

INTRODUCED: July 22, 2024

AN ORDINANCE No. 2024-196

To authorize the special use of the property known as 1513 North 22nd Street for the purpose of a single-family detached dwelling, upon certain terms and conditions. (7th District)

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 9 2024 AT 6 P.M.

WHEREAS, the owner of the property known as 1513 North 22nd Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a single-family detached dwelling, which use, among other things, is not currently allowed by sections 30-412.4, concerning lot area and width, density, and unit width, and 30-412.5, concerning yards, 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 1513 North 22nd Street and identified as Tax Parcel No. E000-0778/020 in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “Sketch Showing the Proposed Improvements on No. 1515 N 22ND St. in the City of Richmond, VA.,” prepared by Virginia Surveys, dated February 12, 2024, and last revised February 16, 2024, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Plans,” is hereby permitted to be used for the purpose of a single-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1515 N 22ND St.,” prepared by River Mill Development, and dated January 9, 2024, and the survey entitled “Sketch Showing the Proposed Improvements on No. 1515 N 22ND St. in the City of Richmond, VA.,” prepared by Virginia Surveys, dated February 12, 2024, and last revised February 16, 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 a single-family detached dwelling, substantially as shown on the Plans.

(b) No fewer than one off-street parking space shall be provided for the Special Use, substantially as shown on the Plans.

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

on the Plans.

(d) All building materials, elevations, and site improvements 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.

§ 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 one street tree along North 22nd Street, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the

Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

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

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

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

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

(d) Notwithstanding any other provision of law, this special use permit is being

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

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

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

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

APPROVED AS TO FORM:

CITY ATTORNEY'S OFFICE



City of Richmond

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

Master

File Number: Admin-2024-0484

File ID: Admin-2024-0484

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department: Richmond Dept of Planning & Development. Review

Cost:

File Created: 05/14/2024

Subject:

Final Action:

Title:

Internal Notes:

Code Sections:

Agenda Date: 07/22/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2024-0484 - APPLICATION DOCUMENTS, Admin-2024-0484 - AATF Ordinance

Enactment Number:

Contact:

Introduction Date:

Drafter: jonathan.brown@richmondgov.com

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/3/2024	Matthew Ebinger	Approve	7/5/2024
1	2	7/3/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	7/5/2024	Kevin Vonck	Approve	7/10/2024
1	4	7/5/2024	Alecia Blackwell - FYI	Notified - FYI	
1	5	7/8/2024	Sharon Ebert	Approve	7/9/2024
1	6	7/8/2024	Caitlin Sedano - FYI	Notified - FYI	
1	7	7/9/2024	Jeff Gray	Approve	7/10/2024
1	8	7/11/2024	Lincoln Saunders	Approve	7/11/2024
1	9	7/11/2024	Mayor Stoney	Approve	7/15/2024

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-2024-0484

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: July 3, 2024

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: J.E. Lincoln Saunders, Chief Administrative Officer

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the property known as 1513 North 22nd Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize a single-family detached dwellings within an R-6 Single-Family Attached Residential District. which use, among other things, is not currently allowed by sections 30-412.4(1) as well as 30-412.5(b), regarding lot area and width as well as side yard, respectively, of the Code of the City of Richmond (2020), as amended. A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Fairmount neighborhood on North 22nd Street between V & U Streets. The property is currently a 6,200 sq. ft. (.14 acre) unimproved 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 “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.”

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 multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

The current zoning for this property is R-6 Single-Family Attached Residential District. All adjacent and nearby properties are located within the same R-6 zone. The area is primarily single family residential, with some two-family residential and institutional uses present in the vicinity. The proposed density of the parcel is 1 unit upon .14 acres, or 7 units per acre.

COMMUNITY ENGAGEMENT: Church Hill Central Civic Association notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

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

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 22, 2024

CITY COUNCIL PUBLIC HEARING DATE: September 9, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission September 3, 2024

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, Map

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



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: 1513 N 22nd Date: _____
 Parcel I.D. #: E0000778020 Fee: \$300
 Total area of affected site in acres: 0.142

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

Zoning

Current Zoning: R-6

Richmond 300 Land Use Designation: Residential

Proposed Use

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

Lot division to construct one (1) new single-family detached dwelling.

Existing Use: One single-family detached dwelling

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Will Gillette

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (864) 377-9140 Fax: ()

Email: will@bakerdevelopmentresources.com

Property Owner: WATCHTOWER HOMES AND CONSTRUCTION LLC

If Business Entity, name and title of authorized signee: _____

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 3912 Seminary Ave

City: Richmond State: VA Zip Code: 23227

Telephone: () Fax: ()

Email: _____

Property Owner Signature: 

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

APPLICANT'S REPORT

March 8th, 2024

*Special Use Permit Request
1513 N 22nd, Richmond, Virginia
Map Reference Number: E000-0778/020*

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, VA 23219

Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 1513 N 22nd Street (the "Property"). The SUP would authorize the division of the parcel and the construction of one new single-family detached dwelling. While that use is permitted by the underlying R-6 Single Family Attached Residential zoning district and the proposed lot size is consistent with the existing parcels in the block, some of the applicable feature requirements cannot be met. Therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southern line of N 22nd Street between V and U Streets. The Property is referenced by the City Assessor as tax parcel E000-0778/020 and is currently improved with a single-family detached dwelling. The Property is approximately 50 feet in width and roughly 6,200 square feet of lot area. The Property is afforded access to the rear via a north-south public alley.



The properties in the immediate vicinity are developed primarily with residential uses and include a range of building forms. Single-family and two-family dwellings can be found in the subject block and multifamily dwellings can be found nearby as well. Fairmount Pool and Parker Field, operated by the City of Richmond Recreation & Parks Department are also located nearby.

EXISTING ZONING

The Property and the surrounding properties are zoned R-6 Single-Family Attached Residential, which permits the proposed single-family detached dwelling. Further south and to the west are properties zoned B-2 Community Business District. Additionally, several blocks to the east are properties zoned R-5 Single-Family Residential. Lastly, to the north there are properties zoned R-53 Multifamily Residential.

TRANSPORTATION

The Property is located less than 0.1 miles from Bus Stop 75, which is serviced by Route 12 and provides connection south towards Shockoe Bottom, north towards Armstrong High School, and west towards the Downton Transfer Station.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. The Master Plan describes this land use designation as "existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." Recommended development styles are described as featuring "a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Single-family, two-family, and small multi-family buildings are contemplated as the primary uses in these areas."

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to "Increase the number of mixed-income communities along enhanced transit corridors."
- 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."
 - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.

- 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 roughly 50 feet wide and approximately 6,200 square feet of lot area which is uncharacteristically large for the block face. The owner is proposing to split the lot into two lots and construct a new single-family detached dwelling on the northern portion of the Property. The existing single-family detached dwelling would be retained on a new lot roughly 26 feet in width and 3,260 square feet of lot area. The new dwelling would be constructed on a new lot approximately 24 feet in width and approximately 3009 square feet of lot area which is consistent with, and actually larger than, many of the existing parcels in the block. While the new dwelling is consistent with the goals of the Richmond 300 Master Plan and the single-family detached dwelling use is a permitted use, the underlying R-6 requirements 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/DESIGN

The proposed dwelling would be approximately 16 feet in width, 50 feet in depth, and two stories in height. It would include approximately 1,600 square feet of finished floor area and consist of three bedrooms and two-and-one-half bathrooms. The dwelling is designed to be compatible with the historic development pattern found throughout the neighborhood and consistent with the architectural character of nearby homes. The proposed floor plans are modern and efficient, and designed to be meet the needs of the market. A full-width front porch to provide outdoor living

space is also proposed for the new dwelling. One off-street parking space, accessible from the rear alley, is proposed for the new dwelling.

Findings of Fact

The following are factors included 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 neighborhoods. The proposed site improvements and density are consistent with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for new development to occur in a manner that is both of quality as well as consistent with the neighborhood. The improvement of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

- ***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 traffic generation for one dwelling unit will be negligible, especially within the context of a walkable neighborhood. 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 SUP will not tend to overcrowd the land or create an undue concentration of population. The request is reflective of the existing development pattern.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The SUP 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 massing of the proposed structures is similar to what the underlying zoning district and feature regulations applicable to single-family detached dwellings allow for by-right. As it relates to adjacent properties, normal side yard setbacks would be met.

Summary

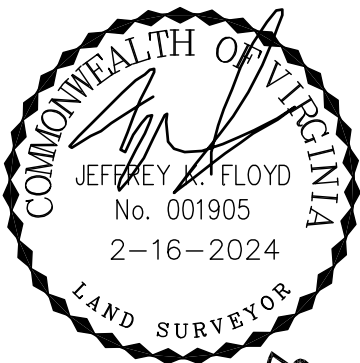
In summary we are enthusiastically seeking approval for the construction of one single-family detached dwelling on the Property. The SUP represents an ideal, small-scale urban infill development for this location that is mindful of its surroundings. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality housing opportunity consistent with Master Plan guidance.

SCALED
BASELINE


SUPER CANS
WITH SCREENING
< 5' TALL


MULCH BED
WITH
LANDSCAPING


CONSTRUCTION
ENTRANCE/
OFF STREET
PARKING



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481

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REVISED: 2-16-2024

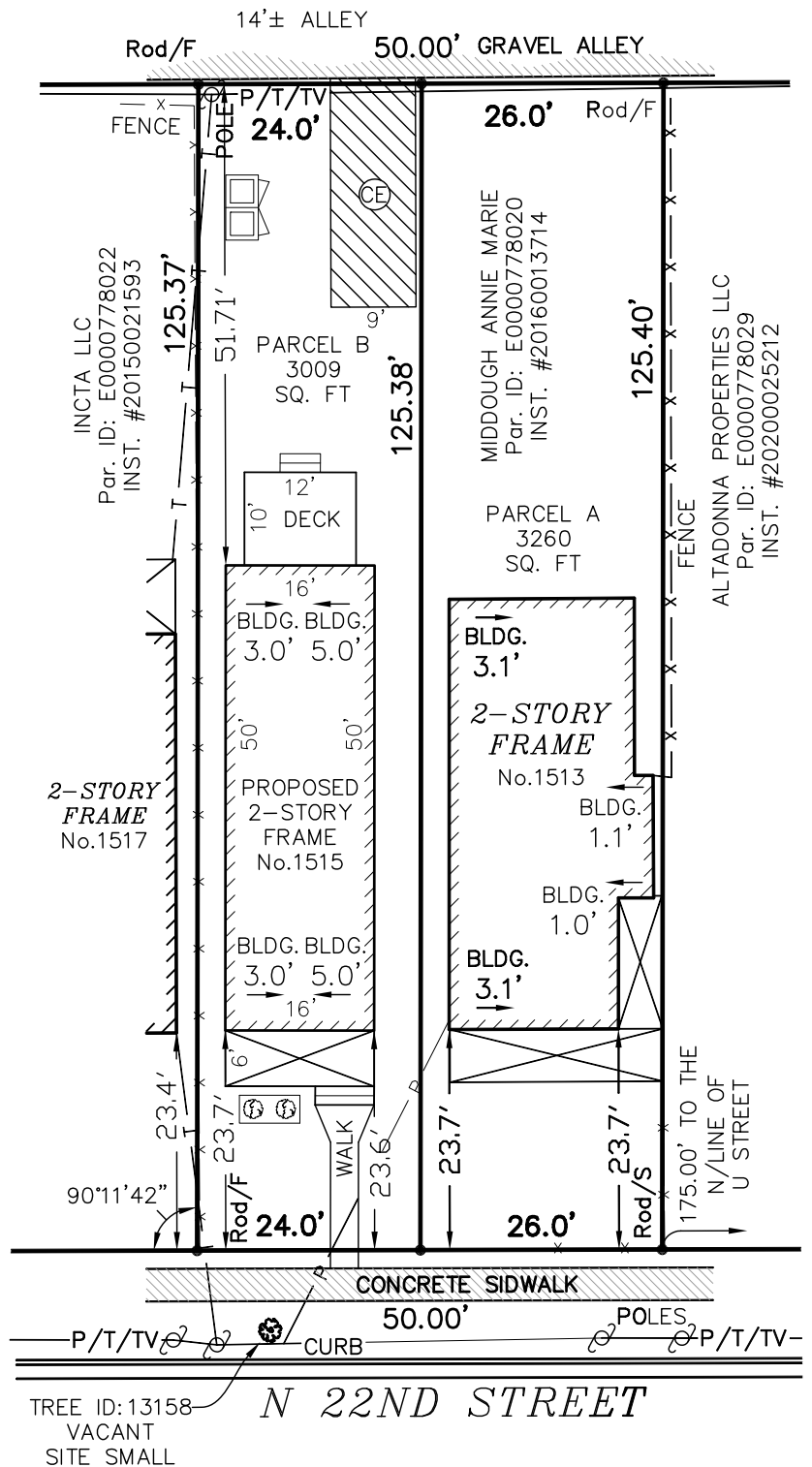
DATE: 2-12-2024

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 231216094

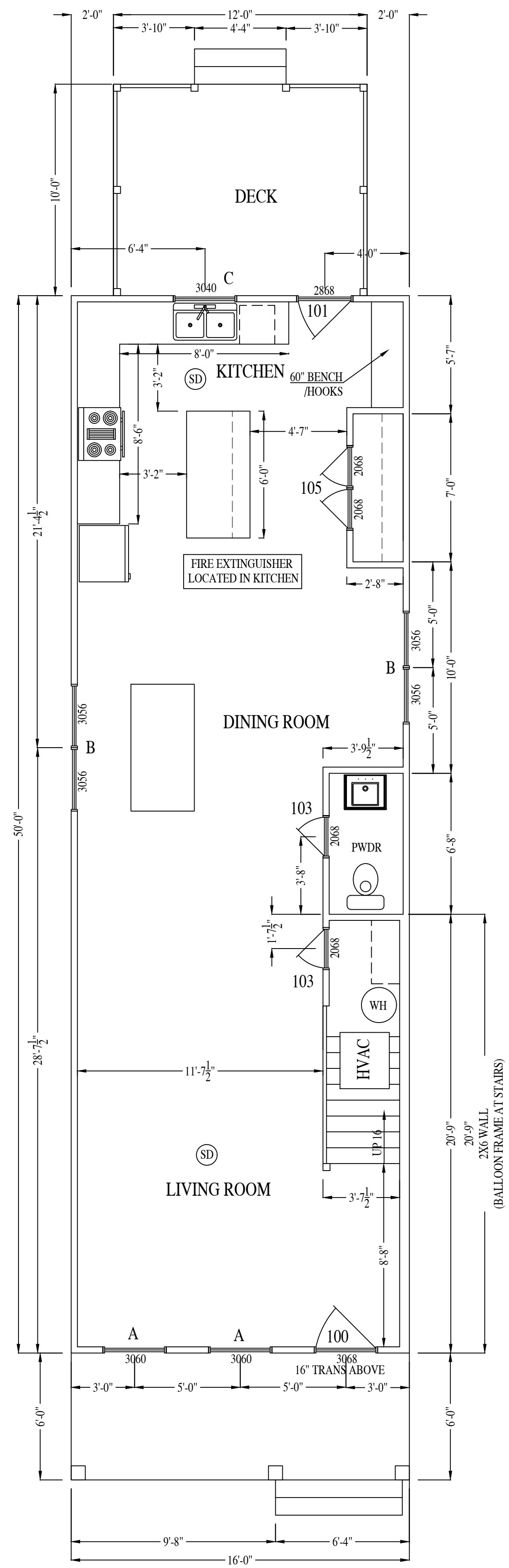


SKETCH SHOWING THE PROPOSED
IMPROVEMENTS

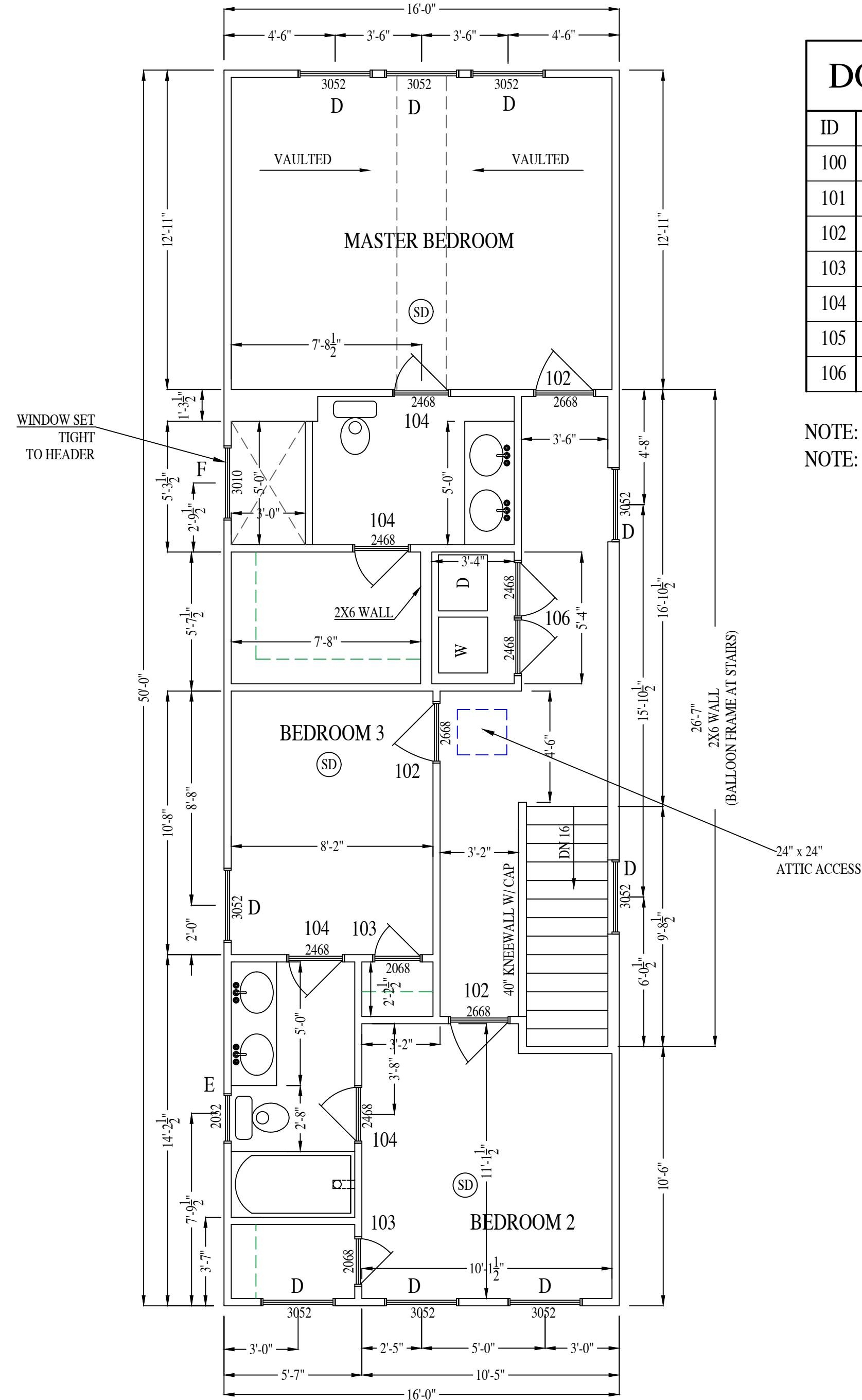
ON No. 1515 N 22ND ST.
IN THE CITY OF RICHMOND, VA.

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

1ST FLOOR HEATED SQ. FOOTAGE: 800 S.F.
2ND FLOOR HEATED SQ. FOOTAGE: 800 S.F.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

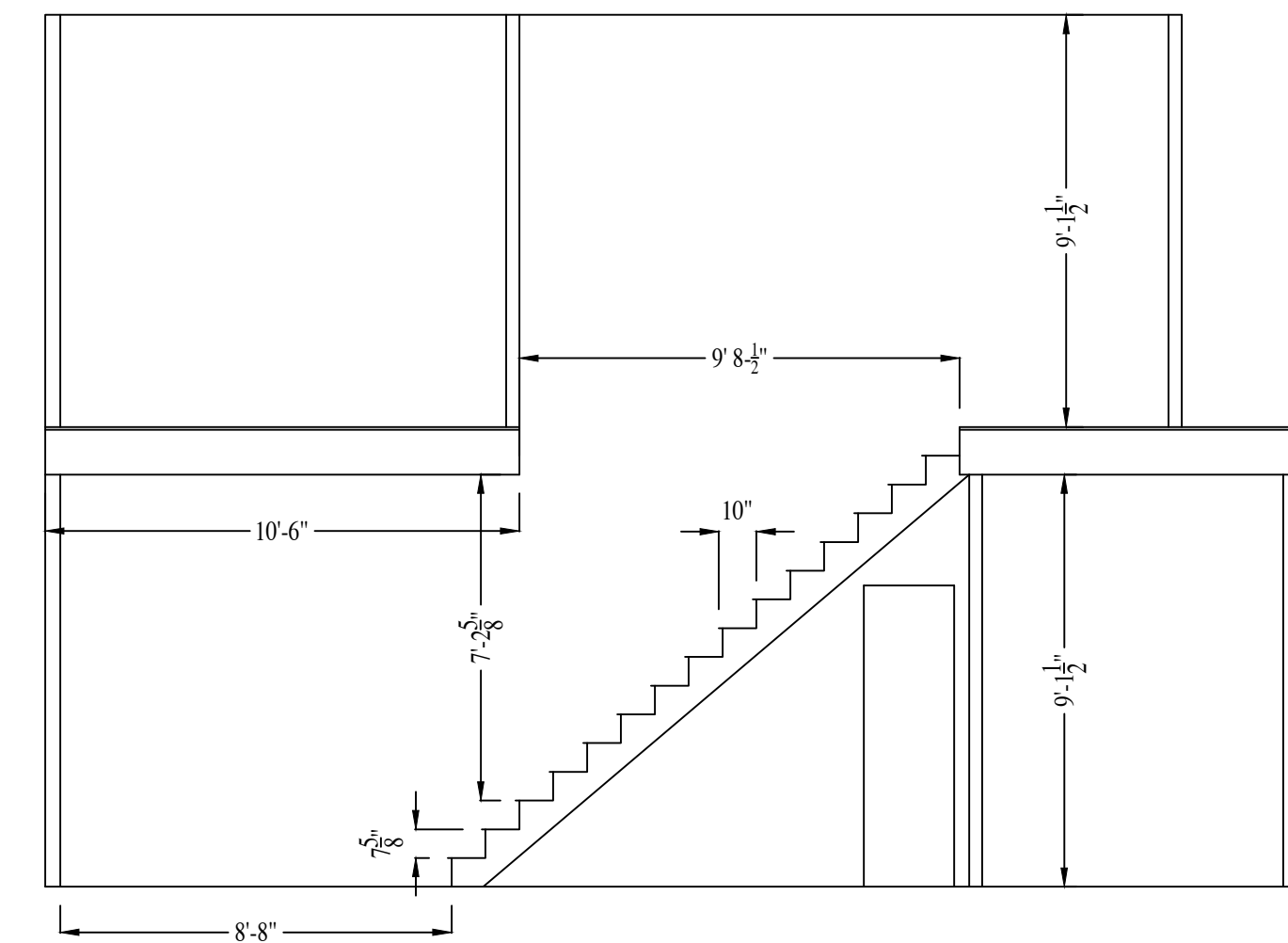
WINDOW SCHEDULE

ID	WIDTH	HEIGHT	TYPE	TOP SASH	BOT. SASH	QTY.
A	3'-0"	6'-0"	SINGLE D.H.	CLEAR	CLEAR	2
B	3'-0"	5'-6"	TWIN D.H.	CLEAR	CLEAR	2
C	3'-0"	4'-0"	SINGLE D.H.	CLEAR	CLEAR	1
D	3'-0"	5'-2"	SINGLE D.H.	CLEAR	CLEAR	9
E	2'-0"	3'-2"	SINGLE D.H.	CLEAR	CLEAR	1
F	3'-0"	1'-0"	FIXED	CLEAR		1

DOOR SCHEDULE

ID	WIDTH	HEIGHT	TYPE	DECRPTION	QTY.
100	3'-0"	8'-0"	EXTERIOR	HALF-LITE FIBERGLASS + 16" TRANS	1
101	2'-8"	6'-8"	EXTERIOR	FULL-LITE FIBERGLASS	1
102	2'-6"	6'-8"	INTERIOR TWIN	WOOD	3
103	2'-0"	6'-8"	INTERIOR	WOOD	4
104	2'-4"	6'-8"	INTERIOR	WOOD	4
105	2'-0"	6'-8"	INTERIOR TWIN	WOOD	1
106	2'-4"	6'-8"	INTERIOR TWIN	WOOD	1

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



1515 N 22ND ST.

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

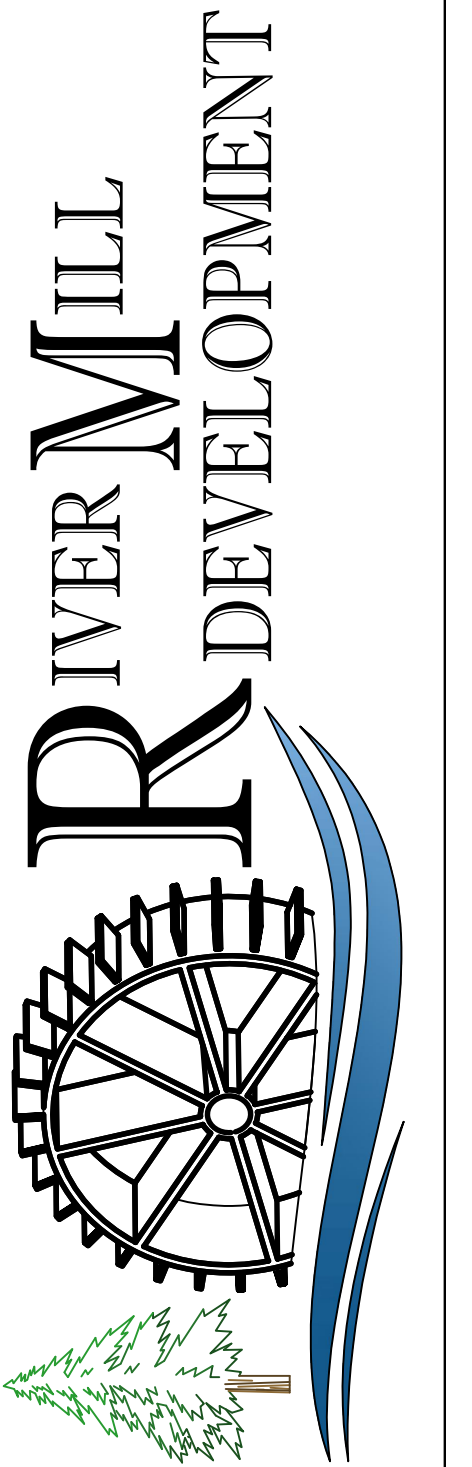
REVISION NOTES

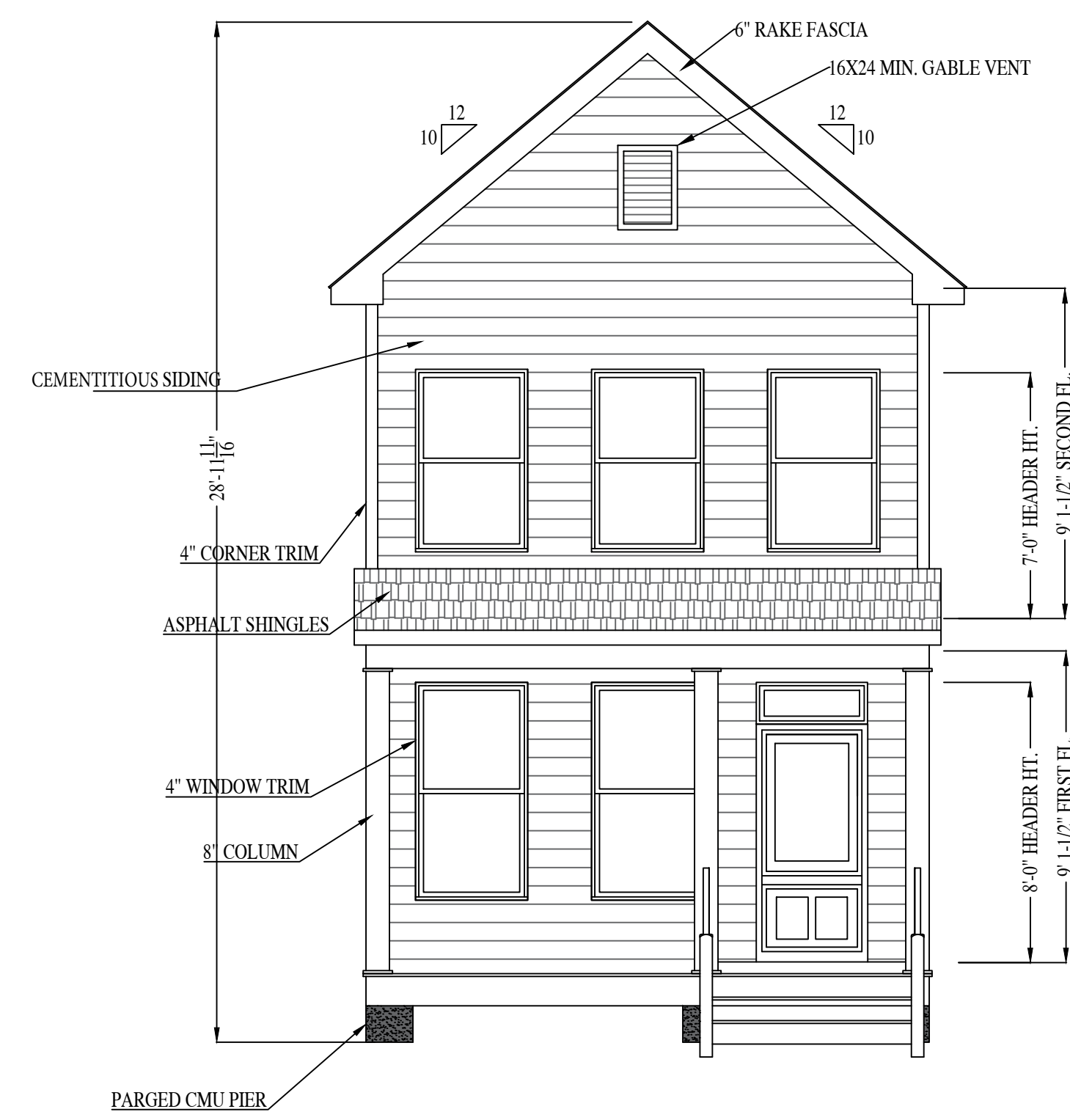
DATE	START

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

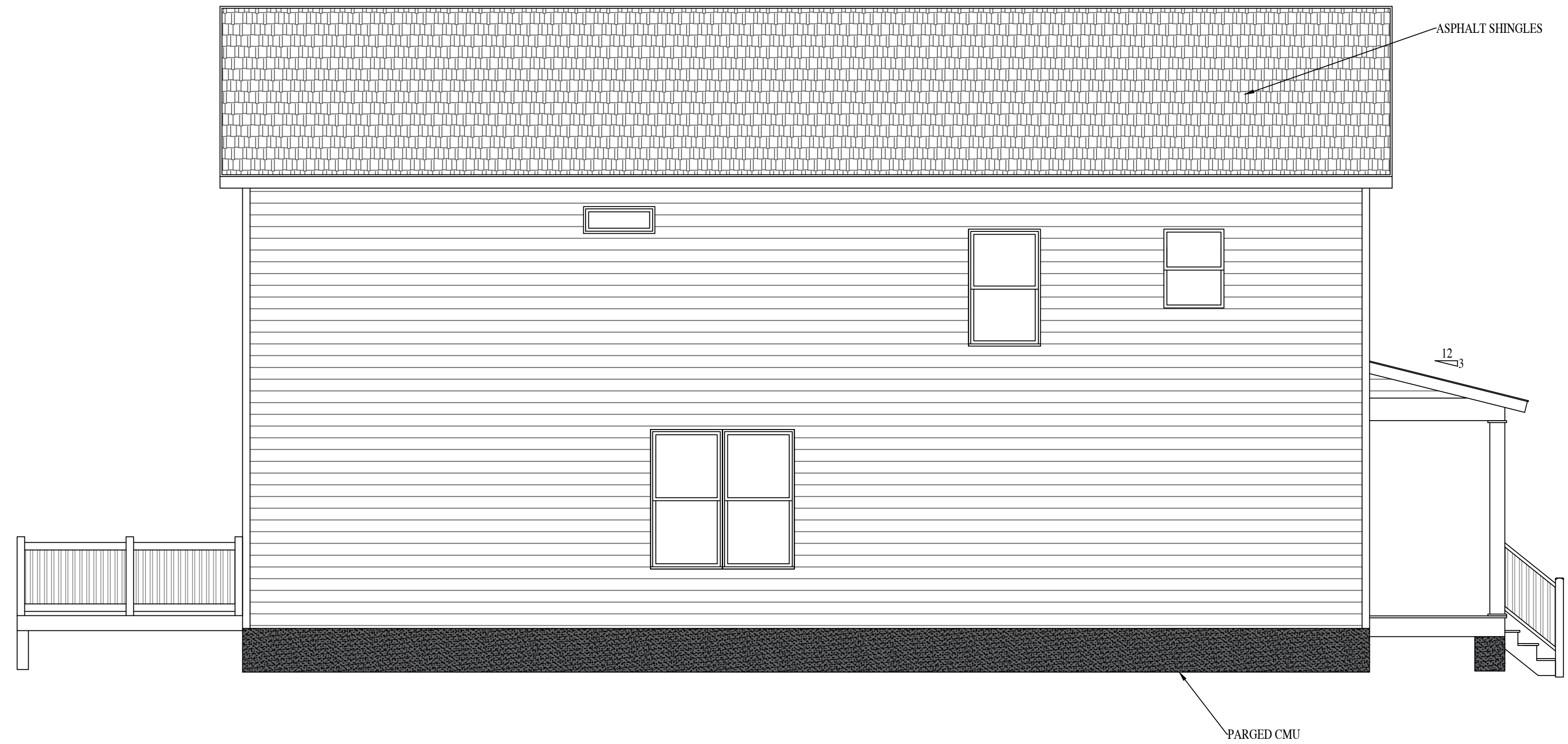
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1-09-2024

SHEET:
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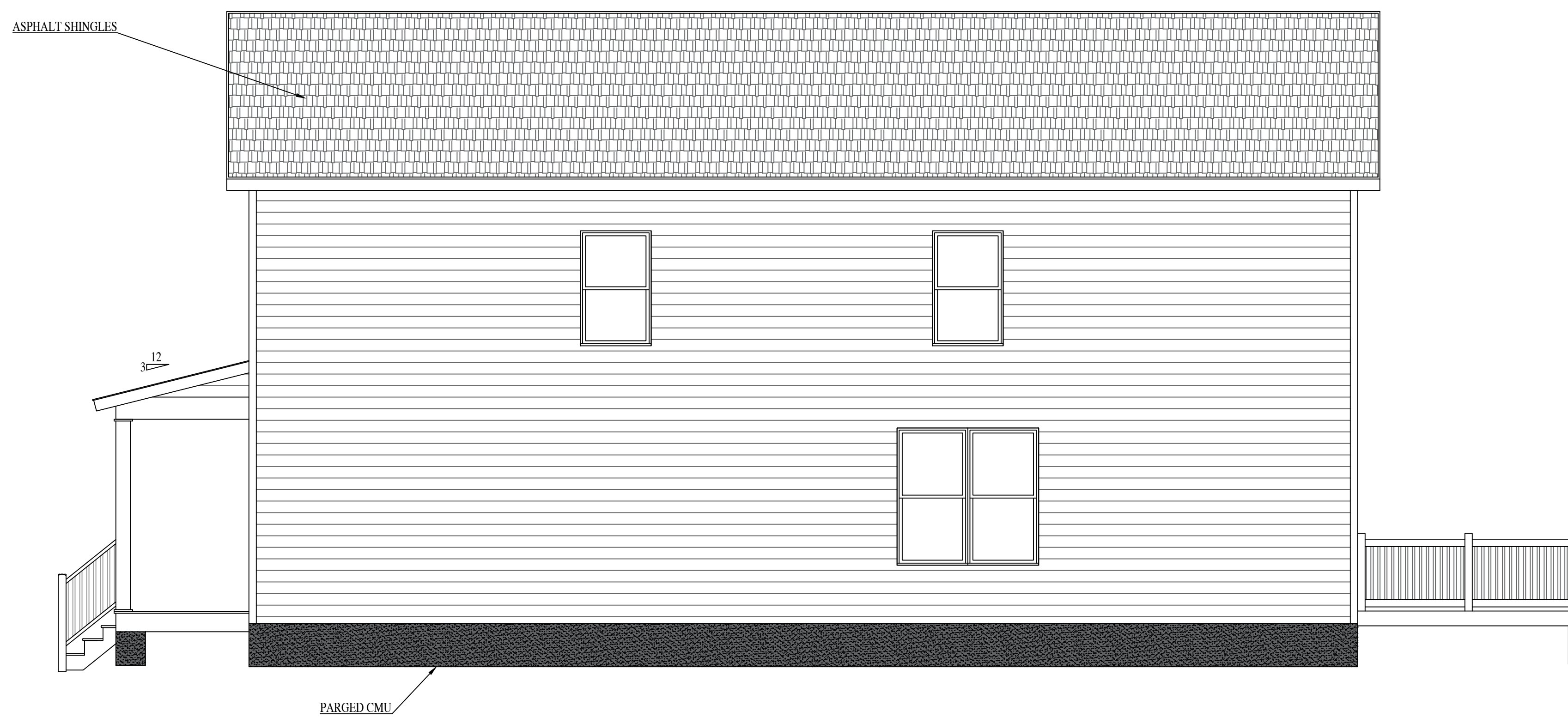




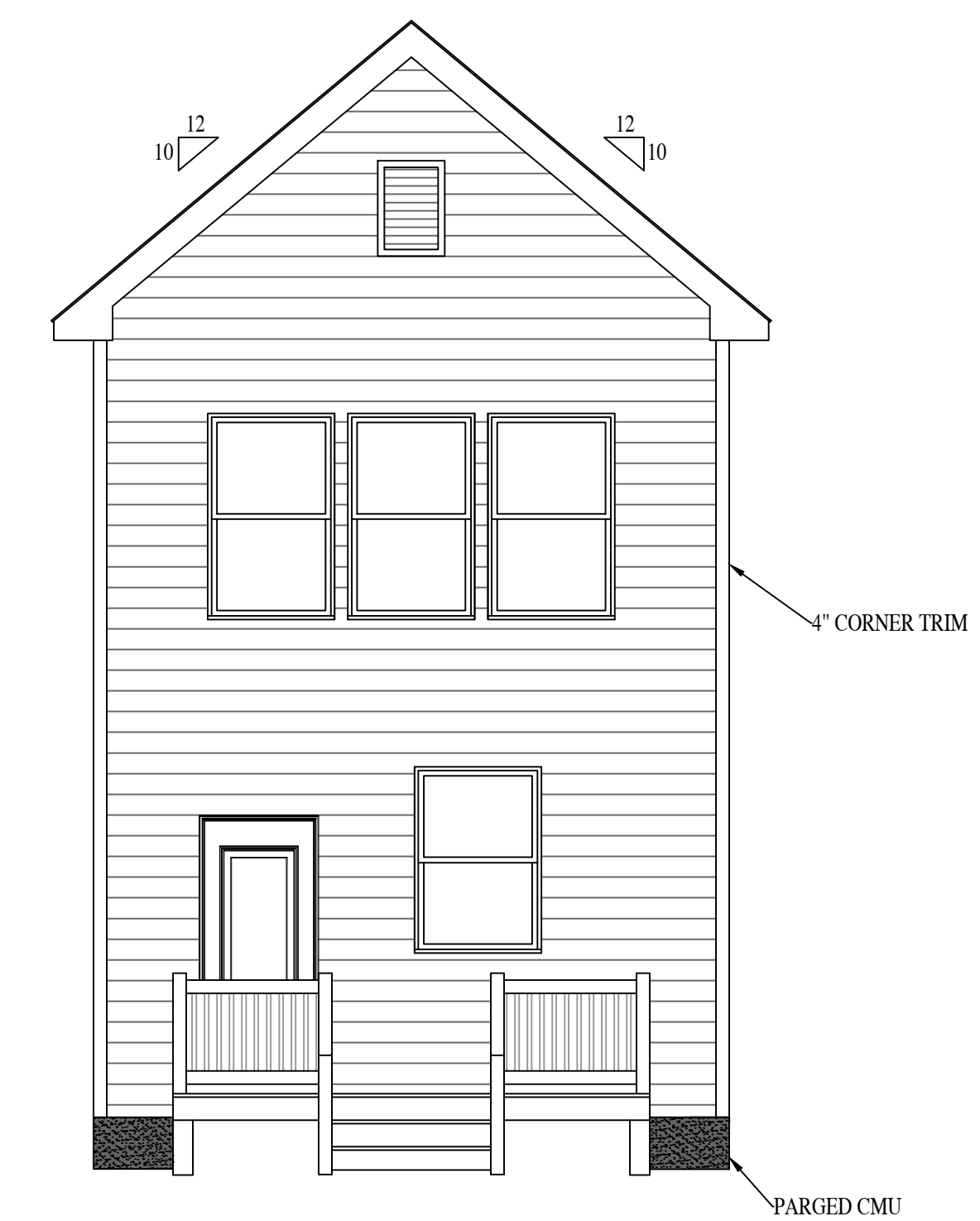
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

1515 N 22ND ST.

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

REVISION NOTES

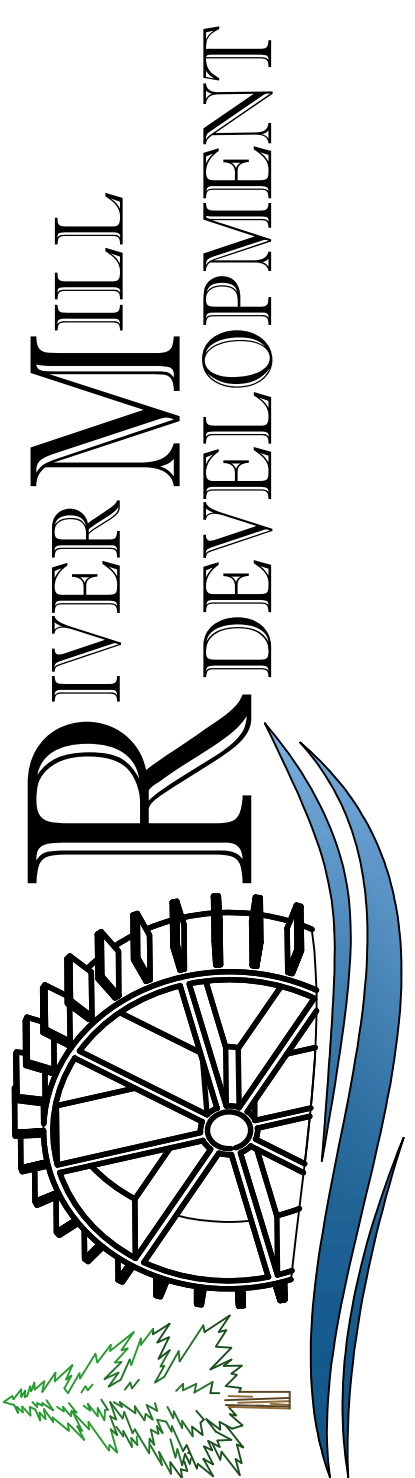
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SCALE:
1/4" = 1'-0"

DATE:
1-09-2024

SHEET:
A2.1

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

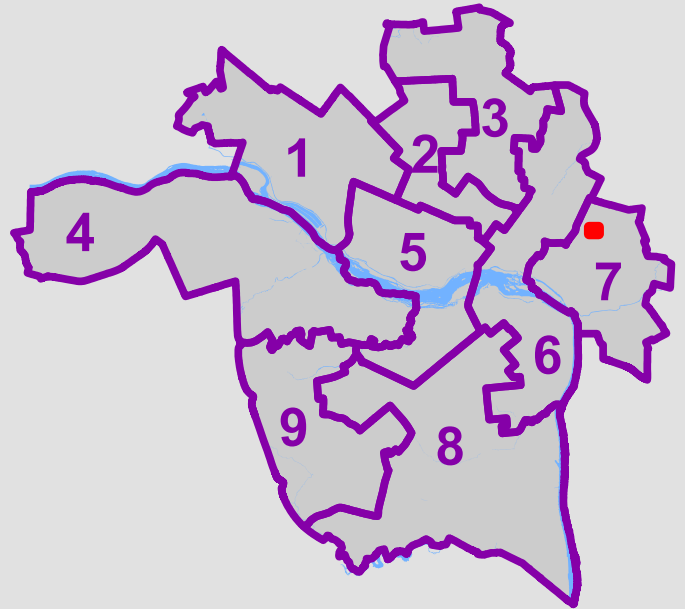
Special Use Permit

LOCATION: 1513 N 22nd Street

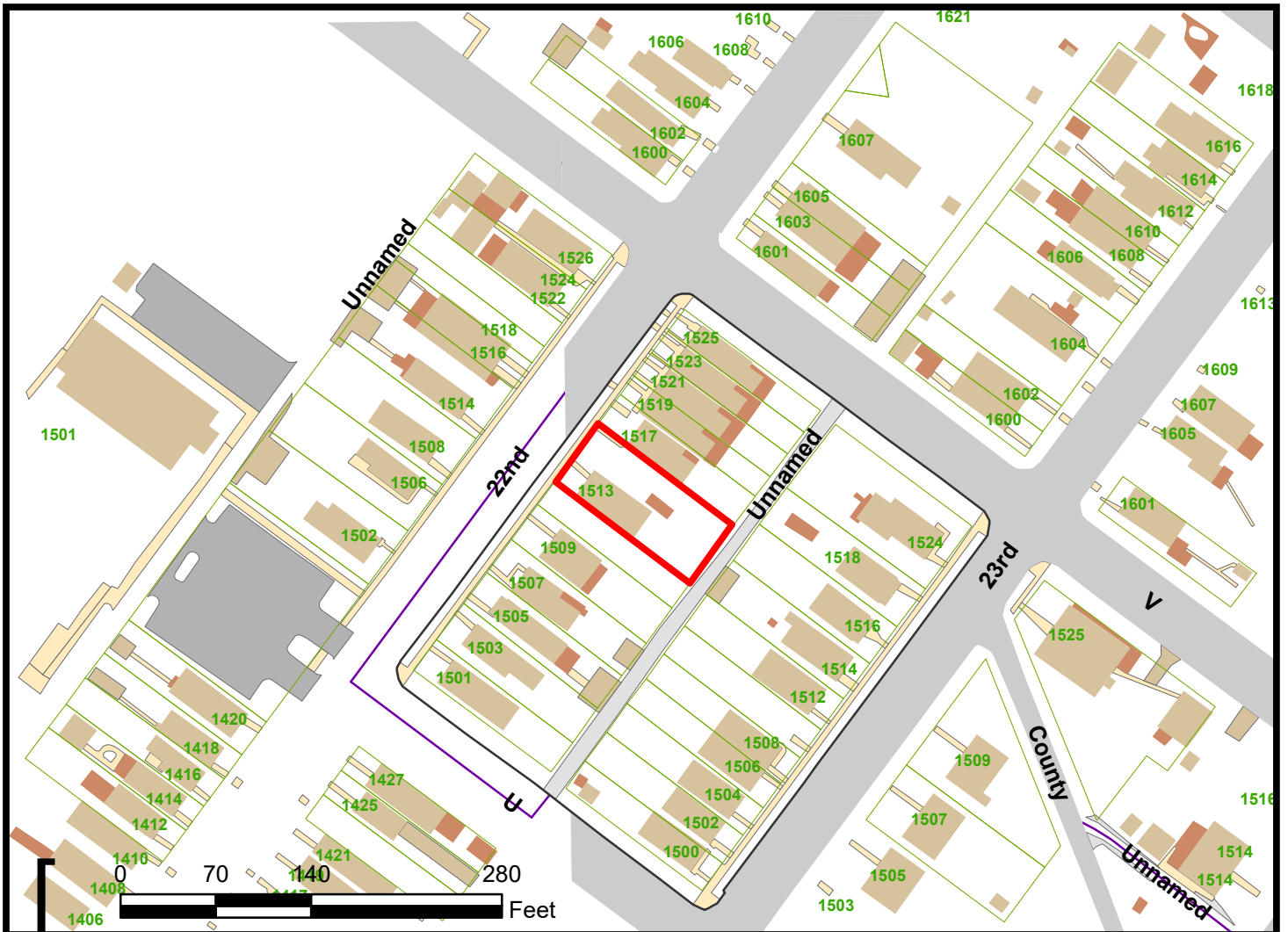
APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 7

PROPOSAL: To authorize the special use of the property known as 1513 North 22nd Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.



*For questions, please contact Alyson Oliver
at 804-646-5789 or alyson.oliver@rva.gov*



4/24/2024

Alyson Oliver
Secretary, City Planning Commission
900 E Broad St. Room 511
Richmond, VA 23219

Dear Ms. Oliver

I am writing to express my support for the SUP request at 1513 n 22nd Street. As a neighbor and advocate for responsible urban development, I believe that this proposed project aligns with the principles outlined in the Richmond 300 Master Plan and will contribute positively to our community.

The proposed single-family detached home is compatible with the existing homes and would contribute positively to the vibrancy of the neighborhood. Moreover, it would enhance the housing stock in our city and provide an attractive living option for individuals and families seeking to make Richmond their home.

In conclusion, I urge you to carefully consider the merits of the special use permit application and to support its approval.

Thank you for your attention to this matter.

Sincerely,

Aaron Bacote