

INTRODUCED: January 13, 2025

AN ORDINANCE No. 2025-014

To authorize the special use of the property known as 3618 Hawthorne Avenue for the purpose of a four-unit multifamily dwelling and six single-family attached dwellings, upon certain terms and conditions. (3rd District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 10 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 3618 Hawthorne Avenue, which is situated in a R-1 Single-Family Residential District, desires to use such property for the purpose of a four-unit multifamily dwelling and six single-family attached dwellings, which uses, among other things, is not currently allowed by section 30-402.1, concerning permitted principal uses, of the Code of the City of Richmond (2020), as amended; and Richmond; 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 3618 Hawthorne Avenue and identified as Tax Parcel No. N000-1630/001 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on Lot 10, Block ‘L’, Plan of ‘Ginter Park’, in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated February 15, 2024, 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 a four-unit multifamily dwelling and six single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on sheet 1 of the plans entitled “Hawthorne Avenue SUP, Conceptual Layout Plan,” prepared by SilverCore, and dated June 18, 2024, and on sheet A3.0 of the plans entitled “Hawthorne Ave Apts,” prepared by Ionic DeZign Studios, and dated May 17, 2024, 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 a four-unit multifamily dwelling and six single-family attached dwellings, substantially as shown on the Plans.

(b) Eleven off-street parking spaces shall be provided for the Special Use, substantially

as shown on the Plans.

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

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

(e) The Owner shall include cementitious siding on all single-family attached dwellings.

(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 relocation of one street tree along West Laburnum 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 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 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.

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-2024-0770

File ID: Admin-2024-0770	Type: Request for Ordinance or Resolution	Status: Regular Agenda
Version: 1	Reference:	In Control: Planning Commission
Department: Richmond Dept of Planning & Development. Review	Cost:	File Created: 07/16/2024
Subject:	Final Action:	
Title:		

Internal Notes:

Code Sections:

Agenda Date: 01/13/2025

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2024-0770 - APPLICATION DOCS,
Admin-2024-0770 - AATF Ordinance

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	12/16/2024	Matthew Ebinger	Approve	12/18/2024
1	2	12/16/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	12/16/2024	Kevin Vonck	Approve	12/23/2024
1	4	12/16/2024	Alecia Blackwell - FYI	Notified - FYI	
1	5	12/17/2024	Sharon Ebert	Approve	12/19/2024
1	6	12/17/2024	Caitlin Sedano - FYI	Notified - FYI	
1	7	12/19/2024	Jeff Gray	Approve	12/19/2024
1	8	12/19/2024	Lincoln Saunders	Approve	12/23/2024
1	9	01/06/2025	Mayor Avula	Approve	12/23/2024

History of Legislative File

Master Continued (Admin-2024-0770)

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2024-0770

City of Richmond
Intracity Correspondence

O&R Transmittal

DATE: December 16, 2024

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: J.E. Lincoln Saunders, Chief Administrative Officer

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

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

RE: To authorize the special use of the property known as 3618 Hawthorne Avenue
for the purpose of a four-unit multifamily dwelling and six single-family attached
dwellings, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit for the construction of six, single-family attached dwellings upon an existing lot which is to be split into two parcels. The existing property is located within an R-1 Single-family Residential District and contains a four-unit multifamily building. Single-family attached dwellings are not a permitted use within the district. Therefore, a Special Use Permit is required.

BACKGROUND: The property is located in the Ginter Park neighborhood between Ordway and Walton Avenues. The property is currently a 28,492 square foot (0.7 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-1 - Residential (Single Family). Adjacent properties to the north, south, and east are within the same R-1 District. The property is adjacent to a large R-48 Multifamily Residential District zone to the west. The area is primarily residential properties. The density of the proposed is 10 units upon .7 acres of land or approximately 14 units per acre.

COMMUNITY ENGAGEMENT: The Ginter Park Residents Association was notified of the application. Letters of notification shall be sent to nearby property owners and residents, and a sign noting this request shall be placed on the property once the ordinance is introduced to City Council.

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: January 13, 2025

CITY COUNCIL PUBLIC HEARING DATE: February 10, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission February 4, 2025

AFFECTED AGENCIES: 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: Matthew J. Ebinger, Planning Supervisor - Land Use Administration 804-646-6308

Jonathan Brown - Senior Planner - Land Use Administration 804-646-5734



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: 3618 Hawthorne Avenue Date: _____

Parcel I.D. #: N0001630001 Fee: \$300

Total area of affected site in acres: 0.654

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

Zoning

Current Zoning: R-1

Richmond 300 Land Use Designation: Residential

Proposed Use

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

New construction of a multifamily dwelling configured as attached townhomes and accessory parking area

Existing Use: Multifamily - Four family converted

Is this property subject to any previous land use cases?

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

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: (864) 3779140 Fax: ()

Email: will@bakerdevelopmentresources.com

Property Owner: 3618 HAWTHORNE AVE 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: 15006 STONE HORSE CREEK RD

City: GLEN ALLEN State: VA Zip Code: 23059

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

November 28th, 2023

Revised: April 9th, 2024

Special Use Permit Request

3618 Hawthorne Avenue, Richmond, Virginia

Map Reference Numbers: N000-1630/001

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

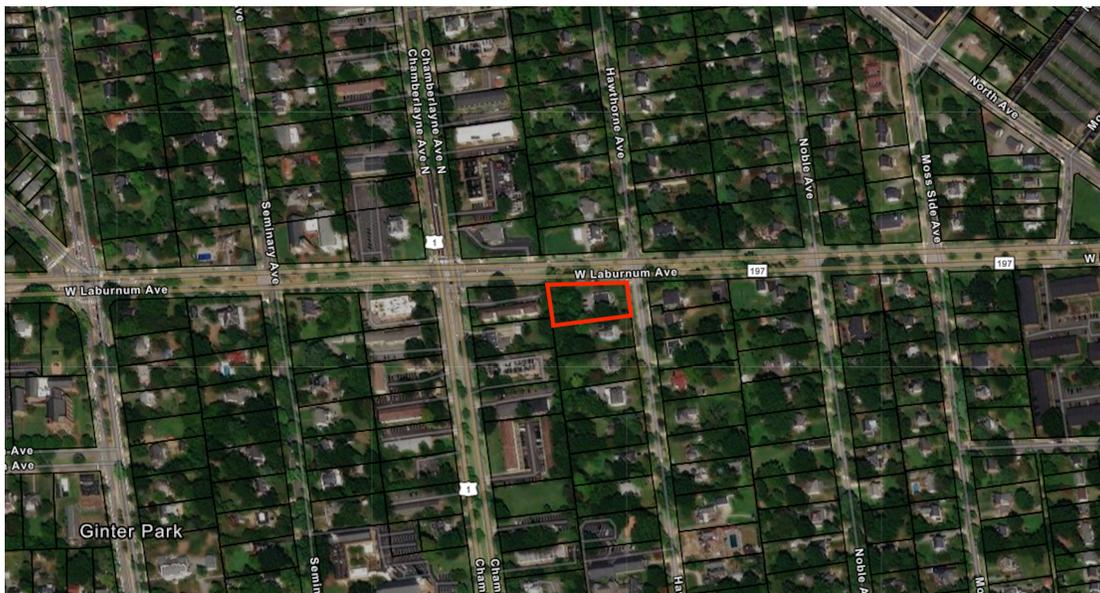
Introduction

The property owner is requesting a special use permit (the "SUP") for 3618 Hawthorne Avenue (the "Property"). The SUP would authorize the division of the Property and the construction of six attached townhomes and accessory parking on the Property. The Property is already occupied with a four-unit multifamily dwelling fronting Hawthorne Avenue and while the underlying R-1 zoning district does permit single-family detached dwellings, it does not permit single-family attached dwellings and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located at the southwestern corner of the intersection of Hawthorne and Laburnum Avenues. The parcel is referenced by the City Assessor as tax parcel N000-1630/001, is currently occupied with a four-unit multifamily dwelling and gravel parking area, and contains roughly 28,492 square feet of lot area. An existing curb cut along Laburnum Avenue provides access to the parcel and would continue to be utilized for the proposed parking area.



The properties in the immediate vicinity are developed with a range of dwellings and uses. To the east, along Laburnum Avenue, are primarily single-family detached dwellings, though two-family and small multifamily dwellings can also be found. Immediately to the west, along the Chamberlayne Avenue corridor are primarily multifamily dwellings, though a some single- and two-family dwellings and religious uses can also be found. Abutting the Property to the west are the Pine Oak Apartments which is a 24-unit multifamily dwelling constructed in 1980.

EXISTING ZONING

The Property and those to the east are zoned R-1 Single-Family Residential. To the west, along the Chamberlayne Avenue corridor, properties are zoned R-48 multifamily residential. Further east can be found R-2 residential zoning, and the north is a R-6 Single-Family Attached district.

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. Single-family dwellings are described as a primary use while tow-family dwellings and small (3-10 unit) multi-family dwellings are recommended uses in the Residential future land use designation (p. 54) when found along major streets which includes Laburnum Avenue which is considered a "Major Residential Street."

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 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.

TRANSPORTATION

The Property is located within one block of two separate bus stations which serve the 91 route and the high-frequency 1 route.

Proposal

PROJECT SUMMARY

The proposed development includes the division of the Property and construction of six townhomes as well as the expansion of the existing accessory parking area which will serve both the existing multifamily dwelling and proposed single-family attached dwellings.

PURPOSE OF REQUEST

The Property consists of one parcel which has frontage on both Laburnum and Hawthorne Avenues and contains roughly 28,000 square feet of lot area. The Property is currently occupied with a dwelling which was converted into a four-unit multifamily building. An unpaved parking area is located to the rear of the dwelling and is accessed via a curb cut off the Laburnum Avenue frontage. The owner is proposing to divide the parcel and construct six attached townhomes fronting Laburnum Avenue. The existing parking area is to be expanded and paved and would contain 11 parking spaces and would be located to the rear of the new dwellings and accessed via the existing curb cut.

In exchange for the SUP, the intent of this request is to create an appropriately dense development that reflects the transitional character of the Property moving from the dense Chamberlayne Avenue corridor to the more residential character of the parcels to the east. The proposed dwelling size is consistent with the development pattern in the vicinity while the proposed design reflects the residential nature of the nearby neighborhoods thereby remaining consistent with the predominant character of the area. Furthermore, the quality assurances conditioned through the SUP will guarantee an appropriately high-quality development.

PROJECT DETAILS

The proposed dwellings have been designed as six, two-story townhomes fronting Laburnum Avenue and are to be built using quality materials including cementitious siding.

The floor plans have been designed to meet the needs of the market with two bedrooms and 1 ½ bathrooms in roughly 1,000 square feet of finished living space. The first floor would have an open kitchen and living area while the second floor would contain two bedrooms and a full bathroom. Each dwelling would contain a private fenced rear yard. The exteriors would be clad in quality building materials including cementitious lap siding in order to ensure durability and include architectural detailing consistent with nearby homes.

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 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 and proposed parking area 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.***

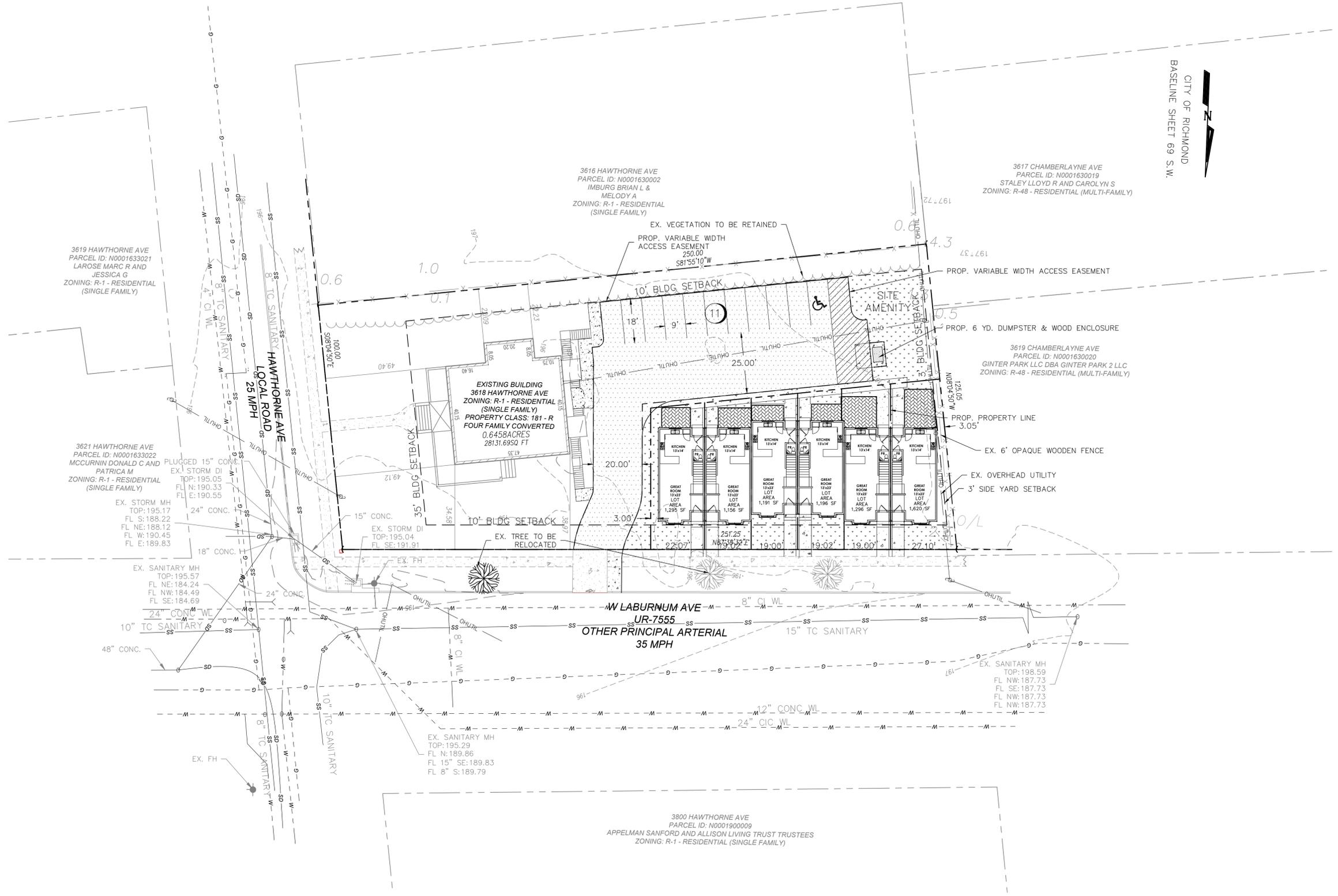
The special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- *Interfere with adequate light and air.*

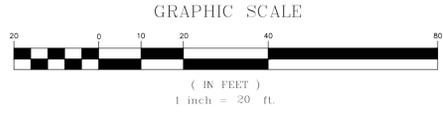
The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary, we are enthusiastically seeking approval for the construction of the proposed dwellings. The dwellings have been thoughtfully designed to provide appropriate, high-quality residences in the neighborhood that offer compatibility with the City's Master Plan in terms of use and would upgrade the Property while remaining respectful to the historic development pattern in the vicinity. The proposed development would help encourage a pedestrian-friendly traditional streetscape along Laburnum Avenue and contribute to the vibrancy of the block through the addition of street life in the form of street-oriented facades. Finally, the quality assurances conditioned through the SUP would guarantee a high-quality development that provides an appropriate transition, both in use and appearance, from the densely developed Chamberlayne Avenue corridor to the west to the residential properties to the east.



CITY OF RICHMOND
BASELINE SHEET 69 S.W.

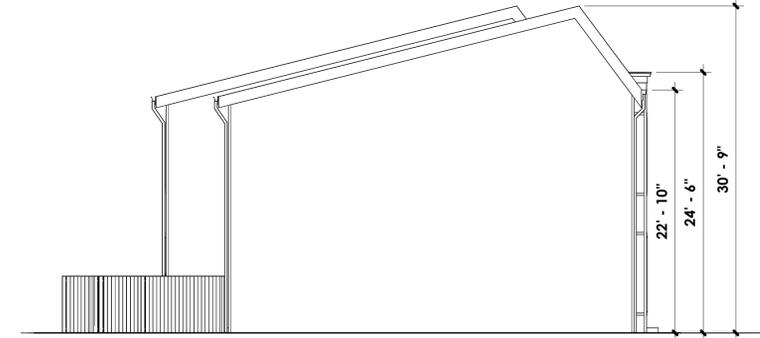


REV.	DATE	DESCRIPTION

DESIGN BY: Andrew Bowman
CHECKED BY: Jeff Staub
DRAWING SCALE: 1"=20'
DATE: 06/18/2024



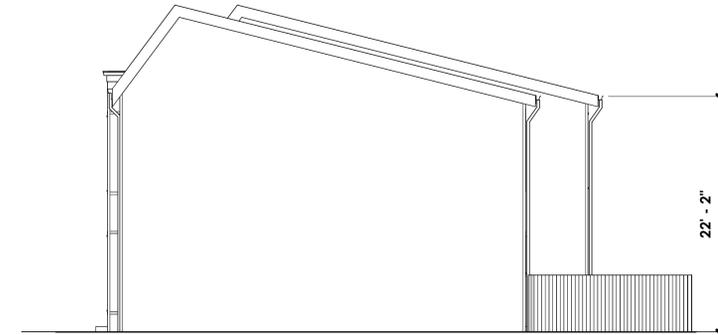
1 FRONT ELEVATION
1/8" = 1'-0"



3 LEFT SIDE ELEVATION
1/8" = 1'-0"



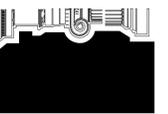
2 REAR ELEVATION
1/8" = 1'-0"



4 RIGHT SIDE ELEVATION
1/8" = 1'-0"



Ionic DeZign Studios
ARCHITECTURE • INTERIORS • GRAPHICS



NOT FOR
CONSTRUCTION

Comm # 230728
Scale 1/8" = 1'-0"
Date: 05/17/2024

HAWTHORNE AVE APTS
316 Hawthorne Ave,
Richmond, VA
ELEVATIONS - EXTERIOR

Sheet Number
A3.0

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VIRGINIA BEACH, VA 23464
757.499.9510 FAX: 757.499.3110

ionic deziign

studios

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293 Independence Blvd.
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Virginia Beach, VA 23462
757.499.3510

RICHMOND:
3307 Church Rd
Richmond, VA 23233
804.780.0070

www.ionicdeziigns.com

Date: 01 April 2024
Project #: 230728

Hawthorne Avenue Apartments
Hawthorne Avenue & Laburnum Avenue
Richmond, Virginia





HAWTHORNE AVENUE APARTMENTS
Hawthorne Avenue & Laburnum Avenue
Richmond, Virginia

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CONCEPT - VIEW 1



HAWTHORNE AVENUE APARTMENTS
Hawthorne Avenue & Laburnum Avenue
Richmond, Virginia

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CONCEPT - VIEW 2



HAWTHORNE AVENUE APARTMENTS
Hawthorne Avenue & Laburnum Avenue
Richmond, Virginia

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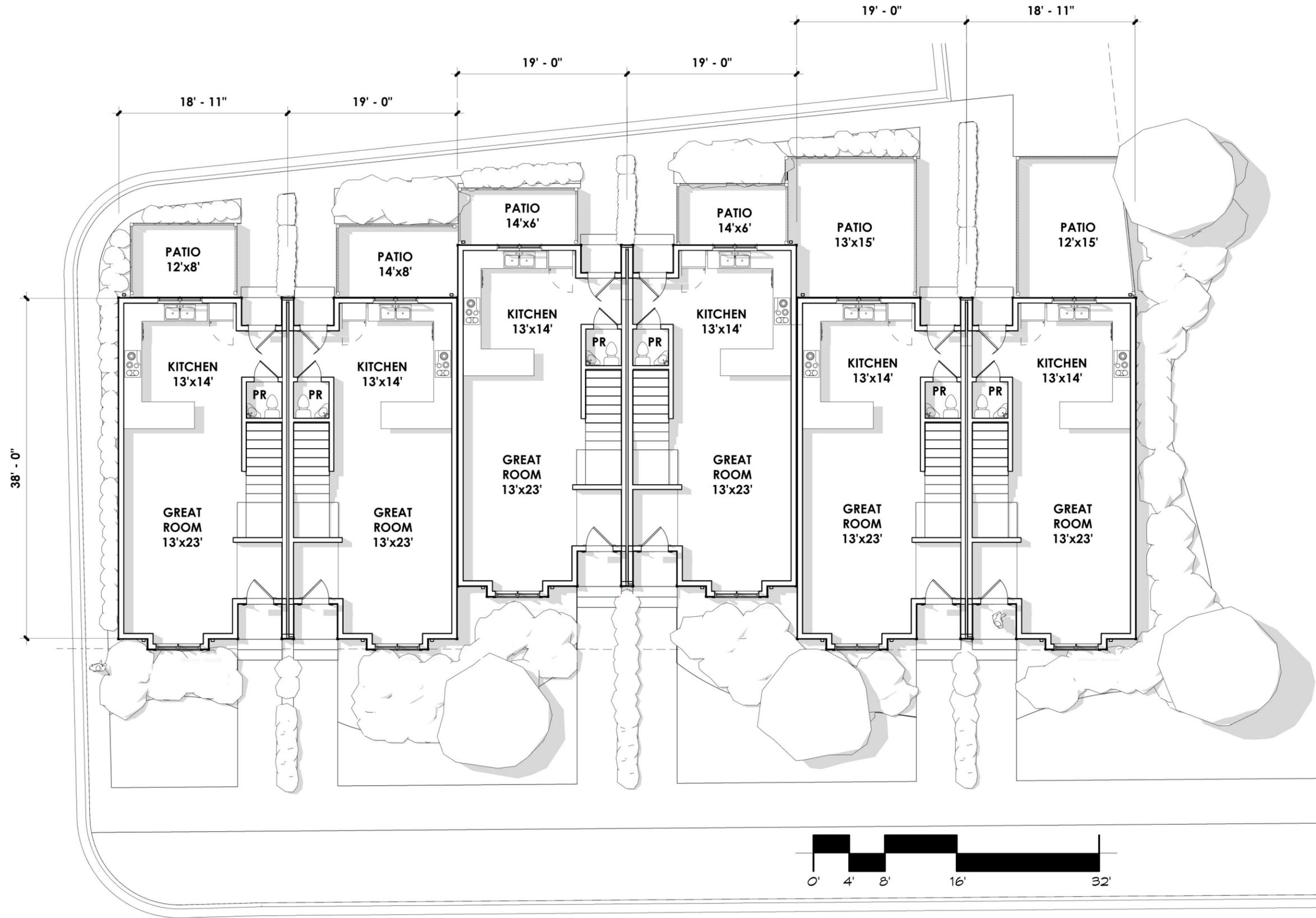
CONCEPT - VIEW 3



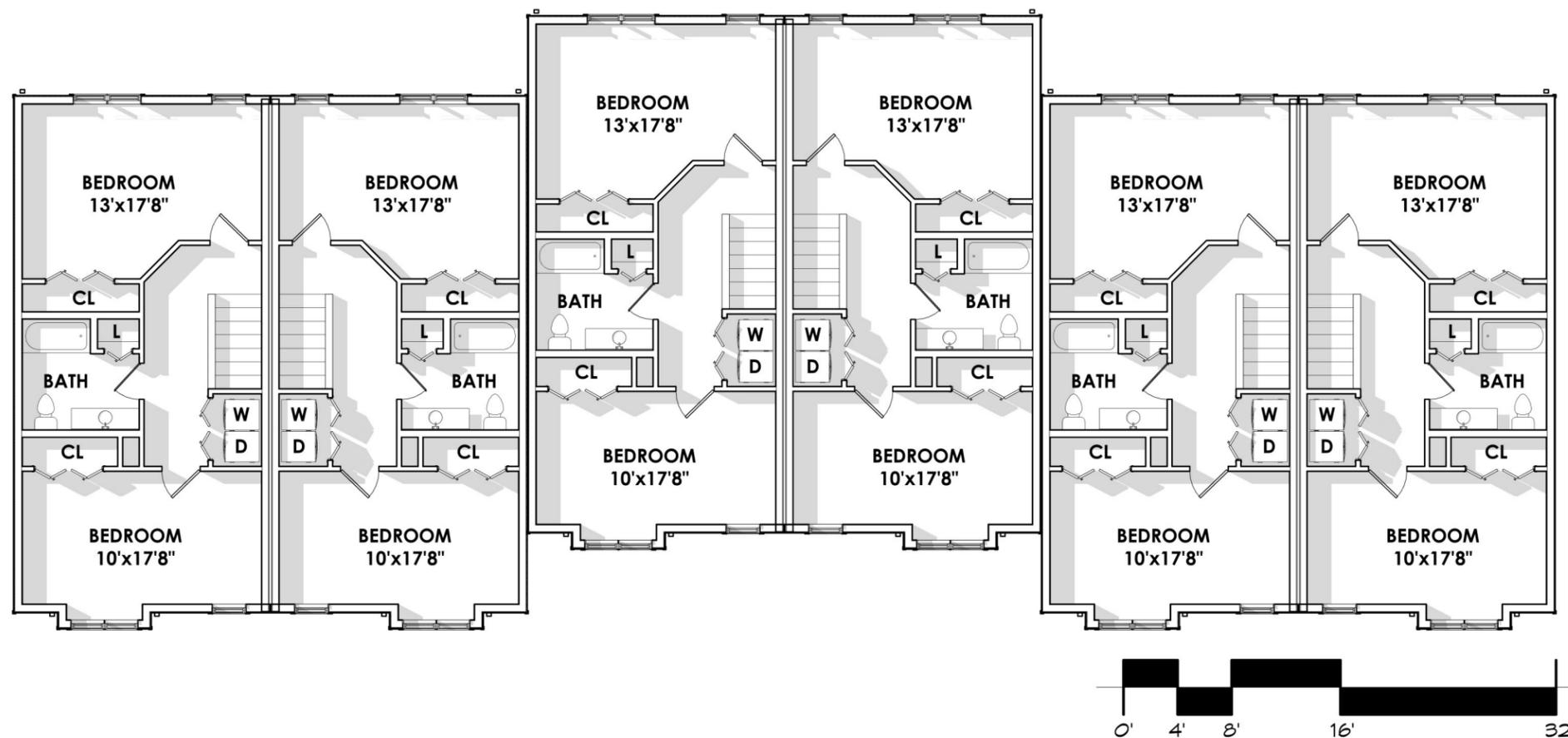
HAWTHORNE AVENUE APARTMENTS
Hawthorne Avenue & Laburnum Avenue
Richmond, Virginia

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CONCEPT - VIEW 4



HAWTHORNE AVENUE APARTMENTS
Hawthorne Avenue & Laburnum Avenue
Richmond, Virginia

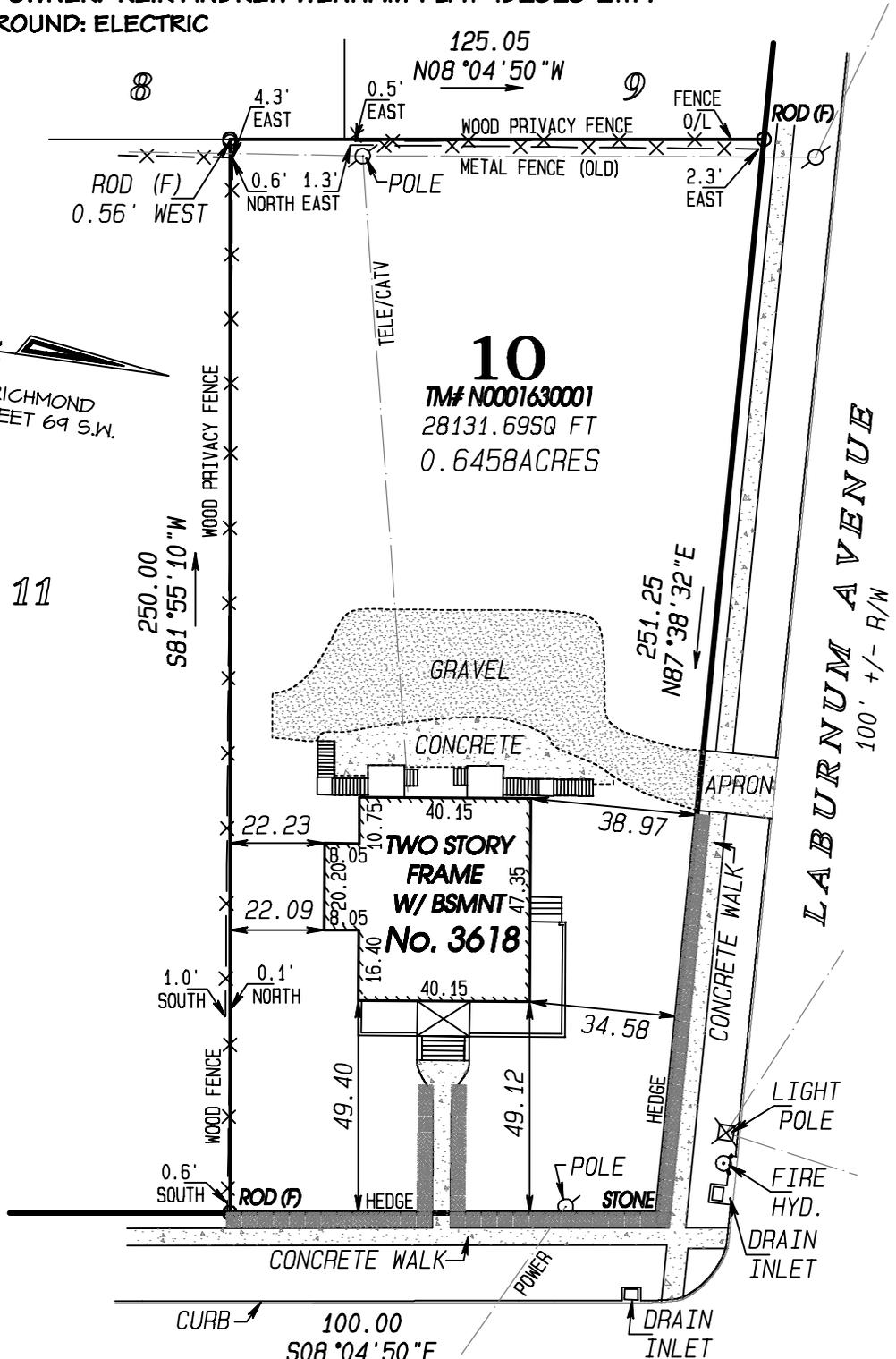


HAWTHORNE AVENUE APARTMENTS
Hawthorne Avenue & Laburnum Avenue
Richmond, Virginia

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: KEIR ANDREW WENHAM-FLAT ID2020-21114
 UNDERGROUND: ELECTRIC

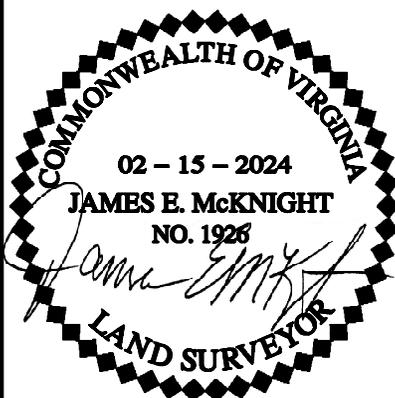


CITY OF RICHMOND
 BASELINE SHEET 69 S.W.



HAWTHORNE AVENUE
 66' +/- R/W

PLAT SHOWING IMPROVEMENTS ON LOT 10, BLOCK "L",
 PLAN OF "GINTER PARK", IN THE
 CITY OF RICHMOND, VIRGINIA.



THIS IS TO CERTIFY THAT ON FEBRUARY 15, 2024, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS. SCALE: 1" = 40'



McKNIGHT & ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646

JOB NUMBER: 87070610