

INTRODUCED: September 9, 2024

AN ORDINANCE No. 2024-244

To amend Ord. No. 2004-123-89, adopted May 10, 2004, as previously amended by Ord. No. 95-196-197, adopted July 24, 1995, and Ord. No. 2004-123-89, adopted May 10, 2004, which authorized the use of the real estate formerly known as 5005-5007 Grove Avenue and currently known as 5007-5009 Grove Avenue, for the purpose of the construction of eight single-family condominium dwelling units, to authorize an addition to the dwelling unit known as 5007-A Grove Avenue, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 15 2024 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. [~~95-196-197, adopted July 21, 1995~~] 2004-123-89, adopted May 10, 2004, be and is hereby amended and reordained as follows:

§ 1. That the real estate, property formerly known as 5005-5007 Grove Avenue, containing 26,000 square feet, more or less, located on the south right of way line of Grove Avenue west of Lexington Road, currently known as 5007-5009 Grove Avenue and identified as Tax Parcel Nos. W020-0193/026, and W020-0193/048 through 055 in the [~~2004~~] 2024 records of the

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

City Assessor, being more completely described as follows: beginning at a point on the south right of way line of Grove Avenue, said point being 108.50 feet west of the west right of way line of Lexington Road; thence extending in a westerly direction along the south right of way line of Grove Avenue 200.00 feet to a property line; thence extending in a southerly direction between parallel lot lines 130.09 feet to a 12-foot passageway, substantially as shown on site plan, floor plans and elevation drawing, entitled: “5005 Grove Avenue Condominiums”, prepared by SWA Architects - site plan dated August 6 and August 24, 1987; floor plans dated June 1987; and elevation drawing dated June 1987, and revised August 6 and August 24, 1987, copies of which are attached to Ordinance No. 87-227-206, is hereby permitted to be used for condominium dwelling purposes, construction of eight single-family condominium dwelling units (two buildings, each containing four units), with accessory off-street parking, and for the purpose of an addition to the unit identified as 5007-D Grove Avenue, with said addition substantially as shown on the addition location plan, floor plan, and elevation and section plan entitled: “Special Use Permit for 5007-D Grove Avenue”, dated May 30, 1995, prepared by Stockdon and Sons, Inc., copies of which are attached to Ordinance No. 95-196-197 and for the purpose of an addition to the unit identified as 5009-D Grove Avenue, with said addition substantially as shown on the addition location plan, floor plan, and elevation plans consisting of sheets A-2 through A-4, entitled “5009-D Grove Avenue”, dated January 16, 2004, prepared by CKO Construction, copies of which are attached to Ordinance No. 2004-123-89 and for the purpose of an addition to the unit identified as 5007-A Grove Avenue, with said addition substantially as shown on the addition location plan entitled “Site Plan, 5007-A Grove Avenue, Richmond, Virginia 23221, 2/27/2024,” prepared by Bruce Robertson Land Surveying, PC, and dated January 30, 2024, and the floor plan and elevation plan entitled “Renovations with Addition for: Billy and Grace King, 5007 Grove

Ave., Richmond, VA 23226,” prepared by Mark White, LLC, dated January 1, 2024, copies of which are attached hereto and made a part of this amendatory ordinance.

§ 2. That the Commissioner of Buildings is hereby authorized to issue to the owner of the real estate, or successor or successors in fee simple title, permits to construct and occupy the property for such purposes, substantially in accordance with the site plan, floor plans and elevation drawing attached to Ordinance No. 87-227-206, in accordance with the addition location plan, elevation and section plan, and floor plan attached to Ordinance No. 95-196-197, in accordance with the plans attached to Ordinance No. 2004-123-89, and in accordance with the plans attached to this amendatory ordinance. The special use permit herein authorized shall be transferable to the successor or successors in title of the owner, whether of the project in its entirety or of individual units, whether acquired by operation of law, deed or otherwise, and shall run with the land or portion thereof assigned to a particular dwelling unit subject to the following terms and conditions:

(a) That the acceptance of the permits and the exercise of the privileges granted by this ordinance by the owner and successor or successors in title shall constitute a warranty on the part of the owner and successor or successors that title to the land and the building (or individual unit when applicable) shall be vested in the same person or persons or corporation or both; provided as individual condominium dwelling units are completed and the Commissioner of Buildings has determined that a certificate of occupancy may be issued for such individual condominium dwelling units, title to such individual dwelling units and to any common rights to be assigned to or conveyed with such units may be transferred. ’

(b) That the owner and successor owners, of any unit, shall be bound by, observe and shall comply with all other laws, ordinances and rules and regulations adopted pursuant thereto, applicable to the land and building, except as otherwise provided in this ordinance.

(c) That all driveways, access aisles and parking areas shall be paved with a dust-free, all- weather surface and parking spaces shall be delineated. The parking area shall be screened from view from adjacent properties and public streets as shown on the plans attached to Ordinance No. 87-227-206.

(d) That landscaping as shown on the plans attached to Ordinance No. 87-227-206 shall be installed prior to issuance of a Certificate of Occupancy.

(e) That sixteen parking spaces shall be provided as shown on the attached plans.

(f) The driveway from the street shall be constructed in accordance with the City Driveway Policy standards.

(g) That final grading and drainage plans shall be approved by the Director of Community Development prior to issuance of building permits. Existing healthy trees shall be shown on the grading and drainage plans and shall be retained, except for any necessary clearing to accommodate the building and parking area.

(h) That storm or surface water shall not be allowed to accumulate on the land, and adequate facilities for drainage of storm or surface water from the land or building shall be provided by the owner or owners at the cost and expense of such owner or owners so as not to adversely affect or damage adjacent properties or public streets and the use thereof.

(i) That facilities for the collection of refuse shall be provided as shown on the plans and shall be screened from view from adjacent properties and public streets.

(j) That appropriate agreements and covenants, approved as to form by the City Attorney, shall provide for the perpetuation and maintenance of all areas and facilities held in common ownership by property owners within the development.

(k) That identification of the premises shall be limited to one sign not exceeding four square feet in area attached flat against the building.

(l) That should the owner or owners of individual units use the premises for any purpose which is not permitted by this ordinance, or fail, refuse or neglect to comply with the provisions of foregoing paragraphs (a) through (k) and do not terminate such use or comply with such provisions within ninety days after written notice so to do has been given to the owner or owners by the Zoning Administrator, the privileges granted by this ordinance shall terminate and the special use permit shall become null and void.

(m) That when the privileges granted by this ordinance terminate and the special use permit becomes null and void or when use of the premises is abandoned for a period of twenty-four consecutive months, use of the real estate shall be governed thereafter by the zoning regulations prescribed for the district in which the real estate is in situated.

(n) That application for the building permit to construct the addition authorized in this amendatory ordinance shall be made within twenty four months from the effective date of this ordinance, which building permit shall expire by limitation and become null and void if construction of the addition is not commenced within one hundred eighty days from the date of the building permit, or if work of constructing the addition is suspended or abandoned for a period of one hundred eighty days at any time after the work is commenced, as provided in the applicable provisions of the Virginia Uniform Statewide Building Code, and if application for the building permit is not made within twenty four months from the effective date of this ordinance or should the building permit become null and void, the privileges granted by this ordinance shall terminate and the special use permit shall become null and void.

(o) No permit implementing this amended special use permit shall be issued until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the subject unit have been paid.

§ 3. This amendatory ordinance shall be in force and effect upon adoption, and Ordinance No. 87-227-206, adopted October 12, 1987, as previously amended by Ordinance No. 95-196-197, adopted July 24, 1995, and Ordinance No. 2004-123-89, adopted May 10, 2004, except as modified herein, shall continue in force.

APPROVED AS TO FORM:

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-2024-0615

File ID: Admin-2024-0615

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 2

Reference:

In Control: City Clerk Waiting Room

Department:

Cost:

File Created: 06/11/2024

Subject:

Final Action:

Title:

Internal Notes:

Code Sections:

Agenda Date: 09/09/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2024_0615_5007 Grove Ave_Supporting Documents.pdf, Admin-2024-0615 - AATF Ordinance

Enactment Number:

Contact:

Introduction Date:

Drafter: David.Watson@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	8/20/2024	Matthew Ebinger	Approve	8/22/2024
2	2	8/20/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
2	3	8/20/2024	Kevin Vonck	Approve	8/27/2024
2	4	8/20/2024	Alecia Blackwell - FYI	Notified - FYI	
2	5	8/21/2024	Sharon Ebert	Approve	8/22/2024
2	6	8/21/2024	Caitlin Sedano - FYI	Notified - FYI	
2	7	8/21/2024	Jeff Gray	Approve	8/23/2024
Notes:	Approved: Out of Office				
2	8	8/21/2024	Lincoln Saunders	Approve	8/23/2024
2	9	8/22/2024	Mayor Stoney	Approve	8/23/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2024-0615

City of Richmond
Intracity Correspondence

O&R Transmittal

DATE: August 20, 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

THROUGH: Sharon L. Ebert, DCAO for Planning & Economic Development

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To amend Ord. No. 2004-123-89, adopted May 10, 2004, as previously amended by Ord. No. 95-196-197, adopted July 24, 1995, and Ord. No. 2004-123-89, adopted May 10, 2004, which authorized the use of the real estate formerly known as 5005-5007 Grove Avenue and currently known as 5007-5009 Grove Avenue, for the purpose of the construction of eight single-family condominium dwelling units, to authorize an addition to the dwelling unit known as 5007-A Grove Avenue, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant wishes to amend Ord. 2004-123-89 that authorized an eight-unit condominium to allow the expansion of the dwelling unit located at 5007-A Grove Avenue. The condominiums were originally authorized by Ord. 87-227-206 and subsequently amended. As the proposed addition deviates from the approved plans, a special use permit amendment is needed.

BACKGROUND: The subject property is located on the south side of Grove Avenue between Lexington Road and Oak Lane. A special use authorized under Ord. No. 87-227-205 permitted the construction of two buildings each containing four two-story attached dwellings. This ordinance was amended in 1995 to authorize a one-story addition to one of the units.

The proposed amendment will also authorize a one-story addition. Properties to the north, south, and east are zoned R-5 Single-Family Residential. Properties to the west are zoned R-1 Single-Family Residential.

The City's Richmond 300 Master Plan designates the property for Residential Uses. Secondary for this designation are duplexes and small multi-family buildings.

COMMUNITY ENGAGEMENT: The property is located within the territory of the Stonewall Court

Civic Association and the Westhampton Citizens Association, and both associations have been notified. Letters of notification shall be sent to nearby property owners, and a sign noting this request shall be placed on the property once the ordinance is introduced to City Council.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

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: September 9, 2024

CITY COUNCIL PUBLIC HEARING DATE: October 15, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission October 8, 2024

AFFECTED AGENCIES: Office of Chief Administrative Officer, Law Department

RELATIONSHIP TO EXISTING ORD. OR RES.: Amend Ord. No. 2004-123-89, adopted May 10, 2004

ATTACHMENTS: Application Supporting Documents

STAFF: Matthew J. Ebinger, Planning Supervisor - Land Use Administration 804-646-6308
David Watson, Senior Planner, Land Use Administration, 804-646-1036



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: 5007 Grove Avenue Date: _____
Parcel I.D. #: W0200193048 Fee: \$200
Total area of affected site in acres: _____

(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: Residential

Proposed Use

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

amend ORD. 2004-123-89, to authorize an addition to the dwelling unit known as 5007-A
Existing Use: Residential

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: BZA-004, BZA-007, BZA-008, BZA-082, BZ-
ORD. 1995-196-197, ORD. 2004-123-89, ORD. 1987-227-206

Applicant/Contact Person: Mark Baker, Will Gillette

Company: Baker Development Resources
Mailing Address: 500 E. Main Street, Suite 730
City: Richmond State: VA Zip Code: 23219
Telephone: (804) 874-8275 Fax: _____
Email: markbaker@bakerdevelopmentresources.com

Property Owner: JBSA LLC

If Business Entity, name and title of authorized signee: Grace Redden Hartog

(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: 13500 Old Mill Rd
City: Crozier State: VA Zip Code: 20089
Telephone: _____ Fax: _____
Email: _____

Property Owner Signature: Grace Redden Hartog

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 1st, 2023

*Special Use Permit Request
5007-A Grove Avenue, Richmond, Virginia
Map Reference Number: W020-0193/048*

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

Introduction

The applicant is requesting a special use permit amendment (the "SUPA") for the property known as 5007 Grove Avenue (the "Property"). The existing eight single-family condominium dwelling units on the Property were originally authorized by Ordinance No. 87-227-206, which was adopted by the City Council on October 12, 1987 ("1987 SUP"). The 1987 SUP was subsequently amended twice; first by Ordinance No. 95-196-197, adopted by the City Council on July 24, 1995 ("1995 SUPA") and second by Ordinance No. 2004-123-89, adopted by the City Council on May 10, 2004 ("2004 SUPA"). Both the 1995 SUPA and the 2004 SUPA authorized additions to the dwelling units known as 5007-D and 5009-D Grove Avenue respectively. The proposed SUPA is similar and would authorize the construction of a single-story addition to the existing condominium unit at 5007-A Grove Avenue. All other aspects of the previously amended special use permit would be retained.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located along the southern line of Grove Avenue between Oak Lane and Lexington Road and is referenced by the City Assessor as tax parcel W020-0193/048. The Property is approximately 200 feet in width, contains roughly 26,000 square feet of lot area, and is currently improved with eight single-family condominium dwelling units.



The properties in the immediate vicinity are developed primarily with residential uses. Single-family detached dwellings are the most prevalent residential use although multi-family condominium residences can be found nearby as well. Immediately east of the

Property is a medical office and further east are properties developed with office/retail uses.

EXISTING ZONING

The Property and those immediately to the north, east, and south are zoned R-5 Single Family Residential. Properties to the west are located within a R-1 Single Family Residential District. Further to the east are properties zoned R-3 Single Family Residential with one property, fronting Grove Avenue zoned RO-1 Residential Office District.

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 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 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 SUPA would authorize the construction of a one-story, first-floor addition to the existing condominium unit at 5007-A Grove Avenue.

PURPOSE OF REQUEST

The Property is developed with two buildings containing four two-story condominium units each, for a total of eight units. These buildings were authorized by the 1987 SUP which included very detailed and specific plans to address concerns about compatibility with adjacent single-family dwellings. Subsequent amendments to the 1987 SUP plans, in 1995 and in 2004, authorized additions to two of those condominium units. The applicant

is proposing a similar amendment for their condominium unit in order to authorize a single-story addition to their residence at 5007-A Grove. While the proposed addition is similar to previously approved additions and is designed to be compatible with the existing development, the SUPA is required to update the plans associated with the 2004 SUPA. Importantly, all other aspects of the previous special use permit amendment would be retained.

In exchange for the SUPA, the intent of this request is to provide thoughtfully designed new construction in a manner not otherwise assured by-right. Furthermore, the quality assurances conditioned through the SUPA would guarantee a high-quality development and ensure an appropriately scaled use that is compatible with and complementary to the surrounding residential neighborhood.

PROJECT DETAILS

When complete, the proposed one-story addition would be located on the eastern side of the Property and would be consistent with the existing dwelling and additions which were previously approved by the SUP. The footprint of the structure would be approximately 15 feet by 29 feet. The floor plan includes a bedroom with en-suite bathroom and two walk-in closets. The bedroom is accessible from the interior of the first floor of the existing residence. Two options are provided for the bathroom layout to allow for flexibility of fixture locations at the permitting stage. The exterior would be designed to match the existing house with the same quality building materials. Ample sunlight will be allowed in the unit through the proposed windows. In exchange for the SUP, the intent of this request is to more efficiently utilize the Property to create a high-quality addition that is respectful to the existing context.

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 a single-story addition 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 proposed addition will create no congestion on streets, roads, alleys or any other public right of way.

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

The proposed addition 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 overcrowd 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 structure is of compatible massing and spacing to the existing in the vicinity. 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 a one-story addition to the Property. This Special Use Permit Amendment proposal represents an ideal, small-scale development for this location that is mindful of its surroundings and limits the impact on the existing landscaping and infrastructure on the Property. In exchange for the SUPA, the quality assurances and conditions related to the construction of the structure would provide thoughtfully designed new construction in a manner not otherwise assured by-right.



LEFT SIDE ELEVATION 1/4" = 1'-0"



RIGHT SIDE ELEVATION 1/4" = 1'-0"



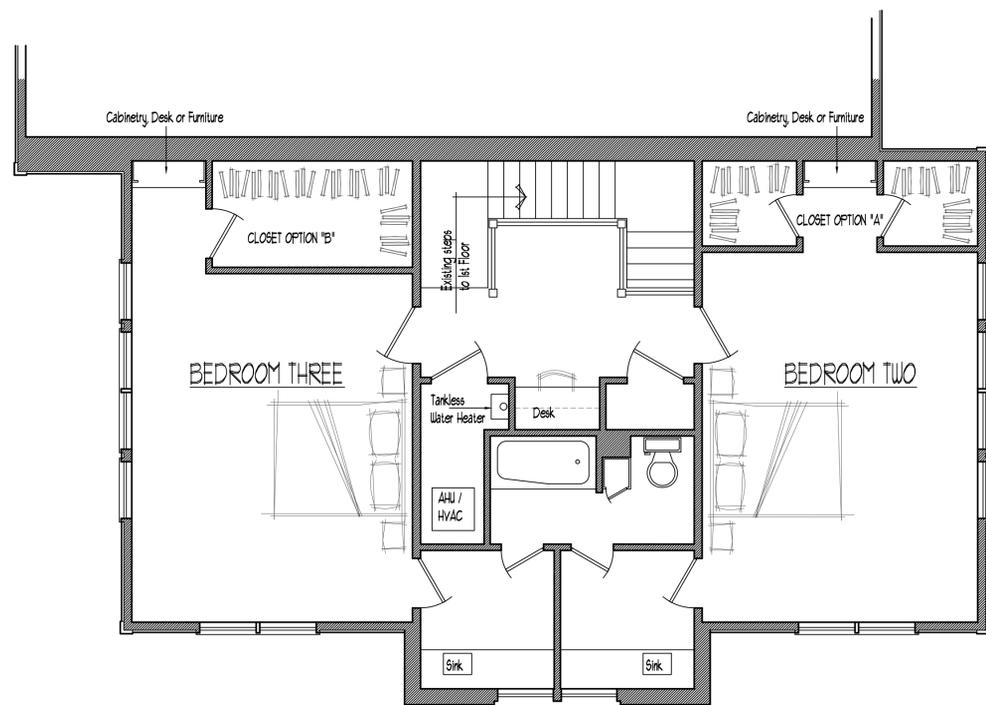
FRONT ELEVATION 1/4" = 1'-0"

Preliminary Concept "A"

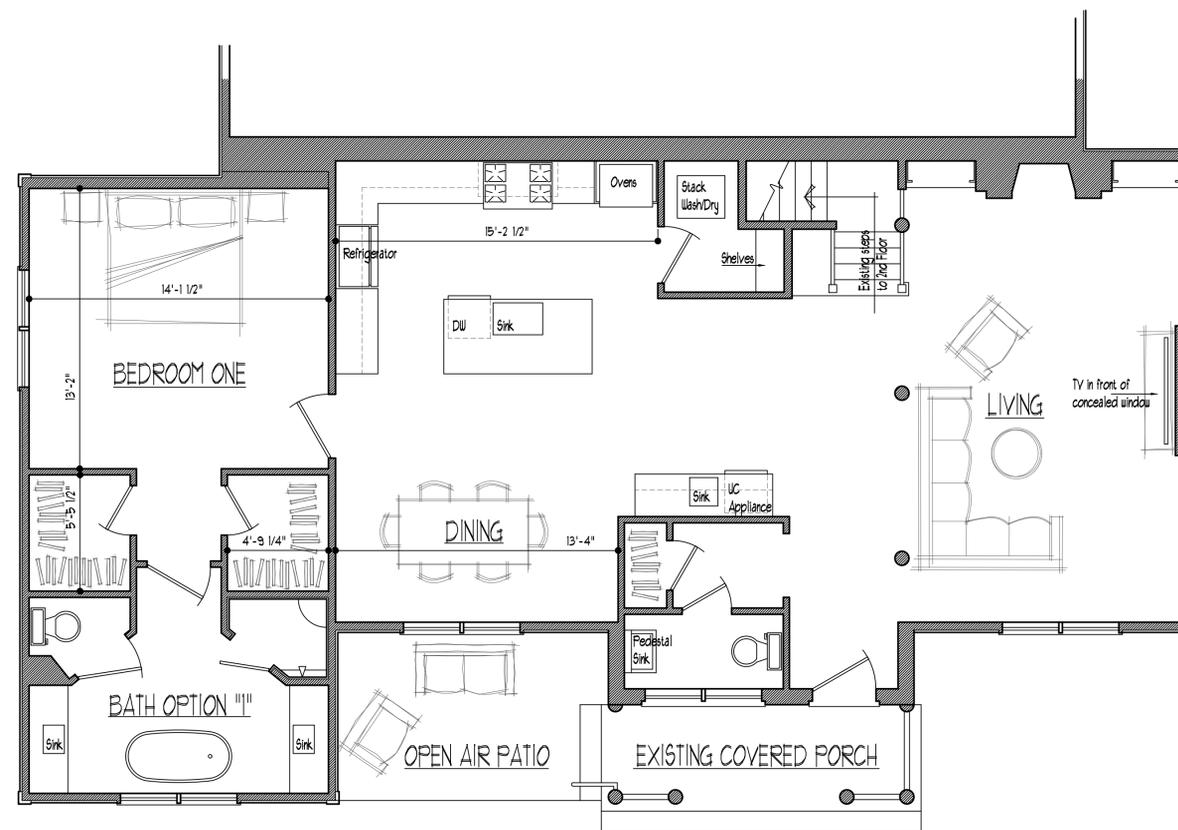
Mark White, LLC
architectural/ residential design
503 Libbie Ave., suite 1b
Richmond, Virginia 23226
804/432-6688 markwhitelc@gmail.com
markwhitearchdesign.com

1/12/24

Renovations with Addition for:
Billy and Grace King
5007 Grove Ave., Richmond, Virginia 23226



SECOND FLOOR PLAN $\frac{1}{4}'' = 1'-0''$



FIRST FLOOR PLAN WITH BATHROOM OPTION "III" $\frac{1}{4}'' = 1'-0''$

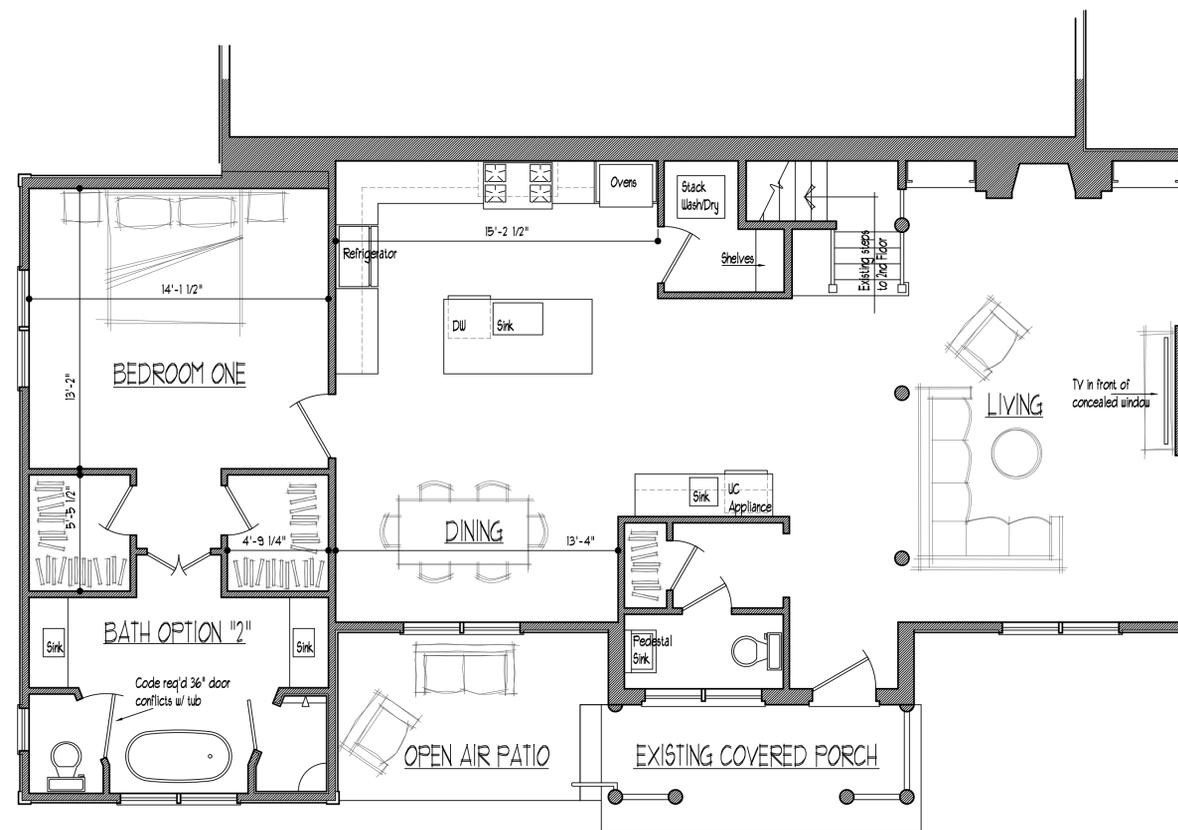
Mark White, LLC
 architectural/ residential design
 503 Libbie Ave., suite 1b
 Richmond, Virginia 23226
 804/432-6688 markwhite@markwhitearchdesign.com

1/12/24

Renovations with Addition for:

Billy and Grace King

5007 Grove Ave., Richmond, Virginia 23226



FIRST FLOOR PLAN
WITH BATHROOM OPTION "2"
1/4" = 1'-0"

Mark White, LLC

architectural/ residential design

503 Libbie Ave., suite 1b

Richmond, Virginia 23226

804/432-6688 markwhite@gmail.com

markwhitearchdesign.com

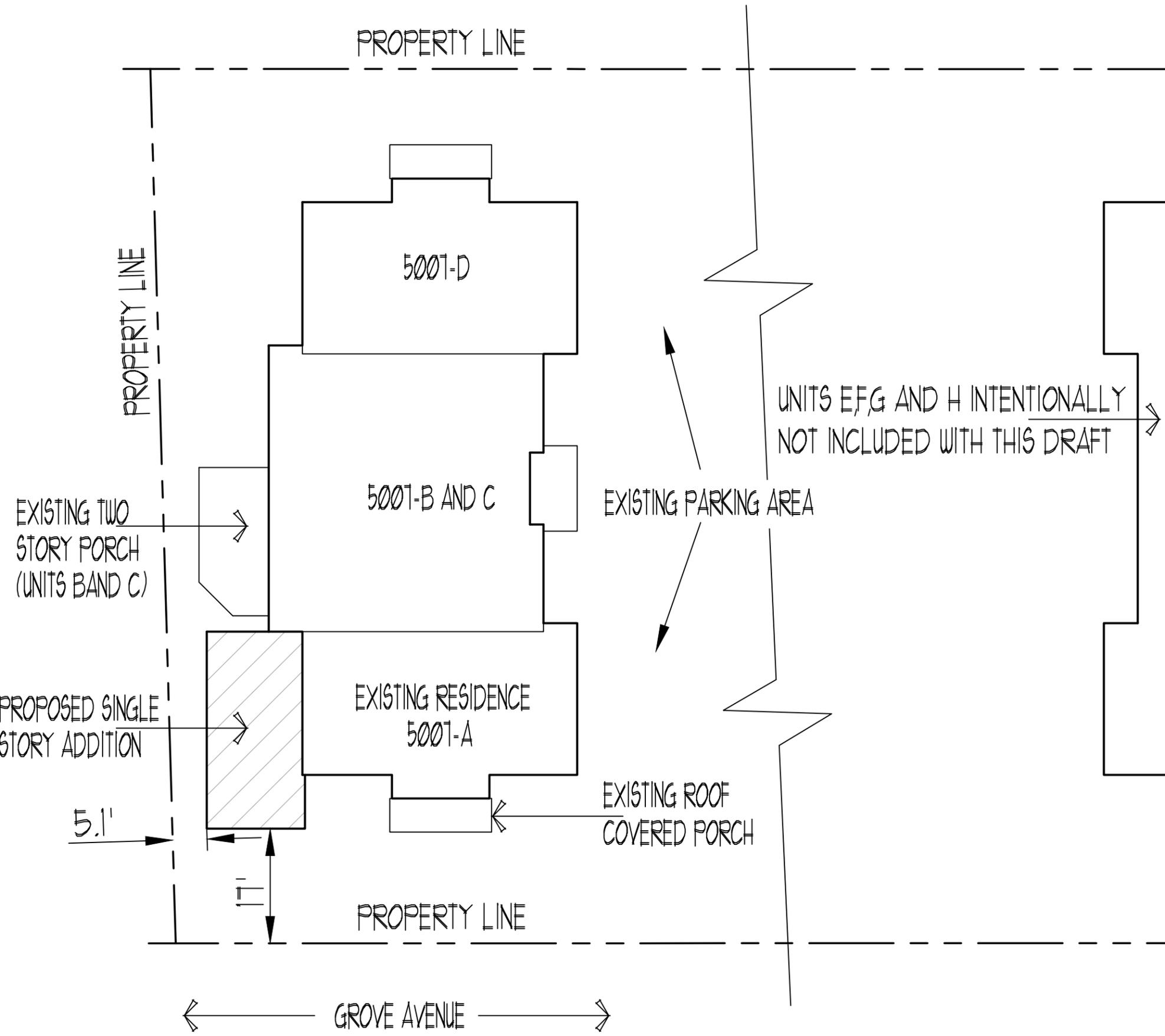
1/12/24

Renovations with Addition for:

Billy and Grace King

5007 Grove Ave., Richmond, Virginia 23226

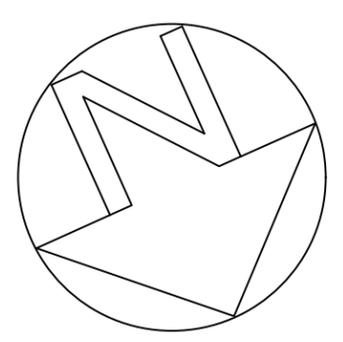
Preliminary Concept "A"

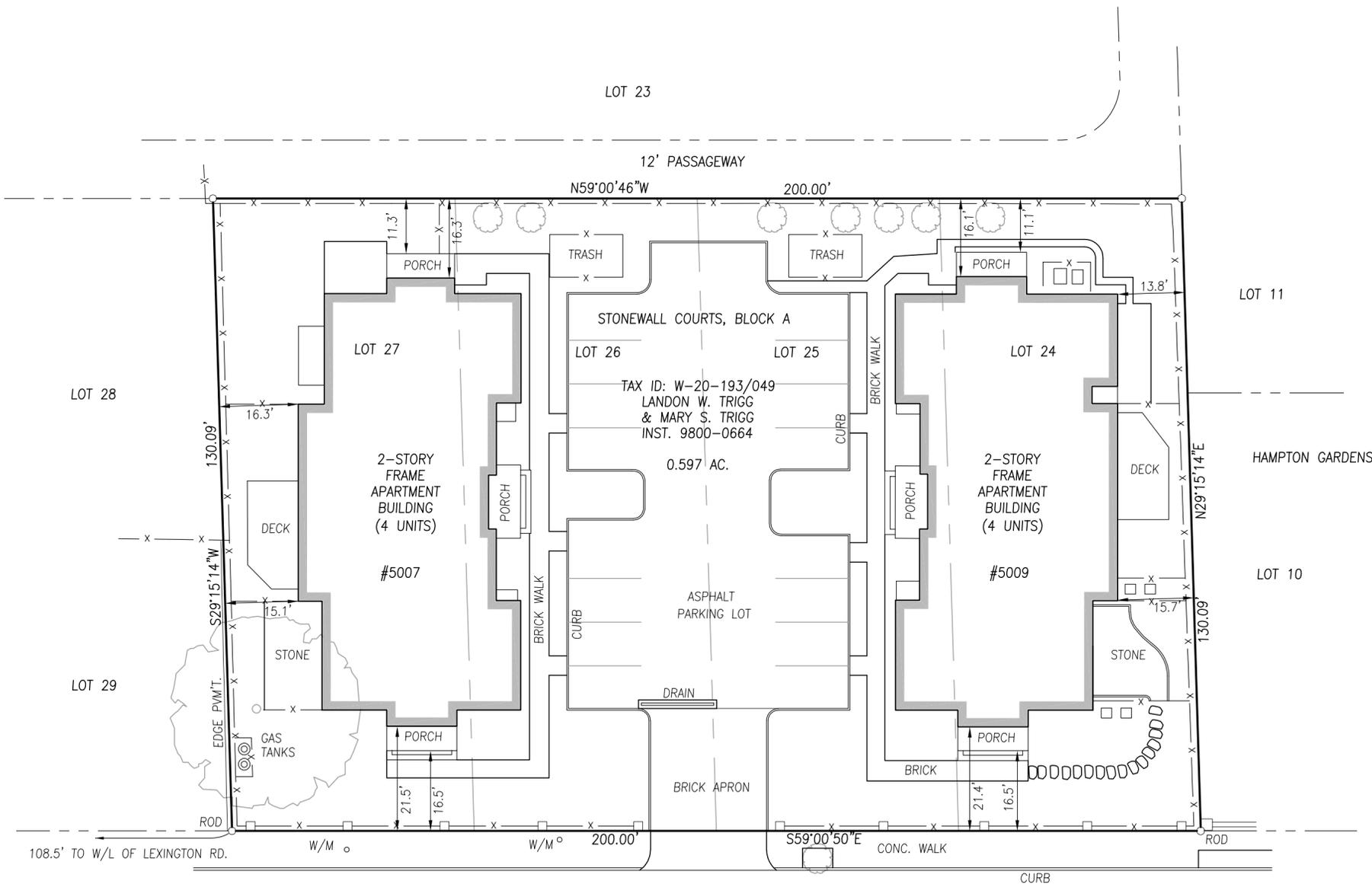


SITE PLAN 1/16" = 1'-0"

5001-A GROVE AVENUE
 RICHMOND, VIRGINIA 23221
 2/27/2024

INFORMATION FOR THIS SITE PLAN WAS GAINED FROM A SURVEY AS
 PREPARED BY: BRUCE ROBERTSON LAND SURVEYING, PC DATED 1/30/24





This plot was prepared without the benefit of a title report and may not, therefore, indicate all easements or conditions affecting subject property.

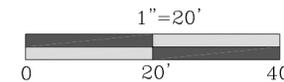
LOCATION OF U/G UTILITIES SHOWN ON THIS MAP IS BASED ON FIELD OBSERVATION AND RECORD INFORMATION. ADDITIONAL U/G UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.

WETLANDS (IF ANY) AND RESOURCE PROTECTION AREA LIMITS ARE NOT SHOWN ON THIS SURVEY.

BUILDING SETBACKS OR OTHER ZONING CONDITIONS NOT DETERMINED FOR THIS MAP. COMPLIANCE WITH APPLICABLE ZONING ORDINANCES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.

TREE LOCATIONS REPRESENT LOCATION OF TREE TRUNKS AND DO NOT INDICATE EXTENT OF CANOPIES.

This is to certify that on 1/23/24 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 as shown hereon.



Bruce Robertson Land Surveying, P.C.

1519 Huguenot Rd., Suite 100, Midlothian, VA 23113 Ph. 804-330-2801

**SURVEY SHOWING IMPROVEMENTS
ON PROPERTY LOCATED AT
5007 GROVE AVENUE
CITY OF RICHMOND, VIRGINIA**

Date: 1/30/24
Scale: 1"=20'

Revisions:

JN 24012



**City of Richmond
Department of Planning
& Development Review**

Special Use Permit

LOCATION: 5007 Grove Avenue

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 1

PROPOSAL: To amend Ordinance No.2004-123-89, adopted May 10, 2004, which authorized the use of the real estate formerly known as 5005-5007 Grove Avenue and currently known as 5007-5009 Grove Avenue, for the purpose of the construction of eight single-family condominium dwelling units, to authorize an addition to the dwelling unit known as 5007-A Grove Avenue, upon certain terms and conditions.

For questions, please contact David Watson at 804-646-1036 or David.Watson@RVA.gov

