

INTRODUCED: July 28, 2025

AN ORDINANCE No. 2025-169

To authorize the special use of the property known as 1010 North 21st Street for the purpose of a single-family detached dwelling and up to two two-family detached dwellings, upon certain terms and conditions. (7th District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 8 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 1010 North 21st Street, which is situated in a R-63 Multifamily Urban Residential District, desires to use such property for the purpose of a single-family detached dwelling and up to two two-family detached dwellings, which use, among other things, is not currently allowed by section 30-419.5, concerning lot area and 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 1010 North 21st Street and identified as Tax Parcel No. E000-0467/001 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on Lot 7, Plan of ‘Clay Park’, in the City of Richmond, Virginia,” prepared by McKnight & Associates, P.C., and dated July 24, 2024, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a single-family detached dwelling and up to two two-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “S.U.P. for Two New 2-Story Two-Family Houses in Richmond’s Fairmount Neighborhood, 1010 N. 21st St. Development, 1010 N. 21st Street, Richmond, Virginia 23223,” prepared by Chris Wolf Architecture, PLLC, and dated January 2, 2025, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. Special Terms and Conditions. This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a single-family detached dwelling and up to two two-family detached dwellings, substantially as shown on the Plans.

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

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

(d) All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(e) Prior to the issuance of any 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) 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, or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 733 consecutive calendar days, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: March 24, 2025

TO: The Honorable Members of City Council

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

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

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

RE: To authorize the special use of the property known as 1010 North 21st Street, for the purpose of a single-family detached dwelling and up to two two-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize subdividing the subject property into three parcels with improvements that will not satisfy the lot feature requirements of the underlying R-63 Multifamily Urban Residential District. An existing single-family detached dwelling will remain on the parent tract. The two new lots fronting Q Street will each have a two-family detached dwelling.

BACKGROUND: The 6,955 square foot property is located at the southwest corner of the intersection of North 21st Street and Q Street. The property has 55 feet of road frontage and is 124 feet in depth. It is improved with a single-family detached dwelling. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined as "existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." (p. 56)

Intensity: Building heights are generally two to four stories. Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

The current zoning for this property, and surrounding properties south of Q Street, is R-63 Multifamily Urban Residential District. Properties located across Q Street to the north are in the R-6 Single-Family Attached zoning district. The area is generally single-family residential, with multi-family uses present in the vicinity. The density of the proposed is five units upon .1597 acres or 31 units per acre.

COMMUNITY ENGAGEMENT: The New Visions Civic League of East End was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$800 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 28, 2025

CITY COUNCIL PUBLIC HEARING DATE: September 8, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission August 29, 2025

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

STAFF:

David Watson, AICP, Senior Planner, Land Use Administration (Room 511) 646-1036

APPLICANT'S REPORT

December 20, 2024

*Special Use Permit Request
1010 N 21st Street, Richmond, Virginia
Map Reference Number: E000-0467/001*

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

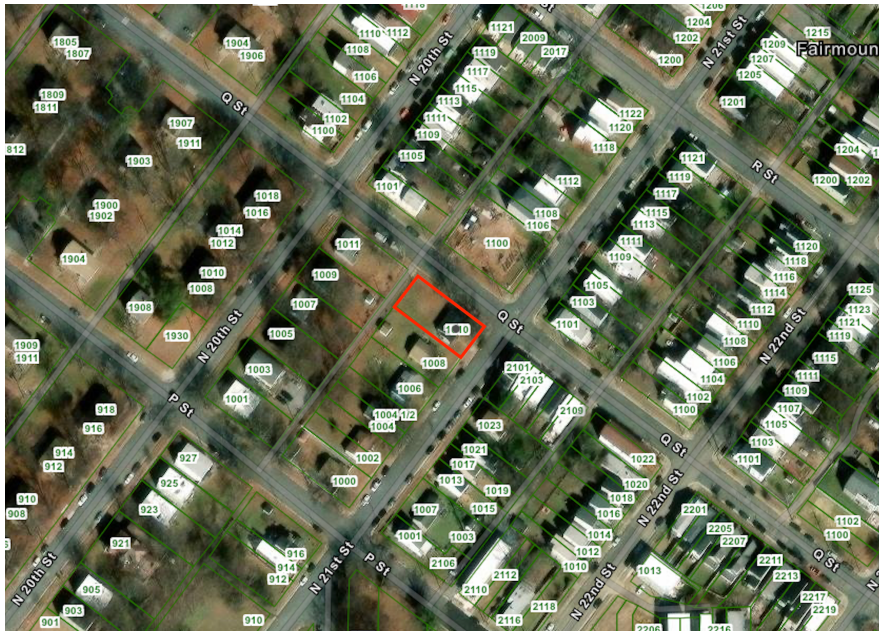
Introduction

The property owner is requesting a special use permit (the “SUP”) for 1010 N 21st Street (the “Property”). The SUP would authorize the division of the Property and the construction of two new two-family detached dwellings fronting Q Street. While the underlying R-63 Multifamily Urban Residential Zoning District suggests that the proposed density is appropriate here (a 6-unit multifamily building with corner commercial use could be built on the Property by-right) and the proposed use is supported by the Richmond 300 Master Plan, the lot area requirements for two-family dwellings in the R-63 Zoning District are not met and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the southwest corner of the intersection of N 21st and Q Streets and is referenced by the City Assessor as tax parcel E000-0467/001. The Property is roughly 55’ wide by 124’ in depth, contains approximately 6,955 square feet of lot area, and is currently improved with a one-story single-family dwelling constructed c. 1957. Access is provided at the rear of the Property by means of a north-south alley.



The properties in the immediate vicinity are developed primarily with residential uses, including a range of building forms. Single-family, two-family, and multifamily dwellings can be found in the subject block. To the west, across N 20th Street, lies Mosby Court which is operated by the Richmond Redevelopment and Housing Authority.

EXISTING ZONING

The Property and those to the south and east are zoned R-63 Multifamily Urban Residential. To the north, across Q Street, lies a R-6 Single-Family Attached Residential District while to the west, across N 20th Street, lies a R-53 Multifamily Residential District.

TRANSPORTATION

Located less than a quarter mile from the Property are bus stops served by the high-frequency Route 5 line which runs every 15 minutes and the Route 12 line which runs every 30 minutes. Both lines provide connection to the Downtown Transfer Station which provides connectivity throughout the City.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Neighborhood Mixed-Use” for the Property. This land use category is described as “existing or new highly-walkable urban neighborhoods that are predominantly residential.” 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. Two-family dwellings are contemplated as a primary use in the Neighborhood Mixed-Use future land use designation (p. 56).

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, including:

- 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 SUP would permit the division of the Property into three lots and the construction of two new two-family detached dwellings fronting Q Street. The existing single-family dwelling on the Property would be retained.

PURPOSE OF REQUEST

The Property consists of a single lot of record which is approximately 55 feet wide along N 21st Street, 124' wide along Q Street and contains roughly 6,955 square feet of lot area. The owner is proposing to retain the existing dwelling and construct two two-family detached dwellings which would front Q Street at the rear of the parcel. While the underlying R-63 Multifamily Urban Residential Zoning District would permit up to a four-story 6-unit mixed-use building with up to 1,500 square feet of commercial space to be constructed on the lot without any special approval, the lot area requirements for two-family detached dwellings in the R-63 Zoning District are not met and therefore, a SUP is required for the proposed use.

In exchange for the SUP, the intent of this request is to ensure the development of high-quality residential dwellings. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan. At the same time, it will remain consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP will guarantee a higher quality development than might otherwise be guaranteed with a by right development.

PROJECT DETAILS

The new two-family detached dwellings would be two stories in height and are configured to front Q Street. The units in each dwelling would be configured as flats and each would contain two bedrooms and two bathrooms. Both units in each building would consist of approximately 1,000 square feet of floor area and have been designed to meet the needs of the market with desks, large closets and en-suite baths as well as a large mud room to provide extra storage and in-unit washer and dryers.

The exterior design would be traditional in style and would be consistent with the character of the area. The buildings would be designed with a single entrance on the front facade to provide the appearance of a single-family dwelling from the street. The new dwellings would be clad in quality building materials including cementitious lap siding in order to ensure durability. Two story front porches would engage the street and provide usable outdoor living space for each unit.

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 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 building is 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 detached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality, residential development. The request offers compatibility with the City's Master Plan in terms of use and would upgrade the Property while maintaining a desirable variation in housing style and type in the vicinity. The traditional building form 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.

APPLICANT'S REPORT

December 20, 2024

*Special Use Permit Request
1010 N 21st Street, Richmond, Virginia
Map Reference Number: E000-0467/001*

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

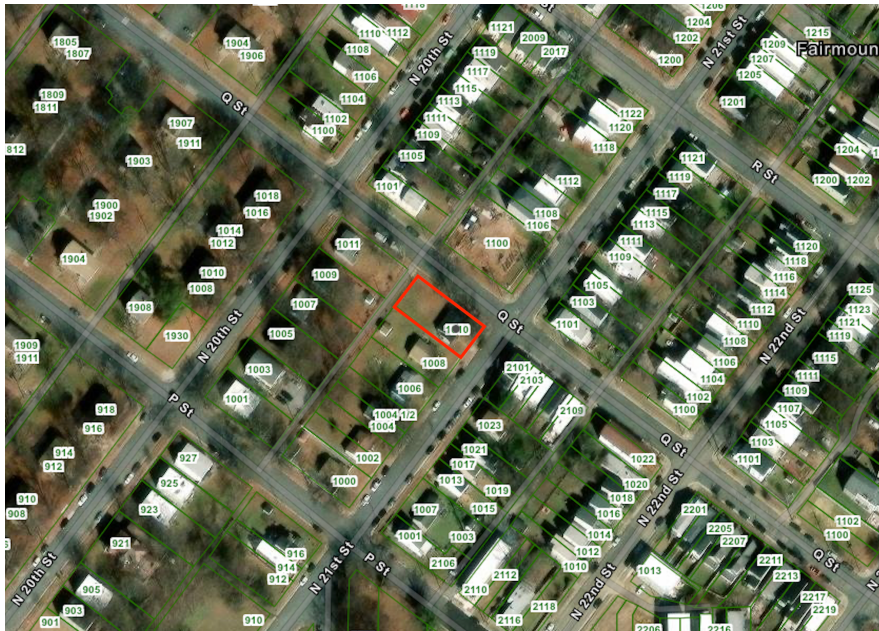
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The properties in the immediate vicinity are developed primarily with residential uses, including a range of building forms. Single-family, two-family, and multifamily dwellings can be found in the subject block. To the west, across N 20th Street, lies Mosby Court which is operated by the Richmond Redevelopment and Housing Authority.

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The Property and those to the south and east are zoned R-63 Multifamily Urban Residential. To the north, across Q Street, lies a R-6 Single-Family Attached Residential District while to the west, across N 20th Street, lies a R-53 Multifamily Residential District.

TRANSPORTATION

Located less than a quarter mile from the Property are bus stops served by the high-frequency Route 5 line which runs every 15 minutes and the Route 12 line which runs every 30 minutes. Both lines provide connection to the Downtown Transfer Station which provides connectivity throughout the City.

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The Richmond 300 Master Plan (the “Master Plan”) suggests “Neighborhood Mixed-Use” for the Property. This land use category is described as “existing or new highly-walkable urban neighborhoods that are predominantly residential.” 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. Two-family dwellings are contemplated as a primary use in the Neighborhood Mixed-Use future land use designation (p. 56).

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Proposal

PROJECT SUMMARY

The SUP would permit the division of the Property into three lots and the construction of two new two-family detached dwellings fronting Q Street. The existing single-family dwelling on the Property would be retained.

PURPOSE OF REQUEST

The Property consists of a single lot of record which is approximately 55 feet wide along N 21st Street, 124' wide along Q Street and contains roughly 6,955 square feet of lot area. The owner is proposing to retain the existing dwelling and construct two two-family detached dwellings which would front Q Street at the rear of the parcel. While the underlying R-63 Multifamily Urban Residential Zoning District would permit up to a four-story 6-unit mixed-use building with up to 1,500 square feet of commercial space to be constructed on the lot without any special approval, the lot area requirements for two-family detached dwellings in the R-63 Zoning District are not met and therefore, a SUP is required for the proposed use.

In exchange for the SUP, the intent of this request is to ensure the development of high-quality residential dwellings. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan. At the same time, it will remain consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP will guarantee a higher quality development than might otherwise be guaranteed with a by right development.

PROJECT DETAILS

The new two-family detached dwellings would be two stories in height and are configured to front Q Street. The units in each dwelling would be configured as flats and each would contain two bedrooms and two bathrooms. Both units in each building would consist of approximately 1,000 square feet of floor area and have been designed to meet the needs of the market with desks, large closets and en-suite baths as well as a large mud room to provide extra storage and in-unit washer and dryers.

The exterior design would be traditional in style and would be consistent with the character of the area. The buildings would be designed with a single entrance on the front facade to provide the appearance of a single-family dwelling from the street. The new dwellings would be clad in quality building materials including cementitious lap siding in order to ensure durability. Two story front porches would engage the street and provide usable outdoor living space for each unit.

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 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 building is 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 detached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality, residential development. The request offers compatibility with the City's Master Plan in terms of use and would upgrade the Property while maintaining a desirable variation in housing style and type in the vicinity. The traditional building form 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.



PROJECT CONTACTS:

DEVELOPER:
ANDREW SMITH
ANDY@SEIBERTRE.COM
804-839-0895

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

S.U.P. FOR TWO NEW 2-STORY TWO-FAMILY HOUSES
IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD

1010 N. 21ST ST. DEVELOPMENT

1010 N. 21ST STREET
RICHMOND, VIRGINIA 23223

S.U.P. FOR TWO NEW 2-STORY TWO-FAMILY HOUSES
IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD

1010 N. 21ST ST. DEVELOPMENT

1010 N. 21ST STREET
RICHMOND, VIRGINIA 23223

DRAWING INDEX

DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
CI.1	ARCHITECTURAL SITE PLAN
AI.1	FIRST & SECOND FLOOR PLANS
A2.1	FRONT & LEFT SIDE EXTERIOR ELEVATIONS
A2.2	REAR & RIGHT SIDE EXTERIOR ELEVATIONS & EXTERIOR FINISH SCHEDULE



SET/REVISION:
S.U.P.

DATE/MARK:
01.02.2025

COVER SHEET

CS

N. 21ST STREET

0.2' WEST

CONCRETE CURB & GUTTER

WEST

537'13'30"W

CONCRETE MONUMENT (P)

CONCRETE WALK

ROD (S)

55.73

CONCRETE

0.1' SOUTH

0.6' NORTH

CONCRETE

25' R

63'-3" LOT WIDTH

6.58

25.04

10.20

41.07

24.80

8.17

CONCRETE WALK

CONCRETE

No. 1010

ONE STORY FRAME

36.35

24.25

8.11

14'± REAR YARD

5'± REAR YARD

42'± HOUSE

9.95

3'± PORCH

9'±

3'-2"±

24'± HOUSE

3'-2"±

3'-2"±

24'± HOUSE

4'

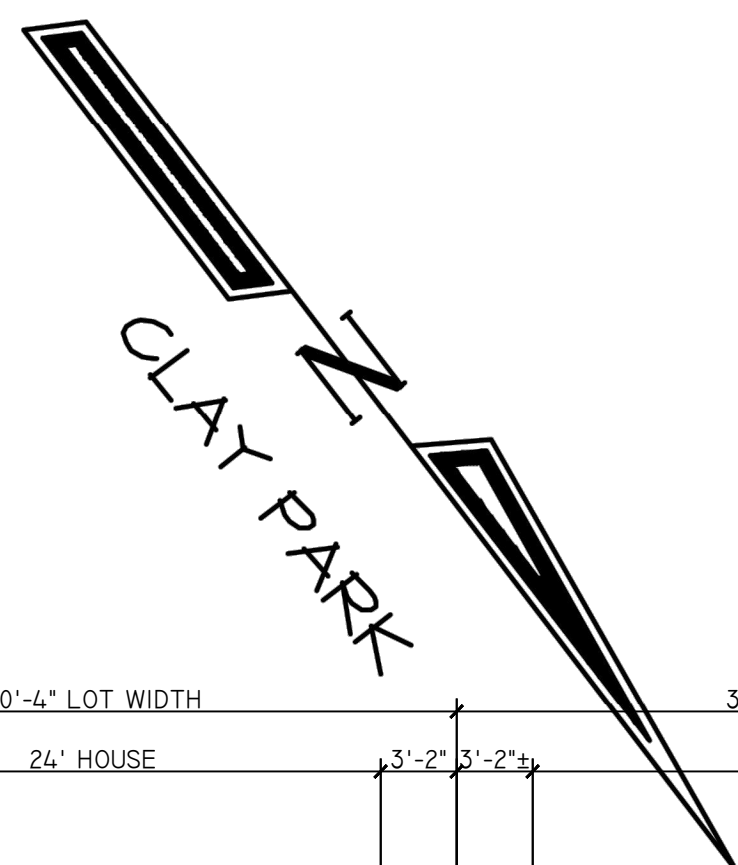
124.78

N52°46'30"W

124.81

S52°35'00"E

88



CLAY PARK

30'-4" LOT WIDTH

24'± HOUSE

3'-2"±

24'± HOUSE

3'-2"±

24'± HOUSE

4'

124.78

N52°46'30"W

124.81

S52°35'00"E

124.78

N52°46'30"W

124.81

S52°35'00"E

124.78

N52°46'30"W

124.81

S52°35'00"E

31'-2" LOT WIDTH

24'± HOUSE

3'-2"±

24'± HOUSE

3'-2"±

24'± HOUSE

4'

124.78

N52°46'30"W

124.81

S52°35'00"E

124.78

N52°46'30"W

124.81

S52°35'00"E

124.78

N52°46'30"W

124.81

S52°35'00"E

ROD (S)

(1) HVAC UNIT PER UNIT (TYP.)

DIAGONAL HATCH DENOTES 3'6"x20' EASEMENT FOR TRASH CAN STORAGE AREA FOR ALL THREE HOUSES

(2) SUPER-CANS PER HOUSE

GRAVEL TRASH AREA & OUT TO ALLEY

3'-6" WIDE x 4' TALL BOARD-ON-BOARD WALL OR PVC SCREEN WALL

MULCH BED WITH PORCH LANDSCAPING (MIN. 3 GALLON SIZE) (TYP.)

NEW CONCRETE SIDEWALK BETWEEN PORCH STAIRS & EXISTING CITY SIDEWALK (TYP.)

56.15

N37°12'00"E

56.15

N37°12'00"E

56.15

N37°12'00"E

16' ALLEY

GRAVEL

PROJECT CONTACTS:
DEVELOPER:
ANDREW SMITH
ANDY@SEIBERTRE.COM
804-839-0895
ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

S.U.P. FOR TWO NEW 2-STORY TWO-FAMILY HOUSES
IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD

1010 N. 21ST ST. DEVELOPMENT

1010 N. 21ST STREET
RICHMOND, VIRGINIA 23223

NOT FOR CONSTRUCTION

SET/REVISION:
S.U.P.

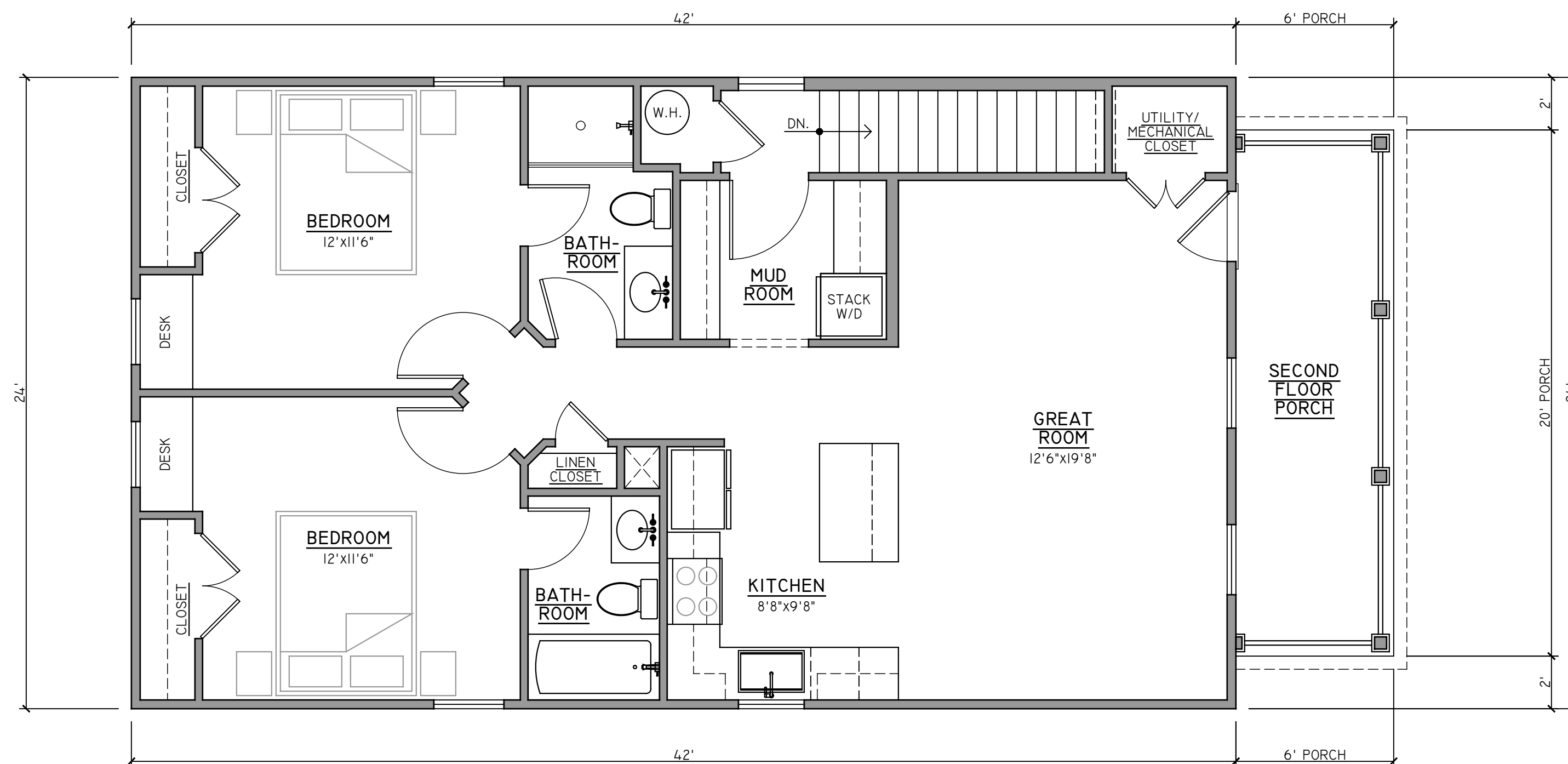
DATE/MARK:
01.02.2025

ARCHITECTURAL
SITE PLAN

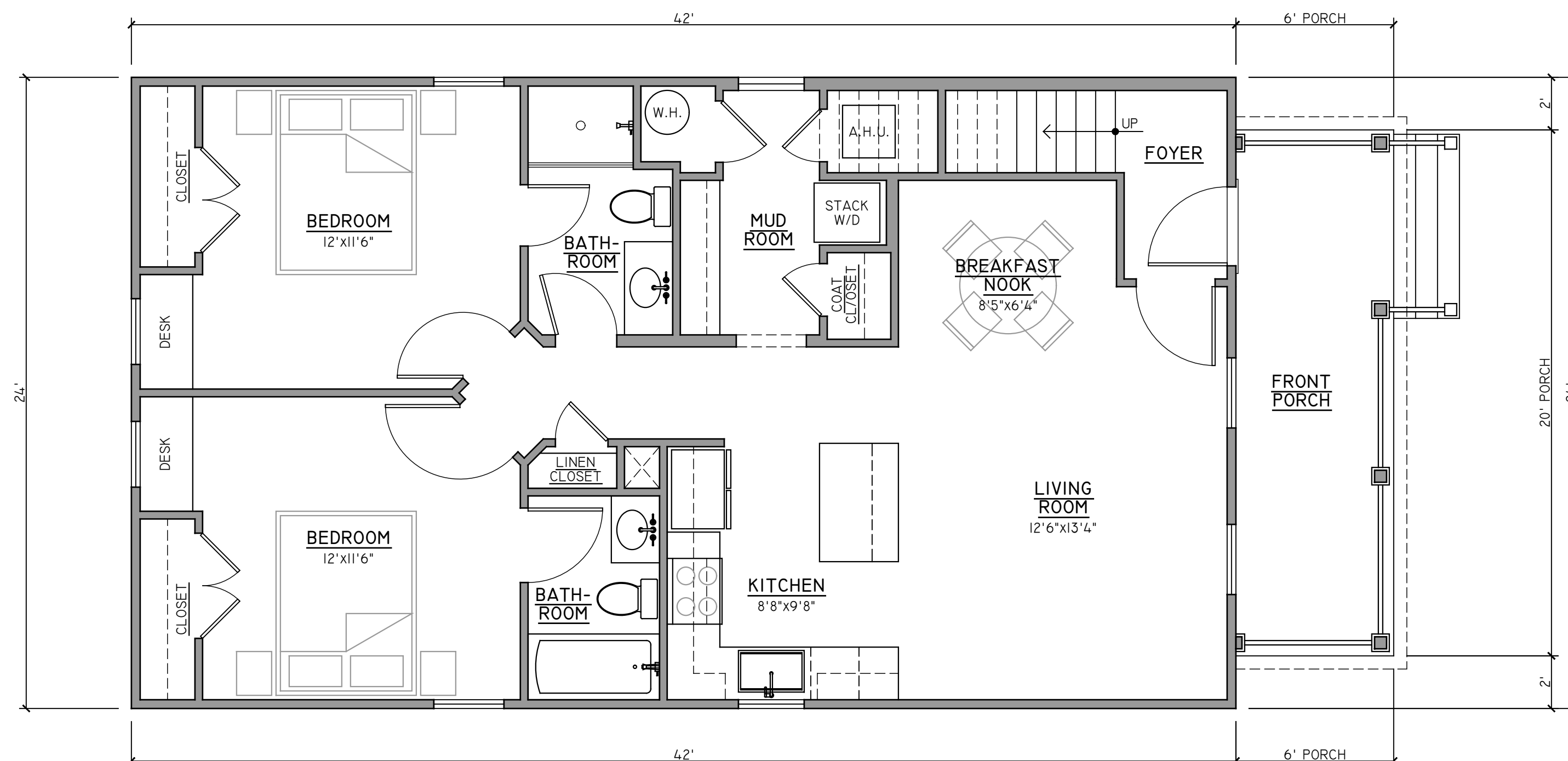
CI.1

01 | ARCHITECTURAL SITE PLAN

1/8" = 1'



02 | SECOND FLOOR PLAN (ALLEY HOUSE MIRRORED)
1/4" = 1'



01 | FIRST FLOOR PLAN (ALLEY HOUSE MIRRORED)
1/4" = 1'

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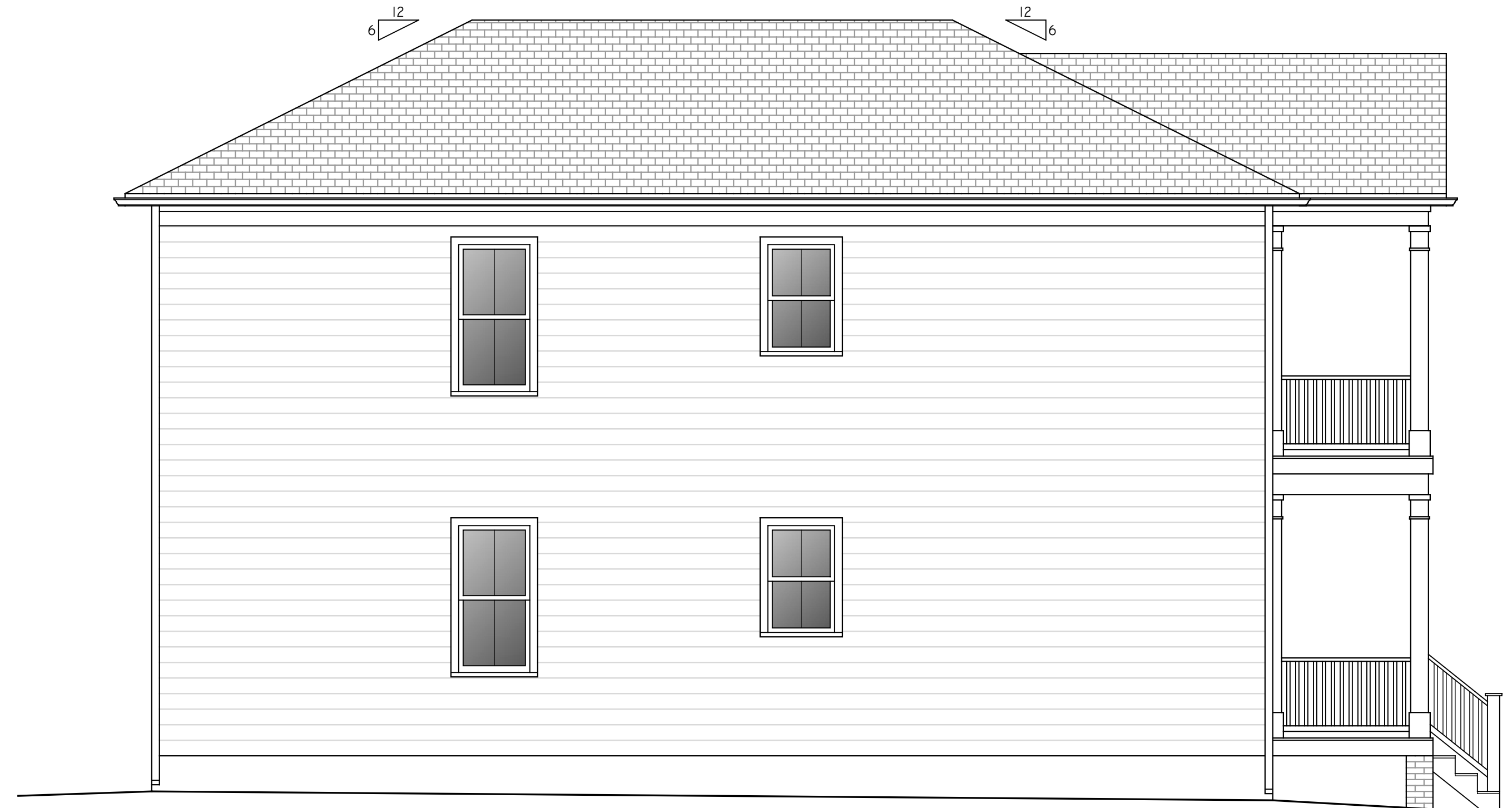
DATE/MARK:
01.02.2025

TYPICAL FLOOR PLANS
(ONE HOUSE MIRRORED)

AI.I



01 FRONT (Q ST.) ELEVATION
1/4" = 1'



02 TYP. LEFT SIDE ELEVATION
1/4" = 1'

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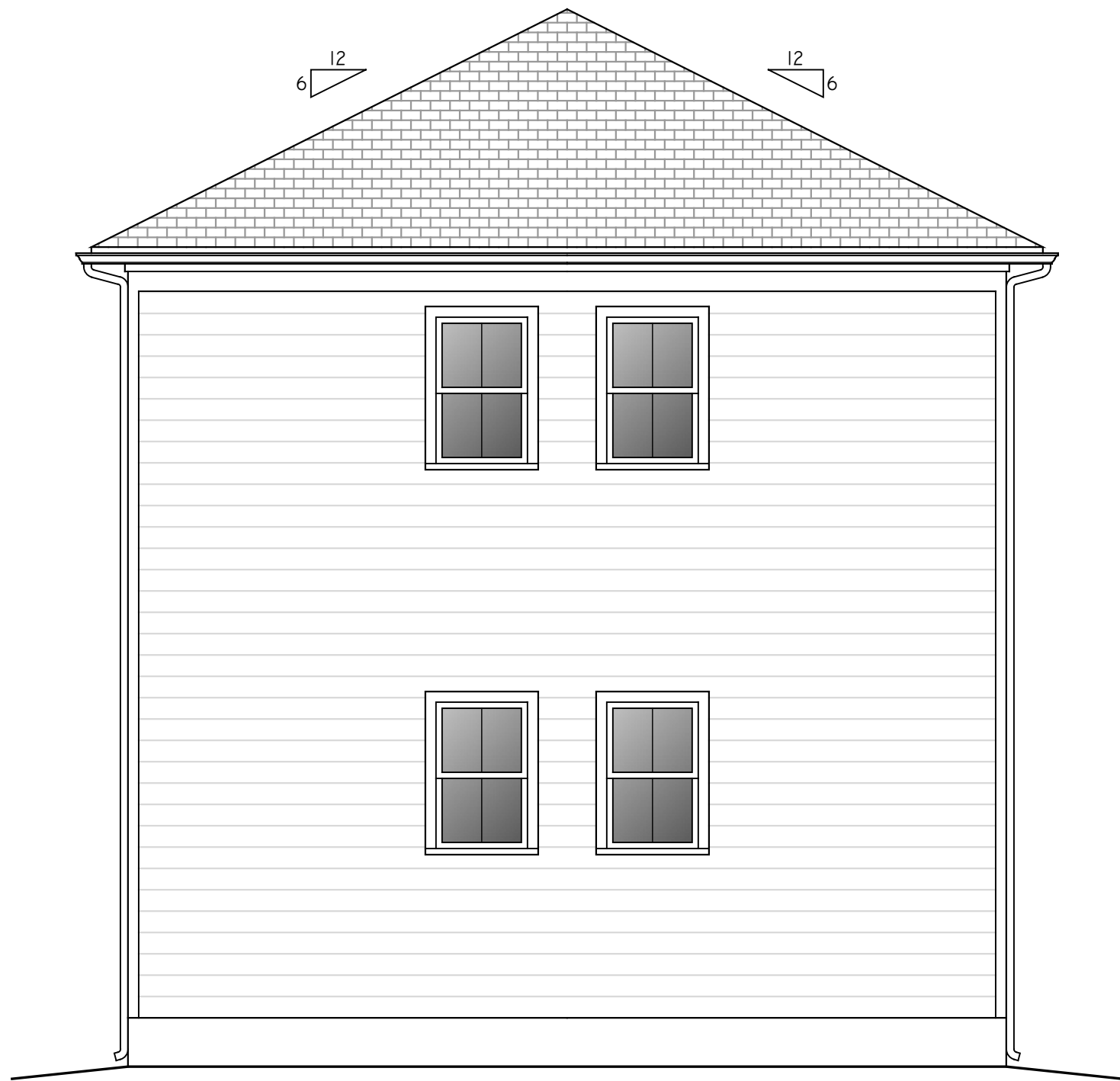
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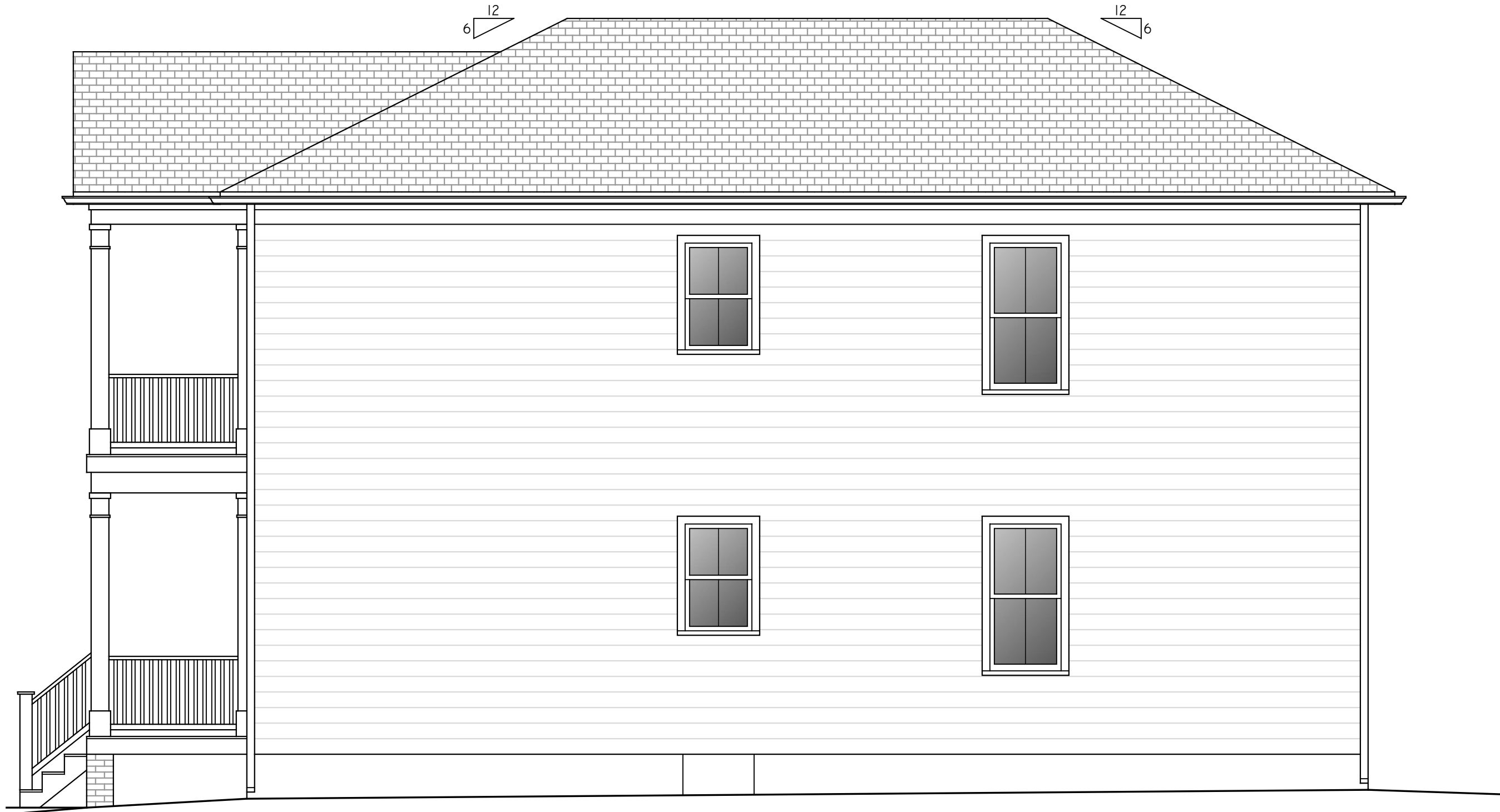
SET/REVISION:
S.U.P.
DATE/MARK:
01.02.2025
FRONT & LEFT SIDE
EXTERIOR ELEVATIONS
A2.1

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	THRU-COLOR GRAY/BLACK
02	BRICK FRONT PORCH PIERS	NATURAL BRICK - SELECTION T.B.D.
03	MAIN SIDING - FIBER-CEMENT HORIZONTAL LAP SIDING	PAINTED - COLOR T.B.D.
04	FRONT GABLE FEATURE SIDING - SHINGLE LOOK, BOARD & BATTEN, ETC.	PAINTED - COLOR T.B.D.
05	FIBER-CEMENT TRIM	PAINTED - COLOR T.B.D.
06	FIBER-CEMENT SOFFITS	PAINTED - COLOR T.B.D.
07	PARTIAL GLASS ENTRY DOORS	PAINTED - COLOR T.B.D.
08	VINYL WINDOWS - SEE SCHEDULE	FACTORY FINISH - COLOR T.B.D.
09	FRONT PORCH FLOOR/STAIRS - FIBER-CEMENT WRAP OVER WOOD FRAMING	PAINTED - COLOR T.B.D.
10	FRONT PORCH WOOD OR METAL RAILINGS	PAINTED BLACK OR WHITE
11	ASPHALT SHINGLE ROOFS	PRE-FINISHED BLACK / GRAY

EXTERIOR FINISH NOTES:
1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS U.N.O..
2. GRADES SHOWN APPROXIMATE. V.I.F..
3. SEE SPECIFICATIONS BY DEVELOPER. VERIFY ALL MATERIAL & COLOR SELECTIONS WITH DEVELOPER.



01 | TYPICAL REAR ELEVATION
1/4" = 1'



02 | TYPICAL RIGHT SIDE ELEVATION
1/4" = 1'

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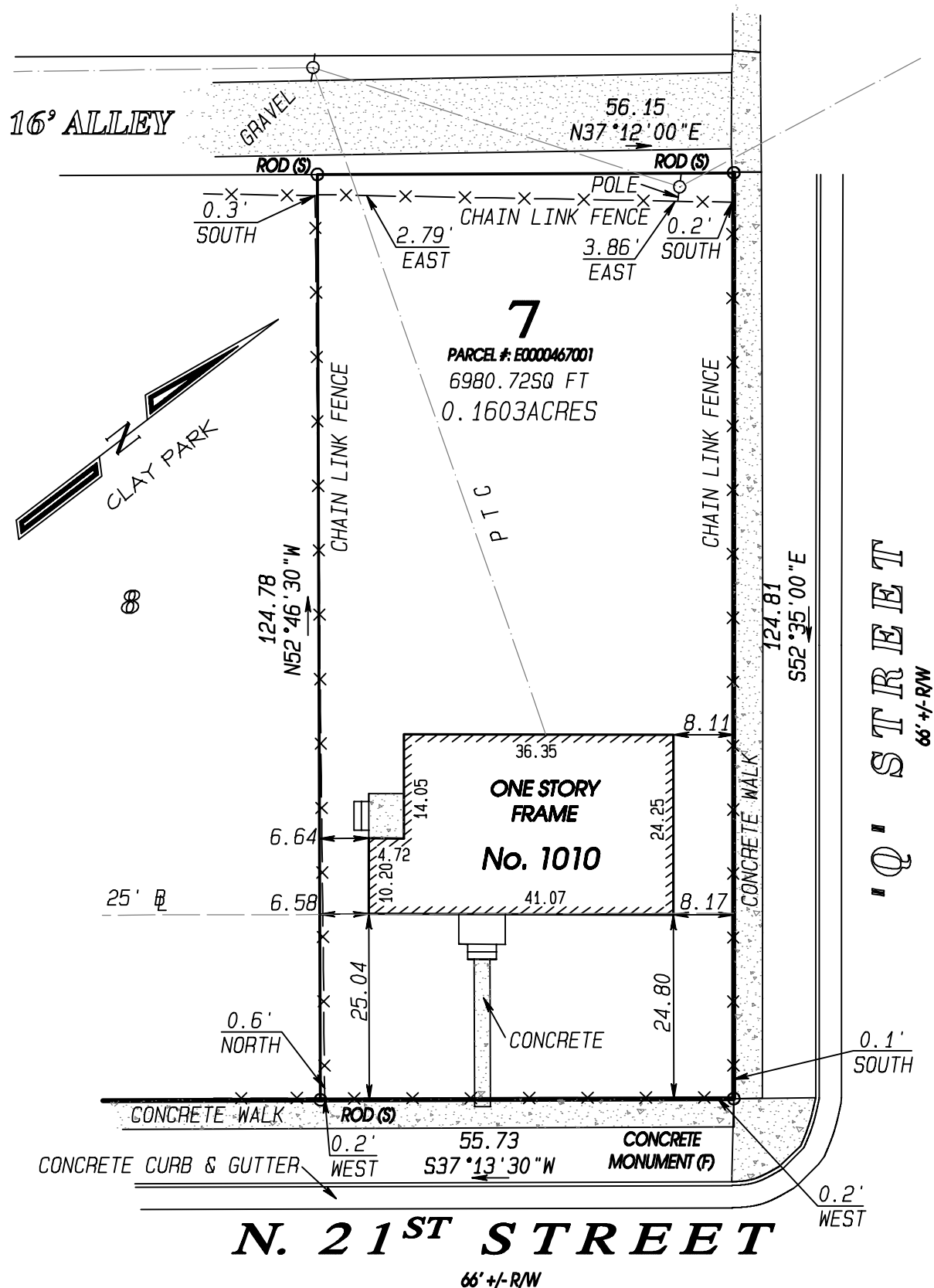
SET/REVISION:
S.U.P.

DATE/MARK:
01.02.2025

REAR & RIGHT SIDE
EXTERIOR ELEVATIONS

A2.2

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: BRADLEY M. ALLEN & ASHLEY V. ALLEN ID:2021-17064



PLAT SHOWING IMPROVEMENTS ON LOT 7,
PLAN OF "CLAY PARK", IN THE
CITY OF RICHMOND, VIRGINIA.

PURCHASERS:
ANDREW CLARK SMITH
& KATHERINE G. GOULD

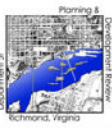


THIS IS TO CERTIFY THAT ON JULY 24, 2024, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT 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" = 20'



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

JOB NUMBER: 89104407



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

Special Use Permit

LOCATION: 1010 N. 21st Street

APPLICANT: Andrew Smith & Katherine Gould

COUNCIL DISTRICT: 7

PROPOSAL: To authorize the special use of the properties known as 1010 North 21st Street, for the purpose of a single-family detached dwelling and up to two two-family detached dwellings, upon certain terms and conditions.

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

