

INTRODUCED: January 13, 2025

AN ORDINANCE No. 2025-017

To authorize the special use of the property known as 501 South Pine Street for the purpose of an outdoor storage area accessory to a restaurant, upon certain terms and conditions. (5th 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 501 South Pine Street, which is situated in a B-1 Neighborhood Business District, desires to use such property for the purpose of an outdoor storage area accessory to a restaurant, which use, among other things, is not currently allowed by section 30-434.3, concerning yards, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: FEB 10 2025 REJECTED: _____ STRICKEN: _____

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

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as

501 South Pine Street and identified as Tax Parcel No. W000-0119/036 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on Three Parcels of Land Fronting on South Pine Street, in the City of Richmond, Virginia,” prepared by McKnight & Associates, P.C., and dated June 6, 2022, 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 an outdoor storage area accessory to a restaurant, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Adarra Restaurant, 501 S. Pine Street, Richmond, VA 23220, City of Richmond,” prepared by SMS Architects, with sheet A1.1 dated August 31, 2023, and sheet A2.1 dated August 31, 2023, and last revised February 14, 2024, and 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 an outdoor storage area accessory to a restaurant, substantially as shown on the Plans.

(b) No off-street parking shall be required for the Special Use.

(c) All site improvements shall be substantially as shown on the Plans.

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

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly

provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the

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

CITY ATTORNEY'S OFFICE

Carlin D. Reid

6



City of Richmond

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

Master

File Number: Admin-2024-1146

File ID: Admin-2024-1146

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk

Department:

Cost:

File Created: 09/09/2024

Subject:

Final Action:

Title:

Internal Notes:

Code Sections:

Agenda Date: 01/13/2025

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2024-1146 - Application Documents,
Admin-2024-1146 - AATF Ordinance

Enactment Number:

Contact:

Introduction Date:

Drafter: Shaianna.Trump@rva.gov

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

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

Text of Legislative File Admin-2024-1146

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 501 South Pine Street for the purpose of an outdoor storage area accessory to a restaurant, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize outdoor storage in a B-1 Neighborhood Business District. The required yard setbacks are not being met. A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Oregon Hill neighborhood on South Pine Street between Spring Street and China Street. The City's Richmond 300 Master Plan designates a future land use for the subject properties 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."

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The current zoning for the property is B-1 Neighborhood Business District. The surrounding area is predominantly zoned R-7 - Residential. The area is generally residential properties.

COMMUNITY ENGAGEMENT: Oregon Hill Neighborhood Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan;

FISCAL IMPACT: \$300 application fee.

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

STAFF: Matthew Ebinger, Planning Supervisor, Land Use Administration (Room 511) 646-6308

Shaianna Trump, Planner Associate, Land Use Administration (Room 511) 646-7319



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT

Applicant must complete ALL items

HOME/SITE ADDRESS: 501 S. Pine St APARTMENT NO/SUITE _____
APPLICANT'S NAME: Scott Stephens EMAIL ADDRESS: scott@smsarchitect.com
BUSINESS NAME (IF APPLICABLE): SMS Architects
SUBJECT PROPERTY OR PROPERTIES: Adarra Restuarant

APPLICATION REQUESTED

- ☐ Plan of Development (New or Amendment)
- ☐ Wireless Plan of Development (New or Amendment)
- ☒ Special Use Permit (New or Amendment)
- ☐ Rezoning or Conditional Rezoning
- ☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- ☐ Community Unit Plan (Final, Preliminary, and/or Amendment)
- ☐ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER

Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: Fever Dreams, LLC
PROPERTY OWNER ADDRESS: 9030 Stoney Point Pkwy # 400, Richmond, VA 23235
PROPERTY OWNER EMAIL ADDRESS: Lyne@restuarantadarra.com; randall.doetzer@gmail.com
PROPERTY OWNER PHONE NUMBER: 804-363-9327, 804-868-5391
Property Owner Signature: *Lyne A Doetzer*

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.



Richmond, VA 23226
804.212.9907 - smsarchitect.com

April 3, 2024

City of Richmond
Land Use Administration Office
900 E. Broad St., RM. 511
Richmond, VA 23220

**RE: SUP Applicants Report – Restaurant Adarra
501 S. Pine St., Richmond, VA 23220**

To Whom it May Concern,

I am writing on behalf of Lyne and Randall Doetzer who are the curators of Restaurant Adarra and owners of Fever Dreams, LLC, which owns 501 S. Pine Street in the Oregon Hill neighborhood of Richmond. Most know this B-1 property as the former Mammazu's Restaurant. The Doetzer's will be relocating their highly regarded restaurant business from Jackson Ward to 501 S. Pine Street Hill as soon as their renovation and addition are complete later this year.

I am their agent for this SUP request, and architect for the project. The Doetzer's are making a significant investment to improve this property by renovating the existing building into a lovely dining area where award-winning dinners will be served and by adding a new modern kitchen, wine room, and office. They consider Oregon Hill to be a great spot for Adarra.

A focal point of Adarra's new kitchen is a wood fired grill. This wood-burning feature is essential to the Doetzer's signature style of cooking. The grill requires real firewood to operate. We have designed a nicely screened back area that conceals stored firewood, along with trash cans, from the view of the neighborhood. This area is adjacent to a bike rack we have included in our design for the staff members who often ride their bikes to work.

This SUP request is for a simple metal roof to protect the firewood and trash can area from rain and snow. It will also keep the egress path of one of the exit doors dry. The proposed roof area is colored yellow on the attached architectural plans and does not extend beyond the property line. The existing evergreen hedge will remain where it currently is, and plants will be replaced as needed.

Thank you for your consideration of this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott M. Stephens'.

Scott Stephens, AIA
Principal



FD LETTERHEAD
FIRE & EMERGENCY PLAN REVIEW CHECKLIST

Project Summary

1. Is this new construction or a rehabilitation project?
REHABILITATION
2. What is the height of the building(s)? How many stories?
ONE STORY. 15' HEIGHT OVERALL
3. Is there an accessory parking garage or parking garage levels?
NO
4. Are any levels below street level or below grade?
NO

Building Occupant Egress

5. Provide locations of roof access points on the plans.
N/A. ANY PART OF THE ROOF IS ACCESSIBLE WITH A LADDER FROM THE EXTERIOR.
6. If there is a basement or floors below street level, provide locations for egress on the plans.
N/A
7. For projects with 6 stories or more, stairways must be noted with compass directions (North, South, etc.) and the inside of stairwells must note each floor number.
N/A
8. If a fire escape is part of the structure, it must be inspected by a design engineer and necessary repairs or replacements must be made before a Certificate of Occupancy can be issued.
N/A

Suppression Systems

9. A temporary standpipe is required on site during construction. Its operative should be on the finished floor below the next floor being constructed. Provide the location on the plans.
N/A
10. Alarm panel box. This must be in the first-floor lobby area on the street address side of the building. Provide location on the plans.
N/A
11. Knox-Box® Rapid Entry System. One is required on any new construction or renovated enclosed multi-story building. Provide the location on the plans.
N/A
12. Fire pump(s). Provide the location on the plans.
N/A
13. Command Center. This needs to be clearly marked outside of the door. Provide the location on the plans.
N/A
14. Sprinkler shut off valve. Provide the location on the plans.
N/A
15. Sprinkler connections. Provide the FDC location on the plans – in red ink please.
N/A

Hydrants & Fire Department Connections

16. More than one hydrant may be required to support the project. How many existing hydrants are near the project? How many are proposed? Provide the locations on the plans.
THERE IS AN EXISTING FIRE HYDRANT DIRECTLY IN FRONT OF THE BUILDING ON S. SPRING ST.
17. The dedicated hydrant should be public. Special circumstances may allow for a private hydrant if an ISO Class 1 Rating can be maintained and the Department of Public Utilities approves of it. A private hydrant must also be maintained in accordance with NFPA 291 and the current Virginia Statewide Fire Prevention Code.
N/A
18. The FDC for each building. Provide the location on the plans. Signage is required around it (i.e. FDC Connection, No Parking) and curbing before it must be painted yellow. We highly recommend a Knox FDC secure system to safeguard the sprinkler system.
N/A
19. The FDC should be at least 50 feet from its dedicated hydrant, but no more than 100 feet.
N/A



FD LETTERHEAD

Emergency Vehicle Access to Site

20. New construction projects require at least (2) two roads for emergency vehicles *to access the site* and shall comply with Chapter 5 of Statewide Virginia Fire Prevention Code Fire Service Features.
THE SITE IS ACCESSIBLE FROM PUBLIC STREETS. ITS LOCATED ON THE CORNER OF SOUTH PINE ST. AND SPRING ST.
21. Proposed or improved road surfaces used for emergency access must be able to support a minimum weight of 75,000 lbs.
THE SITE IS ACCESSIBLE BY PUBLIC STREETS THAT SUPPORT THE MIN. WEIGHT OF 75,000 LBS.
22. Proposed or improved road surfaces used for emergency access must be at least 20 feet in width. In some cases, 27 feet may be required.
THE SITE IS ACCESSIBLE BY PUBLIC STREETS THAT ARE OF SUFFICIENT WIDTH.
23. Curb cuts into and around the site for emergency access must support a fire apparatus turning radii of 36' inside and 52' outside.
THE SITE IS ACCESSIBLE BY PUBLIC STREETS.
24. New construction projects may require *access to all sides of the building* for emergency vehicles.
N/A

Environmental Concerns

25. Are you aware of any underground storage tanks (USTs) or above ground storage tanks (ASTs) which currently hold, or may have at one time held, flammable or combustible substances? If any are discovered during land disturbance, excavation, or construction activities, they must be immediately reported to the Fire Marshal's Office. A permit is required before removal or abandonment. All documents pertaining environmental reports shall be forwarded to the Fire Marshal's Office.
NOTED. OWNER IS NOT AWARE OF ANY TANKS ON SITE.
26. Are you aware of any environmental concerns that need to be mitigated before construction? i.e. leaks, spills, etc.?
NO. NO ENVIROMENTAL CONCERNS KNOWN BY OWNER.
27. Will this project involve any rock blasting? A rock blasting permit shall be obtained from the Fire Marshal's Office.
NO. THIS PROJECT WILL HAVE NOT REQUIRE ROCK BLASTING.



Richmond, VA 23226
804.212.9907 - smsarchitect.com

February 6, 2024

Richmond Fire and Emergency Plan

RE: Adarra Restaurant
501 S. Pine Street
Richmond, VA 23220

PERMIT NO: BLDC 142271-2024

Building Summary:

This is a remodel and addition to an existing single level masonry structure. The overall height is 15'-0" tall. There is no accessory garage and no levels below grade.

Building Occupant Egress:

Roof access is via ladder. One level building.



Roof access from building rear.

Suppression Systems:

No suppression systems are installed.

Hydrants & Fire Department Connections:

There is a public fire hydrant at the front of the building on South Pine Street. Hydrant is approximately 20' from Spring Street.



Fire Hydrant 8' in front of the existing building.



Richmond, VA 23226
804.212.9907 - smsarchitect.com

Emergency Vehicle Access to the Site:

The project is on the corner of S. Pine Street and Spring Street. Full access is available.

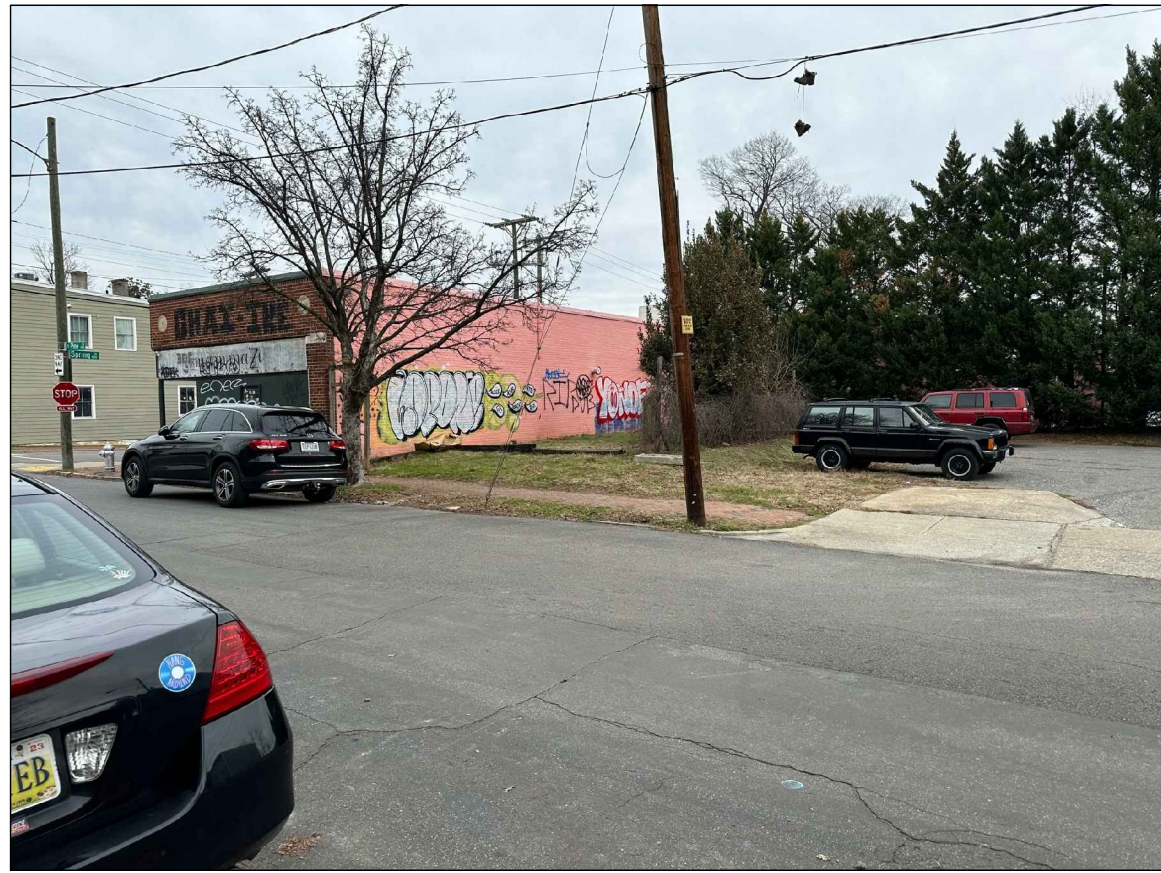
Environmental Concerns:

No underground storage tanks are known of and no environmental mitigation needs required. No rock blasting is anticipated.

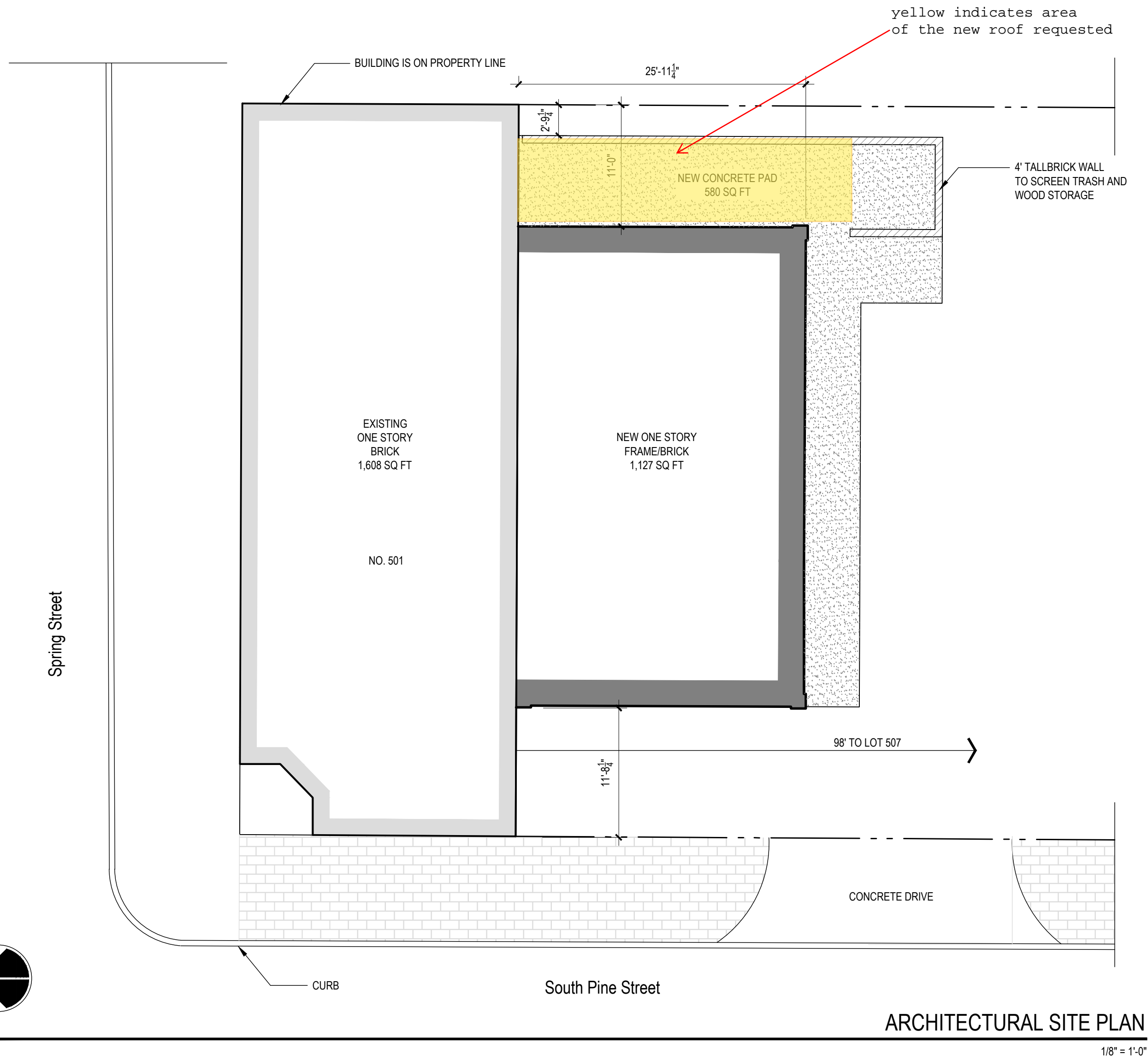
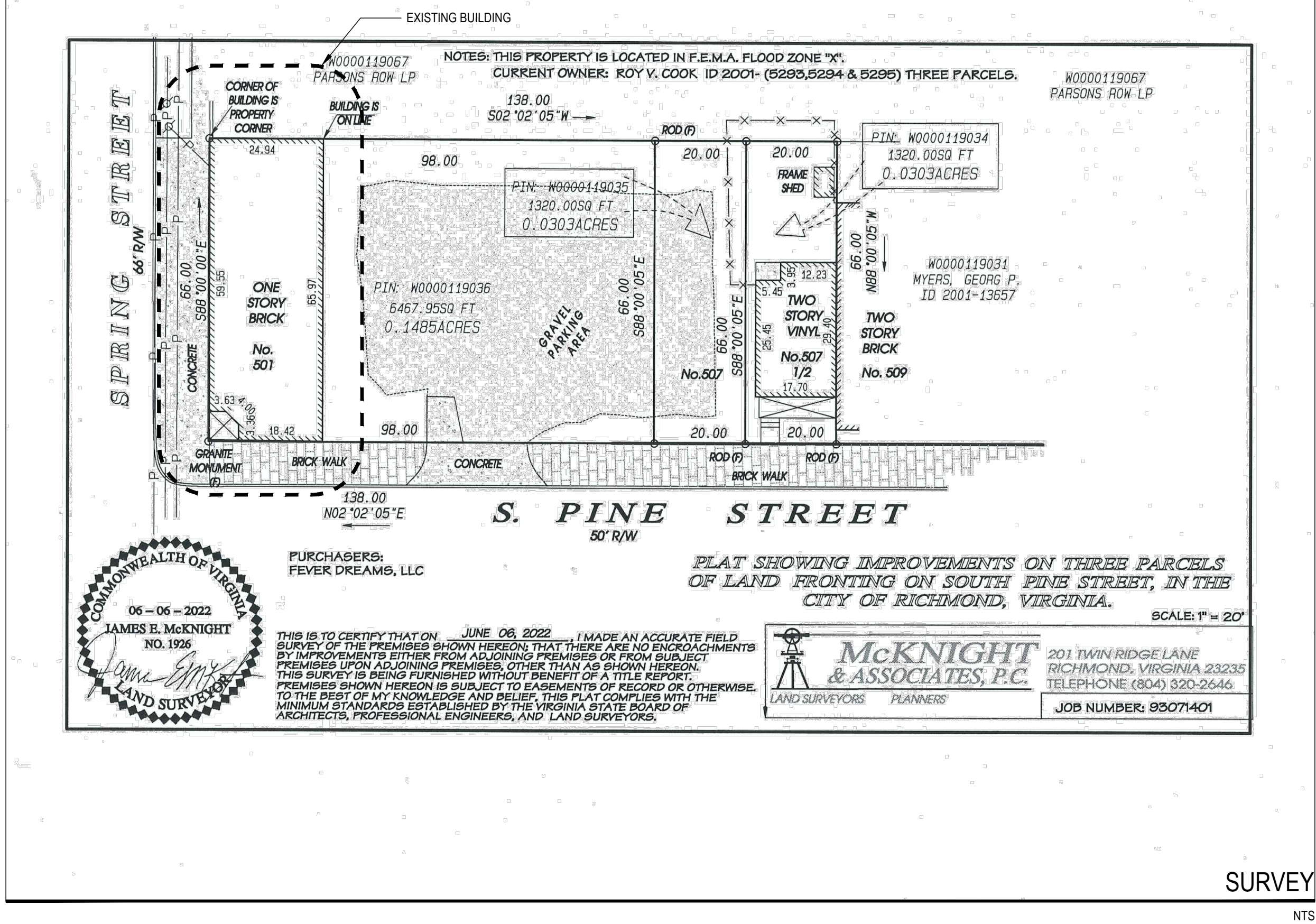
Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Scott M. Stephens'.

Scott M. Stephens
SMS Architects
VA Lis. No. 13705



EXISTING CONDITION



SMS
ARCHITECTS
804.212.9907
RICHMOND, VA

COMMONWEALTH OF VIRGINIA
SCOTT M. STEPHENS
Lic. No. 13705
ARCHITECT

PROJECT TITLE
ADARRA RESTAURANT
501 S. PINE STREET
RICHMOND, VA 23220
CITY OF RICHMOND

CONSULTANTS
INTERIOR DESIGN:
REMARK DESIGN, LLC
1220 APPERSON STREET
RICHMOND, VA 23231
O) 804-840-7346
TAYNER@YAHOO.COM
M.E.P. ENGINEER:
ONEIL ENGINEERING SERVICES
1480 OAKBRIDGE COURT
POWHATAN, VA 23139
PHONE: 804-921-3589
PATRICKO@ONEIL-ENGINEERING.COM
STRUCTURAL ENGINEER:
SYSTEMATIC ENGINEERING, LLC
3803 BARN OWL LN. #4A
GLEN ALLEN, VA 23060
PHONE 804-500-0995
JWASTLER@SYSTEMATICENGINEERING.COM
KITCHEN EQUIPMENT:
VICTOR PRODUCTS
RICHMOND, VA
PHONE 804-643-9091
BRIAN@VICTORPRODUCTS.COM

PERMIT SET

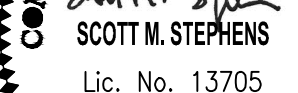
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DATE
AUGUST 31, 2023

PROJECT NO.
23.06

SHEET TITLE
ARCHITECTURAL
SITE PLAN

SHEET NO.
A1.1



ADARRA RESTAURANT
501 S. PINE STREET
RICHMOND, VA 23220

CITY OF RICHMOND

INTERIOR DESIGN:
RENMARK DESIGN, LLC
1220 APPERSON STREET
RICHMOND, VA 23231
O) 804-840-7346
TAYNER@YAHOO.COM

M.E.P. ENGINEER:
ONEIL ENGINEERING SERVICES
1480 OAKBRIDGE COURT
POWHATAN, VA 23139
PHONE: 804-921-3589
PATRICKO@ONEIL-ENGINEERING.COM

STRUCTURAL ENGINEER:
SYSTEMATIC ENGINEERING, LLC
3803 BARN OWL LN. #4A
GLEN ALLEN, VA 23060
PHONE 804-500-0995
JWASTLER@SYSTEMATICENGINEERING

KITCHEN EQUIPMENT:
VICTOR PRODUCTS
RICHMOND, VA
PHONE 804-643-9091
BRIAN@VICTORPRODUCTS.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	11 / 06 / 23	ECS REVIEW
2	02 / 14 / 24	ZONING REVIEW

DATE _____

AUGUST 31, 2023

PROJECT NO. _____

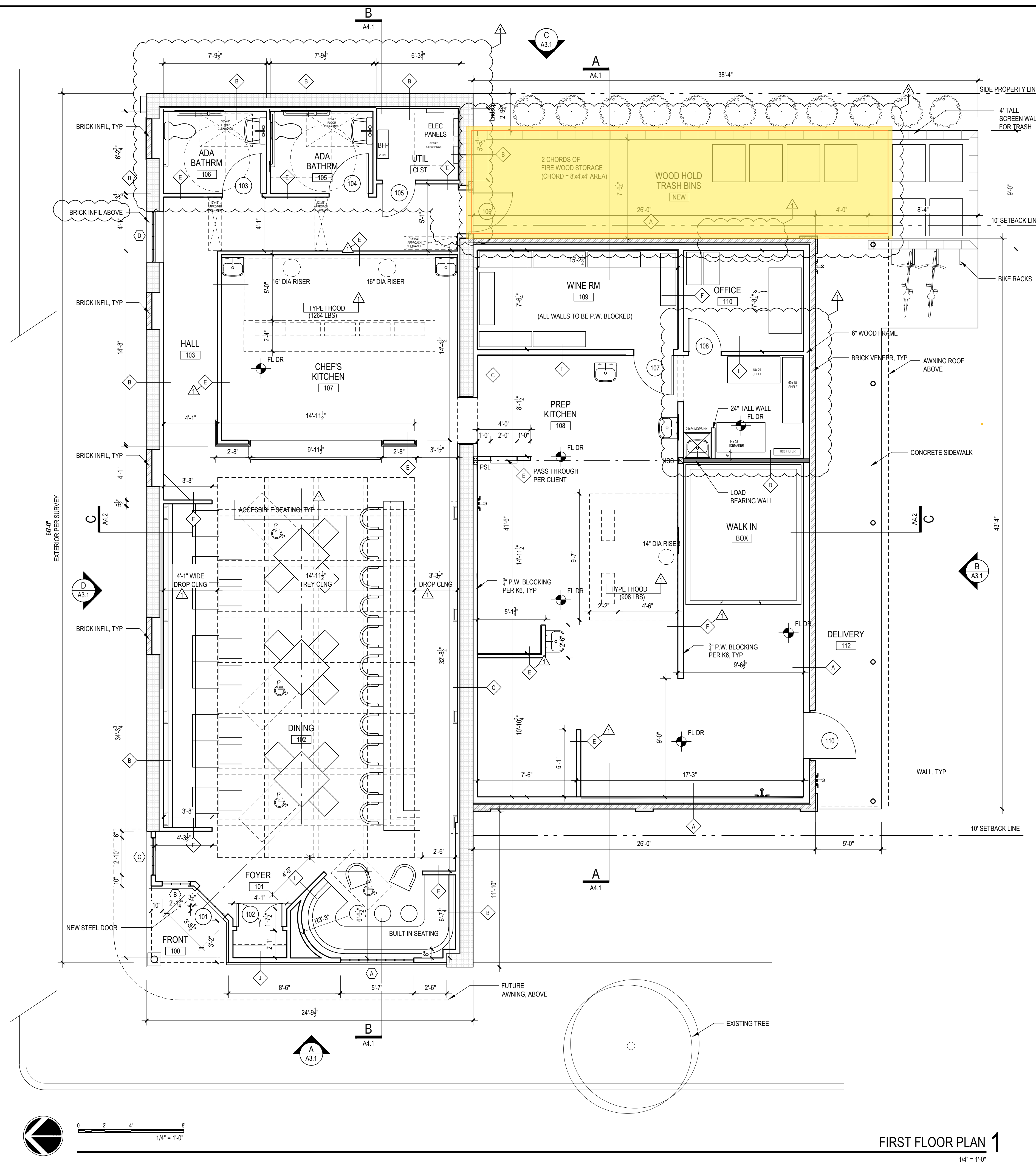
23.06

SHEET TITLE

FLOOR PLAN & WALL DETAILS

SHEET NO.

A2.1



FIRST FLOOR PLAN 1
1/4" = 1'-0"