

INTRODUCED: May 28, 2024

AN ORDINANCE No. 2024-146

To authorize the special use of the property known as 2416 3rd Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions. (6th District)

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUNE 24 2024 AT 6 P.M.

WHEREAS, the owner of the property known as 2416 3rd Avenue, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a two-family detached dwelling, which use, among other things, is not currently allowed by section 30-412.4, concerning lot area and width, density and unit width, 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: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ 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 2416 3rd Avenue and identified as Tax Parcel No. N000-0656/021 in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “Sketch Showing the Proposed Improvements on Lot 19, Block 14, ‘Chestnut Hill,’ in the City of Richmond, VA,” prepared by Virginia Surveys, and dated August 11, 2023, 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 two-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the a survey entitled “Sketch Showing the Proposed Improvements on Lot 19, Block 14, ‘Chestnut Hill,’ in the City of Richmond, VA,” prepared by Virginia Surveys, and dated August 11, 2023, and the untitled plans prepared by an unknown preparer, with sheets 1, and 4 through 7, dated July 20, 2023, and last revised September 20, 2023, and sheets 2 and 3, last revised September 20, 2023, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made 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 two-family detached dwelling, substantially as shown on The Plans.

(b) All building elevations and site improvements shall be substantially as shown on

the Plans.

(c) No fewer than one parking space for each dwelling unit shall be provided.

(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.

APPROVED AS TO FORM:

CITY ATTORNEY'S OFFICE



City of Richmond

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

Master

File Number: Admin-2023-1848

| | | |
|---------------------------------|--|--|
| File ID: Admin-2023-1848 | Type: Request for Ordinance or Resolution | Status: Regular Agenda |
| Version: 2 | Reference: | In Control: City Clerk Waiting Room |
| Department: | Cost: | File Created: 10/27/2023 |
| Subject: | Final Action: | |
| Title: | | |

Internal Notes:

Code Sections:

Agenda Date: 05/28/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Supporting Documents 2416 3rd Ave.pdf, Scanned SUP - 2416 3rd Ave AATF.pdf

Enactment Number:

Contact:

Introduction Date:

Drafter: David.Watson@rva.gov

Effective Date:

Related Files:

Approval History

| Version | Seq # | Action Date | Approver | Action | Due Date |
|---------|-------|-------------|-------------------------|----------------|-----------|
| 2 | 1 | 5/2/2024 | Jonathan Brown | Approve | 5/6/2024 |
| 2 | 2 | 5/2/2024 | Kris Daniel-Thiem - FYI | Notified - FYI | |
| 2 | 3 | 5/3/2024 | Kevin Vonck | Approve | 5/9/2024 |
| 2 | 4 | 5/3/2024 | Alecia Blackwell - FYI | Notified - FYI | |
| 2 | 5 | 5/3/2024 | Sharon Ebert | Approve | 5/7/2024 |
| 2 | 6 | 5/3/2024 | Caitlin Sedano - FYI | Notified - FYI | |
| 2 | 7 | 5/13/2024 | Jeff Gray | Approve | 5/7/2024 |
| 2 | 8 | 5/15/2024 | Lincoln Saunders | Approve | 5/15/2024 |
| 2 | 9 | 5/16/2024 | Mayor Stoney | Approve | 5/17/2024 |

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|------------|--------------|-------|---------|----------|-----------|--------------|---------|
| | | | | | | | |

Text of Legislative File Admin-2023-1848

Title

Body

O & R Request

DATE: October 27, 2023 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (by request)
(This is no way reflects a recommendation on behalf of the 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 2416 3rd Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 2416 3rd Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions.

BACKGROUND: The .0964 acre subject property is located on the western side of 3rd Avenue near the corner with Myrtle Street. The property is serviced by an alley that runs along the rear property line. The subject property is located in the R-6 Single-Family Attached Residential District. In this district, a two-family attached or detached dwelling is a permitted use on a parcel containing not less than 6,000 square feet in area and a width not less than fifty feet. The subject property contains 4,200 square feet and is 30 feet wide. A Special Use Permit is requested for this reason. All other lot feature requirements of the zoning district are met.

COMMUNITY ENGAGEMENT: The property is not located in an area represented by a civic association. Letters of notification will be sent to nearby property owners, and a sign noting this request shall be placed on the property once the ordinance is introduced to City Council.

STRATEGIC INITATIVES AND OTHER GOVERNMENTAL: The City's Richmond 300 Master Plan designates the property for Residential. Primary uses are primarily of single-family houses and accessory dwelling. Secondary uses are duplexes and small multi-family buildings.

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.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: May 28, 2024

CITY COUNCIL PUBLIC HEARING DATE: June 24, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

AFFECTED AGENCIES: Office of Chief Administrative Officer, Law Department

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Application Supporting Documents

STAFF: Matthew J. Ebinger, Planning Supervisor - Land Use Administration 804-646-6308
David Watson, Senior Planner, Land Use Administration, 804-646-1036

..Recommended Action

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike Withdrawn ---- Continue to:



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: 2416 3rd Ave Richmond, VA 23223 Date: 09/04/2023

Parcel I.D. #: N0000656021(L19,F) Fee: \$300

Total area of affected site in acres: 0.02846648

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

Zoning

Current Zoning: R-6 Single

Richmond 300 Land Use Designation: _____

Proposed Use

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

two-family detached home (two dwellings, separate entrances, one unit on each floor, on a single parcel)

Existing Use: Empty Lot

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Andrew Ozik

Company: AVO Investment LLC

Mailing Address: 10018 Moultrie Rd

City: Glen Allen State: VA Zip Code: 23060

Telephone: (804) 955-9283 Fax: ()

Email: andrew.avoinvestmentllc@gmail.com

Property Owner: AVO Investment LLC

If Business Entity, name and title of authorized signee: Andrew Ozik

(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: 10018 Moultrie Rd

City: Glen Allen State: VA Zip Code: 23060

Telephone: (804) 955-9283 Fax: ()

Email: andrew.avoinvestmentllc@gmail.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)



Review & Approval process for **SPECIAL USE PERMIT**

In instances where it has been determined that underlying zoning regulations cannot be met, a special use permit may be granted by City Council to provide relief from zoning regulations.

Special use permit applications are reviewed for compliance with the *Richmond 300* to ensure the proposal is compatible with the surrounding area and that it is an appropriate use for the site. Specifically, applications are reviewed to ensure that the City Charter conditions for granting special use permits have been met. The City Charter requires that prior to City Council approval; it must be shown that the proposed special use will **not**:

1. be detrimental to the safety, health, morals and general welfare of the community involved;
2. create congestion in streets, roads, alleys and other public ways and places in the area involved;
3. create hazards from fire, panic or other dangers;
4. tend to cause overcrowding of land and an undue concentration of population;
5. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
6. interfere with adequate light and air.

Applicants **are encouraged** to schedule a pre-application conference with the Division of Land Use Administration staff to review related Master Plan, land use and other issues that may be involved prior to making application. Please call (804) 646-6304 to schedule an appointment with the staff. Staff will review submitted applications to ensure all required materials and information are provided. If the application is not acceptable, the required information must be provided prior to formal staff review.

Applicants should also discuss the proposed special use permit with area civic associations, property owners, residents, and the area Council Representative prior to submitting an application. Letters from the associations and property owners stating their position in regards to the request should be submitted with the application.

The Division of Land Use Administration circulates the special use permit application materials to appropriate City agencies as determined necessary. City agencies reviewing the proposal may include: Public Works, Building Permits & Inspections, Public Utilities, Water Resources, Zoning Administration, and Fire and Emergency Services. The Division of Land Use Administration will coordinate responses by City agencies. Written comments will be provided generally within 30 days of the application submittal date.

After review by these agencies and by the Division of Land Use Administration, the staff will confer with the applicant regarding suggested conditions to be included in the ordinance and any suggested changes to the plans. If the property is located in a City Old and Historic District and the request involves exterior alterations, additions or new construction, the plans should also be reviewed by the Commission of Architectural Review prior to an ordinance being introduced in City Council. Once the plans are in final form, an ordinance is drafted and the plans are attached to and are made a part of the ordinance. The staff will forward a copy of the ordinance to the applicant for review and approval.

The ordinance is then reviewed by the City Attorney's office and the City Administration. Once their review is complete, the ordinance is introduced to City Council and a public hearing is scheduled, usually thirty days after introduction. During this thirty-day period, public notice of the hearing is posted on the site and in a daily newspaper. Notices are also mailed to the owners of all properties within 150 feet of the subject property. One week prior to the City Council public hearing, the Planning Commission, after receiving a report from the Department of Planning and Development Review, considers the proposed special use permit and forwards a recommendation to City Council. The Planning Commission welcomes information submitted prior to the meeting and may ask questions of proponents and opponents during the course of its deliberation on the ordinance. Six affirmative votes of City Council are required to adopt a special use ordinance. Please note that there is a fee of \$250 for each continuance caused by the applicant.

If the special use ordinance is adopted by City Council, the applicant has a specified time period in which to apply for a building permit to implement the special use permit. Building permit plans must be substantially in accordance with the adopted special use permit plans, otherwise a building permit will not be issued. In general, the approval process for special use permits takes between 120 to 180 days. However, depending on the complexity of the proposed special use permit, more or less time may be required. The City Planning Commission considers approval of special use permits at its regular meetings on the first and third Monday of each month.

Incomplete submissions or major modifications to the plan during the review process may cause delays in the schedule.



FILING

Special use permit applications are filed with the:

Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street, Richmond, Virginia 23219
Telephone (804) 646-6304

APPLICATION REQUIREMENTS

The application for a special use permit must include the following, each part of which is explained below. ***Application must be submitted in an electronic format (PDF).***

1. **Application form;**
2. **Application fee;**
3. **Applicant's report;**
4. **Electronic PDF plans; and**
5. **Survey plat.**

1. **Application Form:** All owners of the property must sign the application form. If a legal representative signs for a property owner, a copy of an executed power of attorney is required.
2. **Application Fee:** The appropriate fee must accompany the application. Checks should be made payable to the "City of Richmond". The fees are determined from the attached fee schedule.
3. **Applicant's Report: A written report must be submitted describing the proposed use.** For non-residential development, the description should include the anticipated number of employees, hours of operation, and an estimated amount of vehicular traffic that will be generated by the use. The report should point out the specific features of the special use that will ensure that it will be compatible with the surrounding area, and that it is an appropriate use for the site. In addition, the City Charter specifies certain conditions that must be met before City Council can approve a special use permit. It must be shown that the proposed special use will ***not:***
 - a. be detrimental to the safety, health, morals and general welfare of the community involved;
 - b. tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
 - c. create hazards from fire, panic or other dangers;
 - d. tend to cause overcrowding of land and an undue concentration of population;
 - e. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
 - f. interfere with adequate light and air.

The report must indicate the reasons why the applicant feels these conditions will be met (e.g., features of the plan, characteristics of the proposed use or surrounding area). ***Please note*** that the ***above materials will be forwarded to the City Planning Commission and City Council along with the special use permit ordinance.***



FILING

- 4. Plans:** Plans are required to provide sufficient detail to permit the staff to make a determination of the compatibility of the proposed project with surrounding development. Plans must be properly scaled and include a scale bar. Depending on the request, plans may include the following:

- a. Site Plan
- b. Elevation Plans
- c. Floor Plans
- d. Landscape Plans
- e. Signage Plan & Details
- f. Lighting Plan & Details

In some cases not all plans would be relevant to the request and may not be required. If there is a question about the level of detail required, please contact Land Use Administration Staff. Electronic Plans (PDF) are required with the initial application and any subsequent resubmissions. Electronic plans may be submitted on a disk or via email at: DCDLanduseadmin@richmondgov.com.

- 5. Survey Plat:** A PDF of a survey plat showing the property and including metes and bounds is required. The plat should show existing physical features of the property, including:
- a. North arrow, scale, property address, the distance to nearest public street, preparer of plat, date, revision dates, area of site;
 - b. Existing structures, buildings, paved areas, fences, streets, alleys, easements, and limits of the 100 year flood plain, Chesapeake Bay Preservation Area limits, wetlands, and streams.



COMMUNITY UNIT PLAN

| | |
|-----------------------------------|-----------------------------------|
| Preliminary | \$3,000 + \$100/acre ¹ |
| Extension of Preliminary Approval | \$1,500 |
| Final | \$1,500 + \$100/acre ¹ |
| Amendment | \$1,500 + \$100/acre ¹ |

CONDITIONAL USE PERMIT

| | |
|-----------|-----------------------------------|
| Initial | \$1,500 + \$100/acre ² |
| Amendment | \$1,000 + \$100/acre ² |

PLAN OF DEVELOPMENT

| | |
|--|-----------------------------------|
| Floor area & Land disturbed ≤5,000 square feet | \$500 + \$100/acre ² |
| Floor area & Land disturbed ≥5,001 & ≤50,000 square feet | \$1,000 + \$100/acre ² |
| Floor area & Land disturbed ≥50,001 square feet | \$1,500 + \$100/acre ² |

REZONING/CONDITIONAL REZONING

| | |
|--|-----------------------------------|
| Each continuance caused by the applicant | \$1,500 + \$100/acre ² |
| | \$250 |

SPECIAL USE PERMIT

| <i>Use</i> | <i>Initial</i> | <i>Amendment</i> |
|--|----------------|------------------|
| Day Nursery | \$300 | \$200 |
| Single- or two-family detached or attached dwelling | \$300 | \$200 |
| Outdoor dining | \$300 | \$200 |
| Mobile food business | \$300 | \$200 |
| Sign | \$300 | \$200 |
| Multi-family dwelling (3 to ten units) | \$1,800 | \$1,200 |
| Commercial or industrial equal to or less than 5,000 sq ft | \$1,800 | \$1,200 |
| Multi-family dwelling (more than 10 units) | \$2,400 | \$1,800 |
| Commercial or industrial more than 5,000 sq ft | \$2,400 | \$1,800 |

Each continuance caused by the applicant \$250

SUBDIVISION

| | |
|--|------------------|
| Preliminary Plat | \$500 + \$15/lot |
| Extension of Preliminary Plat Approval | \$150 |
| Final Plat | \$500 + \$15/lot |
| Subdivision Confirmation Letter | \$100 |
| Continuance* | \$50 |
| Plat of Correction | \$100 |

A full refund of the application fee is permitted if the application is withdrawn prior to the second submittal of plans. Once a second submittal of plans is made, fees are not refundable.

¹For Community Unit Plans (CUP), the first 10 acres are included in the base price.

²For Conditional Use Permits, Plans of Development, and Rezonings, the first acre is included in the base price.

For all applications with an additional price per acre, fractions of an acre are rounded up to the nearest whole number. Do not prorate the fee per fraction of acre.

- Example: A Conditional Use Permit (CUP) for a 0.76 acre property would owe \$1,500 (base fee only). A CUP for a 2.3 acre property would owe \$1,700 (\$1,500 base fee + 2*100 (for the 1.3 acres over the first acre))

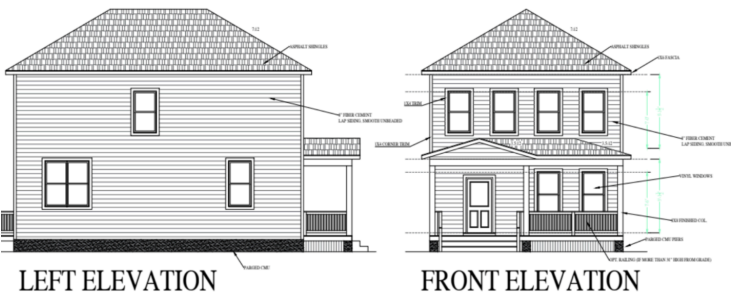
* No charge for the 1st continuance requested by the applicant or for any continuance requested by the Planning Commission. The second or subsequent continuance request by the applicant costs \$50.

Fees went into effect upon adoption of Ordinance No. 2018-209 by City Council on September 10, 2018.

2416 3rd Ave Richmond VA 23222.

Subject Proposal: To authorize the special use of the property 2017 2nd Ave for the purpose of Two family Detached Dwelling.

What's currently allowed by zoning:



Whats proposed by this ordinance:



For Sale: One big house that fetches a higher Purchase Price.

For Rent: One Duplex that brings affordability, more housing, and appeals to the community.

Per Code

(3) Two-family attached and detached dwellings. Two-family attached and detached dwellings shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet (see article VI, division 3, of this chapter).

Our Parcel

- ▶ **2416 3rd Ave the lot area of 6,000 SF is required while 4200 SF exists. The width is 30' on the lot currently.**

The reason we have applied for permission to build a Two-Family Detached (Duplex) is our firm belief that it will benefit the overall consistency of the avenue, and be a better fit for the look and spirit of the neighborhood.

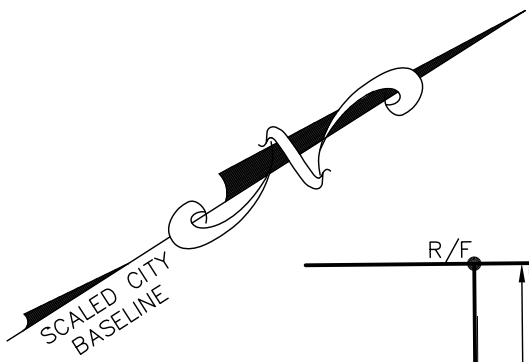
We want to increase affordability in the area. We see precedence around the area, a new subdivision being built. We think its a great idea because we settle more people this way in our community and provide a quality rental home.

AVO Investment LLC

Check out a live example, identical to the ones proposed, at

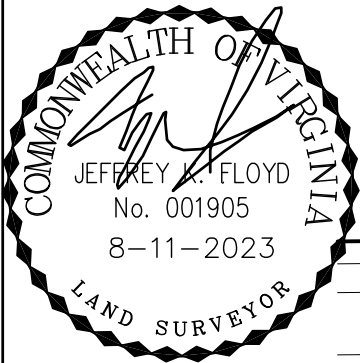
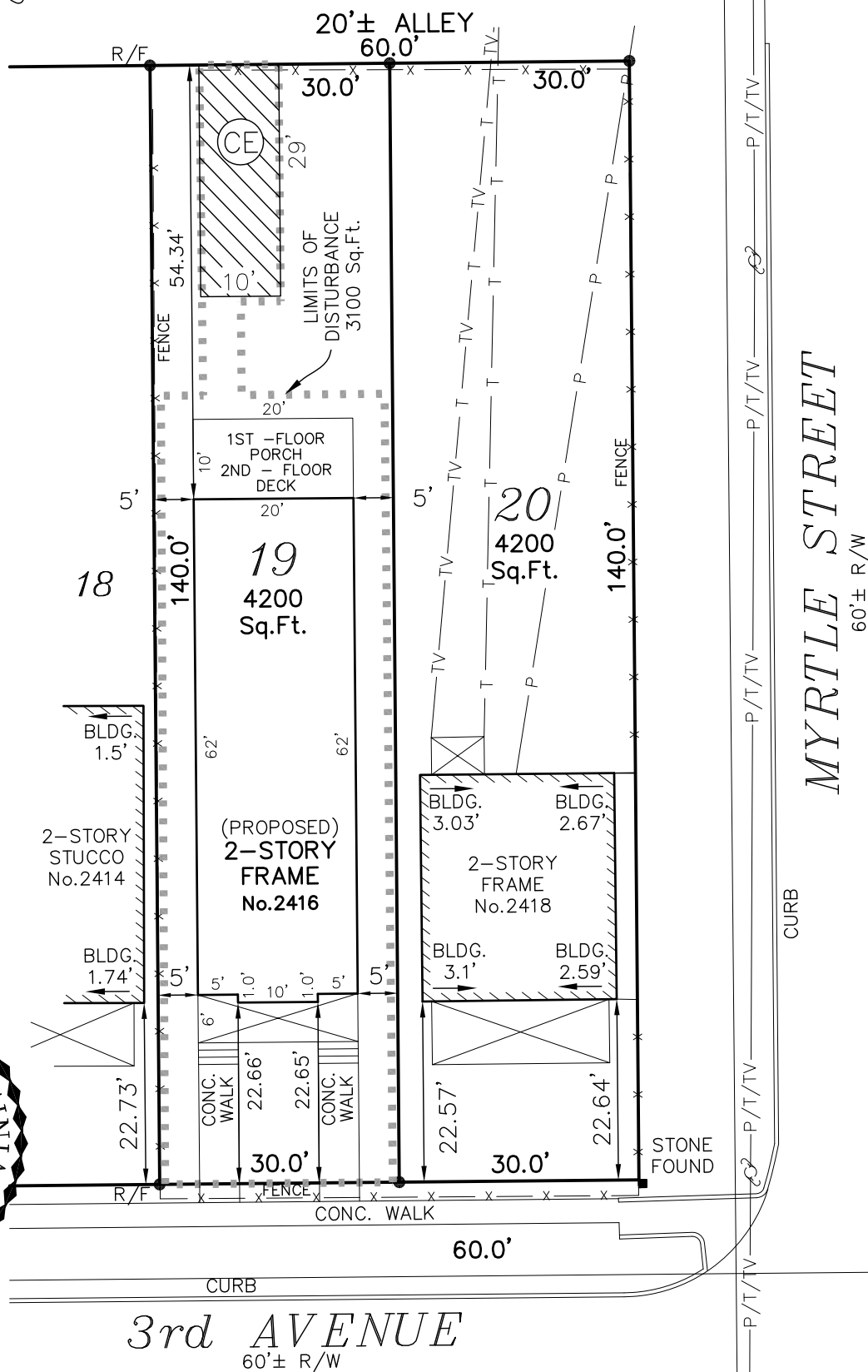
https://www.realtor.com/realestateandhomes-detail/313-W-26th-St_Richmond_VA_23225_M56194-16098

Contact us at 804.955.9283 or andrew.avoinvestmentllc@gmail.com , AVO Investment



SCALED CITY
BASELINE

Ⓢ ~ GRAVEL
CONSTRUCTION
ENTRANCE /
OFF-STREET
PARKING SPACE



3rd AVENUE
60'± R/W

MYRTLE STREET
60'± R/W

SKETCH SHOWING THE
PROPOSED IMPROVEMENTS ON
LOT 19, BLOCK 14,
"CHESTNUT HILL"
IN THE CITY OF RICHMOND, VA.

Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481

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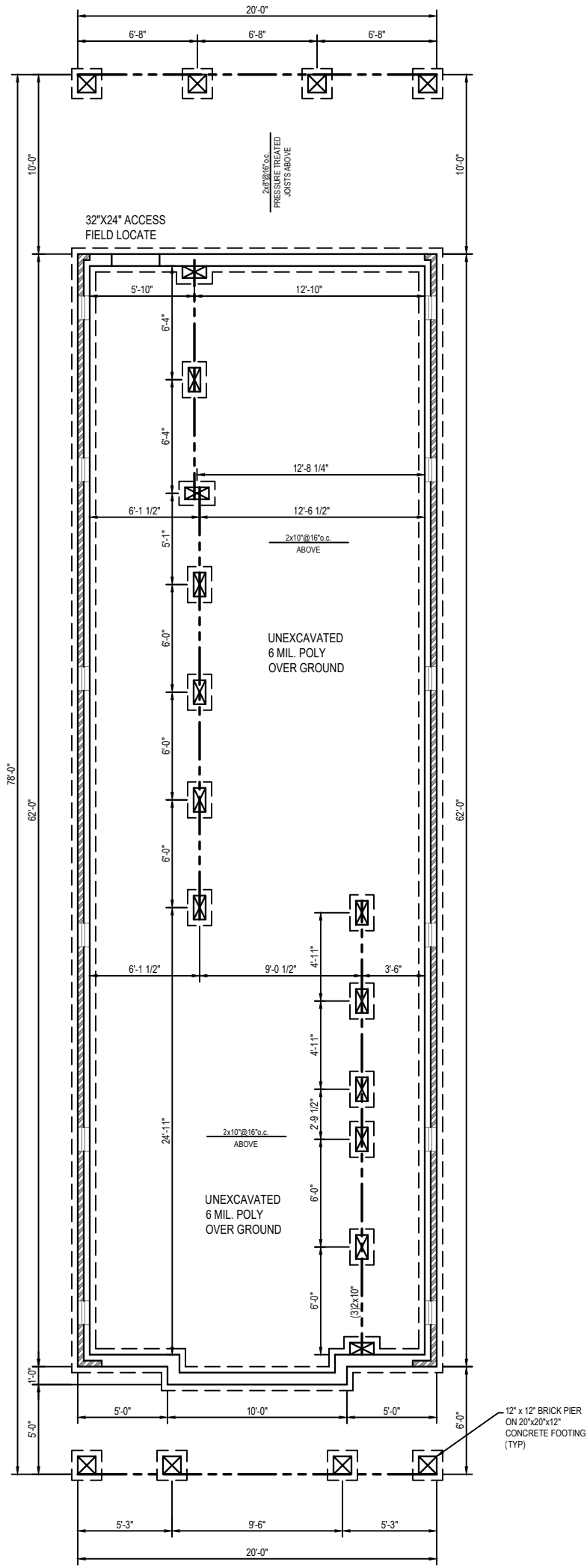
DATE: 8-11-2023

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 220915322



| FOUNDATION PLAN | | |
|-----------------|------------|--------------|
| Address: | REVISIONS: | 09/20/23 |
| DATE: | 07/20/23 | |
| SCALE: | 1/8"=1'-0" | SHEET 1 OF 7 |

AREA CALCULATIONS

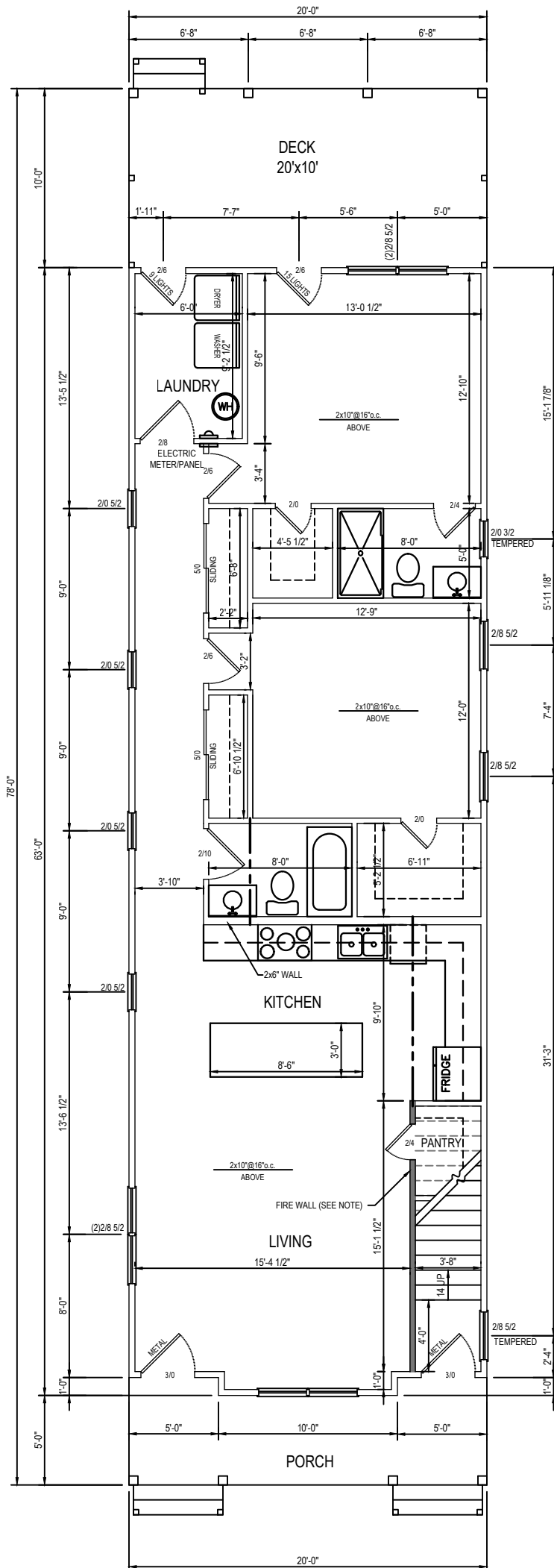
| | |
|-------------------|------|
| 1st. FLOOR SQ.FT. | 1212 |
| 2nd. FLOOR SQ.FT. | 1270 |

HEADER SCHEDULE

| SPAN | SIZE |
|---------------------------|------------|
| Less than 3'-0" | (2) 2 X 4 |
| 3'-1" to 4'-0" | (2) 2 X 6 |
| 4'-1" to 5'-0" | (2) 2 X 8 |
| 5'-1" to 8'-0" | (2) 2 X 10 |
| ** Unless Noted Otherwise | |

1hr. Fire-Resistive Wall Assembly (1 layers 5/8 Type X Gypsum)

SEE PLAN FOR WINDOWS DIMENSIONS. ALL WINDOWS ARE VINYL, DOUBLE HANG AND LOW-E.

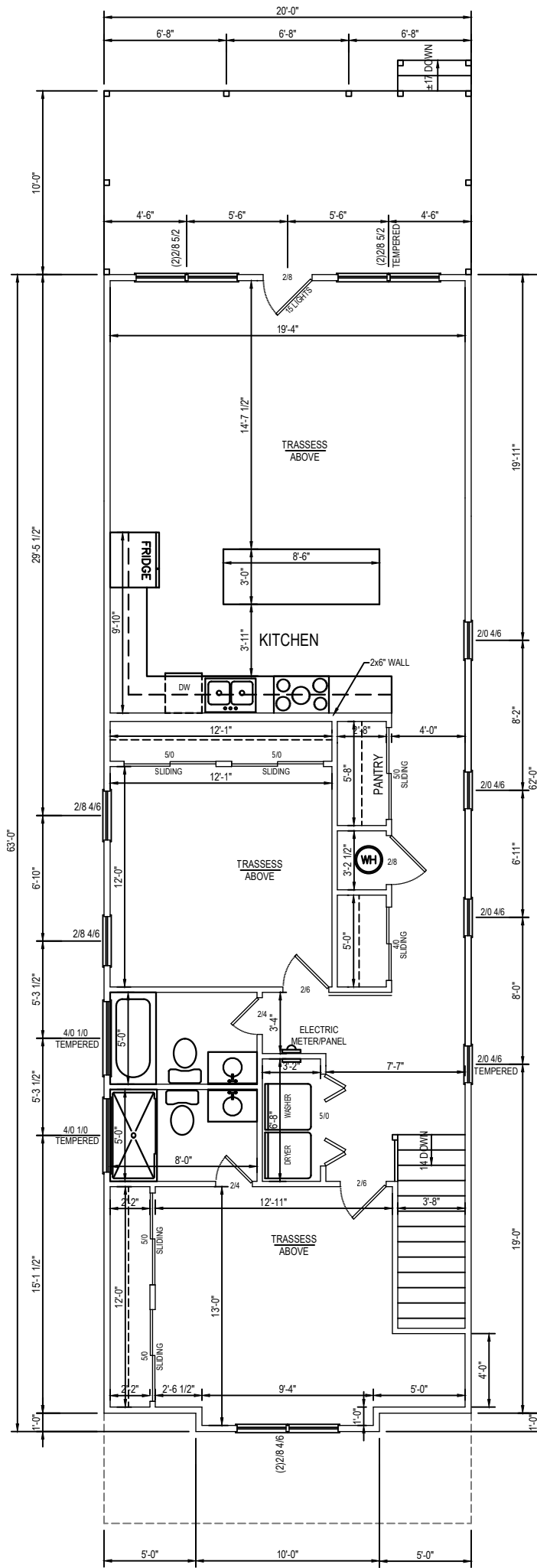


| FIRST FLOOR LAYOUT | | |
|--------------------|--------------|----------|
| Address: | REVISIONS: | 09/20/23 |
| DATE: | | |
| SCALE: | SHEET 2 OF 7 | |

HEADER SCHEDULE

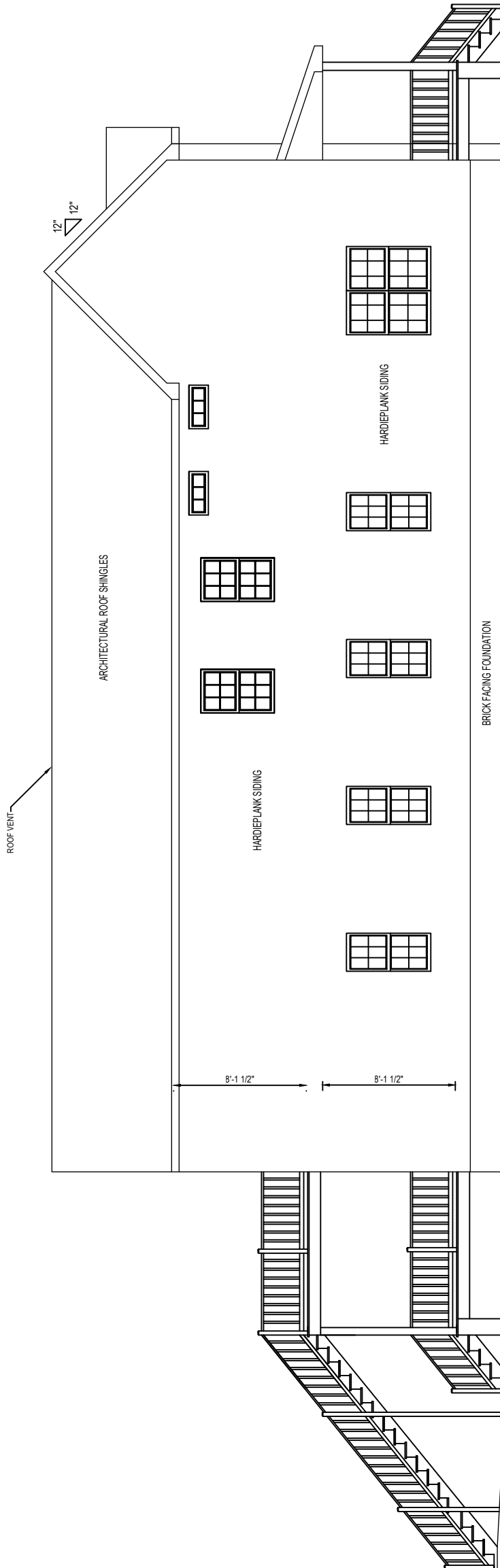
| SPAN | SIZE |
|-----------------|------------|
| Less than 3'-0" | (2) 2 X 4 |
| 3'-1" to 4'-0" | (2) 2 X 6 |
| 4'-1" to 5'-0" | (2) 2 X 8 |
| 5'-1" to 8'-0" | (2) 2 X 10 |

** Unless Noted Otherwise



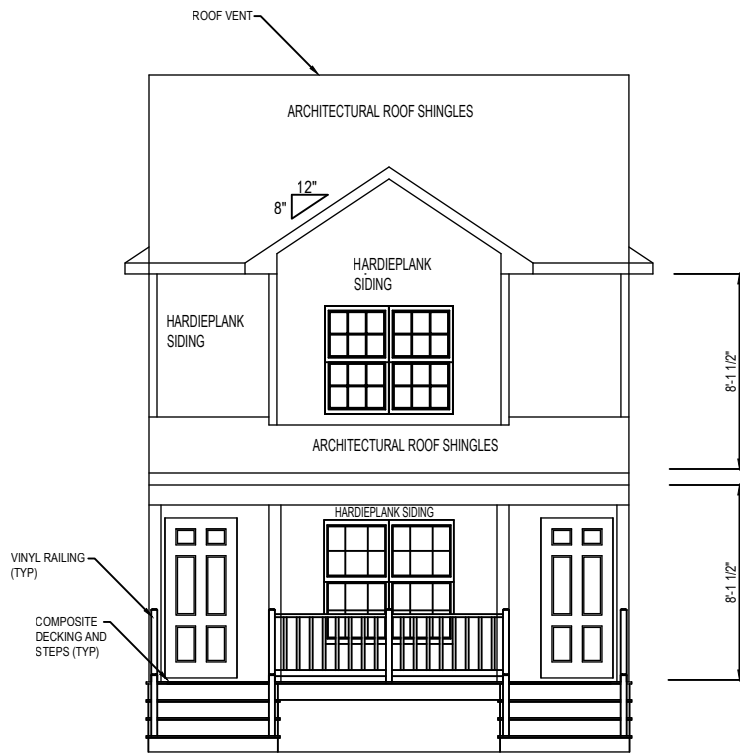
SECOND FLOOR LAYOUT

| | | |
|----------|--------------|----------|
| Address: | REVISIONS: | 09/20/23 |
| DATE: | | |
| SCALE: | SHEET 3 OF 7 | |

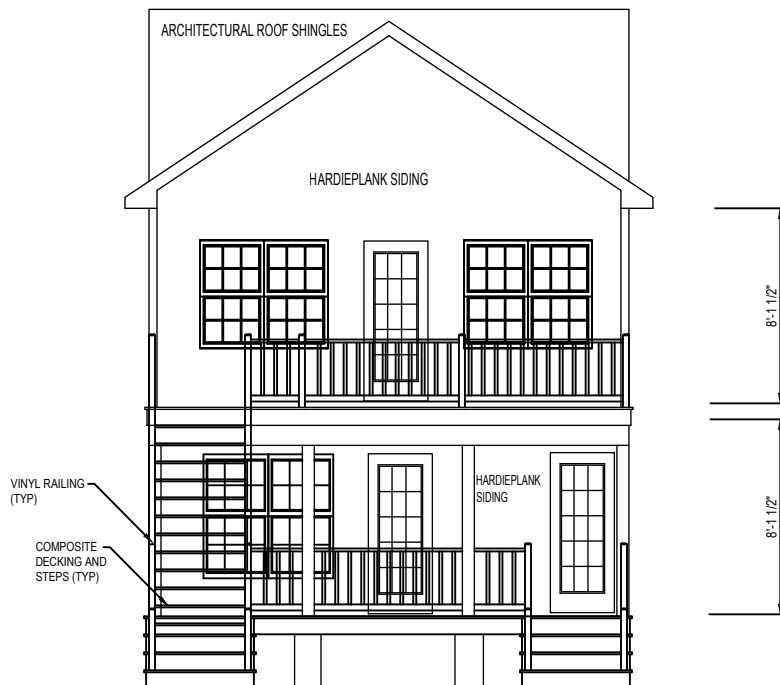


LEFT ELEVATION

| | | |
|------------------|------------|----------|
| Address: | REVISIONS: | 09/20/23 |
| DATE: 07/20/23 | | |
| SCALE: 1/8"-1-0' | SHEET 4 | OF 7 |

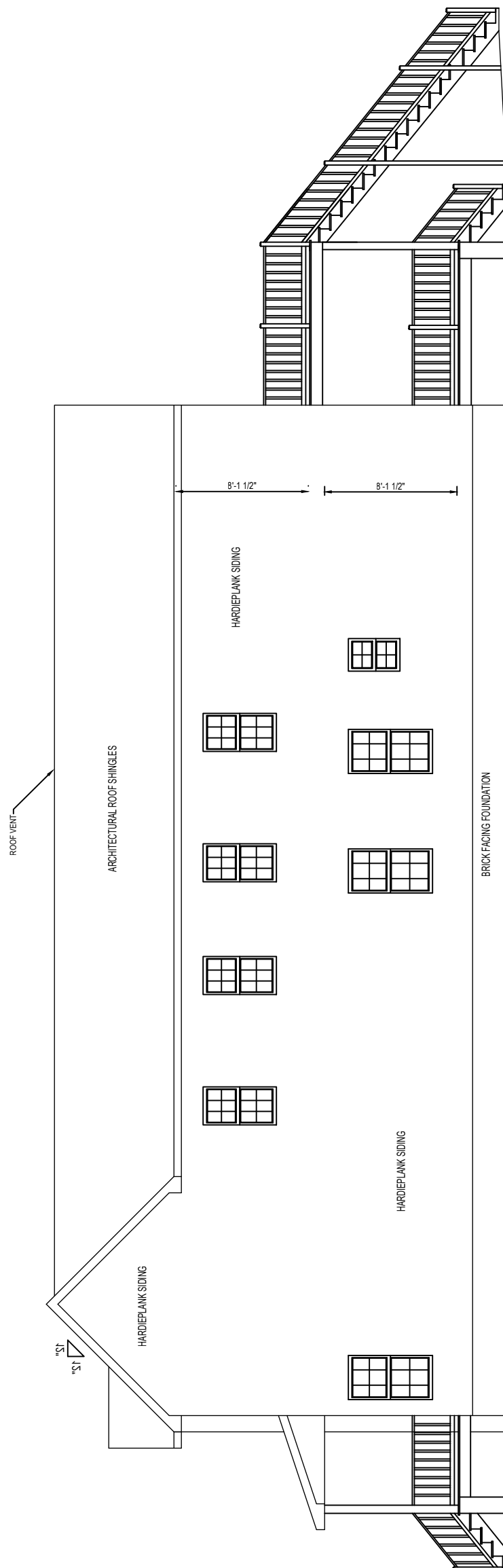


FRONT ELEVATION

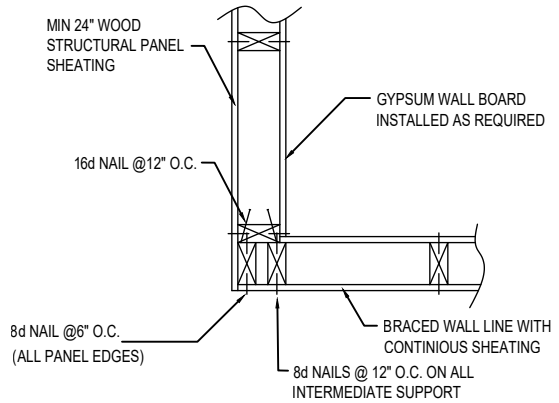
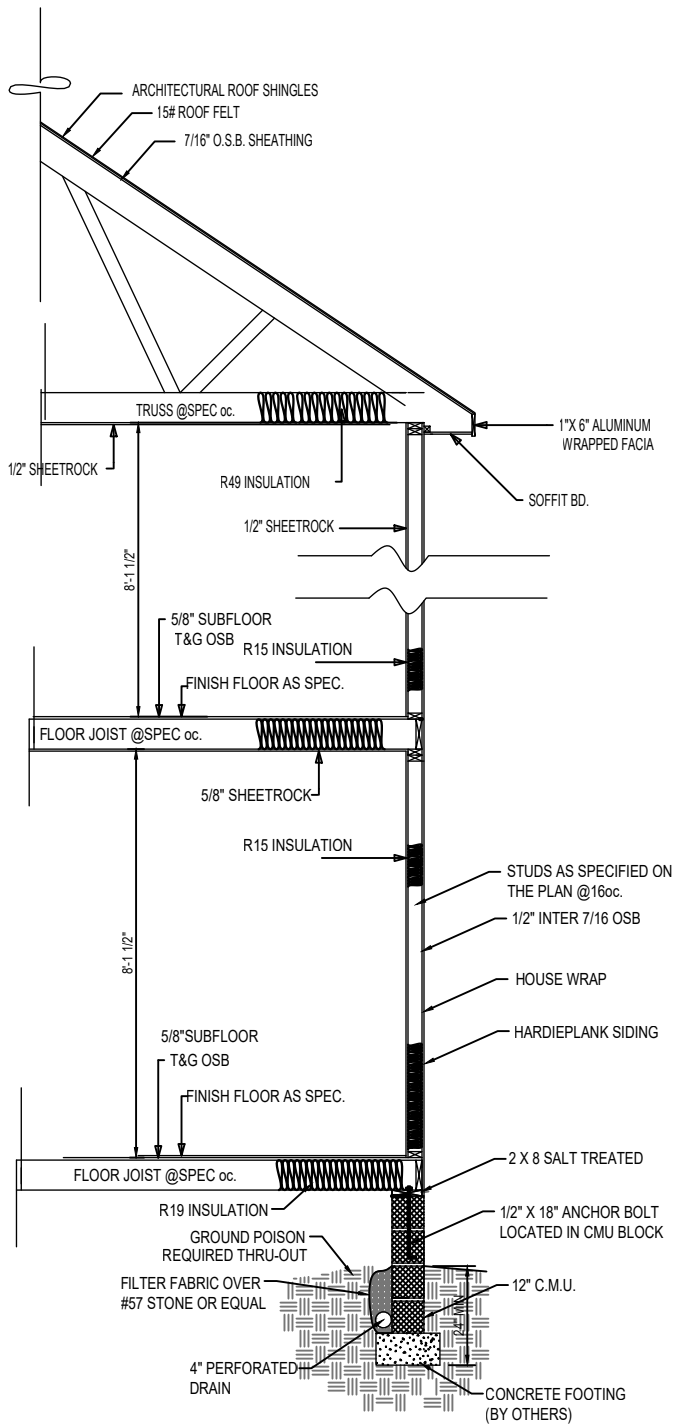


REAR ELEVATION

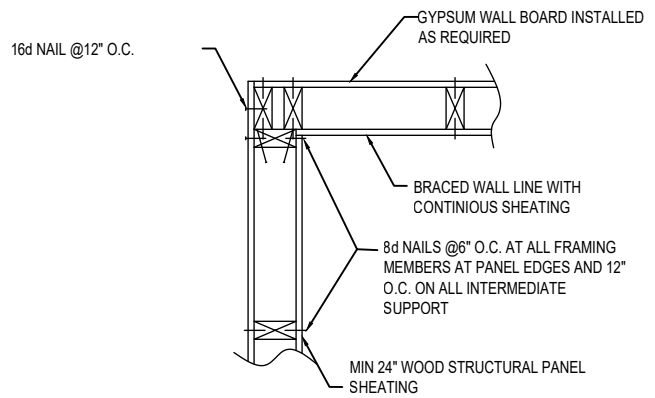
| ELEVATIONS | | |
|------------|------------|--------------|
| Address: | REVISIONS: | 09/20/23 |
| DATE: | 07/20/23 | |
| SCALE: | 1/8"-1-0' | SHEET 5 OF 7 |



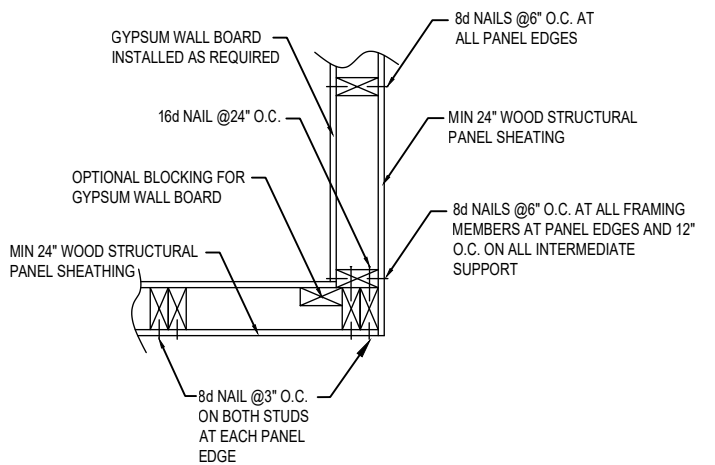
| RIGHT ELEVATION | | |
|-----------------|------------|--------------|
| Address: | REVISIONS: | 09/20/23 |
| DATE: | 07/20/23 | |
| SCALE: | 1/8"-1-0' | SHEET 6 OF 7 |



OUTSIDE CORNER DETAIL



INSIDE CORNER DETAIL



TYP EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING

EXTERIOR CORNER FRAMING

N.T.S.

| DETAILS | | |
|----------|------------|--------------|
| Address: | REVISIONS: | 09/20/23 |
| DATE: | 07/20/23 | |
| SCALE: | 1/4"=1'-0" | SHEET 7 OF 7 |



**City of Richmond
Department of Planning
& Development Review**

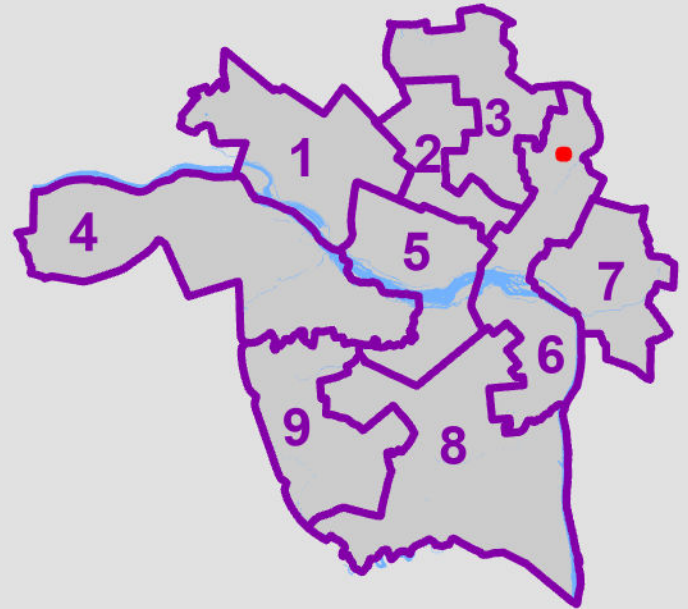
Special Use Permit

LOCATION: 2416 3rd Avenue

APPLICANT: AVO Investment LLC

COUNCIL DISTRICT: 6

PROPOSAL: Authorize the special use of the property known as 2416 3rd Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions.



*For questions, please contact David Watson
at 804-646-1036 or david.watson@rva.gov*

