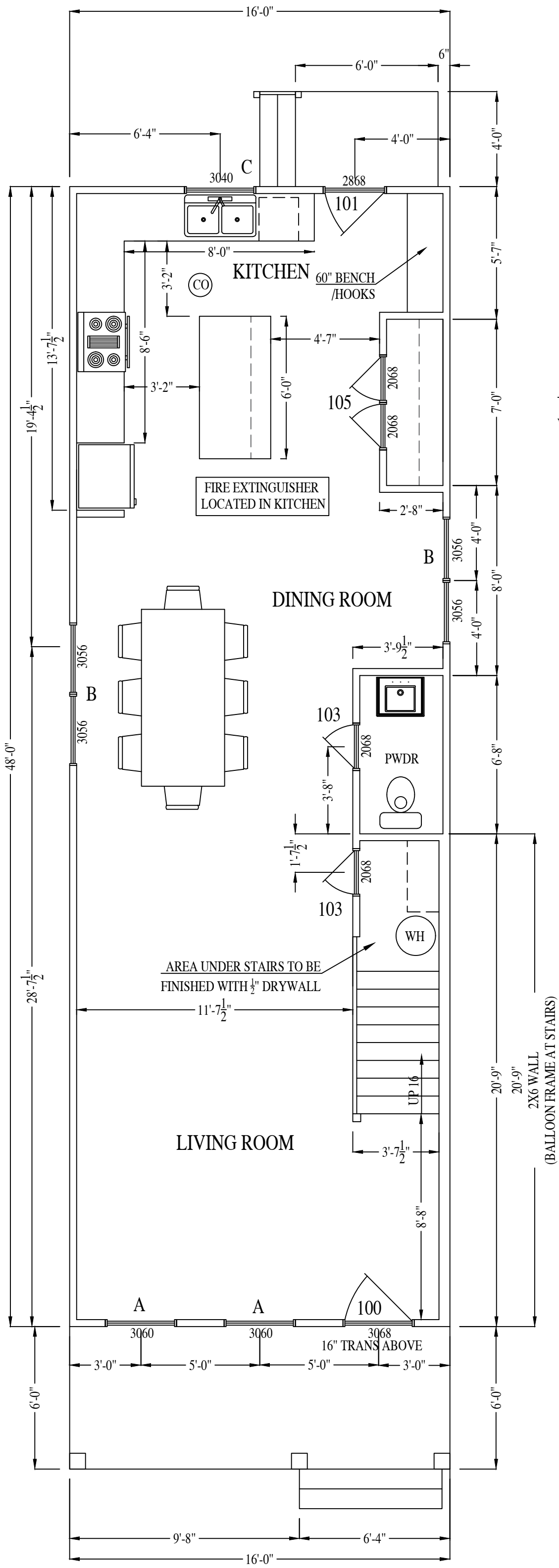
SHEET:
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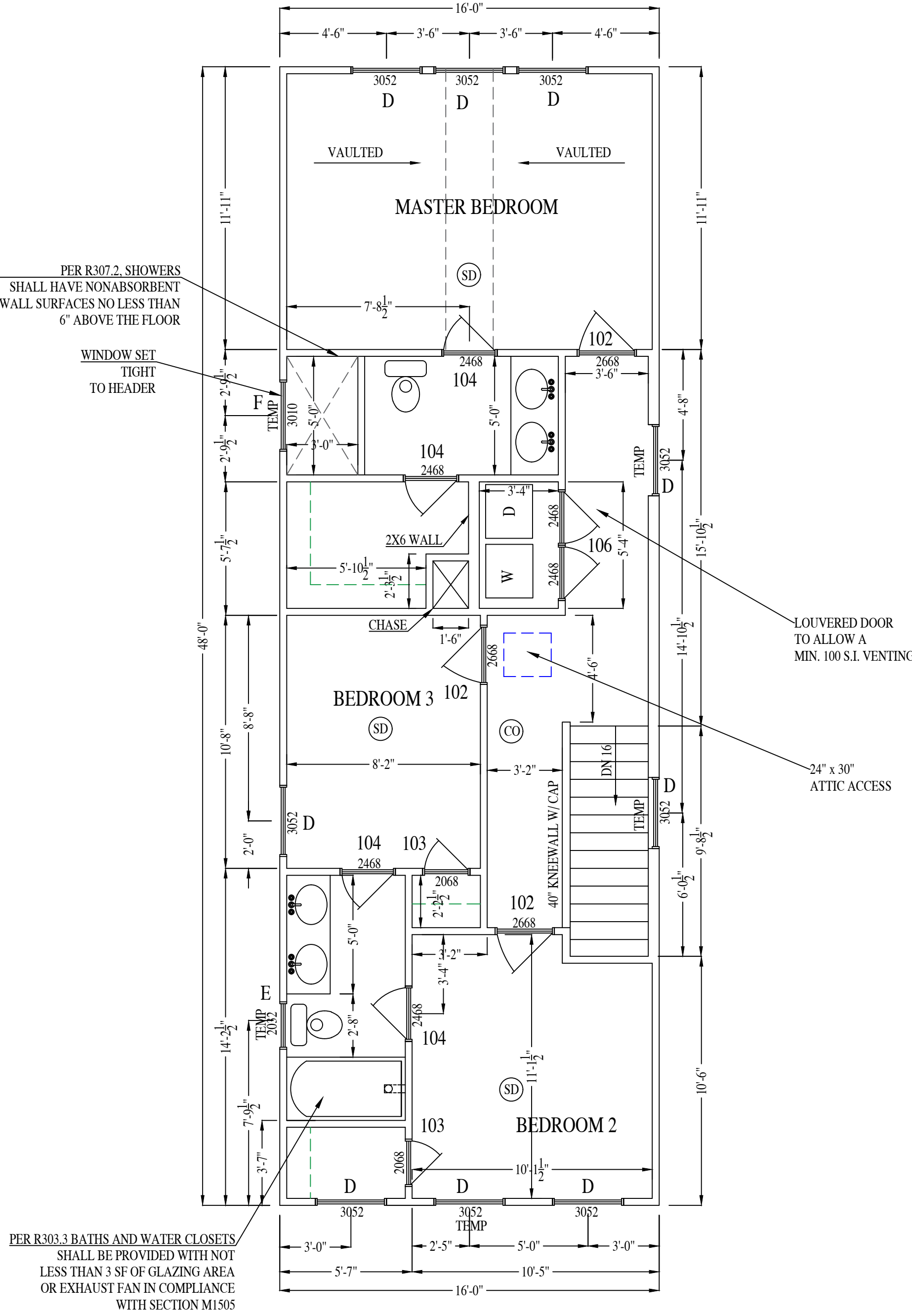
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1ST FLOOR HEATED SQ. FOOTAGE: 768 S.F.
2ND FLOOR HEATED SQ. FOOTAGE: 768 S.F.

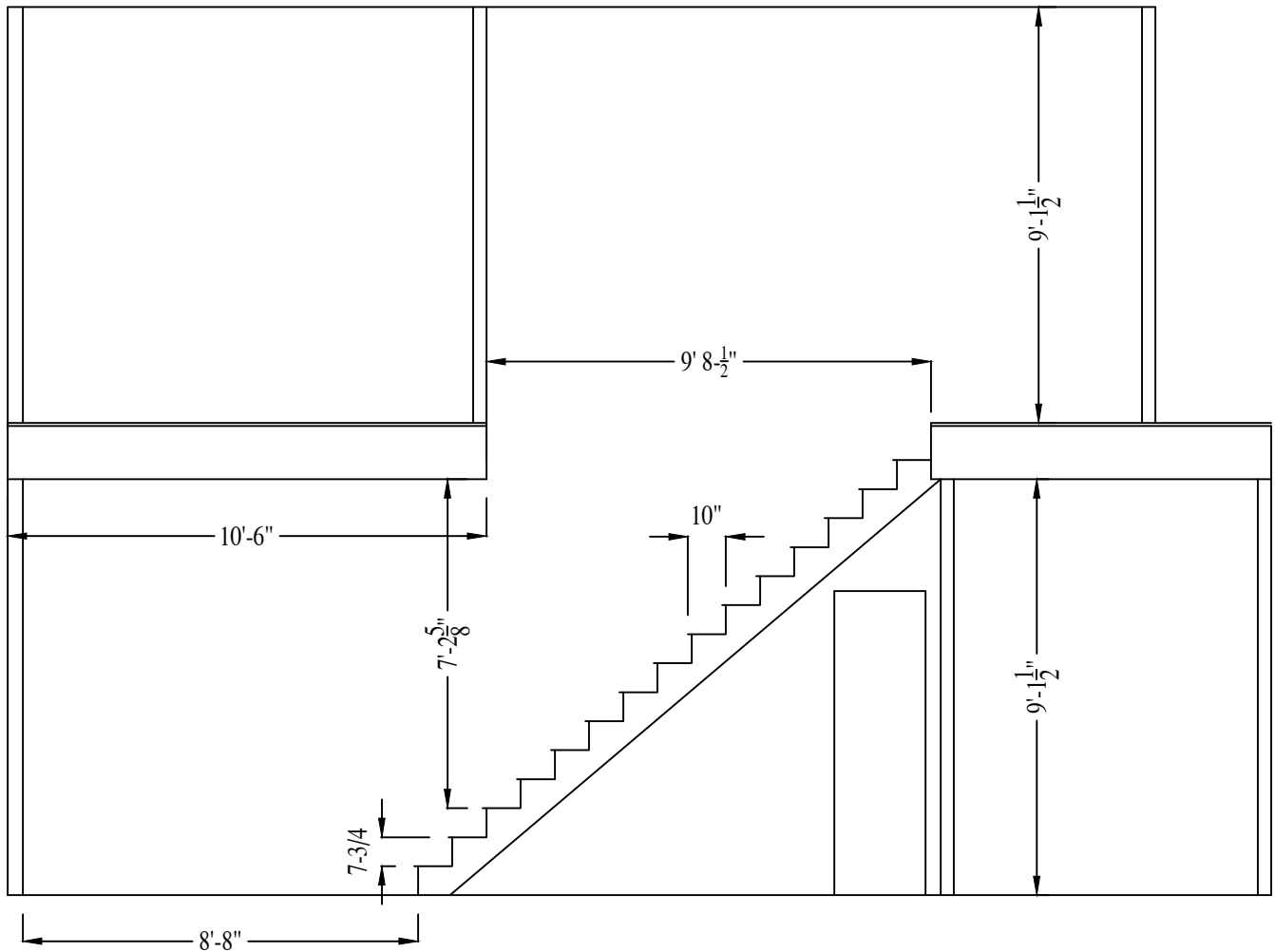
CO + SMOKE DETECTOR (CO)
SMOKE DETECTOR (SD)



FIRST FLOOR PLAN



SECOND FLOOR PLAN



16' X 48' DETACHED

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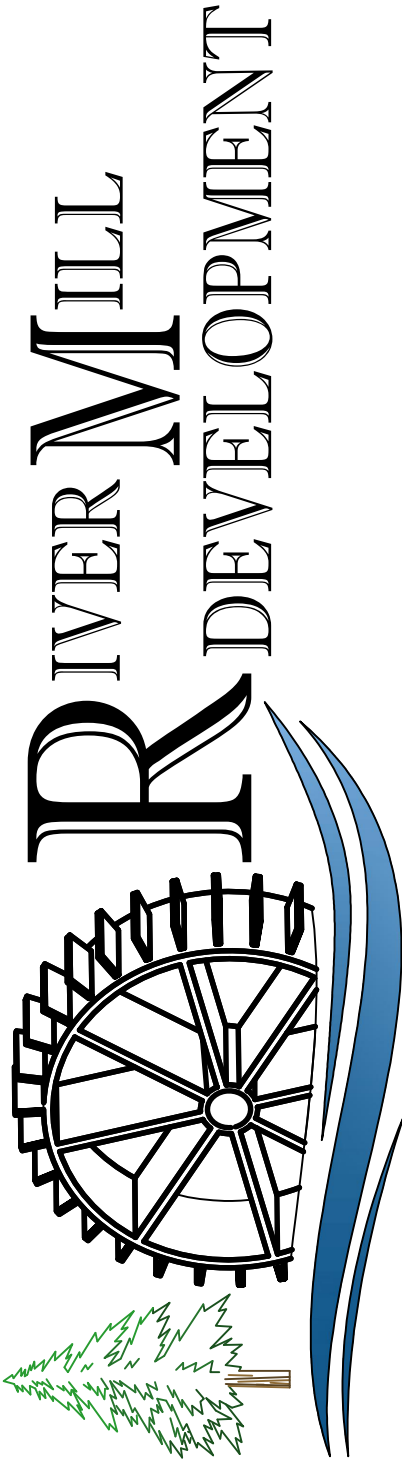
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DATE:
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SHEET:
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16' X 48' DETACHED

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[illegible]
$$1/4'' = 1'-0''$$

7-10-2025

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