

INTRODUCED: October 10, 2022

AN ORDINANCE No. 2022-297

To authorize the special use of the property known as 961 Pink Street for the purpose of a (i) two-family dwelling and (ii) dwelling unit within an accessory building, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 14 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 961 Pink Street, which is situated in a R-63 Multifamily Urban Residential District, desires to use such property for the purpose of a (i) two-family dwelling and (ii) dwelling unit within an accessory building, which use, among other things, is not currently allowed by section 30-419.4, concerning permitted accessory uses and structures, 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: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 14 2022 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 961 Pink Street and identified as Tax Parcel No. E000-0470/032 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Lot Line Adjustments on Several Lots Situated on the South Side of Carrington Street and East Side of Pink Street in the City of Richmond, VA.,” prepared by Virginia Surveys, dated May 12, 2022, and last revised May 31, 2022, 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 a (i) two-family dwelling and (ii) dwelling unit within an accessory building, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “961 Pink St. Duplex & Garage, 961 Pink Street, Richmond, Virginia 23223, “ prepared by Chris Wolfe Architecture PLLC, and dated July 29, 2022, 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 a (i) two-family dwelling and (ii) dwelling unit within an accessory building, substantially as shown on the Plans.

(b) No less than two off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans, subject to the applicable regulations of Chapter 30, Article IX, Division 4 of the Code of the City of Richmond (2020), as amended.

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

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

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

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

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

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

(e) In all other respects, the use of the Property shall be in accordance with the

applicable underlying zoning regulations.

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

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

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

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

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

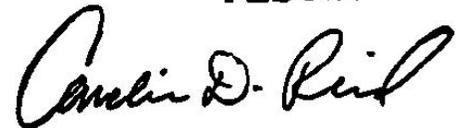
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute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

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:
TESTE:**

A handwritten signature in black ink, appearing to read "Carolin D. Reed". The signature is written in a cursive style with a large initial 'C'.

City Clerk



City of Richmond

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

Item Request File Number: PRE.2022.0326

O & R Request

DATE: August 29, 2022

EDITION: 1

TO: The Honorable Members of City Council

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

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

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

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

RE: To authorize the special use of the property known as 961 Pink Street for the purpose of a dwelling unit within an accessory building to a two-family dwelling, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 961 Pink Street for the purpose of a dwelling unit within an accessory building to a two-family dwelling, upon certain terms and conditions.

REASON: The applicant is requesting a special use permit to authorize an accessory dwelling unit within the R-63 Multi-family Urban Residential District. Accessory dwelling units are not allowed in the R-63 District, per Section 30-419.4 of the City's Zoning Ordinance.

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 October 17, 2022, meeting.

BACKGROUND: The subject property contains a lot area of approximately 4,911 square feet and is vacant. The applicant is requesting a Special Use Permit to allow a dwelling unit above a garage in a building accessory to a proposed two-family dwelling. The property is located within the Union Hill neighborhood.

The Richmond 300 Master Plan recommends a future land use of “Neighborhood Mixed-Use” for the property. The primary uses recommended for Neighborhood Mixed-Use are single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units) and open space. Secondary uses include large multi-family buildings (10+ units), retail/office/personal service, institutional, cultural and government. The intensity recommended for Neighborhood mixed-use is typically two to four stories, with more height permissible along major streets. The development style should be compatible with the existing context. Setbacks, plazas and parks can help create a sense of place and community gathering areas. New developments on larger parcels should continue or introduce a gridded street pattern. In historic neighborhoods, small-scale commercial buildings should be introduced. Ground floors should engage the street with features such as street-oriented facades. Appropriate setbacks, open space, front porches, elevated ground floors and other features that provide a sense of privacy should be provided for residential uses. Pedestrian, bicycle, and transit access must be accommodated, and bike parking must be provided.

The property is located within the R-63 Multi-Family Urban Residential District. Properties surrounding the subject property are also located within the R-63 Multi-Family Urban Residential District and primarily contain single-family dwellings.

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: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 26, 2022

CITY COUNCIL PUBLIC HEARING DATE: November 14, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
October 17, 2022

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: Alyson Oliver, Planner, Land Use Administration (Room 511) 646-3709



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: _____ Date: _____

Tax Map #: _____ Fee: _____

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: _____

Existing Use: _____

Proposed Use

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

Existing Use: _____

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) _____ Fax: _(_____) _____

Email: _____

Property Owner: _____

If Business Entity, name and title of authorized signee: _____

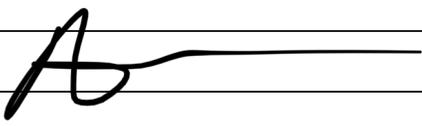
(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

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

June 23rd, 2022

*Special Use Permit Request
961 Pink Street, Richmond, Virginia
Map Reference Number: E000-0721/029*

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

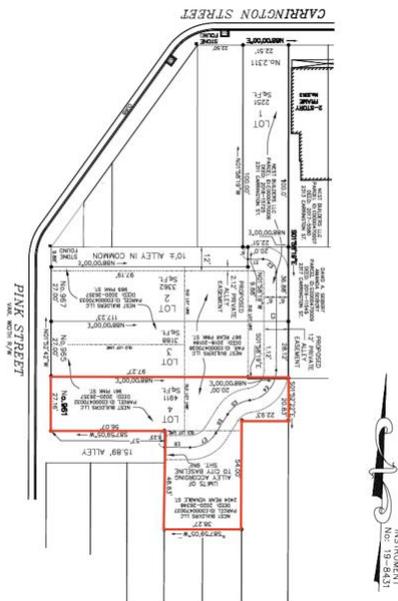
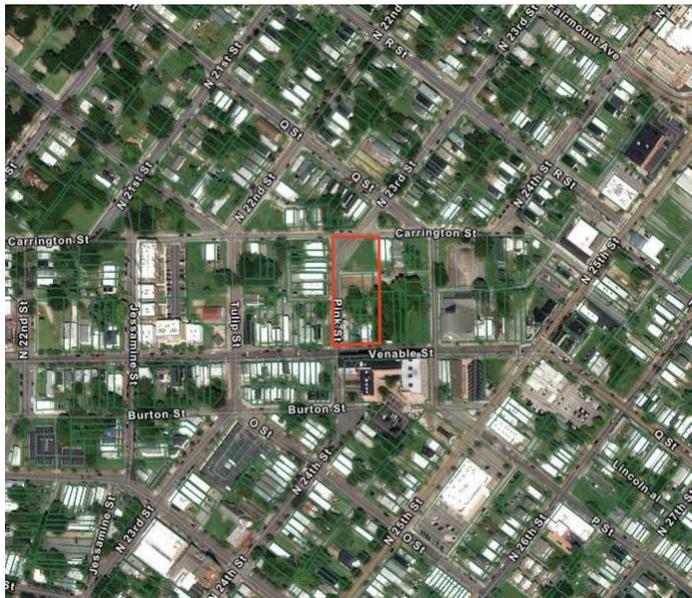
Introduction

The property owner is requesting a special use permit (the "SUP") for 961 Pink Street (the "Property"). The SUP would authorize the construction of one two-family detached dwelling and a two-story detached garage with an accessory dwelling unit on the second floor. While the two-family dwelling and accessory structure are permitted by the underlying R-63 Multifamily Residential District, the dwelling unit within the accessory structure is not, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the eastern side of Pink Street between Carrington and Venable Streets. The Property is referenced by the City Assessor as tax parcel E000-0721/029. The Property is roughly 42 feet wide by 66 feet in depth and contains approximately 2,716 square feet of lot area. Access is provided at the rear of the Property by means of a north-south alley. The Property owner has recorded a lot line adjustment for the parcels known as 2311 Carrington Street, 961, 965, and 967 Pink Streets, and 2404 Rear Venable Street. This adjustment has been recorded and is awaiting the creation of a Parcel ID and an update to the City's GIS maps. When finalized, the subject lot, to be known as 957 Pink Street ("Lot 4" in the plat below), will contain roughly 4,911 square feet of lot area.



The properties in the vicinity include a wide variety of housing types. Properties on the western side of the subject block consist of attached single-family dwellings and a detached two-family dwelling. Properties on the eastern side of Pink Street are currently vacant but the Commission of

Architectural Review has approved two single-family detached dwellings. To the north, along Carrington Street, are a range of uses including unimproved parcels, single-family dwellings, and a proposed mixed-use development at Carrington and N 22nd Streets. Further to the east along Carrington Street, near its intersection with N 25th Street, are a mixture of residential and commercial uses.

EXISTING ZONING

The Property is zoned R-63 Multifamily Urban Residential. All adjacent properties are also zoned R-63. To the north, across Q Street the properties are zoned R-6 Single-Family Attached Residential and to the west along N 25th Street the properties are zoned UB Urban Business. The subject parcel and those located south of Carrington Street are located within the Union Hill City Old and Historic District.

TRANSPORTATION

The Property is located within a half mile of GRTC bus stops which serve the 5,7, and 12 bus routes providing access to Church Hill and connections to the GRTC bus system. To the east, N 29th Street is described as a "Bike-Walk Street" and provides north-south connection from Libby Hill Park to the Peter-Paul Neighborhood.

MASTER PLAN DESIGNATION

The proposed development is consistent with the Richmond 300 Master Plan ("the Master Plan"), which recommends "Neighborhood Mixed-Use" for the Property. This use is described 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." The Master Plan also recommends a development style that "feature 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."

The Property also lies just outside the Neighborhood Node at 25th and Nine Mile for which the Master Plan recommends "Vacant residentially zoned parcels within proximity to the intersection of 25th and Nine Mile are developed into residential uses that are complementary to the existing residential neighborhood and increase the population of the area to help support future commercial uses in the area."

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, including:

- 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.”
- **Amend the Zoning Ordinance to allow accessory dwelling units in all residential zones to allow for in-law apartments.** (Inclusive Housing)
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to “Increase the number of mixed-income communities along enhanced transit corridors.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance. “
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of one (1) new, two-family detached dwelling on the Property and a new detached accessory structure at the rear of the Property.

PURPOSE OF REQUEST

While the two-family detached dwelling can be built by-right, the SUP would authorize the construction of a new, two story detached garage on the Property with a second floor to be configured as an accessory dwelling unit. The proposed accessory dwelling use does not conform to the underlying R-63 Multifamily Residential District zoning requirements applicable to the Property and therefore, a SUP is required.

PROJECT DETAILS

The proposed structure would be located at the rear of the Property, in the 'flag' portion of the Property. The footprint of the structure is approximately 24 feet by 32 feet. The ADU would be accessed by an interior stairway to the second story located along the western elevation while the garage door openings would be accessed from the alley on the northern side of the Property.

When complete, the ADU would be configured as a studio-style dwelling. Care was taken in the design to include generous living space as well as a small, yet functional, kitchen. Ample sunlight will be allowed in the unit through the proposed windows on all four sides of the structure. Dormers on the northern and southern sides of the garage provide additional headroom and increase the amount of usable living area. As the Property is located within the Union Hill City Old and Historic District, the proposed dwelling and accessory building are subject to review from the Commission of Architectural Review to ensure compatibility with the historic neighborhood. In exchange for the SUP, the intent of this request is to more efficiently utilize the Property to create a high-quality product in the neighborhood that is in-line with future land use guidance.

Findings of Fact

The following are factors indicted 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 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 residential use would be limited in size, type and scale to avoid any traffic or parking concerns.

- ***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 proposed 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.

Summary

In summary we are enthusiastically seeking approval for the construction of a detached garage at the rear of the Property with the provision for an accessory dwelling unit in the second floor of the structure. This Special Use Permit proposal represents an ideal, small-scale urban development for this location that is mindful of its surroundings. In exchange for the SUP, the quality assurances and conditions related to the renovation of the structure would guarantee the construction of a new housing type that furthers the realization of recent planning guidance.



PROJECT CONTACTS:

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

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

NEW TWO-FAMILY HOUSE & DETACHED GARAGE WITH DWELLING UNIT
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

961 PINK ST. DUPLEX & GARAGE

961 PINK STREET
RICHMOND, VIRGINIA 23223

NEW TWO-FAMILY HOUSE & DETACHED GARAGE WITH DWELLING UNIT
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

961 PINK ST. DUPLEX & GARAGE

961 PINK STREET
RICHMOND, VIRGINIA 23223

DRAWING INDEX	
DRAWINGS	
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CI.1	ARCHITECTURAL SITE PLAN
AI.1	FIRST & SECOND FLOOR PLANS
A2.1	FRONT & RIGHT SIDE EXTERIOR ELEVATIONS & EXTERIOR FINISH SCHEDULE
A2.2	REAR & LEFT SIDE EXTERIOR ELEVATIONS
G1.1	GARAGE FIRST & SECOND FLOOR PLANS
G2.1	GARAGE EXTERIOR ELEVATIONS

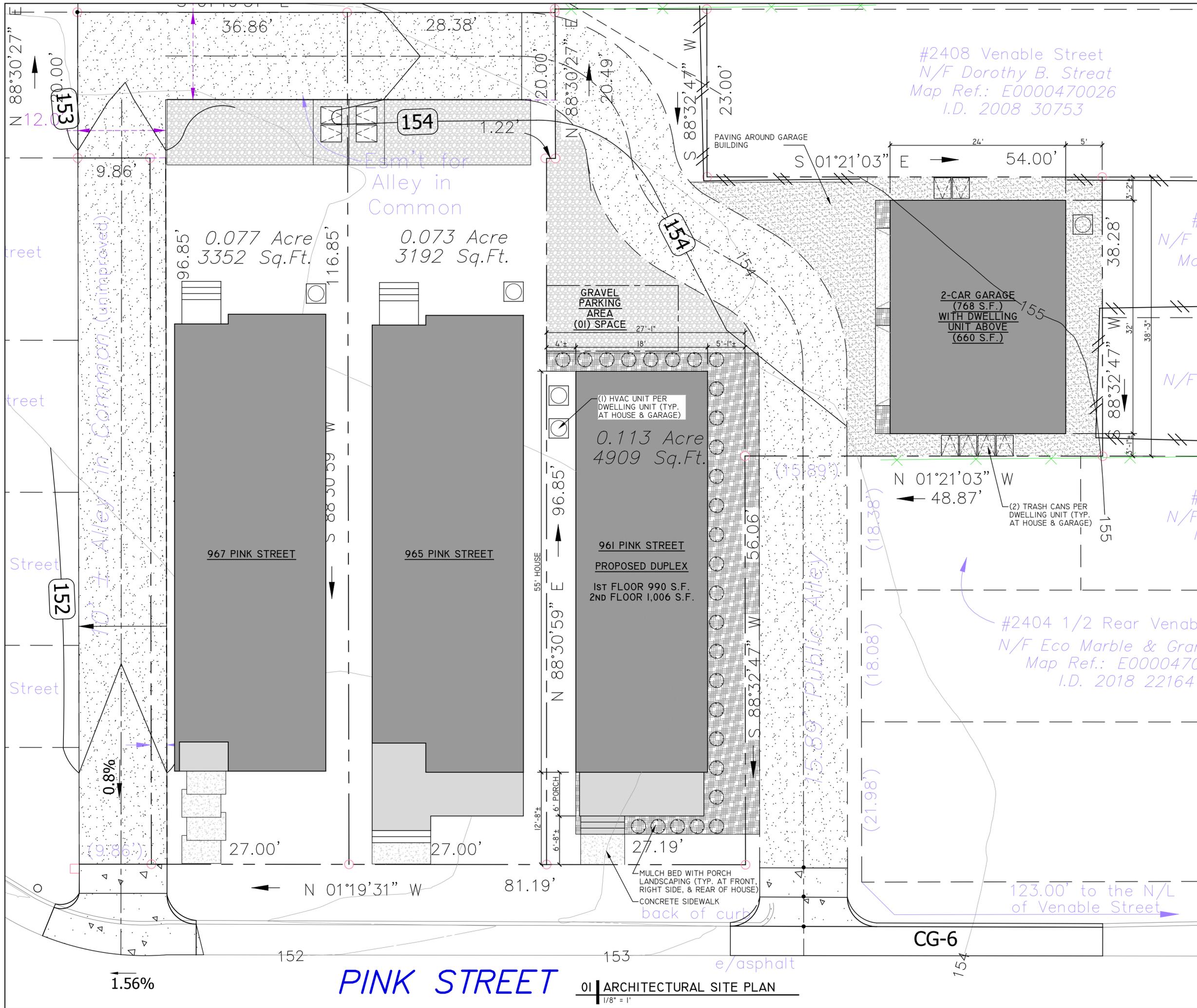


SET/REVISION:
C. A. R. SECOND REVIEW

DATE/MARK:
07.29.2022

COVER SHEET

CS



#2408 Venable Street
N/F Dorothy B. Street
Map Ref.: E0000470026
I.D. 2008 30753

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

NEW TWO-FAMILY HOUSE & DETACHED GARAGE WITH DWELLING UNIT
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

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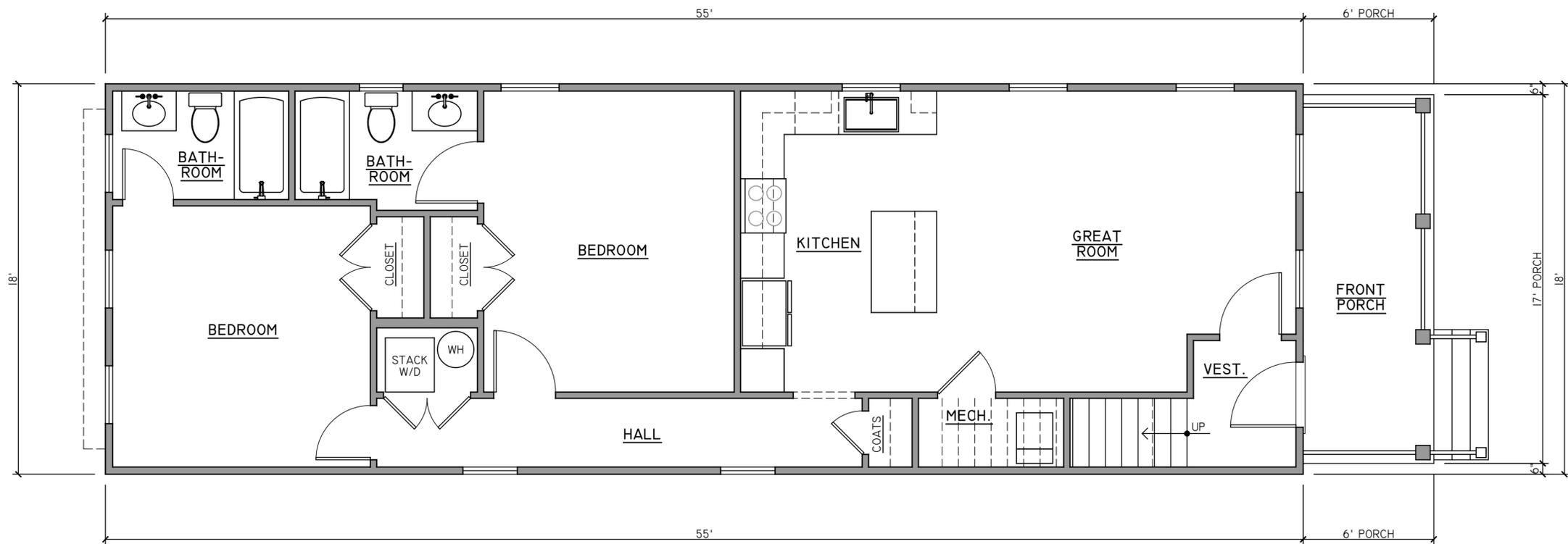
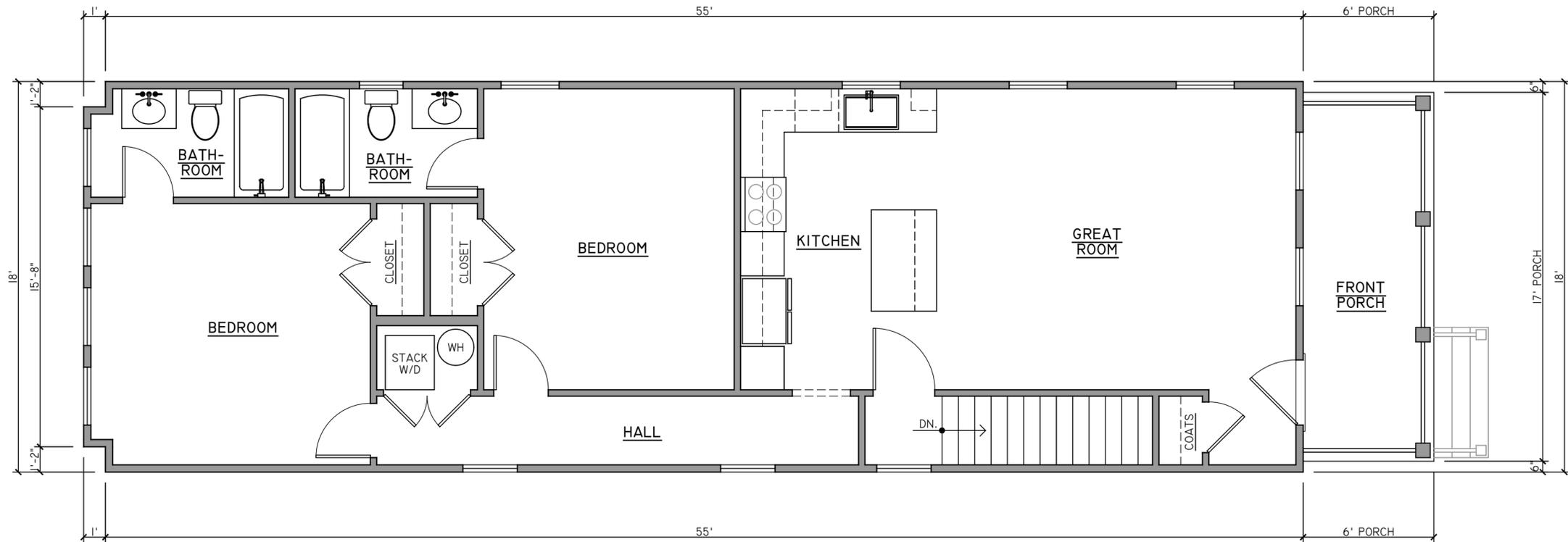
NOT FOR
CONSTRUCTION

SET/REVISION:
C. A. R. SECOND REVIEW

DATE/MARK:
07.29.2022

ARCHITECTURAL
SITE PLAN

CI.I



PROJECT CONTACTS:

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

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

**NEW TWO-FAMILY HOUSE & DETACHED GARAGE WITH DWELLING UNIT
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD**

961 PINK ST. DUPLEX & GARAGE

961 PINK STREET
RICHMOND, VIRGINIA 23223

**NOT FOR
CONSTRUCTION**

SET/REVISION:
C. A. R. SECOND REVIEW

DATE/MARK:
07.29.2022

FIRST & SECOND
FLOOR PLANS

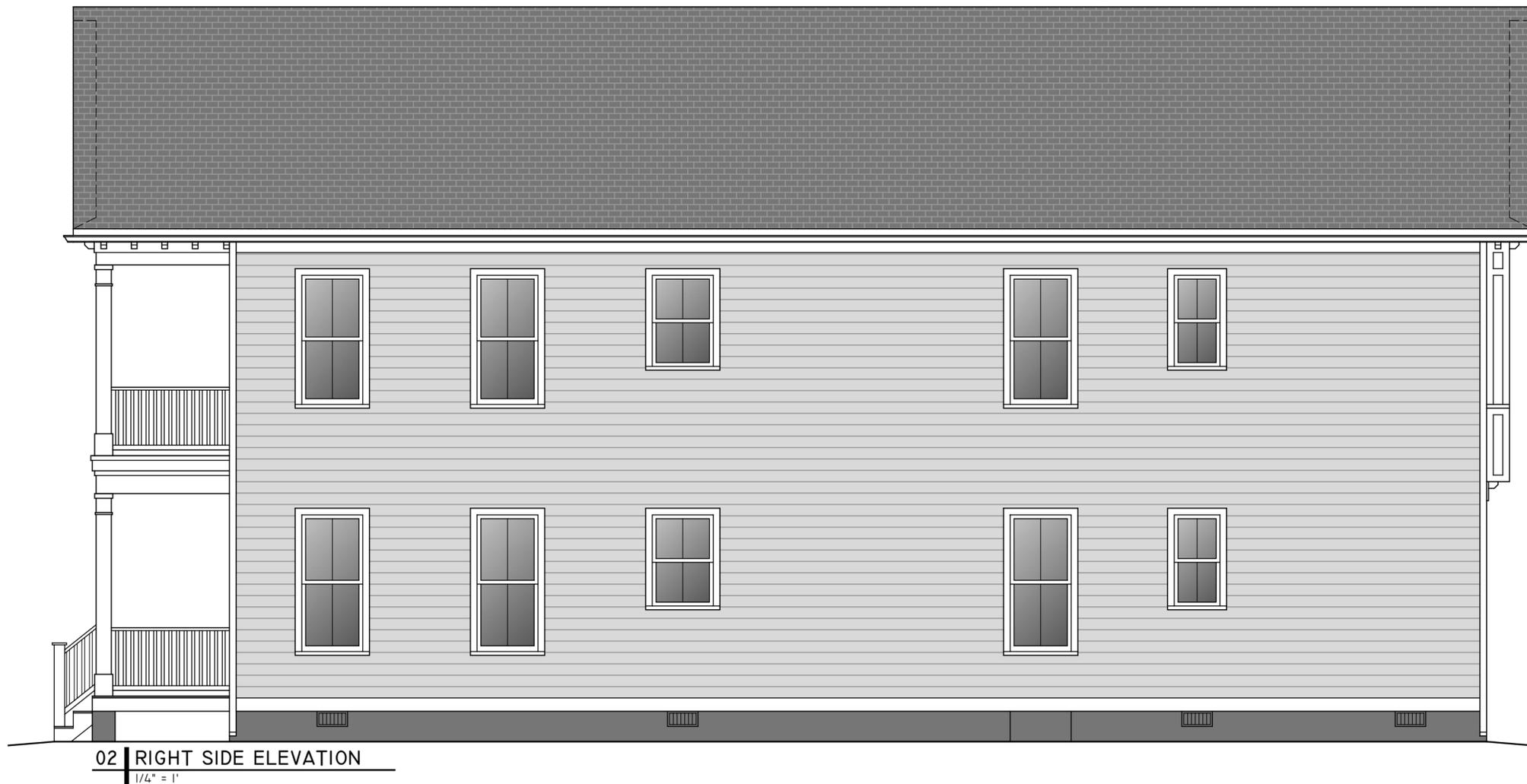
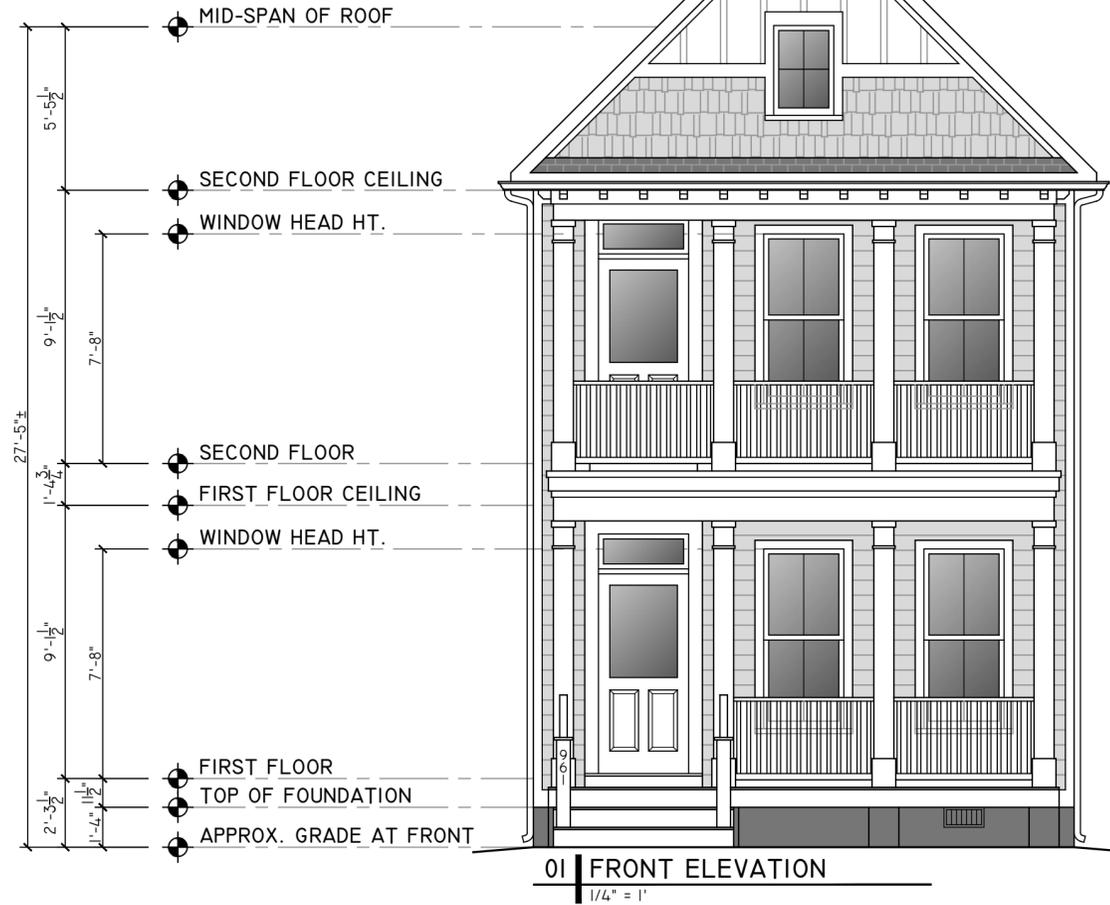
AI.I

EXTERIOR FINISH SCHEDULE (HOUSE & GARAGE BUILDINGS)

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	FOUNDATION & PORCH PIERS - PARGED BLOCK	GRAY/BLACK
02	HARDIEPLANK LAP SIDING	COLOR T.B.D.
03	HARDIE SHINGLE SIDING	COLOR T.B.D.
04	HARDIE BOAR & BATTEN SIDING	COLOR T.B.D.
05	SYNTHETIC TRIM	PAINTED ARCTIC WHITE
06	SYNTHETIC-WRAPPED DROPPED BEAMS	PAINTED ARCTIC WHITE
07	HARDIE SOFFIT	PAINTED ARCTIC WHITE
08	PARTIAL GLASS ENTRY DOOR	PAINTED WHITE
09	CLAD WOOD WINDOWS	WHITE
10	8" SQUARE PORCH COLUMNS	PAINTED WHITE
11	FRONT PORCH- SYNTH. WRAP STAIRS, COMP. DECKING	PAINTED- WHITE WRAP; GRAY DECKING
12	PORCH RAILINGS - WOOD "RICHMOND" RAIL	PAINTED WHITE
13	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
14	ARCHITECTURAL 3-TAB ASPHALT SHINGLE ROOF	GRAY

EXTERIOR FINISH NOTES:

- EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
- GRADES SHOWN APPROXIMATE. V.I.F.
- G.C. COORDINATE ALL MATERIALS/PRODUCT SELECTIONS WITH DEVELOPER.
- ALL SELECTIONS MUST MEET C.A.R. REQUIREMENTS & BE APPROVED BY C.A.R..



PROJECT CONTACTS:

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

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

NEW TWO-FAMILY HOUSE & DETACHED GARAGE WITH DWELLING UNIT
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

961 PINK ST. DUPLEX & GARAGE

961 PINK STREET
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. SECOND REVIEW

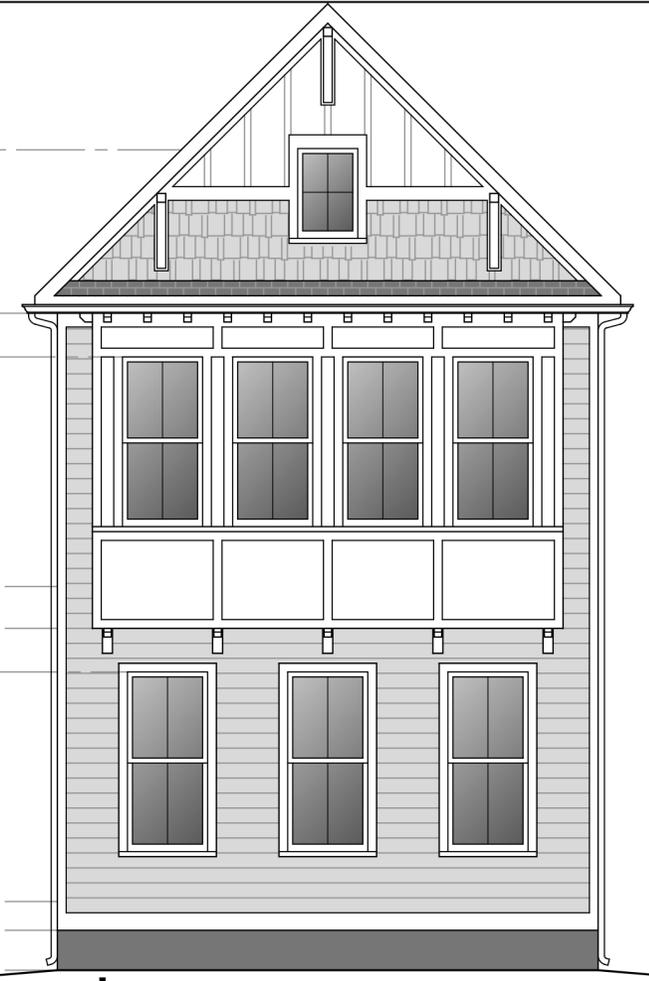
DATE/MARK:
07.29.2022

FRONT & RIGHT
EXTERIOR ELEVATIONS

A2.1

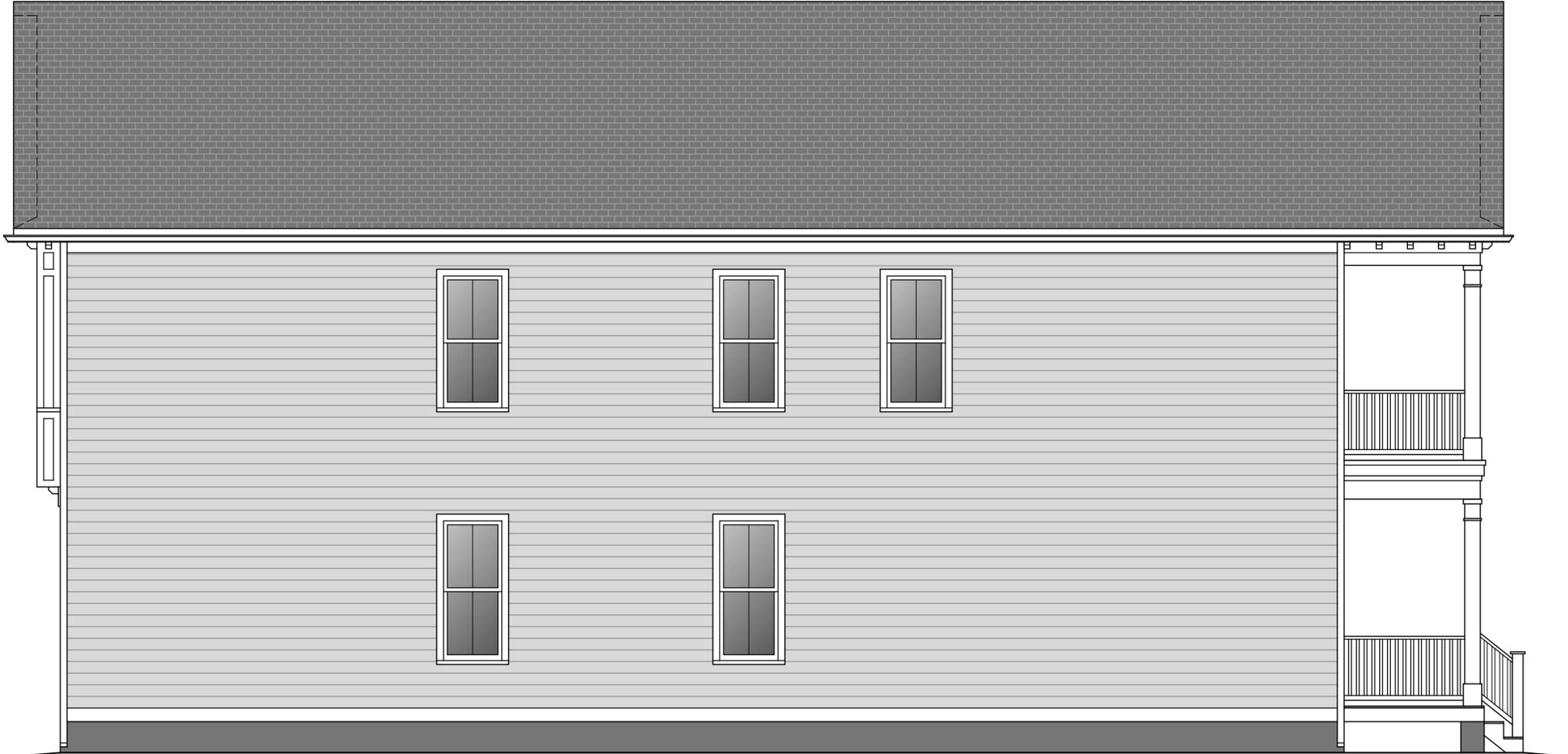
MID-SPAN OF ROOF
 SECOND FLOOR CEILING
 WINDOW HEAD HT.
 SECOND FLOOR
 FIRST FLOOR CEILING
 WINDOW HEAD HT.
 FIRST FLOOR
 TOP OF FOUNDATION
 APPROX. GRADE AT FRONT

5'-0 1/2"
 9'-1 1/2"
 7'-8"
 27'-5 1/2"
 1'-4 3/4"
 9'-1 1/2"
 7'-8"
 2'-3 1/2"
 1'-4 1/2"
 1 1/2"



01 REAR ELEVATION

1/4" = 1'



02 LEFT SIDE ELEVATION

1/4" = 1'

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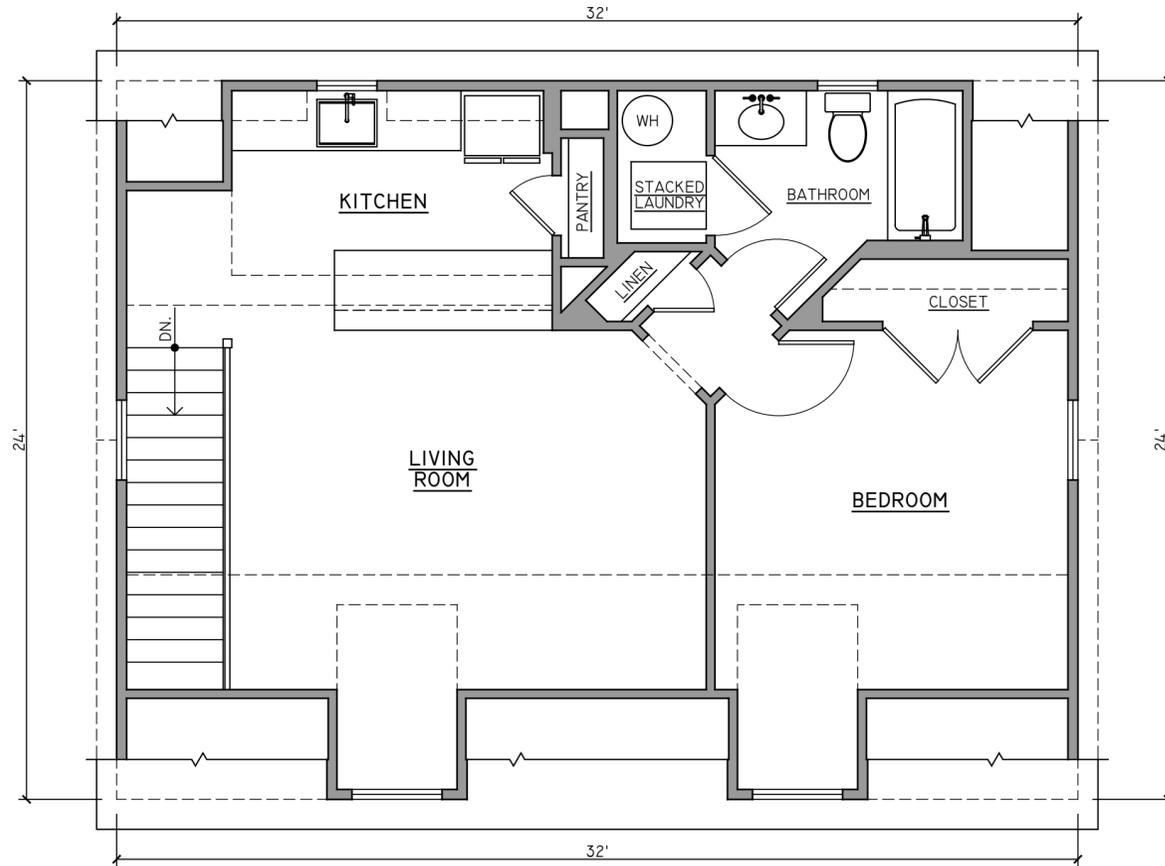
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SET/REVISION:
 C. A. R. SECOND REVIEW

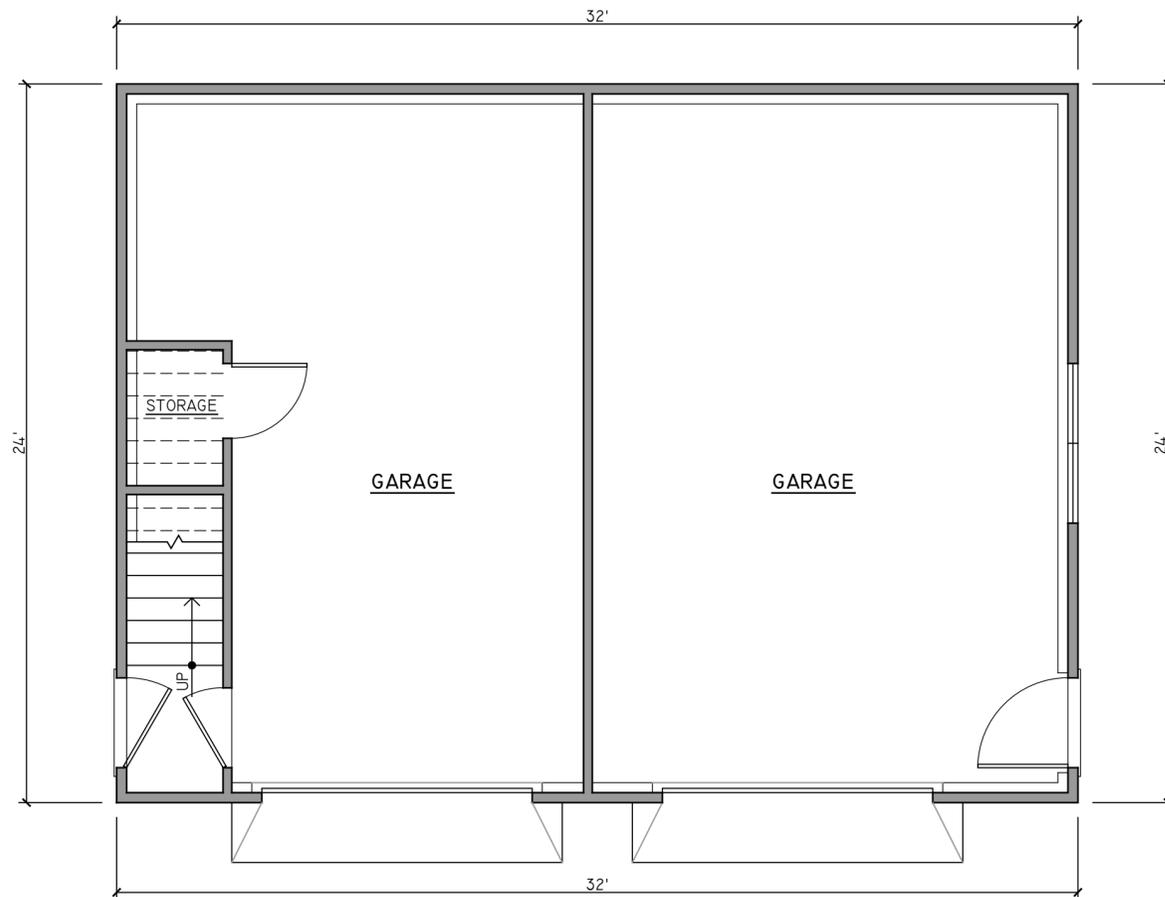
DATE/MARK:
 07.29.2022

REAR & LEFT
 EXTERIOR ELEVATIONS

A2.2



02 | GARAGE SECOND FLOOR PLAN - APARTMENT
1/4" = 1'



01 | GARAGE 1ST FLOOR PLAN
1/4" = 1'

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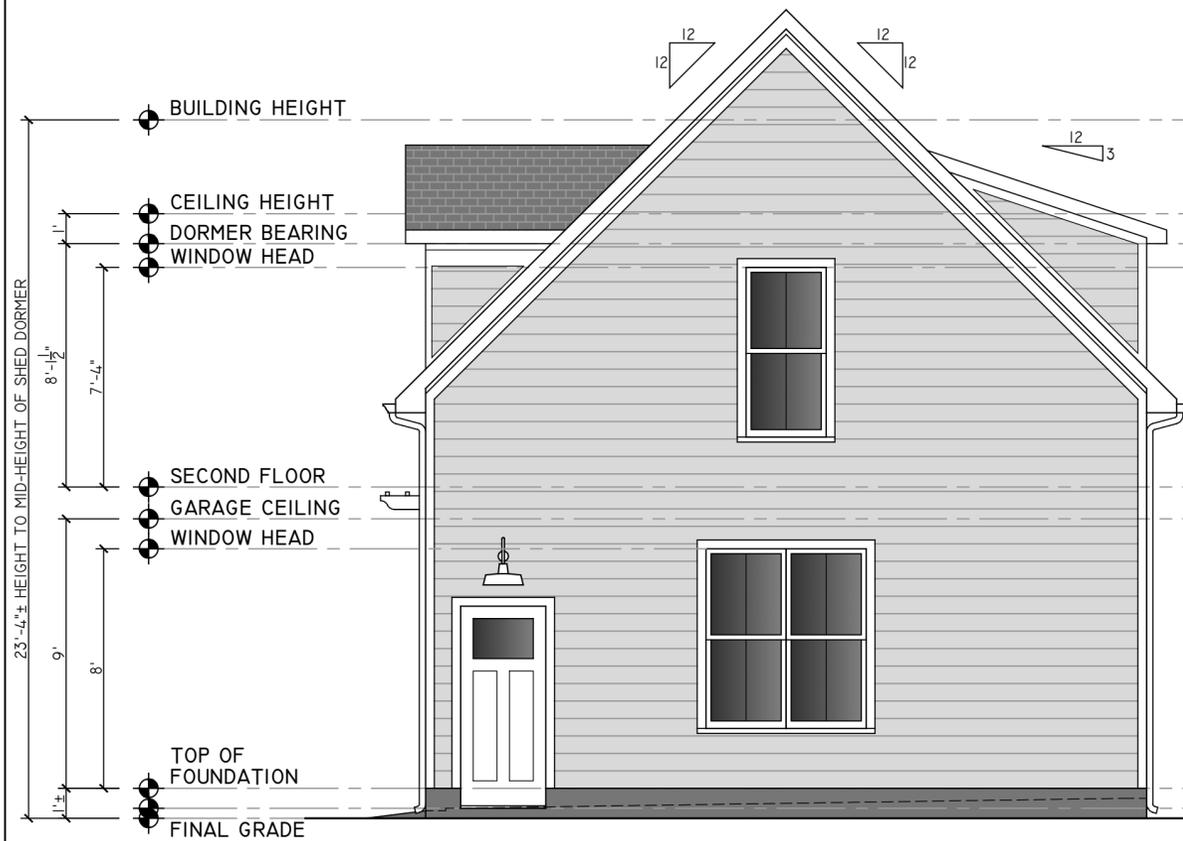
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GARAGE FLOOR PLANS

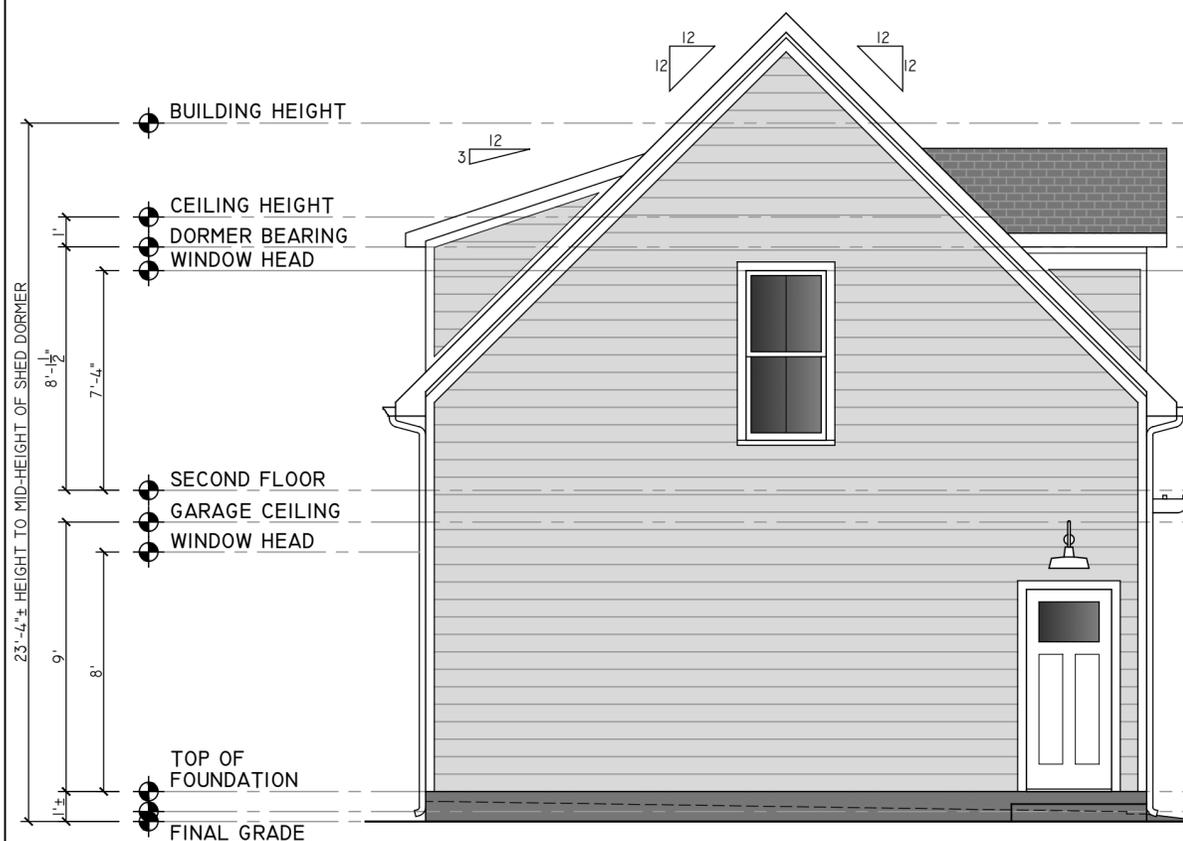
GI.1



02 | RIGHT (PINK ST.) ELEVATION
1/4" = 1'



01 | FRONT (ALLEY) ELEVATION
1/4" = 1'



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



03 | REAR ELEVATION
1/4" = 1'

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GARAGE
 EXTERIOR ELEVATIONS

G2.1

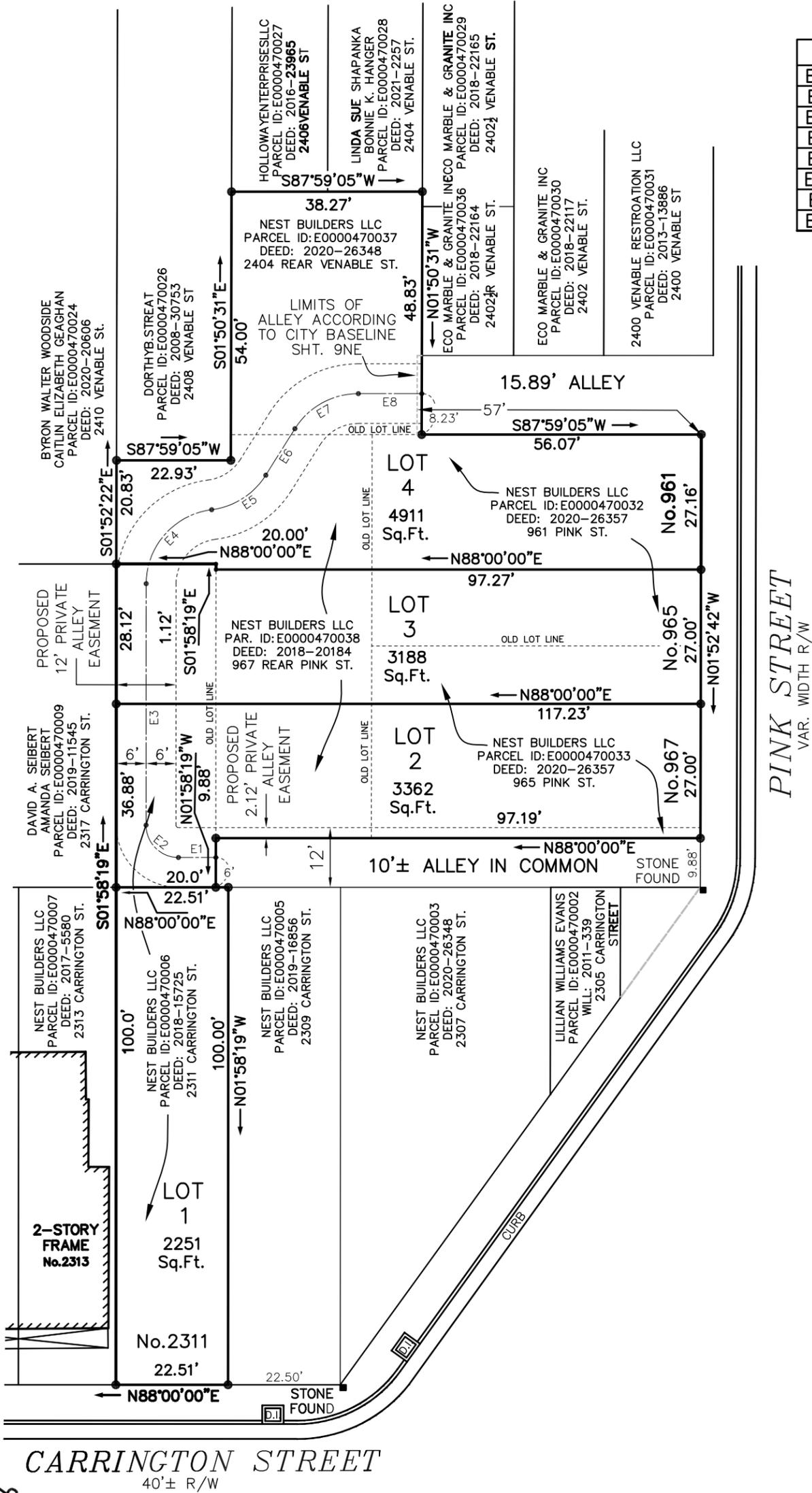
This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 5-17-2022 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.

AREA TABULATION

LOT NUMBER	EXISTING ADDRESS	EXISTING AREA	PROPOSED AREA
LOT 1	2311 CARRINGTON ST.	3551 Sq.Ft.	2251 Sq.Ft.
LOT 2	965 PINK ST	2551 Sq.Ft.	3362 Sq.Ft.
LOT 3	961 PINK ST	2805 Sq.Ft.	3188 Sq.Ft.
LOT 4	967 REAR PINK ST	2936 Sq.Ft.	4911 Sq.Ft.
	2404 REAR VENABLE ST	1869 Sq.Ft.	0 Sq.Ft.

EASEMENT TABLE	
E1	N87°59'54"E 7.5'
E2	L=10.21' R=6.50'
E3	S01°58'19"E 48.54'
E4	L=21.69' R=15.0'
E5	L=13.32' R=15.0'
E6	S29°59'27"W 11.01'
E7	L=15.19' R=15.0'
E8	S88°01'27"W 12.73'

INSTRUMENT
No: 19-8431



CARRINGTON STREET
40± R/W

PINK STREET
VAR. WIDTH R/W

LOT LINE ADJUSTMENT ON SEVERAL LOTS SITUATED ON THE SOUTH SIDE OF CARRINGTON STREET AND EAST SIDE OF PINK STREET IN THE CITY OF RICHMOND, VA.



Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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REVISED: 5-31-2022
DATE: 5-12-2022
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=25'
JOB NO. 220214813