

INTRODUCED: May 12, 2025

AN ORDINANCE No. 2025-113

To authorize the special use of the property known as 3200 2<sup>nd</sup> Avenue for the purpose of up to one single-family detached dwelling, two two-family detached dwellings, and four single-family attached dwellings, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Avula (By Request)

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

PUBLIC HEARING: MAY 27 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 3200 2<sup>nd</sup> Avenue, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of up to one single-family detached dwelling, two two-family detached dwellings, and four single-family attached dwellings, which use, among other things, is not currently allowed by sections 30-412.4, concerning lot area and width, density, and unit width, and 30-412.5 concerning yards, 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

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED: \_\_\_\_\_ 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 (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 3200 2<sup>nd</sup> Avenue and identified as Tax Parcel No. N000-1070/010 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Improvements on Lots 24-26, Block ‘16,’ ‘Highland Park,’ in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated March 6, 2024, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to one single-family detached dwelling, two two-family detached dwellings, and four single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Watchtower Construction, 3202 & 3202.5 2<sup>nd</sup> AVE,” prepared by Infinity Wise Services, and dated May 2, 2024, “Watchtower Construction, 3206 2<sup>nd</sup> AVE,” prepared by Infinity Wise Services, and dated May 2, 2024, “206-208 Burns ST,” prepared by River Mill Development, and dated May 15, 2024, “210 Burns ST,” prepared by River Mill Development, and dated May 15, 2024, and “Sketch Showing A Proposed Division on Lots 24-26, Block ‘16,’ ‘Highland Park,’ in the City of Richmond, VA.,” prepared by Virginia Surveys, dated April 24, 2024, and last revised October 16, 2024, hereinafter, collectively, 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 up to one single-family detached dwelling, two two-family detached dwellings, and four single-family attached dwellings, substantially as shown on the Plans.

(b) A private access easement shall be provided for the Special Use to allow for the collection of refuse, substantially as shown on the plans.

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

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

(e) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

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

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

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

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

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

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

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

(e) The Owner shall make improvements within the right-of-way, including the installation of new sidewalk, six street trees, and additional buffer elements along Burns Street and 2<sup>nd</sup> Avenue, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or his designee that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, or his designee, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on

behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

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

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

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

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

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

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

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

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 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

## Intracity Correspondence

### O&R Transmittal

**DATE:** April 7, 2025

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Dr. Danny Avula, Mayor (by request)  
(This in no way reflects a recommendation on behalf of the Mayor)

**THROUGH:** Sabrina Joy-Hogg, Interim Chief Administrative Officer

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

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

**RE:** To authorize the special use of the property known as 3200 2nd Avenue for the purpose of up to one single-family detached dwelling, two two-family dwellings, and four single-family attached dwellings, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** The applicant is requesting a Special Use Permit to authorize up to one single-family detached dwelling, two two-family dwellings, and four single-family attached dwellings within the R-6 Single-Family Attached Residential District. While the uses are permitted, certain lot feature requirements, including lot area, lot width, unit width, and front and side yards, are not met. A Special Use Permit is, therefore, requested.

**BACKGROUND:** The subject properties are located in the North Highland Park neighborhood at the intersection of 2<sup>nd</sup> Avenue and Burns Street. The City's Richmond 300 Master Plan designates a future land use for the subject parcels as Residential, which is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature" (p. 80)

Primary Uses: Single-family houses, accessory dwelling units, and open space.



Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets (see Street Typologies Map).

The current zoning for the properties R-6 Single-Family Attached Residential. Adjacent properties are located within the same R-6 district. The area is generally single family residential. Anne Hardy Plaza is located approximately one block to the northwest of the subject parcel. The density of the proposed is nine units upon .337 acres, or approximately 27 units per acre.

**COMMUNITY ENGAGEMENT:** The North Highland Park Civic Association, Highland Park Quality of Life Association, and Highland Park Plaza Civic Association were notified of the application; additional community notification will take place after introduction.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** Richmond 300 Master Plan; Ordinance to be considered by the Planning Commission on June 3, 2025

**FISCAL IMPACT:** \$300 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** May 12, 2025

**CITY COUNCIL PUBLIC HEARING DATE:** June 9, 2025

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission, June 3, 2025

**AFFECTED AGENCIES:** Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, 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: 3200 N 2nd Avenue

Date: \_\_\_\_\_

Tax Map #: N0001070010 Fee: \$300

Total area of affected site in acres: 0.337

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

## Zoning

Current Zoning: R-6 Residential

Existing Use: Single-family

## Proposed Use

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

Construction of four single-family attached dwellings, one single-family detached dwelling, and one two-family detached dwelling

Existing Use: One (1) detached two-family dwelling

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond

State: VA

Zip Code: 23219

Telephone: (804) 874-6275

Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** WATCHTOWER HOMES AND CONSTRUCTION LLC

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: 200 SOUTH 10TH ST

City: RICHMOND

State: VA

Zip Code: 238219

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 24<sup>th</sup>, 2024*

*Special Use Permit Request  
3200 N 2<sup>nd</sup> Avenue, Richmond, Virginia  
Map Reference Number: N000-1070/010*

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

## Introduction

The property owner is requesting a special use permit (the "SUP") for 3200 2nd Avenue (the "Property"). The SUP would authorize the construction of four new single-family attached dwellings, one single-family detached dwelling, and one two-family detached dwelling while retaining the existing historic building on the Property. While the single-family and two-family uses are permitted by the underlying R-6 Single-Family Attached Residential zoning district, some of the underlying feature requirements cannot be met, and therefore, a SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the northeast intersection of 2<sup>nd</sup> Avenue and Burns Street. The Property is referenced by the City Assessor as tax parcel N000-1070/010 and is currently improved with a two-family detached dwelling which will be retained. The Property is approximately 105' wide, roughly 140' deep, and contains approximately 14,700 square feet of lot area. Access is provided to the rear by means of a North/South alley.



The properties in the immediate vicinity are developed with a wide range of residential uses including single- and two-family homes (including six two-family dwellings in the subject block) as well as small multi-family buildings. Also nearby, along Meadow Bridge Road, are a concentration of commercial uses moving south towards the intersection of E Brookland Park.

## EXISTING ZONING

The Property and those in the surrounding vicinity are zoned R-6 Single-Family Attached Residential District, which generally permits the proposed single- and two-family dwelling uses. Parcels in the area differ in size and frontage with a large number of parcels in the Highland Park area unable to conform to the underlying R-6 feature requirements. Notably, further to the southwest, along Meadow Bridge Road, are properties zoned UB Urban Business District.

## MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Residential” use 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 that developments reinforce a gridded street pattern to increase connectivity. Single-family and two-family dwellings are contemplated uses 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.
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
  - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance.”
- Page 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).

# Proposal

## PROJECT SUMMARY

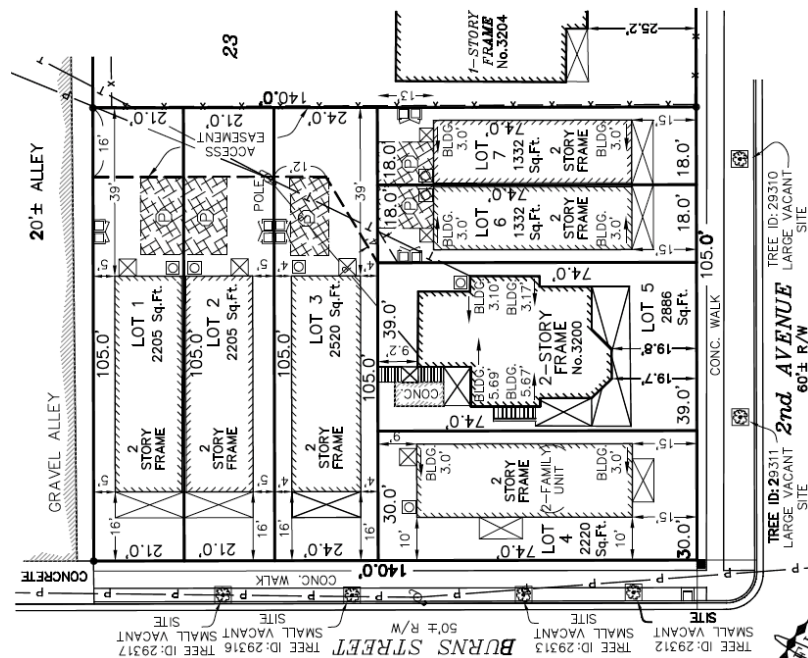
The applicant is proposing to retain the existing dwelling on the parcel and divide the Property into a total of seven lots and construct four new single-family attached dwellings, one single-family detached dwelling, and one two-family detached dwelling on the Property.

### PURPOSE OF REQUEST

The Property includes approximately 105 feet of frontage along 2<sup>nd</sup> Ave and 140 feet of frontage along Burns Street. The Property is currently improved with a two-family dwelling located centrally along the 2<sup>nd</sup> Street frontage. The owner is proposing to retain the existing dwelling while dividing the parcel into seven lots. The proposed density and configuration is consistent with other newly approved parcels and dwellings nearby such as those at the corner of Pollock and 3<sup>rd</sup> Avenue and Burns Street and 1<sup>st</sup> Avenue.

The proposed development includes four lots fronting 2<sup>nd</sup> Ave and three lots fronting Burns Street. On the two lots proposed to the north of the existing dwelling, the applicant is proposing two single-family attached dwellings configured as one pair. To the south of the existing dwelling, at the intersection of 2<sup>nd</sup> Ave and Burns Street, the applicant is proposing to construct one new two-family dwelling with one entrance fronting 2<sup>nd</sup> Ave and one entrance fronting Burns Street. The three lots fronting Burns Street would include one single-family detached dwelling and two single-family attached dwellings, configured as one pair.

While the single- and two-family dwelling use is permitted by the underlying R-6 zoning district, several of the proposed lots, like other lots in the vicinity, do not meet the R-6 lot area and lot width requirements. Therefore, an SUP is required to permit the proposed development. All other aspects of the underlying zoning requirements would be met and off-street parking, which is not required, would be provided.





## PROJECT DETAILS

When complete, the proposed dwellings would all be two stories in height and clad in cementitious siding to ensure durability. The attached units fronting 2<sup>nd</sup> Avenue would each be 15 feet in width, 46 feet in depth, and contain approximately 1,380 square feet of finished floor area. The proposed floorplans are modern and efficient, with an open kitchen and living area on the first floor. The proposed two-family dwelling would be 17 feet wide, 50 feet deep, and configured front to back with the rear unit including an entrance fronting Burns Street. Each unit would be 850 square feet of finished floor area and include two bedrooms and one and one-half bathrooms.

Next, the single-family detached unit fronting Burns Street would be 16 feet wide, 50 feet deep, and contain approximately 1600 square feet of finished floor area. The proposed floor plans are modern and efficient, with an open kitchen and living area on the first floor. Additionally, the home would include a second-floor primary bedroom with en-suite bathroom and walk-in closet. The dwelling would total three bedrooms and two-and-one-half bathrooms.

Lastly, the attached units fronting on Burns Street would each be 18 feet wide, 50 feet deep, and contain 1600 square feet of finished floor area respectively. The proposed floor plans are modern and efficient, with an open kitchen and living area on the first floor. Additionally, the home would include a second-floor primary bedroom with en-suite bathroom and walk-in closet. The dwelling would total three bedrooms and two-and-one-half bathrooms.

The proposed buildings have diverse but compatible facades to provide some variation in style. Each dwelling would also include a covered front porch to address the street and provide usable outdoor space. Furthermore, the proposed dwellings massing and architectural styles are designed to be compatible with nearby dwellings and off-street parking would be provided to the rear off the alley.

In exchange for the SUP, the intent of this request is to ensure the development of high-quality infill dwellings. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan and be consistent with the uses permitted by-right by the underlying zoning. Finally, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by-right development.

## Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation on the existing street will create no congestion on streets, roads, alleys or any other public right of way.

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

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

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

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

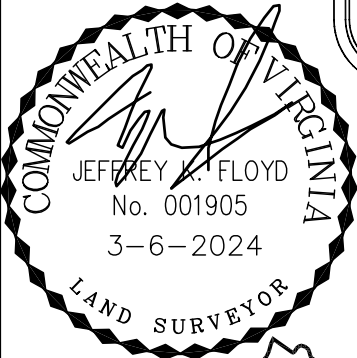
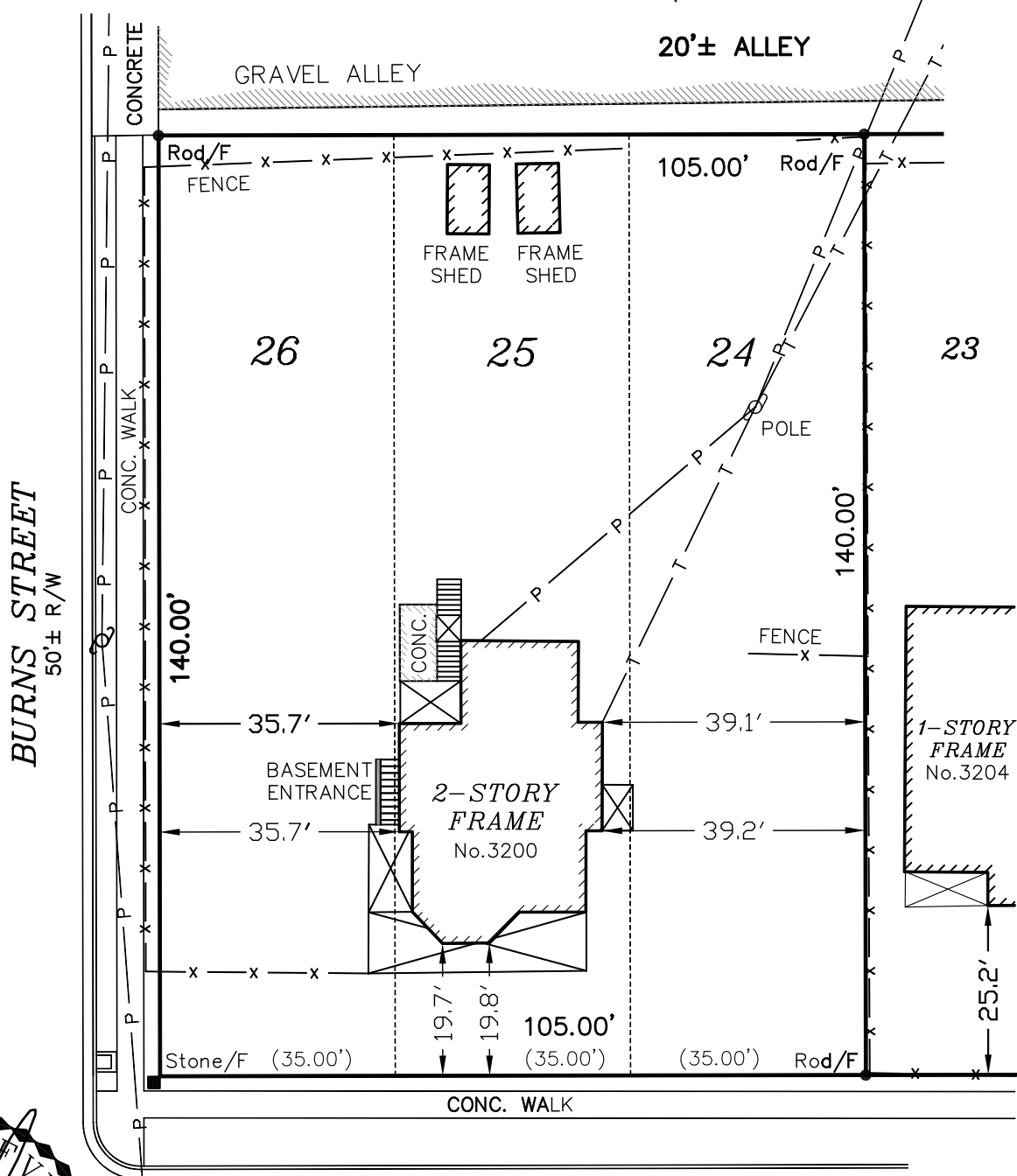
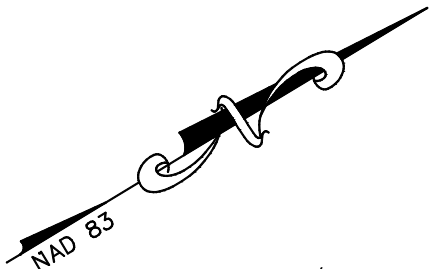
The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

In summary, we are enthusiastically seeking approval for the construction of the proposed single- and two-family dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality, infill residential development. In exchange for the SUP, the existing dwelling on the site will be retained and the quality assurances conditioned therein would guarantee the construction of quality housing opportunities that are consistent with the development pattern while maintaining a desirable variation in housing style and density in the vicinity. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 3-6-2024 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.



Virginia Surveys

P.O. BOX 118  
CHESTERFIELD, VA 23832

(804) 748-9481  
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All rights reserved.

MAP SHOWING THE IMPROVEMENTS  
ON LOTS 24-26, BLOCK "16",  
"HIGHLAND PARK"  
IN THE CITY OF RICHMOND, VA.

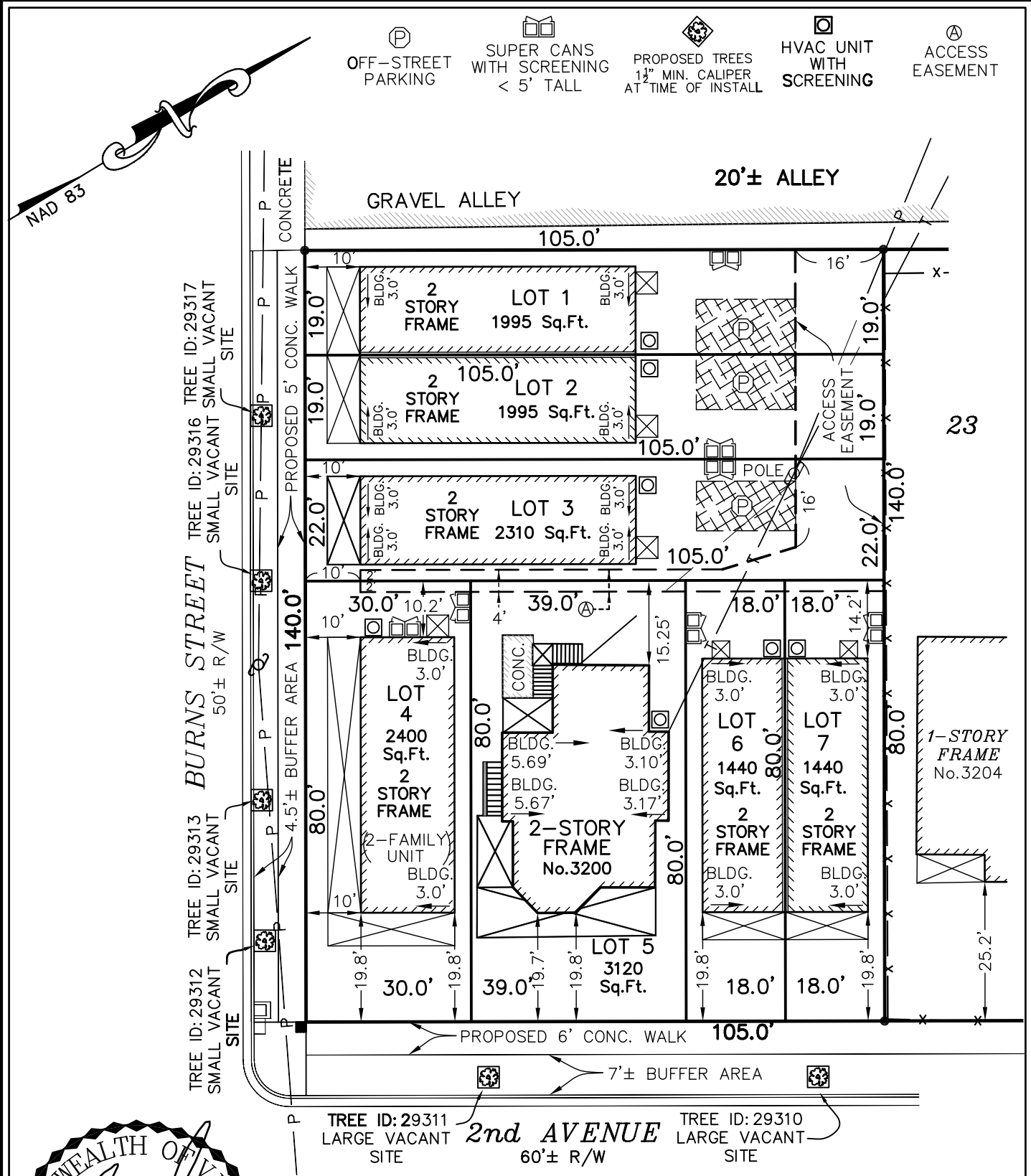
DATE: 3-6-2024

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=25'

JOB NO. 240316160



COMMONWEALTH OF VIRGINIA  
JEFFREY K. FLOYD  
No. 001905  
10-16-2024  
LAND SURVEYOR

Virginia Surveys  
P.O. BOX 118  
CHESTERFIELD, VA 23832  
(804) 748-9481  
COPYRIGHT © VIRGINIA SURVEYS  
All rights reserved.

SKETCH SHOWING A PROPOSED DIVISION  
ON LOTS 24-26, BLOCK "16",  
"HIGHLAND PARK"  
IN THE CITY OF RICHMOND, VA.

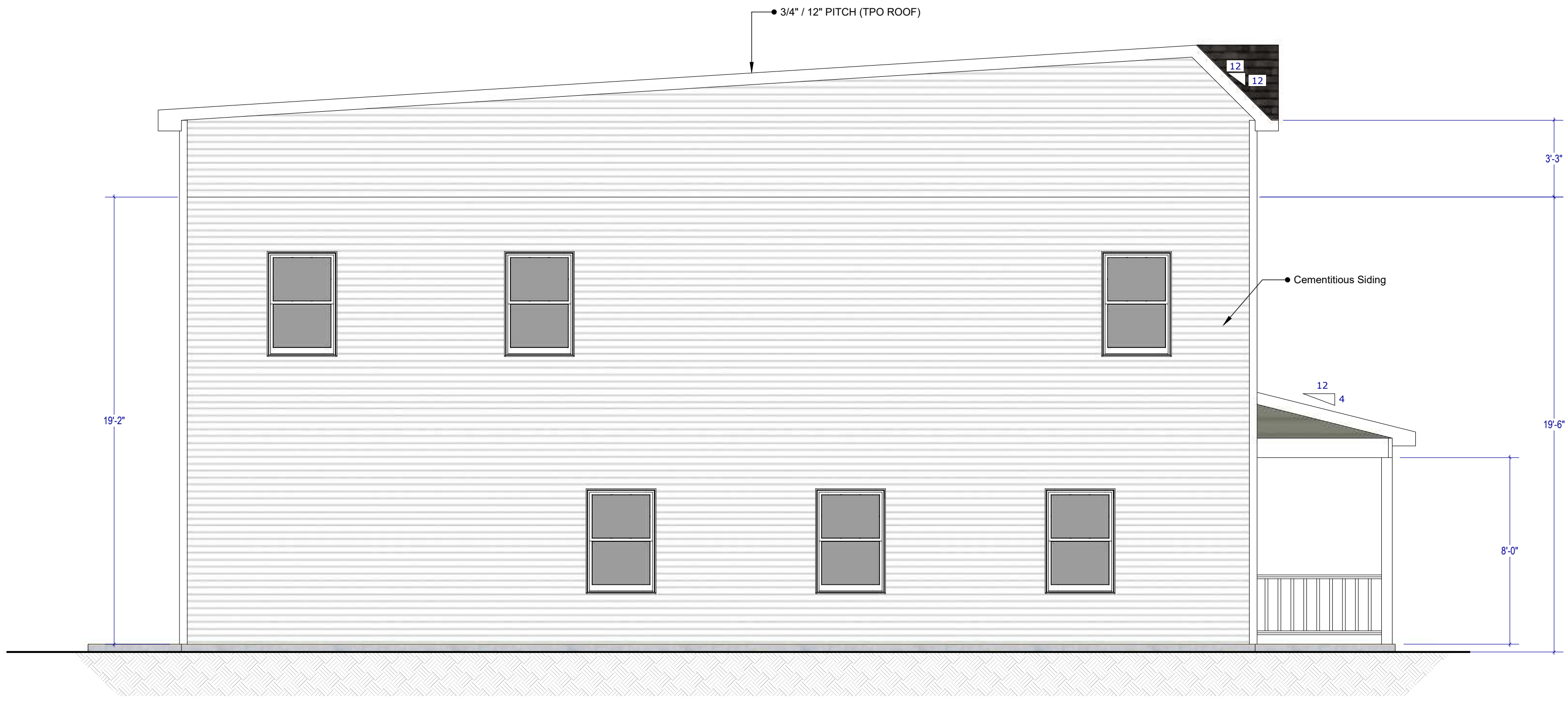
REVISED: 10-16-2024  
REVISED: 10-9-2024  
REVISED: 7-29-2024  
REVISED: 5-29-2024  
DATE: 4-24-2024

CERTIFIED BY JEFFREY K. FLOYD  
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=25'  
JOB NO. 240316160



**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



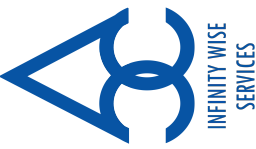
**LEFT ELEVATION**  
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION**  
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



**REAR ELEVATION**  
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

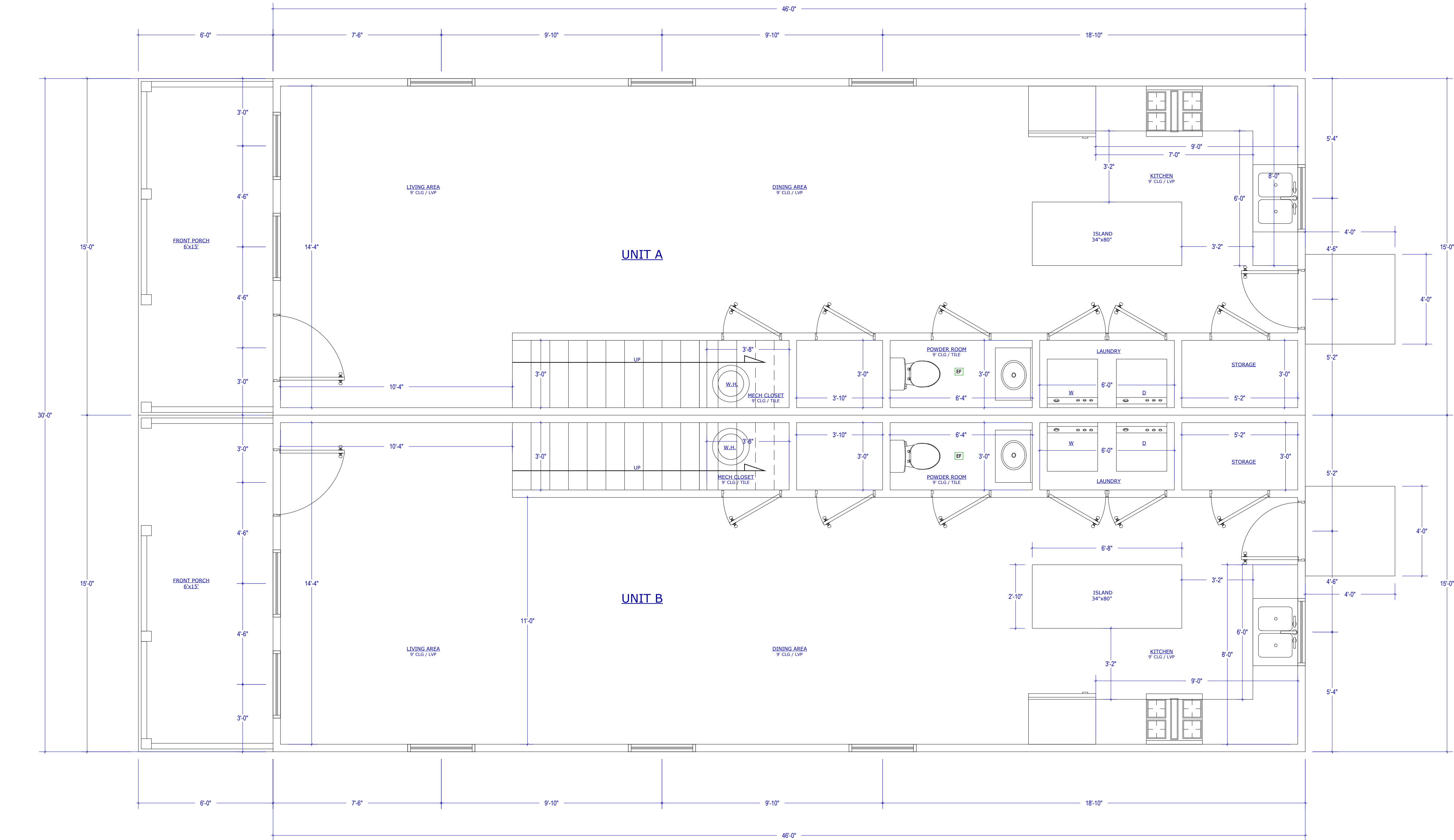


DRAWN BY **JOSE ZEPEDA**  
DRAFTSPERSON  
jose.zepeda@infinitywise.net  
7400 Beaufort Springs Dr  
Suite 300, Richmond, VA 23225  
INFINITY WISE LLC  
(804) 292-8162

DATE  
05/02/2024

REVISION	DATE

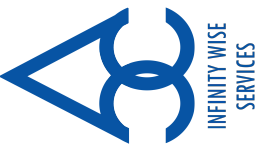
OWNER	ADDRESS	DESCRIPTION
Watchtower construction	3202 & 3202.5 2ND AVE	ELEVATIONS



**1ST FLOOR PLAN**  
SCALE: 3/8" = 1'-0" (24"x36" SHEET SIZE)

**SYMBOLS**

- (SD) SMOKE DETECTOR
- (EF) EXHAUST FAN



DRAWN BY **JOSE ZEPEDA**  
DRAFTSPERSON  
jose.zepeda@infinitywise.net  
7400 Beaufort Springs Dr  
Suite 300, Richmond, VA 23225  
INFINITY WISE LLC  
(804) 292-8162

**REVISION**

**DATE**

**DATE**  
05/02/2024

**OWNER**  
Watchtower construction

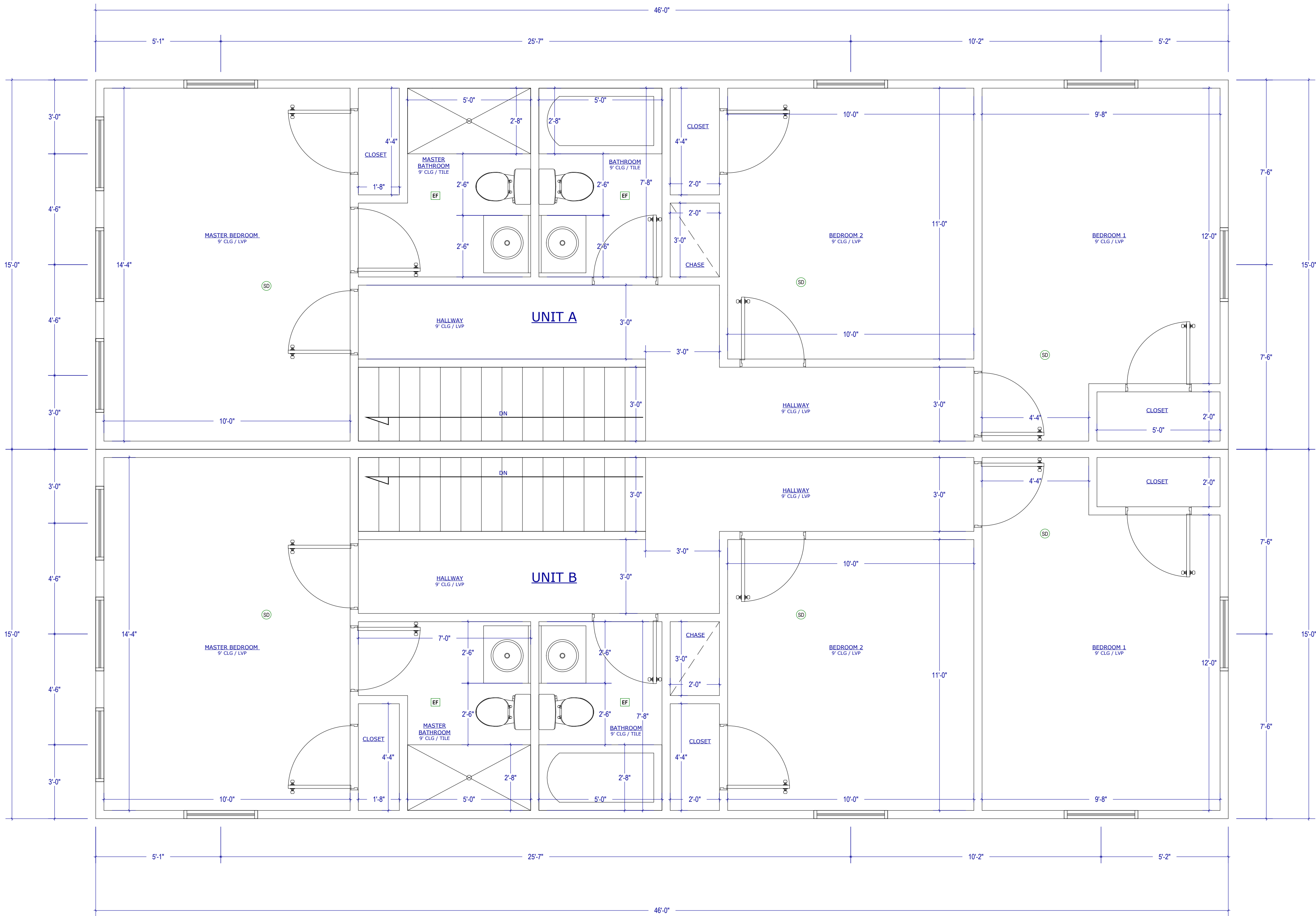
**ADDRESS**  
3202 & 3202.5 2ND AVE

**DESCRIPTION**  
FLOOR PLAN

**A 04**

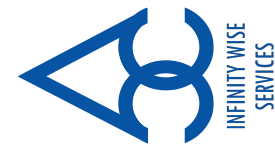
2ND FLOOR PLAN

SCALE: 3/8" = 1'-0" (24"x36" SHEET SIZE)



SYMBOLS

- (SD) SMOKE DETECTOR
- (EF) EXHAUST FAN



DRAWN BY: JOSE ZEPEDA  
jose.zepeda@infinitywise.net  
7400 Beaufort Springs Dr  
Suite 300, Richmond, VA 23225  
(804) 292-8162

DATE  
05/02/2024

OWNER  
Watchtower construction

ADDRESS  
3202 & 3202.5 2ND AVE

DESCRIPTION  
FLOOR PLAN

A 05

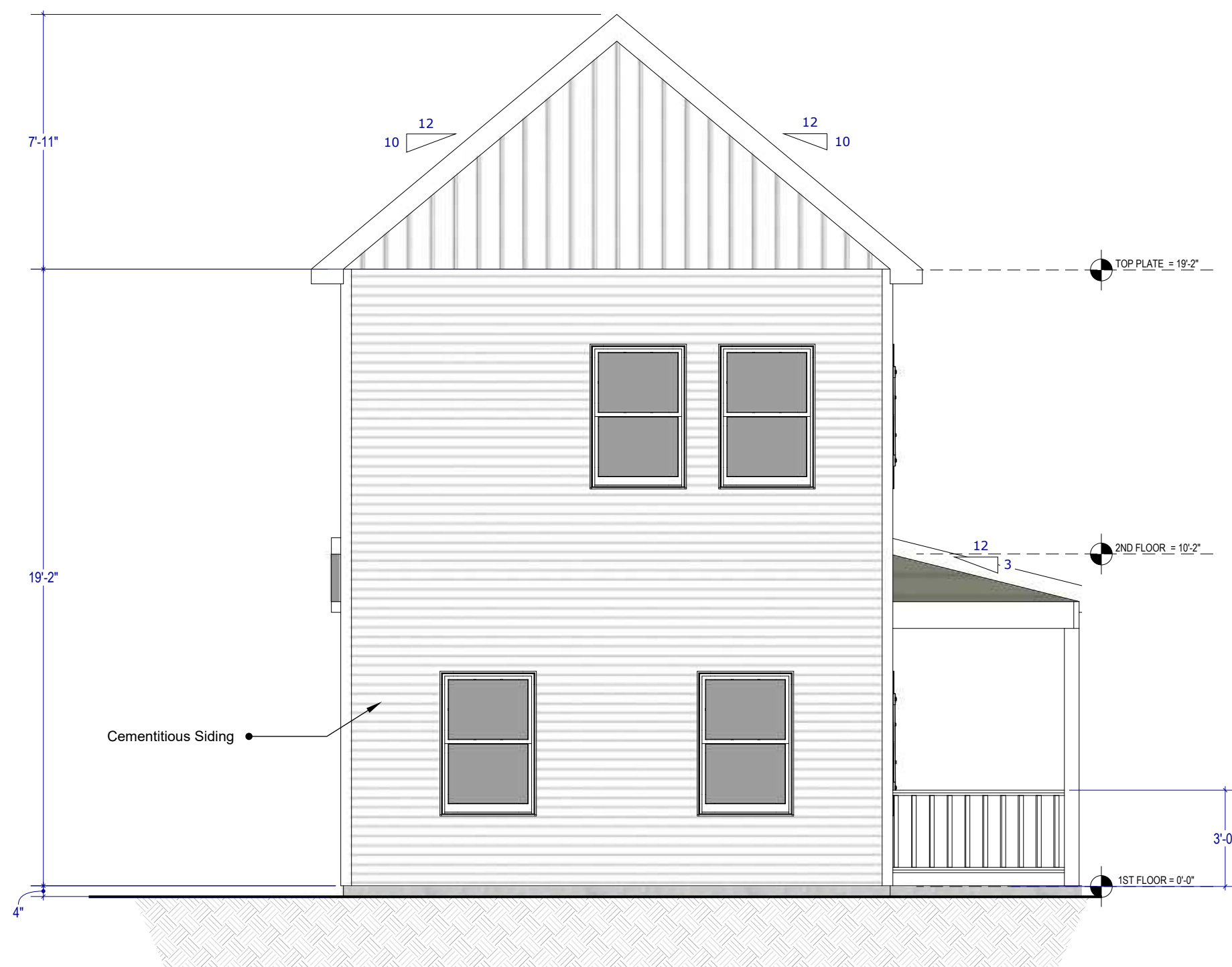




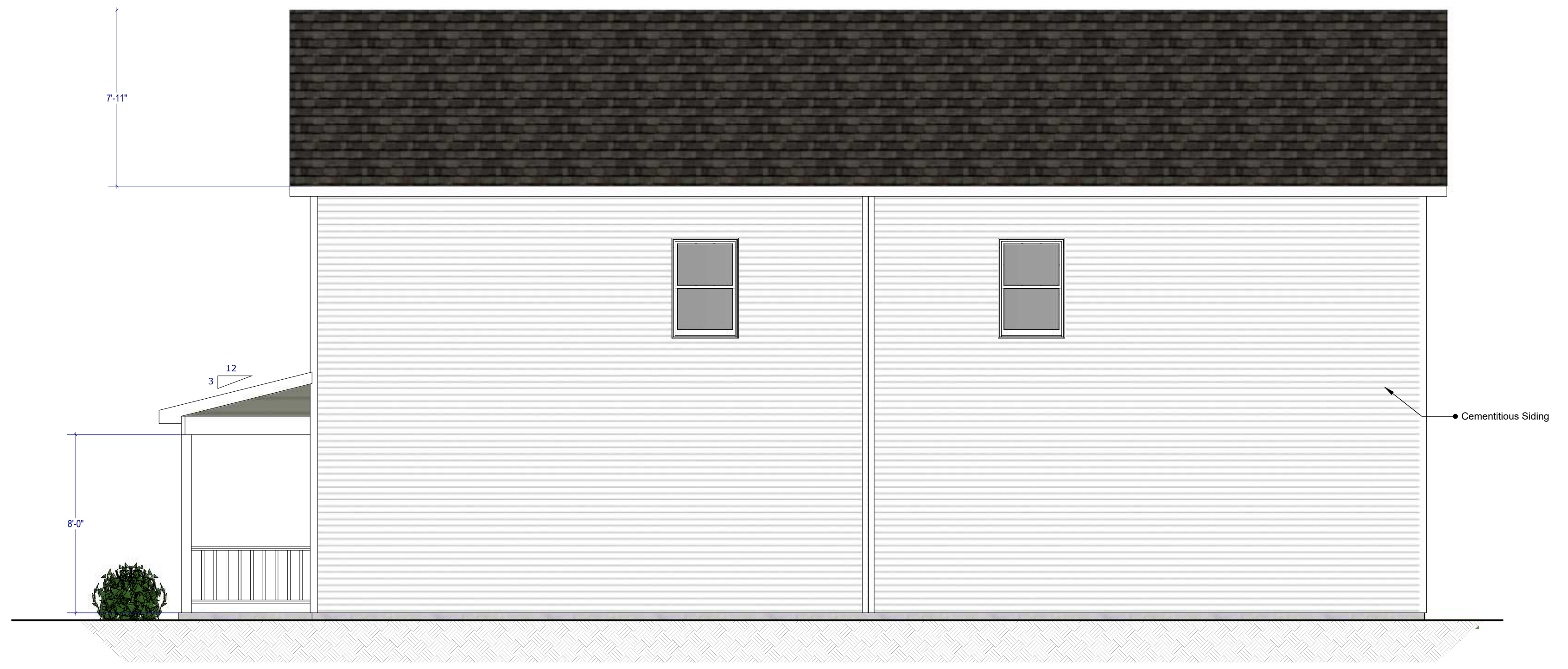
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0" (24"x36" SHEET SIZE)



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0" (24"x36" SHEET SIZE)



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0" (24"x36" SHEET SIZE)



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DATE  
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DATE

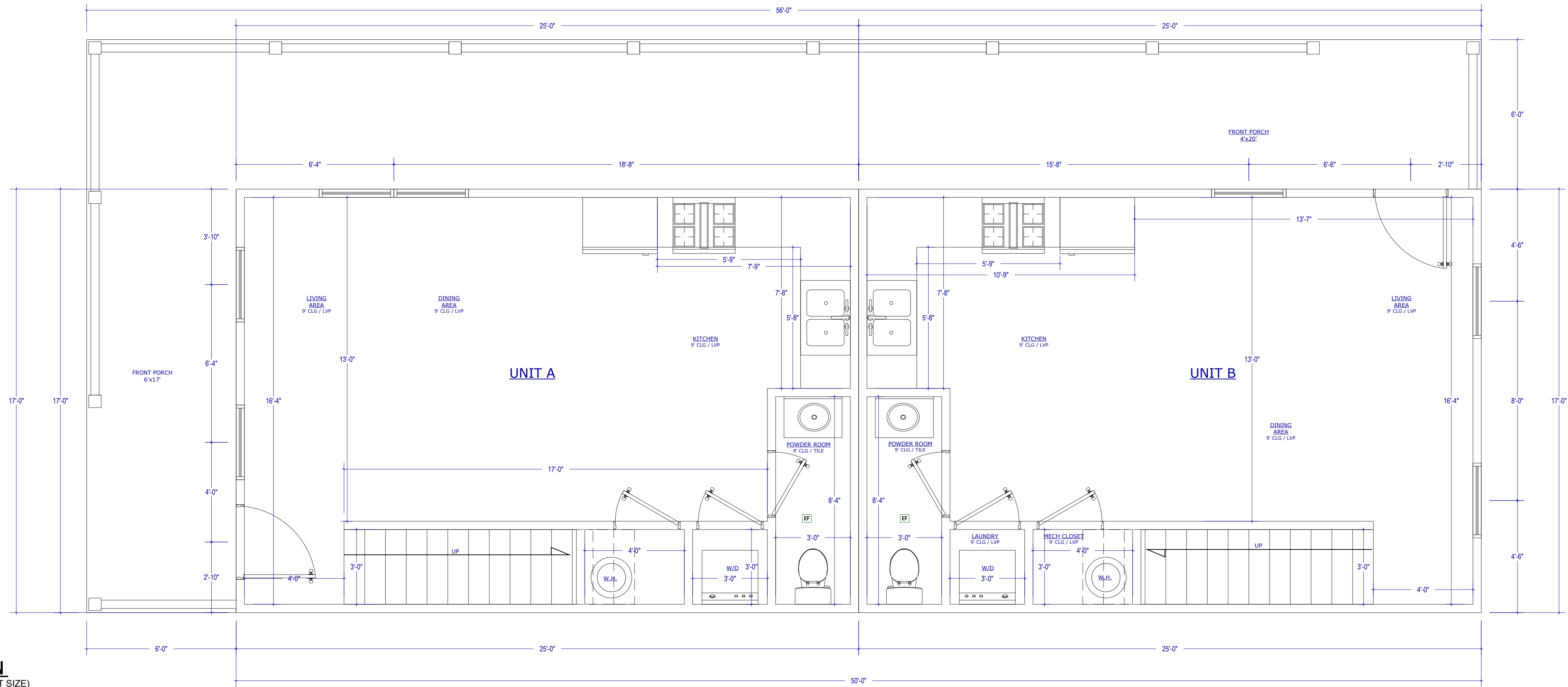
REVISION

OWNER  
Watchtower construction

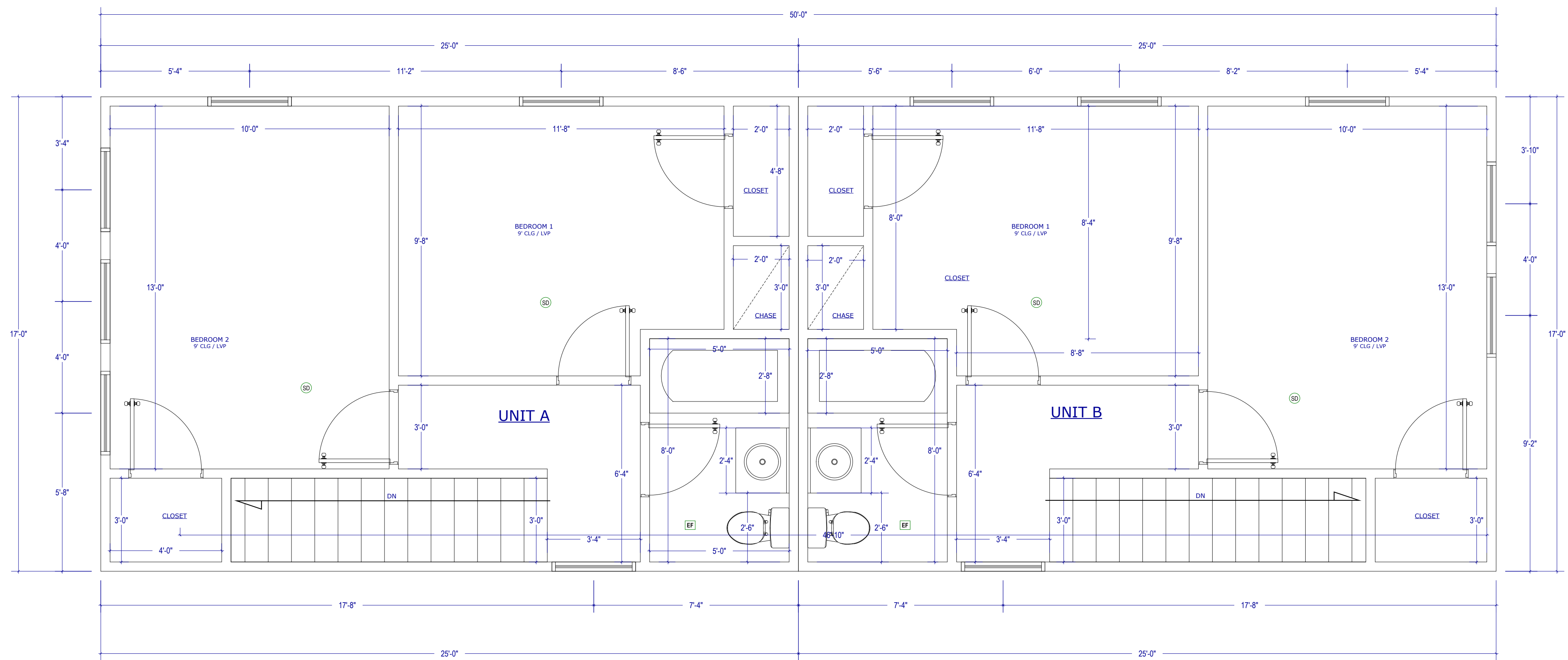
ADDRESS  
3206 2ND AVE

DESCRIPTION  
ELEVATIONS

**A 03**



**1ST FLOOR PLAN**  
SCALE: 3/8" = 1'-0" (24"x36" SHEET SIZE)



**2ND FLOOR PLAN**  
SCALE: 3/8" = 1'-0" (24"x36" SHEET SIZE)

**SYMBOLS**

- (SD) SMOKE DETECTOR
- (EF) EXHAUST FAN



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DATE  
05/02/2024

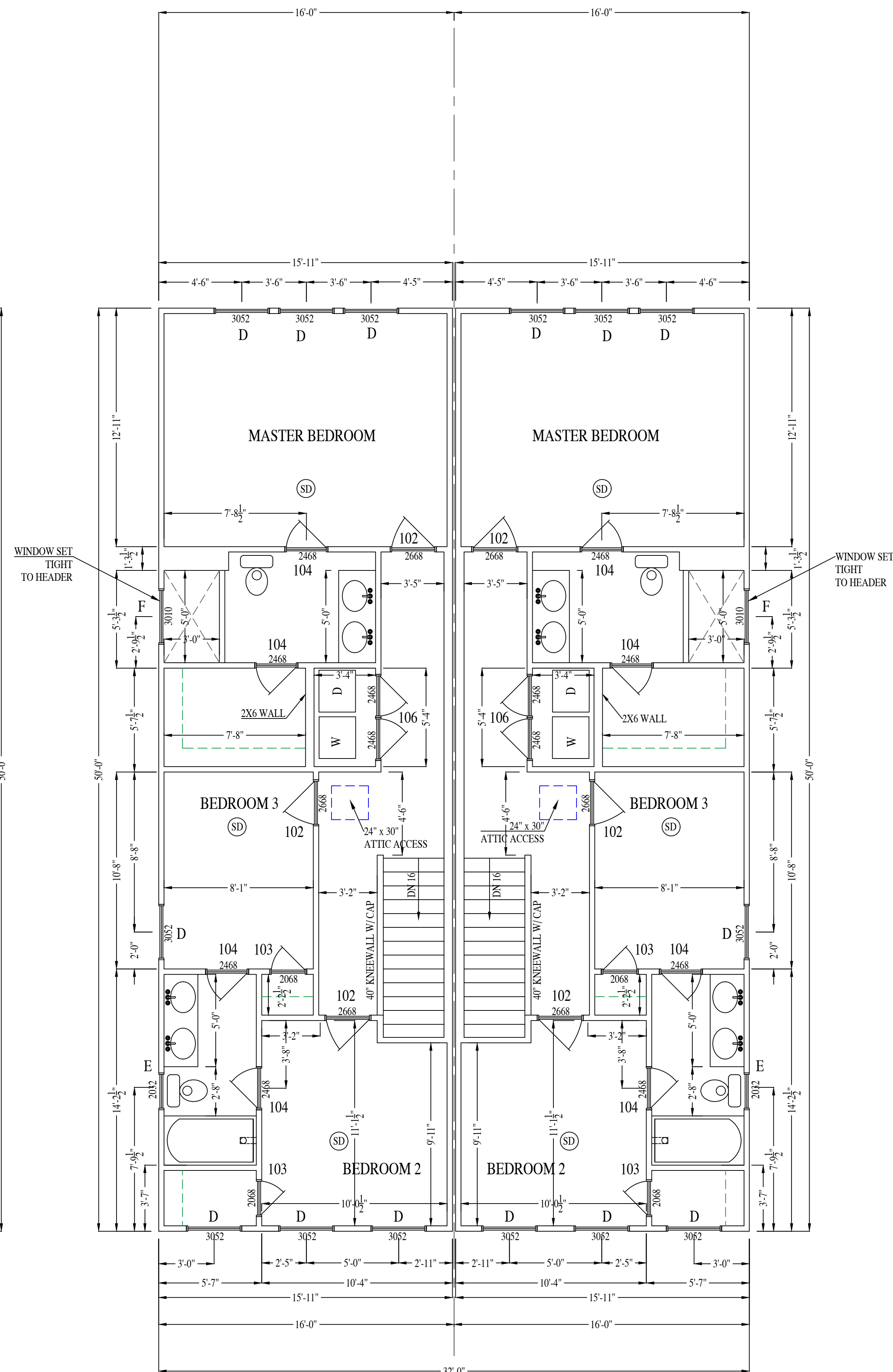
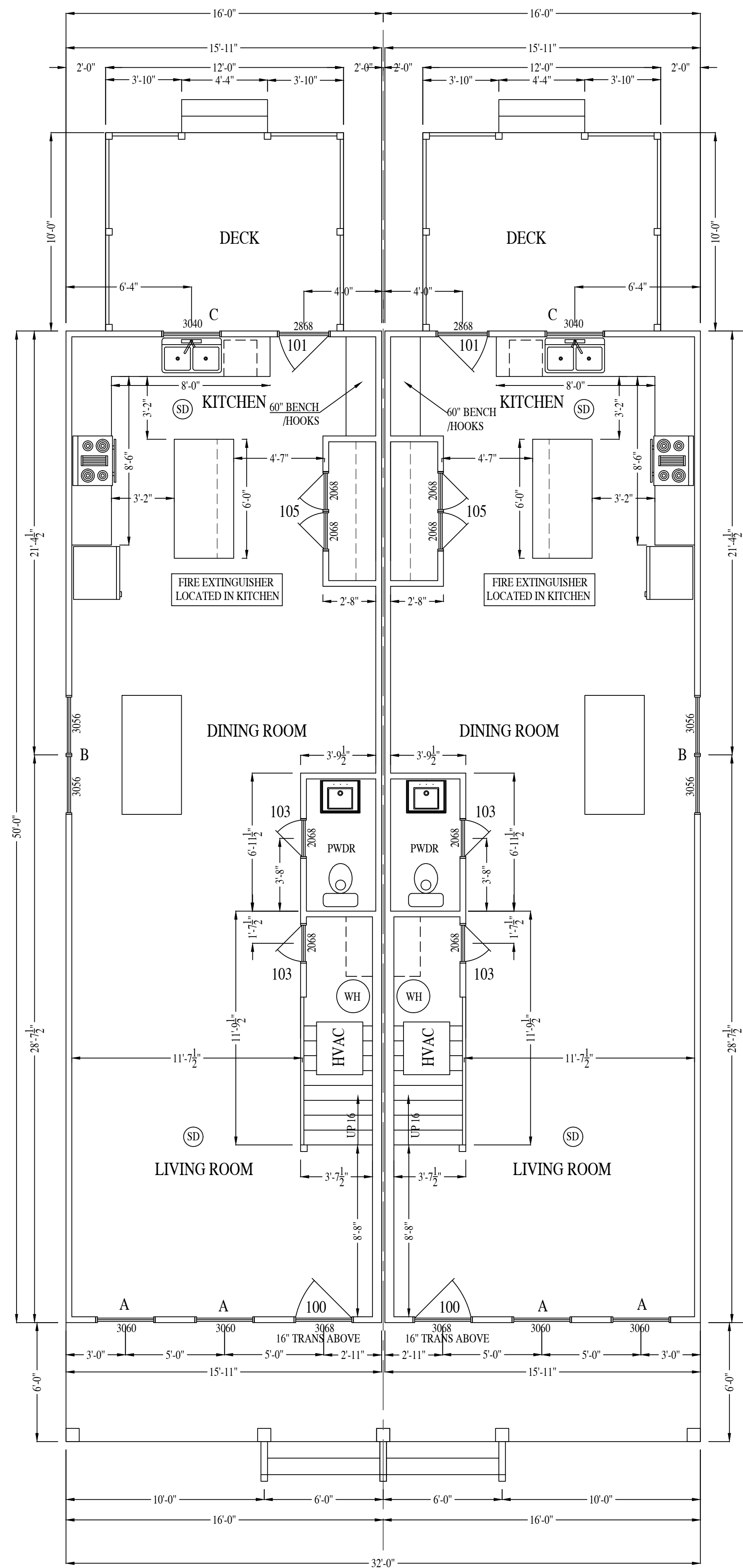
REVISION	DATE

OWNER  
Watchtower construction

ADDRESS  
3206 2ND AVE

DESCRIPTION  
FLOOR PLAN





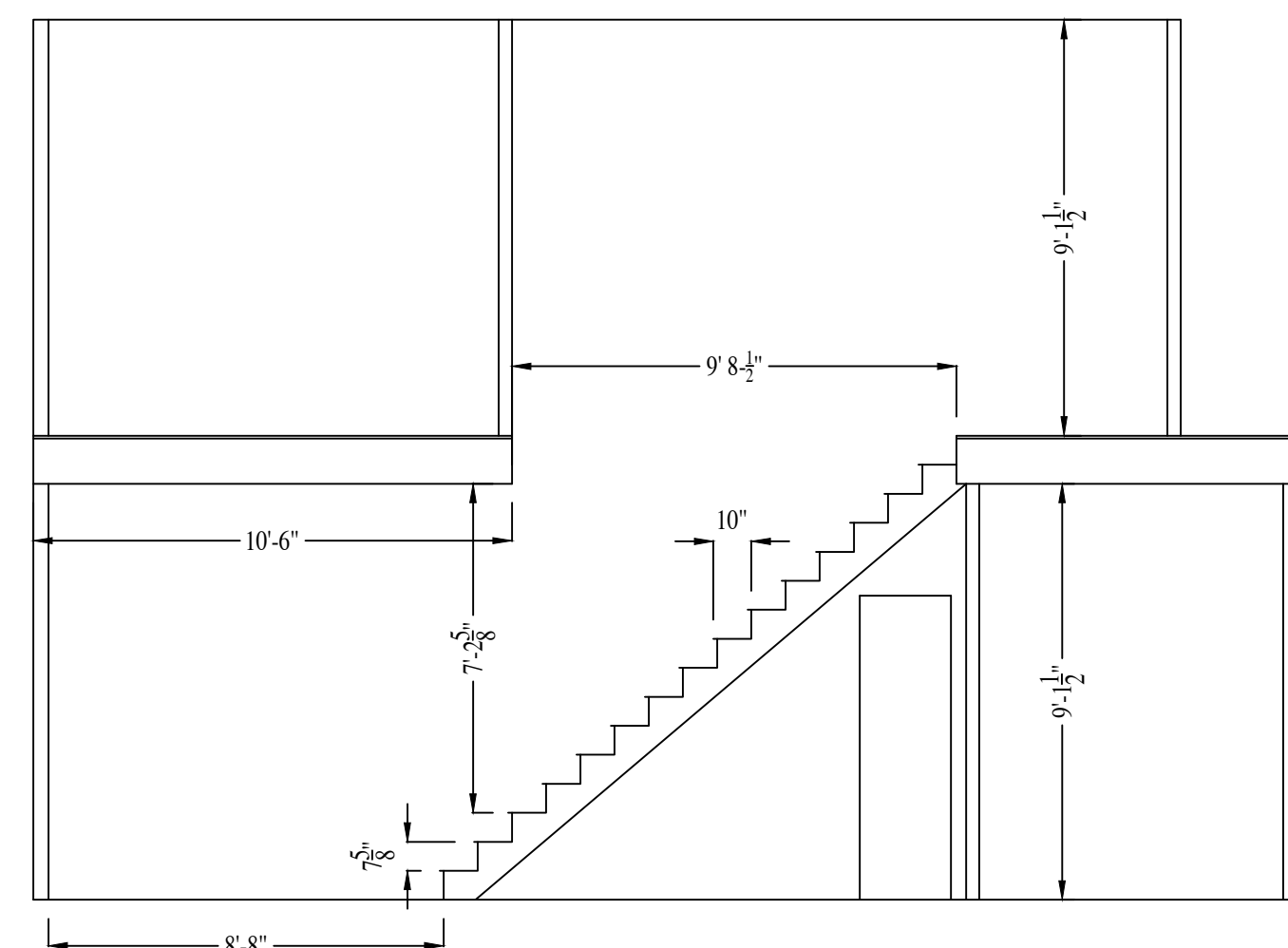
WINDOW SCHEDULE						
ID	WIDTH	HEIGHT	TYPE	TOP SASH	BOT. SASH	QTY.
A	3'-0"	6'-0"	SINGLE D.H.	CLEAR	CLEAR	2
B	3'-0"	5'-6"	TWIN D.H.	CLEAR	CLEAR	1
C	3'-0"	4'-0"	SINGLE D.H.	CLEAR	CLEAR	1
D	3'-0"	5'-2"	SINGLE D.H.	CLEAR	CLEAR	7
E	2'-0"	3'-2"	SINGLE D.H.	CLEAR	CLEAR	1
F	3'-0"	1'-0"	FIXED	CLEAR		1

DOOR SCHEDULE					
ID	WIDTH	HEIGHT	TYPE	DESCRIPTION	QTY.
100	3'-0"	8'-0"	EXTERIOR	HALF-LITE FIBERGLASS + 16" TRANS	1
101	2'-8"	6'-8"	EXTERIOR	FULL-LITE FIBERGLASS	1
102	2'-6"	6'-8"	INTERIOR TWIN	WOOD	3
103	2'-0"	6'-8"	INTERIOR	WOOD	4
104	2'-4"	6'-8"	INTERIOR	WOOD	4
105	2'-0"	6'-8"	INTERIOR TWIN	WOOD	1
106	2'-4"	6'-8"	INTERIOR TWIN	WOOD	1

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32  
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4

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1ST FLOOR HEATED SQ. FOOTAGE: 800 S.F.  
2ND FLOOR HEATED SQ. FOOTAGE: 800 S.F.



206-208 BURNS ST

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM

## REVISION NOTES

[illegible]

SCALE:

$$1/4'' = 1'-0''$$

DATE:

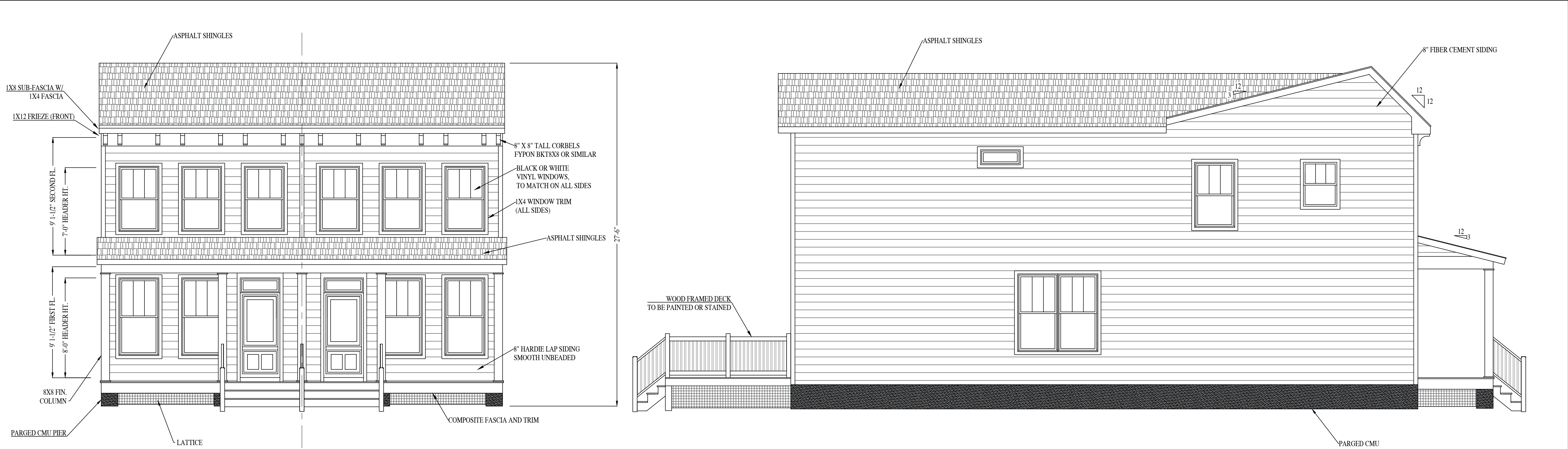
5-15-2024

SHEET:

## A1.1







FRONT ELEVATION

LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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206-208 BURNS ST

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

REVISION NOTES

DATE	START

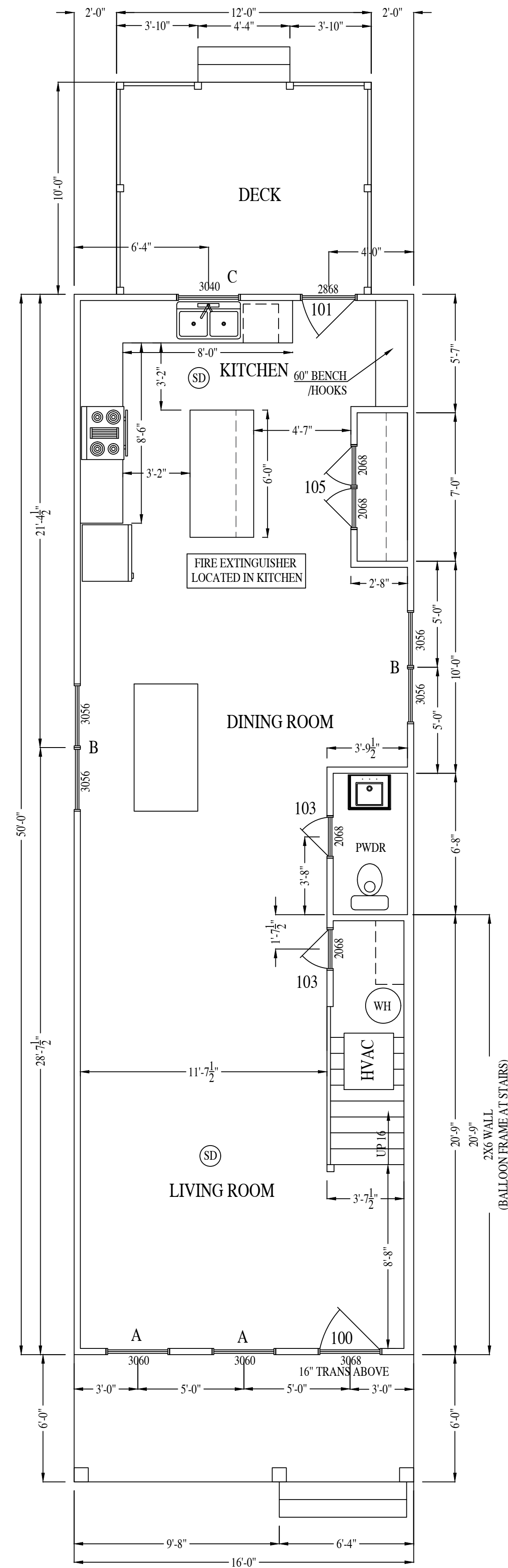
SCALE:  
1/4" = 1'-0"

DATE:  
5-15-2024

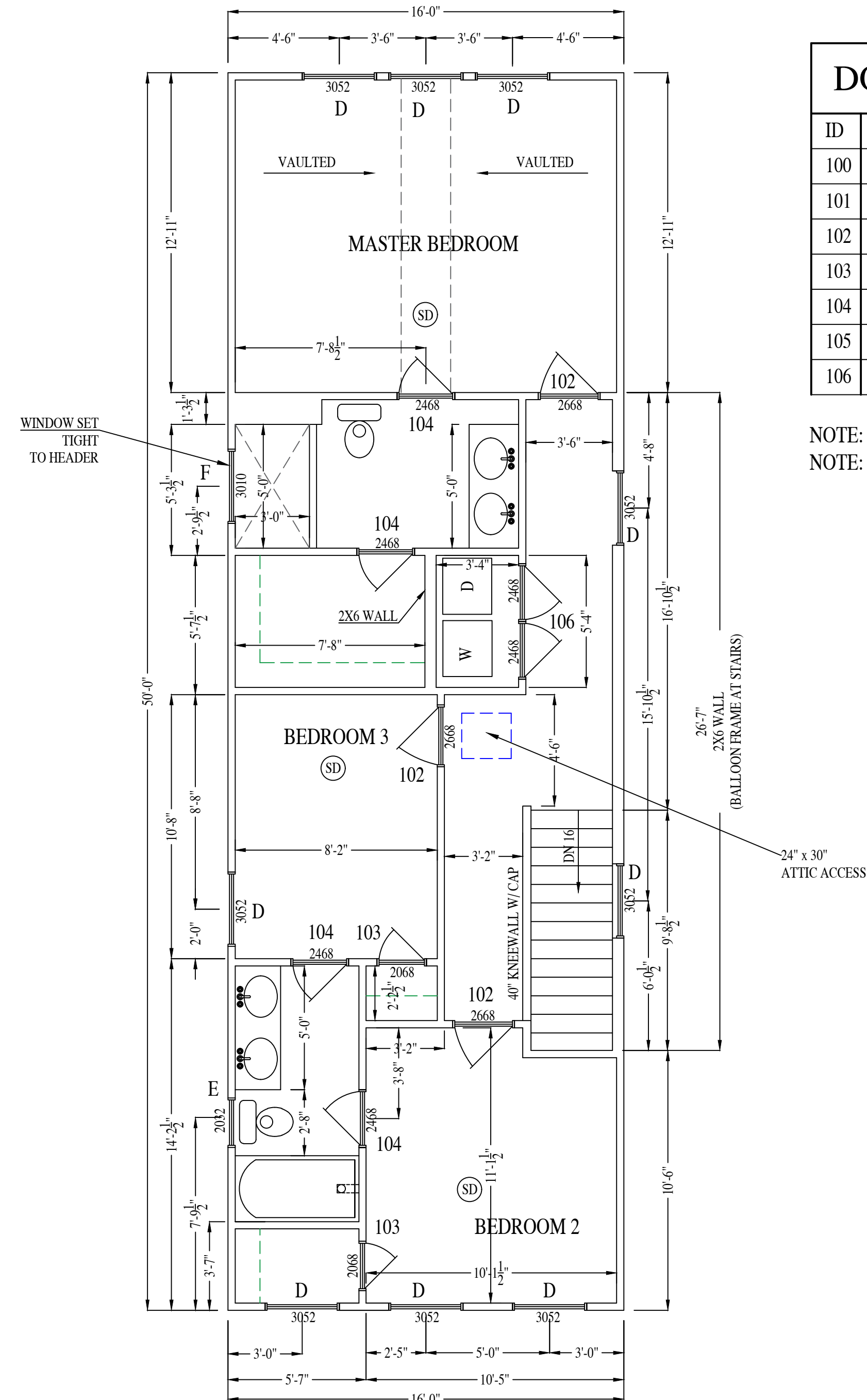
SHEET:  
A2.1



1ST FLOOR HEATED SQ. FOOTAGE: 800 S.F.  
2ND FLOOR HEATED SQ. FOOTAGE: 800 S.F.



## FIRST FLOOR PLAN



## SECOND FLOOR PLAN

ID	WIDTH	HEIGHT	TYPE	TOP SASH	BOT. SASH	QTY.
A	3'-0"	6'-0"	SINGLE D.H.	CLEAR	CLEAR	2
B	3'-0"	5'-6"	TWIN D.H.	CLEAR	CLEAR	2
C	3'-0"	4'-0"	SINGLE D.H.	CLEAR	CLEAR	1
D	3'-0"	5'-2"	SINGLE D.H.	CLEAR	CLEAR	9
E	2'-0"	3'-2"	SINGLE D.H.	CLEAR	CLEAR	1
F	3'-0"	1'-0"	FIXED	CLEAR		1

ID	WIDTH	HEIGHT	TYPE	DESCRIPTION	QTY.
100	3'-0"	8'-0"	EXTERIOR	HALF-LITE FIBERGLASS + 16" TRANS	1
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102	2'-6"	6'-8"	INTERIOR TWIN	WOOD	3
103	2'-0"	6'-8"	INTERIOR	WOOD	4
104	2'-4"	6'-8"	INTERIOR	WOOD	4
105	2'-0"	6'-8"	INTERIOR TWIN	WOOD	1
106	2'-4"	6'-8"	INTERIOR TWIN	WOOD	1

Technical drawing of a staircase showing dimensions and construction details. The drawing includes the following dimensions and features:

- Overall width:  $8'-8"$
- Overall height:  $9'-1\frac{1}{2}"$
- Horizontal distance from the left wall to the start of the stairs:  $10'-6"$
- Horizontal distance from the start of the stairs to the right wall:  $9'-8\frac{1}{2}"$
- Vertical distance from the floor to the top of the stairs:  $7'-2\frac{1}{2}"$
- Vertical distance from the floor to the top of the stairs (alternative measurement):  $7'-2\frac{1}{2}"$
- Stair rise angle:  $10^\circ$
- Stair tread depth:  $10"$
- Stair riser height:  $7"$
- Stair width:  $4'$

210 BURNS ST

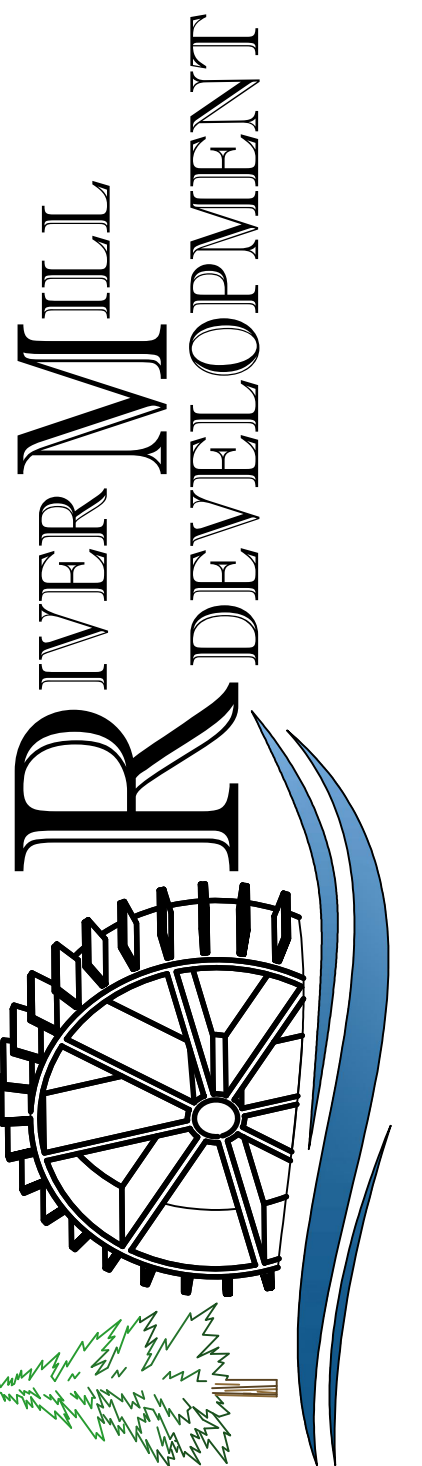
**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM

[illegible]

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

DATE:  
5-15-2024

SHEET:  
A1.1







210 BURNS ST

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM

PHONE: (434) 774-4535

## REVISION NOTES

[illegible]

SCALE:

$$/4'' = 1'-0''$$

DATE:

-15-2024

SHEET:

## A2.1

