

INTRODUCED: May 26, 2020

AN ORDINANCE No. 2020-127

To authorize the special use of the properties known as 1201 North 31<sup>st</sup> Street and 1201 ½ North 31<sup>st</sup> Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

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

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

PUBLIC HEARING: JUN 22 2020 AT 6 P.M.

WHEREAS, the owner of the properties known as 1201 North 31<sup>st</sup> Street and 1201 ½ North 31<sup>st</sup> Street, which are situated in a R-6 Single-Family Attached Residential District, desires to use such properties for the purpose of two single-family attached dwellings, which use, among other things, is not currently allowed by section 30-412.4(2)(c), concerning unit width, of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2018), as amended, it has been made to appear that, if granted subject to the terms and conditions 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:                    8                    NOES:                    0                    ABSTAIN: \_\_\_\_\_

ADOPTED:      JUN 22 2020      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 (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 1201 North 31<sup>st</sup> Street and 1201 ½ North 31<sup>st</sup> Street and identified as Tax Parcel Nos. E000-0721/018 and E000-0721/019, respectively, in the 2020 records of the City Assessor, being more particularly shown on a plat entitled “Plat Showing Improvements on No. 1201 and 1201 & ½, in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated February 13, 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 two single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1201-1201.5 N 31<sup>st</sup> St.,” prepared by nVisionTek., dated April 2, 2019, and last revised February 24, 2020, and the plans entitled “1201 & 1202 ½ N 31<sup>st</sup> St., Planting Plan,” prepared by Garden Keepers, LTD, and dated November, 2019, hereinafter referred to together 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 two single-family attached 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) No less than two off-street parking spaces shall be provided, 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 (2015), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of a street tree and removing the existing curb cut, 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 (2015), as amended, unless the context clearly indicates that a different meaning is intended.

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

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

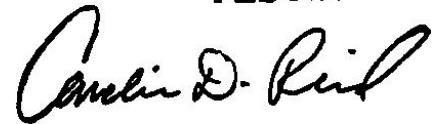
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property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

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the

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

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

**A TRUE COPY:  
TESTE:**

A handwritten signature in black ink, appearing to read "Amelia D. Reed". The signature is written in a cursive style with a large initial 'A'.

**City Clerk**

# City of Richmond

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

## Item Request

File Number: PRE.2020.015

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### O & R Request

**DATE:** April 24, 2020

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  5/21/2020  
(This in no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** Lenora G. Reid, Acting Chief Administrative Officer  5/1/2020

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

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

**RE:** To authorize the special use of the properties known as 1201 and 1201 ½ North 31st Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

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

**PURPOSE:** To authorize the special use of the properties known as 1201 and 1201 ½ North 31st Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

**REASON:** The applicant is proposing to construct two single-family attached dwellings. The properties are currently located in the R-6 Single-Family Attached District. The proposal would not meet the minimum unit width requirements for the R-6 District. A special use permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its June 15, 2020, meeting.

**BACKGROUND:** The proposed dwellings are located in the Church Hill North neighborhood in the East Planning District, on North 31st Street between R and S Streets. The subject properties consist of two 2,232 sq. ft., or .05 acre, unimproved parcels of land.



The City of Richmond's Master Plan designates the subject property for Single-Family Medium Density land use which includes, "...single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses" (p.133). The density of the proposed dwellings would be approximately 20 units per acre.

All adjacent properties are located within the same R-6 District as the subject property. A mix of residential, vacant and some institutional, office and commercial land uses are present in the vicinity.

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

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

**BUDGET AMENDMENT NECESSARY:** None

**REVENUE TO CITY:** \$300 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** May 26, 2020

**CITY COUNCIL PUBLIC HEARING DATE:** June 22, 2020

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
June 15, 2020

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

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

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

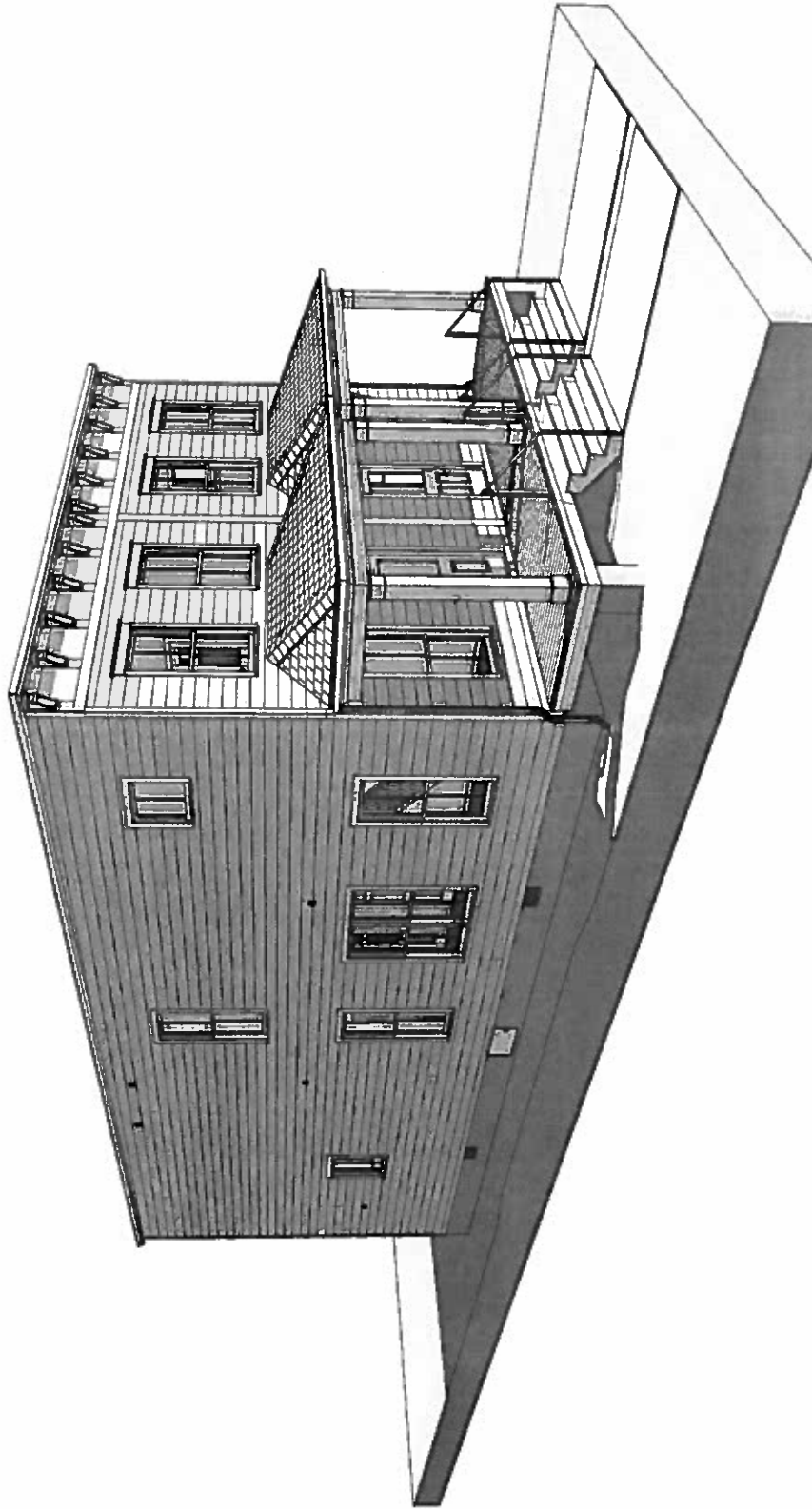
**ATTACHMENTS:** Application Form, Applicant's Report, Draft Ordinance, Survey, Plans

**STAFF:** Jonathan Brown, Senior Planner. Land Use Administration 646-5734

# 1201-1201.5 N 31ST ST.

1201-1201.5 N 31ST ST., RICHMOND, VA, 23223

2-STORY 2-BEDROOM, 2-1/2 BATH, NEW CONSTRUCTION 2-FAMILY ATTACHED RESIDENCE



1201-1201.5 N 31ST ST.  
RICHMOND, VA 23223  
ARCHITECTURE & ENGINEERING  
SERVICES  
1201-1201.5 N 31ST ST.  
RICHMOND, VA 23223  
TEL: (804) 771-1111  
WWW.NVISIONTEK.COM

REVISIONS	DATE	DESCRIPTION

**BUILDER NOTICE:**  
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PROJECT NAME:  
**1201-1201.5 N 31ST ST.**  
D/E/NT:  
CENTER CREEK HOMES  
1201-1201.5 N 31ST ST.  
RICHMOND, VA, 23223

TITLE:  
**COVER SHEET**

DOCUMENT PHASE:  
PERMIT SET  
PLOT DATE:  
02/20/18  
1:30 TO 1:40 PM  
DRAWN BY:  
CUSTEN HETTRICK  
SCALE: SEE PLAN

SHEET:  
**A0.1**  
1 OF 13

PAGE #	TITLE	SHEET LIST
A0.1	COVER SHEET	PERMIT SET
A1.1	FOUNDATION PLAN	FOUNDATION PLAN
A1.2	1ST FLOOR PLAN	1ST FLOOR PLAN
A1.3	2ND FLOOR PLAN	2ND FLOOR PLAN
A1.4	ROOF PLAN	ROOF PLAN
A1.5	EXTERIOR ELEVATIONS	EXTERIOR ELEVATIONS
A1.6	ENLARGED PORCH SECTION	ENLARGED PORCH SECTION
A1.7	CROSS SECTION THROUGH STAIRS	CROSS SECTION THROUGH STAIRS
A1.8	WIND BRACING PLAN	WIND BRACING PLAN
B01.1	WIND BRACING SPREADSHEETS	WIND BRACING SPREADSHEETS
B01.2		

DATE	DESCRIPTION

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THE PAPER SIZE NEEDS TO BE 24" x 36" TO SCALE PROPERLY

WEBSITE: WWW.NVISIONTEK.COM



NO.	DATE	DESCRIPTION
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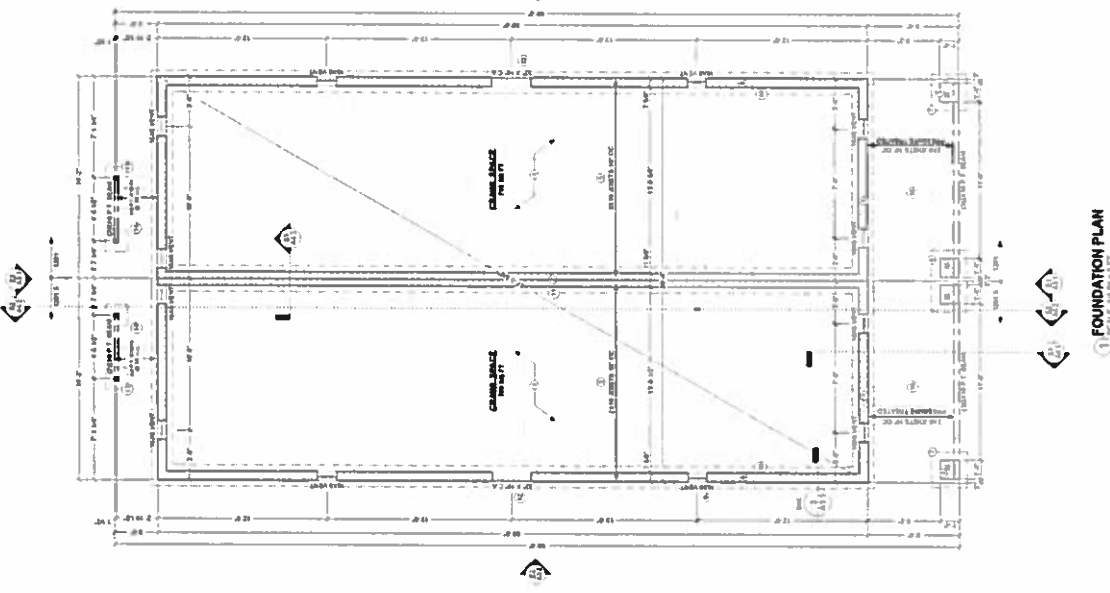
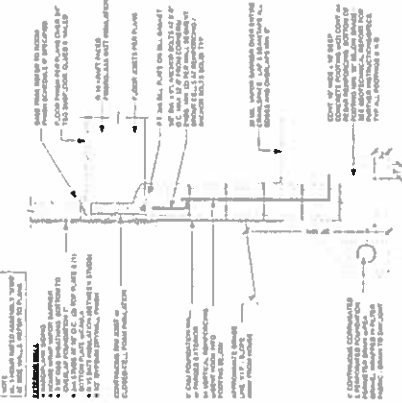
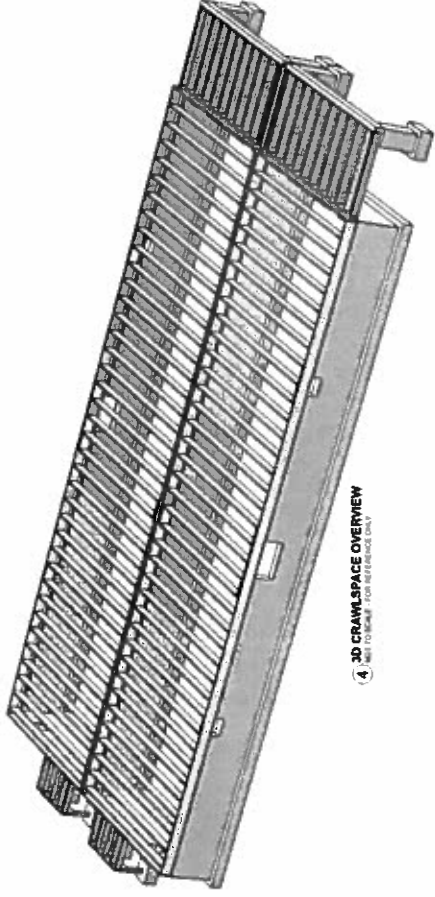
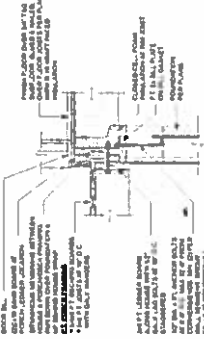
PROJECT NAME: 1201-1201.5 N 31ST ST.  
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 1201-1201.5 N 31ST ST.  
 RICHMOND, VA, 23223

TITLE: FOUNDATION PLAN

DOCUMENT PHASE: PERMIT SET  
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 1:39 PM  
 DRAWN BY: DUSTIN HETRICK  
 SCALE: SEE PLAN

SHEET: A1.1  
 3 OF 13

NO.	DESCRIPTION
1	1. FOUNDATION NOTES
2	2. DETAIL - TYP. DECK LEDGER
3	3. DETAIL - TYP. CRAWLSPACE FOUNDATION
4	4. 3D CRAWLSPACE OVERVIEW



**FOUNDATION NOTES**

1. FOUNDATION NOTES
2. DETAIL - TYP. DECK LEDGER
3. DETAIL - TYP. CRAWLSPACE FOUNDATION
4. 3D CRAWLSPACE OVERVIEW

WALL TYPE	LEGEND
1	1. FOUNDATION WALL
2	2. EXTERIOR FINISH
3	3. INTERIOR FINISH
4	4. CONCRETE
5	5. BLOCK
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**OWNER'S OFFICE:**  
CENTER CREEK HOMES  
1201-1201.5 N 31ST ST  
RICHMOND, VA 23223  
TEL: 804.771.1000  
WWW.NVISIONTEK.COM

**PROJECT NAME:**  
1201-1201.5 N 31ST ST  
**CLIENT:**  
CENTER CREEK HOMES  
1201-1201.5 N 31ST ST  
RICHMOND, VA 23223

**TITLE:**  
2ND FLOOR PLAN

**DOCUMENT NUMBER:**  
PERMIT SET  
**PROJECT DATE:**  
4/22/2019  
**1:30 P.M.**  
**DRAWN BY:**  
DUSTIN HETRICK  
**SCALE:** SEE PLAN

**SHEET:**  
A1.3  
8 OF 13

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 VIRGINIA BUILDING CODE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 VIRGINIA PLUMBING CODE.
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**REVISIONS:**

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NO.	DATE	DESCRIPTION
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**WINDOW & DOOR NOTES**

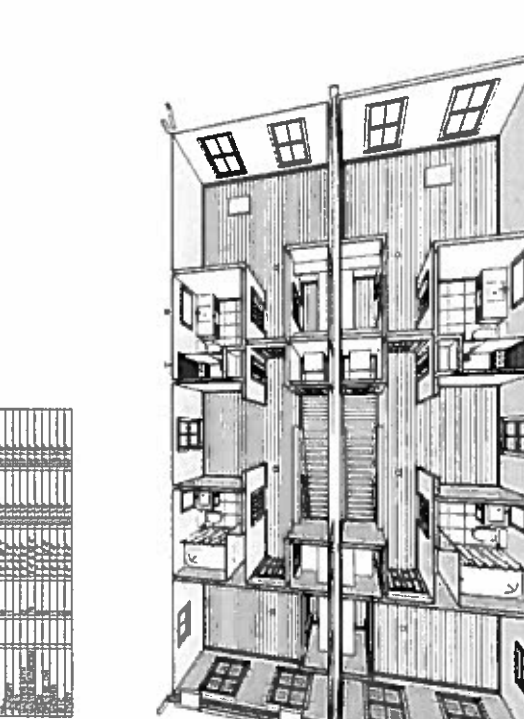
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**FLOOR PLAN NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 VIRGINIA BUILDING CODE.
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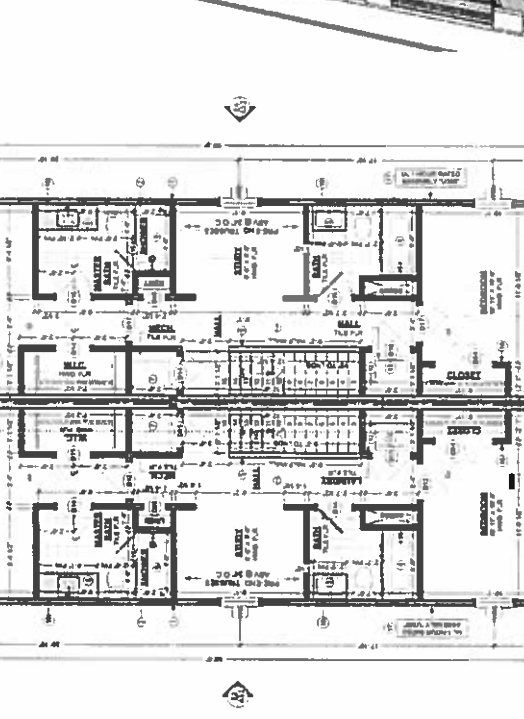
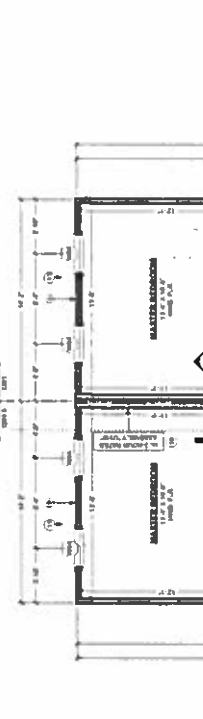
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NO.	DATE	DESCRIPTION
1		



**WALL TYPE LEGEND**

WALL TYPE	DESCRIPTION
1	1/2" GYPSUM BOARD ON 2x4 STUDS
2	1/2" GYPSUM BOARD ON 2x4 STUDS WITH INSULATION
3	1/2" GYPSUM BOARD ON 2x4 STUDS WITH INSULATION AND EXTERIOR FINISH
4	1/2" GYPSUM BOARD ON 2x4 STUDS WITH INSULATION AND EXTERIOR FINISH AND WINDOW/DOOR
5	1/2" GYPSUM BOARD ON 2x4 STUDS WITH INSULATION AND EXTERIOR FINISH AND WINDOW/DOOR AND SILLING
6	1/2" GYPSUM BOARD ON 2x4 STUDS WITH INSULATION AND EXTERIOR FINISH AND WINDOW/DOOR AND SILLING AND LINTEL
7	1/2" GYPSUM BOARD ON 2x4 STUDS WITH INSULATION AND EXTERIOR FINISH AND WINDOW/DOOR AND SILLING AND LINTEL AND TRANSOM
8	1/2" GYPSUM BOARD ON 2x4 STUDS WITH INSULATION AND EXTERIOR FINISH AND WINDOW/DOOR AND SILLING AND LINTEL AND TRANSOM AND SILLING
9	1/2" GYPSUM BOARD ON 2x4 STUDS WITH INSULATION AND EXTERIOR FINISH AND WINDOW/DOOR AND SILLING AND LINTEL AND TRANSOM AND SILLING AND LINTEL
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**2ND FLOOR PLAN**  
SCALE: 3/4" = 1'-0"



ADVANCED QUANTITY TAKEOFF SOFTWARE  
FOR THE CONSTRUCTION INDUSTRY

1201-1201.5 N 31ST ST  
RICHMOND, VA 23223

CLIENT:  
CENTER CREEK HOMES  
1201-1201.5 N 31ST ST  
RICHMOND, VA 23223

PROJECT NAME:  
1201-1201.5 N 31ST ST

TITLE  
ROOF PLAN

DOCUMENT PHASE:  
PERMIT SET

PLOT DATE:  
1.30.21 PM

DRAWN BY:  
DUSTIN HETTRICK

SCALE: SEE PLAN

SHEET  
A2.1  
8 OF 13

- REVISIONS**
- | # | DATE | DESCRIPTION |
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**ROOF VENT NOTES**

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**ROOF VENT NOTES**

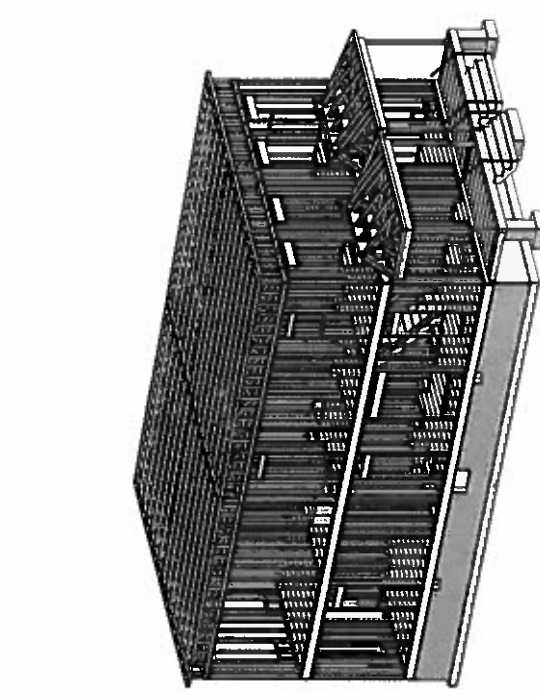
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**ROOF VENT NOTES**

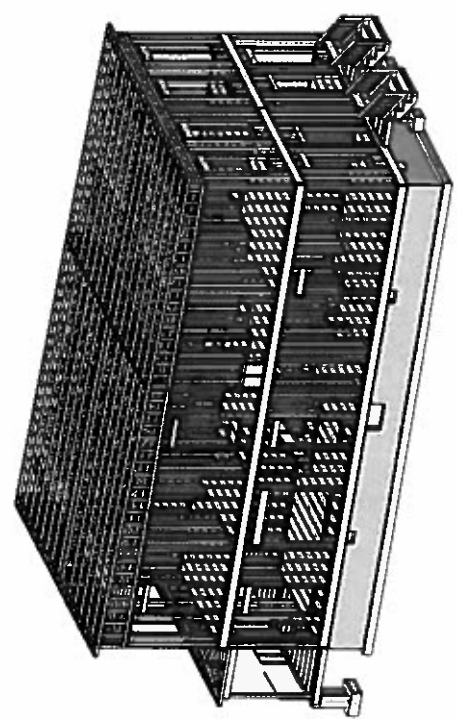
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**ROOF VENT NOTES**

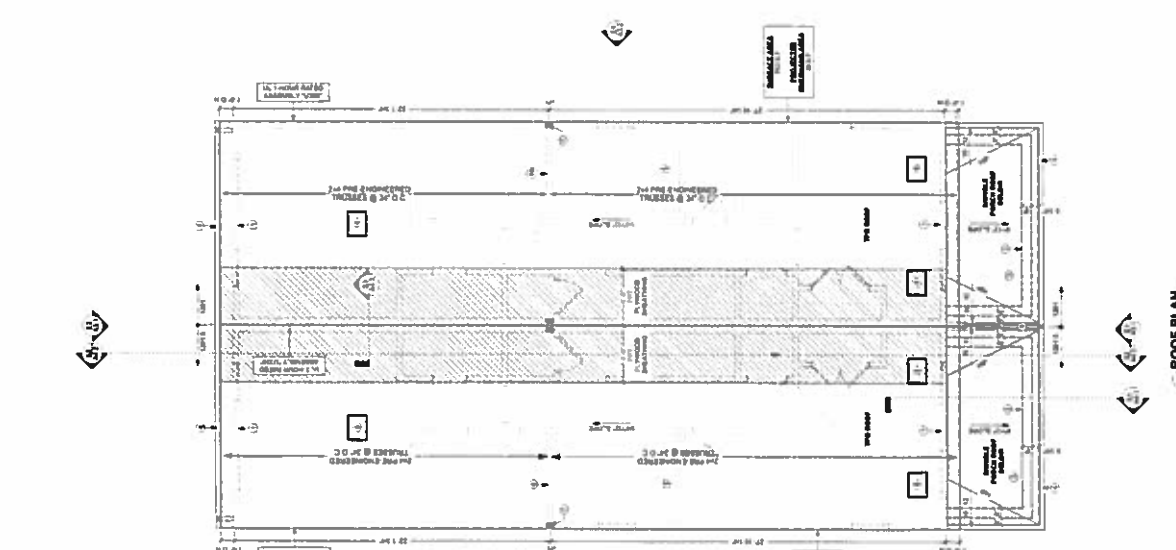
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3D FRAMING OVERVIEW #1  
NOT TO SCALE - FOR REFERENCE ONLY



3D FRAMING OVERVIEW #2  
NOT TO SCALE - FOR REFERENCE ONLY



1 ROOF PLAN  
SCALE: SEE PLAN



THE PAPER SIZE NEEDS TO BE 24" X 36" TO SCALE PROPERLY

WEBSITE: WWW.VISIONTEK.COM















ARCHITECTURAL SERVICES  
CONSTRUCTION ADMINISTRATION  
INTERIOR DESIGN  
MECHANICAL, ELECTRICAL & PLUMBING  
GENERAL CONTRACTOR

NO.	DATE	DESCRIPTION

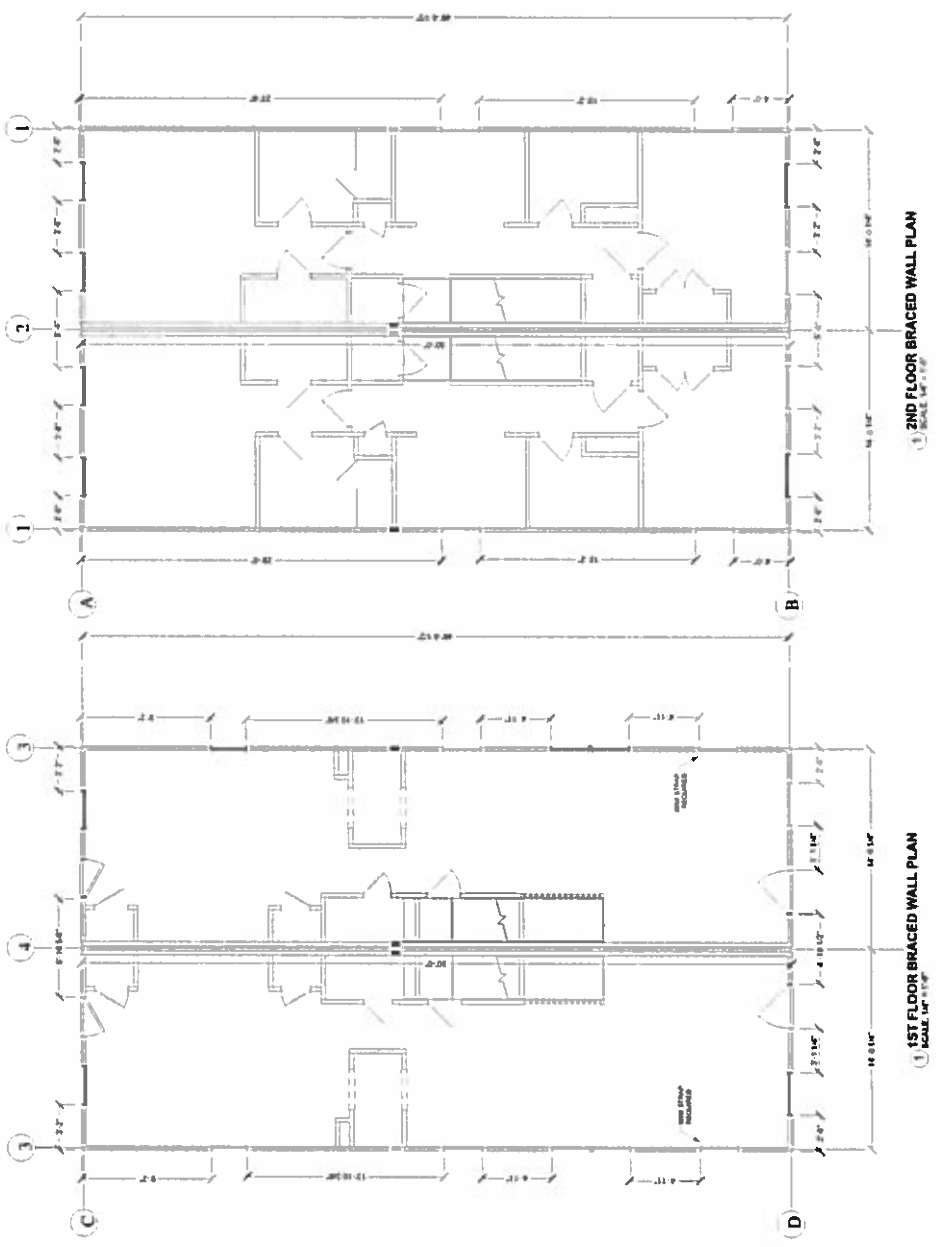
**OWNER NOTICE:**  
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PROJECT NAME: 1201-1201.5 N 31ST ST.  
 CLIENT: CENTER CREEK HOMES  
 1201-1201.5 N 31ST ST.  
 RICHMOND, VA, 23223

TITLE: WIND BRACING PLANS

DOCUMENT NO.: PERMIT SET  
 DATE: 1.30.20  
 DRAWN BY: DUSTIN HETRICK  
 SCALE: SEE PLAN

SHEET: BW1.1  
 12 OF 13





10000 S. HAYWARD AVENUE, SUITE 100  
DUMFRIES, VA 22024  
PHONE: 540.345.1000  
FAX: 540.345.1001  
WWW.VISIONTEK.COM

**REVISIONS**

NO.	DATE	DESCRIPTION
1	01/11/2011	ISSUED FOR PERMITS

**MANAGER OFFICE:**  
PLEASE PRINT NAME AND TITLE OF THE MANAGER OF THE PROJECT. THE MANAGER OF THE PROJECT IS THE PERSON WHO IS RESPONSIBLE FOR THE PROJECT AND WHO IS THE POINT OF CONTACT FOR THE CLIENT AND THE ARCHITECT. THE MANAGER OF THE PROJECT IS NOT NECESSARILY THE ARCHITECT OR THE ENGINEER. THE MANAGER OF THE PROJECT IS NOT NECESSARILY THE OWNER OR THE DEVELOPER. THE MANAGER OF THE PROJECT IS NOT NECESSARILY THE ARCHITECTURAL FIRM OR THE ENGINEERING FIRM.

PROJECT NAME: 1201-1201.5 N 3-1ST ST.  
CLIENT: CENTER CREEK HOMES  
1201-1201.5 N 3-1ST ST.  
RICHMOND, VA 23223

**TITLE**  
WIND BRACING  
SPREADSHEETS

DOCUMENT PHASE: PERMIT SET  
PLOT DATE: 01/11/2011  
1:30:00 PM  
DRAWN BY: DUSTIN METTRICK  
SCALE: SEE PLAN

**SHEET**  
BW1.2  
13 OF 13

WEBSITE: WWW.VISIONTEK.COM

WIND CALCULATION SHEET (BASED ON THE CLASSIC LRFD) BASED ON THE IRC WIND SPEED 140

NO.	1	2	3	4	5	6	7	8	9	10
1. WIND SPEED (MPH)	140	140	140	140	140	140	140	140	140	140
2. WIND DIRECTION (DEG)	0	45	90	135	180	225	270	315	360	0
3. WIND PRESSURE (PSF)	0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
4. WIND FORCE (KIP)	0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
5. WIND MOMENT (KIP-FT)	0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
6. WIND DRIFT (IN)	0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
7. WIND ROTATION (DEG)	0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
8. WIND VIBRATION (IN)	0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
9. WIND SETTLEMENT (IN)	0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
10. WIND LIFTING (KIP)	0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
11. WIND BRACING (KIP)	0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

WIND CALCULATION SHEET (BASED ON THE CLASSIC LRFD) BASED ON THE IRC WIND SPEED 140

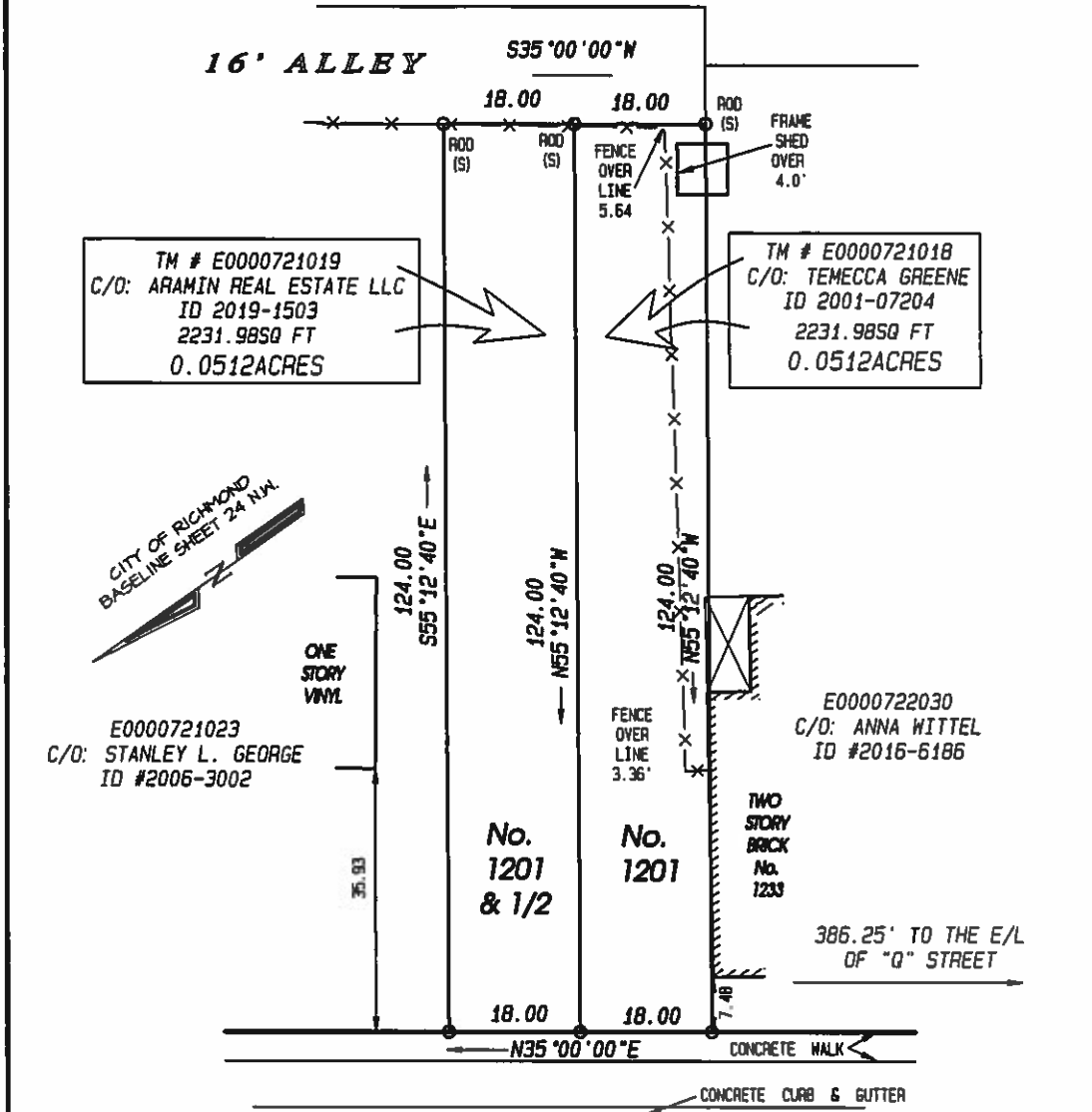
NO.	1	2	3	4	5	6	7	8	9	10
1. WIND SPEED (MPH)	140	140	140	140	140	140	140	140	140	140
2. WIND DIRECTION (DEG)	0	45	90	135	180	225	270	315	360	0
3. WIND PRESSURE (PSF)	0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
4. WIND FORCE (KIP)	0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
5. WIND MOMENT (KIP-FT)	0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
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7. WIND ROTATION (DEG)	0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
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11. WIND BRACING (KIP)	0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

checked by: [Name] date: 01/11/2011

checked by: [Name] date: 01/11/2011

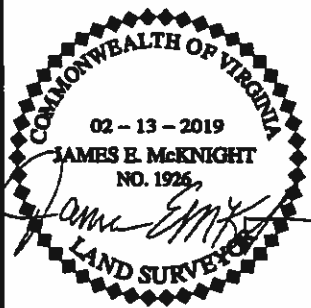
THE PAPER SIZE NEEDS TO BE 24" X 36" TO SCALE PROPERLY

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".



TH  
**N. 31 STREET**

**PLAT SHOWING IMPROVEMENTS  
ON No. 1201 AND 1201 & 1/2  
IN THE CITY OF RICHMOND, VIRGINIA.**



THIS IS TO CERTIFY THAT ON FEBRUARY 13, 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.

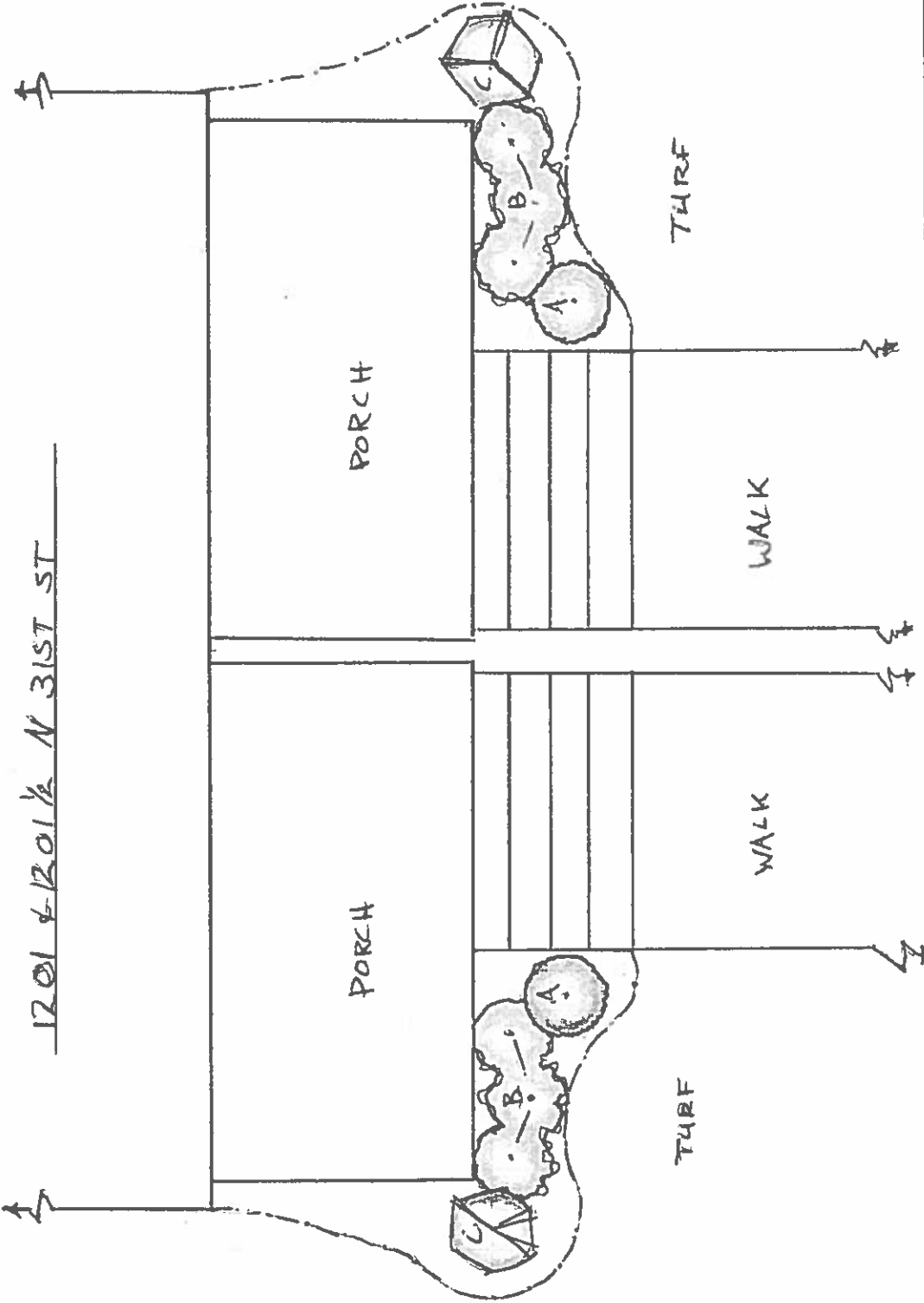
SCALE: 1" = 20'

**McKNIGHT & ASSOCIATES, P.C.**  
LAND SURVEYORS    PLANNERS

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

JOB NUMBER: 92052901

1201 & 1201 1/2 N 31ST ST



KEY: SHRUBS

SHRUB	QTY	SIZE
A. STEEDS HOLLY	2	3 gal.
B. ABELIA 'RADIANCE'	6	3 gal.
C. NANDINA 'GULF STREAM'	2	5 gal.

PROJECT:

1201 & 1201 1/2 N 31ST ST.

DATE:

11/19

PLANTING PLAN SCALE 1/4" = 1'

CLIENT:

CENTER CREEK HOMES

DESIGN:

GARDEN KEEPERS, LTD

P.O. BOX 1785Z

RICHMOND, VA 23226





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: 1201 and 1201 1/2 N 31st Street Date: September 23, 2019  
 Tax Map #: E000-0721/018 and 019 Fee: \$300.00  
 Total area of affected site in acres: 0.102 Acres

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

**Zoning**

Current Zoning: R-6 Single-Family Attached Residential

Existing Use: Vacant Land

**Proposed Use**

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

Construct two (2) single-family attached dwellings on two existing legal lots of record

Existing Use: Vacant land

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Mark Baker

Company: Baker Development Resources

Mailing Address: 1519 Summit Avenue, Suite 102

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 874-6275 Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** CC Richmond II, LP, By: Center Creek GP Richmond II, LLC, General Partner

If Business Entity, name and title of authorized signee: Gregory R. Shron, Executive Vice President

(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: 11 South 12th Street, Suite 108

City: Richmond State: VA Zip Code: 23219

Telephone: (703) 489-0668 Fax: ( )

Email: greg@centercreekhomes.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)



## Review & Approval process for **SPECIAL USE PERMIT**

In instances where it has been determined that underlying zoning regulations cannot be met, a special use permit may be granted by City Council to provide relief from zoning regulations.

Special use permit applications are reviewed for compliance with the City's Master Plan to ensure the proposal is compatible with the surrounding area and that it is an appropriate use for the site. Specifically, applications are reviewed to ensure that the City Charter conditions for granting special use permits have been met. The City Charter requires that prior to City Council approval; it must be shown that the proposed special use will **not**:

1. be detrimental to the safety, health, morals and general welfare of the community involved;
2. create congestion in streets, roads, alleys and other public ways and places in the area involved;
3. create hazards from fire, panic or other dangers;
4. tend to cause overcrowding of land and an undue concentration of population;
5. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
6. interfere with adequate light and air.

Applicants **are encouraged** to schedule a pre-application conference with the Division of Land Use Administration staff to review related Master Plan, land use and other issues that may be involved prior to making application. Please call (804) 646-6304 to schedule an appointment with the staff. Staff will review submitted applications to ensure all required materials and information are provided. If the application is not acceptable, the required information must be provided prior to formal staff review.

Applicants should also discuss the proposed special use permit with area civic associations, property owners, residents, and the area Council Representative prior to submitting an application. Letters from the associations and property owners stating their position in regards to the request should be submitted with the application.

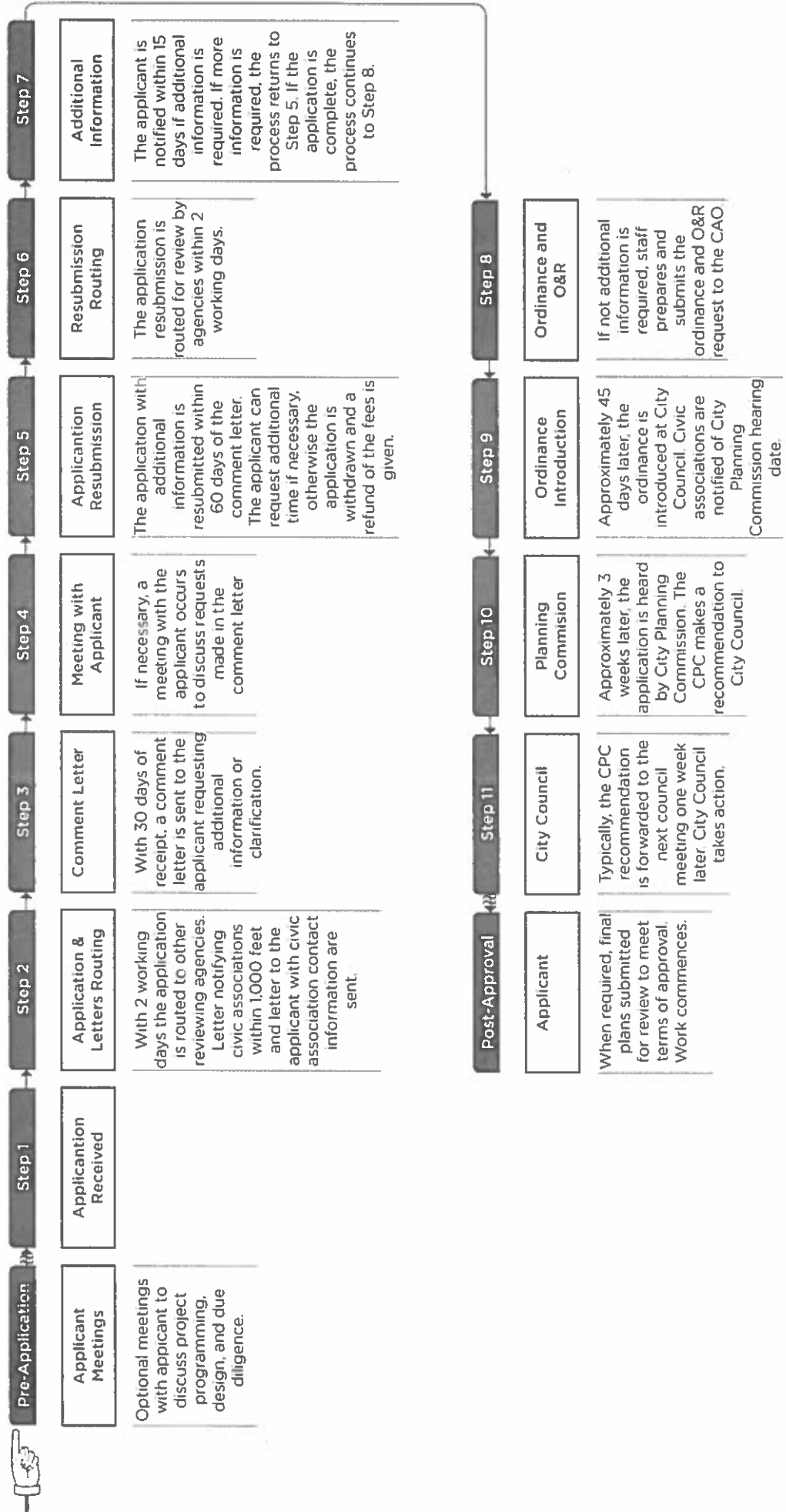
The Division of Land Use Administration circulates the special use permit application materials to appropriate City agencies as determined necessary. City agencies reviewing the proposal may include: Public Works, Building Permits & Inspections, Public Utilities, Water Resources, Zoning Administration, and Fire and Emergency Services. The Division of Land Use Administration will coordinate responses by City agencies. Written comments will be provided generally within 30 days of the application submittal date.

After review by these agencies and by the Division of Land Use Administration, the staff will confer with the applicant regarding suggested conditions to be included in the ordinance and any suggested changes to the plans. If the property is located in a City Old and Historic District and the request involves exterior alterations, additions or new construction, the plans should also be reviewed by the Commission of Architectural Review prior to an ordinance being introduced in City Council. Once the plans are in final form, an ordinance is drafted and the plans are attached to and are made a part of the ordinance. The staff will forward a copy of the ordinance to the applicant for review and approval.

The ordinance is then reviewed by the City Attorney's office and the City Administration. Once their review is complete, the ordinance is introduced to City Council and a public hearing is scheduled, usually thirty days after introduction. During this thirty-day period, public notice of the hearing is posted on the site and in a daily newspaper. Notices are also mailed to the owners of all properties within 150 feet of the subject property. One week prior to the City Council public hearing, the Planning Commission, after receiving a report from the Department of Planning and Development Review, considers the proposed special use permit and forwards a recommendation to City Council. The Planning Commission welcomes information submitted prior to the meeting and may ask questions of proponents and opponents during the course of its deliberation on the ordinance. Six affirmative votes of City Council are required to adopt a special use ordinance. Please note that there is a fee of \$250 for each continuance caused by the applicant.

If the special use ordinance is adopted by City Council, the applicant has a specified time period in which to apply for a building permit to implement the special use permit. Building permit plans must be substantially in accordance with the adopted special use permit plans, otherwise a building permit will not be issued. In general, the approval process for special use permits takes between 120 to 180 days. However, depending on the complexity of the proposed special use permit, more or less time may be required. The City Planning Commission considers approval of special use permits at its regular meetings on the first and third Monday of each month. ***Incomplete submissions or major modifications to the plan during the review process may cause delays in the schedule.***

# Legislative Land Use Application Process





## **FILING**

Special use permit applications are filed with the:

Department of Planning and Development Review  
Land Use Administration Division, Room 511  
City Hall, 900 East Broad Street, Richmond, Virginia 23219  
Telephone (804) 646-6304

## **APPLICATION REQUIREMENTS**

The application for a special use permit must include the following, each part of which is explained below. ***Application must be submitted in an electronic format (PDF).***

- 1. Application form, including a completed checklist;**
- 2. Application fee;**
- 3. Applicant's report;**
- 4. Electronic PDF plans; and**
- 5. Survey plat.**

- 1. Application Form:** All the owners of the property must sign the application form. If a legal representative signs for a property owner, a copy of an executed power of attorney is required.
- 2. Application Fee:** The appropriate fee must accompany the application. Checks should be made payable to the "City of Richmond". The fees are determined from the attached fee schedule.
- 3. Applicant's Report: A written report must be submitted describing the proposed use.** For non-residential development, the description should include the anticipated number of employees, hours of operation, and an estimate of the amount of vehicular traffic that will be generated by the use. The report should point out the specific features of the special use that will ensure that it will be compatible with the surrounding area, and that it is an appropriate use for the site. In addition, the City Charter specifies certain conditions that must be met before City Council can approve a special use permit. It must be shown that the proposed special use will **not:**
  - a.** be detrimental to the safety, health, morals and general welfare of the community involved;
  - b.** tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
  - c.** create hazards from fire, panic or other dangers;
  - d.** tend to cause overcrowding of land and an undue concentration of population;
  - e.** adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
  - f.** interfere with adequate light and air.

The report must indicate the reasons why the applicant feels these conditions will be met (e.g., features of the plan, characteristics of the proposed use or surrounding area). ***Please note*** that the ***above materials will be forwarded to the City Planning Commission and City Council along with the special use permit ordinance.***



## FILING

4. **Plans:** Plans are required to provide sufficient detail to permit the staff to make a determination of the compatibility of the proposed project with surrounding development. Plans must be properly scaled and include a scale bar. Depending on the request, plans may include the following:

- a. Site Plan
- b. Elevation Plans
- c. Floor Plans
- d. Landscape Plans
- e. Signage Plan & Details
- f. Lighting Plan & Details

In some cases not all plans would be relevant to the request and may not be required. If there is a question about the level of detail required, please contact Land Use Administration Staff. Electronic Plans (PDF) are required with the initial application and any subsequent resubmissions. Electronic plans may be submitted on a disk or via email at:  
[DCDLanduseadmin@richmondgov.com](mailto:DCDLanduseadmin@richmondgov.com)

5. **Survey Plat:** A PDF of a survey plat showing the property and including metes and bounds is required. The plat should show existing physical features of the property, including:
- a. North arrow, scale, property address, the distance to nearest public street, preparer of plat, date, revision dates, area of site;
  - b. Existing structures, buildings, paved areas, fences, streets, alleys, easements, and limits of the 100 year flood plain, Chesapeake Bay Preservation Area limits, wetlands, and streams.



**COMMUNITY UNIT PLAN**

Preliminary	\$3,000 + \$100/acre <sup>1</sup>
Extension of Preliminary Approval	\$1,500
Final	\$1,500 + \$100/acre <sup>1</sup>
Amendment	\$1,500 + \$100/acre <sup>1</sup>

**CONDITIONAL USE PERMIT**

Initial	\$1,500 + \$100/acre <sup>2</sup>
Amendment	\$1,000 + \$100/acre <sup>2</sup>

**PLAN OF DEVELOPMENT**

Floor area & Land disturbed ≤5,000 square feet	\$500 + \$100/acre <sup>2</sup>
Floor area & Land disturbed ≥5,001 & ≤50,000 square feet	\$1,000 + \$100/acre <sup>2</sup>
Floor area & Land disturbed ≥50,001 square feet	\$1,500 + \$100/acre <sup>2</sup>

**REZONING/CONDITIONAL REZONING**

Each continuance caused by the applicant	\$1,500 + \$100/acre <sup>2</sup> \$250
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**SPECIAL USE PERMIT**

<i>Use</i>	<i>Initial</i>	<i>Amendment</i>
Day Nursery	\$300	\$200
Single- or two-family detached or attached dwelling	\$300	\$200
Outdoor dining	\$300	\$200
Mobile food business	\$300	\$200
Sign	\$300	\$200
Multi-family dwelling (3 to ten units)	\$1,800	\$1,200
Commercial or industrial equal to or less than 5,000 sq ft	\$1,800	\$1,200
Multi-family dwelling (more than 10 units)	\$2,400	\$1,800
Commercial or industrial more than 5,000 sq ft	\$2,400	\$1,800

Each continuance caused by the applicant \$250

**SUBDIVISION**

Preliminary Plat	\$500 + \$15/lot
Extension of Preliminary Plat Approval	\$150
Final Plat	\$500 + \$15/lot
Subdivision Confirmation Letter	\$100
Continuance*	\$50
Plat of Correction	\$100

**A full refund of the application fee is permitted if the application is withdrawn prior to the second submittal of plans. Once a second submittal of plans is made, fees are not refundable.**

<sup>1</sup>For Community Unit Plans (CUP), the first 10 acres are included in the base price.

<sup>2</sup>For Conditional Use Permits, Plans of Development, and Rezonings, the first acre is included in the base price.

For all applications with an additional price per acre, fractions of an acre are rounded up to the nearest whole number. Do not prorate the fee per fraction of acre.

- Example: A Conditional Use Permit (CUP) for a 0.76 acre property would owe \$1,500 (base fee only). A CUP for a 2.3 acre property would owe \$1,700 (\$1,500 base fee + 2\*100 (for the 1.3 acres over the first acre))

\* No charge for the 1st continuance requested by the applicant or for any continuance requested by the Planning Commission. The second or subsequent continuance request by the applicant costs \$50.



September 24<sup>th</sup>, 2019

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

Re: Special Use Permit: 1201 and 1201 ½ North 31<sup>st</sup> Street

Dear Matthew:

I am representing CC Richmond II, LP in an application for a special use permit for the properties known as 1201 and 1201 ½ North 31<sup>st</sup> Street, identified as Tax Parcels E-000-0721/018 and 019 (the "Property"). The Property is located on the eastern side of North 31<sup>st</sup> Street between Q Street and S Street. The special use permit would permit the construction of two single-family attached dwellings on two existing legal lots of record.

The Property consists of two legal lots of record which are both 18' wide by 124' deep, and include 2,232 square feet of area. The Property is currently vacant. The applicant wishes to construct two single-family attached dwellings; one on each of the existing lots. The Property is zoned R-6 Single-Family Attached residential, which permits single-family attached dwellings and requires a minimum unit width of 16' and a side yard of 3' for a total lot width of 19'. In meeting the required 3' side yard on an 18' wide lot, only 15' of unit width can be accommodated. A unit width of 14.67' is proposed in order to allow for a reasonable margin of error in construction and ensure the 3' side yard requirement is met. As the minimum unit width would not be met, a special use permit is required. All other zoning requirements would be met.

The surrounding properties are zoned R-6 Single-Family Attached Residential, which generally permits single-family detached, single-family attached, and two-family detached residences subject to certain feature requirements. The Master Plan recommends "Single-Family (medium density)" for the Property. The Master Plan describes this land use category as follows: "Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre... Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7." The two proposed single-family attached dwellings are consistent with the Master Plan recommendation in terms of use and, at 19.5 units per acre, fall within the recommended density range.

The proposed single-family attached dwellings would be two stories in height and of an urban row house design. Each dwelling would contain approximately 1,416 square feet of finished floor area

and would include two bedrooms and 2 ½ baths. The floor plan is modern with open living areas, a second-floor study, and a master bedroom suite complete with en suite master bath and walk-in closet. The proposed elevations are traditional in design and include full-width covered front porches. Cementitious siding is proposed as the primary cladding material. One parking space per dwelling is proposed at the rear of the property, which would be served by an existing north-south alley.

This request would not permit the Property to be developed to a greater extent than it could be developed by right. The Property could technically be developed with two single-family detached dwellings based on the nonconforming (grandfathered) rights associated with the two legal lots of record. Instead, this request would permit the property to be developed at the same density with attached dwellings in order to allow for better compatibility with the intent of the R-6 district regulations and the existing development pattern in the block.

	Typical R-6 Single-Family Detached	Typical R-6 Single-Family Attached	Proposed (Per Lot)
Lot Area	Minimum 5,000 S.F.	Minimum 2,200 S.F.	2,232 S.F.
Lot Width	Minimum 50'	Minimum 19'*	18'
Dwelling Width	No Minimum	Minimum 16'	14.67'
Side Yard Setback	Minimum 5'	Minimum 3'	3.3'

\*Based on required dwelling width and side yard setback combined)

**Exhibit A: Typical R-6 Development Requirements vs. Proposed**

The proposed single-family attached dwellings offer greater consistency with the R-6 district regulations in terms of lot area and width than the single-family detached dwellings that could be built by right. The R-6 regulations require a single-family detached dwelling to be located on a lot with 5,000 square feet of lot area and 50' of lot width (See Exhibit A above). The R-6 regulations require a single-family attached dwelling to be located on a lot with 19' of lot width (16' unit width and 3' side yard) and 2,200 square feet of lot area. At 18' wide and 2,231 square feet of lot area the two existing lots are nearly prototypical R-6 single-family attached dwelling lots, deficient only 1' in width (See Exhibit B below). In contrast, where single-family detached dwellings are concerned, the two lots are a significant departure, representing only 44% of the required lot area and 36% of the required lot width – a far greater departure from the intended R-6 development pattern/form. As such, this proposal is more compatible with the development pattern suggested by the R-6 zoning than would otherwise be permitted by right by virtue of nonconforming rights. Exhibit B clearly demonstrates the compatibility of the proposed single-family attached dwellings with the typical R-6 single-family attached lot configuration in contrast to the much larger typical R-6 single-family detached lot configuration.

The proposed single-family attached dwellings are also more consistent with the R-6 district regulations in terms of dwelling width than the single-family detached dwellings that could be built by right. With a lot width requirement of 50' and side yard setback requirements of 5' the R-6 intent is clearly to establish single-family detached dwellings that are substantially wider than single-family attached units (See Exhibit B, R-6 Typical Single-Family Detached). Despite this fact, the nonconforming rights associated with the Property would allow the two lots to be developed with 12' wide single-family detached dwellings. This is based on a lot width of 18' and two side yard setbacks of 3'. A detached dwelling that is 12' in width represents a much greater inconsistency with the intended form than the proposed single-family attached dwellings at 14.67' in width.



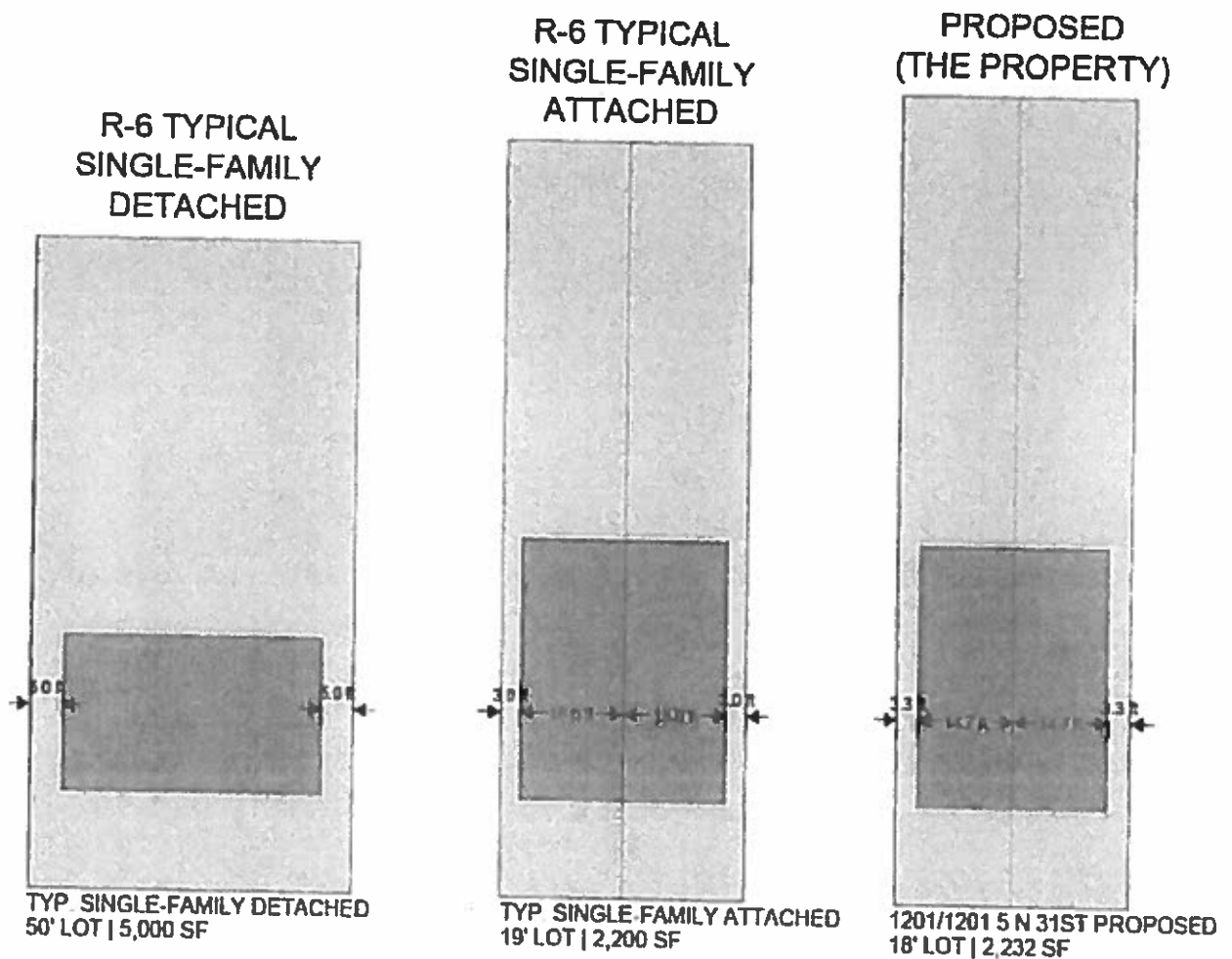
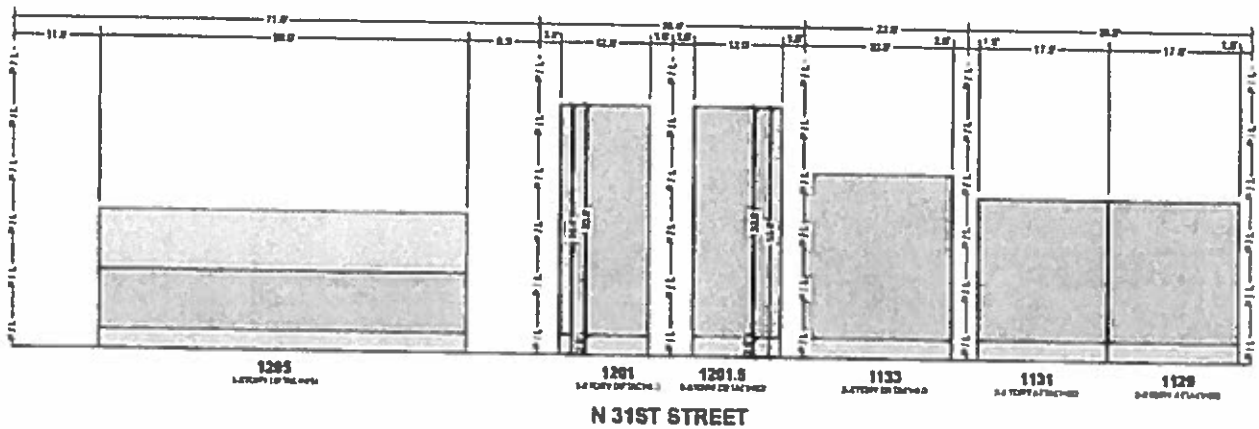
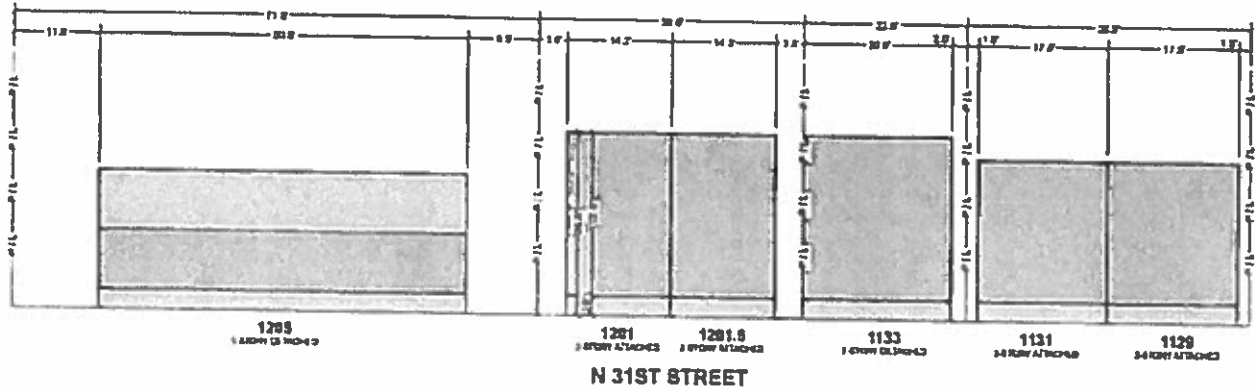


Exhibit B: Typical R-6 Development Requirements vs. Proposed

The proposed single-family attached dwellings are more consistent with the existing development pattern than the single-family detached dwellings that could be built by right. Both single-family attached and detached dwellings are present on the subject block between "Q" and "S" Streets with nearly half (48%) of the existing dwellings being attached. The average width of single-family attached dwellings in the subject block is 16.3'. The proposed width of 14.67' is a 1.6' departure from the existing attached dwelling development pattern. The average width of single-family detached dwellings in the block is 22.4' or 17.5' when adjusted for two outliers. In either case, a 12-foot wide single-family detached dwelling is a greater departure (10.4' to 5.5') from the existing detached dwelling development pattern in the block.

The massing represented by the proposed single-family attached dwellings is more consistent with the existing development pattern than that of the detached dwellings that could be developed by right (See Exhibit C below). The attached dwellings are more consistent with the adjacent 1133, 1131

and 1129 in terms of massing, in particular, due to dwelling width. In contrast the detached dwellings permitted by right, whether two stories or three stories, as shown on Exhibit C, look out of place in comparison to other existing dwellings in the vicinity based on their narrow width.



**Exhibit C: R-6 By-Right vs. Proposed Massing Concepts**

Finally, the proposed single-family attached dwellings offer the greater protections to the adjacent dwellings than would be provided under the by-right single-family detached development scenario. A side yard setback of 3.3' is proposed where a setback of 3' would be required by normal zoning. In addition, the proposal is limited to two stories in height. With a height limit of 35', the R-6 district would permit a three-story dwelling – something that might be desirable in the by-right case where setbacks limit building width to 12' (See Exhibit C above).

This request would meet all zoning requirements but the required unit width, which is only deficient 1.33'. In all other regards, the proposal meets the zoning requirements applicable to the Property including the provision of on-site parking. In exchange for the limited relief sought through the SUP, the intent of this request is to ensure the construction of two dwellings that exceed those which could be built by right in terms of quality and compatibility with the neighborhood context, while

providing greater protection to adjacent properties. The proposal is consistent with the recommendations of the Master Plan Land Use Plan in terms of both use and density. By permitting the proposed development, the SUP would allow for the sale of the proposed high-quality single-family attached dwellings as home ownership opportunities, while addressing additional objectives of the Master Plan, including:

- The desire for new and better-quality housing that is targeted to homeowners
- The desire for increased opportunities for residential development
- The recognition that the vast majority of opportunities for new development are located in the context of existing neighborhoods
- The recognition of the difficulty that an older/aging housing stock represents in the market where new convenience/easy maintenance is desired.

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 community involved. The proposed site improvements and density are consistent with what can be built by-right while being more compatible with the lot pattern existing in the vicinity and providing better protection to adjacent properties. The development of this underutilized property as proposed, in conjunction with the high quality/benefits provided by the SUP, will provide positive impacts in terms of health, welfare, etc.

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

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation will easily be handled by the existing road network and will be the same as that which would be generated by the by-right development of the Property. Off-street parking is proposed on site according to normal zoning requirements and will alleviate any potential impacts due to additional parking demand. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

- *Create hazards from fire, panic or other dangers.*

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- *Tend to overcrowding of land and cause an undue concentration of population.*

The proposed SUP will not tend to overcrowd the land or create an undue concentration of population. The request represents the same density that can be developed by right and is consistent and compatible with the existing lot pattern in the vicinity. The proposed density falls within the range recommended by the Master Plan.

- *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. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

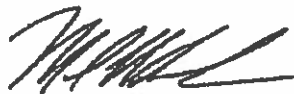
- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. The proposed new single-family attached dwellings would meet applicable setback requirements thereby preventing any interference with the provision of light and air. Further, this request would limit the height of the proposed dwellings to two stories while normal zoning would permit three stories under a by-right development scenario.

In summary, the applicant is enthusiastically seeking approval for the construction of two single-family attached dwellings on the Property. This proposal represents an ideal, small-scale urban infill development for this location. The SUP would not authorize any additional density over that which would be permitted by-right, that which is contemplated by the Master Plan, or that which is permitted by the R-6 zoning classification vis-à-vis the lot area requirements. In exchange, the quality assurances conditioned through the SUP would guarantee the construction of a higher quality new single-family dwelling than might otherwise be developed by right. This would contribute to the vibrancy of the block through the provision of traditional neighborhood design that is consistent with the historic development pattern of the surrounding neighborhood.

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

Sincerely,



Mark R. Baker

Enclosures

cc: The Honorable Cynthia I. Newbille, Council President

**From:** Reid, Lenora G. - DCAO Of Finance And Administration  
**To:** D'Arcy, Beth H. - CAO  
**Cc:** Gray, Jeff L. - CAO  
**Subject:** Re: Signature Items for week of 4/27 1 of 2  
**Date:** Friday, May 1, 2020 9:05:04 AM

**RECEIVED**

By Elyse Steele at 10:02 am, May 01, 2020

Good morning,

I approve for the use of my electronic signature on the documents attached to this email.

Please continue to be safe!

Lenora

Sent from my iPhone

On May 1, 2020, at 8:20 AM, D'Arcy, Beth H. - CAO <[Beth.Darcy@richmondgov.com](mailto:Beth.Darcy@richmondgov.com)> wrote:

Good morning,

Attached are O&R Requests for introduction on 5/26/2020 that require the CAO's signature. Please let me know if you approve the use of your e-signature on these documents.

Thank you,

**Beth D'Arcy, MPA**  
Chief Administrative Office  
City of Richmond, Virginia  
M: (804) 221-6198  
O: (804) 646-2043

<2020-061 O&R - 1201 North 31st Street.pdf>

<2020-060 O&R - 110 North 35th Street.pdf>

<2020-059 O&R - Westover Hills Blvd.pdf>

<2020-065 O&R Request - Agreement and Deed Lease w\_ Scripps Media (WTVR).pdf>

<2020-064 O&R - Request Dominion Energy Virginia Right of Way Agreement.pdf>

<2020-063 O&R - 420 N 26th Street.pdf>

<2020-062 O&R - 2109 E Marshall Street.pdf>