



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: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Map #: \_\_\_\_\_ Fee: \_\_\_\_\_

Total area of affected site in acres: \_\_\_\_\_

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

Zoning

Current Zoning: \_\_\_\_\_

Existing Use: \_\_\_\_\_

Proposed Use

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

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes No
  If Yes, please list the Ordinance Number: \_\_\_\_\_

Applicant/Contact Person:

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_( ) Fax: \_( )

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

Property Owner:

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: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_( ) Fax: \_( )

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

Property Owner Signature: [Handwritten 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)

November 15, 2022

Special Use Report:

10S Rowland Street

10 S Rowland Street (“The property”) is located on the west side of Rowland Street between Cary Street and Main Street in the Fan District. It is bounded by an alley to the north and the south, by Rowland Street to the east and by 2112 W Cary Street to the west. The property consists of 0.11 acres and is zoned R-63. The current use for the Property is single family.

The proposed plan would demolish the existing 1866 sf building and rebuild a three story six unit apartment building with approximately 8,500 sf of heated space, or roughly 1250 sf per apartment. There will be two 1st floor units that will contain 2 bedrooms and 2 baths. The second and third floor will have four units that will consist of two bedrooms and 2.5 baths. The second floor will contain the living space for each apartment and the third floor will contain the bedrooms and bathrooms for each apartment. The existing garages in the rear of the property will be demolished and a total of six onsite parking spaces will be provided.

The project will not be detrimental to the safety, health, morals and general welfare of the community.

Parking is being provided in accordance with the zoning ordinance. The level of density is commensurate with the current and historic patterns of this district. The project will not tend to create congestion in streets, roads, alleys, and other public ways and places in the area involved.

All work will be done in accordance with local building codes and will not create hazards from fire, panic, or other dangers.

There is no concentration of population which could cause overcrowding of land and undue concentration of population.

The proposed project will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposals, transportation or other public requirements, conveniences and improvements.

The project will not interfere with adequate light and air.

# CODE NOTES

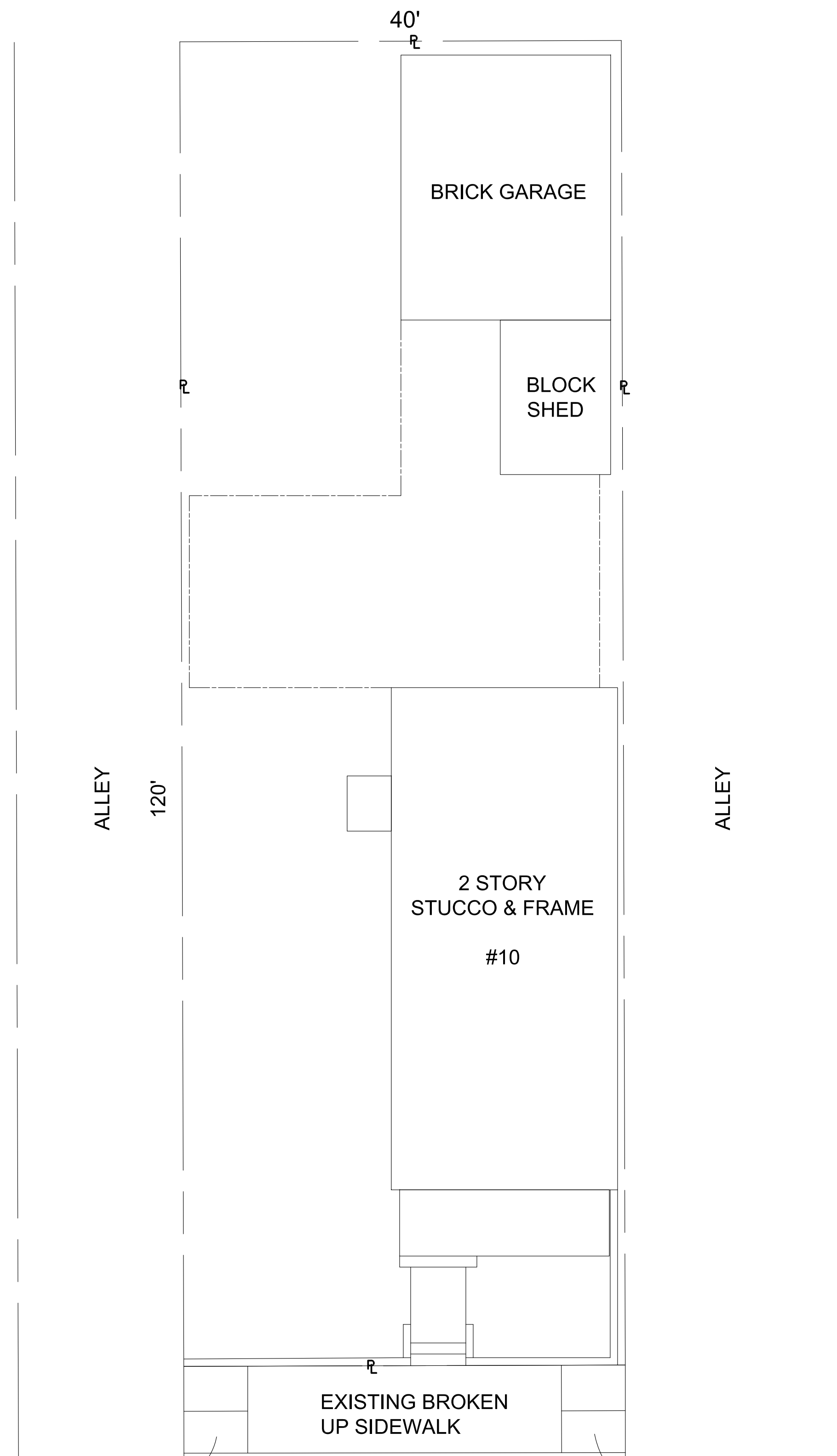
1. VCC 2018 & ALL LOCAL CODES SHALL APPLY
2. USE NO. 2 GRADE FRAMING MATERIAL
3. HEADER'S (2) 2X8'S UNLESS NOTED OTHERWISE
4. SHEATHING 7/16" OSB THROUGHOUT
5. BRACED WALL CONTINUOUS SHEATHING
6. INSULATE WALLS WITH R-20, ATTIC/ROOF AREAS R49 BATT CRAWL SPACE W/ R-19
7. FINISH WITH 5/8" GYPSUM BOARD AND PAINT.
8. ASSUMED SOIL BEARING CAPACITY 2000 PSI CONCRETE 3000 PSI FTGS. SLABS 3500 PSI
9. LOADS: FLOOR - LIVE 40 PSF, DEAD 10 PSF ROOF - LIVE 20 PSF, DEAD 10 PSF
10. WIND SPEED 115 MPH
11. SIMPSON CONNECTORS AS REQUIRED
12. SMOKE DETECTOR (SD)
13. 1 HOUR FIRE SEPARATE UL U305 BETWEEN UNITS

# INDEX OF DRAWINGS

- A-1 SITE PLAN & EXISTING SURVEY
- A-2 FIRST FLOOR AND SECOND FLOOR PLANS
- A-3 THIRD FLOOR AND ROOF PLANS
- A-4 SECTION AND EAST & WEST ELEVATIONS
- A-5 NORTH & SOUTH ELEVATIONS

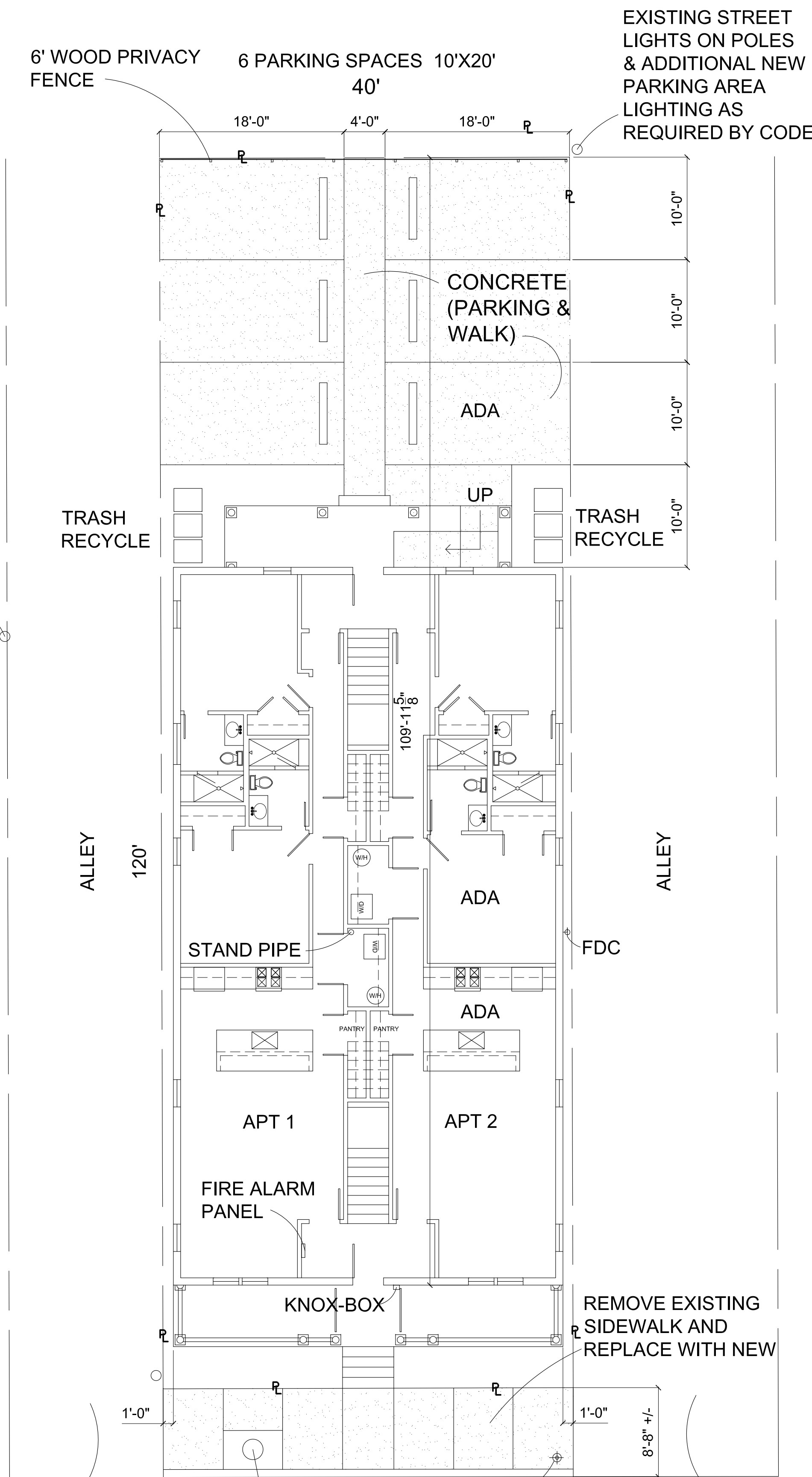
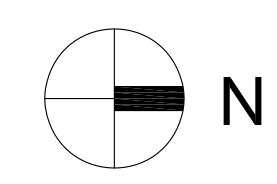
# AREA SQUARE FOOTAGE

APARTMENT	TOTAL INTERIOR AREA	TOTAL COMMON AREA	TOTAL DECK AREA
10 SOUTH ROWLAND	7980 SQ.FT.	632 SQ.FT.	732 SQ.FT.
APARTMENT 1	1188 SQ.FT.		155 SQ.FT.
APARTMENT 2	1188 SQ.FT.		155 SQ.FT.
APARTMENT 3	1243 SQ.FT.		114 SQ.FT.
APARTMENT 4	1243 SQ.FT.		114 SQ.FT.
APARTMENT 5	1243 SQ.FT.		84 SQ.FT.
APARTMENT 6	1243 SQ.FT.		84 SQ.FT.



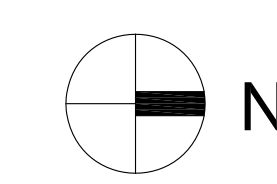
SOUTH ROWLAND  
**SITE PLAN (EXISTING)**

SCALE: 1/8" = 1'-0"  
0' 4' 8' 12' 16' 20'



SOUTH ROWLAND  
**SITE PLAN (PROPOSED)**

SCALE: 1/8" = 1'-0"  
0' 4' 8' 12' 16' 20'

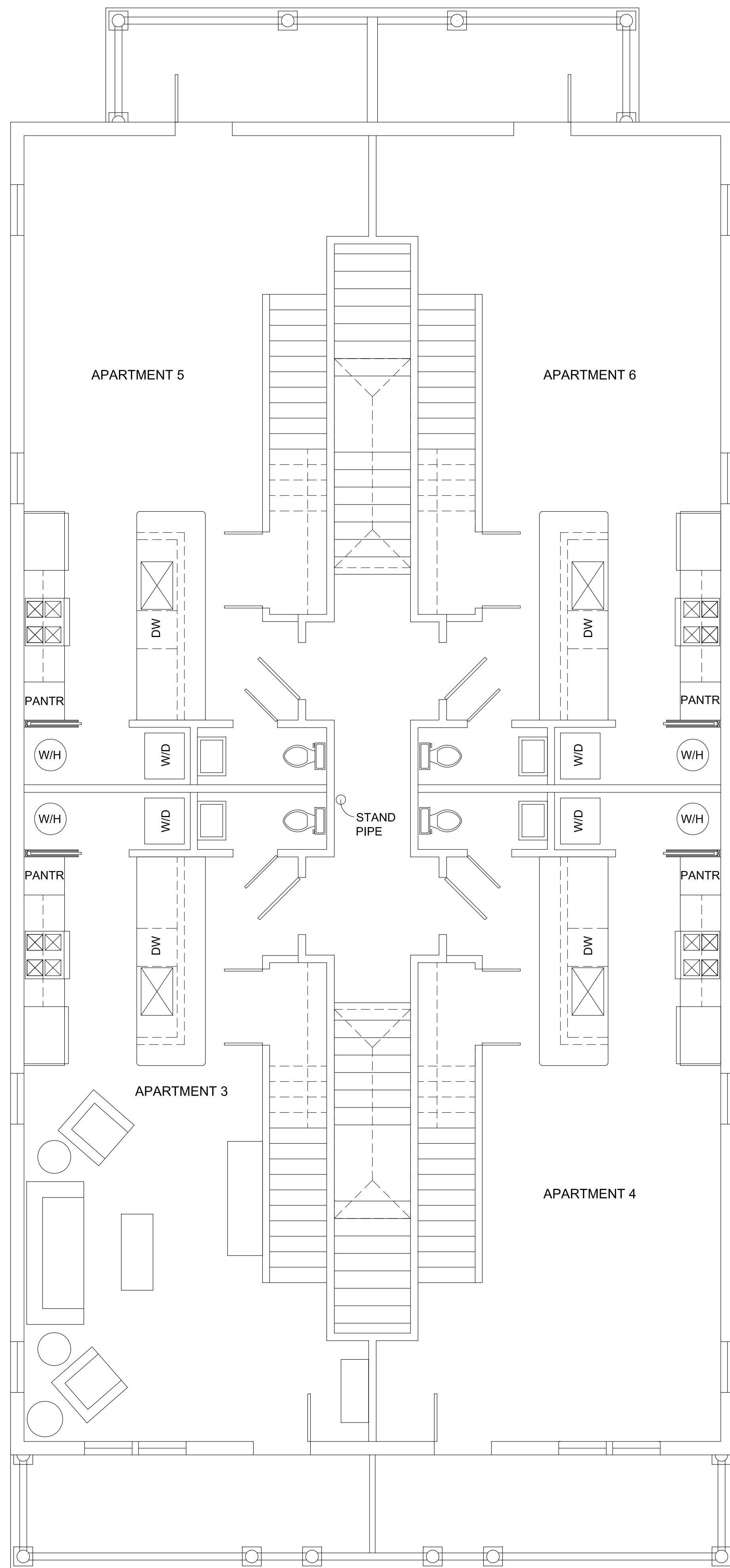


**APPICH**  
ARCHITECTS  
appicharchitects.com  
14321 Winter Ridge Lane  
Midlothian, VA 23113  
m 804.399.7217  
cwappich@gmail.com  
residential commercial reconstruction

**Caplit Holdings LLC and Others**  
NEW 6 UNIT APARTMENT  
10 S ROWLAND STREET  
RICHMOND, VIRGINIA

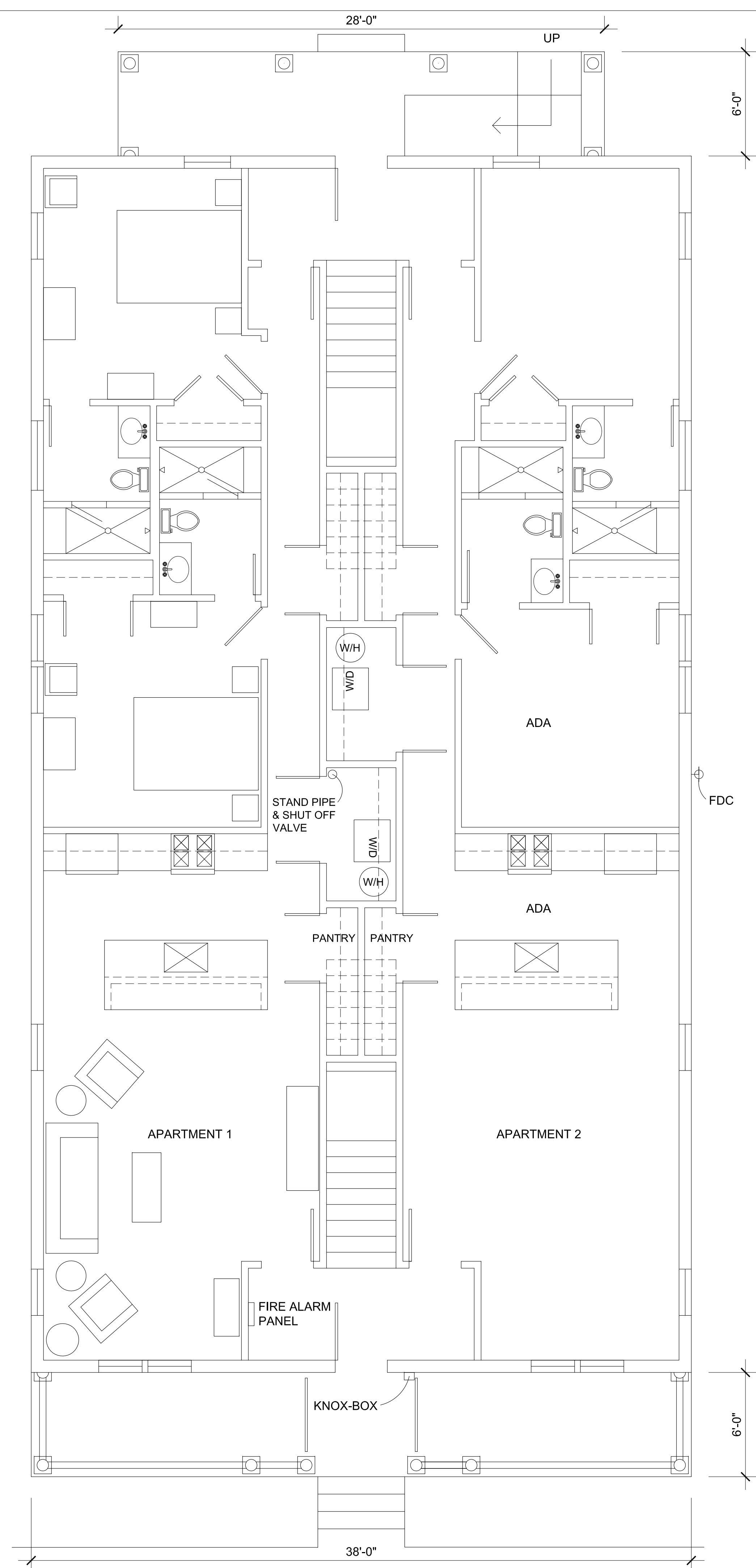
- REV 1-18-23
- REV 1-24-23
- REV 2-20-23
- REV 3-13-23
- REV 3-21-23
- REV 3-23-23

PROJECT NUMBER: 2022-60  
DATE: NOVEMBER 11, 2022  
DRAWN BY: CWA



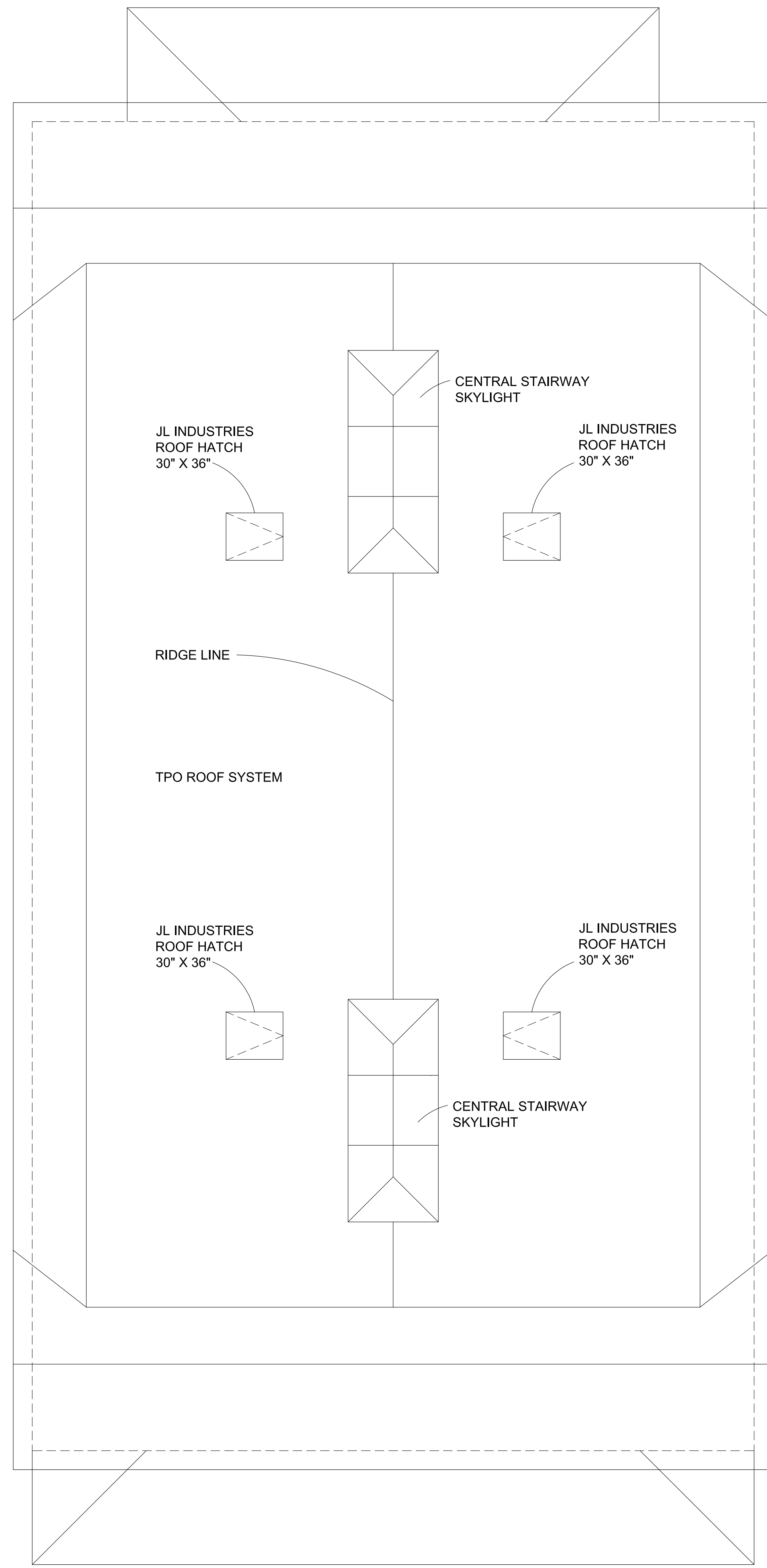
**SECOND FLOOR**

SCALE: 1/4" = 1'-0"  
 0' 4' 8' 12' 16' 20'

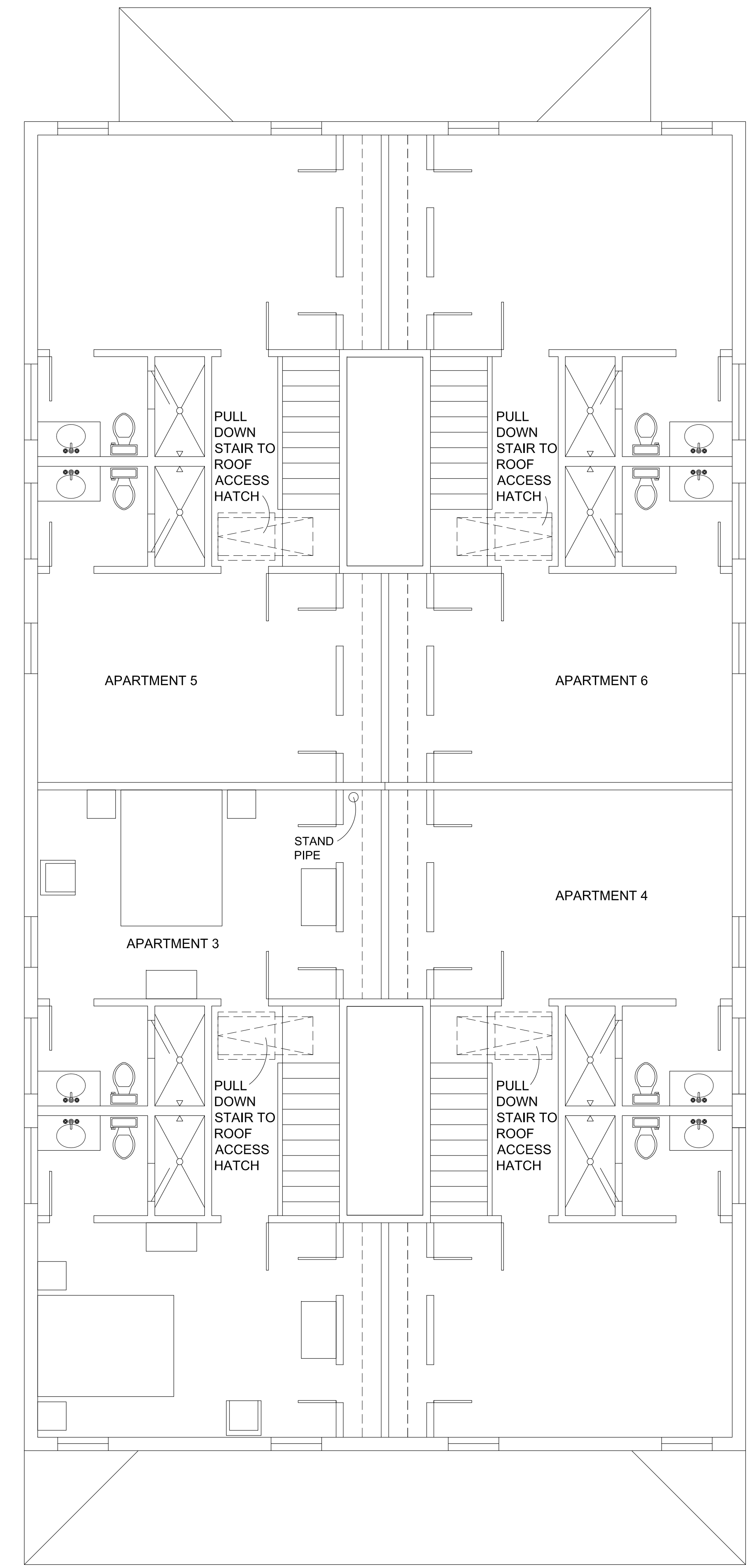


**FIRST FLOOR**

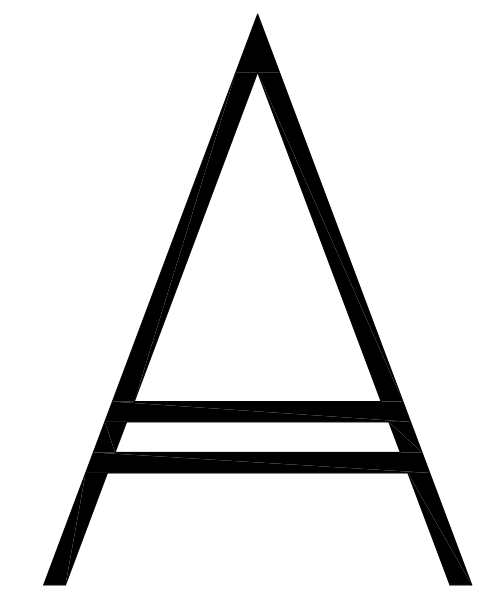
SCALE: 1/4" = 1'-0"  
 0' 4' 8' 12' 16' 20'



**ROOF PLAN**  
 SCALE: 1/4" = 1'-0"  
 0' 4' 8' 12' 16' 20'



**THIRD FLOOR**  
 SCALE: 1/4" = 1'-0"  
 0' 4' 8' 12' 16' 20'



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**A-4**  
ELEVATION  
CROSS SECTION



**WEST ELEVATION**

SCALE: 1/4" = 1'-0"  
0' 4' 8' 12' 16' 20'



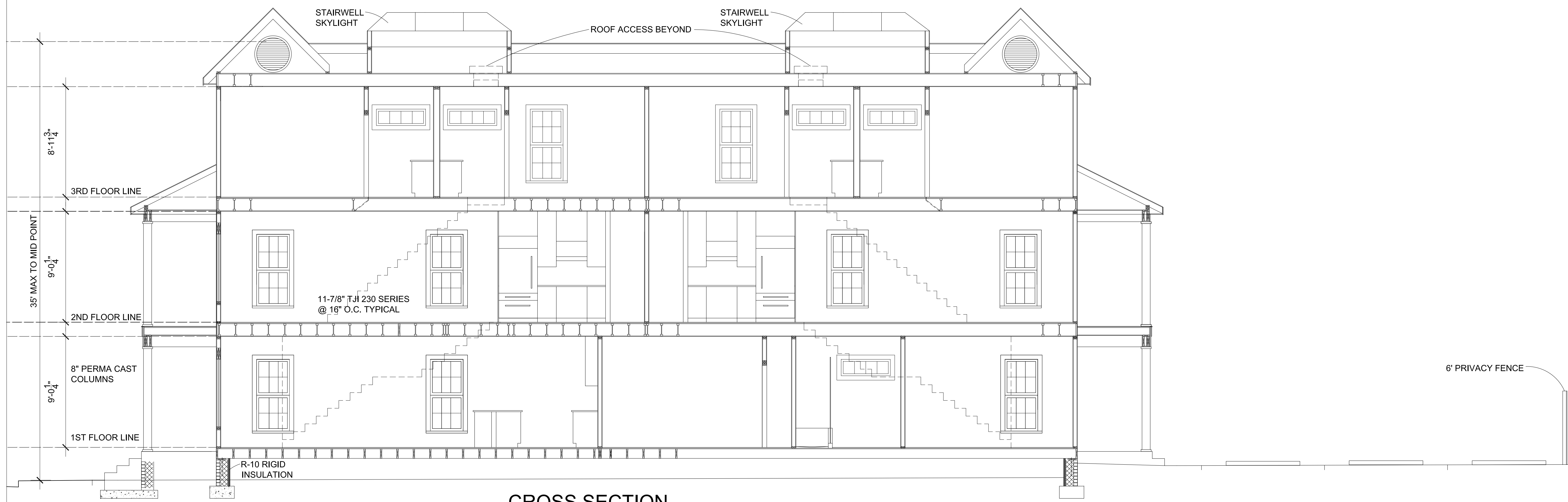
**EAST ELEVATION**

SCALE: 1/4" = 1'-0"  
0' 4' 8' 12' 16' 20'

32% FENESTRATION  
THIRD FLOOR STREET SIDE

42% FENESTRATION  
SECOND FLOOR STREET SIDE

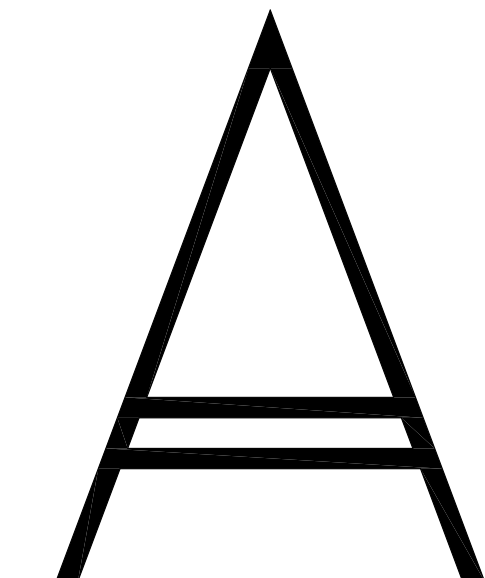
33% FENESTRATION  
FIRST FLOOR STREET SIDE



**CROSS SECTION**

SCALE: 1/4" = 1'-0"  
0' 4' 8' 12' 16' 20'

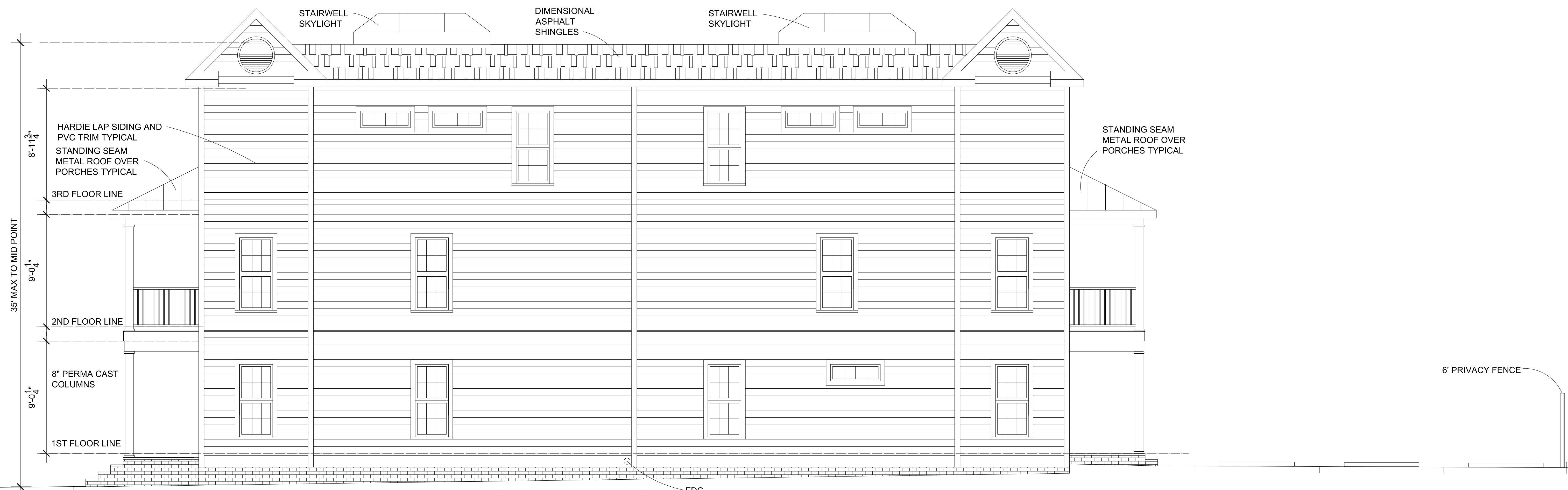
6' PRIVACY FENCE



**APPICH ARCHITECTS**

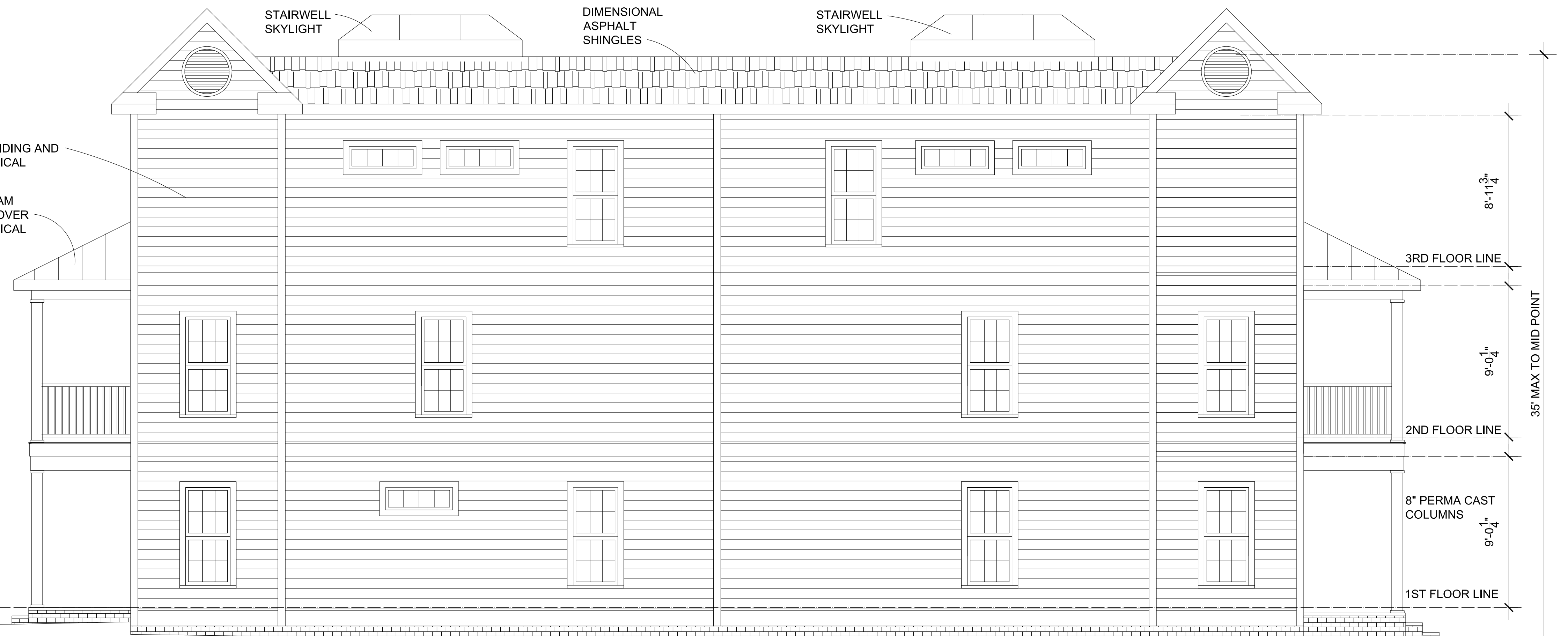
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m 804.399.7217  
cwappich@gmail.com

residential commercial reconstruction



**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"  
0' 4' 8' 12' 16' 20'



**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"  
0' 4' 8' 12' 16' 20'

**Caplit Holdings LLC and Others**

NEW 6 UNIT APARTMENT  
10 S ROWLAND STREET  
RICHMOND, VIRGINIA

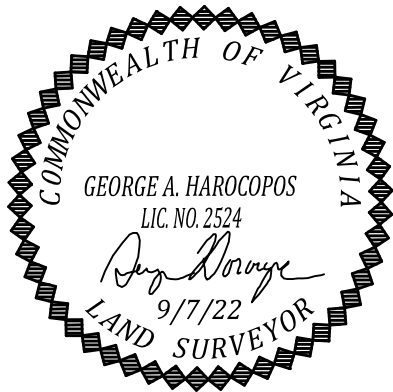
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DATE: NOVEMBER 11, 2022  
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REV 1-18-23  
REV 1-24-23  
REV 2-20-23  
REV 3-13-23  
REV 3-21-23  
REV 3-23-23

**A-5**  
NORTH & SOUTH ELEVATIONS

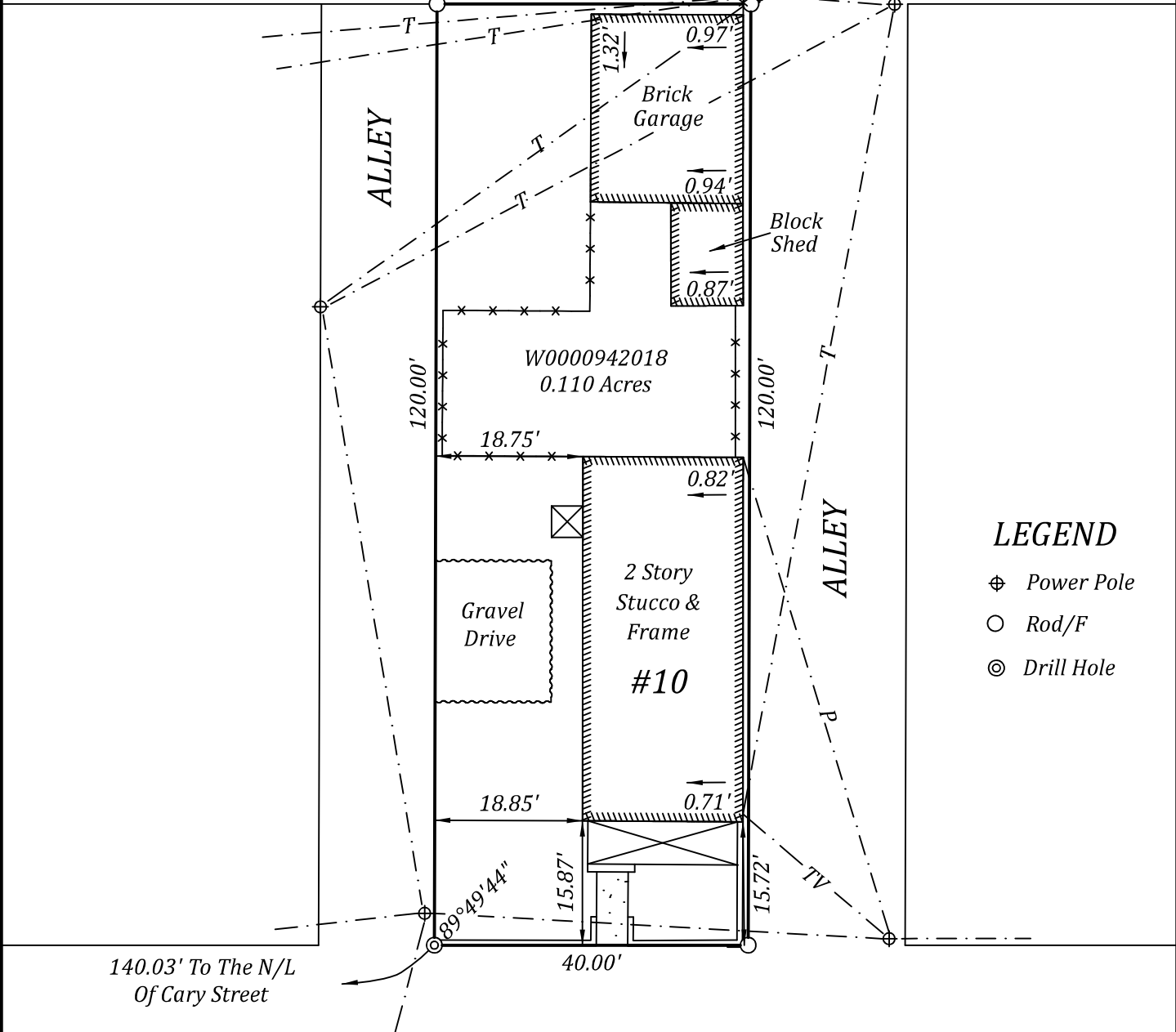
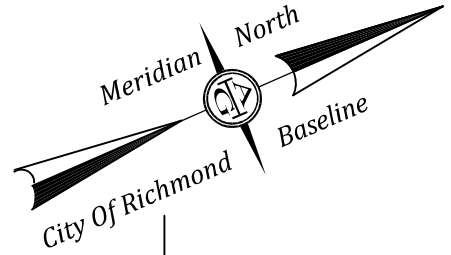
This is to certify that on 9/7/22  
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290037D

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



W0000942026  
 Thomas G. Paul  
 ID 2010-10111



**LEGEND**

- ⊕ Power Pole
- Rod/F
- ⊙ Drill Hole

**S. ROWLAND STREET**

SURVEY OF  
 LOT AND IMPROVEMENTS THEREON LOCATED AT

**#10 S. ROWLAND STREET**

RICHMOND, VIRGINIA

JN 52112

A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112

Office 804 744 2630 FAX 804 744 2632

E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=20' Date 9/7/22 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF THE CONVEYANCE TO LEWIS LITTLE





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

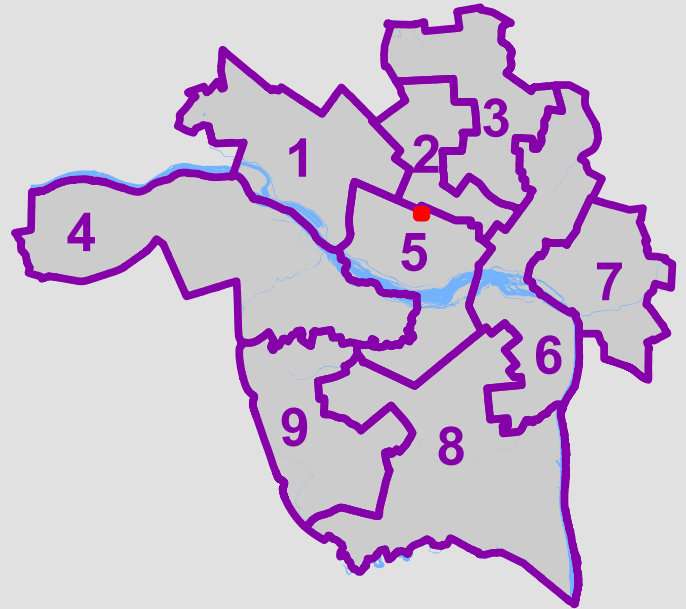
**Special Use Permit**

**LOCATION:** 10 South Rowland Street

**APPLICANT:** Lewis Little

**COUNCIL DISTRICT:** 5

**PROPOSAL:** To authorize the special use of the property known as 10 South Rowland Street for the purpose of a multi-family building, with off-street parking, upon certain terms and conditions.



*For questions, please contact Matthew Ebinger  
at 804-646-5789 or [matthew.ebinger@richmondgov.com](mailto:matthew.ebinger@richmondgov.com)*

