

INTRODUCED: February 26, 2024

AN ORDINANCE No. 2024-063

To authorize the special use of the property known as 1906 Wood Street for the purpose of up to two single-family detached dwellings, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request) and Ms. Robertson

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

PUBLIC HEARING: MAR 25 2024 AT 6 P.M.

WHEREAS, the owner of the property known as 1906 Wood Street which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of up to two single-family detached dwellings, which use, among other things, is not currently allowed by section 30-410.4, concerning lot area and width, of the Code of the City of Richmond (2020), as amended; and

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

AYES: 8 NOES: 0 ABSTAIN: \_\_\_\_\_

ADOPTED: MAR 25 2024 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.

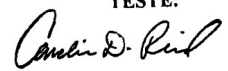
§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 1906 Wood Street and identified as Tax Parcel No. E000-0910/033, in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “Division of 1906 Wood Street,” prepared by Long Surveying, LLC, and dated July 13, 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 up to two single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Site Plan 1904 & 1906 Wood St.,” prepared by Long Surveying, LLC, and dated August 24, 2023, and the plans entitled “1904 Wood St.,” and “1906 Wood St.,” prepared by River Mill Redevelopment, and dated July 18, 2023, and 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 TRUE COPY:  
TESTE:



City Clerk

(a) The Special Use of the Property shall be as up to two single-family detached dwellings, substantially as shown on the Plans.

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

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

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

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

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

**§ 4. Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the

drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of one street tree along Wood Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, (iii) transferred to the City following the written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special

use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 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.

APPROVED AS TO FORM:

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City Attorney's Office



# City of Richmond

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

## Master

**File Number: Admin-2023-1713**

**File ID:** Admin-2023-1713      **Type:** Request for Ordinance or Resolution      **Status:** Regular Agenda

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

**Department:**      **Cost:**      **File Created:** 10/06/2023

**Subject:**      **Final Action:**

**Title:** To authorize the special use of the properties known as 1906 Wood Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

**Internal Notes:**

**Code Sections:**

**Agenda Date:** 02/26/2024

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** Admin-2023-1713 - Application Attachments.pdf,  
Admin-2023-1713 - 1906 Wood Street (4) - ATTF  
Unsigned

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** James.Dealaman@rva.gov

**Effective Date:**

**Related Files:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/31/2024	Matthew Ebinger	Approve	2/2/2024
1	2	1/31/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	1/31/2024	Kevin Vonck	Approve	2/7/2024
1	4	1/31/2024	Alecia Blackwell - FYI	Notified - FYI	
1	5	1/31/2024	Sharon Ebert - FYI	Notified - FYI	
1	6	1/31/2024	Caitlin Sedano - FYI	Notified - FYI	
1	7	2/7/2024	Jeff Gray	Approve	2/2/2024
1	8	2/7/2024	Lincoln Saunders	Delegated	
<b>Notes:</b> Delegated: Out Of Office					
1	9	2/7/2024	Sabrina Joy-Hogg	Approve	2/9/2024
1	10	2/14/2024	Mayor Stoney	Approve	2/9/2024



### History of Legislative File

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Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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**Text of Legislative File Admin-2023-1713**

Title

To authorize the special use of the properties known as 1906 Wood Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

Body

City of Richmond  
Intracity Correspondence

O&R Transmittal

DATE: January 31, 2024

TO: The Honorable Members of City Council  
THROUGH: The Honorable Levar M. Stoney, Mayor (by request)  
(This is no way reflects a recommendation on behalf of the Mayor)  
THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer  
FROM: Kevin J. Vonck, Director of Planning & Development Review  
RE: To authorize the special use of the properties known as 1906 Wood Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.  
ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize constructing two single-family detached dwellings, which use, among other things, is not currently allowed by section 30-410.4, concerning lot area and width, of the Code of the City of Richmond (2020), as amended. A Special Use Permit is therefore required.

BACKGROUND: The subject property is in the Whitcomb neighborhood and is currently a vacant 10,695 sq. ft. (0.246 acre) parcel of land. The City’s Richmond 300 Master Plan designates a future land use as Neighborhood Mixed-Use, which is defined 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.”

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). 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.” (p. 56)

The current zoning for the property is R-5 Single-family Residential District and is situated near M-2 industrial zoning to the west, R-53 residential to the north and south, and R-5 residential zone to the south and east. The immediate vicinity primarily contains single-family dwelling uses and is nearby other uses including multifamily residential, commercial, office, institutional and open space. The density of the proposed application is two dwelling units upon 0.246 acres or 8.13 units per acre.

COMMUNITY ENGAGEMENT: The Eastview Civic League civic association was sent a civic notice on July 27, 2023, informing them of the proposal.

STRATEGIC INITATIVES AND OTHER GOVERNMENTAL: None

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

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: February 26, 2024

CITY COUNCIL PUBLIC HEARING DATE: March 25, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, March 18, 2024

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, Plan, Survey, Map

STAFF: Matthew J. Ebinger, Planning Supervisor - Land Use Administration 804-646-6308

James Dealaman, Planner Associate - Land Use Administration 804-646-0455

Recommended Action

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike      Withdrawn      --- Continue to:



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: 1906 Wood Street Date: \_\_\_\_\_

Parcel I.D. #: E0000910033 Fee: \$300

Total area of affected site in acres: 0.246

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

**Zoning**

Current Zoning: R-5

Richmond 300 Land Use Designation: Neighborhood Mixed-Use

**Proposed Use**

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

Two new single-family detached dwellings on the currently vacant parcel

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** ELDERHOMES CORPORATION T/A PROJECT HOMES

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: 88 CARNATION ST

City: RICHMOND State: VA Zip Code: 23235

Telephone: ( ) Fax: ( )

Email: \_\_\_\_\_

**Property Owner Signature:** 

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

# APPLICANT'S REPORT

*July 20<sup>th</sup>, 2023*

*Special Use Permit Request  
1906 Wood Street, Richmond, Virginia  
Map Reference Number: E010-0910/033*

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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> 530 East Main Street, Suite 730 Richmond, Virginia 23219

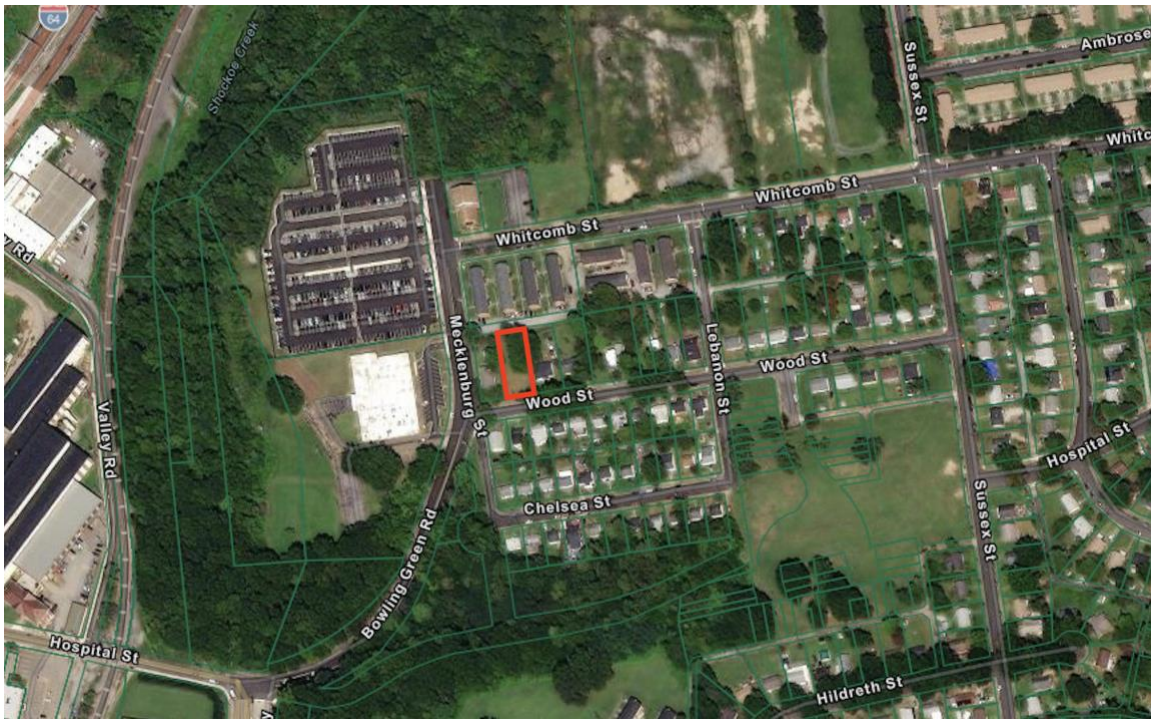
## Introduction

The property owner is requesting a special use permit (the "SUP") for 1906 Wood Street (the "Property"). The SUP would authorize the division of the Property in order to construct two single-family detached dwellings. 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 Wood Street between Mecklenburg Street to the west and Lebanon Street to the east. The Property is referenced by the City Assessor as tax parcel E010-0910/033 and is currently undeveloped. The Property is approximately 69 feet in width by 155 feet in depth, containing roughly 10,695 square feet of lot area. Access is provided at the rear by means of a east-west alley.



The properties in the immediate vicinity are developed with a mix of uses. Single-family dwellings, of a range of heights and materials, are the most common use. A range of other uses can also be found nearby including properties managed by the Richmond Redevelopment and Housing Authority, Department of Public Works, and Behavioral health Authority.

## **EXISTING ZONING**

The Property in the block and to the east are zoned R-5 Single-Family Residential. To the north and south are properties located within the R-53 Multifamily Residential District. To the west lie properties within the M-2 Heavy Industrial District.

## **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 14.5 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.

## **TRANSPORTATION**

The Property is located near the Mecklenburg & Wood GRTC bus stop which is serviced by the 5 bus line and provides connection to the west toward Downtown and on toward Carytown.

# **Proposal**

## **PROJECT SUMMARY**

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

## **PURPOSE OF REQUEST**

The Property is 69 feet wide, contains roughly 10,695 square feet of lot area, and is currently vacant. The owner is proposing to construct two new single-family detached dwellings. While the proposed lot widths of 34.5 feet and lot areas of 5,347 square feet are consistent with existing lots in the area, they do not meet the lot area and width requirements prescribed by the underlying R-5 zoning district and therefore, a special use permit is required.

In exchange for the SUP, the intent of this request is to ensure the development of two high-quality single-family dwellings. 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 dwellings would be two stories in height, contain 1,528 square feet of living area, and are intended to be consistent with the historic development pattern found throughout the neighborhood. The first floor would have a



primary bedroom, with en suite bath and walk-in closet, at the rear and the kitchen and living area at the front of the dwelling. A small second floor would contain two bedrooms and one bathroom in roughly 492 square feet of living area.

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. The exteriors 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. Off-street parking, accessible from the rear alley, would be provided for each dwelling.

## 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 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.***

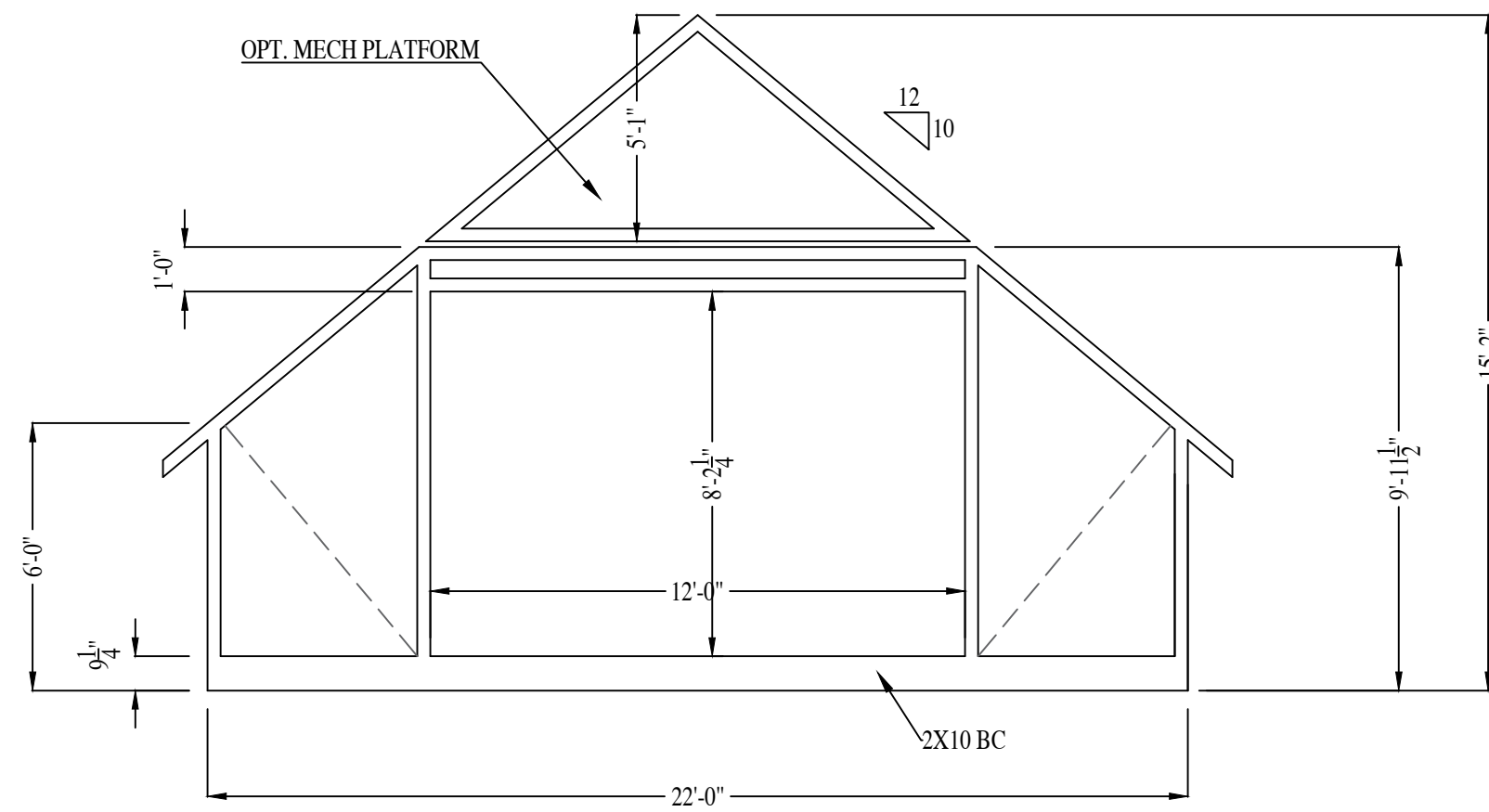
The special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

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

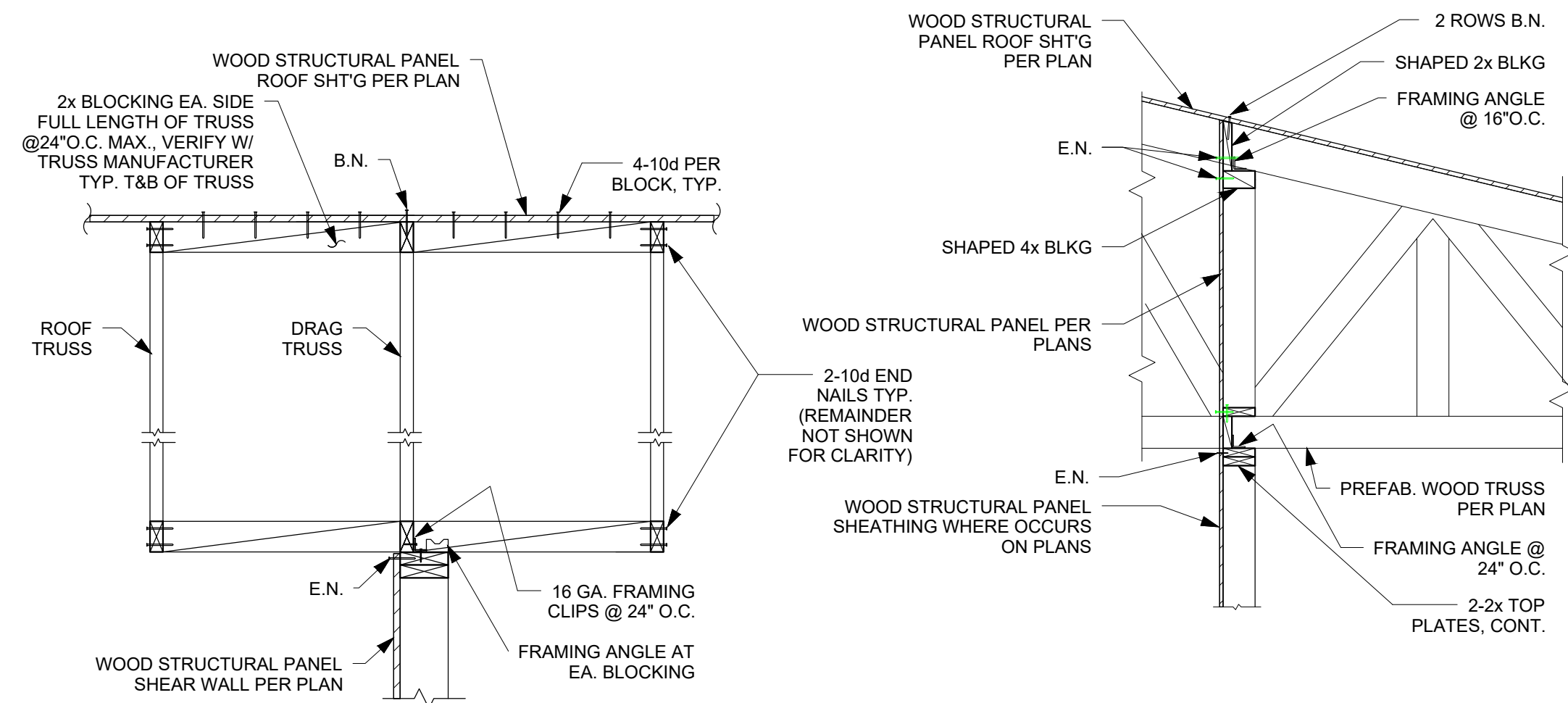
The proposed buildings are of compatible massing and spacing to the existing in the vicinity. Furthermore, the provision of a full-width front porches will provide additional usable outdoor space. As a result, this request will not interfere with the provision of adequate light and air to the adjacent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

## **Summary**

In summary we are enthusiastically seeking approval for the construction of the proposed single-family detached dwellings. The buildings have 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 street life in the form of a street-oriented front porches. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



**ATTIC TRUSS SECTION**  
(SUBTRACT FOR SHEATHING)



**CORNER DETAIL**

See Table R602.3(1) for fastening

Orientation of stud may vary. See Figure R602.3(2).

Minimum 24" wood structural panel sheathing or 32" structural fiberboard sheathing corner return

16d nail (3-1/2" x 0.131") at 12 in. o.c.

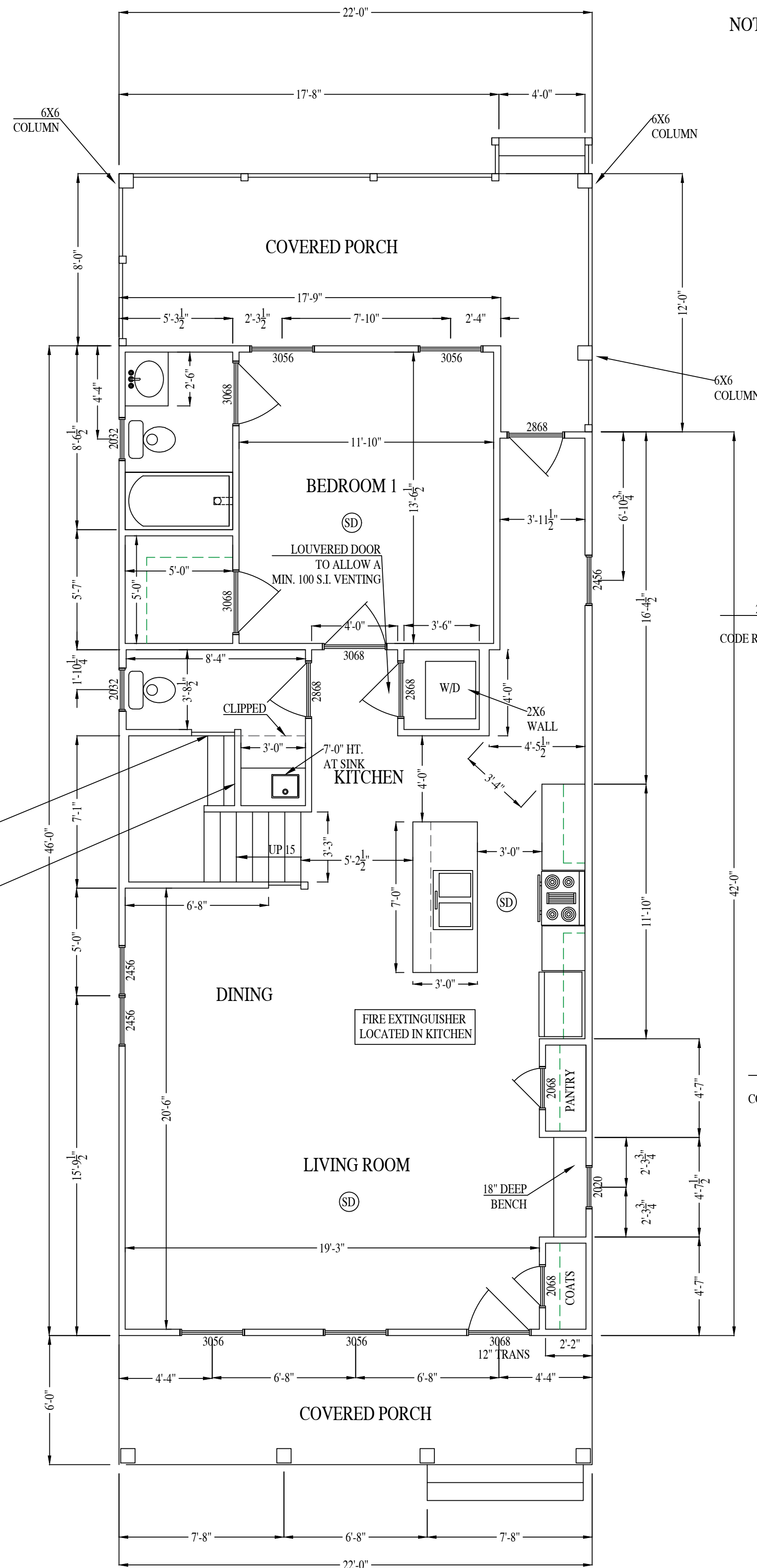
Gypsum wall board as required and installed in accordance with Chapter 7 (of the IRC)

Optional nonstructural filler panel

See Table R602.3(1) for fastening

Continuous wood structural panel or structural fiberboard braced wall line

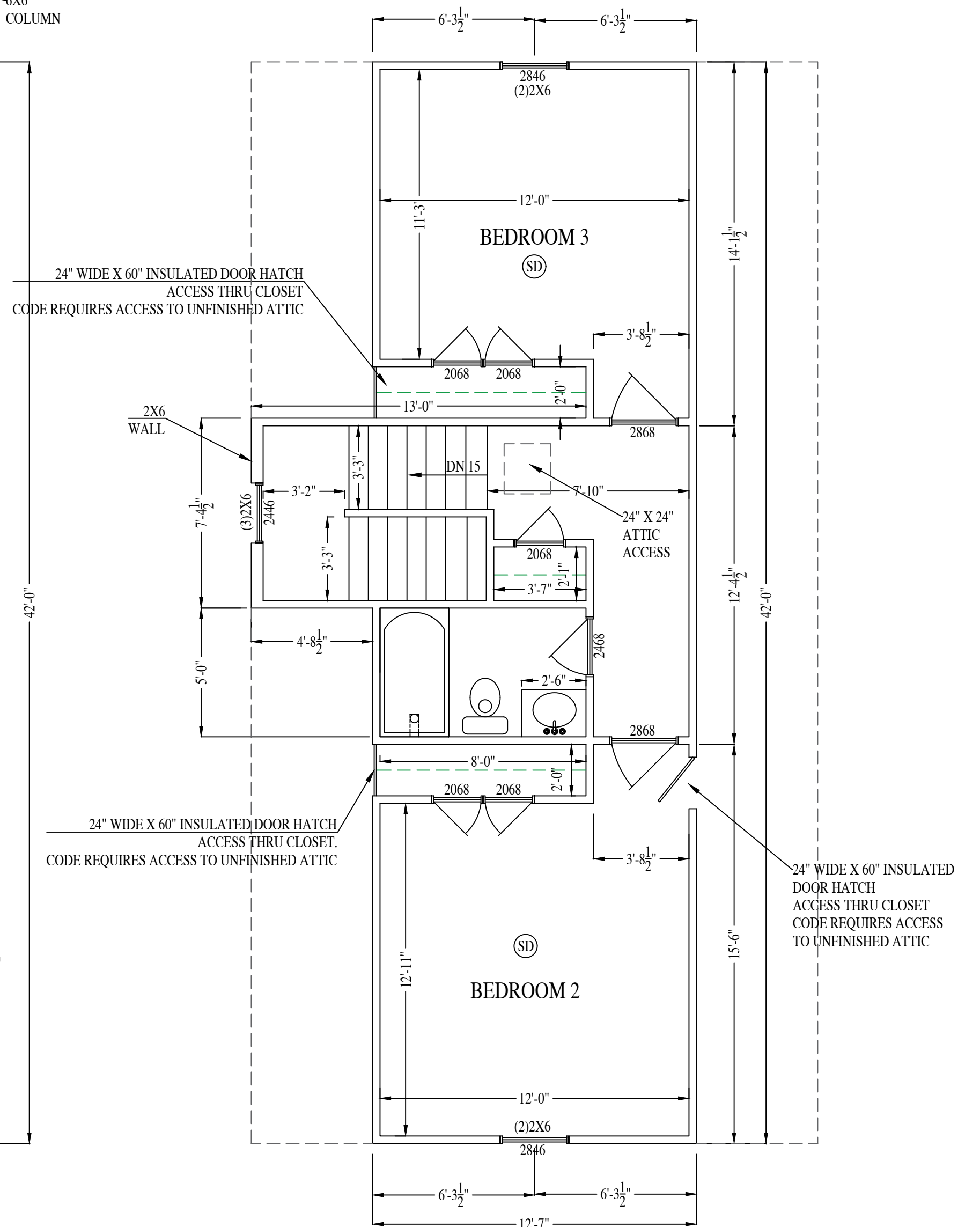
24" WIDE X 48" TALL ACCESS TO UNDERSIDE OF STAIRS DRYWALL UNDERNEATH



# FIRST FLOOR

1ST FLOOR HEATED SQ. FOOTAGE: 995 S.F.

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.35  
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4



# SECOND FLOOR

2ND FLOOR HEATED SQ. FOOTAGE: 492 S.F.

1904 WOOD ST.

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

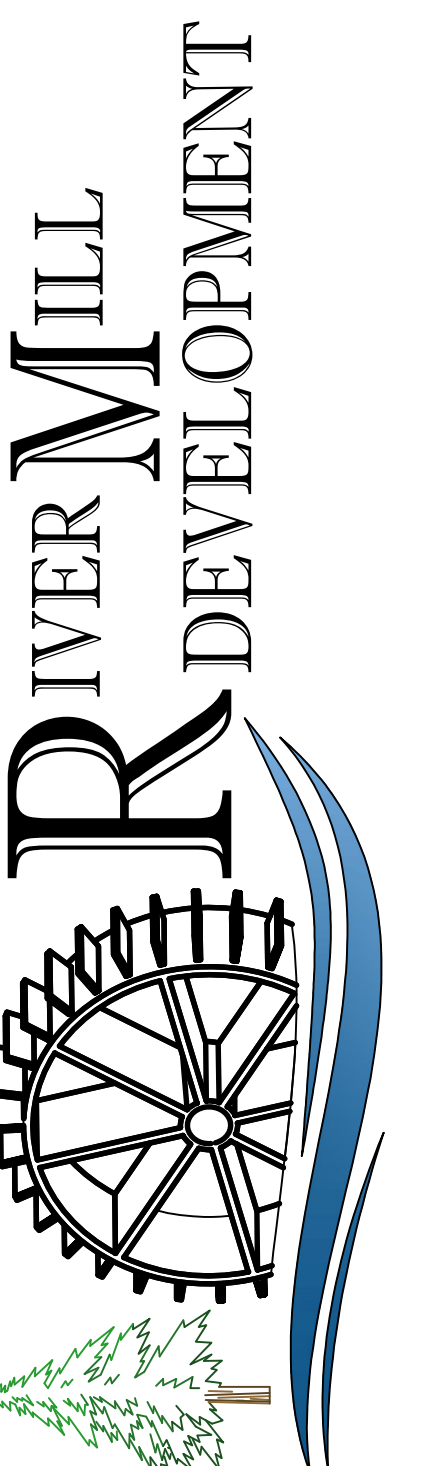
### REVISION NOTES

DATE	START

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

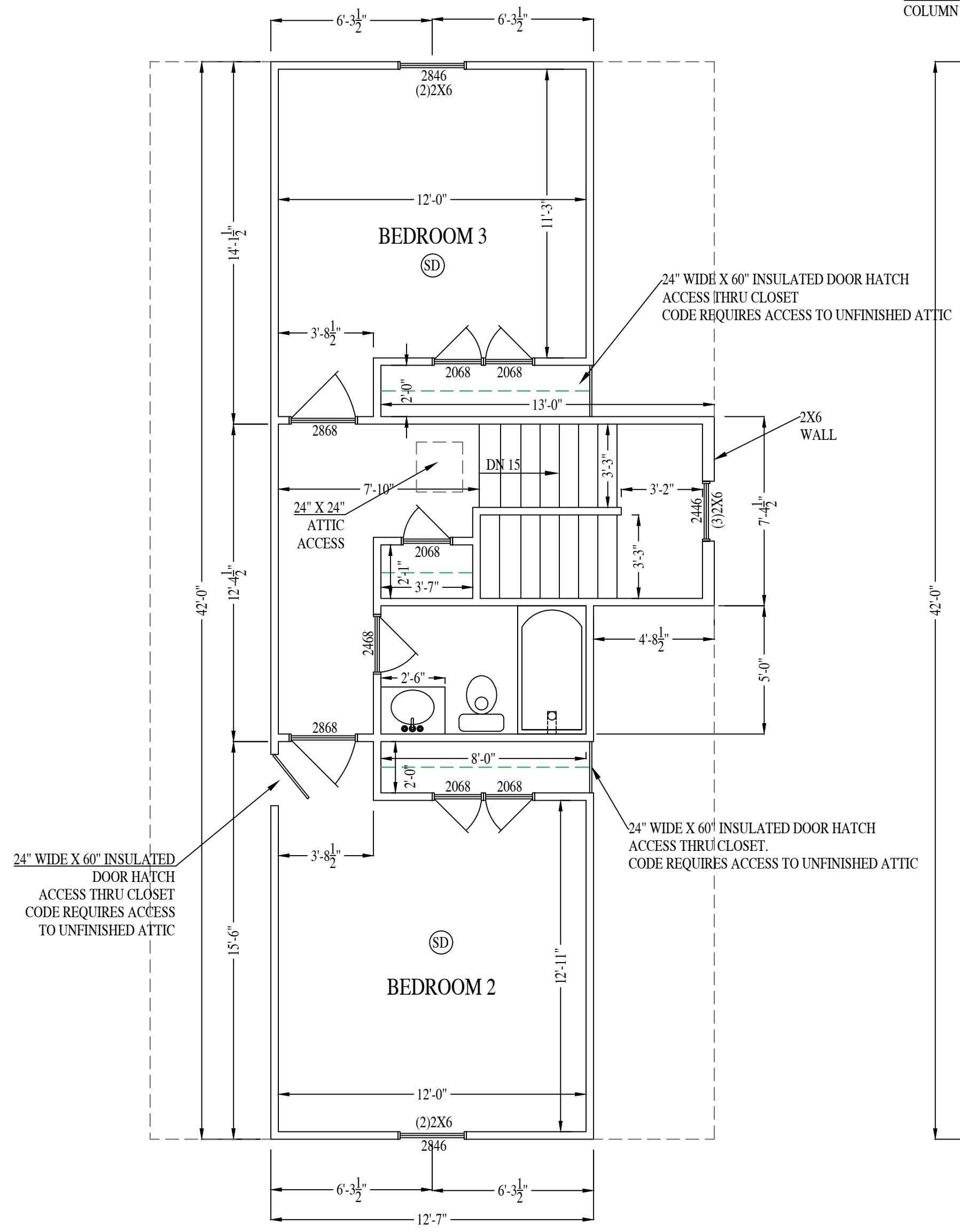
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A1.1



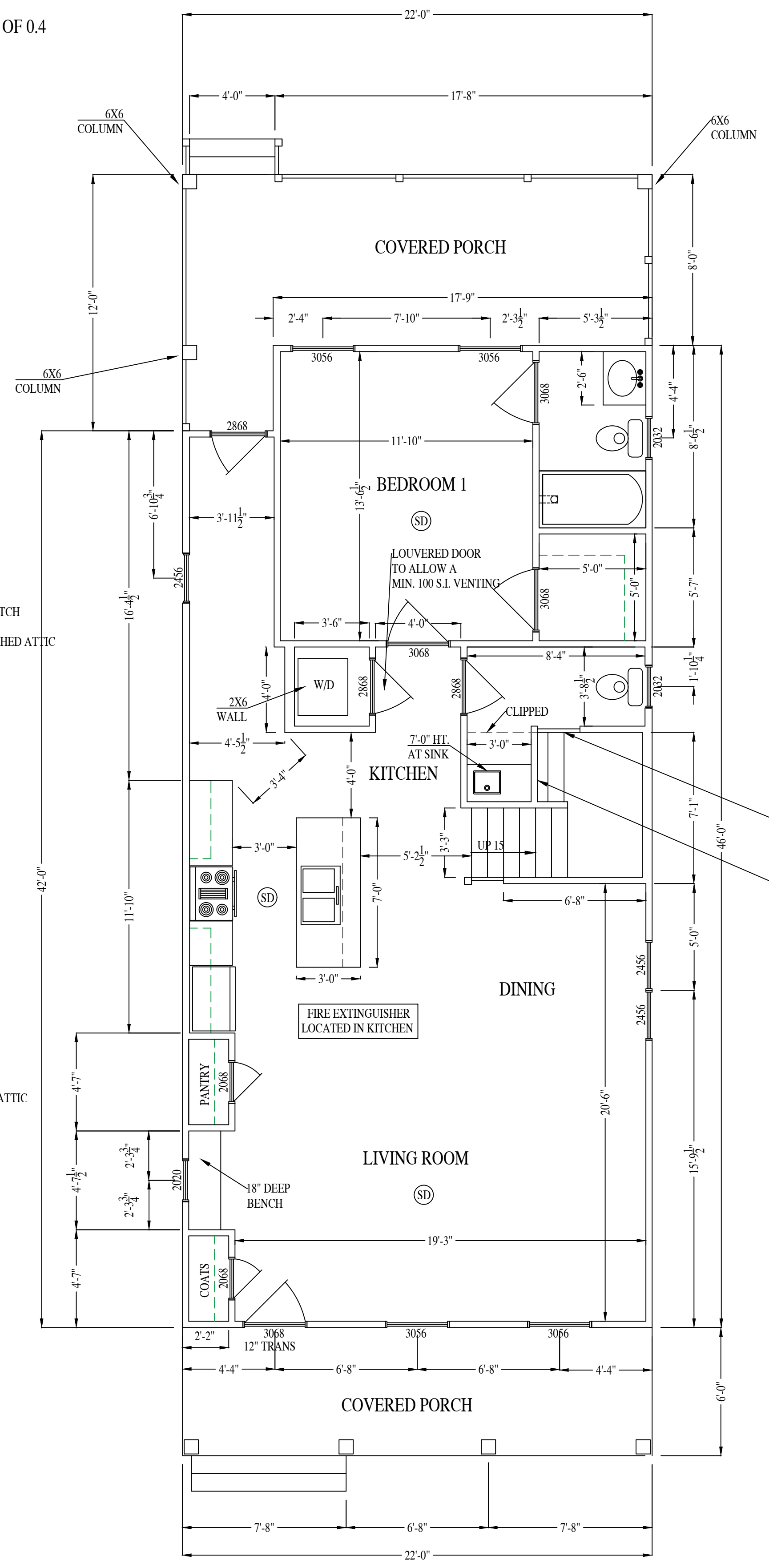


NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.35  
 NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4



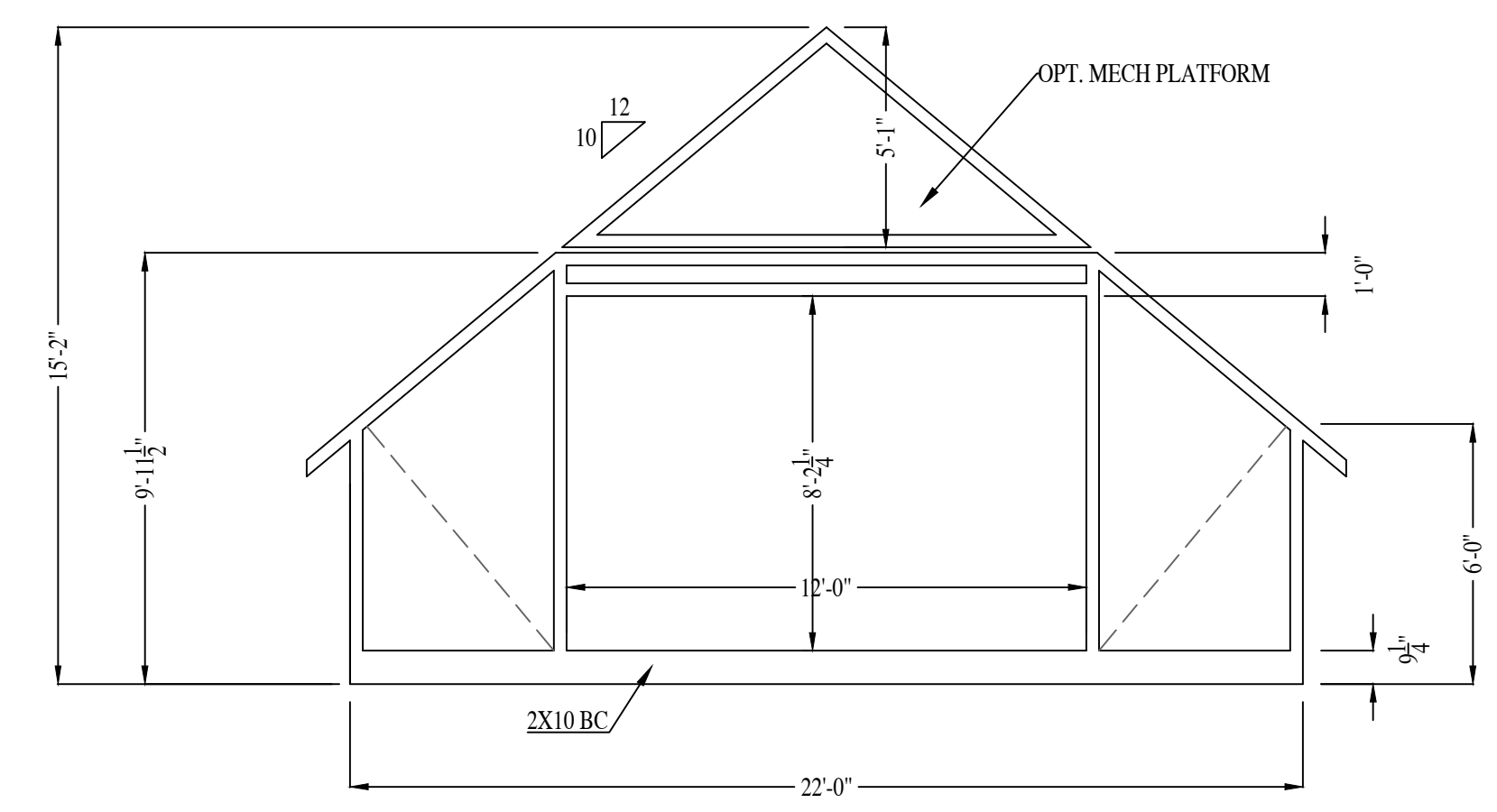
# SECOND FLOOR

2ND FLOOR HEATED SQ. FOOTAGE: 492 S.F.

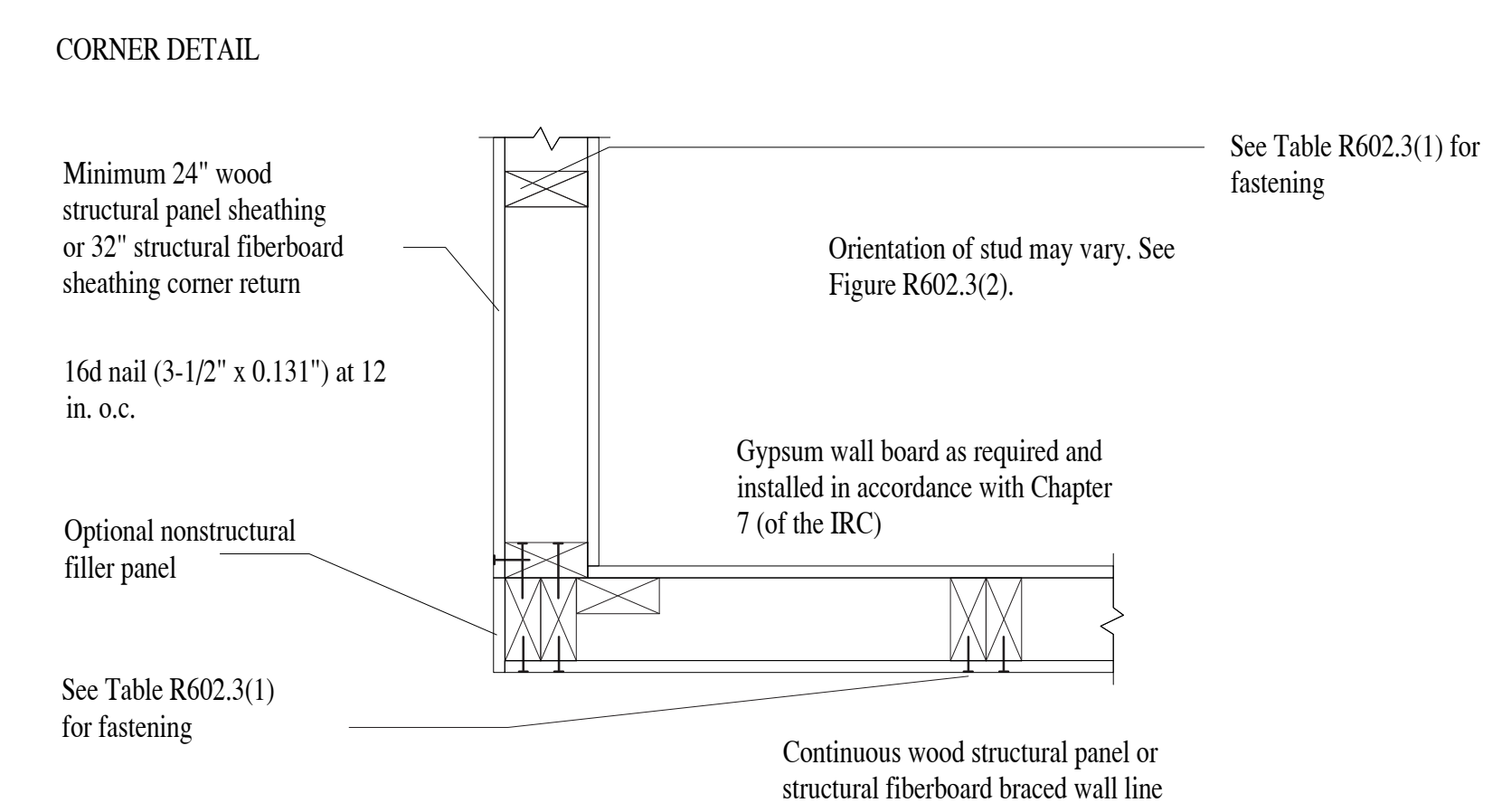
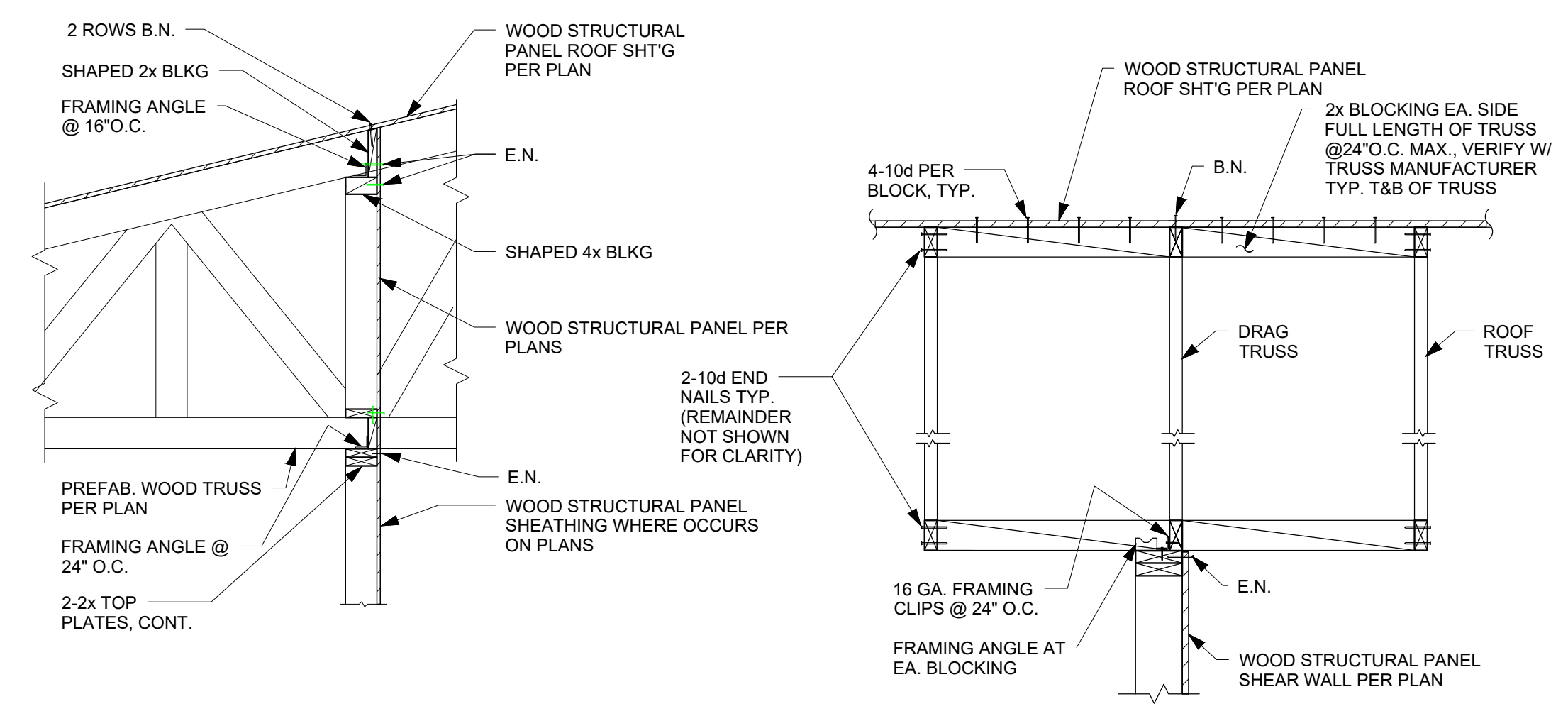


# FIRST FLOOR

1ST FLOOR HEATED SQ. FOOTAGE: 995 S.F.



ATTIC TRUSS SECTION  
(SUBTRACT FOR SHEATHING)



1906 WOOD ST.

**RIVER MILL DEVELOPMENT**  
 RIVERMILLDEVELOPMENT@GMAIL.COM  
 PHONE: (434) 774-4535

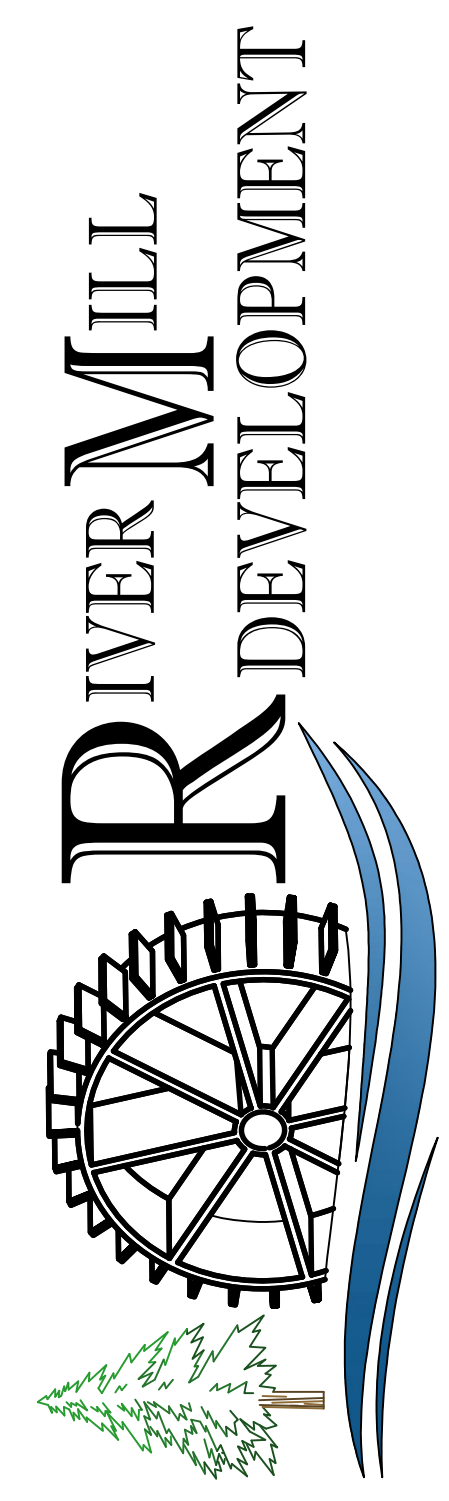
### REVISION NOTES

DATE	START

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

DATE:  
7-18-2023

SHEET:  
A1.1





ADDRESS: 1904 & 1906 WOOD STREET  
 PARCEL: E0000910033  
 ZONED R-5  
 SETBACKS  
 FRONT: 25'  
 SIDE: 5'  
 REAR: 5'

EX. LOT SIZE: 5347 SQ.FT.

AREA OF DISTURBANCE: 2928 Sq. Feet

ONCE CONSTRUCTION IS COMPLETE SITE IS TO BE PERMANENTLY SEEDED WITH GRASS.

- ◇ PROPOSED BUSH
- ▣ PROPOSED TRASH/RECYCLE W/SCREENING
- ▣ PROPOSED AC W/SCREENING

PROPOSED DICHOUOUS TREE PER APPROVED URBAN FORESTRY LIST

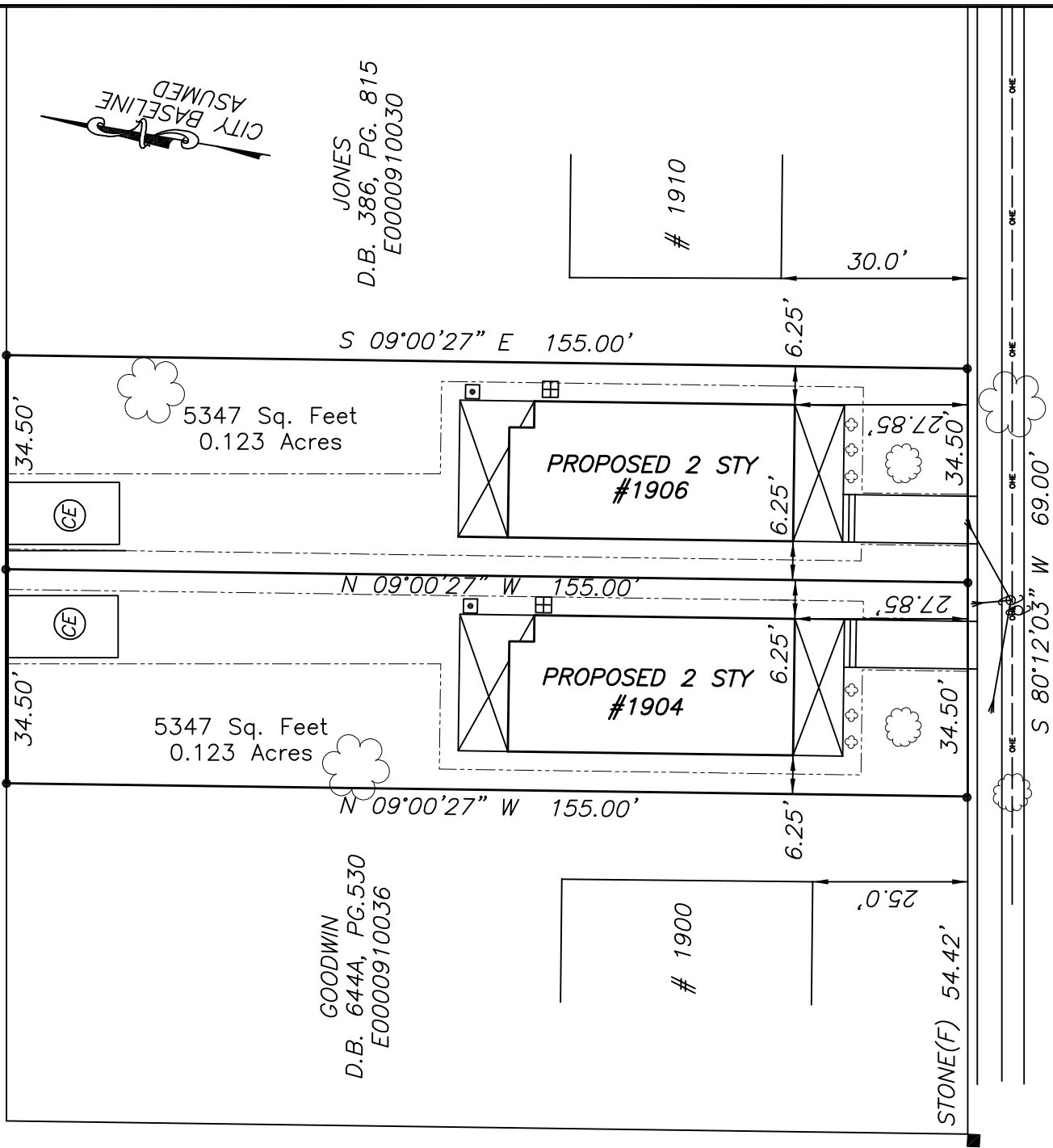
EXISTING TREE TO REMAIN

----- LIMITS OF DISTURBANCE

- Ⓢ CONSTRUCTION ENTRANCE
- Ⓢ FUTURE GRAVEL PARKING



MECHLENBURG ST.



CITY BASELINE ASUMED

GOODWIN  
 D.B. 644A, PG.530  
 E0000910036

JONES  
 D.B. 386, PG. 815  
 E0000910030

\*No driveways will be permitted from the public street.

WOOD STREET  
 50' PUBLIC R/W

SITE PLAN  
 1904 & 1906 WOOD ST

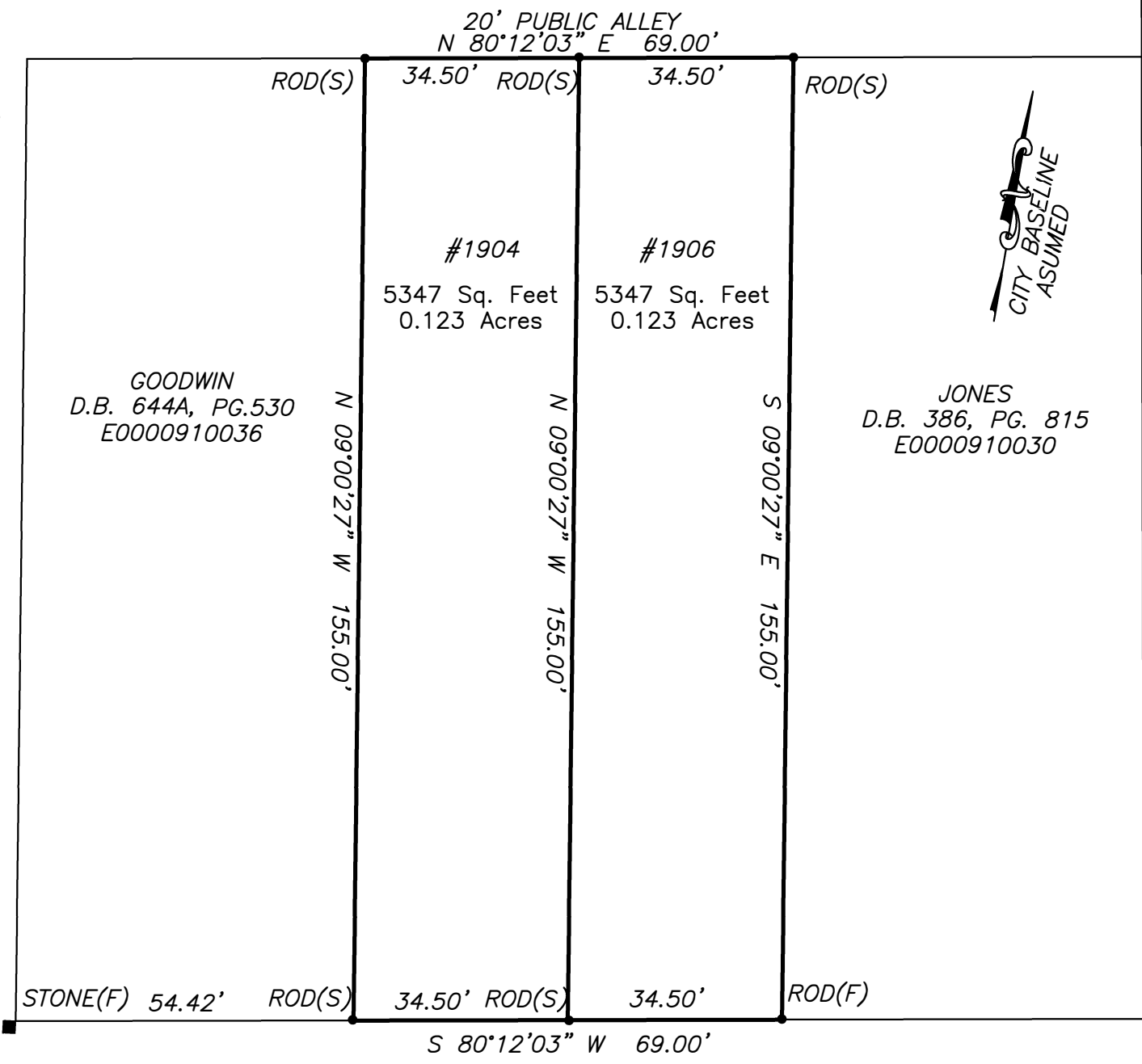
LONG SURVEYING, LLC  
 4650 FACTORY MILL ROAD  
 MAIDENS, VA 23012  
 804-314-5620

CITY OF RICHMOND  
 VIRGINIA  
 AUG. 24, 2023  
 SCALE: 1"=25'

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



MECHLENBURG ST.



**WOOD STREET**  
50' PUBLIC R/W

**DIVISION OF  
1906 WOOD ST**

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

CITY OF RICHMOND  
VIRGINIA  
JULY 13, 2023  
SCALE: 1"=25'





# City of Richmond Department of Planning & Development Review

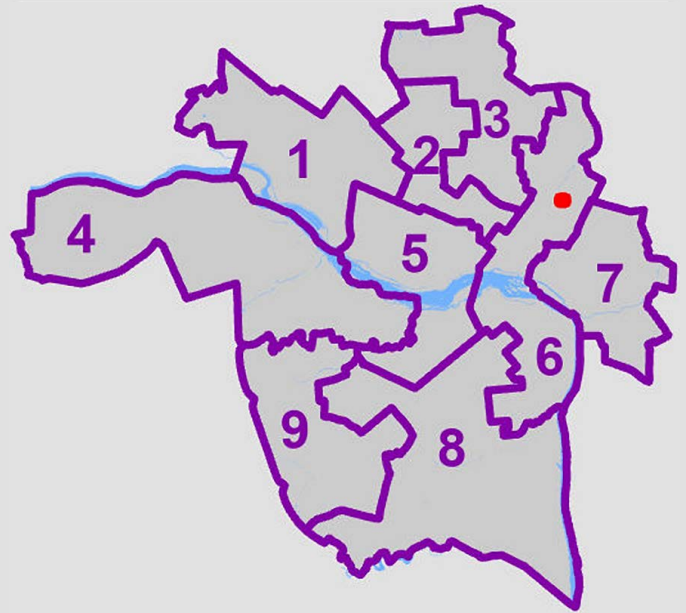
## Special Use Permit

**LOCATION:** 1906 Wood Street

**APPLICANT:** Baker Development Resources

**COUNCIL DISTRICT:** 6

**PROPOSAL:** To authorize the special use of the property known as 1906 Wood Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.



*For questions, please contact Matthew Ebinger at 804-646-5789 or [matthew.ebinger@rva.gov](mailto:matthew.ebinger@rva.gov)*



## Recommended Plant Species

COR APPROVED SPECIES LIST 2020		
	COMMON NAME	BOTANICAL NAME
1	Florida maple	Acer barbatum, Acer floridanum
2	Trident maple	Acer buergeranum
3	Hedge maple	Acer campestre
4	Amur maple	Acer ginnala
5	Paperbark maple	Acer griseum
6	Japanese maple	Acer palmatum
7	*Globe Norway maple	Acer platanoides 'Globosum'
8	*Red maple	Acer rubrum 'Armstrong', 'Bowhall'
9	*Sugar maple	Acer saccharum 'Apollo', 'Newton Sentry'
10	Horsechestnut	Aeculus hippocastanum
11	Alder	Alnus glutinosa
12	Serviceberry	Amelanchier canadensis
13	Riverbirch	Betula nigra
14	European hornbeam	Carpinus betulus
15	American hornbeam	Carpinus caroliniana
16	Pignut hickory	Carya glabra
17	*Pecan, Hardy pecan	Carya illinoensis
18	Mockernut hickory	Carya tomentosa
19	Southern catalpa	Catalpa speciosa
20	Hackberry	Celtis occidentalis
21	Japanese Katsuratree	Cercidiphyllum japonicum
22	Eastern redbud	Cercis canadensis
23	White redbud	Cercis canadensis 'Texas White'
24	Chinese fringetree	Chionanthus retusus
25	White fringetree	Chionanthus virginicus
26	American yellowwood	Cladrastis lutea
27	Pagoda dogwood	Cornus alternifolia
28	Flowering dogwood	Cornus florida
29	Korean dogwood	Cornus kousa
30	Cornelian cherry dogwood	Cornus mas 'Spring Glow'
31	Stellar dogwood	Cornus x rutgerinensis
32	American smoketree	Cotinus obovata
33	Hawthorne	Crataegus
34	Japanese cryptomeria	Cryptomeria japonica
35	Hardy Rubbertree	Eucommia ulmoides
36	American beech	Fagus grandifolia
37	European beech	Fagus sylvatica
38	*Ginkgo	Ginkgo biloba
39	*Columnar Ginkgo	Ginkgo 'Fastigiata', 'Fairmount', 'Princeton Sentry'
40	Thornless honeylocust	Gleditsia triacanthos inermis
41	Mountain gordlinia	Gordlinia grandiflora
42	Loblolly bay	Gordonia lasianthus
43	Kentucky coffee tree	Gymnocladus dioicus
44	Carolina silverbell	Halesia carolina
45	Witch hazel	Hamammelis

46	Seven son tree	Heptacodium miconoides
47	American holly	Ilex opaca
48	Yaupan Holly	Ilex vomitoria
49	Foster's holly	Ilex x attenuata 'Forsteri'
50	Nellie Stevens holly	Ilex x 'Nellie R. Stevens'
51	Eastern redcedar	Juniperus virginiana
52	Goldenrain tree	Koelreuteria paniculata
53	*Crapemyrtle	Lagerstroemia indica
54	Fruitless sweetgum	Liquidambar styraciflua 'Rotundilobum'
55	Tulip poplar	Liriodendron tulipifera
56	*Thornless Osage Orange	Maclura pomifera 'White Shield'
57	Cucumber tree	Magnolia accuminata
58	Butterfly magnolia	Magnolia 'Butterflies'
59	Southern magnolia	Magnolia grandiflora 'Alta', 'Hasse'
60	Little Gem magnolia	Magnolia grandiflora 'Little Gem', 'Teddy Bear'
61	Lily magnolia	Magnolia liliflora
62	Star magnolia	Magnolia stellata
63	Sweetbay magnolia	Magnolia virginiana
64	Yellowbird magnolia	Magnolia x 'Brooklynensis'
65	Galaxy magnolia	Magnolia x 'Galaxy'
66	Saucer magnolia	Magnolia x soulangeana
67	*Flowering crabapple	Malus spp
68	Dawn redwood	Metasequoia glyptostroboides
69	Bayberry, Waxmyrtle	Myrica spp
70	Black gum, black tupelo	Nyssa sylvatica
71	American hophornbeam	Ostrya virginiana
72	Sourwood	Oxydendron arboreum
73	Persian ironwood	Parrotia persica
74	Longleaf pine	Pinus palustris
75	Austrian pine	Pinus nigra
76	Scots Pine	Pinus sylvestris
77	Loblolly Pine	Pinus taeda
78	Chinese Pistache	Pistachia chinensis
79	London planetree	Platanus acerifolia
80	American sycamore	Platanus occidentalis
81	Carolina cherry laurel	Prunus caroliniana
82	Pissard plum	Prunus cerasifera
83	Cherry plum	Prunus cerasifera 'Thundercloud'
84	Sand cherry	Prunus pumila
85	Black cherry	Prunus serotina
86	Kwanzan cherry	Prunus serrulata
87	Yoshino cherry	Prunus yedoensis
88	Sawtooth oak	Quercus acutissima
89	White oak	Quercus alba
90	Swamp white oak	Quercus bicolor
91	Scarlet oak	Quercus coccinea
92	Southern red oak	Quercus falcata

93	Shingle oak	<i>Quercus imbricaria</i>
94	Burr oak	<i>Quercus macrocarpa</i>
95	Swamp chestnut oak	<i>Quercus michauxii</i>
96	Chinkapin oak	<i>Quercus muelenbergii</i>
97	9195:A111	<i>Quercus nigra</i>
98	Nuttall oak	<i>Quercus nuttallii</i>
99	Pin oak	<i>Quercus palustris</i>
100	Willow oak	<i>Quercus phellos</i>
101	English oak	<i>Quercus robur</i>
102	Northern red oak	<i>Quercus rubra</i>
103	Shumard oak	<i>Quercus shumardii</i>
104	Post oak	<i>Quercus stellata</i>
105	Southern live oak	<i>Quercus virginiana</i>
106	Sassafras	<i>Sassafras albidum</i>
107	Japanese pagodatree	<i>Sophora japonica</i>
108	Japanese stewartia	<i>Stewartia pseudocamellia</i>
109	Beaked stewartia	<i>Stewartia rostrata</i>
110	American snowbell	<i>Styrax americanus</i>
111	Japanese snowbell	<i>Styrax japonicus</i> 'Pink Chimes'
112	Fragrant snowbell	<i>Styrax obassia</i>
113	Japanese Lilac Tree	<i>Syringa reticulata</i>
114	Bald cypress	<i>Taxodium distichum</i>
115	Arborvitae	<i>Thuja occidentalis</i>
116	American linden	<i>Tilia americana</i>
117	Littleleaf linden	<i>Tilia cordata</i>
118	Silver linden	<i>Tilia petiolaris</i>
119	Windmill palm	<i>Trachycarpus fortunei</i>
120	American elm	<i>Ulmus americanus</i>
121	Chinese elm	<i>Ulmus parvifolia</i>
122	Chindo viburnum	<i>Viburnum awabuki</i> 'Chindo'
123	Arrowwood viburnum	<i>Viburnum dentatum</i>
124	Blackhaw viburnum	<i>Viburnum prunifolium</i>
125	Leatherleaf viburnum	<i>Viburnum rhytidophyllum</i>
126	Alleghany viburnum	<i>Viburnum rhytidophylloides</i>
127	Chaste tree	<i>Vitex agnus-castus</i>
128	*Japanese zelkova	<i>Zelkova serrata</i> 'Village Green'
*	*restricted use species	



RICHMOND PLANNING &  
DEVELOPMENT REVIEW

**PDR**