

INTRODUCED: February 24, 2020

AN ORDINANCE No. 2020-048

To authorize the special use of the property known as 3412 R Street for the purpose of two single-family attached dwellings and one single-family detached dwelling, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 23 2020 AT 6 P.M.

WHEREAS, the owner of the property known as 3412 R Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of two single-family attached dwellings and one single-family detached dwelling, which use, among other things, is not currently allowed by sections 30-410.1, concerning permitted principal uses, and 30-410.4, concerning lot area and width, of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2019), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAY 11 2020 REJECTED: _____ STRICKEN: _____

safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), 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 3412 R Street and identified as Tax Parcel No. E000-1104/037 in the 2020 records of the City Assessor, being more particularly shown on a survey entitled “Survey and Plat of the Property Known as #3412 ‘R’ Street, Also Designated as the Eastern 5’ of Lot 13, Lots 12 & 11, Square D, Galway’s Plan in the City of Richmond, Virginia,” prepared by Edwards, Kretz, Lohr & Associates, PLLC, and dated April 6, 2018, 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 attached dwellings and one single-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Two New Attached Single-Family Residences in Church Hill, 3412 R St. Subdivision, 3412 R Street, Richmond, Virginia 23223,” prepared by Chris Wolf Architecture, PLLC, and dated September 26, 2019, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. Special Terms and Conditions. This special use permit is conditioned on the following special terms and conditions:

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

(b) No off-street parking shall be required for the Special Use.

(c) The height of the Special Use shall not exceed the height 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) All building materials and elevations shall be substantially as shown on the Plans. Any vinyl siding shall be at least 0.044 inches in thickness. Cementitious siding may also be used.

(f) Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of three residential lots, substantially as shown on the Plans, shall be accomplished by obtaining subdivision approvals from the City and recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

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

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

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

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

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

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

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

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

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

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

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), 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 (2015), 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 (2015), 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.

City of Richmond

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

RECEIVED

Item Request

File Number: PRE.2019.597

O & R REQUEST

~~FEB 20 2020~~

OFFICE OF THE CITY ATTORNEY

O & R Request

JAN 29 2020
2020-010
Office of the
Chief Administrative Officer
EDITION:1

DATE: January 23, 2020

TO: The Honorable Members of City Council

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

THROUGH: Lenora G. Reid, Acting Chief Administrative Officer *LR*

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

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To authorize the special use of the property known as 3412 R Street for the purpose of two single-family attached dwellings and one single-family detached dwelling, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 3412 R Street for the purpose of two single-family attached dwellings and one single-family detached dwelling, upon certain terms and conditions.

REASON: The applicant is proposing construct two single-family attached dwellings on lots that do not meet the current lot area and width within the R-5 Single-Family Residential District. 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. This item will be scheduled for consideration by the Commission at its March 16, 2020, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 10,075 SF, or .23 acre improved parcel of land, and is a part of the Oakwood neighborhood in the City's East Planning District. The owner wishes to split the existing lot into three lots, maintain an existing single-family detached dwelling, and construct two, new single-family attached dwellings.

The City of Richmond's Master Plan designates the subject property for Single-Family Low-Density land uses which includes, "...single-family detached dwellings at densities up to seven units per acre... (as well as) ...residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5." (City of Richmond, Master Plan, p.133).

Specifically for the East District, the Master Plan states "vacant and deteriorating housing is a problem district wide...A continued need exists to stabilize older low income residential neighborhoods such as...Oakwood" (p. 163).

The current zoning for this property and adjacent properties is R-5 Single-Family Residential. Single- and two-family residential uses predominate the area, with some institutional and commercial land uses present as well.

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: February 24, 2020

CITY COUNCIL PUBLIC HEARING DATE: March 23, 2020

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
March 16, 2020

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

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 804-646-5734

PDR File No. 2019-60



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.richmondva.gov

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: 3412 R St Date: 8/1/19

Tax Map #: 60001104637 Fee: 1800

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 - Residential

Existing Use: 1 Single Family Structure

Proposed Use

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

see attached

Existing Use: _____

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Joshua Pardue

Company: Pardue Investments, LLC

Mailing Address: 12275 Manor Crossing Dr.

City: Glenn Allen State: VA Zip Code: 23059

Telephone: (336) 213-1775 Fax: (N/A)

Email: josh.pardue@outlook.com

Property Owner: Pardue Investments, LLC

If Business Entity, name and title of authorized signee: Officer, Josh Pardue

(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: 12275 Manor Crossing Drive

City: Glenn Allen State: VA Zip Code: 23059

Telephone: (336) 213-1775 Fax: ()

Email: josh.pardue@outlook.com

Property Owner Signature: [Signature] 8/1/19

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. **Facsimile 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).

3412 R St Special Use Permit Applicant's Report

To Whom it May Concern:

Pardue Investments, LLC is requesting approval for a special use permit to build 1 additional structures, with 2 residential units, on the existing parcel of 3412 R St. The goal of this project is to utilize increased density on an infill parcel to work toward the city's stated goal of creating additional housing while working to maintain affordability in the area.

By approving this proposal, the city will be enabling the creation of 2 new homes designed to produce a more affordable new construction option in Church Hill. These homes are targeted to be priced between \$250,000 and \$275,000. We believe this project helps work towards the city's stated objectives in the Richmond 300 Plan.

As part of designing this project, we have received and implemented the feedback of the Church Hill Central Civic Association. Changes to overall site design and architecture have been made based on their input in order to provide a final product that enhances the community.

This project will not be detrimental to the safety, health, morals, or general welfare of the community involved because it is improving a mostly vacant property of land in a way that will instead improve each of these.

This project will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved because it is uniquely positioned in an area that has the capacity to easily handle the increase in the number of residents. On this particular street block and adjacent blocks, there is very low density with wider plots of land, including a church which has little day-to-day congestion in the area.

This project will not create hazards from fire, panic or other dangers because all homes will meet or exceed current building codes.

This project 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 because the existing infrastructure can support the additional 2 homes. There is an existing alley behind the house where trash can be collected or it can be brought to the front of the homes.

This project will not interfere with adequate light or air because there is sufficient space for the size, scope and height of this project.

Pardue Investments, LLC looks forward to working with city officials on approval for this small part of Richmond's housing solutions.

Sincerely,

Josh and Alex Pardue
Officers, Pardue Investments, LLC

Church Hill Central Civic Association

April 29, 2019

VIA EMAIL TO Jonathan.brown@richmondgov.com

Mr. Jonathan Brown, Senior Planner
Division of Land Use Administration
900 East Broad Street, Room 511
Richmond, Virginia 23219

RE: Special Use Permit for 3412 R Street to Allow Construction of Six Additional Residences (the "SUP")

Dear Mr. Brown:

As president of Church Hill Central Civic Association ("CHC"), I am writing to inform you of the position taken by members of CHC on the above-referenced SUP.

At our quarterly meeting held April 1, 2019, the members of CHC who were present heard from Mr. Josh Pardue, one of the owners of the above-referenced property. The owners desire to build six additional residences on the property (three duplexes).

The premise of CHC's voting is that we report all comments received based on proximity to the issue.

We received comments of support from CHC members in the following blocks: 600 N 31st Street, 800 N 25th Street, 1200 N 24th Street, 500 N 33rd Street and 1400 N 29th Street. The member from the 800 block of N 25th Street requested that the owner provide street trees and other appropriate landscaping wherever possible.

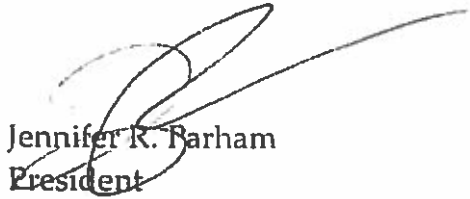
We also received the following comment opposing the SUP from a homeowner located near the intersection of 32nd and P Streets - "I have looked at the property known as 3412 R St. and at the subdivision schematic dated 6/22/2018. I have no objection to the owner constructing two 15' wide (attached) houses at the front of this lot (next to the existing house). I strongly object to putting an additional four houses (two sets of two attached) in the rear of the property. The basis for my objection is that such use would be contrary to zoning in that it would create undue density --far greater than what is permitted by the zoning ordinance."

Mr. Jonathan Brown

April 29, 2019

Page 2

Very truly yours,

A handwritten signature in black ink, appearing to read "Jennifer R. Barham", with a long horizontal flourish extending to the right.

Jennifer R. Barham
President

cc: Mr. Josh Pardue (via email)
Mrs. Alexandra Pardue (via email)



PROJECT CONTACTS:

DEVELOPER:
JOSH & ALEX PARDUE
610-937-2095

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

TWO NEW ATTACHED SINGLE-FAMILY
RESIDENCES IN CHURCH HILL

3412 R ST. SUBDIVISION

3412 R STREET
RICHMOND, VIRGINIA 23223

TWO NEW ATTACHED SINGLE-FAMILY
RESIDENCES IN CHURCH HILL

3412 R ST. SUBDIVISION

3412 R STREET
RICHMOND, VIRGINIA 23223

DRAWING INDEX

DRAWINGS

NO.	SHEET TITLE
CS	COVER SHEET
CI.1	SCHEMATIC SITE PLAN
A1.1	FIRST FLOOR PLANS
A1.2	SECOND FLOOR PLANS
A2.1	FRONT & REAR EXTERIOR ELEVATIONS & EXTERIOR FINISH SCHEDULE
A2.2	LEFT & RIGHT SIDE EXTERIOR ELEVATIONS

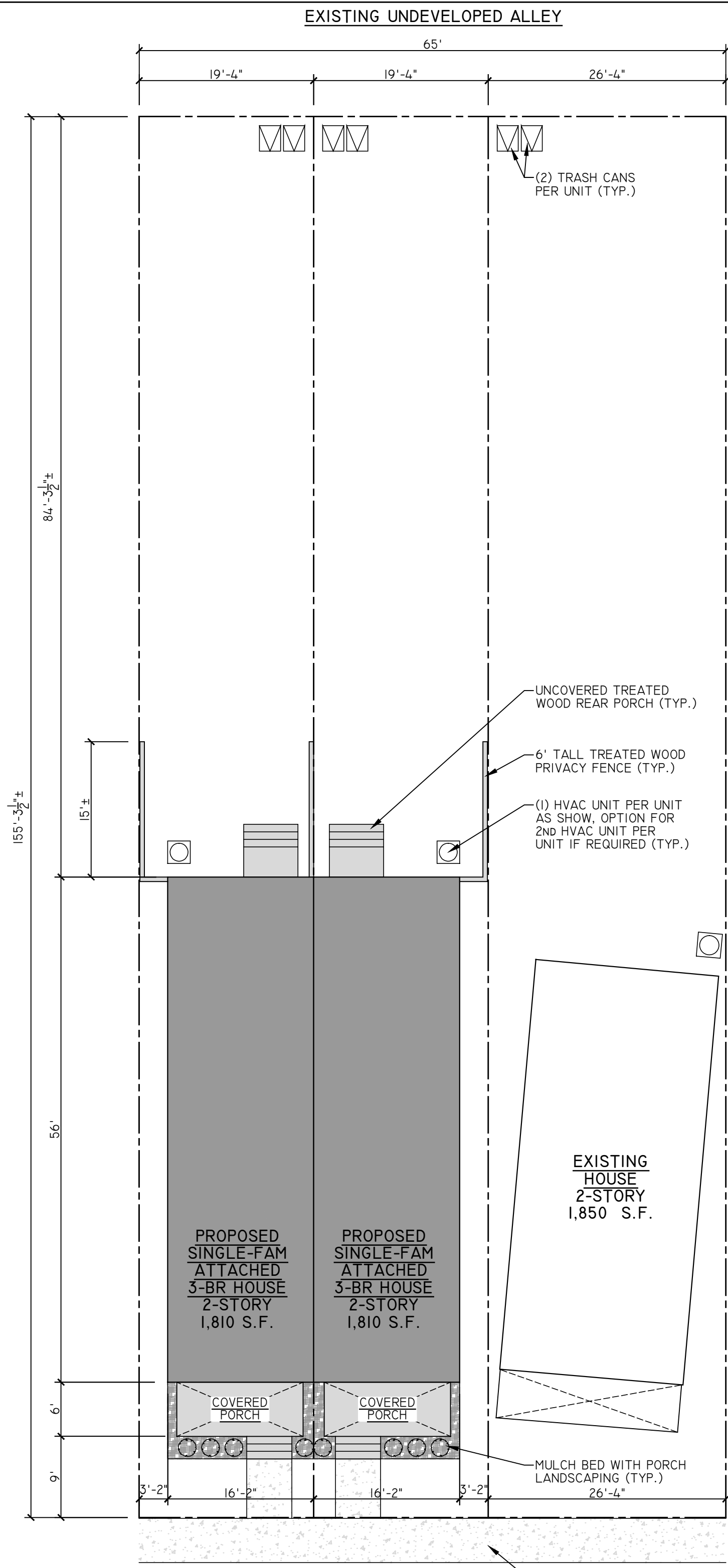


SET/REVISION:
S.U.P. INITIAL SUBMITTAL

DATE/MARK:
09.26.2019

COVER SHEET

CS



R STREET
 01 | SCHEMATIC SITE PLAN
 3/32" = 1'

LOT COVERAGE/DENSITY:
 TOTAL LAND AREA: 10,090 S.F.
 EXISTING BUILDING FOOTPRINT: 925 S.F.
 NEW BUILDING FOOTPRINT: 1,810 S.F.
 TOTAL BUILDING FOOTPRINT: 2,735 S.F.
 LOT COVERAGE: 27.1%

PROJECT CONTACTS:
 DEVELOPER:
 JOSH & ALEX PARDUE
 610-937-2095
 ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

TWO NEW ATTACHED SINGLE-FAMILY RESIDENCES IN CHURCH HILL
3412 R ST. SUBDIVISION
 3412 R STREET
 RICHMOND, VIRGINIA 23223

NOT FOR CONSTRUCTION

SET/REVISION:
 S.U.P. INITIAL SUBMITTAL
 DATE/MARK:
 09.26.2019

SCHEMATIC SITE PLAN
CI.I

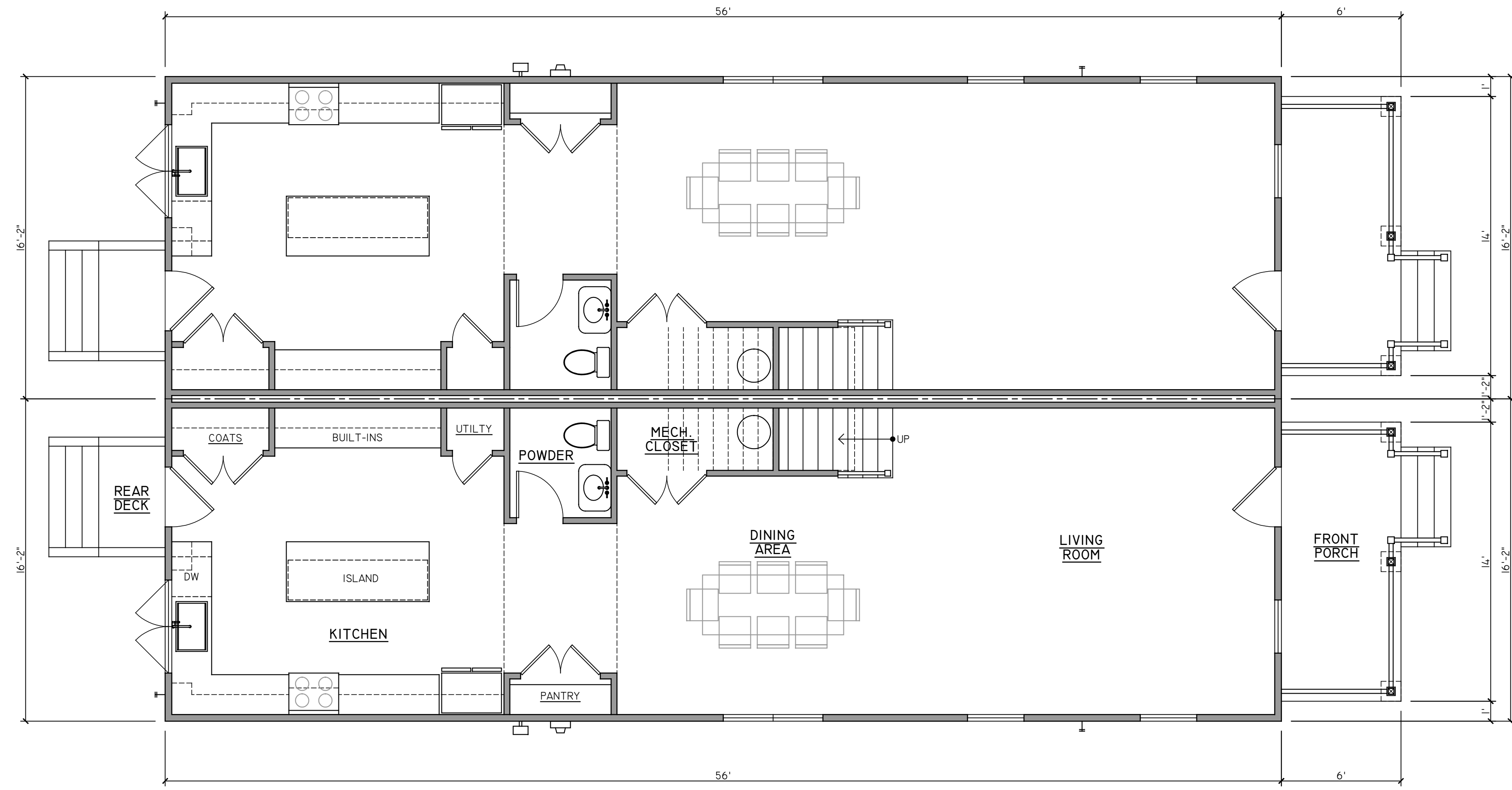
PROJECT CONTACTS:
 DEVELOPER:
 JOSH & ALEX PARDUE
 610-937-2095
 ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

TWO NEW ATTACHED SINGLE-FAMILY
 RESIDENCES IN CHURCH HILL
3412 R ST. SUBDIVISION
 3412 R STREET
 RICHMOND, VIRGINIA 23223

**NOT FOR
 CONSTRUCTION**

SET/REVISION:
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FIRST FLOOR PLANS
AI.1



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

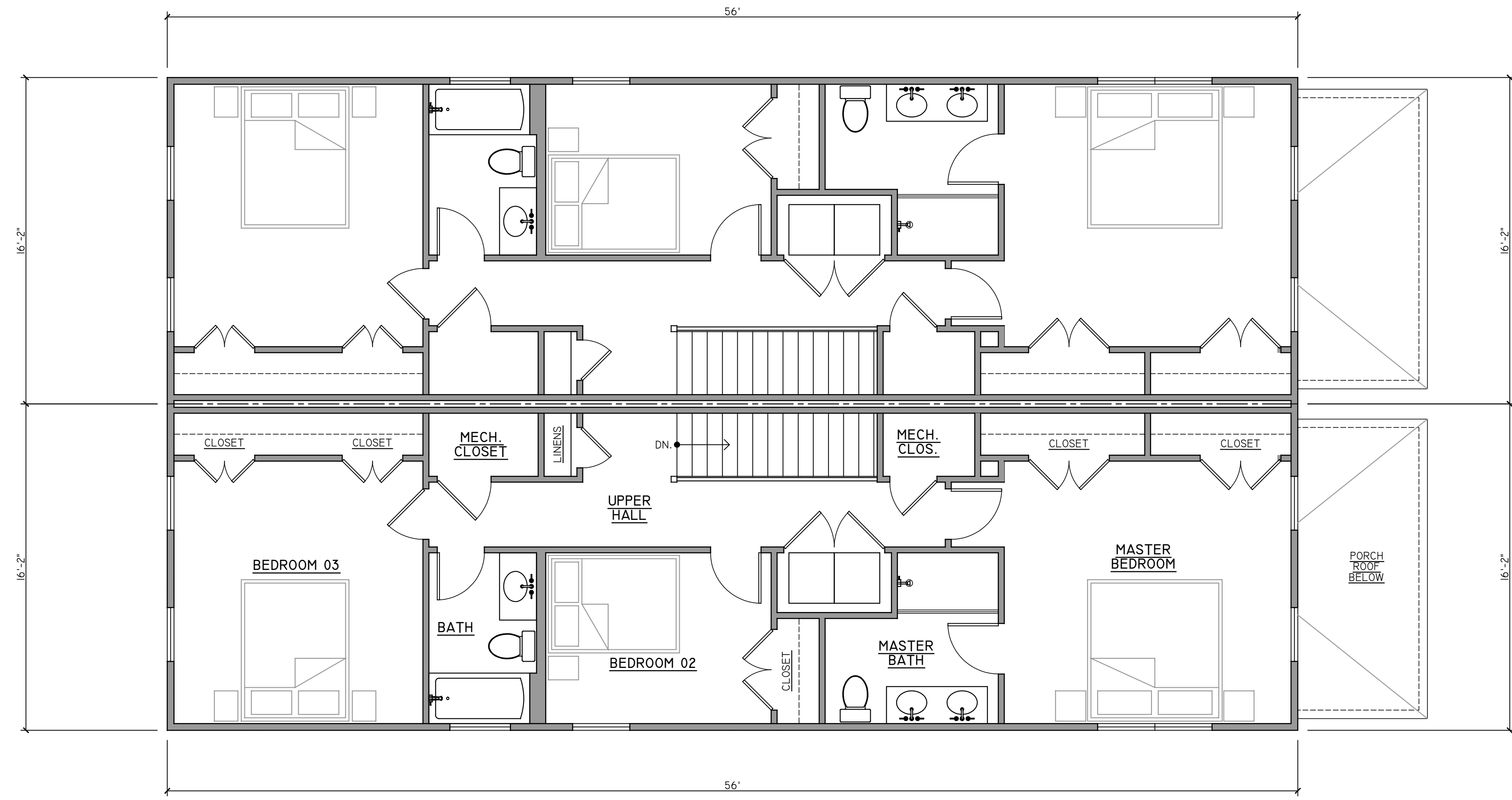
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TWO NEW ATTACHED SINGLE-FAMILY
 RESIDENCES IN CHURCH HILL
3412 R ST. SUBDIVISION
 3412 R STREET
 RICHMOND, VIRGINIA 23223

NOT FOR
 CONSTRUCTION

SET/REVISION:
 S.U.P. INITIAL SUBMITTAL
 DATE/MARK:
 09.26.2019
 BUILDING A
 SECOND FLOOR PLANS

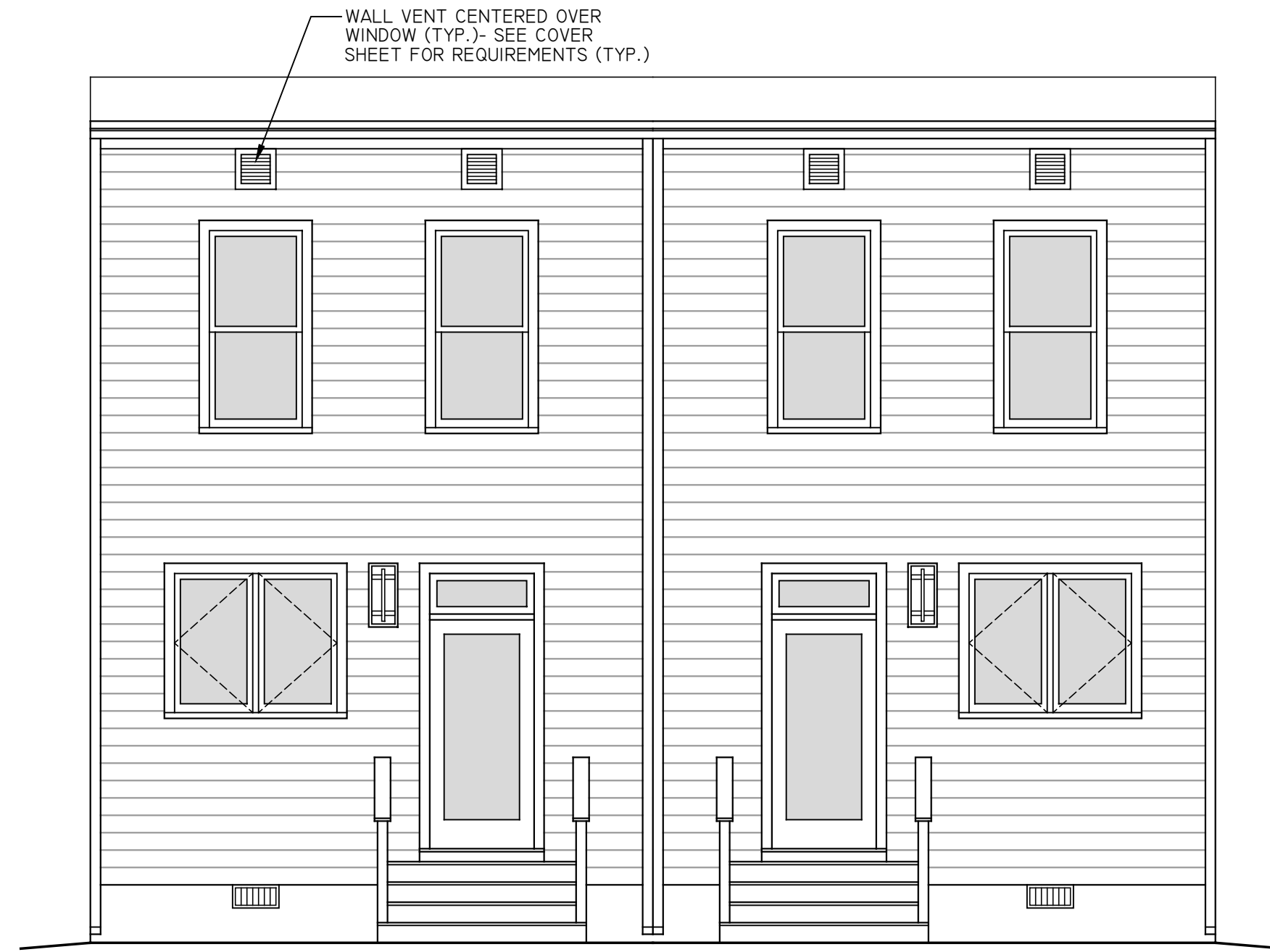
AI.2



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



01 | FRONT ELEVATION
1/4" = 1'



02 | REAR ELEVATION
1/4" = 1'

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED PIERS	THRU-COLOR TAN/GRAY PER DEVELOPER
02	PARGED FOUNDATION	THRU-COLOR TAN/GRAY PER DEVELOPER
03	VINYL SIDING	COLOR PER DEVELOPER
04	VINYL TRIM	FACTORY WHITE
05	VINYL SOFFIT	VENTED, FACTORY WHITE
06	BEADBOARD PORCH CEILING	NON-VENTED, FACTORY WHITE
07	COMPOSITE FLAT SHEET	PAINTED WHITE
08	ENTRY DOOR	PAINTED PER OWNER
09	WINDOW - SEE FLOOR PLANS FOR SIZES	PREFINISHED WHITE
10	6" SQUARE COLUMN	PAINTED WHITE
11	FRONT PORCH FLOOR: COMPOSITE STAIRS/TRIM & COMPOSITE OR TREATED WOOD DECKING	PAINTED WHITE FRAME, P.T. 5/4x6 DECKING
12	FRONT PORCH RAILING: WOOD "RICHMOND RAIL"	PAINTED WHITE
13	REAR DECK & DECK STAIRS- TREATED WOOD	NATURAL TREATED WOOD
14	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
15	ASPHALT SHINGLES	PER OWNER
16	TPO ROOF WITH ALUM. EDGE TRIM	FACTORY WHITE

EXTERIOR FINISH NOTES:
 1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS U.N.O.
 2. GRADES SHOWN APPROXIMATE. V.I.F.

PROJECT CONTACTS:
 DEVELOPER:
 JOSH & ALEX PARDUE
 610-937-2095
 ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

TWO NEW ATTACHED SINGLE-FAMILY
 RESIDENCES IN CHURCH HILL
3412 R ST. SUBDIVISION
 3412 R STREET
 RICHMOND, VIRGINIA 23223

NOT FOR
 CONSTRUCTION

SET/REVISION:
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FRONT & REAR
 EXTERIOR ELEVATIONS
A2.1



01 | LEFT SIDE ELEVATION
1/4" = 1'



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

PROJECT CONTACTS:

DEVELOPER:
JOSH & ALEX PARDUE
610-937-2095

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

TWO NEW ATTACHED SINGLE-FAMILY
RESIDENCES IN CHURCH HILL

3412 R ST. SUBDIVISION

3412 R STREET
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
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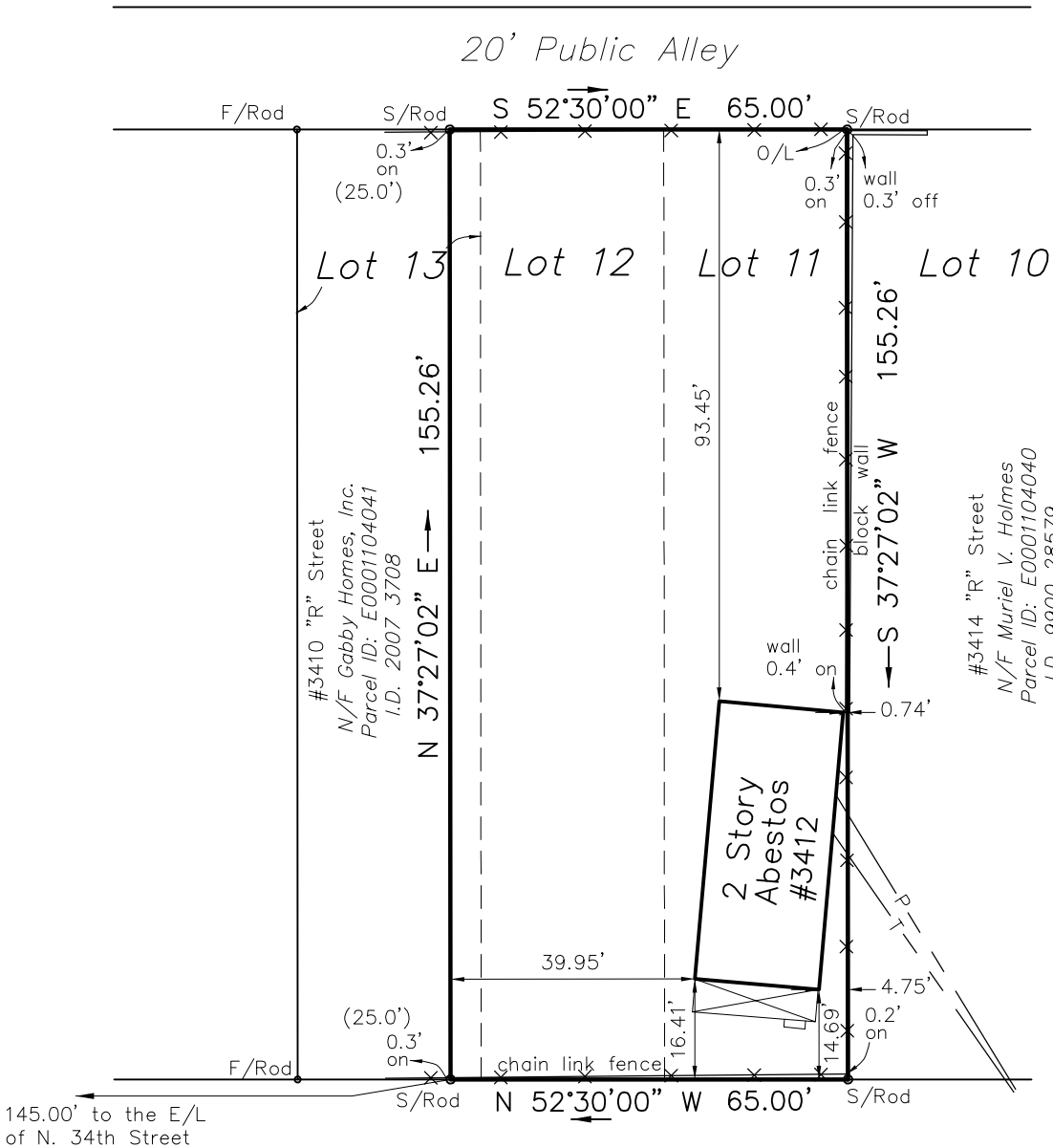
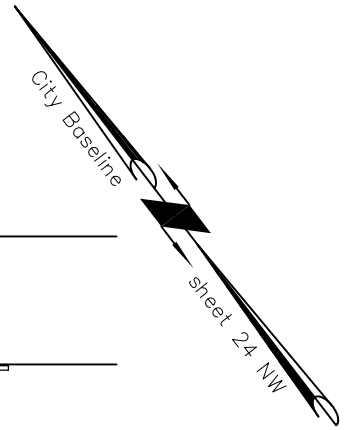
DATE/MARK:
09.26.2019

LEFT & RIGHT SIDE
EXTERIOR ELEVATIONS

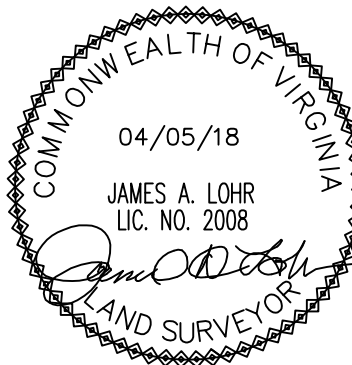
A2.2

Address: #3412 "R" Street
 Current Owner: OM & OM Management Corp.
 Parcel ID: E0001104037
 I.D. 2018 4075

Note: Bearings protracted from City
 Baseline sheet 24 NW.



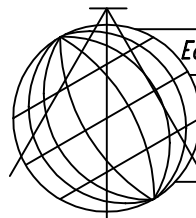
"R" STREET



Survey and Plat of
**The Property Known as
 #3412 "R" Street, Also Designated
 as the Eastern 5' of Lot 13,
 Lots 12 & 11, Square D, Galway's Plan
 in the City of Richmond, Virginia**

This is to certify that on 04/05/18 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290042D effective date of 04/02/09. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

1900 Byrd Avenue, Suite 103
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

Scale: 1"=30'
 Drawn: TCJ
 Job: 1158-18

Date: 04/06/18
 Checked: JAL