

INTRODUCED: September 22, 2025

AN ORDINANCE No. 2025-230

To authorize the special use of the property known as 2106 Redd Street for the purpose of up to four two-family detached dwellings, upon certain terms and conditions. (7th District)

\_\_\_\_\_  
Patron – Mayor Avula (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: NOV 10 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 2106 Redd Street, which is situated in a R-53 Multifamily Residential District, desires to use such property for the purpose of up to four two-family detached dwellings, which use, among other things, is not currently allowed by sections 30-418.4, concerning lot area and width, 30-418.5, concerning yards, and 30-418.6:1, 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 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: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED: \_\_\_\_\_ 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 2106 Redd Street and identified as Tax Parcel No. E000-0665/037 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Survey of Lots 5 and 6 Block 2, Burwell’s Addition, Richmond, Virginia,” prepared by A.G. Harocopos & Associates, P.C., and dated March 29, 2021, 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 two-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2106 Redd St, 2104 & 2106 Sale St, Richmond, Virginia,” prepared by Mario di Marco Architects, and dated April 17, 2025, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

**§ 3. Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as up to four two-family detached dwellings, substantially as shown on the Plans.

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

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

(d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(e) Prior to the issuance of any 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, including the installation of two street trees along Redd Street and a new concrete sidewalk and curb and gutter

along Sale Street, substantially as shown on the Plans, 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 on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

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

application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

# City of Richmond

## Intracity Correspondence

### O&R Transmittal

**DATE:** August 14, 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:** 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 property known as 2106 Redd Street for the purpose of up to four two-family detached dwellings, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** The applicant is requesting a Special Use Permit to authorize four, two-family detached dwellings within an R-53 Multifamily Residential District. The lot areas and widths, front yards, and lot coverages for the proposed uses are not met. A Special Use Permit is therefore required.

**BACKGROUND:** The property is located in the Mosby neighborhood on Redd Street between Coalter and Spotsylvania Streets. The property is currently a 6,661 sq. ft. (.15 acre) vacant parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is defined as a "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." (p. 82)

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



Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Adjacent properties are located within the same R-53 zone. The area is generally single-family residential, with some large-scale multifamily uses in the vicinity. The density of the proposed is 8 units upon .15 acres or 53 units per acre.

**COMMUNITY ENGAGEMENT:** The Union Hill Civic Associations were notified of the application; additional community notification will take place after introduction.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** Richmond 300 Master Plan

**FISCAL IMPACT:** \$300 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** Sept 22, 2025

**CITY COUNCIL PUBLIC HEARING DATE:** November 10, 2025

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission, October 21, 2025

**AFFECTED AGENCIES:** Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

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

**STAFF:**

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



**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 600

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

BUSINESS NAME (IF APPLICABLE): Baker Development Resources

SUBJECT PROPERTY OR PROPERTIES: 2106 REDD STREET

**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: FORECASTLE LLC

PROPERTY OWNER ADDRESS: 1608 CEDARHURST DRIVE, RICHMOND, VA 23225

PROPERTY OWNER EMAIL ADDRESS: \_\_\_\_\_

PROPERTY OWNER PHONE NUMBER: \_\_\_\_\_

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

*February 19<sup>th</sup>, 2024*

*Special Use Permit Request  
2106 Redd Street, Richmond, Virginia  
Map Reference Number: E000-0665/037*

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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:

**Mark Baker**

Baker Development Resources  
530 East Main Street, Suite 730  
Richmond, VA 23219

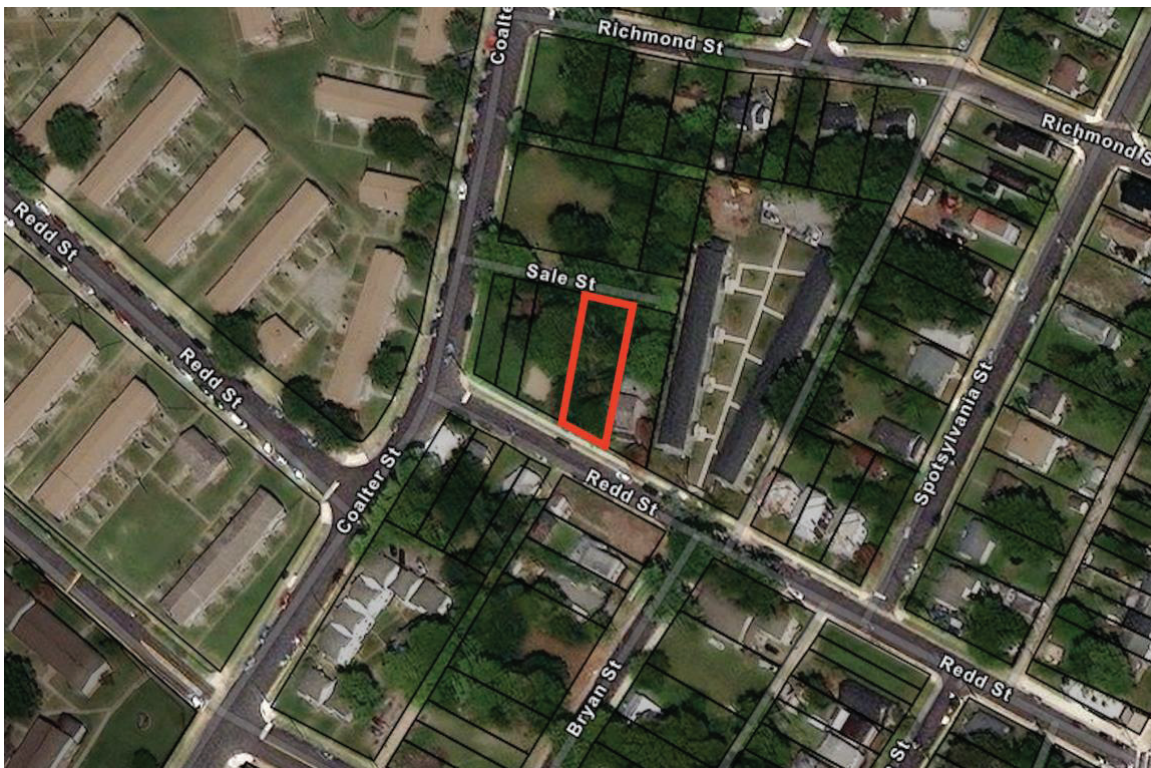
## Introduction

The applicant is requesting a special use permit (the “SUP”) for the property known as 2106 Redd Street (the “Property”). The SUP would authorize the construction of four abutting two-family detached dwellings configured as two pairs. While the two-family use is permitted by the underlying R-53 Multifamily Residential zoning district, some of the underlying feature requirements cannot be met, and therefore, the SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property, which consists of two original subdivision lots, is a through lot located on the northern line of Redd Street and southern line of Sale Street between Coalter and Bryan Streets and is currently vacant. It is referenced by the City Assessor with a tax parcel number of E000-0665/037 and is approximately 49 feet in width and 130 feet in depth and contains roughly 6,661 square feet of lot area.



The lot pattern in the vicinity varies but the developed parcels are generally composed of characteristically narrow urban lots. At 49 feet in width, the Property is wide for the block. On the northern line of Redd Street, properties to the west are undeveloped while those to the east are developed with single family homes and a large (25+ units) apartment complex. To the west lie two large, multifamily dwellings, Oliver Crossing and Mosby Court. To the south lie a mixture of

residential uses and further south, across Littlepage Street is Mosby Middle School. Transit access is provided to the area by GRTC bus lines number 5 and 39.

## EXISTING ZONING

The Property and properties along the northern line of Redd Street between Coalter and Bryan Streets are zoned R-53 Multifamily Residential district. Properties on the southern line of Redd Street are zoned R-6 Single-Family Attached Residential. To the north, across Sale Street, the properties at 2104 and 2108 Sale Street are zoned R-63. A considerable number of properties in the immediate vicinity do not conform to the underlying feature requirements such as lot area, lot width, and setbacks and several Special Use Permits have been approved nearby. Nearby, the properties at 1400-1406 Bryan Street and 2104 and 2108 Sale Street were recently rezoned to R-63 Multifamily Urban Residential to better accommodate the underlying Neighborhood Mixed-Use land use classification. To the east, across Spotsylvania Street lies a B-2 zoning district at the intersection of Mechanicsville Turnpike and Fairmount Avenue.

## 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. Two-family dwellings are a primary use in the Neighborhood Mixed-Use designation which also encourages that developments reinforce a gridded street pattern to increase connectivity.

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 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 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

### PURPOSE OF REQUEST

The SUP would permit the division of the Property into four lots and the construction of four abutting two-family detached dwellings (which would appear as traditional attached dwellings but fall under residential building code) configured as two pairs with two dwellings fronting Redd Street and two fronting Sale Street. The new dwellings would be located on lots that would each be 23.5 feet in width and contain approximately 1,637 square feet of lot area. While this configuration is consistent with the Neighborhood-Mixed Use land use classification, existing dwellings in the area, and the recently approved rezoning nearby, it does not meet some of the R-53 District feature requirements for two-family dwellings including lot width and area as well as the front yard setback requirements and therefore, a SUP is required.

### PROJECT DETAILS/DESIGN

The proposed dwellings would be configured as abutting detached dwellings. They will have a separate foundation with a 1-2” air gap between the foundation and framed wall assemblies which will be concealed by trim along the façade and capped at the roof. The proposed dwellings would each be approximately 20’ in width, 50 feet in depth, and three stories in height. They have been designed to appear as single-family dwellings from the street with one entrance for each building. Each dwelling would include approximately 1,500 square feet of finished floor area. The floor plan layout is unique where the first unit would utilize the first floor for a living/kitchen area and two bedrooms and half of the second floor for two additional bedrooms. The second unit would utilize the other half of the second floor for a kitchen/living area and the third floor for four bedrooms.

The dwellings would be of a traditional urban design that is consistent with the architectural character found in the older homes within the neighborhood. The proposed floor plans are modern and efficient, and designed to be meet the needs of the. Full-width front porches are also proposed for each dwelling to address the street.

## Findings of Fact

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 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 SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and off-street parking space for the dwellings 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 SUP 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 proposed SUP would not adversely affect the above referenced City services.

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

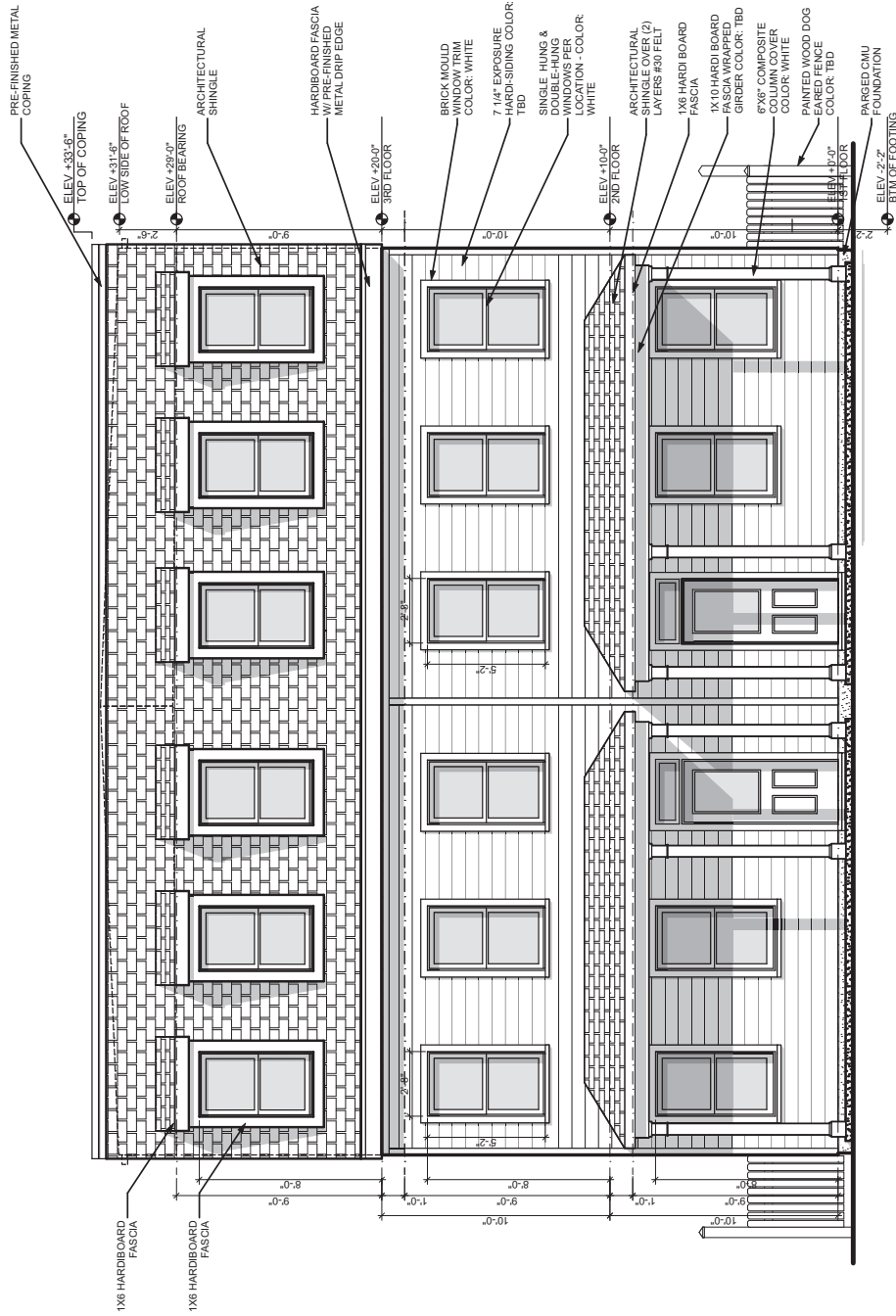
The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

In summary we are enthusiastically seeking approval for the construction of four abutting two-family detached dwellings on the Property configured to appear as attached dwellings from the street. The SUP represents an ideal, small-scale urban infill development for this location that is mindful of its surroundings. These dwellings provide new housing opportunities for the neighborhood which are consistent with the goals of the Richmond 300 Master Plan. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of four quality residences containing a total of eight units consistent with Master Plan guidance.







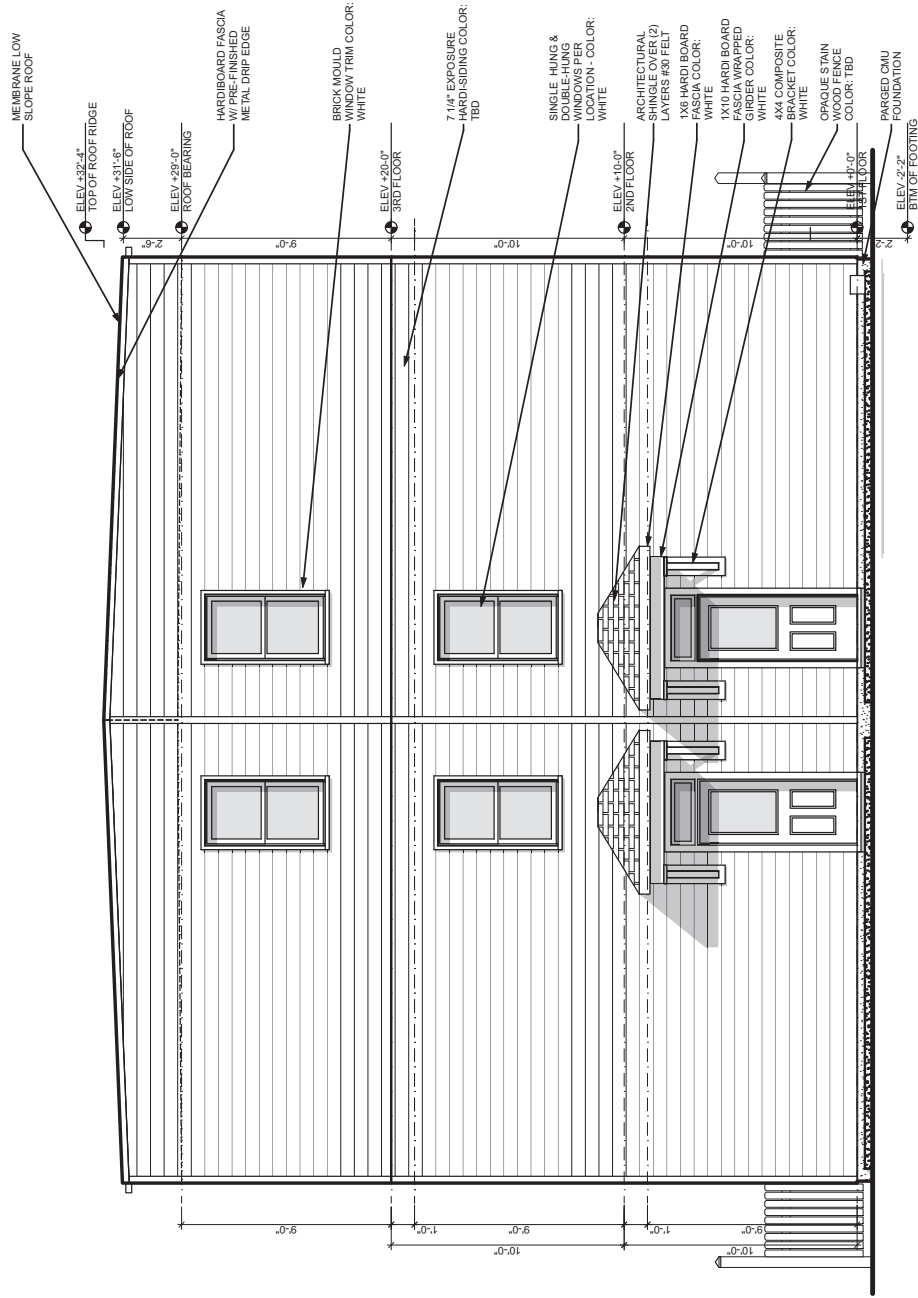
# FRONT ELEVATION

SCALE: 3/16" = 1'-0"

FRONT ELEVATION  
2106 REDD ST, 2104 & 2106 SALE ST  
RICHMOND, VIRGINIA

SK-02  
4/17/25  
PROJECT NO.: 24001





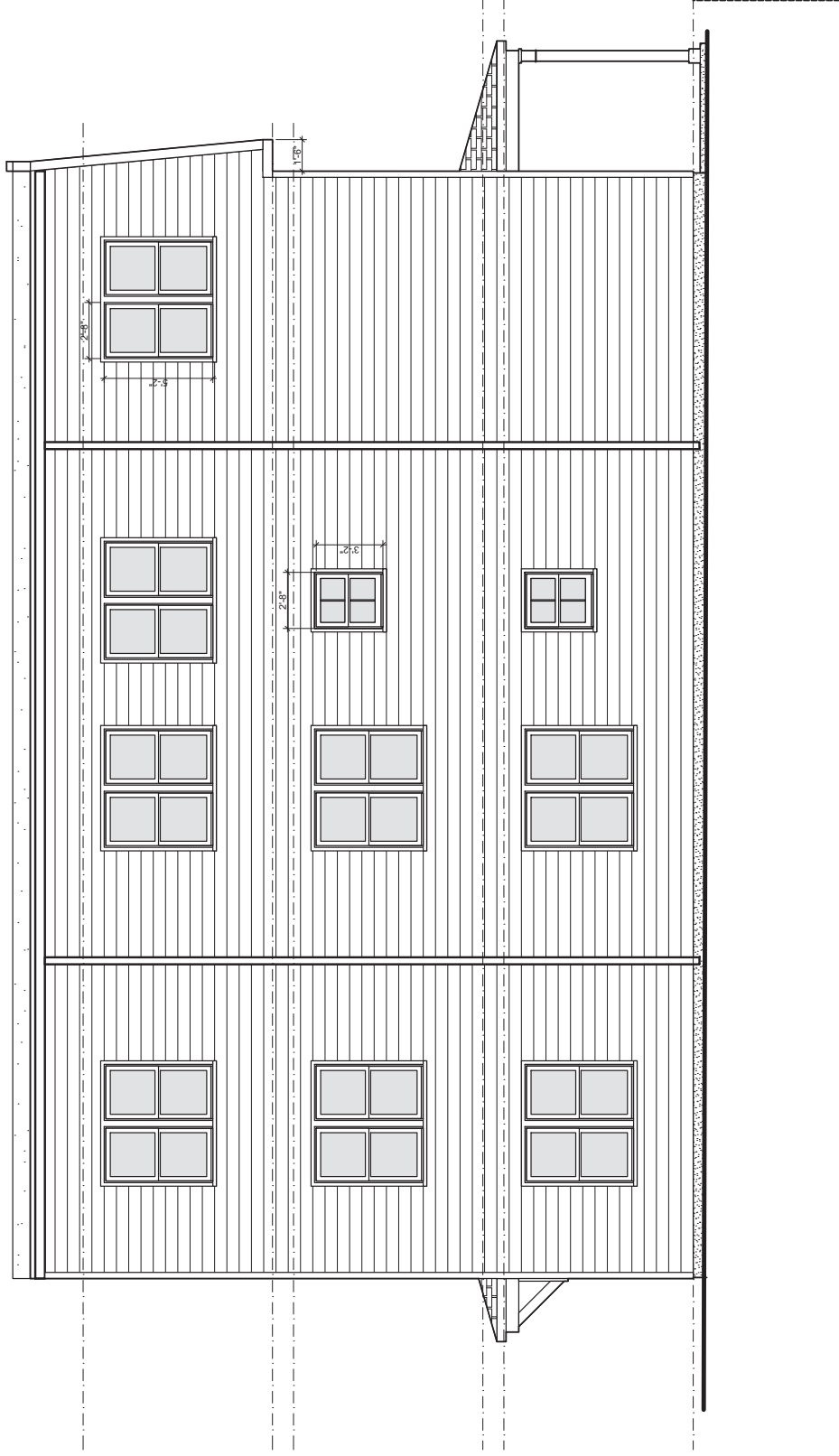
# REAR ELEVATION

SCALE: 3/16" = 1'-0"

REAR ELEVATION  
2106 REDD ST, 2104 & 2106 SALE ST  
RICHMOND, VIRGINIA

SK-03  
4/17/25  
PROJECT NO.: 24001





## LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

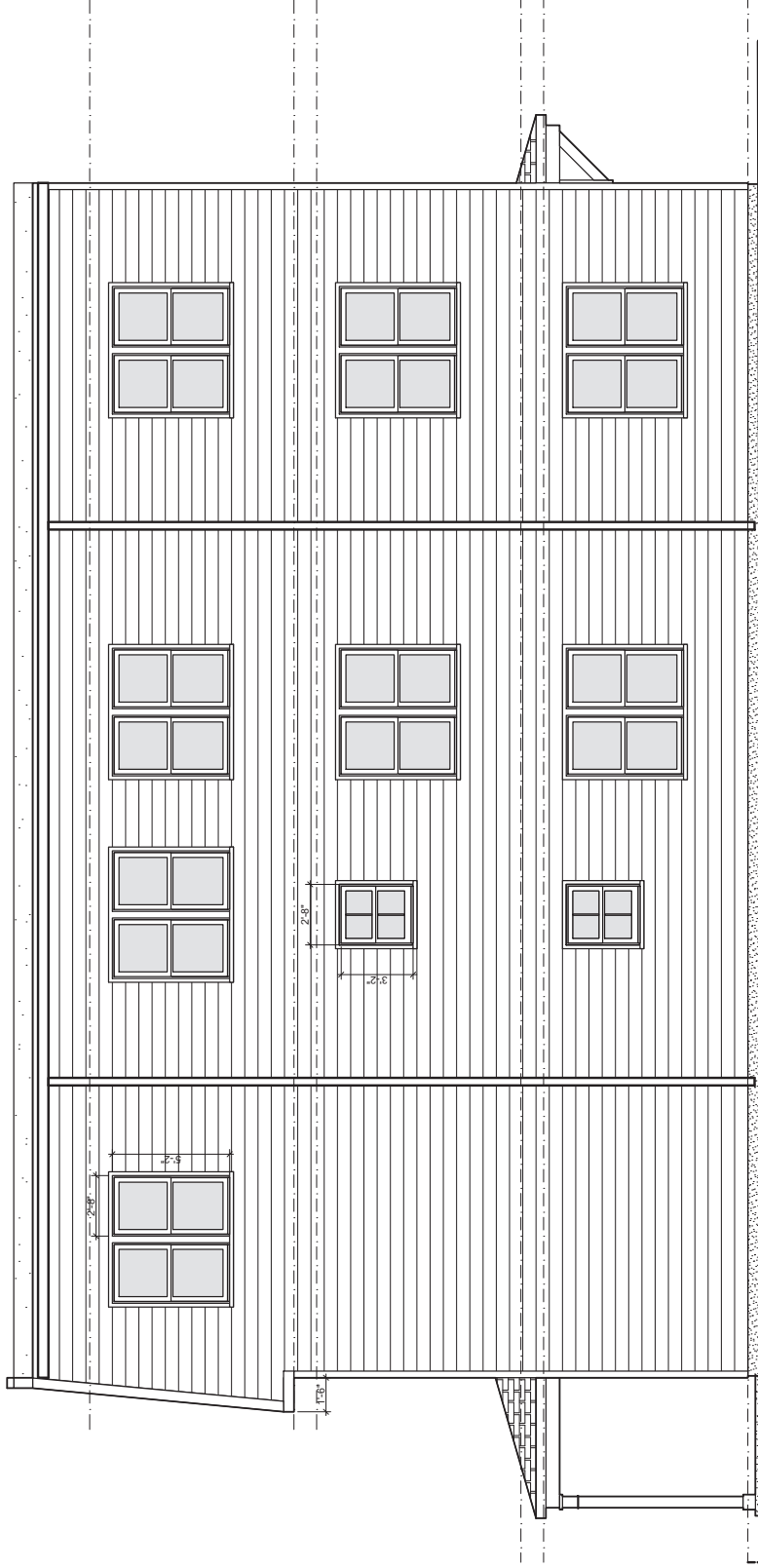
SK-04

4/17/25

PROJECT NO.: 24001

LEFT SIDE ELEVATION  
2106 REDD ST, 2104 & 2106 SALE ST  
RICHMOND, VIRGINIA





## RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

SK-05

4/17/25

PROJECT NO.: 24001

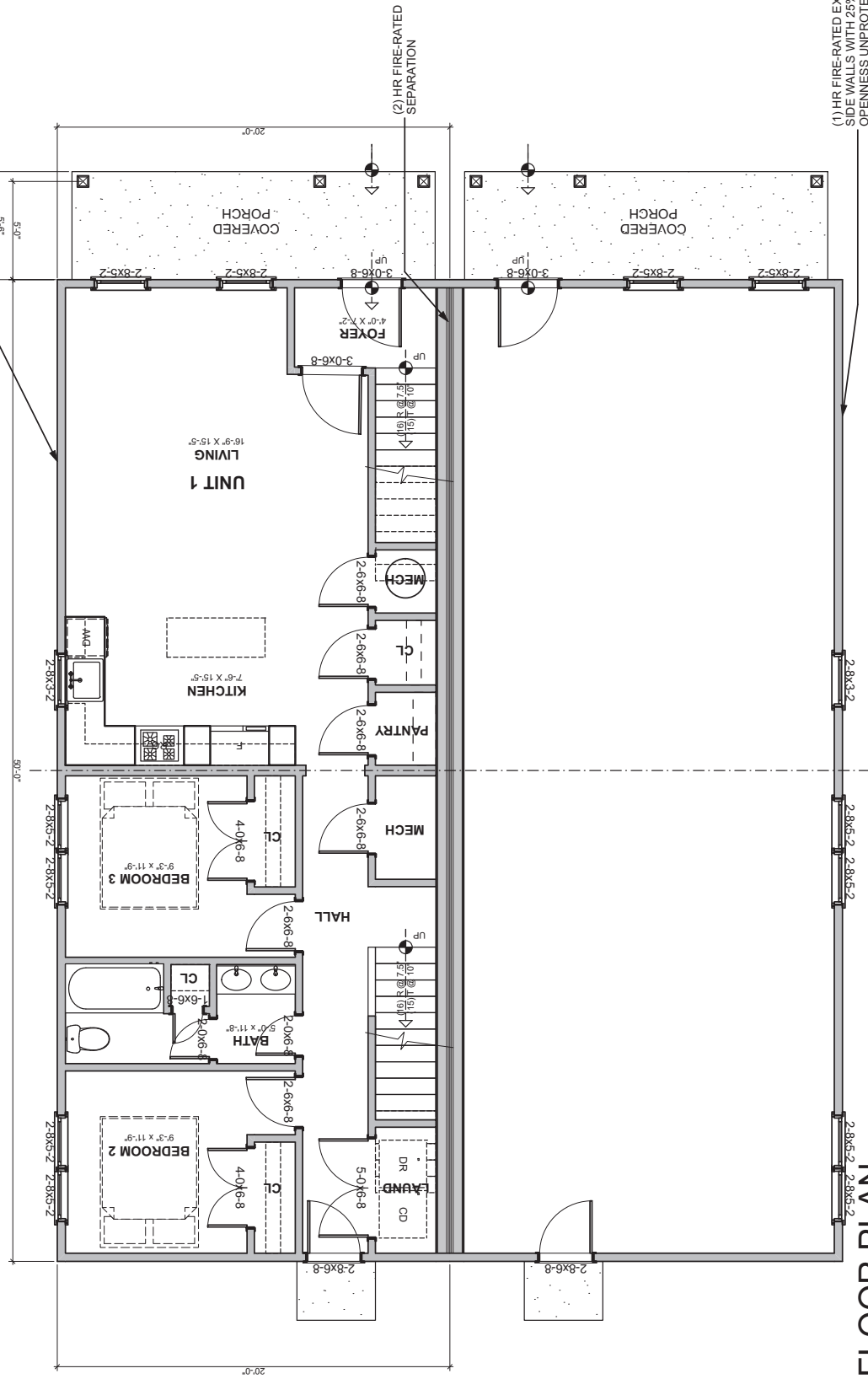
RIGHT SIDE ELEVATION  
2106 REDD ST, 2104 & 2106 SALE ST  
RICHMOND, VIRGINIA



(1) 1R FIRE-RATED EXTERIOR  
SIDE WALLS WITH 25%  
OPENNESS UNPROTECTED  
OPENINGS LIMITATION

(2) 1R FIRE-RATED  
SEPARATION

(1) 1R FIRE-RATED EXTERIOR  
SIDE WALLS WITH 25%  
OPENNESS UNPROTECTED  
OPENINGS LIMITATION



# FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



## PROPOSED FIRST FLOOR PLAN 2106 REDD ST, 2104 & 2106 SALE ST RICHMOND, VIRGINIA

SK-06  
4/17/25

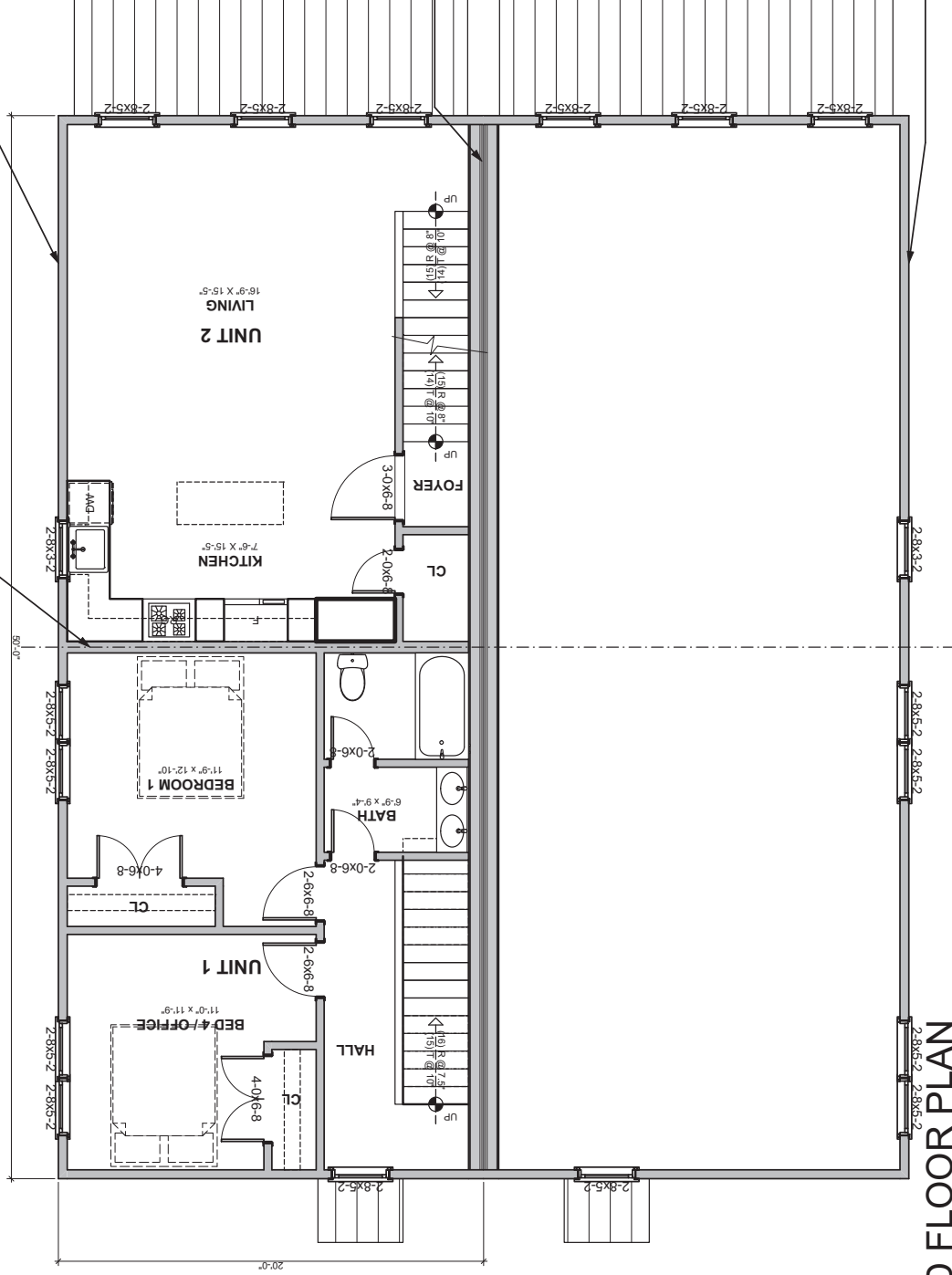
PROJECT NO.: 24001

(1) HR FIRE-RATED DWELLING  
UNIT SEPARATION / SOUND  
WALL

(1) HR FIRE-RATED EXTERIOR  
SIDE WALLS WITH 25%  
OPENNESS UNPROTECTED  
OPENINGS LIMITATION

(2) HR FIRE-RATED  
SEPARATION W/ SEPARATE  
ABUTTING FOUNDATIONS

(1) HR FIRE-RATED EXTERIOR  
SIDE WALLS WITH 25%  
OPENNESS UNPROTECTED  
OPENINGS LIMITATION



## SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

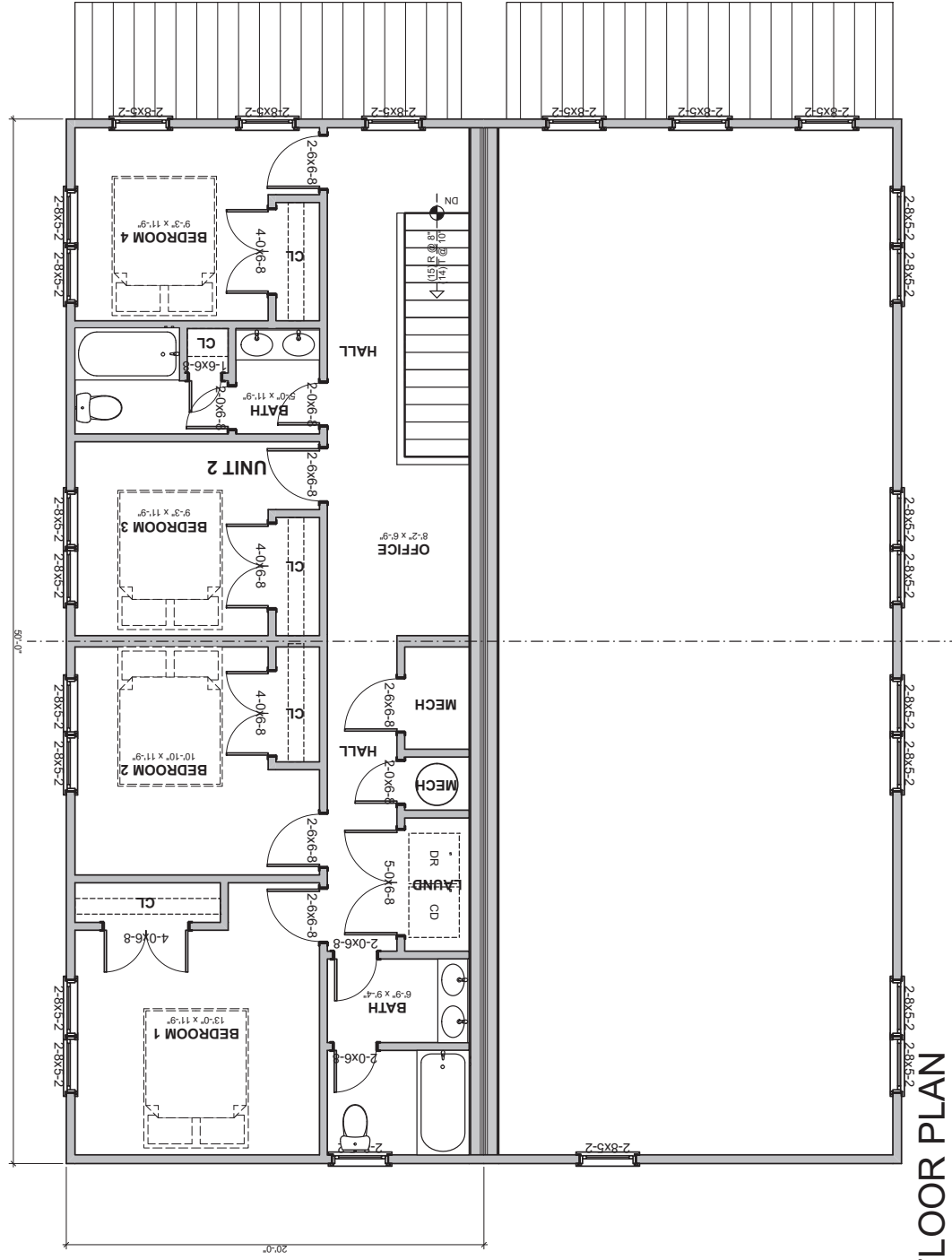
0 4' 8' 12'

## PROPOSED SECOND FLOOR PLAN 2106 REDD ST, 2104 & 2106 SALE ST RICHMOND, VIRGINIA



SK-07  
4/17/25

PROJECT NO.: 24001



# 1

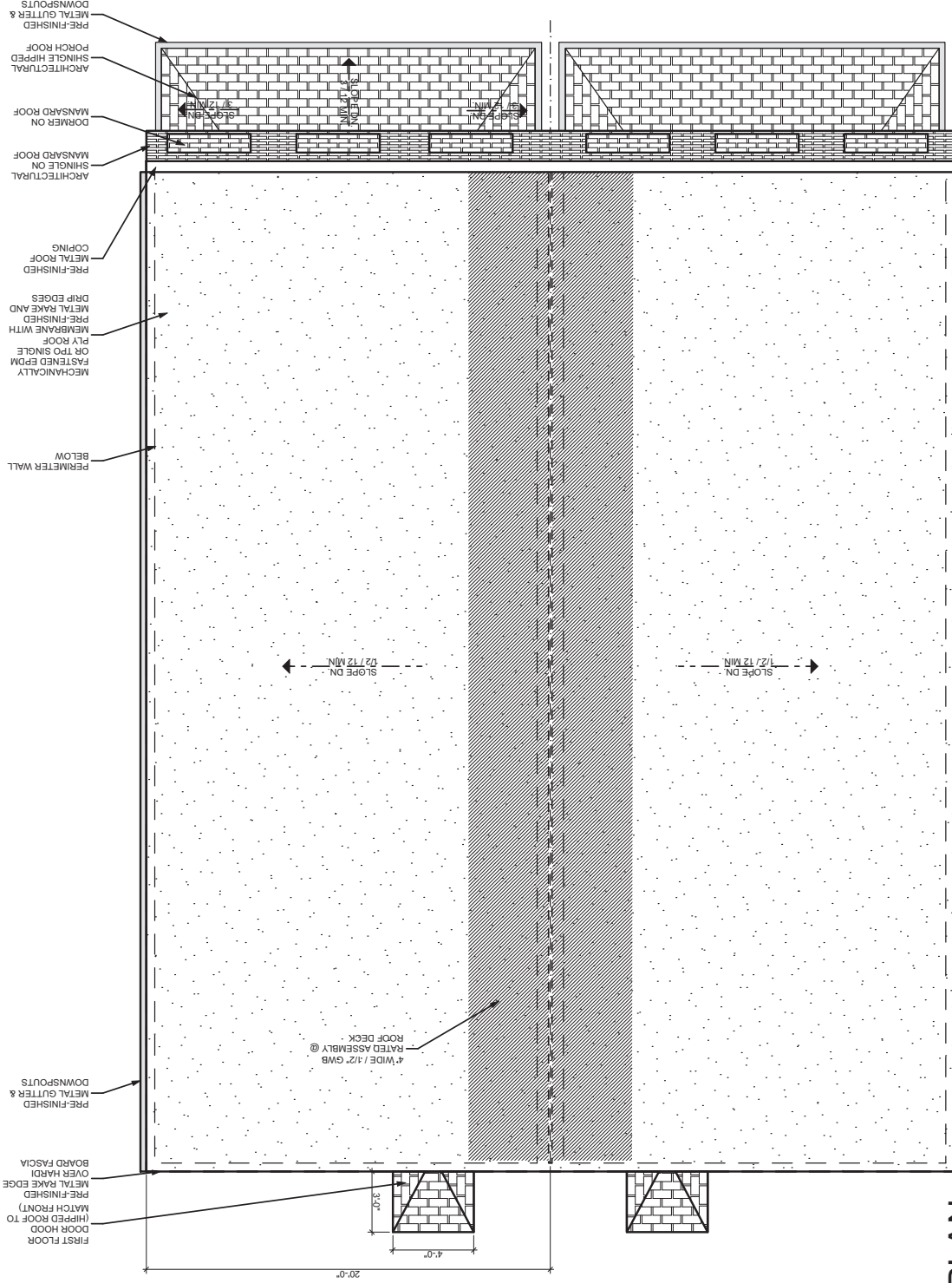
## THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"



### PROPOSED THIRD FLOOR PLAN 2106 REDD ST, 2104 & 2106 SALE ST RICHMOND, VIRGINIA

SK-08  
4/17/25  
PROJECT NO.: 24001



# 1 ROOF PLAN

SCALE: 3/16" = 1'-0"



## PROPOSED ROOF PLAN 2106 REDD ST, 2104 & 2106 SALE ST RICHMOND, VIRGINIA

SK-09  
4/17/25

PROJECT NO.: 24001

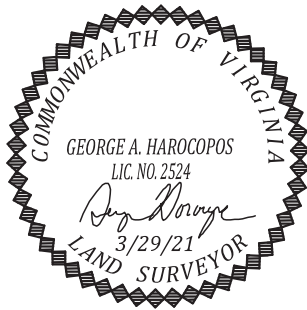




This is to certify that on 3/29/21  
I made an accurate field survey of the known premises  
shown hereon; that all improvements known or visible  
are shown hereon; that there are no encroachments by  
improvements either from adjoining premises, or from  
subject premises upon adjoining premises, other than  
shown hereon.

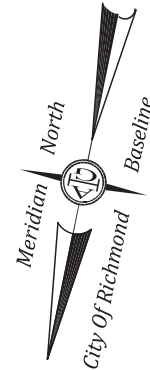
NOTE: THIS LOT APPEARS  
TO BE IN FEMA FLOOD ZONE  
X AS SHOWN ON HUD  
COMMUNITY PANEL NUMBERS  
5101290041E

NOTE:  
This survey has been prepared without  
the benefit of a title report and does  
not therefore necessarily indicate all  
encumbrances on the property.

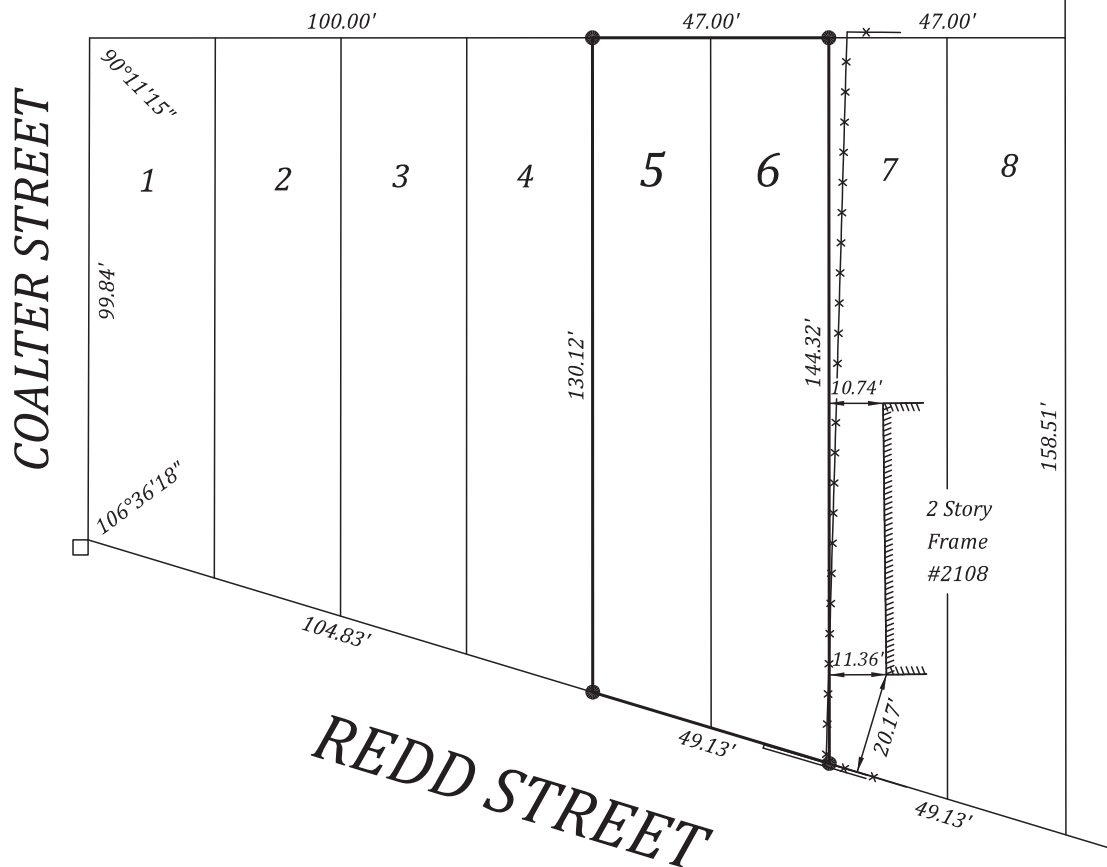


### LEGEND

- Rod/S
- Stone/F



## SALE STREET



SURVEY OF  
LOTS 5 AND 6 BLOCK 2  
**BURWELL'S ADDITION**

RICHMOND, VIRGINIA

JN 50423 B

**A. G. HAROCOPOS & ASSOCIATES, P.C.**

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112

Office 804 744 2630 FAX 804 744 2632

E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=30' Date 3/29/21 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE  
USE OF THE CONVEYANCE TO  
UNLIMITED RENOVATIONS



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

**Special Use Permit**

**LOCATION:** 2106 Redd Street

**APPLICANT:** Baker Development Resources

**COUNCIL DISTRICT:** 6

**PROPOSAL:** To authorize the special use of the property known as 2106 Redd Street for the purpose of four, two-family attached dwellings, upon certain terms and conditions.

*For questions, please contact Alyson Oliver  
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