

INTRODUCED: June 23, 2025

AN ORDINANCE No. 2025-153

To authorize the special use of the property known as 304 Oak Lane for the purpose of an accessory structure, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 28 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 304 Oak Lane, which is situated in a R-1 Single-Family Residential District, desires to use such property for the purpose of an accessory structure, which use, among other things, is not currently allowed by section 30-402.5, 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: JUL 28 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 304 Oak Lane and identified as Tax Parcel No. W020-0136/003 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Survey Showing Existing Conditions on Property Located at 304 Oak Lane, City of Richmond, Virginia,” prepared by Bruce Robertson Land Surveying, P.C., and dated April 16, 2024, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of an accessory structure, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “The Brown Residence, 304 Oak Lane, City of Richmond,” prepared by SMS Architects, and dated September 30, 2024, and hereinafter referred to as “the Plans,” a copy of which is 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 accessory structure, substantially as shown on the Plans.

(b) 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.

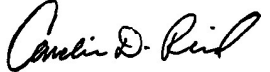
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute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

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:

Carolin D. Rind
City Clerk

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

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

RE: To authorize the special use of the property known as 304 Oak Lane for the purpose of an accessory structure, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The proposal calls for the construction of a pool house. While the pool house is a permitted use, it will be located within the required 10 foot rear yard setback.

BACKGROUND: The subject property is in the R-1 Single-Family Residential District and Sec. 30-402.5 of the zoning ordinance requires a rear yard depth of no less than ten feet. The proposal calls for the demolition of an existing shed and constructing the pool house over the former shed footprint. As proposed, the new pool house will hold a setback of three feet, one inch off the rear property line. An accessory structure on the adjacent rear property was built holding an 11-inch setback from the property line. The proposed pool house will not adversely impact the rear yard neighbor and adequate access is provided between the structures.

COMMUNITY ENGAGEMENT: The Hampton Gardens Civic Association, Stonewall Court Civic Association, and the Westhampton Citizens Association were contacted regarding this proposal.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: The City's Richmond 300 Master Plan designates the property for Residential uses which consists primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

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

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 27, 2025

CITY COUNCIL PUBLIC HEARING DATE: February 24, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

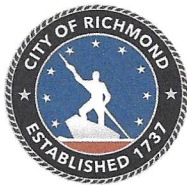
AFFECTED AGENCIES: Office of Chief Administrative Officer, Law Department

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Application Supporting Documents

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

David Watson, Senior Planner, Land Use Administration, 804-646-1036



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: 304 OAK LANE Date: 8/22/24
Parcel I.D. #: W0200136003 Fee: \$300
Total area of affected site in acres: .08 acres

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

Zoning

Current Zoning: R-1

Richmond 300 Land Use Designation: Residential

Proposed Use

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

Existing Use: There is currently an existing shed in the backyard that will be replaced with a pool house. It is placed further away than the neighbors existing detached garage.

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Matson Roberts, AIA

Company: SMS Architects

Mailing Address: 5409 Patterson Ave, Suite 201

City: Richmond State: Va Zip Code: 23226

Telephone: (804-517-0535) Fax: ()

Email: matson@smsarchitect.com

Property Owner: BROWN, MARGARET V & THOMAS R

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: _____

City: _____ State: _____ Zip Code: _____

Telephone: () Fax: ()

Email: _____

Property Owner Signature:

Thomas R Brown and Margaret V. Brown

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

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



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review

Land Use Administration Division

900 E. Broad Street, Room 511

Richmond, Virginia 23219

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City: _____ State: _____ Zip Code: _____

Telephone: () Fax: ()

Email: _____

Property Owner Signature: _____

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Review & Approval process for **SPECIAL USE PERMIT**

In instances where it has been determined that underlying zoning regulations cannot be met, a special use permit may be granted by City Council to provide relief from zoning regulations.

Special use permit applications are reviewed for compliance with the *Richmond 300* to ensure the proposal is compatible with the surrounding area and that it is an appropriate use for the site. Specifically, applications are reviewed to ensure that the City Charter conditions for granting special use permits have been met. The City Charter requires that prior to City Council approval; it must be shown that the proposed special use will **not**:

1. be detrimental to the safety, health, morals and general welfare of the community involved;
2. create congestion in streets, roads, alleys and other public ways and places in the area involved;
3. create hazards from fire, panic or other dangers;
4. tend to cause overcrowding of land and an undue concentration of population;
5. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
6. interfere with adequate light and air.

Applicants **are encouraged** to schedule a pre-application conference with the Division of Land Use Administration staff to review related Master Plan, land use and other issues that may be involved prior to making application. Please call (804) 646-6304 to schedule an appointment with the staff. Staff will review submitted applications to ensure all required materials and information are provided. If the application is not acceptable, the required information must be provided prior to formal staff review.

Applicants should also discuss the proposed special use permit with area civic associations, property owners, residents, and the area Council Representative prior to submitting an application. Letters from the associations and property owners stating their position in regards to the request should be submitted with the application.

The Division of Land Use Administration circulates the special use permit application materials to appropriate City agencies as determined necessary. City agencies reviewing the proposal may include: Public Works, Building Permits & Inspections, Public Utilities, Water Resources, Zoning Administration, and Fire and Emergency Services. The Division of Land Use Administration will coordinate responses by City agencies. Written comments will be provided generally within 30 days of the application submittal date.

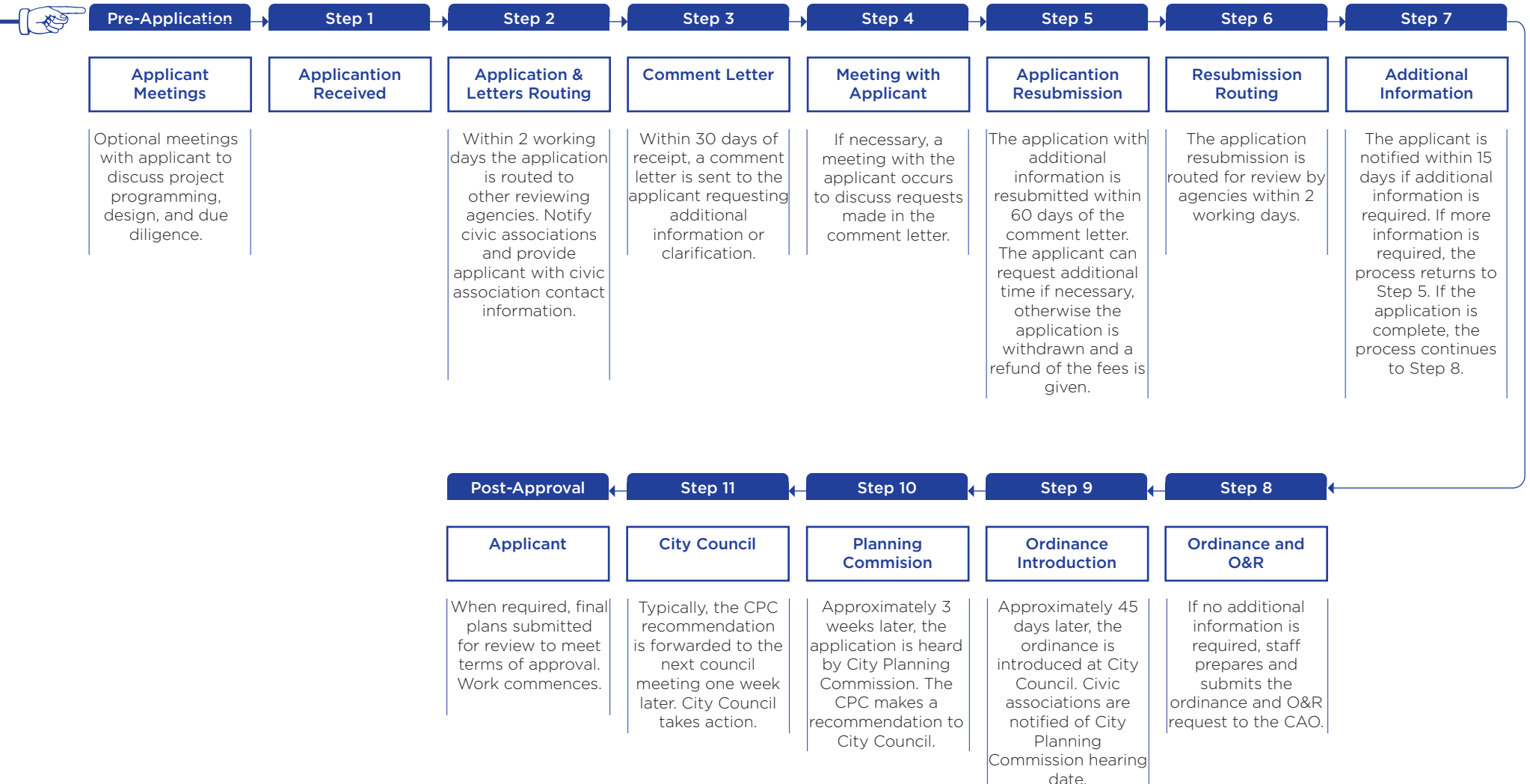
After review by these agencies and by the Division of Land Use Administration, the staff will confer with the applicant regarding suggested conditions to be included in the ordinance and any suggested changes to the plans. If the property is located in a City Old and Historic District and the request involves exterior alterations, additions or new construction, the plans should also be reviewed by the Commission of Architectural Review prior to an ordinance being introduced in City Council. Once the plans are in final form, an ordinance is drafted and the plans are attached to and are made a part of the ordinance. The staff will forward a copy of the ordinance to the applicant for review and approval.

The ordinance is then reviewed by the City Attorney's office and the City Administration. Once their review is complete, the ordinance is introduced to City Council and a public hearing is scheduled, usually thirty days after introduction. During this thirty-day period, public notice of the hearing is posted on the site and in a daily newspaper. Notices are also mailed to the owners of all properties within 150 feet of the subject property. One week prior to the City Council public hearing, the Planning Commission, after receiving a report from the Department of Planning and Development Review, considers the proposed special use permit and forwards a recommendation to City Council. The Planning Commission welcomes information submitted prior to the meeting and may ask questions of proponents and opponents during the course of its deliberation on the ordinance. Six affirmative votes of City Council are required to adopt a special use ordinance. Please note that there is a fee of \$250 for each continuance caused by the applicant.

If the special use ordinance is adopted by City Council, the applicant has a specified time period in which to apply for a building permit to implement the special use permit. Building permit plans must be substantially in accordance with the adopted special use permit plans, otherwise a building permit will not be issued. In general, the approval process for special use permits takes between 120 to 180 days. However, depending on the complexity of the proposed special use permit, more or less time may be required. The City Planning Commission considers approval of special use permits at its regular meetings on the first and third Monday of each month.

Incomplete submissions or major modifications to the plan during the review process may cause delays in the schedule.

Legislative Land Use Application Process





Filing Procedures for **SPECIAL USE PERMIT**

FILING

Special use permit applications are filed with the:

Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street, Richmond, Virginia 23219
Telephone (804) 646-6304

APPLICATION REQUIREMENTS

The application for a special use permit must include the following, each part of which is explained below. ***Application must be submitted in an electronic format (PDF).***

- 1. Application form;**
- 2. Application fee;**
- 3. Applicant's report;**
- 4. Electronic PDF plans; and**
- 5. Survey plat.**

- 1. Application Form:** All owners of the property must sign the application form. If a legal representative signs for a property owner, a copy of an executed power of attorney is required.
- 2. Application Fee:** The appropriate fee must accompany the application. Checks should be made payable to the "City of Richmond". The fees are determined from the attached fee schedule.
- 3. Applicant's Report: A written report must be submitted describing the proposed use.** For non-residential development, the description should include the anticipated number of employees, hours of operation, and an estimated amount of vehicular traffic that will be generated by the use. The report should point out the specific features of the special use that will ensure that it will be compatible with the surrounding area, and that it is an appropriate use for the site. In addition, the City Charter specifies certain conditions that must be met before City Council can approve a special use permit. It must be shown that the proposed special use will ***not:***
 - a.** be detrimental to the safety, health, morals and general welfare of the community involved;
 - b.** tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
 - c.** create hazards from fire, panic or other dangers;
 - d.** tend to cause overcrowding of land and an undue concentration of population;
 - e.** adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
 - f.** interfere with adequate light and air.

The report must indicate the reasons why the applicant feels these conditions will be met (e.g., features of the plan, characteristics of the proposed use or surrounding area). ***Please note*** that the ***above materials will be forwarded to the City Planning Commission and City Council along with the special use permit ordinance.***



FILING

- 4. Plans:** Plans are required to provide sufficient detail to permit the staff to make a determination of the compatibility of the proposed project with surrounding development. Plans must be properly scaled and include a scale bar. Depending on the request, plans may include the following:

- a.** Site Plan
- b.** Elevation Plans
- c.** Floor Plans
- d.** Landscape Plans
- e.** Signage Plan & Details
- f.** Lighting Plan & Details

In some cases not all plans would be relevant to the request and may not be required. If there is a question about the level of detail required, please contact Land Use Administration Staff. Electronic Plans (PDF) are required with the initial application and any subsequent resubmissions. Electronic plans may be submitted on a disk or via email at: DCDLanduseadmin@richmondgov.com.

- 5. Survey Plat:** A PDF of a survey plat showing the property and including metes and bounds is required. The plat should show existing physical features of the property, including:
- a.** North arrow, scale, property address, the distance to nearest public street, preparer of plat, date, revision dates, area of site;
 - b.** Existing structures, buildings, paved areas, fences, streets, alleys, easements, and limits of the 100 year flood plain, Chesapeake Bay Preservation Area limits, wetlands, and streams.



COMMUNITY UNIT PLAN

Preliminary	\$3,000 + \$100/acre ¹
Extension of Preliminary Approval	\$1,500
Final	\$1,500 + \$100/acre ¹
Amendment	\$1,500 + \$100/acre ¹

CONDITIONAL USE PERMIT

Initial	\$1,500 + \$100/acre ²
Amendment	\$1,000 + \$100/acre ²

PLAN OF DEVELOPMENT

Floor area & Land disturbed ≤5,000 square feet	\$500 + \$100/acre ²
Floor area & Land disturbed ≥5,001 & ≤50,000 square feet	\$1,000 + \$100/acre ²
Floor area & Land disturbed ≥50,001 square feet	\$1,500 + \$100/acre ²

REZONING/CONDITIONAL REZONING

Each continuance caused by the applicant	\$1,500 + \$100/acre ²
	\$250

SPECIAL USE PERMIT

<i>Use</i>	<i>Initial</i>	<i>Amendment</i>
Day Nursery	\$300	\$200
Single- or two-family detached or attached dwelling	\$300	\$200
Outdoor dining	\$300	\$200
Mobile food business	\$300	\$200
Sign	\$300	\$200
Multi-family dwelling (3 to ten units)	\$1,800	\$1,200
Commercial or industrial equal to or less than 5,000 sq ft	\$1,800	\$1,200
Multi-family dwelling (more than 10 units)	\$2,400	\$1,800
Commercial or industrial more than 5,000 sq ft	\$2,400	\$1,800

Each continuance caused by the applicant	\$250
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SUBDIVISION

Preliminary Plat	\$500 + \$15/lot
Extension of Preliminary Plat Approval	\$150
Final Plat	\$500 + \$15/lot
Subdivision Confirmation Letter	\$100
Continuance*	\$50
Plat of Correction	\$100

A full refund of the application fee is permitted if the application is withdrawn prior to the second submittal of plans. Once a second submittal of plans is made, fees are not refundable.

¹For Community Unit Plans (CUP), the first 10 acres are included in the base price.

²For Conditional Use Permits, Plans of Development, and Rezonings, the first acre is included in the base price.

For all applications with an additional price per acre, fractions of an acre are rounded up to the nearest whole number. Do not prorate the fee per fraction of acre.

- Example: A Conditional Use Permit (CUP) for a 0.76 acre property would owe \$1,500 (base fee only). A CUP for a 2.3 acre property would owe \$1,700 (\$1,500 base fee + 2*\$100 (for the 1.3 acres over the first acre))

* No charge for the 1st continuance requested by the applicant or for any continuance requested by the Planning Commission. The second or subsequent continuance request by the applicant costs \$50.

Fees went into effect upon adoption of Ordinance No. 2018-209 by City Council on September 10, 2018.

Applicant's Report
September 30, 2024
Brown Residence
304 Oak Lane
Richmond, Va 23226

To Whom It May Concern,

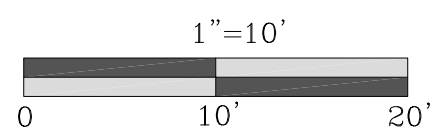
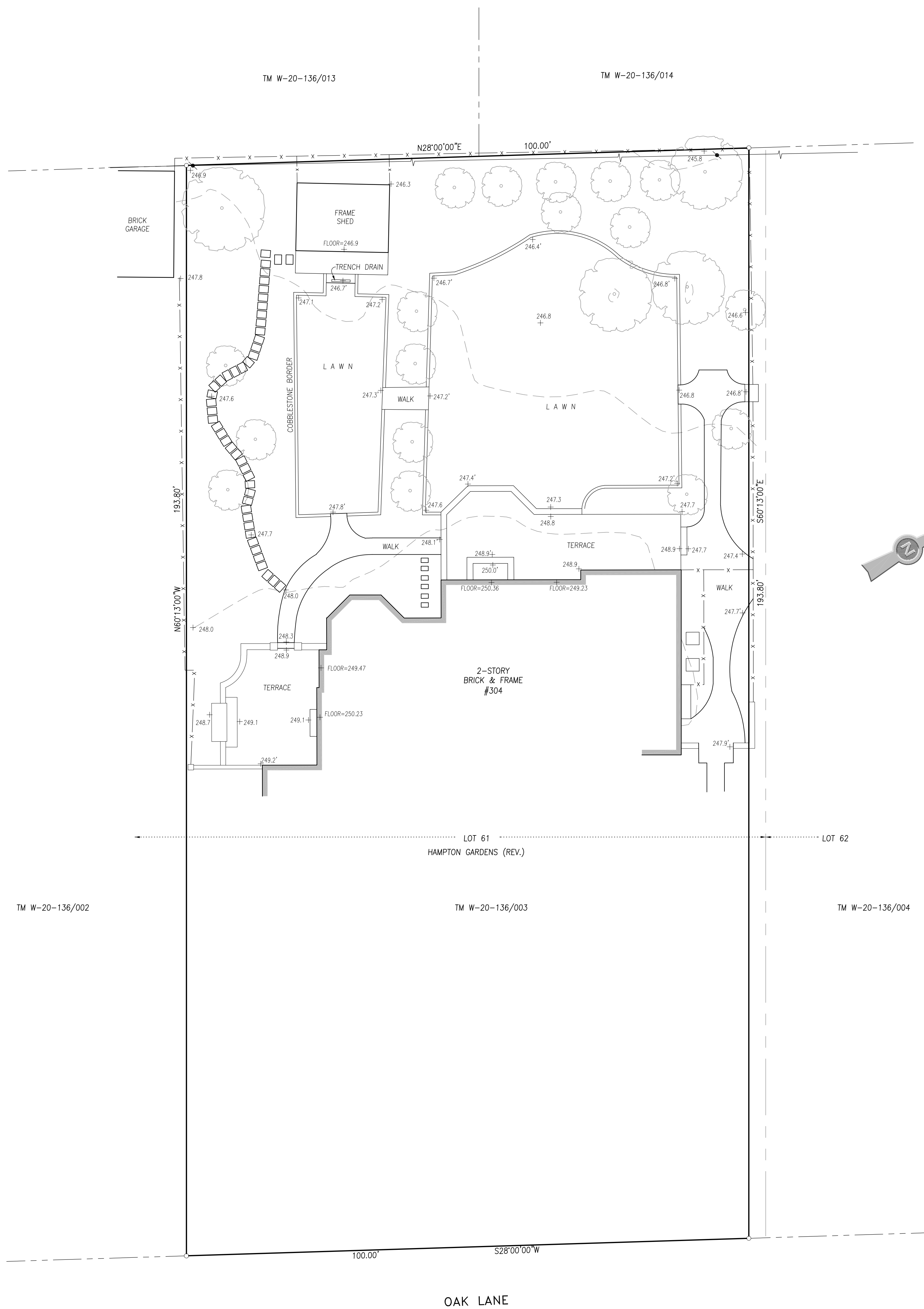
The Brown family wishes to remove an existing shed and build a pool and pool house in their backyard. For this accessory structure we are seeking a SUP. The existing shed is located 3'-8" at its nearest point from the back property line. The neighbor's garage is located 11" off the back property line and 2'-1" off the adjoining property line. We do not seek to build the pool house closer than the neighbor's existing garage. As proposed, the pool house at its nearest location will be 3'-1" off the back property line. The midpoint average is 3'-8" off – equal to the existing shed setback. It will also be located 5'-6" off the adjacent property line. Neighboring Henrico County permits accessory structures in R-1 zoning no closer to 3' from the rear or side property. We will be meeting and exceeding that jurisdiction's conditions. The height to the ridge is 17' or 14' tall at the mid point of the roof. The existing shed is 200 sf and the proposed pool house is 588 sf.

Additionally, we will be adding a roof over an existing terrace and outdoor fireplace to create an attached, open porch off the side of the house. This does not require a SUP but should be noted in the application process.

The architecture of the pool and porch will be in keeping with the main house in material, structure, windows and doors. The addition of the pool house, pool and porch will increase the value and tax basis of the property as a single family home. These improvements are well within keeping for Hampton Gardens and this site. No additional congestion, hazards, overpopulation or adverse public consequences will be rendered from these additions. The backyard is beautifully landscaped and will be relandscaped with plenty of screening and vegetation, per the Brown's desire.

Sincerely,

Matson L. Roberts, Jr., AIA



LOCATION OF U/G UTILITIES SHOWN ON THIS MAP IS BASED ON FIELD OBSERVATION AND RECORD INFORMATION. ADDITIONAL U/G UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.

WETLANDS (IF ANY) AND RESOURCE PROTECTION AREA LIMITS ARE NOT SHOWN ON THIS SURVEY.

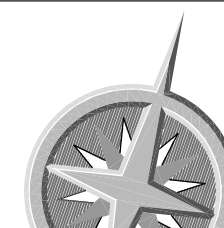
BUILDING SETBACKS OR OTHER ZONING CONDITIONS NOT DETERMINED FOR THIS MAP. COMPLIANCE WITH APPLICABLE ZONING ORDINANCES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.

TREE LOCATIONS REPRESENT LOCATION OF TREE TRUNKS AND DO NOT INDICATE EXTENT OF CANOPIES.

VERTICAL DATUM ASSUMED

CONTOUR INTERVAL 1 FOOT.

THIS EXISTING CONDITIONS SURVEY IS BASED ON A FIELD SURVEY PERFORMED BY BRUCE ROBERTSON LAND SURVEYING, PC ON 4/4/24.



Bruce Robertson Land Surveying, P.C.

1519 Huguenot Rd., Suite 100, Midlothian, VA 23113 Phone: 804-330-2801

**SURVEY SHOWING EXISTING CONDITIONS
ON PROPERTY LOCATED AT
304 OAK LANE
CITY OF RICHMOND, VIRGINIA**

Date: 4/16/24
Scale: 1"=10'
Drawn: bdr

JN 24075

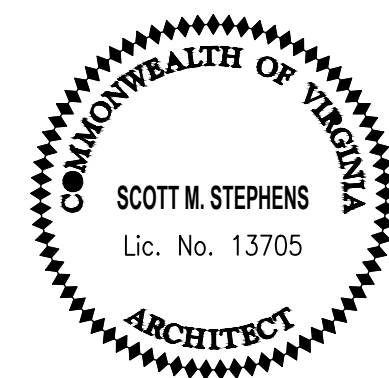
The Brown Residence

304 Oak Lane

City of Richmond

SMS
ARCHITECTS

804.212.9907
RICHMOND, VA



PROJECT TITLE

THE BROWN RESIDENCE
304 OAK LANE
RICHMOND, VA 23226
CITY OF RICHMOND

CONSULTANTS

LANDSCAPE DESIGN:
M. TURNER LANDSCAPE
RICHMOND, VIRGINIA
804-901-0165
mturnderlandscapes@gmail.com

CONTRACTOR:
CRADDOCK MASONRY INC.
RICHMOND, VIRGINIA
804-359-4101

NOT FOR CONSTRUCTION

SCHEMATICS

REVISIONS

NO.	DATE	DESCRIPTION
△		
△		
△		
△		

DATE

SEPTEMBER 30, 2024

PROJECT NO.

24.24

SHEET TITLE

PROJECT INFORMATION
AND SITE PLAN

SHEET NO.

A1.0



POOL HOUSE VIEW

BUILDING DATA

LOCATION:
304 Oak Lane
Richmond, Va 23226

PARCEL ID:
W0200136003

PARCEL DESCRIPTION:
128 - Hampton Gardens

OWNER:
BROWN, MARGARET V & THOMAS R

SCOPE OF PROJECT:
REMOVE EXIST. SHED AND BUILD POOL HOUSE. ADD ROOF TO EXIST. OUTDOOR PATIO AND FIREPLACE.

BUILDING CODE:

2021 VIRGINIA RESIDENTIAL CODE
2021 INTERNATIONAL RESIDENTIAL CODE

ZONING:

R-1

GROSS BUILDING AREA:

4905 SF EXIST. FINISHED LIVING AREA
594 SF EXIST. BASEMENT
713 SF EXIST. OPEN PORCH

NO NEW FINISHED SQUARE FOOTAGE TO PRIMARY RESIDENCE

MINIMUM BATT INSULATION R-VALUES

WALLS: R-15
FLOORS: R-19
CEILING: R-60
CEILINGS W/OUT ATTIC SPACE: R-49
CEILINGS W/OUT ATTIC SPACE < 500 SQ FT: R-30
FENESTRATION: 0.30 U-FACTOR

ENERGY DESIGN CRITERIA:
CLIMATE ZONE 4A

SPRINKLER ASSEMBLY:
NONE

OCCUPANCY GROUP:

TYPE OF CONSTRUCTION:

STORIES:

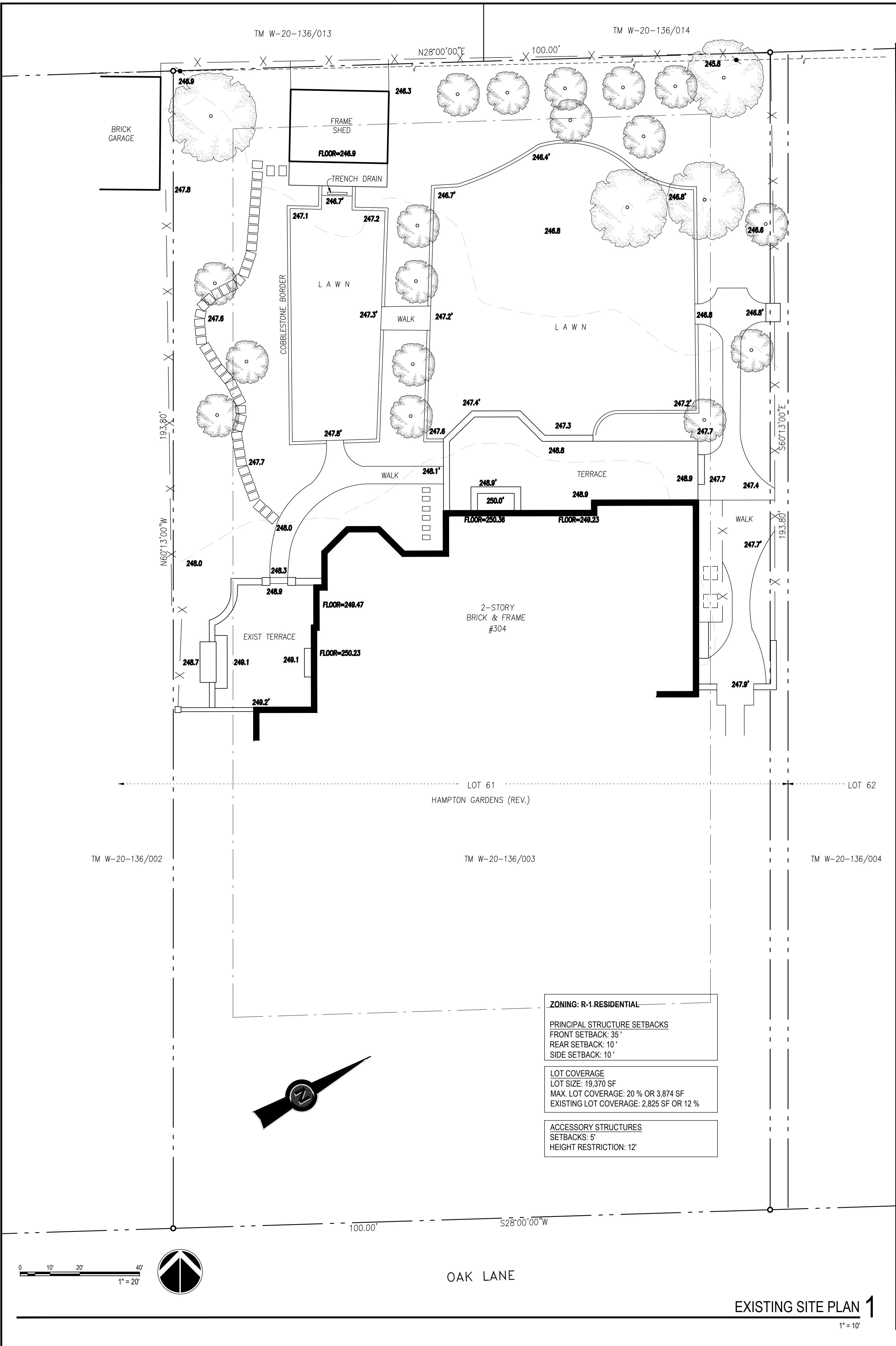
HEIGHT:

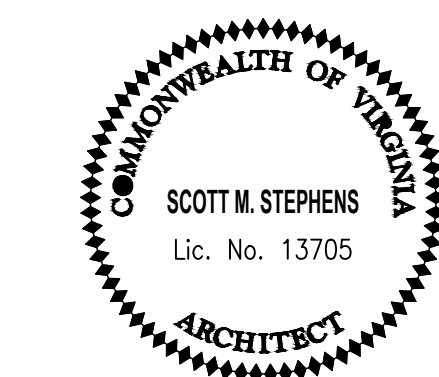
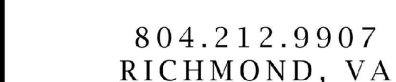
THE FOLLOWING ARE STRUCTURAL DESIGN REQUIREMENTS SPECIFIC TO RICHMOND, VIRGINIA:

FROST DEPTH: 18"
DESIGN WIND SPEED: 90 MPH, 3-SECOND GUST
ULTIMATE DESIGN WIND SPEED FOR RISK CATEGORY II BUILDINGS: 115 MPH
SNOW LOAD: 20 PSF
SEISMIC DESIGN CATEGORY: B

PROJECT NOTES

- ALL DIMENSIONS ARE TO THE FACE OF FRAMING STUD UNLESS OTHERWISE NOTED. ELEVATIONS ARE TO THE SUB-FLOOR AND TOP OF INTERIOR FRAMING UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS ARE TO BE TO FRAMING.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH THE INSTALLATION OF ANY MECHANICAL, ELECTRICAL, AND PLUMBING WORK. ANY VARIANCE BETWEEN THE ARCHITECTS AND CONSULTING ENGINEERS DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR ARCHITECT.
- DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
- ALL FRAMING MEMBERS SHALL BE SO ARRANGED AND SPACED AS TO PERMIT INSTALLATION OF PIPE CONDUITS AND DUCTWORK WITH A MINIMUM CUTTING. CONTRACTOR SHALL PROVIDE AND INSTALL STIFFENERS, BRACES, BACK-UP PLATES AND SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, OR MISCELLANEOUS EQUIPMENT.
- ALL ELECTRICAL WORK IS TO CONFORM TO WITH FIRE UNDERWRITERS CODE AND ALL LOCAL CODES IN JURISDICTION.
- SMOKE ALARMS SHALL COMPLY WITH NFPA72. CARBON MONOXIDE ALARMS SHALL COMPLY WITH UL 2034 AND UL 217. DETECTORS SHALL BE PLACED IN THE FOLLOWING: 1) IN EACH BEDROOM AND IN THE IMMEDIATE VICINITIES OUTSIDE EACH SEPARATE SLEEPING AREA. 2) ON EACH STORY, INCLUDING BASEMENTS AND HABITABLE ATTICS. AND 3) AT NO LESS THAN THREE FEET HORIZONTALLY FROM THE DOOR OF A BATHROOM, UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM.
- VERIFY FINAL GRILLES, REGISTERS, AND DIFFUSERS WITH ARCHITECT.





THE BROWN RESIDENCE
304 OAK LANE
RICHMOND, VA 23226
CITY OF RICHMOND

LANDSCAPE DESIGN:
M. TURNER LANDSCAPE
RICHMOND, VIRGINIA
804-901-0165
mturnerlandscapes@gmail.com

CONTRACTOR:
CRADDOCK MASONRY INC
RICHMOND, VIRGINIA
804-359-4101

REVISIONS

NO.	DATE	DESCRIPTION
△		
△		
△		
△		

DATE _____

SEPTEMBER 30, 2024

PROJECT NO. _____

24.24

SHEET TITLE

FIRST FLOOR PLAN

SHEET NO. _____

A2.1

FIRST FLOOR PLAN 1

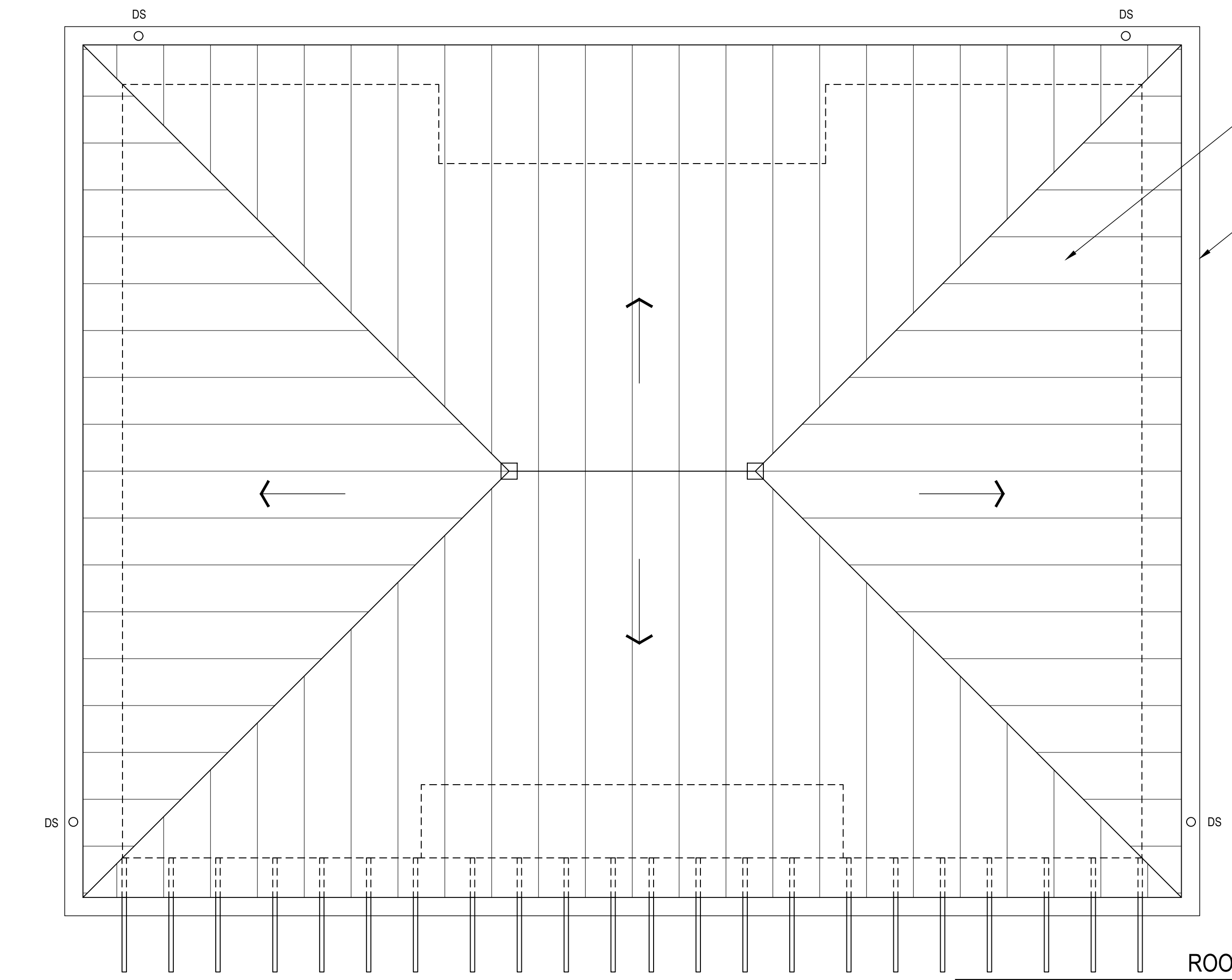
BRICK
GARAGE

2-STORY
BRICK & FRAME
#304

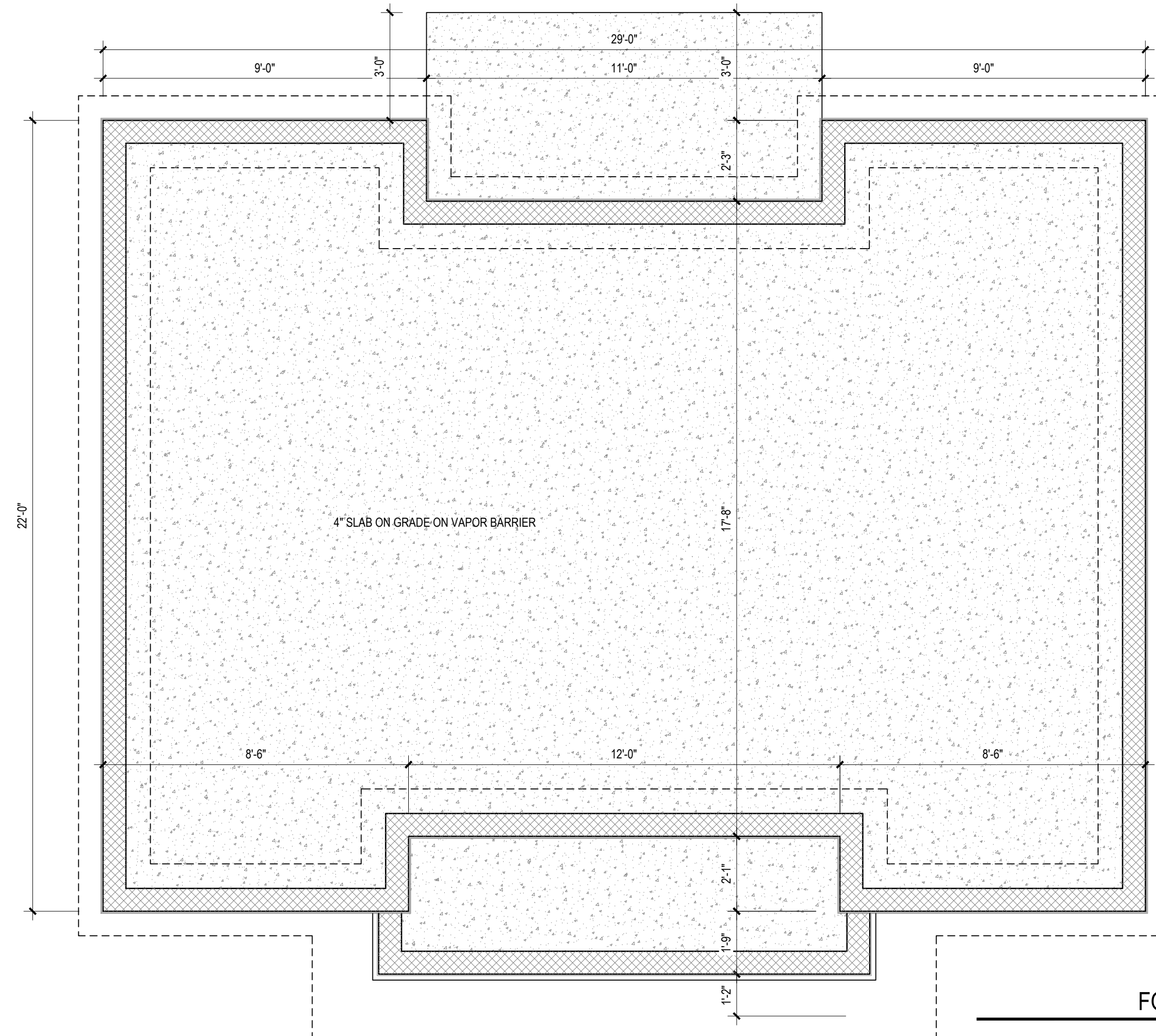
L A W N

TERRACE

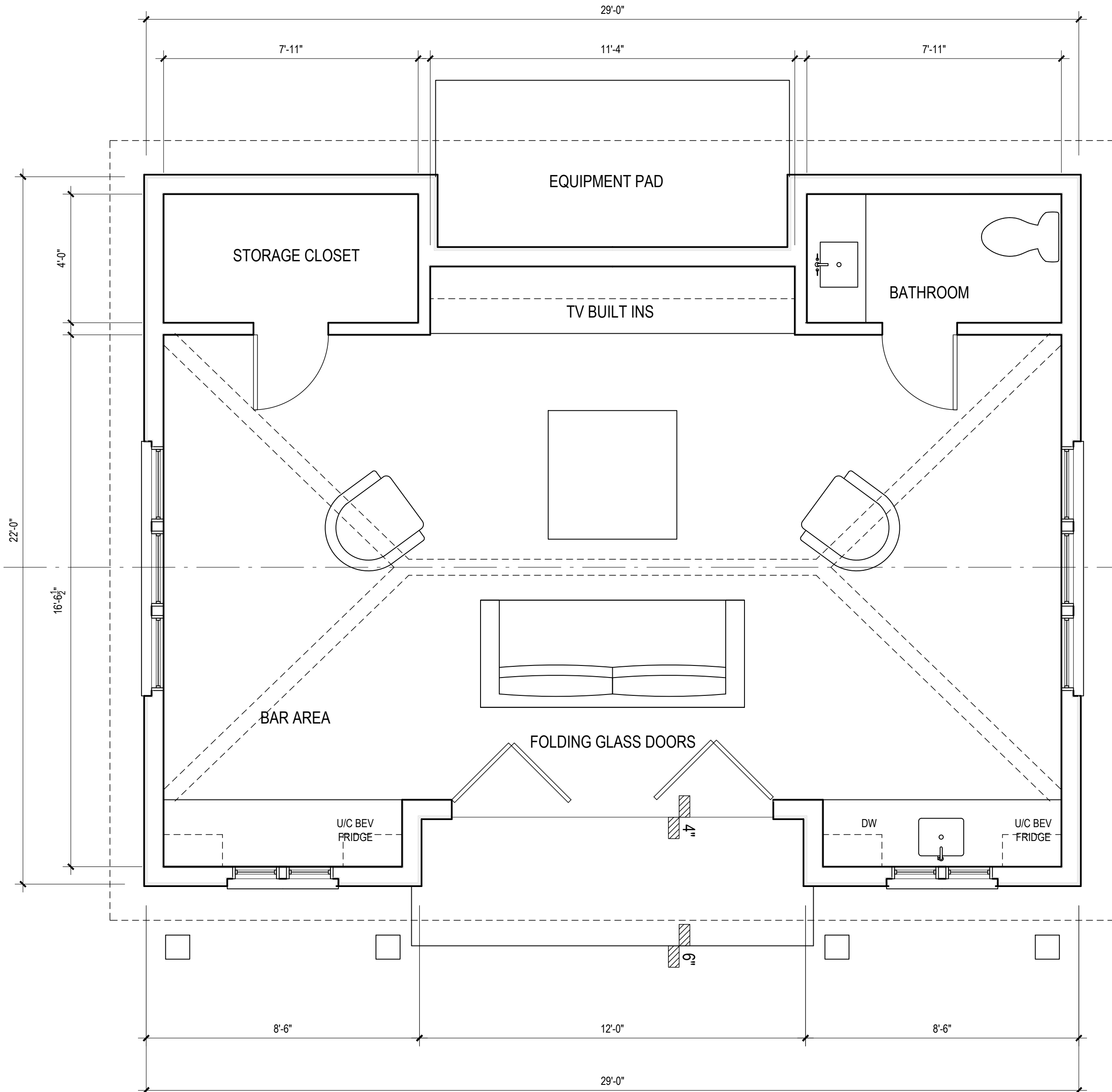
WALK



ROOF PLAN 3
3/8" = 1'-0"



FOUNDATION PLAN 0
3/8" = 1'-0"



FIRST FLOOR PLAN 1
3/8" = 1'-0"



804.212.9907
RICHMOND, VA



PROJECT TITLE

THE BROWN RESIDENCE
304 OAK LANE
RICHMOND, VA 23226
CITY OF RICHMOND

CONSULTANTS

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RICHMOND, VIRGINIA
804-359-4101

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SCHEMATICS

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

DATE

SEPTEMBER 30, 2024

PROJECT NO.

24.24

SHEET TITLE

POOL HOUSE
PLANS

SHEET NO.

A2.2



SMS
ARCHITECTS

804.212.9907
RICHMOND, VA



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SHEET TITLE

POOL HOUSE
ELEVATIONS

SHEET NO.

A3.0

PROJECT TITLE

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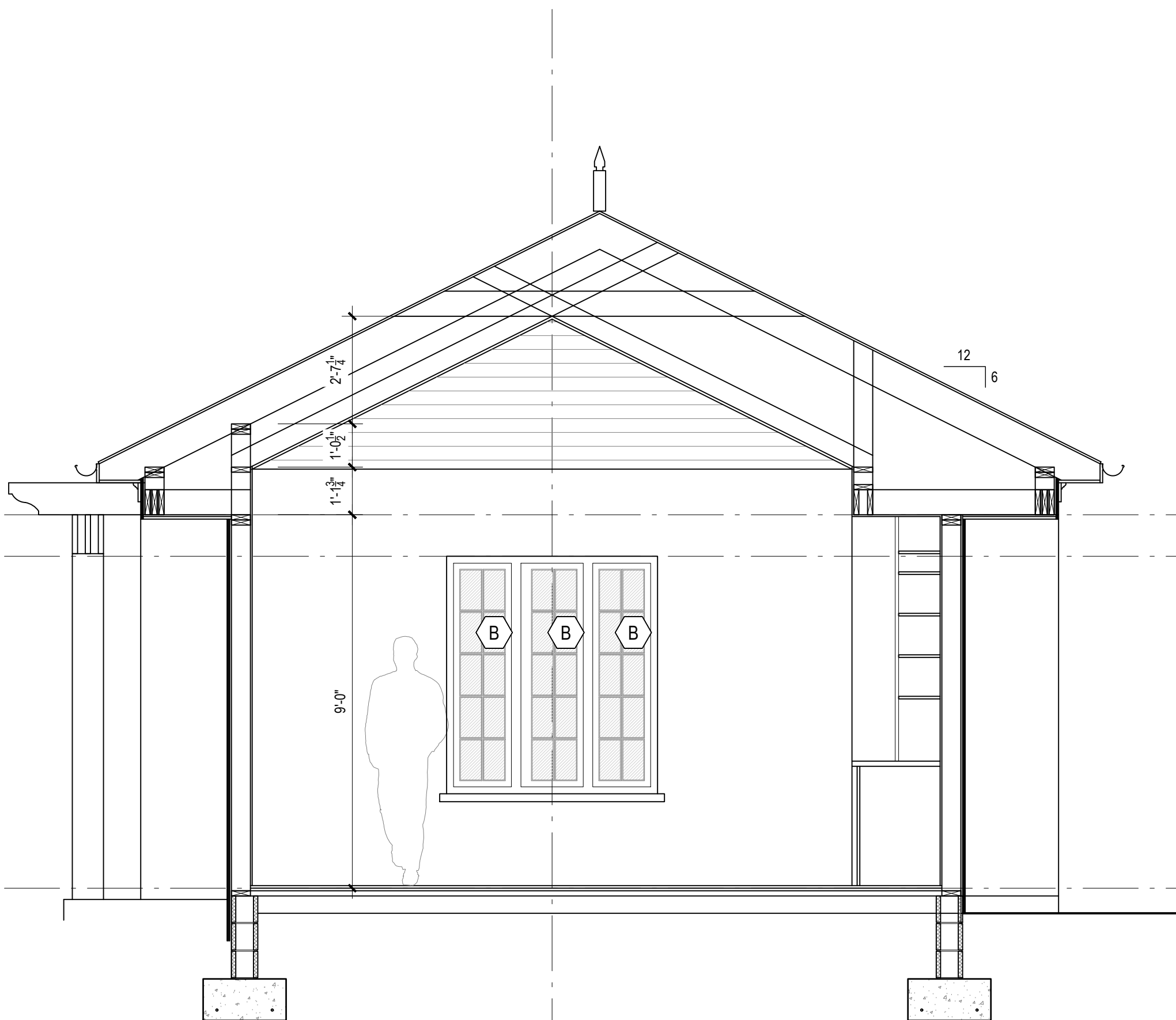
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SHEET TITLE

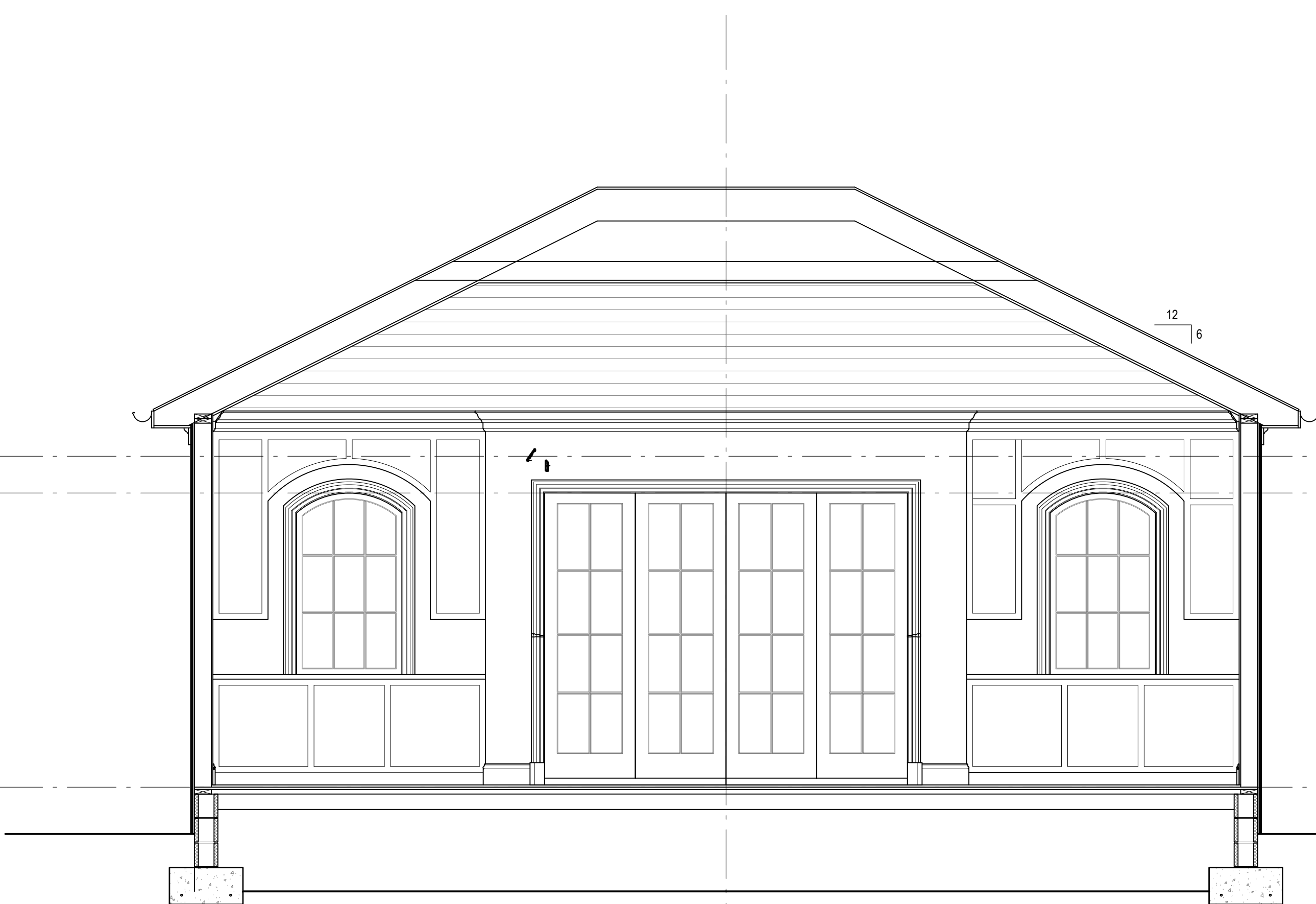
POOL HOUSE
SECTIONS & DETAILS

SHEET NO.

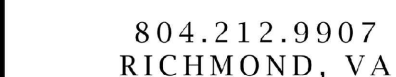
A4.0



FIRST FLOOR PLAN 1
3/8" = 1'-0"



FIRST FLOOR PLAN 1
3/8" = 1'-0"



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SEPTEMBER 30, 2024

PROJECT NO. _____

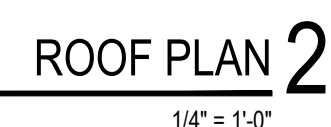
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SHEET TITLE

PORCH PLANS

SHEET NO.

A2.3



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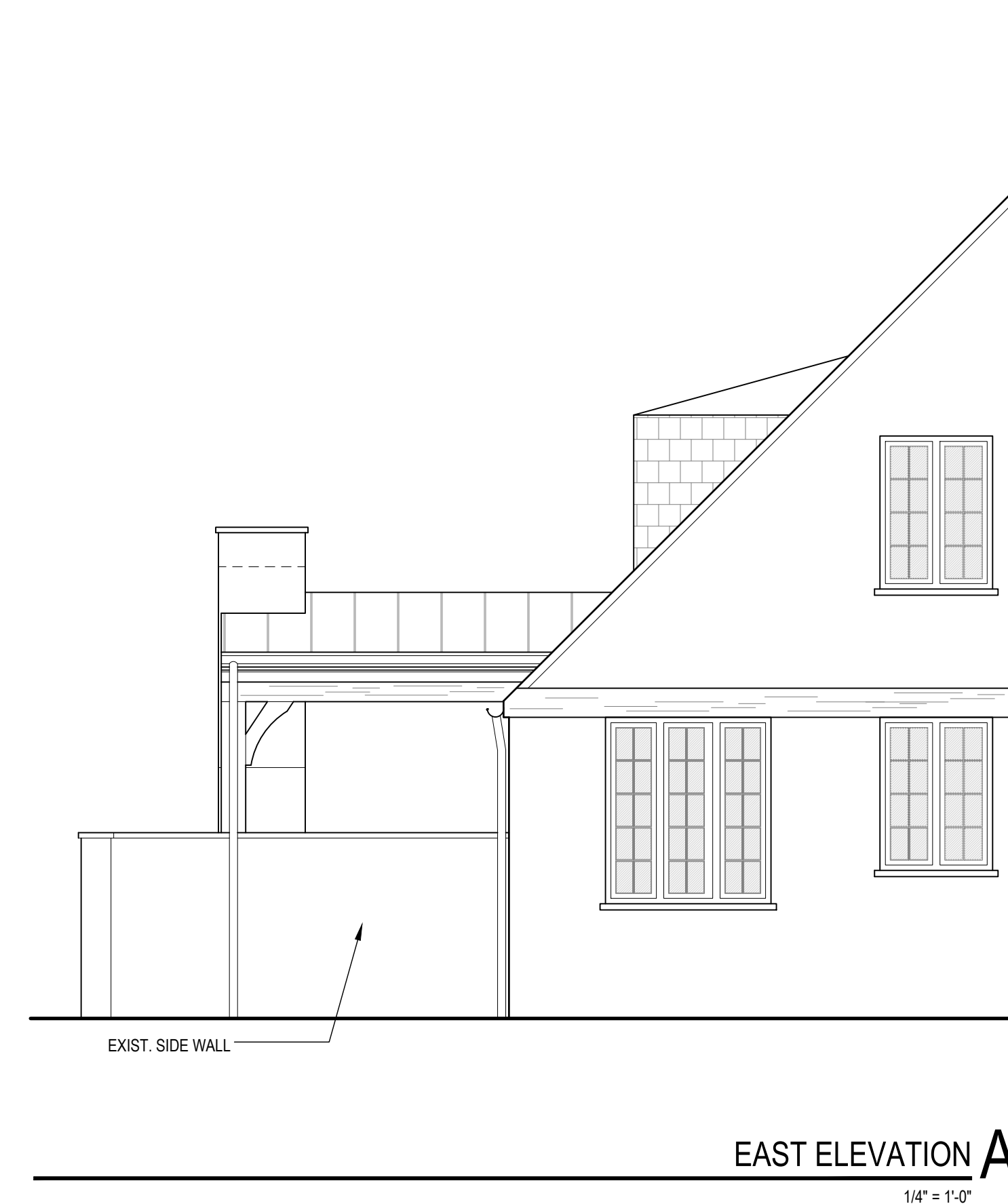
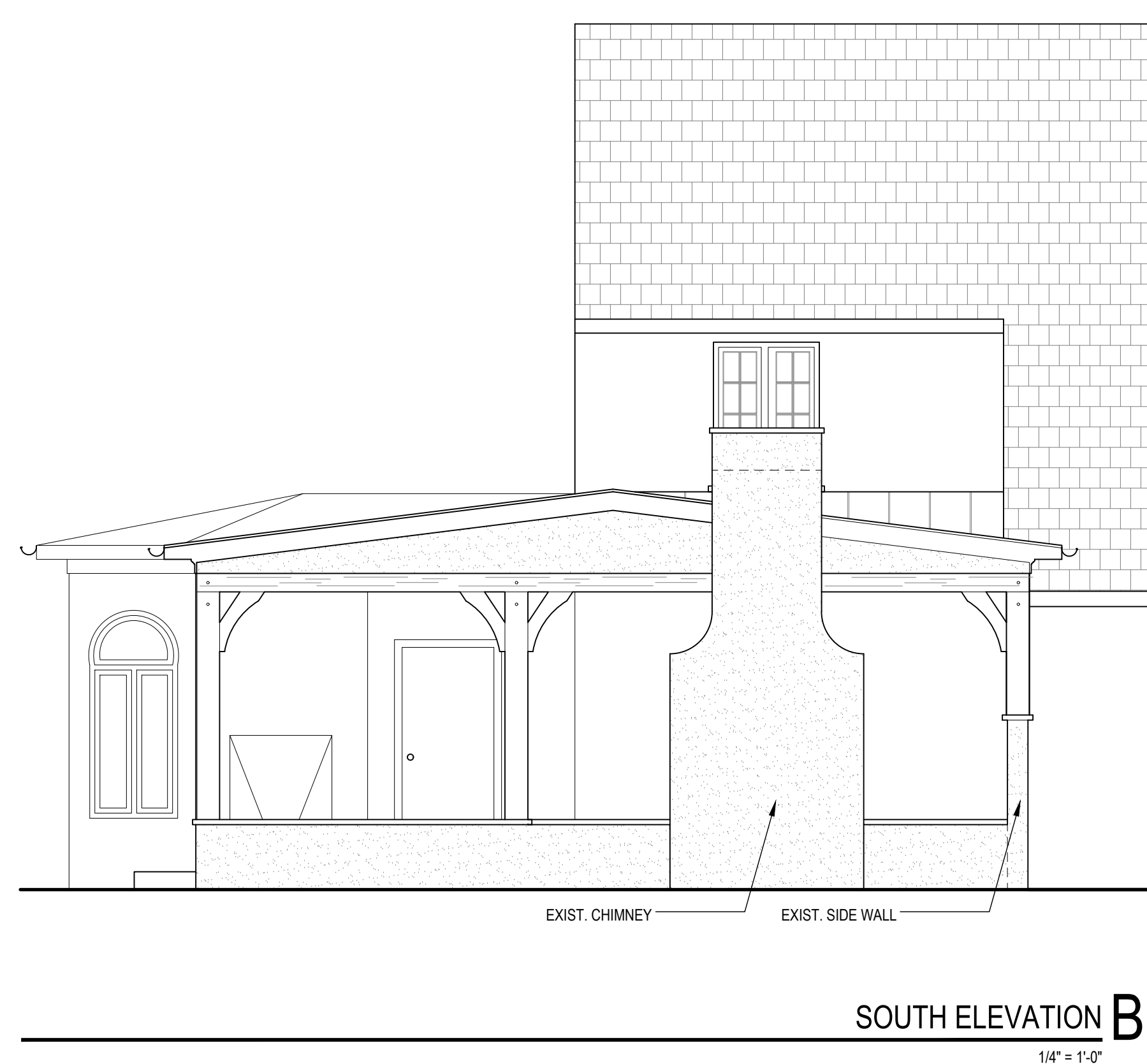
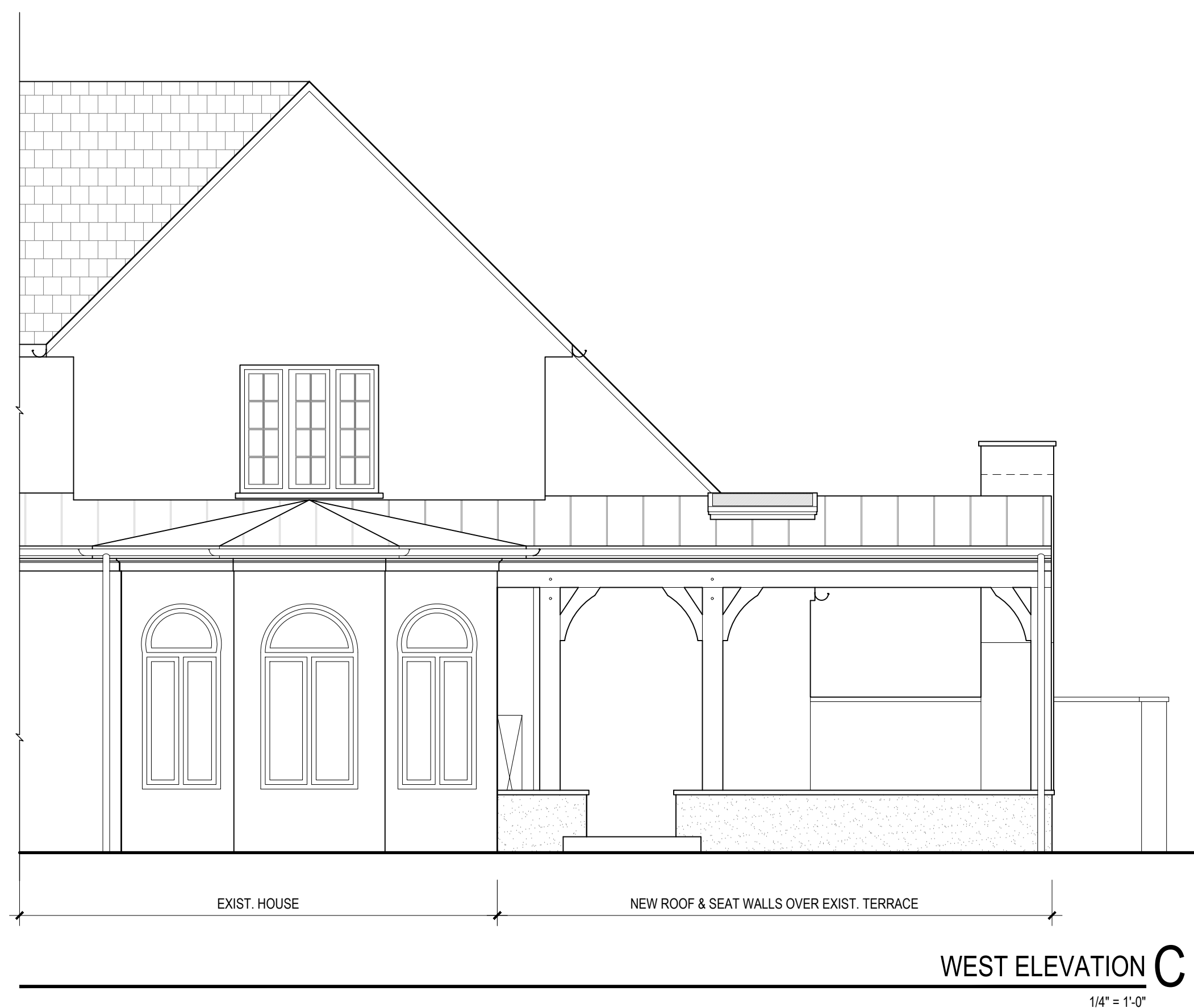
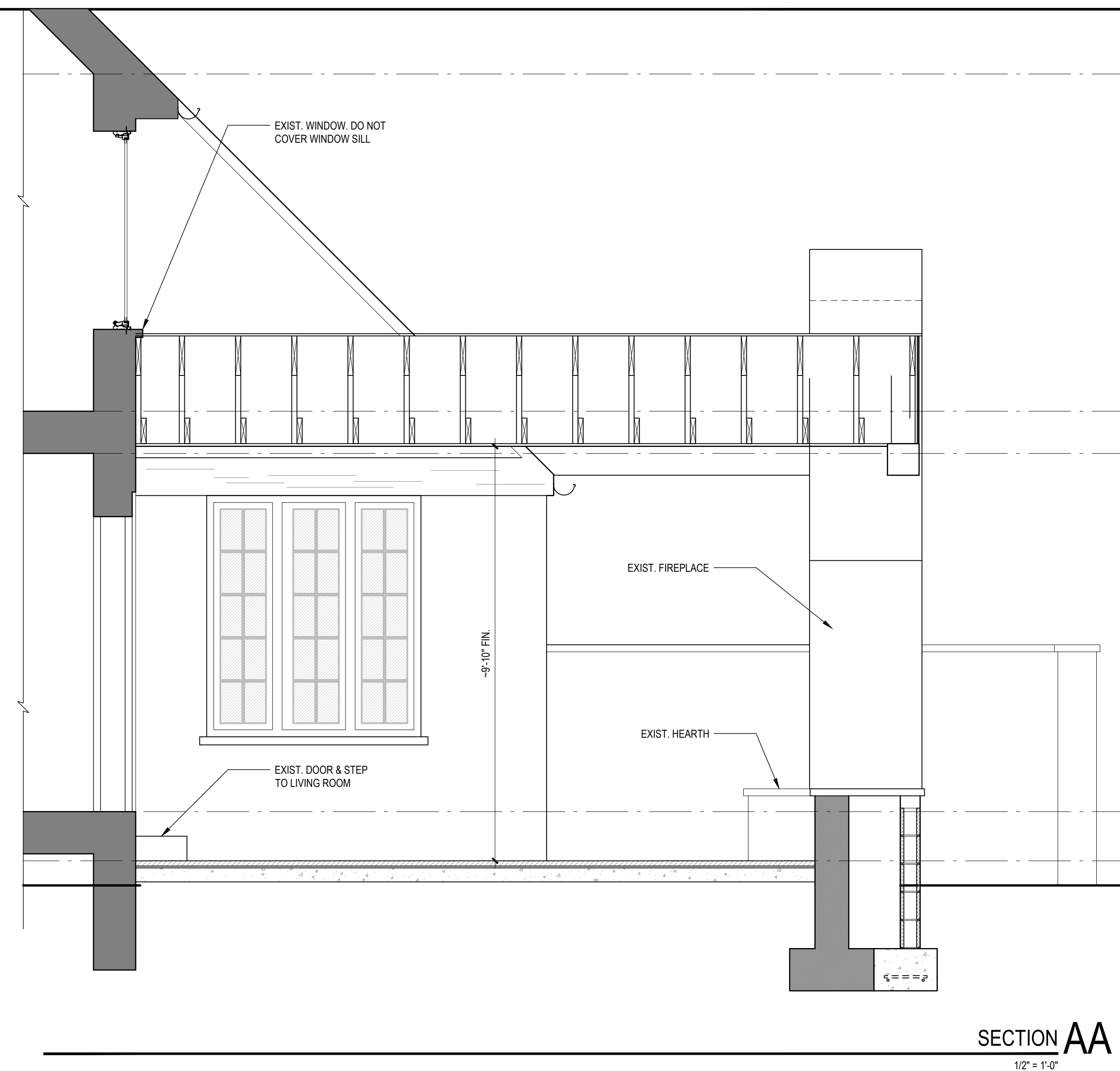
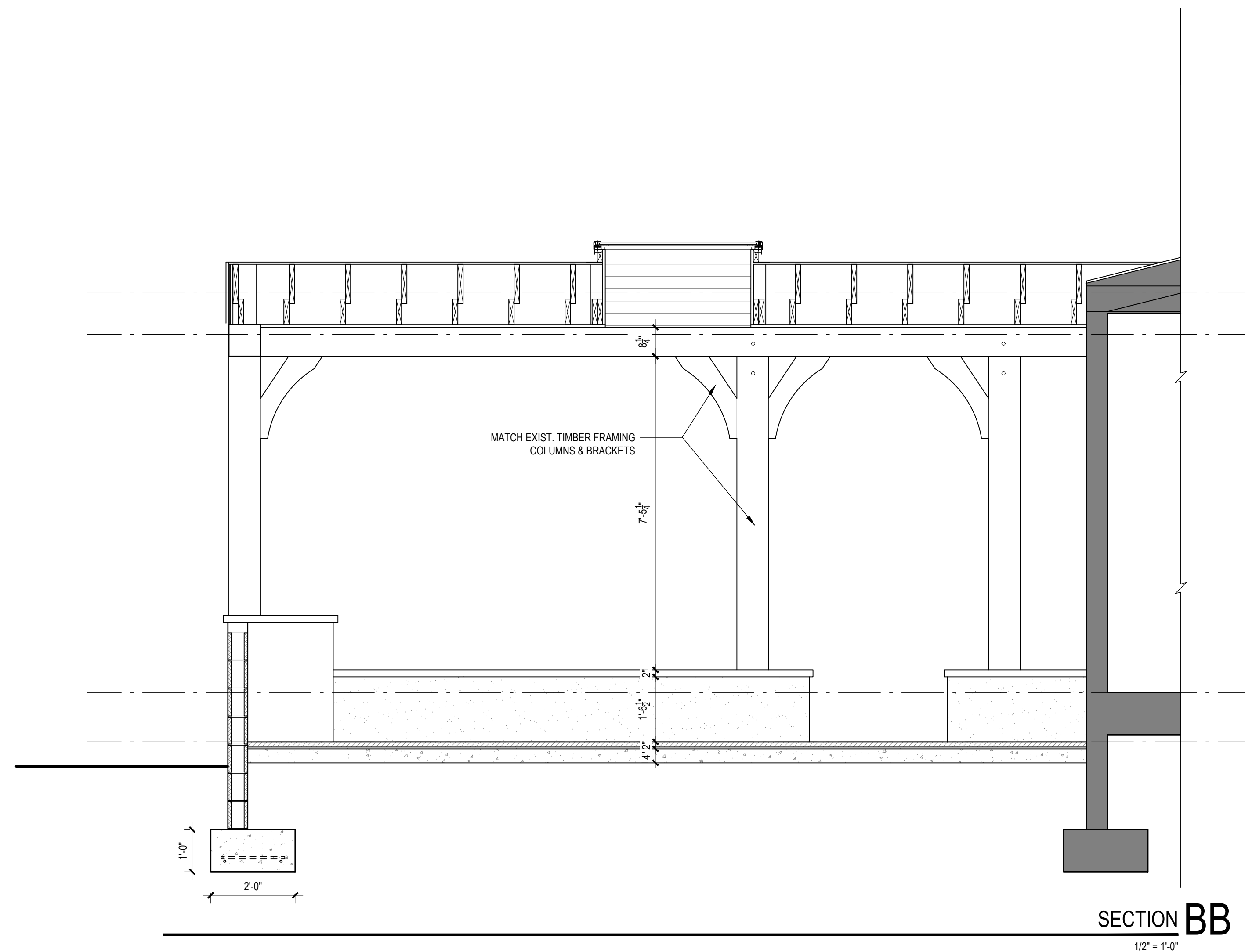
24.24

SHEET TITLE

PORCH
ELEVATIONS &
SECTIONS

SHEET NO.

A3.1



PROJECT TITLE

THE BROWN RESIDENCE
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DATE

SEPTEMBER 30, 2024

PROJECT NO.

24.24

SHEET TITLE

PORCH
SECTIONS

SHEET NO.

A4.1

PROVIDE AMPLE COPPER FLASHING AROUND
ALL NEW ROOF/WALL/ WINDOW INTERSECTIONS

SLOPE TO MATCH EXIST.

COPPER HALF ROUND GUTTER TO
TIE INTO EXIST.

CORNICE TO MATCH EXIST.

WD. V GROOVE CEILING
& LITE WELLS

EXIST. ELEC. PANEL. DETERMINE
NEW LOCATION OR REMAINING

BLUE STONE WALL CAP
TO MATCH EXIST.

STUCCO ON SCRATCH COAT ON
10" CMU BLOCK, EA. SIDE. MATCH
EXIST. COLOR & TEXTURE

EXIST. DOOR
TO REMAIN

EXIST. DOOR
TO REMAIN

SECTION CC

1/2" = 1'-0"



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

Special Use Permit

LOCATION: 304 Oak Lane

APPLICANT: Margaret and Thomas Brown

COUNCIL DISTRICT: 1

PROPOSAL: To authorize the special use of the property known as 304 Oak Lane for the purpose of an accessory structure, upon certain terms and conditions

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

