

INTRODUCED: March 24, 2025

AN ORDINANCE No. 2025-054

To authorize the special use of the properties known as 6415 Glenway Drive and 6419 Glenway Drive for the purpose of up to three single-family detached dwellings, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: APR 28 2025 AT 6 P.M.

WHEREAS, the owner of the properties known as 6415 Glenway Drive and 6419 Glenway Drive, which are situated in a R-3 Single-Family Residential District, desires to use such properties for the purpose of up to three single-family detached dwellings, which use, among other things, is not currently allowed by section 30-406.4, concerning lot area and width, 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

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

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 (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 properties known as 6415 Glenway Drive and 6419 Glenway Drive and identified as Tax Parcel Nos. C005-0749/069 and C005-0749/070, respectively, in the 2025 records of the City Assessor, being more particularly shown on surveys entitled “As-Built, 6415 Glenway Drive,” prepared by Long Surveying, LLC, and dated May 26, 2023, and “As-Built, 6419 Glenway Drive,” prepared by Long Surveying, LLC, and dated May 26, 2023, copies of which are attached to and made a part of this ordinance, hereinafter, collectively, referred to as “the Property,” are hereby permitted to be used for the purpose of up to three single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Site Layout, 6415-6419 Glenway Drive,” prepared by Long Surveying, LLC, and dated August 28, 2023, and “6417 Glenway,” prepared by Dobrin Homes, and dated November 15, 2024, hereinafter, collectively, 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 three single-family detached dwellings, substantially as shown on the Plans.

(b) No less than three off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

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

(d) All building elevations and site improvements, including landscaping, shall be substantially as shown on the Plans. Brick, brick veneer, stone, stone veneer, masonry, vinyl, fiber cement, and engineered wood shall be permitted building siding materials. Vinyl siding shall have a minimum wall thickness of 0.044 inches, as evidenced by the manufacturer's printed literature.

(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 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.

APPROVED AS TO FORM:


CITY ATTORNEY'S OFFICE



City of Richmond

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

Master

File Number: Admin-2025-0005

File ID: Admin-2025-0005

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Attorney

Department:

File Created: 01/03/2025

Subject:

Final Action:

Title:

Internal Notes:

Agenda Date: 03/24/2025

Patron(s):

Enactment Date:

Attachments: AATF SUP - 6415 & 6419 Glenway Dr, Attachments - 6419 Glenway

Enactment Number:

Contact:

Introduction Date:

Drafter:

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	2/25/2025	John Dickinson	Approve	2/27/2025
1	2	2/25/2025	Jonathan Brown	Approve	2/27/2025
1	4	2/25/2025	Kevin Vonck	Approve	3/4/2025
1	6	2/27/2025	Sharon Ebert	Approve	2/28/2025
1	8	2/28/2025	Jeff Gray	Approve	3/3/2025
1	9	3/3/2025	Sabrina Joy-Hogg	Approve	3/4/2025
1	10	3/4/2025	Mayor Avula	Approve	3/5/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File Admin-2025-0005

DATE: March 4, 2025

TO: The Honorable Members of City Council

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

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

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

RE: To authorize the special use of the properties known as 6415 Glenway Drive and 6419 Glenway Drive for the purpose of up to three single-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize the lot division of two lots to construct a new single-family dwelling (with two existing homes remaining), which use, among other things, is not currently allowed by section 30-406.4, concerning lot area and width, of the R-3 zoning designation.

BACKGROUND: The property is located on the east side of Glenway Drive, south of its intersection with German School Road. The two existing properties are collectively 182' wide and 195' in depth, containing approximately 38,045 square feet in lot area. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as, "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature. Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre. Primary Uses: Single-family houses, accessory dwelling units, and open space. The current zoning for this property is R-3 Single-Family Residential. Adjacent properties

are located within R-4 and R-3 zones. The area is generally single-family with some multifamily nearby. The density of the proposed is three units upon .87 acre, or 3.45 units per acre.

COMMUNITY ENGAGEMENT: This property is not within a civic group catchment; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan; Ordinance to be considered by the Planning Commission on April 15, 2025

FISCAL IMPACT: \$400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: March 24, 2025

CITY COUNCIL PUBLIC HEARING DATE: April 28, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission (April 15, 2025)

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Application Form, Applicant's Report, Plans, Survey

STAFF: Madison Wilson, Land Use Administration (Room 511) 646-7436



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

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

<https://rva.gov/planning-development-review>

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: 6415-6419 Glenway Drive Date: _____

Parcel I.D. #: see list --> Fee: _____

Total area of affected site in acres: .873 acres

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

Parcel I.D. #s

C005-0749/069

C005-0749/070

Zoning

Current Zoning: R-3

Richmond 300 Land Use Designation: R

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
division of the proeprty and construction of new signle-family detached dwelling

Existing Use: Single-Family Residential

Is this property subject to any previous land use cases?

- Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Alessandro Ragazzi / Will Gillette

Company: Baker Development Resources

Mailing Address: 530 E Main Street, Suite 730

City: Richmond State: Va Zip Code: 23219

Telephone: (804) 432-7892 Fax: ()

Email: alessandro@bakerdevelopmentresources.com

Property Owner: RANDOLPH HOMES LLC

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: 107 S First Street

City: Richmond State: VA Zip Code: 23219

Telephone: () Fax: ()

Email: _____

Property Owner Signature: Kasie DeLap

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)



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, Richmond, VA 23219 APARTMENT NO/SUITE 730
APPLICANT'S NAME: Alessandro Ragazzi EMAIL ADDRESS: alessandro@bakerdevelopmentresources.com
BUSINESS NAME (IF APPLICABLE): Baker Development Resources
SUBJECT PROPERTY OR PROPERTIES: 6415-6419 Glenway Drive

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: Randolph Homes LLC
PROPERTY OWNER ADDRESS: 107 First St. Richmond, VA 23219
PROPERTY OWNER EMAIL ADDRESS: _____
PROPERTY OWNER PHONE NUMBER: _____
Property Owner Signature: 
New Logosy (Oct 22, 2024 14:17 EDT)

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.

APPLICANT'S REPORT

November 19, 2024

Special Use Permit Request

6415-6419 Glenway Drive, Richmond, Virginia

Map Reference Number: C005-0749/069, C005-0749/070

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

Introduction

The property owner is requesting a special use permit (the "SUP") for 6415-6419 Glenway Drive (the "Property"). The SUP would authorize the division of the Property and the construction of a new single-family detached dwelling. While the single-family use is permitted by the underlying R-3 Single-Family Residential zoning district, certain feature requirements cannot be met and, therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the east side of Glenway Drive south of its intersection with German School Road and is referenced by the City Assessor as tax parcels C005-0749/069, 070. The Property consists of two original subdivision lots (Lots 10 and 11) of the Oak Grove Subdivision and is 182' wide by 195' in depth, contains approximately 38,045 square feet of lot area, and is currently improved with two single-family detached dwellings.



The properties in the immediate vicinity are developed primarily with residential uses with a range of building forms. Single-family detached dwellings are the most common uses found in the area, although two-family dwellings can be found nearby as well. West towards Richmond Road, there are several commercial uses as well.

EXISTING ZONING

The Property and those to the north and south are zoned R-3 Single-Family Residential. Properties further east are zoned R-4 Single-Family Residential and properties to the west are zoned R-43 Multifamily Residential. To the north along German School Road there are also properties zoned B-1 Neighborhood Business.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Residential" use for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages developments that reinforce a gridded street pattern to increase connectivity. Single-family dwellings are a primary use in the Residential future land use designation (p. 54).

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, including:

- 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 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.

Proposal

PROJECT SUMMARY

The SUP would permit the division of the Property into three lots and the construction of a new single-family detached dwelling on the newly created lot. The existing single-family detached dwellings would be retained.

PURPOSE OF REQUEST

The Property consists of two lots of record which are 92 feet in width and 17,682 square feet in lot area and 89 feet in width and 20,363 square feet of lot area, respectively. Each lot is currently improved with a single-family detached dwelling. Given the ample side yard setbacks in between the dwellings, the owner is proposing to split the parcels into three lots and construct a new single-family detached dwelling in between the existing dwellings. The new lot would be 37 feet in width and approximately 7,111 square feet of lot area. While the single-family use is permitted by the underlying R-3 Single-Family Residential zoning district, the lot width and area requirements cannot be met and, therefore, a SUP is required.

In exchange for the SUP, the intent of this request is to ensure the development of a high-quality infill dwelling. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan. At the same time, it will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP will guarantee higher quality development than might otherwise be guaranteed with a by right development.

PROJECT DETAILS

The new single-family detached dwelling would be two stories in height and has been designed with a traditional gable to be consistent with the character of the area. The new dwelling would include three bedrooms and two and a half bathrooms in approximately 1,554 square feet of finished floor area. The floor plans have been designed to meet the needs of the market with an open, kitchen and living area on the first floor and a primary bedroom with an en-suite bathroom and walk-in closet on the second floor. The new dwelling would be clad in quality building materials including cementitious lap siding in order to ensure durability. A front porch would engage the street and provide usable outdoor living space. Lastly, the building's massing and architectural style is designed to

be compatible with nearby dwellings and is consistent with the historical homes found in the neighborhood.

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 will not adversely affect the above referenced City services. To the contrary, the proposal will provide positive fiscal (tax) benefits that will enhance the City's ability to provide these services to the proposed development.

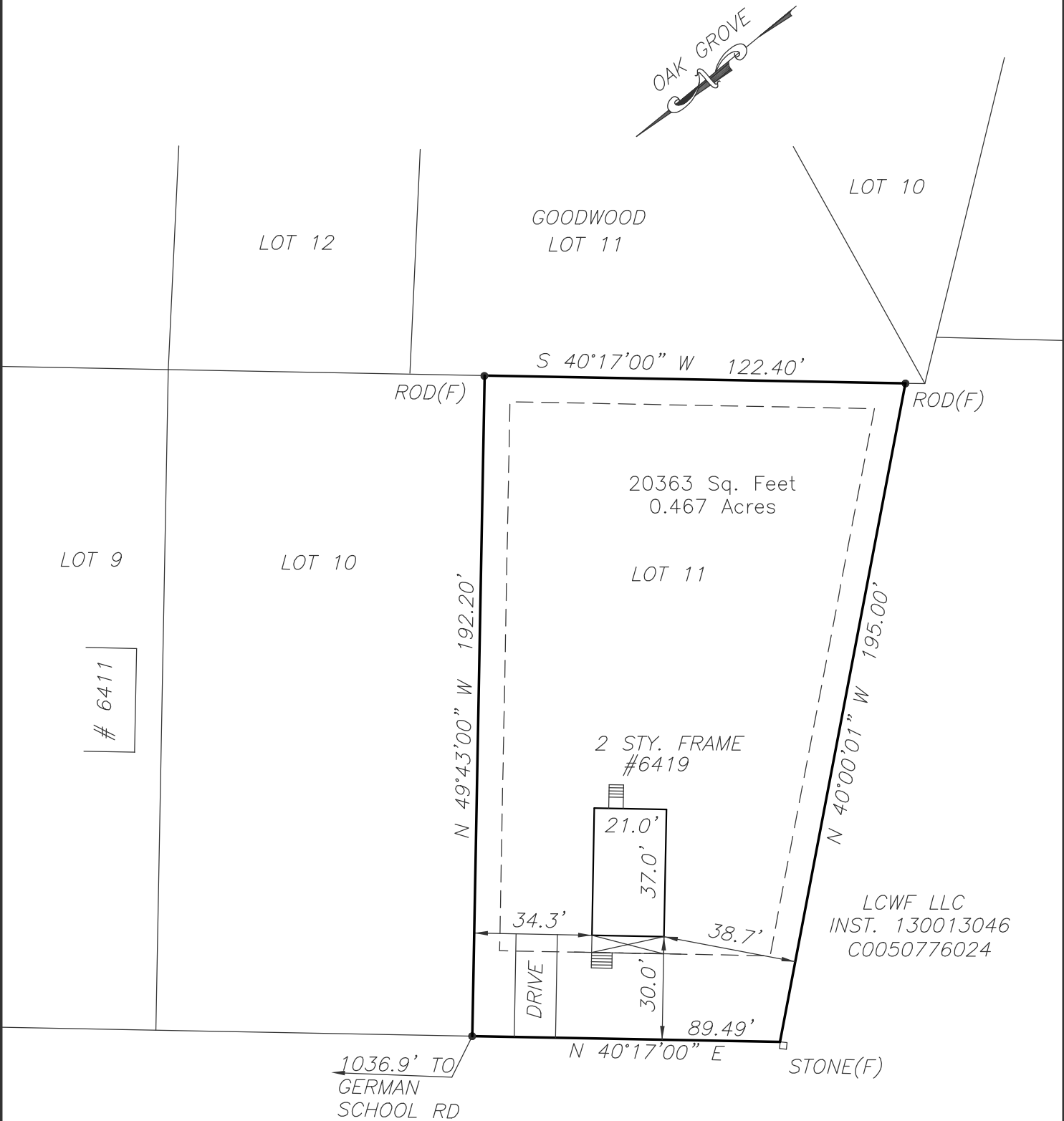
- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed building is of compatible massing and spacing to the existing in the vicinity. 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 detached dwelling. The building has been thoughtfully designed in order to provide appropriate, high-quality, infill residential development. The request offers compatibility with the City's Master Plan in terms of use. The request would upgrade the Property while maintaining a desirable variation in housing style and type in the vicinity. The traditional building form would provide the much-desired traditional neighborhood design which is appropriate to this area of the City. Finally, the quality assurances conditioned through the SUP would guarantee higher quality development than might otherwise be developed by right.

- 1) THIS PARCEL IS NOT IN A FEMA FLOOD HAZARD ZONE
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN

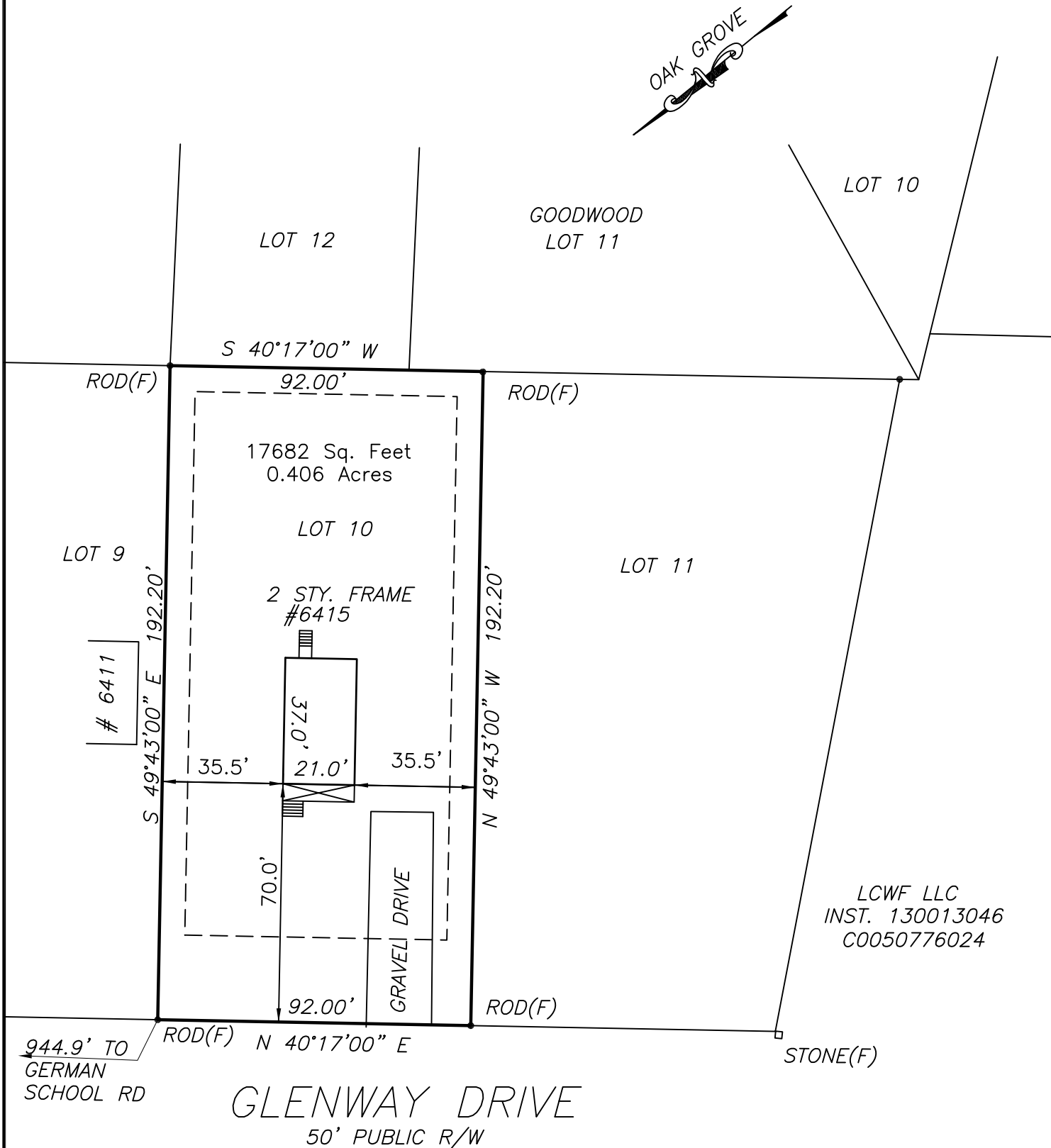


GLENWAY DRIVE
 50' PUBLIC R/W
AS-BUILT
6419 GLENWAY DRIVE

LONG SURVEYING, LLC
 4650 FACTORY MILL ROAD
 MAIDENS, VA 23012
 804-314-5620

CITY OF RICHMOND
 VIRGINIA
 MAY 26, 2023
 SCALE: 1"=40'

- 1) THIS PARCEL IS NOT IN A FEMA FLOOD HAZARD ZONE
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MIGHT NOT BE SHOWN.



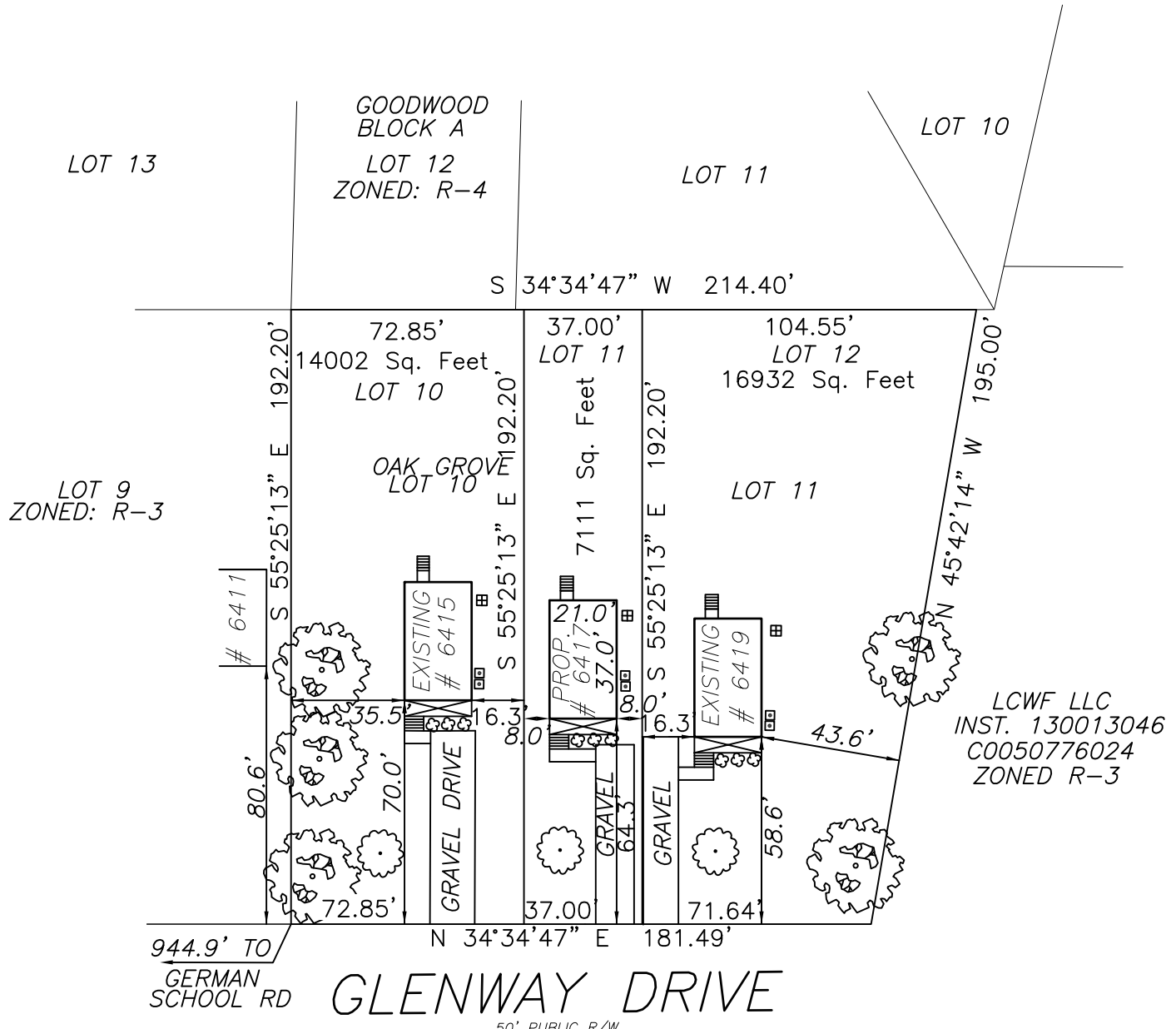
AS-BUILT
6415 GLENWAY DRIVE

LONG SURVEYING, LLC
4650 FACTORY MILL ROAD
MAIDENS, VA 23012
804-314-5620

CITY OF RICHMOND
VIRGINIA
MAY 26, 2023
SCALE: 1"=40'

ADDRESS: 6415-6419 GLENWAY DR
 PARCEL: C0050749069 & C0050749070
 ZONED R-3

- ⊗ PROPOSED BUSH
- ▣ PROPOSED TRASH/RECYCLE W/SCREENING
- ▤ PROPOSED/EXISTING AC W/SCREENING
- ☼ PROPOSED DICIDUOUS TREE PER APPROVED URBAN FORESTRY LIST
- ☼ EX. TREE



LCWF LLC
 INST. 130013046
 C0050776024
 ZONED R-3

SITE LAYOUT
 6415-6419 GLENWAY DRIVE

LONG SURVEYING, LLC
 4650 FACTORY MILL ROAD
 MAIDENS, VA 23012
 804-314-5620

CITY OF RICHMOND
 VIRGINIA
 AUG. 28, 2023
 SCALE: 1"=50'

Sheet Index

Layout ID	Layout Name	Revision	Issued	Published	Remark
	Sheet Index		<input type="checkbox"/>	<input type="checkbox"/>	
A.01	CRAWL SPACE PLAN		<input type="checkbox"/>	<input type="checkbox"/>	
A.02	1ST FLOOR		<input type="checkbox"/>	<input type="checkbox"/>	
A.03	2ND FLOOR		<input type="checkbox"/>	<input type="checkbox"/>	
A.04	Layout		<input type="checkbox"/>	<input type="checkbox"/>	
A.05	ELEVATIONS		<input type="checkbox"/>	<input type="checkbox"/>	
A.06	ELEVATIONS		<input type="checkbox"/>	<input type="checkbox"/>	
A.07	DETAILS		<input type="checkbox"/>	<input type="checkbox"/>	
A.08	BRACING WALLS		<input type="checkbox"/>	<input type="checkbox"/>	

AREA CALCULATIONS

HEATED AREA

1ST FLOOR LIVABLE 777 SF
2ND FLOOR LIVABLE 777 SF
TOTAL 1554 SF

DESIGN LOADS

SNOW	25 P.S.F.
DEAD LOAD	10 P.S.F.
SEISMIC	0.5 P.S.F.
WIND	90 P.S.F.
LIVE (BEDROOMS)	40 P.S.F.
DEAD	10 P.S.F.
LIVE (BEDROOMS)	30 P.S.F.
GARAGE	50 P.S.F.
STAIRS	40 P.S.F.

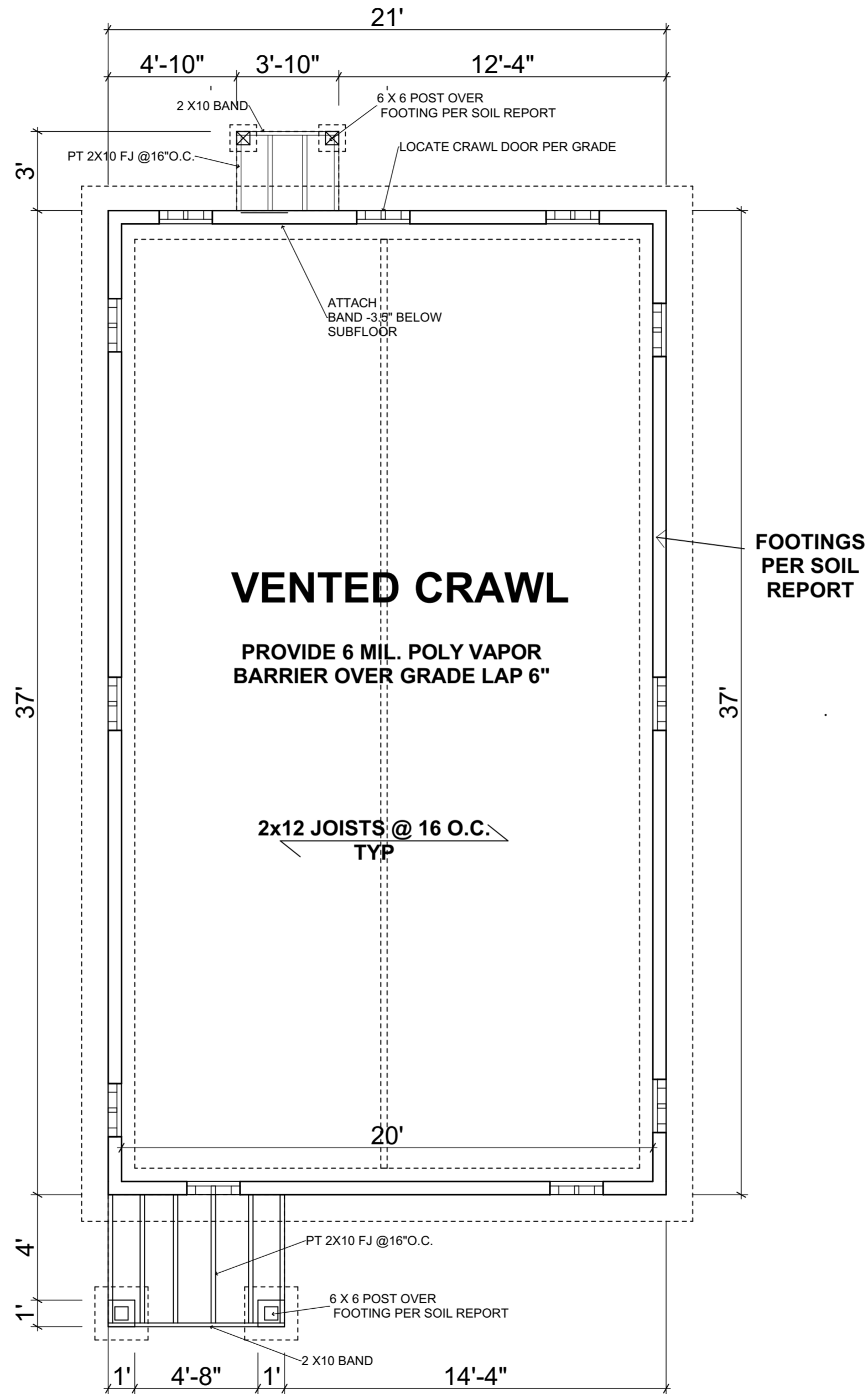
NOTE

THESE DRAWINGS ARE INTENDED TO PORTRAY THE WORK SHOWN. THEY DO NOT SHOW EVERY CONSTRUCTION DETAIL. THE GENERAL CONTRACTOR BY TAKING ON THIS PROJECT, IS RESPONSIBLE FOR ALL THE CONSTRUCTION. THE G.C. ACKNOWLEDGES THAT IS EXPERINECED WITH CONSTRUCTION OF THIS TYPE AND FULLY CAPABLE OF IMPLEMENTING SUCH WORK SO AS TO IMPLEMENT IT'S CONSTRUCTION IN A TIMELY MANNER



3/16" = 1'-0"

<p style="text-align: center;">DOBRIN HOMES</p> <p>304 E MAIN ST RICHMOND VA 23219</p>	<p>Modified by A.M.</p>	<p>Date 11/15/24</p>	<p>Drawing Name Sheet Index, Detail (1)</p>
	<p>Checked by</p>	<p>Date</p>	<p>Drawing Status</p>
<p style="text-align: center;">6417 GLENWAY</p> <p>6417 GLENWAY RICHMOND VA 23225</p>			<p>Drawing Scale 1' = 1'-0"</p>
			<p>Layout ID</p>



0.

CRAWL SPACE PLAN

1/4" = 1'-0"

Revision History

RevID	ChID	Nombre del Cambio	Date

Company Title

DOBRIN HOMES

304 E MAIN ST
RICHMOND
VA
23219

6417 GLENWAY

6417 GLENWAY
RICHMOND
VA
23225

Drawing Name

CRAWL SPACE PLAN

Drawing Status

Modified by
A.M.

Date
11/15/24

Checked by

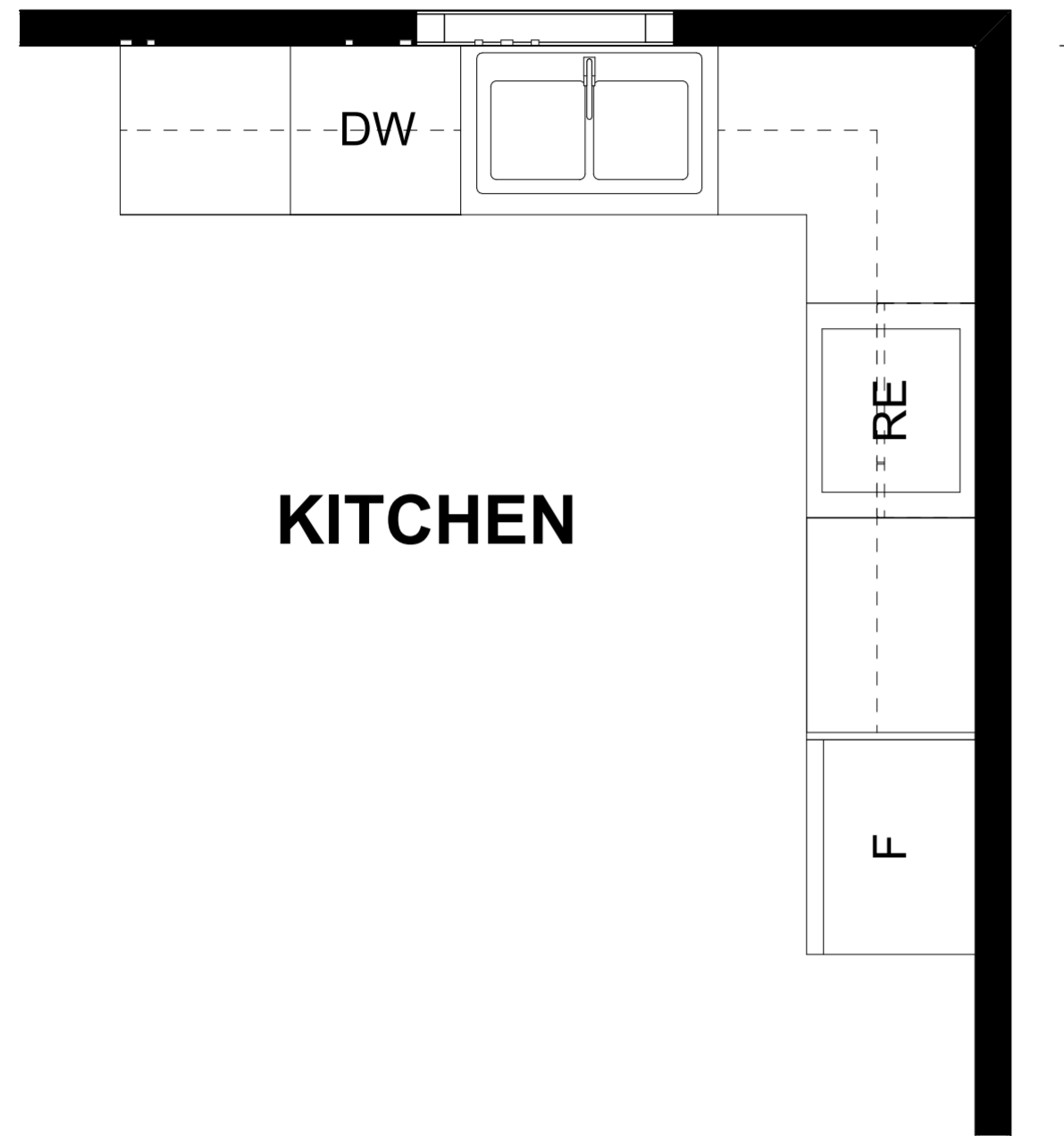
Date

Drawing Scale

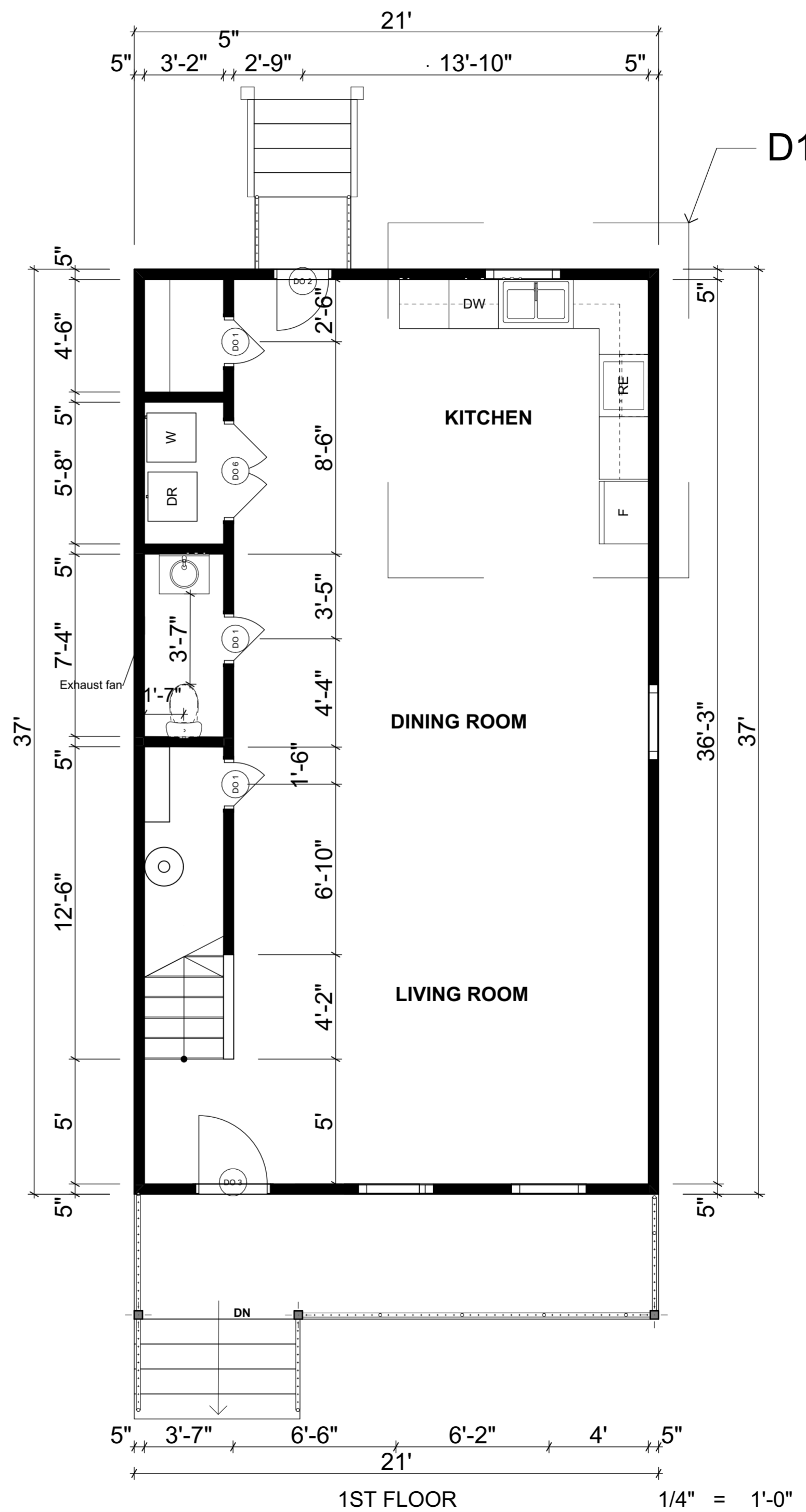
1/4" = 1'-0"

Layout ID
A.01

Revision
R6



1. **KITCHEN LAYOUT** 1/2" = 1'-0"
DETAIL 1



1ST FLOOR 1/4" = 1'-0"

Revision History

RevID	ChID	Nombre del Cambio	Date

Company Title

DOBRIN HOMES
304 E MAIN ST
RICHMOND
VA
23219

6417 GLENWAY
6417 GLENWAY
RICHMOND
VA
23225

Drawing Name
1ST FLOOR

Drawing Status

Modified by
A.M. Date
11/15/24

Checked by Date

Drawing Scale
1/4" = 1'-0", 1/2" = 1'-0"

Layout ID Revision
A.02 R6

NOTE:

1.- ALL DIMENSION ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATING OR FACE OF STUD, U.N.O.

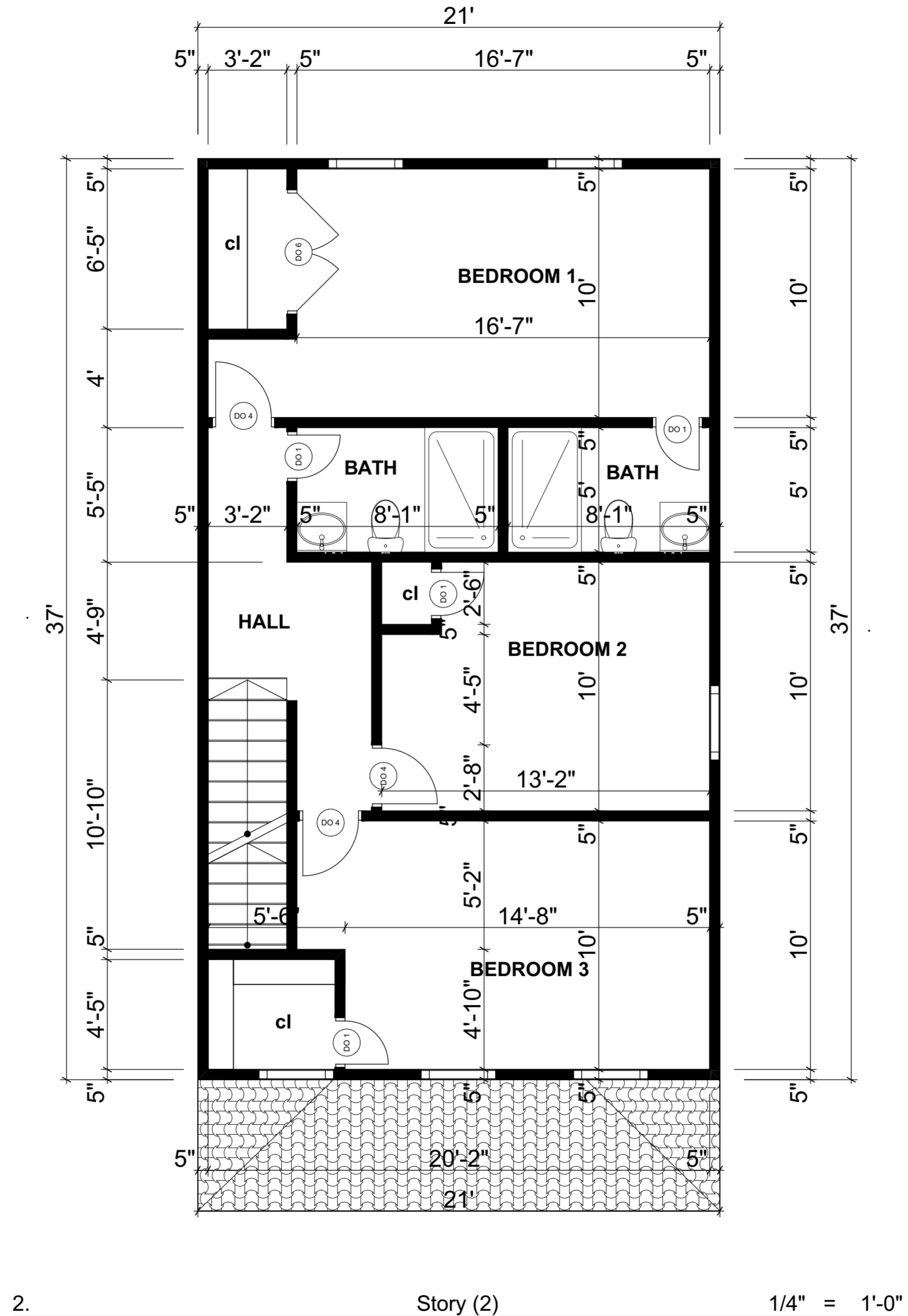
2.- ALL DOOR AND WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.

3.- ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.

4.- PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK , PORCH AND APPURTENANCES ARE CONECTED

IES-02 Door Schedule		
Hotlink and Element ID	Quantity	W x H Size
DO 1	7	2'x7'
DO 2	1	2'-4"x7'
DO 3	1	3'x7'
DO 4	3	2'-6"x7'
DO 6	1	4'x7'
DO 6	1	5'x7'

IES-02 Window Schedule				
Opening Name	Quantity	W x H Size	Sill height	Head height
Rectangular Window Opening 21	12	2'x1'	0'	1'
Single-Hung Window 21	1	3'x4'	3'	7'
Single-Hung Window 21	7	3'x5'	2'	7'



Revision History			
RevID	ChID	Nombre del Cambio	Date

Company Title

DOBRIN HOMES
 304 E MAIN ST
 RICHMOND
 VA
 23219

6417 GLENWAY
 6417 GLENWAY
 RICHMOND
 VA
 23225

Drawing Name
Story (2)

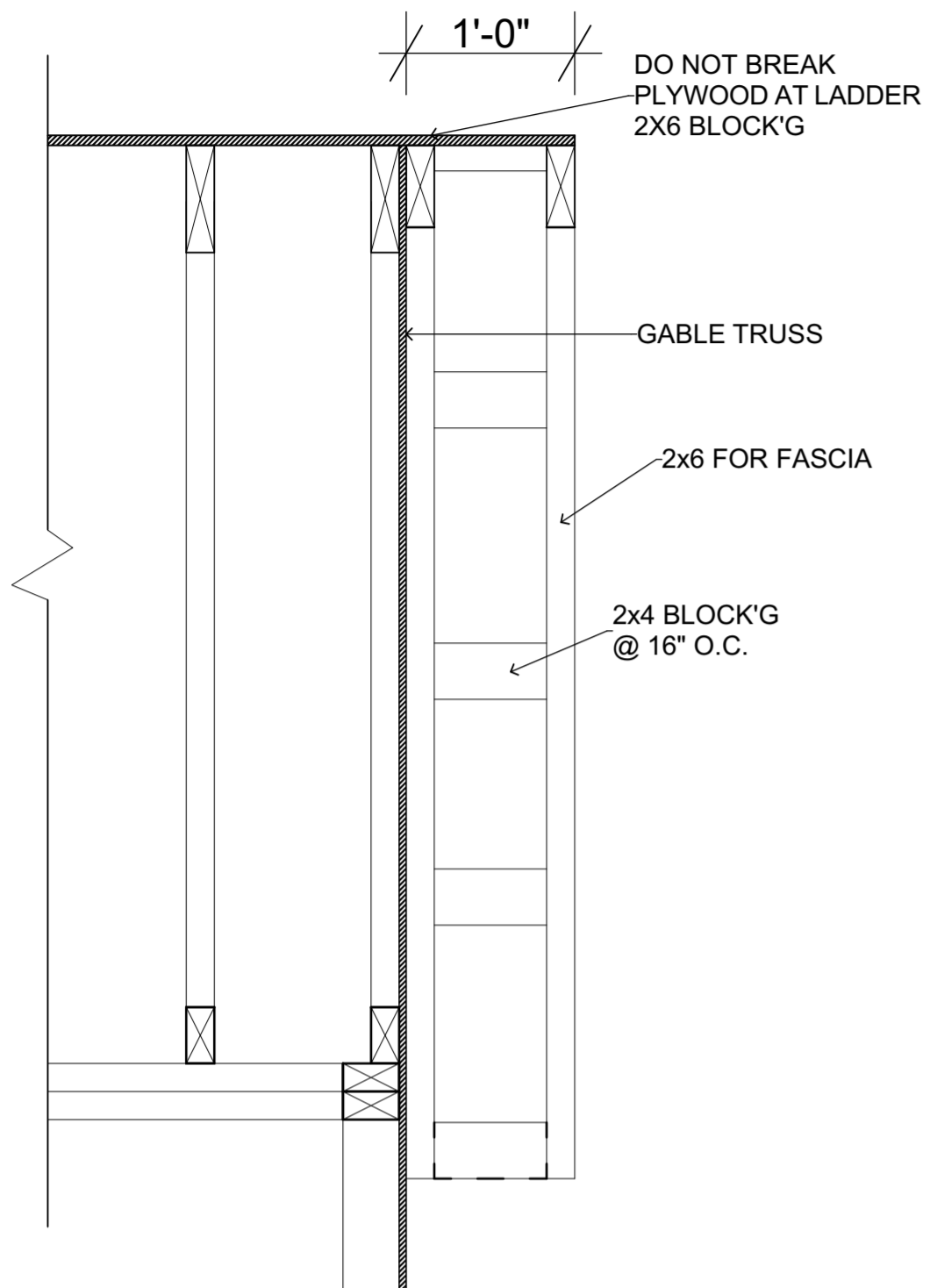
Drawing Status

Modified by
A.M. Date
 11/15/24

Checked by Date

Drawing Scale
1/4" = 1'-0"

Layout ID
A.03 Revision
R6



GENERAL ROOF PLAN NOTES:

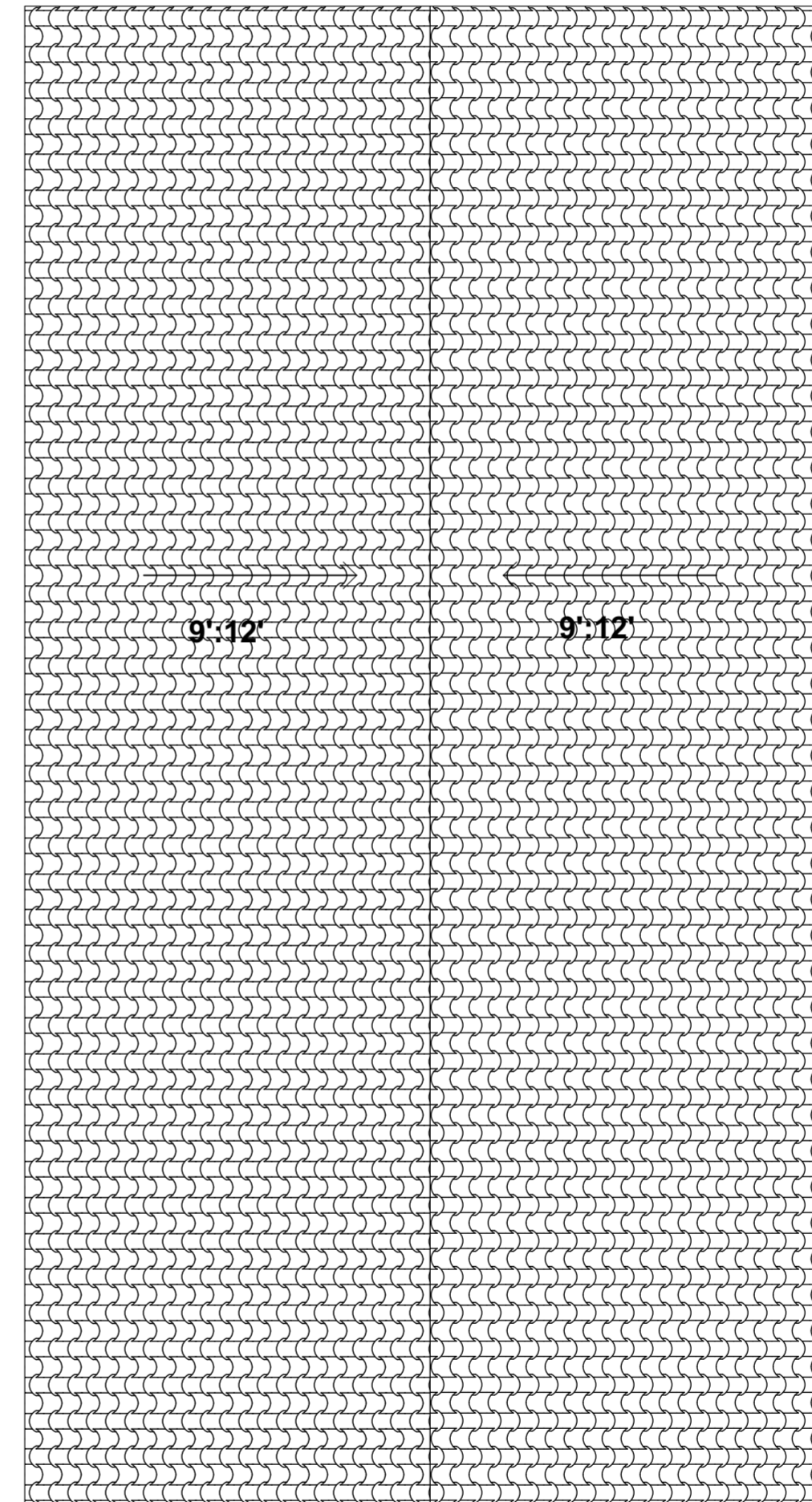
- 1) FINISHED OVERHANG TO BE 1'-0" PAST EXTERIOR WALL SHEATING, U.N.O.
TRUSS FRAMING TO BE 1/2" PAST WALL SHEATING TO ACCOMMODATE BLOCKING AND FINISH TRIM . SEE "TYPICAL WALL SECTION"
- 2) ROOF SLOPE ARROWS POINT IN THE DIRECTION IN WHICH WATER WILL FLOW
- 3) DO NOT CUT OR ALTER ENGINEERED ROOF TRUSSES, IF A TRUSS IS BROKEN OR CUT, NOTIFY FIELD MANAGER.
- 4) BRACE TRUSSES PER MANUFACTRERS SPECIFICATIONS, BRACING DIAGRAMS TO BE PROVIDED BY TRUSS MANUFACTURER, FRAMER TO VERIFY THAT TRUSS BEARING POINTS ALIGN W /SUPPORTING MEMBERS.
- 5) ALL TRUSS HANGERS TO BE INSTALLED PER HANGER MANUFACTURERS SPECIFICATIONS.

ROOF OVERHANG DETAIL

D2

DETAIL 2

1" = 1'-0"



4.

ROOF 2

1/4" = 1'-0"

Revision History

RevID	ChID	Nombre del Cambio	Date

Company Title

DOBRIN HOMES

304 E MAIN ST
RICHMOND
VA
23219

6417 GLENWAY

6417 GLENWAY
RICHMOND
VA
23225

Drawing Name

DETAIL 2, ROOF 2

Drawing Status

Modified by

A.M.

Date

11/15/24

Checked by

Date

Drawing Scale

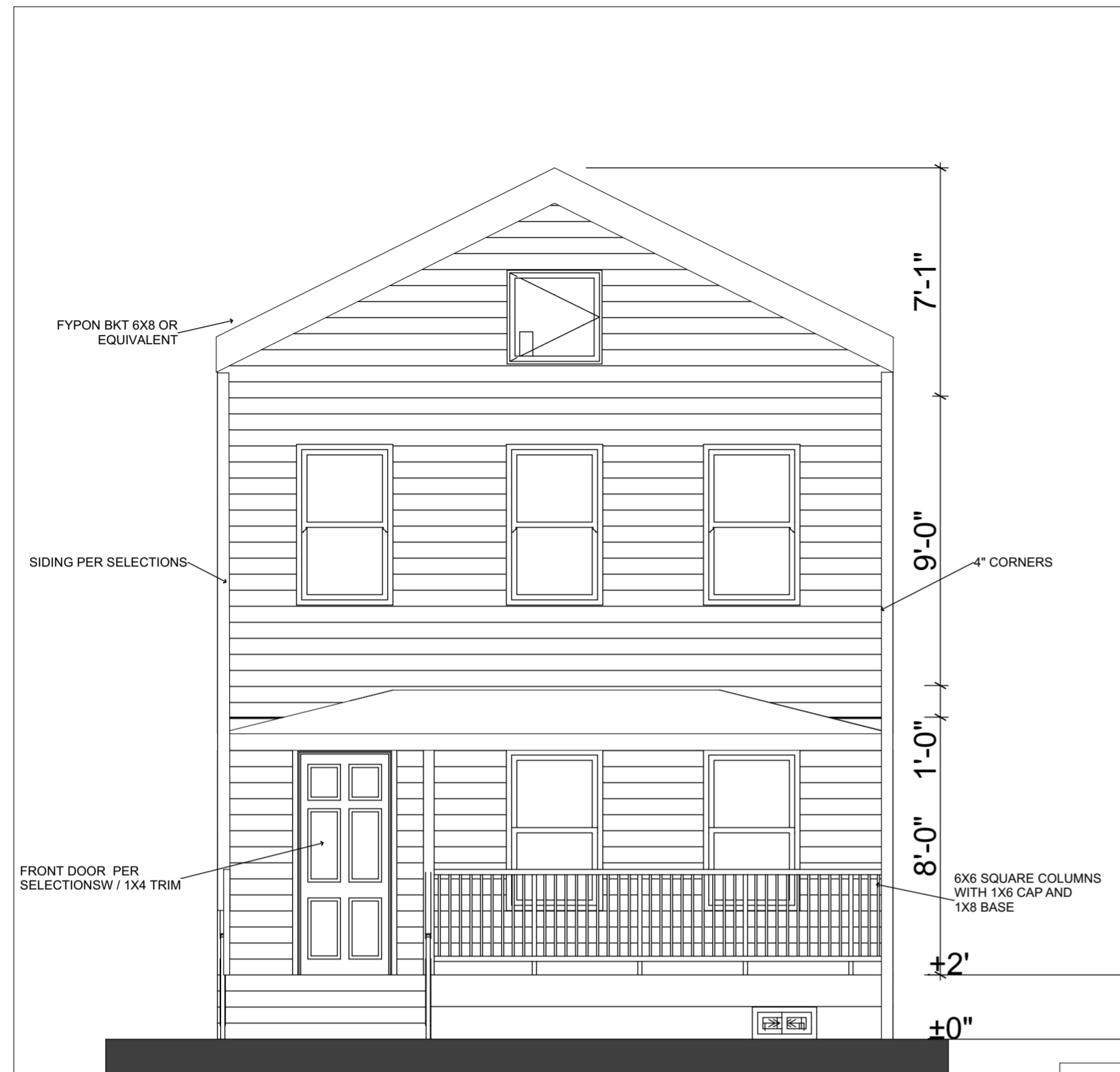
1" = 1'-0", 1/4" = 1'-0"

Layout ID

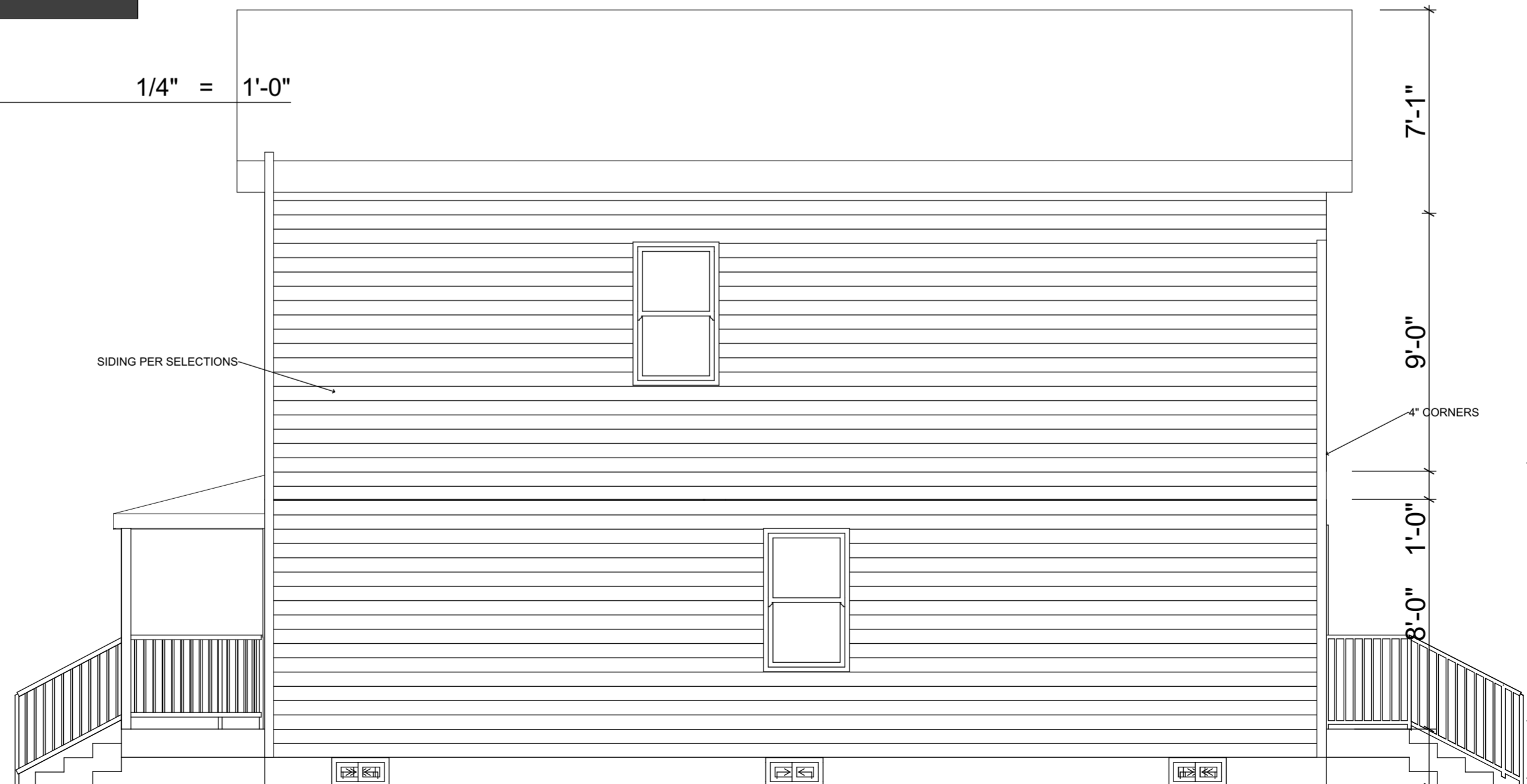
A.04

Revision

R6



E-03 FRONT ELEVATION 1/4" = 1'-0"



E-05 1/4" = 1'-0" RIGHT SIDE ELEVATION

Revision History

RevID	ChID	Nombre del Cambio	Date

Company Title

DOBRIN HOMES
 304 E MAIN ST
 RICHMOND
 VA
 23219

6417 GLENWAY
 6417 GLENWAY
 RICHMOND
 VA
 23225

Drawing Name
FRONT ELEVATION, RIGHT
 Drawing Status
SIDE ELEVATION

Modified by
A.M. Date
 11/15/24

Checked by
 Date

Drawing Scale
1/4" = 1'-0"

Layout ID
A.05 Revision
R6



Revision History

RevID	ChID	Nombre del Cambio	Date

Company Title

DOBRIN HOMES
 304 E MAIN ST
 RICHMOND
 VA
 23219

6417 GLENWAY
 6417 GLENWAY
 RICHMOND
 VA
 23225

Drawing Name
REAR ELEVATION, LEFT SIDE

Drawing Status
ELEVATION

Modified by
A.M. Date
 11/15/24

Checked by
 Date

Drawing Scale
1/4" = 1'-0"

Layout ID
A.06 Revision
R6

NARROW WALL BRACING SECTION

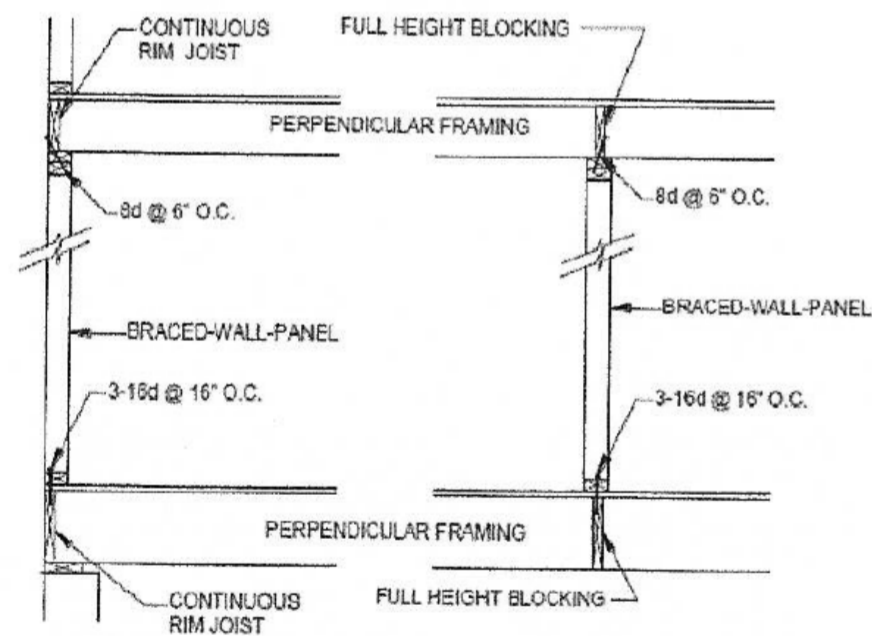
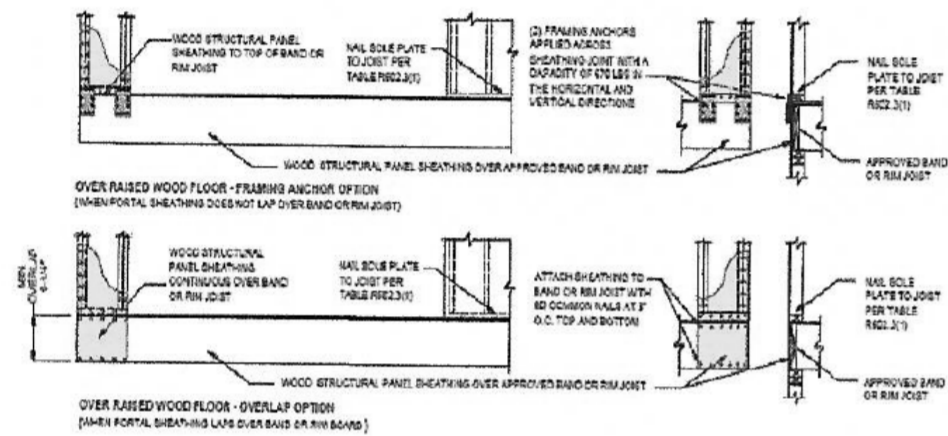
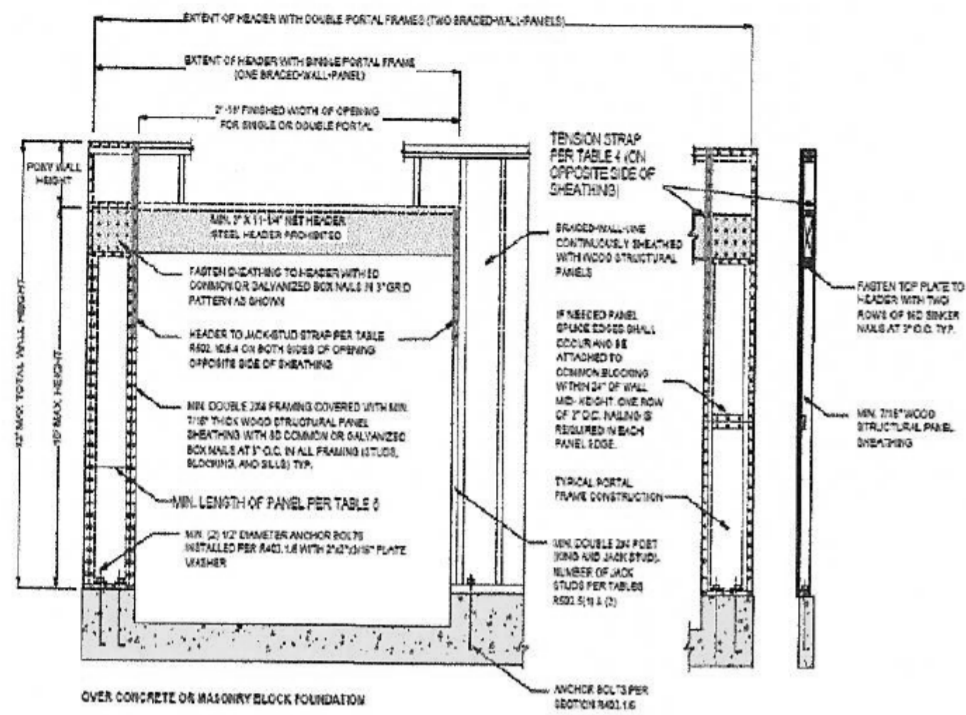


FIGURE 22: BRACED-WALL-PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

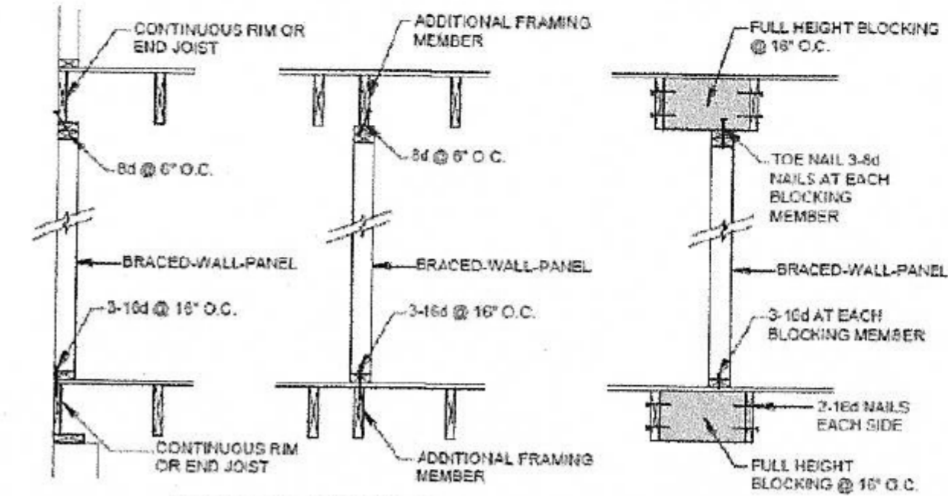
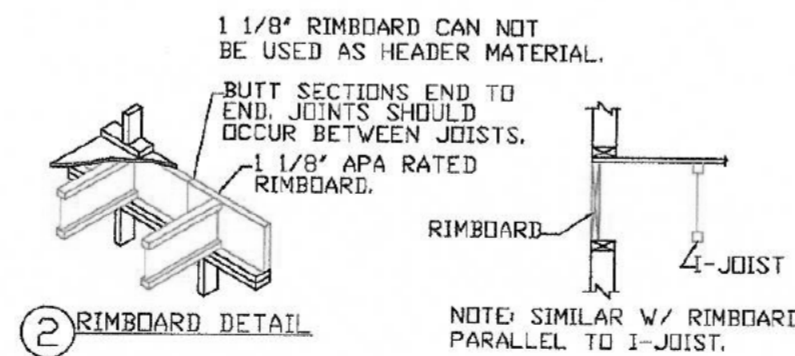
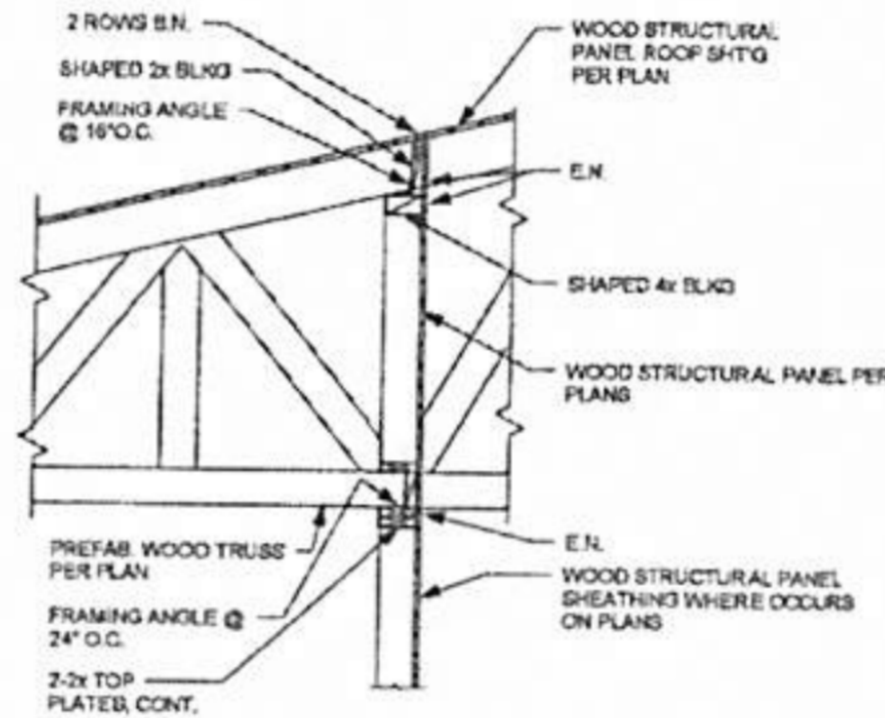
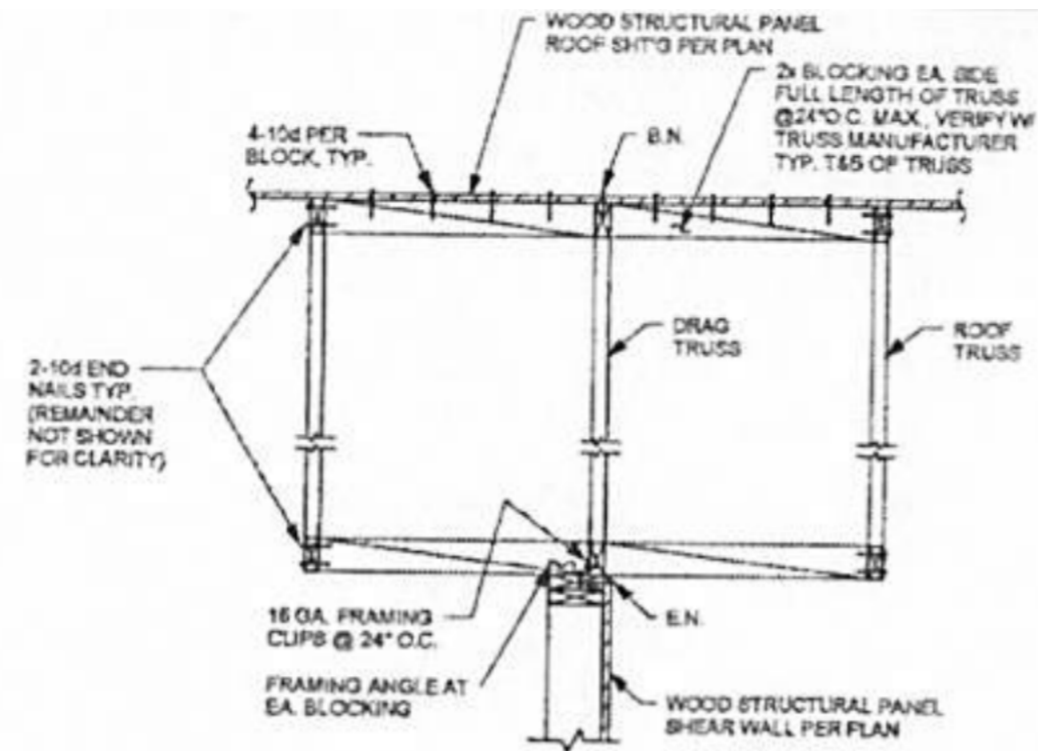
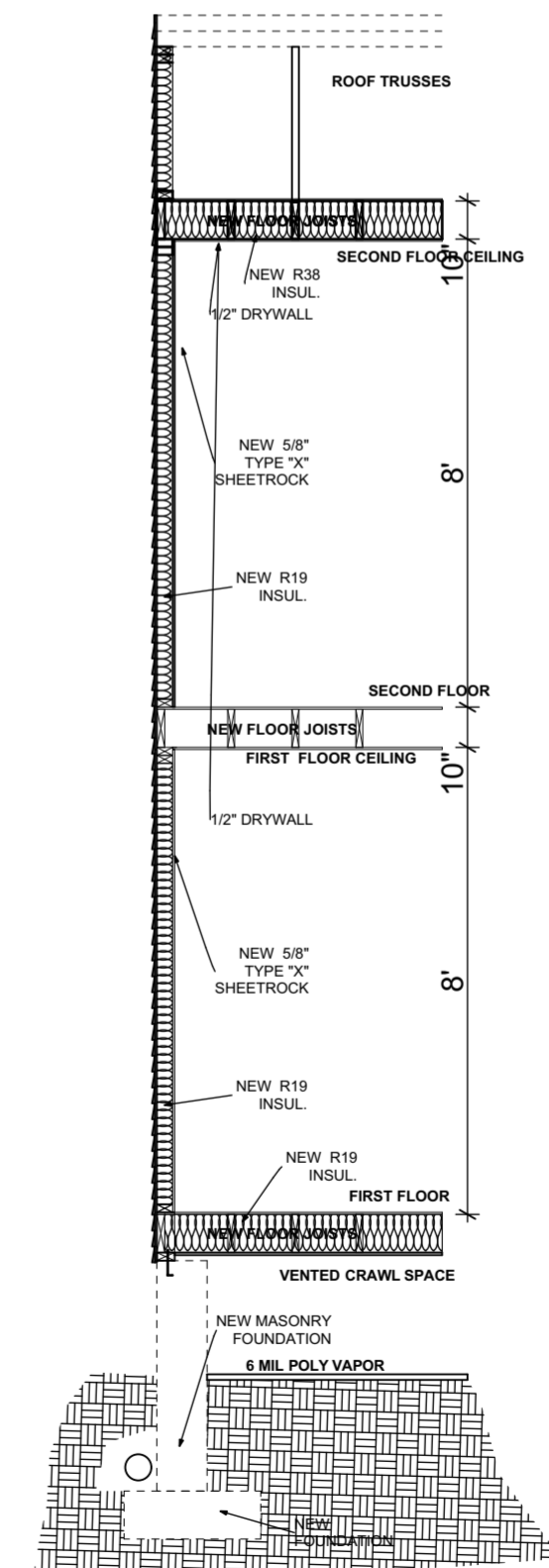


FIGURE 23: BRACED-WALL-PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING



TYP WALL SECTION

D-03 Detail (1) 1/4" = 1'-0"

Revision History			
RevID	ChID	Nombre del Cambio	Date

Company Title

DOBRIN HOMES

304 E MAIN ST
RICHMOND
VA
23219

6417 GLENWAY

6417 GLENWAY
RICHMOND
VA
23225

Drawing Name
Detail (1)

Drawing Status

Modified by
A.M.

Date
11/15/24

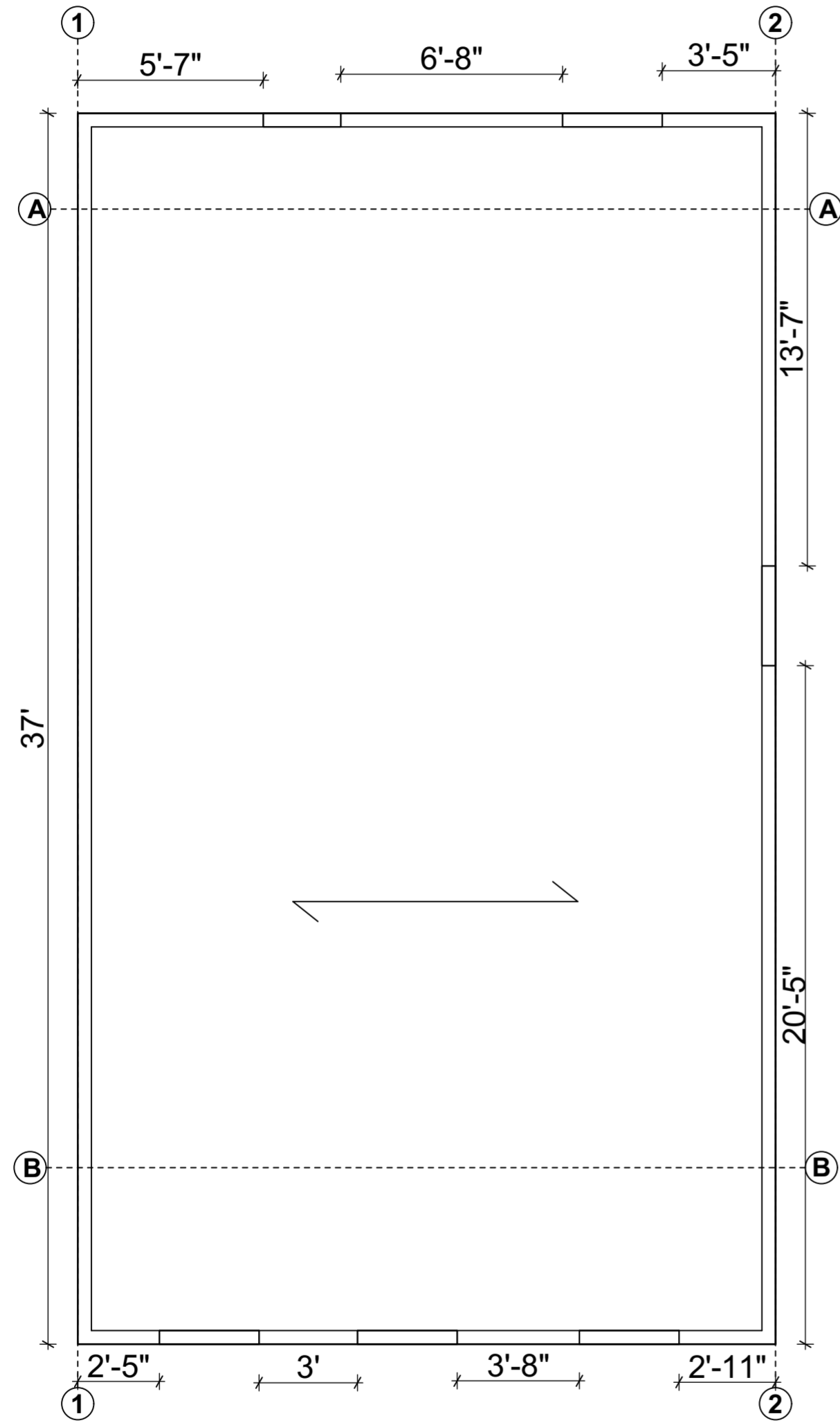
Checked by

Date

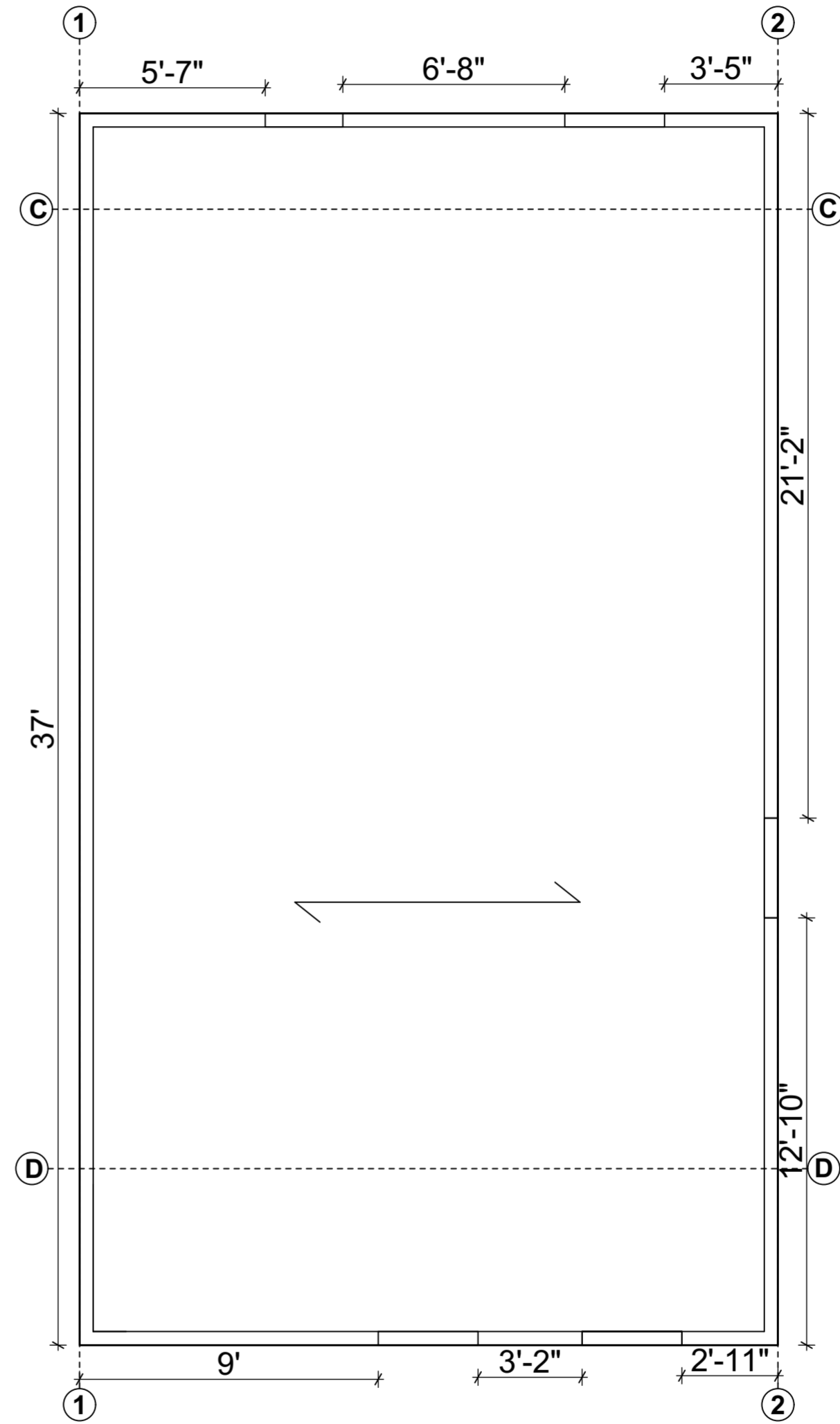
Drawing Scale
1/4" = 1'-0"

Layout ID
A.07

Revision
R6



1ST FLOOR



2ND FLOOR

0.

BRACING WALLS

1/4" = 1'-0"

Revision History

RevID	ChID	Nombre del Cambio	Date

Company Title

DOBRIN HOMES
 304 E MAIN ST
 RICHMOND
 VA
 23219

6417 GLENWAY
 6417 GLENWAY
 RICHMOND
 VA
 23225

Drawing Name
BRACING WALLS

Drawing Status

Modified by
A.M. Date
 11/15/24

Checked by Date

Drawing Scale
1/4" = 1'-0"

Layout ID
A.08 Revision
R6