

INTRODUCED: November 14, 2022

AN ORDINANCE No. 2022-340

To authorize the special use of the property known as 2119 Selden Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: DEC 12 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 2119 Selden Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of a two-family detached dwelling, which use, among other things, is not currently allowed by section 30-410.1 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 create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    DEC 12 2022    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

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 2119 Selden Street and identified as Tax Parcel No. E012-0286/009 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Physical Improvements of Lot 9, Block 23, Woodville Subdivision for Cava Capital LLC., City of Richmond, Virginia,” prepared by Townes, and dated January 24, 2022, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a two-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2119 Selden Street, Special Use Permit Request, City of Richmond, Virginia,” prepared by Townes, dated January 17, 2022, and last revised July 26, 2022, and “New Construction,” prepared by Pinnacle Design, and dated June 22, 2022, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

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

(b) No less than one parking space per dwelling shall be provided on the Property, located to the rear of the dwellings and accessed by the alley.

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

(d) All building materials, elevations, and site improvements, including landscaping and walkways, shall be substantially as shown on the Plans.

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

§ 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.

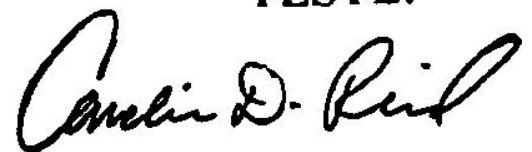
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute 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 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

**A TRUE COPY:  
TESTE:**

A handwritten signature in black ink, appearing to read "Carolin D. Reil". The signature is fluid and cursive, written over a white background.

**City Clerk**

# City of Richmond

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

## Item Request File Number: PRE.2022.0316

### O & R Request

**DATE:** October 17, 2022

**EDITION:**1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Mayor, by Request)  
(This is no way reflects a recommendation on behalf of the Mayor.)



**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer



**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic  
Development and Planning



**FROM:** Kevin J. Vonck, Director, Department of Planning and Development Review



**RE:** To authorize the special use of the property known as 2119 Selden Street to construct a two-family dwelling, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_

**PURPOSE:** To authorize the special use of the property known as 2119 Selden Street to construct a two-family dwelling, with units arranged front to back, upon certain terms and conditions.

**REASON:** The applicant is requesting a Special Use Permit which would allow for a two-family dwelling within an R-5 Residential (Single-Family) zoning district. The proposed use does not meet the requirements within the R-5 District for permitted principal uses, lot area and lot width, front and side yards. A Special Use Permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council.

**BACKGROUND:** The property is located in the Fairfield neighborhood on Selden Street, between North 23rd and North 21st Streets. The property is currently an unimproved 3,600 sq. ft. (0.083 acre) parcel of land. The application is for a two-family dwelling.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use. This designation 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."

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 this property is R-5 Residential (Single-Family). Properties to the north, west, and south are within the R-5 zone, properties to the east are zoned R-53. The surrounding land uses include primarily residential with Field Court located to the east.

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

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

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$300 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** November 14, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** December 12, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
December 5, 2022

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

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

**STAFF:** Ray Roakes, Planner, Land Use Administration (Room 511) 804-646 5467



**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: 2119 Selden Street Date: \_\_\_\_\_Tax Map #: E012-0286/009 Fee: \$300Total area of affected site in acres: 0.083(See **page 6** for fee schedule, please make check payable to the "City of Richmond")**Zoning**Current Zoning: R-5Existing Use: Vacant**Proposed Use**

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

Construction of one (1) new two-family detached dwellingExisting Use: Vacant

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Will Gillette / Mark BakerCompany: Baker Development ResourcesMailing Address: 530 East Main Street, Suite 730City: Richmond State: VA Zip Code: 23219Telephone: (804) 874-6275 Fax: ( )Email: markbaker@bakerdevelopmentresources.com**Property Owner:** Cava Capital llcIf Business Entity, name and title of authorized signee: Amanda Schwartz; Construction Coordinator

(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: 5310 Markel Road, #104City: Richmond State: VA Zip Code: 23230Telephone: (804) 510-0464 Fax: ( )Email: construction@cavacompanies.com**Property Owner Signature:** \_\_\_\_\_  
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 15, 2022*

*Special Use Permit Request  
2119 Selden Street, Richmond, Virginia  
Map Reference Number: E012-0286/009*

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Submitted to:	<b>City of Richmond</b> Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	<b>Baker Development Resources</b> 530 East Main Street, Suite 730 Richmond, Virginia 23219

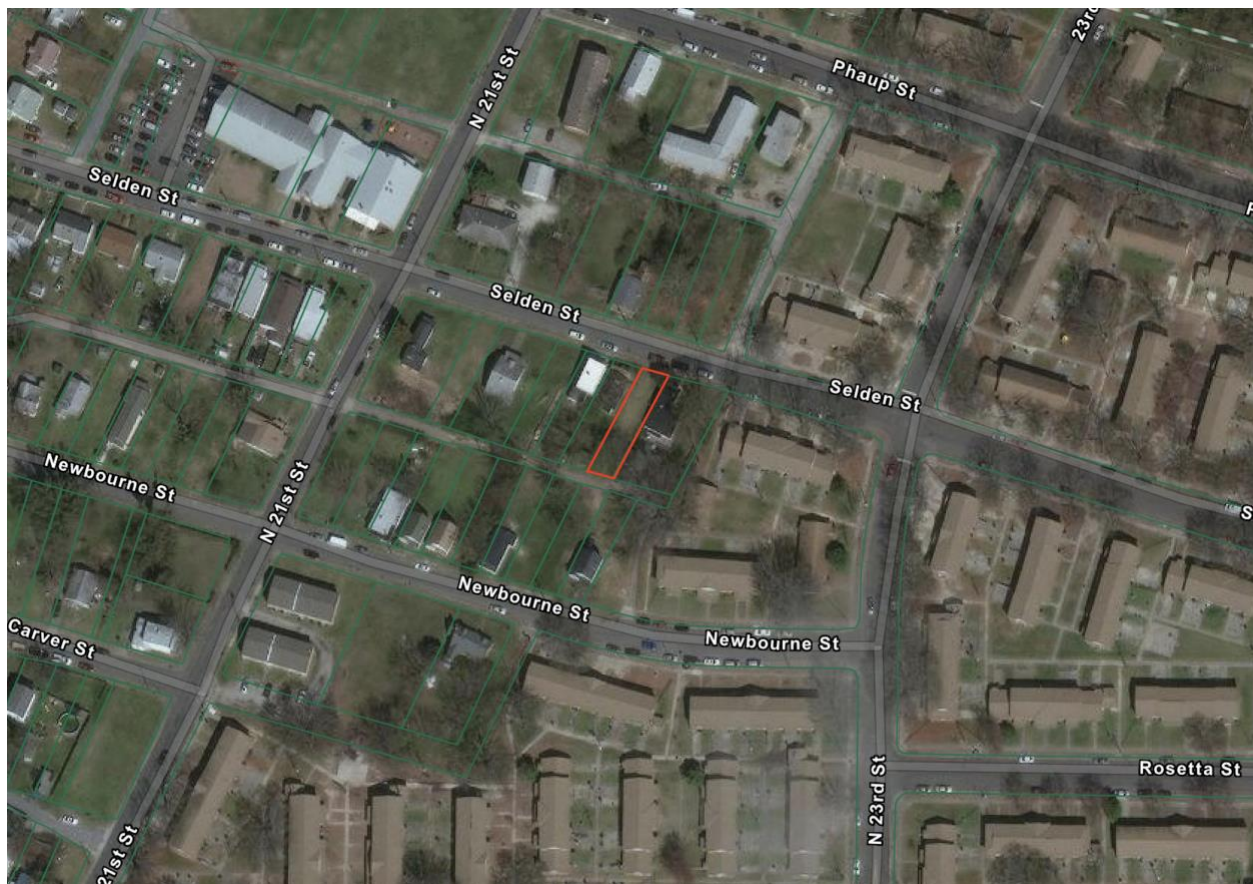
## Introduction

The property owner is requesting a special use permit (the "SUP") for 2119 Selden Street (the "Property"). The SUP would authorize the construction of a new, two-family detached dwelling on the currently vacant Property which does not conform to the underlying R-5 Single-Family Residential district zoning requirements applicable to the Property.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the south side of Selden Street between N 21<sup>st</sup> and N 23<sup>rd</sup> Streets and consists of one lot (Lot 9 of Block 23) of the original Woodville Subdivision. The Property is referenced by the City Assessor as tax parcel E012-0286/009, is roughly 30' wide by 120' in depth, contains approximately 3,600 square feet of lot area, and is vacant. Access is provided by means of an east-west alley located to the rear of the Property.



Properties along Selden Street are developed with a range of residential uses. Single-family dwellings in the area are a mixture of one- and two-story structures. To the southwest lies a ten unit, “garden-style”, apartment complex. Further east along Selden Street lies the Fairfield Court housing development which is managed by the Richmond Redevelopment and Housing Authority.

## **EXISTING ZONING**

The Property and those to the north and west are zoned R-5 Single-Family Residential. Properties to the east and south lie within an R-53 Multifamily Residential district.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (the “Master Plan”) suggests “Neighborhood Mixed-Use” use for the Property. The Master Plan describes this land use designation 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.” Recommended development styles are described as featuring “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. Single-family, two-family, and small multi-family buildings are contemplated as the primary uses in these areas

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:

- 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. “

- e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
  - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

## Proposal

### PROJECT SUMMARY

The proposed development includes the construction of one two-family detached dwelling, configured as two story, front and rear units, on the currently vacant Property.

### PURPOSE OF REQUEST

The Property consists of a single parcel which is an original subdivision lot from the Woodville Subdivision. The Property owner would now like to construct a two-family detached dwelling on the Property. While a range of dwellings exist within the neighborhood, including several large, multi-family developments, the R-5 district does not permit the proposed two-family use, therefore, a SUP is required.

The proposed lot width of 30' and area of 3,600 square feet is compatible with other lots in the vicinity, which generally reflect the original 30' subdivision lots. Based on this historic development and lot pattern many lots in the vicinity were developed as single subdivision lots and are nonconforming with regard to lot area and lot width. That is consistent with what is being requested here.

In exchange for the SUP, the intent of this request is to ensure a high-quality infill development that is consistent with the objectives of the Master Plan. The overall project would be appropriately efficient and would be compatible with the existing development in the vicinity. The quality assurances conditioned through the SUP would guarantee a higher quality development than what might otherwise be developed by right in the vicinity.

## PROJECT DETAILS

The proposed two-family dwelling has been designed to be compatible with other dwellings in the area. It would be two stories in height and in order to remain consistent with the existing buildings in the area, the dwelling has been designed as front and rear units which will present as a single-family dwelling from the street.

The dwelling would be configured as front and rear units, with each dwelling unit occupying two floors and including approximately 1,239 Square feet of finished floor area. Entry to each unit would be provided from the first floor and accessed from private, covered porch. Each dwelling unit would have three bedrooms and one-and-one-half baths. Bedrooms would be located on the second floor of the dwelling with an open kitchen and living area on the first floor. The dwelling will be constructed with quality building materials, including cementitious horizontal lap siding, that provide durability and consistency with other siding types found in the area. Two parking spaces, accessible from the rear alley, will be provided for the dwelling.

## Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation related to the proposed dwelling and the proposed off-street parking will result in no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The special use permit would not adversely affect the above referenced City services.

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

The light and air available to the subject and adjacent properties will not be affected. The proposed dwelling is of compatible massing and spacing to the existing dwellings throughout the neighborhood. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

In summary we are enthusiastically seeking approval for the construction of a two-family detached dwelling on the Property. The dwelling has been thoughtfully designed in order to provide appropriate, high quality infill development. The request offers compatibility with goals contained within the City's Master Plan and would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood. It will help encourage a pedestrian friendly traditional neighborhood streetscape in the vicinity. This would contribute to the vibrancy of the block through the provision of pedestrian traffic. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than what might otherwise be developed by right in the vicinity.

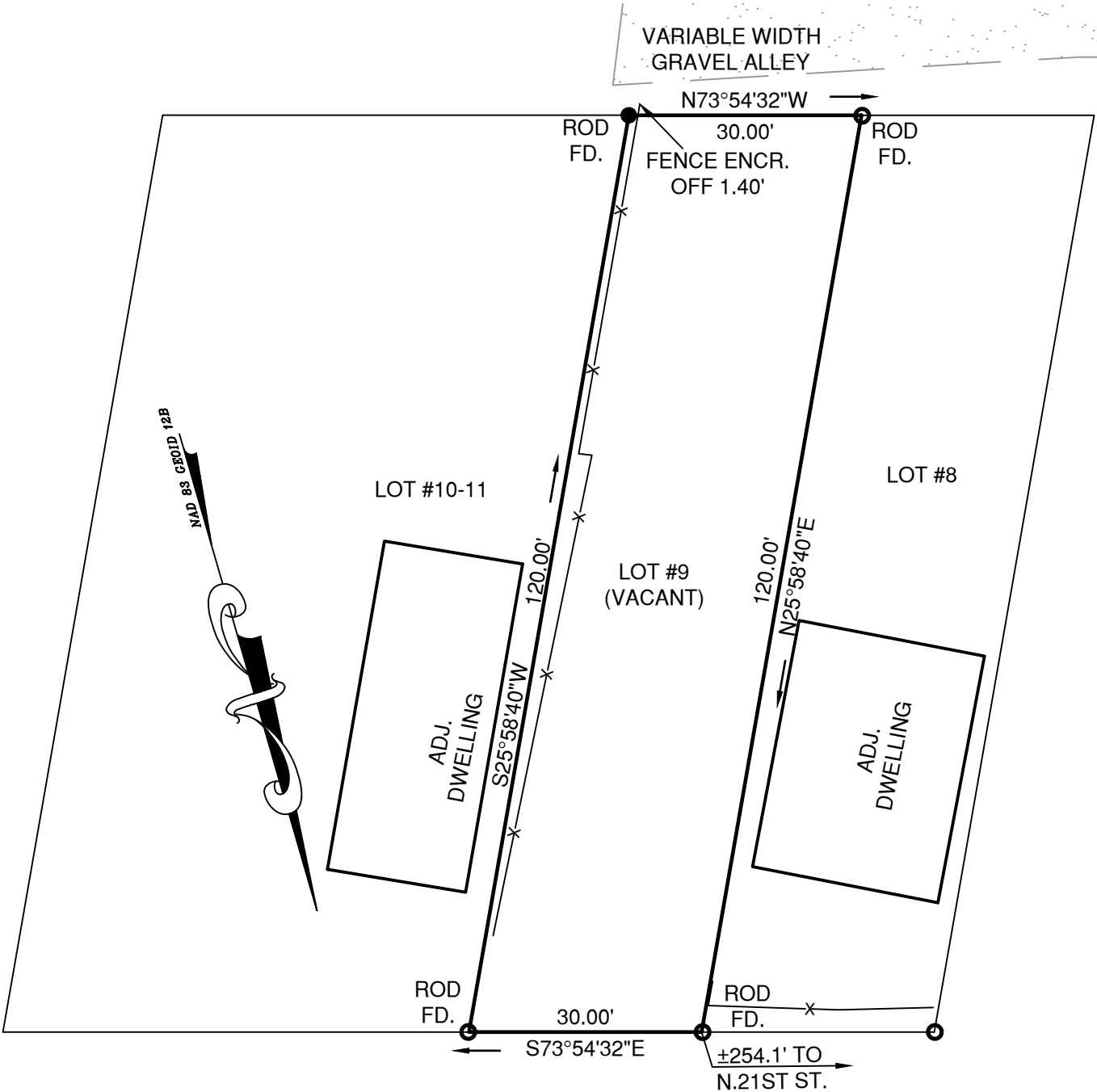


THIS PROPERTY IS LOCATED IN ZONE *X* AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL # 5101290041E, EFFECTIVE DATE: JULY 16, 2014

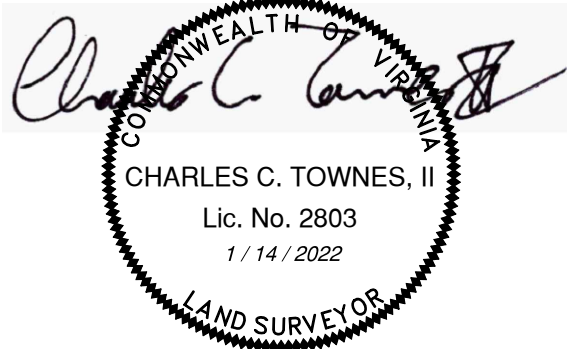
THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.

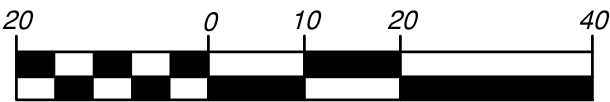
REFERENCE PLAT : WOODVILLE SUBDIVISION PLAT, PREPARED BY T. CRAWFOR REDD & BROTHERS, AND RECORDED IN PLAT BOOK 8, PAGE 68 IN CITY OF RICHMOND CLERK OF COURT OFFICE.



THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON DECEMBER 21, 2021. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.



GRAPHIC SCALE



1 inch = 20 feet

PLAT  
SHOWING  
PHYSICAL IMPROVEMENTS OF  
LOT 9, BLOCK 23,  
WOODVILLE SUBDIVISION  
FOR  
CAVA CAPITAL LLC.

CITY OF RICHMOND, VIRGINIA  
DATE: JANUARY 14, 2022 SCALE: 1" = 20'



consulting engineers, planners, and land surveyors  
DRAWN BY: J.S.I. CHECKED BY:

2463 boulevard  
colonial heights, va 23834  
telephone: 804.520.9015  
facsimile: 804.520.9016  
email: cctownes@townespc.com

ATTN: AMANDA SCHWARTZ



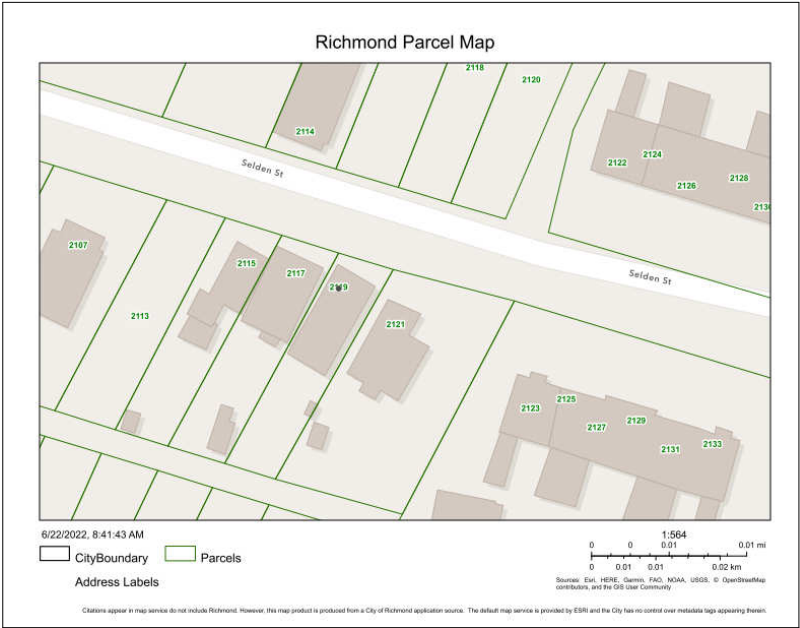
# CAVA COMPANIES

## AREA CALCULATIONS

Heated Area	
1st Floor Livable UNIT A	
1st Floor Livable UNIT A	624 SF
1st Floor Livable UNIT B	
1st Floor Livable UNIT B	624 SF
2nd Floor Livable UNIT A	
2nd Floor Livable UNIT A	624 SF
2nd Floor Livable UNIT B	
2nd Floor Livable UNIT B	625 SF
	2498 SF
Total: 4	2498 SF



2119 SELDEN ST



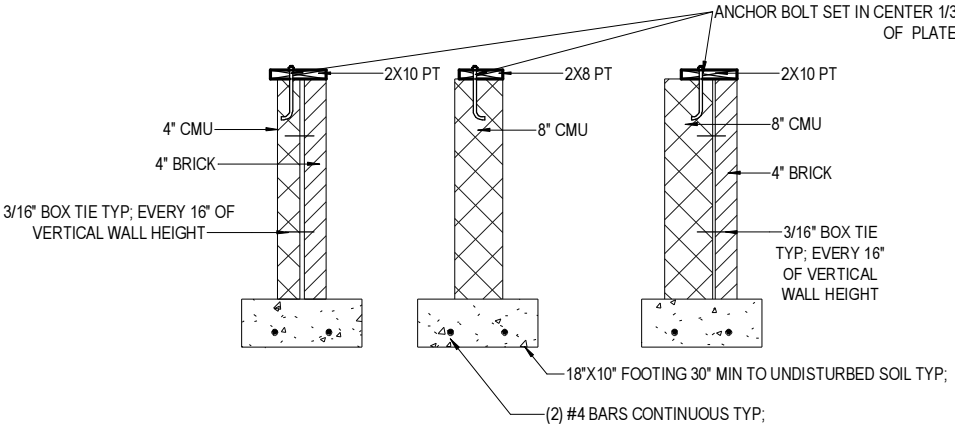
2

WALL TYPES FD2

A-1.00

3/8" = 1'-0"

WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



© Copyright 2022  
This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from Cava Companies.

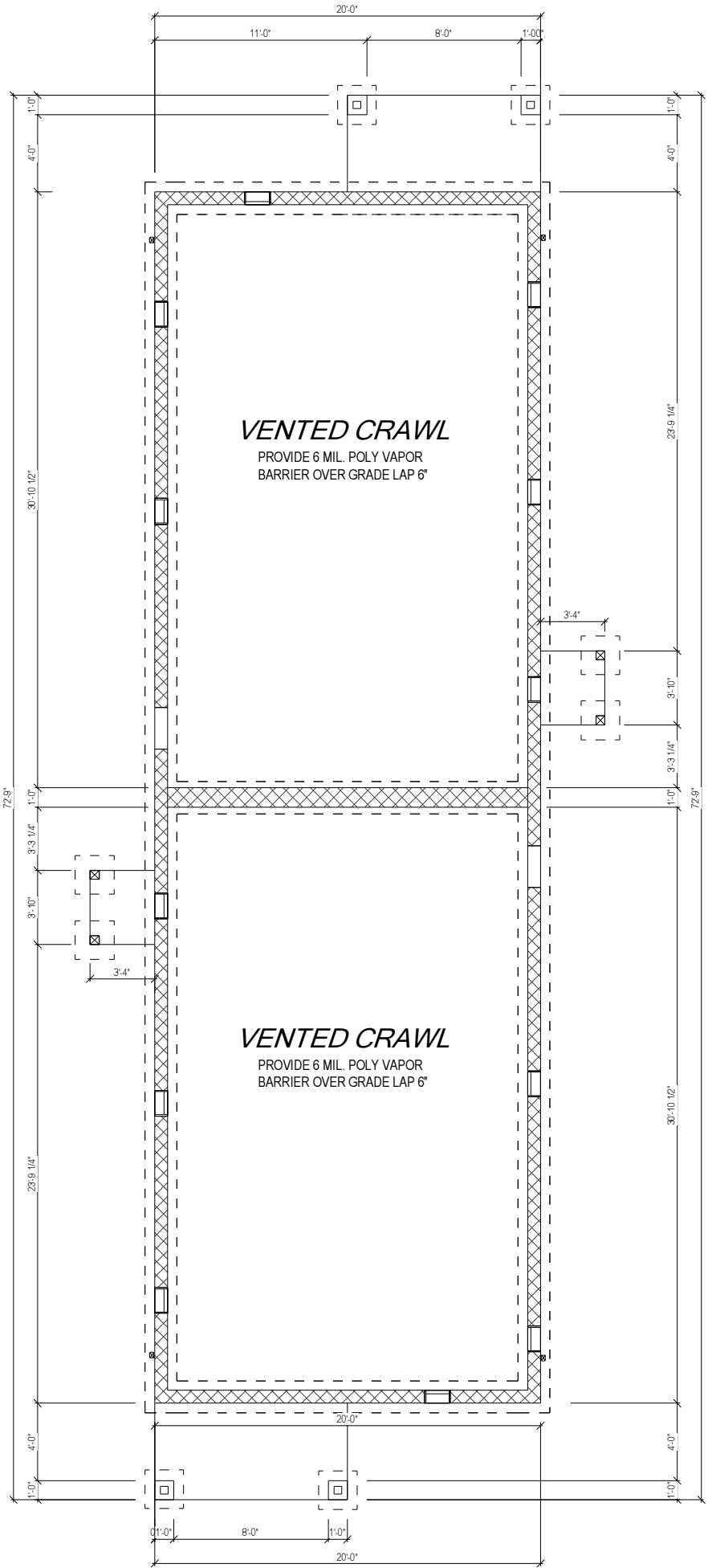
1

CRAWL SPACE PLAN

A-1.00

1/8" = 1'-0"

WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



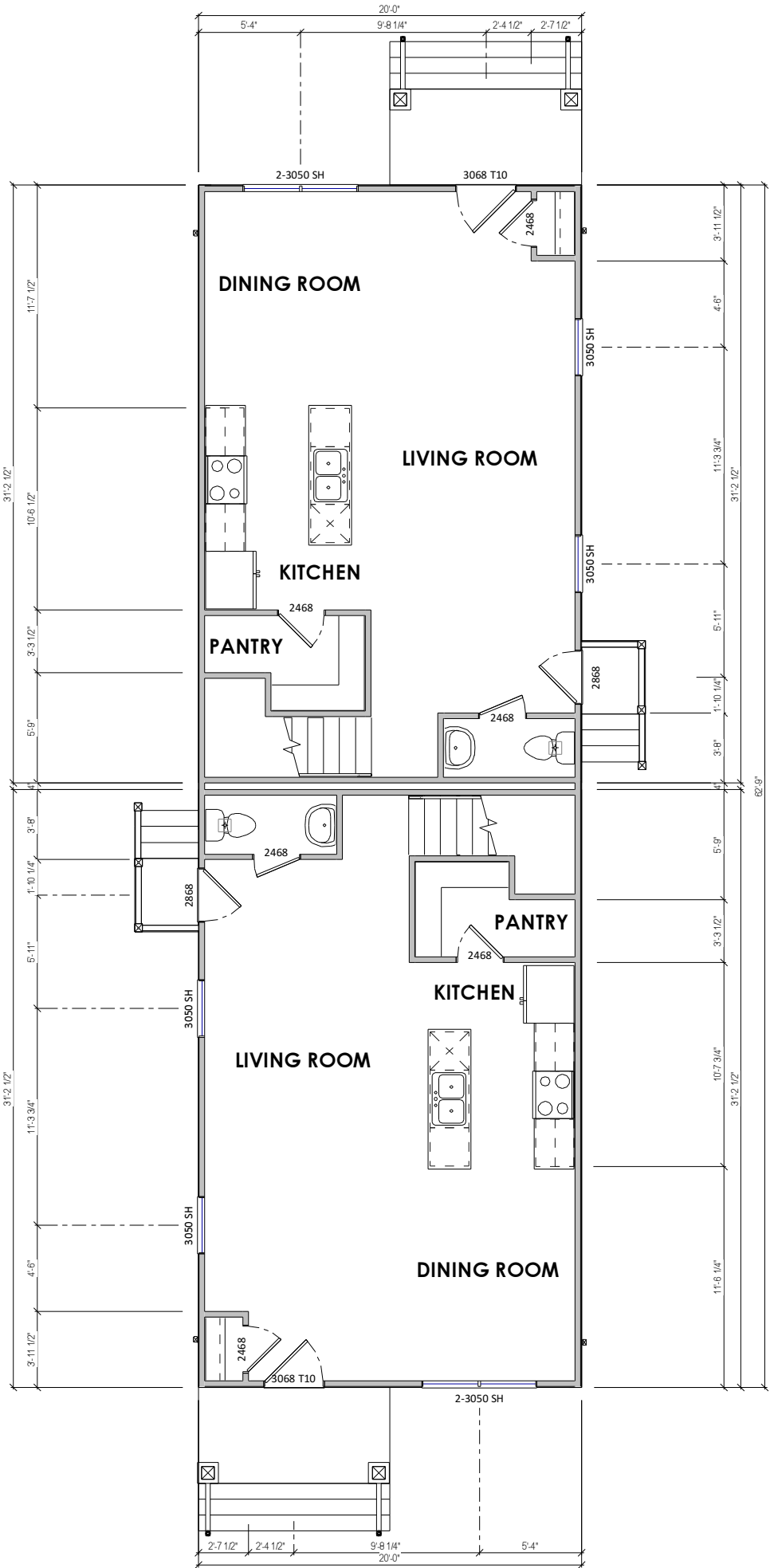
PROJECT		NEW CONSTRUCTION		CLIENT	CAVA COMPANIES
SHEET		Foundation Plan		ADDRESS	
ISSUE DATE		6/22/22			
DRAWN BY		PINNACLE DESIGN			
SHEET NUMBER		A-1.00			
2109 NEWBOURNE ELEV. B					

- NOTE:
1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
  2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
  3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
  4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.

UNIT B

UNIT A

1 1ST FLOOR PLAN  
A-2.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



PROJECT	NEW CONSTRUCTION		CLIENT	CAVA COMPANIES
	SHEET		ADDRESS	2109 NEWBOURNE ELEV. B
First Floor		ISSUE DATE		
		6/22/22		
		DRAWN BY		
		PINNACLE DESIGN		
		SHEET NUMBER		
		A-2.00		

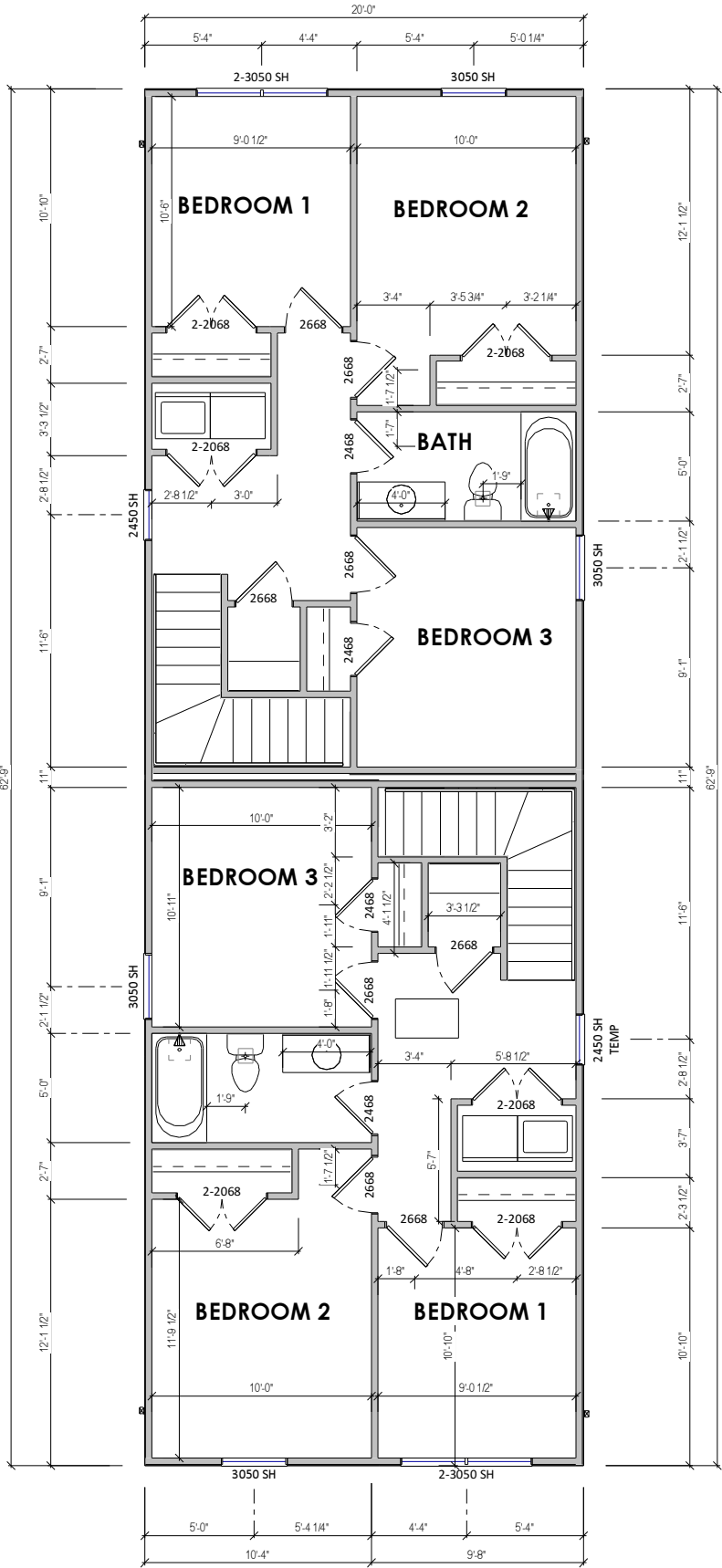
- NOTE:
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  - 2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
  - 3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
  - 4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.

Per Section R310 of the 2015 VA Residential Code, basements, habitable attics, and every sleeping room must have at least one operable emergency escape and rescue opening. The sill height shall be not more than 44" to the bottom of the clear opening. Openings not on grade level shall have a min. net clear opening of 5.7sf. The min clear opening height shall be 24". The min clear opening width shall be 20".

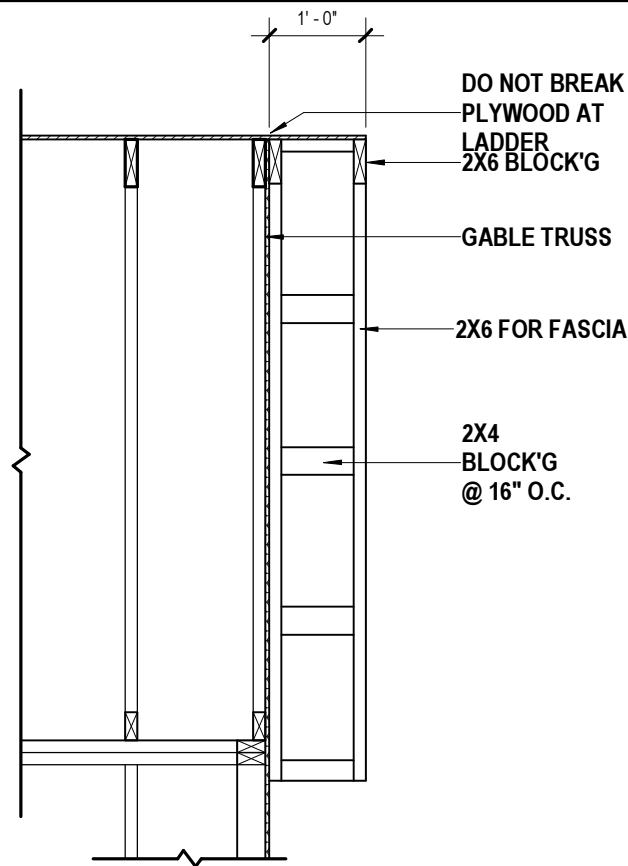
UNIT B

UNIT A

**1 2ND FLOOR PLAN**  
A-2.30 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



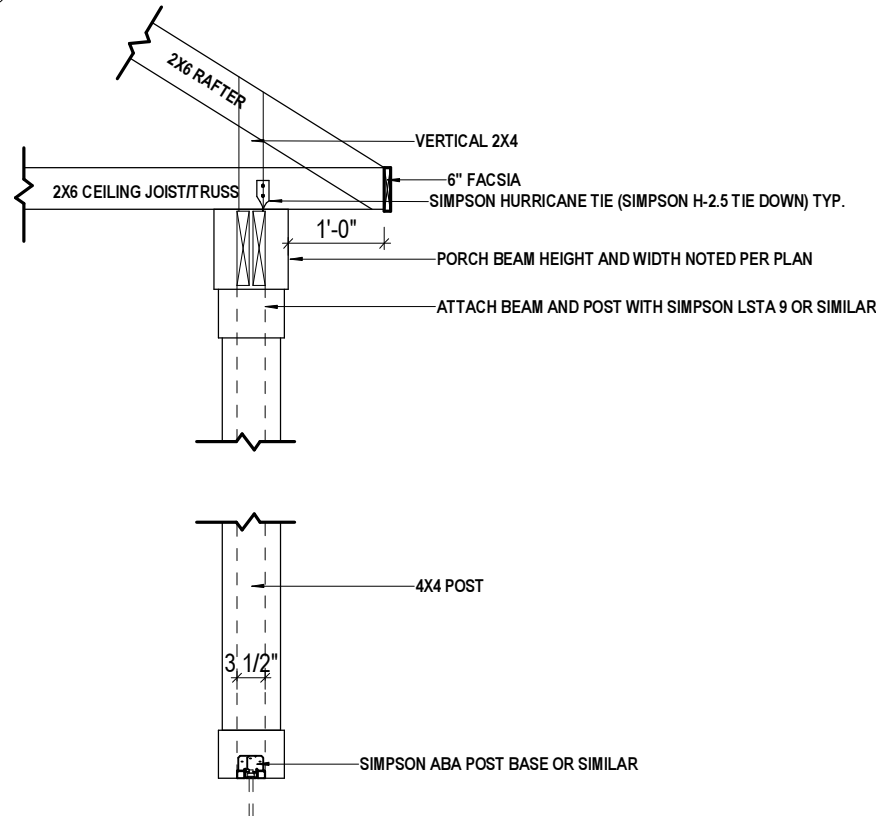
PROJECT	CAVA COMPANIES	
	CLIENT	2109 NEWBOURNE ELEV. B
SHEET	NEW CONSTRUCTION	
	ADDRESS	2109 NEWBOURNE ELEV. B
2nd Floor Plan		
ISSUE DATE		
6/22/22		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
A-2.30		



**GENERAL ROOF PLAN NOTES:**

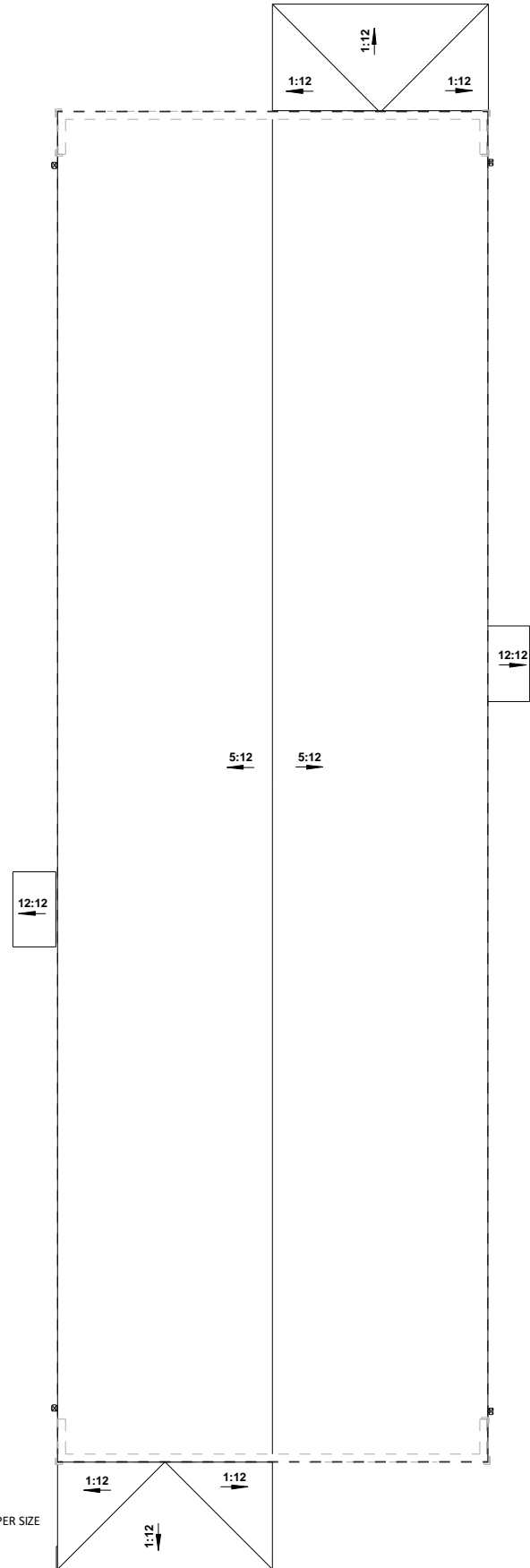
- 1) FINISHED OVERHANG TO BE 1'-0" PAST EXTERIOR WALL SHEATHING, U.N.O.. TRUSS FRAMING TO BE 10 1/2" PAST WALL SHEATHING TO ACCOMMODATE BLOCKING AND FINISH TRIM. SEE "TYPICAL WALL SECTION".
- 2) ROOF SLOPE ARROWS POINT IN THE DIRECTION IN WHICH WATER WILL FLOW.
- 3) DO NOT CUT OR ALTER ENGINEERED ROOF TRUSSES. IF A TRUSS IS BROKEN OR CUT, NOTIFY FIELD MANAGER.
- 4) BRACE TRUSSES PER MANUFACTURERS SPECIFICATIONS. BRACING DIAGRAMS TO BE PROVIDED BY TRUSS MANUFACTURER. FRAMER TO VERIFY THAT TRUSS BEARING POINTS ALIGN W/ SUPPORTING MEMBERS.
- 5) ALL TRUSS HANGERS TO BE INSTALLED PER HANGER MANUFACTURERS SPECIFICATIONS.

**2 ROOF OVERHANG DETAIL**  
A-2.40 1/2" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



**3 PORCH BEAM ROOF DETAIL**  
A-2.40 1/2" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

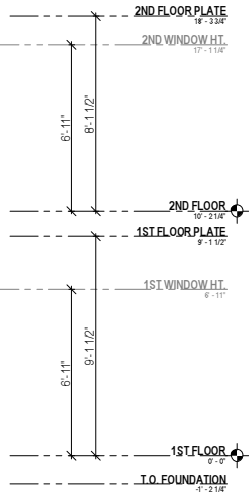
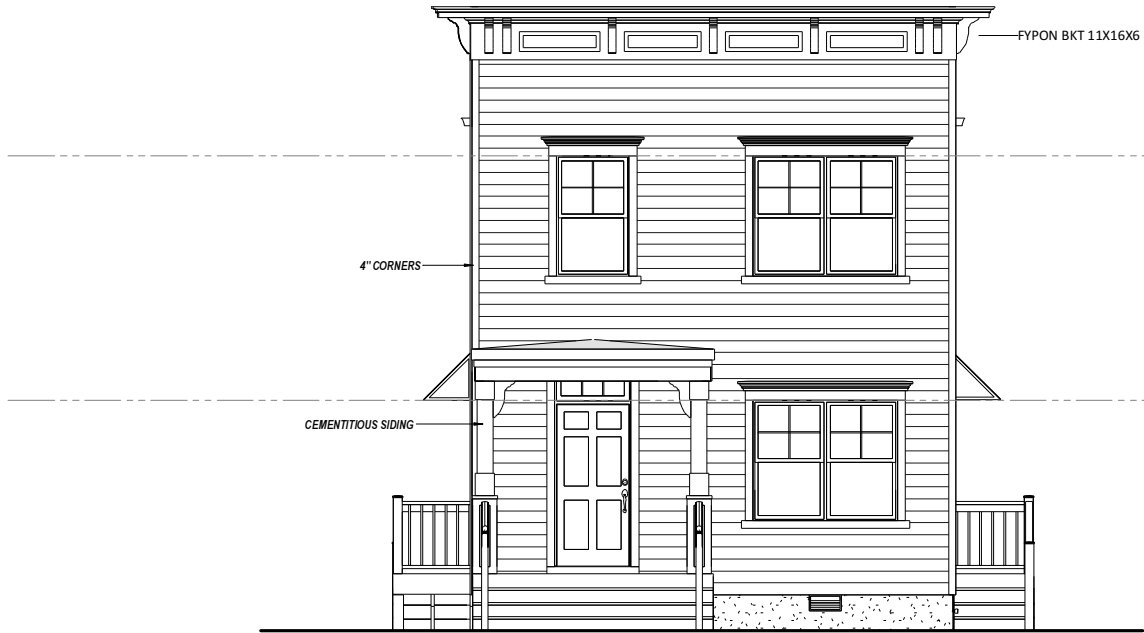
**1 ROOF PLAN**  
A-2.40 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



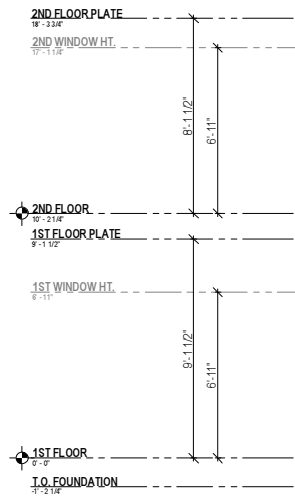
CLIENT	CAVA COMPANIES	
	ADDRESS	2109 NEWBOURNE ELEV. B
PROJECT	NEW CONSTRUCTION	
SHEET	Roof Plan	
ISSUE DATE		
6/22/22		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
A-2.40		



CLIENT		CAVA COMPANIES	
PROJECT		NEW CONSTRUCTION	
ADDRESS		2109 NEWBOURNE ELEV. B	
SHEET		Elevations	
ISSUE DATE		6/22/22	
DRAWN BY		PINNACLE DESIGN	
SHEET NUMBER		A-3.00	



**1 FRONT VIEW**  
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

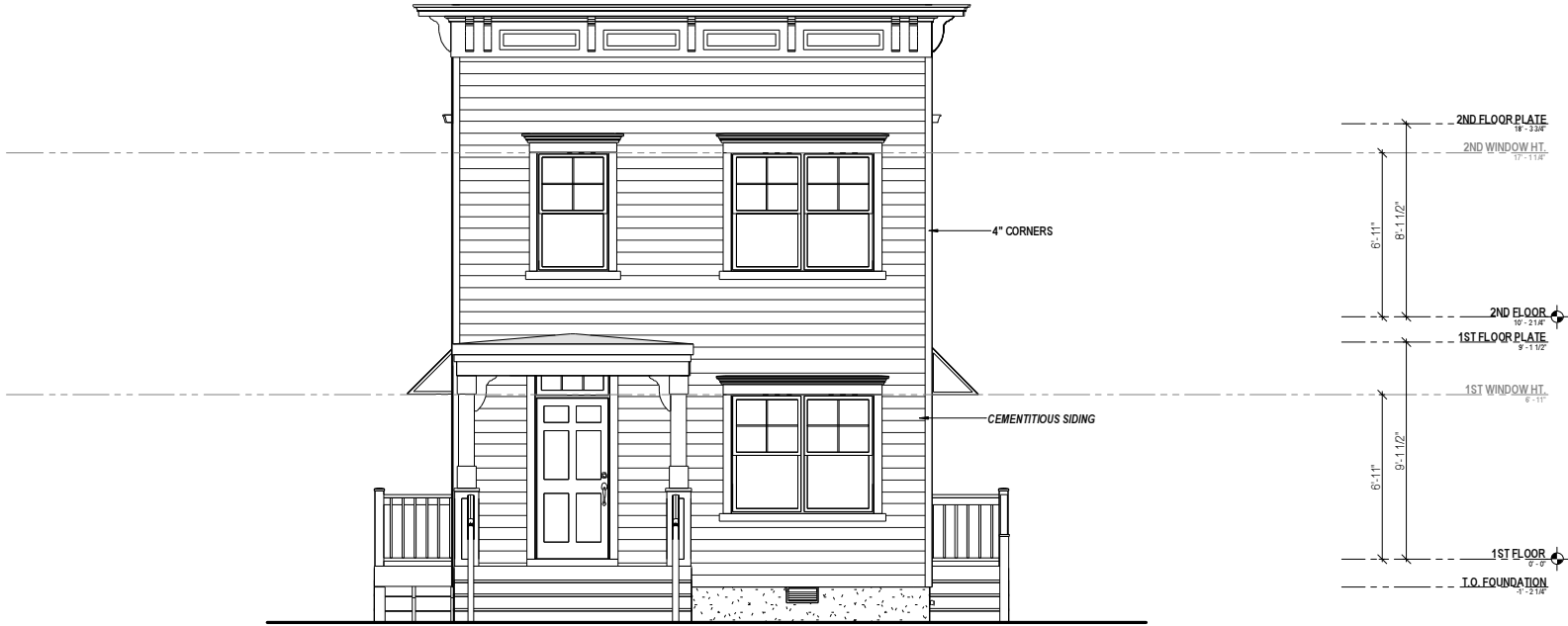


**2 LEFT VIEW**  
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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PROJECT	CAVA COMPANIES	
	NEW CONSTRUCTION	
SHEET	Elevations	
ISSUE DATE		
6/22/22		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
A-3.10		
CLIENT		CAVA COMPANIES
ADDRESS		2109 NEWBOURNE ELEV. B



**1 REAR VIEW**  
A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



**2 RIGHT VIEW**  
A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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## CITY OF RICHMOND SUBDIVISION NOTES

2119 SELDEN STREET  
SPECIAL USE PERMIT REQUEST  
CITY OF RICHMOND, VIRGINIA



2463 boulevard  
colonial heights, va 23834  
telephone: 804.520.9015  
facsimile: 804.520.9016  
email: cctownes@townespc.com

townes  
consulting engineer

2119 SELDEN STREET  
SPECIAL USE PERMIT REQUEST  
CITY OF RICHMOND, VIRGINIA

COVER SHEET

DATE:  
JANUARY 17, 2022

SCALE:  
N/A

PROJECT NUMBER:  
20210707

DESIGN TEAM:

CHARLES C. TOWNES, II, P.E., L.S.  
PROJECT MANAGER

T.S.G.

DRAWN BY:

CHECKED BY:

REVISIONS:

REV.	DATE:	ITEM:
1	1/20/2022	CLIENT COMMENTS
2	3/10/2022	CLIENT COMMENTS
3	6/28/2022	CLIENT COMMENTS
4	7/26/2022	CLIENT COMMENTS

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SHEET  
C-1

### REQUIRED UTILITY NOTES

1. ALL MATERIALS FOR SEWER & WATER SYSTEMS SHOWN SHALL BE NOTIFIED AND INSTALLED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS OF THE LOCAL AGENCY APPLICABLE AT THE TIME OF NOTICE TO PROCEED.
2. WATER LINES ARE TO BE CLASS 150 PIPE WITH CAST IRON FITTINGS WITH RING - TIGHT BELT CONFORMING TO ASEA210 AND AWWA C - 100.
3. ALL WATER LINES TO EXTEND A MINIMUM OF ONE (1) SECTION PAST VALVE BEFORE CAPPING.
4. CONTRACTOR SHALL NOTIFY "MISS UTILITY (1-800-552-7001)" BEFORE BEGINNING ANY EXCAVATION.
5. FOR TYPICAL DETAILS OF WATER IMPROVEMENTS, SEE APPURTENANCE STANDARDS BY THE CITY OF RICHMOND WATER & SEWER SPECIFICATIONS & PROJECT MANUAL.
6. FIRE HYDRANTS TO BE THREADED ACCORDING TO THE CITY OF RICHMOND FIRE DEPARTMENT REQUIREMENTS.
7. MINIMUM CLEAR COVER OVER TOP OF PIPE SHALL BE 3' - 6".
8. BEFORE CONSTRUCTION OF THIS WATER LINE CAN BEGIN, THE ENGINEER MUST CERTIFY IN WRITING THAT THE ROADS ARE WITHIN 6" OF THE FINAL SUB GRADE.
9. ALL WATER SERVICES TO BE TYPE K COPPER, DRAWN TUBING, NO JOINTS.
10. CONTRACTOR SHALL ACQUIRE ANY HIGHWAY PERMITS PRIOR TO CONSTRUCTION AND FORWARD COPIES TO THE CITY.
11. CONTRACTOR SHALL INSTALL ALL WATER SERVICE CONNECTIONS AND METER BOXES.
12. USE THURST BLOCKS PER MANUFACTURERS RECOMMENDATION.
13. ALL WATER METERS WHOSE ELEVATION IS AT 122.00 OR BELOW WILL REQUIRE INDIVIDUAL PRESSURE REGULATORS TO BE INSTALLED ON THE CUSTOMERS SIDE OF THE WATER METER.
14. SEWER
15. DATUM FOR ALL ELEVATIONS IS NAVD83.
16. ALL SEWER SHALL BE IN ACCORDANCE WITH THE CURRENT SANITARY SEWER SPECIFICATIONS OF THE CITY OF RICHMOND. ALL WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF RICHMOND INSPECTORS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROPER COUNTY OFFICIALS 48 HOURS PRIOR TO START OF WORK. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR AND ENGINEER SHALL BE REQUIRED PRIOR TO ANY WORK.
17. GRADE STAKES WILL BE SET BY TOWNES P.C. COPIES OF CUT SHEETS WILL BE SENT TO THE CITY OF RICHMOND.
18. PIPE STRENGTHS TO BE AS FOLLOWS:
  - A. PVC ASTM D3024, SDR = 35.
  - B. EXCEPT AS SHOWN ON PROFILE.
19. ALL MANHOLES TO BE PRECAST CONCRETE.
20. JOBSHAKS SHALL BE ON A UNIT PRICE BASIS. ALL EXCAVATION SHALL BE UNCLASSIFIED.
21. EXISTING UTILITIES WHERE SHOWN, ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY ALL SUCH LOCATIONS BEFORE START OF WORK.
22. ALL PIPE BEDDING TO BE CLASS B EXCEPT AS SHOWN FOR PLASTIC PIPE.
23. ALL SANITARY SEWER LINES WITH LESS THAN 6' OF COVER WILL BE MADE OF DUCTILE IRON PIPE IF WITHIN A RIGHT OF WAY.

## EROSION AND SEDIMENT CONTROL NOTES

1. Soil Erosion and Sediment Control shall be per the current edition of the Virginia Erosion and Sediment Control Handbook.
2. Sediment basins and traps, perimeter ditches, sediment barriers, and other measures intended to trap sediment on-site, must be constructed as a first step in grading and be made functional before upslope land disturbance takes place. Stabilization measures shall be implemented on all disturbed areas, including those areas that are to be used for parking areas.
3. Permanent or temporary soil stabilization shall be applied to denuded areas within seven (7) days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven (7) days to denuded areas that may not be at final grade, but are not to be used for parking areas for longer than thirty (30) days. Permanent stabilization shall be applied to areas that are to be dormant for more than one (1) year.
4. During construction, soil stockpiles shall be stabilized or protected with sediment trapping measures. The applicant is responsible for the maintenance of these measures.
5. All storm sewer inlets that are made functionally operable during construction, shall be protected so that sediment laden water cannot enter the conveyance systems without first being filtered or otherwise treated to remove sediment.
6. The Department of Conservation and Forestry will review the Erosion and Sediment Control Plan and the applicant shall make the overall effectiveness of the erosion control program and shall direct changes to be made if deemed necessary.

## SEEDING SCHEDULE

ALL CUT AND FILL SLOPES AND CHANNELSIDE SLOPES WHICH ARE NOT TO BE PAVED SHALL BE SEEDED UNTIL A GOOD STAND OF GRASS IS OBTAINED IN ACCORDANCE WITH THE FOLLOWING:

- A. 100 LBS PER 1,000 SQ. FT. GROUND LIMESTONE OR EQUIVALENT
- B. 20 LBS. OF 10-10-10 FERTILIZER OR EQUIVALENT PER 1,000 SQ. FT.
- C. VARIETIES TO BE SEEDDED:
  1. SPRING SEEDING: MARCH 1 THROUGH APRIL 30; SPRING OATS (2.5 LBS. PER 1,000 SQ. FT.)
  2. SUMMER SEEDING: MAY 1 THROUGH AUGUST 1; WEEPING LOW GRASS AT 0.2% PER 1,000 SQ. FT. MIXED WITH 1 BUSHEL SAWDUST FOR UNIFORM SEEDING
  3. AUTUMN SEEDING: AUGUST 1 THROUGH NOVEMBER 15; TALL FESCUE (KY 31) AT (1.5 LBS. PER 1,000 SQ. FT.)

NOTE: THE "CITY INSPECTOR" FOR E & S ISSUES IS THE DIRECTOR OF PLANNING. THE "CITY INSPECTOR" FOR PUBLIC WORKS AND PUBLIC UTILITIES ISSUES IS THE DIRECTOR OF PUBLIC WORKS OR HIS REPRESENTATIVE.

## GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ES-1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-05-00 EROSION AND SEDIMENT CONTROL. THE PLAN APPROVING AUTHORITY SHALL BE NOTIFIED PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO FINAL INSPECTION.
- ES-3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP ON CLEARING.
- ES-4: A COVERED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- ES-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
- ES-6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
- ES-7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- ES-8: DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
- ES-9: THE CONTRACTOR SHALL INSPECT EACH EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH SIGNIFICANT PRODUCING RAINFALL EVENT, ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

STATE AGENCIES SHALL MAKE A CONTINUING REVIEW AND EVALUATION OF THE METHOD USED AND THE OVERALL EFFECTIVENESS OF THE EROSION CONTROL PLAN. THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MAY BE AMENDED BY THE PLAN APPROVING AUTHORITY IF ON-SITE INSPECTION INDICATES THAT THE APPROVED CONTROL MEASURES ARE NOT EFFECTIVE IN CONTROLLING EROSION AND SEDIMENTATION OR BECAUSE OF CHANGED CIRCUMSTANCES THE PLAN CANNOT BE CARRIED OUT.



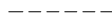







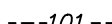


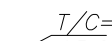
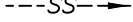
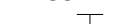








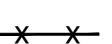









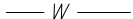
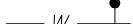





PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

LATITUDE: 37.5496655  
 LONGITUDE: -77.4071675  
 RECEIVING CHANNEL / WATERS: JAMES RIVER  
 VAHU6 WATERSHED CODE: JL01

## SITE SUMMARY AND NOTES

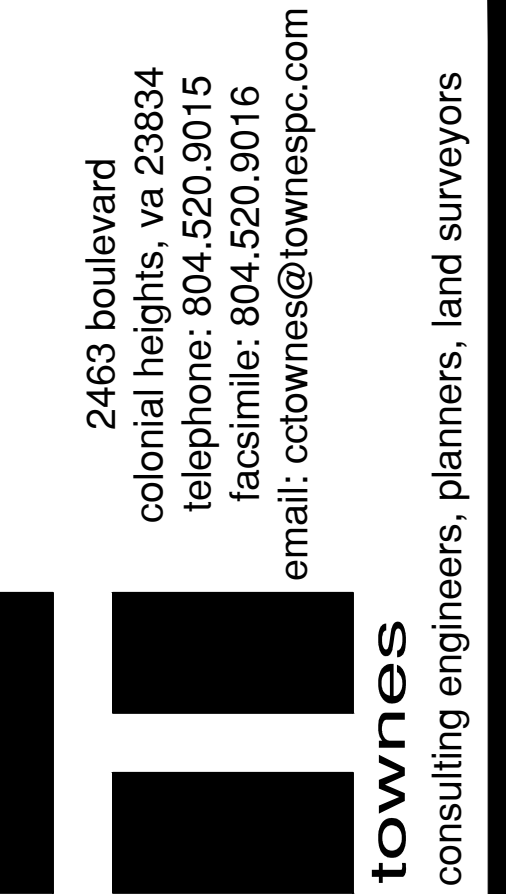
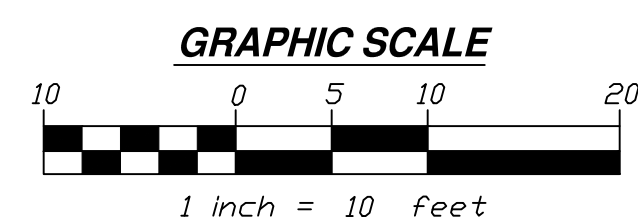
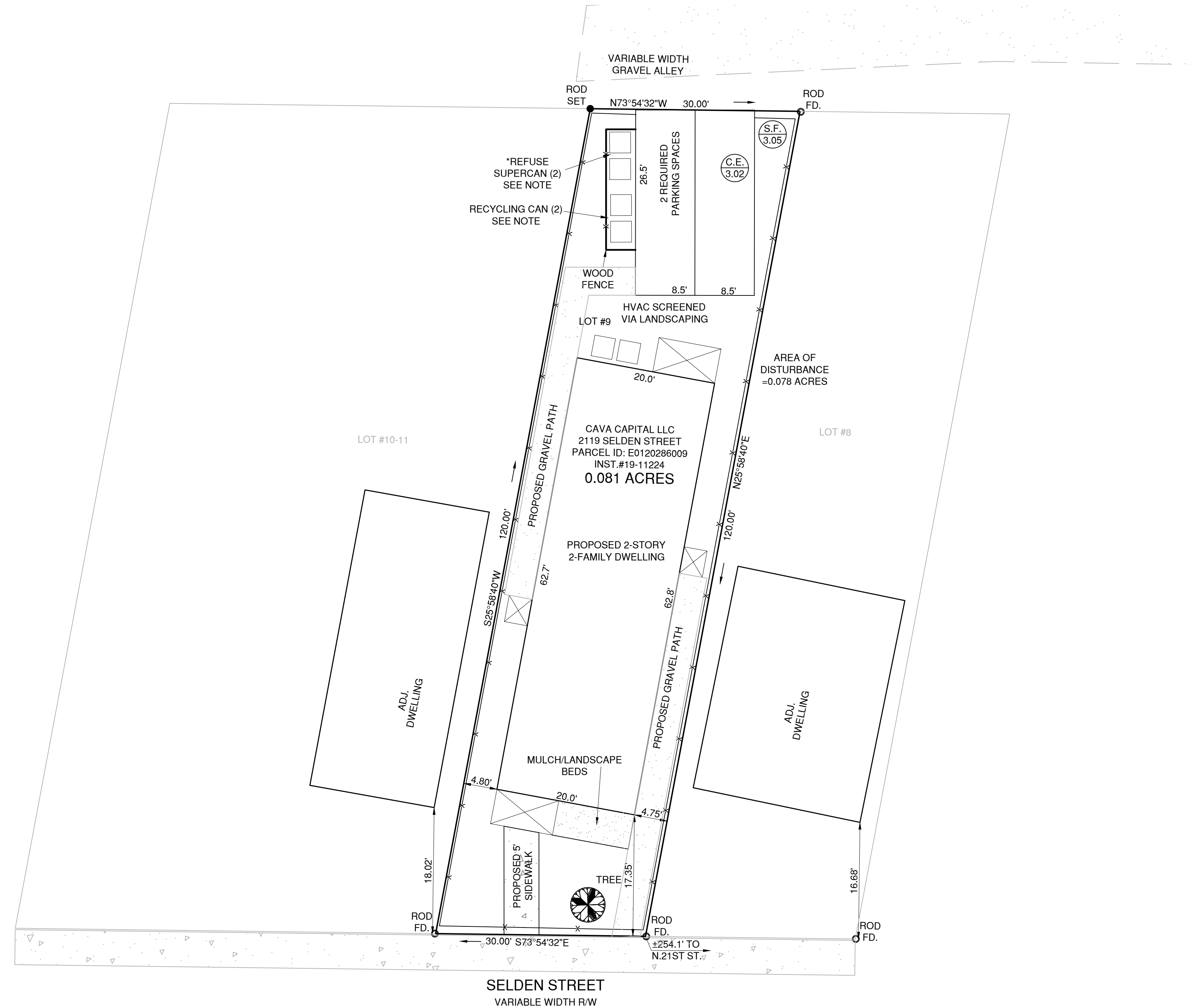
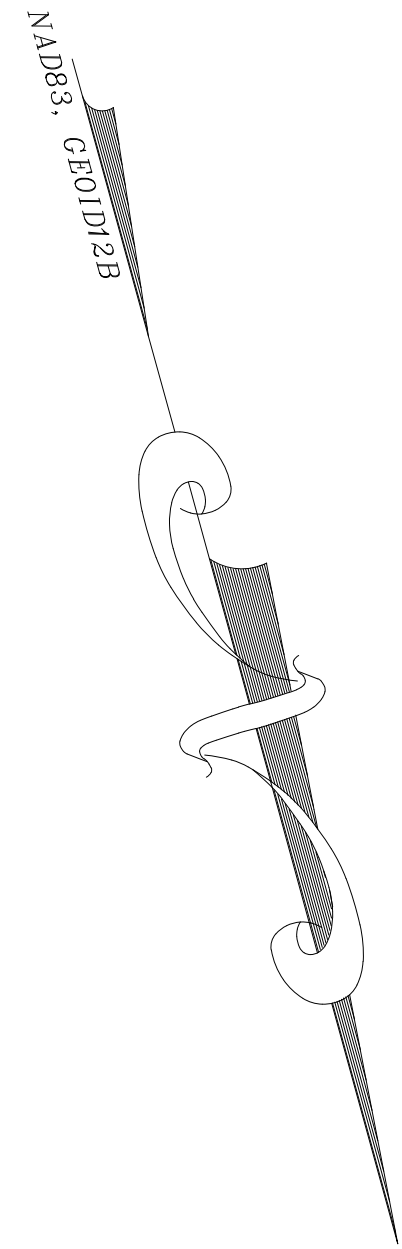
1. OWNER / DEVELOPER .....CAVA CAPITAL LLC
2. PARCEL ID'S .....E0120286009
3. SITE ADDRESS .....2119 SELDEN STREET
4. ZONING .....R-5 (RESIDENTIAL - SINGLE FAMILY)
5. SITE AREA .....0.081 ACRES
6. WATER .....PUBLIC
7. SEWER .....PUBLIC
8. THIS SITE IS LOCATED WITHIN A 100-YEAR FEMA DEFINED FLOOD PLAIN ZONE X PER COMMUNITY PANEL NUMBER 8101390041E, EFFECTIVE DATE JUL 18, 2014.
9. THERE ARE NO WETLANDS LOCATED ON THIS SITE.
10. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND INCLUDING TELEPHONE, CATV, AND GAS.
11. ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE.
12. CONSTRUCTION TRAFFIC INGRESS/EGRESS SHALL BE RESTRICTED TO FRONTAGE ROAD ENTRANCE ONLY.

## LEGEND

ROAD & DRAINAGE	SEWER	EROSION CONTROL
  CULVERT OR STORM SEWER (WITH STRUCTURE NO.)  EXISTING STORM SEWER  DROP INLET (WITH STRUCTURE NO.)  PROPOSED DRAINAGE MANHOLE  EXISTING DRAINAGE MANHOLE  PAVED DITCH  JUTE MESH OR SODDED DITCH  EARTHEN, GRASSED LINED DITCH  EXISTING MAJOR CONTOUR  EXISTING MINOR CONTOUR  PROPOSED MAJOR CONTOUR  PROPOSED MINOR CONTOUR + 95.25 EXISTING SPOT ELEVATION + 96.75 PROPOSED SPOT ELEVATION  PROPOSED TOP OF CURB ELEVATION	 EXISTING SANITARY SEWER  PROPOSED SANITARY SEWER  SANITARY SEWER (LATERAL SEWER MANHOLE # WITH STATION & COORDINATE LOCATION  PROPOSED SEWER MANHOLE  EXISTING SEWER MANHOLE	EROSION CONTROL DEVICES AS PER VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK   SAFETY FENCE   CONSTRUCTION ENTRANCE   SILT FENCE   INLET PROTECTION   CULVERT INLET PROTECTION   DIVERSION DIKE   TEMPORARY SEDIMENT TRAP
	<b>WATER</b>  EXISTING WATERLINE  PROPOSED WATERLINE  PROPOSED WATERLINE SERVICE  PROPOSED GATE VALVE  FIRE HYDRANT ASSEMBLY  TEE OR TAPPING SLEEVE  CROSS  BLIND CAP & FLUSHING HYDRANT REDUCER	
SSWL SINGLE SOLID WHITE LINE SSYL SINGLE SOLID YELLOW LINE SDWL SINGLE DASHED WHITE LINE DSYL DOUBLE SOLID YELLOW LINE		



\*NOTE: OPAQUE SCREENING TO BE PROVIDED UNLESS REAR YARD AND REFUSE AREA IS ENCLOSED WITH OPAQUE PRIVACY FENCE



2119 SELDEN STREET  
SPECIAL USE PERMIT REQUEST  
CITY OF RICHMOND, VIRGINIA

## SITE LAYOUT

DATE:  
JANUARY 17, 2022

SCALE:  
1" = 10'

PROJECT NUMBER:  
20210707

DESIGN TEAM:  
CHARLES C. TOWNES, II, P.E., L.S.  
PROJECT MANAGER  
T.S.G.  
DRAWN BY:

CHECKED BY: \_\_\_\_\_

REVISIONS:		
REV.	DATE:	ITEM:
1	1/20/2022	CLIENT COMMENTS
2	3/10/2022	CLIENT COMMENTS
3	6/28/2022	CLIENT COMMENTS
4	7/26/2022	CLIENT COMMENTS

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SHEET  
C-2