

INTRODUCED: December 15, 2025

AN ORDINANCE No. 2025-271

To authorize the special use of the property known as 1920 Fairmount Avenue for the purpose of office and social service delivery uses, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JAN 12 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 1920 Fairmount Avenue, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of office and social service delivery uses, which use, among other things, is not currently allowed by section 30-412.1 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

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: JAN 12 2026 REJECTED: _____ STRICKEN: _____

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 1920 Fairmount Avenue and identified as Tax Parcel No. E000-0613/007 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Boundary Survey, Seven Parcels of Land Situated in City Tax Block E000-0613, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated December 12, 2024, 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 office and social service delivery uses, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1920 Fairmount Ave Renovation – Office Conversion,” prepared by 510 Architects, and dated April 15, 2025, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

(a) The Special Use of the Property shall be as office and social service delivery uses, substantially as shown on the Plans.

(b) The hours of operation for the Special Use shall be limited to between 7:00 a.m. and 11:00 p.m.

(c) The Property shall not be used for (i) any dwelling use or (ii) a recovery residence, as defined by section 37.2-431.1 of the Code of Virginia (1950), as amended.

(d) Signs on the Property shall be limited to signs permitted pursuant to section 30-507.1 of the Code of the City of Richmond (2020), as amended.

(e) Prior to the issuance of a certificate of zoning compliance for any social service delivery use, the Owner shall submit the following information in writing to the Zoning Administrator, which shall include, at a minimum:

(1) The location and description of all access control points and any fencing and screening for the parcel and all buildings and structures;

(2) The location and description of the use and occupancy of each room or space inside all buildings and structures;

(3) The location and description of the size of emergency ingress points, egress points, and evacuation routes;

(4) The location and description of all smoke alarms, carbon monoxide alarms, and fire extinguishers; and

(5) An operations information statement that shall include, at a minimum, the following:

(a) The name of the operating entity, its articles of incorporation or similar organizational document and its bylaws, if any, and a statement of the operating entity's experience providing social service delivery;

(b) The anticipated dates, days, and hours of operation; and

(c) A description of each staff position, the qualifications necessary for each position, and a statement of the anticipated number of staff serving in such positions.

§ 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.

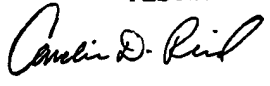
(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of 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 or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 730 consecutive calendar days, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

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

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

A TRUE COPY:
TESTE:

City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: October 20, 2025

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 authorize the special use of the property known as 1920 Fairmount Avenue, for the purpose of office and social service delivery uses, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to allow for office and social service delivery uses in a R-6 Single-Family Attached district. The uses are not permitted within the district. A Special Use Permit is therefore necessary to proceed with this request.

BACKGROUND: The subject property is located in the Fairmount neighborhood on the corner of Fairmount Avenue and North 20th Street. The property is a 18,156 square foot (0.41 acre) parcel improved with an institutional building. The building is to remain. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined as existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The current zoning is R-6 Single-Family Attached Residential.

COMMUNITY ENGAGEMENT: Applicant is responsible for initial community outreach. Additional community notification will take place by staff after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$3,600 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: December 8, 2025

CITY COUNCIL PUBLIC HEARING DATE: January 12, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission January 6, 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 & Operations Supervisor, Land Use Administration (Room 511) 646-3709

Shaianna Trump, Planner Associate, Land Use Administration (Room 511) 646-7319

**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/LocationProperty Address: 1920 Fairmount AveDate: 4/21/25Tax Map #: E0000613007 Fee: \$2,400.00Total area of affected site in acres: 0.42(See **page 6** for fee schedule, please make check payable to the "City of Richmond")**Zoning**Current Zoning: R-6Existing Use: Church**Proposed Use**

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

Offices

Existing Use: Church

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: BZA 1941-318**Applicant/Contact Person:** Lory MarkhamCompany: Markham PlanningMailing Address: 208 E Grace StCity: RichmondState: VAZip Code: 23219

Telephone: ()

Fax: ()

Property Owner: ELEVEN ELEVEN 25TH LLCIf Business Entity, name and title of authorized signee: Toby Desch, Managing Partner

(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: PO BOX 7959City: RichmondState: VAZip Code: 23223

Telephone: ()

Fax: ()

Property Owner Signature: [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)



April 21, 2025

Mr. Kevin Vonck, Acting Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
kevin.vonck@richmondgov.com

RE: Applicant's Report for Special Use permit at 1920 Fairmount Ave

Dear Mr. Vonck

Please accept this letter as the Applicant's Report for the request a Special Use Permit (SUP) at 1920 Fairmount Ave:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
1920 Fairmount Ave	E0000613007	0.42	R-6	Eleven Eleven 25 th LLC

With this application, the property owner is petitioning the City Council for a SUP to authorize the property for office and social service delivery uses.

Property

The property is one parcel located in the City's Fairmount neighborhood on the block bounded by Fairmount Ave, T Street, N 19th St, and N 20th St. The parcel is zoned R-6 Single Family Attached Residential and consists of 0.42 acres. The property is currently improved with a church building which was original constructed as the Fairmount United Methodist Church in 1892. In 1962, the property was purchased by the Bethlehem Baptist Church and served as their location until it was sold to the current property owner in January 2025. The church building contains approximately 12,000 SF of floor area. The rest of the parcel is improved with a surface parking area.

Surrounding properties are predominantly single-family residences in the R-6 district. A B-2 Community Business District is located to the northwest along Fairmount Ave. Uses in this area include a convenience store, vacant commercial storefronts, and single-family residences. Additionally, Parker Field and the Fairmount Pool are located to the northeast of the subject property.

Zoning Regulations & Proposal

The subject property is located in the R-6 Single-Family Attached district which permits single and two family attached and detached uses. In addition, uses that complement residential uses such as libraries, museums, schools, parks, and churches are also permitted.

The property owner is proposing to rehabilitate the existing church for office and social service delivery uses. Preliminary plans for renovation of the building show the two tenant offices on the lower floor and two additional tenant spaces on the upper floor. However, the exact floor plan and tenants have not been finalized at this time, and the SUP will need to permit a degree of flexibility in the final construction and leasing of the converted church space.

Richmond 300 Master Plan

The property is designated for future land use as Neighborhood Mixed Use by Richmond 300. These areas are 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.

In Neighborhood Mixed Use areas, primary uses are Single-family houses, accessory dwelling units, duplexes, small multi-family buildings. Secondary uses are Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

City Charter Conditions

We trust that you will agree with us that the potential development of the site under TOD-1 regulations would support the efforts to develop the properties in a manner consistent with the Master Plan; and that the rezoning meets the City Charter considerations to be observed in the alteration of zoning regulations.

Thank you for your consideration of this application. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,



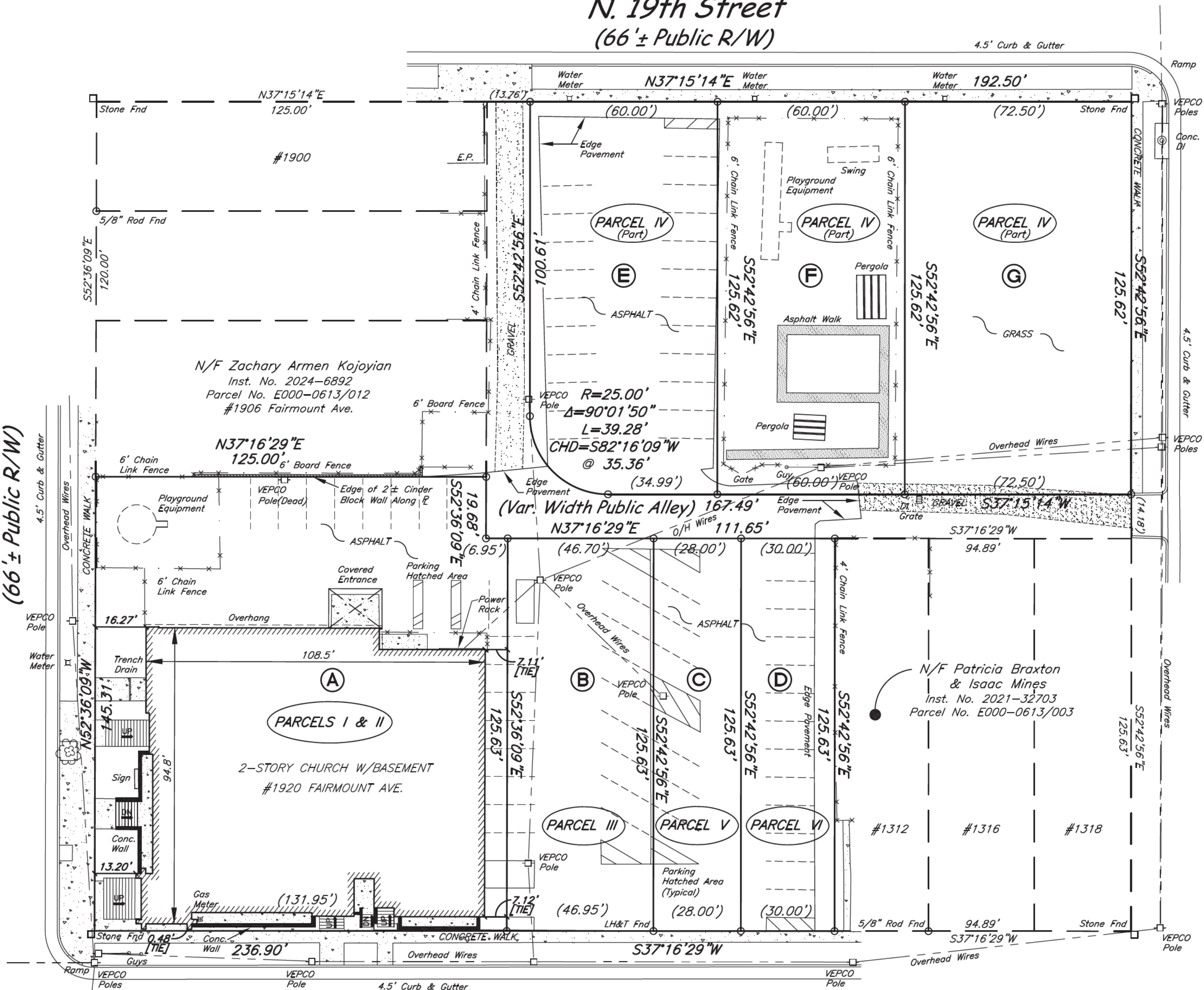
Lory Markham

Enclosures

cc: The Honorable Cynthia I. Newbille, 7th District Council Representative
Alyson E. Oliver, Secretary to the City Planning Commission

Fairmount Ave.
(66'± Public R/W)

N. 19th Street
(66'± Public R/W)



Legal References:

Trustees of Bethlehem Baptist Church
Instrument No. 970009555
Deed Book 607B, Page 554
Parcel No. E000-0613/007
#1920 Fairmount Avenue
0.437 Acres
19,036.58 Sq. Ft.

Trustees of Bethlehem Baptist Church
Deed Book 342, Page 107
Parcel No. E000-0613/005
#1308 N. 20th Street
0.081 Acres
3517.64 Sq. Ft.

Trustees of Bethlehem Baptist Church
Instrument No. 970004051
Part of Deed Book 288, Page 170
Parcel No. E000-0613/017
#1307 N. 19th Street
0.167 Acres
7402.91 Sq. Ft.

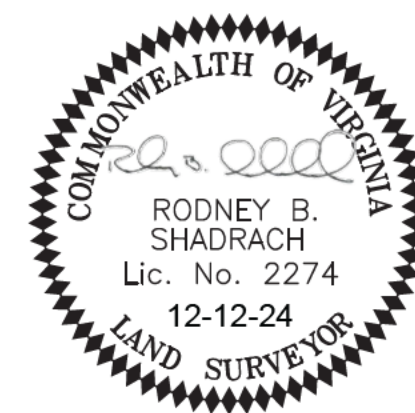
Trustees of Bethlehem Baptist Church
Part of Deed Book 288, Page 170
Parcel No. E000-0613/019
#1311 N. 19th Street
0.209 Acres
9107.04 Sq. Ft.

Trustees of Bethlehem Baptist Church
Instrument No. 970009555
Deed Book 217, Page 2109
Parcel No. E000-0613/006
#1306 N. 20th Street
0.135 Acres
5882.77 Sq. Ft.

Trustees of Bethlehem Baptist Church
Deed Book 281, Page 839
Parcel No. E000-0613/018
#1310 N. 20th Street
0.087 Acres
3768.90 Sq. Ft.

Trustees of Bethlehem Baptist Church
Part of Deed Book 288, Page 170
Parcel No. E000-0613/018
#1309 N. 20th Street
0.173 Acres
7537.20 Sq. Ft.

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Landscape Architects.



Plot-Geo. Stephens
DB. 48, PG. 1104

Purchaser:

Eleven Eleven 25th, LLC

Notes

- The subject property is not located within the limits of the 500 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community Map #510129-0041-E, Effective date: July 16, 2014 (Zone X).
- This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: December 6, 2024.
- This survey was made with the benefit of a Title Report issued by First American Title Insurance Company (No. B24-2554 F) with a Commitment Date of October 9, 2024.
- 5/8" Iron rods or Nails set at property corners unless otherwise noted hereon.

Boundary Survey
Seven Parcels of Land Situated
in City Tax Block E000-0613
City of Richmond, Virginia

December 12, 2024



Scale: 1" = 25'



Shadrach & Associates LLC
LAND SURVEYING

430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • Fax: (804)379-9301



