

INTRODUCED: November 13, 2023

AN ORDINANCE No. 2023-342

To authorize the special use of the property known as 220 North 20<sup>th</sup> Street for the purpose of up to five 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: DEC 11 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 220 North 20<sup>th</sup> Street, which is situated in a M-1 Light Industrial District, desires to use such property for the purpose of up to five single-family attached dwellings, which use, among other things, is not currently allowed by section 30-452.1 of the Code of the City of Richmond (2020), as amended; and

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

AYES: 8 NOES: 0 ABSTAIN: \_\_\_\_\_

ADOPTED: DEC 11 2023 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

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 220 North 20<sup>th</sup> Street and identified as Tax Parcel No. E000-0162/006 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled "Map Showing the Improvements on No.220 [sic] N 20<sup>th</sup> Street in the City of Richmond, VA.," prepared by Virginia Surveys, and dated May 6, 2022, 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 up to five single-family attached dwellings, hereinafter referred to as "the Special Use," substantially as shown on the plans entitled "220 N 20<sup>th</sup> Street, Richmond, Virginia," prepared by Mario di Marco, Architects, and dated July 11, 2023, 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 up to five single-family attached dwellings, substantially as shown on the Plans.

(b) No off-street parking shall be required for the Special Use.

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

(d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans, subject to the applicable regulations of Chapter 30, Article IX, Division 4 of the Code of the City of Richmond (2020), as amended.

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

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

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

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

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

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

(e) 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.

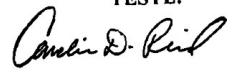
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property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

APPROVED AS TO FORM:

  
City Attorney's Office

A TRUE COPY:  
TESTE:  
  
City Clerk



# City of Richmond

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

## Master

**File Number: Admin-2023-1636**

**File ID:** Admin-2023-1636

**Type:** Request for Ordinance or Resolution

**Status:** Regular Agenda

**Version:** 1

**Reference:**

**In Control:** City Clerk Waiting Room

**Department:** Richmond Dept of Planning & Development. Review

**Cost:**

**File Created:** 09/14/2023

**Subject:**

**Final Action:**

**Title:**

### Internal Notes:

### Code Sections:

**Agenda Date:** 11/13/2023

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** O&R Submittal Memo-Admin-2023-1636, Application Documents-Admin-2023-1636, Ordinance-Admin-2023-1636-Approved As To Form

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** jonathan.brown@richmondgov.com

**Effective Date:**

### Related Files:

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/20/2023	Matthew Ebinger	Approve	10/24/2023
1	2	10/20/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	10/24/2023	Kevin Vonck	Approve	10/27/2023
1	4	10/24/2023	Alecia Blackwell - FYI	Notified - FYI	
1	5	10/24/2023	Sharon Ebert - FYI	Notified - FYI	
1	6	10/24/2023	Caitlin Sedano - FYI	Notified - FYI	
1	7	10/26/2023	Jeff Gray	Approve	10/27/2023
1	8	10/26/2023	Lincoln Saunders	Approve	10/30/2023
1	9	11/9/2023	Mayor Stoney	Approve	10/30/2023

### History of Legislative File



# City of Richmond

## Intracity Correspondence

### O&R Transmittal

**DATE:** October 18, 2023

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

**THROUGH:** The Honorable Levar M. Stoney, Mayor (by request)

(This in no way reflects a recommendation on behalf of the Mayor)

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

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

**RE:** To authorize the special use of the property known as 220 North 20<sup>th</sup> Street, for the purpose of up to five single-family attached dwellings, upon certain terms and conditions.

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

**PURPOSE:** The applicant is requesting a Special Use Permit to authorize a residential use within an M-1 Light Industrial District. This use is not permitted within the M-1 District. A Special Use Permit is therefore required.

**BACKGROUND:** The property is located in the Shockoe Bottom neighborhood on North 20th between East Broad and East Grace Streets. The property is currently a 13,939 sq. ft. (.07 acre) parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Destination Mixed Use, which is defined as "Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements." (p. 64)

Intensity: Buildings typically a minimum height of five stories. Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space. Secondary Uses: Institutional and government. (p. 64)

The current zoning for this property is M-1 Light Industrial District. Adjacent properties are located within a mix of zones including B-5 Central Business District and R-63 Multifamily Urban Residential District to the West and East respectively. The area is generally multi family residential, with some single family residential and small, neighborhood commercial uses present in the vicinity. The density of the proposed is five units upon .07 acres or 71 units per acre.

**COMMUNITY ENGAGEMENT:** Shockoe Partnership Civic Association was notified of the application; additional community notification will take place after introduction.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** Richmond 300 Master Plan; Will be considered by Planning Commission on December 4, 2023 (tentative)

**FISCAL IMPACT:** \$500 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** November 13, 2023

**CITY COUNCIL PUBLIC HEARING DATE:** December 11, 2023

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**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:**

Matthew Ebinger, Planning Supervisor, Land Use Administration (Room 511) 646-6308

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: 220 N 20th Street Date: \_\_\_\_\_

Tax Map #: E0000162006 Fee: \$300

Total area of affected site in acres: 0.073

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

### Zoning

Current Zoning: M-1

Existing Use: Vacant

### Proposed Use

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

Five (5) single-family attached dwellings

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes

☐

No

☒

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

**Applicant/Contact Person:** Will Gillette/Mark Baker

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:** W B B Homes

If Business Entity, name and title of authorized signee: \_\_\_\_\_

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

Mailing Address: 2120 Staples Mill Road, Suite 200

City: RICHMOND State: VA Zip Code: 23220

Telephone: ( ) Fax: ( )

Email: \_\_\_\_\_

**Property Owner Signature:** 

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

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

# APPLICANT'S REPORT

*February 27<sup>th</sup>, 2023*

*Special Use Permit Request  
220 N 20<sup>th</sup> Street, Richmond, Virginia  
Map Reference Number: N000-0162/006*

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

## Introduction

The property owner is requesting a special use permit (the "SUP") for 220 N 20<sup>th</sup> Street (the "Property"). The SUP would authorize the division of the Property in order to construct five (5) single-family attached dwellings on the currently vacant parcel. While residential uses are recommended for the Property by the Richmond 300 Master Plan, they are not currently permitted by the underlying M-1 Light Industrial zoning district. Furthermore, some of the proposed dwellings would not have street frontage and the underlying parking requirements cannot be met, and therefore, a SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the west side of N 20<sup>th</sup> Street between E Broad Street to the north and E Grace Street to the south. The subject property is referenced by the City Assessor as tax parcel N000-0162/006 and is currently vacant. The Property is approximately 26 feet in width by 120 feet in depth and contains approximately 3,200 square feet of lot area.



The properties in the immediate vicinity are developed with a mix of uses. Residential properties are primarily developed with more intense multifamily uses such as apartment

buildings and condominiums though single- and two-family uses can also be found nearby. Reflecting the historic nature of the area, a combination of residential, commercial, and institutional uses can be found in the vicinity. Additionally, there are several parcels developed with uses associated with parks and churches.

## **EXISTING ZONING**

The Property is zoned M-1 Light Industrial. The M-1 zoning classification can also be found in the adjacent blocks to the north and east. To the west and south parcels are zoned B-5 Central Business while the parcel to the east, fronting on E Broad Street was rezoned to R-63 Multifamily Urban Residential in 2010.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (the “Master Plan”) designates the Property as “Destination Mixed-Use”. This future land use category is described as “key gateways featuring prominent destinations, such as retail... as well as housing and open space.” It is described as being located “at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements” and recommends residential as a primary use.

The Property is also located at the edge of the Shockoe National/Regional Priority Growth Node which is described as being “where the City is encouraging the most significant growth in population and development over the next 20 years.”

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.

## **TRANSPORTATION**

The Property is located between the Broad Street and Grace Street Corridors providing nearby access to the 7, 14, 56 and Pulse BRT Bus Lines. Furthermore, the Property is located within ½ mile of both Main Street Station and the “low line” bike and pedestrian trail. This provides the Property with access to rail and the City’s network of parks and trails.

# **Proposal**

## **PROJECT SUMMARY**

The proposed development includes the division of the parcel and the construction of five (5) single-family attached dwellings on the currently vacant parcel.

## **PURPOSE OF REQUEST**

The Property consists of a single lot of record that is of a typical size and configuration for the area consisting of a lot which is approximately 26 feet wide and contains roughly 3,200 square feet of lot area. As the single-family attached use is not permitted by the underlying M-1 Light Industrial zoning district, some of the proposed dwellings would not have street frontage, and the underlying parking requirements cannot be met, a SUP is required.

## PROJECT DETAILS

The subject parcel fronts N 20<sup>th</sup> Street and the applicant is proposing the division of the lot to create five separate parcels, each parcel would then be developed with a single-family attached dwelling.

Each dwelling would be three stories in height with an individual rooftop patio. Each unit would have an individual entrance located on the ground floor. Access to the units would be provided by a walkway along the northern portion of the Property.

When complete, each dwelling would contain three bedrooms and two and one half bathrooms. The units are designed with a third-floor master suite with an en suite bathroom and large closets. The second story contains an open living and dining area while the first floor contains two bedrooms and one bathroom. Each unit will have access to a private roof deck which is designed to offer additional outdoor living space and features easy access from the dwelling and a sloped roof for year-round versatility.

From the street, the building would read as a single-family dwelling to maintain consistency with other residential buildings in the vicinity in terms of scale and character. The dwellings would each contain a total of approximately 1,360 square feet of conditioned floor area. The dwellings would be clad in cementitious siding to ensure quality. The proposed architectural style, while modern, reflects both the newer construction in the block and the traditional row house style found throughout the nearby neighborhoods. The separated rooftop decks provide additional outdoor living area and views of the city. As the Property is located within the Shockoe Valley City Old and Historic District, the final design of the proposed dwellings will also require approval by the Commission of Architectural Review.

## 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 special use permit for high-quality infill construction 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.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation will create no 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 special use permit will not tend to over crowd the land or create an undue concentration of population.

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

The special use permit 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.***

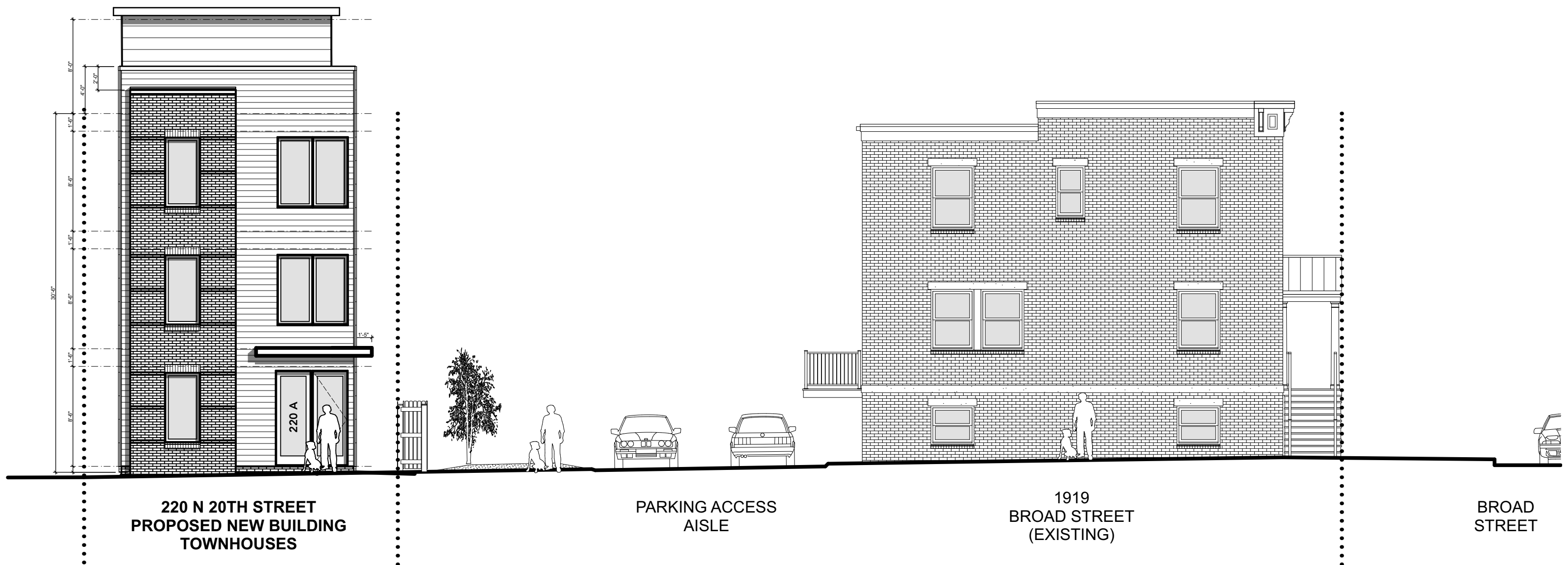
The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. Furthermore, the provision of roof-top outdoor space for each unit provides additional usable outdoor space for each resident. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

In summary we are enthusiastically seeking approval for the construction of the proposed single-family attached dwellings. The buildings have been thoughtfully designed to provide appropriate, high-quality residences in the neighborhood. The request offers compatibility with the City's Master Plan in terms of use and would upgrade the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

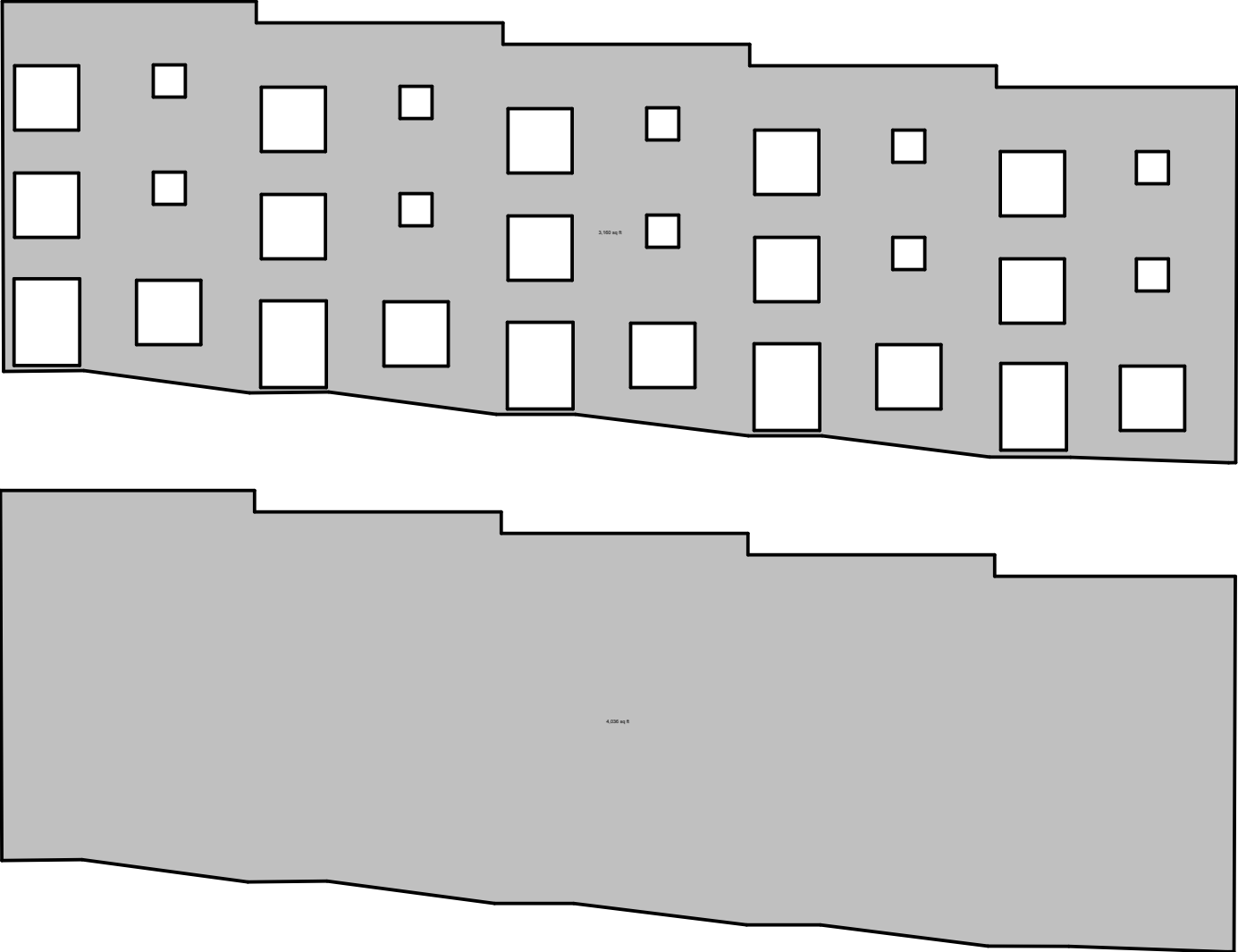


← 212 - 218 N 20TH STREET  
(OPEN PARKING LOT)  
(210' WIDE - (4) LOTS)



# PROPOSED STREET SCAPE

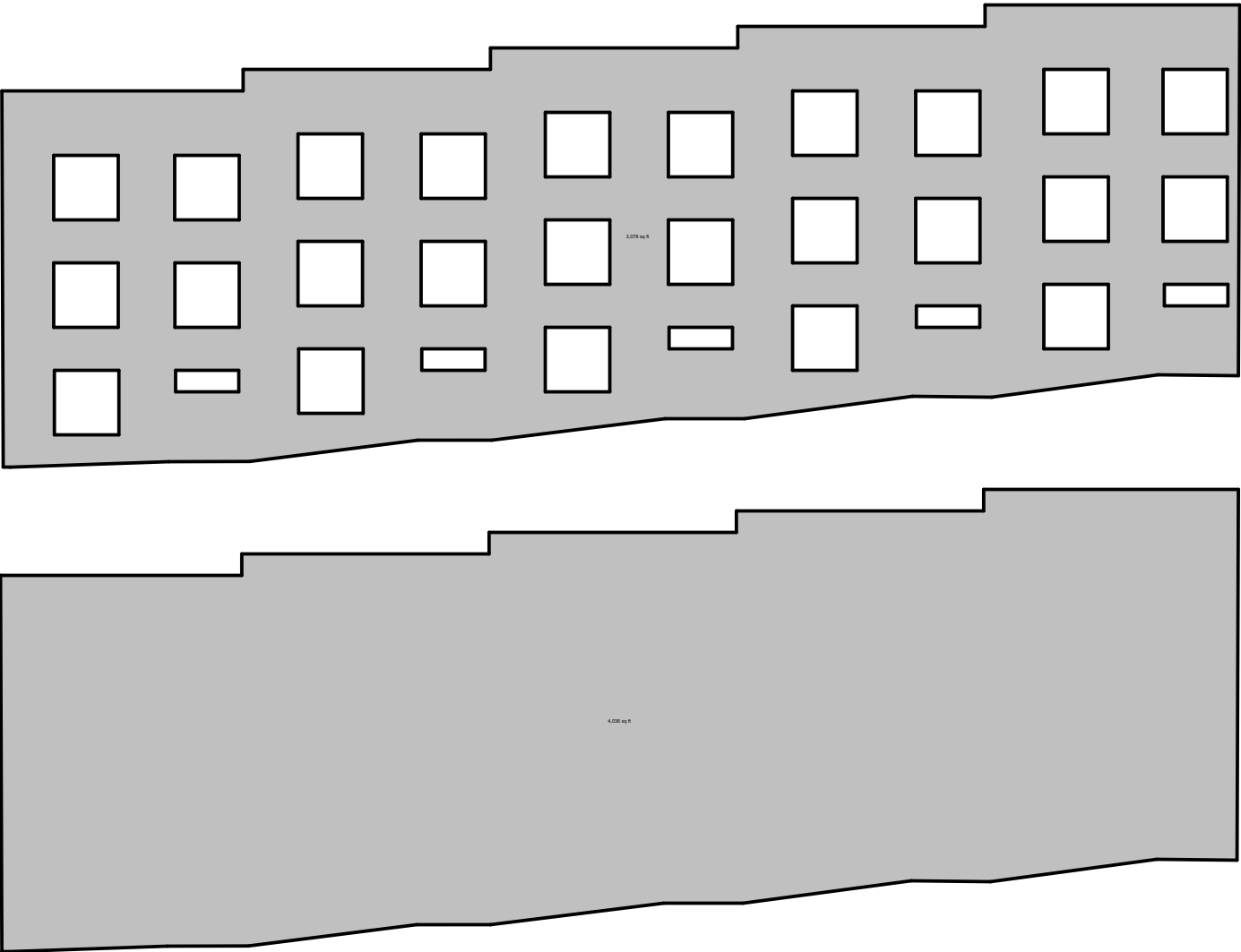
SCALE: 1/8" = 1'-0"



**FACADE AREA:** 4,036 SF  
**FACADE OPENNESS:** 4,036 - 3,160 = 876 SF  
**% OPENNESS (<25%):** 876 / 4,036 = 21.7%

RIGHT SIDE ELEVATION OPENNESS

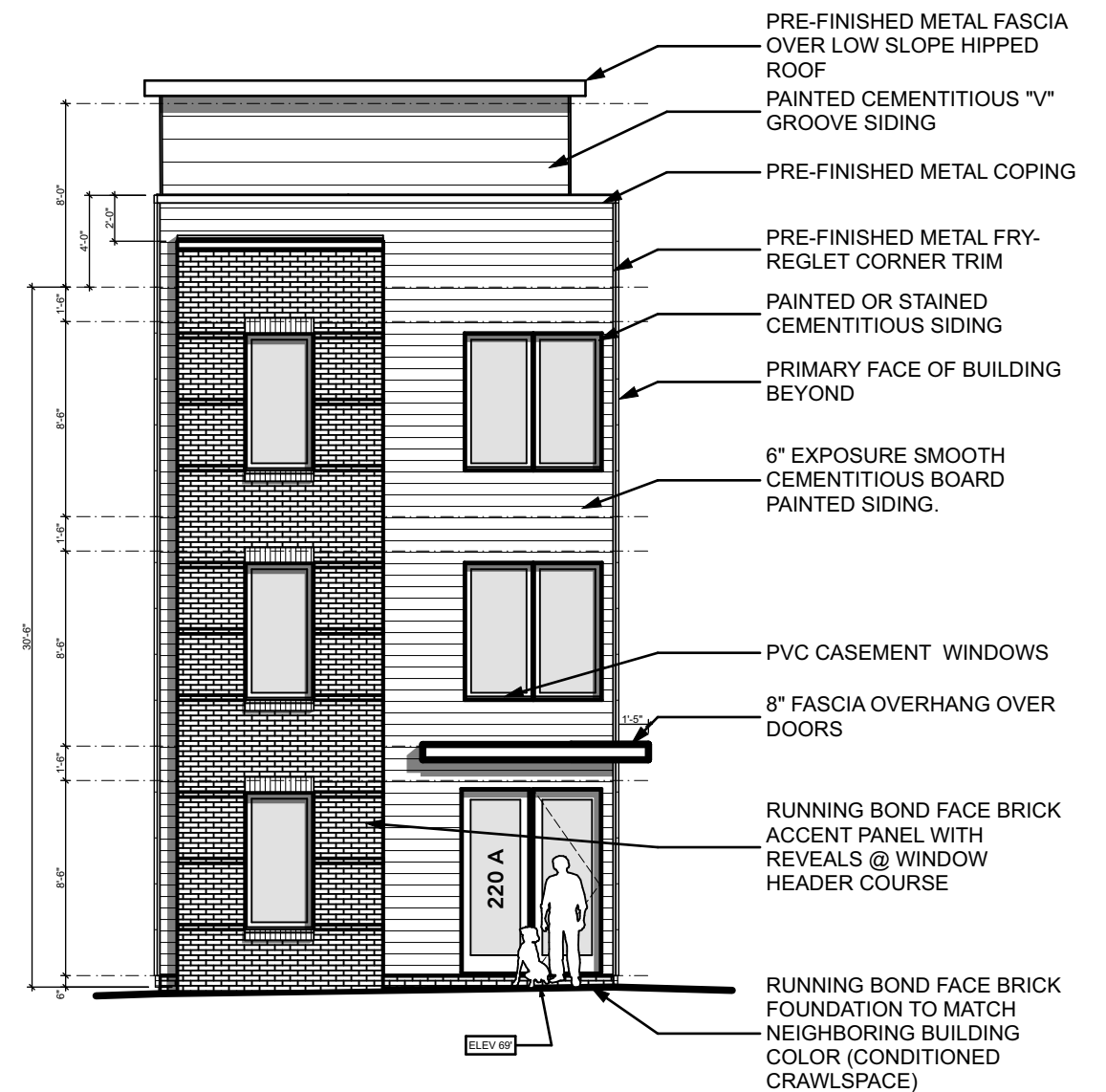
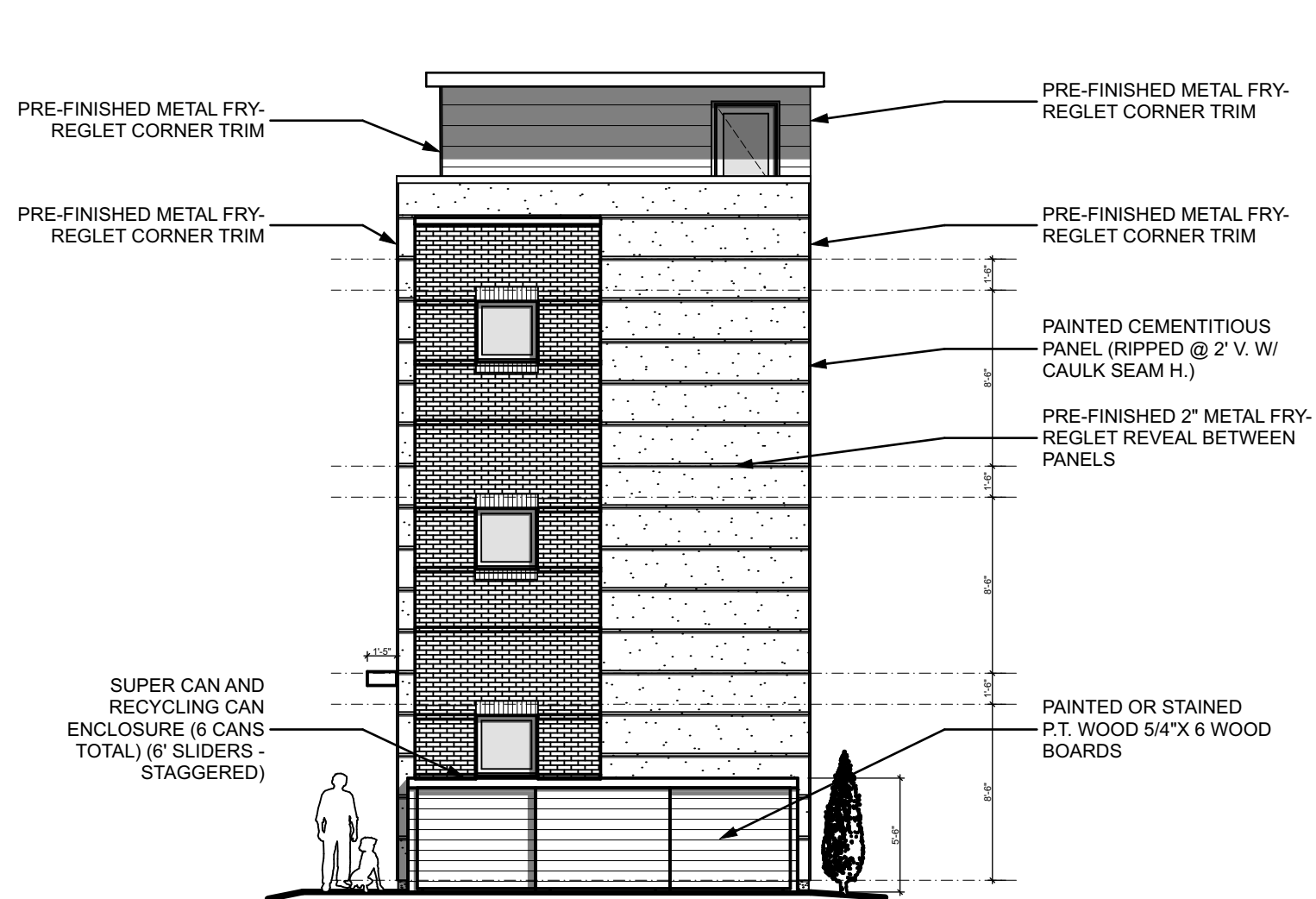
SCALE: 1/16" = 1'-0"

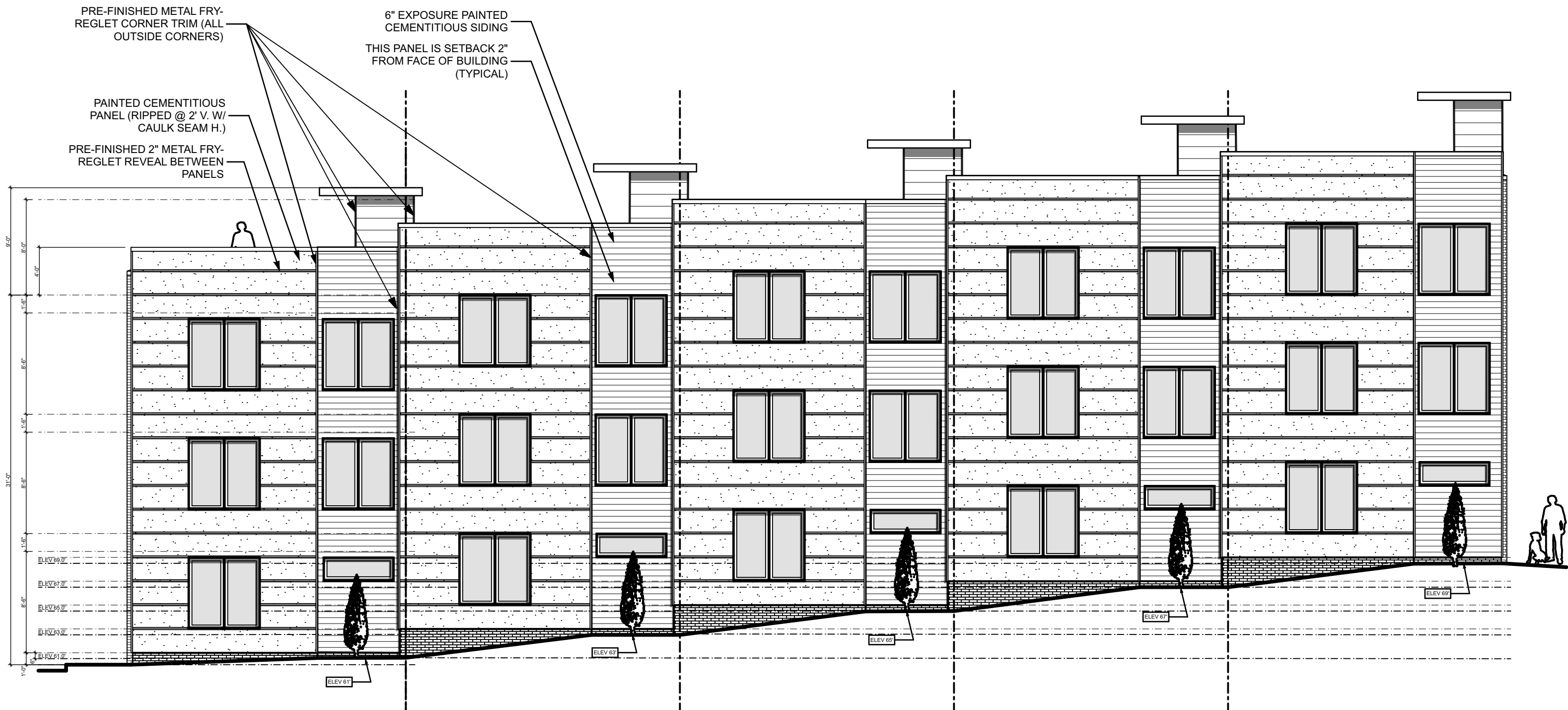


**FACADE AREA:** 4,036 SF  
**FACADE OPENNESS:** 4,036 - 3,078 = 958 SF  
**% OPENNESS (<25%):** 958 / 4,036 = 23.7%

LEFT SIDE ELEVATION OPENNESS

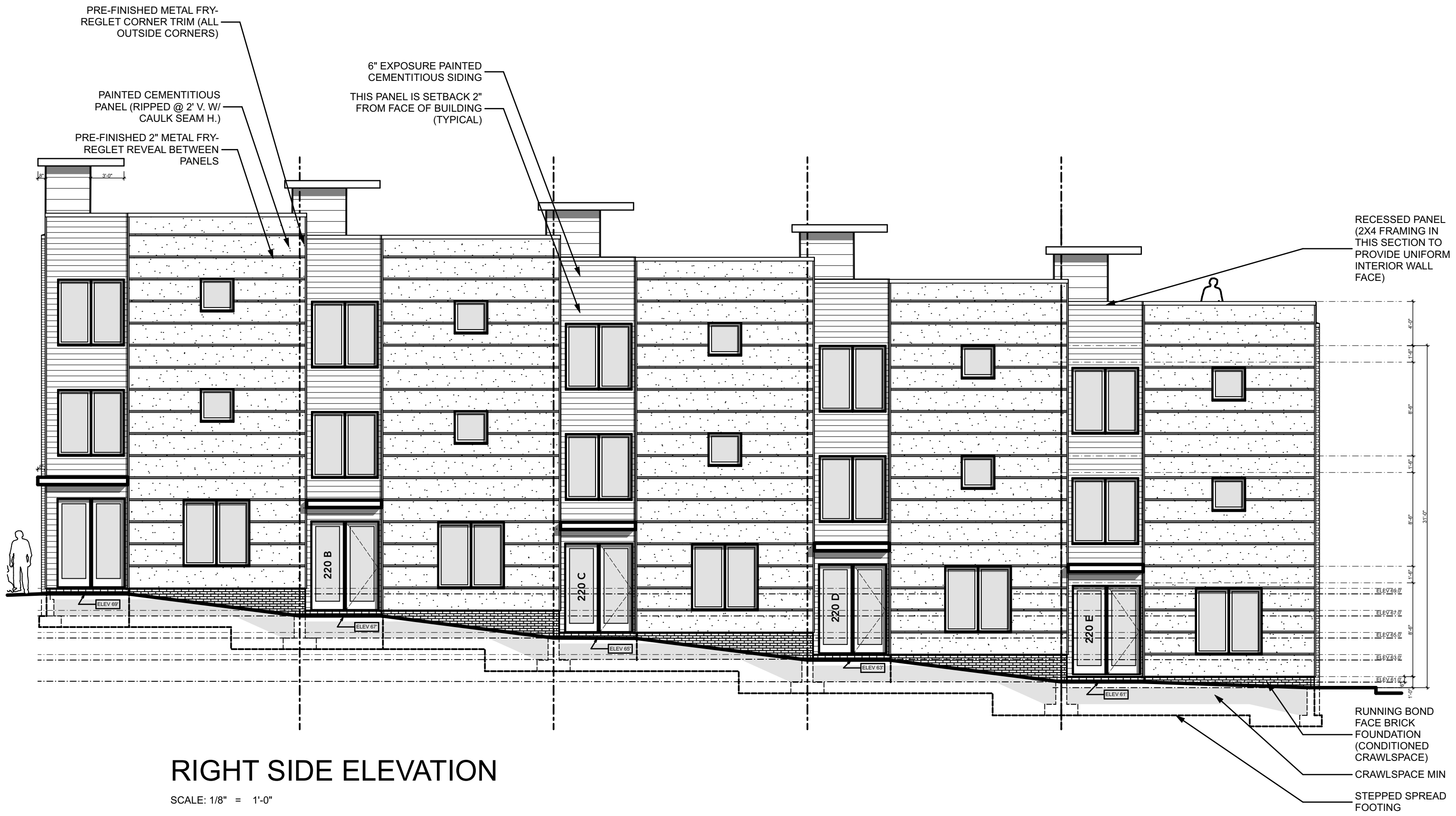
SCALE: 1/16" = 1'-0"





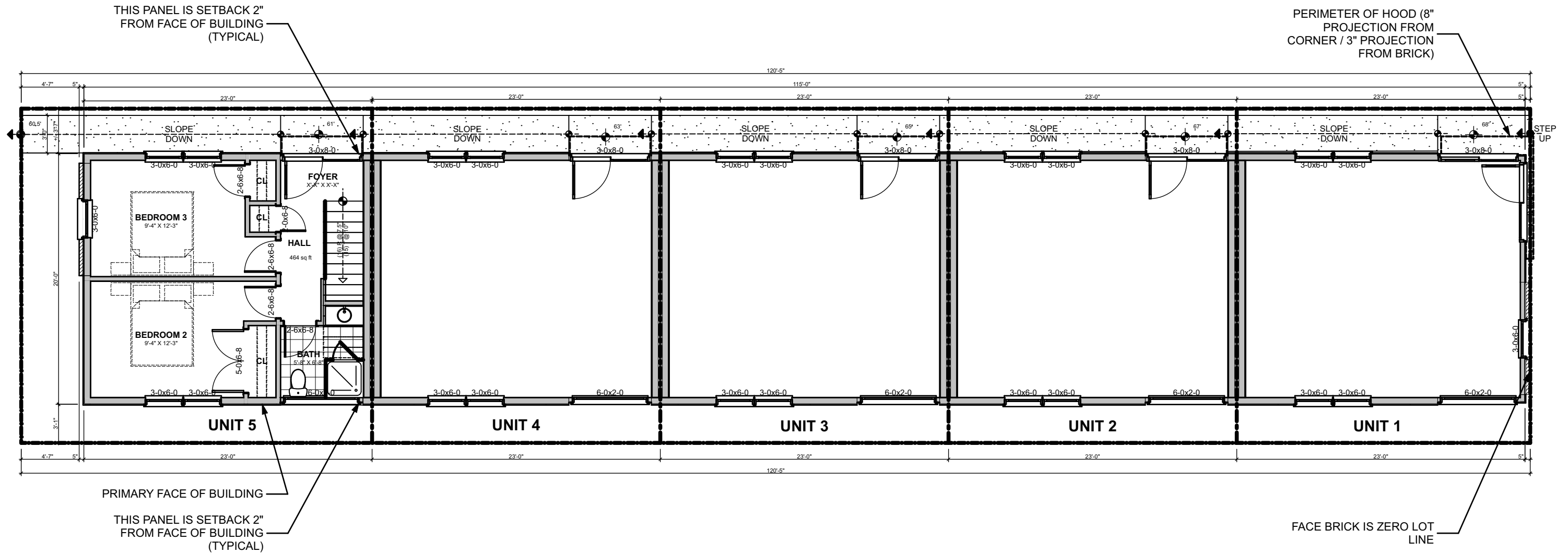
# LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



## PROPOSED FIRST FLOOR (TYPICAL UNIT)

SCALE: 1/8" = 1'-0"

SK-08

7/11/23

PROJECT NO.: 21009

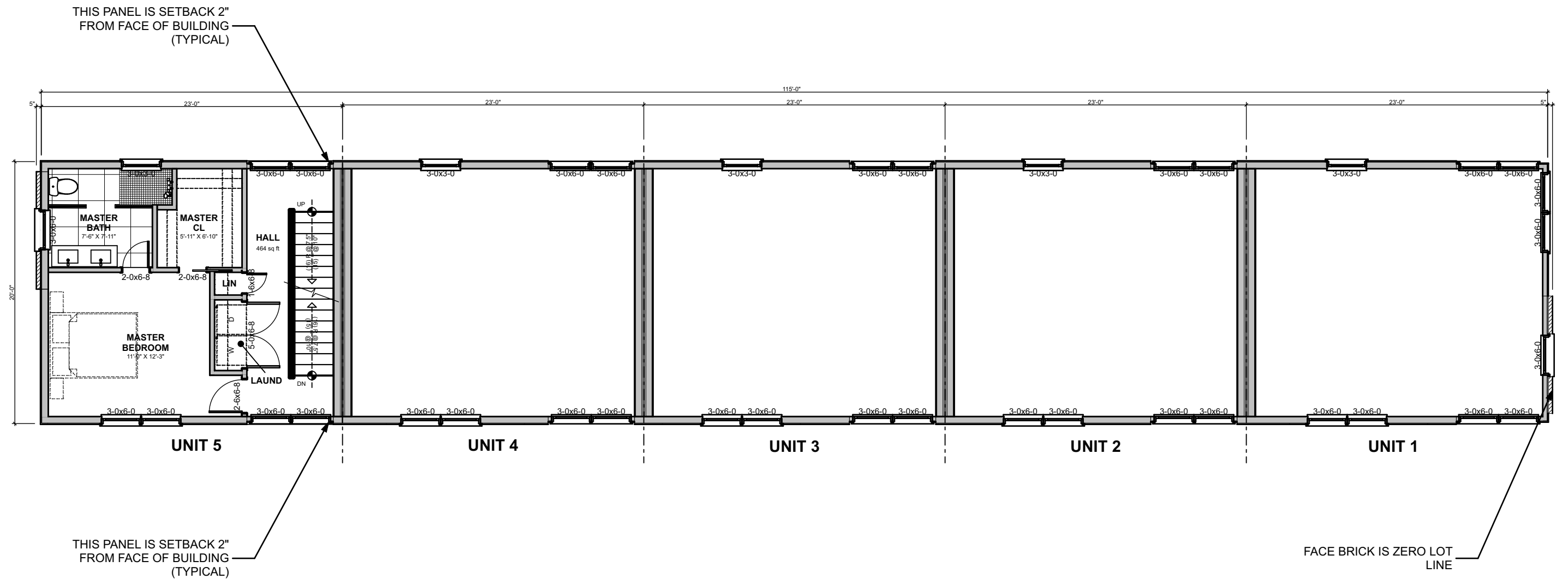
## PROPOSED FIRST FLOOR PLAN

220 N 20TH STREET

RICHMOND, VIRGINIA







## PROPOSED THIRD FLOOR (TYPICAL UNIT)

SCALE: 1/8" = 1'-0"

SK-10

7/11/23

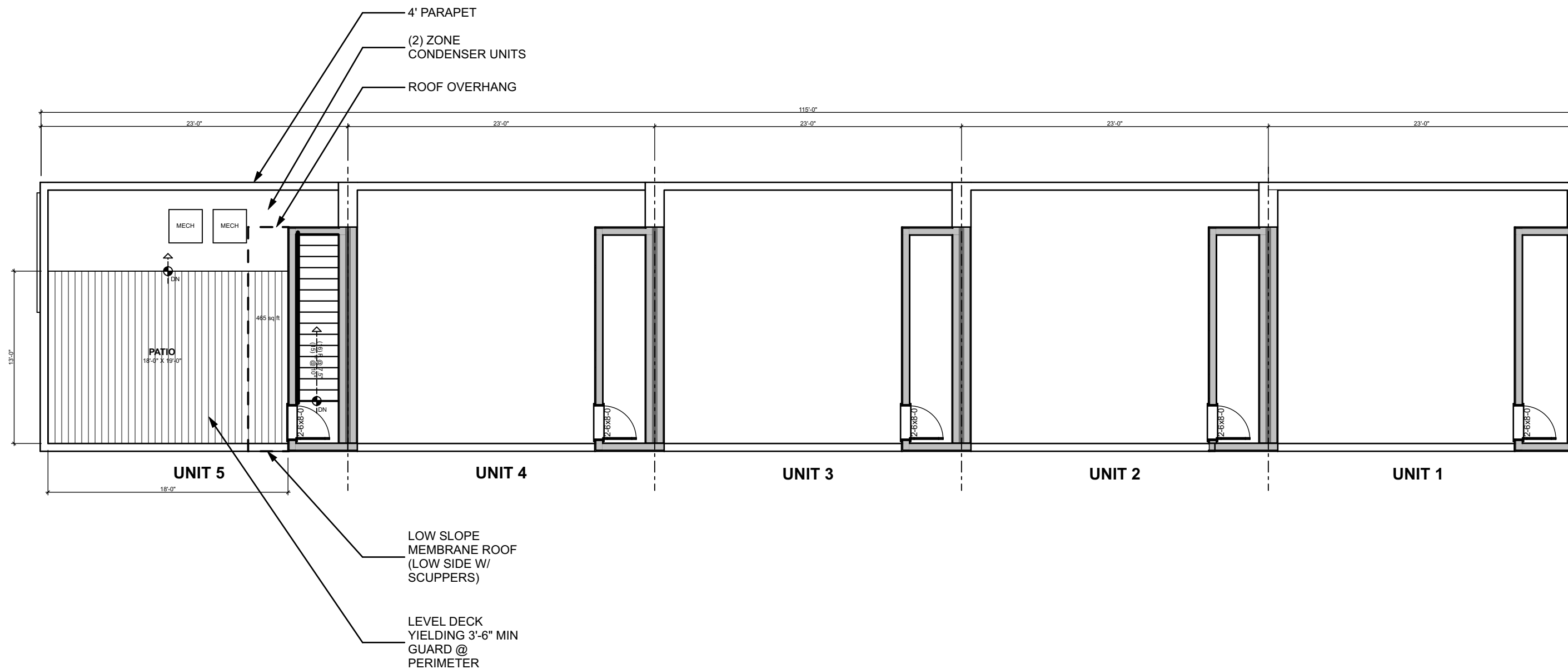
PROJECT NO.: 21009

PROPOSED THIRD FLOOR PLAN

220 N 20TH STREET

RICHMOND, VIRGINIA





## PROPOSED ROOF PLAN (TYPICAL UNIT)

SCALE: 1/8" = 1'-0"

SK-11

7/11/23

PROJECT NO.: 21009

PROPOSED ROOF PLAN

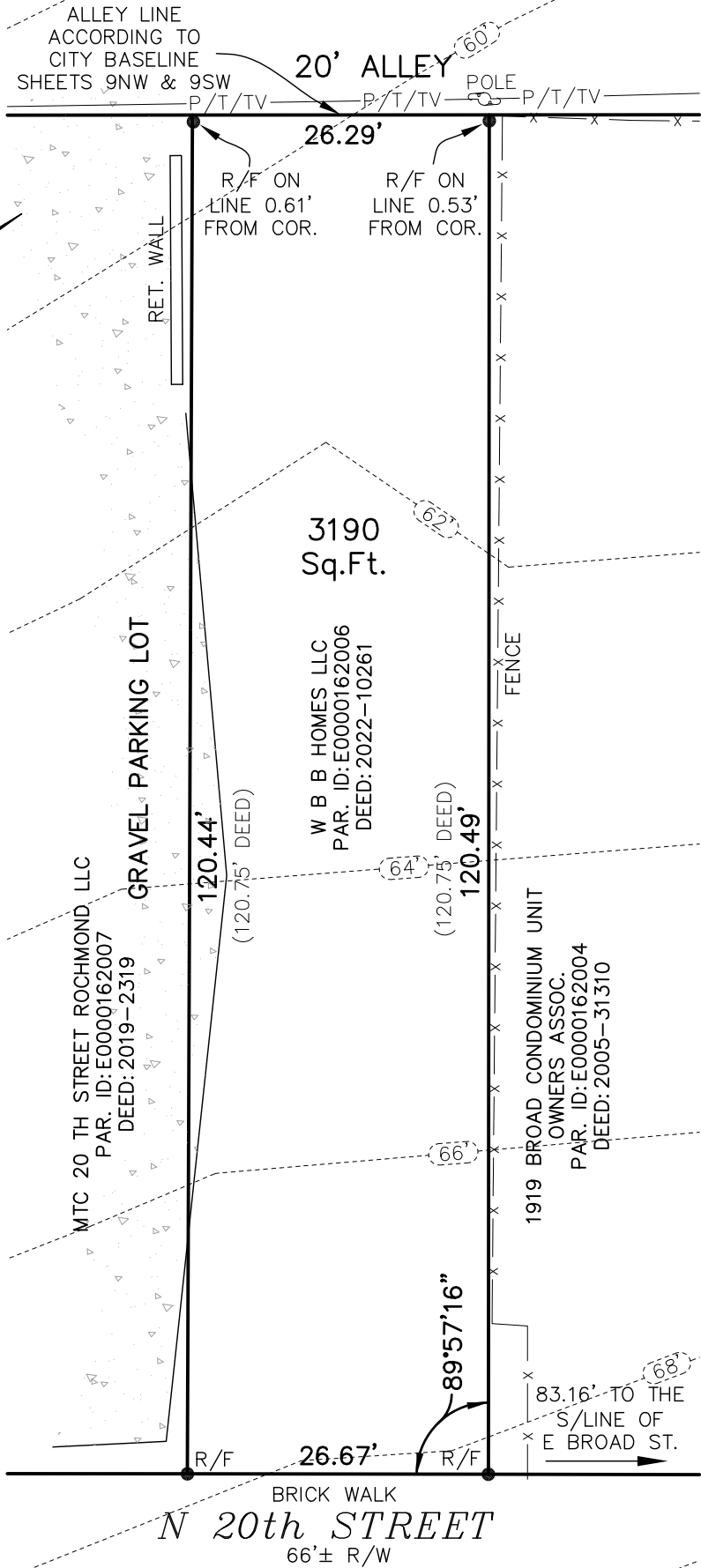
220 N 20TH STREET

RICHMOND, VIRGINIA



This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 5-6-2022 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.

This property IS NOT within a FEMA Floodway Hazard as shown on Comm. Panel # 5101290037D  
Zone: "X" DATED: 4-2-2009



Virginia Surveys  
P.O. BOX 118  
CHESTERFIELD, VA 23832  
(804) 748-9481  
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MAP SHOWING THE IMPROVEMENTS  
ON No.220 N 20th STREET  
IN THE CITY OF RICHMOND, VA.

DATE: 5-6-2022

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=15'

JOB NO. 220414995