

INTRODUCED: September 13, 2021

AN ORDINANCE No. 2021-258

To authorize the special use of the property known as 1308 North 23rd Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

**A TRUE COPY:
TESTE:**

Carlin D. Reed
City Clerk

PUBLIC HEARING: OCT 11 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 1308 North 23rd 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 section 30-412.4, concerning lot area and width; density; and unit width, of the Code of the City of Richmond (2020), as amended; and

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

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: OCT 11 2021 REJECTED: _____ STRICKEN: _____

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 1308 North 23rd Street and identified as Tax Parcel No. E000-0616/008 in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on No. 1308 North 23rd Street, in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated February 4, 2019, 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 a single-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “New 2-Story, Single-Family Detached House in Richmond’s Fairmont Neighborhood, 1308 N. 23rd St. House,” prepared by Chris Wolfe Architecture, PLLC, and dated February 9, 2021, 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 a single-family detached dwelling, substantially as shown on the Plans.

(b) One parking space shall be provided on the Property to the rear of the Property.

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

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

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 a new sidewalk along North 23rd 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 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, 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 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.rva.gov

Item Request File Number: PRE.2021.573

O & R Request

DATE: August 12, 2021

EDITION: 1

TO: The Honorable Members of City Council

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



THROUGH: J.E. Lincoln Saunders, Acting Chief Administrative Officer



THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning



FROM: Kevin Vonck, Acting Director, Department of Planning and Development Review



RE: To authorize the special use of the property known as 1308 North 23rd Street for the purpose of a single-family dwelling, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 1308 North 23rd Street for the purpose of a single-family dwelling, upon certain terms and conditions.

REASON: The subject property is located in the R-6 Single-Family Attached Residential zoning district. Single-family dwellings are permitted uses in this zoning provided that certain lot feature requirements are met. The lot that will contain the proposed single-family dwelling is 25 feet wide. A minimum lot width of 50 feet is required for a single-family dwelling in the R-6 Single-Family Attached Residential District. Therefore a special use permit is 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 4, 2021 meeting.

BACKGROUND: The .072 acre subject property is located midblock on the western side of North 23rd Street between Fairmont Avenue and T Street and is vacant. Deed history shows that the property was an

independent lot of record in 1892. In 1901 it was combined with the adjacent property located at 1306 North 23rd street creating a 50 foot wide parcel containing two single-family dwellings, each located within the area of the original lots. In 1962 the consolidated lot was split into two lots in order to facilitate the sale of the subject property and the property located at 1306 North 23rd street as individual properties. Later, the single-family dwelling on the subject property was demolished.

The 1962 lot split created two lots meeting the original 1892 lot configurations but did not meet the required lot feature requirements of the zoning district at that time. Therefore this lot split was not legal and a special use permit is required to redevelop the subject property in a manner consistent with the original development pattern. The block and neighborhood contain a number of single-family dwellings built on similar 25 foot wide lots. The proposed single-family home will occupy the last remaining vacant property on the block.

The Richmond 300 Master Plan recommends Neighborhood Mixed-Uses for the Property. The development style in this designation calls for building types that are close to one another and create a unified street wall. Future development should complement the existing context. Primary uses include single-family houses, accessory dwelling units, duplexes and small multi-family dwellings.

The property is also located in the 25th and Nine Mile node. Recommendations for this node envision that *the vacant residentially zoned parcels within proximity to the intersection of 25th and Nine Mile are developed into residential uses that are complimentary to the existing residential neighborhood and increase the population of the area to help support future commercial uses in the area.*

The proposed two-story dwelling will be a traditional urban design that is complementary to the surrounding dwellings on the block and in the neighborhood.

All properties surrounding the subject property are located within the same R-6 Single-Family Attached Residential zoning district. Within the area of the subject property, properties are improved primarily with single-family dwellings.

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 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 13, 2021

CITY COUNCIL PUBLIC HEARING DATE: October 11, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
October 4, 2021

AFFECTED AGENCIES: Office of Chief Administration Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application and Narrative, Plans, Survey, Map

STAFF: David Watson, Senior Planner, Land Use Administration, 804-646-1036



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.richmondva.gov/>

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: 1308 North 23rd Street Date: 1/21/2021
 Tax Map #: E0000616008 Fee: 300
 Total area of affected site in acres: 0.072

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

Zoning

Current Zoning: R-6

Existing Use: vacant lot

Proposed Use

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

One (1) single-family detached dwelling
 Existing Use: vacant lot

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Mark Baker / Charlie Wilson

Company: Baker Development Resources
 Mailing Address: 1519 Summit Avenue, Suite 102
 City: Richmond State: VA Zip Code: 23230
 Telephone: (804) 88746275 Fax: ()
 Email: markbaker@bakerdevelopmentresources.com

Property Owner: RLR 2 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: 2317 Carrington Street
 City: Richmond State: VA Zip Code: 23223
 Telephone: (804) 6989142 Fax: ()
 Email: amanda.b.seibert@gmail.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)

APPLICANT'S REPORT

January 21, 2021

*Special Use Permit Request
1308 North 23rd Street, Richmond, Virginia
Map Reference Numbers: E000-0616-008*

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

1519 Summit Avenue, Suite 102

Richmond, VA 23230

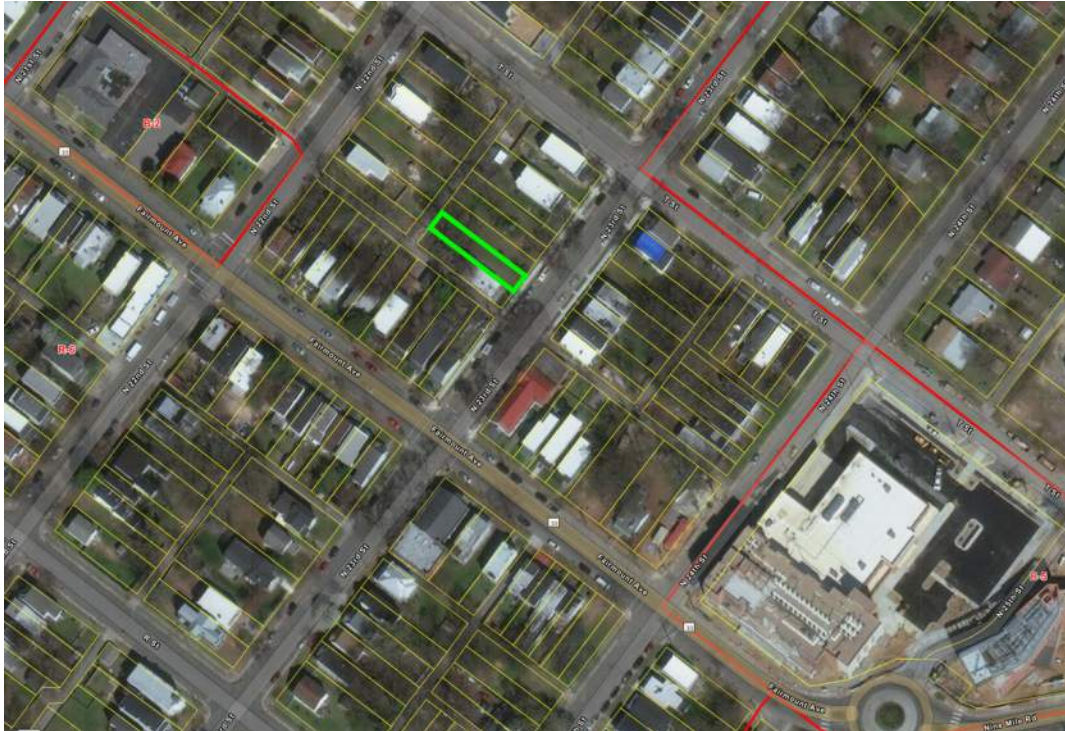
Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 1308 North 23rd Street (the "Property"). The SUP would authorize the construction of one (1) single-family detached dwelling. While the proposed use is permitted in the R-6 Single Family Residential zoning district, the applicable lot width and area requirements cannot be met. Therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is a on the western side of North 23rd Street between its intersections with Fairmount Avenue and T Street. The Property is referenced by the City Assessor as tax parcel number of E-000-0616/008. The Property is 25 feet in width and 124.76 feet in depth. It contains approximately 3118.98 square feet of lot area and is currently unimproved. According to its deed history, the Property was an independent lot of record dating back to 1892, when it was located in Henrico County. However, in 1901 the Property was combined with the adjacent lot at 1306 North 23rd Street by deed, creating a 50-foot wide consolidated parcel. At some time in the early 1900's the consolidated property was occupied by two, two-story dwellings, with one dwelling located on the areas of each of the original lots. In 1962, the consolidated parcel was split in order to create two lots, including the Property, in order to sell the Property and existing dwelling individually. The two-story structure at 1306 N 23rd remains while the structure on the Property was later demolished. Although the 1962 split was consistent with the original lot configuration, the required side yards relative to the existing structures could not be met at the time. As a result, the lot split was not technically legal and a special use permit is required to allow the Property to be redeveloped consistent with the original lot and development pattern.



The lot pattern in the vicinity consists of a number of similarly sized lots. According to Assessor records the Property is the last vacant lot on the block, which is predominately developed with single family dwellings except for 2300 Fairmount Avenue, which has a religious/institutional use, and 1306 North 23rd Street, which is a two-family detached dwelling. Beyond the subject block, the Church Hill North neighborhood is generally developed with a variety of residential densities and commercial, institutional, and office uses. The Property lies within a block of the recently completed Market at 25th grocery store, its associated multifamily dwellings, the VCU medical office, and the Reynolds Community College culinary facilities.

EXISTING ZONING

The Property and the surrounding properties are zoned R-6 Single-Family Attached, which permits single-family detached dwellings as a residential use. The majority of properties in the immediate vicinity do not conform to the R-6 feature requirements such as lot area, lot width, and setbacks applicable to single- and two-family dwellings.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (“the Master Plan”), which was approved by Richmond City Council at their December 14th meeting, suggests Neighborhood Mixed-Use for the Property. The Master Plan suggests this future land use designation includes areas that are predominately residential with a small percentage of parcels providing retail, office, personal service, and institutional uses. Within this designation, the encouraged primary uses are single-family dwellings, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. The development style desired is one of a variety of building types that are close to one another and create a unified street wall, while also being respectful of historical development patterns, forms, and densities (p. 56). Furthermore, the immediate vicinity is designated as a “neighborhood node” according to the Nodes Map (figure 10, p. 25), known as the “25th and Nine

Mile” node (Appendix C-25). A neighborhood node is an area that is a “local crossroads typically within, or next to, larger residential areas that offers goods and services to nearby residents, employees, and visitors,” (p. 24). In this case specifically, the Master Plan calls for “[v]acant residentially-zoned parcels within proximity to the intersection of 25th and Nine Mile are developed into residential uses that are complimentary to the existing residential neighborhood,” (Appendix C-25 – C-26).

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. In the High-Quality Places chapter, Objective 1.3, “to support the growth of housing in nodes,” is supportive of this request, as it would restore and authorize the original development pattern of neighborhood. This sentiment is further encouraged by the Objective 4.1 of that same chapter, which is to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City.” Under that objective the Master Plan provides additional guidance which is intended to “(f) [e]nsure that building materials are durable and create a lasting addition to the built environment,” (p. 100). Lastly, the Inclusive Housing chapter, Objective 14.5, to “encourage more housing types throughout the City and greater density...at nodes...” supports this request, as no dwelling could be constructed on this site without some sort of special approval.

Proposal

PURPOSE OF REQUEST

The SUP would validate the existing (and original) lot configuration and allow for the construction of one (1) single-family detached dwelling. As previously discussed in the Existing Conditions section, the particular series of events within the Property’s deed history (namely the combination of the Property with the adjacent parcel between 1901 and 1962) necessitate the SUP for restoring this configuration.

The Property is 25.00 feet in width and 3,118.98 square feet in lot area. Both of which are less than what the R-6 District requires. Therefore, the SUP is required. All other feature requirements in the R-6 District that are applicable to the Property would be met, including the 3-foot rear- and side-yard setback requirements, and the 55% maximum lot coverage requirement. Lastly, one (1) off-street parking space would be provided, which would be accessed from the rear of the Property via the public alley.

PROJECT DETAILS/DESIGN

The proposed dwelling would be approximately 18’-8” feet in width, 54’-0” feet in depth, and two stories in height. It would include approximately 2,016 square feet of finished floor area and consist of three bedrooms and two-and-one-half bathrooms. The dwellings would be of a traditional urban design that is consistent with the predominant architectural character found in the Church Hill neighborhood. The proposed floor plans are modern and efficient, and designed to be meet the needs of the market. The floor plans include master bedrooms with en-suite master bathrooms and walk-in closets. Full-width front porches are also being proposed to better engage the street and

improve the pedestrian experience. Parking is proposed at the rear of the Property and would be accessed by the north-south alley.

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 original development pattern. 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. Furthermore, the Property lies within walking distance to three bus routes with alternating timetables of frequent service: the "12" and "7" routes, which generally connect East End neighborhoods to Downtown, the Shockoe Bottom Pulse station, and the Richmond International Airport; and the "39" route, which connects East End neighborhoods to the neighborhood services located at North 25th Street and Nine Mile Road, such as the Market at 25th grocery store. 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 anticipated use of the Property for one dwelling units based on the original 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 structure 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 (1) 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 homeownership opportunity consistent with Master Plan guidance.



PROJECT CONTACTS:

DEVELOPER:
NEST BUILDERS
AMANDA SEIBERT
804-698-9142

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD

1308 N. 23RD ST. HOUSE

1308 NORTH 23RD STREET
RICHMOND, VIRGINIA 23223

NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD

1308 N. 23RD ST. HOUSE

1308 NORTH 23RD STREET
RICHMOND, VIRGINIA 23223

DRAWING INDEX	
DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
CI.1	ARCHITECTURAL SITE PLAN
CI.2	SURVEYS BY OTHERS FOR REFERENCE
AI.1	FIRST & SECOND FLOOR PLANS
A2.1	FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.2	REAR & SIDE EXTERIOR ELEVATIONS



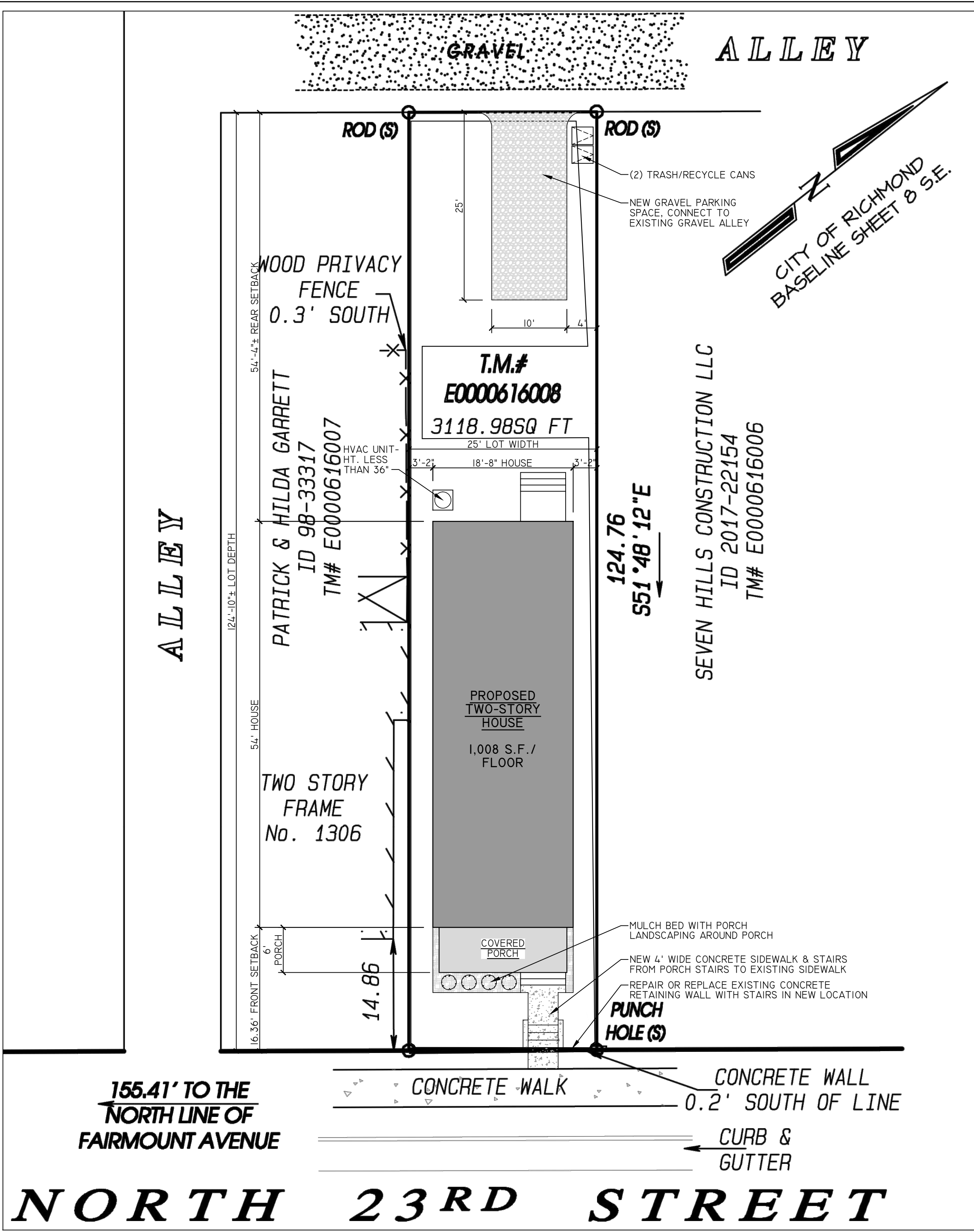
SET/REVISION:
B.Z.A. - EXTERIOR FINISH
SCHEDULE REVISIONS

DATE/MARK:
02.09.2021

COVER SHEET

CS

ZONING INFORMATION (PROPOSED):	
LOT ZONED R-6	
SETBACKS/YARDS:	
NEIGHBORING FRONT YARDS:	1306: 14.86', 1310: 17.85'
PROPOSED FRONT YARD (AVE.):	
AVERAGE OF NEIGHBORS:	16.36'
LEFT SIDE YARD:	3'-2"
RIGHT SIDE YARD:	3'-2"
REAR YARD:	54.4'±
HEIGHT:	2 STORIES / 27'-9"±
LOT SIZE & COVERAGE:	
LOT WIDTH:	25'
LOT AREA:	3,119 S.F.
LOT COVERAGE:	1,008 S.F.
COVERAGE PERCENTAGE:	32.3%



01 ARCHITECTURAL SITE PLAN
 1" = 10'
 PROPOSED CONSTRUCTION OVERLAID ON PLAT BY OTHERS

PROJECT CONTACTS:
 DEVELOPER:
 NEST BUILDERS
 AMANDA SEIBERT
 804-698-9142
 ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE
 IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD
1308 N. 23RD ST. HOUSE
 1308 NORTH 23RD STREET
 RICHMOND, VIRGINIA 23223

NOT FOR CONSTRUCTION

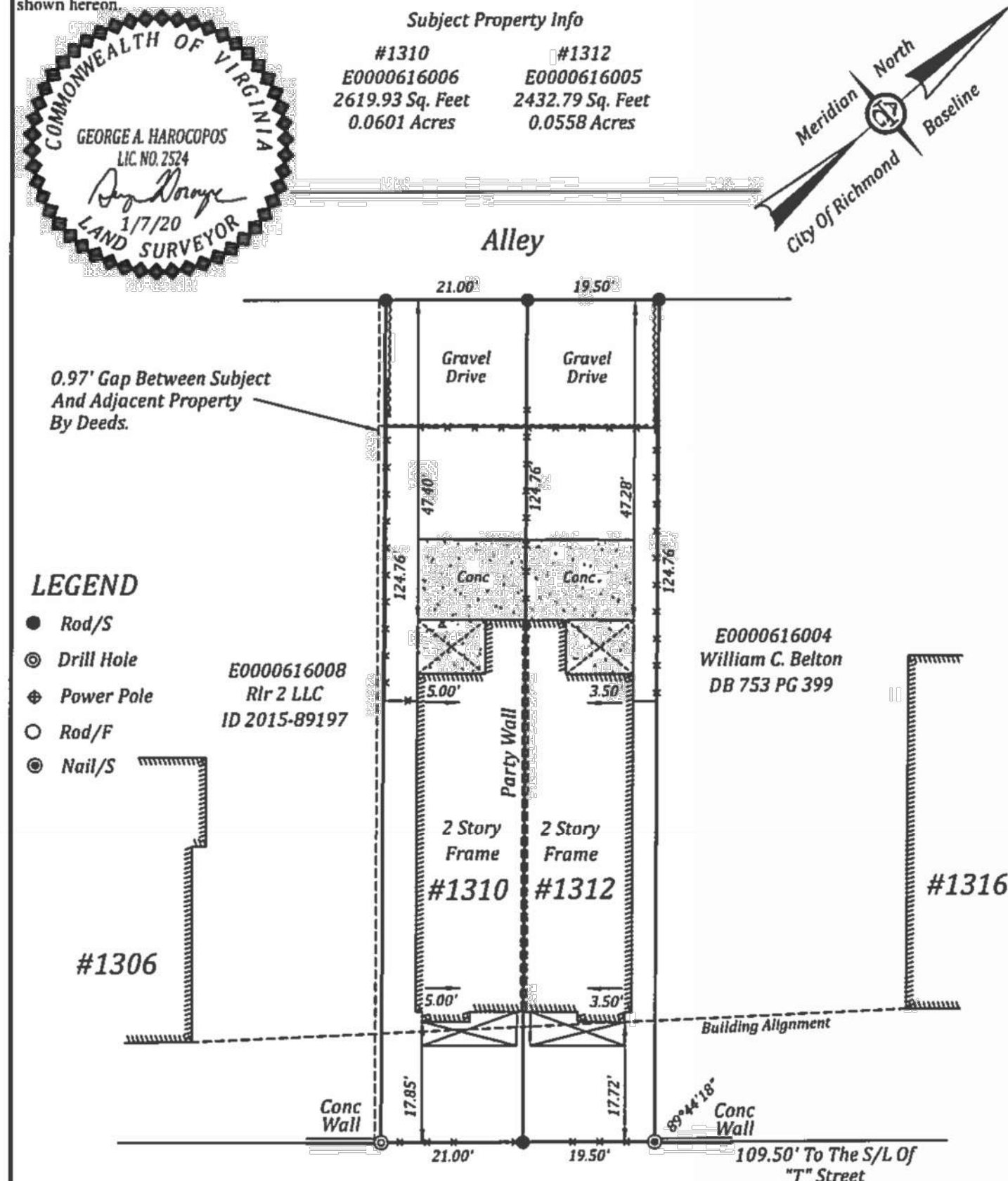
SET/REVISION:
 B.Z.A. - EXTERIOR FINISH
 SCHEDULE REVISIONS
 DATE/MARK:
 02.09.2021

ARCHITECTURAL
 SITE PLAN
CI.I

This is to certify that on 1/7/2020
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.



N 23rd STREET

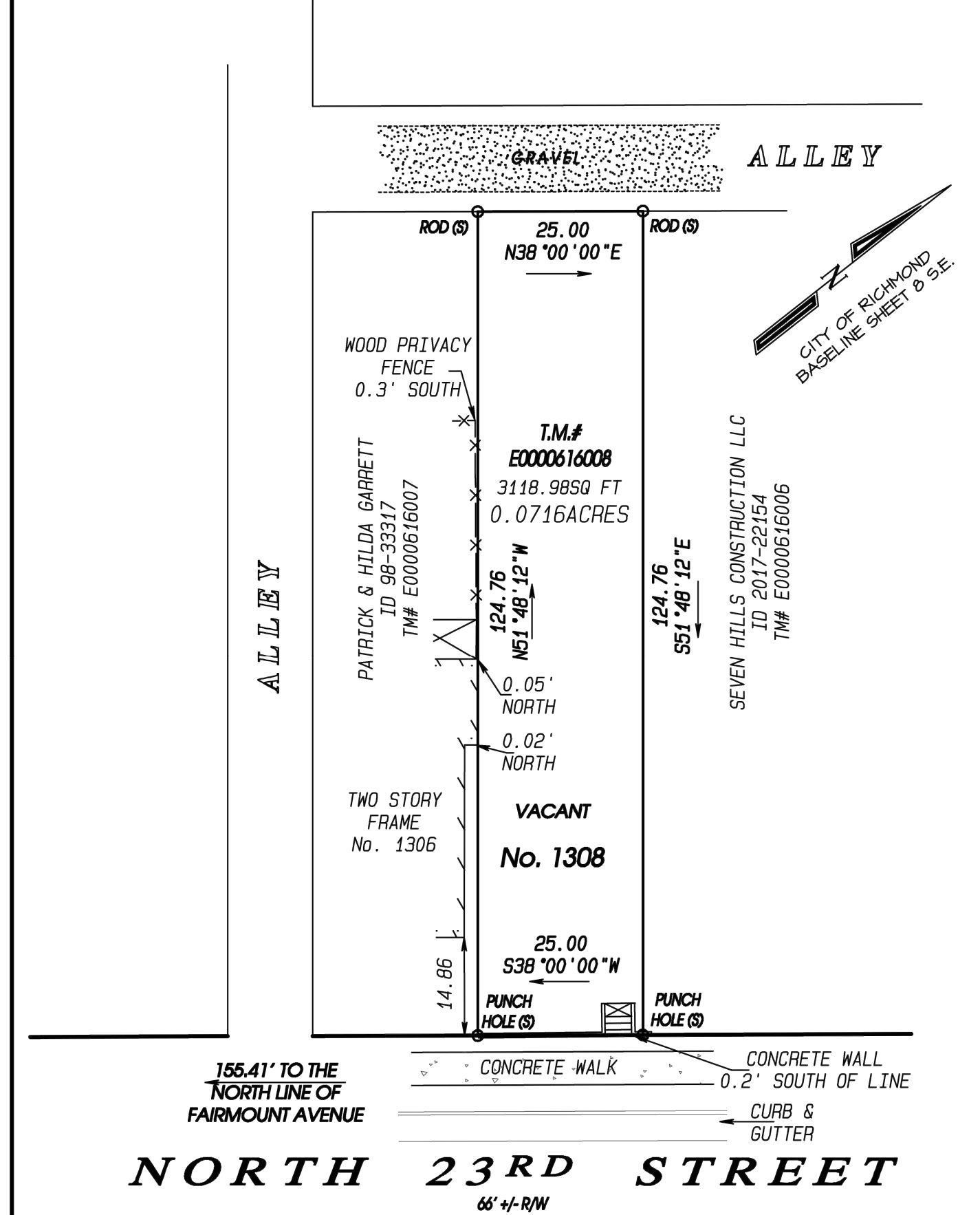
SURVEY OF
LOT AND IMPROVEMENTS THEREON LOCATED AT
#1310 & #1312 N. 23rd STREET
RICHMOND, VIRGINIA

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF SEVEN HILLS CONSTRUCTION

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"=20' Date 1/7/2020 Drawn by GAH

02 | PLAT BY OTHERS
FOR REFERENCE

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: RLR 2 LLC ID 2015-8197



NORTH 23RD STREET
66' +/- R/W

PLAT SHOWING IMPROVEMENTS ON No. 1308 NORTH 23RD STREET,
IN THE CITY OF RICHMOND, VIRGINIA.

COMMONWEALTH OF VIRGINIA
02 - 04 - 2019
JAMES E. MCKNIGHT
NO. 1926
LAND SURVEYOR

THIS IS TO CERTIFY THAT ON FEBRUARY 04, 2019, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

McKNIGHT & ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 89104408

01 | PLAT BY OTHERS
FOR REFERENCE

PROJECT CONTACTS:

DEVELOPER:
NEST BUILDERS
AMANDA SEIBERT
804-698-9142
ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD

1308 N. 23RD ST. HOUSE

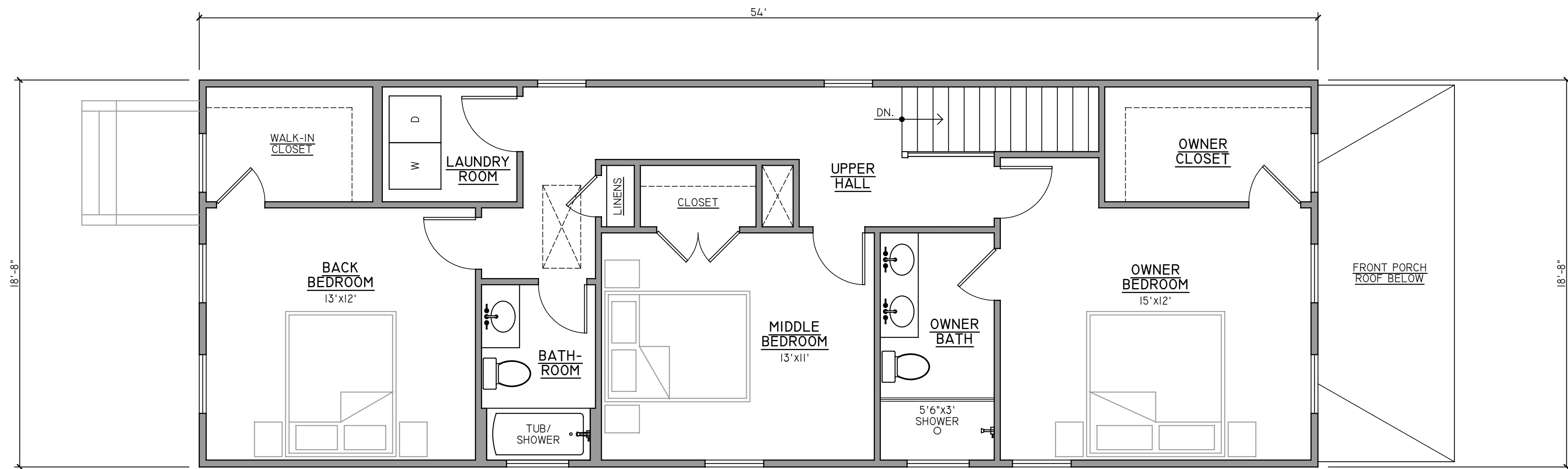
1308 NORTH 23RD STREET
RICHMOND, VIRGINIA 23223

NOT FOR CONSTRUCTION

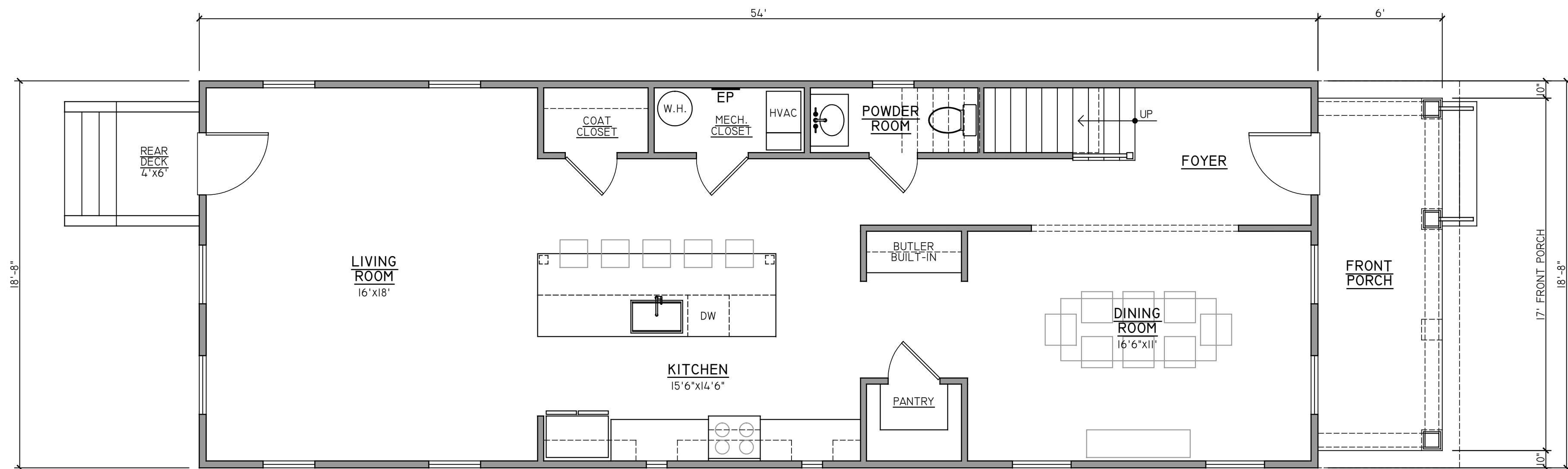
SET/REVISION:
B.Z.A. - EXTERIOR FINISH
SCHEDULE REVISIONS
DATE/MARK:
02.09.2021

PLATS BY OTHERS

CI.2



02 | 2ND FLOOR PLAN
1/4" = 1'



01 | 1ST FLOOR PLAN
1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
NEST BUILDERS
AMANDA SEIBERT
804-698-9142

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

**NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD**

1308 N. 23RD ST. HOUSE

1308 NORTH 23RD STREET
RICHMOND, VIRGINIA 23223

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CONSTRUCTION**

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SCHEDULE REVISIONS

DATE/MARK:
02.09.2021

FIRST & SECOND
FLOOR PLANS

AI.I

PROJECT CONTACTS:

DEVELOPER:
NEST BUILDERS
AMANDA SEIBERT
804-698-9142

ARCHITECT:
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CHRIS WOLF ARCHITECTURE, PLLC
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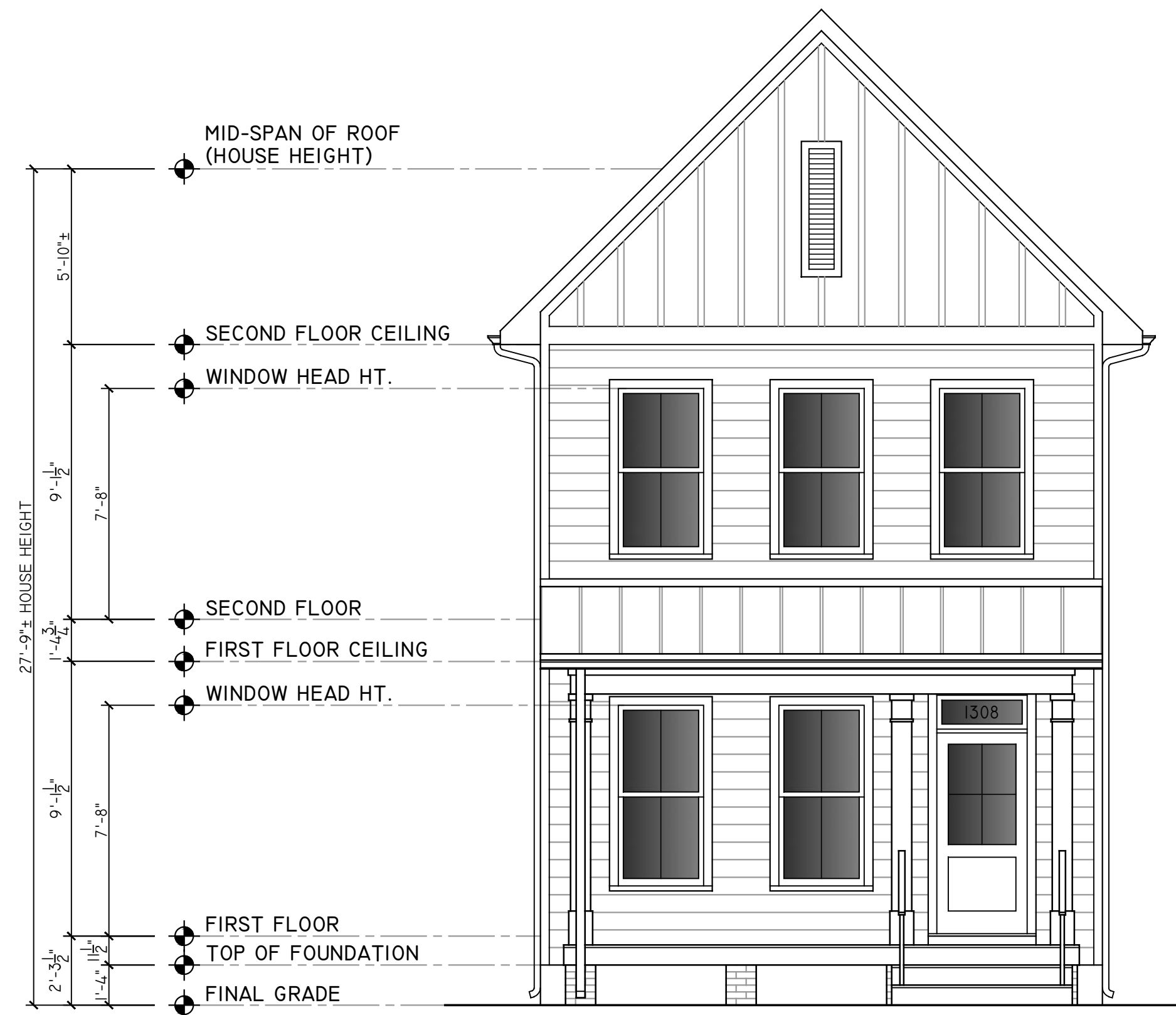
NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD

1308 N. 23RD ST. HOUSE

1308 NORTH 23RD STREET
RICHMOND, VIRGINIA 23223

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	BRICK PIERS	T.B.D.
02	PARGED FOUNDATION	THRU-COLOR
03	FIBER-CEMENT LAP SIDING (HARDIE OR EQUAL)	PAINTED
04	FIBER-CEMENT BOARD & BATTEN GABLES	PAINTED
05	COMPOSITE TRIM- SEE WALL SECTION	PAINTED
06	VINYL SOFFITS	FACTORY FINISH
07	VINYL BEADBOARD PORCH CEILING	NON-VENTED, FACTORY FINISH
08	ENTRY DOOR	PAINTED, COLOR T.B.D.
09	5/4x4 COMPOSITE DOOR/WINDOW TRIM	PAINTED
10	VINYL WINDOWS - SEE FLOOR PLANS FOR SIZES	PREFINISHED
11	8" SQUARE DECORATIVE PORCH COLUMN	PAINTED
12	COMPOSITE STAIRS/TRIM WITH P.T. WOOD DECKING	PAINTED FRAME
13	STEEL FRONT PORCH RAILING/ HANDRAIL	PAINTED
14	TREATED WOOD REAR DECK/STAIRS/RAILING	NATURAL TREATED WOOD
15	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED
16	ASPHALT SHINGLE MAIN ROOF	T.B.D.
17	STANDING SEAM METAL PORCH ROOF	T.B.D.
18	ATTIC VENT	PAINTED
19	COMPOSITE FRIEZE TRIM- SEE WALL SECTION	PAINTED

- EXTERIOR FINISH NOTES:
 1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS U.N.O.
 2. GRADES SHOWN APPROXIMATE. V.I.F.
 3. SEE ADDITIONAL SPECIFICATIONS BY DEVELOPER
 4. G.C. VERIFY ALL MATERIAL & COLOR SELECTIONS WITH DEVELOPER PRIOR TO CONSTRUCTION



01 | FRONT ELEVATION

1/4" = 1'

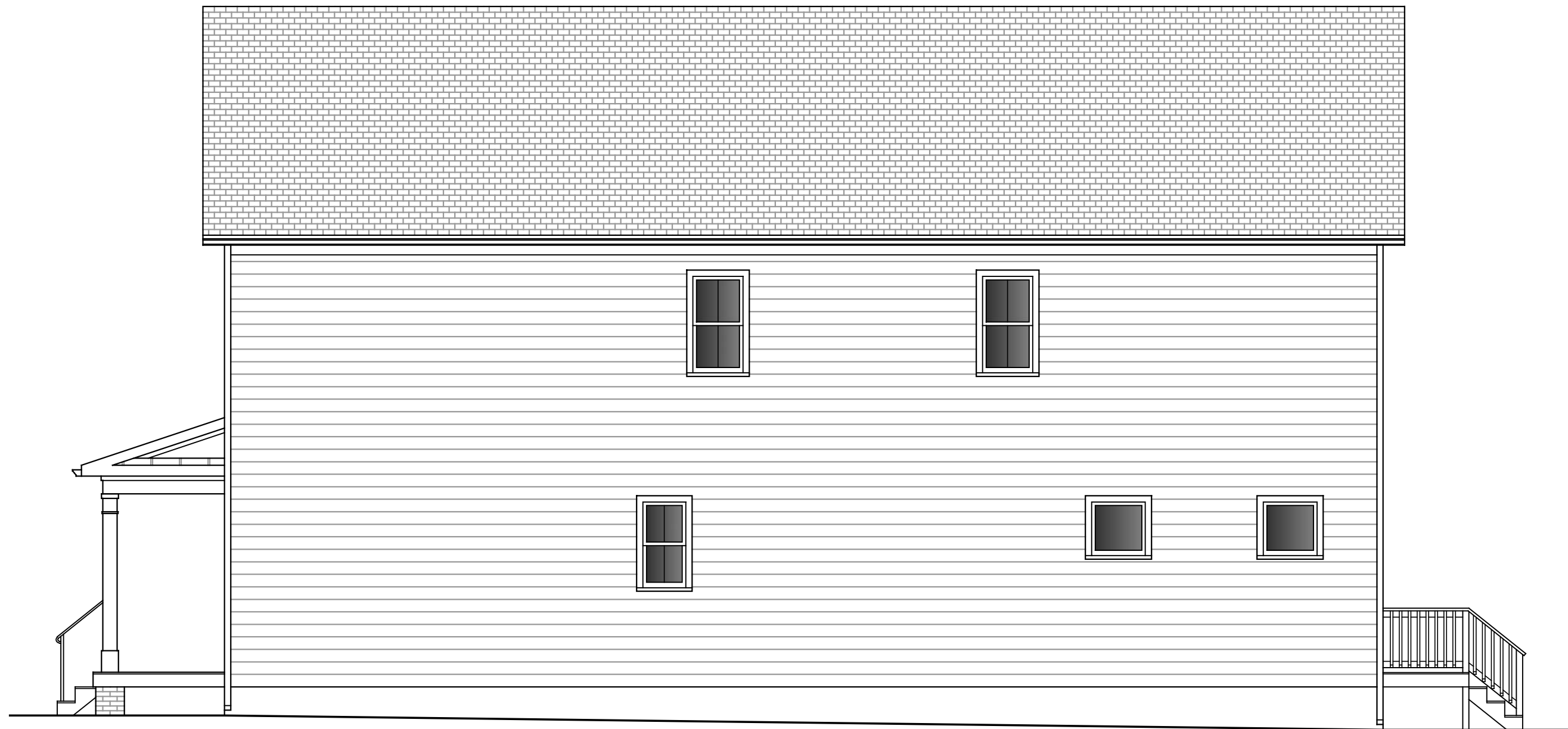
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FRONT EXTERIOR
ELEVATIONS

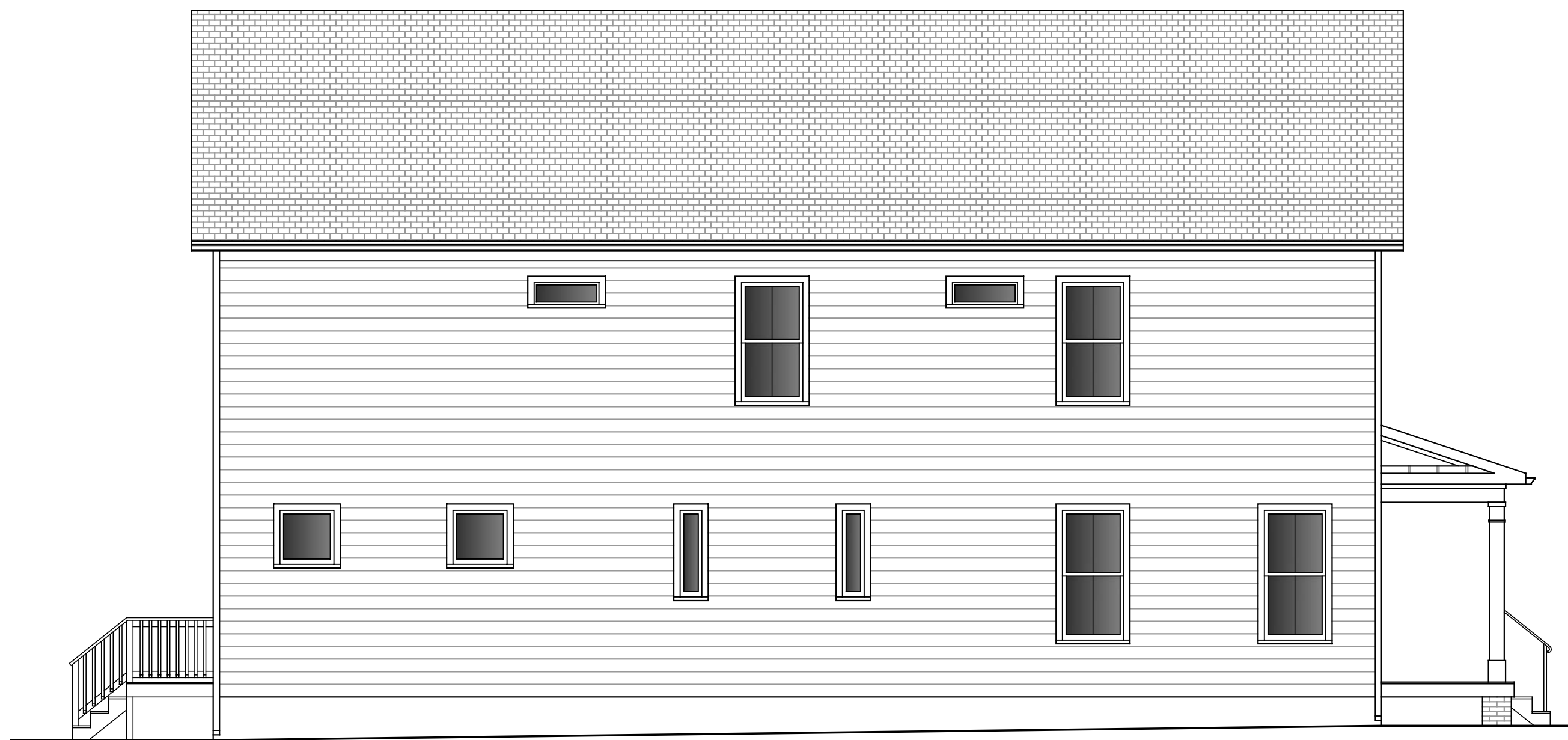
A2.1



03 | RIGHT SIDE ELEVATION
3/16" = 1'



01 | REAR ELEVATION
3/16" = 1'



02 | LEFT SIDE ELEVATION
3/16" = 1'

PROJECT CONTACTS:

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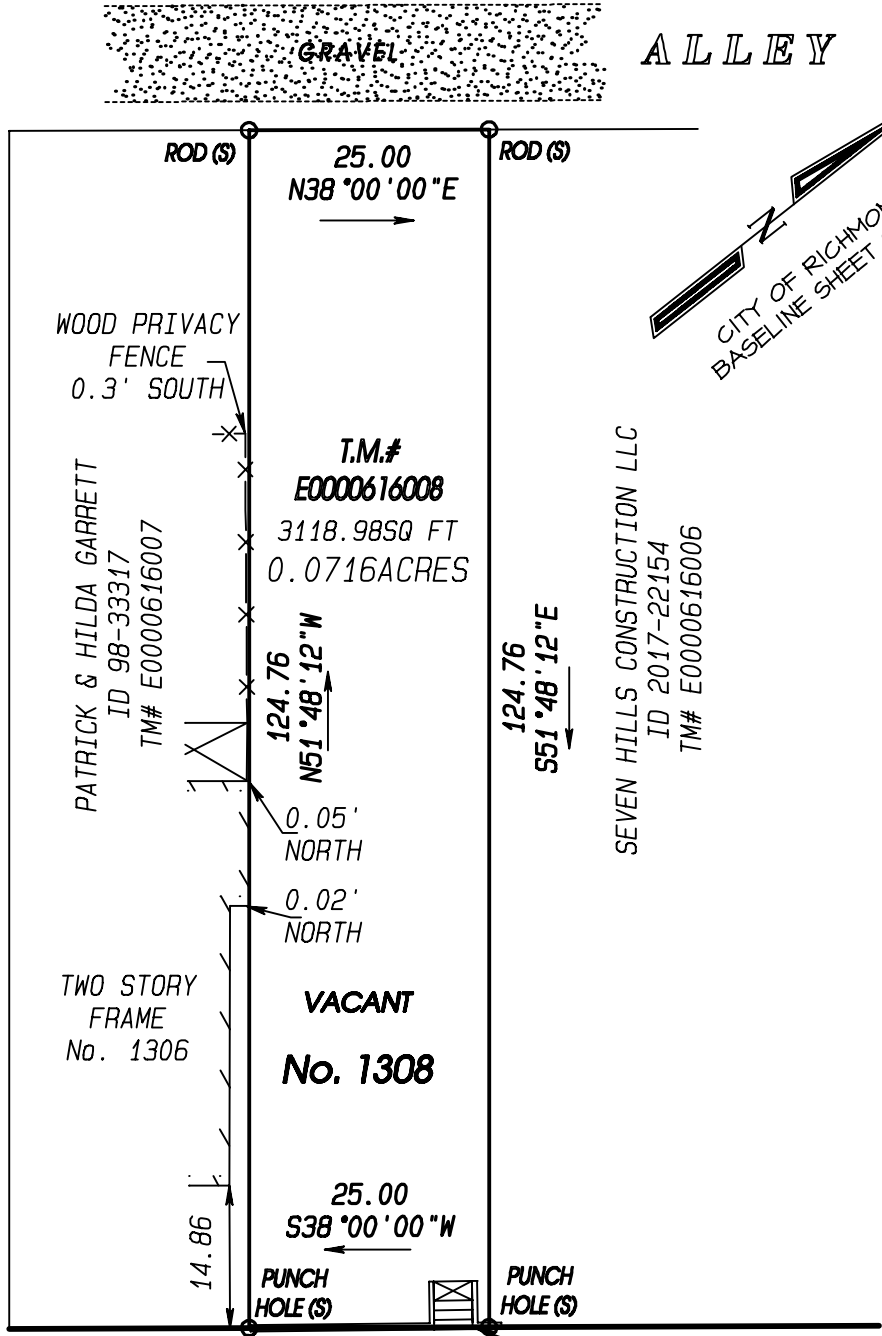
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REAR & SIDE
EXTERIOR ELEVATIONS

A2.2

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: RLR 2 LLC ID 2015-8197



155.41' TO THE
 NORTH LINE OF
 FAIRMOUNT AVENUE

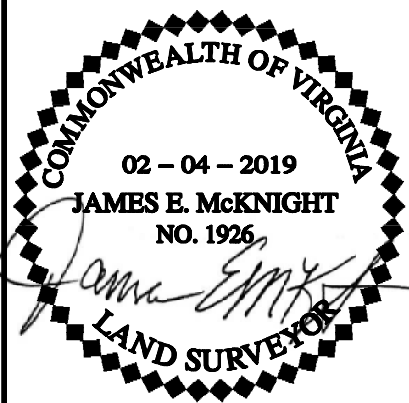


NORTH 23RD STREET
 66' +/- R/W

PLAT SHOWING IMPROVEMENTS ON No. 1308 NORTH 23RD STREET,
 IN THE CITY OF RICHMOND, VIRGINIA.

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SCALE: 1" = 20'



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