



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

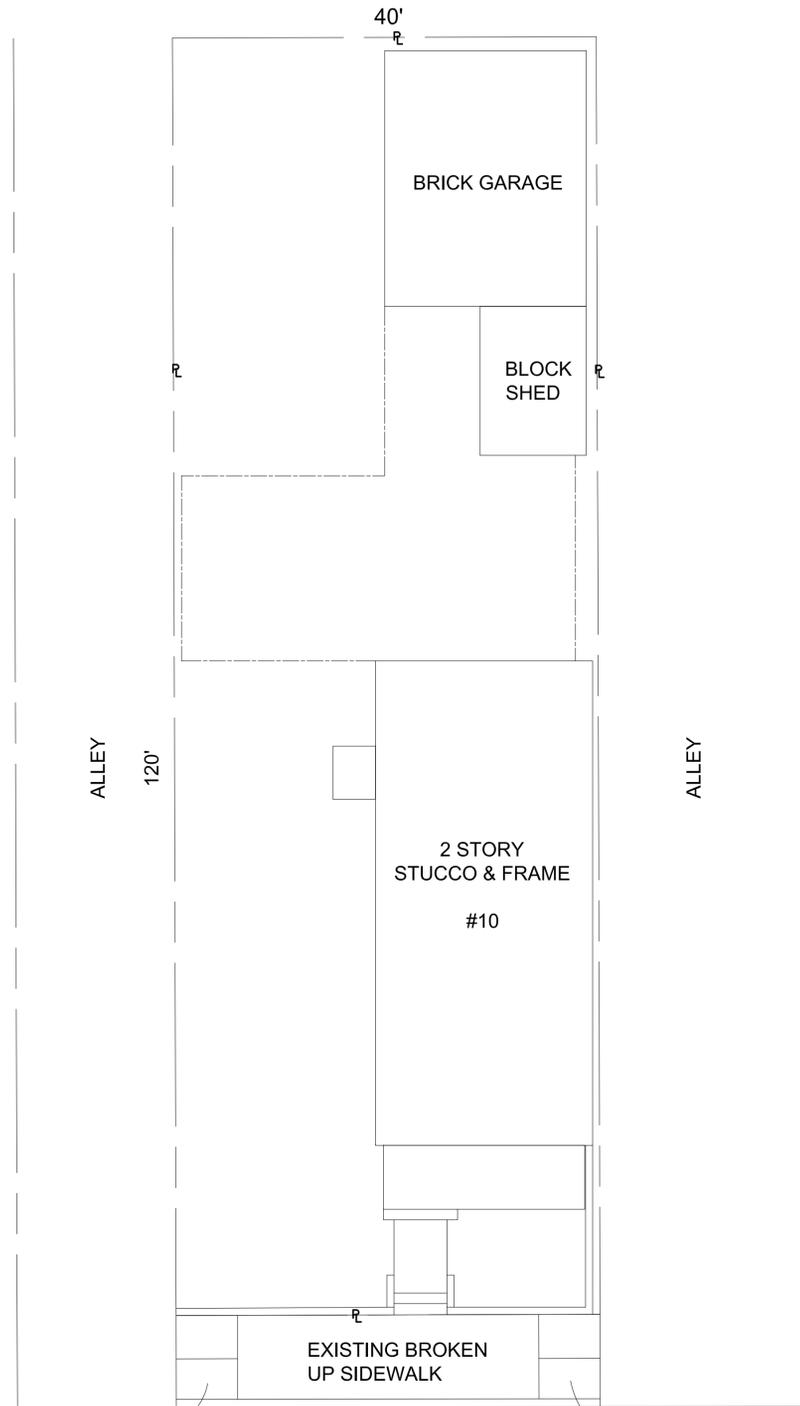
1. VCC 2018 & ALL LOCAL CODES SHALL APPLY
2. USE NO. 2 GRADE FRAMING MATERIAL
3. HEADER'S (2) 2X8'S UNLESS NOTED OTHERWISE
4. SHEATHING 7/16" OSB THROUGHOUT
5. BRACED WALL CONTINUOUS SHEATHING
6. INSULATE WALLS WITH R-20, ATTIC/ROOF AREAS R49 BATT CRAWL SPACE W/ R-19
7. FINISH WITH 5/8" GYPSUM BOARD 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

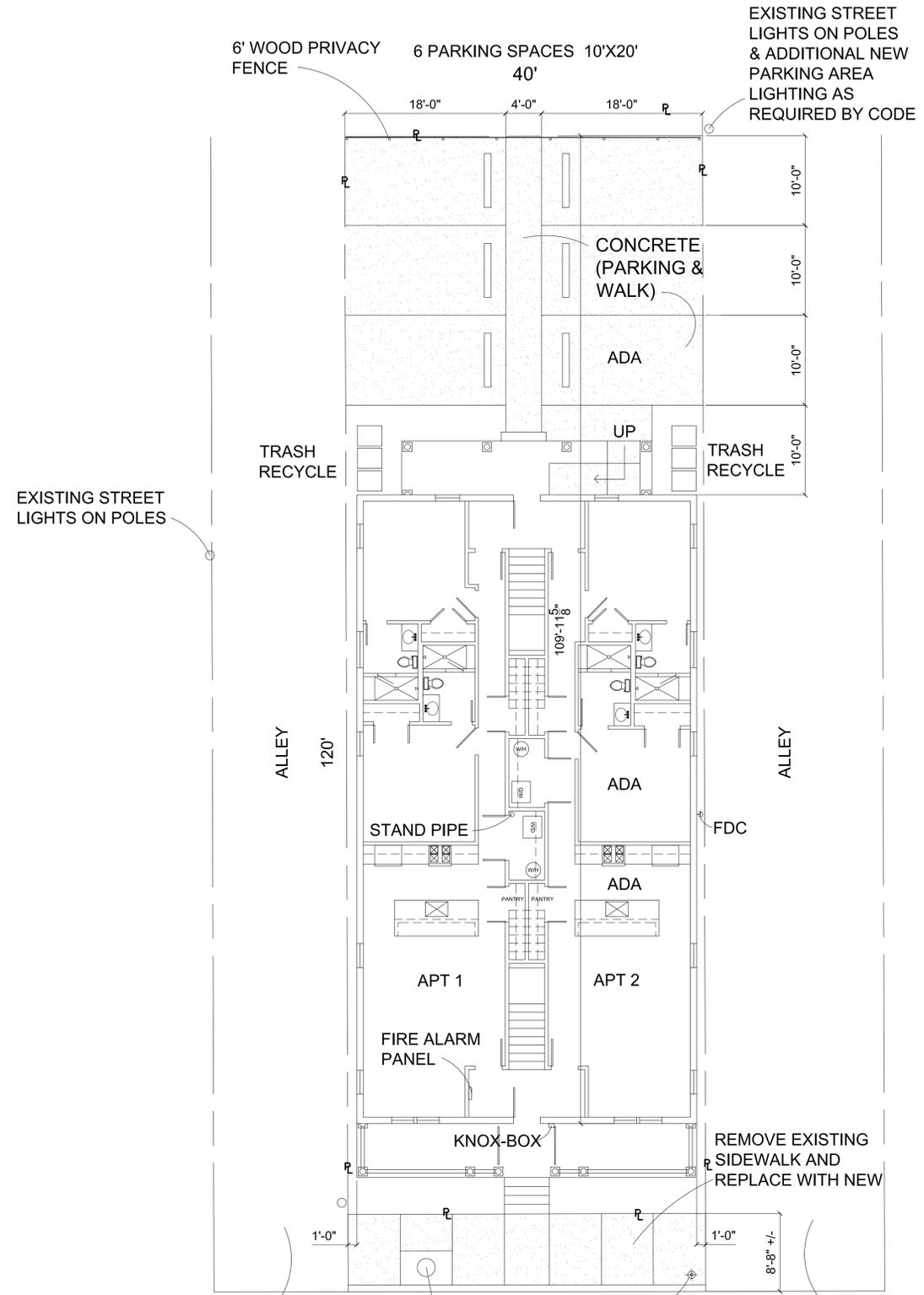
# AREA SQUARE FOOTAGE

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.



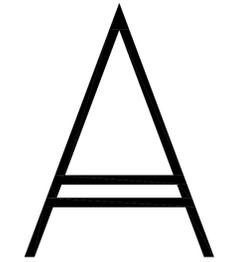
SOUTH ROWLAND  
**SITE PLAN (EXISTING)**

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'



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residential commercial reconstruction

**Caplit Holdings LLC and Others**

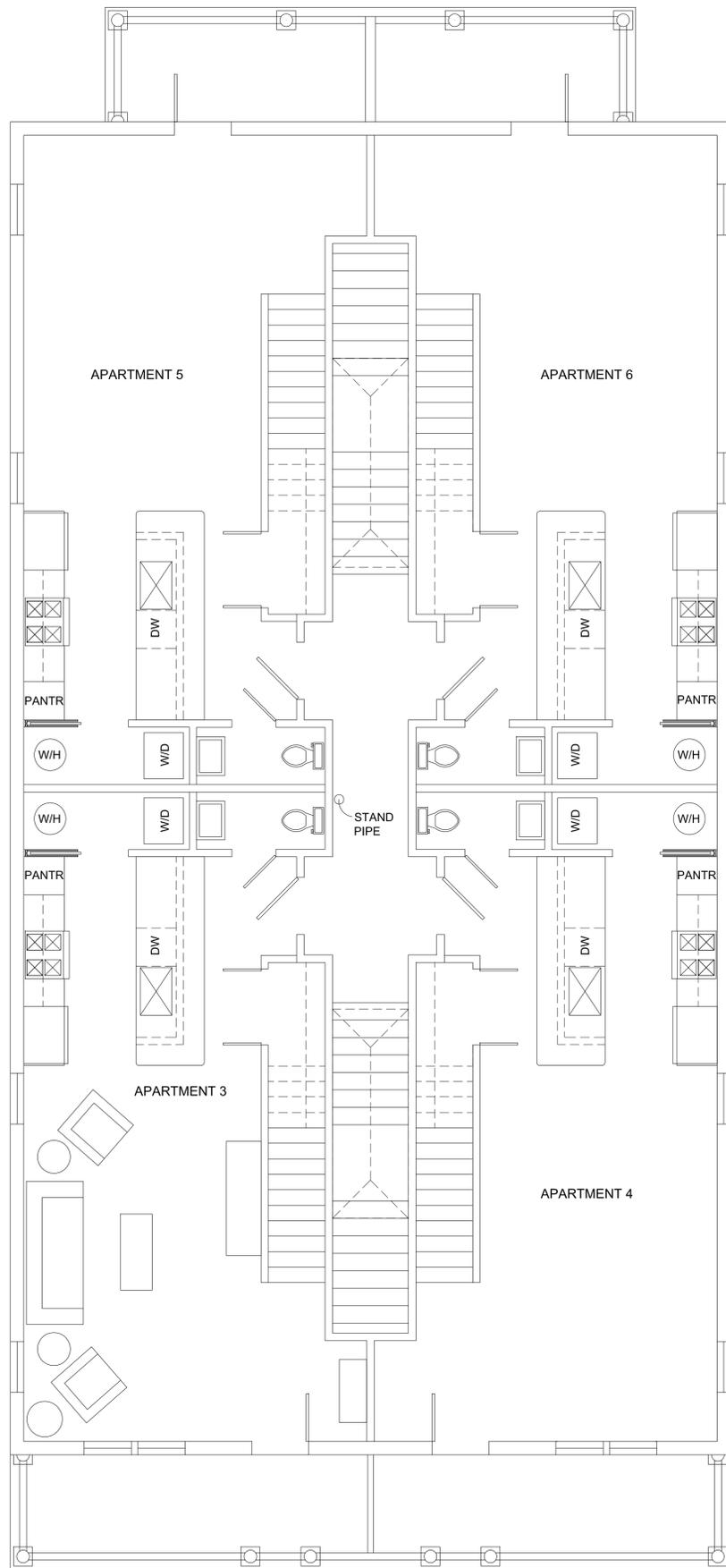
NEW 6 UNIT APARTMENT  
10 S ROWLAND STREET  
RICHMOND, VIRGINIA

- 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

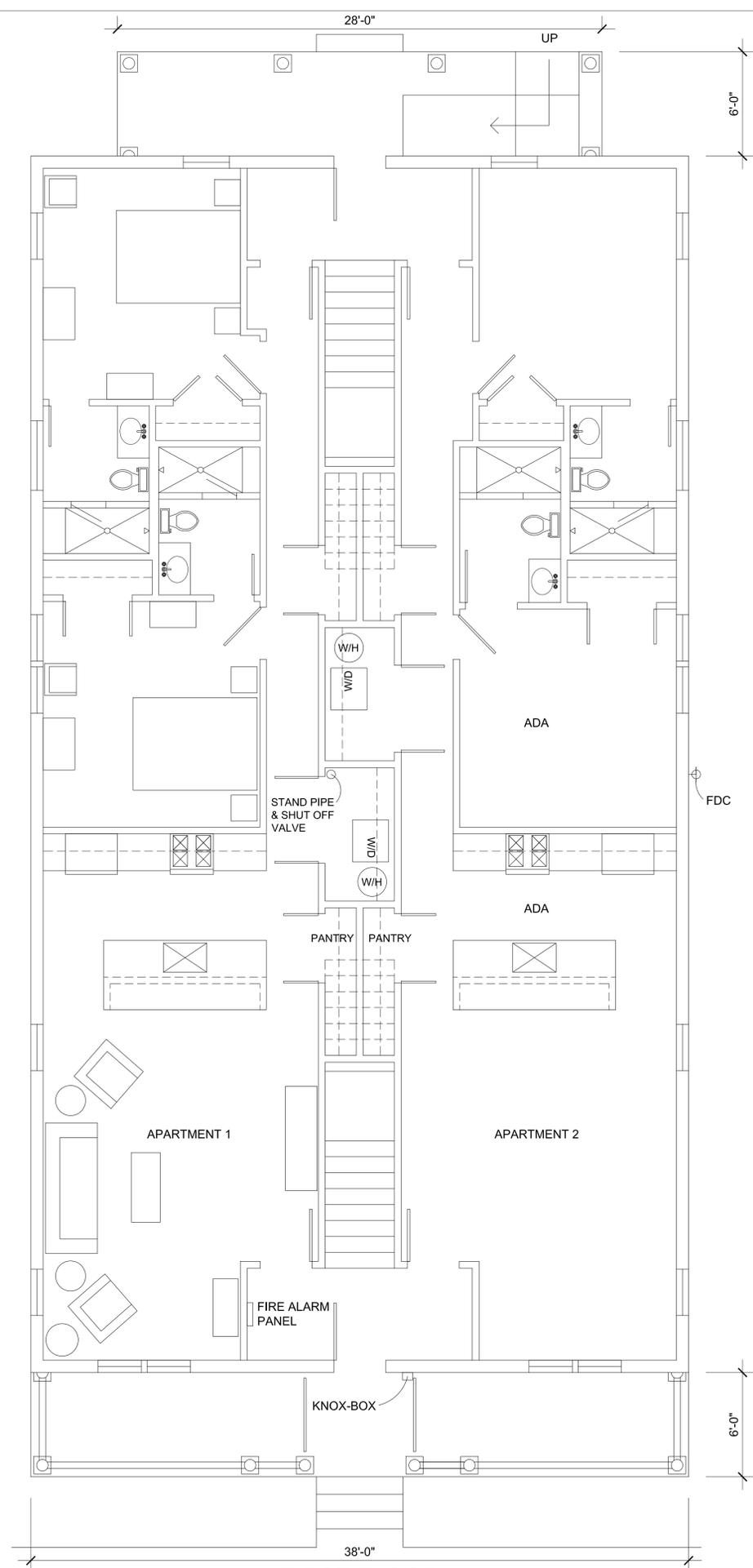
**A-1**

SITE PLANS



**SECOND FLOOR**

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

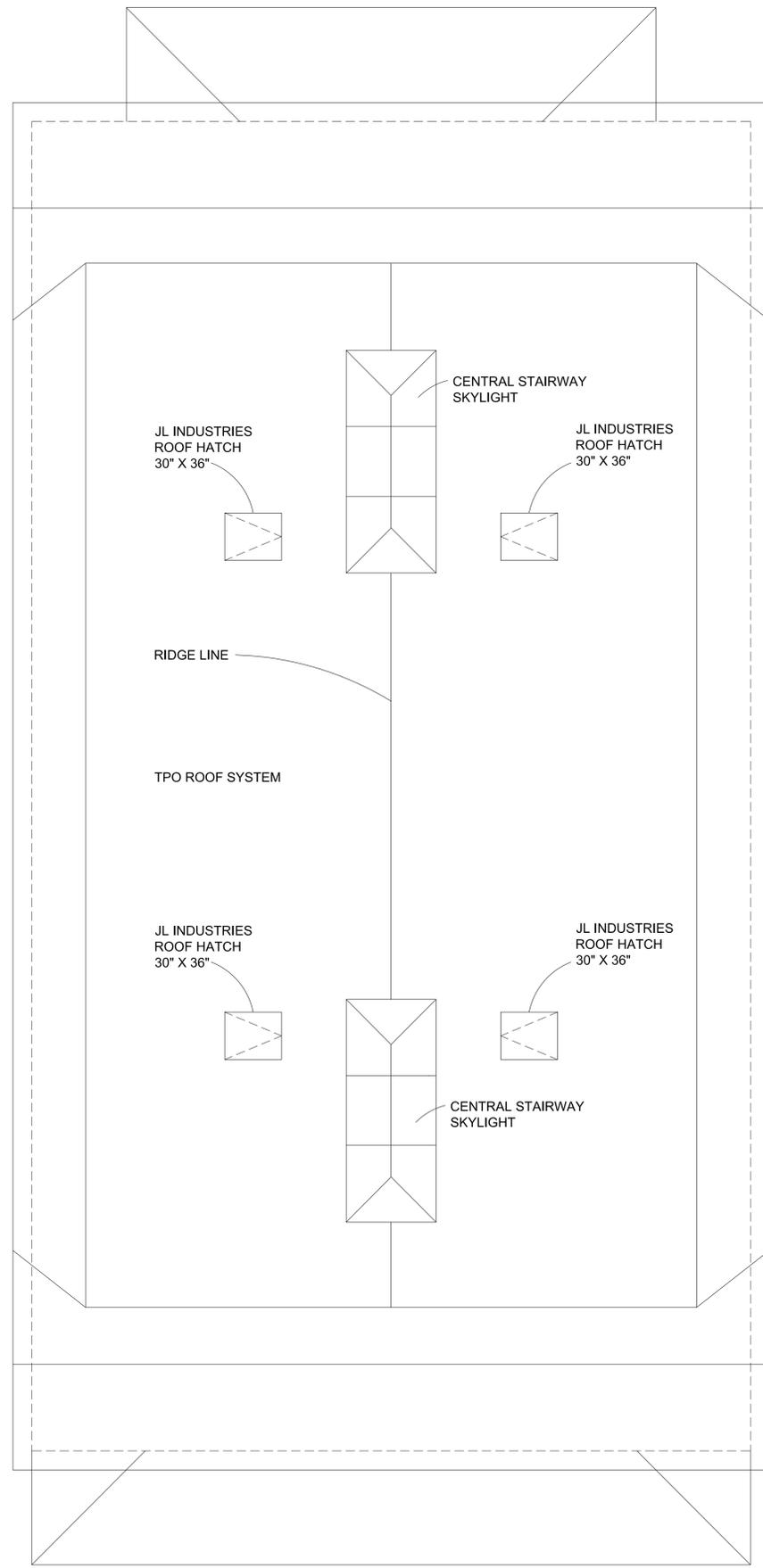


**FIRST FLOOR**

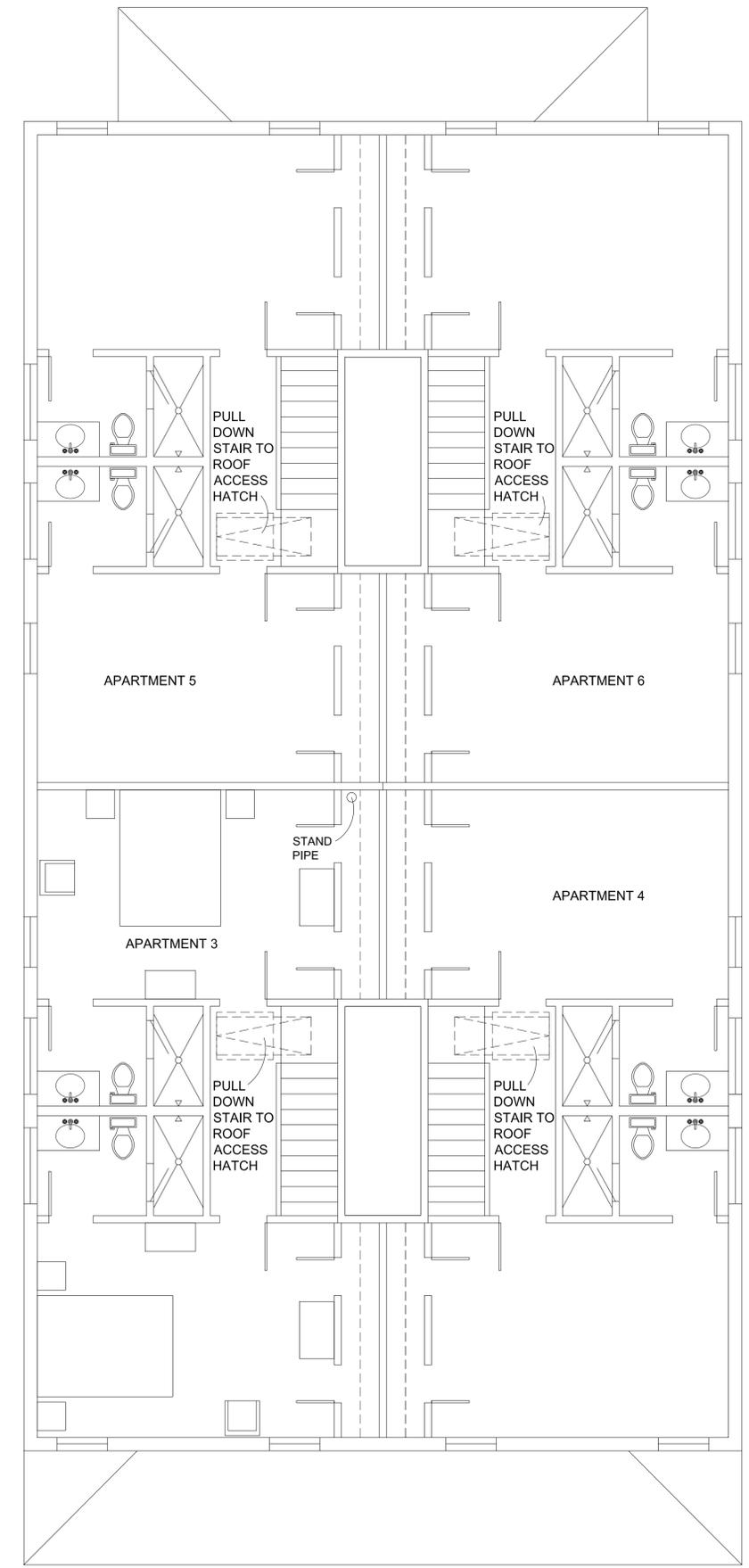
SCALE: 1/4" = 1'-0"  
 0' 4' 8' 12' 16' 20'

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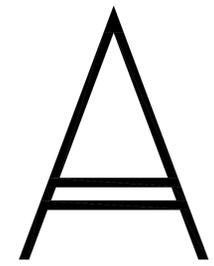
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**ROOF PLAN**  
 SCALE: 1/4" = 1'-0"  
 0' 4' 8' 12' 16' 20'



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



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**A-4**  
ELEVATION  
CROSS SECTION



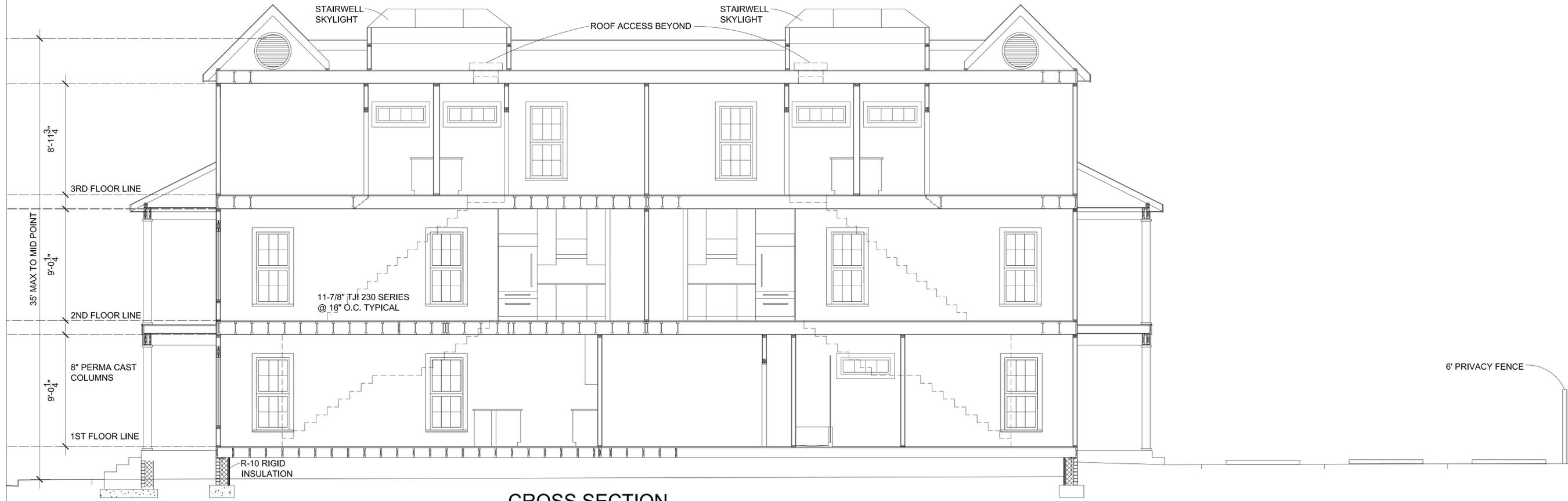
**WEST ELEVATION**

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



**EAST ELEVATION**

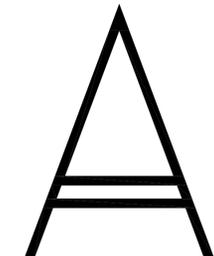
SCALE: 1/4" = 1'-0"  
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**CROSS SECTION**

SCALE: 1/4" = 1'-0"  
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6' PRIVACY FENCE



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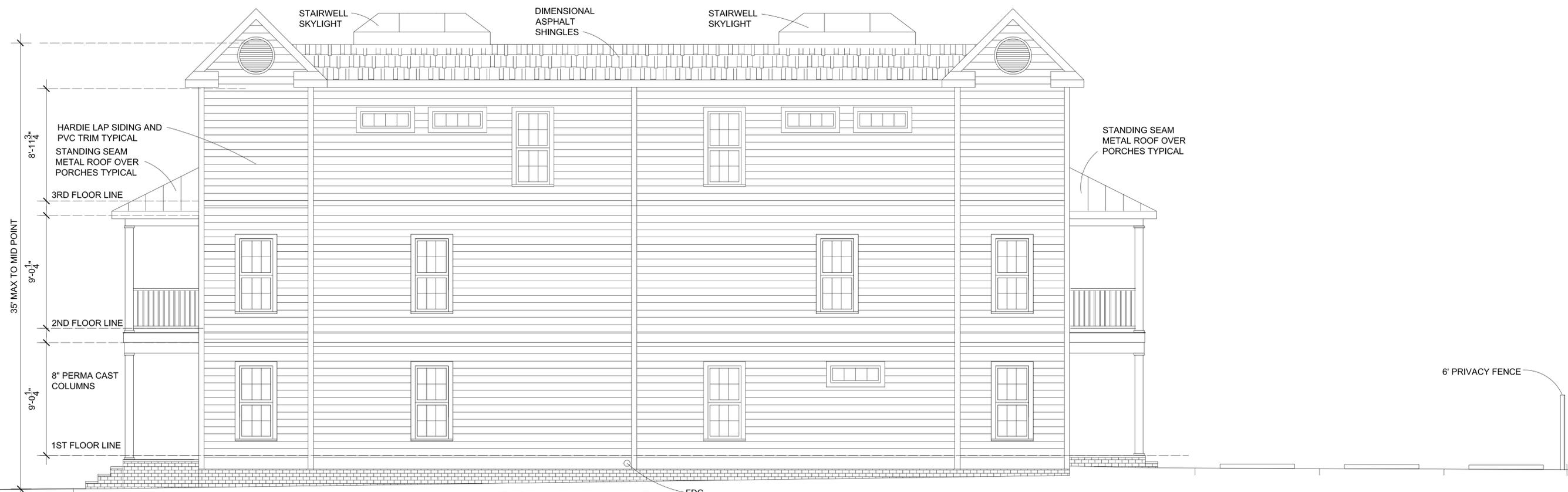
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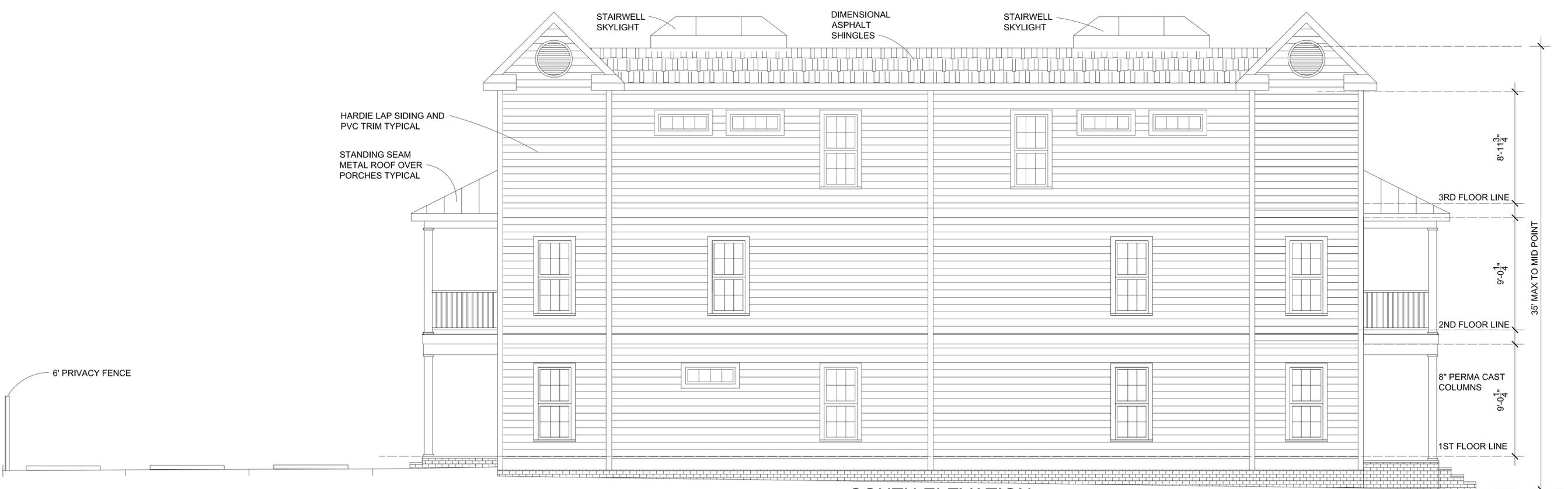
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**A-5**  
NORTH & SOUTH  
ELEVATIONS



**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'





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

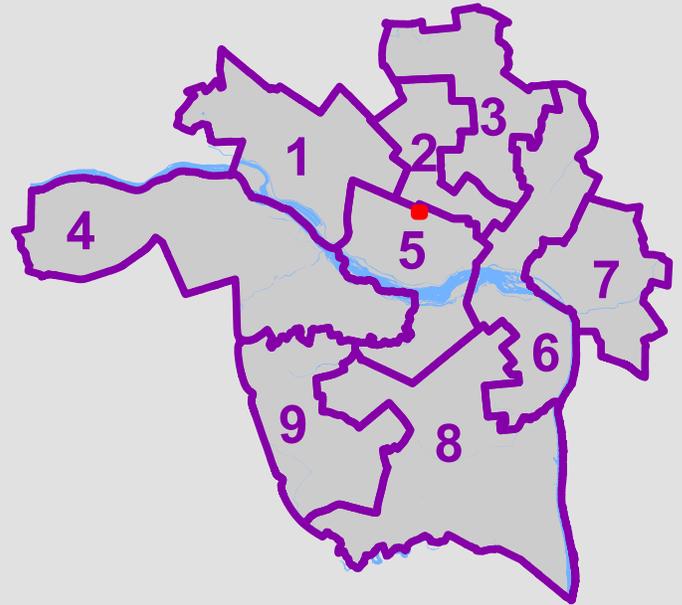
**Special Use Permit**

**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  
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