

INTRODUCED: November 10, 2025

AN ORDINANCE No. 2025-259  
As Amended

To authorize the special use of the property known as 2315 Floyd Avenue for the purpose of a two-family attached dwelling with an accessory dwelling unit, upon certain terms and conditions.

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

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

PUBLIC HEARING: DEC 8 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 2315 Floyd Avenue, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a two-family attached dwelling with an accessory dwelling unit, which use, among other things, is not currently allowed by section 30-412.2 of the Code of the City of Richmond (2020), as amended; and

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

AYES: 9 NOES: 0 ABSTAIN: \_\_\_\_\_

ADOPTED: FEB 23 2026 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 2315 Floyd Avenue and identified as Tax Parcel No. W000-1038/008 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Survey Showing Improvements on Property Located at 2315 Floyd Avenue, City of Richmond, Virginia,” prepared by Bruce Robertson Land Surveying, P.C., and dated January 28, 2025, 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 two-family attached dwelling with an accessory dwelling unit, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2315 Floyd Ave,” prepared by ADO/Architecture Design Office, and dated [~~March 20~~] December 23, 2025, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

(a) The Special Use of the Property shall be as a two-family attached dwelling with an accessory dwelling unit, substantially as shown on the Plans.

(b) No less than two off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

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

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

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

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

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

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

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

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

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

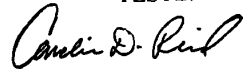
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

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

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

A TRUE COPY:  
TESTE:



City Clerk



# City of Richmond

## Intracity Correspondence

### O&R Transmittal

**DATE:** September 30, 2025

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

**THROUGH:** The Honorable Dr. Danny Avula, Mayor (by request)  
(This is no way reflects a recommendation on behalf of the Mayor)

**THROUGH:** Odie Donald II, Chief Administrative Officer

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

**RE:** To authorize the special use of the property known as 2315 Floyd Avenue for the purpose of a two-family attached dwelling with an accessory dwelling unit, upon certain terms and conditions.

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

**PURPOSE:** The applicant is requesting a Special Use Permit to authorize a two-family dwelling with a detached accessory dwelling unit, within an R-6 Single-Family Attached Residential District. Accessory dwelling units are not a permitted use within the R-6 district when a two-family dwelling exists on the property. A Special Use Permit is therefore required.

**BACKGROUND:** The property is located in the Fan neighborhood on Floyd Avenue between North Stafford Avenue and Strawberry Street. The property is currently a 4,404 sq. ft., (.10 acre), parcel of land, improved with a two-family attached dwelling constructed, per City records, in 1920. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined as "Existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

**Intensity:** Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft. **Primary Uses:** Single family houses, accessory dwelling units, duplexes, small multi-family buildings

(typically 3-10 units), and open space. Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

The current zoning for this property is R-6 Single-Family Attached Residential District. All adjacent and nearby properties are located within the same R-6 zone. The area is primarily single family residential, with some two-family residential and institutional uses present in the vicinity. The proposed density of the parcel is 4 units upon .10 acres, or 40 units per acre.

**COMMUNITY ENGAGEMENT:** The Fan District Association was notified of the application; additional community notification will take place after introduction.

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

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

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** November 10, 2025

**CITY COUNCIL PUBLIC HEARING DATE:** December 8, 2025

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission, December 2, 2025

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

Law Department (for review of draft ordinance)

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

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

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



**CITY OF RICHMOND, VA**  
**Department of Planning and Development Review**  
**Land Use Administration Division**  
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

**AUTHORIZATION FROM PROPERTY OWNER**

**TO BE COMPLETED BY THE APPLICANT**

Applicant must complete ALL items

HOME/SITE ADDRESS: 2020 Conte Drive, Midlothian, VA 23113 APARTMENT NO/SUITE \_\_\_\_\_

APPLICANT'S NAME: Hudson & Vanessa Yost EMAIL ADDRESS: \_\_\_\_\_

BUSINESS NAME (IF APPLICABLE): \_\_\_\_\_

SUBJECT PROPERTY OR PROPERTIES: 2315 Floyd Avenue, Richmond, VA 23220

**APPLICATION REQUESTED**

- Plan of Development (New or Amendment)
- Wireless Plan of Development (New or Amendment)
- Special Use Permit (New or Amendment)
- Rezoning or Conditional Rezoning
- Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- Community Unit Plan (Final, Preliminary, and/or Amendment)
- Subdivision (Preliminary or Final Plat Correction or Extension)

**TO BE COMPLETED BY THE AUTHORIZED OWNER**

Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: Hudson & Vanessa Yost

PROPERTY OWNER ADDRESS: 2020 Conte Drive, Midlothian, VA 23113

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

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

Property Owner Signature: \_\_\_\_\_ *Vanessa d. Yost*  
*Hudson Yost*

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney.

**APPLICANT'S REPORT**  
**Special Use Permit Application**

2315 Floyd Avenue, Richmond, VA 23220  
APN: W-000-1038-008

April 16, 2025

## Introduction

The applicant is requesting a special use permit (SUP) for the property known as 2315 Floyd Avenue. The SUP would authorize the replacement of an existing building with a garage with an accessory dwelling unit.

## Existing Conditions

### *Site Description and Existing Land Use*

The property is located on the south side of Floyd Avenue between N. Stafford Avenue and Strawberry Street. The property consists of one parcel, which is referenced by the City Assessor parcel number W-000-1038-008. The property is roughly 24' 6" feet wide along Floyd Avenue, and 180 feet long between Floyd Avenue and the alley behind the property that runs between N. Stafford Street and Strawberry Street. The property consists of 4,404 square feet of lot area.



The property is improved with a 2-story original masonry home that was built in 1920. At the rear of the property there is a garage presumably built in conjunction with the home. The primary building contains 2,200 square feet of finished floor area. The garage is approximately 24' 6" feet wide along the alley and 16' feet long along an side property lines. As the garage dimensions are not large enough to fit today's modern vehicles, it has been used primarily for storage. The garage is currently in poor condition and in need of repair.



### *Existing Zoning*

The property and those in the immediate vicinity are zoned as R-6 Residential.

### *Master Plan Designation*

This request is consistent with the Richmond 300 Master Plan as it envisions an equitable, sustainable, and beautiful Richmond that ensures a high quality of life for all existing and future residents. Consistent with Goal 14, this request helps the community preserve, expand, and create mixed income communities, by preserving existing housing units and developing new ones—both renter- and owner- occupied— throughout the city. Within a Neighborhood Mixed-Use designation, the Master Plan suggests the primary use is single-family houses, accessory dwelling units, duplexes, small multi-family buildings and open space.

In addition, there are a several other goals within the Master Plan that support this request:

- Page 82: “Vehicular access to parcels should use alleys wherever possible” as this request includes garage access for two vehicles accessed via the alley to the rear of the property.
- Page 112 (Objective 1.4): “Implement urban design and architecture strategies that maintain and enhance the unique character of Richmond’s residential districts” as this request introduces an architectural design created to blend in seamlessly into the character of the Fan.
- Page 126 (Objective 4.1): “Create and preserve high-quality, distinctive, and well-designed neighborhoods and Nodes throughout the city” as the request introduces thoughtfully designed new construction.

- Page 162 (Objective 11.1): “Encourage the development of a variety of quality housing types to house employees across the economic spectrum” as this request introduces an alternate housing option within the Fan.
- Page 178 (Objective 14.5): “Encourage more housing types throughout the city and greater density along enhanced transit corridors” as this request increases housing at a parcel located within 500 feet of a bus access to routes 5, 77, and 78.
- Page 185 (Objective 15.1): “Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles” as this request increases density within a neighborhood with a Walk Score of 90+.

## **Proposal**

### *Project Details*

The applicant proposes the replacement of an existing building with a garage with an accessory dwelling unit. The proposed project will consist of a two-car garage and bedroom/bathroom on the first level (1,076 square feet) and an additional bedroom/bathroom with living/kitchen space on the second level (1,076 square feet) for a total square footage of 2,152 square feet. The proposed project also includes a rooftop deck with access. The deck would face the alley, limiting any potential impact on the neighbors located at 2313 and 2317 Floyd Avenue. With a lot size of 4,404 square feet, the proposed project meets the lot coverage requirements at 49.4%, with 55% allowed. Recognizing the property is located within a historic urban neighborhood the proposed project is thoughtfully designed to complement the historic character of neighboring buildings.

### *Purpose of Request*

The homeowner is requesting that four conditions be relieved in to allow them to move forward with the proposed project.

- Current R-6 zoning permits accessory dwelling units on parcels with a single-family residence, however the home is a duplex.
- With a footprint of 1,076 square feet, the proposed project exceeds the allowable footprint of 733 square feet (one third of the footprint of the main dwelling.) To alleviate any parking impact, the project includes a garage accommodating two vehicles, thus increasing the footprint above the allowable limit.
- While the building height is less than 35’, it exceeds the 20’ height allowed under Article VI, Div.9. Stairwell design within the property necessitated ceiling heights. In addition, the stairwell to access the rooftop deck is designed for safety and to create a barrier between the deck and adjoining properties on Floyd Avenue.
- Required 5’ side-yard setbacks are not met, nor are the requirements for reducing them per Article VI, Div. 9. With a property measuring 24’ 6” wide, required setbacks would prohibit development.

## Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 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 project will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

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

With approximately two additional residents, the proposed project will not result in significant traffic impacts to nearby residential neighborhoods. With the inclusion of a two-car garage, residents will not utilize on-street parking. Furthermore, the property lies within 500 feet of bus access to routes 5, 77, and 78. As such, the proposed project will not create congestion on streets, roads, alleys or any other public right of way.

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

The proposed project 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.*

With a lot size of 4,404 square feet, the proposed project meets the lot coverage requirements at 49.4%, with 55% allowed.

- *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 project would not adversely affect the above referenced City services. In fact, the proposed project would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services.

- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. The proposed project is set at the rear of the property. With an existing parking lot on the west side

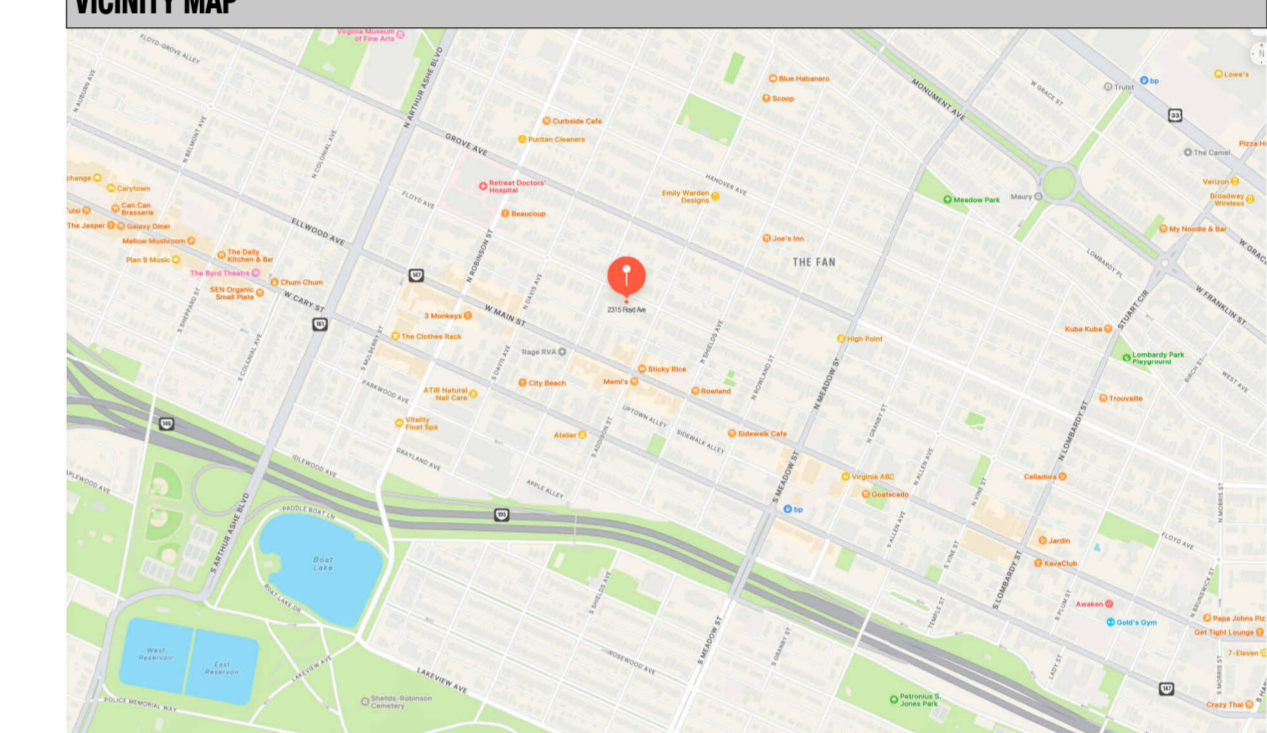
and a vacant rear yard on the east side, the project will not impact the light and air of the adjoining residents at 2313 and 2317 Floyd Avenue.

### **Summary**

In summary, the homeowners are appreciatively seeking approval for the construction of the proposed garage with an accessory dwelling unit. The building has been thoughtfully designed in order to provide a high-quality residential building that blends in with the unique character of the Fan district. The request offers compatibility with the City's Master Plan and would contribute to the ongoing improvement of the neighborhood, as it would replace an eyesore visible from West Main Street.



| PROJECT DESCRIPTION  |  |   |
|--|--|---|
| NEW 2-STORY ACCESSORY DWELLING UNIT WITH GARAGE CONSTRUCTED ON PARCEL WITH EXISTING ATTACHED RESIDENTIAL STRUCTURE PREVIOUSLY CONVERTED TO 2-FAMILY OCCUPANCY. |  |   |
| CODE INFORMATION   |  |   |
| APPLICABLE CODES:  | 2021 VIRGINIA RESIDENTIAL CODE                       |   |
| CONSTRUCTION TYPE:   | R-8  |   |
| USE GROUP:   | R-5  |   |
| FIRE SUPPRESSION:  | NA   |   |
| BUILDING AREAS:  |  |   |
| LEVEL 1:   | ALLOWED  | ACTUAL/PROPOSED                               |
|  | -  | 1,077 SF (PMS 965F GARAGE + 465 LIVING SPACE) |
| LEVEL 2:   | -  | 1,017 SF                                      |
| TOTAL AREA:  | -  | 2,094 SF (1,472 SF LIVING SPACE)              |
| BUILDING HEIGHTS:  |  |   |
| # OF STORIES ABOVE GRADE:  | 2  | 2   |
| BUILDING HEIGHT (FT. ABOVE GRADE):   | 30'  | 25' (FRONT PARAPET-ROOF IS 4'-02")            |
| ZONING INFORMATION   |  |   |
| ZONING DISTRICT:   | R-8  |   |
| ECONOMIC ZONES:  | NA   |   |
| PARCEL AREA:   | 4,403.88 SF (0.101 ACRES)                            |   |
| ACCESSORY BUILDING FOOTPRINT   |  |   |
| ALLOWED/REQUIRED:  | ACTUAL/PROPOSED                                      |   |
|  | 733 SF (1/3 OF PRIMARY STRUCTURE)                    | 1017 SF                                       |
| LOT AREA:  | 6000 SF (TOWARD PREVIOUSLY APPROVED 2-FAMILY...)     | 4004 SF                                       |
| LOT WIDTH:   | 50' (TOWARD PREVIOUSLY APPROVED 2-FAMILY ATTACHE...) | 34'-0" (EXISTING)                             |
| LOT COVERAGE:  | 55%  | 46% (EXISTING + NEW)                          |
| FRONT YARD:  | 15'  | NA  |
| SIDE YARD:   | 3'   | 35' (RPT)                                     |
| REAR YARD:   | 9'   | 9'  |
| BUILDING HEIGHT:   | 20' (20-600-4)                                       | 25' (FRONT PARAPET-ROOF IS 4'-02")            |
| PARKING SPACES:  | NA   | 2 (GARAGE)                                    |

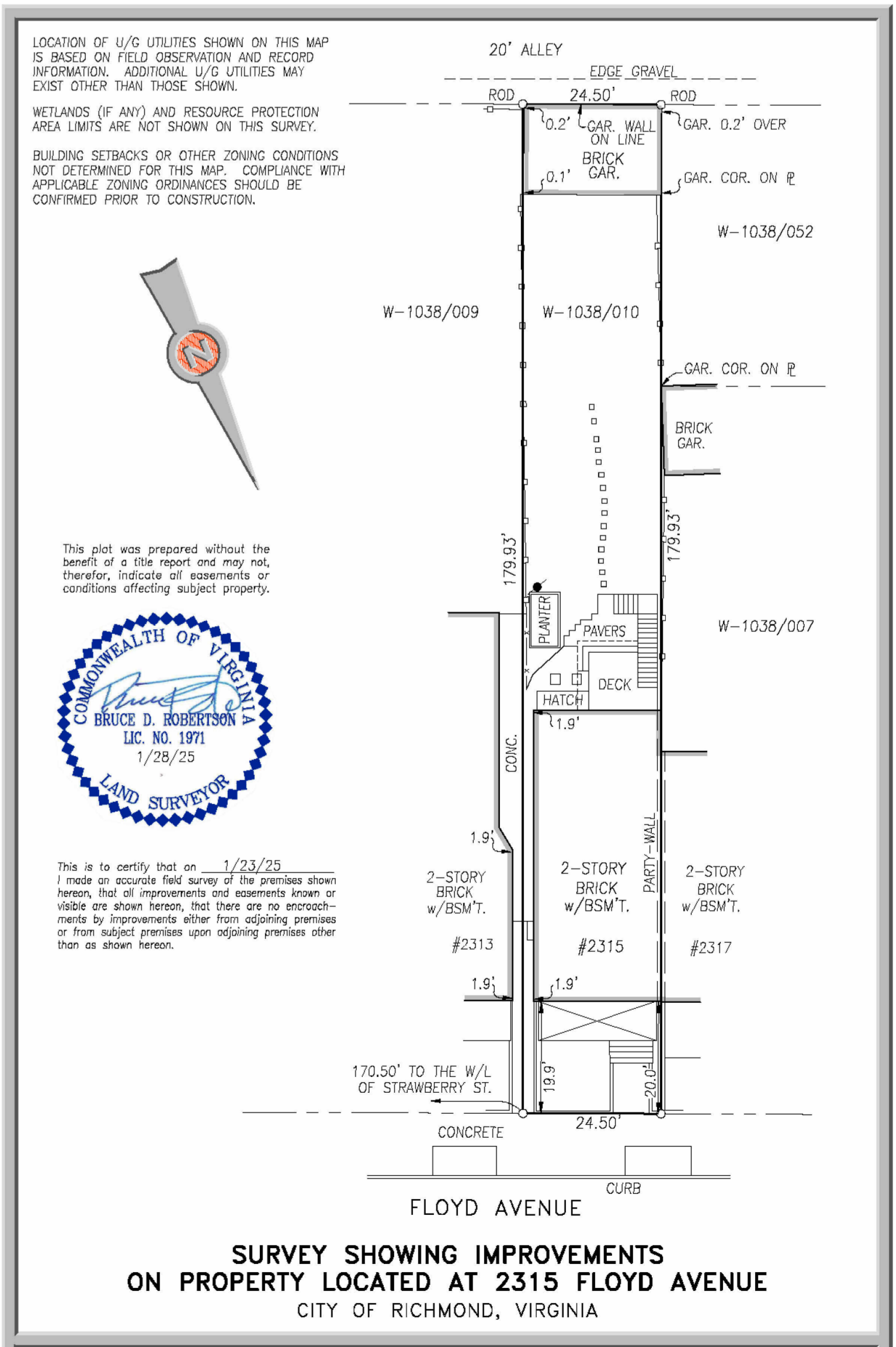
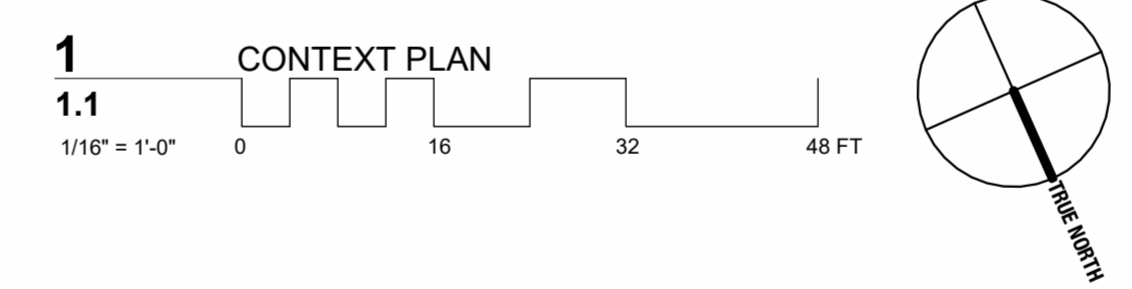


| SHEET NUMBER   | SHEET NAME                                   | REV | SPECIAL USE SET |
|----------------|--|-----|-----------------|
| 1.1            | PROJECT INFORMATION, PLAT, SITE CONTEXT PLAN |     | X               |
| 2.1            | FLOOR PLANS                                  |     | X               |
| 3.1            | BUILDING ELEVATIONS                          |     | X               |
| 3.2            | PROJECT VIEWS                                |     | X               |
| 4.1            | BUILDING SECTIONS                            |     | X               |
| SHEET COUNT: 5 |  |     |                 |

**DRAWINGS ACCOMPANYING  
SPECIAL USE PERMISSION  
APPLICATION - REVISED  
12-23-2025**



**ARCHITECT:**  
ADD Architecture Design Office  
720 E Main Street  
Richmond, Virginia 23219  
804 943 1212



**SURVEY SHOWING IMPROVEMENTS  
ON PROPERTY LOCATED AT 2315 FLOYD AVENUE  
CITY OF RICHMOND, VIRGINIA**

Date: 1/28/25  
Scale: 1" = 20'

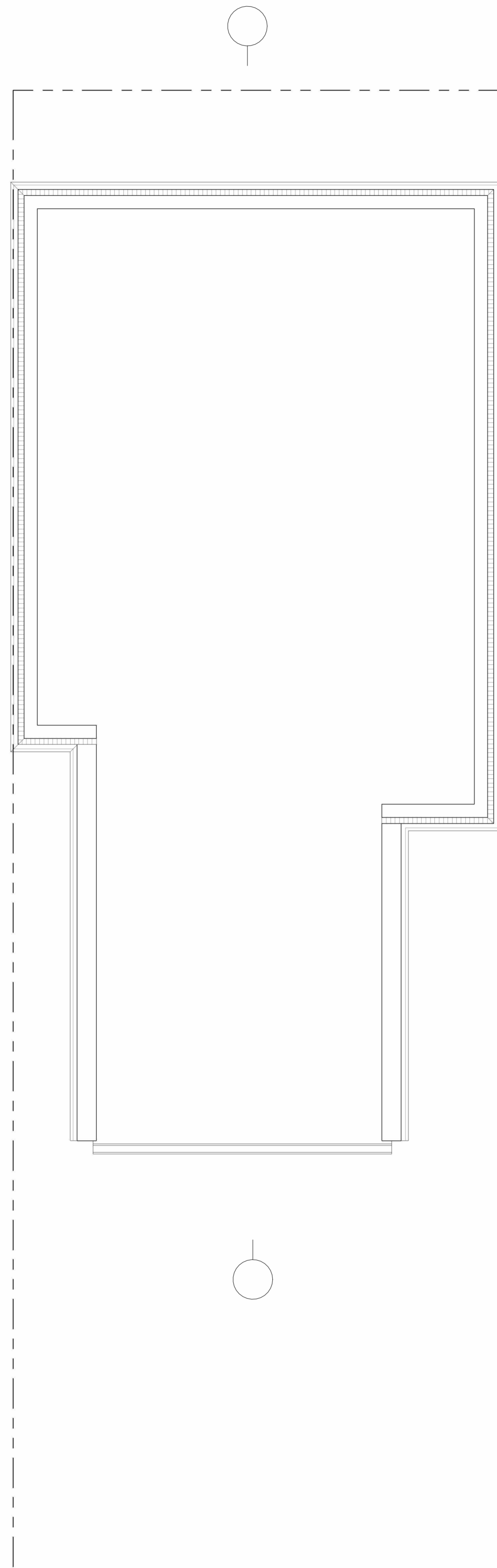
**Bruce Robertson Land Surveying, P.C.**  
1919 Huguenot Rd., Suite 100, Midlothian, VA 23113 Phone: 804-330-2801 JN 25010

**2315 FLOYD AVE**

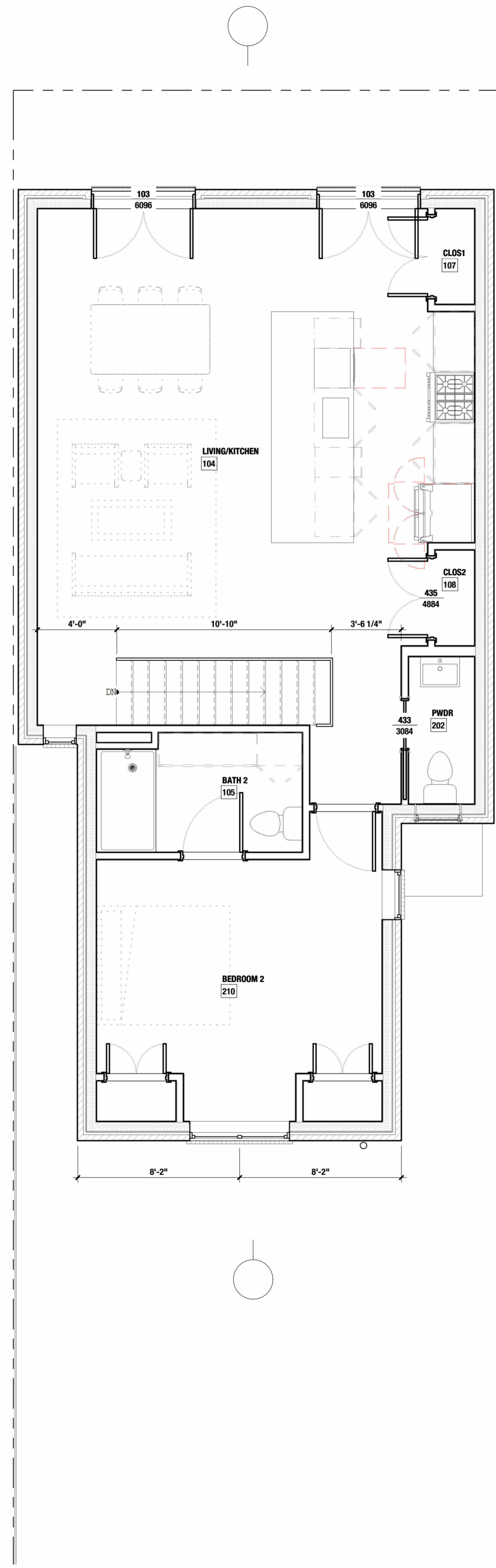
Accessory Dwelling Unit  
Richmond, VA 23220

PROJECT INFORMATION, PLAT,  
SITE CONTEXT PLAN

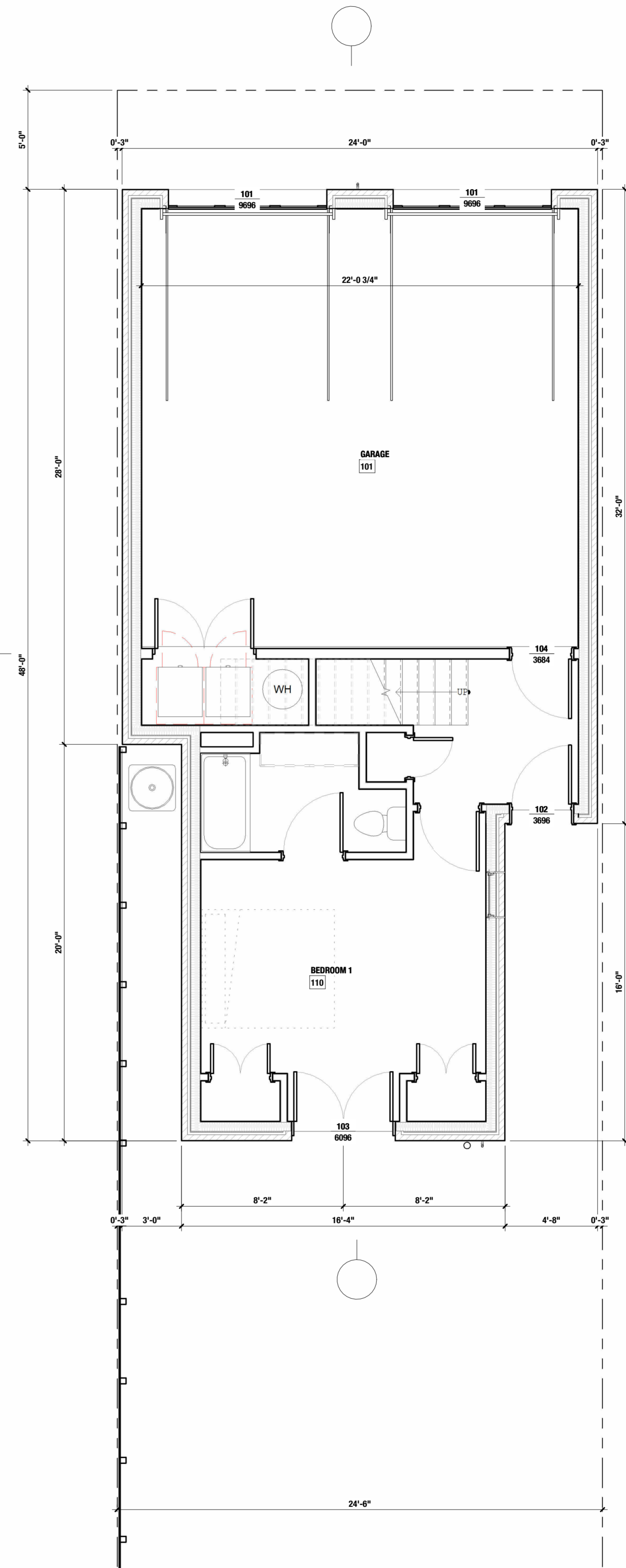
PROJ NUMBER SHEET NUMBER  
2024-2315 1.1



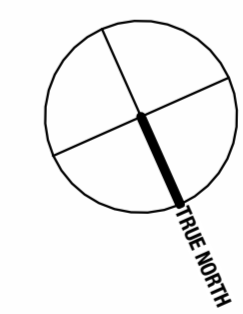
**3** ROOF  
2.1  
1/4" = 1'-0"  
0 4 8 12 FT



**2** 2ND LEVEL  
2.1  
1/4" = 1'-0"  
0 4 8 12 FT



**1** 1ST LEVEL  
2.1  
1/4" = 1'-0"  
0 4 8 12 FT



DRAWINGS ACCOMPANYING  
SPECIAL USE PERMISSION  
APPLICATION - REVISED  
12-23-2025



**ARCHITECT:**  
ADD Architecture Design Office  
230 E Main Street  
Richmond, Virginia 23219  
804 343 1212

2315 FLOYD AVE

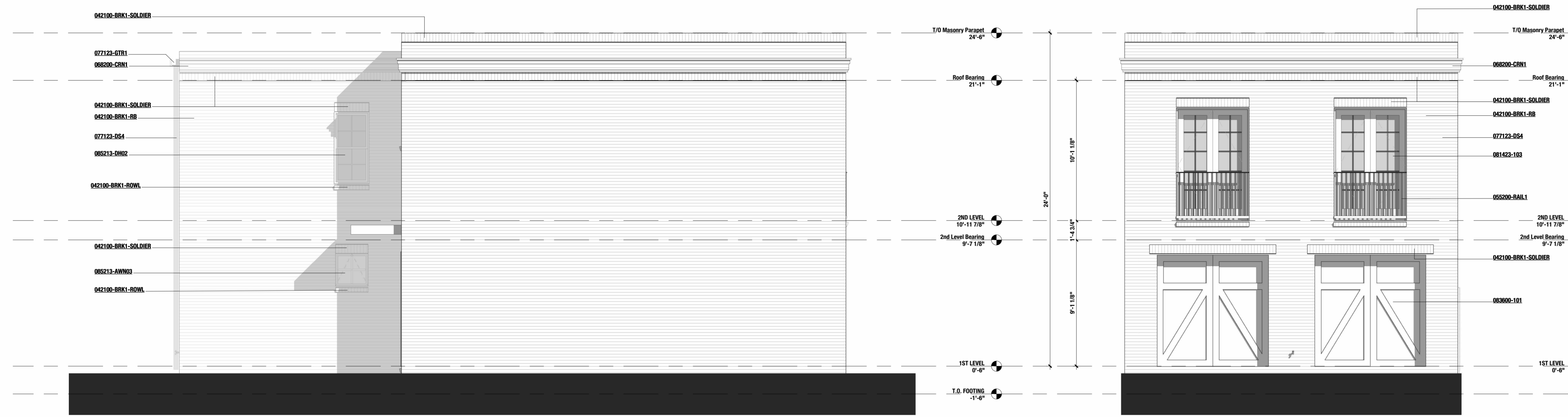
Accessory Dwelling Unit  
Richmond, VA 23220

FLOOR PLANS

PROJ NUMBER SHEET NUMBER  
2024-2315 2.1

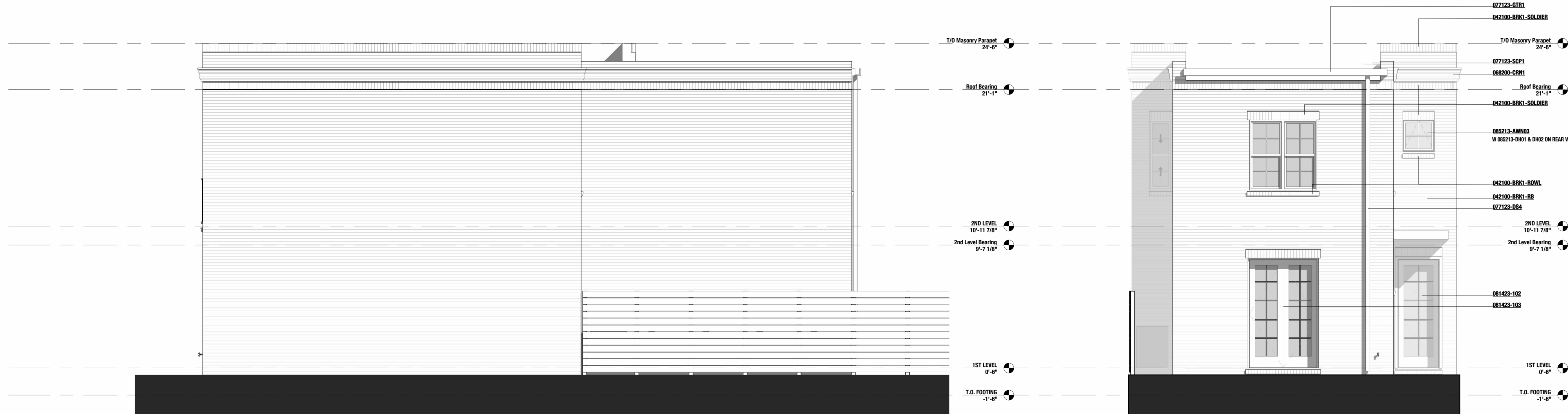
**MATERIALS INDEX**

| DESIGNATION         | DESCRIPTION  |
|---------------------|--|
| 042100-BRK1-RB      | BRICK VENEER MASONRY RUNNING BOND FIELD, STANDARD MODULAR SIZE, COLOR INC MORTAR TID           |
| 042100-BRK1-ROWL    | BRICK VENEER MASONRY ROWLOCK COURSE, STANDARD MODULAR SIZE, COLOR INC MORTAR TID TO MATCH BRK1 |
| 042100-BRK1-SOLDIER | BRICK VENEER MASONRY SOLDIER COURSE, STANDARD MODULAR SIZE, COLOR INC MORTAR TID TO MATCH BRK1 |
| 050200-BAL1         | PREFINISHED ALUMINUM BAL. @ 2ND LEVEL, BALCONY, BLACK OR DARK BRONZE FINISH                    |
| 060200-CRN1         | COMPOSITE BUILT-UP CORNICHE, PAINT FINISH  |
| 071213-DS4          | PREFINISHED METAL DOWNPOUT, 4" DIA CIRCULAR PROFILE, TURN OUT AND DISCHARGE AT GRADE TYPICAL   |
| 071213-GR1          | PREFINISHED METAL GUTTER, BLACK OR DARK BRONZE FINISH  |
| 071213-SZ1          | PREFINISHED METAL SCOPPER ROOF WITH INTEGRAL OVERFLOW, BLACK OR DARK BRONZE FINISH             |
| 081423-102          | PREFINISHED METAL CLAD ENTRY DOOR IN MATCHING FRAME WITH BRICK MOLD TRIM                       |
| 081423-103          | PREFINISHED METAL CLAD FRENCH DOOR IN MATCHING FRAME WITH BRICK MOLD TRIM                      |
| 083600-101          | PREFINISHED METAL CLAD SECTIONAL GARAGE DOORS, TRIM AND ACCESSORIES TO BE DETERMINED           |
| 085213-AWNO3        | PREFINISHED METAL CLAD AWNING WINDOW   |
| 085213-DH02         | PREFINISHED METAL CLAD DOUBLE-HUNG WINDOW  |



**2** NORTH/SIDE  
3.1  
1/4" = 1'-0"  
0 4 8 12 FT

**1** WEST/ALLEY  
3.1  
1/4" = 1'-0"  
0 4 8 12 FT



**4** SOUTH/SIDE  
3.1  
1/4" = 1'-0"  
0 4 8 12 FT

**3** EAST/GARDEN  
3.1  
1/4" = 1'-0"  
0 4 8 12 FT

DRAWINGS ACCOMPANYING  
SPECIAL USE PERMISSION  
APPLICATION - REVISED  
12-23-2025



**ARCHITECT:**  
ADD Architecture Design Office  
230 E Main Street  
Richmond, Virginia 23219  
804 943 1212

2315 FLOYD AVE

Accessory Dwelling Unit  
Richmond, VA 23220

BUILDING ELEVATIONS



**2** YARD SIDE-VIEW FROM NORTHEAST  
3.2  
NOT TO SCALE



**1** ALLEY SIDE-VIEW FROM NORTHWEST  
3.2  
NOT TO SCALE

DRAWINGS ACCOMPANYING  
SPECIAL USE PERMISSION  
APPLICATION - REVISED  
12-23-2025



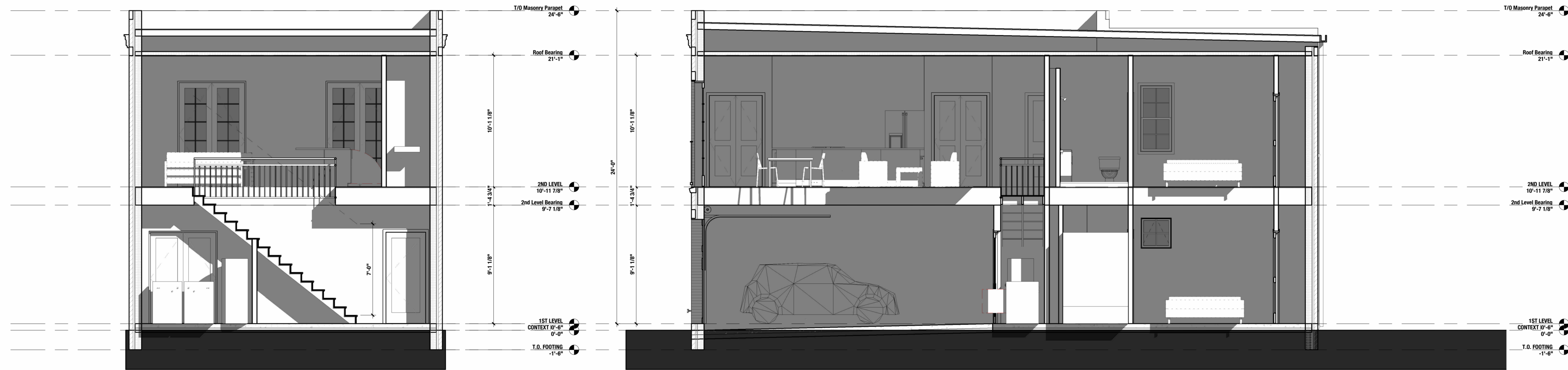
**ARCHITECT:**  
ADD Architecture Design Office  
720 E Main Street  
Richmond, Virginia 23219  
804 943 1212

2315 FLOYD AVE

Accessory Dwelling Unit  
Richmond, VA 23220

PROJECT VIEWS

PROJ NUMBER SHEET NUMBER  
2024-2315 3.2



DRAWINGS ACCOMPANYING  
SPECIAL USE PERMISSION  
APPLICATION - REVISED  
12-23-2025



**ARCHITECT:**  
ADD Architecture Design Office  
720 E Main Street  
Richmond, Virginia 23219  
804 343 1212

2315 FLOYD AVE

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Richmond, VA 23220

BUILDING SECTIONS

PROJ NUMBER: 2024-2315  
SHEET NUMBER: 4.1

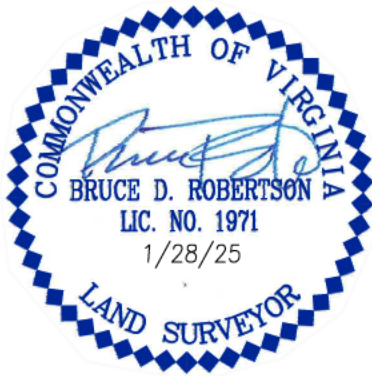
LOCATION OF U/G UTILITIES SHOWN ON THIS MAP IS BASED ON FIELD OBSERVATION AND RECORD INFORMATION. ADDITIONAL U/G UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.

WETLANDS (IF ANY) AND RESOURCE PROTECTION AREA LIMITS ARE NOT SHOWN ON THIS SURVEY.

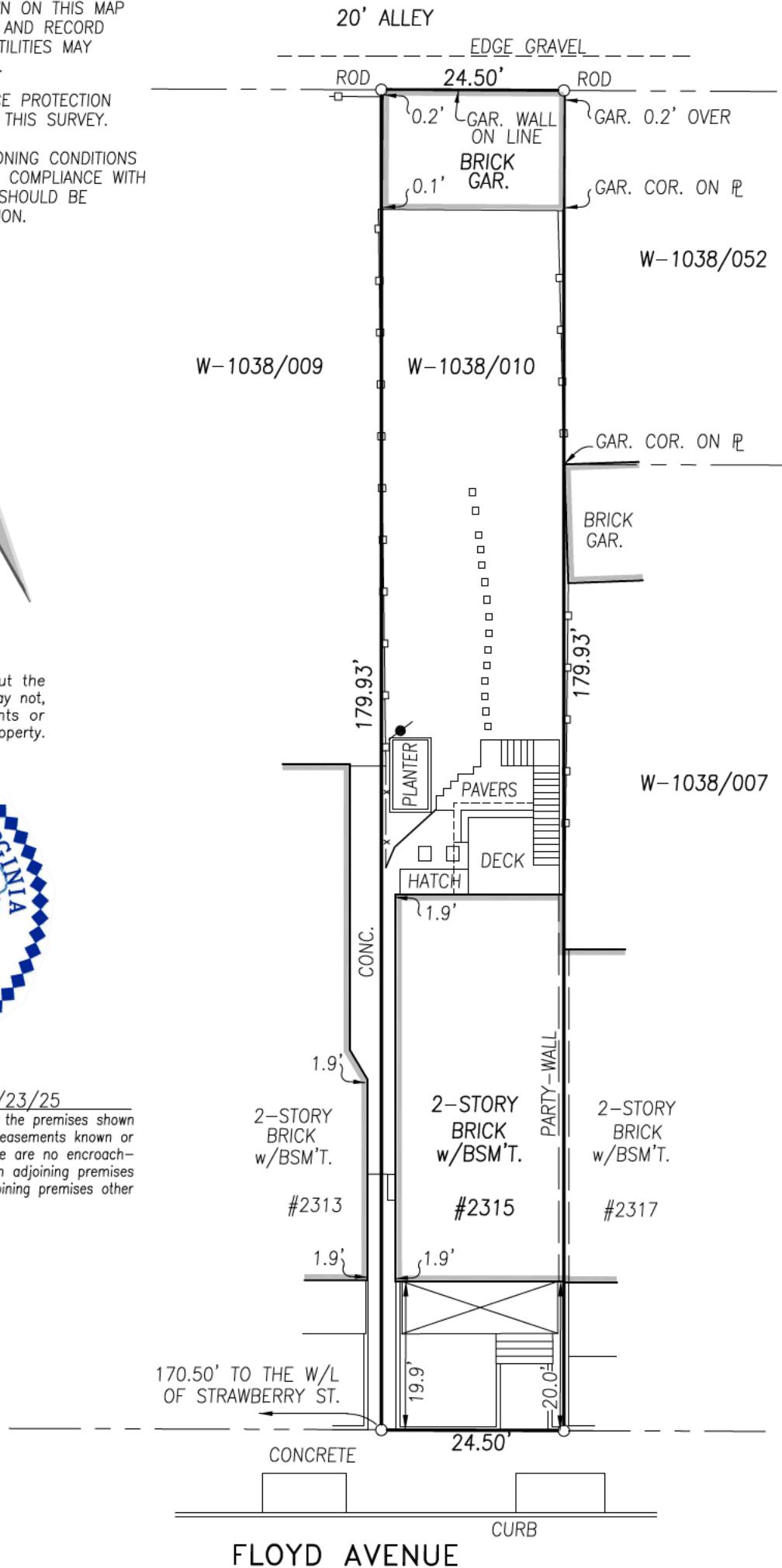
BUILDING SETBACKS OR OTHER ZONING CONDITIONS NOT DETERMINED FOR THIS MAP. COMPLIANCE WITH APPLICABLE ZONING ORDINANCES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.



This plat was prepared without the benefit of a title report and may not, therefore, indicate all easements or conditions affecting subject property.



This is to certify that on 1/23/25 I made an accurate field survey of the premises shown hereon, that all improvements and easements 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 as shown hereon.



**SURVEY SHOWING IMPROVEMENTS  
ON PROPERTY LOCATED AT 2315 FLOYD AVENUE  
CITY OF RICHMOND, VIRGINIA**



**Bruce Robertson Land Surveying, P.C.**

1519 Huguenot Rd., Suite 100, Midlothian, VA 23113

Phone: 804-330-2801

Date: 1/28/25  
Scale: 1"=20'

**JN 25010**



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

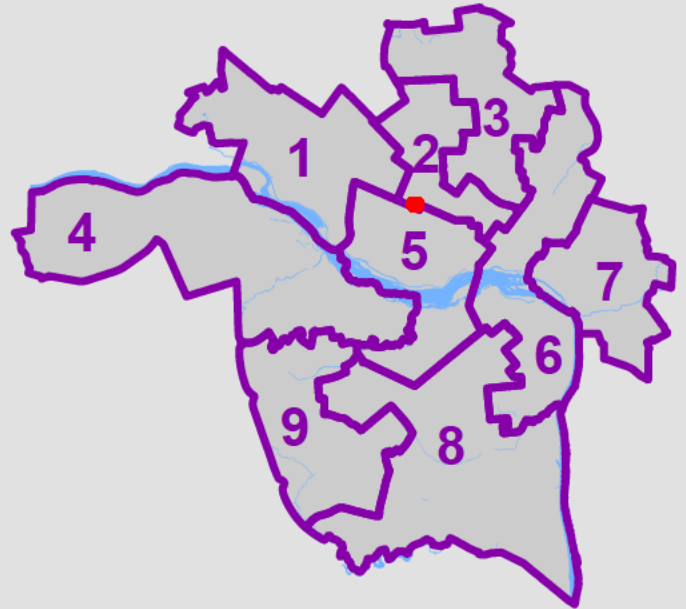
**Special Use Permit**

**LOCATION:** 2315 Floyd Avenue

**APPLICANT:** Hudson Yost

**COUNCIL DISTRICT:** 2

**PROPOSAL:** To authorize the special use of the property known as 2315 Floyd Avenue for the purpose of a two-family attached dwelling with an accessory dwelling unit, upon certain terms and conditions.



*For questions, please contact Alyson Oliver  
at 804-646-5789 or [alyson.oliver@rva.gov](mailto:alyson.oliver@rva.gov)*



## MOTION

To amend Ordinance No. 2025-259, which authorizes the special use of the property known as 2315 Floyd Avenue for the purpose of a two-family attached dwelling with an accessory dwelling unit, upon certain terms and conditions, to modify the Plans.