

INTRODUCED: June 28, 2021

AN ORDINANCE No. 2021-194

To authorize the special use of the property known as 3800 Grove Avenue for the purpose of up to six single-family attached dwellings and a parking area, upon certain terms and conditions, and to repeal Ord. No. 2020-225, adopted Nov. 9, 2020.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 26 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 3800 Grove Avenue, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of up to six single-family attached dwellings and a parking area, which use, among other things, is not currently allowed by section 30-410.1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JUL 26 2021 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 property known as 3800 Grove Avenue and identified as Tax Parcel No. W000-1773/001 in the 2021 records of the City Assessor, being more particularly shown on a plan entitled “3800 Grove Avenue,” prepared by sekivsolutions, dated January, 2021, and last revised April, 2021, 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 six single-family attached dwellings and a parking area, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “3800 Grove Avenue,” prepared by sekivsolutions, dated January, 2021, and last revised April, 2021, the plan sheets entitled “Architectural Concept Option A _ Grove + Hamilton,” “Architectural Concept Option B _ Grove + Hamilton,” and “Architectural Concept Option C _ Grove + Hamilton,” prepared by an unknown preparer, and undated, and the plans entitled “3800 Grove Townhomes,” prepared by BRW Architects. P.C., and dated April 7, 2021, 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 six single-family attached dwellings and a parking area, substantially as shown on the Plans.

- (b) The height of the Special Use shall not exceed 40 feet.
- (c) The lot sizes for the Special Use shall be a minimum of 1,000 square feet per lot.
- (d) The maximum lot coverage for each lot for the Special Use shall not exceed 80 percent of the lot size for each such lot.
- (e) A minimum of six parking spaces shall be provided on the Property.
- (f) The primary exterior materials for the townhomes shall be a combination of brick and cementitious siding. In no case shall vinyl siding be permitted. Exterior building designs shall be substantially as shown in one of the alternatives on sheets A2.1, A2.2, and A2.3 of the Plans.
- (g) Evergreen vegetative material of not less than 3 ½ feet in height shall be provided on the Property between the parking area and the residential properties to the north.
- (h) The minimum setback requirements for the Special Use shall be as shown on the Plans.
- (i) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (j) Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of up to seven residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats 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 installation of a new sidewalk along North Hamilton Street, 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 that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, 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.

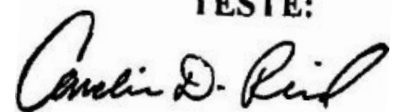
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days 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. **Repeal of Prior Ordinance.** That Ordinance No. 2020-225, adopted November 9, 2020, be and shall be repealed upon issuance of a building permit for the Special Use.

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

A TRUE COPY:

TESTE:



City Clerk

City of Richmond

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

Item Request

File Number: PRE.2021.689

O & R Request

DATE: May 28, 2021

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor)



THROUGH: J.E. Lincoln Saunders, Acting Chief Administrative Officer *JELS*

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning



FROM: Kevin J. Vonck, Acting Director, Dept. of Planning and Development Review *Kevin J. Vonck*

RE: To authorize the special use of the property known as 3800 Grove Avenue for the purpose of up to six single-family attached dwellings and a parking area, and providing for the repeal of Ord. No. 2020-225, adopted November 9, 2020, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 3800 Grove Avenue for the purpose of up to six single-family attached dwellings and a parking area, and providing for the repeal of Ord. No. 2020-225, adopted November 9, 2020, upon certain terms and conditions.

REASON: The applicant is request to authorize the special use of the property known as 3800 Grove Avenue for the purpose of constructing six single-family attached dwellings with a parking area serving the dwellings. Ord. No. 2020-205, which allowed the current building to be used for office and personal service uses, is requested to be repealed. The property is located in an R-5 Single-Family Residential District, which does not permit the single-family attached dwellings and parking area. Additionally, feature requirements of the R-5 District, including lot area, lot coverage, and yards (setbacks) are not met for the proposed single-family attached dwellings. Therefore, a special use permit is necessary to authorize subdivision of the property and construction of the six single-family attached dwellings and parking area.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its July 19, 2021, meeting.

BACKGROUND: The subject property consists of a single parcel of land that has a lot area of 11,124 square feet (0.255 acres) and is improved with a one-story office building. The property is located in the Colonial Place neighborhood, and is bound by Grove Avenue, North Hamilton Street, and Reveille Street.

The subject property is located within the R-5 Single-Family Residential District. The proposed single-family attached dwelling and parking area uses are not permitted in the R-5 Single-Family Residential District, and the lot area, lot coverage and yard (setback) requirements for the proposed lots and dwellings do not meet the requirements of the R-5 Single-Family Residential District.

Richmond 300 recommends a future land use of “Residential” for the property. The primary uses recommended for Residential are single-family homes, accessory dwelling units and open space. Secondary uses include duplexes and small multi-family buildings (3-10 units), institutional and cultural uses. These uses should typically be located on major streets. The development style for Residential is houses on medium or large sized lots with homes setback from the street. Future development should continue or introduce a gridded pattern of development and new buildings should be built to a scale and design that is consistent with existing buildings. Buildings are generally one to three stories, with lots generally ranging up to 5,000 SF to 20,000 SF. General density is be 2-10 units per acre.

The portion of Grove Avenue that abuts the property is designated as a “major residential street” as well as a “great street” on the Street Typologies and Great Streets Map. The portion of N Hamilton Street that abuts the property is designated as a “major mixed-use street”.

Multifamily residential use is located to the east of the subject property. Single family uses are located to the west, north and south of the subject property.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City’s budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 28, 2021

CITY COUNCIL PUBLIC HEARING DATE: July 26, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
July 19, 2021

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

RELATIONSHIP TO EXISTING ORD. OR RES.: Repeal Ord. No. 2020-225

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Map

STAFF: Richard Saunders, Senior Planner, Land Use Administration (Room 511) 646-5648



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: 3800 Grove Avenue Date: 1/20/21

Tax Map #: W0001773001 Fee: _____

Total area of affected site in acres: .257

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

Zoning

Current Zoning: R-5

Existing Use: Office

Proposed Use

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

Single Family Attached

Existing Use: Office

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: 2020-225

Applicant/Contact Person: _____

Company: Stockbridge

Mailing Address: 9830 Mayland Drive Suite L

City: Richmond State: VA Zip Code: 23233

Telephone: (804) 212-8470 Fax: ()

Email: j nolde@gmail.com

Property Owner: 3800 Grove LLC

If Business Entity, name and title of authorized signee: J.A. Nolde, III

(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: 9830 Mayland Drive Suite L

City: Richmond State: VA Zip Code: 23233

Telephone: (804) 212-8470 Fax: ()

Email: j nolde@gmail.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)



April 13, 2021

Matthew J. Ebinger, AICP
Principal Planner - Land Use Administration
City of Richmond
901 East Broad Street
Richmond, VA 23219

Mr. Ebinger:

Representing 3800 Grove, LLC, owner of property located at 3800 Grove Avenue in the City of Richmond (TMP# W0001773001), Stockbridge submits the attached application and report for SUP review and consideration.

At present, the property is zoned R-5 with a 2020 SUP (2020-225) allowing the existing home located on the property to be used as office space. The property is bound by Grove Avenue (south), Reveille St. (west), two (2) single family homes (north) and Hamilton St. (east). Adjacent land uses include R-5 to the north and west, R-53 to the east (Georgetown Condominiums) and RO-1 on the opposite (SE) corner of the intersection where DPU's utility station and VCU Health offices stand.

Our team submits the attached application and this report with request to secure a Special Use Permit allowing 6 single family attached residential units. Such use is compatible and additive to the surrounding area and will serve as a transition from higher densities included in the 'Community Mixed-Use Zone', as identified by Richmond 300, to the east.

The proposed use poses no detriment to the safety, health, morals and general welfare of the community. Nor does the proposed use create hazards from fire, panic or other dangers and it will not adversely affect or interfere with adequacy of light and air, public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences or improvements.

Further, the proposed use will not create congestion in the streets, roads, alleys and other public ways or cause overcrowding of land or undue concentration of population. As illustrated in the application plan, off street parking is provided for each proposed unit, as per section Sec. 30-710.1.

We believe that the proposed use is appropriate to the site, its configuration and adjacencies, offering diversity in housing for the area. The proposed units are oriented toward North Hamilton Street and the Georgetown Condominiums with special treatment applied to the unit with secondary frontage at Grove Avenue (Unit 1) so as to complement Grove Avenue units to the west and south.

As conceptually represented in attached illustrative models and elevations, the proposed units will be built with a mix of siding materials (brick veneer and/or Hardy/Cementitious siding). Unit 1 and at least one additional unit, will be brick veneer siding with Hardy/Cementitious siding allowed on third story, gable/dormer. The remaining units (Units 2-6) will allow for the same or alternatively, allow for Hardy/Cementitious siding in lieu of brick veneer so as to encourage diversity in elevations. A mix of paint colors will be allowed on exterior elevations, however, in no event will more than two different siding colors be allowed on any individual unit.

Units will be designed such that the maximum footprints comply with the existing setbacks at Grove (25'), Reveille and Hamilton (5'). Building height will be limited to 40' allowing for three stories of occupiable finished space and grade separation from City sidewalks. Occupiable third story roof decks are proposed as an option for all units. Unit 1, fronting on Grove Avenue, will have covered porch/stoop on Grove Avenue.

Representative illustrative models included in the application are intended to convey orientation, basic window-wall ratio, and character of proposed units while allowing for flexibility in detail and configuration of rooflines and porches/stoops.

A landscape buffer will be installed along the northern property line. In keeping with City of Richmond Ordinance Sec. 30-710.13 Buffer type A and B, the landscape buffer will include an evergreen vegetative screen not less than 3½ feet in height at the time of installation, planted at intervals that will result in a continuous visual screen within one year of planting; OR include an opaque structural fence not less than four feet in height placed along the property line and shall include shrubs located adjacent to such fence at a rate of not less than ten for each 50 linear feet or major fraction thereof for buffer.

Foundation plant beds, extending a minimum 5' from unit foundations and including a mix of evergreen and/or deciduous trees or shrubs, will be provided along Hamilton Grove and Reveille frontage of any unit having such frontage and lot area that is unencumbered by improvements such as stairs, walkways, utilities, or fencing. Foundation plantings will not encroach on any proposed or existing sidewalk.

Trash and recycling receptacles will be provided by the City for each individual unit upon request. If stored outdoors, receptacles will be located on the Reveille Street side of the unit and screened with opaque structural or vegetative materials in such a manner as not to be visible from right-of-way.

The existing City sidewalk along Grove avenue will remain in place and will connect to a newly proposed 5' wide City sidewalk located within and along the North Hamilton Street right-of-way. The proposed Hamilton sidewalk will extend northward to the property's northern boundary, crossing proposed parking lot apron. A ~8" gum tree will be removed along North Hamilton Street to allow for construction of the proposed sidewalk. Two 2" caliper street trees



will be planted to replace the gum tree in the proposed planting strip between North Hamilton Street curb-line and the proposed sidewalk.

Street trees located along the Reveille Street curb-line, west of proposed units, will remain in place so as to preserve existing canopy coverage. No sidewalk is to be built along Reveille Street.

We believe that the proposed form, development pattern and material palette at 3800 Grove is sympathetic to surrounding land use and neighborhood character, while allowing market demand to inform ultimate mix of rooflines and amenities (porches/roof decks).

Should staff have any questions during the course of review, please do not hesitate to call or email us. We welcome the opportunity to meet and discuss the application materials further.

Sincerely,

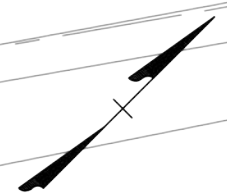
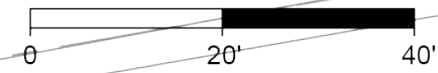
John A. Nolde, III

3800 GROVE AVENUE

DATE: JANUARY 2021

REV: APRIL 2021

SCALE 1"=20'



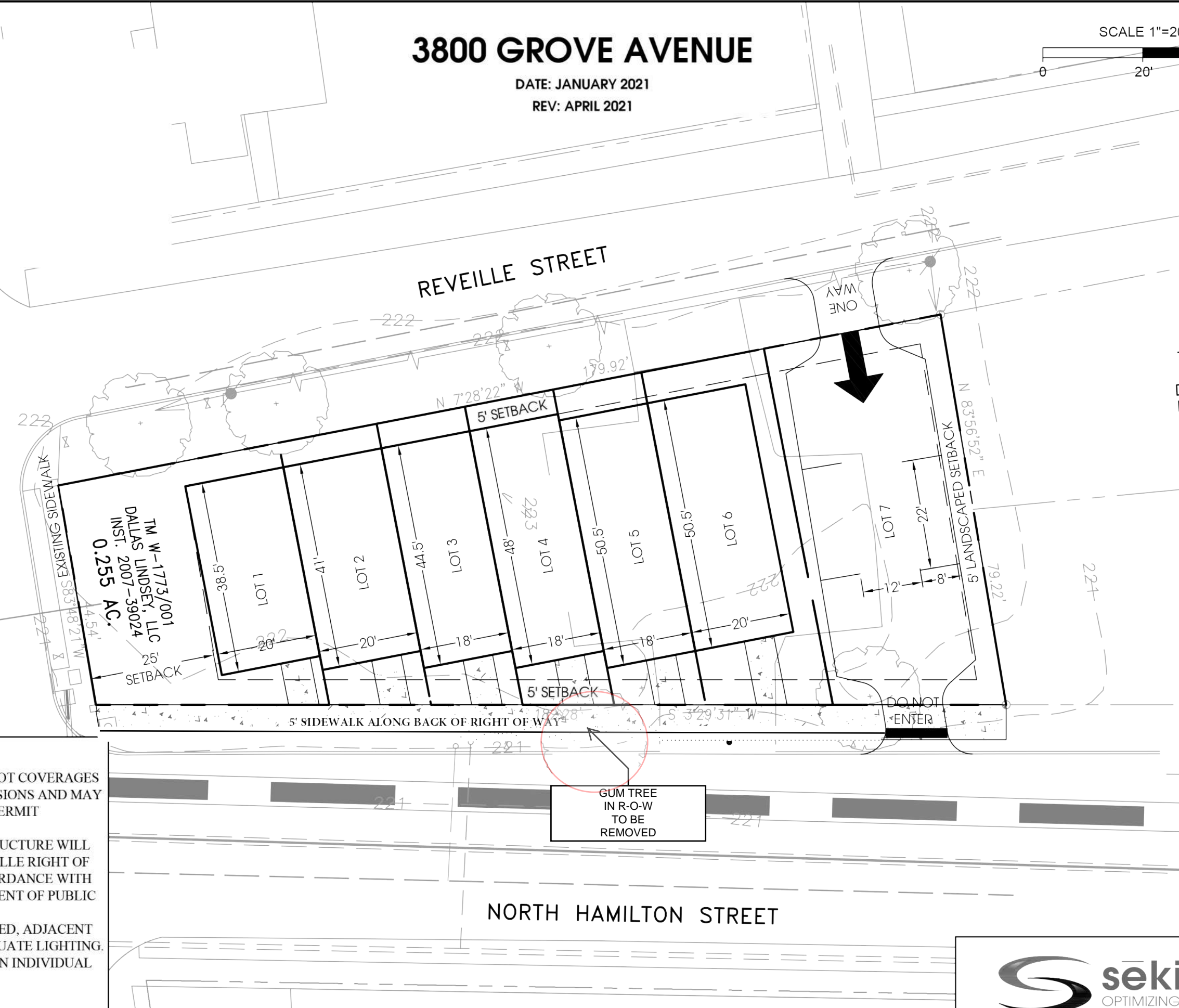
REVELLE STREET

TM W-1773/004
D TAIL
DEVELOPMENT, LLC
INST. 9800-16062

TM W-1773/003
JT WEST LLC
INST. 2016-19116

TM W-1773/001
DALLAS LINDESEY, LLC
INST. 2007-39024
0.255 AC.

GROVE AVENUE



GUM TREE
IN R-O-W
TO BE
REMOVED

NOTES

1. BUILDING DIMENSIONS AND LOT COVERAGES ARE "NOT TO EXCEED" DIMENSIONS AND MAY VARY AT TIME OF BUILDING PERMIT SUBMISSION.
2. WATER AND SEWER INFRASTRUCTURE WILL BE PLACED WITHIN THE REVELLE RIGHT OF WAY AND BE DESIGN IN ACCORDANCE WITH CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
3. NO AREA LIGHTING IS PROPOSED, ADJACENT STREET LIGHT PROVIDE ADEQUATE LIGHTING.
4. BIKE STORAGE WILL BE WITHIN INDIVIDUAL UNITS.

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14207 POND CHASE PLACE | MIDLOTHIAN, VA | 23113
TELEPHONE NO. 804.938.8864 | www.sektivsolutions.com



Representative illustrative models and elevations are intended to convey orientation, basic window-wall ratio, and character of proposed units while allowing for flexibility in detail and configuration of rooflines and porches/stoops or as otherwise approved at the time of building permit. Siding materials outlined in detail in Applicant's Report

ARCHITECTURAL CONCEPT OPTION A _ GROVE + HAMILTON



Representative illustrative models and elevations are intended to convey orientation, basic window-wall ratio, and character of proposed units while allowing for flexibility in detail and configuration of rooflines and porches/stoops or as otherwise approved at the time of building permit. Siding materials outlined in detail in Applicant's Report

ARCHITECTURAL CONCEPT OPTION B _ GROVE + HAMILTON



Representative illustrative models and elevations are intended to convey orientation, basic window-wall ratio, and character of proposed units while allowing for flexibility in detail and configuration of rooflines and porches/stoops or as otherwise approved at the time of building permit. Siding materials outlined in detail in Applicant's Report

ARCHITECTURAL CONCEPT OPTION C _ GROVE + HAMILTON

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kk (kh)



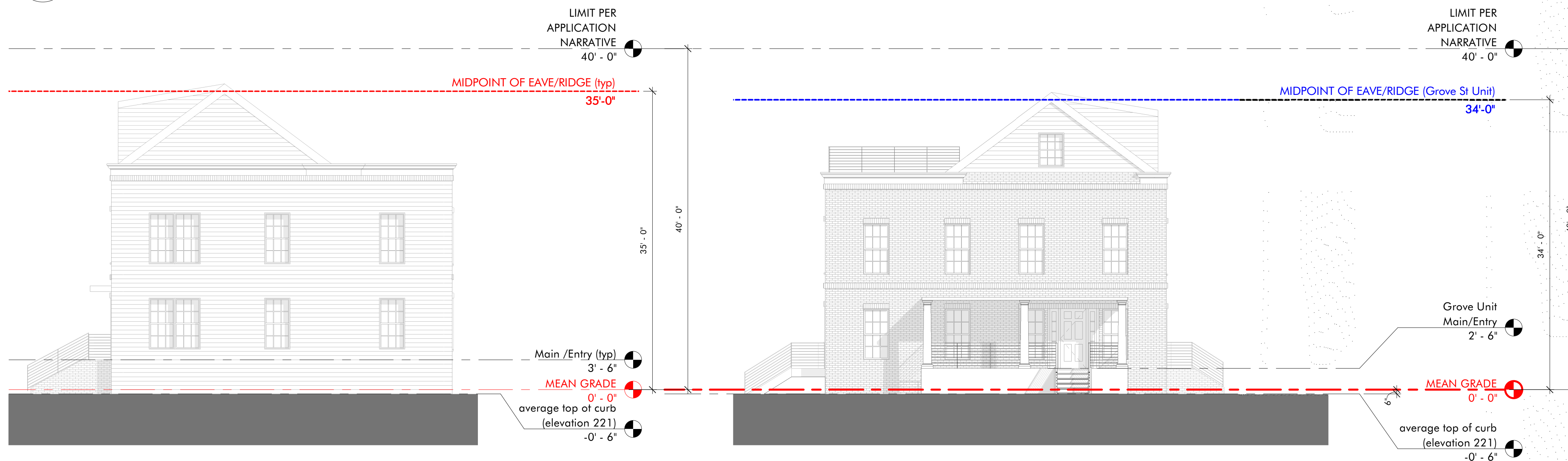
2 Hamilton Street Elevation opt 1

A2.1 1/8" = 1'-0"



4 Reville Street Elevation opt 1

A2.1 1/8" = 1'-0"



3 Parking Elevation (North) opt 1

A2.1 1/8" = 1'-0"

1 Grove Street Elevation opt 1

A2.1 1/8" = 1'-0"

3800 GROVE TOWNHOMES

JOB NUMBER	20034
DATE	04/07/21
DRAWN BY	kk (kh)
APPROVED BY	kk
2021	© brwarchitects, p.c.

REVIEW MATERIALS

REVISIONS

NO.	DESCRIPTION

A2.1

EXTERIOR ELEVATIONS Opt 1

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kk (kh)

**3800 GROVE
 TOWNHOMES**



1 Hamilton Street Elevation opt 2
 A2.2 1/8" = 1'-0"



4 Reville Street Elevation opt 2
 A2.2 1/8" = 1'-0"



2 Parking Elevation (North) opt 2
 A2.2 1/8" = 1'-0"



3 Grove Street Elevation opt 2
 A2.2 1/8" = 1'-0"

JOB NUMBER	20034
DATE	04/07/21
DRAWN BY	kk (kh)
APPROVED BY	kk
2021	© brwarchitects, p.c.

REVIEW MATERIALS

REVISIONS	

A2.2

**EXTERIOR
 ELEVATIONS Opt 2**

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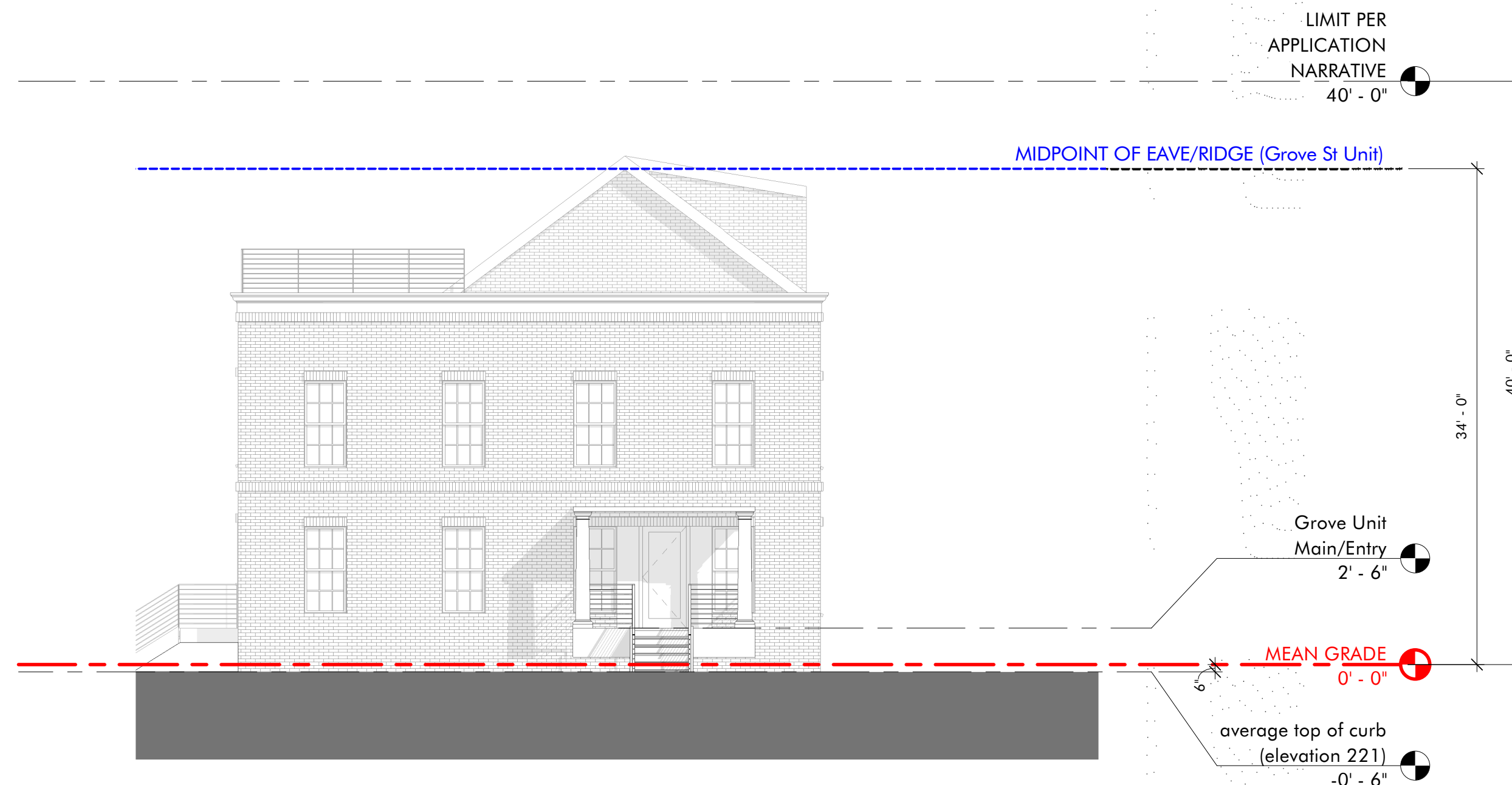
1 **Hamilton Street Elevation opt 3**
A2.3 1/8" = 1'-0"



4 **Reville Street Elevation opt 3**
A2.3 1/8" = 1'-0"



2 **Parking Elevation (North) opt 3**
A2.3 1/8" = 1'-0"



3 **Grove Street Elevation opt 3**
A2.3 1/8" = 1'-0"

3800 GROVE
TOWNHOMES

JOB NUMBER	20034
DATE	04/07/21
DRAWN BY	kk (kh)
APPROVED BY	kk
2021	© brwarchitects, p.c.

REVIEW MATERIALS

REVISIONS	

A2.3

EXTERIOR
ELEVATIONS Opt 3