

INTRODUCED: April 14, 2025

AN ORDINANCE No. 2025-079

To authorize the special use of the properties known as 3801 Hanover Avenue and 3803 Hanover Avenue for the purpose of up to two single-family detached dwellings and eight single-family attached dwellings, upon certain terms and conditions.

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

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

PUBLIC HEARING: MAY 12 2025 AT 6 P.M.

WHEREAS, the owner of the properties known as 3801 Hanover Avenue and 3803 Hanover Avenue, which are situated in a R-5 Single-Family Residential District, desires to use such properties for the purpose of up to two single-family detached dwellings and eight single-family attached dwellings, which use, among other things, is not currently allowed by section 30-410.1, concerning permitted principal uses, 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

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

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

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 (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 3801 Hanover Avenue and 3803 Hanover Avenue and identified as Tax Parcel Nos. W000-1773/003 and W000-1773/004, respectively, in the 2025 records of the City Assessor, being more particularly shown on a survey entitled, “Survey Plat Showing Existing Improvements to #3801 & #3803 Hanover Ave., City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated January 23, 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 up to two single-family detached dwellings and eight single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “3801-3803 Hanover Ave, Townhomes SUP Plan,” prepared by Brockenbrough, dated August 23, 2024, and last revised on October 11, 2024, “3801-3803 Hanover Ave, Richmond, Virginia,” prepared by Mario di Marco Architects, and dated December 12, 2024, and “3801-3803 Hanover,” prepared by Waterstreet Studio, and dated May 24, 2024, hereinafter referred to, collectively, 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 two single-family detached dwellings and eight single-family attached dwellings, substantially as shown on the Plans.

(b) No off-street parking shall be required for the Special Use.

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

(d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(e) Private trash collection shall be provided for the Special Use.

(f) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(g) Prior to the issuance of a building permit for the Special Use, the establishment of up to ten residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 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) The Owner shall make improvements within the right-of-way, including the installation of a sidewalk and three street trees along North Hamilton Street, and a sidewalk along Reveille Street, 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 or the designee thereof that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof, 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 (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.



# City of Richmond

## Intracity Correspondence

### O&R Transmittal

**DATE:** February 26, 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:** Sabrina Joy-Hogg, Interim 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 properties known as 3801 Hanover Avenue and 3803 Hanover Avenue for the purpose of up to two single-family detached dwellings and eight single-family attached dwellings, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** The applicant is requesting a Special Use Permit to authorize the construction of eight single-family attached dwellings in addition to two existing dwellings in a R-5 zoning district. Single-family attached dwellings are not a use permitted in the R-5 district. As a result, a Special Use Permit is necessary to proceed with this request.

**BACKGROUND:** The property is located in the Colonial Place neighborhood on Hanover Avenue between Reveille Street and North Hamilton Street. The properties currently have a combined square footage of 17,163 (0.39 acres). Each lot is improved with a single-family detached dwelling. 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" (Richmond 300, p. 54).

Intensity: Buildings are generally 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.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets

The current zoning for this property is R-5 Single-Family District. The area is generally residential properties.

**COMMUNITY ENGAGEMENT:** Grove Crest Colonial Place Civic Association was notified of the application; 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 May 6, 2025

**FISCAL IMPACT:** \$300 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** April 14, 2025

**CITY COUNCIL PUBLIC HEARING DATE:** May 12, 2025

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission (May 6, 2025)

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

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

**ATTACHMENTS:** Application Forms, Applicant's Report, Plans, Survey

**STAFF:** 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/Location

Property Address: 3801 Hanover Avenue Date: \_\_\_\_\_  
Tax Map #: W000-1773/003 Fee: \$300  
Total area of affected site in acres: .184

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

## Zoning

Current Zoning: R-5

Existing Use: Single-Family Detached

## Proposed Use

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

Lot division and construction of eight Single-Family Attached dwellings, configured as two pairs

Existing Use: Single-Family Detached

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Mark Baker

Company: Baker Development Resources

Mailing Address: 530 E Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275

Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** Pareto LLC

If Business Entity, name and title of authorized signee: Jeremy Connell, Manager

(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: 269 Final Avenue

City: Richmond State: VA Zip Code: 23226

Telephone: (804) 339-2358

Fax: ( )

Email: jc@paretolc.com

**Property Owner 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)

**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: 3803 Hanover Avenue Date: \_\_\_\_\_  
Tax Map #: W000-1773/004 Fee: \$300  
Total area of affected site in acres: 0.21

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

**Zoning**

Current Zoning: R-5

Existing Use: Single-Family Detached

**Proposed Use**

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

Lot division and construction of eight Single-Family Attached dwellings, configured as two pairs

Existing Use: Single-Family Detached

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Mark Baker

Company: Baker Development Resources

Mailing Address: 530 E Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275

Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** D Tail Development LLC

If Business Entity, name and title of authorized signer: Julie Weissand, Owner

(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 4497

City: Richmond

State: VA Zip Code: 23220

Telephone: (804) 370-8320

Fax: ( )

Email: julie@dovetailinc.com

**Property Owner 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)

# APPLICANT'S REPORT

*June 18th, 2024*

*Special Use Permit Request*

*3801 & 3803 Hanover Avenue, Richmond, Virginia*

*Map Reference Number: W000-1773/003 and W000-1773/004*

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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**

Mark Baker

530 East Main Street, Suite 730

Richmond, Virginia 23219



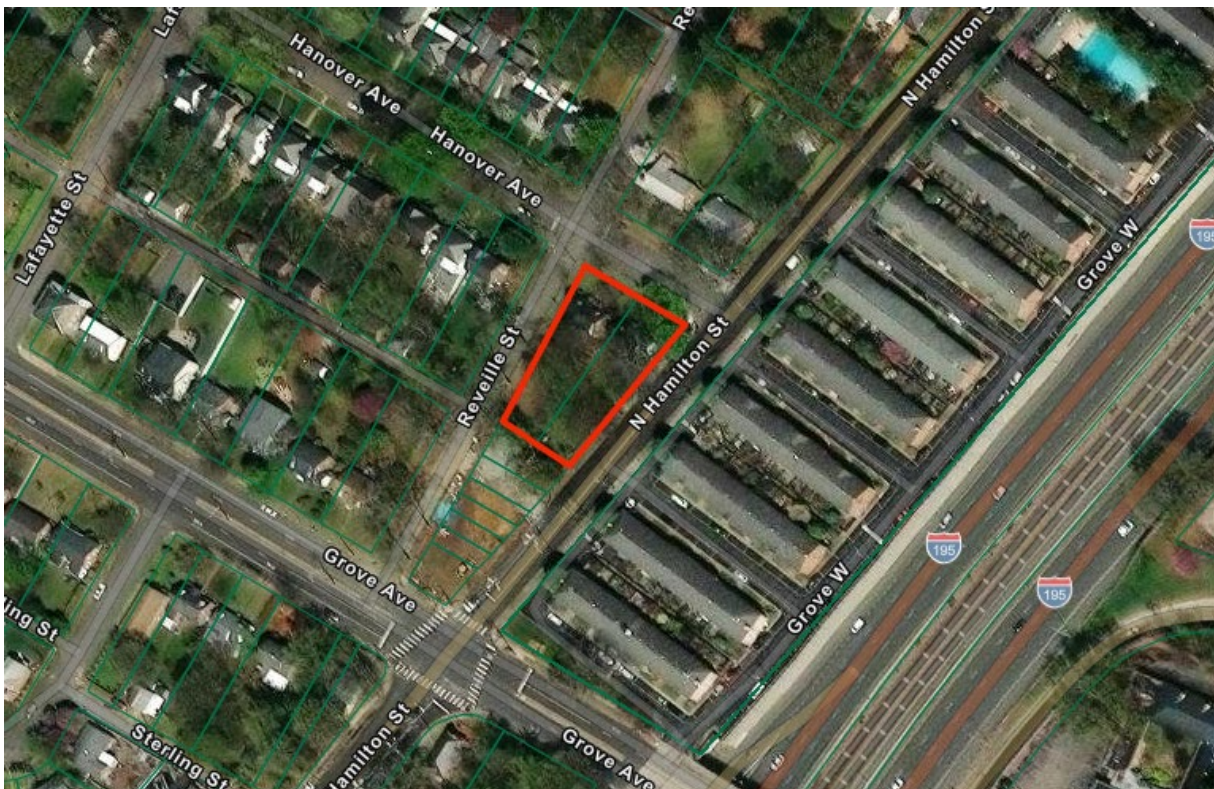
## Introduction

The property owner is requesting a special use permit (the "SUP") for the parcels known as 3801 and 3803 Hanover Avenue (the "Property"). The SUP would authorize the construction of eight (8) single-family attached dwellings, configured as four attached pairs. While the single-family detached use is permitted by the underlying R-5 Single-Family Residential zoning district, the single-family attached use is not, and therefore, a SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southern line of Hanover Avenue between Reveille and N Hamilton Streets. The Property is approximately 112 feet wide by 172 feet deep and contains approximately 16,248 square feet of lot area. The Property is referenced by the City Assessor as tax parcels W000-1773/003 and W000-1773/004. Each parcel is currently improved with a single-family detached dwelling fronting Hanover Avenue.



The properties in the immediate vicinity consist mainly of residential uses in a variety of forms. Immediately to the south, a SUP was approved in 2021 for a total of six three-story single-family attached dwellings. To the west, dwellings are primarily single-family detached dwellings. Immediately to the east, there is a large 50+ condominium complex consisting of rows of attached

two-story units. Additionally, multifamily uses can also be found throughout the neighborhood including, for example, the Malvern Manor apartments further west along Grove Avenue. Lastly, there are a number of office and institutional uses in the vicinity as well.

## **EXISTING ZONING**

The Property and those to the West are zoned R-5 Single-Family Residential. Immediately to the East, across N Hamilton Street, lies a R-53 Multifamily Residential District while to the southeast, at the intersection of N Hamilton Street and Grove Avenue lies a RO-1 Residential Office District. A SUP was approved in 2021 to authorize six single-family attached dwellings immediately to the south which will front on Hamilton Street.

## **TRANSPORTATION**

Located 0.1 miles from the Property, less than a five-minute walk, are bus stops served by the 77 Grove bus line which runs every 45 minutes and provides connection west to the University of Richmond and east to VCU, connecting with the Pulse BRT which provides connectivity throughout the City.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (the “Master Plan”) suggests “Residential” for the Property. This land use category suggests new development allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. Single-family dwellings are considered a primary use in the Residential designation which also encourages developments that reinforce a gridded street pattern to increase connectivity. Additionally, the Property is located near the Carytown National/Regional Node which is described as “a center with significant cultural, entertainment, government, and business destinations as well as shopping, housing, and unique place-based attractions.”

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:

- 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 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance.”
- 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 proposed development includes the construction of eight single-family attached dwellings, configured as attached pairs, on individual lots. The existing single-family dwellings would be retained on separate lots as well.

### PURPOSE OF REQUEST

The subject Property currently consists of two lots, 3801 and 3803 Hanover Avenue, with a total lot depth of roughly 172 feet along N Hamilton and Reveille Streets and containing approximately 16,248 square feet of lot area. The applicant would like to subdivide the Property into a total of ten lots and construct eight new single-family attached dwellings, configured as four pairs, while retaining the two existing single-family detached dwellings.

The existing dwellings would be retained on separate lots fronting Hanover Avenue. The new dwellings would be configured as attached pairs and located to the rear of the existing parcels, with four dwellings fronting N Hamilton Street and four dwellings fronting Reveille Street. While the single-family detached use is permitted by the underlying zoning, the single-family attached use is not and therefore, the SUP is required.

In exchange for the SUP, this request will better ensure a high-quality market rate development. The overall project would be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan while remaining consistent with the predominant single-family uses found in the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

## PROJECT DETAILS

When complete, the eight new single-family attached dwellings would each be three stories in height. The homes have been designed with a high-quality brick façade and would include a front porch and rooftop terrace to provide additional outdoor living area for future occupants. The floor plans are modern and efficient, designed to meet the needs of families in today's market. An open kitchen and living area is included on the second floor with two bedrooms on the first floor and a primary bedroom with en-suite bathroom and walk-in closet on the third floor. The plans include two alternatives for the first floor to allow for flexibility in bathroom options to appeal to a range of home buyers. In addition to the brick façade, the buildings would be clad in cementitious lap siding to ensure quality and durability.

## Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 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 single-family dwellings 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 related to the proposed dwellings and the proposed off-street parking will result in 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 would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

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

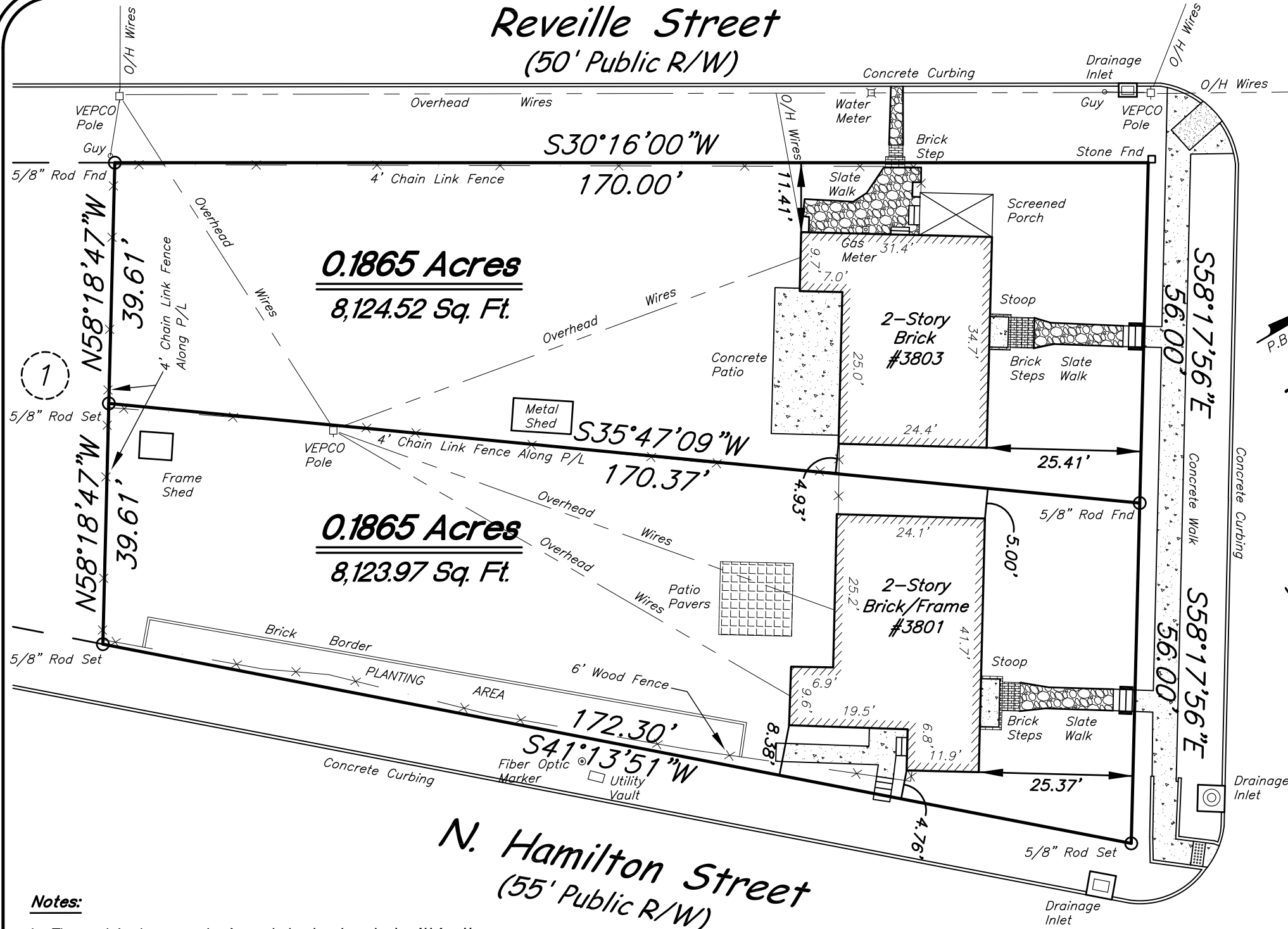
The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing attached dwellings in the vicinity. Required setbacks between buildings will be met. The proposed development will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

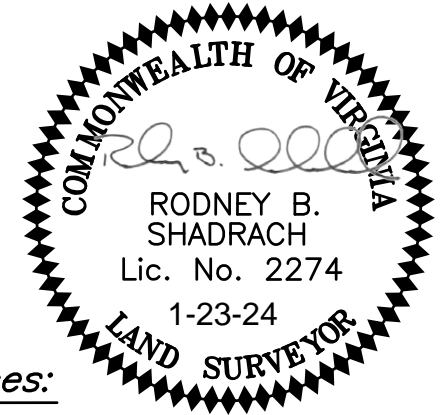
In summary we are enthusiastically seeking approval for the construction of the proposed single-family attached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high quality market rate development. The request offers compatibility with the City's Master Plan in terms of use and consistency with similarly approved SUPs nearby. The request would upgrade the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued diversity in housing options within the neighborhood. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



Reveille Street  
(50' Public R/W)



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 Certified Landscape Architects.



Legal References:

PARETO, LLC

Instrument No. 2023-13301

Tax Parcel No. W000-1773/003

#3801 Hanover Avenue

Zoned: R-5 (Single-Family Residential)

D-TAIL DEVELOPMENT LLC

Instrument No. 09800-16062

Tax Parcel No. W000-1773/004

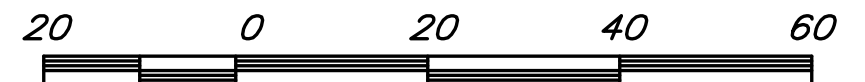
#3803 Hanover Avenue

Zoned: R-5 (Single-Family Residential)

Hanover Avenue  
(66' Public R/W)

SURVEY PLAT  
SHOWING EXISTING IMPROVEMENTS  
TO #3801 & #3803 HANOVER AVE.  
CITY OF RICHMOND, VIRGINIA

DATE: JANUARY 23, 2024



Scale: 1" = 20'



Shadrach & Associates LLC

LAND SURVEYING

430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236  
Phone: (804)379-9300 • email: rod@shadrachsveys.com

Notes:

1. The subject property is not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community Firmette No. 510129-0028-D, effective date: April 02, 2009 (Zone X).
2. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: December 16, 2023.
3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which affect the subject property not reflected hereon.

1

VERTICAL BUILDERS LLC  
Instrument No. 2022-21435  
Lot 7, 3800 GROVE  
Plat Book 22, Page 7  
Tax Parcel No. W000-1773/001  
#324 N. Hamilton Street  
Zoned: R-5 (Single-Family Residential)



FILE NAME: C:\24 Jobs\24-0464 Hanover Avenue Townhomes\CAD\C\EXISTING CONDITIONS AND DEMOLITION PLAN.dwg LAYOUT NAME: EXISTING CONDITIONS AND DEMOLITION PLAN PLOTTED: Friday, October 11, 2024 - 12:23pm USER: kstanley



DEMOLITION NOTES:

1. A PRE-CONSTRUCTION CONFERENCE IS MANDATORY BEFORE ANY WORK IS DONE AT THE SITE. ARRANGE A MEETING WITH THE CONTRACTOR, OWNER, ENGINEER AND THE CITY INSPECTOR (OR AUTHORIZED REPRESENTATIVE). THE OWNER MUST GIVE THE CITY INSPECTOR 48 HOURS NOTIFICATION TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING.
2. POST PERMITS ON SITE.
3. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ALL UTILITY PROVIDERS INCLUDING BUT NOT LIMITED TO CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES (GAS, SEWER AND WATER), DOMINION ENERGY, AND CABLE, DATA, AND TELEPHONE PROVIDERS TO DISCONNECT ALL UTILITY SERVICES AT THE PROJECT SITE. ALL UTILITY DISCONNECTS ARE TO BE IN CONFORMANCE WITH CITY OF RICHMOND AND UTILITY PROVIDER STANDARDS.
4. BEGIN DEMOLITION. DEMOLITION OF ANY BUILDINGS SHALL INCLUDE THE REMOVAL OF ALL ABOVE GROUND APPURTENANCES, FOOTINGS AND FOUNDATIONS, AND BUILDING SLAB TO THE BASE STONE. THE CONTRACTOR SHALL NOT REMOVE BASE STONE SO AS TO AVOID CREATING LAND DISTURBANCE. ANY VOIDS LEFT FROM FOOTING AND FOUNDATION REMOVAL SHALL BE BACKFILLED WITH #57 STONE
5. REMOVE ANY EXISTING SANITARY SEWER LATERALS NOT BEING REUSED UP TO THE PROPERTY LINE AND INSTALL CLEANOUTS AT THE PROPERTY LINE FOR FUTURE TIE IN. BACKFILL ANY LATERAL TRENCHES WITH #57 STONE.
6. REMOVE ANY EXISTING WATER SERVICE LINES NOT BEING REUSED UP TO THE PROPERTY LINE. BACKFILL ANY WATER SERVICE LINES WITH #57 STONE. COORDINATE WITH CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES FOR REMOVAL OF METER BOX AND SERVICE IN RIGHT OF WAY
7. DUST PRODUCING OPERATIONS SHALL BE WETTED DOWN TO THE EXTENT NECESSARY TO CONTROL THE DUST.
8. DEMOLITION SHALL INCLUDE COMPLETE BUILDING DEMOLITION INCLUDING BUT NOT LIMITED TO: FOOTINGS AND FOUNDATIONS, EXTERIOR IMPROVEMENTS SUCH AS SCREEN WALLS AND FENCING, STORAGE RACKS, DEBRIS, TRASH, AND CONSTRUCTION REMNANTS.
9. DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO CONCRETE PAVEMENT, ASPHALT PAVEMENT, WALKS, STAIRS, AND LOADING DOCKS. REMOVAL OF PAVEMENT ITEMS IS TO BE DOWN TO BASE STONE BUT NOT BELOW BASE STONE SO AS TO PREVENT LAND DISTURBANCE.
10. ANY UNDERGROUND TANKS ARE TO BE EXCAVATED AND REMOVED IN ACCORDANCE WITH ALL APPLICABLE ENVIRONMENTAL STANDARDS AND BACKFILLED WITH #57 STONE
11. THIS DEMOLITION PLAN IS AN ATTEMPT TO IDENTIFY ITEMS THAT ARE TO BE REMOVED BY THE CONTRACTOR BASED ON FIELD OBTAINED SURVEY INFORMATION AND SITE OBSERVATIONS. ITEMS THAT ARE NOT SPECIFICALLY IDENTIFIED ON THE PLAN BUT THAT EXIST ON THE SITE AND MUST BE REMOVED FOR FUTURE CONSTRUCTION ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
12. SITE IS TO BE LEFT CLEAN AND FREE OF CONSTRUCTION ACTIVITY OPERATIONS, VOIDS WHERE BUILDINGS WERE REMOVED ARE TO BE BACKFILLED WITH #57 STONE BY CONTRACTOR TO ESTABLISH A NON-EROSIVE GROUND COVER CONDITION.

ADDITIONAL DEMOLITION NOTES FOR SUP

1. THE NOTES ABOVE ARE AS PROVIDED HEREIN AS REFERENCE AND SHOULD BE COMPLETED VIA THE DEMOLITION PERMIT. CONTRACTOR FOR BUILDING CONSTRUCTION MUST CONFIRM THE DEMOLITION AS NOTED ABOVE AND ON THIS PLAN HAS BEEN COMPLETED TO THEIR SATISFACTION SUCH THAT BUILDING CONSTRUCTION CAN COMMENCE. ANY ITEMS NOT DEMOLISHED SHALL BE IDENTIFIED TO THE OWNER IMMEDIATELY FOR THE COORDINATION OF THEIR REMOVAL.

SURVEYING NOTES

1. THE EXISTING CONDITIONS REFLECTED HEREON ARE BASED ON A FIELD SURVEY COMPLETED BY SHADRACH AND ASSOCIATES LAND SURVEYING ON JANUARY 23, 2024 AND REVISED AUGUST 3, 2024. ADDITIONAL DATA HAS BEEN OBTAINED FROM PREVIOUS DESIGN PLANS FOR THE AREA AND FROM CITY OF RICHMOND RECORD DATA.

Legal References:

PARETO, LLC  
Instrument No. 2023-13301  
Tax Parcel No. W000-1773/003  
#3801 Hanover Avenue  
Zoned: R-5 (Single-Family Residential)

D-TAIL DEVELOPMENT LLC  
Instrument No. 09800-16062  
Tax Parcel No. W000-1773/004  
#3803 Hanover Avenue  
Zoned: R-5 (Single-Family Residential)

1 VERTICAL BUILDERS LLC  
Instrument No. 2022-21435  
Lot 7, 3800 GROVE  
Plat Book 22, Page 7  
Tax Parcel No. W000-1773/001  
#324 N. Hamilton Street  
Zoned: R-5 (Single-Family Residential)

Notes:

1. The subject property is not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community Firmette No. 510129-0028-D, effective date: April 02, 2009 (Zone X).
2. This survey plot represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: December 16, 2023.
3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which affect the subject property not reflected hereon.



EXISTING CONDITIONS AND DEMOLITION PLAN

3801-3803 HANOVER AVE  
TOWNHOMES SUP PLAN

CITY OF RICHMOND

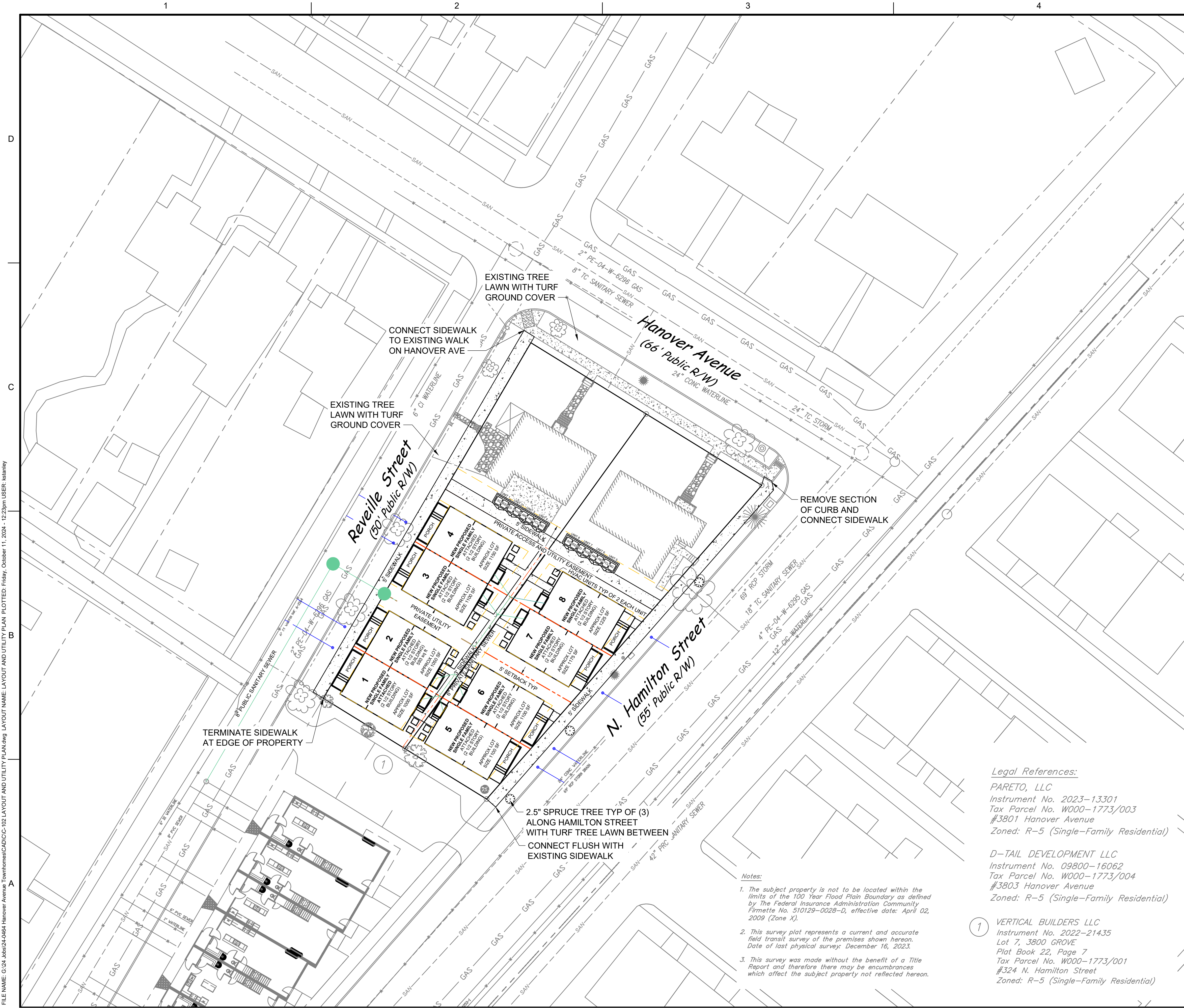
VIRGINIA

CLIENT	JC
DRAWN	KDS
DESIGN	KDS
APPROVED	KDS
DATE	08-23-24
SCALE	10-11-24
REVISIONS TO SUP PLANS	1
REVISIONS	NO
DATE	
R/P	AS NOTED

**BROCKENBROUGH**  
A Stratus Team Company

1011 Boulder Springs Drive, Suite 200 | Richmond, VA 23225  
804.592.3900 main | 804.592.3901 fax  
www.brockenbrough.com





UTILITY NOTES AND MATERIAL SPECIFICATIONS

- GENERAL
- CONTRACTOR MUST FIELD VERIFY THE ELEVATION AND LOCATION OF ALL EXISTING MANHOLES, GAS LINES, AND OTHER UTILITY LINES PRIOR TO CONSTRUCTION
  - SANITARY SEWER LATERAL AND MAIN EXTENSION IS TO BE INSTALLED BY THE CONTRACTOR. CONTRACTOR MUST APPLY FOR A WORK IN STREET PERMIT TO PERFORM INSTALLATION.
  - WATER SERVICES, INCLUDING ANY FIRE HYDRANTS, FROM THE MAIN UP TO AND INCLUDING THE METER BOX ARE TO BE INSTALLED BY THE CITY OF RICHMOND. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SERVICE FROM THE METER BOX TO THE BUILDING AS SHOWN ON PLAN

- PUBLIC UTILITIES
- ALL UTILITIES WITHIN PUBLIC RIGHT OF WAY ARE TO BE INSTALLED PER THE LATEST EDITION OF THE CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES AND DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
  - THE CONTRACTOR MUST USE A MECHANICAL HOLE CUTTER WHEN TAPPING THE EXISTING SEWER MANHOLE AND THAT AN APPROVED SADDLE SHALL BE USED TO MAKE THE CONNECTION
  - SANITARY SEWER IN THE RIGHT OF WAY IS TO BE CONSTRUCTED OF EITHER CL51 DUCTILE IRON OR SDR-35 PVC
  - WATER MAIN INSTALLATIONS 3" AND LARGER ARE TO BE DUCTILE IRON OF THE THICKNESS CLASS PER THE BELOW TABLE:

PIPE SIZE	THICKNESS CLASS
3"	54
4"	53
6"	54
8"	54
12"+	51

- WATER SERVICES 2" AND UNDER ARE COPPER. BELOW GROUND TUBING IS TO BE TYPE K SOFT DRAWN COPPER, AND ABOVE GROUND TUBING IS TO BE TYPE L HARD DRAWN COPPER.

- PRIVATE UTILITIES (I.E. ON PRIVATE PROPERTY AND/OR BEHIND THE METER BOX)
- ALL SEWER FITTINGS AND PIPING MUST COMPLY WITH THE 2021 VERSION OF THE INTERNATIONAL PLUMBING CODE
  - ALL PRIVATE SEWER PIPE IS TO BE SCHEDULE 40 PVC COMPLYING WITH ASTM STANDARD D-2665
  - ALL PRIVATE SEWER FITTINGS ARE TO BE PVC COMPLYING WITH ASTM STANDARD D-3034
  - ALL PRIVATE WATERLINE FITTINGS AND PIPING MUST COMPLY WITH 2021 VERSION OF THE INTERNATIONAL PLUMBING CODE
  - ALL PRIVATE WATERLINE PIPE IS TO BE SCHEDULE 40 PVC COMPLYING WITH ASTM STANDARD D-1785
  - ALL PRIVATE WATERLINE FITTINGS ARE TO BE PVC COMPLYING WITH ASTM STANDARD D-2464

WATER SERVICE CONFIGURATION NOTE  
(TO BE INSTALLED BY THE CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES)  
8 EA - CORP STOP/RESIDENTIAL METER TAP  
±200 LF 1" COPPER SERVICE  
8 EA - 5/8" WATER METERS AND BOX

SITE NOTES

- ALL WORK IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO PAVEMENT RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OR RICHMOND RIGHT OF WAY EXCAVATION AND RESTORATION MANUAL.
- SETBACKS AND EASEMENTS
  - SETBACKS AND EASEMENT LINES: ————
  - FRONT, REAR, AND SIDE YARD SETBACKS = 5' EXCEPT FOR ATTACHED UNITS. A TYPICAL CALL OUT IS PROVIDED ON THE PLANS.
- PARCELS
  - PROPERTY LINES: ————
  - APPROXIMATE PARCEL SIZES ARE AS SHOWN
  - MINIMUM LOT SIZE: 1,000 SF
- UTILITIES
  - APPROXIMATE SANITARY SEWER: ————
  - APPROXIMATE WATER: ————
- PUBLIC WALKS - TREE REMOVAL ALONG PUBLIC STREETS ARE NOT PERMITTED. USE OF AIR SPADING AND FLEXIBLE SIDEWALK WILL BE REQUIRED WHEN ROUTING OVER ROOT ZONES OF TREES. EXACT LOCATION OF AIR SPADING AND SPECIFICATION OF FLEXIBLE SIDEWALKS WILL BE DETERMINED AT TIME OF CONSTRUCTION.

Legal References:  
PARETO, LLC  
Instrument No. 2023-13301  
Tax Parcel No. W000-1773/003  
#3801 Hanover Avenue  
Zoned: R-5 (Single-Family Residential)

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  - This survey plot represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: December 16, 2023.
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LAYOUT AND UTILITY PLAN  
3801-3803 HANOVER AVE  
TOWNHOMES SUP PLAN



**ARCHITECTURAL SITE PLAN**

The site plan illustrates the layout of a residential development. It features eight new proposed single-family attached buildings, numbered 1 through 8, arranged in two rows of four. Each unit is a 2 1/2 story building. Units 1-4 are 593 sq ft, and Units 5-8 are 600 sq ft. There are also two existing single-family detached buildings (2 story) on the right side. The site is bounded by N. Hamilton Street to the south. A 5' sidewalk is shown along the top boundary. A north arrow is located in the bottom left corner. The plan includes dimensions for building footprints, setbacks, and property lines.

**NEW PROPOSED SINGLE FAMILY ATTACHED (2 1/2 STORY BUILDING)**

- Unit 1: 596 sq ft
- Unit 2: 593 sq ft
- Unit 3: 593 sq ft
- Unit 4: 593 sq ft
- Unit 5: 600 sq ft
- Unit 6: 600 sq ft
- Unit 7: 600 sq ft
- Unit 8: 600 sq ft

**EXISTING SINGLE FAMILY DETACHED (2 STORY BUILDING)**

- Unit 9: 353 sq ft
- Unit 10: 353 sq ft

**TRASH & RECYCLING**

- Unit 1: 4'-0"
- Unit 2: 4'-0"
- Unit 3: 4'-0"
- Unit 4: 4'-0"
- Unit 5: 4'-0"
- Unit 6: 4'-0"
- Unit 7: 4'-0"
- Unit 8: 4'-0"

**6' TALL TRASH ENCLOSURE ON CONCRETE SLAB**

**5' SIDEWALK**

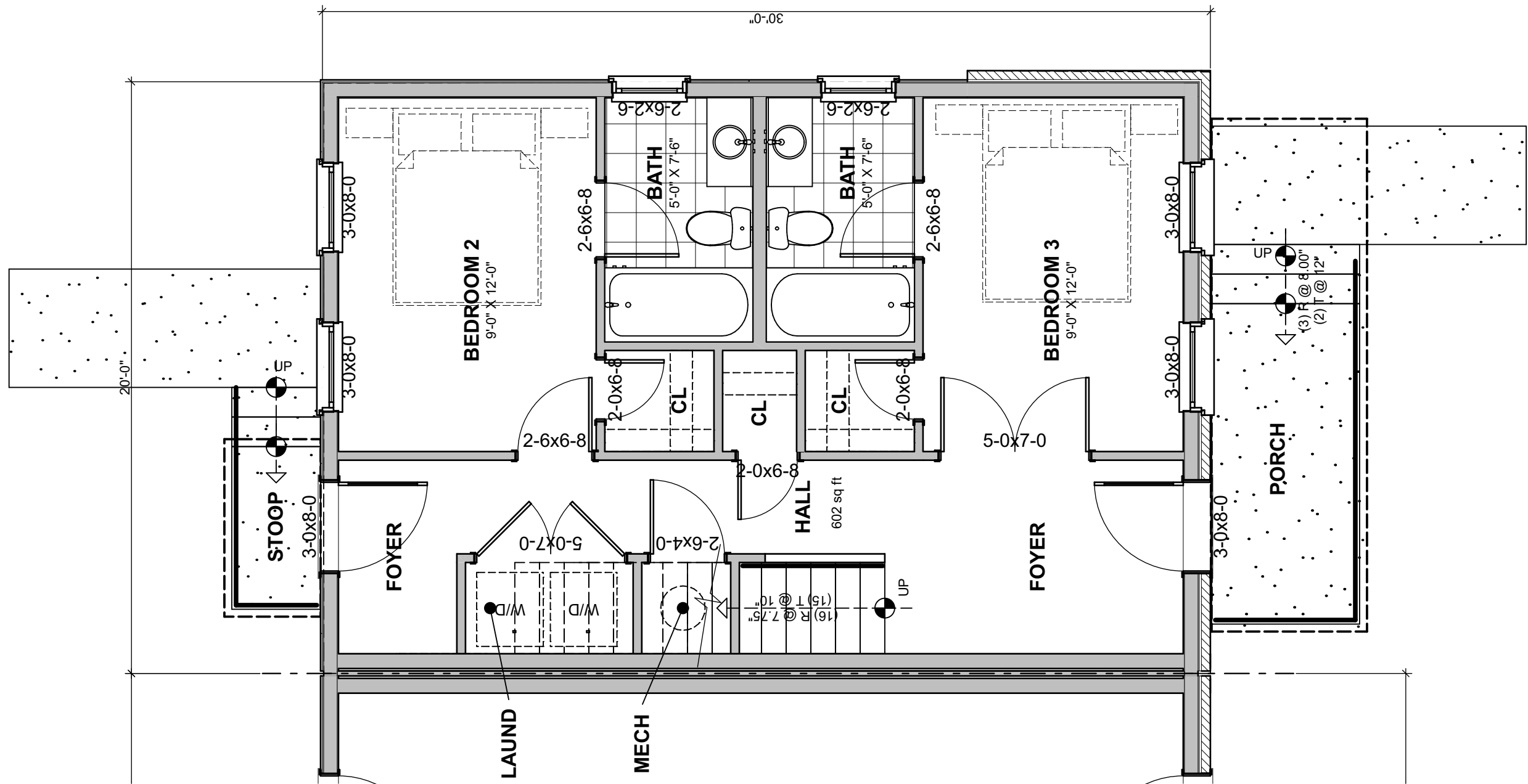
**N. HAMILTON STREET**

**ARCHITECTURAL SITE PLAN**

SCALE: 1/16" = 1'-0"

RICHMOND, VIRGINIA





## FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

SK-02

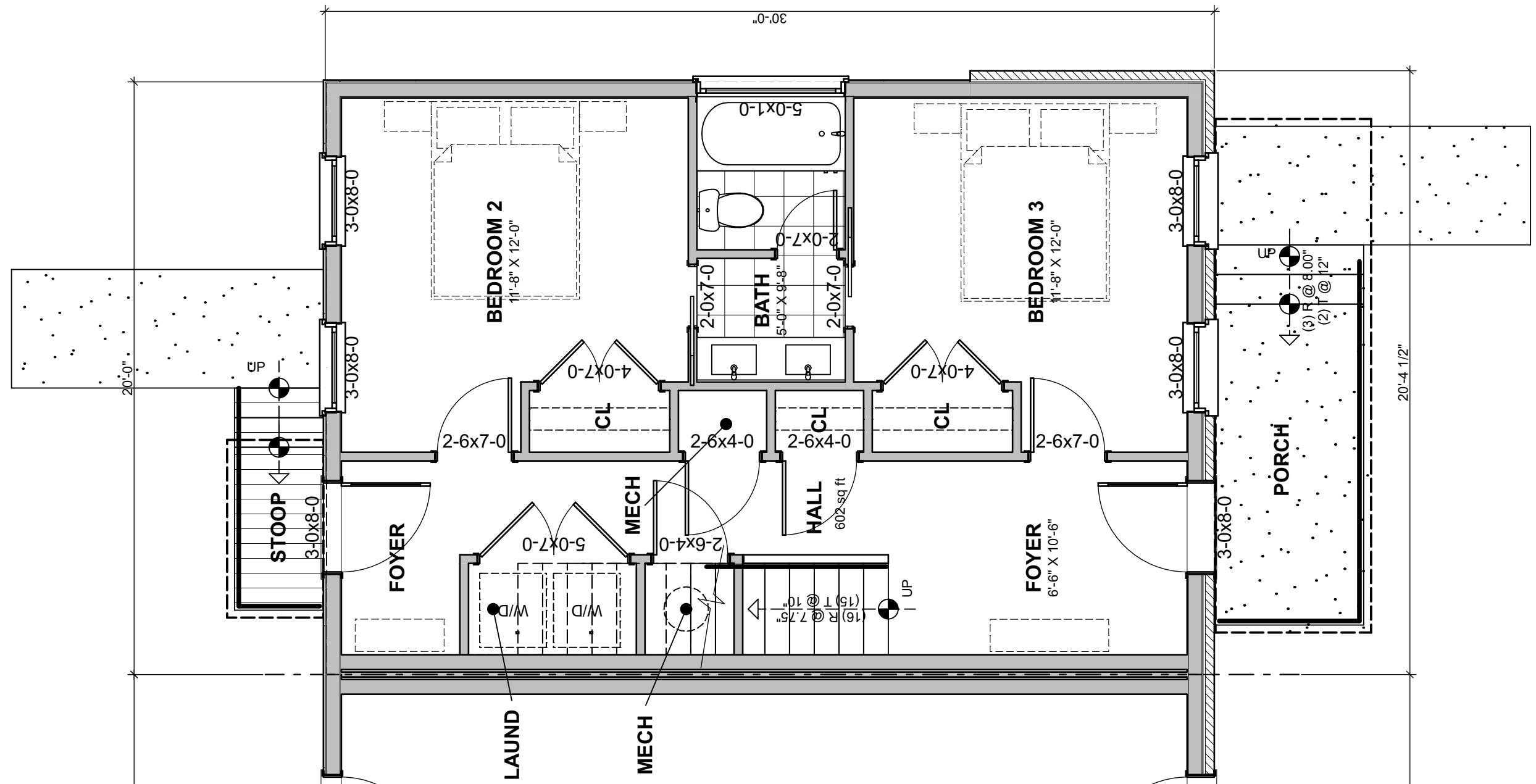
12/12/24

PROJECT NO.: 24004

### PROPOSED FIRST FLOOR PLAN

3801-3803 HANOVER AVE

RICHMOND, VIRGINIA



# FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

SK-03

12/12/24

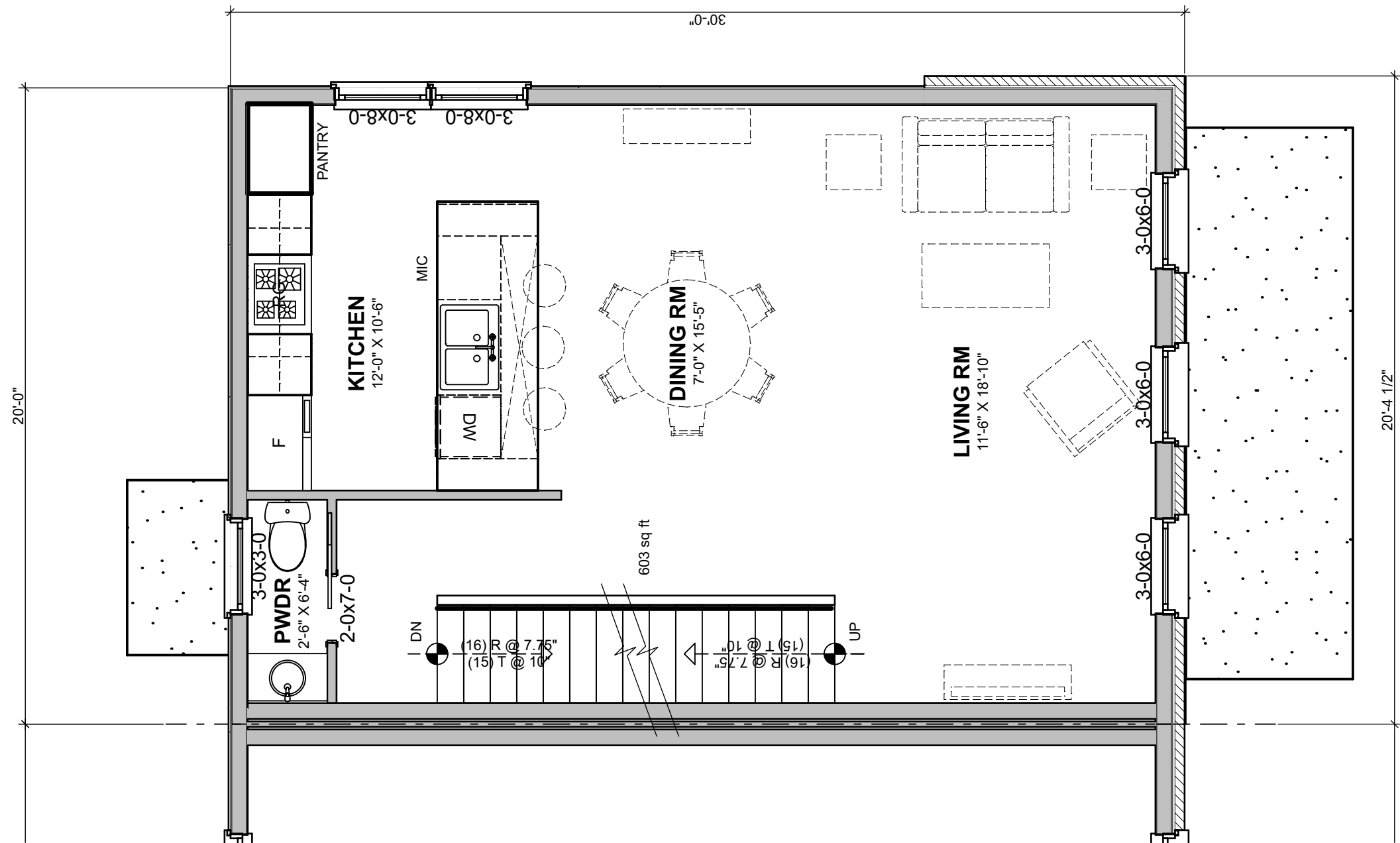
PROJECT NO.: 24004

PROPOSED FIRST FLOOR ALTERNATE

3801-3803 HANOVER AVE

RICHMOND, VIRGINIA





## SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

SK-04

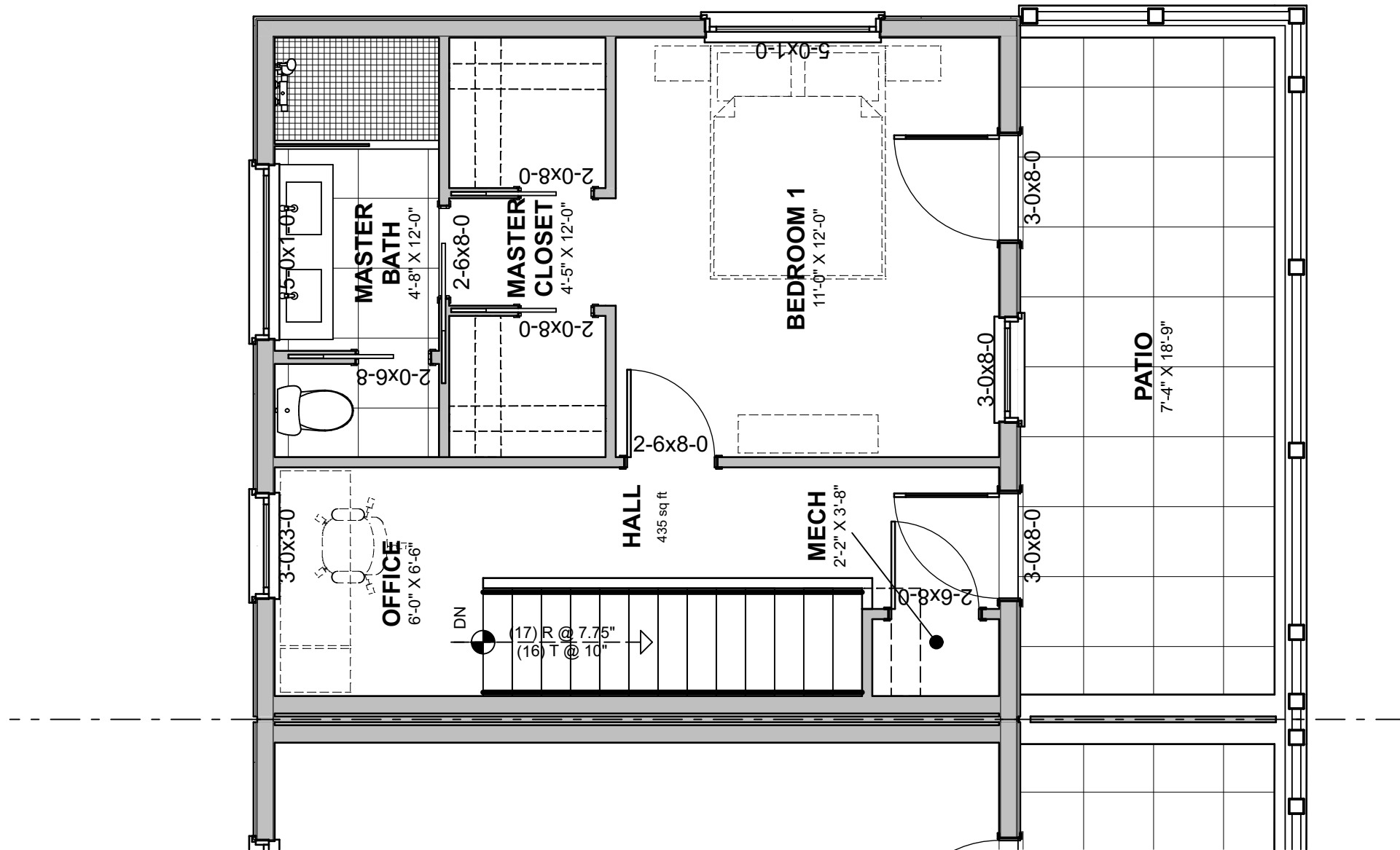
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PROJECT NO.: 24004

### PROPOSED SECOND FLOOR PLAN

3801-3803 HANOVER AVE

RICHMOND, VIRGINIA



THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

SK-05  
12/12/24

PROJECT NO.: 24004

PROPOSED THIRD FLOOR PLAN  
3801-3803 HANOVER AVE

RICHMOND, VIRGINIA





## PROPOSED FRONT ELEVATION (REVEILLE ST)

SCALE: 3/16" = 1'-0"

SK-06

12/12/24

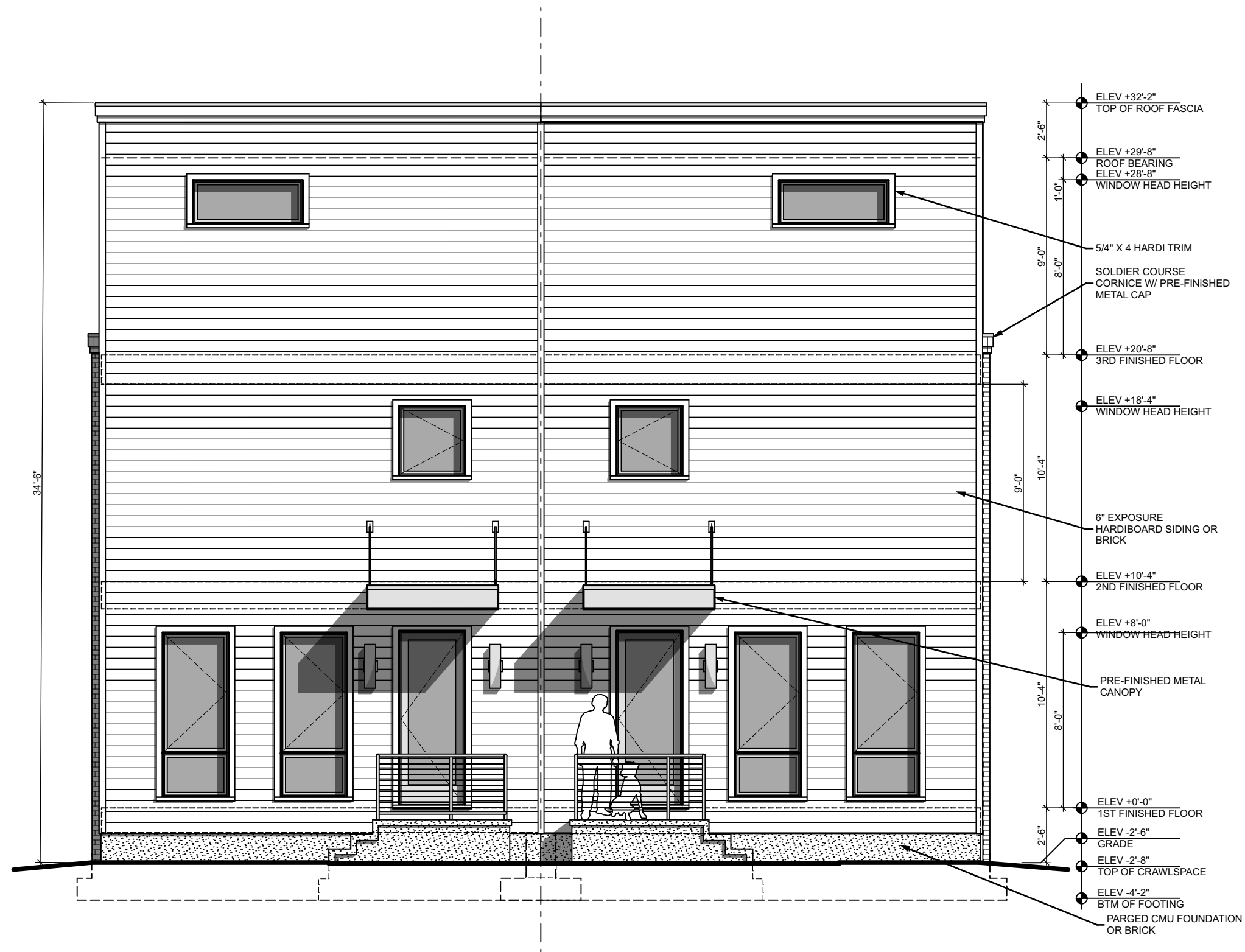
PROJECT NO.: 24004

PROPOSED FRONT ELEVATION

3801-3803 HANOVER AVE

RICHMOND, VIRGINIA





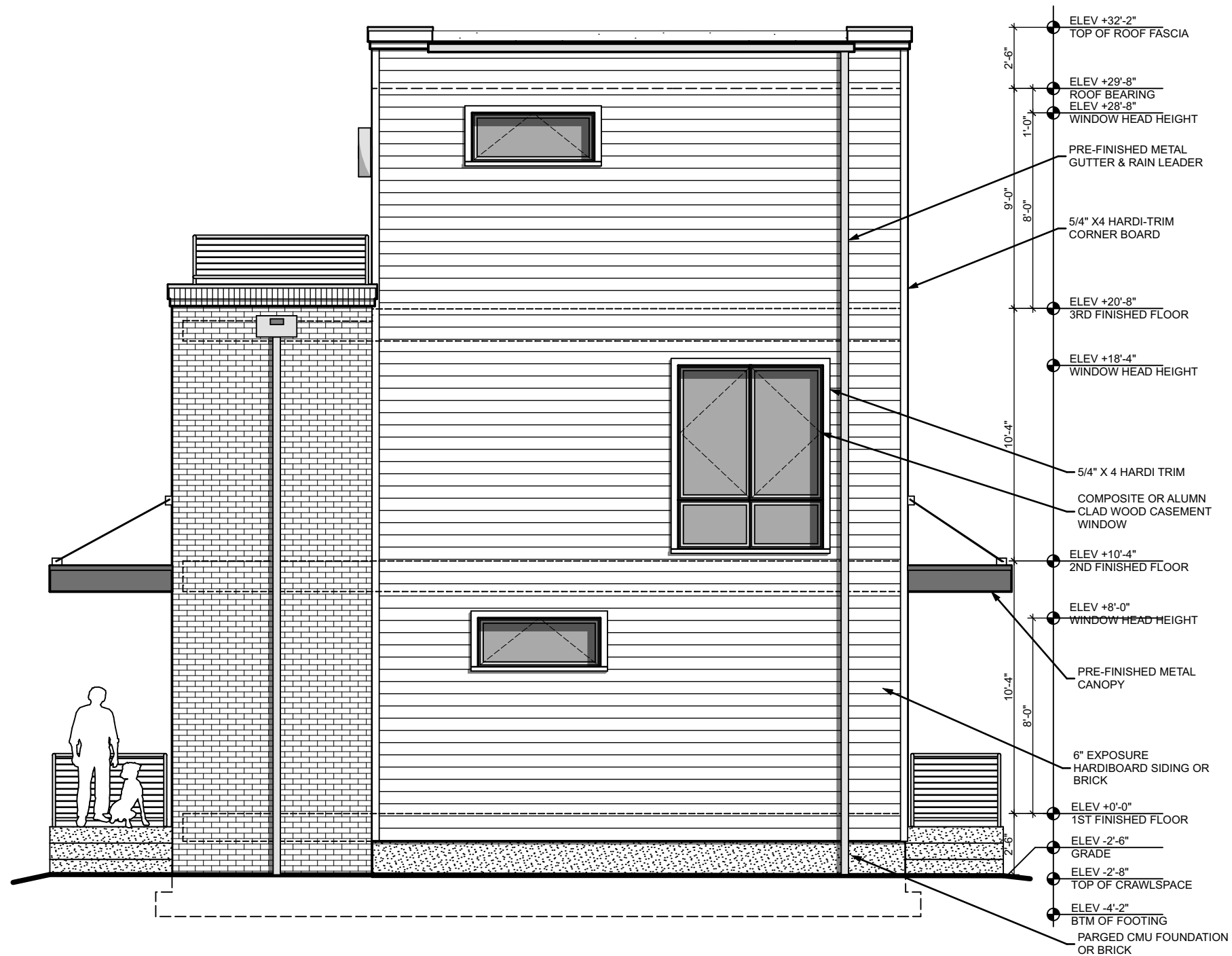
PROPOSED REAR ELEVATION

SCALE: 3/16" = 1'-0"

PROPOSED REAR ELEVATION  
3801-3803 HANOVER AVE  
RICHMOND, VIRGINIA

SK-07  
12/12/24  
PROJECT NO.: 24004





## PROPOSED RIGHT & LEFT SIDE ELEVATIONS (MIRROR)

SCALE: 3/16" = 1'-0"

SK-08

12/12/24

PROJECT NO.: 24004

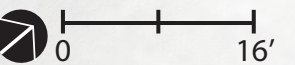
PROPOSED RIGHT/LEFT SIDE ELEVATION

3801-3803 HANOVER AVE

RICHMOND, VIRGINIA









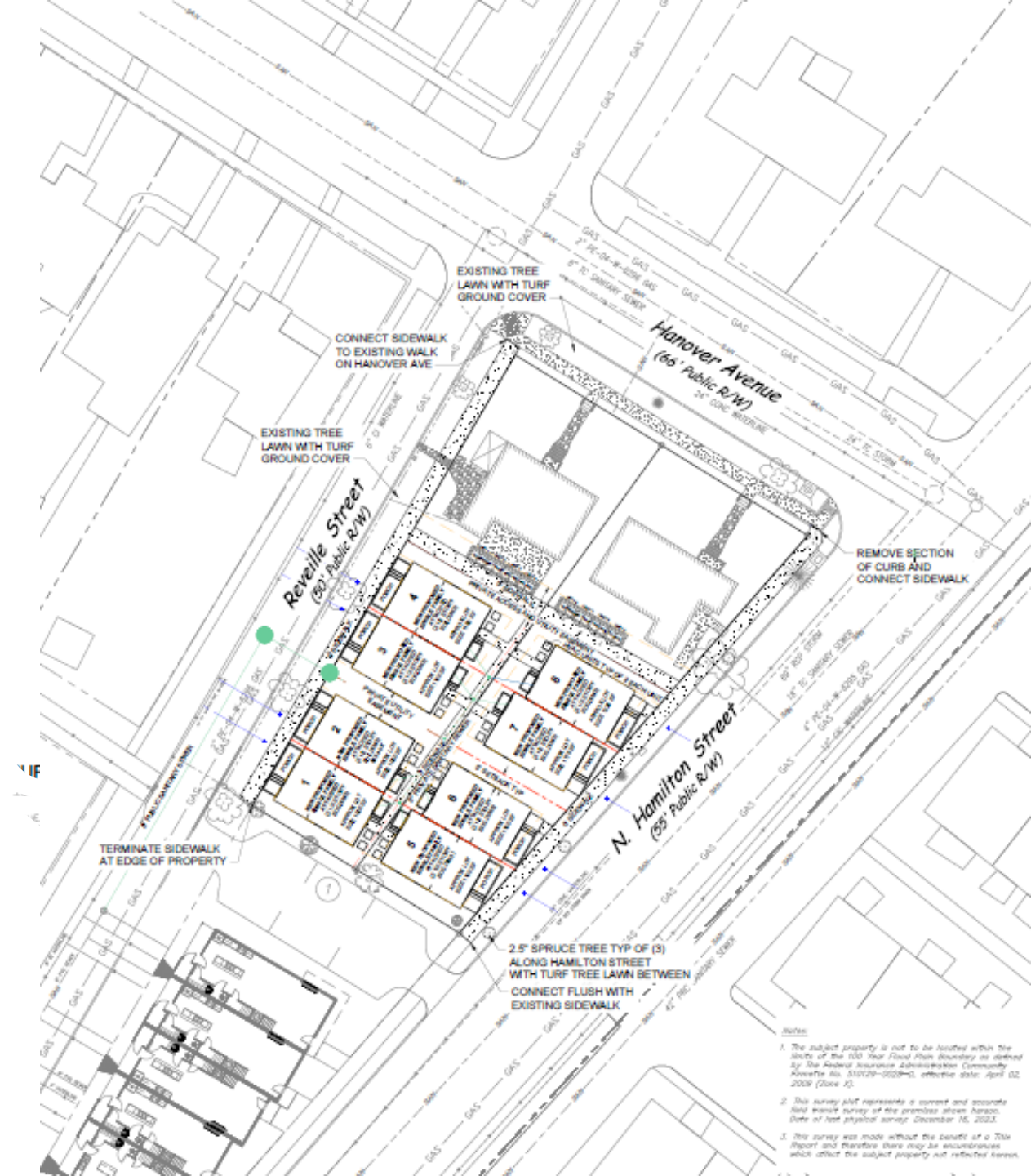
# 3801-3803 Hanover Avenue

Parking Study Addendum

8 Single-Family Attached Dwellings

Baker Development Resources

November 2024



# Parking Shed and existing on- street parking capacity.

- Parking Dimensions:
  - End Stall: 17.5'
  - Captive Stall: 22'
- **Overall Total: 120 spaces**



\*The parking shed was evaluated according to the Zoning Ordinance, Sec. 30-710.3:1, relating to dimension of parking spaces and Chapter 27 Traffic and Vehicles, Sec 27-197, relating to the prohibition on parking in certain specified areas.

— \*Given the width of the drive lanes, the northbound side of Reville Street between Hanover and Stuart Avenues was not included in the parking shed. However, we did note cars parked there during our observations,

[illegible]



# Additional analysis

Parking usage and availability surrounding 3800 Block of Hanover Street (western line of Reveille Street between Grove and Hanover Avenues, southern line of Hanover b/w Reveille and Hamilton Streets, northern line of Hanover b/w Reveille and Hamilton Streets, western line of Hamilton between Grove and Hanover Avenues, and eastern line of Hamilton b/w Grove and Hanover Avenues)

- Parking Dimensions:
  - End Stall: 17.5'
  - Captive Stall: 22'
- **Overall Total: 31 spaces**



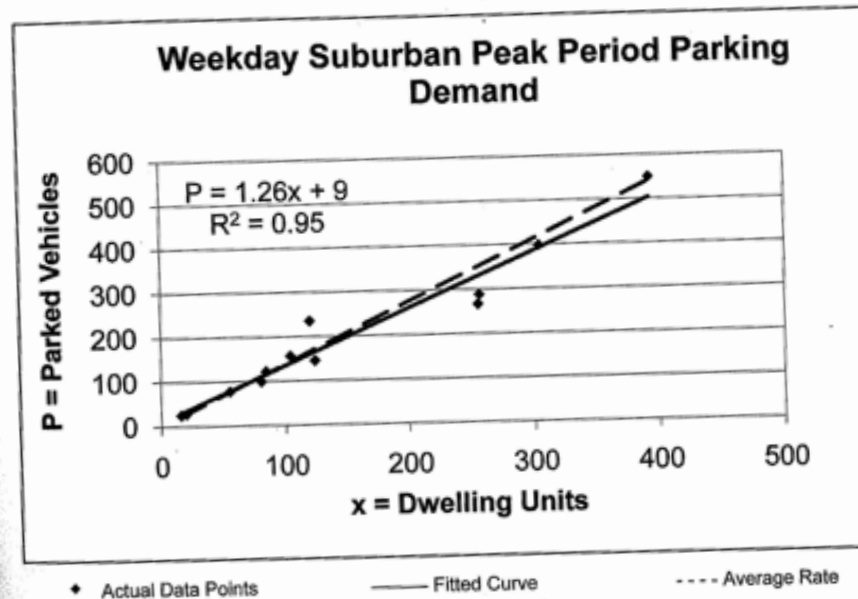
\*The parking shed was evaluated according to the Zoning Ordinance, Sec. 30-710.3:1, relating to dimension of parking spaces and Chapter 27 Traffic and Vehicles, Sec 27-197, relating to the prohibition on parking in certain specified areas.

	Day 1	Day 2	Day 3	Day 4	Day 5	Day 6	Day 7	Overall Average
Available Spaces	31	31	31	31	31	31	31	31
Existing Demand (cars parked)	10	12	9	12	9	9	12	10.4
Spaces Available	21	19	22	19	22	22	19	20.6
% Occupied	32%	39%	29%	39%	29%	29%	39%	34%

## Land Use: 230 Residential Condominium/Townhouse

**Average Peak Period Parking Demand vs. Dwelling Units**  
On a: Weekday  
Location: Suburban

Statistic	Peak Period Demand
Peak Period	11:00 p.m.–6:00 a.m.
Number of Study Sites	12
Average Size of Study Sites	151 dwelling units
Average Peak Period Parking Demand	1.38 vehicles per dwelling unit
Standard Deviation	0.24
Coefficient of Variation	17%
Range	1.04–1.96 vehicles per dwelling unit
85th Percentile	1.52 vehicles per dwelling unit
33rd Percentile	1.28 vehicles per dwelling unit

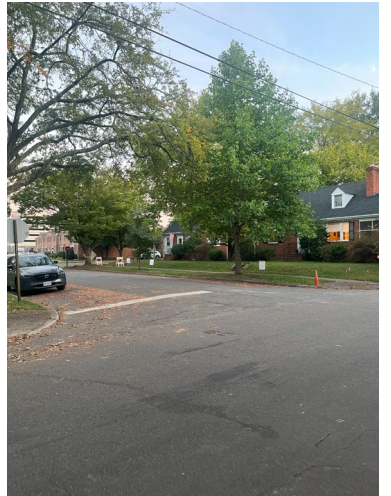
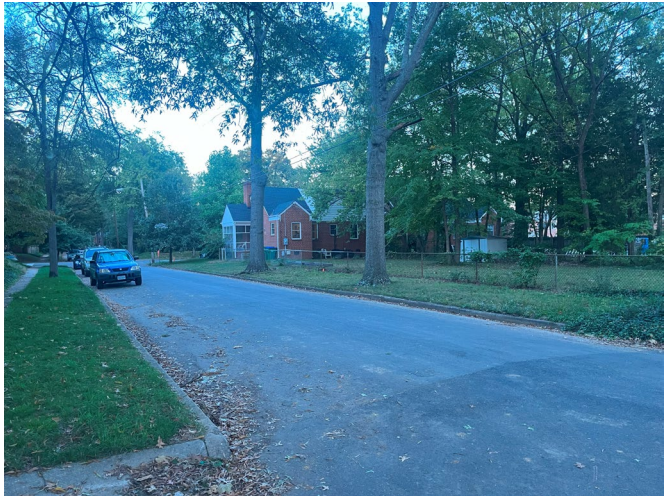




# October 9, 2024 – 6:30am





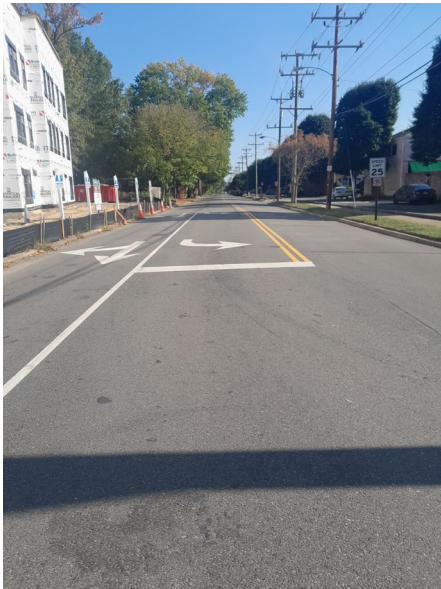




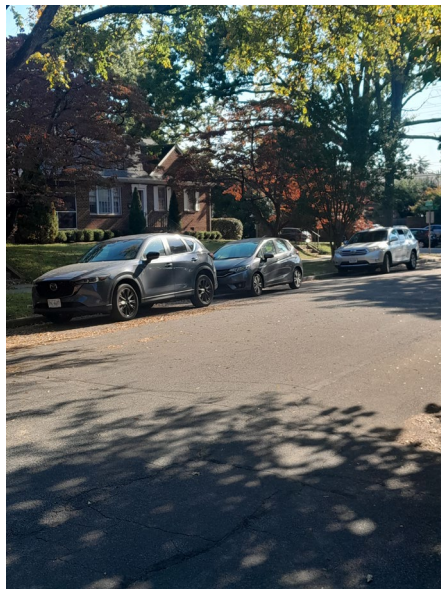
# October 13, 2024 – 10:05am













# October 15, 2024 – 6:05pm









# October 16, 2024 – 6:10pm

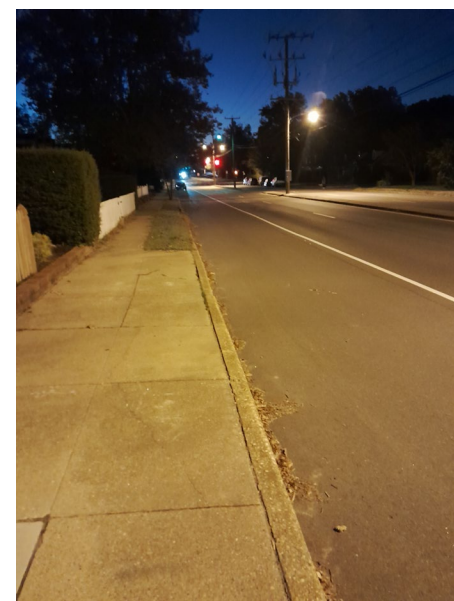
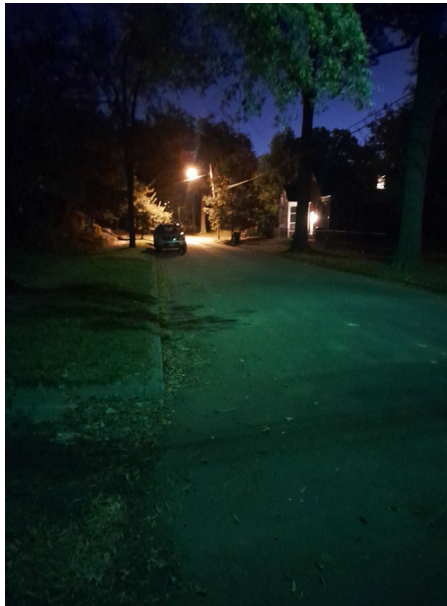
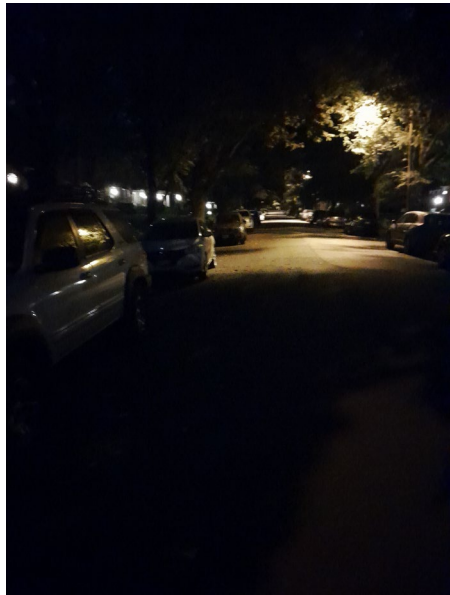
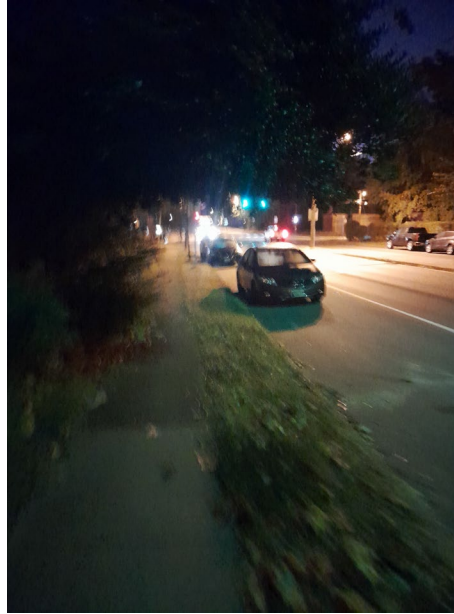
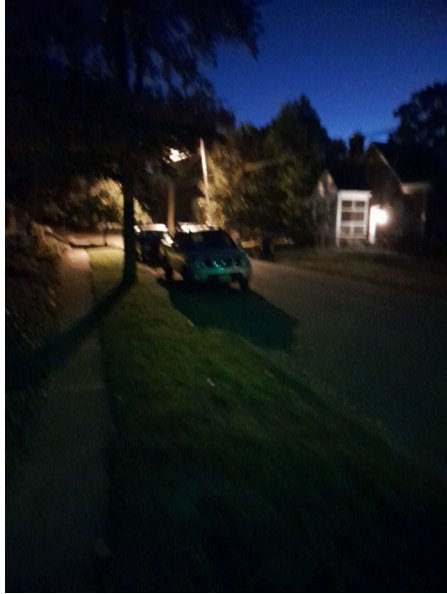
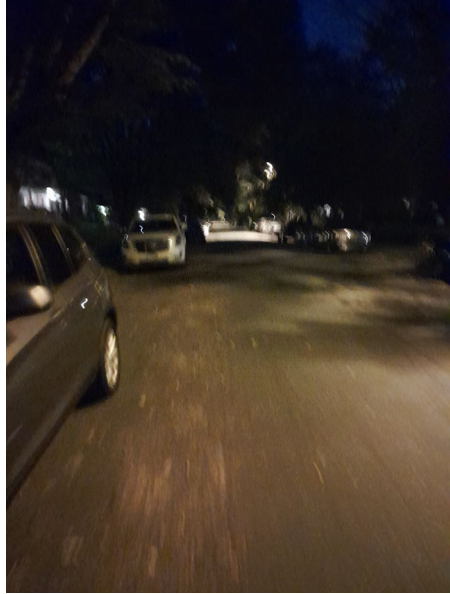




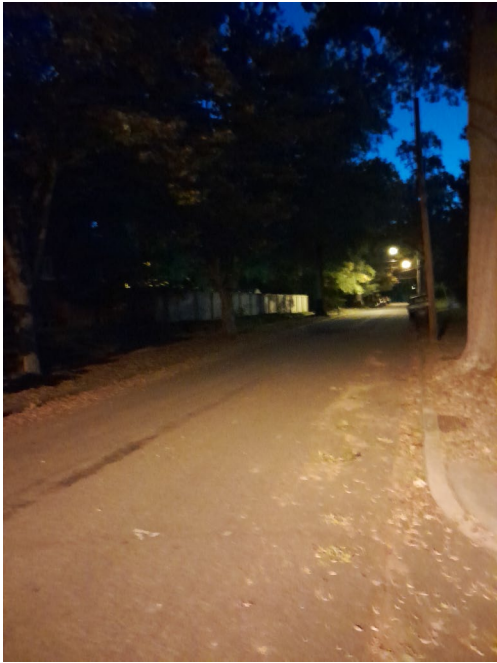
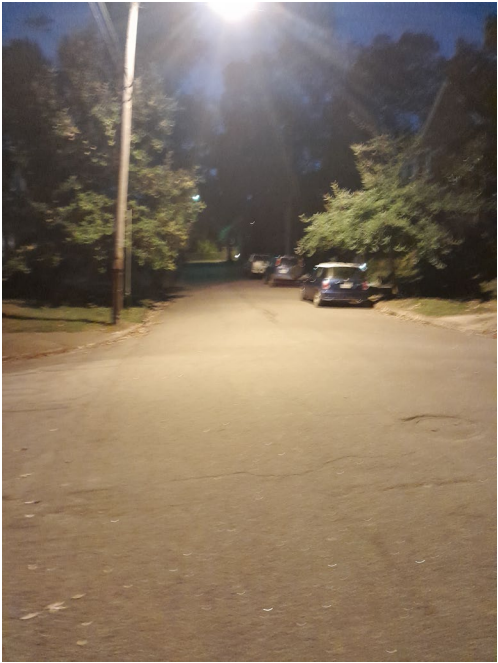




October 21, 2024 – 6:45am

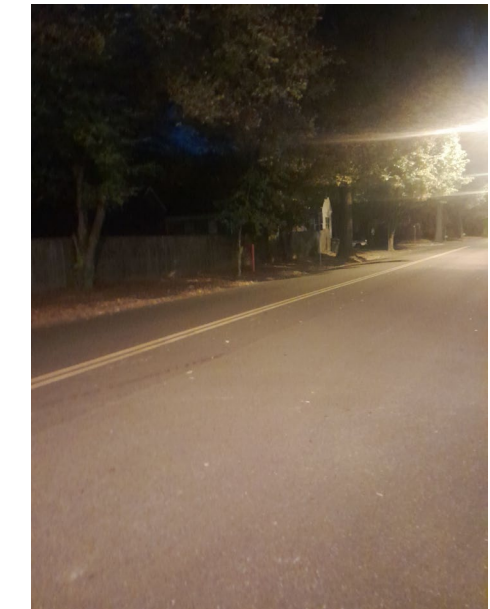
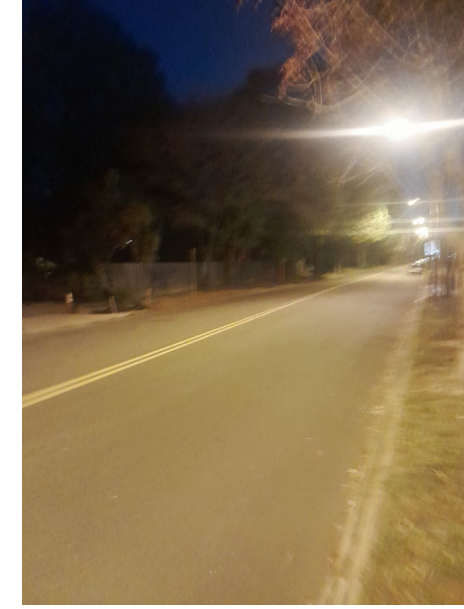
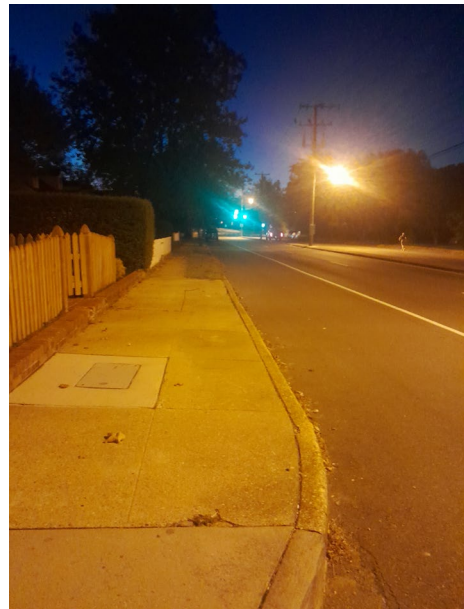
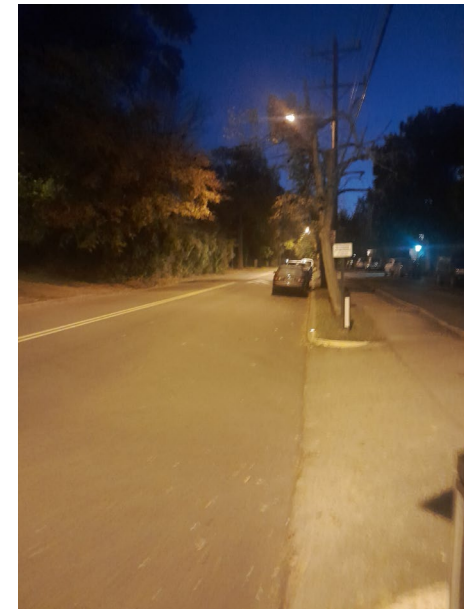
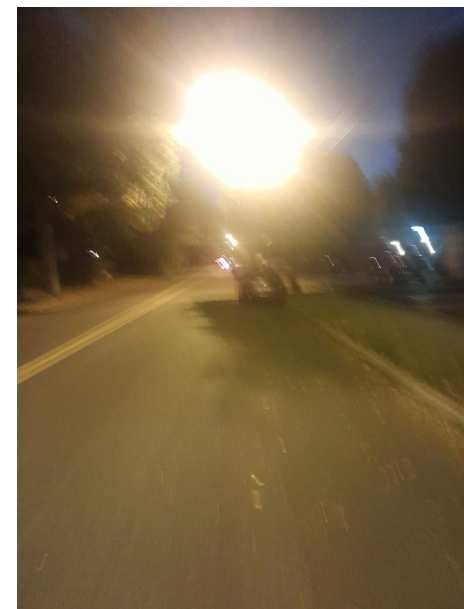
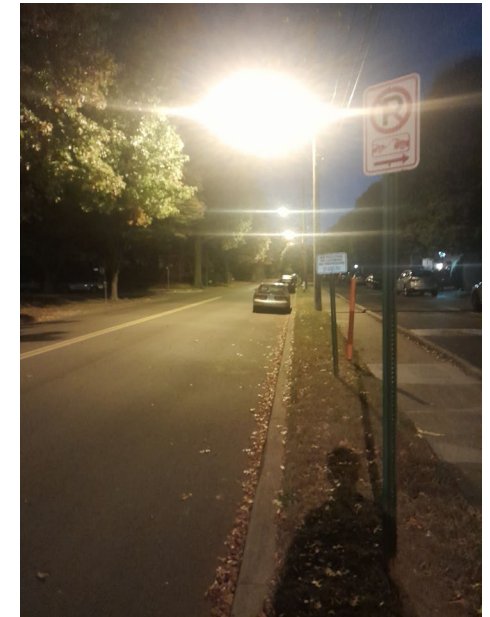
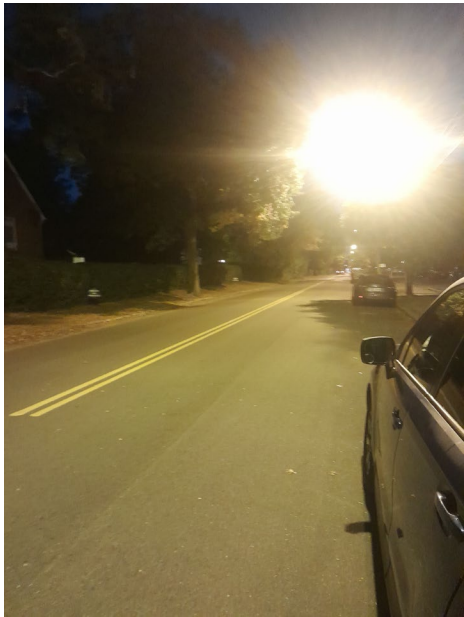




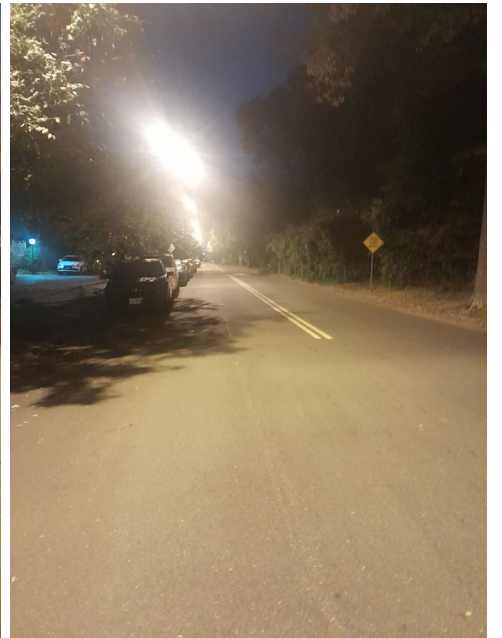
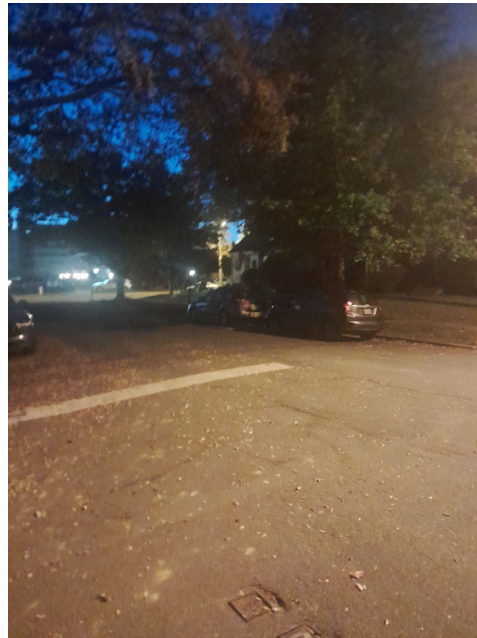
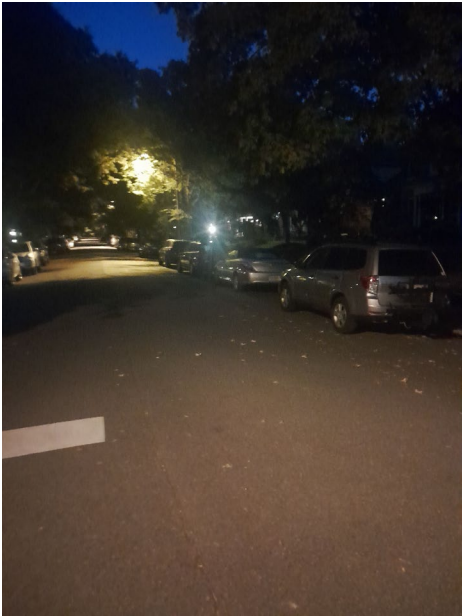
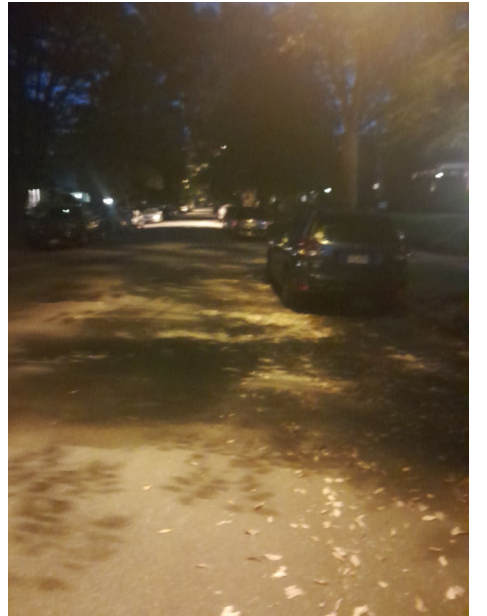
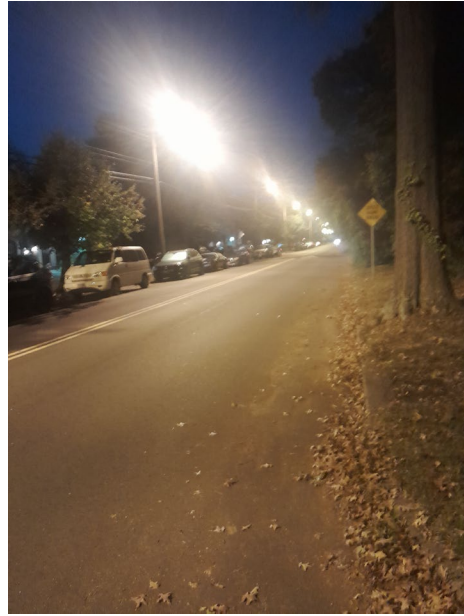
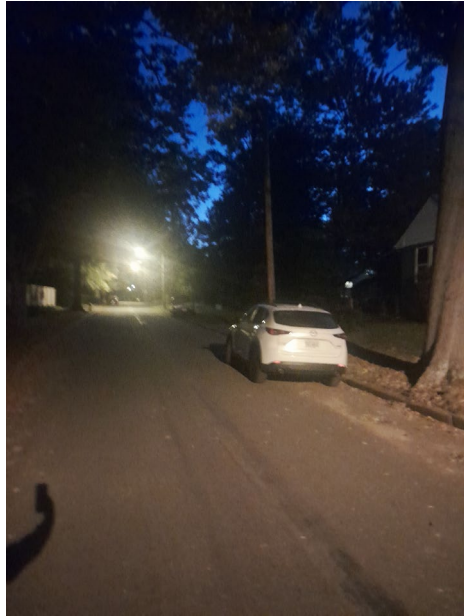




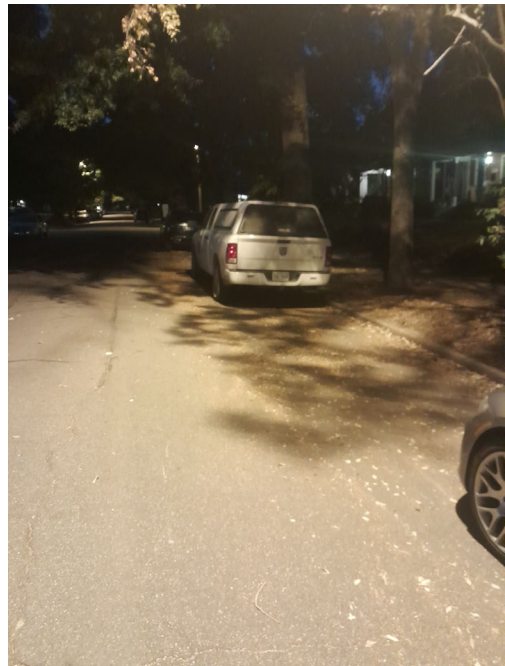
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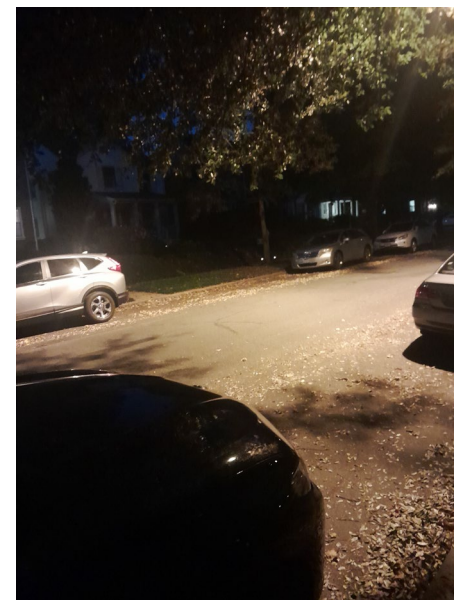
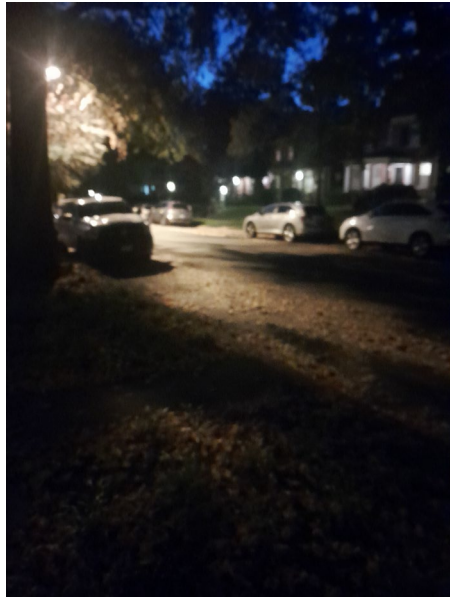
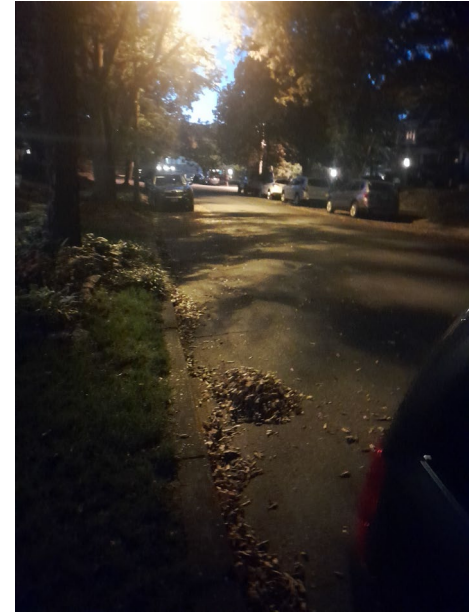
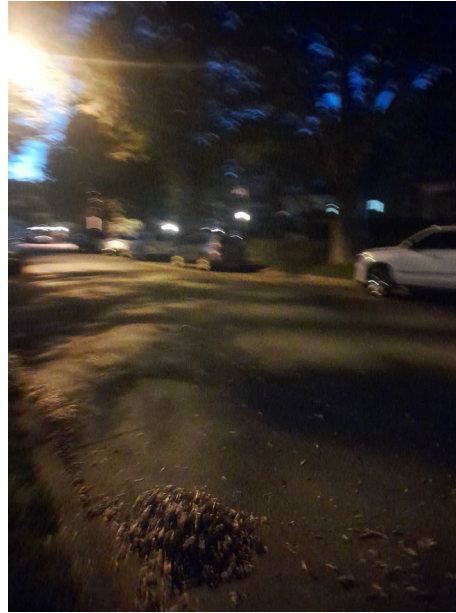
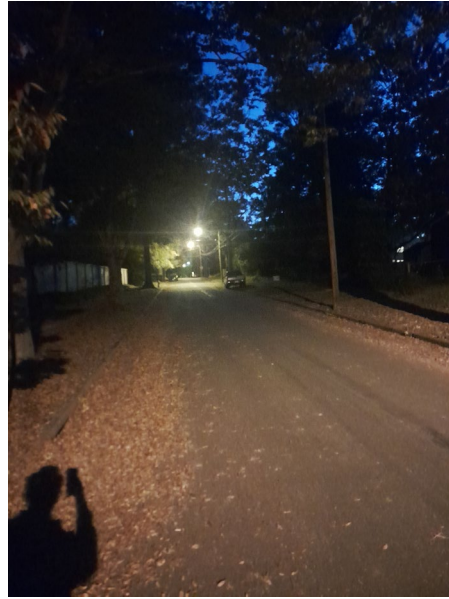




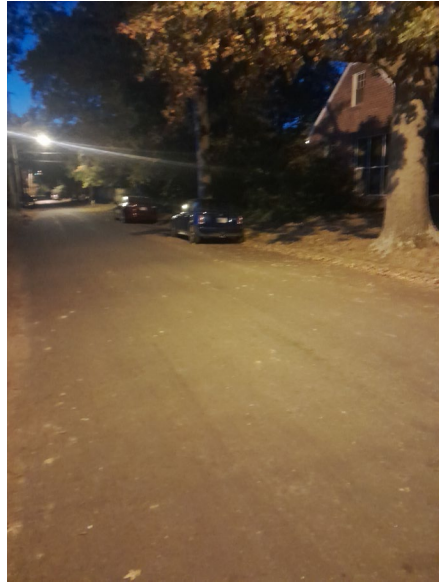
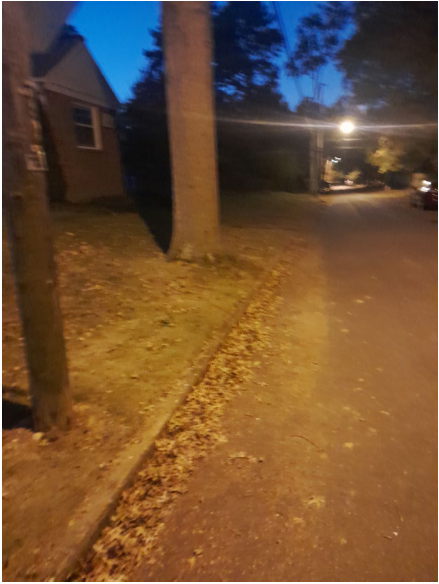
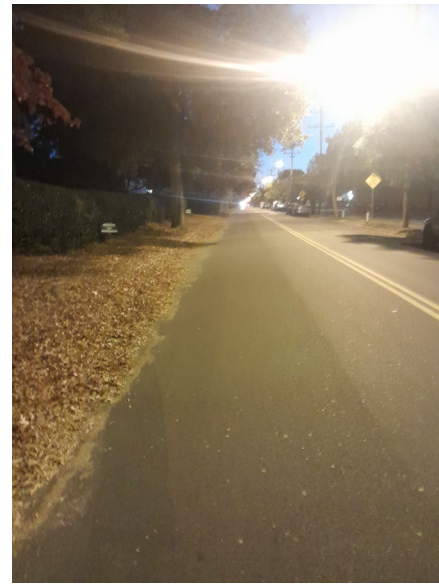
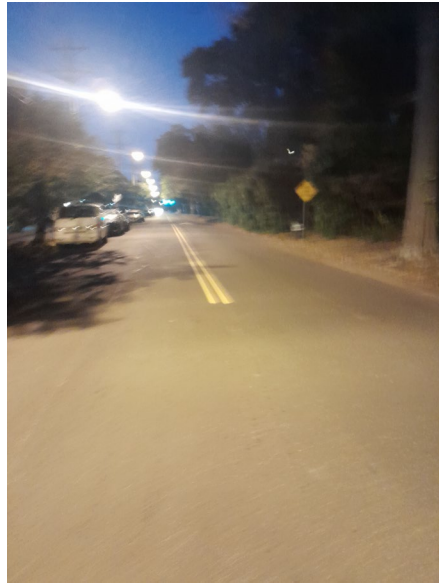
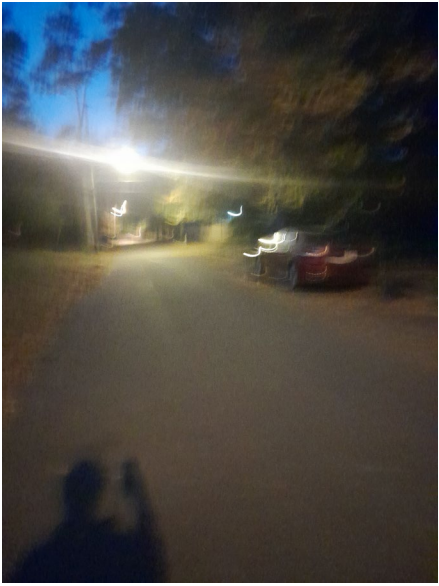




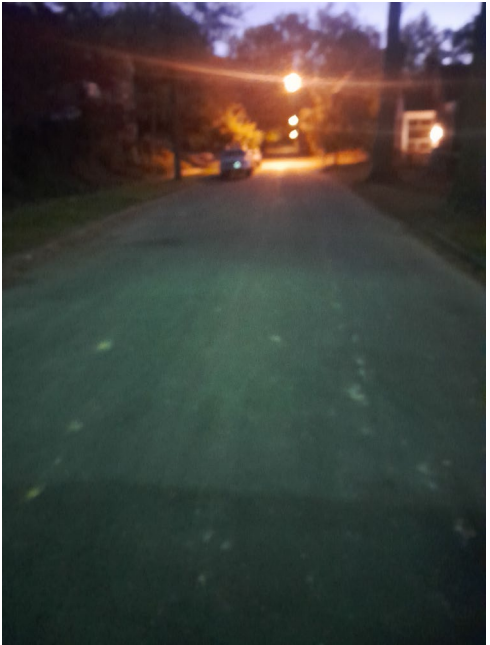
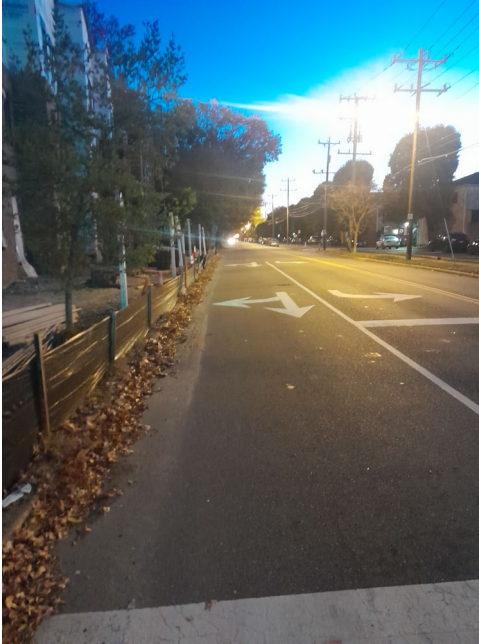
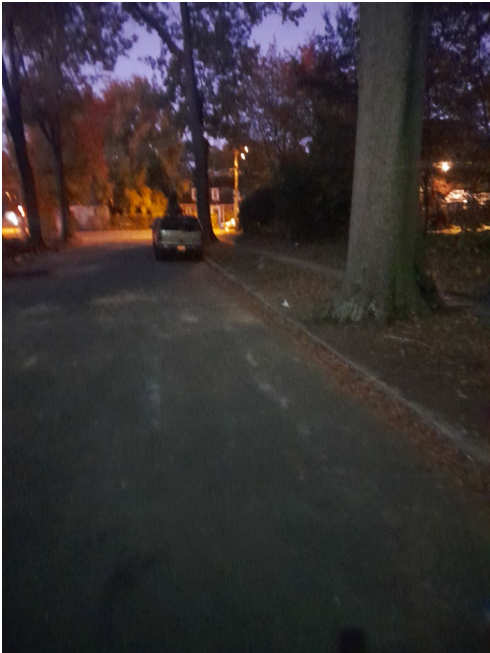
# October 25, 2024 – 6:52am













November 14, 2024

Mr. Matthew Ebinger  
City of Richmond  
Department of Planning and Development Review  
Land Use Administration Division, Room 511  
City Hall, 900 East Broad Street  
Richmond, Virginia 23219

**RE: Parking Study, 3801-3803 Hanover Avenue, Richmond Virginia**

Baker Development Resources has conducted a parking study for the proposed Special Use Permit (the “SUP”) at 3801-3803 Hanover Avenue (the “Property”) which would authorize eight new single-family attached dwellings. The purpose of the study was to assess the adequacy of available on-street parking. This would include observation of the existing parking demand within the parking shed of the Property as well as an evaluation of the future parking demand related to the proposed development of the site and, additionally, consideration of the future parking demand related to the nearly complete adjacent development at 300-324 N Hamilton Street.

**Study Methodology**

The methodology utilized for this study includes: (1) identification and evaluation of the parking shed and available on-street parking in the vicinity of the Property; (2) determination of existing parking demand within the parking shed; and (3) comparison of the available on-street parking spaces and the expected future parking demand for the proposed use of the Property as well as the nearly complete adjacent development.

*Parking Shed/Available On-Street Parking*

The parking shed identified for the purpose of the study includes on-street parking spaces located on: Hanover Avenue (between Lafayette and Reveille Streets); Hanover Avenue (between Reveille and Hamilton Streets); Grove Avenue (between Lafayette and Reveille Streets); Reveille Street (between Grove and Hanover Avenues); Reveille Street (between Hanover and Stuart Avenues); Hamilton Street (between Grove and Hanover Avenues); Hamilton Street (between Hanover and Stuart Avenues). The parking shed was evaluated according to the Zoning Ordinance, Sec. 30-710.3:1, relating to dimension of parking spaces and Chapter 27 Traffic and Vehicles, Sec 27-197, relating to the prohibition on parking in certain specified areas. Where parking is permitted, dimensions of 22 feet in length (captive stalls) and 17.5 feet in length (end stalls) were utilized to determine the available on-street parking spaces. Based on this analysis there are 120 existing on-street parking spaces available within the parking shed (Figure 1, next page).





\*The parking shed was evaluated according to the Zoning Ordinance, Sec. 30-710.3:1, relating to dimension of parking spaces and Chapter 27 Traffic and Vehicles, Sec 27-197, relating to the prohibition on parking in certain specified areas.

— \*Given the width of the drive lanes, the northbound side of Reville Street between Hanover and Stuart Avenues was not included in the parking shed. However, we did note cars parked there during our observations,

Figure 1

#### *Existing Parking Demand*

The existing parking demand was determined by conducting parking counts during times of higher parking demand. This included before and after the typical working day as well as Sunday morning when most residential uses would exhibit a higher demand. The counts were conducted on: Wednesday, October 9<sup>th</sup> at 6:30 P.M. (Day 1); Sunday, October 13<sup>th</sup> at 10:00 A.M. (Day 2); Tuesday, October 15<sup>th</sup> at 6:05 P.M. (Day 3); Wednesday, October 16<sup>th</sup> at 6:10 P.M. (Day 4); Monday, October 21<sup>st</sup> at 6:45 A.M. (Day 5); Tuesday, October 22<sup>nd</sup> at 6:43 A.M. (Day 6); and Friday, October 25<sup>th</sup> at 6:52 A.M. (Day 7). During these times of higher parking demand, an average of 42 vehicles were parked on-street within the parking shed leading to an average parking supply of 78 unutilized on-street parking spaces (Figure 2, next page). The counts for individual days are included in the attached addendum.

	Day 1	Day 2	Day 3	Day 4	Day 5	Day 6	Day 7	Overall Average
<b>Available Spaces</b>	120	120	120	120	120	120	120	<b>120</b>
<b>Existing Demand (cars parked)</b>	44	49	30	33	45	47	46	<b>42</b>
<b>Spaces Available</b>	76	71	90	87	75	73	74	<b>78</b>
<b>% Occupied</b>	37%	41%	25%	28%	38%	39%	38%	<b>35%</b>

Figure 2

#### *Proposed Development/Future Parking Demand*

The SUP would authorize the development of the lots currently known as 3801-3803 Hanover Avenue with eight new single-family attached dwellings, configured as four pairs. Future parking demand for the Property was determined by utilizing the ITE Parking Generation, 4th Edition, publication (“the ITE Manual”). The ITE Manual provides peak parking demand rates for various land uses based on empirical nationwide studies. It provides an average peak parking demand rate for each land use, in this case on a per dwelling unit basis. For the proposed eight single-family attached dwellings (townhomes) the ITE Manual suggests that, on average, the eight dwellings would generate a peak parking demand of 1.38 parking spaces per unit or a total of 11.04 parking spaces (12 spaces, rounding up). It is worth noting that the ITE database did not utilize the lone urban sample in its database (at a lower 0.85 spaces per dwelling unit) in arriving at the average of 1.38 parking spaces per unit. As a result, the ITE average is skewed toward development with suburban characteristics where parking demand is typically higher based on a lack of access to public transportation and a lack of pedestrian or bicycle infrastructure. Nevertheless, we evaluated the future parking demand with a conservative range of 12 (the ITE Manual average) to 16 parking spaces (2 spaces per dwelling unit).

In addition, to the future parking demand for the Property, it’s critical to include the future parking demand for the nearly complete development immediately adjacent to the site at 300-324 Hamilton Street. This approved development is under construction and will include six new single-family attached dwelling units, requiring a conservative range of nine (the ITE Manual Average) to 12 parking spaces (2 spaces per dwelling). Six of those spaces would be provided on that property resulting in an on-street parking demand of three to six spaces. Based on that analysis, a conservative estimate of the future parking demand for both the Property as well as the adjacent development would be 15 to 22 on-street parking spaces (Figure 3, below).

	<b>Proposed Development</b>	<b>Adjacent Development</b>	<b>Total</b>
<b>Spaces Available</b>	78	78	<b>78</b>
<b>Future Demand (spaces)</b>	12 to 16	3 to 6	<b>15 to 22</b>
<b>Surplus Available Spaces</b>			<b>56 to 63</b>

Figure 3

#### *Conclusions/Recommendations*

The development of the Property with eight single-family attached dwellings as well as the nearly complete adjacent development of six single-family attached dwellings will conservatively require 15 to 22 on-street parking spaces in order to satisfy future parking demand. Based on existing conditions, an average of 78 on-street parking spaces are available within the parking shed during times of higher parking demand with no less than 71 on-street parking spaces being available during any observation. Therefore, the supply of available on-street parking spaces is more than adequate in meeting the future parking demand related to the Property, while still providing ample surplus parking in the area (56 to 63 spaces on average).

Parking Study – 3801-3803 Hanover Avenue

Should you have any questions or comments after reviewing this study, please feel free to call me directly at 874-6275 or email me at [markbaker@bakerdevelopmentresources.com](mailto:markbaker@bakerdevelopmentresources.com).

Respectfully Yours,

A handwritten signature in black ink, appearing to read 'Mark R. Baker', written in a cursive style.

Mark R. Baker

Enclosure: Parking Study Addendum