

INTRODUCED: March 10, 2025

AN ORDINANCE No. 2025-049

To authorize the special use of the property known as 1822 Ingram Avenue for the purpose of up to two single-family detached dwellings. (8th District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: APR 14 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 1822 Ingram Avenue, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of up to two single-family detached dwellings, which use, among other things, is not currently allowed by section 30-410.4, concerning lot area and width, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: APR 14 2025 REJECTED: _____ STRICKEN: _____

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 1822 Ingram Avenue and identified as Tax Parcel No. S000-0861/014 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Division of 1822 Ingram Avenue in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated October 28, 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 two single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Map Showing the Division of 1822 Ingram Avenue in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated October 28, 2024, “Map Showing the Proposed Improvements of 1824 Ingram Avenue in the City of Richmond, VA.,” prepared by Virginia Surveys, dated November 19, 2024, and last revised November 20, 2024, and “1824 Ingram Ave,” prepared by River Mill Development, and dated November 1, 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 two single-family detached dwellings, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed two stories, substantially as shown

on the Plans.

(c) Vinyl siding shall not be permitted.

(d) All building materials, elevations, and site improvements 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 any certificate of occupancy for the Special Use, the establishment of up to two 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.

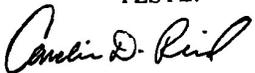
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days 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

A TRUE COPY:
TESTE:


Carolin D. Reed
City Clerk



City of Richmond

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

Master

File Number: Admin-2025-0006

File ID: Admin-2025-0006

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 2

Reference:

In Control: City Attorney

Department:

File Created: 01/03/2025

Subject:

Final Action:

Title:

Internal Notes:

Agenda Date: 03/10/2025

Patron(s):

Enactment Date:

Attachments: Supporting Documents_1822 Ingram Avenue.pdf,
AATF SUP - 1822 Ingram Ave

Enactment Number:

Contact:

Introduction Date:

Drafter: David.Watson@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	2/10/2025	Matthew Ebinger	Approve	2/12/2025
2	3	2/11/2025	Kevin Vonck	Approve	2/17/2025
2	5	2/11/2025	Sharon Ebert	Approve	2/13/2025
2	7	2/28/2025	Jeff Gray	Approve	2/13/2025
2	8	3/3/2025	Sabrina Joy-Hogg	Approve	3/4/2025
2	9	3/3/2025	Mayor Avula	Approve	3/5/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2025-0006

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: February 10, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)

(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Sabrina Joy-Hogg, Interim 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 property known as 1822 Ingram Avenue for the purpose of up to two single-family detached dwellings.

ORD. OR RES. No.

PURPOSE: The proposal calls for the subdivision of the property and the construction of a single-family dwelling on the new parcel. Single-family dwellings are permitted uses in the R-5 Single-Family Residential zoning district. However, the subdivision creates two parcels that do not meet the lot feature requirements of that zoning district.

BACKGROUND: The City's Richmond 300 Master Plan designates the property for Residential uses which includes single-family dwellings as a principal use.

The 8,550 square foot subject property is located midblock on the southern side of Ingram Avenue between East 21st Street and East 18th Street. The 60-foot-wide property contains a two-story single-family dwelling. The proposal calls for the subdivision of the property into a pair of 30-foot-wide parcels, each containing 4,275 square feet of area. Under the proposal, neither parcel will conform to the lot feature requirements of the R-5 Single-Family Residential District where a minimum lot width of 50 feet and 6,000 square feet of lot area is required. Therefore, a special use permit is requested.

COMMUNITY ENGAGEMENT: The Oak Grove Civic Association and the Oak Grove

Neighborhood Association were contacted regarding this proposal. Additional notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$500 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: March 10, 2025

CITY COUNCIL PUBLIC HEARING DATE: April 14, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission April 1, 2025

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

David Watson, Senior Planner, Land Use Administration (Room 511) 646-1036



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
 900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT
 Applicant must complete ALL items

HOME/SITE ADDRESS: 530 E Main Street APARTMENT NO/SUITE Suite 730

APPLICANT'S NAME: Will Gillette EMAIL ADDRESS: will@bakerdevelopmentresources.com

BUSINESS NAME (IF APPLICABLE): Baker Development Resources

SUBJECT PROPERTY OR PROPERTIES: 1822 Ingram Avenue

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

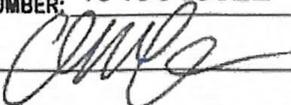
Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: Decem Design Build LLC

PROPERTY OWNER ADDRESS: 1700 Bridgewater Ct Maidens VA 23102

PROPERTY OWNER EMAIL ADDRESS: chris@decemdesignbuild.com

PROPERTY OWNER PHONE NUMBER: 4349818822

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.

APPLICANT'S REPORT

November 21, 2024

*Special Use Permit Request
1822 Ingram Avenue, Richmond, Virginia
Map Reference Number: S000-0861/014*

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 1822 Ingram Avenue (the "Property"). The SUP would authorize the division of the Property and the construction of one new single-family detached dwelling on the vacant western portion of the lot. While the single-family use is permitted by the underlying R-5 Single-Family Residential zoning district, certain 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 south side of Ingram Avenue between E 20th Street and E 18th Street and is referenced by the City Assessor as tax parcel S000-0861/014. The Property is 60' wide by 142' in depth, contains approximately 8,550 square feet of lot area, and is currently improved with a single-family detached dwelling. Access is provided at the rear of the Property by means of an east-west alley.



The properties in the immediate vicinity are developed primarily with residential uses with a wide range of building forms. Single-family dwellings are the most common uses found in the area though religious, educational, and recreational uses can also be found nearby. This includes the Oak Grove Elementary School which is located along Ingram Avenue to the southwest of the Property.

EXISTING ZONING

The Property and those to the north, east, south, and west are zoned R-5. Properties further west along Richmond Hwy are zoned B-3 and B-2 General and Community Business. Further east, beyond E 15th Street lies a M-1 Light Industrial Residential 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 developments that reinforce a gridded street pattern to increase connectivity. Single-family dwellings are a 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, including:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 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 SUP would permit the division of the Property into two lots and the construction of a new single-family detached dwelling on the newly created lot. The existing single-family dwelling would be retained.

PURPOSE OF REQUEST

The Property is approximately 60' in width along Ingram Avenue. The owner is proposing to split the lot into two lots and construct a new single-family detached dwelling on the western portion of the Property. The existing single-family detached dwelling would be retained on a new lot roughly 30 feet in width and 4,275 square feet of lot area. The new dwelling would be constructed on a new lot approximately 30 feet in width and approximately 4,725 square feet of lot area. While the single-family detached dwelling use is permitted by the underlying R-5 zoning district, like many other lots in the vicinity, the requirement for lot width and area would not be met and therefore, in order to permit the proposed development, a SUP is required.

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 proposed dwelling would be 20 feet in width, 57 feet in depth, and one and one-half stories in height. It would include approximately 1,617 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. The exterior would be of frame construction and would be clad in cementitious siding to ensure durability. Additionally, a full-width front porch would provide usable outdoor space for the future owners and address the street. Lastly, the proposed dwelling massing and architectural style is designed to be compatible with nearby dwellings and off-street parking would be provided to the rear of the dwelling.

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 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.

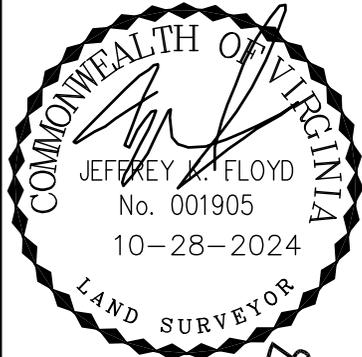
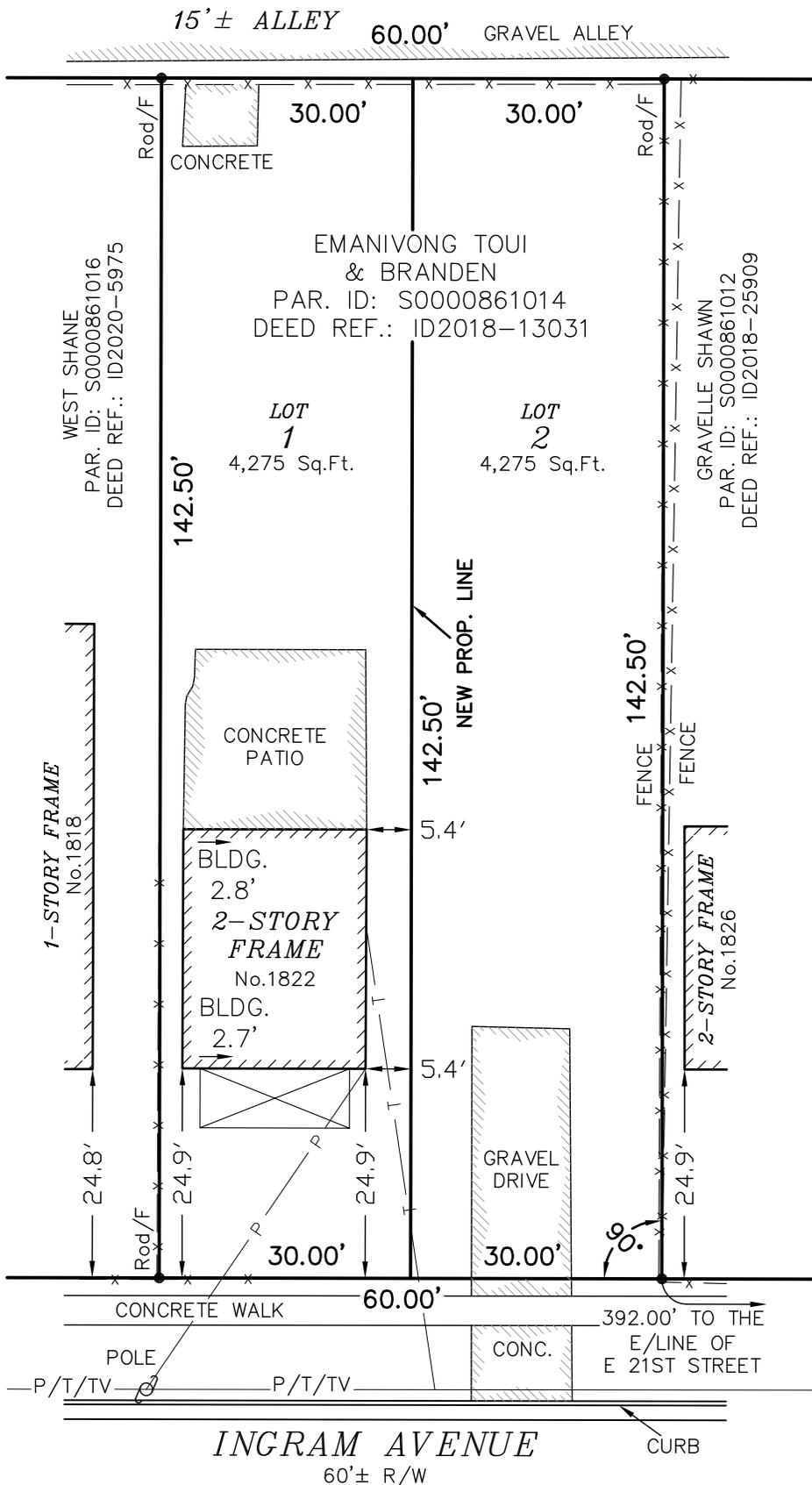
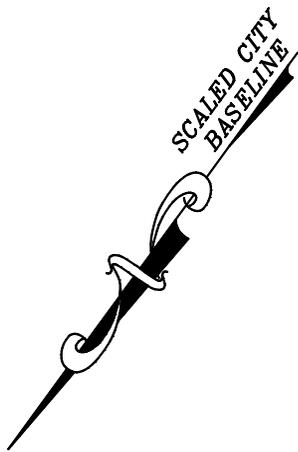
- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed building is 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 detached dwelling. The building has been thoughtfully designed in order to provide appropriate, high-quality, infill residential development. The request offers compatibility with the City's Master Plan in terms of use. The request would upgrade the Property while maintaining a desirable variation in housing style and type in the vicinity. 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 along Ingram Avenue. The traditional building form would provide the much-desired traditional neighborhood design which is appropriate to this area of the City. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 10-28-2024 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481

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*MAP SHOWING THE DIVISION
OF 1822 INGRAM AVENUE
IN THE CITY OF RICHMOND, VA.*

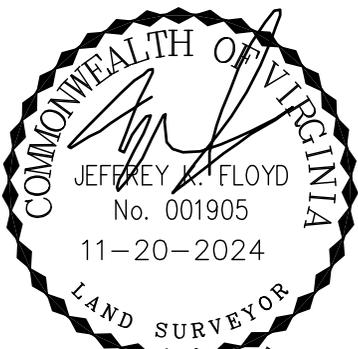
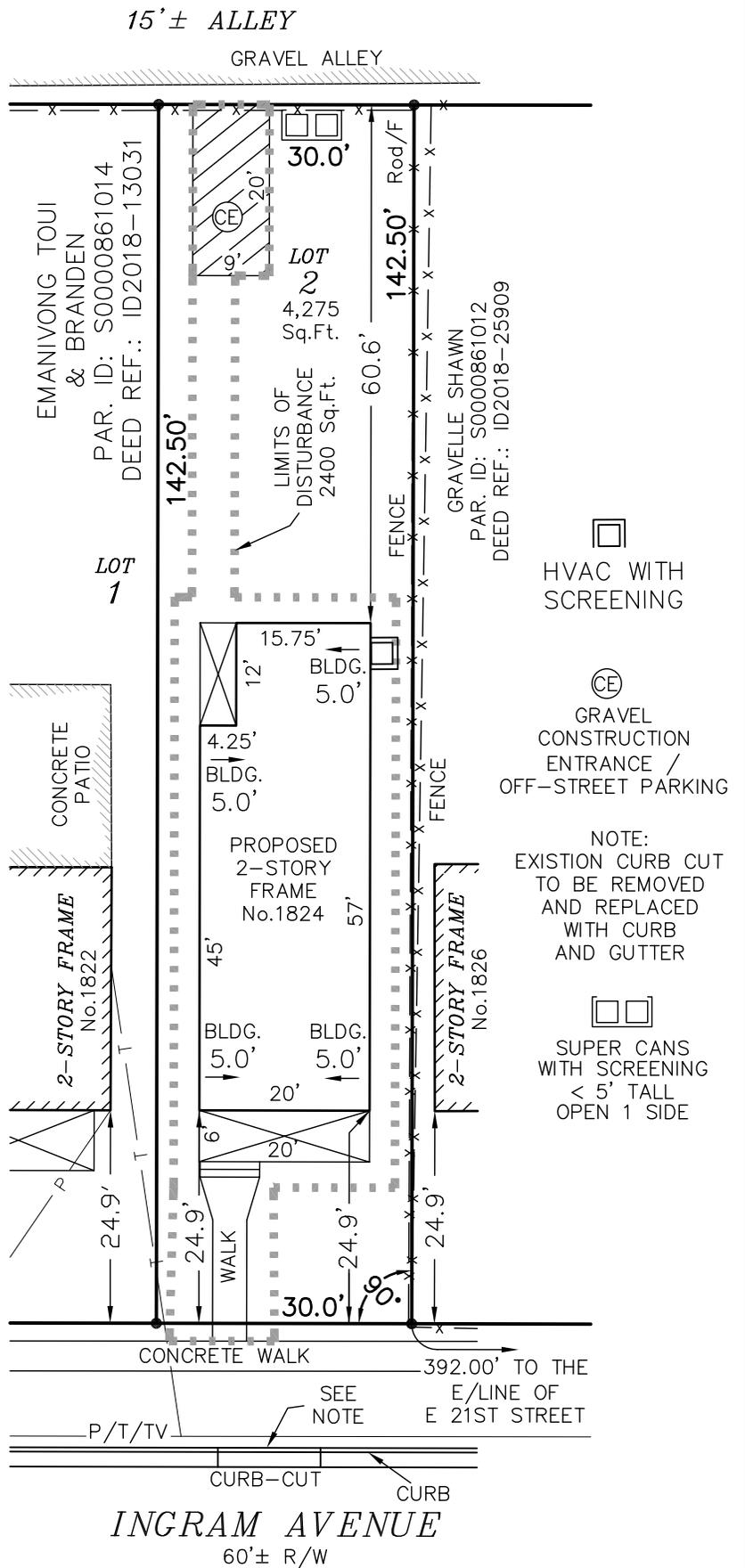
DATE: 10-28-2024

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

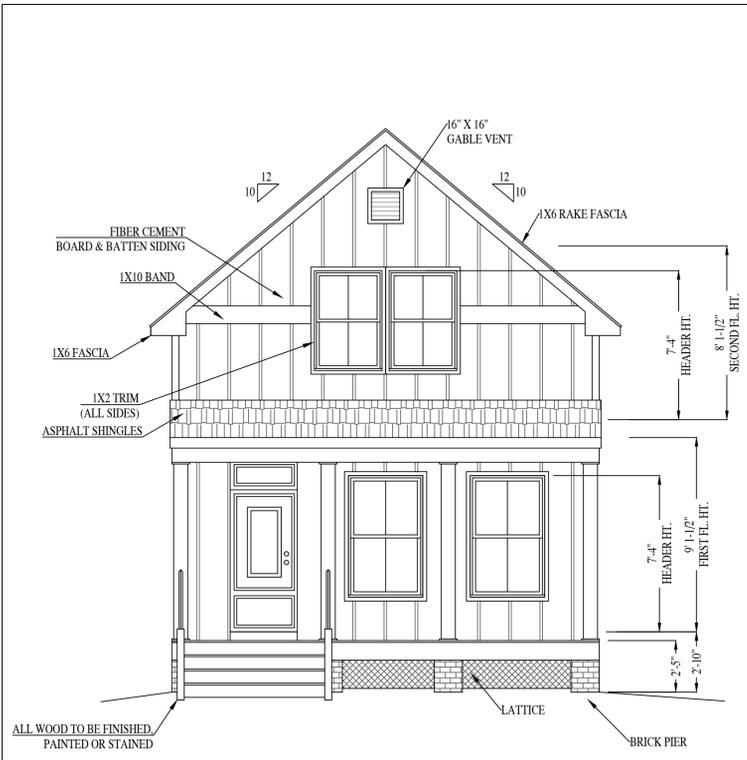
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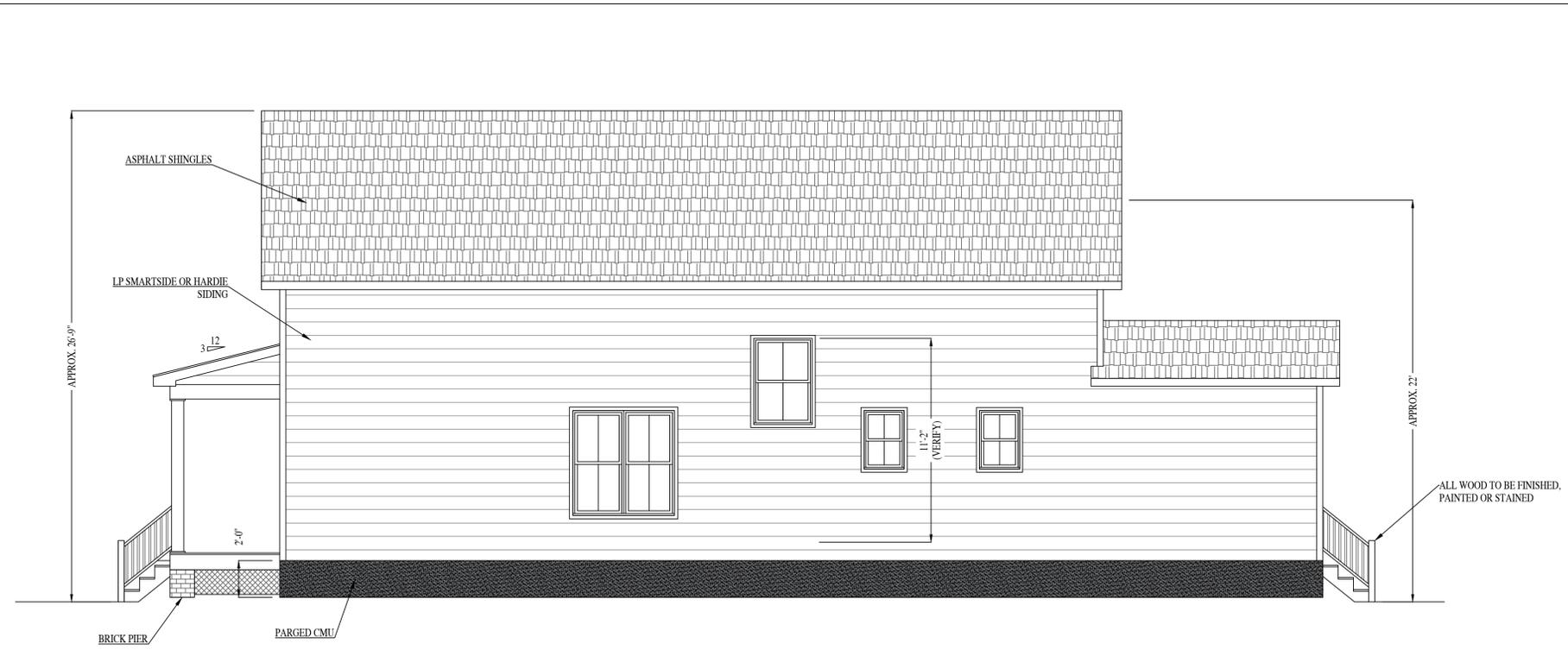
Virginia Surveys
 P.O. BOX 118
 CHESTERFIELD, VA 23832
 (804) 748-9481
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**MAP SHOWING THE
 PROPOSED IMPROVEMENTS
 OF 1824 INGRAM AVENUE
 IN THE CITY OF RICHMOND, VA.**

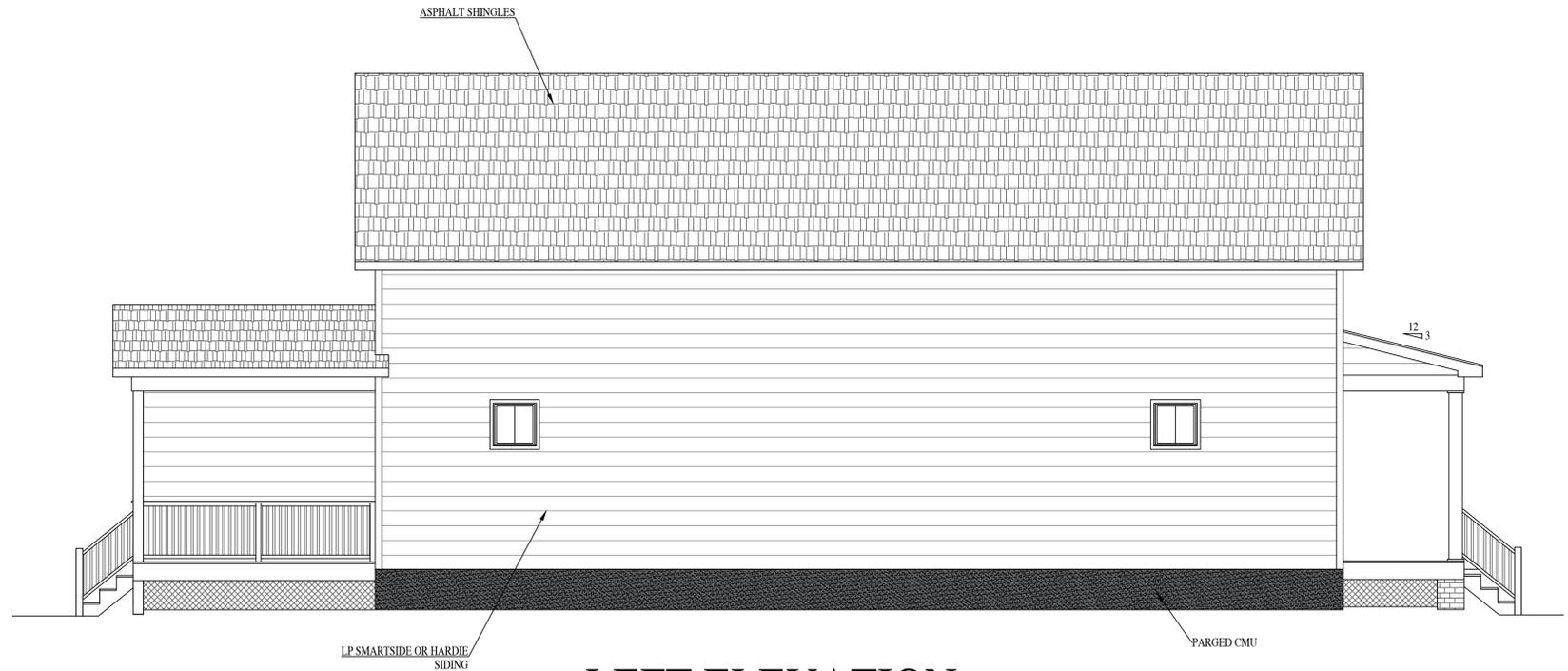
REVISED: 11-20-2024
 DATE: 11-19-2024
 CERTIFIED BY JEFFREY K. FLOYD
 VIRGINIA CERTIFICATE NO. 001905
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 JOB NO. 241016486



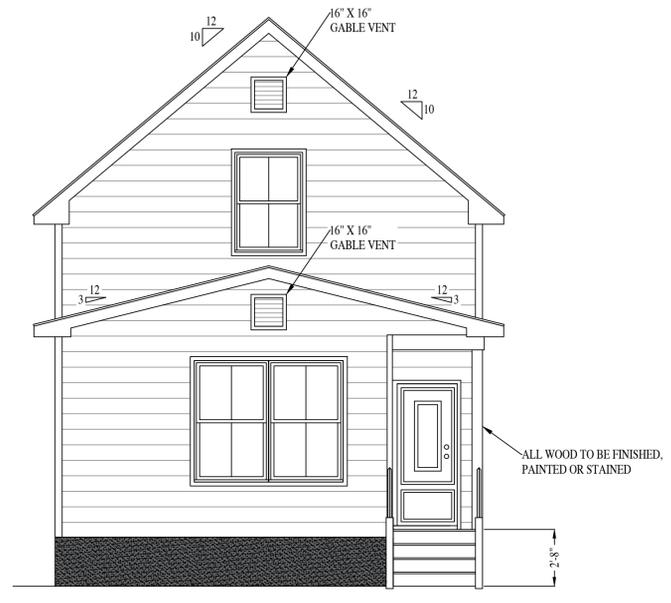
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

1824 INGRAM AVE
RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

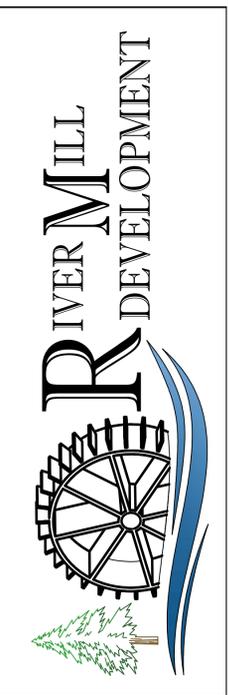
REVISION NOTES

DATE	START

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

DATE:
 11-01-2024

SHEET:
 A2.1



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

Special Use Permit

LOCATION: 1822 Ingram Avenue

APPLICANT: Decem Design Build LLC

COUNCIL DISTRICT: 8

PROPOSAL: To authorize the special use of the property known as 1822 Ingram Avenue for the purpose of subdivision and a single-family dwelling.

For questions, please contact David Watson at 804-646-1036 or David.Watson@RVA.gov

