

INTRODUCED: April 27, 2026

AN ORDINANCE No. 2026-107

To amend and reordain Ord. No. 2017-073, adopted Apr. 10, 2017, which authorized the special use of the property known as 1117 West Franklin Street for the purpose of an expansion of an existing institutional use, upon certain terms and conditions, to authorize a reduction in size of an existing institutional use. (2<sup>nd</sup> District)

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

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

PUBLIC HEARING: MAY 26 2026 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 2017-073, adopted April 10, 2017, be and is hereby amended and reordained as follows:

WHEREAS, the owner of the property known as 1117 West Franklin Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use a portion of such property for the purpose of [~~an expansion~~] a reduction of an existing institutional use, which use, among other things, is not currently allowed by sections 30-412.6, concerning lot coverage requirements, and 30-412.8, concerning height requirements, of the Code of the City of Richmond

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED: \_\_\_\_\_ REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

~~[(2015)]~~ (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond ~~[(2010)]~~ (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 an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond ~~[(2015)]~~ (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, a portion of the property known as 1117 West Franklin Street and identified as Tax Parcel No. W000-0531/009 in the ~~[2017]~~ 2026 records of the City Assessor, being more particularly shown on Sheet 1 of 2 of a survey entitled “Plat Showing a Boundary and Topographic Survey on a Parcels of Land Being #1109 to #1125 Franklin Street, Congregation Beth Ahabah, Trustees, City of Richmond - Virginia,” prepared by Dewberry Consultants LLC, dated November 25, 2014, and last revised January 28, 2015, a copy of which is attached to and made a part of this amendatory ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of the ~~[expansion]~~ reduction of an existing institutional use, hereinafter referred to as “the Special Use,” substantially as shown on Sheet 1 of 2 of the plans entitled [~~“Congregation Beth Ahabah, Richmond, VA,”~~ prepared by Shinberg-Levinas, dated November 9, 2016, and last revised March 8, 2017], “Plat Showing a Boundary and Topographic Survey on a Parcels of Land Being #1109 to #1125 Franklin Street, Congregation Beth Ahabah, Trustees, City of Richmond - Virginia,” prepared by Dewberry Consultants LLC, dated November 25, 2014, and last revised January 28, 2015, 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 ~~[use]~~ Special Use of the Property shall be ~~[an expansion]~~ as a reduction of the existing institutional use, substantially as shown on the Plans.

~~(b) [The height of the expansion shall not exceed the height of existing adjacent structures, substantially as shown on the Plans.]~~

~~(c) — All building materials, material colors, and site improvements shall be substantially as shown on the Plans, subject to the requirements of Chapter 30, Article IX, Division 4 of the Code of the City of Richmond (2015), as amended.~~

~~(d)~~ All mechanical equipment serving the Property shall be located or screened so as not to be visible from any adjoining 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 [~~(2015)~~] (2020), as amended, and all future amendments to such laws.

~~(e) [The Owner shall make improvements within the right-of-way 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 [~~(2015)~~ (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 [~~(2015)~~ (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 [~~(2015)~~ (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.

II. This amendatory ordinance shall be in force and effect upon adoption.

# City of Richmond

## Intracity Correspondence

### O&R Transmittal

**DATE:** March 20, 2026

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

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

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

**THROUGH:** Sharon L. Ebert, DCAO for Economic Development and Planning

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

**RE:** To amend and reordain Ord. No. 2017-073, adopted Apr. 10, 2017, which authorized the special use of the property known as 1117 West Franklin Street for the purpose of an expansion of an existing institutional use, upon certain terms and conditions, to authorize a reduction in size of an existing institutional use.

#### **ORD. OR RES. No.**

**PURPOSE:** The applicant seeks to amend the Special Use Permit authorized by Ord. No. 2017-073, adopted April 10, 2017, in order to reduce the area subject to the permit. Specifically, the amendment would exclude the two existing single-family dwellings located at 1109 and 1111 West Franklin Street. The request is being submitted concurrently with a companion paper that would permit the two dwellings to revert to single-family residential use.

**BACKGROUND:** The .927-acre property located midblock on the southern side of West Franklin Street between Birch Street and Boyd Street in The Fan District neighborhood, as well as the West Franklin Street Old and Historic District. The City's Richmond 300 Master Plan designates a future land use for the subject property as neighborhood mixed-use, which is described as "existing or new highly walkable urban neighborhoods that are predominantly residential" (p. 56)

**Intensity:** Buildings are generally two to four stories. Lot sizes generally range up to 1,500 to 5,000 square feet.

The current zoning for this property is R-6 Single-Family Attached Residential District. Adjacent properties are also located within this district. The neighborhood contains institutional uses and single-family homes.

**COMMUNITY ENGAGEMENT:** The property is located within the boundaries of The Fan District Association and the Fan Area Business Alliance; additional community notification will take place after introduction.

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

**FISCAL IMPACT:** \$400 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** April 27, 2026

**CITY COUNCIL PUBLIC HEARING DATE:** May 26, 2026

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission May 19, 2026

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

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

**ATTACHMENTS:** Draft Ordinance, Authorization from Property Owner, Applicant's Report, Plans, Survey

**STAFF:**

Alyson Oliver, Program and Operations Manager, Land Use Administration (Room 511) 646-3709  
David Watson, Planner, Land Use Administration (Room 511) 646-1036



**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: 530 E Main Street APARTMENT NO/SUITE 600

APPLICANT'S NAME: Marisa Perez EMAIL ADDRESS: [REDACTED]

BUSINESS NAME (IF APPLICABLE): Baker Development Resources

SUBJECT PROPERTY OR PROPERTIES: 1109-1125 W Franklin Street

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: BETH AHABAH CONGREGATION TRUSTEES

PROPERTY OWNER ADDRESS: 1121 W FRANKLIN ST RICHMOND, VA 23220

PROPERTY OWNER EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER PHONE NUMBER: 804-358-6757

Property Owner Signature: Linda H Wren Digitally signed by Linda H Wren  
Date: 2025.10.03 11:07:13 -04'00'

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.



October 10, 2025

Alyson Oliver  
City of Richmond Department of Community Development  
Land Use Administration Division, Room 511  
City Hall, 900 East Broad Street  
Richmond, Virginia 23219

**Re: 1109-1125 W Franklin Street Special Use Permit Amendment**

Dear Ms. Oliver:

Please accept this letter as the Applicant's Report accompanying the application for a special use permit amendment (the "SUPA") for the property at 1109 through 1125 W Franklin Street (the "Property"), identified as Tax parcel W000/0531-009 in the records of the City Assessor. The Property is subject to Ord. No. 2017-073, adopted April 10<sup>th</sup>, 2017 (the "SUP"), which authorized the expansion of an existing institutional use. The SUPA would amend the boundaries of the SUP to remove 1109 and 1111 W Franklin Street from the scope of the SUP. No changes are proposed to the SUP as it relates to 1117 through 1125 W Franklin Street which would remain within the SUPA scope. The use of 1109 and 1111 W Franklin Street would be authorized by a companion Special Use Permit request (the "Companion SUP"), which is to be filed with the City concurrent with the SUPA.

The Property is located on the southwestern line of W Franklin Street between N Harrison and Birch Streets and contains approximately 40,382 square feet of lot area. The Property is improved with five buildings that have been utilized by the Congregation of Beth Ahabah as an institutional use including a Temple structure and related accessory uses. The SUP was needed in order to authorize building renovations and additions related primarily to the Education Building at 1121 W Franklin Street, but also including connections to adjacent buildings at 1117 and 1125 W Franklin Street. The buildings located at 1109 and 1111 W Franklin Street were not included in the scope of the SUP. These buildings were constructed as single-family dwellings in the early 20<sup>th</sup> century, have most recently been occupied with uses accessory to the Temple, and are currently vacant.

Properties in the vicinity are occupied with a wide variety of uses including residential, institutional, and small-scale business uses. There is also a mix of zoning classifications in the area. The Property and other properties to the northwest along W Franklin Street and south are zoned R-6 Single-Family Attached Residential District. To the north and east properties are zoned R-73 Multifamily Residential, R-53 Multifamily Residential, B-4 Central Business, B-5 Central Business, and B-6 Mixed-Use Business Districts.

The Master Plan recommends the "Neighborhood Mixed-Use" land use category for the Property, which suggests a "highly-walkable urban neighborhood that are predominately residential

with...parcels providing retail, office, personal service, and institutional uses.” Future development intensity is recommended to be “generally two to four stories with parcels between 1,500 and 5,000 square feet” and include “single family houses, accessory dwelling units, duplexes, and small multi-family buildings” as primary uses.

The SUPA would permit the Property to be split in order to remove 1109 and 1111 W Franklin from the scope of the SUP as depicted on the attached boundary Survey entitled “PLAT SHOWING TWO PARCELS OF LAND BEING A PORTION OF PARCEL #W0000531009 OWNED BY THE TRUSTEES OF THE CONGREGATION OF BETH AHABAH” (the “Survey”), prepared by Stratus, and dated September 25, 2025. The development of the 1109 and 1111 W Franklin Street would be subject to the Companion SUP which proposes to further split the parcel as depicted on the Survey and permit the conversion of the two buildings to single-family dwellings and the construction of two accessory dwelling units.

Given the recommendations of the Richmond 300 Plan, the specific details of this request and the Companion SUP, and the specific location and attributes of the Property, the SUPA meets the criteria set forth in the Charter of the City of Richmond that the use not: (1) Be detrimental to the safety, health, morals and general welfare of the community involved. (2) Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved. (3) Create hazards from fire, panic or other dangers. (4) Tend to overcrowding of land and cause an undue concentration of population. (5) Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements. And (6) Interfere with adequate light and air.

In summary, the applicant is enthusiastically seeking approval for the amendment of the Ordinance to remove 1109 and 1111 W Franklin Street from the scope of the SUP. No changes are proposed to the buildings and uses that would remain subject to the SUPA and all other aspects of the SUP will remain unchanged. The proposed SUPA is consistent with Master Plan guidance and meets the statutory requirements related to the approval of SUPs. The SUPA would free up 1109 and 1111 W Franklin Avenue for development that is consistent with Master Plan guidance while being respectful of the historic use of the properties and offering compatibility with surrounding uses.

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

Sincerely,



Mark Baker

Enclosures

cc: The Honorable Katherine Jordan



# Lot Diagram

Scale: 1/32" = 1'-0"



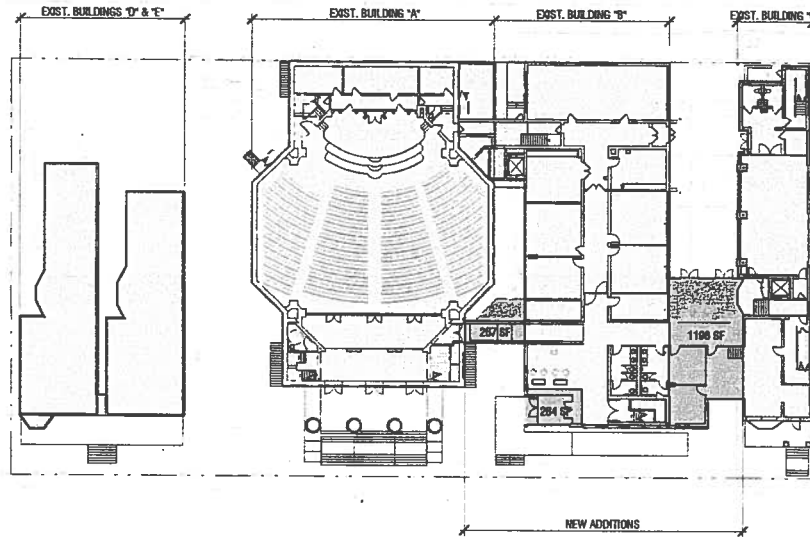
EXISTING AREA	21,819 SF
NEW ADDITIONS	1,749 SF
PROPOSED TOTAL BUILT AREA	23,568 SF
EXISTING LOT AREA	40,382.79 SF *
PROPOSED LOT COVERAGE	58.6%**

\* BASED ON CITY OF RICHMOND ZONING PARCEL MAPPER, PARCEL ID: W0000531009  
TOPOGRAPHICAL SURVEY: 40,473 SF  
CITY OF RICHMOND PLAT: 40,458 SF

\*\* MAX. LOT COVERAGE 55%, PER ZONING ORDINANCE SEC. 114-412.6;  
MAX. LOT COVERAGE 58.7%, PER BOARD OF ZONING APPEAL MINUTES, DATED APRIL 5 2000

EXISTING "D" & "E": 3884 SF      EXISTING "A": 7992 SF      EXISTING "B": 6982 SF      EXISTING "C": 3051 SF  
NEW ADDITIONS: 1749 SF

- INDEX**
- 1 LOT DIAGRAM
  - A100 LEVEL 00
  - A101 LEVEL 01 & LIGHTING
  - A102 LEVEL 02
  - A201 BUILDING ELEVATIONS
  - C1 SITE PLAN
  - LI LANDSCAPE PLAN
- SURVEY 1 of 2  
SURVEY 2 of 2





CONGREGATION BETH AHABAH

1111 14th Street NW, NW  
 Washington, DC 20005

DATE: 10/10/01  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

PROJECT NO: 01-01  
 SHEET NO: 101

NOT FOR CONSTRUCTION

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

LEVEL 01

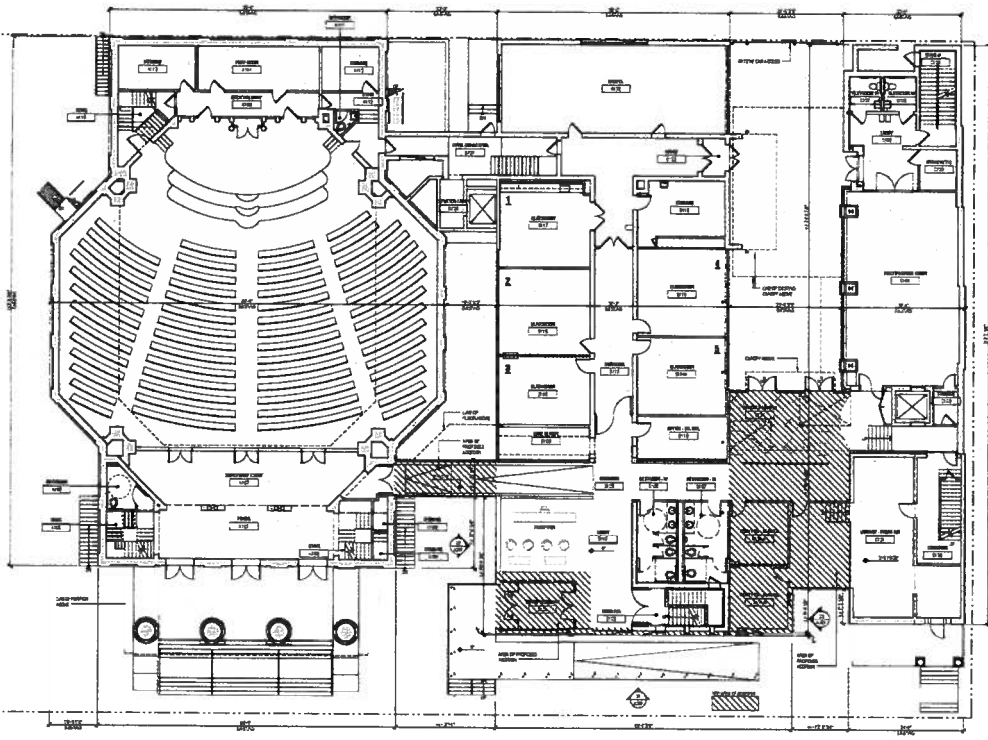
A101

**NOTATIONS**

○	APPROVAL POINT
◇	APPROVAL POINT
□	APPROVAL POINT
△	APPROVAL POINT
▽	APPROVAL POINT
◇	APPROVAL POINT
□	APPROVAL POINT
△	APPROVAL POINT
▽	APPROVAL POINT
◇	APPROVAL POINT
□	APPROVAL POINT
△	APPROVAL POINT
▽	APPROVAL POINT

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CONTRACT AND ALL APPLICABLE CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
9. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES.
11. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
12. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
13. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES.
15. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
16. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
17. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES.
19. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
20. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
21. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES.
23. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
24. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
25. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES.
27. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
28. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
29. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES.



01 LEVEL 01  
 1/8" = 1'-0"

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CONTRACT AND ALL APPLICABLE CODES AND REGULATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES.

7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

9. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES.

11. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

12. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

13. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES.

15. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

16. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

17. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES.

19. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

20. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

21. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES.

23. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

24. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

25. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.

26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES.

27. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

28. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

29. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.

30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES.

**CONGREGATION BETH  
 AHABAH**  
 1115 LEE STREET, ARLINGTON, VA  
 PROJECT NO. 2002-001

**CIVIL ENGINEER**

NAME: SHIRLEY L. LEVINAS  
 LICENSE NO.: 1000000000  
 EXPIRES: 12/31/2008

**STRUCTURAL ENGINEER**

NAME: SHIRLEY L. LEVINAS  
 LICENSE NO.: 1000000000  
 EXPIRES: 12/31/2008

**DATE**

11/08/2011

**SCALE**

AS SHOWN

**NOT FOR CONSTRUCTION**

DATE: 11/08/2011

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

**LEVEL 02**

DATE: 11/08/2011

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

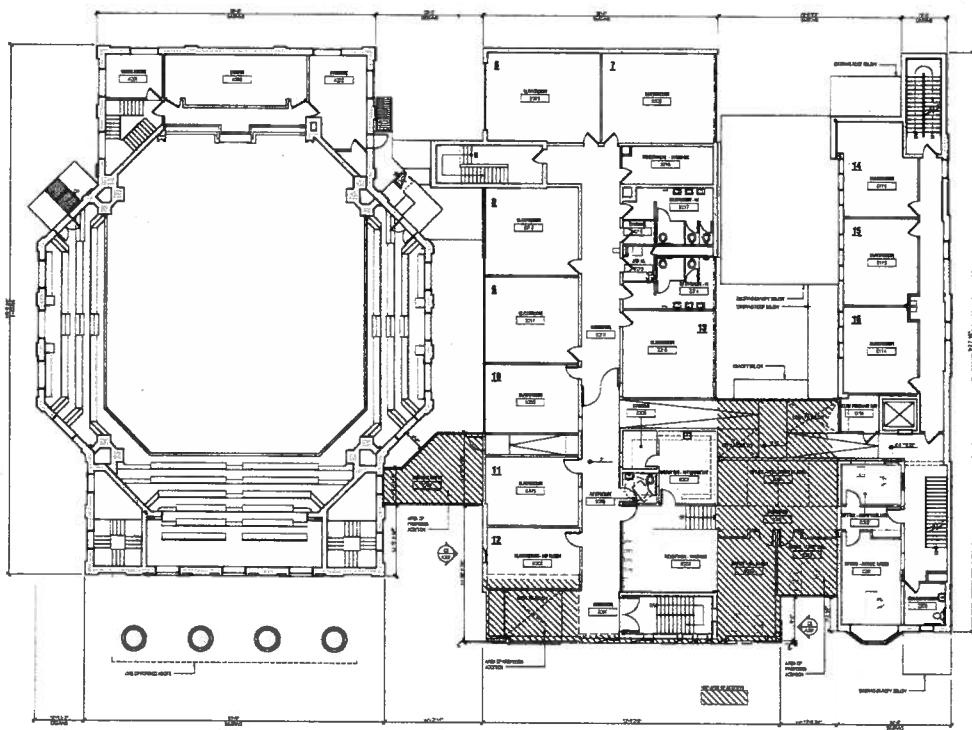
**A102**

**SYMBOLS**

	STRUCTURAL WALL
	NON-STRUCTURAL WALL
	DOOR
	WINDOW
	STAIRS
	ELEVATOR
	MECHANICAL EQUIPMENT
	ELECTRICAL EQUIPMENT
	PLUMBING EQUIPMENT
	FIRE ALARM EQUIPMENT
	FIRE EXTINGUISHER
	FIRE ALARM PULL STATION
	FIRE ALARM CONTROL PANEL
	FIRE ALARM NOTIFICATION APPLIANCE
	FIRE ALARM CONTROL UNIT
	FIRE ALARM CONTROL PANEL WITH REMOTE SIGNALING
	FIRE ALARM CONTROL PANEL WITH REMOTE SIGNALING AND TROUBLE SIGNALING
	FIRE ALARM CONTROL PANEL WITH REMOTE SIGNALING AND TROUBLE SIGNALING AND TROUBLE SIGNALING

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL JURISDICTIONS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.



01 | LEVEL 02  
 1/8" = 1'-0"  
 0 2 4 6 8 10 12



Dewberry Engineers Inc.  
 10000 WOODBINE DRIVE  
 SUITE 200  
 WOODBINE, VA 22096  
 TEL: 703.506.1000  
 FAX: 703.506.1001

**CONGREGATION  
 BETH ABABAH  
 PERMIT REVIEW**  
 1112 11TH ST. W. PETERSBURG, VA  
 PETERSBURG, VA



NET PLAN

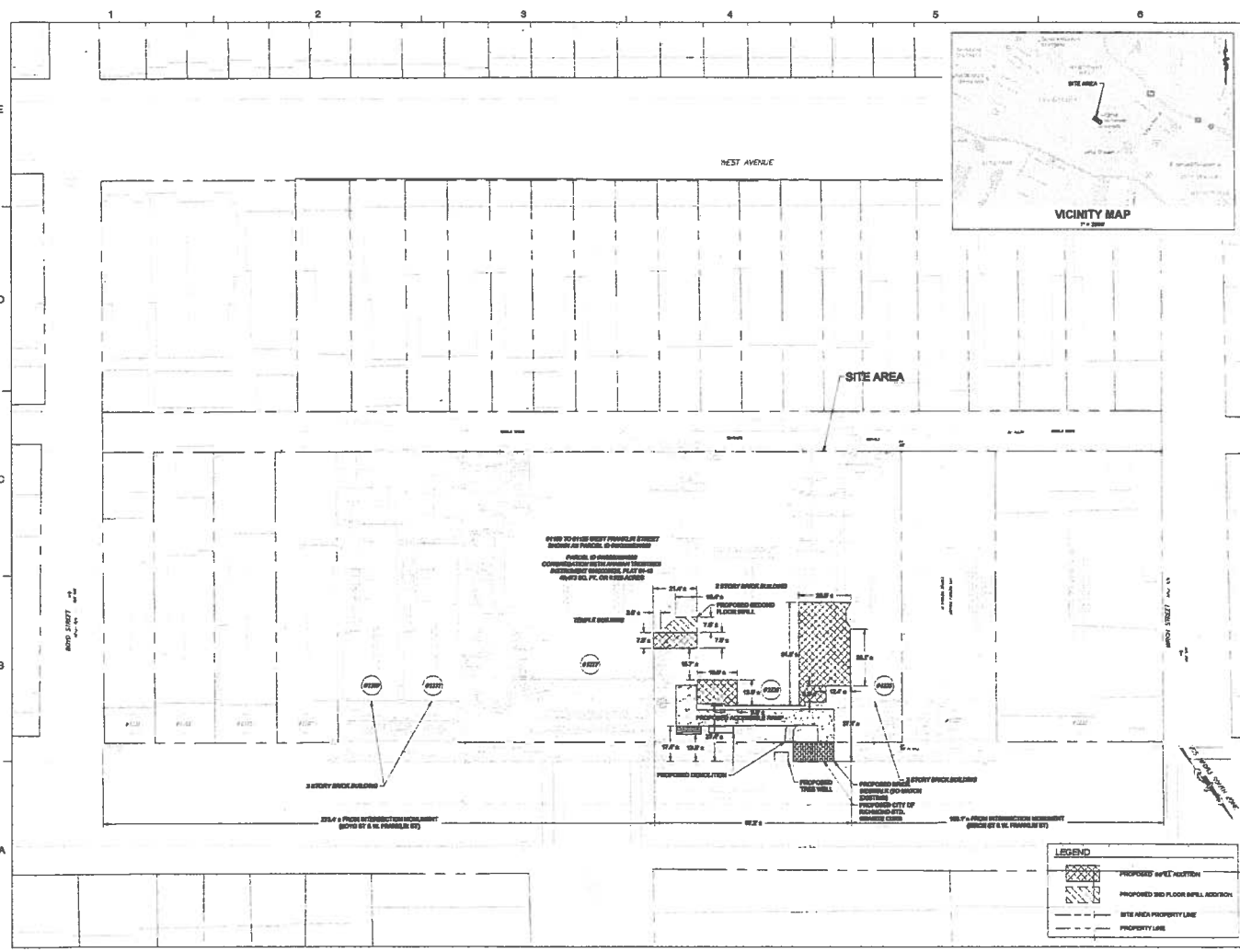
SCALE  
 0" = 10' = 30' = 40'

NO.	DATE	BY	DESCRIPTION
1	03/08/17	MSD	SUB. CORRECT

DESIGNED BY: MSD  
 CHECKED BY: [Signature]  
 DATE: FEB. 01, 2017  
 TITLE:

PROJECT NO: 50087126

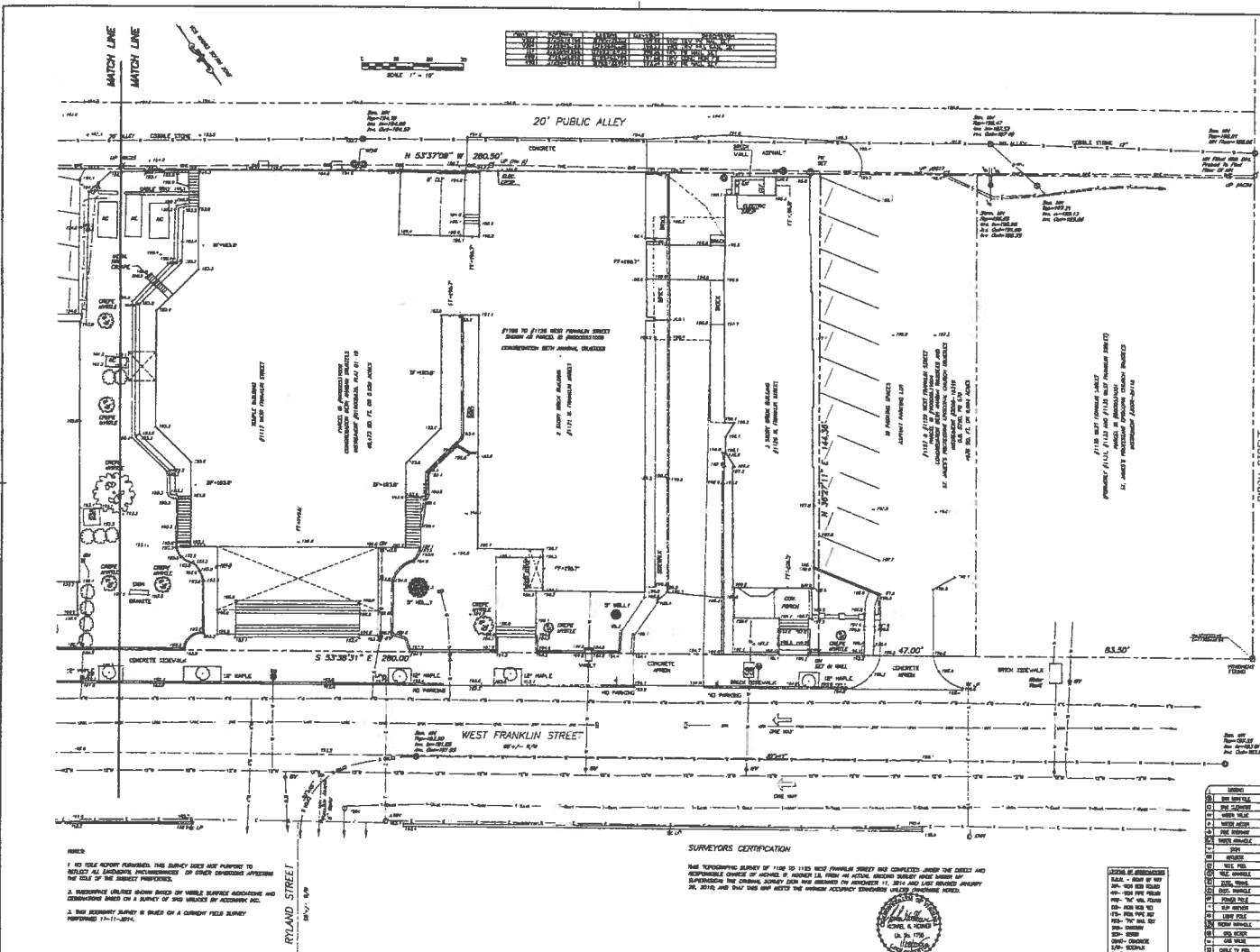
C1  
 SHEET NO



**LEGEND**

[Symbol]	PROPOSED 3RD FLOOR ADDITION
[Symbol]	PROPOSED 2ND FLOOR ADDITION
[Symbol]	SITE AREA PROPERTY LINE
[Symbol]	PROPERTY LINE





NO.	DESCRIPTION	DATE	BY
1	CONDUCTED SURVEY	11/29/2011	J.S.H.
2	REVISION	01/28/2016	J.S.H.

NOTES:  
 1. NO TITLE HISTORY FURNISHED. THIS SURVEY WAS NOT PERMITTED TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER SPONSORED AFFAIRS OF THE TITLE OF THE SUBJECT PROPERTY.  
 2. DIMENSIONS LISTED ARE BASED ON VISIBLE SURVEY MONUMENTS AND DIMENSIONS BASED ON A SURVEY OF THIS BLOCK BY JESSEBANK, INC. DATED 11/11/1891.  
 3. THIS SURVEY IS BASED ON A CORNER FIELD SURVEY REPORTED 11/11/1891.

**SURVEYORS CERTIFICATION**  
 THE TOPOGRAPHIC SURVEY OF THIS TO 1115 WEST FRANKLIN STREET HAS BEEN COMPLETED UNDER THE CARE AND RESPONSIBILITY OF JAMES S. HORD, A LICENSED SURVEYOR IN THE STATE OF VIRGINIA. THE SURVEY WAS CONDUCTED ON 11/29/2011 AND WAS BASED ON A SURVEY OF THIS BLOCK BY JESSEBANK, INC. DATED 11/11/1891. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE VIRGINIA SURVEYING ACT AND THE VIRGINIA SURVEYING BOARD REGULATIONS.

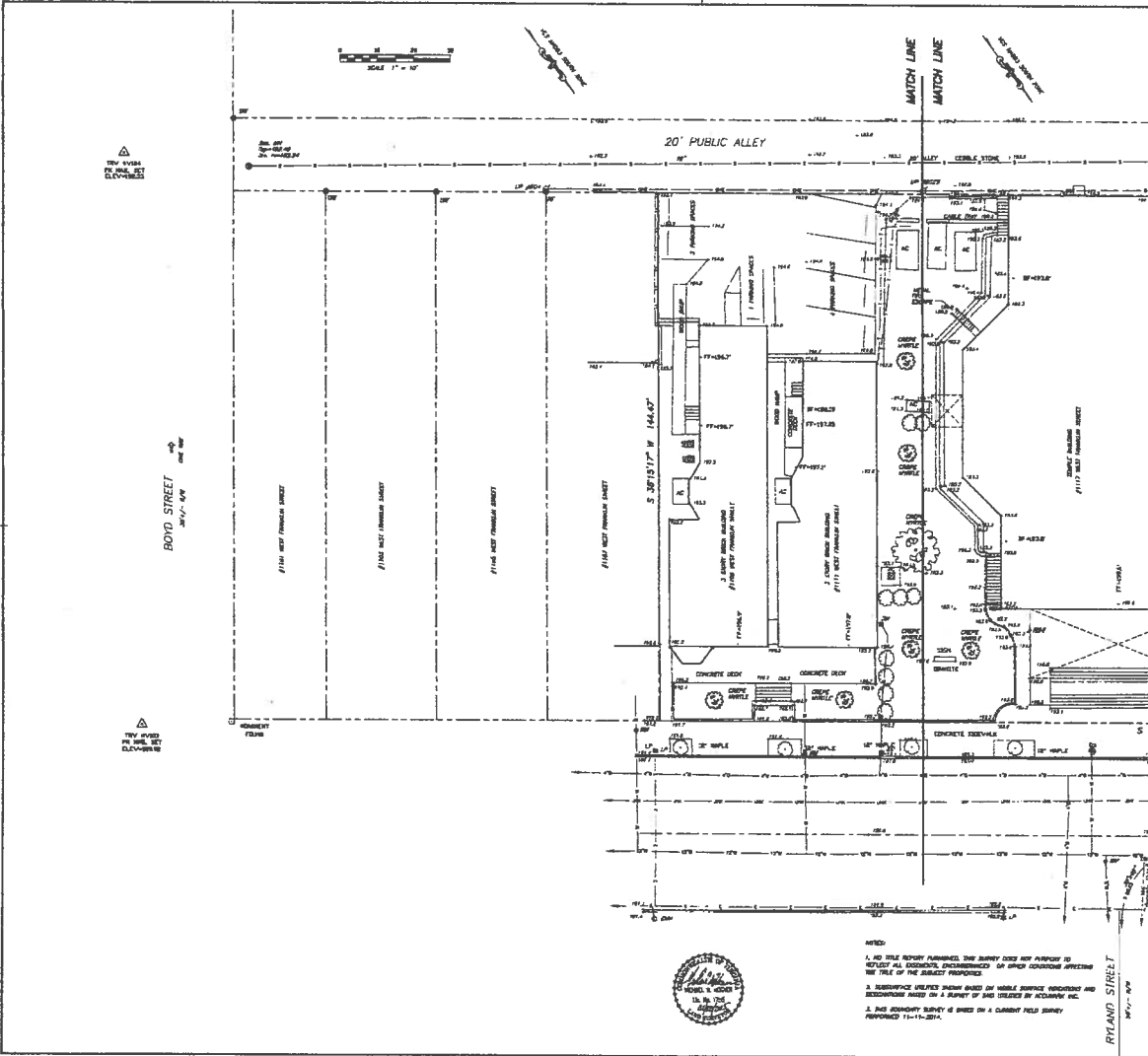


NO.	DESCRIPTION	DATE	BY
1	CONDUCTED SURVEY	11/29/2011	J.S.H.
2	REVISION	01/28/2016	J.S.H.

NO.	DESCRIPTION	DATE	BY
1	CONDUCTED SURVEY	11/29/2011	J.S.H.
2	REVISION	01/28/2016	J.S.H.

**Dewberry**  
 Dewberry Consultants LLC  
 10000 Lakeside Drive, Suite 100  
 Fairfax, VA 22030  
 703.291.7300  
 www.dewberry.com

DATE: 01/28/2016  
 REVISION: 01/28/2016  
 DRAWN BY: J.S.H.  
 CHECKED BY: J.S.H.  
 SHEET 1 OF 2  
 JOB NUMBER: 20020571  
 14-D-19



**Dewberry**  
 Dewberry Consultants LLC  
 1000 North 17th Street, Suite 200  
 Arlington, VA 22209  
 804-222-2333  
 www.dewberry.com

DATE	REVISION
01/28/2013	ISSUED INTERIOR WALL LINE FOR PREVIOUS CONSULTANTS

PLAT SHOWING A BOUNDARY AND TOPOGRAPHIC SURVEY  
 ON A PARCEL OF LAND IN THE CITY OF RICHMOND, VIRGINIA  
**CONGREGATION BETH ABRAHAM TRUSTEES**  
 CITY OF RICHMOND, VIRGINIA

DATE PLOTTED	01/28/2013
DATE	11/25/2011
DRAWN BY	1081
CHECKED BY	1081
SHEET	2 OF 2
JOB NUMBER	3002571



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

**Special Use Permit**

**LOCATION:** 1109 West Franklin Street

**APPLICANT:** Beth Ahabah Congregation Trustees, Represented by Baker Development Resources

**COUNCIL DISTRICT:** 2

**PROPOSAL:** To authorize the amendment of Ord. No.2017-073, adopted April 10, 2017, authorizing the special use of the property known as 1117 West Franklin Street for the purpose of a reduction in size of an existing institutional use, upon certain terms and conditions.

*For questions, please contact David Watson at 804-646-1036 or David.Watson@rva.gov*

