

INTRODUCED: May 13, 2024

AN ORDINANCE No. 2024- 141

To authorize the special use of the property known as 1609 Pollock Street for the purpose of up to three two-family detached dwellings, upon certain terms and conditions. (6<sup>th</sup> District)

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

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

PUBLIC HEARING: JUNE 10 2024 AT 6 P.M.

WHEREAS, the owner of the property known as 1609 Pollock Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of up to three two-family detached 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 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

AYES:       7       NOES:       0       ABSTAIN: \_\_\_\_\_

ADOPTED:   JUN 24 2024   REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

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 1609 Pollock Street and identified as Tax Parcel No. N005-1079/009 in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “1609 Pollock Street, Special Use Permit Request, City of Richmond, Virginia,” prepared by Townes, dated April 11, 2023, and last revised June 20, 2023, a copy of which is attached to and made part of this ordinance, hereinafter referred to as “the Property”, is hereby permitted to be used for the purpose of up to three two-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “New Construction,” prepared by Pinnacle Design, and dated February 10<sup>th</sup>, 2023, and “1609 Pollock Street, Special Use Permit Request, City of Richmond, Virginia,” prepared by Townes, dated April 11, 2023, and last revised June 20, 2023, hereinafter referred to, collectively, 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 three two-family detached dwellings, substantially as shown on the Plans.

(b) No fewer than six off-street parking spaces shall be required for the Special Use, substantially as shown on the Plans.

(c) The height of each of the properties shall not exceed two stories, substantially as

shown on the Plans.

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

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

(f) Prior to the issuance of a building permit for the Special Use, the establishment of up to three 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 a sidewalk along Pollock Street and a concrete apron for the alley that intersects with Pollock Street, 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 the designee thereof that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof, 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 meaning 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.

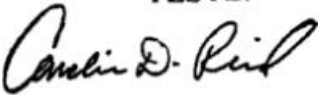
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute 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:  
  
City Clerk



# City of Richmond

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

## Master

**File Number: Admin-2023-2065**

**File ID:** Admin-2023-2065      **Type:** Request for Ordinance or Resolution      **Status:** Regular Agenda

**Version:** 1      **Reference:**      **In Control:** City Clerk Waiting Room

**Department:** Richmond Dept of Planning & Development. Review      **Cost:**      **File Created:** 12/15/2023

**Subject:**      **Final Action:** 06/10/2024

<b>Title:</b>
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**Internal Notes:**

**Code Sections:**      **Agenda Date:** 05/13/2024

**Indexes:**      **Agenda Number:**

**Patron(s):**      **Enactment Date:**

**Attachments:** 1609 Pollock St - Application Documents.pdf, Scanned SUP - 1609 Pollock St.pdf      **Enactment Number:**

**Contact:**      **Introduction Date:**

**Drafter:** jonathan.brown@richmondgov.com      **Effective Date:**

**Related Files:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/22/2024	Jonathan Brown	Approve	4/24/2024
1	2	4/22/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	4/22/2024	Kevin Vonck	Approve	4/29/2024
1	4	4/22/2024	Alecia Blackwell - FYI	Notified - FYI	
1	5	4/25/2024	Sharon Ebert	Approve	4/24/2024
1	6	4/25/2024	Caitlin Sedano - FYI	Notified - FYI	
1	7	4/26/2024	Jeff Gray	Approve	4/29/2024
1	8	4/30/2024	Lincoln Saunders	Approve	4/30/2024
1	9	5/6/2024	Mayor Stoney	Approve	5/2/2024

### History of Legislative File



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<b>Ver- sion:</b>	<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>	<b>Sent To:</b>	<b>Due Date:</b>	<b>Return Date:</b>	<b>Result:</b>
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**Text of Legislative File Admin-2023-2065**

**City of Richmond**  
Intracity Correspondence

**O&R Transmittal**

**DATE:** April 22, 2024

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

**THROUGH:** The Honorable Levar M. Stoney, Mayor

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

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

**RE:** To authorize the special use of the property known as 1609 Pollock Street for the purpose of up to three two-family detached dwellings, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 1609 Pollock Street for the purpose of up to three two-family detached dwellings, upon certain terms and conditions. The applicant is re-requesting a Special Use Permit for three two-family dwellings within a R-6 Single-Family Attached Residential District. The two-family dwelling use is permitted within the district, but feature requirements regarding lot area and setbacks cannot be met. Therefore, a Special Use Permit is required.

**BACKGROUND:** The property is located in the North Highland Park neighborhood between Dill Avenue and 4th Avenue. The property is currently a 10,228 square foot (0.235 acre) parcel of land. The City’s Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as a “Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature” (Richmond 300, p. 54, 2020). Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre. 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.

The current zoning for the property is R-6 Single-Family Attached Residential. Adjacent properties are within the same R-6 District. The area is generally residential properties. The proposed density is 6 units per .24 acres, or 25 units per acre.

**COMMUNITY ENGAGEMENT:** The North Highland Park Civic Association was notified of the application.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** None

**FISCAL IMPACT:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** May 13, 2024

**CITY COUNCIL PUBLIC HEARING DATE:** June 10, 2024

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**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:** Shaianna Trump, Associate Planner, Land Use Administration (Room 511) 646-5734



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: 1609 Pollock Street Date: 5/11/2023

Tax Map #: N00-510-79/009 Fee: \_\_\_\_\_

Total area of affected site in acres: 0.235

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

**Zoning**

Current Zoning: R-6

Existing Use: Vacant

**Proposed Use**

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

Three (3) new two-family detached dwellings

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: BZA-059-1997, BZA-071-1954, BZA-040-2019

**Applicant/Contact Person:** Will Gillette / 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:** Cava Capital 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: 2405 Westwood Ave

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 510-0333 Fax: ( )

Email: construction@cavacompanies.com

**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

*May 11<sup>th</sup>, 2023*

*1609 Pollock Street, Richmond, Virginia  
Map Reference Numbers: N005-1079/009,*

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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 1609 Pollock Street (the "Property"). The SUP will authorize the construction of three (3) two-family detached dwellings. While the two-family detached use is permitted by the underlying R-6 Single-Family Attached Residential zoning district, certain feature requirements cannot be met and therefore, a SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southern line of Pollock Street between Dill Avenue and 4<sup>th</sup> Avenue. The lot is currently vacant and is 85 feet in width and 120 feet in depth, containing approximately 10,229 square feet of lot area. Access is provided along one side of the Property by means of an east-west alley.



The properties in the immediate vicinity are developed with a wide range of uses and building forms. Residential uses, including single-family and two-family dwellings, are commonly found in the vicinity. In addition, there are several churches and commercial uses found southeast along Dill, clustered around the Six Points intersection. Though many of the properties in the area have

been developed, there are still several vacant lots in the vicinity, including one across the street from the subject Property.

## **EXISTING ZONING**

The Property and those in the immediate vicinity are zoned R-6 Single-Family Residential. To the southeast, along Dill Road there are properties zoned UB and UB-2 Urban Business, which are also within the PE-8 Meadowbridge Road and Six Points Parking Exempt Overlay District. Additionally, to the south, along Shockoe Creek, there are properties zoned Institutional.

## **MASTER PLAN DESIGNATION**

The request is consistent with the Richmond 300 Master Plan (the "Master Plan"), which suggests "Residential" for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages developments to reinforce a gridded street pattern in order to increase connectivity. Single-family dwellings, duplexes, and small multi-family buildings 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 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."
- 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 155 (Inclusive Housing Chapter), Objective 14.8 to "Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement."
- 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 applicant is proposing to divide the parcel into three lots and construct a two-family detached dwelling on each of the newly created lots.

### **PURPOSE OF REQUEST**

The currently vacant Property is a single lot of record comprising parts of Lot 12-15 from the original Highland Park subdivision. The owner is proposing to divide the Property into three lots and construct a two-family detached dwelling on each of the newly created lots. While the two-family use is commonly found in the area, like many nearby parcels, the lot area and setback requirements cannot be met, and therefore a SUP is required to permit the proposed development.

In exchange for the SUP, the intent of this request is to ensure the development of a high-quality infill dwelling. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan. At the same time, it will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. 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.

### **PROJECT DETAILS**

The proposed dwellings would each be 16' in width, 75 feet in depth, and two stories in height. The new two-family detached dwellings are intended to be consistent with the historic development pattern found throughout the neighborhood. The units would be configured as flats and each contain three bedrooms and one bathroom, totaling approximately 1,137 square feet of floor area per unit. The exterior design would be traditional and consistent with the character of the area and other proposed dwellings. The building would be designed with a single entrance to have the appearance of a single-family detached dwelling from the street. Two parking spaces, accessible from the adjacent alley, are proposed for each dwelling.

The new dwelling would be clad in quality building materials including cementitious lap siding in order to ensure durability. A full-width front porch would engage the street and provide usable outdoor living space. The proposed dwelling's massing and architectural style is designed to be compatible with nearby dwellings and is consistent with the historical homes found in the neighborhood.



## 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.***

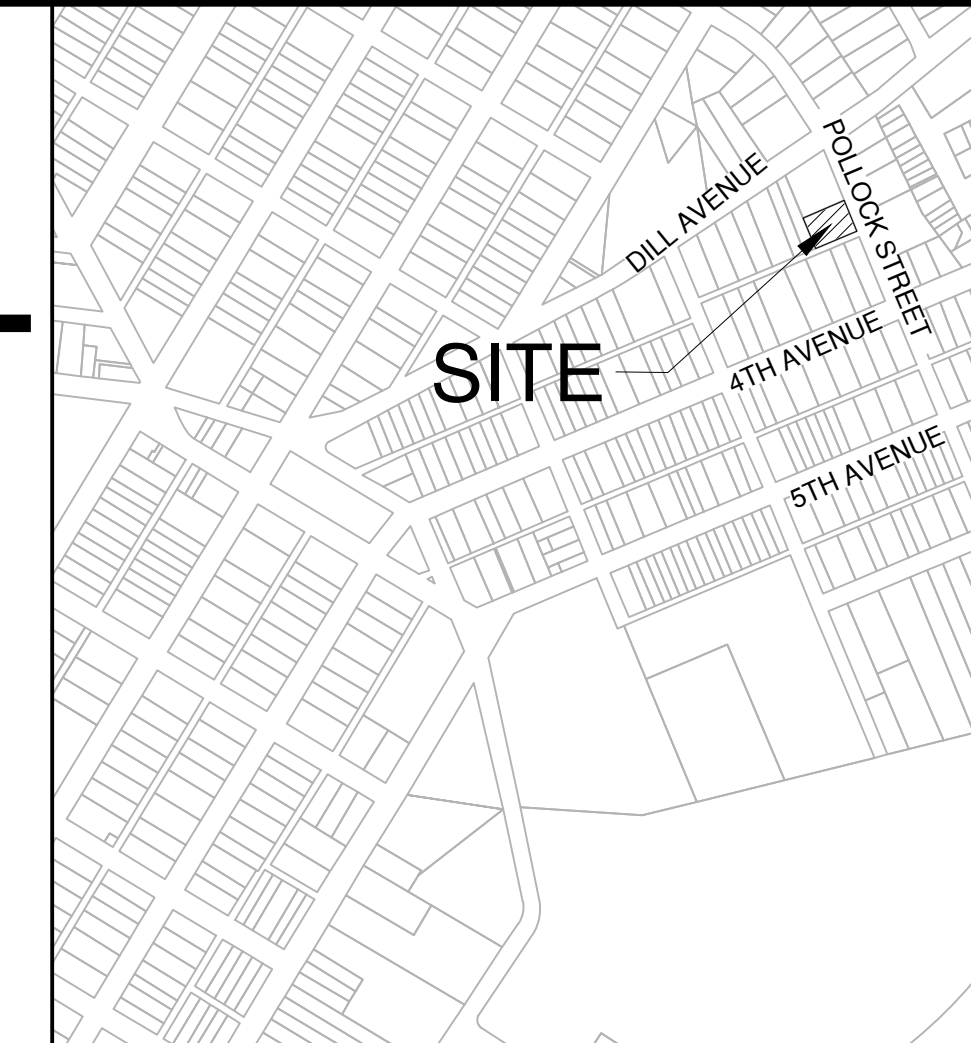
The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

In summary we are enthusiastically seeking approval for the construction of the proposed two-family dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality, infill residential development. The request offers compatibility with the City's Master Plan in terms of use. The request would upgrade the Property while maintaining a desirable variation in housing style and density in the vicinity. The proposed development would help encourage a pedestrian friendly traditional streetscape and contribute to the vibrancy of the block through the addition of street life in the form of street-oriented full width front porches along Pollock Street. The traditional building forms would provide the much-desired traditional neighborhood design which is appropriate to this area of the City. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

CITY OF RICHMOND SUBDIVISION NOTES

1609 POLLOCK STREET
SPECIAL USE PERMIT REQUEST
CITY OF RICHMOND, VIRGINIA



2463 boulevard
colonial heights, va 23834
telephone: 804.520.9015
facsimile: 804.520.9016
email: ctownnes@townnespc.com
townes consulting engineers, planners, land surveyors



APPLICANT'S NAME: CAVA CAPITAL LLC
ZONING & CASE #: R-5
PLANNING COMMISSION APPROVAL DATE:
CITY APPROVAL:
1. EROSION CONTROL:
2. SEWER:
3. WATER:
4. ROAD & DRAINAGE:

REQUIRED UTILITY NOTES

EROSION AND SEDIMENT CONTROL NOTES

LATITUDE: 37.571
LONGITUDE: -77.412
RECEIVING CHANNEL / WATERS: JAMES RIVER - ALMOND CREEK
VAHUE WATERSHED CODE: JLO1

INDEX TO SHEETS

Table with columns: SHEET #, LATEST REVISION DATE, DESCRIPTION. Rows: C-1 (6/20/2023) COVER SHEET, C-2 (6/20/2023) SITE LAYOUT

SEEDING SCHEDULE

ALL CUT AND FILL SLOPES AND CHANNELSIDE SLOPES WHICH ARE NOT TO BE PAVED SHALL BE SEEDED UNTIL A GOOD STAND OF GRASS IS OBTAINED IN ACCORDANCE WITH THE FOLLOWING:
A. 100 LBS PER 1,000 SQ. FT. GROUND LIMESTONE OR EQUIVALENT
B. 20 LBS. OF 10-10-10 FERTILIZER OR EQUIVALENT PER 1,000 SQ. FT.
C. VARIETIES TO BE SEEDED:
1. SPRING SEEDING: MARCH 1 THROUGH APRIL 30; SPRING OATS (2.5 LBS. PER 1,000 SQ. FT.)
2. SUMMER SEEDING: MAY 1 THROUGH AUGUST 1; WEEPING LOVE GRASS AT (2 OZ. PER 1,000 SQ. FT. MIXED WITH 1 BUSHEL SAWDUST FOR UNIFORM SEEDING.
3. AUTUMN SEEDING: AUGUST 1 THROUGH NOVEMBER 15; TALL FESCUE (KY 31) AT (1.5 LBS. PER 1,000 SQ. FT.)

SITE SUMMARY AND NOTES

- 1. OWNER / DEVELOPER .....CAVA CAPITAL LLC
2. PARCEL ID'S ..... N0051079009
3. SITE ADDRESS ..... 1609 POLLOCK STREET
4. ZONING ..... R-5 (RESIDENTIAL - SINGLE FAMILY)
5. SITE AREA ..... 0.235 ACRES
6. WATER ..... PUBLIC
7. SEWER ..... PUBLIC
8. THIS SITE IS LOCATED WITHIN A 100-YEAR FEMA DEFINED FLOOD PLAIN ZONE X PER COMMUNITY PANEL NUMBER 5101290038D, EFFECTIVE DATE APRIL 2, 2009.
9. THERE ARE NO WETLANDS LOCATED ON THIS SITE.
10. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND INCLUDING TELEPHONE, CATV, AND GAS.
11. ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE.
12. CONSTRUCTION TRAFFIC INGRESS/EGRESS SHALL BE RESTRICTED TO POLLOCK STREET ENTRANCE ONLY.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ES-1: UNLESS OTHERWISE INDICATED, ALL VEGATATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-05-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
ES-2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO FINAL INSPECTION.
ES-3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP ON CLEARING.
ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
ES-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
ES-6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
ES-7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
ES-8: DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

STATE AGENCIES SHALL MAKE A CONTINUING REVIEW AND EVALUATION OF THE METHOD USED AND THE OVERALL EFFECTIVENESS OF THE EROSION CONTROL PLAN. THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MAY BE AMENDED BY THE PLAN APPROVING AUTHORITY IF ON-SITE INSPECTION INDICATES THAT THE APPROVED CONTROL MEASURES ARE NOT EFFECTIVE IN CONTROLLING EROSION AND SEDIMENTATION OR BECAUSE OF CHANGED CIRCUMSTANCES THE PLAN CANNOT BE CARRIED OUT.
PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

LEGEND

Legend table with columns: ROAD & DRAINAGE, SEWER, WATER, EROSION CONTROL. Includes symbols for culvert, manhole, waterline, erosion control devices, safety fence, etc.

PROJECT NAME

1609 POLLOCK STREET
SPECIAL USE PERMIT REQUEST

CONTACT INFORMATION

DEVELOPER NAME: CAVA CAPITAL LLC
ADDRESS: 1609 POLLOCK STREET
RICHMOND, VIRGINIA 23222
CONTACT PERSON: AMANDA SCHWARTZ
TELEPHONE: (804)-510-0333
FACSIMILE:
EMAIL:

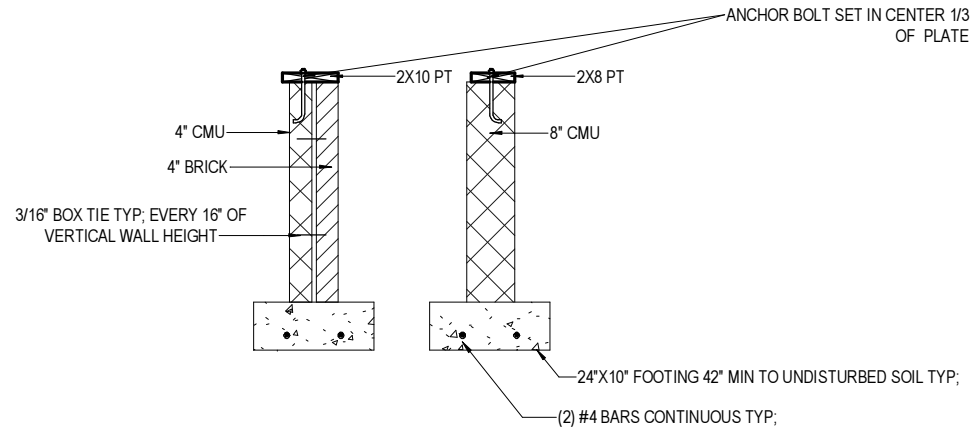
1609 POLLOCK STREET
SPECIAL USE PERMIT
REQUEST
CITY OF RICHMOND, VIRGINIA
COVER SHEET

DATE: APRIL 11, 2023
SCALE: N/A
PROJECT NUMBER: 20220565
DESIGN TEAM: CHARLES C. TOWNES, II, P.E., L.S. PROJECT MANAGER
T.S.G.
DRAWN BY:
CHECKED BY:

REVISIONS table with columns: REV., DATE, ITEM. Rows: 1 (5/9/23) CITY COMMENTS, 2 (6/20/23) CITY COMMENTS

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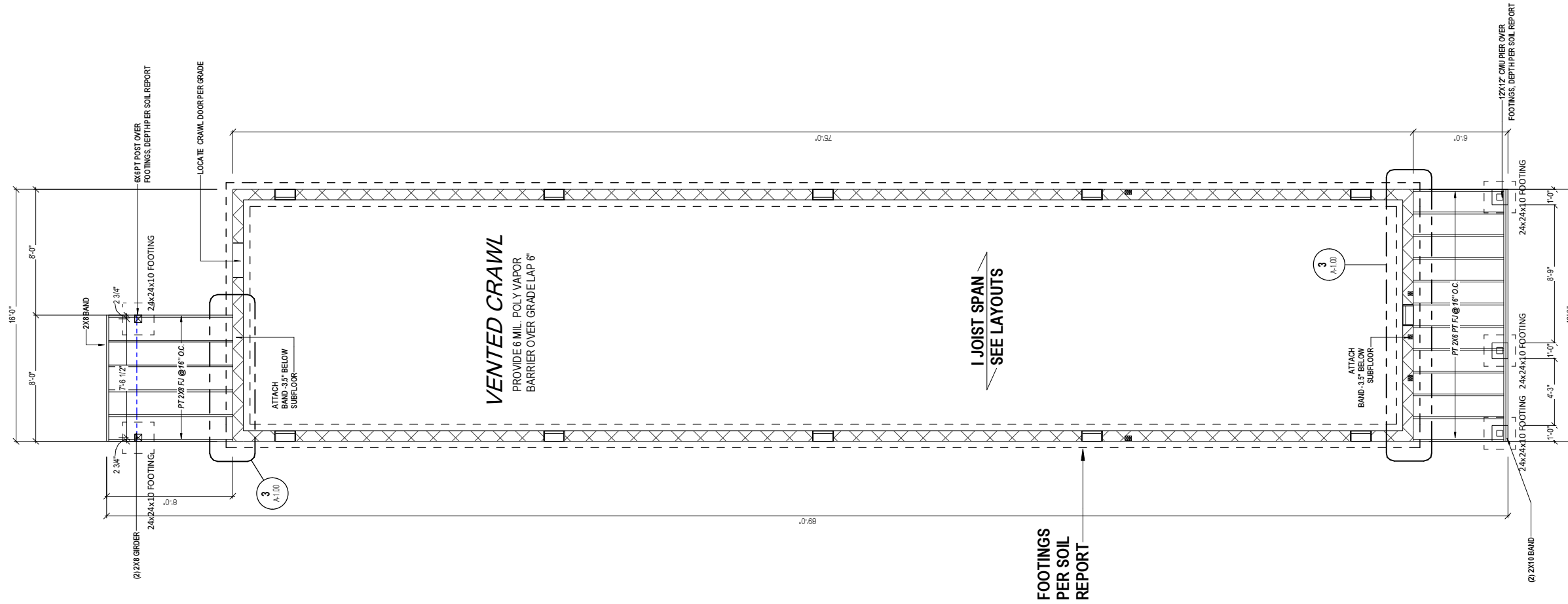
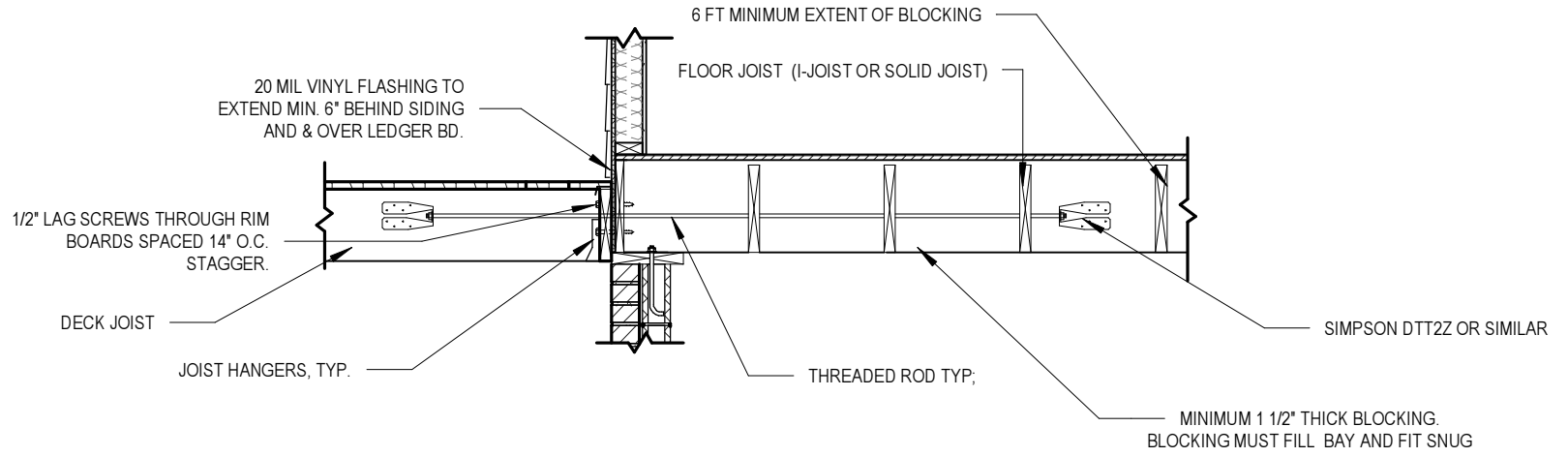


**2 WALL TYPES FD**

A-1.00 3/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

**3 DECK ATTACHMENT DETAIL DTT2Z STANDARD WITH PERPENDICULAR JOIST**

A-1.00 1/2" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



**1 CRAWL SPACE PLAN**

A-1.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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PROJECT	NEW CONSTRUCTION	CLIENT	CAVA COMPANIES
SHEET	Foundation Plan	ADDRESS	1609 POLLOCK ST
ISSUE DATE	2/10/23		
DRAWN BY	PINNACLE DESIGN		
SHEET NUMBER	A-1.00		

**NOTE:**

1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.

**NOTE:**

THE FINISHED GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION WALLS A MINIMUM OF 5% WITHIN THE FIRST 10 FT FROM THE FOUNDATION [R401.3 VRC]

**NOTE:**

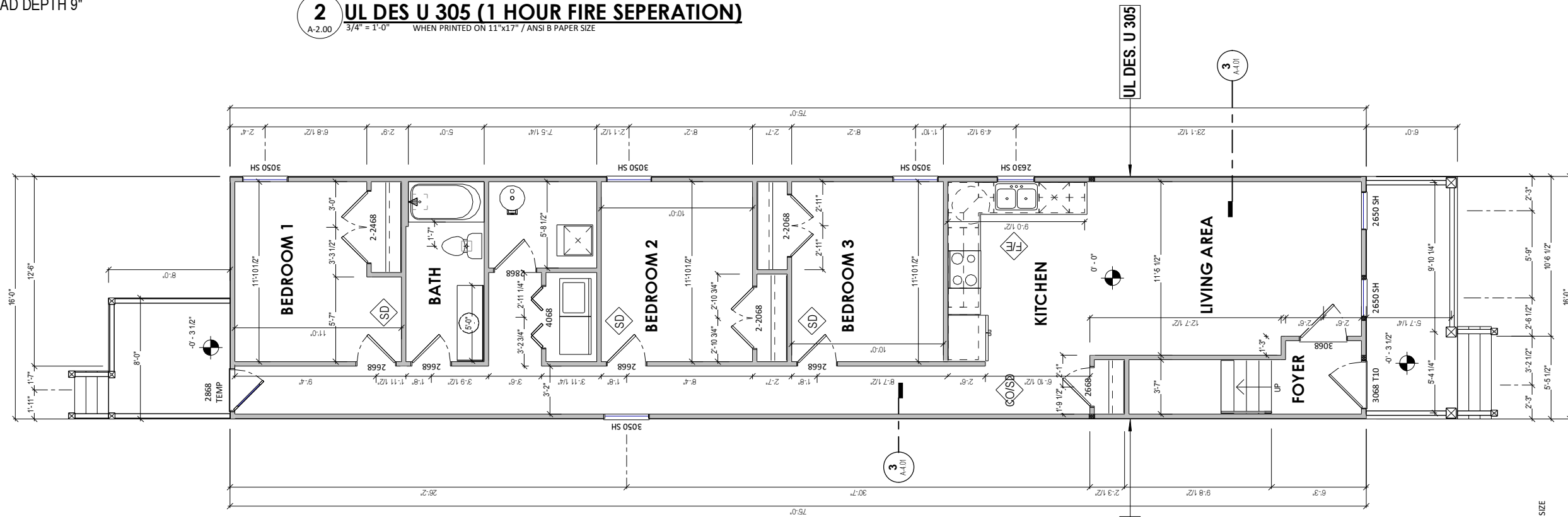
EXTERIOR RISER HEIGHT MAX 8 1/4" AND MIN TREAD DEPTH 9" [R311.7.5 VRC]

(1) 5/8" SHEETROCK BRAND X EXTERIOR SHEATHING

LOADBEARING 2X4 @ 16" O.C.

(1) 5/8" SHEETROCK FIRECODE CORE GYPSUM

**2 UL DES U 305 (1 HOUR FIRE SEPERATION)**  
A-2.00 3/4" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



**1 1ST FLOOR PLAN**  
A-2.00 7/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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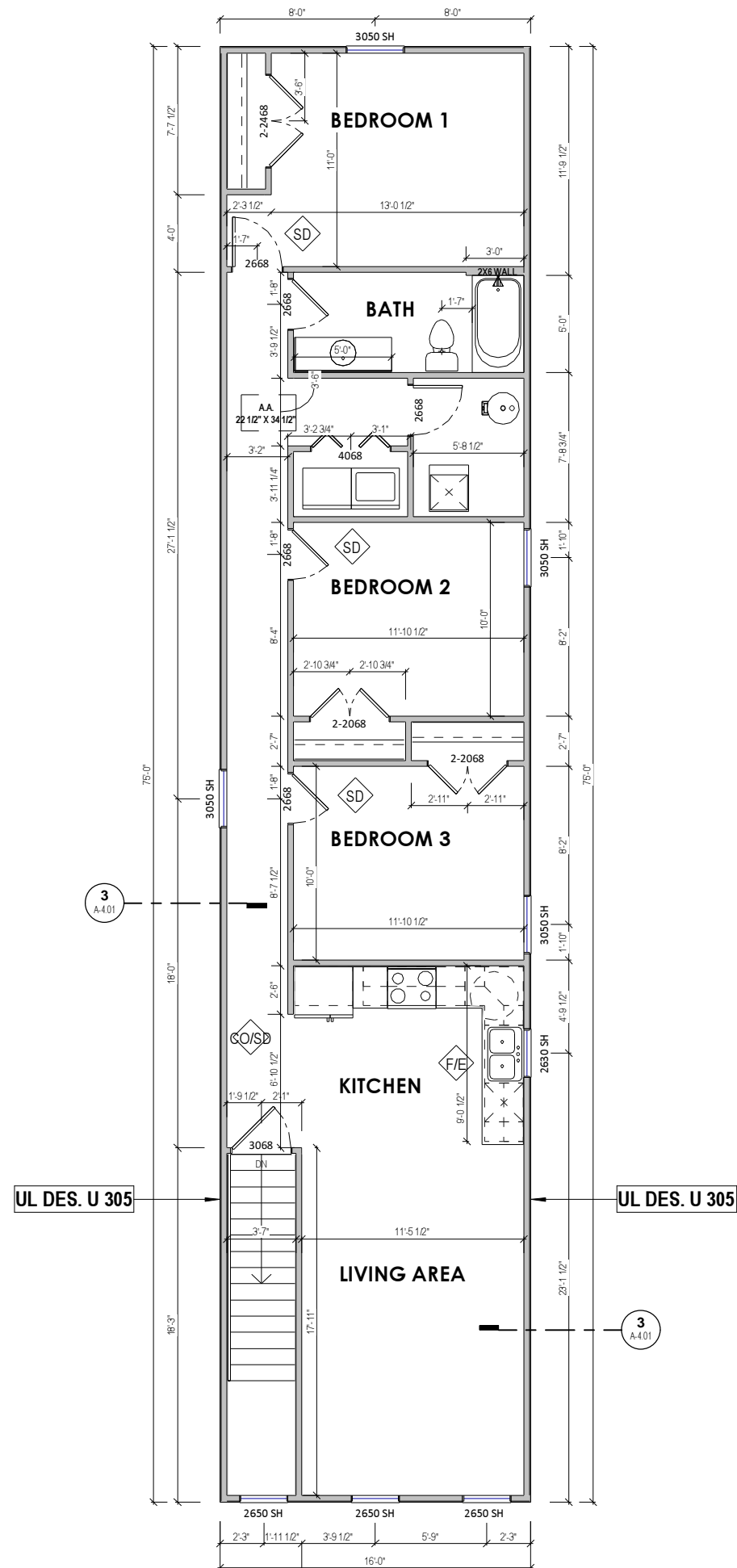


CLIENT	<b>CAVA COMPANIES</b>
PROJECT	<b>NEW CONSTRUCTION</b>
ISSUE DATE	2/10/23
ADDRESS	1609 POLLOCK ST
DRAWN BY	PINNACLE DESIGN
SHEET	1st Floor Plan
SHEET NUMBER	<b>A-2.00</b>

**NOTE:**

1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.

Per Section R310 of the 2015 VA Residential Code, basements, habitable attics, and every sleeping room must have at least one operable emergency escape and rescue opening. The sill height shall be not more than 44" to the bottom of the clear opening. Openings not on grade level shall have a min. net clear opening of 5.7sf. The min clear opening height shall be 24". The min clear opening width shall be 20".



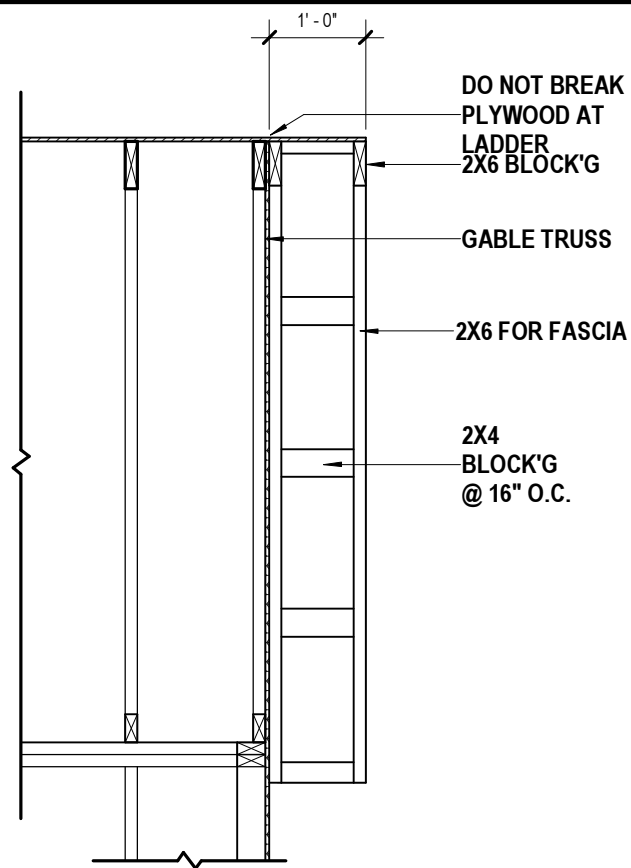
**1 2ND FLOOR PLAN**  
A-2.60 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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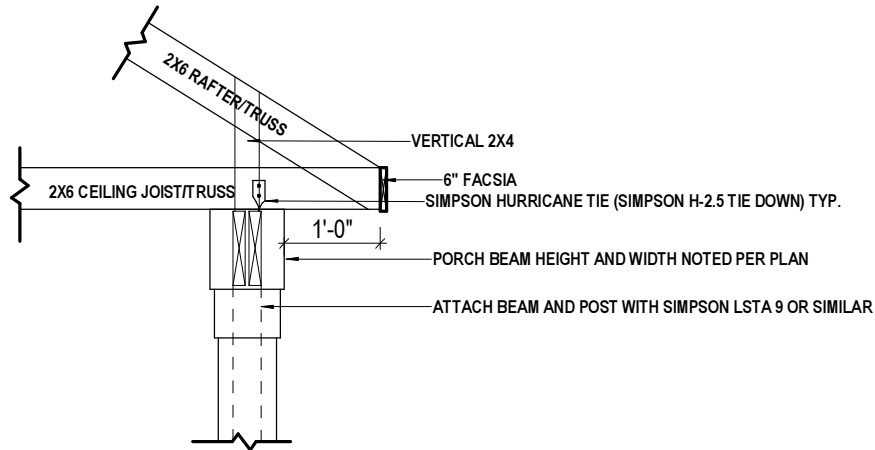
CLIENT	CAVA COMPANIES
ADDRESS	1609 POLLOCK ST
PROJECT	NEW CONSTRUCTION
SHEET	2nd Floor Plan
ISSUE DATE	2/10/23
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-2.60



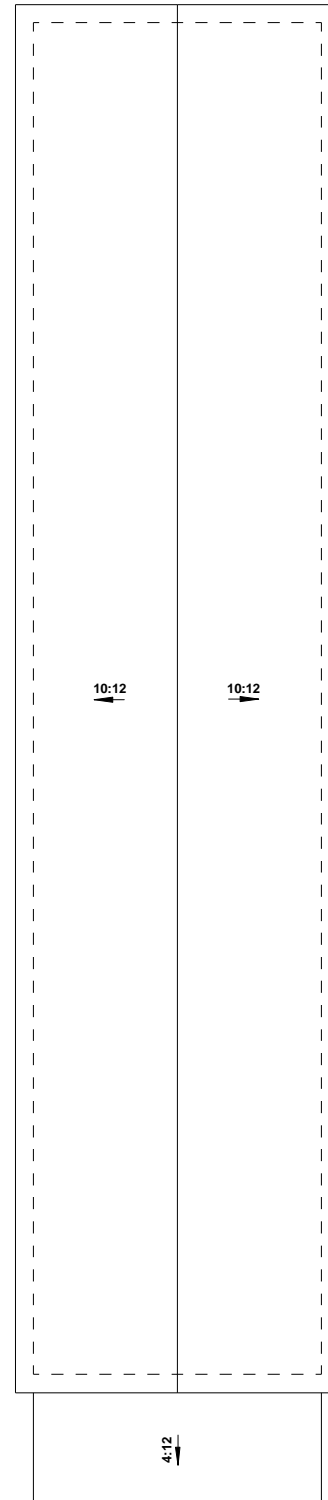
**GENERAL ROOF PLAN NOTES:**

- 1) FINISHED OVERHANG TO BE 1'-0" PAST EXTERIOR WALL SHEATHING, U.N.O.. TRUSS FRAMING TO BE 10 1/2" PAST WALL SHEATHING TO ACCOMMODATE BLOCKING AND FINISH TRIM. SEE "TYPICAL WALL SECTION".
- 2) ROOF SLOPE ARROWS POINT IN THE DIRECTION IN WHICH WATER WILL FLOW.
- 3) DO NOT CUT OR ALTER ENGINEERED ROOF TRUSSES. IF A TRUSS IS BROKEN OR CUT, NOTIFY FIELD MANAGER.
- 4) BRACE TRUSSES PER MANUFACTURERS SPECIFICATIONS. BRACING DIAGRAMS TO BE PROVIDED BY TRUSS MANUFACTURER. FRAMER TO VERIFY THAT TRUSS BEARING POINTS ALIGN W/ SUPPORTING MEMBERS.
- 5) ALL TRUSS HANGERS TO BE INSTALLED PER HANGER MANUFACTURERS SPECIFICATIONS.

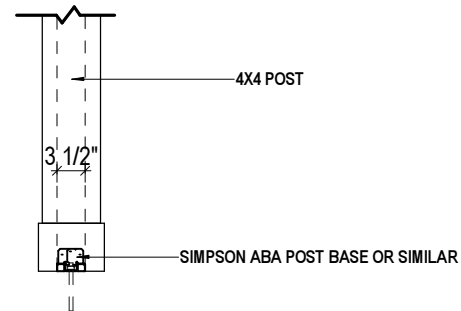
**2 ROOF OVERHANG DETAIL**  
A-2.70 1/2" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



**1 ROOF PLAN**  
A-2.70 3/32" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



**3 PORCH BEAM ROOF DETAIL**  
A-2.70 1/2" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



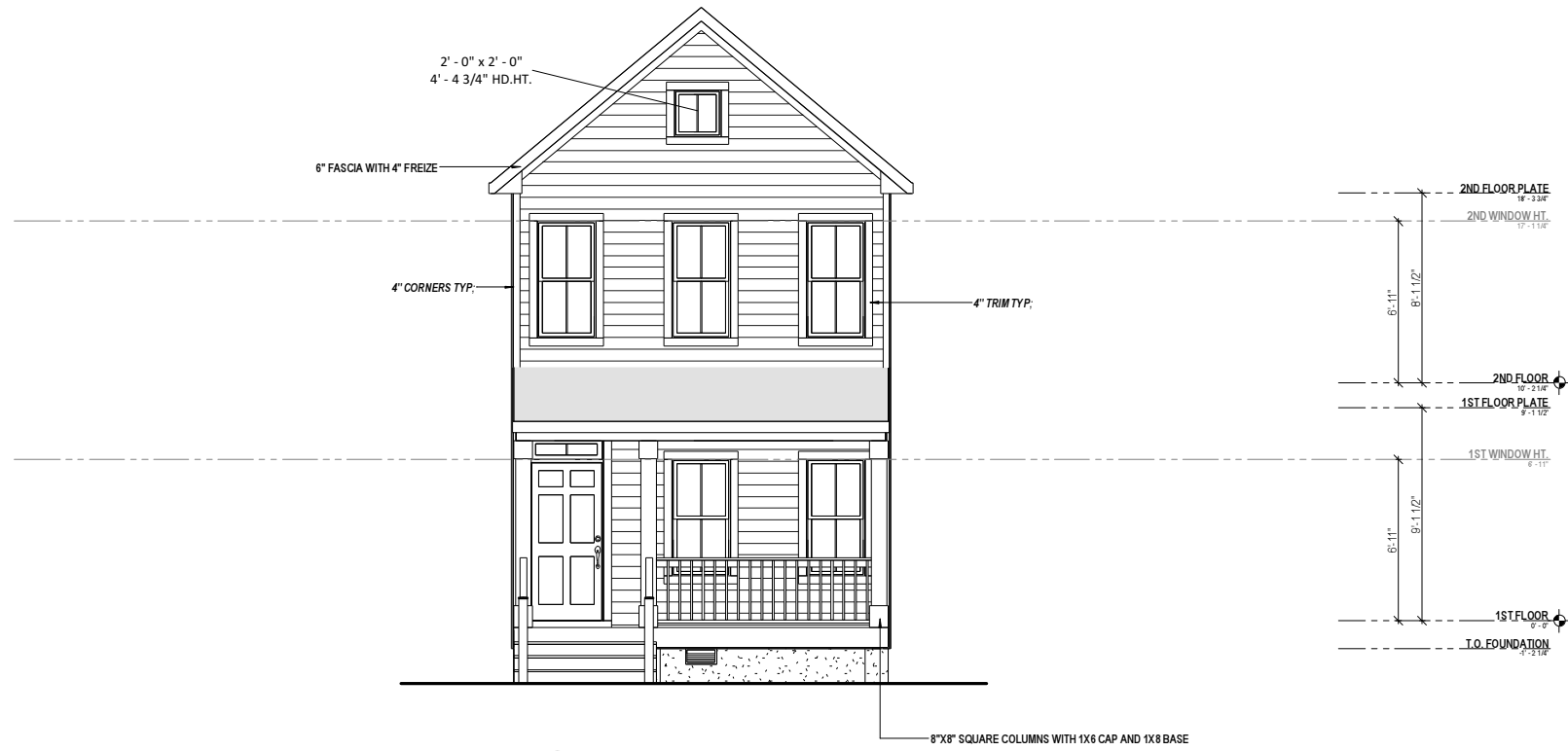
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CLIENT	CAVA COMPANIES
ADDRESS	1609 POLLOCK ST
PROJECT	NEW CONSTRUCTION
SHEET	Roof Plan

ISSUE DATE	2/10/23
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-2.70





**1 FRONT VIEW**  
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

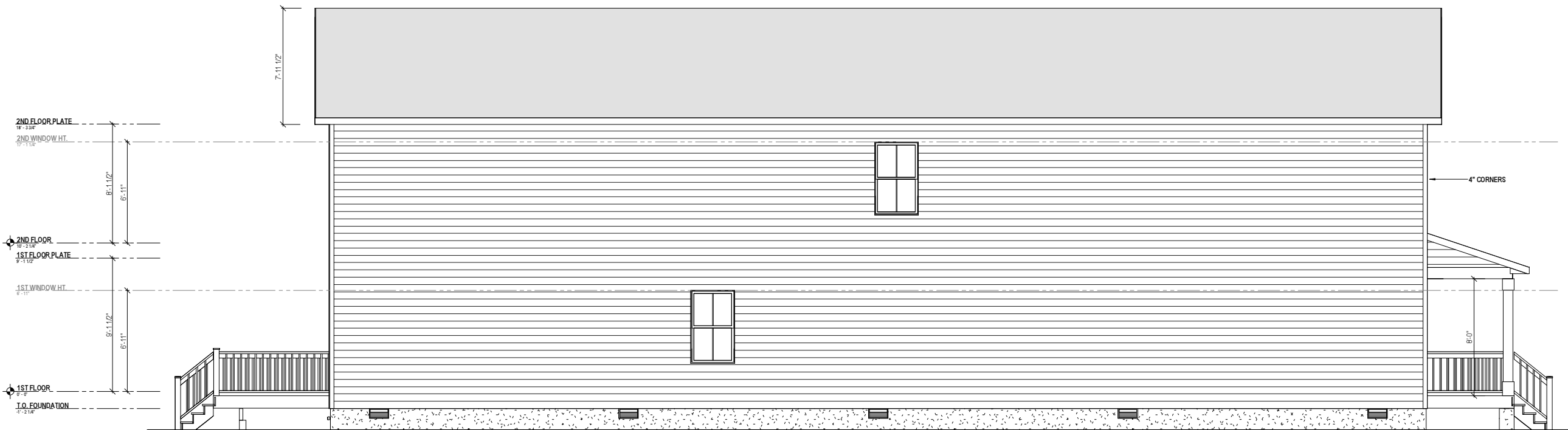
NOTE:  
HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS [R311.7.8 VRC]

NOTE:  
HANDRAIL HEIGHT TO BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING TREAD NOSING OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" [R311.7.8.1 VRC]

NOTE:  
GUARDS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1.1 THROUGH R312.1.4.

NOTE:  
REQUIRED GUARDS AT OPEN SIDED WALKING SURFACE, INCLUDING STAIRS, PORCHES, BALCONIES, OR LANDINGS SHALL NOT BE LESS THAN 36" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGE OF TREADS. [R312.1.2 VRC]

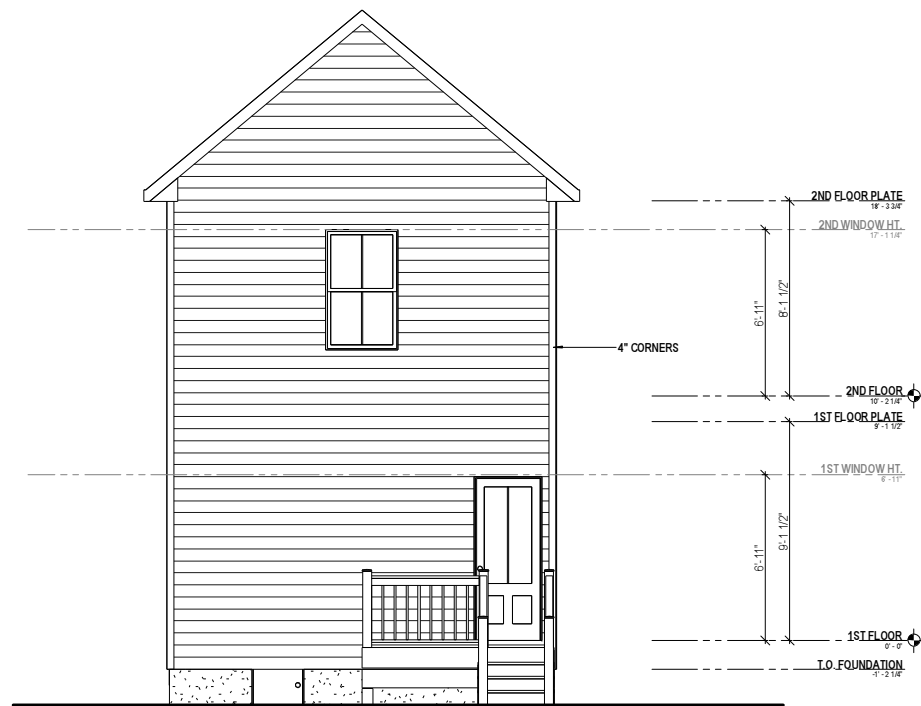
NOTE:  
THE FINISHED GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION WALLS A MINIMUM OF 5% WITHIN THE FIRST 10 FT FROM THE FOUNDATION [R401.3 VRC]



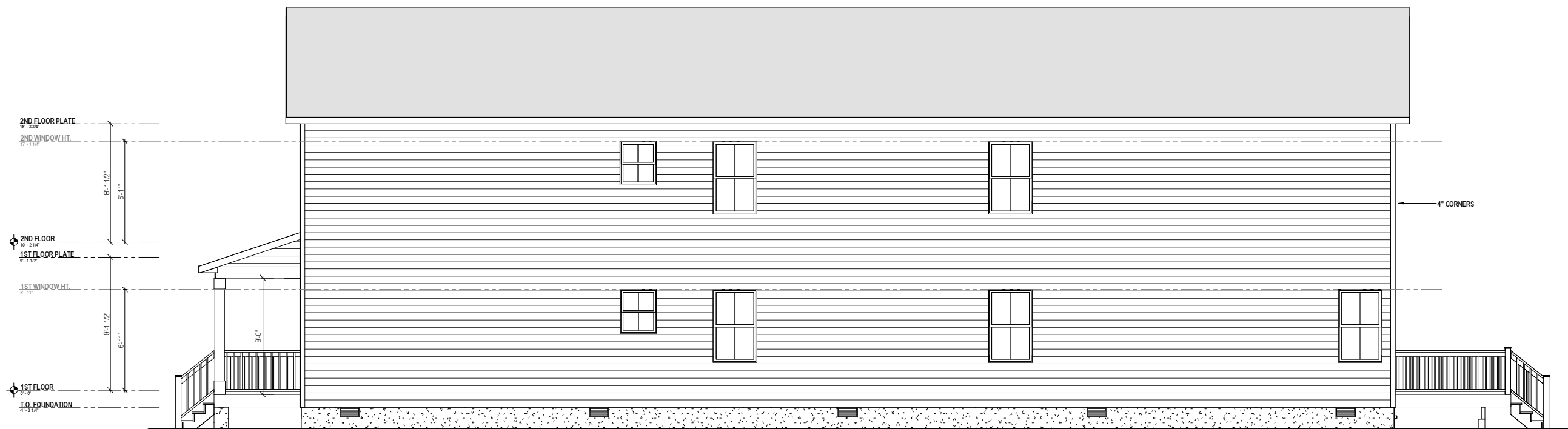
**2 LEFT VIEW**  
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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CLIENT	CAVA COMPANIES
ADDRESS	1609 POLLOCK ST
PROJECT	NEW CONSTRUCTION
SHEET	Elevations
ISSUE DATE	2/10/23
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-3.00



**1 REAR VIEW**  
 A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



**2 RIGHT VIEW**  
 A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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CLIENT	CAVA COMPANIES
ADDRESS	1609 POLLOCK ST
PROJECT	NEW CONSTRUCTION
SHEET	Elevations
ISSUE DATE	2/10/23
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-3.10