

INTRODUCED: October 10, 2023

AN ORDINANCE No. 2023-320

To authorize the special use of the property known as 1904 Powhatan Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

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

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

PUBLIC HEARING: NOV 13 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 1904 Powhatan Street, which is situated in a R-5 Single-Family Residential District, desires to use such properties for the purpose of two single-family detached dwellings, which use, among other things, is not currently allowed by sections 30-410.4, concerning lot area and width, and 30-410.5(2), concerning side yards, 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 congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: 9 NOES: 0 ABSTAIN: \_\_\_\_\_

ADOPTED: NOV 13 2023 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

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 1904 Powhatan Street and identified as Tax Parcel No. W000-0838/010 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “Survey and Plat of 1904 Powhatan Street, in the City of Richmond, Virginia,” prepared by Frederick A. Gibson & Associates, P.C., and dated February 15, 2023, 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 two single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Plat Showing Proposed Division of 1904 Powhatan Street, in the City of Richmond, Virginia,” prepared by Frederick A. Gibson & Associates, P.C., and dated February 15, 2023, and “1902 Powhatan St,” prepared by River Mill Development, and dated February 28, 2023, 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 two single-family detached dwellings, substantially as shown on the Plans.

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

(c) All building materials, elevations, and site improvements 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 public right-of-way.

(e) Prior to the issuance of any building permit for the Special Use, the establishment of two 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) 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.

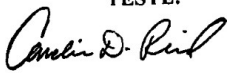
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute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

## Master

**File Number: Admin-2023-0287**

**File ID:** Admin-2023-0287      **Type:** Request for Ordinance or Resolution      **Status:** Regular Agenda

**Version:** 1      **Reference:**      **In Control:** City Clerk Waiting Room

**Department:** Richmond Dept of Planning & Development. Review      **Cost:**      **File Created:** 05/05/2023

**Subject:**      **Final Action:**

**Title:** To authorize the special use of the property known as 1904 Powhatan Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

**Internal Notes:**

**Code Sections:**      **Agenda Date:** 10/10/2023

**Indexes:**      **Agenda Number:**

**Patron(s):**      **Enactment Date:**

**Attachments:** Admin-2023-0287 - Support Documentation, Admin-2023-0287 - Draft Ordinance      **Enactment Number:**

**Contact:**      **Introduction Date:**

**Drafter:** jonathan.brown@richmondgov.com      **Effective Date:**

**Related Files:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/12/2023	Matthew Ebinger	Approve	9/14/2023
1	2	9/12/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	9/12/2023	Kevin Vonck	Approve	9/19/2023
1	4	9/12/2023	Alecia Blackwell - FYI	Notified - FYI	
1	5	9/13/2023	Sharon Ebert	Approve	9/19/2023
1	6	9/13/2023	Caitlin Sedano - FYI	Notified - FYI	
1	7	9/13/2023	Jeff Gray - FYI	Notified - FYI	
1	8	9/15/2023	Lincoln Saunders	Approve	9/15/2023
1	9	10/3/2023	Mayor Stoney	Approve	9/19/2023

### History of Legislative File

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<b>Ver- sion:</b>	<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>	<b>Sent To:</b>	<b>Due Date:</b>	<b>Return Date:</b>	<b>Result:</b>
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**Text of Legislative File Admin-2023-0287**

**Title**

To authorize the special use of the property known as 1904 Powhatan Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

**Body**

**O & R Request**

**DATE:** September 12, 2023 **EDITION:** 1

**TO:** The Honorable Members of City Council

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

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

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

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

**RE:** To authorize the special use of the property known as 1904 Powhatan Street for the  
purpose of two single-family detached dwellings, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 1904 Powhatan Street for the  
purpose of two single-family detached dwellings, upon certain terms and conditions.

**REASON:** The applicant is requesting a Special Use Permit to authorize a lot split to create two,  
individual single-family dwellings on two, independent lots within an R-5 Single-Family Residential  
District. While the use is permitted the lot split would create conditions which would not meet the  
current lot area and width, and side-yard requirements for a single family detached dwellings. A Special  
Use Permit is therefore required.

**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.

**BACKGROUND:** The property is located in the Randolph neighborhood on Powhatan Street  
between South Meadow and South Allen Streets. The property is currently an 8,492 sq. ft. (.195  
acre) parcel of land, improved with a single-story, 1,156 sq. ft. dwelling, constructed, per tax  
assessment records, in 1938. 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.”

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 Residential District. All adjacent and nearby properties are located primarily within the same R-5 zone. The area is generally single family residential, with some two-family residential, and some multi-family residential and institutional uses, present in the vicinity. The proposed density of the parcel is 2 units upon .195 acres, or 10 units per acre.

**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:** October 10, 2023

**CITY COUNCIL PUBLIC HEARING DATE:** November 13, 2023

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** Planning Commission  
November 6, 2023

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

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

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

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

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734

**..Recommended Action**

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike      Withdrawn      --- Continue to:

August 5, 2002

To Whom it is Concerned:

I write as an heir at law of Mary Bell Lee who died on July 19, 2001, and do respectfully nominate Josephine Lee Taylor and James Henry Lee, both of Richmond, as administrators of the estate.

Michael A Williams  
Michael Anthony Williams

1817 Powhatan st.  
Richmond Va. 23220

Telephone No. 562-7746

Date of Birth: 3-20-59

SSN: 231-88-4091



VIRGINIA:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE  
CITY OF RICHMOND, JOHN MARSHALL COURTS BUILDING,  
THE 2ND DAY OF OCTOBER 2020.

Re: LOUIS JAMES, JR.  
Deceased,

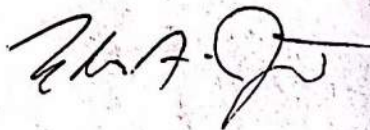
PROBATE OF WILL

A paper writing dated May 21, 2013, purporting to be the last will and testament of Louis James, Jr., who died on August 10, 2020, and was at the time of his death, a resident of the City of Richmond, within the jurisdiction of this Court, was presented to the Clerk and offered for probate.

Due execution of the paper writing was proven by the affidavit of the attesting witnesses attached thereto, all in keeping with the provisions of Section 64.2-452 or Section 64.2-453 of the Code of Virginia.

Thereupon on the motion of Josephine Taylor, the Executor named therein, it is ordered that the paper writing dated May 21, 2013, consisting of four typewritten pages, be admitted to probate as and for the true last will and testament of Louis James, Jr., deceased, and it is ordered to be recorded as such.

No motion for qualification being made at this time, none is had.



, Clerk





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: 1904 Powhatan Street Date: \_\_\_\_\_  
 Tax Map #: W0000838010 Fee: \$300  
 Total area of affected site in acres: 0.195

(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)

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

**Property Owner:** JAMES LOUIS JR AND MARY B LEE

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: ~~1512 CARTER ST~~ 3505 Moody Ave  
 City: RICHMOND State: VA Zip Code: ~~23220~~ 23225  
 Telephone: ( ) Fax: ( )  
 Email: \_\_\_\_\_

**Property Owner Signature:** Josephine Taylor, Executor for Mary B. Lee & Louis James, Jr. Estate.

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

*March 10<sup>th</sup>, 2023*

*Special Use Permit Request  
1904 Powhatan Street, Richmond, Virginia  
Map Reference Number: W000-0838/010*

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

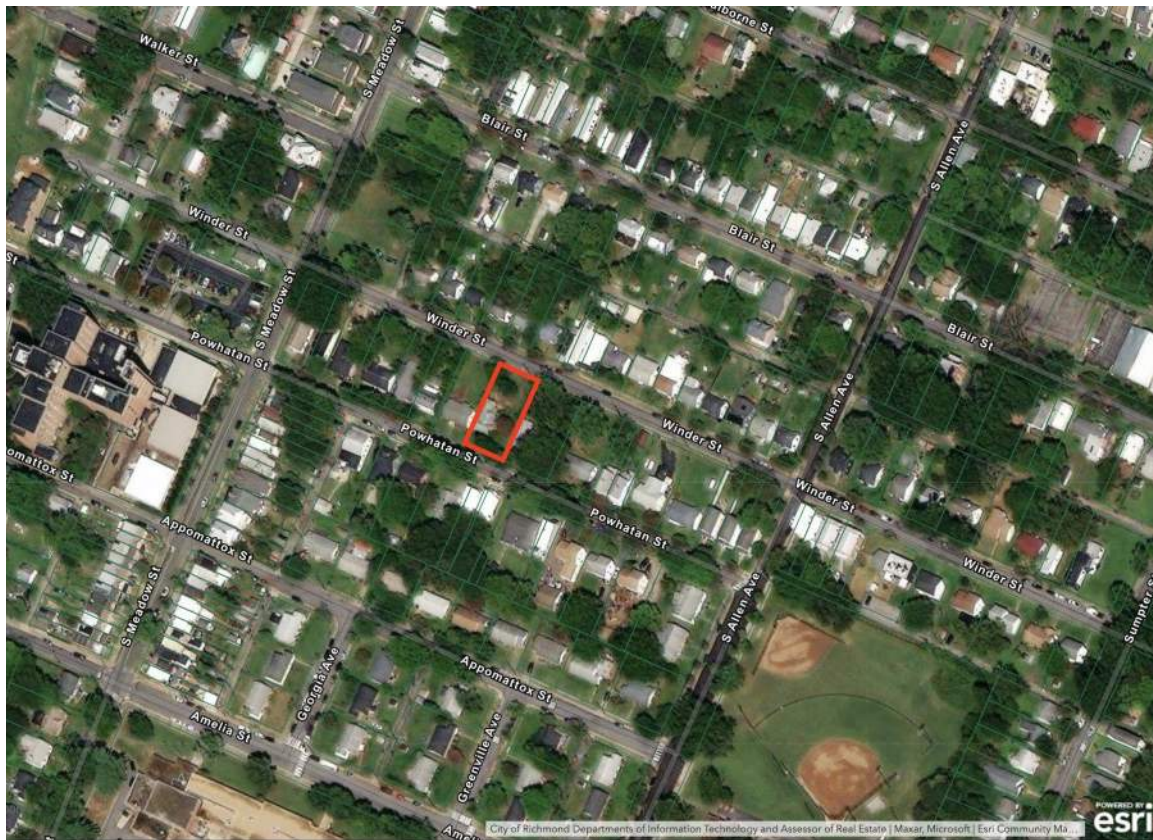
## Introduction

The property owner is requesting a special use permit (the "SUP") for 1904 Powhatan Street (the "Property"). The SUP would authorize the division of the Property in order to construct one (1) single-family detached dwelling on the newly created parcel. While the single-family detached use is permitted by the underlying R-5 Single-Family Residential zoning district, some of the R-5 feature requirements cannot be met, and therefore, a SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the north side of Powhatan Street between S Allen and S Meadow Streets. The Property is referenced by the City Assessor as tax parcel W000-0838/010 and is currently occupied by a single-family dwelling. The Property is approximately 65 feet in width by 130 feet in depth, containing approximately 8,492 square feet of lot area.





The properties in the immediate vicinity are primarily developed with single-family detached dwellings. Two schools as well as a nursing home can also be found nearby as well as a large park managed by the City of Richmond.

## **EXISTING ZONING**

The Property and those to the north, south, east, and west are zoned R-5 Single-Family Residential. The park to the west is zoned R-2 Residential.

## **TRANSPORTATION**

Located 0.05 miles from the Property, less than a five-minute walk, is the Meadow + Winder bus stop which serves the 78 bus line which runs every 60 minutes and connects with the Pulse BRT providing connectivity throughout the City.

## **MASTER PLAN DESIGNATION**

The request is consistent with the Richmond 300 Master Plan (the “Master Plan”), which suggests “Residential” for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages developments to reinforce a gridded street pattern in order to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54). In addition, the property is located within the Fulton Neighborhood Node which encourages growth that preserves the character of the surrounding single-family neighborhoods.

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 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
  - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

## **Proposal**

### **PROJECT SUMMARY**

The proposed development includes the division of the parcel and the construction of one single-family detached dwelling on the newly created lot.

### **PURPOSE OF REQUEST**

The Property consists of a single lot of record which is approximately 65 feet wide and contains roughly 8,492 square feet of lot area. The owner is dividing the lot and building a new single-family detached dwelling on the new parcel. As the proposal does not meet some of the feature requirements prescribed by the underlying R-5 zoning district, including lot area and width, a special use permit is required.

In exchange for the SUP, the intent of this request is to ensure the development of a high-quality infill dwelling. The overall project will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Also, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by right development.

## PROJECT DETAILS

When complete, the new single family detached dwelling would be roughly 1,500 square feet and is intended to be consistent with the historic development pattern found throughout the neighborhood. The first floor would contain the kitchen and living area along with the primary bedroom including an en suite bathroom and walk-in closet. The small second floor would contain just two bedrooms and one full bath in less than 500 square feet. The exterior would be clad in quality building materials including cementitious lap siding in order to ensure durability. A covered full-width front porch would engage the street and provide usable outdoor living space for future occupants. The proposed dwelling's massing and architectural style is designed to be compatible with nearby dwellings and is consistent with the historical homes found in the neighborhood.

## Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

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

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation will create no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The special use permit 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.***

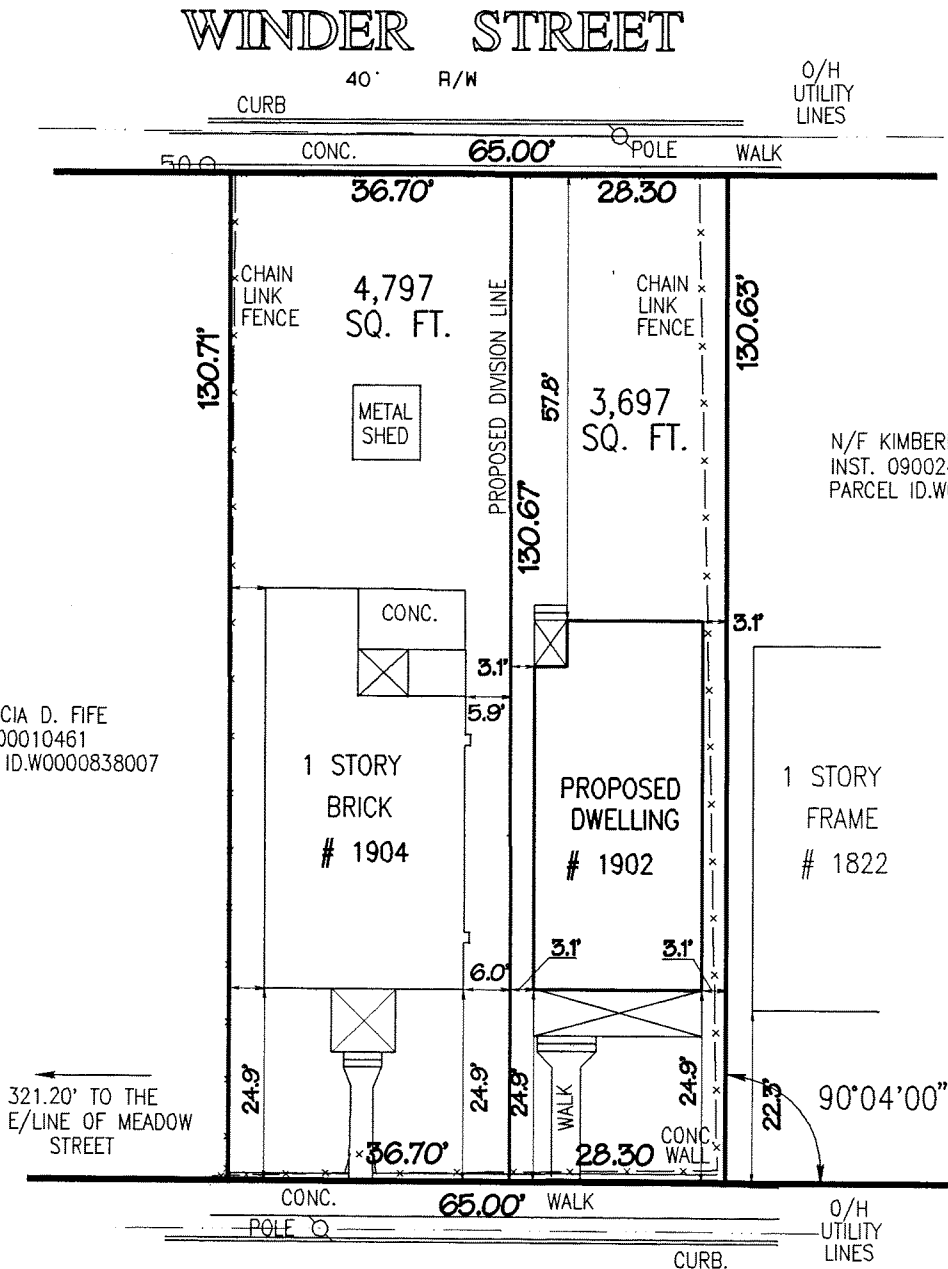
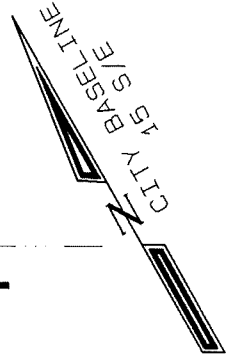
The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. Furthermore, the provision of a full-width front porch will provide additional usable outdoor space. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

In summary we are enthusiastically seeking approval for the construction of the proposed single-family detached dwelling. The building has been thoughtfully designed to provide an appropriate, high-quality residence in the neighborhood. The request offers compatibility with the City's Master Plan in terms of use and would upgrade the Property while remaining respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. The proposed development would help encourage a pedestrian friendly traditional streetscape in the block and contribute to the vibrancy of the block through the addition of street life in the form of a street-oriented front porch. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): JAMES LOUIS, JR. & MARY B. LEE D.B. 26 PG.1476 PARCEL ID W0000383010

Ⓢ CONSTRUCTION ENTRANCE LOCATION TO BE APPROVED BY DPW/DM. SIDEWALK/CURB & GUTTER SHALL BE PROTECTED AT ALL TIMES.



N/F ALICIA D. FIFE  
INST. 200010461  
PARCEL ID.W0000838007

N/F KIMBERLY I. MARLOWE  
INST. 090024562  
PARCEL ID.W0000838011

**POWHATAN STREET**

40' R/W

(PHYSICAL SURVEY)

**PLAT SHOWING PROPOSED DIVISION OF  
1904 POWHATAN STREET, IN THE  
CITY OF RICHMOND, VIRGINIA**

SCALE: 1" = 25'

THIS IS TO CERTIFY THAT ON FEBRUARY 15, 2023, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



**FREDERICK A. GIBSON  
& ASSOCIATES, P.C.**  
LAND SURVEYORS  
2361 JUDES FERRY ROAD  
POWHATAN, VIRGINIA 23139  
PHONE 804 378-4485 FAX 804 378-4487

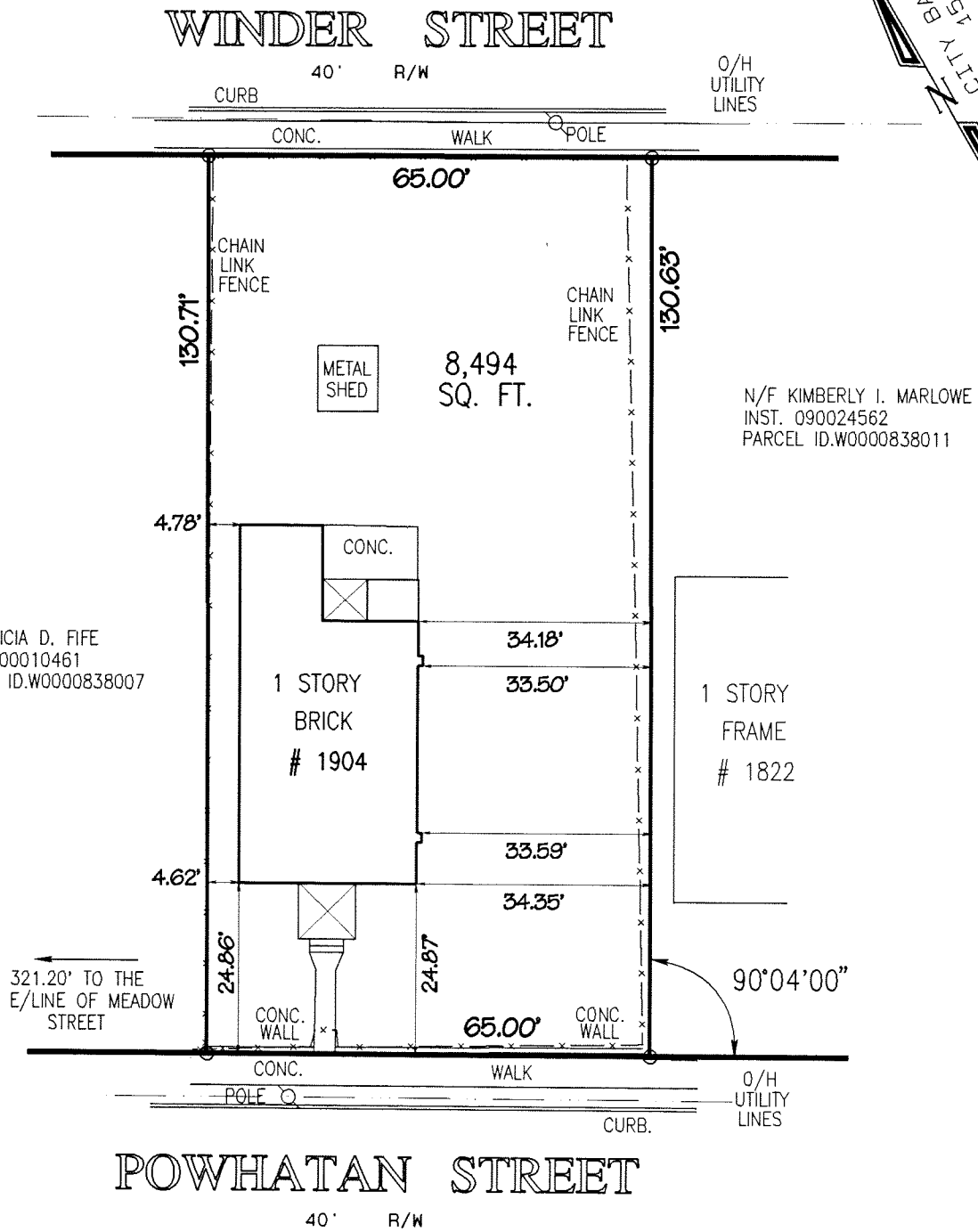
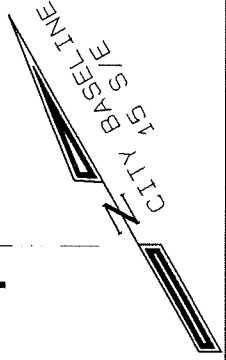
LEGEND	
○	= IRON ROD FOUND
●	= IRON ROD SET
UNLESS OTHERWISE NOTED.	
PROJECT # 9012-06 DIV	







NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): JAMES LOUIS, JR. & MARY B. LEE D.B. 26 PG.1476 PARCEL ID W0000383010



(PHYSICAL SURVEY)  
**SURVEY AND PLAT OF 1904 POWHATAN STREET, IN THE CITY OF RICHMOND, VIRGINIA**  
 SCALE: 1" = 25'

THIS IS TO CERTIFY THAT ON FEBRUARY 15, 2023, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



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