

INTRODUCED: November 13, 2018

AN ORDINANCE No. 2018-306

To authorize the special use of the properties known as 623 North 30th Street, 3001, 3005, and 3009 M Street, and a portion of North 30th Street and a portion of M Street, for the purpose of up to five single-family attached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 10 2018 AT 6 P.M.

WHEREAS, the owner of the properties known as 623 North 30th Street, 3001, 3005, and 3009 M Street, and a portion of North 30th Street and a portion of M Street, closed to public use and travel by Ordinance No. 2018-~~300~~, adopted January 14, 2019, which are situated in a R-63 Multifamily Urban Residential District, desires to use such properties for the purpose of up to five single-family attached dwellings, which use, among other things, does not meet the requirements of sections 30-419.5(2), concerning lot area, and 30-419.8, concerning lot coverage, of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2018), as amended, it has been made to appear that, if granted subject to the terms and conditions

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: JAN 14 2019 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 (2015), 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 623 North 30th Street, and 3001, 3005, and 3009 M Street and identified as Tax Parcel Nos. E000-0632/001, E000-0632/004, E000-0632/005, and E000-0632/006, respectively, in the 2018 records of the City Assessor, and a portion of North 30th Street and a portion of M Street closed to public use and travel by Ordinance No. 2018 - _____, adopted _____, 2018, being more particularly shown on a survey entitled “30th & M Subdivision,” prepared by Timmons Group, dated January 22, 2018, and last revised May 11, 2018, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to five single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “30th & M Street SUP,” prepared by Christopher Wolf, R. A., and dated May 25, 2018, 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 five single-family attached dwellings, substantially as shown on the Plans. Residential accessory structures customary to single-family dwellings may also be located on the Property.

(b) Two off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

(c) All building materials and elevations shall be substantially as shown on the Plans.

(d) The height of the Special Use 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 final certificate of occupancy for the Special Use, the establishment of five residential lots, substantially as shown on the Plans and survey attached to this ordinance, shall be accomplished by obtaining subdivision approval from the City and by recording the appropriate plats 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 (2015), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the public right-of-way, substantially as shown on the Plans, including three four-foot sidewalks from the proposed dwellings to the existing sidewalks along M 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 that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following written confirmation by the Director of Public Works, 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 (2015), 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 (2015), 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 (2015), 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 730 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

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

Item Request

File Number **RES 2018-261**

RECEIVED

O & R REQUEST

SEP 18 2018

4-8129
AUG 29 2018

OFFICE OF CITY ATTORNEY

Office of the
Chief Administrative Officer

O & R Request

DATE: August 28, 2018

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (by request)
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer

THROUGH: Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To authorize the special use of the properties known as 623 North 30th Street, 3001, 3005, and 3009 M Street, and a portion of North 30th Street and M Street, for the purpose of permitting five single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the properties known as 623 North 30th Street, 3001, 3005, and 3009 M Street, and a portion of North 30th Street and M Street, for the purpose of permitting five single-family attached dwellings, upon certain terms and conditions.

REASON: The proposed development consisting of five single-family attached dwellings would not meet current lot area and lot coverage requirements of the underlying R-63 Multi-family Urban Residential District. A special use permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its October 15, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of four (4) contiguous parcels (623 North 30th Street, and 3001, 3005, and 3009 M Street) located at the southeast intersection of North 30th Street and M Street. All parcels combined, total 7,903 SF, or .17 acres of partially improved land. All parcels are a part of the Church Hill neighborhood in the East Planning District.

Under the current proposal, the historic two-family dwelling at 623 North 30th Street would be renovated and the lot would be divided to establish the structure as two single-family attached dwellings. Three new single-family attached dwellings would be constructed at 3001, 3005, and 3009 M Street, which are currently unimproved.

A companion ordinance to this special use permit would authorize the vacation of existing City right-of-way so that the existing structure on 623 North 30th Street would no longer encroach into the right-of-way.

The City of Richmond's current Master Plan designates the subject property for Mixed Use Residential uses which include, "...single, two, and multi-family dwellings, live/work units and neighborhood serving commercial uses developed in a traditional urban form. These commercial uses are limited in location, type and scale and are intended to provide for the convenience of urban neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside the neighborhood. Typical zoning classification that may accommodate this land use category: R-63 and R-8. (City of Richmond, Master Plan) The current zoning for these properties is R-63, Multifamily Urban Residential. Areas directly to the Northeast are zoned R-6, Single Family Attached.

Properties to the west, south and east of the subject property are zoned R-63 Multi-family Urban Residential. Properties to the north are located within the R-6 Single-Family Attached Residential District. Nearby properties are also within the City's Church Hill North Old & Historic District. A mix of residential (single-, two-, and multi-family), vacant, office, commercial, utility, and institutional land uses are present in the vicinity.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No.

REVENUE TO CITY: \$300

DESIRED EFFECTIVE DATE: Upon Adoption.

REQUESTED INTRODUCTION DATE: September 24, 2018

CITY COUNCIL PUBLIC HEARING DATE: November 13, 2018

REQUESTED AGENDA: Consent.

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, October 15, 2018.

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

REQUIRED CHANGES TO WORK PROGRAM(S): None.

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

STAFF: Jonathan Brown, Senior Planner
Land Use Administration (Room 511) 646-5734

PDR O&R No. 18-42



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: 621 & 623 N 30th Street and 3001 through 3011 M Street Date: July 25, 2017

Tax Map #: E0000632001, 4, 5 & 6 Fee: \$300.00

Total area of affected site in acres: 0.151 acres

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

Zoning

Current Zoning: R-63

Existing Use: Two-family dwelling and 3 vacant lots

Proposed Use

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

Construct 3 new single-family attached dwellings

Existing Use: Two-family dwelling and 3 vacant lots

Is this property subject to any previous land use cases?

- Yes
- No If Yes, please list the Ordinance Number. N/A

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources, LLC

Mailing Address: 919 East Main Street, Suite 2110

City: Richmond

State: VA

Zip Code: 23219

Telephone: (804) 874-6275

Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: RVA Sugar, LLC

If Business Entity, name and title of authorized signer: Matt Jarreau

(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: 409 East Main Street, Suite 204

City: Richmond

State: VA

Zip Code: 23219

Telephone: (804) 762-8092

Fax: (804) 747-7393

Email: mattj@htrsi.com

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)



August 8, 2017

BY HAND DELIVERY

Mr, Matthew Ebinger
City of Richmond
Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219

Re: Special Use Permit: 621 and 623 N 30th Street and 3001 through 3011 M Street

Dear Matthew:

This letter shall serve as the Applicant's Report accompanying the application for a special use permit for the properties known as 621 and 623 N 30th Street and 3001 through 3011 M Street, identified as Tax Parcel E000-0632/001, 004, 005 and 006 (the "Property"). The Property is generally located at the southeast corner of North 30th and M Streets and contains 0.15 acres of land area. The property includes four deeded lots with one lot fronting on N 30th Street (621 and 623) and the three lots fronting on M Street (3001 through 3011). 621 and 623 N 30th Street is occupied by a two-family dwelling. 3001 through 3011 M Street are currently vacant lots.

The Property was historically occupied by four two-family dwellings on a single lot of record with a two-family detached dwelling facing 30th Street and three two-family attached dwellings facing M Street for a total of 8 dwellings. A previous owner recorded a deed that split that single lot into four lots – each containing a two-family dwelling. This was done without the benefit of City review. At the time, the property was located in an R-53 Multifamily Residential District and the lot width and lot area requirements for two-family dwellings were not met. The three two-family dwellings facing M Street (3001 through 3011) were subsequently demolished by the previous owner and the property was rezoned to R-63 Multifamily Urban Residential. The current owner would now like to legitimize the four existing lots, renovate the two-family dwelling (621 and 623 N 30th Street), and construct three single-family attached dwellings on the three vacant lots (3001 through 3011 M Street). As the four lots do not meet the R-63 lot area requirements, a special use permit is required.

The proposed single-family attached dwellings would be three stories in height with a mansard style roof and dormers. Each of the new dwellings would contain approximately 2,100 square feet of finished floor area and would include 2 to 3 bedrooms and 2 ½ to 3 ½ baths. The primary building material would be cementitious horizontal lap siding with brick foundation. The existing two-family dwelling would be renovated as two high quality dwelling units. Those dwelling units would be configured as single-family attached style, side-by-side units with each unit having a two-level floor plan.

In exchange for the SUP, the intent of this request is to ensure a thoughtful renovation of the original, historic two-family dwelling while authorizing a high-quality, for sale, infill development. The overall project would be consistent with the historic development pattern while providing for fewer dwelling units than originally existed on the site. By legitimizing the previous lot split, the SUP would allow for the sale of the new high quality single-family attached dwelling units as home ownership opportunities, thereby addressing objectives of the Master Plan.

The following are factors indicated in Section 17.11 of the Charter and Section 30-1050.1 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 SUP will not impact the safety, health, morals and general welfare of the nearby community. The proposed site improvements and density are consistent with or less dense than the historic development of the site. The redevelopment of this underutilized property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

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

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation for a two-family dwelling and three dwelling units will be less than was generated by the previous use as four two-family dwellings. As such, the SUP will not create 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 SUP will not tend to over crowd the land or create an undue concentration of population. The request represents a lesser density than the historic density that existed on the site.

- *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 amendment 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 development pattern is consistent with the historic development pattern on the site.

In summary, the applicant is enthusiastically seeking approval for the construction of three single-family attached dwellings and the renovation of an original two-family dwelling on the Property. This proposal represents an ideal, small-scale urban infill development for this location. The special use permit would not authorize any additional density over what originally existed on the site. In exchange, the quality assurances conditioned through the SUP would guarantee the thoughtful rehabilitation of the original, historic two-family dwelling on the Property and the construction of a higher quality new development than might otherwise be developed by right in the vicinity. This would contribute to the vibrancy of the block through the provision of the much desired traditional neighborhood design that is consistent with the historic development pattern of the surrounding neighborhood.

Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,

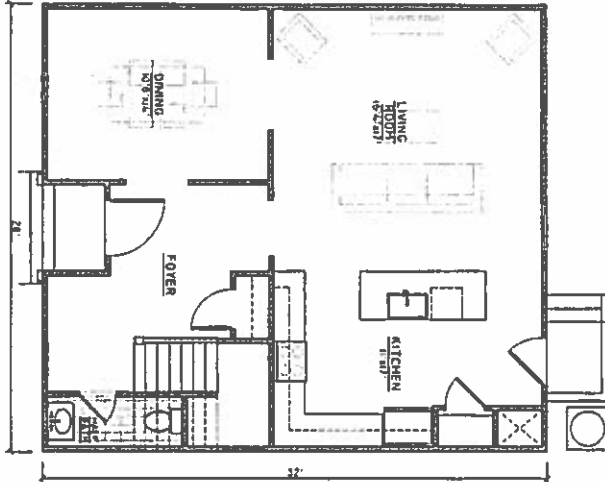


Mark R. Baker

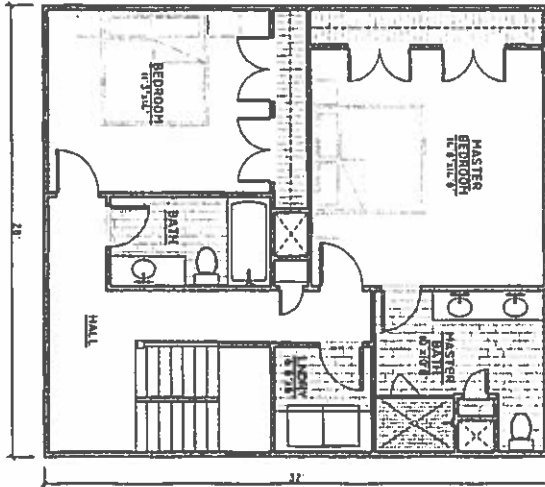
Enclosures

cc: The Honorable Cynthia I. Newbille

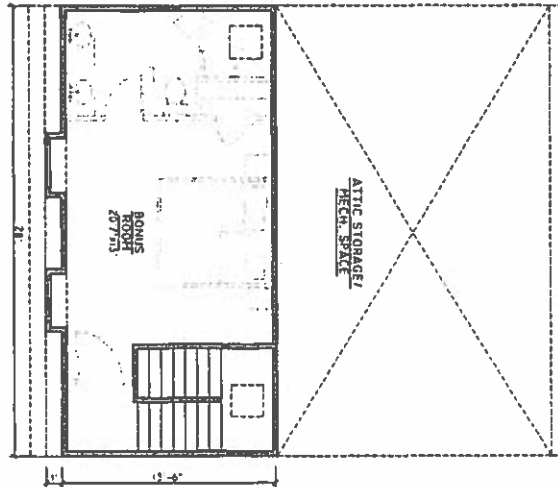
01 | FIRST FLOOR PLAN - 900 S.F.



02 | SECOND FLOOR PLAN - 900 S.F.



03 | THIRD FLOOR PLAN - 390 S.F.



PROJECT CONTACTS
 DEVELOPER
 RVA SUGAR, LLC
 804-306-9019
 CONTRACTOR
 KIM DEVELOPMENT
 804-860-8600
 ARCHITECT
 CHRISTOPHER WOLF, P.A.
 804-516-7644

DRAWINGS ACCOMPANYING APPLICATION FOR
 SPECIAL USE PERMIT FOR:
30TH & M STREET SUP
 621-623 N. 30TH ST. & 3001-3009 M ST.
 RICHMOND, VIRGINIA 23223

**NOT FOR
 CONSTRUCTION**

SEAL DIVISION
 REVISED SUP-
 NEW HOUSES PUSHED BACK
 DATE: 05.23.2018

M ST. FLOOR PLANS
A.I.I.

01 FIRST FLOOR PLAN



DRAWINGS ACCOMPANYING APPLICATION FOR
SPECIAL USE PERMIT FOR
30TH & M STREET SUP

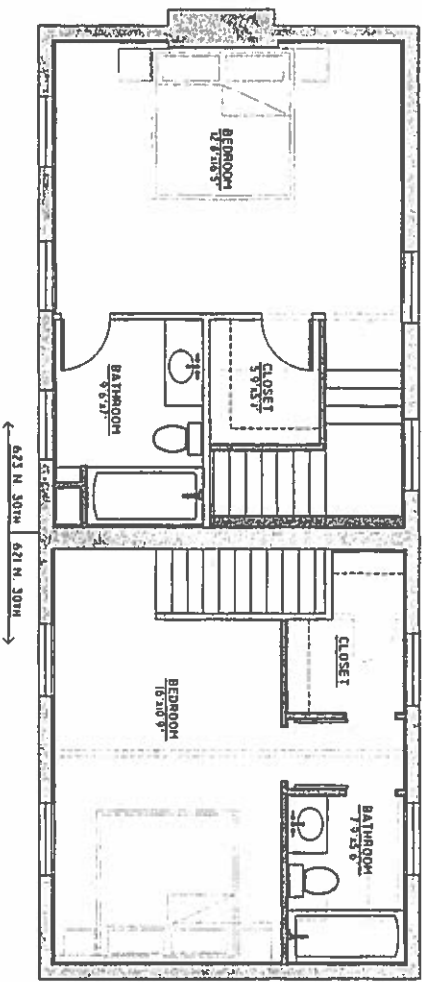
621-623 N. 30TH ST. & 3001-3009 M ST.
RICHMOND, VIRGINIA 23223

PROJECT CONTACTS
DEVELOPER:
RVA SUDAR LLC
804-388-7019
CONTRACTOR:
KIM DEVELOPMENT
804-884-3600
ARCHITECT:
CHRISTOPHER WOLF, R.A.
804-381-7011

**NOT FOR
CONSTRUCTION**

SCALE: 1/8" = 1'-0"
REVISED SHIP -
NEW HOUSES PUSHED BACK
DATE: 05.23.2018

30TH ST.
FIRST FLOOR PLANS
A1.2



01 SECOND FLOOR PLAN
1/8" = 1'

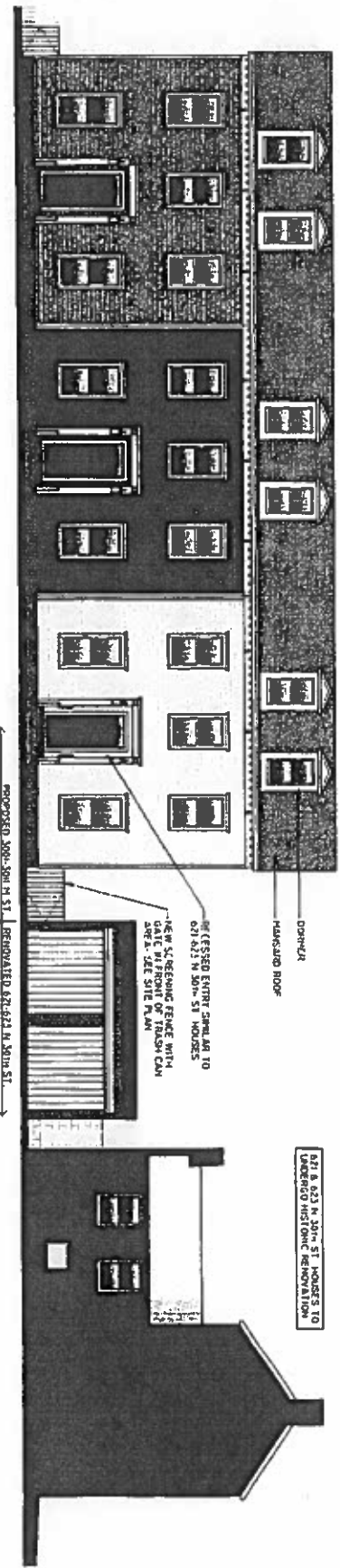
PROJECT CONTACTS
 DEVELOPER:
 RVA SACAD, LLC
 804-300-4019
 CONTRACTOR:
 NIML DEVELOPMENT
 804-859-8600
 ARCHITECT:
 CHRISTOPHER WOLF, R.A.
 804-514-7544

DRAWINGS ACCOMPANYING APPLICATION FOR
 SPECIAL USE PERMIT FOR
30TH & M STREET SUP
 621-623 N. 30TH ST. & 3001-3009 M ST.
 RICHMOND, VIRGINIA 23223

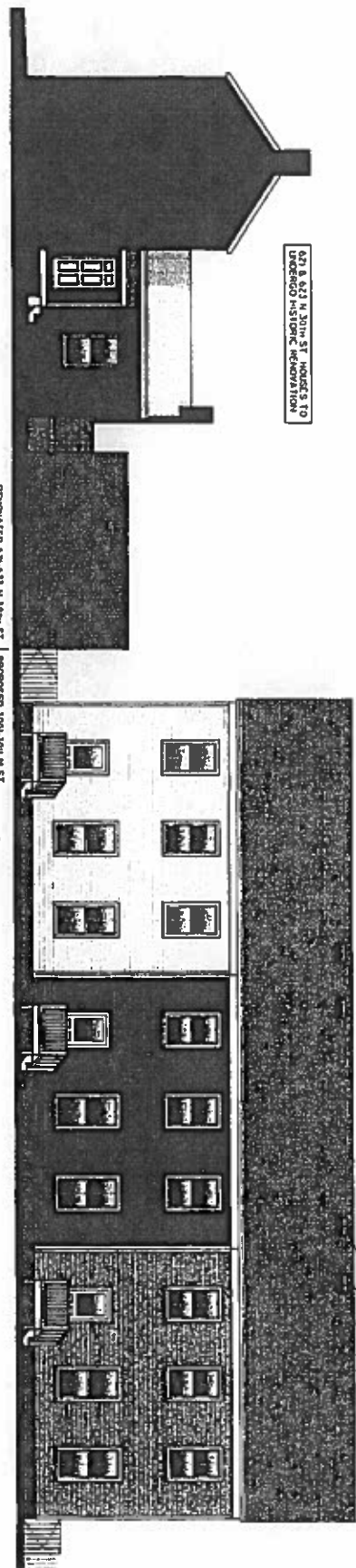
**NOT FOR
 CONSTRUCTION**

SEAL/REVISION:
 REVISED SUP.
 NEW HOUSES PUSHED BACK
 DATE/SCALE:
 05.25.2018

30TH ST
 SECOND FLOOR PLANS
A1.3



01 | NORTH (M ST.) ELEVATION



02 | SOUTH ELEVATION

3001-3011 M ST. EXTERIOR MATERIAL LIST

NO.	COMMENT/MATERIAL
01	BRICK, FOLIANT GR.
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83	BRICK, FOLIANT GR.
84	BRICK, FOLIANT GR.
85	BRICK, FOLIANT GR.
86	BRICK, FOLIANT GR.
87	BRICK, FOLIANT GR.
88	BRICK, FOLIANT GR.
89	BRICK, FOLIANT GR.
90	BRICK, FOLIANT GR.
91	BRICK, FOLIANT GR.
92	BRICK, FOLIANT GR.
93	BRICK, FOLIANT GR.
94	BRICK, FOLIANT GR.
95	BRICK, FOLIANT GR.
96	BRICK, FOLIANT GR.
97	BRICK, FOLIANT GR.
98	BRICK, FOLIANT GR.
99	BRICK, FOLIANT GR.
100	BRICK, FOLIANT GR.

EXTERIOR FINISH NOTES:
 1. MATERIALS AND COLORS ARE TYPICAL, ACCORDS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
 2. COLORS SHOWN ARE CONCEPTUAL ONLY. FINAL COLOR SELECTIONS TO BE DETERMINED.

621 & 623 N 30TH ST. HOUSES TO UNDERGO HISTORIC RENOVATION

621 & 623 N 30TH ST. HOUSES TO UNDERGO HISTORIC RENOVATION

SALEWAYS ON REAR SIDE OF ROOF PEAK NOT VISIBLE FROM FRONT. TYPICAL

PROPOSED 3001-3011 M ST. RENOVATED 621&623 N 30TH ST.

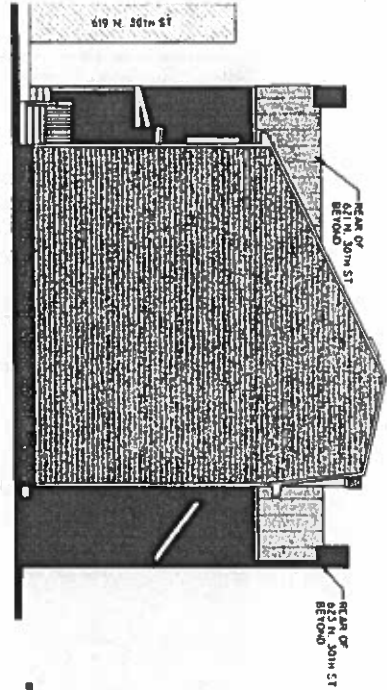
RENOVATED 621&623 N 30TH ST. | PROPOSED 3001-3011 M ST.

PROJECT CONTACTS
 DEVELOPER:
 RICHMOND DEVELOPMENT
 804-366-9009
 CONTRACTOR:
 KIM DEVELOPMENT
 804-869-3800
 ARCHITECT:
 CHRISTOPHER WOLF, R.A.
 804-316-1644

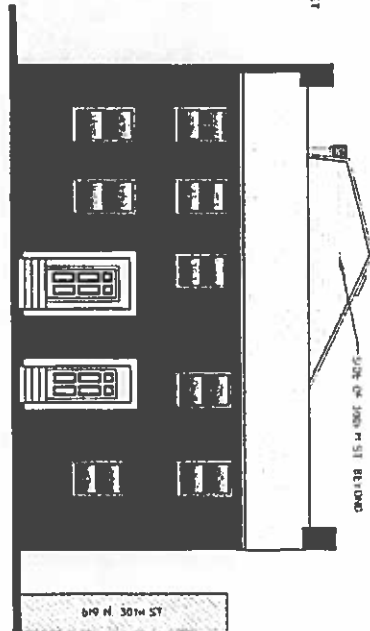
DRAWINGS ACCOMPANYING APPLICATION FOR SPECIAL USE PERMIT FOR
30TH & M STREET SUP
 621-623 N. 30TH ST. & 3001-3009 M ST.
 RICHMOND, VIRGINIA 23223

NOT FOR CONSTRUCTION

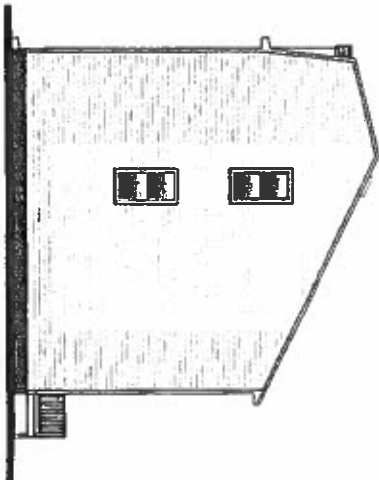
SEALING WORK
 REVISIONS
 NEW HOUSES PUSHED BACK
 DATE PUBLISHED
 05.23.2018
 NORTH (M ST.) & SOUTH ELEVATIONS
A2.1



01 | EAST ELEVATION



02 | WEST (30TH ST.) ELEVATION



03 | WEST ELEVATION (3001 M ST.)

621 & 623 N. 30TH ST. HOUSES TO BE DEMOLISHED WITH CORNER BEYOND M ST.

PROJECT CONTACTS:

DEVELOPER:
R.H. SODERBERG
904-509-9919
CONTRACTOR:
KIM DEVELOPMENT
904-509-9500
ARCHITECT:
CHRIS OPNER WOLF, R.A.
804-512-7644

DRAWINGS ACCOMPANYING APPLICATION FOR
SPECIAL USE PERMIT FOR:

30TH & M STREET SUP

621-623 N. 30TH ST. & 3001-3009 M ST.
RICHMOND, VIRGINIA 23223

**NOT FOR
CONSTRUCTION**

SE LITERATION
REVISED SUP-
NEW HOUSES PUSHED BACK
DATE: 05.23.2008

EAST & WEST (30TH ST.)
ELEVATIONS

A2.2

ABBREVIATION LEGEND

- RF - RIGHT OF WAY
- RW - RIGHT OF WAY
- PL - PROPERTY LINE
- S.F. - SQUARE FEET

SYMBOL LEGEND

- - ROAD FOUND
- - ROAD SET
- - MANHOLE SET
- - UTILITY POLE
- - LIGHT POLE
- - CLEANOUT
- - WATER METER
- - GAS VALVE
- - SIGN

LINE TABLE		LINE TABLE			
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N41°43'17"E	3.96'	L9	N42°27'14"W	23.63'
L2	N42°30'10"W	44.93'	L10	S86°47'15"W	1.58'
L3	S81°37'47"E	4.69'	L11	S57°53'31"E	31.17'
L4	S15°52'07"W	49.77'	L12	S33°30'10"W	7.33'
L5	S81°30'29"W	21.80'	L13	S83°27'14"E	23.80'
L6	S55°52'07"W	23.87'	L14	N46°43'37"E	21.17'
L7	S81°30'29"E	38.52'	L15	S38°45'37"W	18.18'
L8	N45°12'58"E	8.47'			



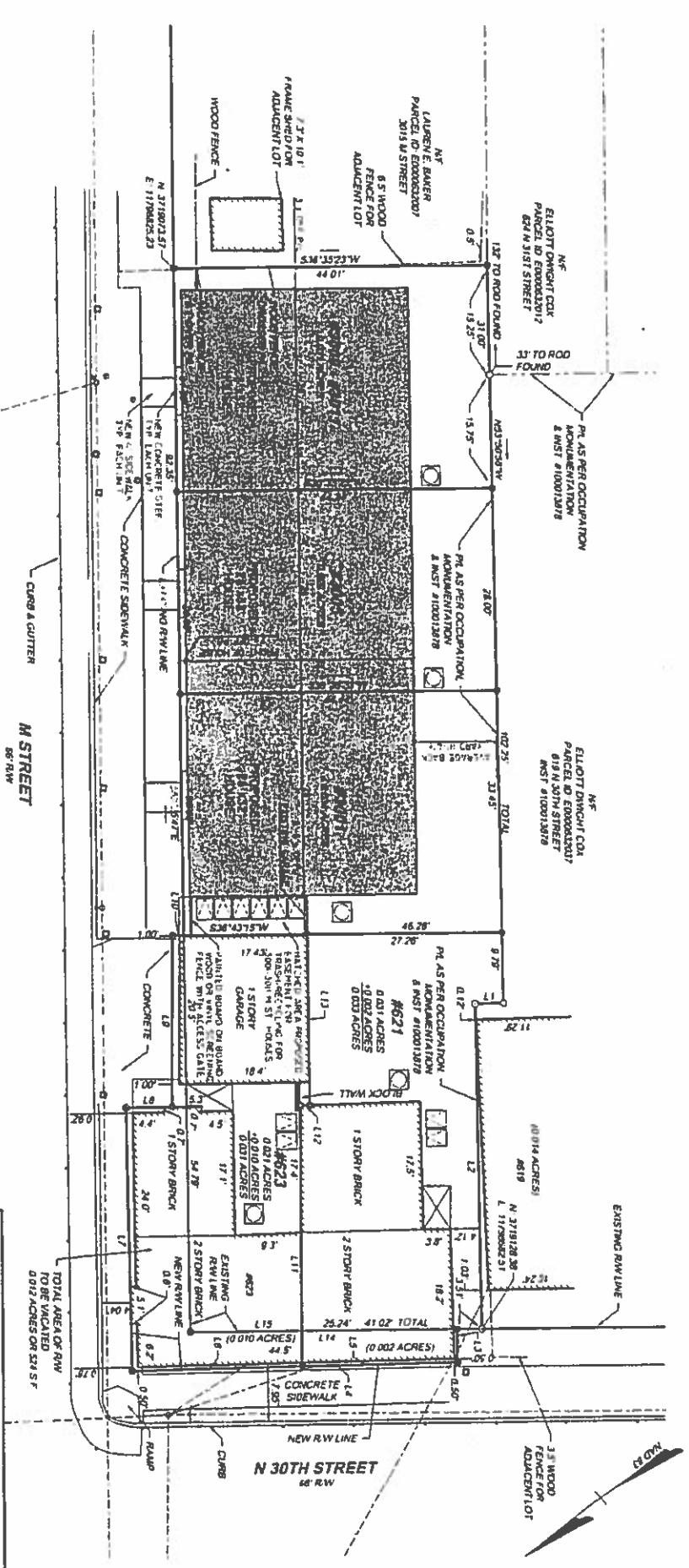
PROPOSED SITE PLAN OVERLAYS ON ORIGINAL PLAT BY OTHERS PROFESSIONAL STAMP DOES NOT APPLY TO INDICATIONS

30TH & M

SUBDIVISION

11111 TIMMONS GROUP DRIVE, SUITE 100, FALLS CHURCH, VA 22044
 (703) 441-1111
 WWW.TIMMONSGROUP.COM

Date: January 23, 2018	Scale: 1"=10'
Drawn by: J. Timmon	Checked by: W. M. Naulty
Reviewed: May 11, 2018	



TOTAL AREA OF RWY
 1076 VACATED
 0.012 ACRES OR 524 S.F.