

INTRODUCED: March 10, 2026

AN ORDINANCE No. 2026-061

To authorize the special use of the properties known as 1300 North 34th Street and 1302 North 34th Street for the purpose of up to two two-family detached dwellings, two single-family attached dwellings, and a single-family detached dwelling with garages for rent, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: APR 13 2026 AT 6 P.M.

WHEREAS, the owner of the properties known as 1300 North 34th Street and 1302 North 34th Street, which are situated in a R-5 Single-Family Residential District, desires to use such properties for the purpose of up to two two-family detached dwellings, two single-family attached dwellings, and a single-family detached dwelling with garages for rent, which use, among other things, is not currently allowed by sections 30-410.1 and 30-410.2 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: 9 NOES: 0 ABSTAIN:

ADOPTED: APR 13 2026 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 1300 North 34th Street and 1302 North 34th Street and identified as Tax Parcel Nos. E000-0875/012 and E000-0875/011, respectively, in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Survey and Plat of the Properties Known as #1300 & #1302 North 34th Street in the City of Richmond, Virginia,” prepared by Edwards, Kretz, Lohr & Associates, PLLC, and dated December 27, 2019, 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 two-family detached dwellings, two single-family attached dwellings, and a single-family detached dwelling with garages for rent, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “S.U.P. for Two New Two-Family Houses & Garage with A.D.U. in Richmond’s Church Hill North Neighborhood, 1300-1302 N. 34st [sic] St., 1300 & 1302 N. 34th Street, Richmond, Virginia 23223,” prepared by Chris Wolf Architecture, PLLC, and dated November 5, 2025, hereinafter 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 two two-family detached dwellings, two single-family attached dwellings, and a single-family detached dwelling with garages for rent, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed the height as shown on the Plans.

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

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

(e) Prior to the issuance of any building permit for the Special Use, the establishment of up to five residential lots and seven private easements, 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 substantially as shown on the Plans, including without limitation the installation of seven street trees along S Street, and one street tree along North 34th 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 or the designee thereof 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 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.

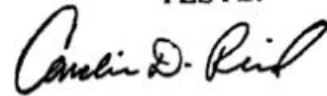
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute 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.

A TRUE COPY:
TESTE:



City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: January 30, 2026

TO: The Honorable Members of City Council

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

THROUGH: Odie Donald II, 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 1300 North 34th Street and 1302 North 34th Street for the purpose of up to two two-family detached dwellings, two single-family attached dwellings, and a single-family detached dwelling with garages for rent, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize two, two-family detached dwellings, two, single family attached dwellings, and an accessory dwelling unit within an R-5 Single-Family Residential District. Two-family detached dwellings are not permitted within the R-5 District. A Special Use Permit is therefore required.

BACKGROUND: The properties are located in the Church Hill North neighborhood on North 34th Street. The properties are currently a combined 8,121 sq. ft. (.18 acre) parcels of land, improved with two, single-family attached dwellings, constructed, according to City records, in 1950. The City’s Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is defined as a “Existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.” (p. 82)

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft. Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Adjacent properties are located within the same R-5 zone. The area is generally single-family residential, with an institutional use just south of the property. The density of the proposed is seven units upon .18 acres or 38 units per acre.

COMMUNITY ENGAGEMENT: The Church Hill North Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$800 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: March 10, 2026

CITY COUNCIL PUBLIC HEARING DATE: April 13, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, April 7, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

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

STAFF:

Jonathan Brown, Principal Planner, Land Use Administration (Room 511) 646-5734



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT
Applicant must complete ALL items

HOME/SITE ADDRESS: 530 E Main Street APARTMENT NO/SUITE Suite 600

APPLICANT'S NAME: Will Gillette EMAIL ADDRESS 

BUSINESS NAME (IF APPLICABLE): Baker Development Resources

SUBJECT PROPERTY OR PROPERTIES: 1300 & 1302 N 34th Street

APPLICATION REQUESTED

- Plan of Development (New or Amendment)
- Wireless Plan of Development (New or Amendment)
- Special Use Permit (New or Amendment)
- Rezoning or Conditional Rezoning
- Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- Community Unit Plan (Final, Preliminary, and/or Amendment)
- Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: SEIBERT DAVID A

PROPERTY OWNER ADDRESS: 2317 CARRINGTON ST

PROPERTY OWNER EMAIL ADDRESS: _____

PROPERTY OWNER PHONE NUMBER: _____

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.

APPLICANT'S REPORT

May 12, 2025

Revised: September 14, 2025

Special Use Permit Request

1300 & 1302 N 34th Street, Richmond, Virginia

Map Reference Numbers: E000-0875/012 & E000-0875/011

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23419

Submitted by:

Mark Baker

Baker Development Resources

530 East Main Street, Suite 600

Richmond, Virginia 23219

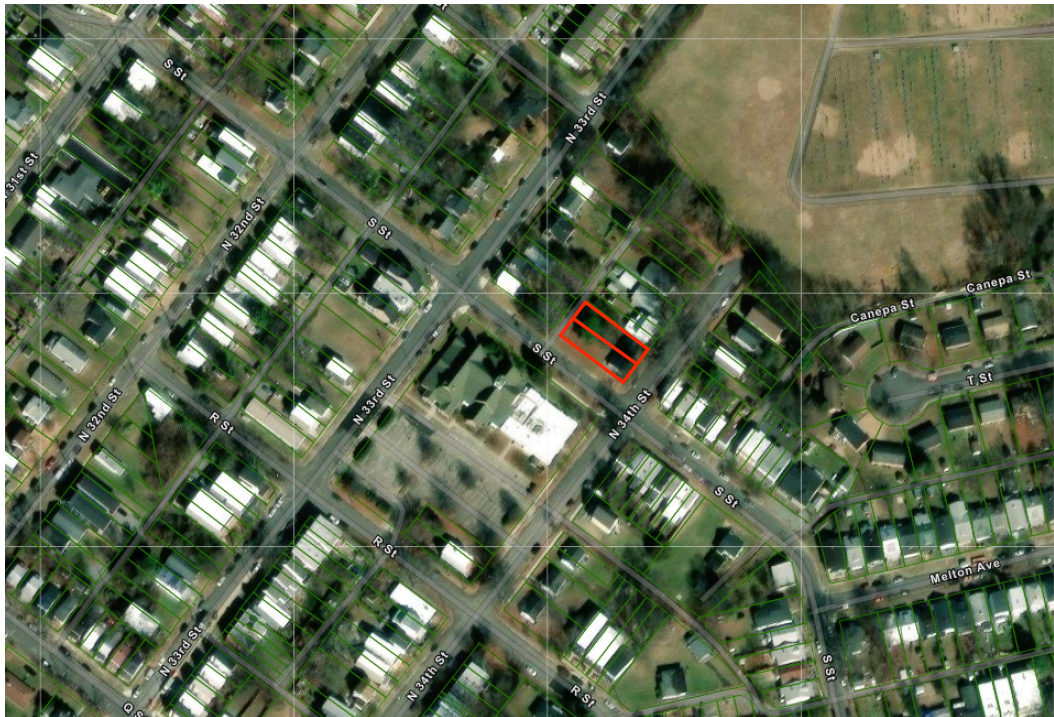
Introduction

The owner of 1300 and 1302 N 34th Street (the "Property") is requesting a special use permit (the "SUP") to authorize the division of the parcel and the construction of two two-family detached dwellings and an accessory parking garage with an accessory dwelling unit (the "ADU") while retaining the existing single-family attached dwellings on the Property. While two-family dwellings are found nearby and suggested as a primary use by the Richmond 300 Master Plan for this area, they are not permitted by the underlying R-5 Single-Family Residential Zoning District and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the northwest corner of the intersection of S and N 34th Streets and is referenced by the City Assessor as tax parcels E000-0875/012 and E000-0875/011. The Property has a total of roughly 65.5 feet of frontage along N 34th Street and 124' of frontage along S Street and contains approximately 8,120 square feet of lot area. The two parcels which make up the Property are currently each developed with one one-story single-family detached dwelling which are to be retained. Access is provided along the north-south alley to the rear of the Property and accessible from S Street.



Other properties in the area are predominately occupied by a mix of one- and two-family dwellings. Properties in the block consist of a mix of new and historic single-family attached and detached dwellings with two-family dwellings also found nearby in the immediate area. To the northwest

lay properties administered under the Church Hill North Revitalization Plan Community Unit Plan as well as a series of two story, single-family attached dwellings which were authorized by a Plan of Development. To the north, beyond where N 34th Street dead-ends, lies the Oakwood Cemetery. The block across S Street to the south is occupied with a church and uses accessory to the church.

EXISTING ZONING

The Property and the surrounding properties to the north, east, and south are zoned R-5 Single-Family Residential. To the west, across the alley behind the Property, parcels are zoned R-6 Single-Family Attached.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Neighborhood Mixed-Use” for the Property. The Master Plan describes this land use designation as “existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.” Recommended development styles are described as featuring “a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Single-family, two-family, and small multi-family buildings are contemplated as the primary uses in these areas.”

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 14.4 to “Increase the number of mixed-income communities along enhanced transit corridors.”
- 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.”
 - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”

- a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PURPOSE OF REQUEST

The SUP would permit the construction of two two-family detached dwellings fronting S Street and a three-car garage accessory building which would also contain an ADU. The three garage parking spaces would be made available either for tenants on the Property or for rent to other nearby residents in need of the space. The two existing single-family dwellings fronting N 34th Street would be retained. While single-family attached and two-family dwellings can be found in the block or nearby, the underlying R-5 zoning does not permit those uses. Further, the zoning code permits the garage use but requires it be for “private use.” Therefore, in order to construct the proposed dwellings and retain the flexibility to permit the use of the garages by residents who live outside of the Property, the SUP is required.

In exchange for the SUP, the intent of this request is to ensure the construction of new high-quality dwellings while retaining the existing historic dwellings on the Property. The proposal is consistent with the recommendations of the Richmond 300 plan in terms of both use and density. By permitting the proposed development, the SUP would allow for the creating of a range of housing opportunities, while addressing additional objectives found in current planning guidance.

PROJECT DETAILS

The proposed two-family dwellings would each be two stories in height and front onto S Street. They would be configured as flats with each unit containing two bedrooms and two bathrooms in roughly 880 square feet of living area. The floor plans are appropriately modern and efficient with en-suite bathrooms and an open living room and kitchen. Full-width front porches on each level would provide private outdoor living area for each unit. The proposed accessory building would contain three bays for parking as well as a one bedroom, one bathroom apartment on the second floor which would contain roughly 795 square feet of floor area. The three garage parking spaces would be accessed from the rear alley.

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 SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are consistent with other new development in the vicinity. This request would simply permit the reconfiguration of the Property in order to allow for new development to occur in a manner that is both of quality as well as consistent with the neighborhood. The redevelopment of this Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The traffic generation for the proposed dwellings will be negligible, especially within the context of a walkable neighborhood. In addition, proposal includes a provision for off-street parking and as such, the SUP will not create 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 SUP 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 SUP 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. New construction would be consistent with the existing structures and provide setbacks that are consistent with character of the immediate neighbors and the surrounding area.

Summary

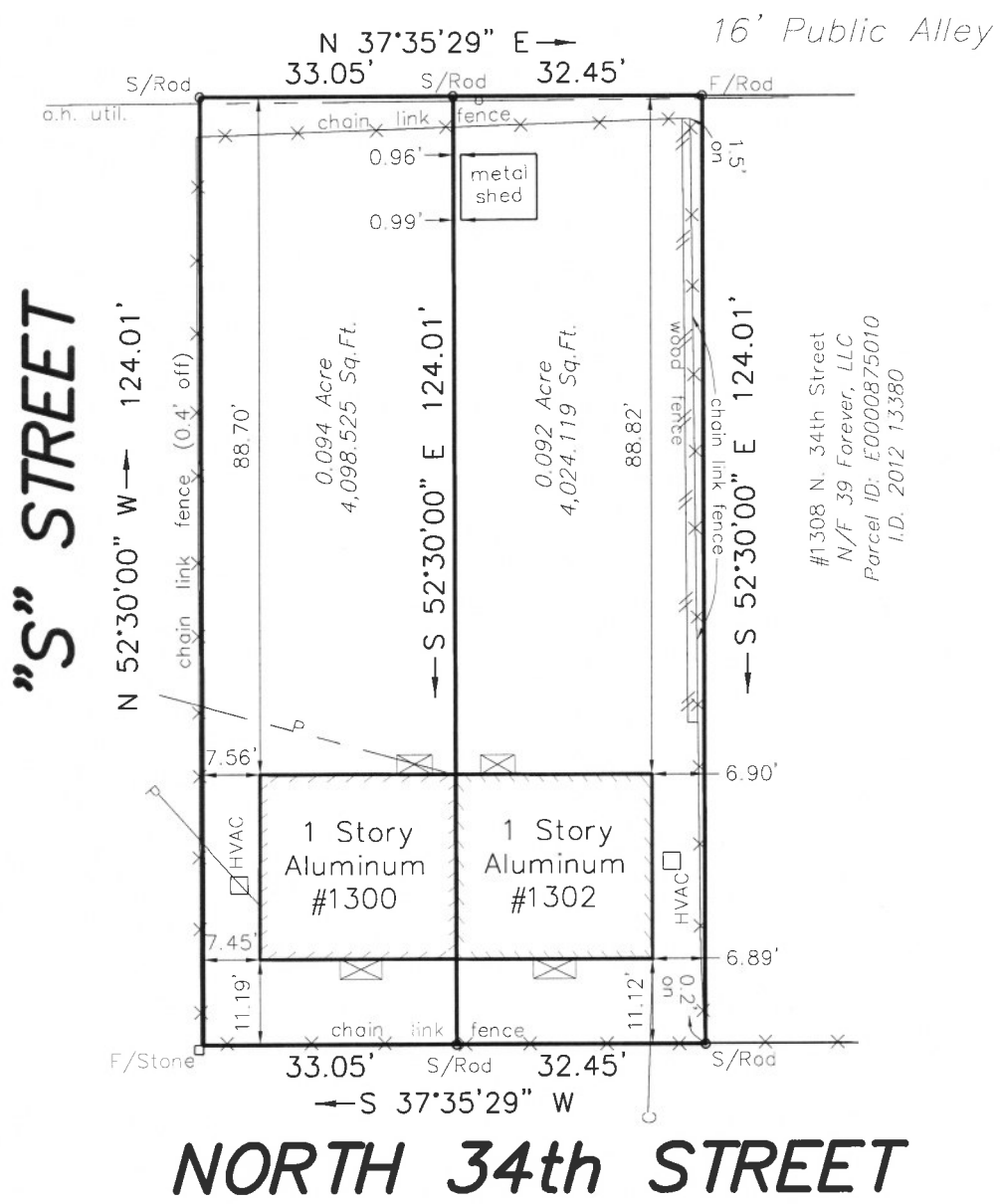
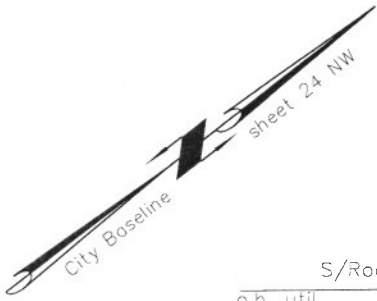
In summary, the applicant is enthusiastically seeking approval for the construction of two two-family detached dwellings fronting S Street and a three-car garage accessory building which

would also contain an ADU. This proposal represents an ideal, small-scale urban development for this location. The SUP is consistent with current planning guidance applicable to the neighborhood and the City at large. In exchange, the quality assurances conditioned through the SUP would guarantee the construction of higher quality dwellings than might otherwise be developed. This would contribute to the vibrancy of the block through the provision of traditional neighborhood design that is consistent with the historic development pattern of the surrounding neighborhood.

Address: #1300 N. 34th Street
 Current Owner: Douglas E. Haver
 Parcel ID: E0000875012
 I.D. 2019 18611

Address: #1302 N. 34th Street
 Current Owner: Douglas E. Haver
 Parcel ID: E0000875011
 I.D. 2019 18324

Note: Bearings protracted from City
 Baseline sheet 24 NW.



#1308 N. 34th Street
 N/F 39 Forever, LLC
 Parcel ID: E0000875010
 I.D. 2012 13380

NORTH 34th STREET



Survey and Plat of
**The Properties Known as
 #1300 & #1302**
 North 34th Street in the
 City of Richmond, Virginia

This is to certify that on 12/26/19 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 510129 0042D effective date of 04/02/09. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



Edwards, Kretz, Lohr & Associates, PLLC

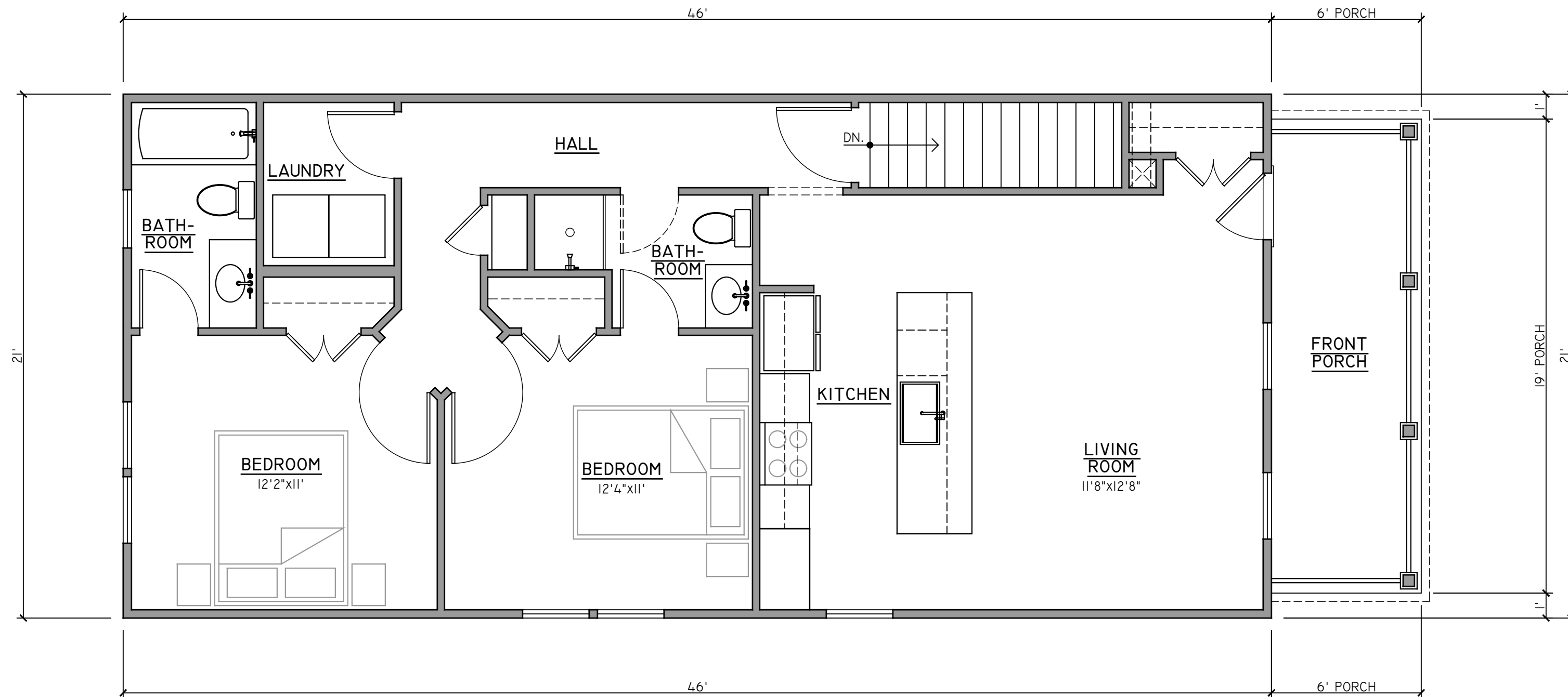
Land Surveyors-Planners

Virginia-North Carolina

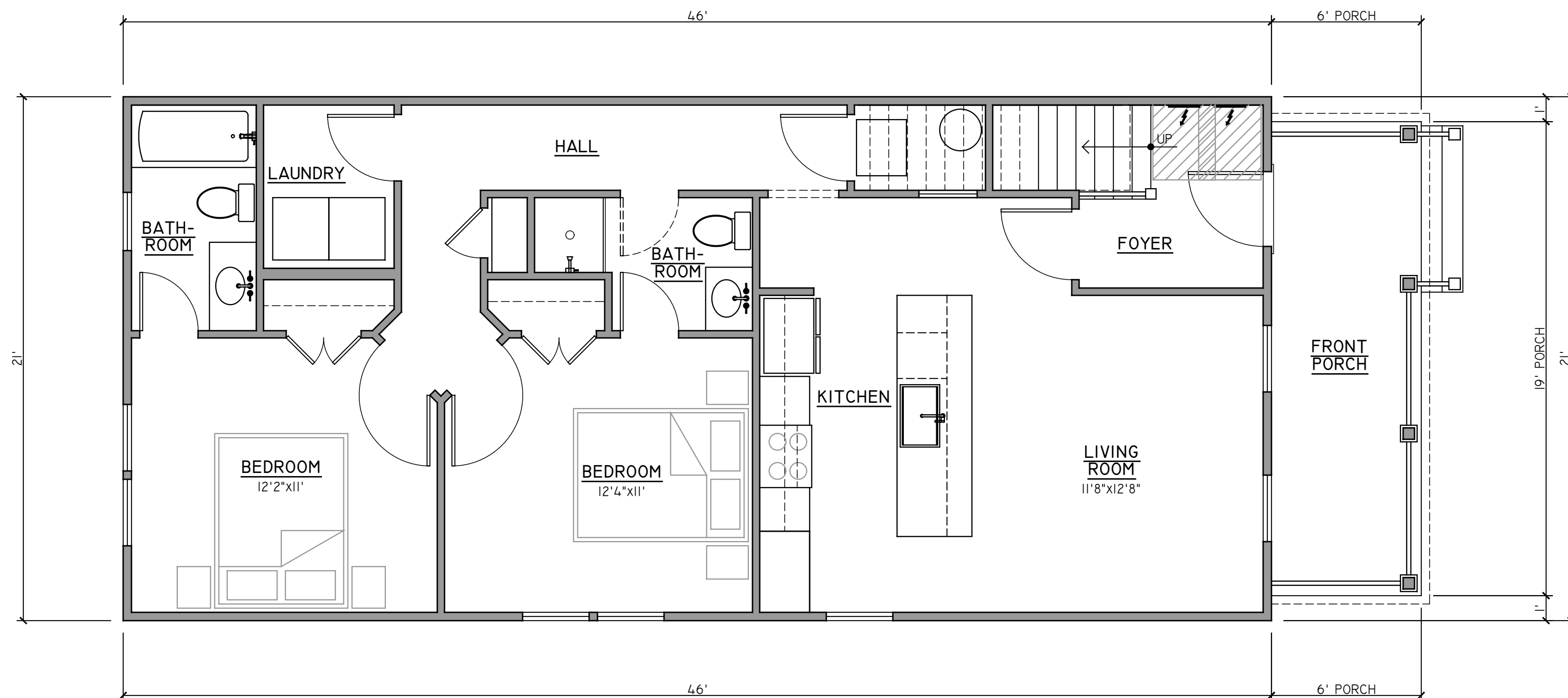
4914 Radford Avenue, Suite 206
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

Scale: 1"=25'
 Drawn: TCJ
 Job: 1631-19

Date: 12/27/19
 Checked: CEM



01 | SECOND FLOOR PLAN
1/4" = 1'



01 | FIRST FLOOR PLAN
1/4" = 1'

PROJECT CONTACTS:
 DEVELOPER:
 NEST BUILDERS
 CONTACT- AMANDA SEIBERT
 804-698-9142
 ARCHITECT:
 CHRIS WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

S.U.P. FOR TWO NEW TWO-FAMILY HOUSES & GARAGE WITH A.D.U.
 IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD
1300-1302 N. 34ST ST.
 1300 & 1302 N. 34TH STREET
 RICHMOND, VIRGINIA 23223

NOT FOR
 CONSTRUCTION

SET/REVISION:
 S.U.P. REVISION- ALLEY
 ENTRY & TREE PROTECTION
 DATE/MARK:
 11.05.2025

2-FAMILY HOUSES
 1ST & 2ND FLOOR PLANS

AI.I

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	FRONT PORCH PIERS - BRICK	"RICHMOND RED" OR SIMILAR
02	HOUSE FOUNDATION - PARGED BLOCK	GRAY/BLACK
03	HORIZONTAL LAP SIDING - HARDIE OR SIMILAR	PER DEVELOPER
04	HOUSE 'A' GABLE: SHINGLE SIDING	PER DEVELOPER
	HOUSE 'B' GABLE: BOARD & BATTEN SIDING	PER DEVELOPER
05	HOUSE 'A' GABLE VENT: ROUND WITH 4" NOM. TRIM	VINYL/PVC
	HOUSE 'B' GABLE VENT: RECTANGLE WITH 4" NOM. TRIM	VINYL/PVC
06	SYNTHETIC TRIM (CEMENTITIOUS/PVC/SIMILAR)	SMOOTH, PAINTED WHITE
07	SYNTHETIC-WRAPPED DROPPED BEAMS	PAINTED WHITE
08	VINYL SOFFITS	FACTORY WHITE
09	PARTIAL GLASS ENTRY DOOR	PAINTED PER DEVELOPER
10	VINYL WINDOWS	WHITE
11	8" SQUARE PORCH COLUMNS	PAINTED WHITE
12	FRONT PORCH- SYNTH. WRAP STAIRS, COMP. DECKING	PAINTED- WHITE WRAP; GRAY DECKING
13	PORCH RAILINGS - WOOD 'RICHMOND' RAIL	PAINTED WHITE
14	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
15	MAIN ROOF - ASPHALT SHINGLE	GRAY/BLACK

EXTERIOR FINISH NOTES:

- EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
- GRADES SHOWN APPROXIMATE. V.I.F.
- G.C. COORDINATE ALL MATERIALS/PRODUCT SELECTIONS WITH DEVELOPER.



01 FRONT ELEVATIONS

1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
NEST BUILDERS
CONTACT- AMANDA SEIBERT
804-698-9142

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

S.U.P. FOR TWO NEW TWO-FAMILY HOUSES & GARAGE WITH A.D.U.
IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

1300-1302 N. 34ST ST.

1300 & 1302 N. 34TH STREET
RICHMOND, VIRGINIA 23223

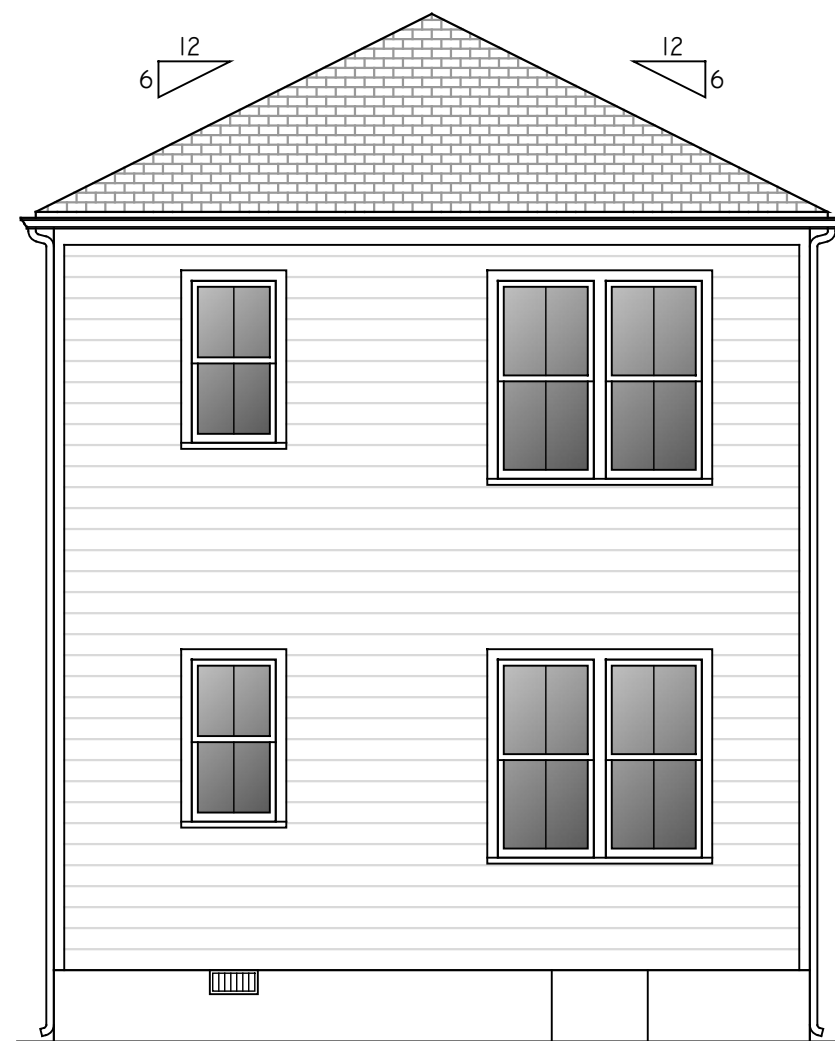


SET/REVISION:
S.U.P. REVISION- ALLEY
ENTRY & TREE PROTECTION

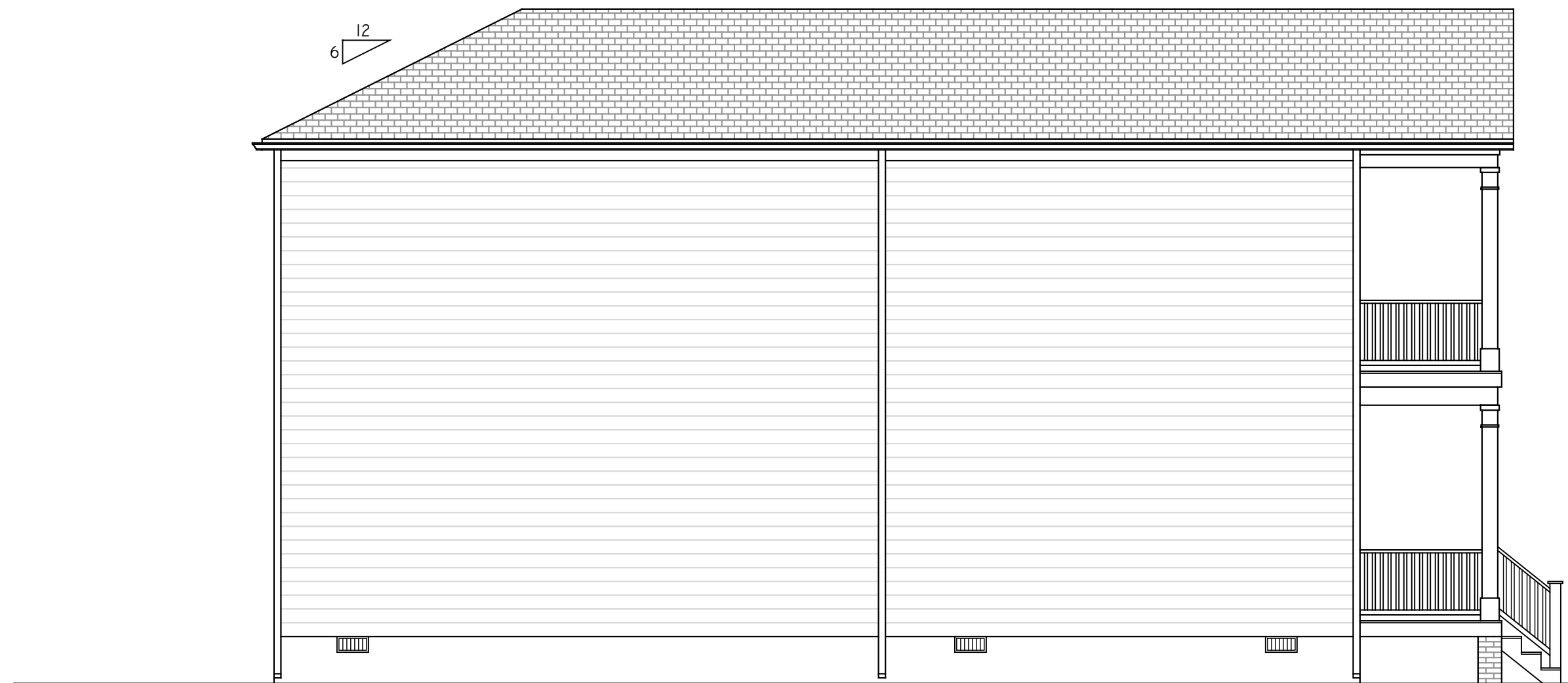
DATE/MARK:
11.05.2025

2-FAMILY HOUSES
FRONT ELEVATIONS

A2.1



03 REAR ELEVATION
3/16" = 1'



02 INWARD SIDE ELEVATION
3/16" = 1'



01 OUTWARD SIDE ELEVATION
3/16" = 1'

PROJECT CONTACTS:

DEVELOPER:
NEST BUILDERS
CONTACT- AMANDA SEIBERT
804-698-9142

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

S.U.P. FOR TWO NEW TWO-FAMILY HOUSES & GARAGE WITH A.D.U.
IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

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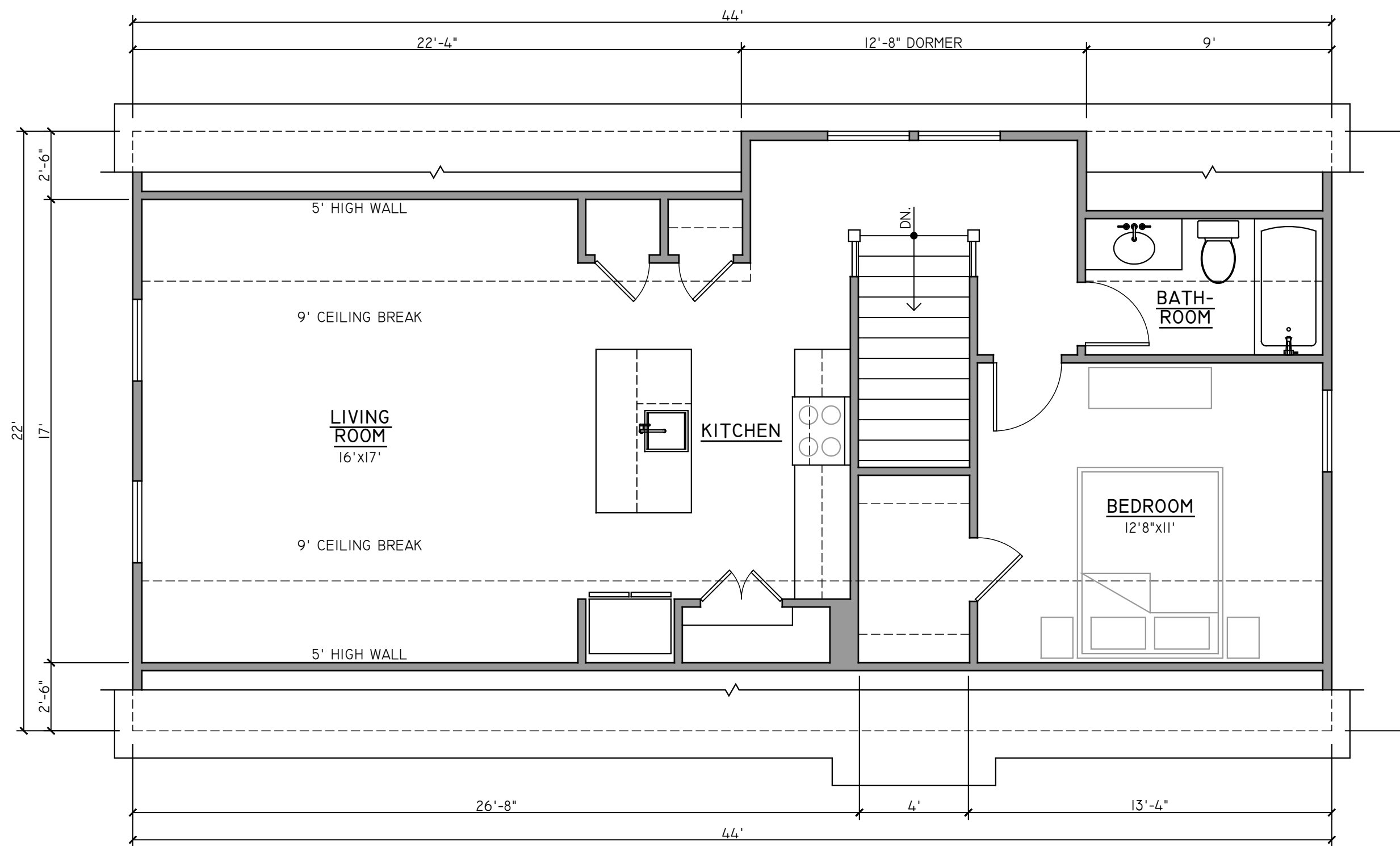
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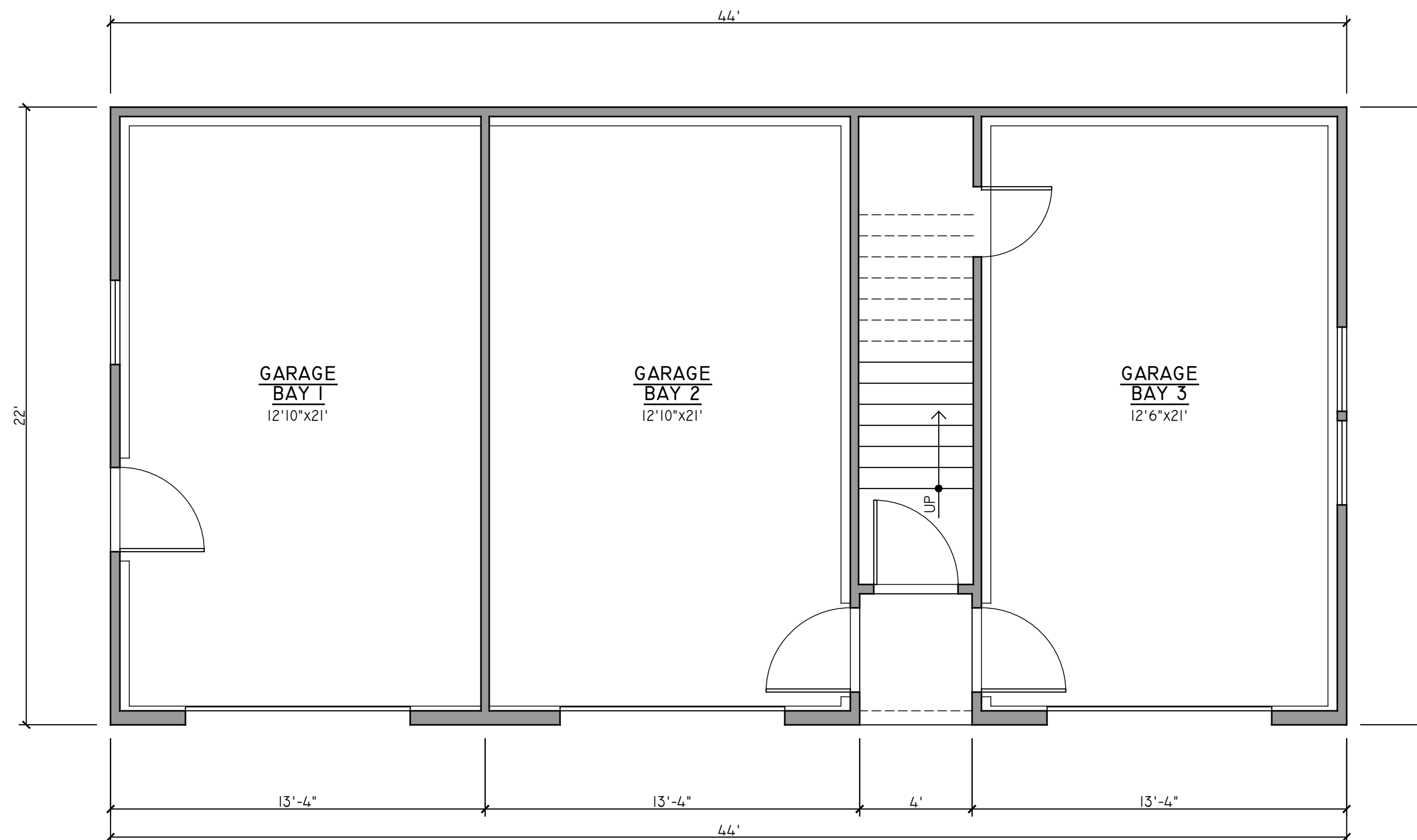
2-FAMILY HOUSES
REAR & SIDE ELEVS.

A2.2



02 | A.D.U. FLOOR PLAN

1/4" = 1'



01 | GARAGE FLOOR PLAN

1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
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CONTACT- AMANDA SEIBERT
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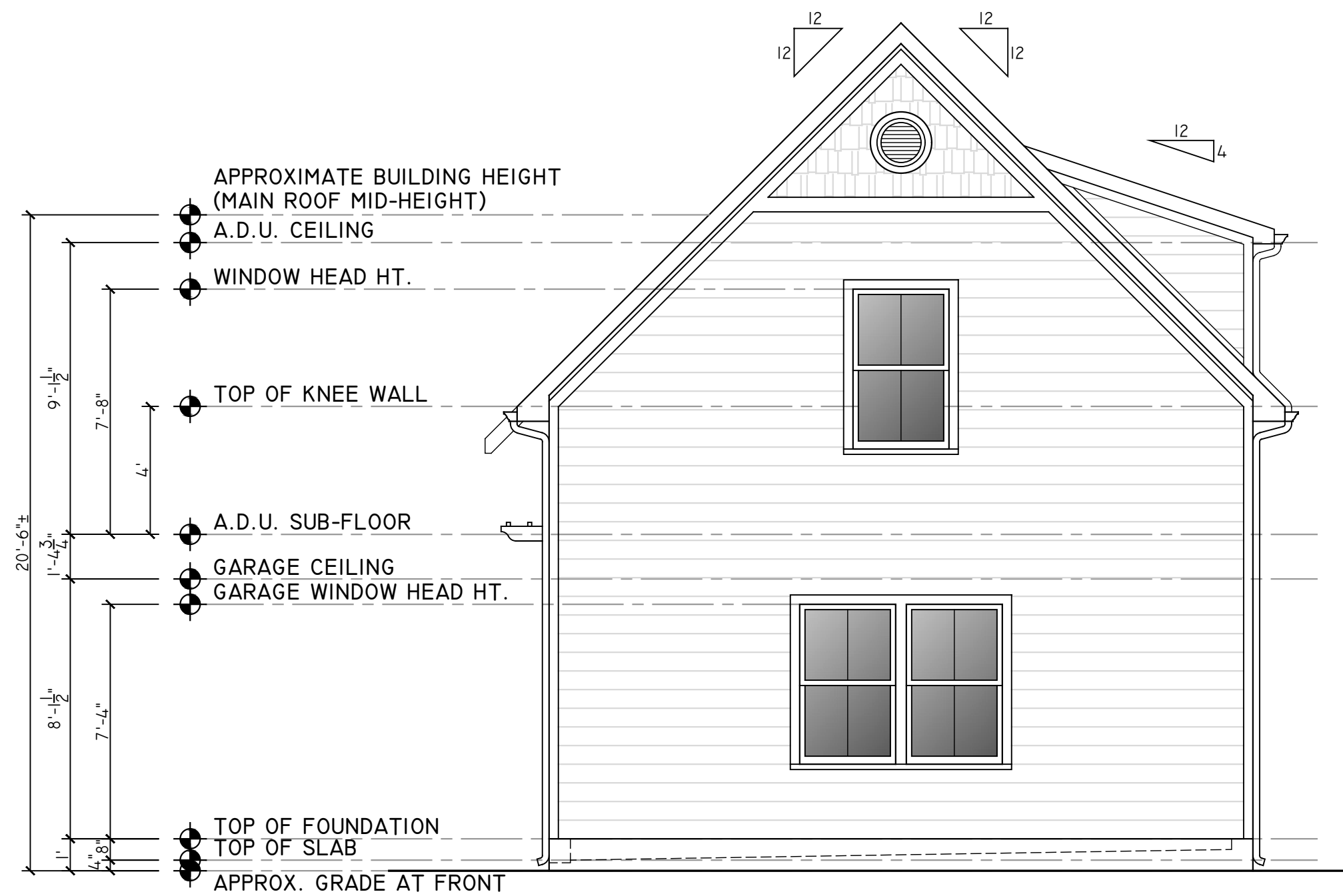


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GARAGE & A.D.U.
FLOOR PLANS

GI.I



01 | GARAGE FRONT (S STREET) ELEVATION
1/4" = 1'



02 | GARAGE LEFT SIDE (ALLEY) ELEVATION
1/4" = 1'

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	FRONT PORCH PIERS - BRICK	"RICHMOND RED" OR SIMILAR
02	HOUSE FOUNDATION - PARGED BLOCK	GRAY/BLACK
03	HORIZONTAL LAP SIDING - HARDIE OR SIMILAR	PER DEVELOPER
04	GABLE SHINGLE SIDING	PER DEVELOPER
05	SYNTHETIC TRIM (CEMENTITIOUS/PVC/SIMILAR)	SMOOTH, PAINTED WHITE
06	SYNTHETIC-WRAPPED DROPPED BEAMS	PAINTED WHITE
07	VINYL SOFFIT	FACTORY WHITE
08	PARTIAL GLASS ENTRY DOOR	PAINTED PER DEVELOPER
09	VINYL WINDOWS	WHITE
10	8" SQUARE PORCH COLUMNS	PAINTED WHITE
11	FRONT PORCH- SYNTH. WRAP STAIRS, COMP. DECKING	PAINTED- WHITE WRAP; GRAY DECKING
12	PORCH RAILINGS - WOOD OR METAL	PAINTED WHITE OR BLACK
13	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
14	MAIN ROOF - ASPHALT SHINGLE ROOFS	GRAY/BLACK

EXTERIOR FINISH NOTES:
 1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
 2. GRADES SHOWN APPROXIMATE. V.I.F.
 3. G.C. COORDINATE ALL MATERIALS/PRODUCT SELECTIONS WITH DEVELOPER.

PROJECT CONTACTS:

DEVELOPER:
 NEST BUILDERS
 CONTACT- AMANDA SEIBERT
 804-698-9142

ARCHITECT:
 CHRIS WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

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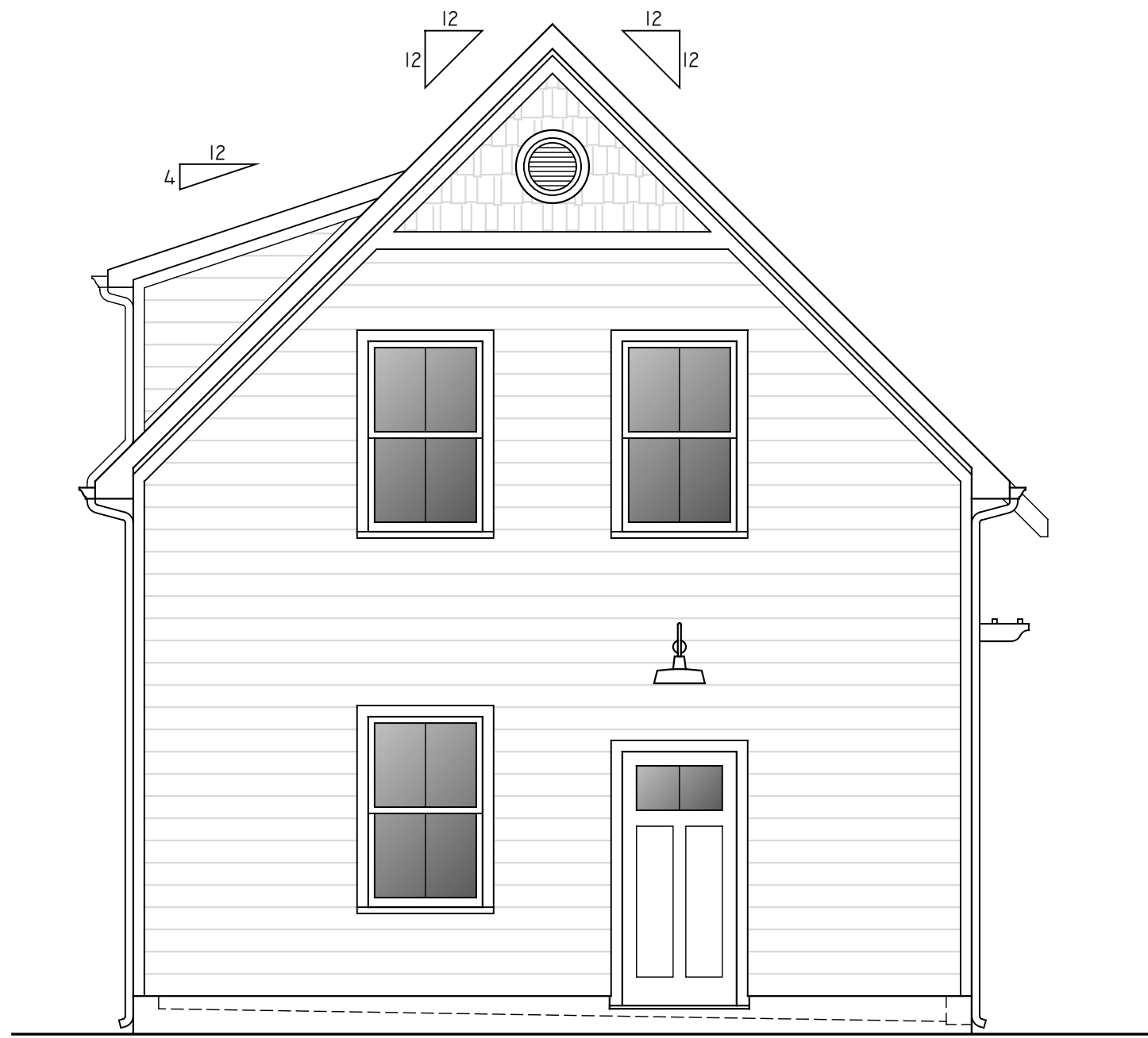
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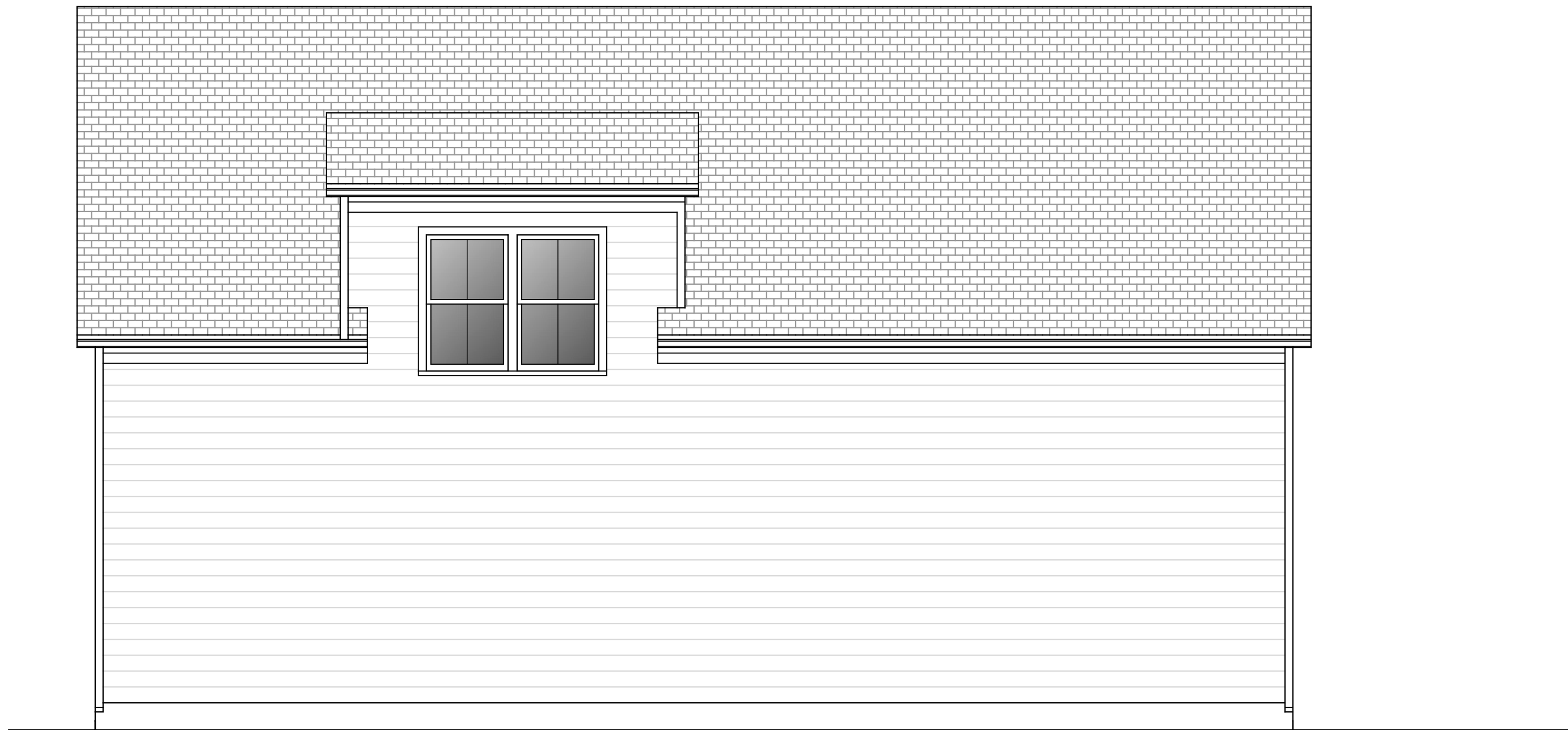
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GARAGE FRONT & LEFT
 SIDE ELEVATIONS

G2.1



01 | GARAGE REAR ELEVATION
1/4" = 1"



02 | GARAGE RIGHT SIDE ELEVATION
1/4" = 1"

PROJECT CONTACTS:

DEVELOPER:
NEST BUILDERS
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GARAGE REAR &
RIGHT SIDE ELEVATIONS

G2.2



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT
Applicant must complete ALL items

HOME/SITE ADDRESS: _____ APARTMENT NO/SUITE _____

APPLICANT'S NAME: _____ EMAIL ADDRESS: _____

BUSINESS NAME (IF APPLICABLE): _____

SUBJECT PROPERTY OR PROPERTIES: _____

APPLICATION REQUESTED

- Plan of Development (New or Amendment)
- Wireless Plan of Development (New or Amendment)
- Special Use Permit (New or Amendment)
- Rezoning or Conditional Rezoning
- Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- Community Unit Plan (Final, Preliminary, and/or Amendment)
- Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: _____

PROPERTY OWNER ADDRESS: _____

PROPERTY OWNER EMAIL ADDRESS: _____

PROPERTY OWNER PHONE NUMBER: _____

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.