

INTRODUCED: May 12, 2025

AN ORDINANCE No. 2025-119

To authorize the special use of the properties known as 2111 Venable Street, 2113 Venable Street, 2115 Venable Street, 2115½ Venable Street, 2117 Venable Street, and 2119 Venable Street for the purpose of up to fifteen single-family attached dwellings, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUN 9 2025 AT 6 P.M.

WHEREAS, the owner of the properties known as 2111 Venable Street, 2113 Venable Street, 2115 Venable Street, 2115½ Venable Street, 2117 Venable Street, and 2119 Venable Street, which are situated in an R-63 Multifamily Urban Residential District, desires to use such properties for the purpose of up to fifteen single-family attached dwellings, which use, among other things, is not currently allowed by section 30-419.5, regarding 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

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: JUN 9 2025 REJECTED: _____ STRICKEN: _____

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 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 properties known as 2111 Venable Street, 2113 Venable Street, 2115 Venable Street, 2115½ Venable Street, 2117 Venable Street, and 2119 Venable Street, and identified as Tax Parcel Nos. E000-0373/006, E000-0373/007, E000-0373/008, E000-0373/009, E000-0373/010, and E000-0373/011, respectively, in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/NSPS Land Title Survey, Nos. 2101, 2105, 2107, 2109, 2111, 2113, 2115, 2115 ½, 2117, 2119 Venable Street and Nos. 810 and 812 N 22nd Street, Richmond, Va.,” prepared by Virginia Surveys, and dated May 16, 2023, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to fifteen single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “SUP Submittal, 2111-2119 Venable ST, WBB Homes, LLC,” prepared by Bowman Consulting Group, Ltd., and dated January 14, 2025, “Map Showing a Proposed Access & Parking Easement Between Burton St. and Venable St. in the City of Richmond, Va.,” prepared by Virginia Surveys, and dated October 31, 2024, and “New 3-Story, Single-Family Attached Houses in Richmond’s Union Hill Neighborhood, Venable Development, Venable/Burton/N. 22nd Streets, Richmond, Virginia, 23223,” prepared by Chris Wolf Architecture, PLLC, and dated July 3, 2024, hereinafter, collectively, 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 up to fifteen single-family attached dwellings, substantially as shown on the Plans.

(b) No fewer than seven off-street parking spaces shall be provided for the Special Use, which are to be accessed via an access easement on the adjacent property, substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed three stories, 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.

(e) All building materials, elevations, and site improvements shall be substantially as shown on the Plans, subject to the conditions of the Certificate of Appropriateness issued by the Commission of Architectural Review on June 25, 2024, in response to Application No. COA-144130-2024.

(f) Existing sidewalks and street improvements, including street trees, street tree wells, and cobblestones on Burton Street shall be maintained in their current condition, or, if damaged, repaired or replaced prior to the issuance of the final certificate of occupancy for the Special Use. Cobblestones along Burton Street shall be fully and correctly restored, in accordance with the requirements of the Director of Public Works, upon completion of any needed utility work.

(g) Prior to the issuance of any building permit for the Special Use, the establishment of up to fifteen residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

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

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

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

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

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

(e) The Owner shall make improvements within the right-of-way, including the installation of new sidewalk along a portion of Burton Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed

in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

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

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

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

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

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

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

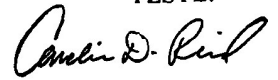
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property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

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

Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

A TRUE COPY:
TESTE:

A handwritten signature in cursive script, appearing to read "Carolin D. Rind".

City Clerk



City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: April 7, 2025

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: Sabrina Joy-Hogg, Interim Chief Administrative Officer

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 properties known as 2111 Venable Street, 2113 Venable Street, 2115 Venable Street, 2115½ Venable Street, 2117 Venable Street, and 2119 Venable Street for the purpose of up to fifteen single-family attached dwellings, upon certain terms and conditions. .

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize up to fifteen single-family attached dwellings within the R-63 Multifamily Urban Residential District. While the use is permitted, certain lot feature requirements, including lot area and width, are not met. A Special Use Permit is therefore required.

BACKGROUND: The subject properties are located in the Union Hill neighborhood on the south side of Venable Street, just west of its intersection with North 22nd Street. The City's Richmond 300 Master Plan designates a future land use for the subject parcels as Neighborhood Mixed Use, which is defined as a "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. 82)

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 properties R-63 Multifamily Urban Residential. Surrounding properties are all located within the same R-63 Multifamily Urban Residential District. The area is generally single family residential, with two places of worship present in the vicinity. The density of the proposed is fifteen units upon .403 acres, or 37 units per acre.

This subject parcels are also located within the Union Hill City Old and Historic District.
COMMUNITY ENGAGEMENT: The Union Hill Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan; Ordinance to be considered by the Planning Commission on June 3, 2025

FISCAL IMPACT: \$300 Application Fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: May 12, 2025

CITY COUNCIL PUBLIC HEARING DATE: June 9, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, June 3, 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

STAFF: Alyson Oliver, Planner, Land Use Administration (Room 511) 646-3709



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review
 Land Use Administration Division
 900 E. Broad Street, Room 511
 Richmond, Virginia 23219
 (804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- ☒ **special use permit, new**
☐ **special use permit, plan amendment**
☐ **special use permit, text only amendment**

Project Name/Location

Property Address: 2111, 2113, 2115, 2115.5, 2117, & 2119 Venable Street Date: _____

Parcel I.D. #: E0000373006, 007, 008, 009, 010, 011 Fee: \$300

Total area of affected site in acres: 0.433

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

Zoning

Current Zoning: R-63

Richmond 300 Land Use Designation: Neighborhood Mixed-Use

Proposed Use

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

Sixteen single-family attached dwellings configured as pairs and groups of three

Existing Use: Paved Parking

Is this property subject to any previous land use cases?

Yes

No

☐
☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Will Gillette

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (864) 377-9140

Fax: ()

Email: will@bakerdevelopmentresources.com

Property Owner: GREAT HOPE BAPTIST CHURCH TR

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: 2101 VENABLE ST

City: RICHMOND State: VA Zip Code: 23223

Telephone: () Fax: ()

Email: _____

Property Owner Signature: _____

Dorothy Harvey

03/12/24

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

APPLICANT'S REPORT

March 14th, 2023

Special Use Permit Request

2111, 2113, 2115, 2115.5, 2117, & 2110 Venable Street, Richmond, Virginia

*Map Reference Number: E000-0373/006, E000-0373/007, E000-0373/008,
E000-0373/009, E000-0373/010, E000-0373/011*

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 2111, 2113, 2115, 2115.5, 2117, and 2119 Venable Street (the "Property"). The SUP would authorize the division of the property and the construction of sixteen single-family attached dwellings configured as groups of two or three with eight dwellings fronting Venable Street and eight dwellings fronting Burton Street. While the single-family dwelling use is permitted by the underlying R-63 Multifamily Residential District and the proposed density is consistent with what could be constructed by-right, some of the underlying feature requirements are not met and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southern line of Venable Street within the block bound by Venable, Burton, N 21st, and N 22nd Streets and is currently occupied with a paved parking area operated by the Property owner, Great Hope Baptist Church. The Property is referenced by the City Assessor as tax parcels E000-0373/006-011 and is roughly 142 feet wide by 132 feet in depth and contains approximately 18,839 square feet of lot area. Access is provided along the Venable and Burton Street frontages.



The properties in the vicinity include a wide variety uses and of housing types. Within the subject block is the Great Hope Baptist Church who currently own the Property. Great Hope is selling the

subject Property and the adjacent properties which include the church. Nearby properties reflect the historic nature of the neighborhood with a mix of uses and a range of housing styles. Commercial, religious, and mixed uses can be found in the area, in addition to single-, two-, and multifamily dwellings which range from one to three stories and consist of a range of forms.

EXISTING ZONING

The Property is zoned R-63 Multifamily Urban Residential. All adjacent properties are also zoned R-63. The R-63 zoning could permit the by-right construction of a multifamily dwelling on the site containing up to 18 dwelling units. The subject parcel is located within the Union Hill City Old and Historic District.

TRANSPORTATION

The Property is located near GRTC bus stops which serve the 7 and 12 bus routes providing access to Church Hill and connections to the larger GRTC bus system.

MASTER PLAN DESIGNATION

The proposed development is consistent with the Richmond 300 Master Plan (“the Master Plan”), which recommends “Neighborhood Mixed-Use” for the Property. This use is described 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.” The Master Plan also recommends a development style that “feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics.”

Venable Street is described as a “Major Mixed-Use Street” which the Richmond 300 Plan recommends certain form elements such as having the “building to the street” with “windows and entrances on the street.”

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request, 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 14.4 to “Increase the number of mixed-income communities along enhanced transit corridors.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance. “
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of sixteen (16) new, single-family attached dwellings configured as pairs and groups of three with eight (8) dwellings fronting Venable Street and eight (8) dwellings fronting Burton Street.

PURPOSE OF REQUEST

While the underlying R-63 Multifamily Residential District zoning requirements would permit the proposed density in a multifamily dwelling, some of the underlying feature requirements for single-family attached dwellings cannot be met. Specifically, the lot width, lot area, and unit width for dwellings at the end of a series cannot be met with the proposed single-family layout. Therefore, a SUP is required.

PROJECT DETAILS

The proposed dwellings would be located mid-block with eight dwellings fronting Venable Street and eight dwellings fronting Burton Street. Each frontage would consist of a pair of dwellings in the center flanked by groups of three on the exterior to provide variety in the massing as well as access to each unit. As the Property is located within the Union Hill City Old and Historic District the proposed dwellings will require approval by the City's Commission of Architectural Review.

When complete, the proposed dwellings would be three stories in height and contain roughly 1,808 square feet of floor area. The dwellings in groups of three fronting Venable Street would utilize front stoops and false mansard roofs with dormer windows as well as rear facing third-floor terraces. The other dwellings would utilize front porches to activate the street and an Italianate design with a street facing third-floor terraces as well. The dwellings would consist of three bedrooms and two-and-one-half bathrooms including a primary bedroom suite on the third floor.

As the Property is located within the Union Hill City Old and Historic District, the proposed dwelling and accessory building are subject to review from the Commission of Architectural Review to ensure compatibility with the historic neighborhood. In exchange for the SUP, the intent of this request is to more efficiently utilize the Property to create a high-quality product in the neighborhood that is in-line with future land use guidance.

Findings of Fact

The following are factors indicted 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 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 proposed residential use would be limited in size, type and scale to avoid any traffic or parking concerns.

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

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected.

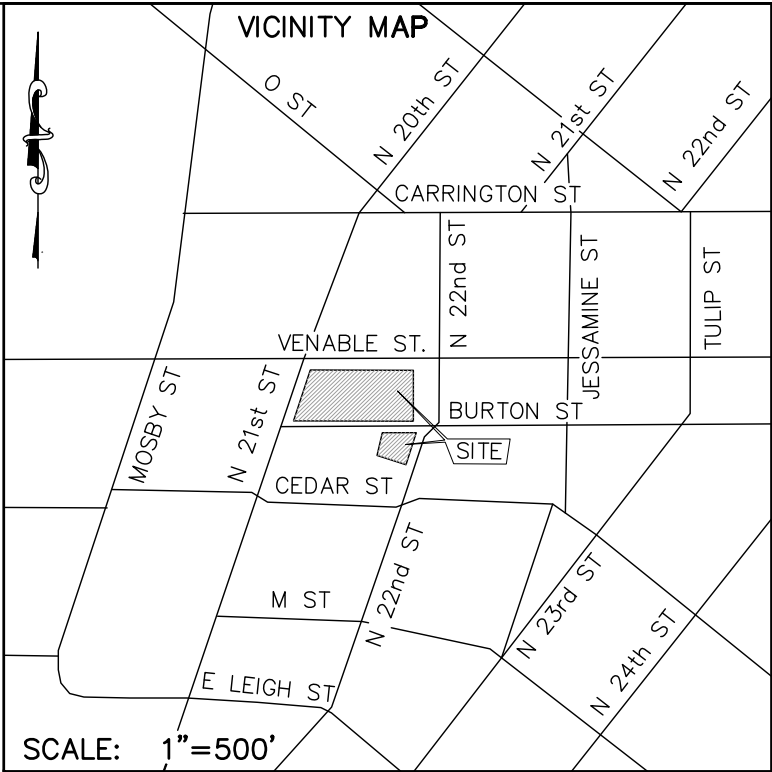
Summary

In summary we are enthusiastically seeking approval for the construction of the proposed single-family attached dwellings. This Special Use Permit proposal represents an ideal urban infill development for this location that would upgrade the Property while maintaining a desirable variation in housing style and density. The request is respectful to the historic character of the area, would help encourage a pedestrian friendly traditional streetscape in the block, and contribute to the vibrancy of the block through the addition of street life in the form of street-oriented porches. In exchange for the SUP, the quality assurances and conditions related to the new dwellings would guarantee the construction of housing that furthers the realization of recent planning guidance and provides much needed new housing within the City.

ALTA/NSPS CERTIFICATION

To: Kevin Aslami and First American, its successors and/or assigns as their interests may appear,.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,7b1,8,9,13,14,16 and 18 of Table A thereof. The field work was completed on 5–10–2023



JEFFREY K. FLOYD LS DATE
REGISTRATION NUMBER 001905

SCHEDULE B – PART II,

Special Exceptions

- 1 Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I– Requirements are met. **"NOT A SURVEY ITEM"**
- 2 Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records. **"NOT A SURVEY ITEM"**
- 3 Any discrepancies or conflicts in boundary lines or shortage in area or encroachments, and other facts which a correct survey or any inspection of the premises would disclose. **"SEE SURVEY"**
- 4 Rights or claims of parties in possession. **"NOT A SURVEY ITEM"**
- 5 Real estate taxes, including supplemental taxes, if applicable, and municipal charges for the second half of the year 2023 and subsequent years, not yet due and payable. **"NOT A SURVEY ITEM"**
- 6 Special Assessments subsequent to the date of policy, including stormwater fees and recycling fees, if any, imposed by City of Richmond for services rendered upon insured premises. **"NOT A SURVEY ITEM"**
- 7 All taxes which may arise by reason the current owner is tax exempt. (AS TO PARCELS 1, 2, 3, 4, 5 and 6) **"NOT A SURVEY ITEM"**
- 8 Agreement dated August 1, 1939, recorded in the Clerk's Office of Richmond Chancery Court in Deed Book 418–A, page 136, **"NOT A SURVEY ITEM"**
- 9 Examination of a plat of survey prepared by A. G. Harocopos, Inc., dated April 26, 2007, for matters adverse to the title insured herein shows, but is not limited to, the following:
(a) Overhead utility lines with appurtenances thereto on property; **"SEE SURVEY"**
(b) Building on 2101 Venable Street encroaches into sidewalk along southern property lie to the extent of 0.08'; **"SEE SURVEY"**
(c) Sidewalk across western portion of 2101 Venable Street and abutting southern lot line of 2101 Venable Street. Rights of others in and to the use thereof. **"SEE SURVEY"**
(d) Surveyor notes discrepancy between recorded plats as to the location of the eastern side lot line of 2119 Venable Street. **"SEE SURVEY"**
- 10 The following endorsements will be attached to the final loan policy: ALTA 8.1–06 and ALTA 9–06. **"NOT A SURVEY ITEM"**

NOTES:

- 1 – Owner: GREAT HOPE BAPTIST CHURCH
2101 VENABLE ST.
RICHMOND, VA. 23223
- 2 – Title Co. ~ OLD REPUBLIC TITLE INSURANCE COMPANY
Issuing Office Flie Number: B23–0740 R
Issuing Agent: TitleVA, LLC
9464 CHAMBERLAYNE ROAD
Suite 301,
MECHANICSVILLE, Va. 23116
- 3 – Zoning ~ R–63–Residential (Multi–family Urban)
- 4 – Area – See survey
- 5 – Water Supply ~ City System
- 6 – Sewerage disposal ~ City system
- 7 – Number of Parking Spaces ~ 27 STANDARD SPACES
16 MODIFIED SPACES (SMALL)
2 ADA SPACES
45 TOTAL SPACES
- 8 – This property is not within a FEMA Floodway Hazard as shown on Comm. Panel # 5101290041E
Zones: "X" DATED: 7–16–2014

ALTA/NSPS LAND TITLE SURVEY

Nos. 2101, 2105,2107, 2109, 2111, 2113,
2115, 2115½ ,2117,2119 VENABLE STREET
AND Nos. 810 AND 812 N 22nd STREET
RICHMOND, VA.



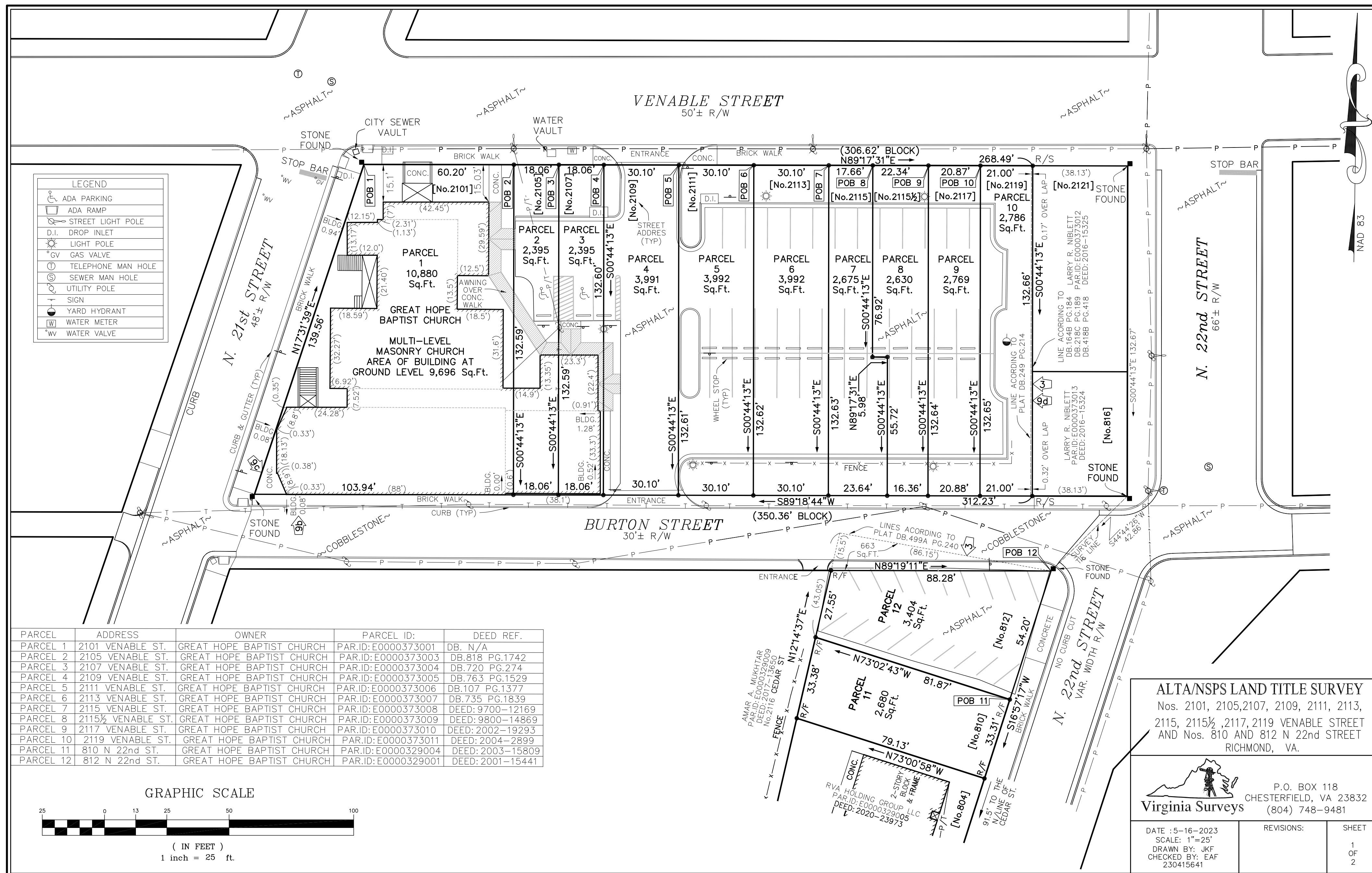
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748–9481

DATE : 5–16–2023
SCALE: 1"=25'
DRAWN BY: JKF
CHECKED BY: EAF
230415641

REVISIONS:

SHEET

1
OF
1



VENABLE ST
50' PUBLIC R/W

CITY SEWER VAULT

WATER VAULT

TYPICAL HOUSE FOOTPRINT(S)

HOUSE A
15.33' (TYP.)
42' (TYP.)
6'
1.5'
5'

HOUSE B
15.33' (TYP.)
42' (TYP.)
14.33'
9'
5'

LAYOUT BEARING
N89°15'47"E
17.72'
90°
S00°44'13"E
15.57'

BURTON ST
30' PUBLIC R/W

GRAPHIC SCALE
0 10' 20'
1" = 10'

LOT 1
15.33' (TYP.)
42' (TYP.)
6'
1.5'
5'

LOT 2
15.33' (TYP.)
42' (TYP.)
6'
1.5'
5'

LOT 3
15.33' (TYP.)
42' (TYP.)
6'
1.5'
5'

LOT 4
15.33' (TYP.)
42' (TYP.)
6'
1.5'
5'

LOT 5
15.33' (TYP.)
42' (TYP.)
6'
1.5'
5'

LOT 6
15.33' (TYP.)
42' (TYP.)
6'
1.5'
5'

LOT 7
15.33' (TYP.)
42' (TYP.)
6'
1.5'
5'

LOT 8
15.33' (TYP.)
42' (TYP.)
6'
1.5'
5'

LOT 9
14.33' (TYP.)
42' (TYP.)
6'
1.5'
5'

LOT 10
15.33' (TYP.)
42' (TYP.)
6'
1.5'
5'

LOT 11
15.33' (TYP.)
42' (TYP.)
6'
1.5'
5'

LOT 12
15.33' (TYP.)
42' (TYP.)
6'
1.5'
5'

LOT 13
15.33' (TYP.)
42' (TYP.)
6'
1.5'
5'

LOT 14
15.33' (TYP.)
42' (TYP.)
6'
1.5'
5'

LOT 15
15.33' (TYP.)
42' (TYP.)
6'
1.5'
5'

LOT 16
14.33' (TYP.)
42' (TYP.)
6'
1.5'
5'

ACCESS & PARKING EASEMENT

WOODEN FENCE (TYP.)

TRASH CAN (TYP.)

6' COMMON TRASH EASEMENTS

3' SIDEWALK (TYP.)

STOOP

ROOF TERRACE

EXISTING ±8' SIDEWALK, STREET TREES, AND TREE WELLS TO REMAIN

PROPOSED ±5' SIDEWALK

EXISTING ±5' SIDEWALK TO REMAIN

BURTON STREET-COBBLESTONES WILL BE FULLY AND CORRECTLY RESTORED UPON THE COMPLETION OF ANY NEEDED UTILITY WORK

LARRY R. NIELLETT
PARCEL: 0000373013
DEED: 2016-15325

LARRY R. NIELLETT
PARCEL: 0000373013
DEED: 2016-15325



PROJECT CONTACTS:
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804-869-8600

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

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

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AI.1B	TYPE 'A-2' TYPICAL FLOOR PLANS
AI.2	TYPE 'B' TYPICAL FLOOR PLANS
AI.3	TYPE 'C' TYPICAL FLOOR PLANS
AI.4	TYPE 'D' TYPICAL FLOOR PLANS
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NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

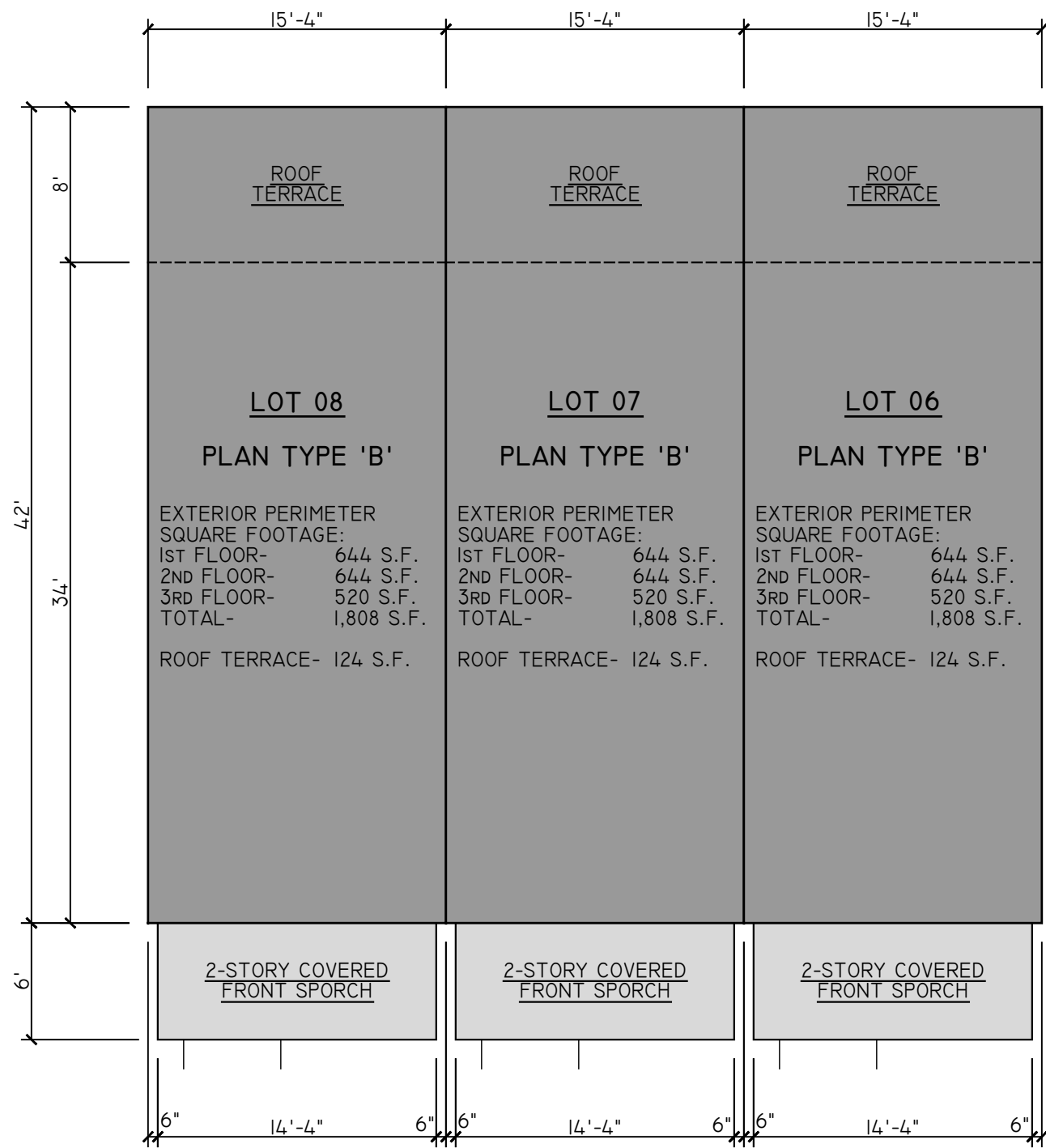


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C.A.R. 5TH SUBMITTAL SET

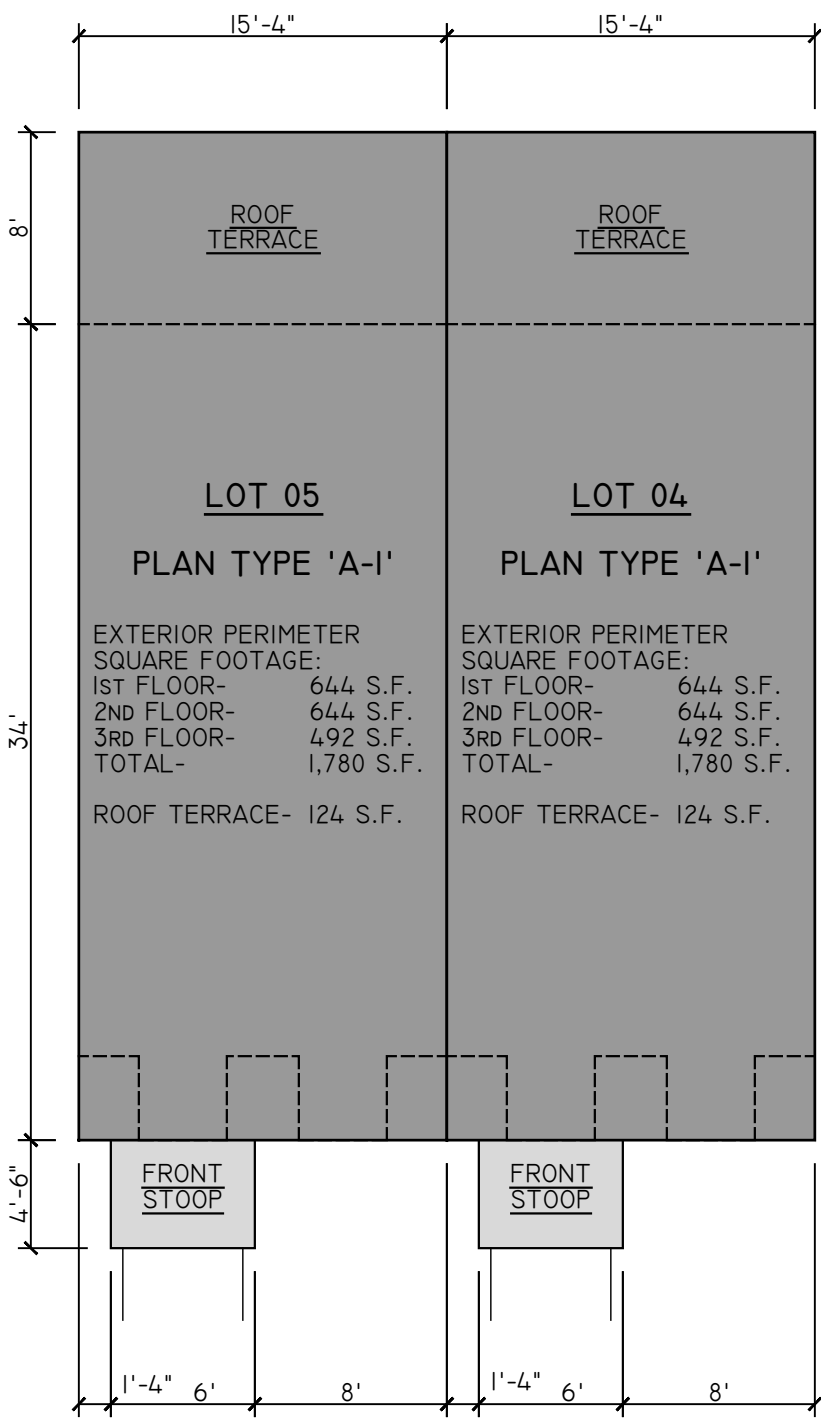
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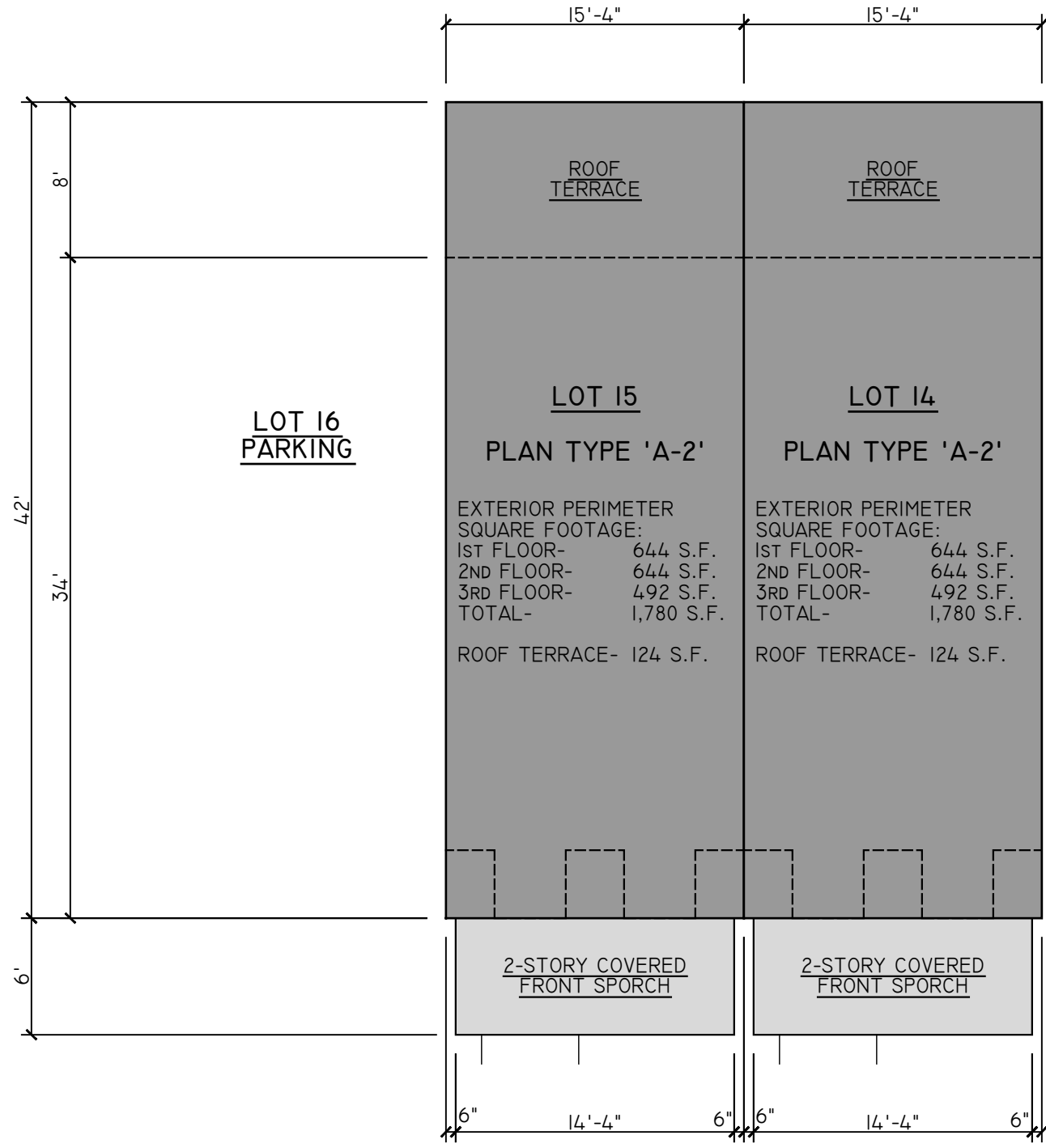
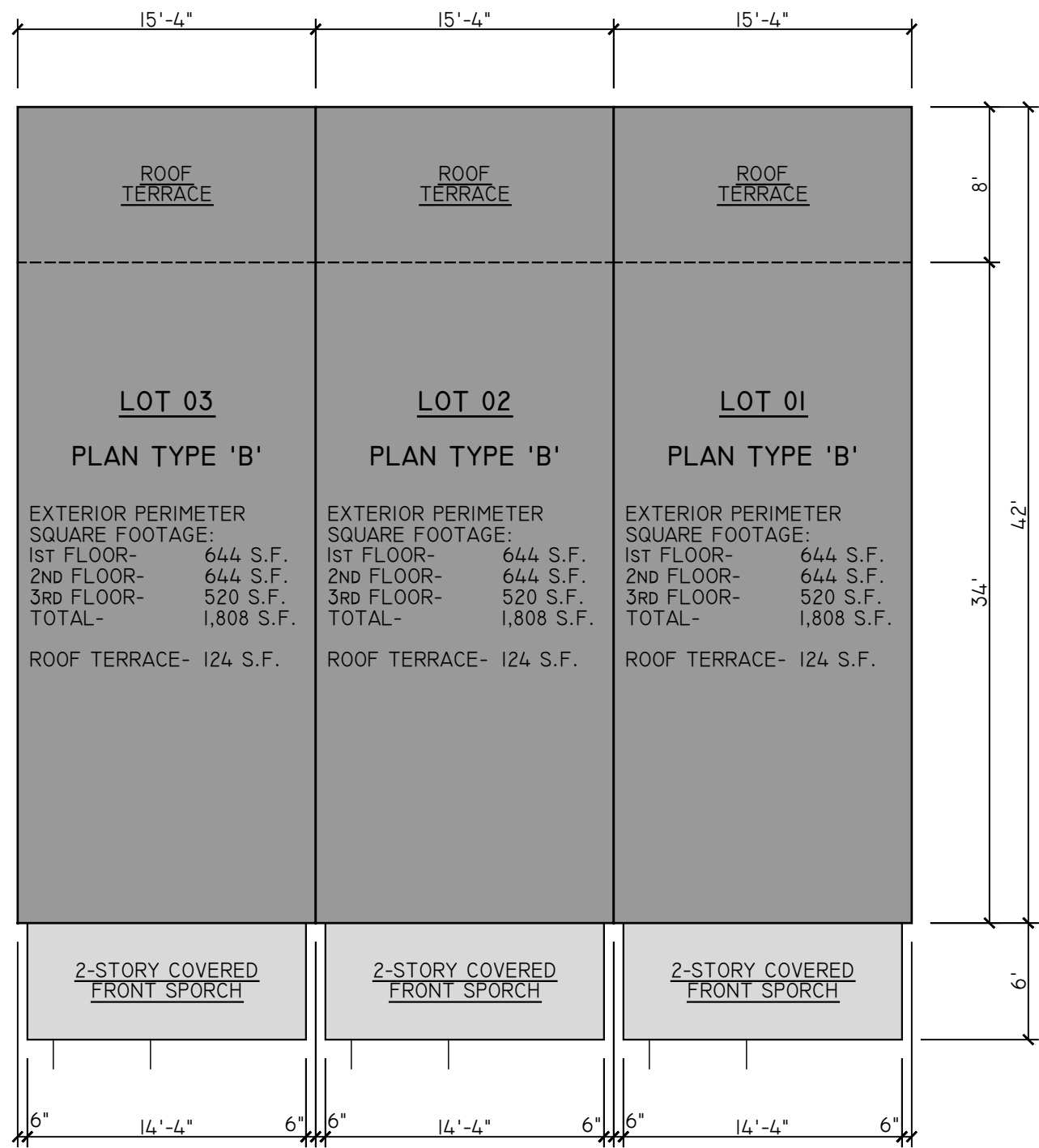
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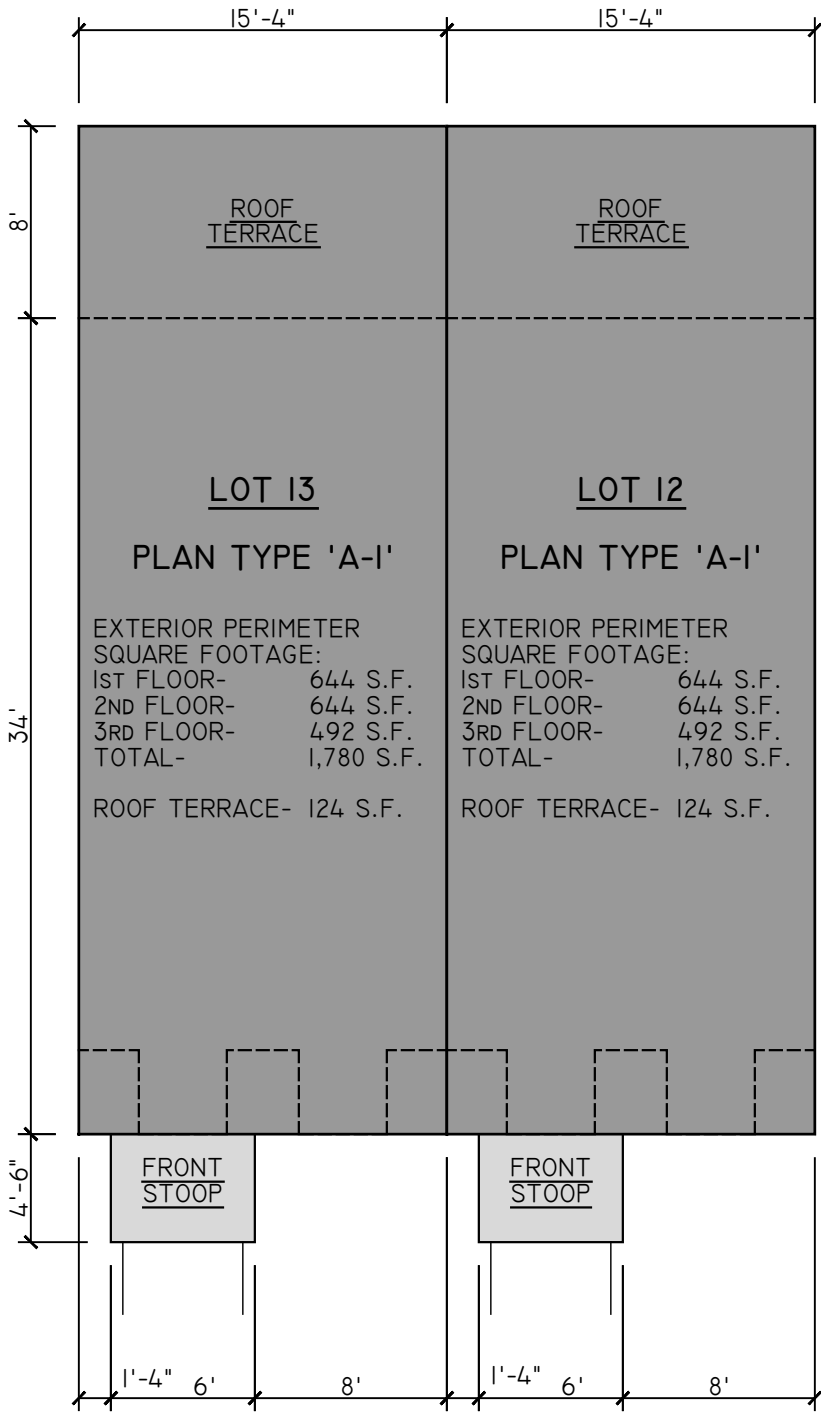
01 | **VENABLE ST. BUILDING PLANS**
1/8" = 1'



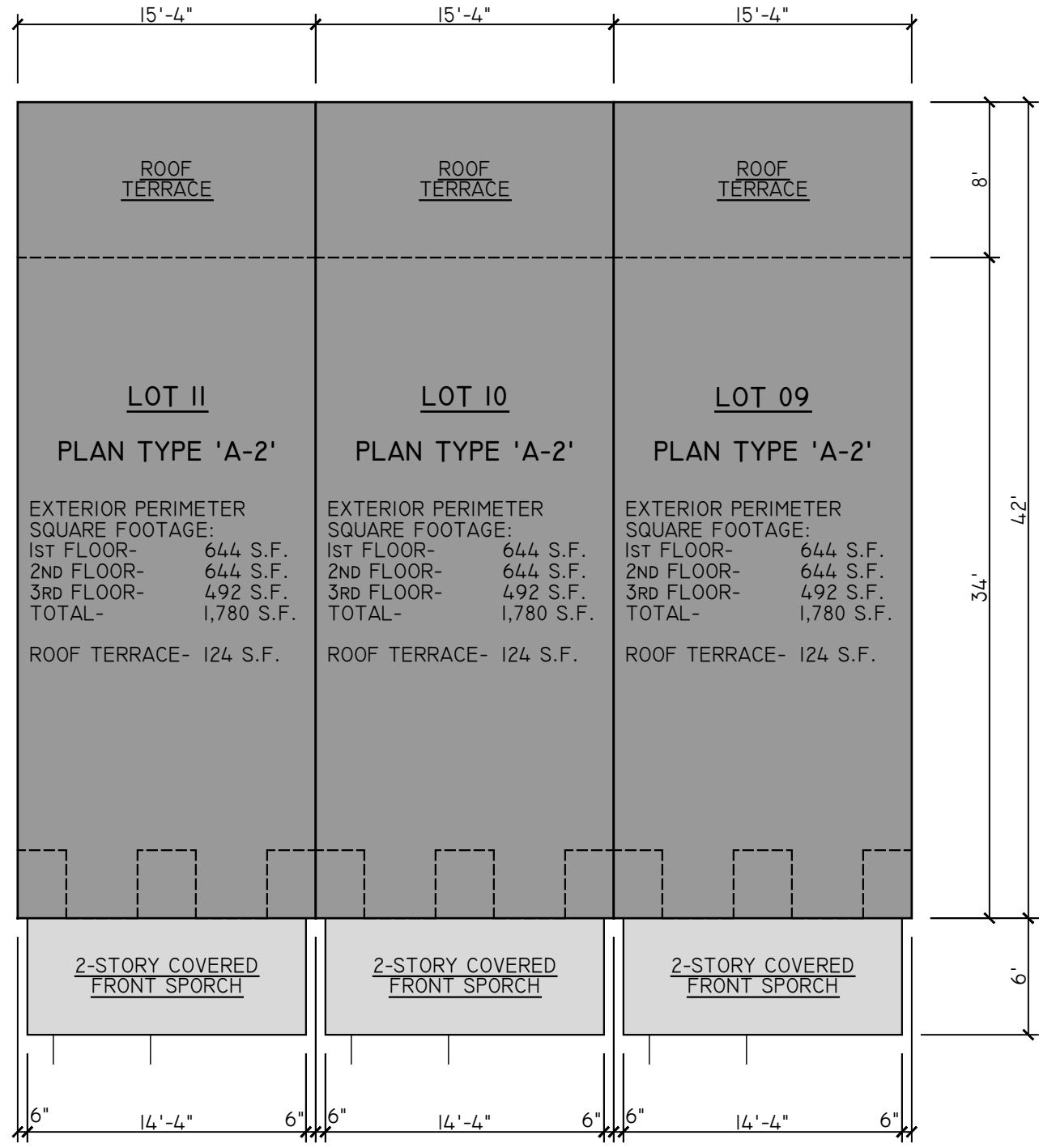
VENABLE STREET



02 | **BURTON ST. BUILDING PLANS**
1/8" = 1'



BURTON STREET



PROJECT CONTACTS:

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NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

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C.A.R. 5TH SUBMITTAL SET

DATE/MARK:
07.03.2024

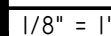
VENABLE/BURTON ST.
(UNITS 1-16) BUILDINGS

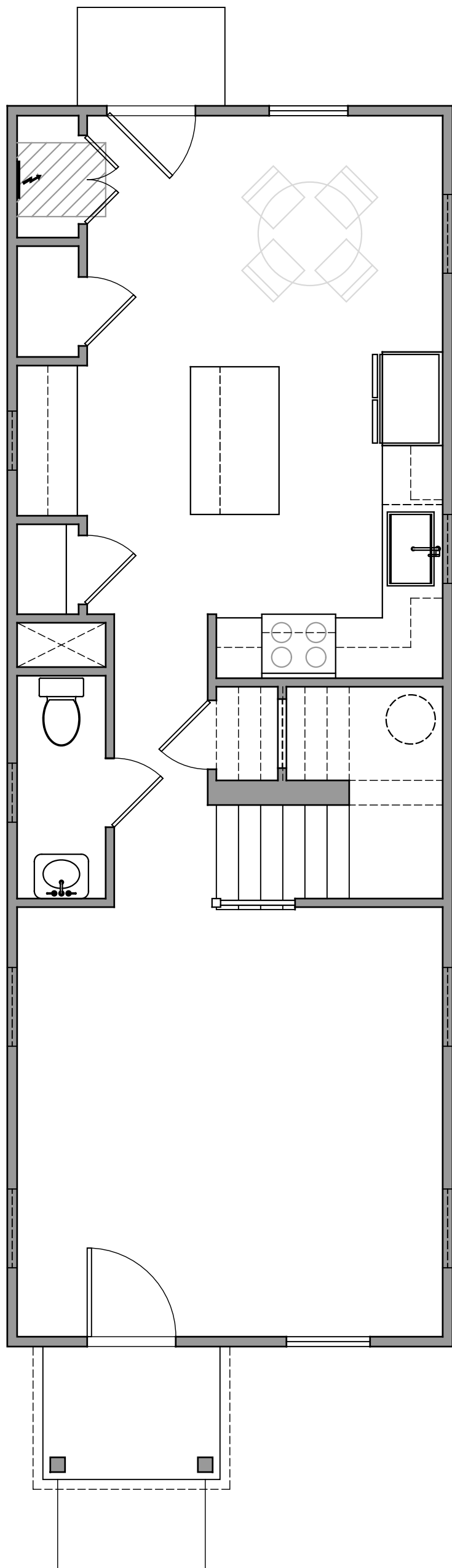
A0.1

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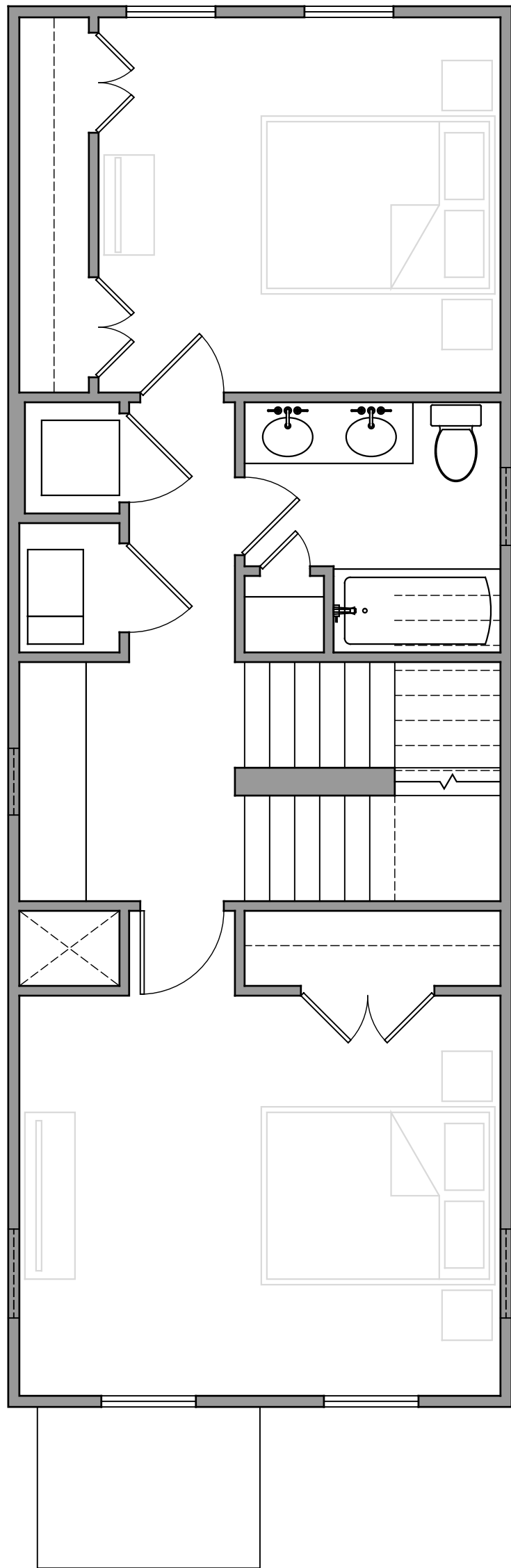
VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

A0.2

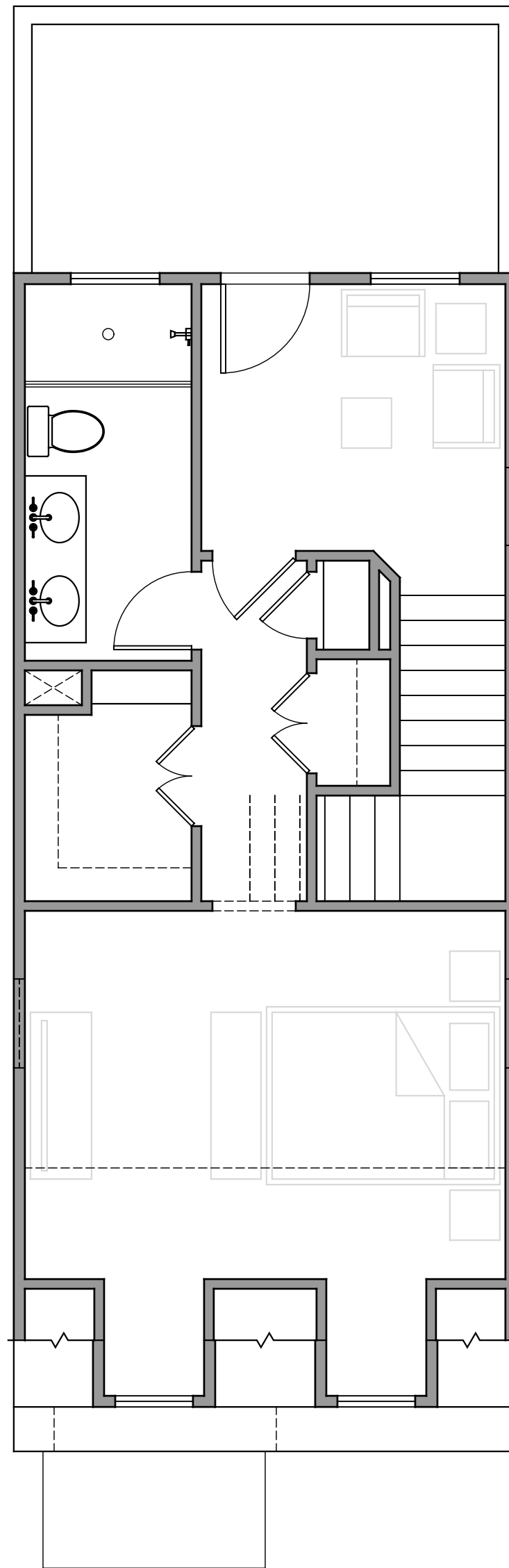




01 | FIRST FLOOR PLAN
1/4" = 1'



02 | SECOND FLOOR PLAN
1/4" = 1'



03 | THIRD FLOOR PLAN
1/4" = 1'

PROJECT CONTACTS:
DEVELOPER:
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NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

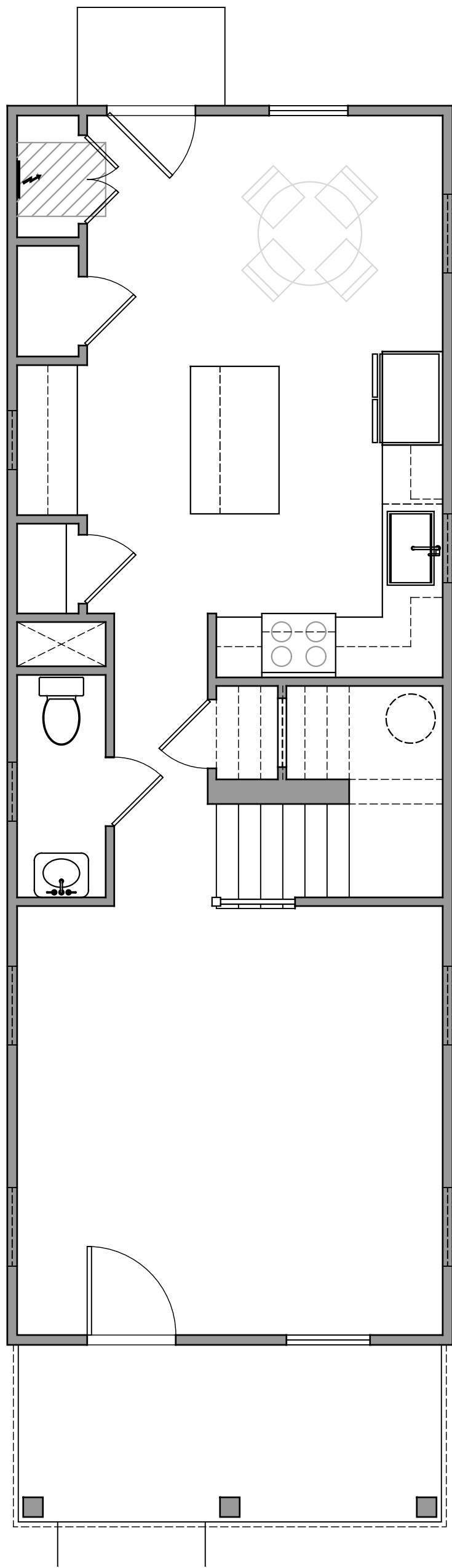
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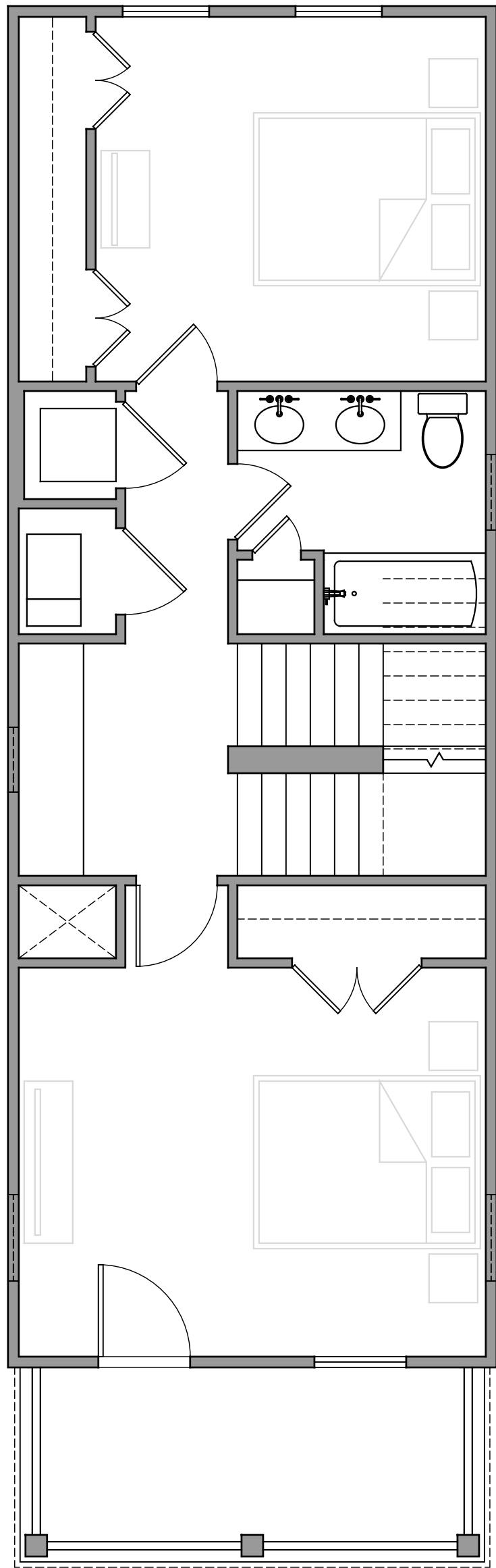
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TYPE 'A-I'
FLOOR PLANS

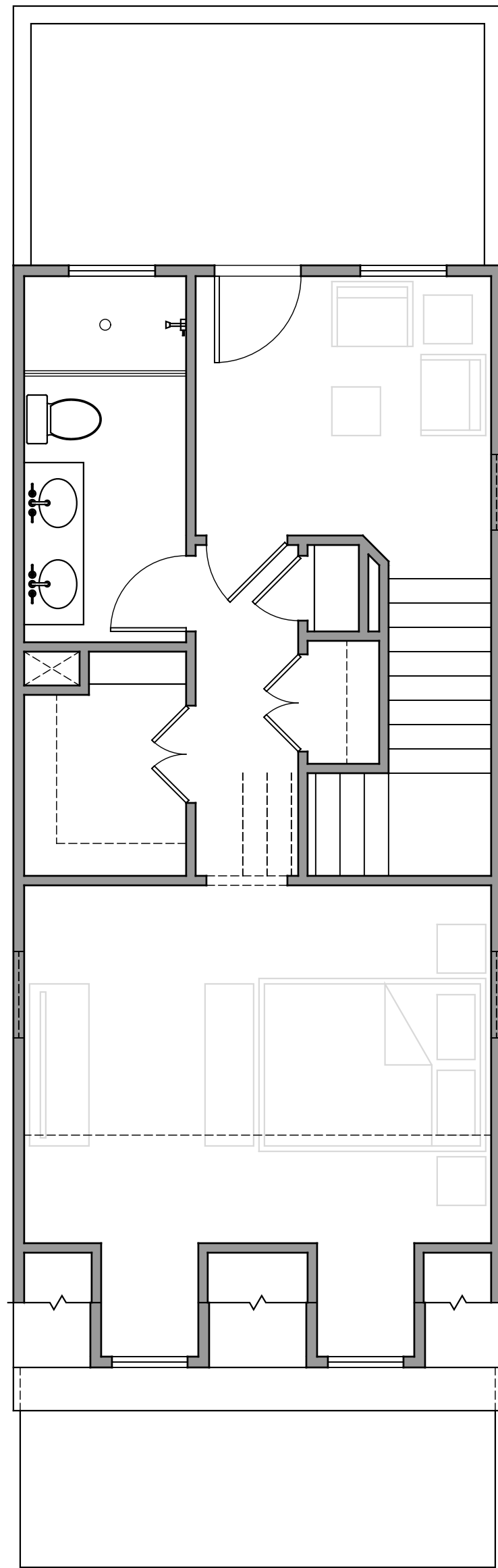
AI.IA



01 | FIRST FLOOR PLAN
1/4" = 1'



02 | SECOND FLOOR PLAN
1/4" = 1'



03 | THIRD FLOOR PLAN
1/4" = 1'

PROJECT CONTACTS:
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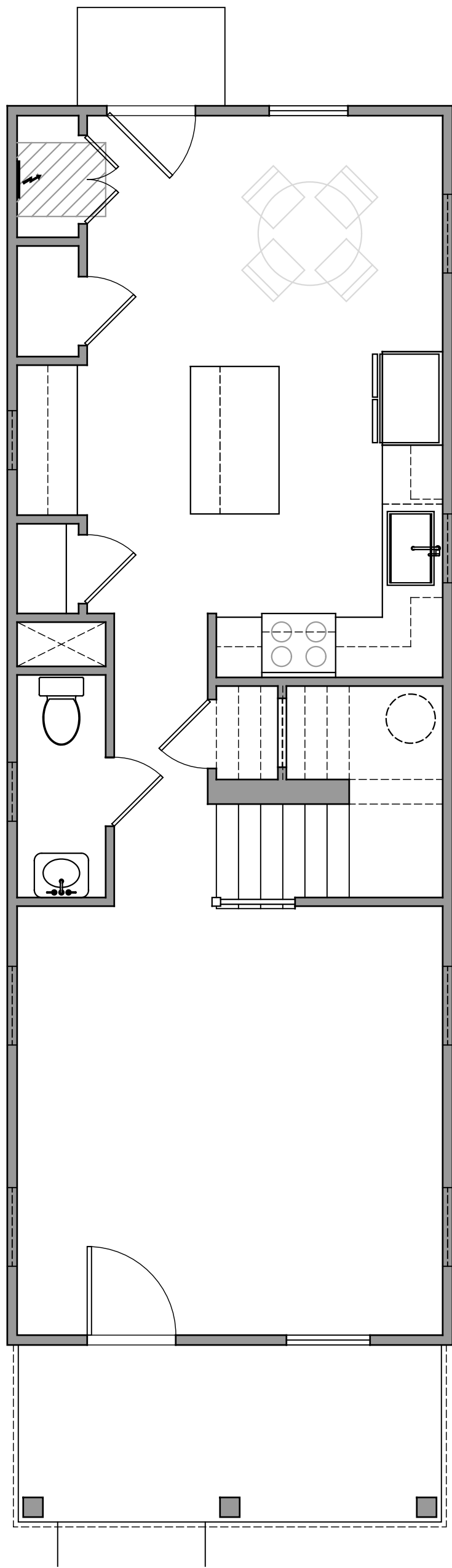
NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

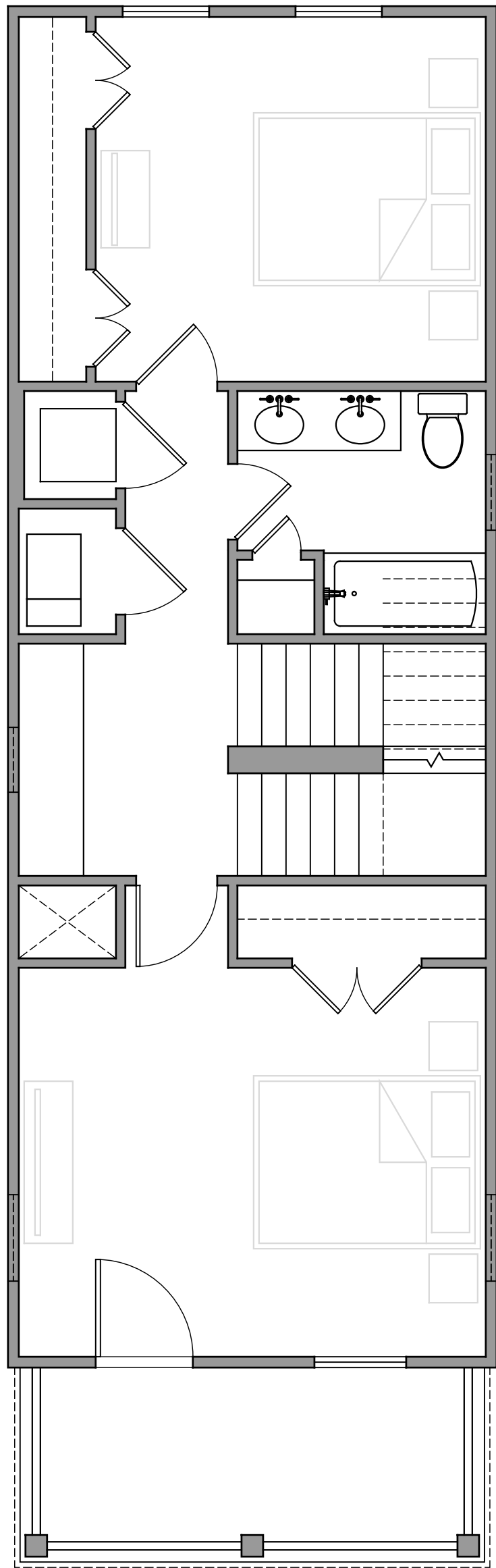
VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

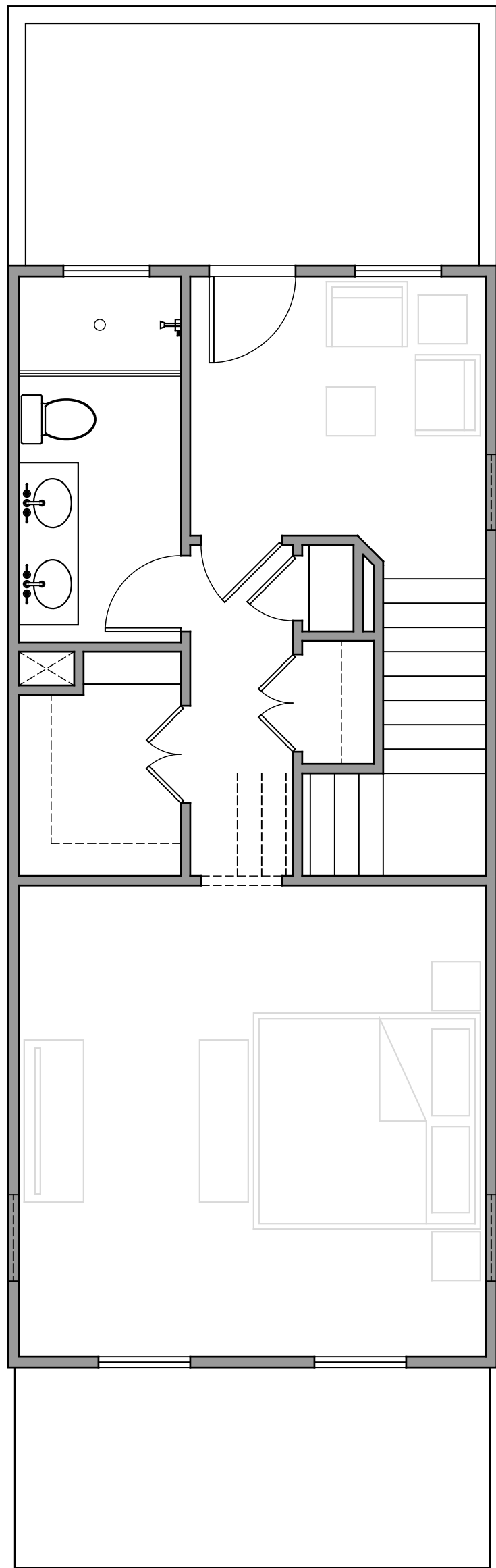
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C.A.R. 5TH SUBMITTAL SET
DATE/MARK:
07.03.2024
TYPE 'A-2'
FLOOR PLANS
AI.IB



01 | FIRST FLOOR PLAN
1/4" = 1'



02 | SECOND FLOOR PLAN
1/4" = 1'



03 | THIRD FLOOR PLAN
1/4" = 1'

PROJECT CONTACTS:
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NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

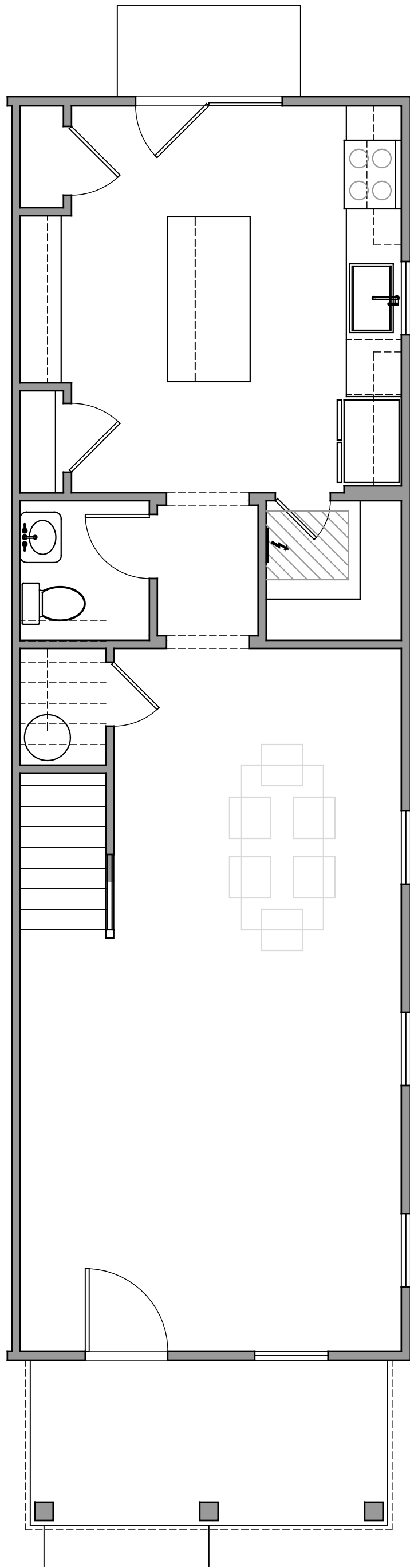
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CONSTRUCTION

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C.A.R. 5TH SUBMITTAL SET

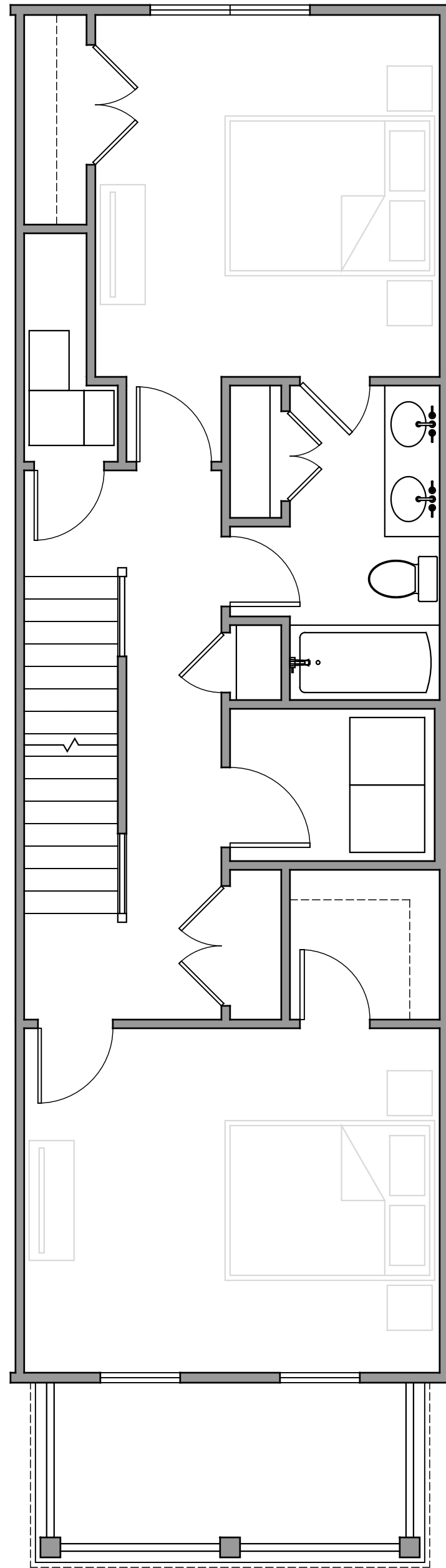
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07.03.2024

TYPE 'B'
FLOOR PLANS

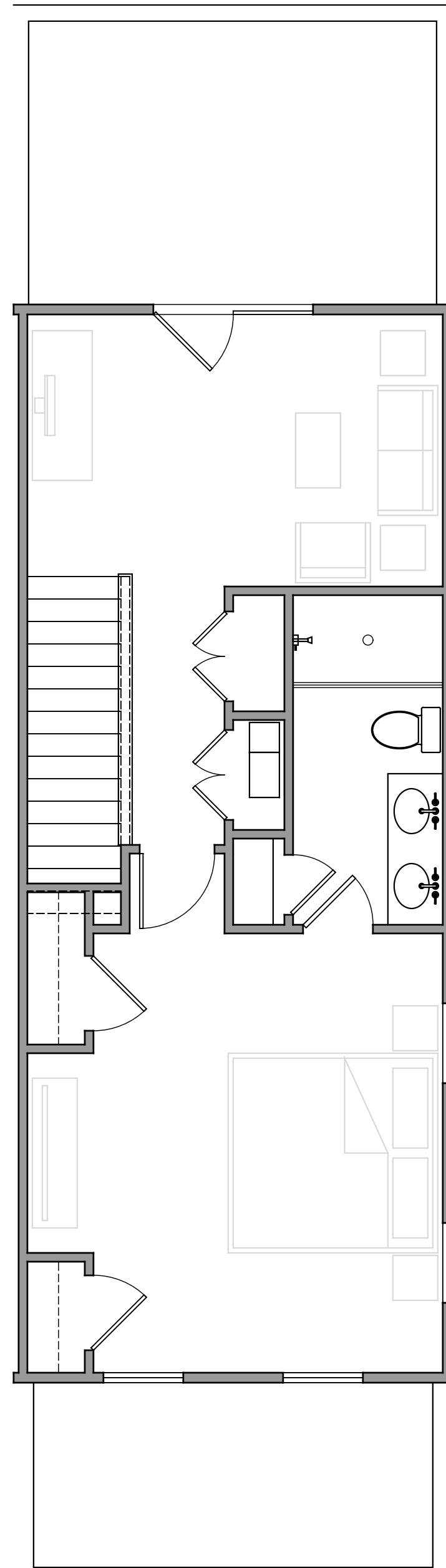
AI.2



01 | FIRST FLOOR PLAN
1/4" = 1'



02 | SECOND FLOOR PLAN
1/4" = 1'



03 | THIRD FLOOR PLAN
1/4" = 1'

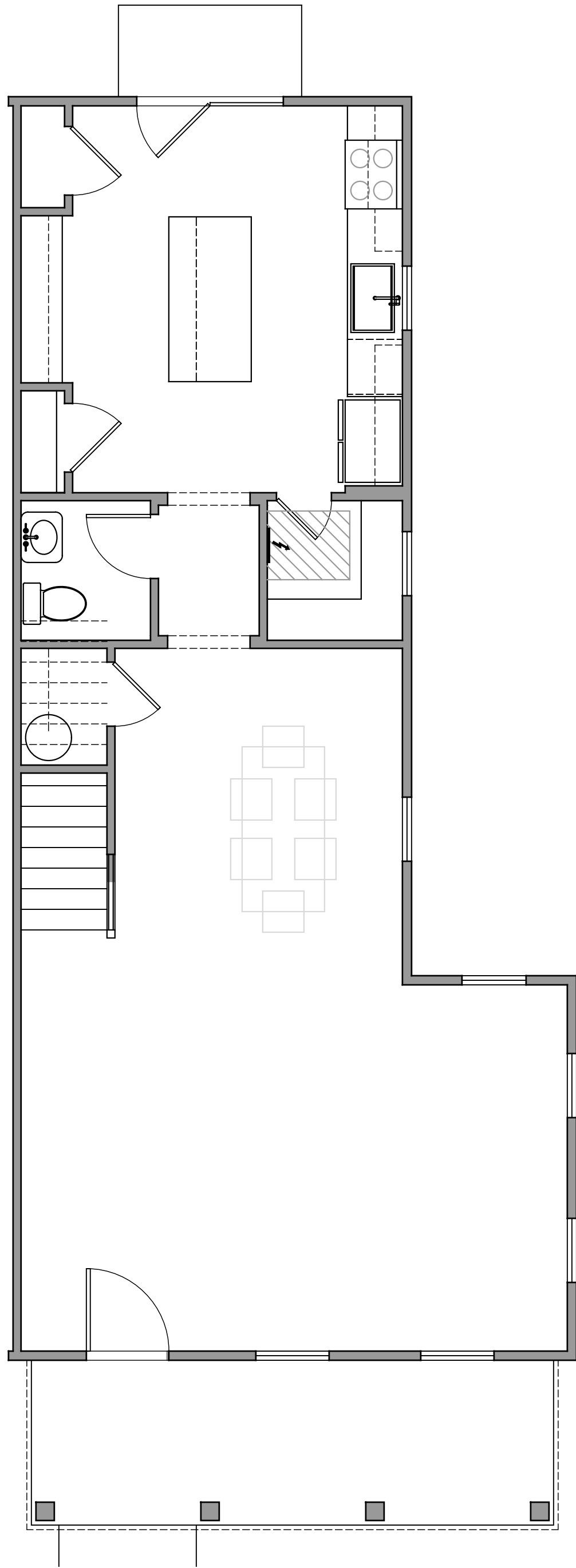
PROJECT CONTACTS:
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NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD
VENABLE DEVELOPMENT
VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

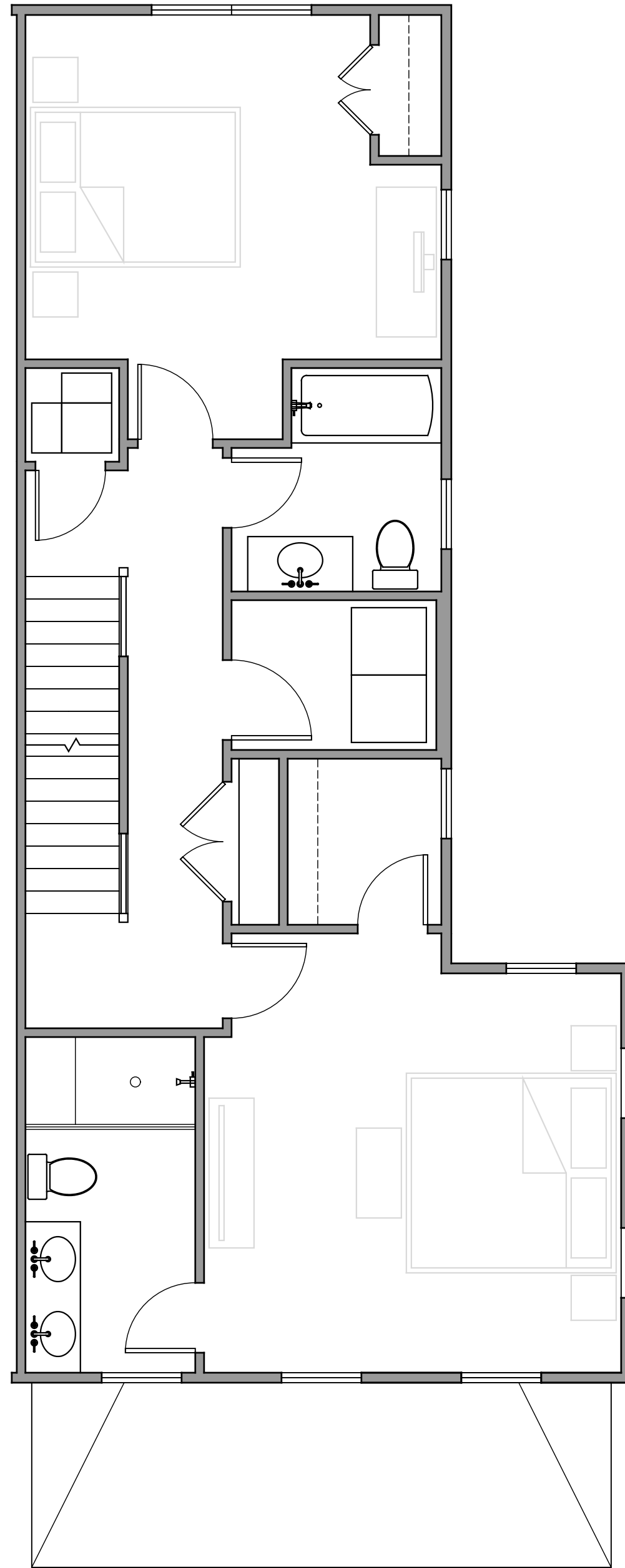
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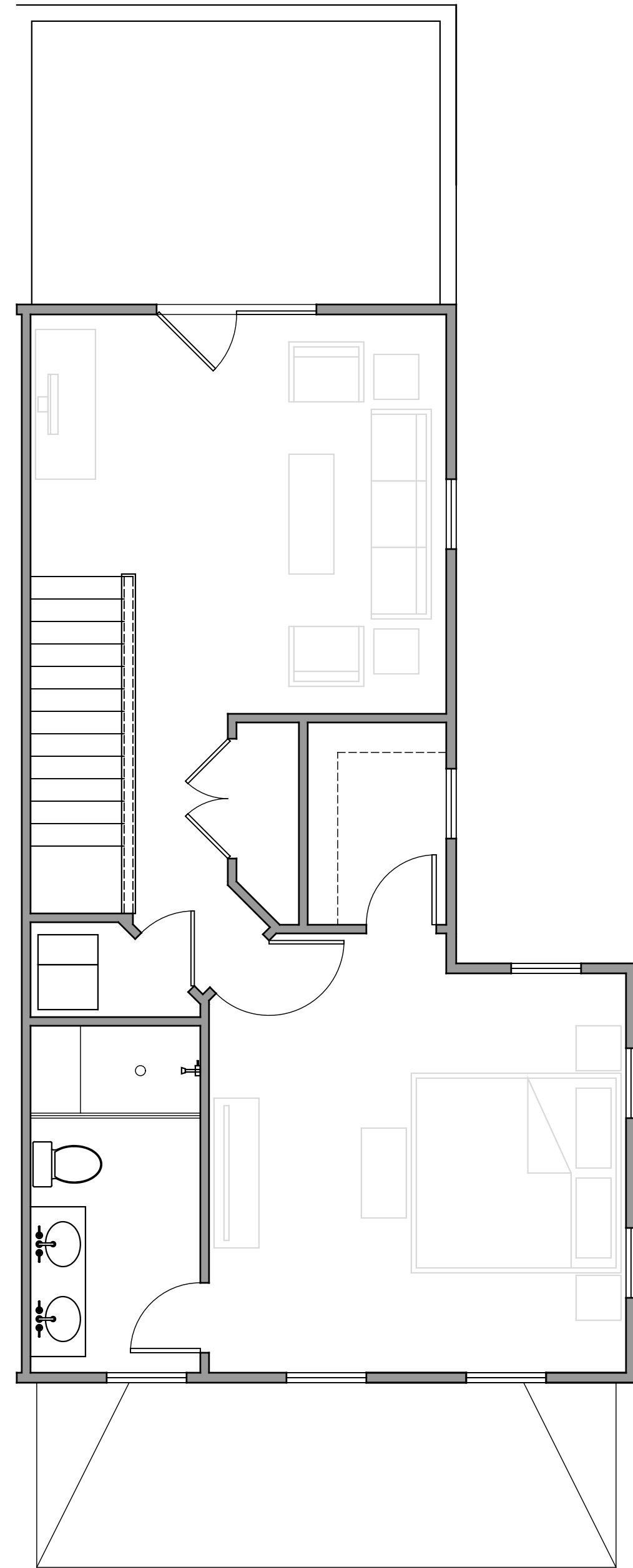
TYPE 'C' FLOOR PLANS
AI.3



01 | FIRST FLOOR PLAN
1/4" = 1'



02 | SECOND FLOOR PLAN
1/4" = 1'



03 | THIRD FLOOR PLAN
1/4" = 1'

PROJECT CONTACTS:
DEVELOPER:
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ARCHITECT:
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804-514-7644

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD
VENABLE DEVELOPMENT
VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

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CONSTRUCTION

SET/REVISION:
C.A.R. 5TH SUBMITTAL SET
DATE/MARK:
07.03.2024

TYPE 'D' FLOOR PLANS
AI.4



01 | VENABLE ST. CONTEXT ELEVATION
1/8" = 1'



02 | BURTON ST. CONTEXT ELEVATION
1/8" = 1'



03 | N. 22ND ST. CONTEXT ELEVATION
1/8" = 1'

PROJECT CONTACTS:

DEVELOPER:
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NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. 5TH SUBMITTAL SET

DATE/MARK:
07.03.2024

CONTEXT ELEVATIONS

A2.0

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/TAN
02	BRICK FRONT PORCH PIERS	RICHMOND RED
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
05	COMPOSITE/HARDIE SOFFITS	PAINTED ARCTIC WHITE
06	WOOD DOORS	PAINTED COLOR T.B.D.
07	C.A.R.-COMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD)	PREFINISHED
08	FRONT MANSARD ROOF - 16" STANDING SEAM METAL	PREFINISHED COLOR T.B.D.
09	UPPER ROOF - TPO	FACTORY WHITE
10	FRONT PORCH ROOF - EPDM	FACTORY BLACK
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
12	FRONT PORCH RAILINGS - WOOD 'RICHMOND RAIL'	PAINTED ARCTIC WHITE
13	TREATED WOOD REAR DECK/RAILINGS	NATURAL TREATED WOOD
14	WALL-MOUNTED LANTERNS AT DOORS	PREFINISHED BLACK

1. ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
3. GRADES SHOWN APPROXIMATE. V.I.F.



01 | FRONT ELEVATION

1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
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CONTACT: CASEY WHITE
804-869-8600

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

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

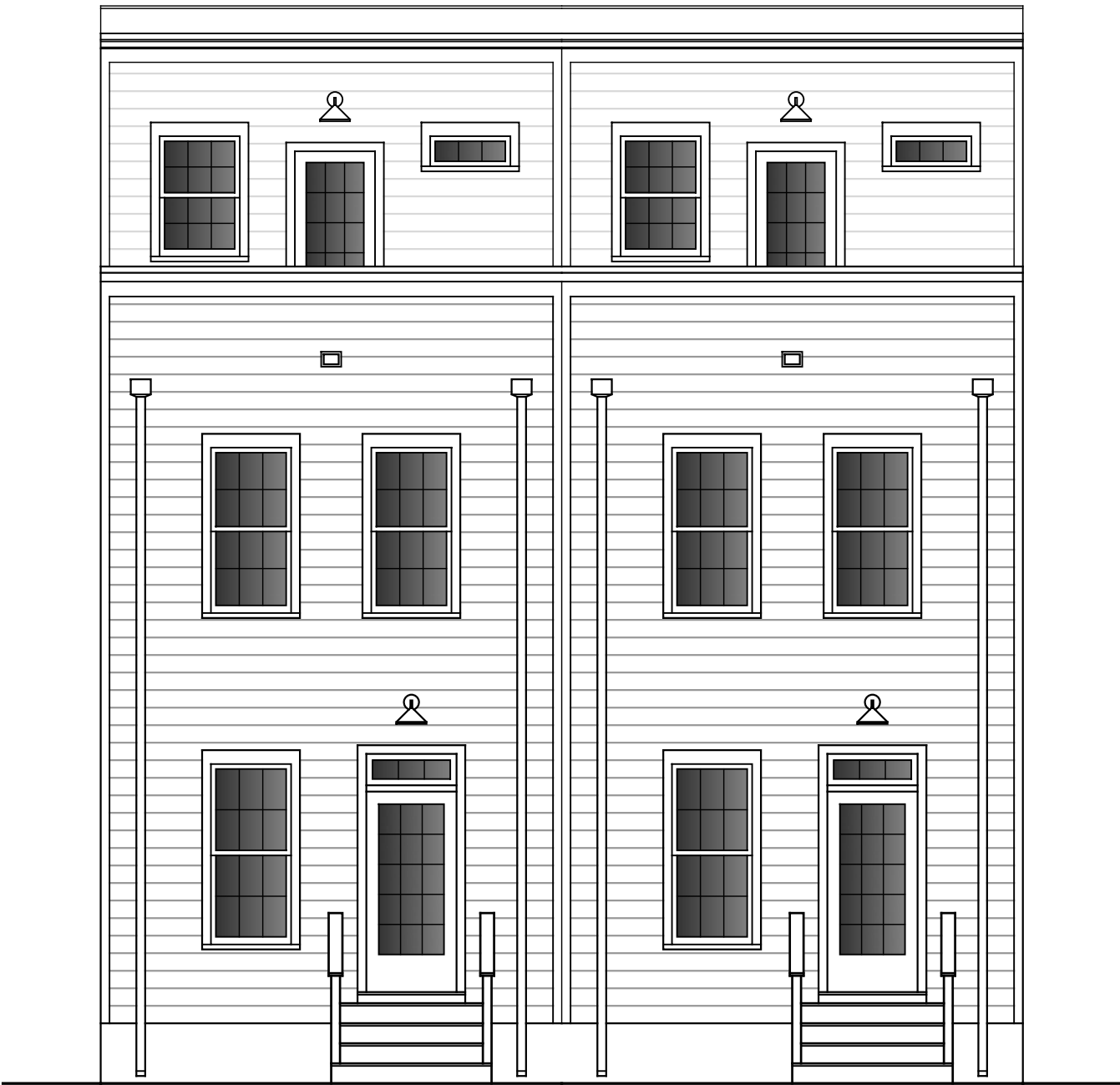
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CONSTRUCTION

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C.A.R. 5TH SUBMITTAL SET

DATE/MARK:
07.03.2024

UNITS 4-5 & 12-13
FRONT ELEVATION

A2.1



01 | REAR ELEVATION
3/16" = 1'



02 | LEFT SIDE ELEVATION
3/16" = 1'



03 | RIGHT SIDE ELEVATION
3/16" = 1'

PROJECT CONTACTS:
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NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. 5TH SUBMITTAL SET

DATE/MARK:
07.03.2024

UNITS 4-5 & 12-13
REAR & SIDE ELEVATIONS

A2.2

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/TAN
02	E.I.F.S. FIRST FLOOR	FINISH TO MATCH FOUNDATION
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
05	COMPOSITE/HARDIE SOFFITS	PAINTED ARCTIC WHITE
06	WOOD DOORS	PAINTED COLOR T.B.D.
07	C.A.R.-COMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD)	PREFINISHED
08	FRONT MANSARD ROOF - 16" STANDING SEAM METAL	PREFINISHED COLOR T.B.D.
09	UPPER ROOF - TPO	FACTORY WHITE
10	FRONT PORCH ROOF - EPDM	FACTORY BLACK
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
12	FRONT PORCH RAILINGS - WOOD 'RICHMOND RAIL'	PAINTED ARCTIC WHITE
13	TREATED WOOD REAR DECK/RAILINGS	NATURAL TREATED WOOD
14	WALL-MOUNTED LANTERNS AT DOORS	PREFINISHED BLACK

1. ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
3. GRADES SHOWN APPROXIMATE. V.I.F.



01 | FRONT ELEVATION

1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
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CHRIS WOLF ARCHITECTURE, PLLC
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NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

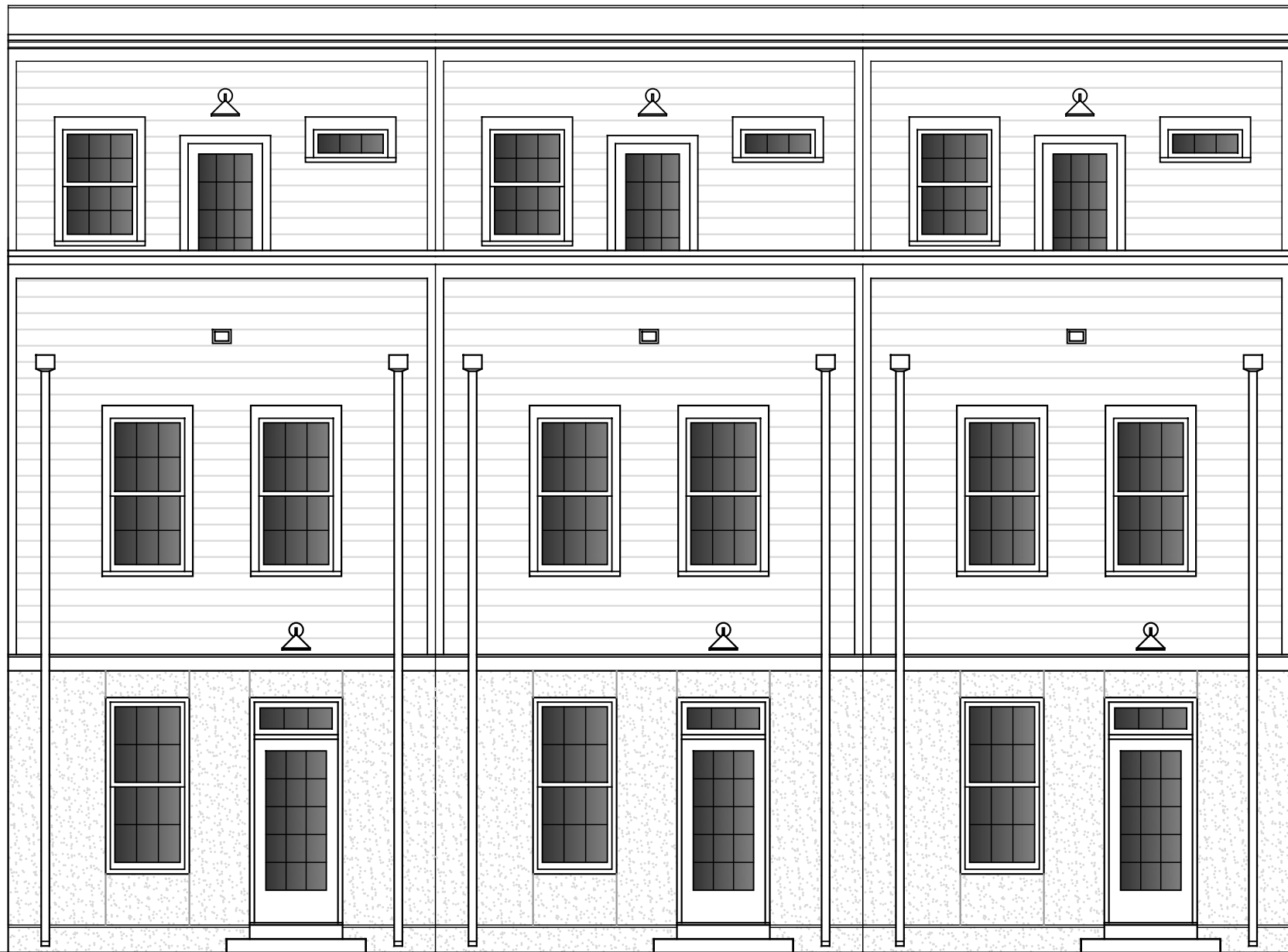
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CONSTRUCTION

SET/REVISION:
C.A.R. 5TH SUBMITTAL SET

DATE/MARK:
07.03.2024

UNITS 9-II
FRONT ELEVATION

A2.3



01 | REAR ELEVATION
3/16" = 1'



02 | LEFT SIDE ELEVATION
3/16" = 1'



03 | RIGHT SIDE ELEVATION
3/16" = 1'

PROJECT CONTACTS:
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NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD
VENABLE DEVELOPMENT
VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

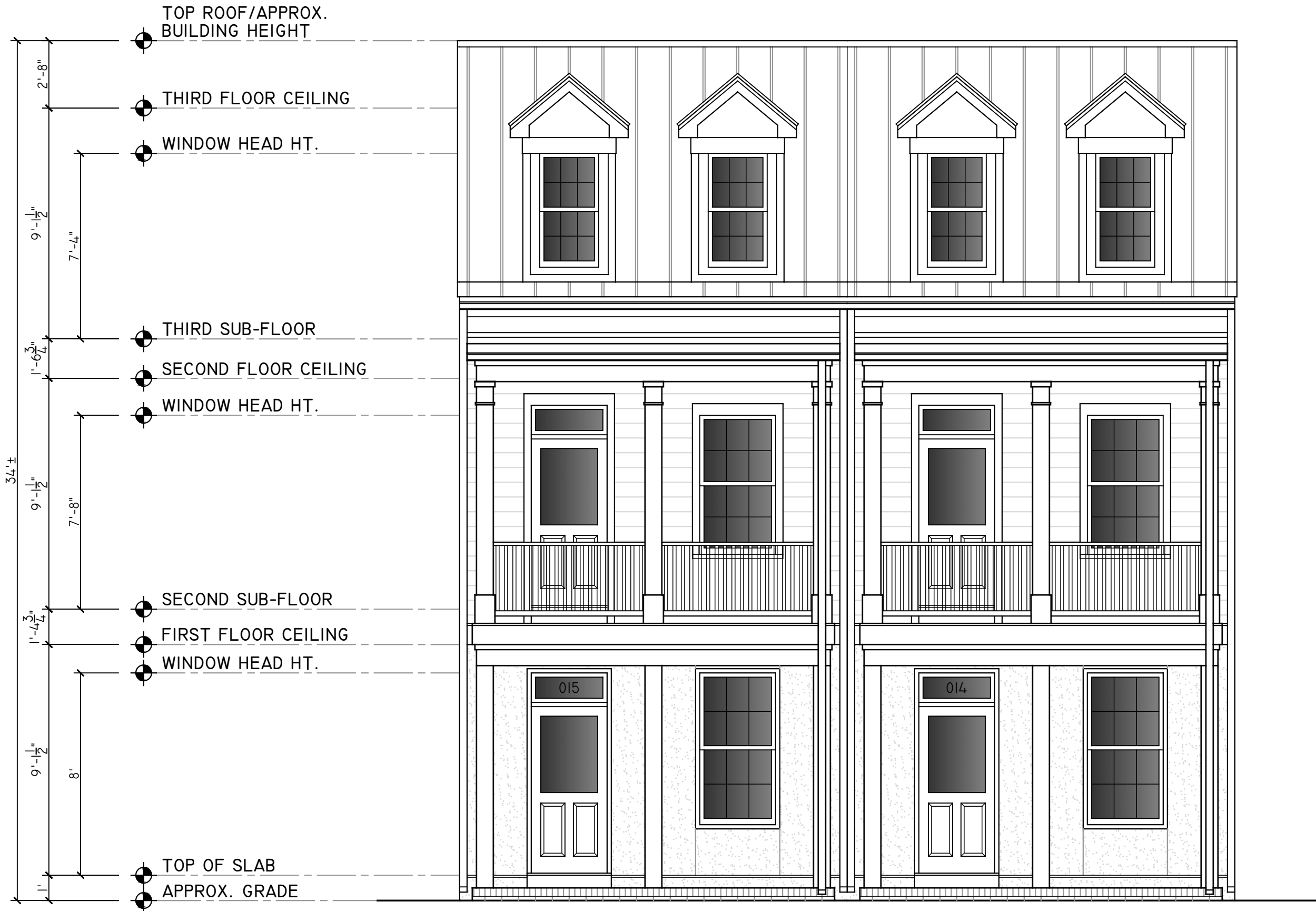
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CONSTRUCTION

SET/REVISION:
C.A.R. 5TH SUBMITTAL SET
DATE/MARK:
07.03.2024

UNITS 9-II
REAR & SIDE ELEV.
A2.4

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/TAN
02	E.I.F.S. FIRST FLOOR	FINISH TO MATCH FOUNDATION
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
05	COMPOSITE/HARDIE SOFFITS	PAINTED ARCTIC WHITE
06	WOOD DOORS	PAINTED COLOR T.B.D.
07	C.A.R.-COMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD)	PREFINISHED
08	FRONT MANSARD ROOF - 16" STANDING SEAM METAL	PREFINISHED COLOR T.B.D.
09	UPPER ROOF - TPO	FACTORY WHITE
10	FRONT PORCH ROOF - EPDM	FACTORY BLACK
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
12	FRONT PORCH RAILINGS - WOOD 'RICHMOND RAIL'	PAINTED ARCTIC WHITE
13	TREATED WOOD REAR DECK/RAILINGS	NATURAL TREATED WOOD
14	WALL-MOUNTED LANTERNS AT DOORS	PREFINISHED BLACK

1. ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
3. GRADES SHOWN APPROXIMATE. V.I.F.



01 | FRONT ELEVATION

1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

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

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

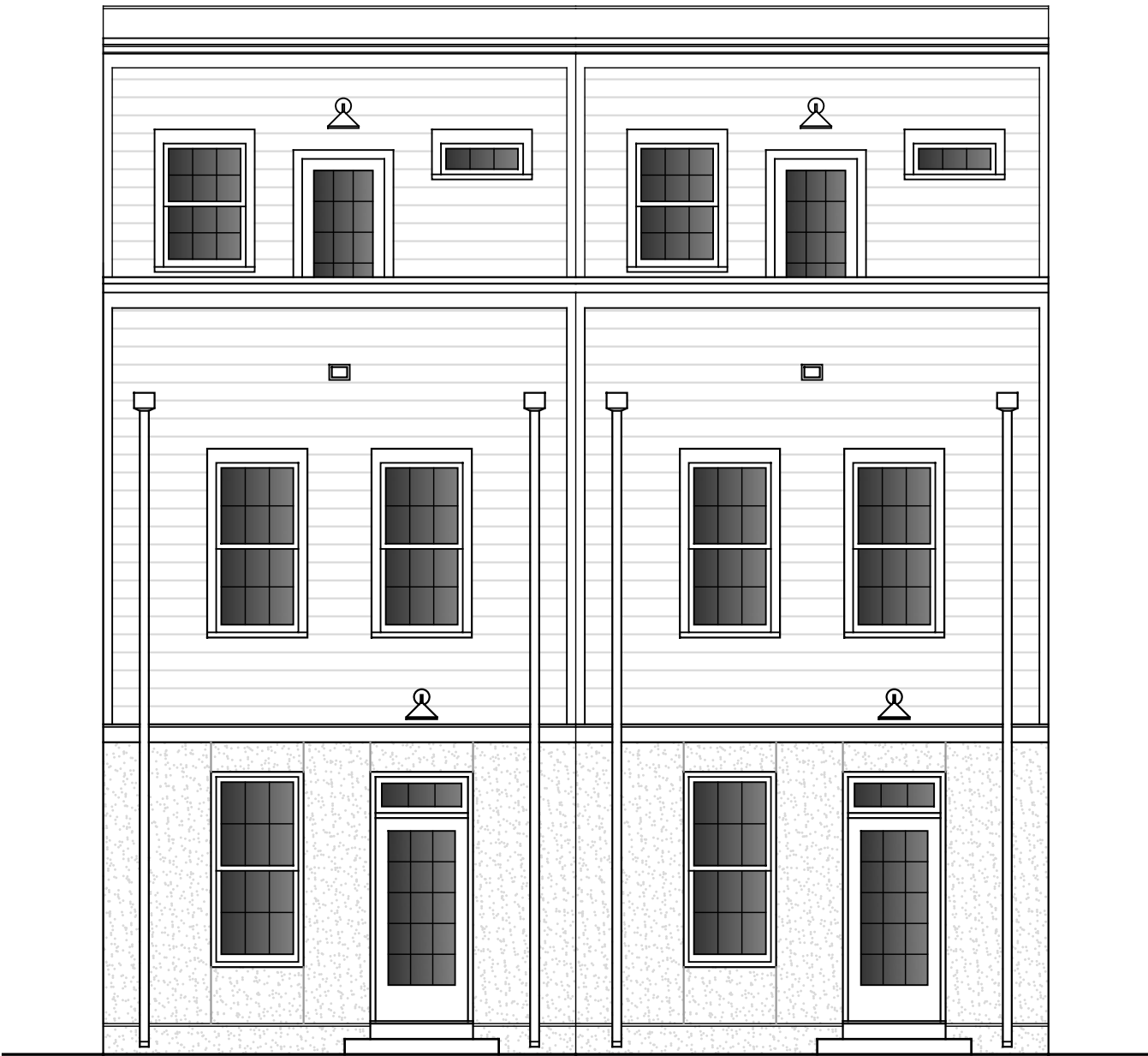
NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. 5TH SUBMITTAL SET

DATE/MARK:
07.03.2024

UNITS 14-15
FRONT ELEVATION

A2.5



01 | REAR ELEVATION

3/16" = 1'



02 | LEFT SIDE ELEVATION

3/16" = 1'



03 | RIGHT SIDE ELEVATION

3/16" = 1'

PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

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

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. 5TH SUBMITTAL SET

DATE/MARK:
07.03.2024

UNITS 14-15
REAR & SIDE ELEVATIONS

A2.6

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/TAN
02	E.I.F.S. FIRST FLOOR	FINISH TO MATCH FOUNDATION
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
05	COMPOSITE/HARDIE SOFFITS	PAINTED ARCTIC WHITE
06	WOOD DOORS	PAINTED COLOR T.B.D.
07	C.A.R.-COMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD)	PREFINISHED
08	MAIN ROOF - TPO	FACTORY WHITE
09	ITALIANATE CORNICE & BRACKETS	PAINTED ARCTIC WHITE
10	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
11	FRONT PORCH RAILINGS - WOOD 'RICHMOND RAIL'	PAINTED ARCTIC WHITE
12	TREATED WOOD REAR DECK/RAILINGS	NATURAL TREATED WOOD
13	WALL-MOUNTED LANTERNS AT DOORS	PREFINISHED BLACK

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3. GRADES SHOWN APPROXIMATE. V.I.F.



01 FRONT ELEVATION
1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

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

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. 5TH SUBMITTAL SET

DATE/MARK:
07.03.2024

UNITS 1-3 & 6-8
FRONT ELEVATION

A2.7



01 | REAR ELEVATION
3/16" = 1'



02 | LEFT SIDE ELEVATION
3/16" = 1'



03 | RIGHT SIDE ELEVATION
3/16" = 1'

PROJECT CONTACTS:
DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600
ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD
VENABLE DEVELOPMENT
VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. 5TH SUBMITTAL SET
DATE/MARK:
07.03.2024

UNITS 1-3 & 6-8
REAR & SIDE ELEV.
A2.8

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/TAN
02	E.I.F.S. FIRST FLOOR	FINISH TO MATCH FOUNDATION
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
05	COMPOSITE/HARDIE SOFFITS	PAINTED ARCTIC WHITE
06	WOOD DOORS	PAINTED COLOR T.B.D.
07	C.A.R.-COMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD)	PREFINISHED
08	ITALIANATE CORNICE & BRACKETS	PAINTED ARCTIC WHITE
09	MAIN ROOF - TPO	FACTORY WHITE
10	FRONT PORCH ROOF - 16" STANDING SEAM METAL	FACTORY WHITE
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
12	FRONT PORCH RAILINGS - WOOD 'RICHMOND RAIL'	PAINTED ARCTIC WHITE
13	TREATED WOOD REAR DECK/RAILINGS	NATURAL TREATED WOOD
14	WALL-MOUNTED LANTERNS AT DOORS	PREFINISHED BLACK

1. ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
3. GRADES SHOWN APPROXIMATE. V.I.F.



01 | FRONT ELEVATION

1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

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

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

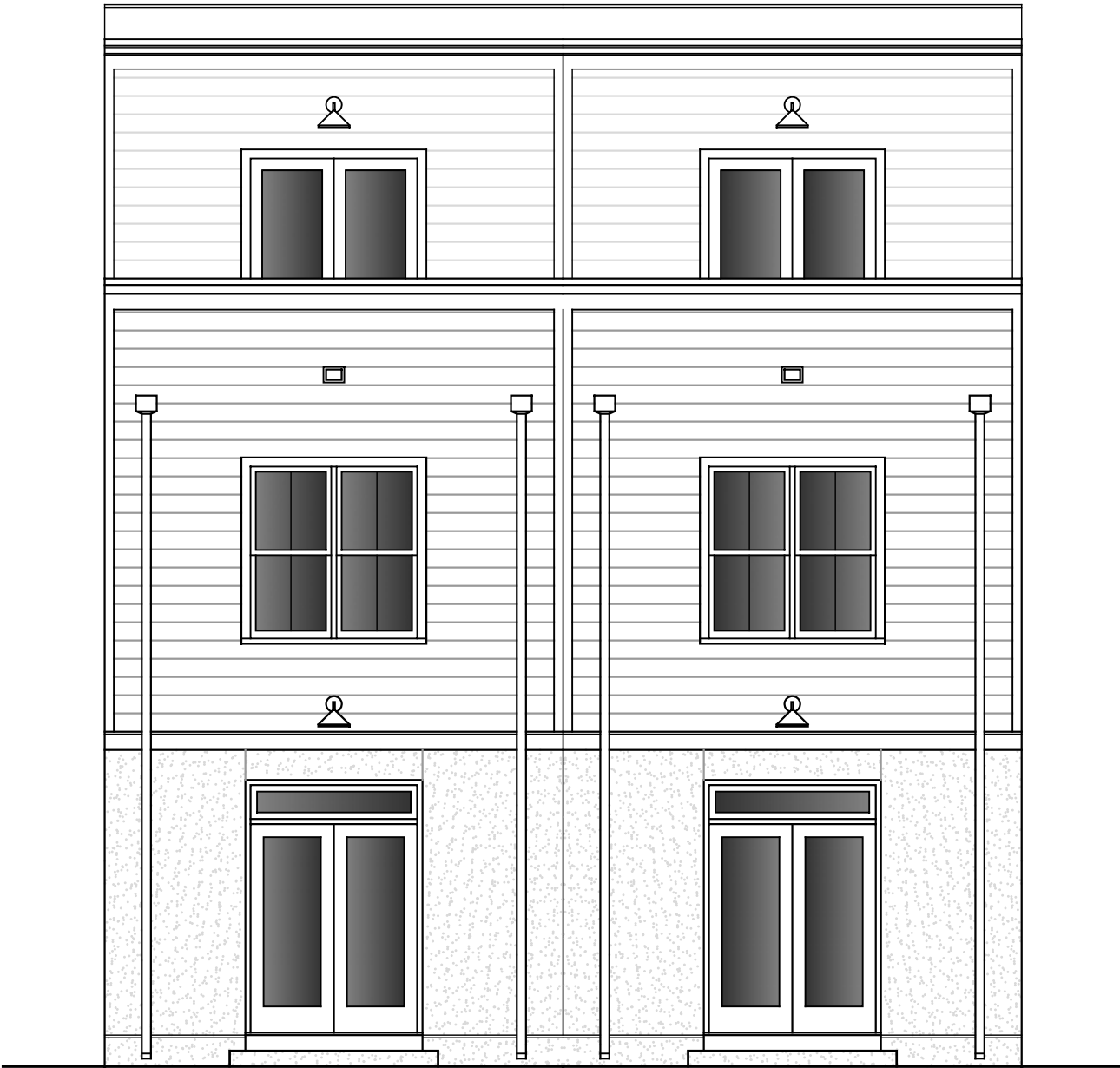
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CONSTRUCTION

SET/REVISION:
C.A.R. 5TH SUBMITTAL SET

DATE/MARK:
07.03.2024

UNITS 19-20
FRONT ELEVATION

A2.9



01 | REAR ELEVATION

3/16" = 1'



02 | LEFT SIDE ELEVATION

3/16" = 1'



03 | RIGHT SIDE ELEVATION

3/16" = 1'

PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

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

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. 5TH SUBMITTAL SET

DATE/MARK:
07.03.2024

UNITS 19-20
REAR & SIDE ELEV.

A2.10

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/TAN
02	BRICK FRONT PORCH PIERS	RICHMOND RED
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
05	COMPOSITE/HARDIE SOFFITS	PAINTED ARCTIC WHITE
06	WOOD DOORS	PAINTED COLOR T.B.D.
07	C.A.R.-COMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD)	PREFINISHED
08	ITALIANATE CORNICE & BRACKETS	PAINTED ARCTIC WHITE
09	UPPER ROOF - TPO	FACTORY WHITE
10	FRONT PORCH ROOF - 16" STANDING SEAM METAL	FACTORY WHITE
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
12	FRONT PORCH RAILINGS - WOOD 'RICHMOND RAIL'	PAINTED ARCTIC WHITE
13	REAR DECK/RAILINGS TO MATCH FRONT PORCH	-
14	WALL-MOUNTED LANTERNS AT DOORS	PREFINISHED BLACK

1. ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
3. GRADES SHOWN APPROXIMATE. V.I.F.



01 | FRONT ELEVATION
1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

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

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. 5TH SUBMITTAL SET

DATE/MARK:
07.03.2024

UNITS 17-18
FRONT ELEVATION

A2.11



01 | RIGHT SIDE (BURTON ST.) ELEVATION
1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

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

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. 5TH SUBMITTAL SET

DATE/MARK:
07.03.2024

UNITS 17-18 RIGHT
SIDE (BURTON ST.) ELEV.

A2.12



01 | REAR ELEVATION
3/16" = 1'



02 | LEFT SIDE ELEVATION
3/16" = 1'

PROJECT CONTACTS:
DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600
ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD
VENABLE DEVELOPMENT
VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. 5TH SUBMITTAL SET

DATE/MARK:
07.03.2024

UNITS 17-18 REAR
& LEFT SIDE ELEVS.

A2.13



July 18th, 2024

Mr. Matthew Ebinger
City of Richmond
Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219

RE: Parking Study, 2111-2119 Venable & 810-812 N 22nd Streets, Richmond Virginia

Baker Development Resources has conducted a parking study for the proposed Special Use Permits (the “SUP”) at 2111-2119 Venable Street and 810-812 N 22nd Street (the “Property”) which would authorize 15 single-family attached dwellings on the parcels at 2111-2119 Venable Street and four single-family attached dwellings at 810-812 N 22nd Street. The purpose of the study was to assess the adequacy of available on-street parking. This would include observation of the existing parking demand within the parking shed of the Property as well as an evaluation of the future parking demand related to the proposed development of the site.

Study Methodology

The methodology utilized for this study includes: (1) identification and evaluation of the parking shed and available on-street parking in the vicinity of the Property; (2) determination of existing parking demand within the parking shed; and (3) comparison of the available on-street parking spaces and the expected future parking demand for the proposed use of the Property.

Parking Shed/Available On-Street Parking

The parking shed identified for the purpose of the study includes on-street parking spaces located on: Venable Street (between Mosby and N 21st Streets); Venable Street (between N 21st and N 22nd Streets); Venable Street (between N 22nd and Jessamine Street); Burton Street (between N 21st and N 22nd Streets); Burton Street (between N 22nd and Jessamine Street); Cedar Street (between N 21st and N 22nd Streets); N 21st Street (between Carrington Street and Venable Street); N 21st Street (between Venable Street and Burton Street); N 21st Street (between Burton Street and Cedar Street); N 22nd Street (between Carrington Street and Venable Street); N 22nd Street (between Venable Street and Burton Street); and N 22nd Street (between Burton Street and Cedar Street). The parking shed was evaluated according to the Zoning Ordinance, Sec. 30-710.3:1, relating to dimension of parking spaces and Chapter 27 Traffic and Vehicles, Sec 27-197, relating to the prohibition on parking in certain specified areas. Where parking is permitted, dimensions of 22 feet in length (captive stalls) and 17.5 feet in length (end stalls) were utilized to determine the available on-street parking spaces. Based on this analysis there are 213 existing on-street parking spaces available within the parking shed (Figure 1, next page) as well as 7 off-street parking spaces which are proposed with the development.



Figure 1

Existing Parking Demand

The existing parking demand was determined by conducting parking counts during times of higher parking demand. This included before and after the typical working day when most residential uses would exhibit a higher demand. The counts were conducted on: Tuesday, April 30th at 7:45 A.M. (Day 1); Tuesday, April 30th at 5:30 P.M. (Day 2); Wednesday May 15th at 8:02 A.M. (Day 3); Tuesday, May 21st at 6:52 A.M. (Day 4); Thursday, May 30th at 6:34 P.M. (Day 5); Friday, May 31st at 6:55 A.M. (Day 6); and Friday, May 31st at 6:17 P.M. (Day 7). During these times of higher parking demand, an average of 96 vehicles were parked on-street within the parking shed leading to an average parking supply of 117 unutilized on-street parking spaces (Figure 2, below). The counts for individual days are included in the attached addendum.

	Day 1	Day 2	Day 3	Day 4	Day 5	Day 6	Day 7	Overall Average
Available Spaces	213	213	213	213	213	213	213	213.0
Existing Demand (Cars Parked)	109	86	105	122	80	93	80	96.4
Spaced Available	104	127	108	91	133	120	133	116.6
% Occupied	51%	40%	49%	57%	38%	44%	38%	45%

Figure 2

Proposed Development/Future Parking Demand

The SUP would authorize the development of the lots currently known as 2111-2119 Venable Street with 15 single-family attached dwellings, configured as groups of two or three. A second SUP would authorize the construction of four single-family attached dwellings, configured as pairs, at 810 and 812 N 22nd

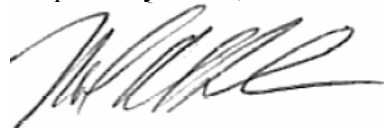
Street. Future parking demand for the Property was determined by utilizing the ITE Parking Generation, 4th Edition, publication ("the ITE Manual"). The ITE Manual provides peak parking demand rates for various land uses based on empirical nationwide studies. It provides an average peak parking demand rate for each land use, in this case on a per dwelling units basis. For the proposed 19 total single-family attached dwellings (townhomes) the ITE Manual suggests that, on average, the 19 dwellings would generate a peak parking demand of 1.38 parking spaces per unit or a total of 26.22 parking spaces (27 spaces, rounding up). It is worth noting that the ITE database did not utilize the lone urban sample in its database (at a lower 0.85 spaces per dwelling unit) in arriving at the average of 1.38 parking spaces per unit. As a result, the ITE average is skewed toward development with suburban characteristics where parking demand is typically higher based on a lack of access to public transportation and a lack of pedestrian or bicycle infrastructure. Nevertheless, we evaluated the future parking demand with a conservative range of 27 (the ITE Manual average) to 38 parking spaces (2 spaces per dwelling unit). Based on that analysis, and the 7 proposed parking spaces on the Property, the total spaces conservatively required to satisfy future demand for the proposed site is 20 to 31 on-street parking spaces.

Conclusions/Recommendations

The development of the Property with 19 single-family attached dwellings will conservatively require 20 to 31 on-street parking spaces in order to satisfy future parking demand. Based on existing conditions, it has been determined that an average of 116 and minimum of 91 on-street parking spaces are available within the parking shed during times of higher parking demand. Therefore, the supply of available on-street parking spaces will be more than adequate for the future parking demand related to the Property.

Should you have any questions or comments after reviewing this study, please feel free to call me directly at 874-6275 or email me at markbaker@bakerdevelopmentresources.com.

Respectfully Yours,

A handwritten signature in black ink, appearing to read 'Mark R. Baker', written in a cursive style.

Mark R. Baker

Enclosure: Parking Study Addendum

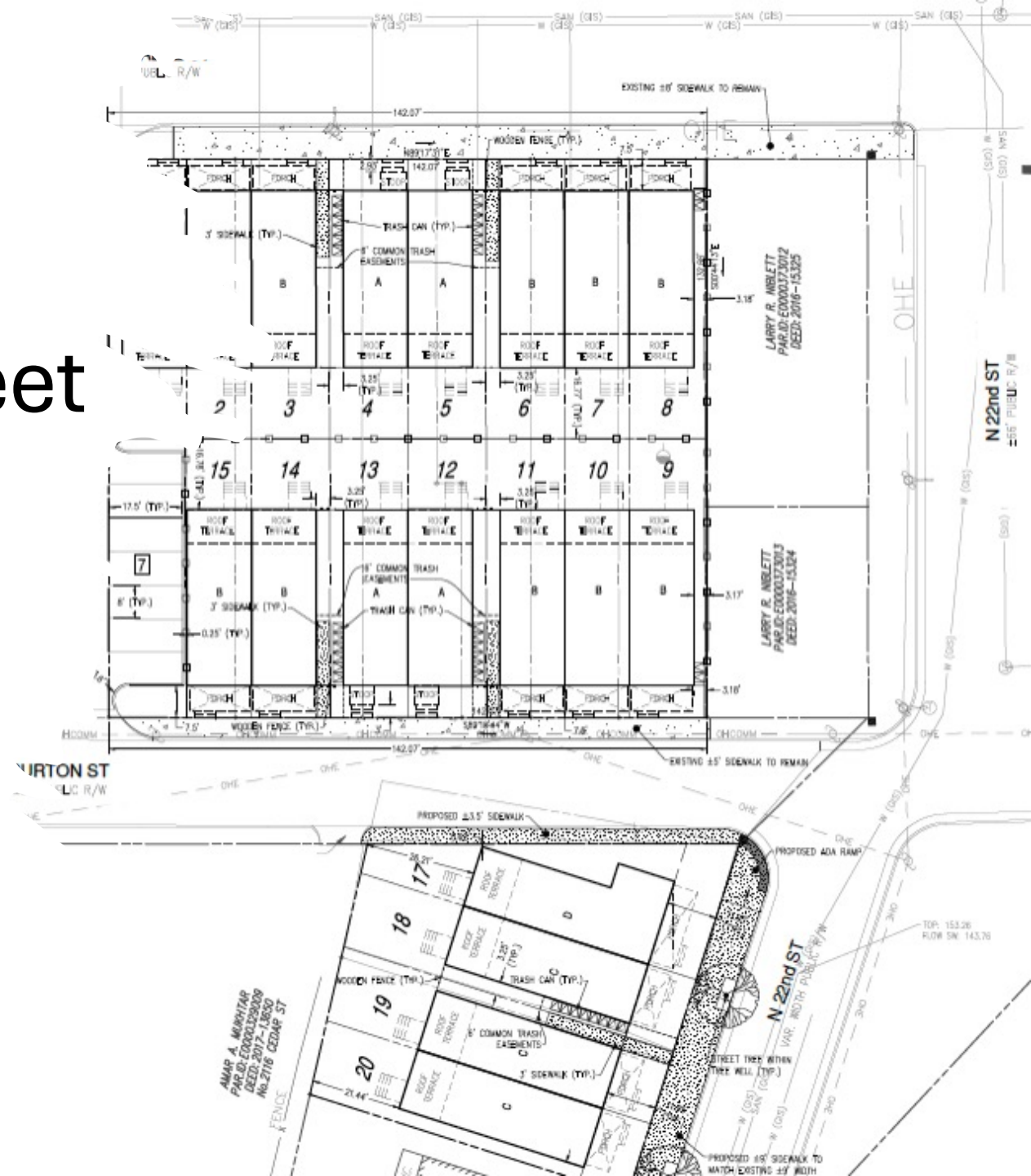
2111-2119 Venable Street & 810-812 N 22nd Street

Parking Study Addendum

19 Single-Family Attached Dwellings

Baker Development Resources

July 2024



Parking Shed and existing on- street parking capacity.

- The parking shed was evaluated according to the Zoning Ordinance, Sec. 30-710.3:1, relating to dimension of parking spaces and Chapter 27 Traffic and Vehicles, Sec 27-197, relating to the prohibition on parking in certain specified areas.
- Parking Dimensions:
 - End Stall: 17.5'
 - Captive Stall: 22'
- Overall Total: 213 spaces



		4/30/24				5/15/24		5/21/24		5/30/24		5/31/24			
		7:45 AM		5:30 PM		8:02 AM		6:52am		6:34 PM		6:55am		6:17 PM	
Venable Street	Total Parking Spaces Avail.	# Cars	% Full	# Cars	% Full	# Cars	% Full	# Cars	% Full	# Cars	% Full	# Cars	% Full	# Cars	% Full
Mosby-N 21st (North)	13	7	54%	4	31%	11	85%	10	77%	3	23%	5	38%	3	23%
Mosby-N 21st (South)	8	6	75%	4	50%	7	88%	6	75%	2	25%	6	75%	1	13%
N 21st-N 22nd (North)	12	6	50%	6	50%	5	42%	8	67%	6	50%	5	42%	6	50%
N 21st-N 22nd (South)	10	3	30%	4	40%	1	10%	3	30%	1	10%	2	20%	0	0%
N 22nd -Jessamin (North)	10	4	40%	5	50%	6	60%	8	80%	6	60%	2	20%	5	50%
N 22nd -Jessamin (South)	12	7	58%	7	58%	8	67%	10	83%	3	25%	9	75%	8	67%
Burton Street															
N 21st-N 22nd (North)	13	3	23%	2	15%	3	23%	3	23%	0	0%	0	0%	1	8%
N 22nd - Jessamine (South)	13	1	8%	1	8%	2	15%	1	8%	1	8%	1	8%	1	8%
Cedar Street															
N 21st - N 22nd (North)	12	7	58%	3	25%	8	67%	5	42%	3	25%	2	17%	2	17%
N 21st - N 22nd (South)	11	3	27%	3	27%	3	27%	10	91%	4	36%	5	45%	1	9%
N 21st Street															
Carrington - Venable (West)	13	13	100%	8	62%	11	85%	10	77%	10	77%	9	69%	6	46%
Carrington - Venable (East)	13	8	62%	5	38%	8	62%	8	62%	9	69%	11	85%	10	77%
Venable - Burton (West)	4	3	75%	1	25%	4	100%	3	75%	2	50%	3	75%	2	50%
Venable - Burton (East)	5	2	40%	0	0%	1	20%	5	100%	2	40%	4	80%	1	20%
Burton - Cedar (West)	6	6	100%	4	67%	3	50%	4	67%	2	33%	2	33%	2	33%
Burton - Cedar (East)	7	3	43%	4	57%	4	57%	4	57%	5	71%	8	114%	6	86%
N 22nd Street															
Carrington - Venable (West)	13	8	62%	8	62%	5	38%	7	54%	11	85%	7	54%	12	92%
Carrington - Venable (East)	13	9	69%	8	62%	7	54%	6	46%	6	46%	6	46%	8	62%
Venable - Burton (West)	6	2	33%	2	33%	2	33%	2	33%	2	33%	2	33%	2	33%
Venable - Burton (East)	4	2	50%	2	50%	2	50%	3	75%	2	50%	4	100%	1	25%
Burton - Cedar (West)	8	4	50%	2	25%	4	50%	5	63%	0	0%	0	0%	2	25%
Burton - Cedar (East)	7	2	29%	3	43%	0	0%	1	14%	0	0%	0	0%	0	0%
TOTALS		# Cars	% Full	# Cars	% Full	# Cars	% Full	# Cars	% Full	# Cars	% Full	# Cars	% Full	# Cars	% Full
	213	109	51%	86	40%	105	49%	122	57%	80	38%	93	44%	80	38%
AVERAGE % of Parking AVAILABLE	54.7%														
AVERAGE # of Parking Spaces Available	117														

Additional analysis

Parking usage and availability per measurement

	Day 1	Day 2	Day 3	Day 4	Day 5	Day 6	Day 7	Overall Average
Available Spaces	213	213	213	213	213	213	213	213.0
Existing Demand (Cars Parked)	109	86	105	122	80	93	80	96.4
Spaced Available	104	127	108	91	133	120	133	116.6
% Occupied	51%	40%	49%	57%	38%	44%	38%	45%

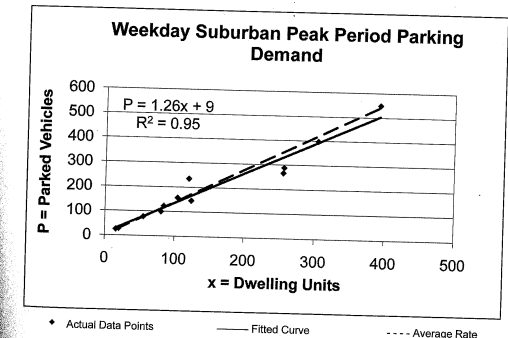
Parking usage and availability abutting 2100 Block of Venable Street (southern line of Venable b/w N 21st and N 22nd, western line of N 22nd b/w Venable and Burton, northern line of Burton b/w N 21st and N 22nd, and eastern line of N 21st b/w Venable and Burton).

Parking Usage Immediately Adjacent the 2100 Block of Venable St.															
	Available	USAGE													
Venable	10	3	30%	4	40%	1	10%	3	30%	1	10%	2	20%	0	0%
Burton	13	3	23%	2	15%	3	23%	3	23%	0	0%	0	0%	1	8%
N 21st	5	2	40%	0	0%	1	20%	5	100%	2	40%	4	80%	1	20%
N 22nd	6	2	33%	2	33%	2	33%	2	33%	2	33%	2	33%	2	33%
TOTAL	34	10		8		7		13		5		8		4	
Average AVAILABLE parking		26													

Land Use: 230
Residential Condominium/Townhouse

Average Peak Period Parking Demand vs. Dwelling Units
On a: Weekday
Location: Suburban

Statistic	Peak Period Demand
Peak Period	11:00 p.m.-6:00 a.m.
Number of Study Sites	12
Average Size of Study Sites	151 dwelling units
Average Peak Period Parking Demand	1.38 vehicles per dwelling unit
Standard Deviation	0.24
Coefficient of Variation	17%
Range	1.04-1.96 vehicles per dwelling unit
85th Percentile	1.52 vehicles per dwelling unit
33rd Percentile	1.28 vehicles per dwelling unit



May 15, 2024 - 8am







May 21, 2024 – 6:52am







May 30, 2024 – 6:34pm

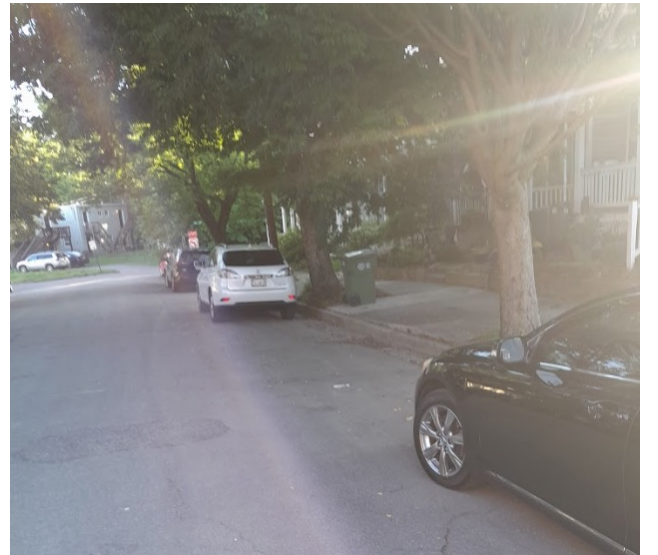






May 31, 2024 – 6:55am







May 31, 2024 – 6:17pm



