

MOTION

To amend Ordinance No. 2023-119 as follows:

Page 3, Line 8

After the word “revised”, strike the date “December 9, 2022” and insert the date
“March 10, 2023”

Page 3, Line 14

After the word “revised”, strike the date “December 9, 2022” and insert the date
“March 10, 2023”

INTRODUCED: April 10, 2023

AN ORDINANCE No. 2023-119

As Amended

To authorize the special use of the property known as 1402 North 32nd Street for the purpose of a single-family detached dwelling and two single-family attached dwellings, with off-street parking, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 8 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 1402 North 32nd Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of a single-family detached dwelling and two single-family attached dwellings, with off-street parking, which use, among other things, is not currently allowed by sections 30-410.1, concerning permitted principal uses, 30-410.4, lot area and width, 30-410.5, concerning yards, and 30-410.6, concerning lot coverage, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JUN 12 2023 REJECTED: _____ STRICKEN: _____

set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not 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 1402 North 32nd Street and identified as Tax Parcel No. E000-0719/012 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Improvements on No. 1402 N 32nd Street in the City of Richmond, VA.,” prepared by Virginia Surveys, dated October 20, 2022, and last revised [~~December 9, 2022~~] March 10, 2023, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a single-family detached dwelling and two single-family attached dwellings, with off-street parking, hereinafter referred to as “the Special Use,” substantially as shown on the survey entitled “Map Showing the Improvements on No. 1402 N 32nd Street in the City of Richmond, VA.,” prepared by Virginia Surveys, dated October 20, 2022, and last revised [~~December 9, 2022~~] March 10, 2023, the plans entitled “1400 N 32nd St,” prepared by River Mill Development, and dated October 6, 2022, and the plans entitled “1402 and 1402.5 N 32nd St.,” prepared by River Mill Development, and dated October 6, 2022, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

(a) The Special Use of the Property shall be as a single-family detached dwelling and two single-family attached dwellings, with off-street parking, substantially as shown on the Plans.

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

(c) The height of the Special Use shall not exceed two stories.

(d) No less than three off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

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

(f) Prior to the issuance of any building permit for the Special Use, the establishment of up to three residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate deeds and plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the

drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of four street trees and a sidewalk along T Street and the installation of one street tree along North 32nd Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

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

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

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

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

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

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

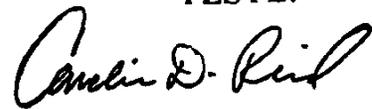
Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

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

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

**A TRUE COPY:
TESTE:**

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

City Clerk



City of Richmond

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

Item Request File Number: PRE.2022.0695

O & R Request

DATE: February 27, 2023

EDITION: 1

TO: The Honorable Members of City Council

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

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

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

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

RE: To authorize the special use of the property known as 1402 North 32nd Street for the purpose of a single-family detached dwelling, and two single-family attached dwellings, with off-street parking, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 1402 North 32nd Street for the purpose of a single-family detached dwelling, and two single-family attached dwellings, with off-street parking, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit for the purpose of a single-family detached dwelling, and two single-family attached dwellings, with off street parking, within an R-5 Single Family Residential Zoning District. Such uses are not currently allowed by Sections 30-410.1, 30-410.4, 30-410.5(1), 30-410.5(2), and 30-410.6, concerning permitted principal uses, lot area and width, front yards, side yards, and lot coverage, respectively, of the Code of the City of Richmond (2020), as amended. 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.

BACKGROUND: 1402 North 32nd Street is currently improved with a 677 sq. ft. residential building, constructed in 1940, situated on a 6,973. ft. (.16 acre) parcel of land. The property is located in the Church Hill North neighborhood, between Kuhn and T Streets.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use which are 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."

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.

The current zoning for this property is R 5 Single Family Residential District. Adjacent properties are located within the same R 5 District with a large R-6 Single-family Attached Residential District directly to the South. The density of the proposed development, overall, is approximately 19 units per acre.

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

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

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: March 27, 2023

CITY COUNCIL PUBLIC HEARING DATE: April 24, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
April 17, 2023

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, Plans, Survey, Map

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



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

Project Name/Location

Property Address: 1402 N 32nd Street Date: 10/21/2022
Tax Map #: E0000719012 Fee: \$300
Total area of affected site in acres: 0.16

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

Zoning

Current Zoning: R-5

Existing Use: Single-family detached dwelling

Proposed Use

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

Construction of one (1) new single-family detached and two (2) single-family attached dwellings.

Existing Use: Single-family detached dwelling

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Will Gillette

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

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

Email: will@bakerdevelopmentresources.com

Property Owner: TUNNELL PROPERTIES LLC

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

(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: 2630 GOODES BRIDGE ROAD

City: NORTH CHESTERFIELD State: VA Zip Code: 23224

Telephone: () Fax: ()

Email: _____

Property Owner Signature: Charles A. Tunnell
Charles A. Tunnell

Aaron S. Tunnell
Aaron S. Tunnell

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

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

APPLICANT'S REPORT

October 21, 2022

*Special Use Permit Request
1402 N 32nd Street, Richmond, Virginia
Map Reference Numbers: E000-0719/012*

Submitted to:	City of Richmond Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	Mark Baker Baker Development Resources 530 East Main Street, Suite 730 Richmond, Virginia 23219

Introduction

We represent the contract purchaser of 1402 N 32nd Street (the "Property"), who is requesting a special use permit (the "SUP") for the Property. The SUP would authorize the division of the parcel into two lots and the construction of three (3) single-family dwellings, configured as one detached and two attached dwellings, on the Property. As some of the underlying R-5 feature requirements cannot be met for the single-family detached dwelling, and attached dwellings, despite their prevalence in the area, are not permitted by the underlying Zoning, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the west side of North 32nd Street between Kuhn and T Streets. The Property is referenced by the City Assessor as tax parcel E000-0719/012. The Property is roughly 65 feet wide by 107 feet deep, contains approximately 6,973 square feet of lot area, and is currently occupied by one (1) single-family detached dwelling that is one story in height.



Other properties in the area are predominately occupied by a mix of one- and two-family dwellings. To the north, across Kuhn Street, lay properties administered under the Church Hill North Revitalization Plan Community Unit Plan. To the west lie a series of two story, single-family

attached dwellings which were authorized by a Plan of Development. Further west lies the Oakwood Cemetery.

EXISTING ZONING

The Property and the surrounding properties to the east, west, and north are zoned R-5 Single-Family Residential. To the south, across T Street, properties are zoned R-6 Single-Family Attached.

MASTER PLAN DESIGNATION

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

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

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to "Increase the number of mixed-income communities along enhanced transit corridors."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to "Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance."
 - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to "Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement."
- Page 159 (Thriving Environment Chapter) Objective 15.1 to "Reduce air pollution related to transportation."
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).

- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PURPOSE OF REQUEST

The SUP would permit the removal of the current structure and construction of three (3) single-family dwellings configured as one detached and two attached dwellings on two lots to be known as 1400 and 1402 N 32nd Street. The detached dwelling will be located along the T Street property line on the lot to be known as 1400 N 32nd Street. While the underlying R-5 zoning permits the single-family detached use, the lot area and width, lot coverage, and front and side yard requirements cannot be met. The two attached dwellings will be located on the lot to be known as 1402 N 32nd Street. While the single-family attached use is commonly found throughout the neighborhood among both new and historic dwellings, it is not permitted by the underlying zoning and therefore, the SUP is required.

The proposed development is consistent in character with other development in the vicinity. Based on the historic lot pattern, many lots in the vicinity are nonconforming with regard to both use and lot area and/or lot width. In all other regards, the proposal meets the zoning requirements applicable to the Property including the provision of off-street parking, which will be provided to the rear via access from the public alley.

In exchange for the SUP, the intent of this request is to ensure the construction of three (3) high-quality, for-sale dwellings. The proposal would be consistent with the historic development pattern in the greater area. The proposal is also consistent with the recommendations of the Richmond 300 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 as home ownership opportunities, while addressing additional objectives found in current planning guidance.

PROJECT DETAILS

The proposed dwellings would be of an Italianate design at two stories in height and contain 3 bedrooms and 2.5 bathrooms. The single-family detached dwelling would contain 2,106 square feet of finished floor area while the two single-family attached dwellings would contain 1,928 square feet of floor area. The homes would each be of an Italianate design and include a full-width front porch with standing seam metal roof. The proposed floor plans have been created to meet the needs of the market with a primary bedroom with en suite bath and a walk-in closet. The proposed floor plans include modern and open living spaces on the first floor with bedrooms on the second floor. Off-street parking, accessed from the rear alley, is provided for each dwelling.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are consistent with other development in the vicinity. This request would simply permit the reconfiguration of the Property in order to allow for new development to occur in a manner that is both of quality as well as consistent with the neighborhood. The redevelopment of this underutilized Property 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 traffic generation for three additional dwelling units will be negligible, especially within the context of a walkable neighborhood. In addition, proposed parking meets that required by zoning. 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 over crowd the land or create an undue concentration of population. The request is reflective of the historic lot pattern and uses found in the neighborhood, and is no more intense than the density found in the immediate vicinity.

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

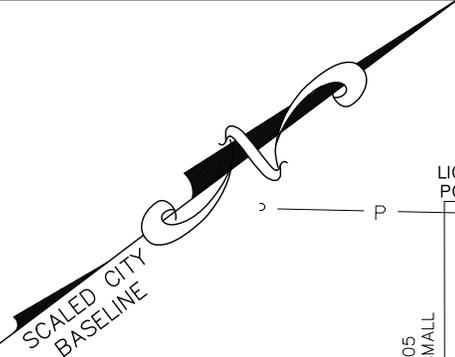
The SUP would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

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

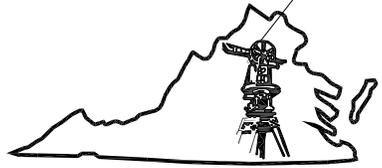
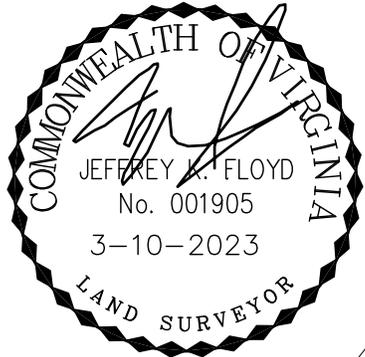
The light and air available to the subject and adjacent properties will not be affected. New construction would be consistent with the preexisting buildings and provide setbacks that are consistent with character of the immediate neighbors and the surrounding area.

Summary

In summary, the applicant is enthusiastically seeking approval for the construction of three (3) single-family dwellings on the Property. This proposal represents an ideal, small-scale urban development for this location. The SUP is consistent with current planning guidance applicable to the neighborhood and the City at large. In exchange, the quality assurances conditioned through the SUP would guarantee the construction of higher quality new single-family dwellings 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.



- MULCH BED WITH LANDSCAPING
- SUPER CANS WITH SCREENING < 5' TALL
- GRAVEL CONST. ENTRANCE & OFFSTREET PARKING SPACE



Virginia Surveys
 P.O. BOX 118
 CHESTERFIELD, VA 23832
 (804) 748-9481
 COPYRIGHT © VIRGINIA SURVEYS
 All rights reserved.

REVISED: 3-10-2023
 DATE: 10-20-2022

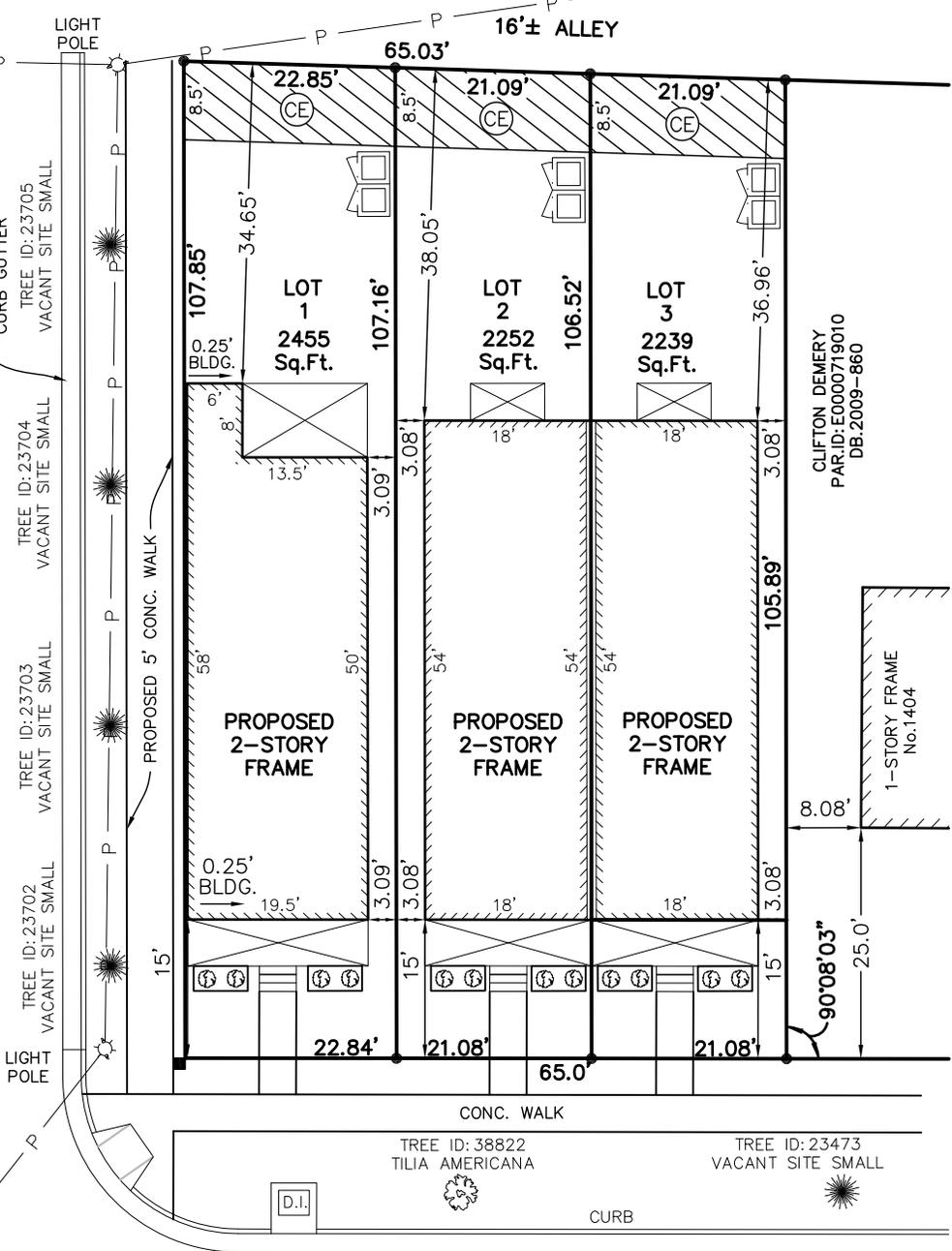
CERTIFIED BY JEFFREY K. FLOYD
 VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=15'
 JOB NO. 220915302

"T" STREET
 50' R/W

N 32nd STREET
 66' R/W

**MAP SHOWING THE IMPROVEMENTS
 ON No.1402 N 32nd STREET
 IN THE CITY OF RICHMOND, VA.**



CLIFTON DEMERY
 PAR ID: E0000719010
 DB: 2009-860

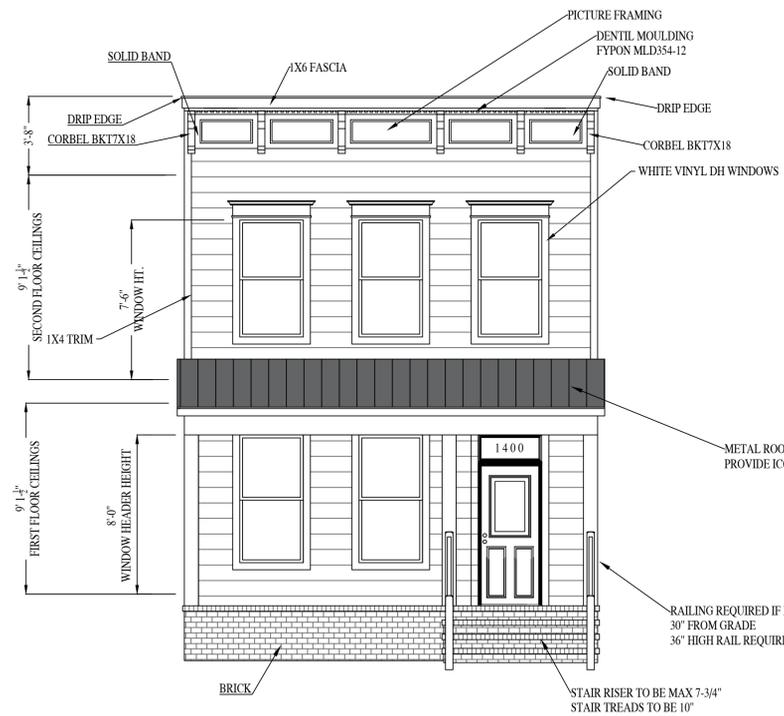
REVISION NOTES

DATE	START

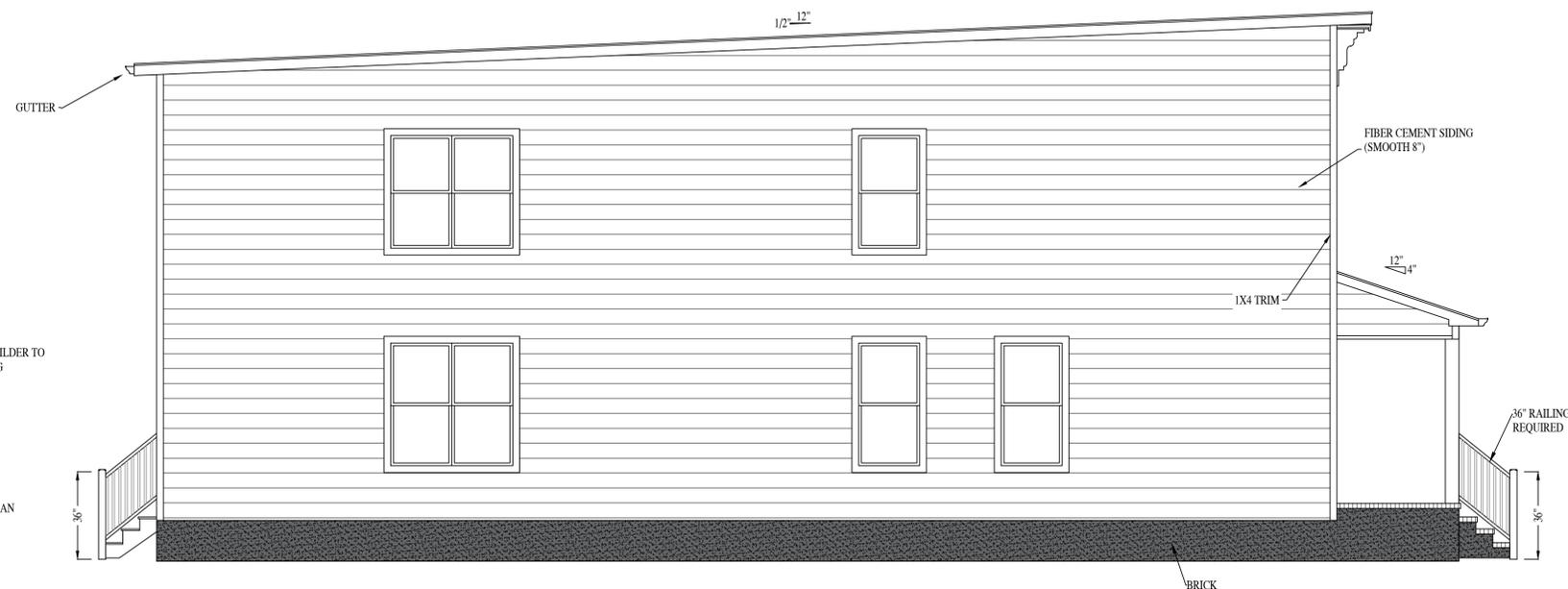
SCALE:
 1/4" = 1'-0"

DATE:
 10-06-2022

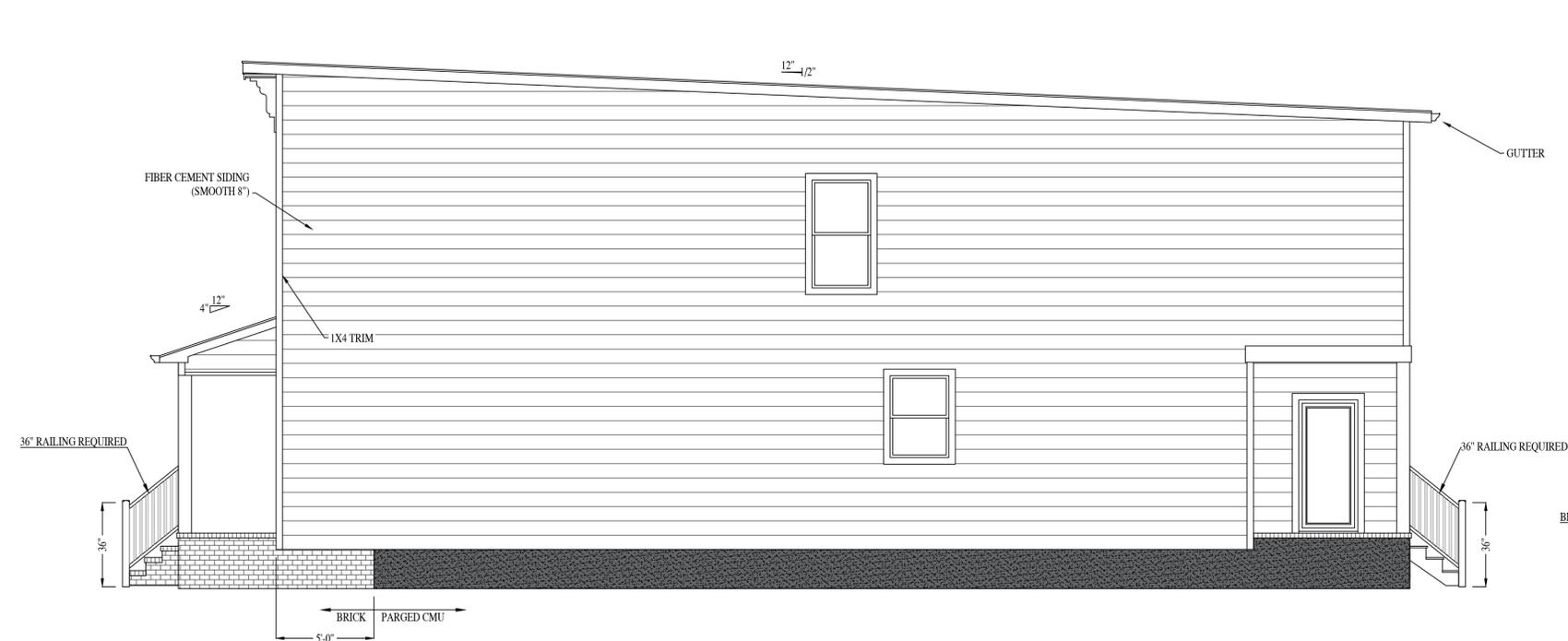
SHEET:
 A2.1



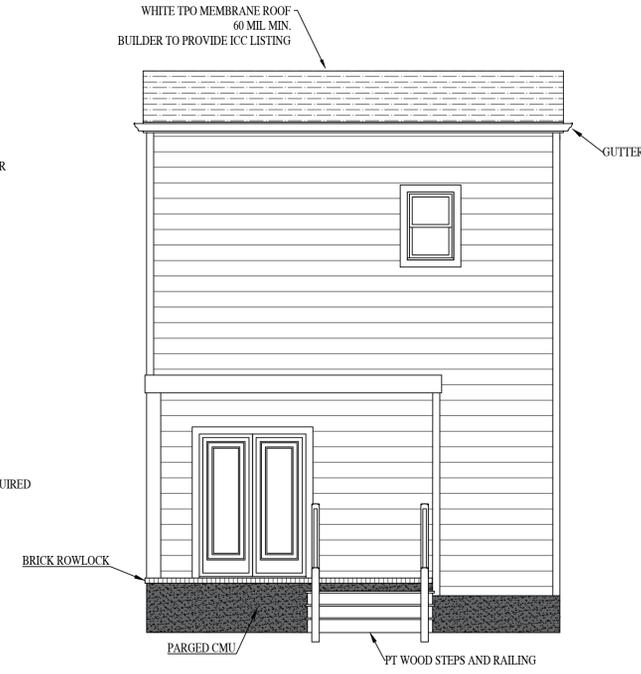
FRONT ELEVATION



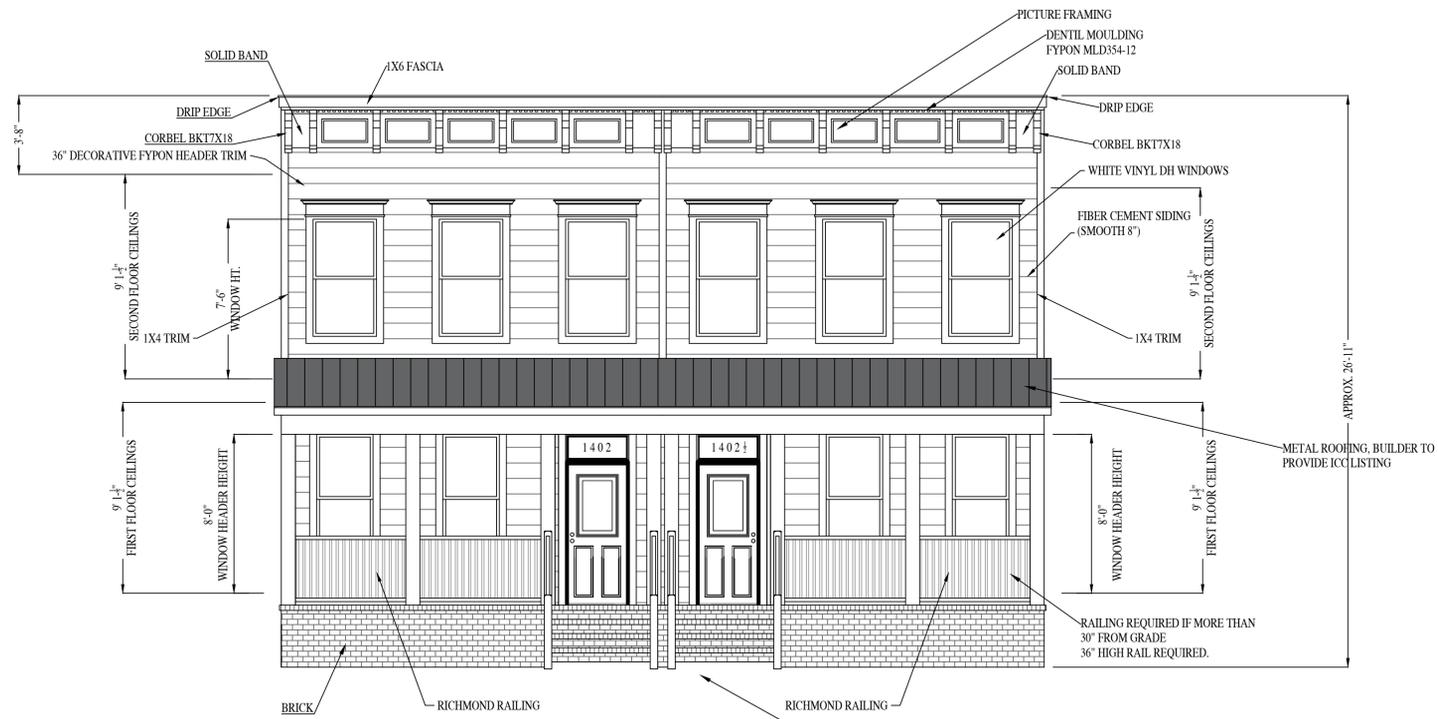
LEFT ELEVATION



RIGHT ELEVATION

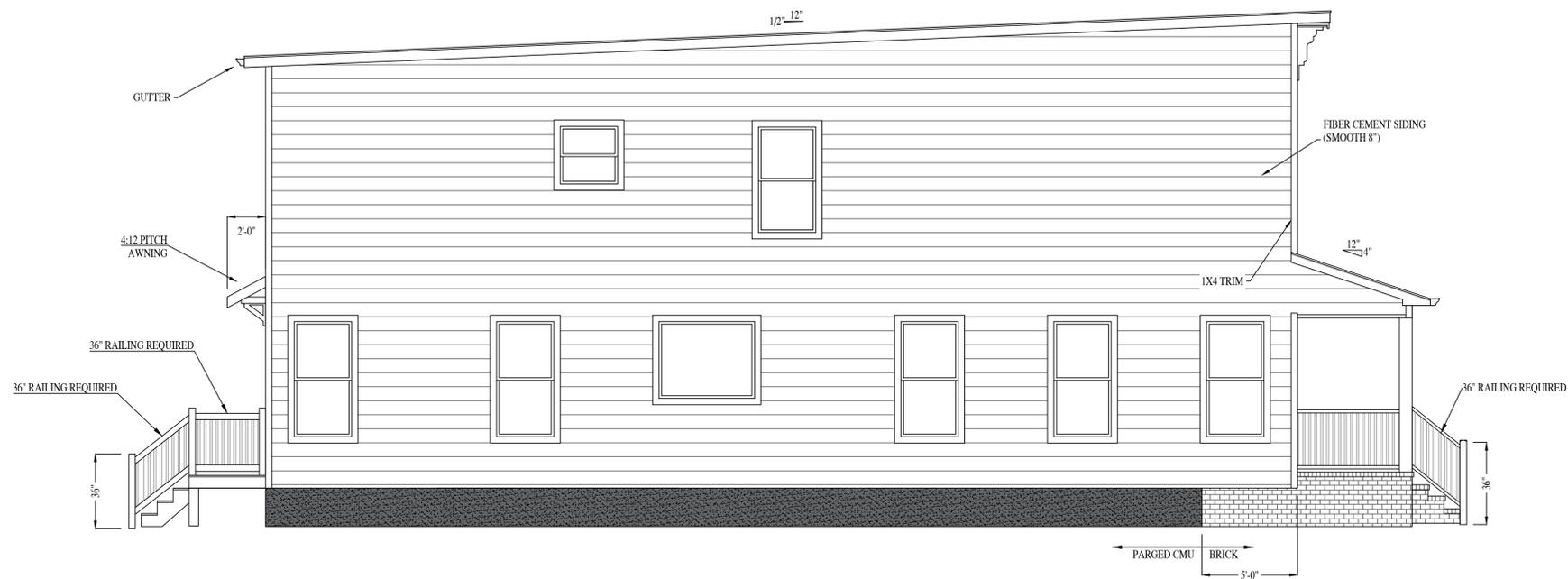


REAR ELEVATION



FRONT ELEVATION

STAIR RISER TO BE MAX 7-3/4"
STAIR TREADS TO BE 10"



LEFT ELEVATION

1402 AND 1402.5 N 32ND ST.

RIVER MILL DEVELOPMENT

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

REVISION NOTES

DATE	START

SCALE:

1/4" = 1'-0"

DATE:

10-06-2022

SHEET:

A2.1



1402 AND 1402.5 N 32ND ST.

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

REVISION NOTES

DATE	START

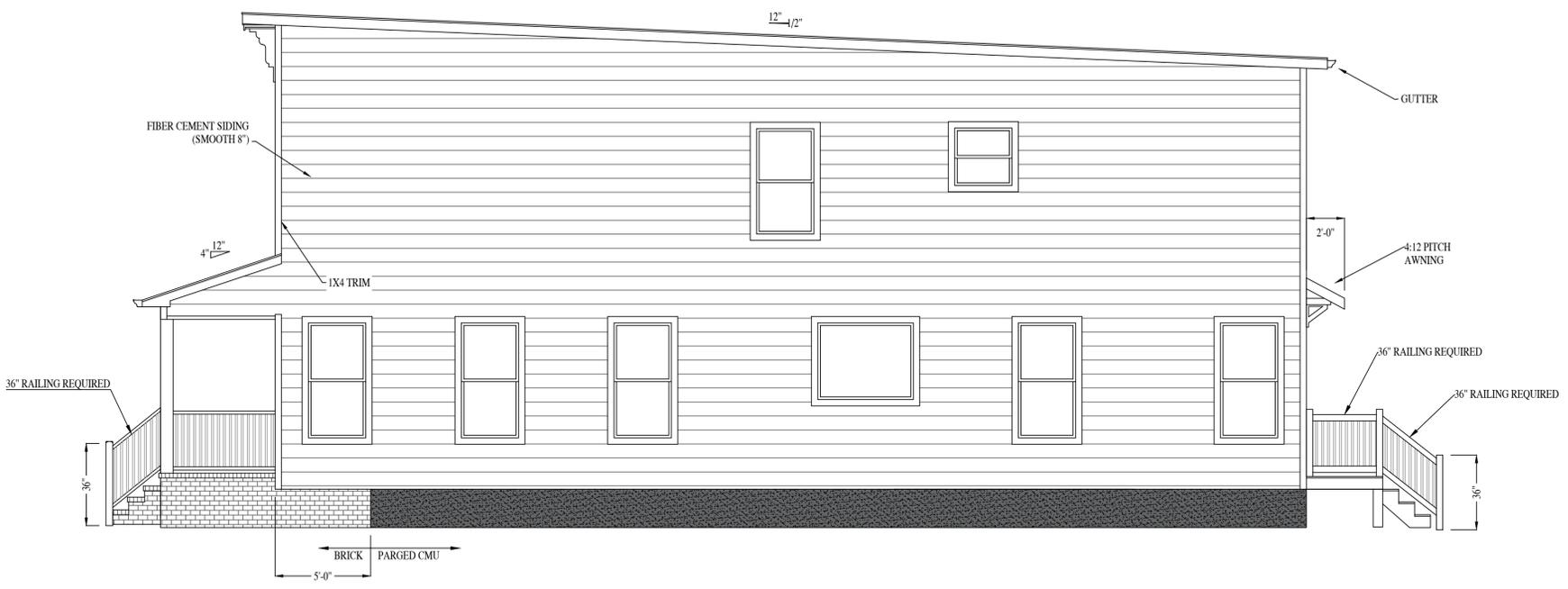
SCALE:
1/4" = 1'-0"

DATE:
10-06-2022

SHEET:
A2.2



REAR ELEVATION



RIGHT ELEVATION