

INTRODUCED: February 22, 2016

AN ORDINANCE No. 2016-043

To authorize the special use of the properties known as 1401 West Leigh Street, 1405 West Leigh Street, and 1400 Catherine Street for the purpose of permitting up to 11 dwelling units, upon certain terms and conditions.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 28 2016 AT 6 P.M.

WHEREAS, the owner of the properties known as 1401 West Leigh Street, 1405 West Leigh Street, and 1400 Catherine Street, which are situated in a R-7 Single- and Two-Family Urban Residential District, desires to use such properties for the purpose of up to 11 dwelling units, which use as multifamily dwellings, among other things, is not currently allowed by section 30-413.2 of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), 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

AYES: 8 NOES: 0 ABSTAIN: 1

ADOPTED: MAR 28 2016 REJECTED: _____ STRICKEN: _____

tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), 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 properties known as 1401 West Leigh Street, 1405 West Leigh Street, and 1400 Catherine Street and identified as Tax Parcel Nos. N000-0617/015, N000-0617/012, and N000-0617/018, respectively, in the 2016 records of the City Assessor, being more particularly shown on a survey entitled “Topographical Survey for: 1400 Catherine Street, 1401 West Leigh Street, 1405 West Leigh Street & Alley in Common, City of Richmond, VA,” prepared by Nyfeler Associates, and dated May 22, 2015, a copy of which appears as an inset on the plans entitled “1401 & 1405 W Leigh St and 1400 Catherine St,” prepared by Johannas Design Group, dated July 20, 2015, and last revised November 30, 2015, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to 11 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1401 & 1405 W Leigh St and 1400 Catherine St,” prepared by Johannas Design Group, dated July 20, 2015, and last revised November 30, 2015, 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 use of the Property shall consist of a total of up to 11 dwelling units, substantially as shown on the Plans. The Owner may establish up to four single-family attached residential lots at 1400 Catherine Street by obtaining subdivision approval from the City and by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

(b) The dwelling units shall be served by no fewer than 11 on-site parking spaces, substantially as shown on the Plans. Use of the existing “Alley in Common,” as shown on the Plans, is subject to the rights, title, and interest of the owners of the Alley in Common, as shown on the survey identified in section 2(a) of this ordinance.

(c) Prior to the issuance of a final certificate of occupancy for the Property, the establishment of an access easement, substantially as shown on the Plans, shall be accomplished by recording the appropriate documents among the land records of the Clerk of the Circuit Court of the City of Richmond.

(d) Prior to the issuance of a final certificate of occupancy for the Property, landscaping on the Property shall be provided, substantially as shown on the Plans.

(e) Signage on the Property shall be limited to (i) exempt signage pursuant to section 30-503 of the Code of the City of Richmond (2015), as amended, (ii) signage permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2015), as amended, and (iii) signage permitted in the R-7 Single- and Two-Family Urban Residential District pursuant to section 30-506 of the Code of the City of Richmond (2015), as amended.

(f) All building materials, material colors, and site improvements shall be substantially as shown on the Plans.

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

(h) The Special Use of the Property shall not prevent access to Catherine Street via the “Alley in Common,” as shown on the survey identified in section 2(a) of this ordinance, for the properties known as 1403 West Leigh Street and 1403½ West Leigh Street and identified as Tax Parcel Nos. N000-0617/014 and N000-0617/013, respectively, in the 2016 records of the City Assessor.

§ 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 (2015), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including installation of a new entrance to Catherine Street and installation of street trees, 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 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, 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 (2015), 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 (2015), 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 (2015), 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 730 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 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.



City of Richmond

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

Intracity Correspondence

Pre Introduction to Council: PRE. 2016-36

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~~FEB 07 2016~~

File Number: PRE. 2016-36

OFFICE OF THE ATTORNEY

To authorize the special use of the property known as 1401 West Leigh Street, 1405 West Leigh Street, and 1400 Catherine Street for the purpose of permitting a total of up to eleven dwelling units, upon certain terms and conditions.

O & R Request

O & R REQUEST

DATE: January 15, 2016

EDITION: 1

JAN 26 2016

TO: The Honorable Members of City Council

4-4590
Chief Administration Office
City of Richmond

THROUGH: Dwight C. Jones, Mayor
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Jr., Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Dept. of Planning and Development Review

RE: To authorize the special use of the property known as 1401 West Leigh Street, 1405 West Leigh Street, and 1400 Catherine Street for the purpose of permitting a total of up to eleven dwelling units, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 1401 West Leigh Street, 1405 West Leigh Street, and 1400 Catherine Street for the purpose of permitting a total of up to eleven dwelling units, upon certain terms and conditions.

REASON: The subject property is zoned within the R-7 Single- and Two-Family Urban Residential District, a zoning district that does not allow multi-family residential use. A special use permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its March 21, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 0.123 acre (5,358 SF) parcel (1401 West Leigh Street) improved with a multi-family dwelling, a 0.135 acre (5,881 SF) parcel (1405 West Leigh Street) improved with a two-family dwelling, and a 0.144 acre (6,273 SF) parcel (1400 Catherine Street) partially improved with an unscreened parking area. In total, the subject property encompasses a total of approximately 0.4 acres (17,512 SF) of land located at the intersection of West Leigh, Kinney, and Catherine Streets, in the Carver neighborhood of the Near West planning district.

The City of Richmond's Master Plan recommends Single-family (Medium Density) land uses for the property. The Master Plan defines the primary uses for this category as single-family and two-family detached and attached dwellings at densities of 8 to 20 units per acre, and includes residential support uses such as schools, places of worship, and neighborhood parks, among others (p. 133). The overall density of the development proposal is approximately 28 units per acre.

The Master Plan also states "infill development of like density, scale, and use is appropriate" (p. 230) as a guiding land use principle for the Near West planning district. More specifically for the Carver neighborhood, the Plan States, "recent changes have seen the departure of much of the traditional manufacturing and commercial base in favor of a greater institutional presence by Virginia Commonwealth University. While Carver will continue to be an urban residential neighborhood, with non-residential uses along its edges, specific limitations on these other uses will need to be determined. Carver should remain primarily a single-family neighborhood, with some multi-family uses in appropriate locations. Any new development or redevelopment of existing structures that results in additional multi-family residential units in the Carver neighborhood must provide sufficient off-street parking to accommodate the increase in housing units" (p. 234).

All adjacent properties are located within the same R-7 Single- and Two-Family Urban Residential District zoning district as the subject property. Properties within the R-6 Single-Family Attached Residential, R-53 Multi-Family, and M-1 Light Industrial Districts are also present in the area. A mix of residential (single-, two-, and multi-family), commercial, institutional, industrial, mixed-use, and public-open space land uses are present in the area.

A letter of support was received from the Carver Area Civic Improvement League.

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

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No.

REVENUE TO CITY: \$1,800.00

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: February 22, 2016

CITY COUNCIL PUBLIC HEARING DATE: March 28, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, March 21, 2016.

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

REQUIRED CHANGES TO WORK PROGRAM(S): None.

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

STAFF: Matthew J. Ebinger, AICP, Senior Planner
Land Use Administration (Room 511)
804-646-6308

PDR O&R No. 15-45

9799



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/>

RECEIVED

AUG 04 2015

LAND USE ADMINISTRATION

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

Project Name: 1401 W. LEIGH ST Date: 7/20/15

Property Address: 1401 & 1405 W. LEIGH & 1400 CATHERINE Fax Map #: N000061701 B

Fee: \$1800 Total area of affected site in acres: 0.402 N0000617015
(See page 3 for fee schedule, please make check payable to the "City of Richmond") N0000617012

Zoning

Current Zoning: R-7

Proposed Use

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

Existing Use: RESIDENTIAL

Is this property subject to any previous land use cases?

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

RESIDENTIAL

Applicant/Contact Person: DOUG KLEFFNER

Company: JOHANNAS DESIGN GROUP

Mailing Address: 1901 W. CARY ST.

City: RICHMOND State: VA Zip Code: 23220

Telephone: (804) 358-4993 Fax: (804) 358-8211

Email: doug@johannasdesign.com

Property Owner: ZARINA FAZALDIN

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: 721 W. 28th ST

City: RICHMOND State: VA Zip Code: 23225

Telephone: () Fax: ()

Email: landzhistoric@msn.com

Property Owner Signature: Zarina Fazaldin

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)



Application for SPECIAL USE PERMIT RECEIVED

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/>

DEC 07 2015

LAND USE ADMINISTRATION

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

Project Name: 1401 W. LEIGH ST. Date: 12/7/15

Property Address: 1405 W. LEIGH ST. Tax Map #: N0000617012

Fee: _____ Total area of affected site in acres: _____
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning
Current Zoning: R-7

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

Existing Use: RESIDENTIAL
Is this property subject to any previous land use cases?

RESIDENTIAL

Yes No
 If Yes, please list the Ordinance Number:

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: (____) _____ Fax: (____) _____

Email: _____

Property Owner: LEZ HISTORIC, LLC

If Business Entity, name and title of authorized signer: _____

(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: 1217 W. LEIGH ST.

City: RICHMOND State: VA Zip Code: 23220

Telephone: (____) _____ Fax: (____) _____

Email: _____

Property Owner Signature: Louise Shiblett / Zaina Fuzaldin

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)

Special Use Permit Applications- Applicant's Report
July 20, 2015 - revised November 30, 2015

RECEIVED

DEC 01 2015

LAND USE ADMINISTRATION

Project:

1401 W. Leigh St (908 Kinney)

Existing 4-unit residential building

Renovate Carriage House for one residential unit

1400 Catherine St (900-906 Kinney Street)

Construct 4 multi-family residential units (4 attached townhouses)

1405 W. Leigh St

Existing 2-family residence

11 space improved parking lot (1 parking space for each of 11 residential units listed above)

1403 and 1403-1/2 W. Leigh St

Existing single family residential, alley in common access to be improved

Developer:

Zarina Fazaldin and L&Z Historic LLC

Proposed Use:

Residential,

- a. Four proposed Multi-Family Residences on vacant lot at 1400 Catherine St (900-906 Kinney St.)
- b. One proposed Single Family Residence in renovated Carriage House at rear of 1401 W. Leigh St.(908 Kinney St)
- c. Existing four residential units in main building at 1401 W. Leigh St.
- d. Existing Two-Family Residence (1405 W. Leigh St.)
- e. Improved parking for the 11 residential units listed above

Prepared by:

Site plan prepared by Johannas Design Group. The design of the Carriage House Renovation and the four multi-family residential units have been prepared by Walter Parks Architect

Development Description:

The applicant, Zarina Fazaldin and L&Z Historic LLC, is submitting a Special Use Application to develop four new residential units and renovate an existing carriage house for a single residential unit in the Carver neighborhood.

In order to provide proper parking and access for the new and existing structures this SUP includes work on three lots that are currently owned by the applicant. There is an existing alley-in-common that provides access to two lots not owned by the applicant. This narrow alley-in-common will be improved along with the improvement of a parking area as part of this proposed development.

All of the area proposed for the SUP, including adjacent properties, is zoned R-7. Most of the existing structures in the area meet the one- and two-family use as prescribed in the zoning. The

existing main building at 1401 W. Leigh currently contains 4 residential units and the carriage house is currently vacant and in poor condition.

A - 1400 Catherine Street (proposed 900, 902, 904 and 906 Kinney St.)

This vacant lot is approximately 6257 sf in size and is currently an unimproved gravel parking area with a grassy slope along Kinney Street. This SUP proposes to construct four Multi-Family Residences on this lot. The proposed structures will be 3-bay, 2-story, attached, wood framed townhouses with lap siding and one-story front porches. They will be similar to the Italianate houses across Kinney Street. Each unit will contain 3 bedrooms and 2-1/2 baths. One parking space for each of the four units will be provided in the new improved parking lot at the rear of 1405 W. Leigh St. There will be a 15 foot deep front yard along Kinney St. and 3' deep side yards at each end of the proposed structure. The rear yard will be approximately 15 feet deep and will contain a deck and fenced in grass area.

These four units are designed as attached single-family townhouses such that the one lot could be subdivided in the future into four single-family residences.

B - 1401 W. Leigh Carriage House (908 Kinney St.)

The existing two-story, brick, vacant carriage house will be renovated into a single-family residential unit. This structure has been vacant for many years and is in poor condition. The renovation will retain the historic character of the exterior. This unit will contain 3 bedrooms and 3 bathrooms. One parking space for this unit will be provided in the new improved parking lot at the rear of 1405 W. Leigh St.

C - 1401 W. Leigh St - Main Building

No changes are proposed for this building. The existing structure contains four residential units, two 2-bedroom apartments and two 3-bedroom apartments.

D - 1405 West Leigh Street

This existing two-family residence will have no changes or renovations. Each unit in this building contains two bedrooms. This 220 foot deep lot will provide area for 11 improved parking spaces to be shared among the residential units that encompass this SUP application. The parking area will be accessed from Catherine St. A 4' tall board wood fence, landscaping at each end, and lighting will meet current zoning requirements for parking lots in residential zones.

E - Alley-In-Common

An existing alley-in-common (approximately 7'-3" wide) provides access to two residences on West Leigh Street that are not owned by the applicant (1403 and 1403-1/2 West Leigh St.). This alley-in-common will be expanded and improved with asphalt paving to provide access to the 11 proposed parking spaces as well as improved access to the two non-owned lots. An access-easement will be provided to establish a 22' wide drive aisle. This will provide improved parking and trash access to the included residential units as well as the two non-owned residences.

Neighborhood

The City of Richmond Master Plan identifies the Carver Neighborhood as an urban residential neighborhood that should remain primarily a single-family neighborhood. The approval of this

SUP application would allow for the infill of a vacant lot and the construction of four residential units. This use would be in keeping with the Master Plan recommendation for the Carver neighborhood.

This proposed SUP project was presented at the June 30 Carver Area Civic Improvement League's (CACIL) membership meeting and was unanimously approved by those present. A letter of support will be provided by CACIL.

Findings of Fact:

The following are factors indicated in Section 17.11 of the City Charter and Section 114-1050.1 of the adopted City of Richmond Zoning Ordinances with regard 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 residential uses are compatible with the zoning and will not be detrimental to the safety, health, morals and general welfare of the community.
- Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.
 - This project is a low impact project that will not create congestion in streets, roads, alleys or other public ways and places. Parking will be provided at a rate that meets the zoning requirement for residential uses.
 - The proposed upgrades to the site will improve aesthetics in this area of Carver and provide improved parking and access for the residents in the immediate area.
- Create hazards from fire, panic or other dangers.
 - All work will be done in accordance with all local, state and national building codes and regulations and will not create hazards from fire, panic, or other dangers.
- Tend to overcrowding of land and cause an undue concentration of population.
 - The density of proposed residences is compatible with the master plan and will not cause overcrowding.
- Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.
 - There will be no adverse effect on public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements.
- Interfere with adequate light and air.
 - This project will meet the front yard and side yard setbacks and will not interfere with adequate light and air.

Prepared by Johannes Design Group

PROJECT INFO

- Project:**
1. Construct multi-family residential - 4 units (attached single-family, townhouses) on one lot.
 2. Renovate Carriage House for one residence
 3. No change proposed to exist. 4 unit structure at 1401 W. Leigh St.
 4. Provide 11 improved parking spaces, 1 for each of 11 residential units.

Developer/Owner: Zaira Fazalidin & LZ& Historic LLC

Site Planning:
Architect: Johannes Design Group

- 4 new residences at 1400 Catherine St. & Carriage House Renovation
 (1 residence at 908 Kinney St);
 Walter Parks Architect

Zoning District: R-7

Area of SUP: 1401 W Leigh St (908 Kinney)

Owner: Zaira Fazalidin
 Existing main bldg w/ 4 existing multi-family residential units & vacant accessory bldg carriage house proposed to be renovated for single residential unit (908 Kinney St).
 Lot Area = 0.123 ac, 5379 sf

1400 Catherine (900-908 Kinney)

Owner: Zaira Fazalidin
 Existing vacant lot, proposed 4 multi-family residential units - attached, single-family townhouse construction.
 Lot Area = 0.144 ac, 6257 sf

1405 W Leigh St

Owner: LZ& Historic LLC
 Existing 2-family residence, rear of lot proposed for 11 parking spaces
 Lot Area = 0.135 ac, 5870 sf

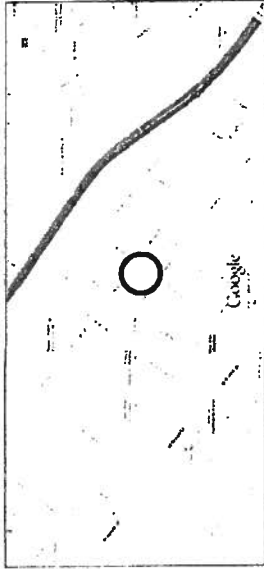
Parcel SF: 17,506 sf total of 3 parcels

Bldg Footprint Area:

1401 W Leigh	2144 sf
908 Kinney	756 sf
900-908 Kinney	2996 sf
1405 W Leigh	1119 sf
TOTAL	7021 sf

Open Space:

	10,485 sf
Paved Area on Listed Lots:	3034 sf
Paved Area on Alley in Common:	857 sf
Bldg. Total GSF:	15,042 gsf



VICINITY MAP ↑ no scale

RECEIVED
 DEC 01 2015
 LAND USE ADMINISTRATION

DRAWING INDEX

CS PROJECT INFO

- SUP SITE INFORMATION**
- SITE 1 EXISTING
 - SITE 2 SITE LAYOUT
 - SITE 3 GRADING PLAN
 - SITE 4 SITE LIGHTING

A.101 908 KINNEY ST CARRIAGE HOUSE RENOVATION PLANS & ELEVATIONS

- A.203 900-908 KINNEY ST 4 MULTI-FAMILY RESIDENTIAL UNITS FIRST FLOOR PLAN**
- A.205 SECOND FLOOR PLAN**
- A.301 FRONT AND REAR ELEVATIONS**
- A.302 SIDE ELEVATIONS**

RESIDENTIAL UNIT SCHEDULE

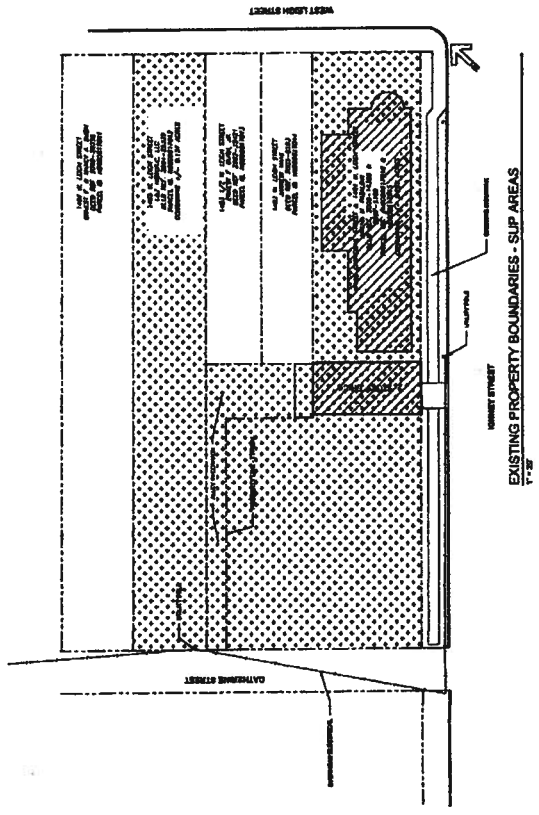
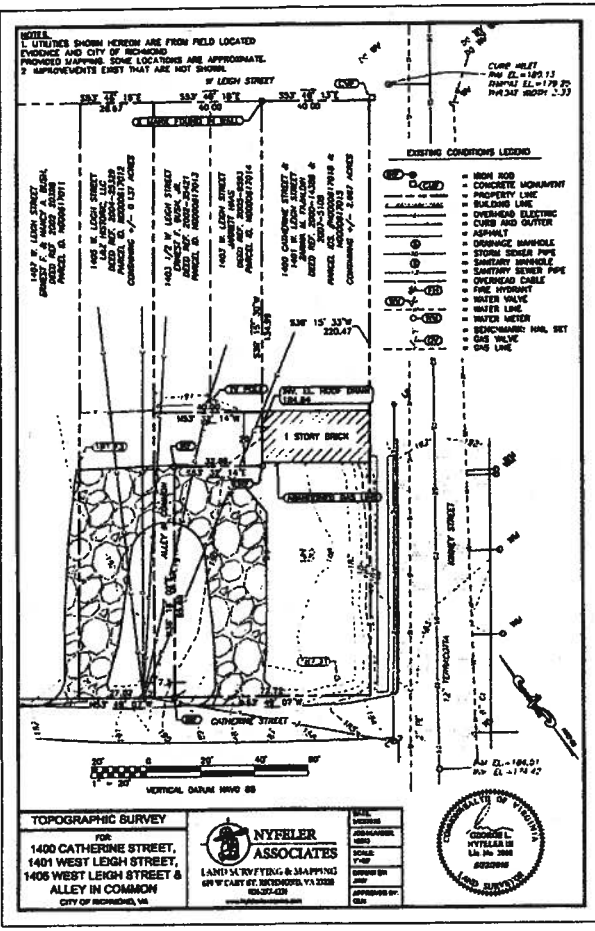
1401 W. Leigh	4 existing units in 2-1/2 story house two 2-br, approx 800 sf ea & two 3-br, approx 1300 sf ea
908 Kinney	1 residential unit in renovated Carriage House 3-br, 1532 sf
900-908 Kinney	4 residences 3-br each, 1488 sf each
1405 W. Leigh	existing 2-family residence 2-br each, approx 1100 sf each
TOTAL	11 residential units

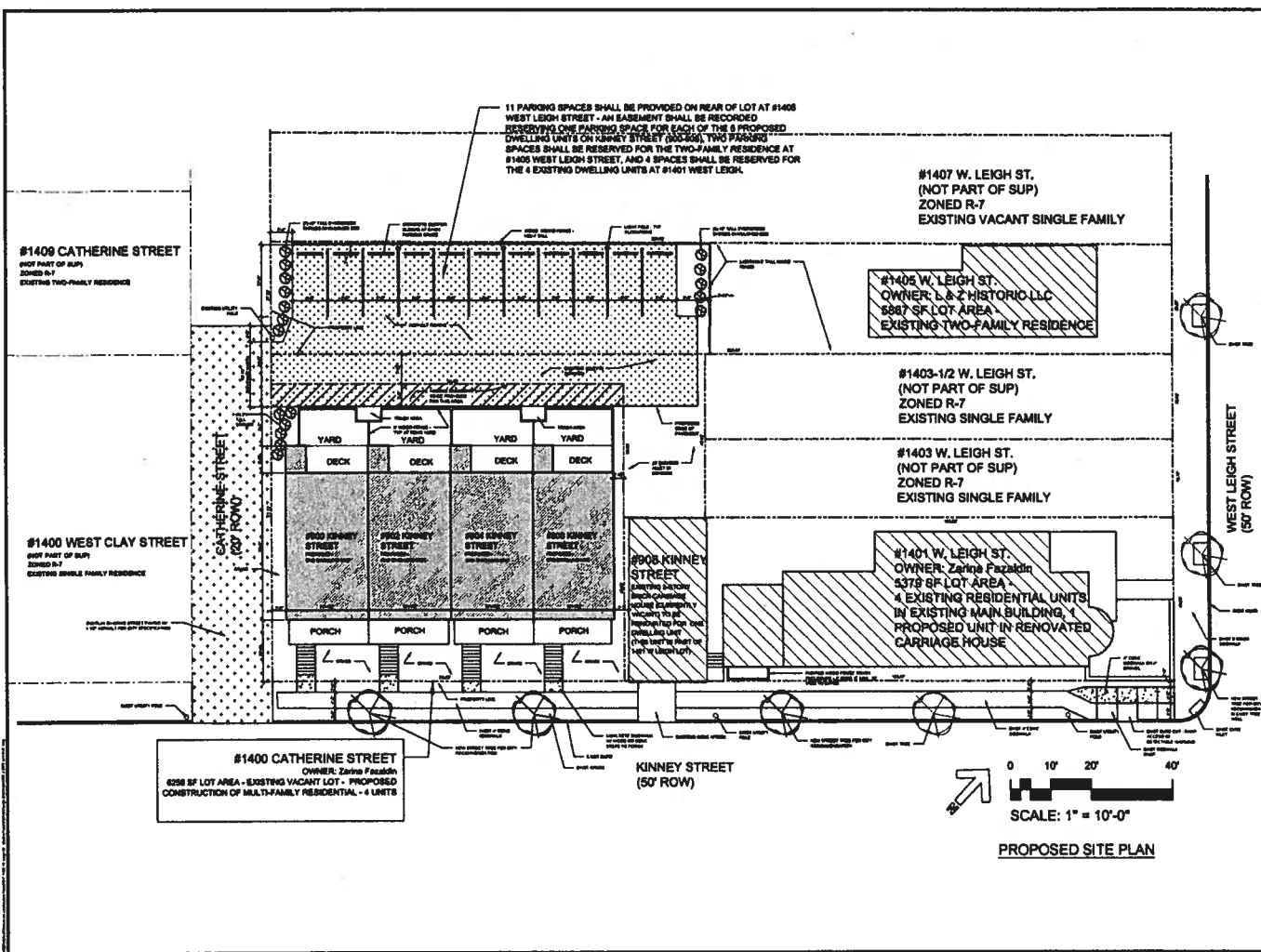
PARKING

Existing = undefined & unimproved gravel parking area, number of spaces undetermined

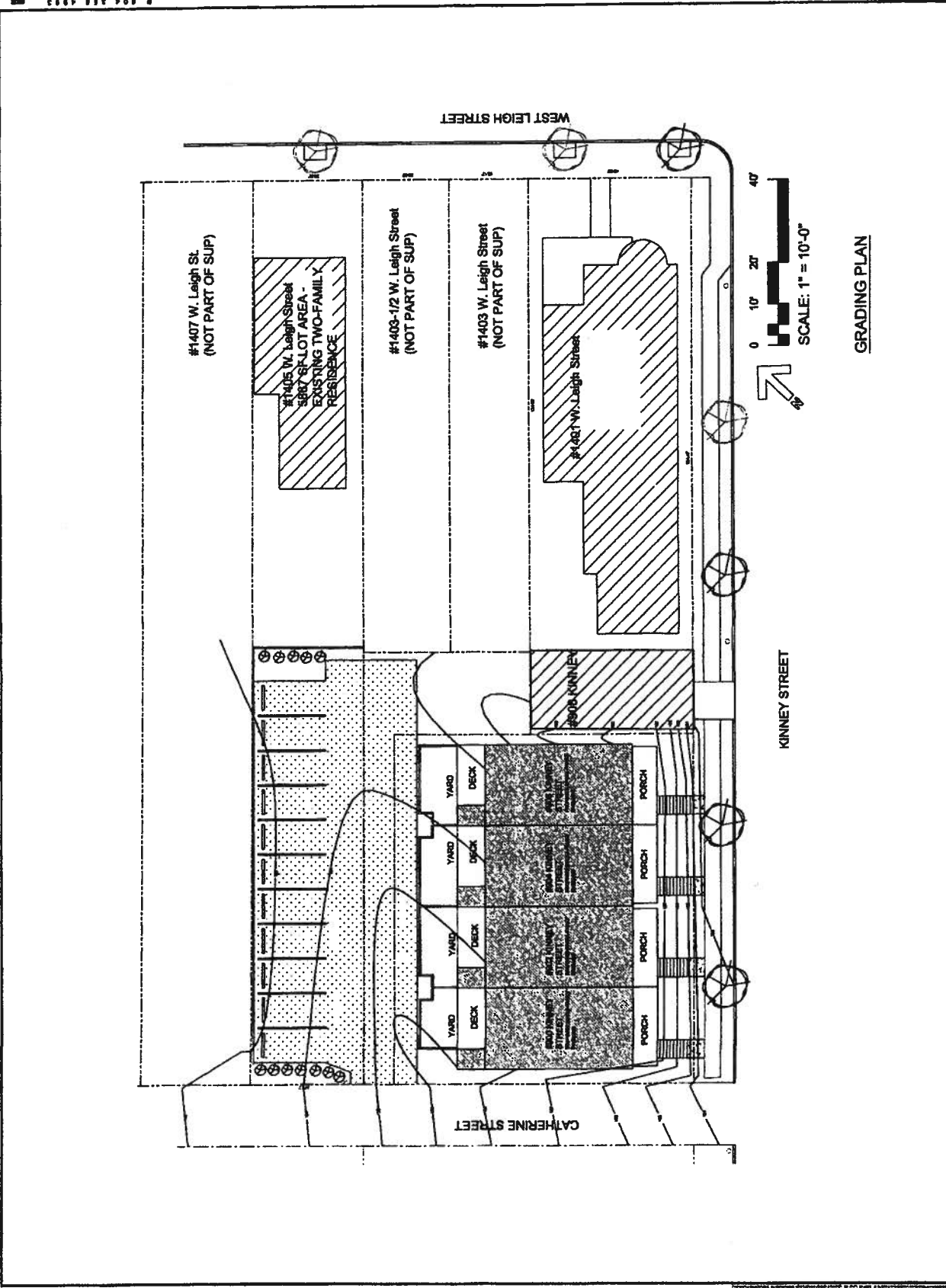
- Zoning Requirement:**
- 1401 W Leigh & 908 Kinney - 2 bldgs, 6 units
5 x 1.5 spaces per unit = 7.5 spaces req.
 - 900-908 Kinney - 1 bldg, 4 units
4 x 1 space per unit = 4 spaces req.
 - 1405 W Leigh - 1 bldg, 2 units
2 x 1 space per unit = 2 spaces req.

Total Spaces Required by zoning = 13.5
 Proposed = 11 improved spaces,
 (one space for each of 11 residential units)





REVISIONS	DATE
SUP Comments	11.30.19
SUP Comments	02.02.19
JOHANNAS DESIGN GROUP 1001 WEST CARY STREET RICHMOND, VA 23220 1401 W Leigh St and 1400 Catherine St	
SHEET TITLE	SITE LAYOUT
PROJECT NO	1517
DATE	7.26.19
SHEET NO	SITE 2

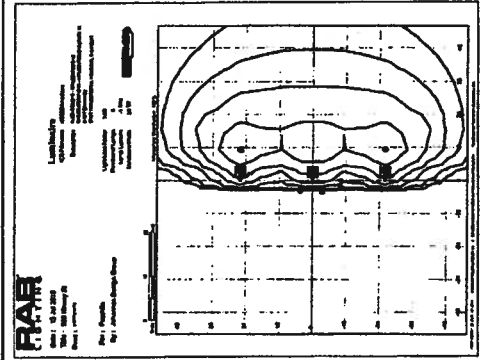


GRADING PLAN

RAAR
 ALEBATSD010
 500 Kinney
 Proposed by: 7-15-15
 Date: 7-15-15
 Project: 1817
 Scale: 1/8" = 1'-0"
 Drawing Date: 7-15-15
 Drawing Title: Site Plan

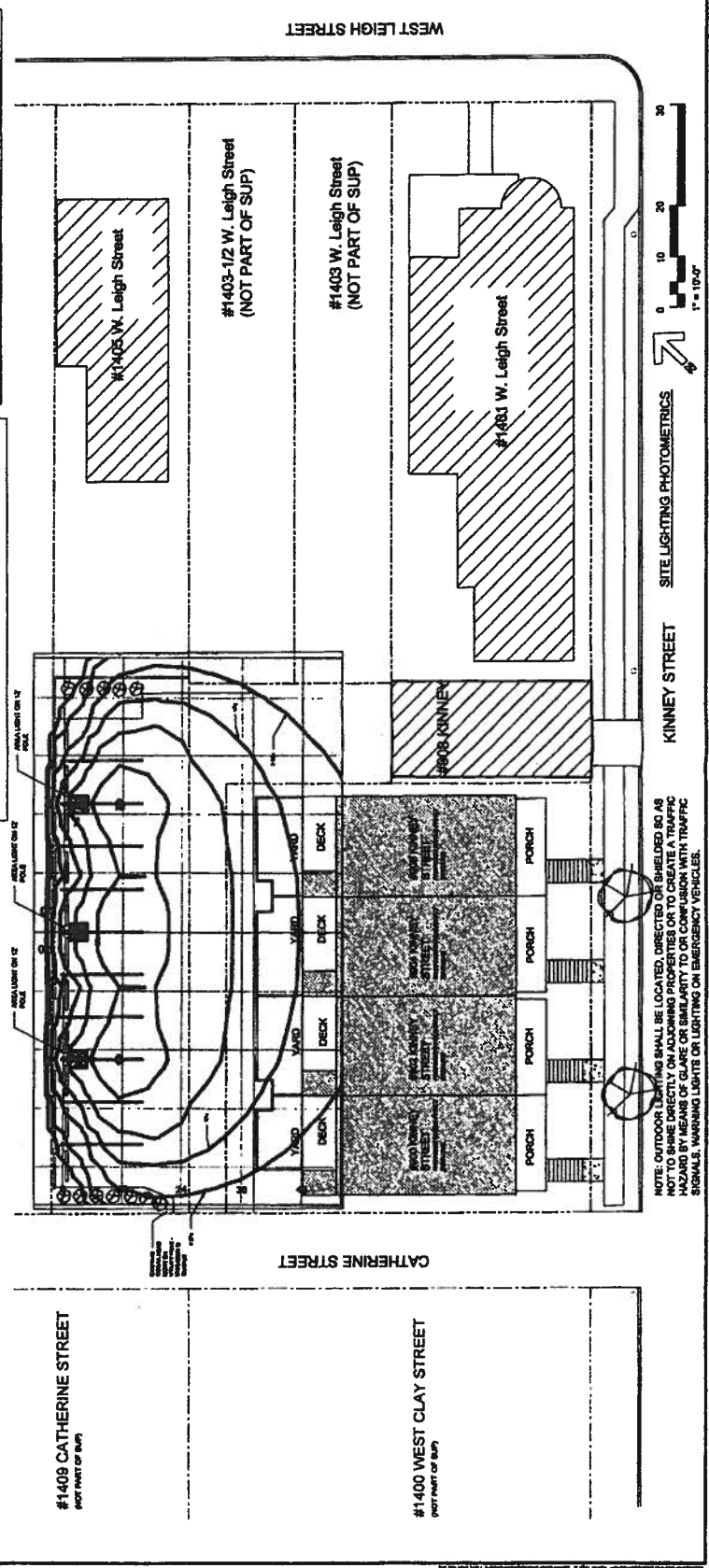
RAAR
 ALEBATSD010
 Scale: 1/8" = 1'-0"
 Drawing Date: 7-15-15
 Drawing Title: Site Plan

RAAR
 ALEBATSD010
 500 Kinney
 Proposed by: 7-15-15
 Date: 7-15-15
 Project: 1817
 Scale: 1/8" = 1'-0"
 Drawing Date: 7-15-15
 Drawing Title: Site Plan



RAAR
 ALEBATSD010
 500 Kinney
 Proposed by: 7-15-15
 Date: 7-15-15
 Project: 1817
 Scale: 1/8" = 1'-0"
 Drawing Date: 7-15-15
 Drawing Title: Site Plan

Item	Description	Quantity	Unit
1	Site Plan	1	Sheet
2	Topographic Map	1	Sheet
3	Site Plan	1	Sheet
4	Topographic Map	1	Sheet
5	Site Plan	1	Sheet
6	Topographic Map	1	Sheet
7	Site Plan	1	Sheet
8	Topographic Map	1	Sheet
9	Site Plan	1	Sheet
10	Topographic Map	1	Sheet



SITE LIGHTING PHOTOMETRICS

KINNEY STREET

WEST LEIGH STREET

CATHERINE STREET

WEST CLAY STREET

KINNEY STREET

#1408 CATHERINE STREET (PART OF SUP)

#1403-12 W. Leigh Street (NOT PART OF SUP)

#1405 W. Leigh Street

#1403 W. Leigh Street (NOT PART OF SUP)

#1401 W. Leigh Street

#1400 WEST CLAY STREET (PART OF SUP)

#808 KINNEY

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Kinney Street Houses
 900-906 Kinney Street
 Richmond, VA

NO.	DATE

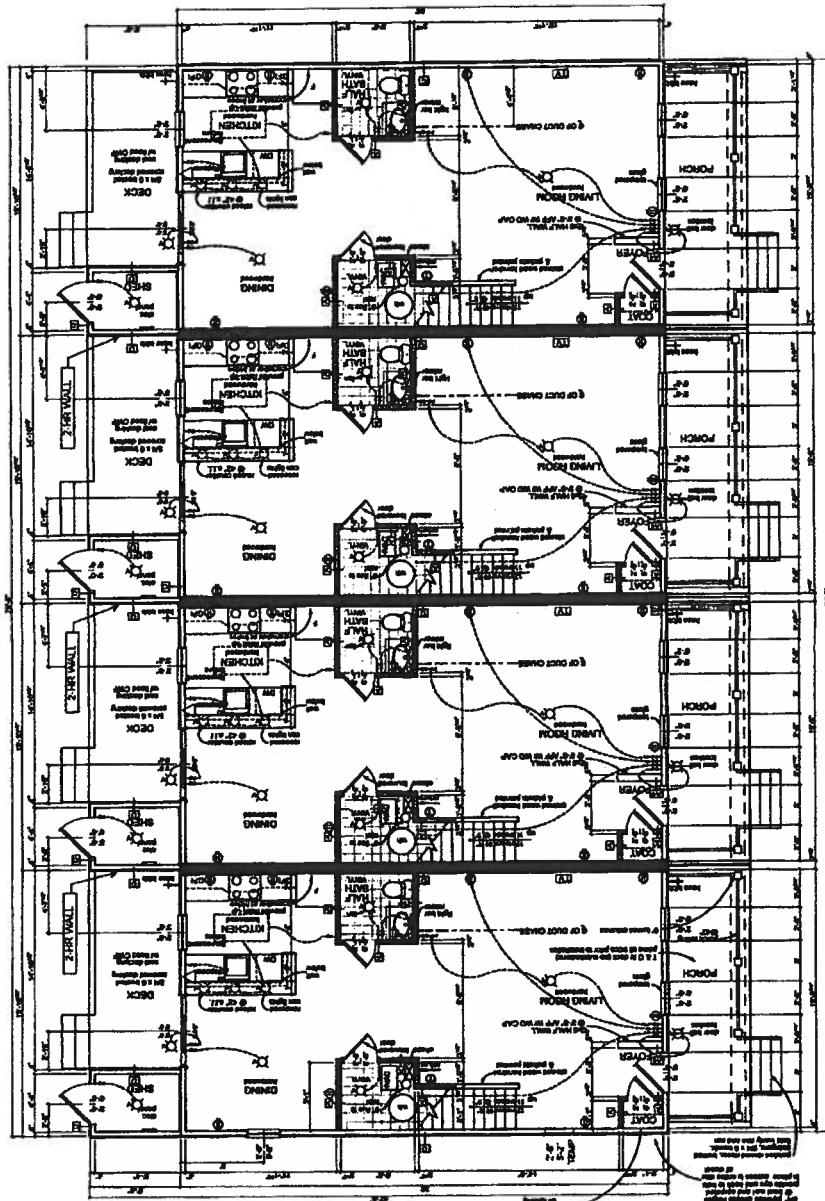
water parks
 ARCHITECT

223 N. POWERS STREET
 RICHMOND, VA 23220

PROJECT # 02-17
 DATE: 11/20/18

FIRST FLOOR PLAN
A.203

REVISED 11.20.2018



ALL TRADES TO BE INSTALLED IN ACCORDANCE WITH THE VIRGINIA BOARD OF ARCHITECTURE'S REQUIREMENTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE TRADES' WORK. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE TRADES' WORK. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE TRADES' WORK.

FIRST FLOOR 727 sq. ft.
 SECOND FLOOR 701 sq. ft.
 RESIDENCE 1,428 sq. ft.
 TOTAL 5,753 sq. ft.



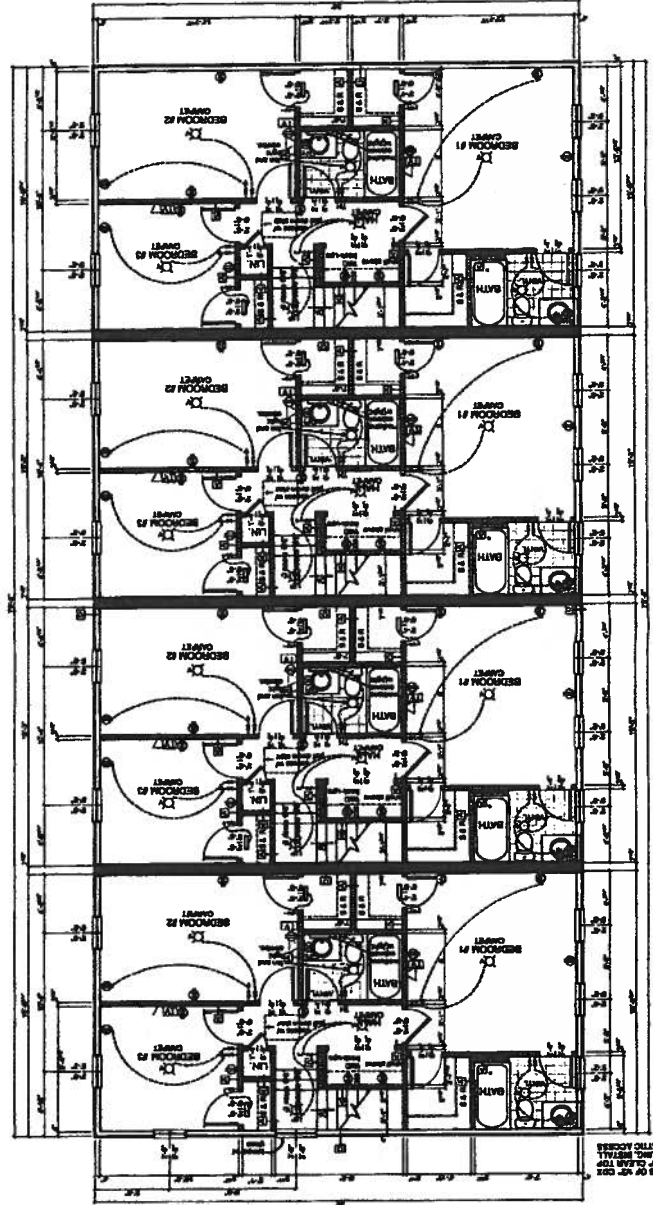


Kinney Street Houses
900-906 Kinney Street
Richmond, VA

NO.	DESCRIPTION	DATE

WELLS PARKS ARCHITECT
215 JAMES STREET
RICHMOND, VIRGINIA 23219
PROJECT # 11-00000
DATE: 11/20/11

SECOND FLOOR PLAN
A.205



NOTE: PROVIDE IN A SERIES OF ONE SET
OF OTHER RELATED DETAILS. INSTALL
AS SHOWN. SEE PLAN FOR DIMENSIONS
ADAPTED TO THIS MODEL.

DATE: 11/20/11
PROJECT: 11-00000



Kinney Street Houses

900-906 Kinney Street
Richmond, VA

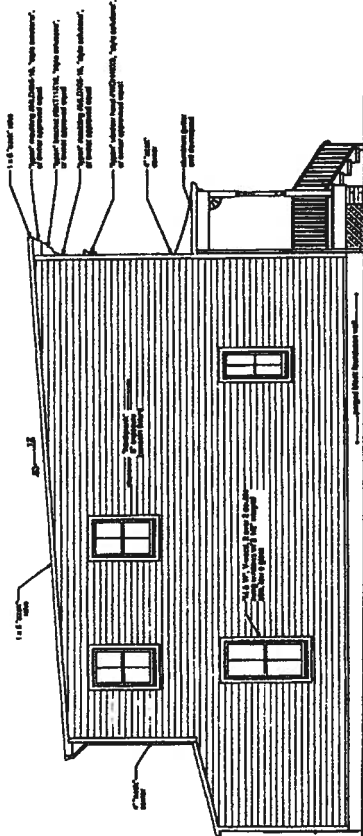
NO.	DATE	DESCRIPTION

Walter PARKS
ARCHITECT

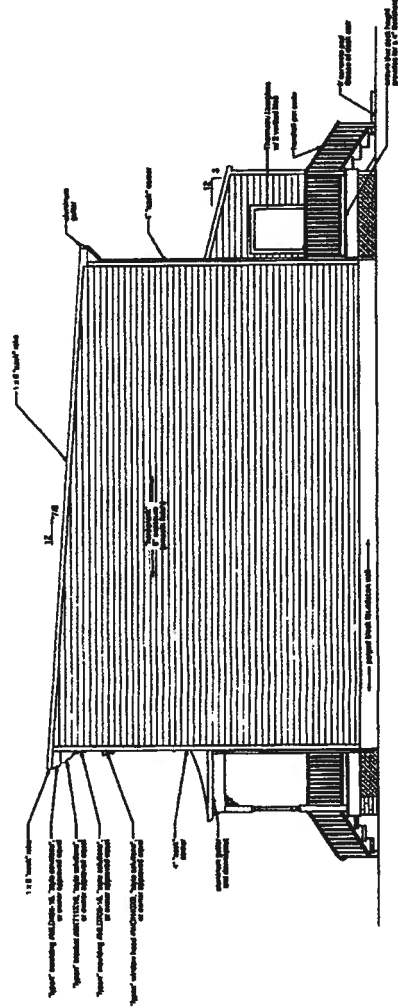
224 N. PARK STREET
RICHMOND, VIRGINIA 23284
TEL: (804) 771-1188
FAX: (804) 771-1189

PROJECT # 07-17
DATE: 12/28/10

SIDE ELEVATIONS
A.302



1 Kinney Street Left Elevation
A.302
1/4" = 1'-0"



2 Kinney Street Right Elevation
A.302
1/4" = 1'-0"