

INTRODUCED: July 27, 2026

AN ORDINANCE No. 2026-177

To authorize the special use of the properties known as 1800 North 27th Street and 1802 North 27th Street for the purpose of up to four single-family detached dwellings, upon certain terms and conditions, and to repeal Ord. No. 2024-327, adopted Feb. 10, 2025, and all amendatory ordinances thereto.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 14 2026 AT 6 P.M.

WHEREAS, the owner of the properties known as 1800 North 27th Street and 1802 North 27th Street, which are situated in a R-5 Single-Family Residential District, desires to use such properties for the purpose of up to four 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, and 30-410.6, concerning lot coverage, 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

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

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 1800 North 27th Street and 1802 North 27th Street and identified as Tax Parcel Nos. E000-1085/025 and E000-1085/024, respectively, in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “SUP Exhibit of Lots 12A & 13A, Block N, Peter Paul Tract, City of Richmond, Virginia,” prepared by Balzer & Associates, dated January 7, 2026, and last revised February 4, 2026, 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 detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1800 N 27th St.,” prepared River Mill Development, and dated December 10, 2025, and “SUP Exhibit of Lots 12A & 13A, Block N, Peter Paul Tract, City of Richmond, Virginia,” prepared by Balzer & Associates, dated January 7, 2026, and last revised February 4, 2026, 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 four single-family detached dwellings, substantially as shown on the Plans.

(b) No less than four off-street parking spaces shall be provided for the Special Use, substantially as 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 adjoining public right-of-way.

(f) 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.

§ 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 substantially as shown on the Plans, including without limitation the installation of asphalt pavement, curb, and gutter along North 27th Street from its intersection with X Street to the northeastern line of the Property and the installation of four street trees and sidewalk along the northwestern line of North 27th Street, 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. **Repeal of Prior Ordinances.** That Ordinance No. 2024-327, adopted February 10, 2025, all amendatory ordinances thereto, be and are hereby repealed.

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

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: June 18, 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, 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 1800 North 27th Street and 1802 North 27th Street for the purpose of up to four single-family detached dwellings, upon certain terms and conditions, and to repeal Ord. No. 2024-327, adopted Feb. 10, 2025, and all amendatory ordinances thereto.

ORD. OR RES. No. _____

PURPOSE: The applicant proposes to construct four single-family detached dwellings in a R-5 zoning district. The proposal does not meet requirements outlined in code sections 30-410.4, concerning lot area and width, 30-410.5, concerning yards and 30-410.6 concerning lot coverage, of the Code of the City of Richmond (2020), as amended. A Special Use Permit is therefore necessary to proceed with this request.

BACKGROUND: The properties are located in the Woodville neighborhood on North 27th Street between X Street and Y Street. There is an alley to the rear of the property, providing vehicular access to the proposed off-street parking. Collectively, the properties have an area of approximately 7,236 square feet (0.16 acres). The proposed density is four units upon 0.16 acres or 25 units per acre. The City's Richmond 300 Master Plan designates the 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. Single-family dwellings are identified as a primary use in this category.

COMMUNITY ENGAGEMENT: Fairmount Neighborhood Civic 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: \$400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 27, 2026

CITY COUNCIL PUBLIC HEARING DATE: September 14, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission August 18, 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, Authorization from Property Owner, Applicant's Report, Plans, Survey

STAFF:

Alyson Oliver, Program and Operations Supervisor, Land Use Administration (Room 511) 646-3709

Shaianna Trump, Planner & Secretary to the City Planning Commission, 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 Street, Richmond VA 23219 APARTMENT NO/SUITE Suite 600

APPLICANT'S NAME: Alessandro Ragazzi EMAIL ADDRESS: [REDACTED]

BUSINESS NAME (IF APPLICABLE): Baker Development Resources

SUBJECT PROPERTY OR PROPERTIES: _____
1800-1802 N 27th

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: Trek Properties / Nthan Janocka

PROPERTY OWNER ADDRESS: 3420 Pump Road

PROPERTY OWNER EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER PHONE NUMBER: 540-478-3110

Property Owner Signature: [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.

APPLICANT'S REPORT

December 16, 2025

*Special Use Permit Request
1800-1802 N 27th Street, Richmond, Virginia
Map Reference Number: E000-1085/024,025*

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 1800-1802 N 27th Street (the “Property”). The SUP would authorize the construction of four (4) 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 R-5 feature requirements cannot be met, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the west side of N 27th Street at its intersection with X Street. The subject property is referenced by the City Assessor as tax parcel E000-1085/024 and E000-1085/025 and is currently vacant. The Property is originally Lot 12A and 13A of the original Peter Paul Tract subdivision and is approximately 99.56 feet in width by 72.65 feet in depth, containing approximately 7,236 square feet of lot area. Access is provided at the intersection of N 27th and X Streets as well as a north-south alley to the rear of the Property.



The properties in the immediate vicinity are developed with a mix of uses. Most properties are developed with single-family dwellings, although some multi-family dwellings exist to the northeast around Creighton Road. Additionally, a church is located directly in front of

the Property and Woodville Elementary School is located a couple blocks to the north. Finally, to the south along Nine Mile Rd there are a number of commercial uses.

EXISTING ZONING

The Property and those to the north, south, east, and west are zoned R-5 Single-Family Residential. Further to the east and south are properties located within the B-2 Community Business District and moving northeast are properties zoned R-53 Multifamily Residential.

TRANSPORTATION

The Property is located near Nine Mile Road which is serviced by Route 12, Route 7A, and Route 7B. The Route 12 line provides connection from Church Hill on to Armstrong Highschool and west towards Downtown. Similarly, the Route 7A and 7B lines provide connection west to Downtown in addition to connecting the east end and onto Richmond International Airport.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Neighborhood Mixed-Use” for the Property. This land use category is described as “existing or new highly walkable urban neighborhoods that are predominantly residential.” 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. Single-family dwellings are a contemplated primary use in the Neighborhood Mixed-Use designation, which also encourages developments to reinforce a gridded street pattern to increase connectivity (p. 56).

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 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 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- 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 proposal is to construct four single-family detached dwellings on the Property.

PURPOSE OF REQUEST

The Property consists of two lots of record which are described as Lot 12A and Lot 13A of the original Peter Paul Tract subdivision. The Property is approximately 99.56 feet in width by 72.65 feet in depth, containing approximately 7,236 square feet of lot area. While the single-family use is commonly found in the area, like many nearby parcels, the underlying R-5 zoning district lot area and setback requirements cannot be met, and therefore a SUP is required to permit the proposed development.

In exchange for the SUP, the intent of this request is to ensure the development of a high-quality infill dwelling. The overall project will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Also, 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.

PROJECT DETAILS

When complete, the new single family detached dwellings would be two stories in height and include three bedrooms and two- and one-half bathrooms in approximately 1,536 square feet of floor area. The proposed floor plans are modern and efficient, and designed to meet the needs of the market including a second floor with a primary bedroom with en-suite bath and walk-in closet. The exterior would be clad in quality building materials including cementitious lap siding in order to ensure durability. A covered full-width front porch would engage the street and provide usable outdoor living space for future occupants. The proposed dwelling's massing and architectural style is designed to be compatible with nearby dwellings and is consistent with the historical homes found in the neighborhood. One off-street parking space would be provided for each home.

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 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 overcrowd 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.***

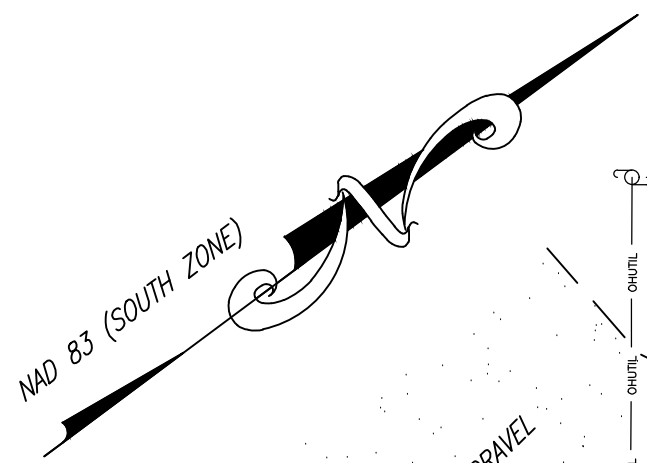
The special use permit would not adversely affect the above-referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

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

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings adhere to the underlying Zoning standards regarding setbacks and are of compatible massing to the existing in the vicinity. Furthermore, the provision of a full-width front porch will provide additional usable outdoor space. 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 detached dwellings. The buildings have been thoughtfully designed to provide appropriate, high-quality residences in the neighborhood. The request offers compatibility with the City's Master Plan in terms of use and would upgrade the Property while remaining respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. The proposed development would help encourage a pedestrian friendly traditional streetscape in the block and contribute to the vibrancy of the block through the addition of street life in the form of a street-oriented front porch. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

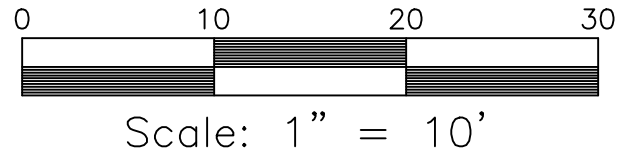


N:3,723,376.26
E:11,800,445.67

20' PUBLIC ALLEY
(UNDEVELOPED)

LOT 11A

ASPHALT



NOTES

THIS IS TO CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION FROM AN ACTUAL FIELD SURVEY PERFORMED ON OCTOBER 23, 2025 WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO INFORMATION DISCLOSED BY SUCH.

PUBLIC STREET IN FRONT OF THESE PARCELS TO BE IMPROVED TO CITY STANDARDS. THIS INCLUDES CURB, GUTTER, SIDEWALK ALONG THE FRONTAGE OF THE PROPERTY, AND ASPHALT PAVING. THIS DOES NOT INCLUDE SIDEWALK ON THE EAST SIDE OF N. 27TH STREET. INSTALLATION OF ROW IMPROVEMENTS TO BE COMPLETED FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY.

THIS SITE AND THE PROPOSED CONSTRUCTION ON IT IS NOT WITHIN A CHESAPEAKE BAY AREA. THIS SITE DOES NOT CONTAIN A RESOURCE MANAGEMENT AREA (RMA) OR RESOURCE PROTECTION AREA (RPA).

THIS SITE IS IN A F.E.M.A. DEFINED FLOOD ZONE "X" PER COMMUNITY PANEL NUMBER: 510129 0042 E, DATED 07-08-2025.

HORIZONTAL DATUM: NAD 83 SOUTH ZONE

LOT COVERAGE: LOT 19: 882 SQ. FT. DWELLING / 1,812 SQ. FT. LOT = 0.49%
LOT 20: 882 SQ. FT. DWELLING / 1,808 SQ. FT. LOT = 0.49%
LOT 21: 882 SQ. FT. DWELLING / 1,808 SQ. FT. LOT = 0.49%
LOT 22: 882 SQ. FT. DWELLING / 1,808 SQ. FT. LOT = 0.49%

TEXT LEGEND

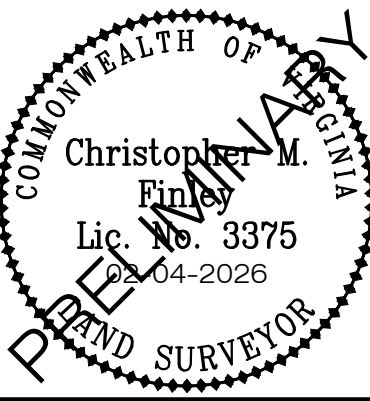
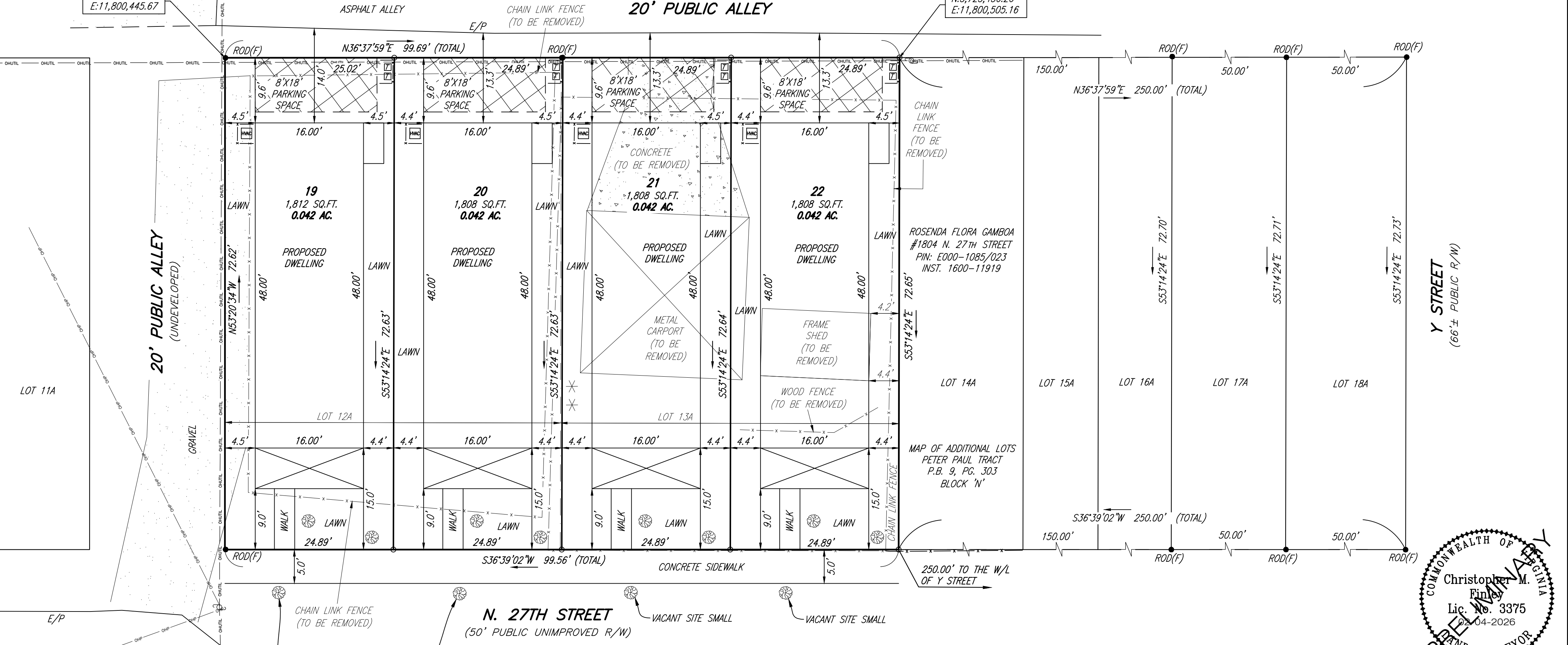
- (SQ.FT.) SQUARE FEET
- (R/W) RIGHT OF WAY
- (P.B.) PLAT BOOK
- (D.B.) DEED BOOK
- (PG.) PAGE
- (E/P) EDGE OF PAVEMENT
- * * PL TO BE VACATED
- [Symbol] TRASH RECEPTACLE
- [Symbol] SCREENING < 5' TALL
- [Symbol] HVAC
- [Symbol] HVAC SCREENING

LINETYPE LEGEND

- OHUTIL — OVERHEAD UTILITIES
- OHP — OVERHEAD POWER
- X — FENCE

SYMBOL LEGEND

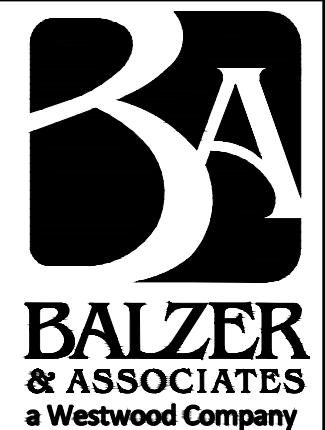
[Symbol]	HVAC
[Symbol]	SEWER MANHOLE
[Symbol]	UTILITY POLE
[Symbol]	TRASH RECEPTACLE
[Symbol]	TREE PER COR LIST



SUP EXHIBIT OF
LOTS 12A & 13A, BLOCK N,
PETER PAUL TRACT
CITY OF RICHMOND, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / balzer.cc | westwoodps.com

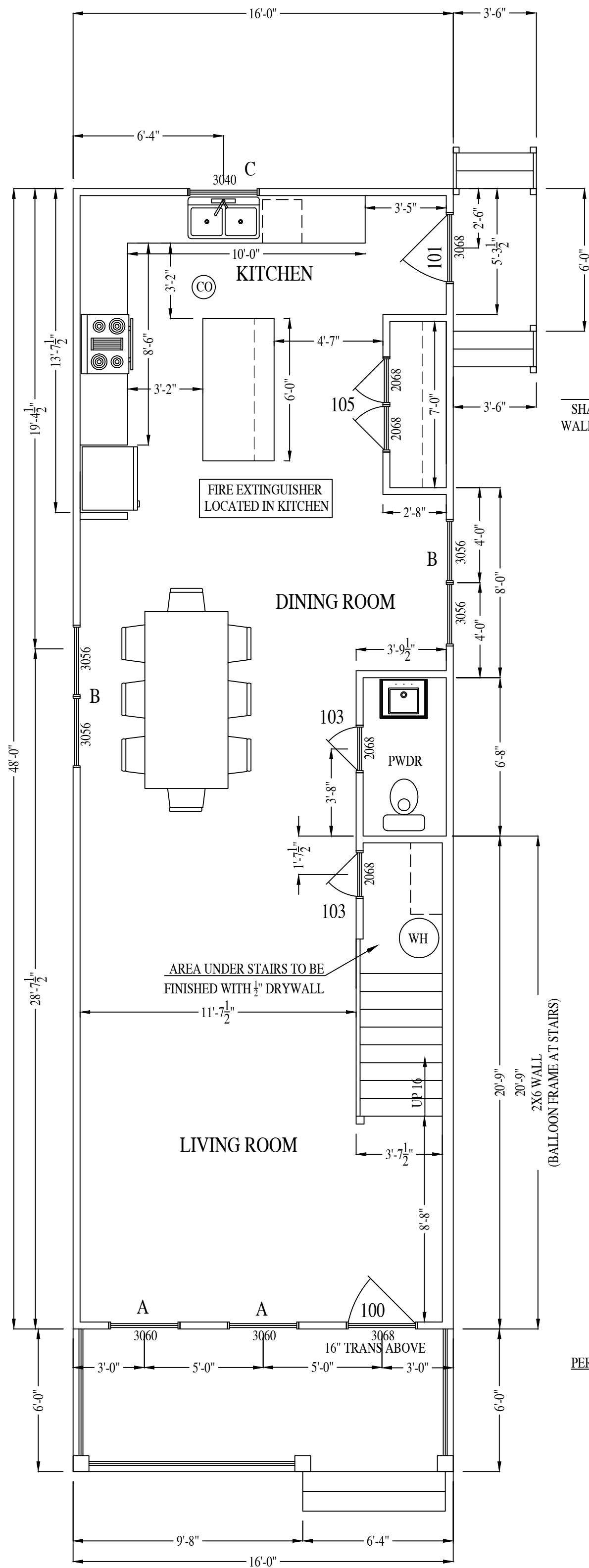
REV: 02-04-2026
DATE: 01-07-2026
SCALE: 1" = 10'
JOB: R0073036.00
DRAWN BY: BCH
CHECKED BY: CMF
SHEET 1 OF 1



COPYRIGHT - RIVER MILL DEVELOPMENT, LLC
DO NOT COPY OR REPLICATE IN ANY WAY.

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

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

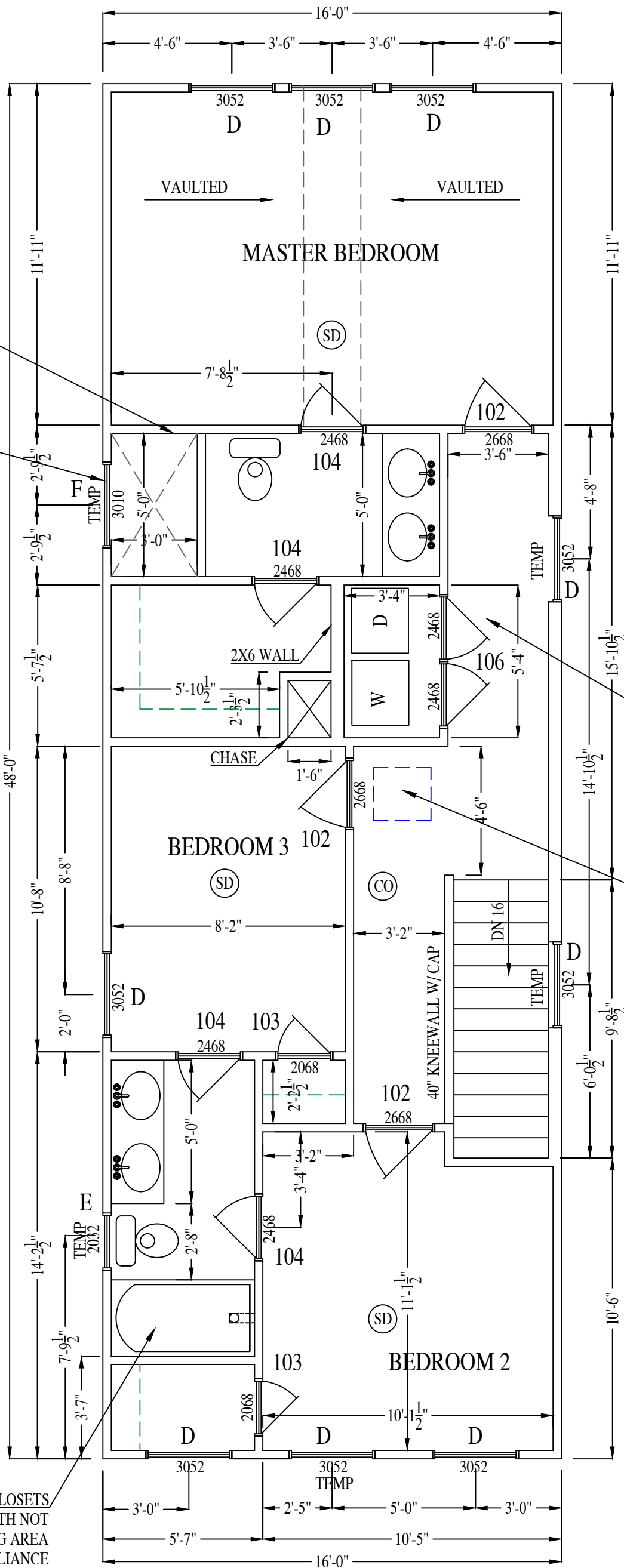


FIRST FLOOR PLAN

PER R307.2 SHOWERS
SHALL HAVE NONABSORBENT
WALL SURFACES NO LESS THAN
6" ABOVE THE FLOOR

WINDOW SET
TIGHT
TO HEADER

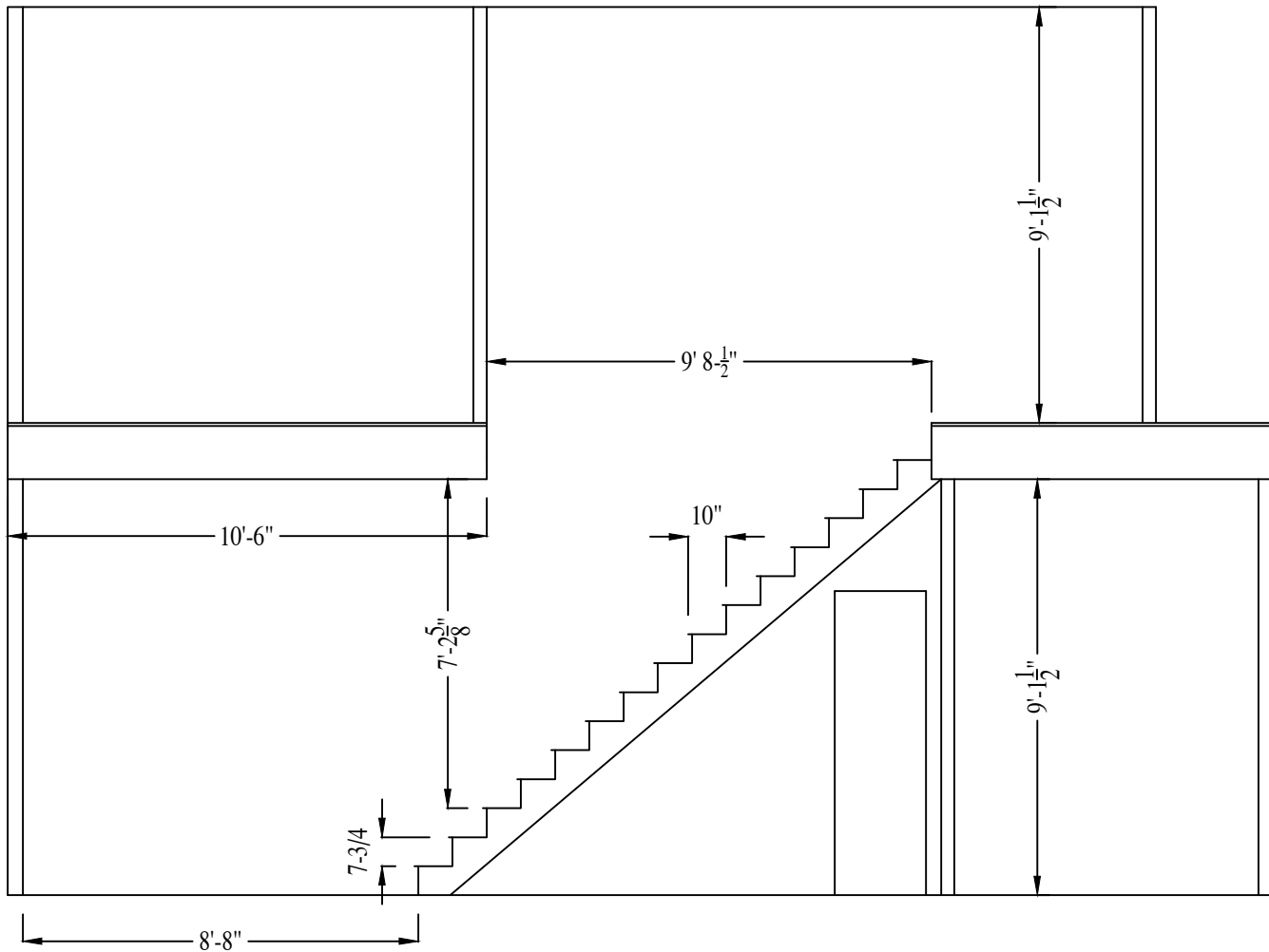
PER R303.3 BATHS AND WATER CLOSETS
SHALL BE PROVIDED WITH NOT
LESS THAN 3 SF OF GLAZING AREA
OR EXHAUST FAN IN COMPLIANCE
WITH SECTION M1505



SECOND FLOOR PLAN

LOUVERED DOOR
TO ALLOW A
MIN. 100 S.I. VENTING

24" x 30"
ATTIC ACCESS



1800 N 27TH ST.
RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

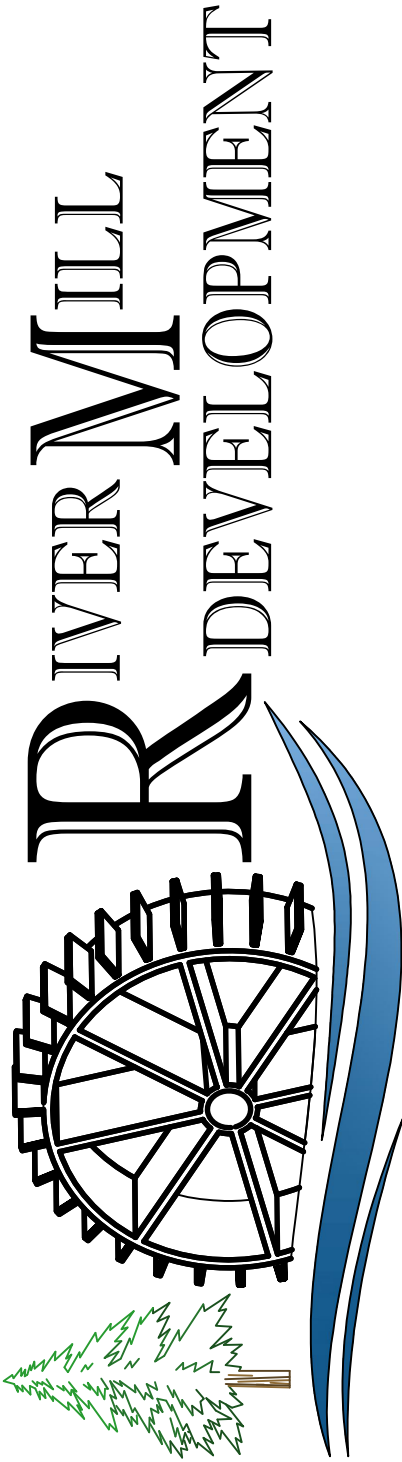
REVISION NOTES

DATE	START

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

DATE:
12-10-2025

SHEET:
A1.1





1800 N 27TH ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM

PHONE: (434) 774-4535

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

12-10-2025

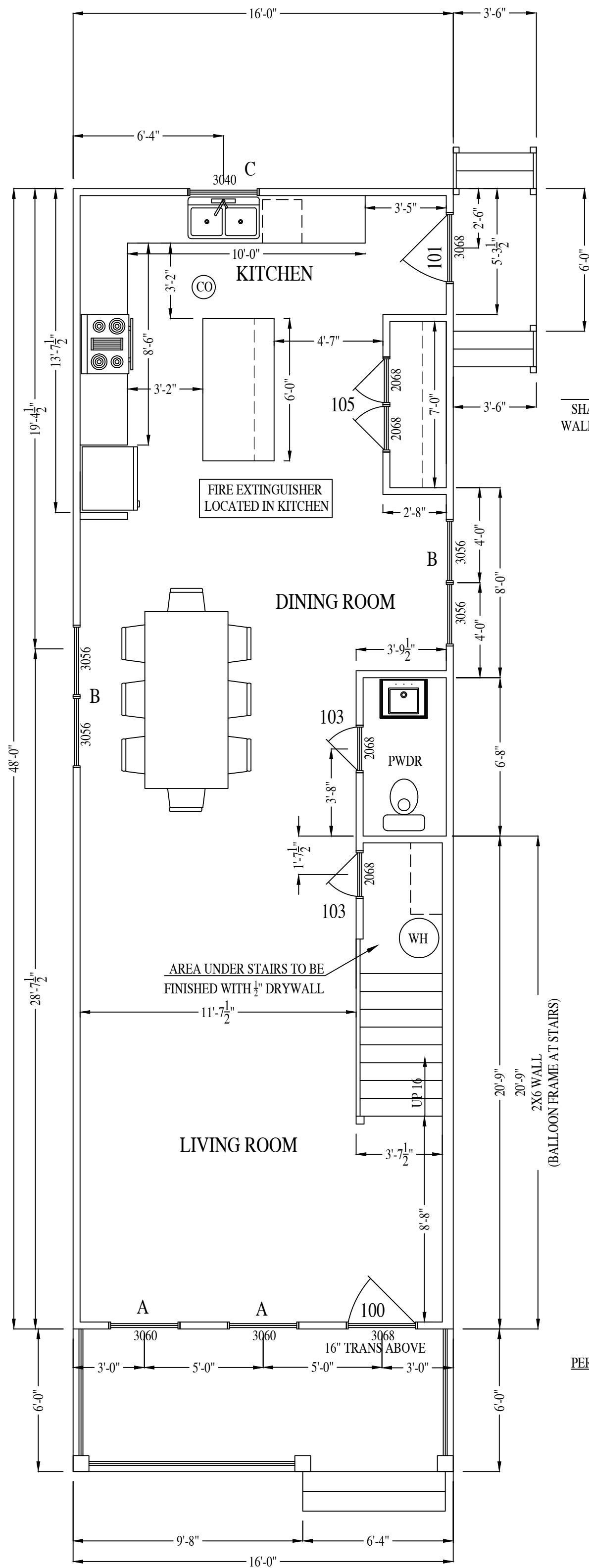
A2.1



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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)

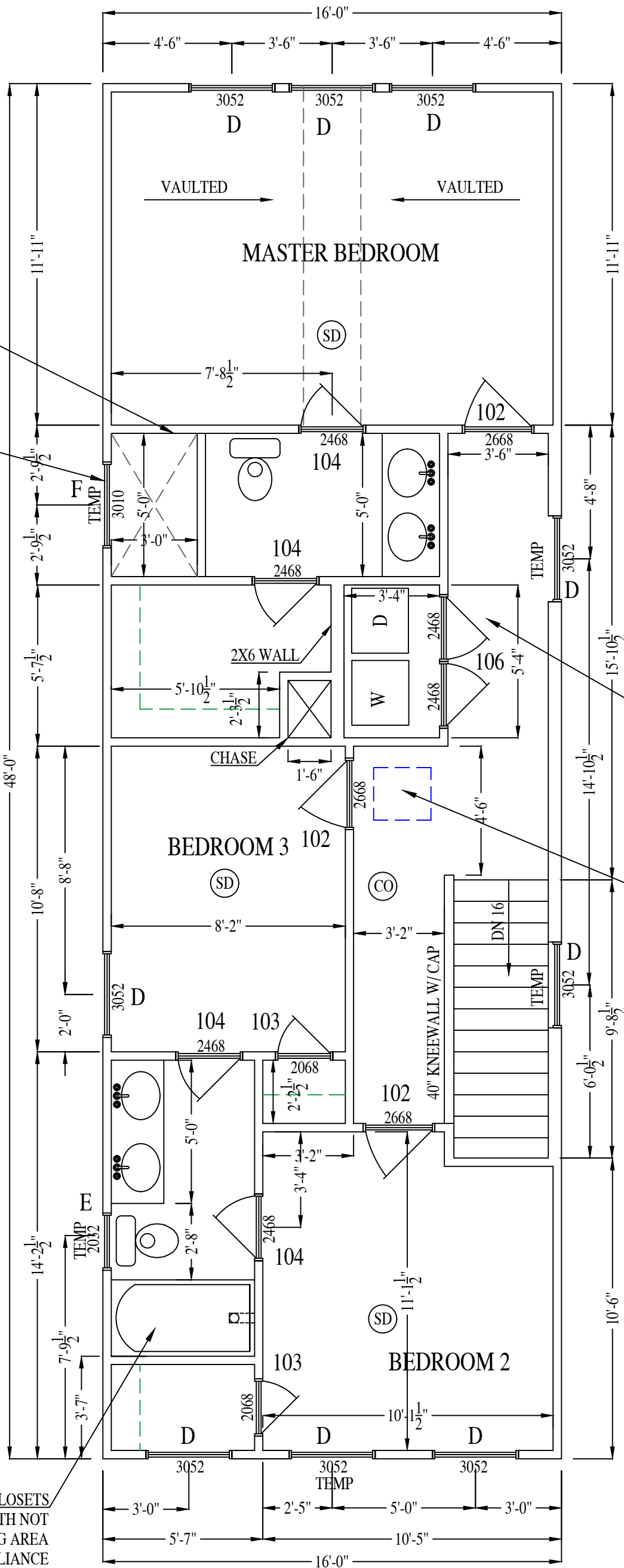


FIRST FLOOR PLAN

PER R307.2 SHOWERS
SHALL HAVE NONABSORBENT
WALL SURFACES NO LESS THAN
6" ABOVE THE FLOOR

WINDOW SET
TIGHT
TO HEADER

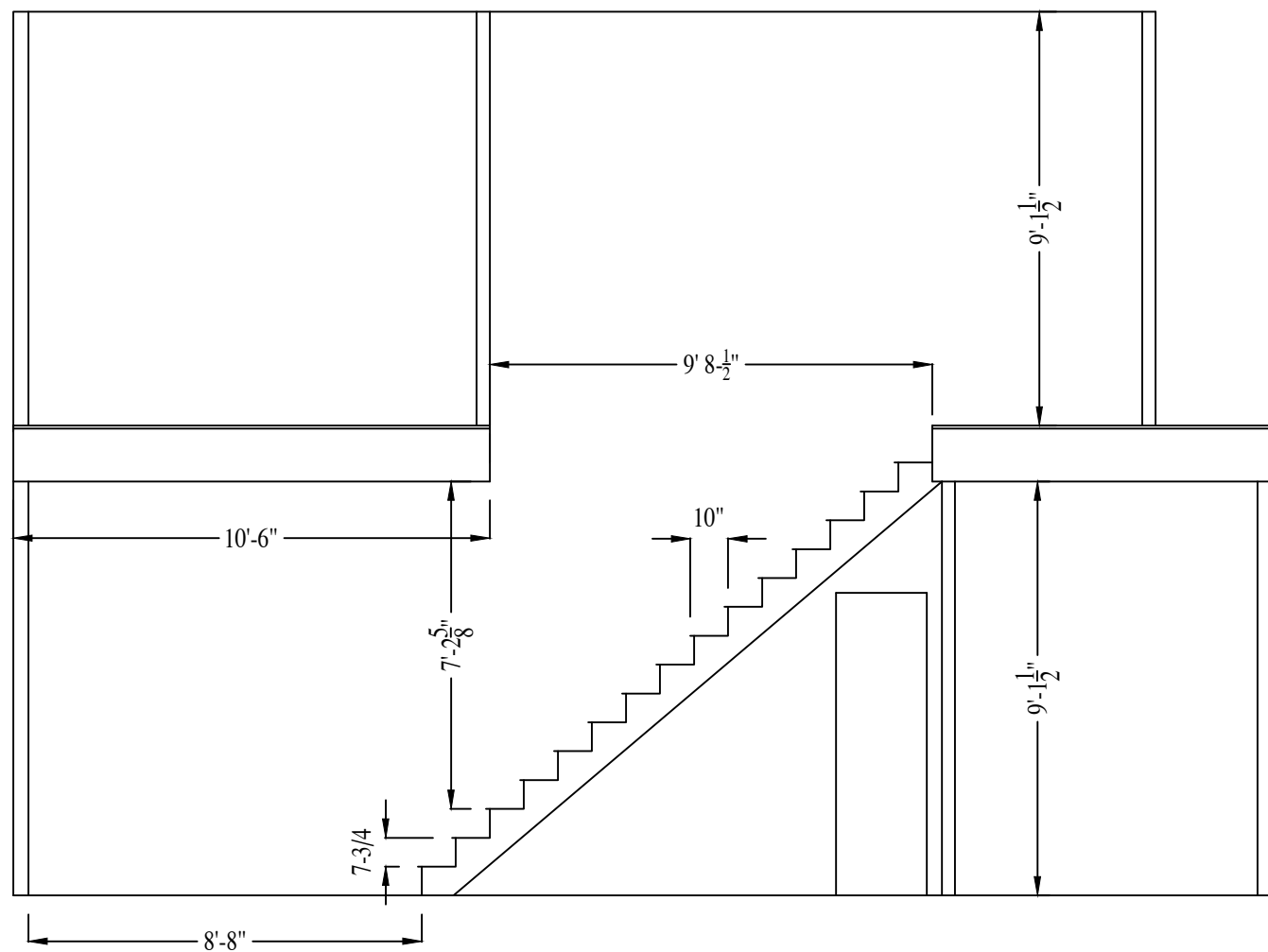
PER R303.3 BATHS AND WATER CLOSETS
SHALL BE PROVIDED WITH NOT
LESS THAN 3 SF OF GLAZING AREA
OR EXHAUST FAN IN COMPLIANCE
WITH SECTION M1505



SECOND FLOOR PLAN

LOUVERED DOOR
TO ALLOW A
MIN. 100 S.I. VENTING

24" x 30"
ATTIC ACCESS



1800 N 27TH ST.

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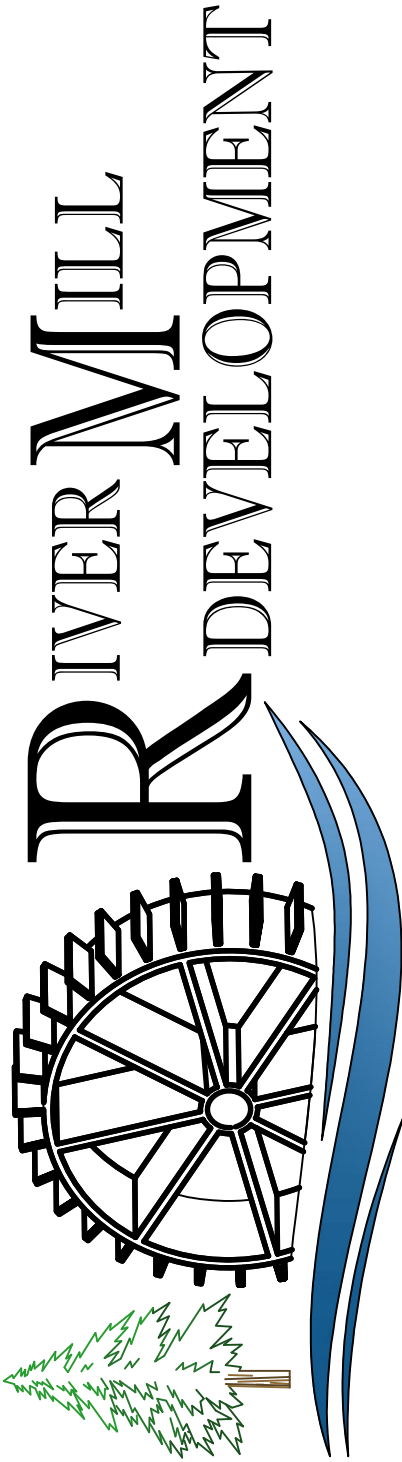
REVISION NOTES

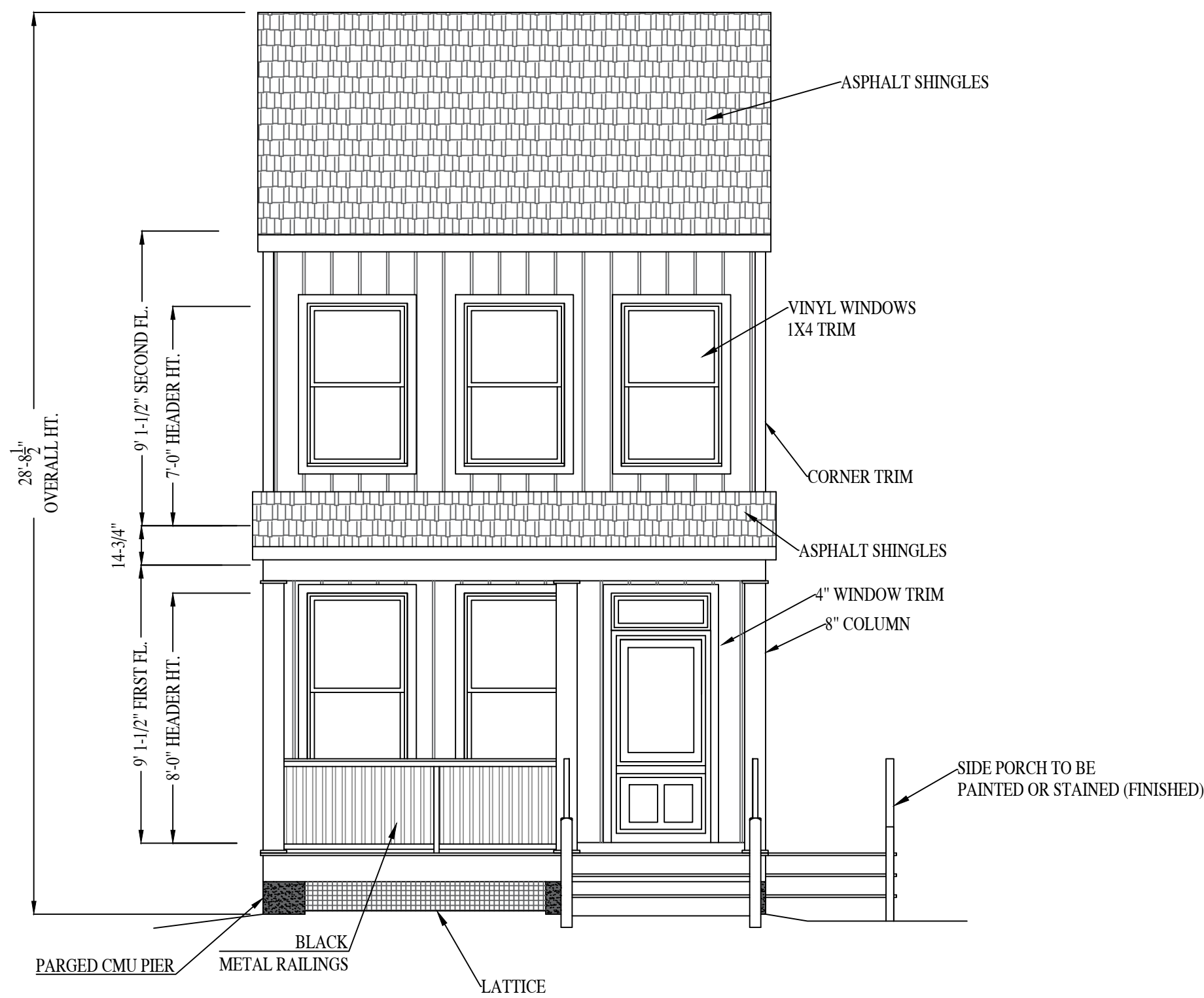
DATE	START

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

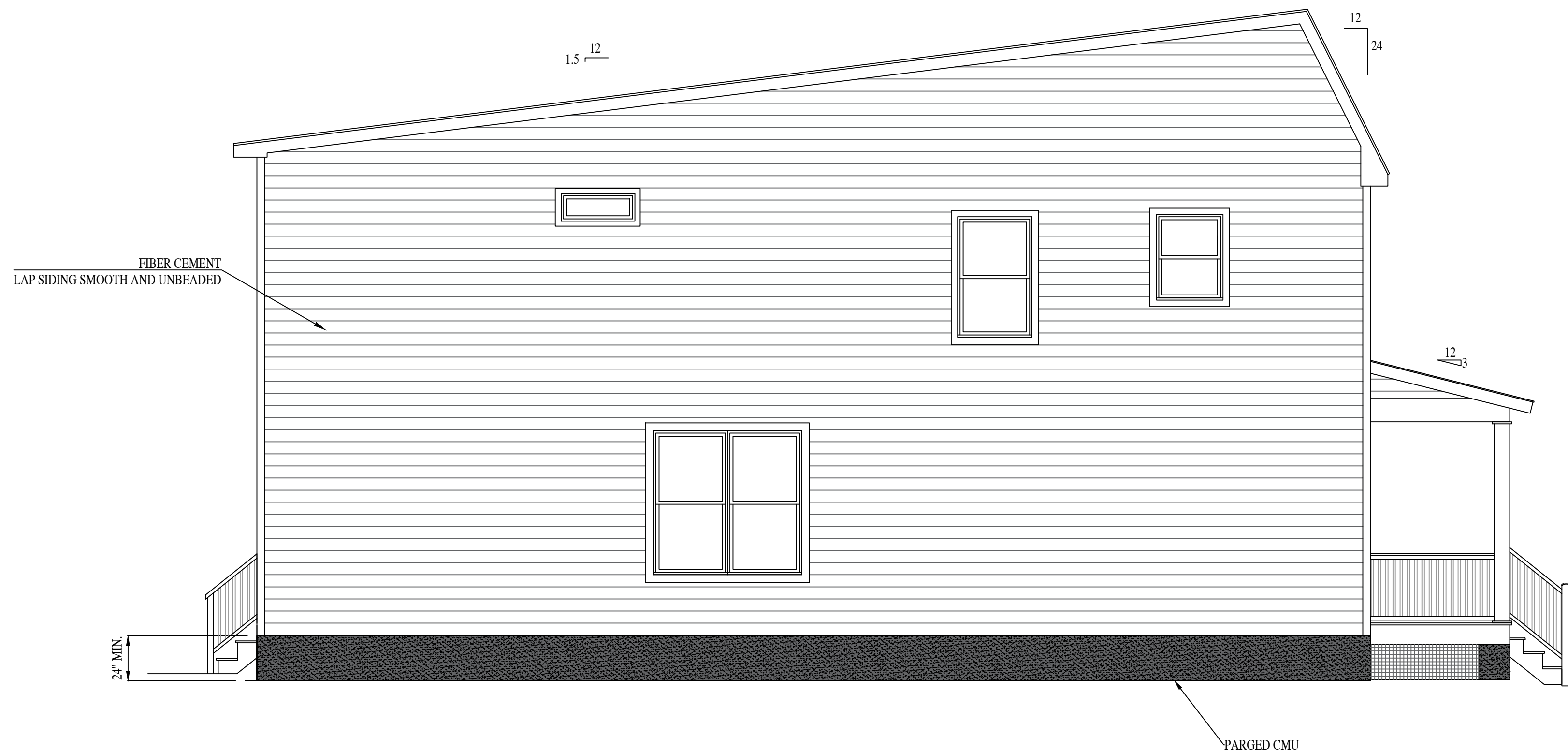
DATE:
12-10-2025

SHEET:
A1.1

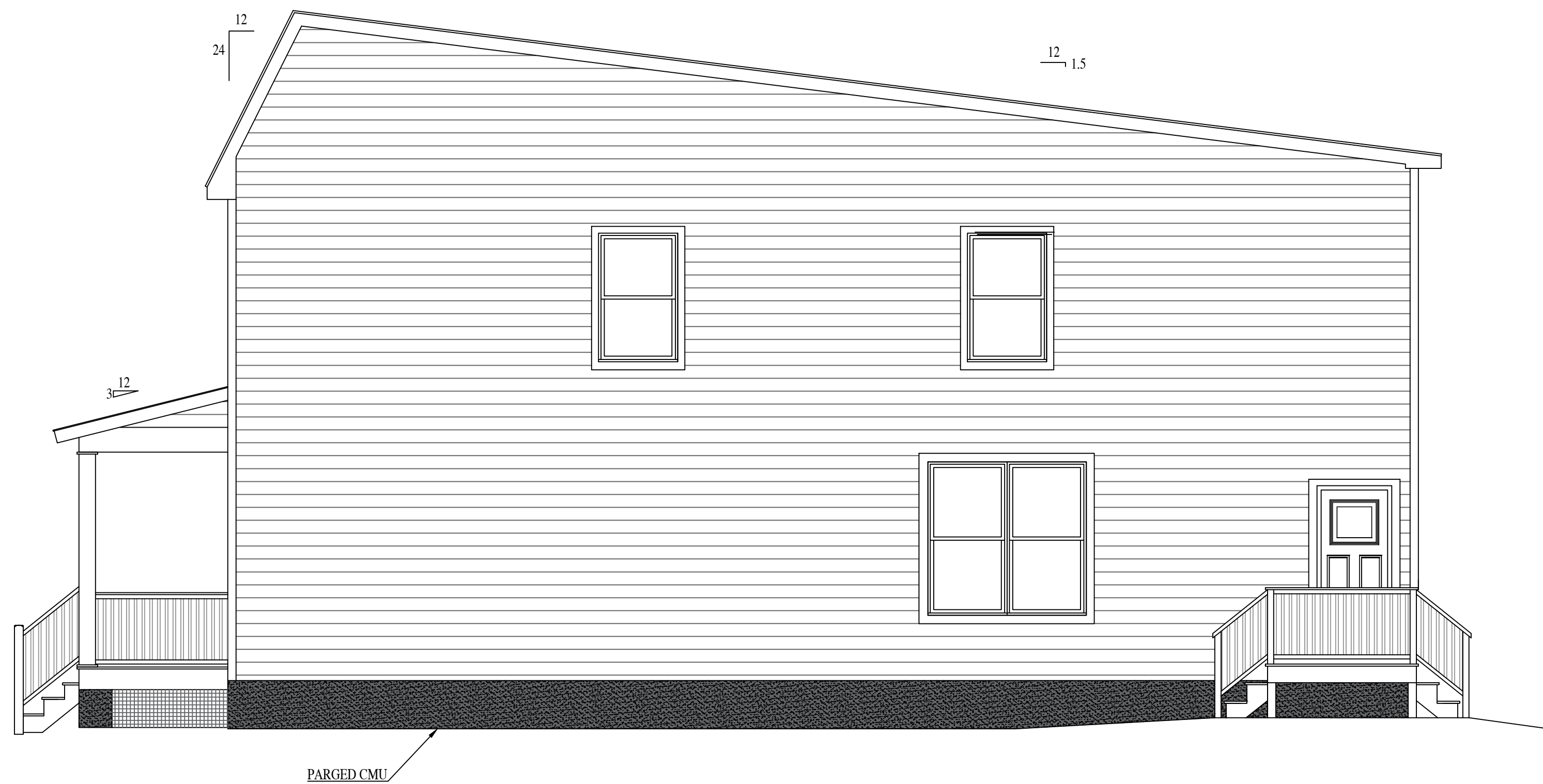




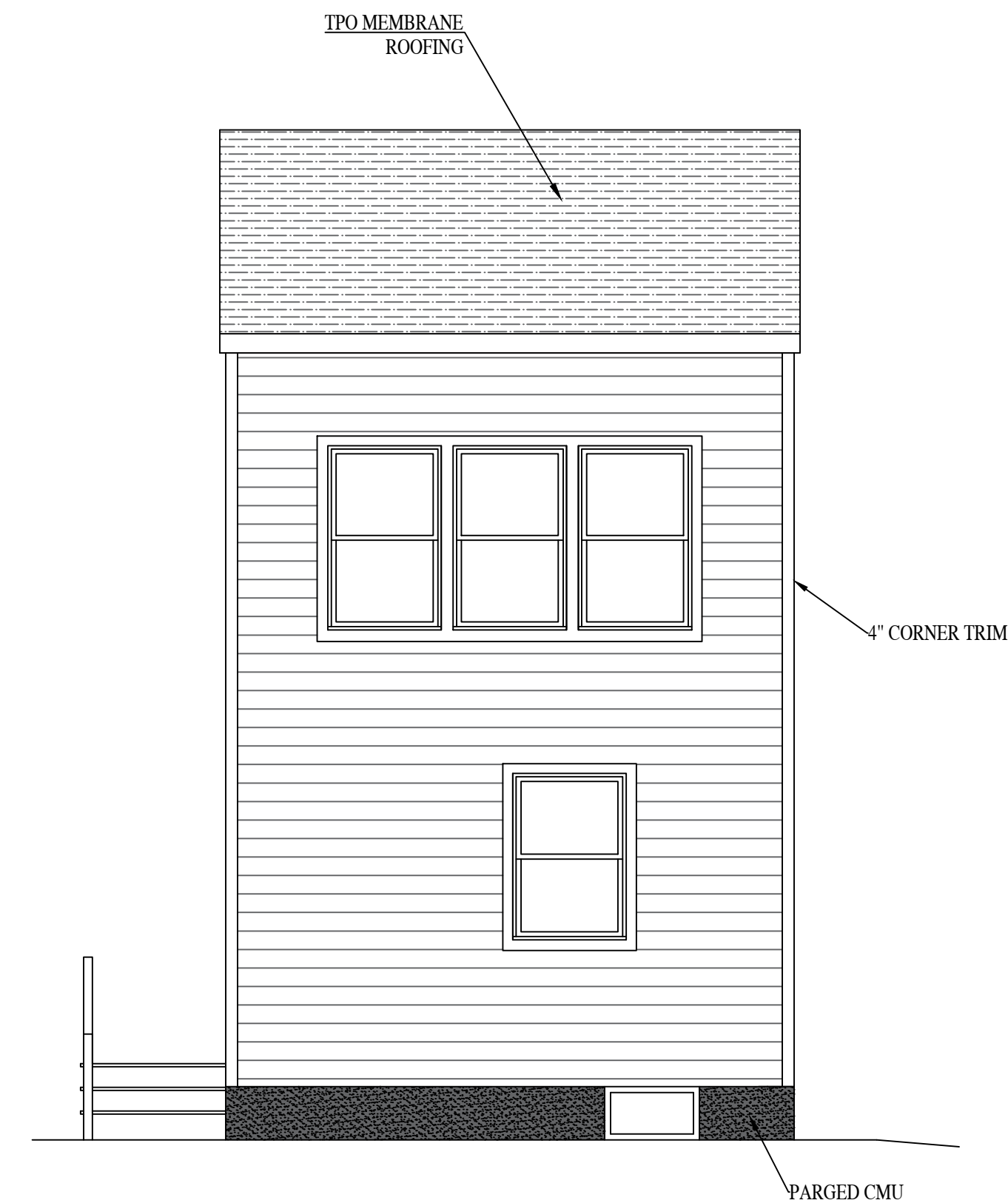
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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REVISION NOTES

DATE	START

SCALE:

1/4" = 1'-0"

DATE:

12-10-2025

SHEET:

A2.2

