

**BAILIWICK STRATEGIES LLC  
406 West Franklin Street  
Second Floor  
Richmond, Virginia 23220**

February 2, 2024

By Hand Delivery

To: Interested Neighbors

**Re: 2510 Lynhaven Avenue – Proposed Residential Development and Special Use Permit**

Dear Neighbor:

This flyer is to let you know about a meeting for the benefit of interested neighbors regarding a proposed workforce residential development for 2510 Lynhaven Avenue (the “Property”) in your neighborhood.

My firm represents the proposers of the development, Lynnhaven Ridge VA LLC and Surber Development and Consulting. The Richmond YWCA will also be a participant in this development. We will be hosting an informational meeting at **O’Toole’s 4800 Forest Hill Avenue, Richmond, Virginia 23225** location at **5:30 PM on Tuesday, February 6, 2024.**

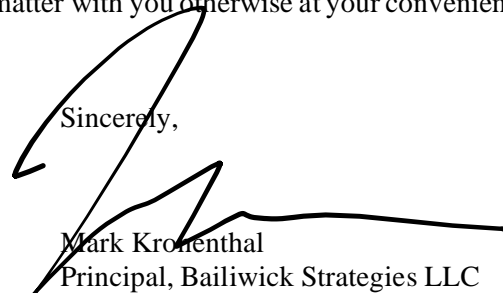
We will have detailed plans and information on the next steps available for you at the meeting. The proposal does require a special use permit from the City of Richmond and we expect to be able to share the dates of further public meetings in that City review process.

The proposal is for 50 dwelling units to be located in one (1) new three (3) story building at the Property, with on site parking and outdoor space. The Property will be targeted for a wide range of affordability for residents and will be carefully managed with sensitivity to community issues we have heard from neighbors. The proposer will also be able to share information about their recent successful similar completed and ongoing developments in other areas of the City and the surrounding counties. A conceptual site plan for the proposal is shown on the back page of this flyer. We will have larger, more legible versions at the meeting.

The contact for the proposer is Jen Surber at [jensurber@surberdev.com](mailto:jensurber@surberdev.com) or me at 804.938.9818 or [mark@bailiwickstrategies.com](mailto:mark@bailiwickstrategies.com). Please feel free to contact either of us with any questions you may have.

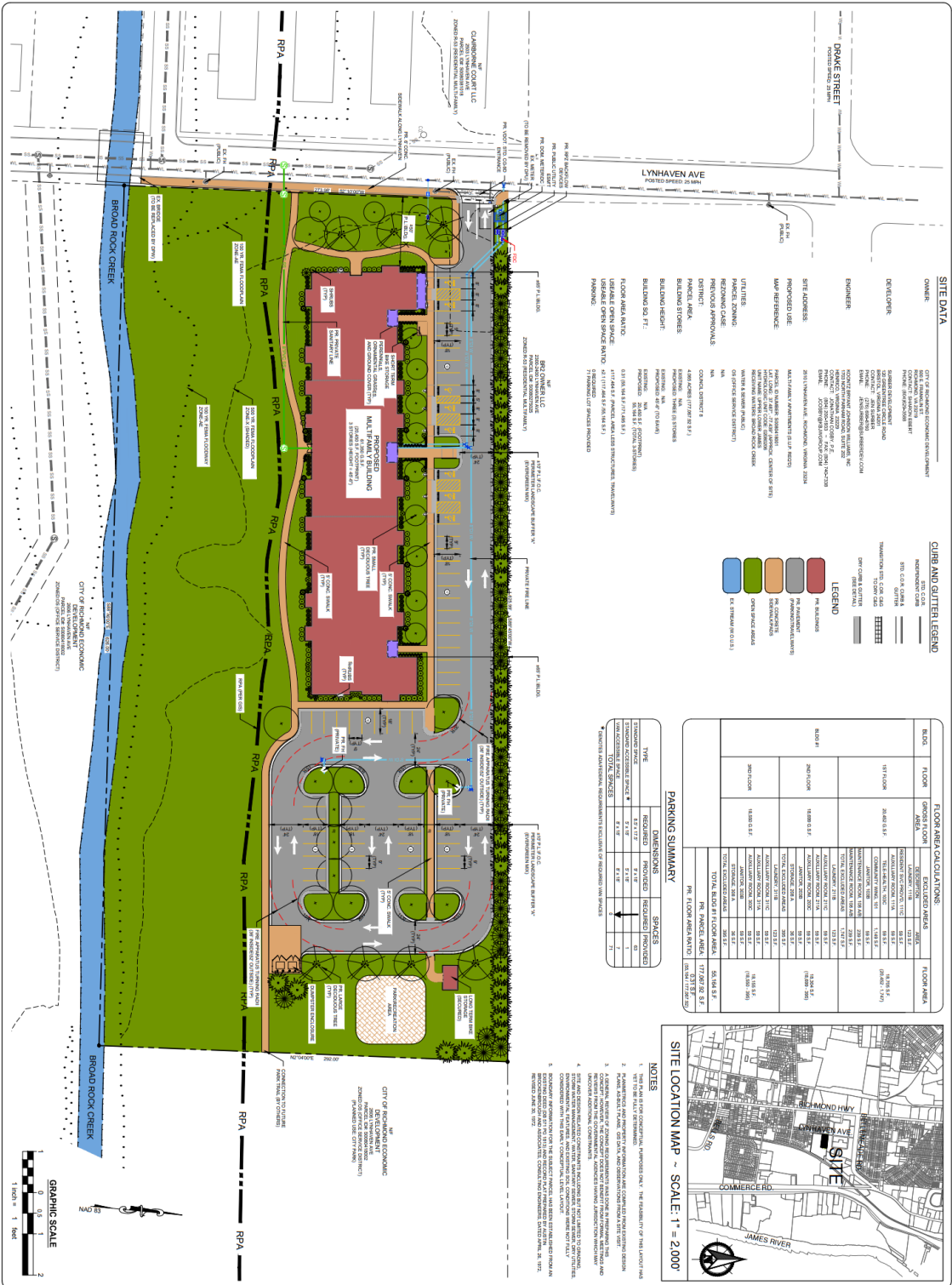
I look forward to seeing you at the meeting or discussing the matter with you otherwise at your convenience.

Sincerely,



Mark Kronenthal  
Principal, Bailiwick Strategies LLC

# Conceptual Site Plan (Larger Sizes Available at Meeting)



### SITE DATA

**OWNER:** CHARMING COURT LLC  
**DEVELOPER:** CHARMING COURT LLC  
**PROJECT ADDRESS:** 1111 W. LYNHAVEN AVE  
**PROPOSED USE:** MULTIFAMILY RESIDENTIAL DEVELOPMENT  
**MAP REFERENCE:** 2015 ZONING MAP  
**UTILITY:** WATER, SEWER, GAS, ELECTRIC, FIBER OPTIC  
**PARCEL ZONING:** RPA  
**DISTRICT:** RPA  
**BUILDING HEIGHT:** 4-6 STORIES  
**FLOOR AREA RATIO:** 0.31 (MAX)  
**USABLE OPEN SPACE:** 11,111 S.F. (MIN)  
**MINIMUM LOT AREA:** 11,111 S.F. (MIN)  
**MINIMUM LOT WIDTH:** 111.11 FT. (MIN)

### CLIP AND CUTTER LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED DRIVE
- EXISTING DRIVE
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED BIKEWAY
- EXISTING BIKEWAY
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED LIGHT FIXTURE
- EXISTING LIGHT FIXTURE
- PROPOSED PLANTING
- EXISTING PLANTING
- PROPOSED UTILITY
- EXISTING UTILITY

### LEGEND

- PROPOSED MULTIFAMILY BUILDING
- EXISTING MULTIFAMILY BUILDING
- PROPOSED MULTIFAMILY BUILDING
- EXISTING MULTIFAMILY BUILDING
- PROPOSED MULTIFAMILY BUILDING
- EXISTING MULTIFAMILY BUILDING

### FLOOR AREA CALCULATIONS:

FLOOR	AREA	EXCLUDED AREA	FLOOR AREA
1ST FLOOR	20,000 S.F.	10,000 S.F.	10,000 S.F.
2ND FLOOR	20,000 S.F.	10,000 S.F.	10,000 S.F.
3RD FLOOR	20,000 S.F.	10,000 S.F.	10,000 S.F.
4TH FLOOR	20,000 S.F.	10,000 S.F.	10,000 S.F.
5TH FLOOR	20,000 S.F.	10,000 S.F.	10,000 S.F.
<b>TOTAL</b>	<b>100,000 S.F.</b>	<b>50,000 S.F.</b>	<b>50,000 S.F.</b>

### PARKING SUMMARY

TYPE	QUANTITY	SPACES
STANDARD	100	100
COMPACT	50	50
BICYCLE	10	10
<b>TOTAL</b>	<b>160</b>	<b>160</b>



- ### NOTES
- THIS CONCEPTUAL SITE PLAN IS FOR INFORMATIONAL PURPOSES ONLY. THE PREPARATION OF THIS LAYOUT HAS NOT BEEN REVIEWED BY THE CITY ENGINEER.
  - THE CITY ENGINEER'S REVIEW OF THIS CONCEPTUAL SITE PLAN IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
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**LYNHAVEN RIDGE SPECIAL USE PERMIT**  
 COUNCIL DISTRICT 8  
 CITY OF RICHMOND, VIRGINIA

DESIGNED: J.C.  
 DRAWN: J.C.  
 CHECKED: J.C.

NO. 1  
 DATE: 11/27/2024  
 REVISIONS: PER PRE-APPLICATION MEETING COMMENTS

**NOT FOR CONSTRUCTION**

**CONCEPTUAL SITE PLAN**

SCALE: 1" = 30'

DATE: 11/27/2024

DRAWN: J.C.

PROJECT: 23-000003

**C10**

**POST APPROVAL**