

INTRODUCED: April 10, 2023

AN ORDINANCE No. 2023-118

To authorize the special use of the property known as 310 West 31<sup>st</sup> Street for the purpose of a multifamily dwelling containing up to 19 dwelling units, upon certain terms and conditions.

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

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

PUBLIC HEARING: MAY 8 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 310 West 31<sup>st</sup> Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of a multifamily dwelling containing up to 19 dwelling units, 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

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

ADOPTED:    MAY 8 2023    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

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 property known as 310 West 31<sup>st</sup> Street and identified as Tax Parcel No. S000-1357/003 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Improvements on Lots 1, 3, 5, 7, 9, 11, 13, 15 and 17, Block 61’ ‘Plan of Woodland Heights,’ in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated July 15, 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 multifamily dwelling containing up to 19 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “310 W 31<sup>st</sup> St, Richmond, VA 23225,” prepared by ADO Architecture Design Office, and dated August 23, 2022, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

(a) The Special Use of the Property shall be as a multifamily dwelling containing up to 19 dwelling units, substantially as shown on the Plans.

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

(c) No less than 20 off-street parking spaces shall be provided for the Special Use.

(d) Long-term parking for no less than seven bicycles and short-term parking for no less than ten bicycles shall be provided on the Property.

(e) 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) The Owner shall make improvements within the right-of-way, including the installation of sidewalks along Porter Street and McDonough Street, and new alley entrances at Porter Street and McDonough 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 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, 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.

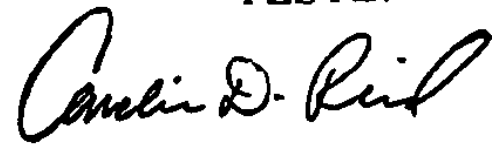
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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 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 "Carlin D. Reil". The signature is fluid and cursive, with a large initial "C" and a long, sweeping underline.

**City Clerk**



# City of Richmond

## Item Request File Number: PRE.2022.0669

2023-091

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




### O & R Request

**DATE:** February 27, 2023

**EDITION:** 1

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

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



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

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

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



**RE:** To authorize the special use of the property known as 310 West 31st Street for the purpose of multi-family dwelling, upon certain terms and conditions.

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

**PURPOSE:** To authorize the special use of the property known as 310 West 31st Street for the purpose of multi-family dwelling, upon certain terms and conditions.

**REASON:** The subject property is located in the R-5 Single-Family Residential District where multi-family dwellings are not permitted uses. The proposal calls for the conversion of an existing structure to contain 19 multi-family dwelling units. Therefore, a Special Use Permit is 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 .852 acre subject property fronts West 31st Street with McDonough Street to the north and Porter Street to the south. An alley runs along the western property line.

The Property is improved with a 3-story original masonry building that was built in the early 1920s and subsequently expanded. The building contains 18,576 square feet of finished floor area. It was last occupied by vacated adult home and is in poor condition. The proposed multi-family use will not cause the expansion of the structure.

The Richmond 300 Master Plan recommends Residential Uses for the subject property. Small multi-family dwellings are recommended secondary uses.



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

**BUDGET AMENDMENT NECESSARY:** None

**REVENUE TO CITY:** \$2,400 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** March 27, 2023

**CITY COUNCIL PUBLIC HEARING DATE:** April 24, 2023

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
April 17, 2023

**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:** 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: 310 W 31st StreetDate: 09/01/2022Tax Map #: S0001357003 Fee: \$2400Total area of affected site in acres: .852(See **page 6** for fee schedule, please make check payable to the "City of Richmond")**Zoning**Current Zoning: R-5Existing Use: Vacant Building**Proposed Use**

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

Rehabilitation of existing building and site to create 19 new dwelling units with parking and resident amenities.Existing Use: Vacant Building

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: BZA Case No. 36-80, BZA Case No. 61-65,  
BZA Case No. 103-61, BZA Case No. 31-57, BZA Case No. 46-49

**Applicant/Contact Person:** Mark BakerCompany: Baker Development ResourcesMailing Address: 530 E Main Street, Suite 730City: RichmondState: VAZip Code: 23219Telephone: (804) 874-657Fax: ( )Email: markbaker@bakerdevelopmentresources.com**Property Owner:** Affordable American Dream LLC

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: PO Box 3661City: Glen AllenState: VAZip Code: 23058Telephone: ( )Fax: ( )

Email: \_\_\_\_\_

**Property Owner Signature:**


09/01/22

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

*September 13, 2022*

*Special Use Permit*

*310 W 31<sup>st</sup> Street, Richmond, Virginia*

*Map Reference Numbers: S-000-1357/003*

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Submitted to:

**City of Richmond**

Department of Community Development

Land Use Administration

900 East Broad Street

Richmond, Virginia 23219

Prepared by:

**Baker Development Resources**

530 East Main Street, Suite 730

Richmond, Virginia 23219

## Introduction

The applicant is requesting a special use permit (the “SUP”) for the property known as 310 W 31<sup>st</sup> Street (the “Property”). The SUP would authorize the conversion of the existing building for use as nineteen (19) multifamily dwelling units.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located along the west side of W 31<sup>st</sup> Street between Porter Street and McDonough St. The Property consists of one parcel, which is referenced by the City Assessor as tax parcel S-000-1357/003. The Property is roughly 310 feet wide along W 31<sup>st</sup> Street, 148 feet deep along McDonough, and 193 feet deep along Porter St. Additionally, the lot contains approximately 36,715 square feet of lot area. The property is served to the rear by a north-south alley that runs parallel to 31<sup>st</sup> Street from McDonough to Porter Street.



The Property is improved with a 3-story original masonry building that was built in the early 1920s and subsequently expanded. The building contains 18,576 square feet of finished floor area. It was last occupied by an adult home but has been vacant for a number of years. The City of Richmond Assessor list the current condition of the building as “poor for [its] age.” Other properties in the area consist primarily of residential uses though commercial and mixed-use buildings can also be found along Semmes Avenue.

## EXISTING ZONING

The Property and those in the immediate vicinity are zoned R-5 Single-Family Residential. To the North along Semmes Ave and to the East past W 28<sup>th</sup> Street, lie properties zoned R-6 Single-Family Attached residential.

## MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Residential” for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings, accessory dwelling units, duplexes, and small multi-family residential are the contemplated uses in the Residential future land use designation (p. 54).

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. In the High-Quality Places and Inclusive Housing chapters, there are number of supporting objectives, such as:

- 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 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”
  - a. Implement urban design and architecture strategies that maintain and enhance the unique character of Richmond’s residential districts
- 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.
  - b. Allow and encourage a variety of architectural styles
  - e. Ensure that building materials are durable, sustainable, and create a lasting addition to the built environment, and provide maximum adaptability for environmental change, change of use, and efficiency

## **TRANSPORTATION**

Semmes Avenue and Forest Hill Avenue, both located one block from the Property are designated as Major Residential Streets by the Richmond 300 Master Plan. These are described as streets which “carry high volumes of vehicles, as well as pedestrians and bicycles, through residential neighborhoods” and are “[i]deal locations for transit routes and transit stops.”

Located 0.2 miles from the Property, less than a five-minute walk, is the Semmes + 30<sup>th</sup> bus stop which serves the number 2 bus line which is considered a “high-frequency” route running every 15 minutes and connecting with the Pulse BRT providing connectivity throughout the City.

# **Proposal**

## **PROJECT SUMMARY**

The proposed development includes the conversion of the existing building for use as nineteen (19) multifamily dwelling units.

## **PURPOSE OF REQUEST**

The building, at its core, includes a large circa 1920 former single-family dwelling that is part of the historic fabric of the neighborhood and which is deserving of revitalization. That building and later additions have been vacant for over 10 years. The building is currently boarded, has suffered from deferred maintenance, and is in danger of further deterioration. The proposed conversion to 19 dwelling units offers a sensitive rehabilitation which will preserve and revitalize the Property for the foreseeable future. The proposed redevelopment represents a reasonable reuse of the Property which will be compatible with surrounding uses while helping to satisfy demand for housing in the area.

The R-5 zoning classification does not permit the proposed multi-family dwelling use and did not permit the previous adult home use. The former use had been authorized by a series of approvals from the Board of Zoning Appeals, which incrementally expanded the use. The Zoning Administrator has now determined that a special use permit is necessary to authorize the conversion of the Property for use as a multi-family dwelling as proposed.

## **PROJECT DETAILS**

The applicant proposes to adaptively reuse the existing building as 19 multi-family dwelling units. There would be no expansion of the building's footprint. Limited exterior alterations sensitive to the original design, including the demolition of a portion of an addition that obscures the view of the original building from 31<sup>st</sup> street, are proposed.

The proposed dwelling units will vary in size and layout and would be designed to meet today's market expectations. The fifteen dwelling units would include: 14 one-bedroom units at 514 to 677 square feet; 4 two-bedroom units at 813 to 1186 square feet; and one three-bedroom unit at 1,562 square feet. The layout of the existing building works well for the conversion, offering a variety of unique layouts with ample windows and natural light for each unit.

A total of 20 off-street parking spaces are proposed with 16 spaces to be accessed from the rear alley and an addition 4 spaces located within a small parking area which would be accessed from Porter Street. There is significant on-street parking available in the vicinity along the McDonough Street, 31<sup>st</sup> Street, and Porter Street frontages.

## Findings of Fact

The following are factors indicted 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 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. Off-street parking is proposed exceeding that which would be required by normal zoning and the surrounding road network has sufficient capacity to handle the minimal increase in traffic associated with this request.

- ***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 amendment will not tend to over crowd the land or create an undue concentration of population. The building massing is pre-existing and will not be increased by this request. The proposed density represents a reasonable density that is necessary to accomplish the rehabilitation of the existing building. The proposed dwellings would be appropriately sized for the market.

- ***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 amendment 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. This benefit can be attributed to the significant investment in the property.



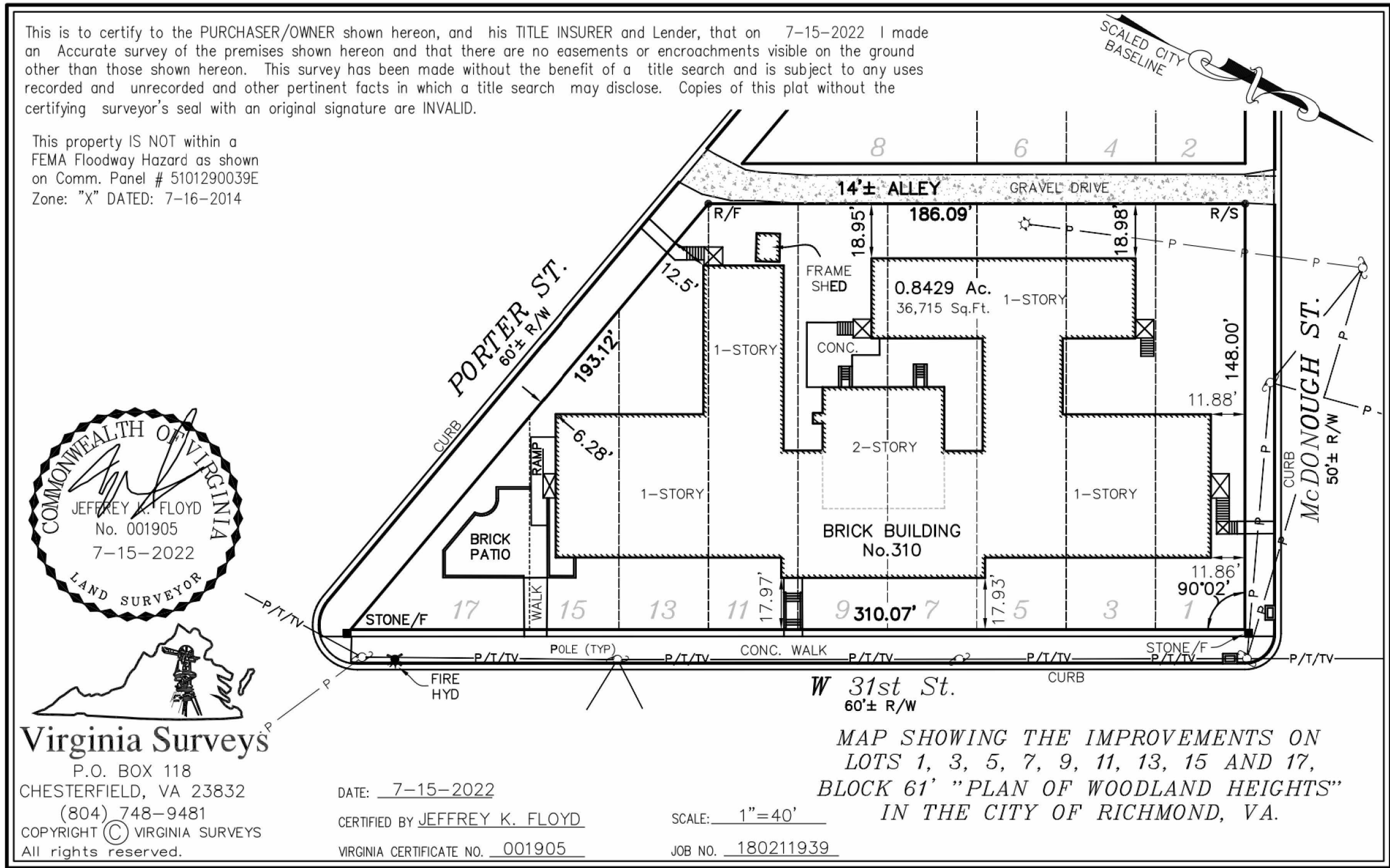
- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. No new construction/expansion is proposed – the building massing will not change thus there will be no impact.

## Summary

In summary we are enthusiastically seeking approval for the conversion of the existing building to 19 dwelling units. The plans for the conversion have been thoughtfully designed in order to provide an appropriate re-use while retaining the historic character of the building. The request offers compatibility with the City's Master Plan in comparison to the previous use of the property. The request would contribute to the ongoing revitalization of the neighborhood, rehabilitating the Property while maintaining a desirable variation in housing type and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood. Finally, the quality assurances conditioned through the SUP would guarantee a high-quality redevelopment.





PROJECT DESCRIPTION

REHABILITATION OF EXISTING BUILDING AND SITE TO CREATE [19] NEW DWELLING UNITS WITH PARKING AND RESIDENT AMENITIES:

CODE INFORMATION

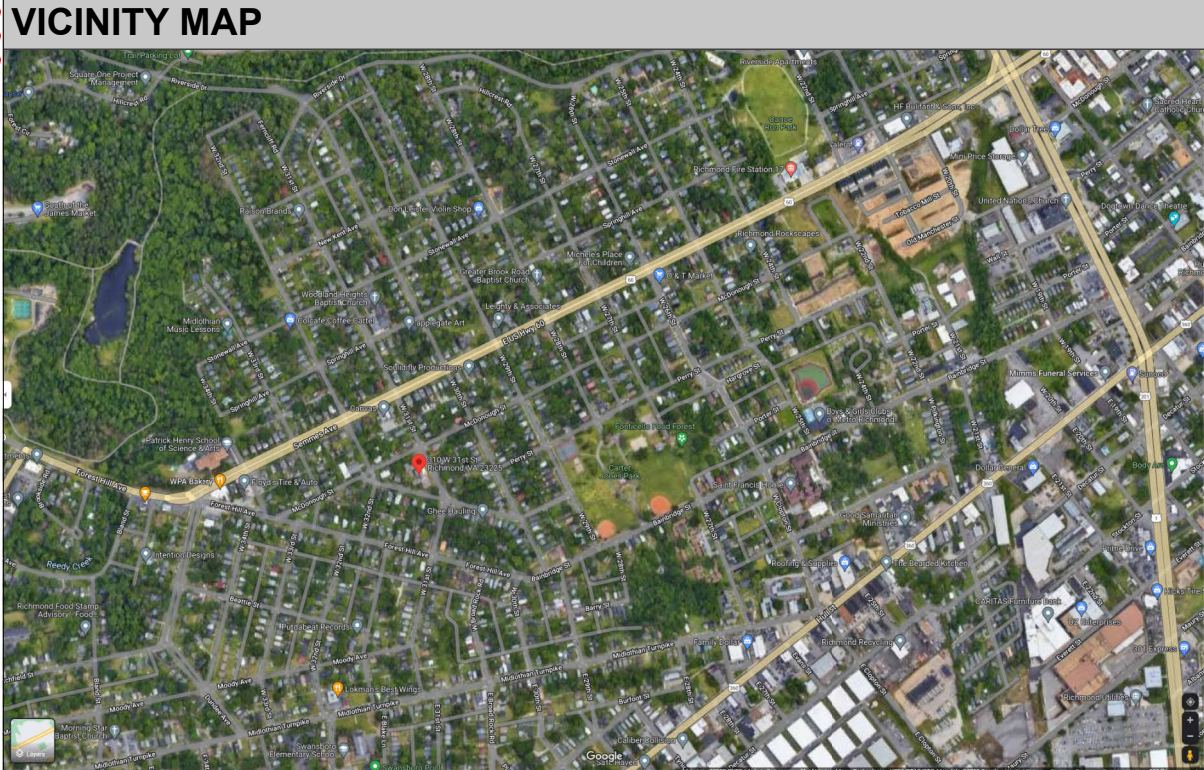
APPLICABLE CODES:	2018 VIRGINIA CONSTRUCTION CODE		
CONSTRUCTION TYPE:	3-B		
USE GROUP:	R-2		
FIRE SUPPRESSION:	FULLY SPRINKLERED, SYSTEM MEETS AT MINIMUM NFPA-13R		
ALLOWABLE BUILDING AREAS:			
LEVEL	USE GROUP	ACTUAL AREA [SF]	ALLOWABLE AREA [SF] [PER VCC TABLE 506.2]
1ST LEVEL	R-2	14,751 SF	16,000 SF/FLOOR
2ND LEVEL [HOUSE]	R-2	1,874 SF	16,000 SF/FLOOR
3RD LEVEL [HOUSE ATTIC]	R-2	876 SF	16,000 SF/FLOOR
TOTAL	R-2	17,501 SF	
ALLOWABLE BUILDING HEIGHTS:			
ALLOWABLE # OF STORIES ABOVE GRADE [VCC TABLE 504.4]	ACTUAL # OF STORIES ABOVE GRADE	ALLOWABLE BLDG HEIGHT [FT] [VCC TABLE 504.3]	ACTUAL BUILDING HEIGHT [FT] [ABOVE GRADE PLANE]
4	3	60'	±35'

1 RICHMOND CITY SUP REVIEW COMMENTS  
2022-12-09

ZONING INFORMATION			
ZONING DISTRICT:	R-5		
ECONOMIC ZONES:	NA		
PARCEL AREA:	36,722 SF / .843 AC		
REQUIRED YARDS:	FRONT	REAR	SIDE
ALLOWED:	25'	5'	5'
ACTUAL:	NO CHANGE	NO CHANGE	NO CHANGE
LOT COVERAGE:	35%		ACTUAL
LOT WIDTH:	NA		NO CHANGE
USABLE OPEN SPACE RATIO:	NA		NA
ALLOWABLE FLOOR AREA RATIO:	NA		NA
BUILDING HEIGHT:	35'		NO CHANGE
BUILDING FACADE FENSTRATION:	NA		NA
PARKING SPACES:	19 (1 PER DWELLING UNIT)		20 [NIC STREET SIDE PARKING ON...]
BICYCLE PARKING [LONG TERM]:	7 (1 PER 3 DWELLING UNITS)		7
BICYCLE PARKING [SHORT TERM]:	0		10

CITY OF RICHMOND ZONING  
REVIEW DRAWINGS  
8-23-2022

NOT FOR CONSTRUCTION



DRAWING INDEX		
SHEET #	SHEET NAME	ZONING REVIEW
0	COVER SHEET/PROJECT INFORMATION/SITE PLAN	X
3.5 ARCH		
A101	1ST LEVEL FLOOR PLANS	X
A102	2ND AND 3RD LEVEL FLOOR PLANS	X
A201	ENLARGED PARTIAL AREA FLOOR PLANS	X
A202	ENLARGED PARTIAL AREA FLOOR PLANS	X
A203	ENLARGED PARTIAL AREA FLOOR PLANS	X
A301	BUILDING ELEVATIONS	X
SHEET COUNT: 7		

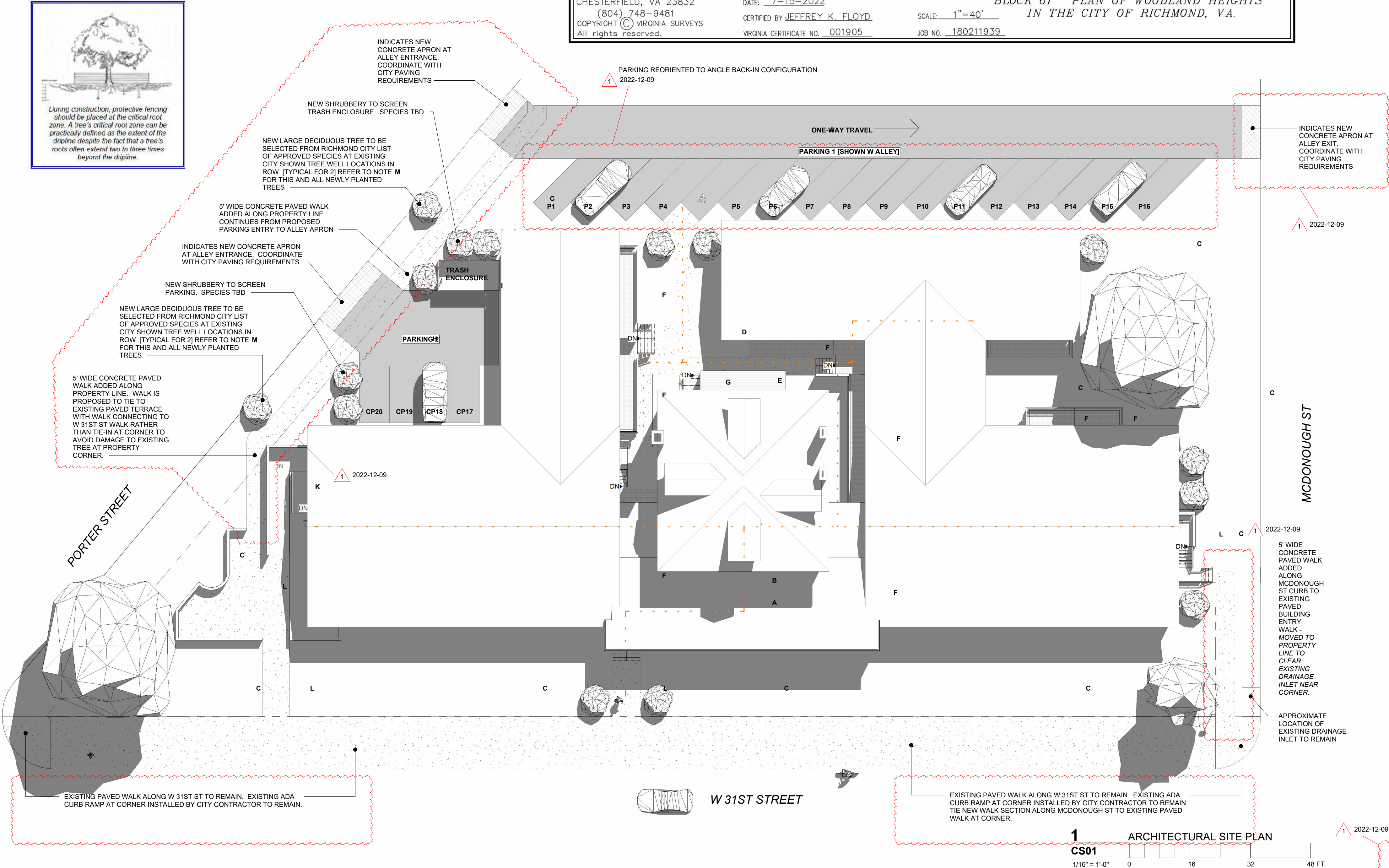
SITE PLAN KEYNOTES	
A	NEW RESIDENT TERRACE AND MAIN ENTRY IN AREA OF DEMOLISHED STRUCTURE
B	RESTORED PORTICO AND MAIN DOOR AT REFURBISHED HOUSE FRONT
C	EXISTING LAWN AND LANDSCAPED AREAS INCLUDING FORMED PLANTER BEDS TO REMAIN. PLANT MATERIAL TO BE RETAINED AND/OR REPLACED WITH NEW PER FUTURE LANDSCAPE PLAN
D	NEW PAVED AND LANDSCAPED COURTYARD INCLUDING STEPS TO BUILDING ENTIRES AND RESIDENT PATIOS AS SHOWN
E	RESTORED 2-LEVEL TERRACE INCLUDING NEW COLUMNS, ROOF AND DECKING
F	PRIVATE RESIDENT PATIO
G	EXISTING CONCRETE STEPS TO BASEMENT TO REMAIN AND BE REPAIRED AS REQUIRED FOR CONTINUED USE AND BASEMENT ACCESS
H	NEW ASPHALT PAVED PARKING AREA AND CURB CUT ACCESS TO PORTER STREET
I	WOOD SLAT ON GALVANIZED METAL FRAME TRASH ENCLOSURE, MIN 6" HIGH WITH DOUBLE WOOD SLAT GATE DOORS AND SECURITY LATCHES
J	NEW ASPHALT PAVED BACK ANGLE-IN PARKING ALONG EXISTING ALLEY IMPROVED AS REQUIRED FOR VEHICULAR USE AND ACCESS
K	EXISTING CONCRETE RAMP AND MASONRY SITE WALLS TO REMAIN AND BE REPAIRED FOR CONTINUED USE INCLUDING NEW RAILS AS REQUIRED
L	EXISTING CONCRETE WALKS, STEPS AND MASONRY SITE WALLS TO REMAIN AND BE REPAIRED FOR CONTINUED USE INCLUDING NEW RAILS AS REQUIRED AND PAVED WALK TO CITY SIDEWALK OR CURB
M	NEW TREES WILL FOLLOW ANSI A300 -BEST MANAGEMENT PRACTICES FOR TREE PLANTING

310 W 31ST ST  
Richmond, VA 23225

COVER SHEET/PROJECT  
INFORMATION/SITE PLAN

PROJECT  
NUMBER  
22.310

CS01







UNIT SCHEDULE			
#	UNIT NO.	CONFIG	AREA
LEVEL 1	101	2BR/2BA	959 SF
	102	2BR/2BA+	1186 SF
	103	1BR/1BA	680 SF
	104	2BR/2BA	813 SF
	105	1BR/1BA	665 SF
	106	1BR/1BA	532 SF
	107	1BR/1BA	514 SF
	108	1BR/1BA	516 SF
	109	1BR/1BA	531 SF
	110	1BR/1BA	541 SF
	111	1BR/1BA	547 SF
	112	1BR/1BA	536 SF
	113	1BR/1BA	529 SF
HOUSE LEVEL 2	114	1BR/1BA	521 SF
	115	1BR/1BA	528 SF
	116	1BR/1BA	667 SF
	117	1BR/1BA	677 SF
	118	2BR/1BA	867 SF
HOUSE LEVEL ATTIC	119-L	3BR/3BA	683 SF
	119-U	3BR/3BA	879 SF

PROPOSED REVISION TO RETAIN FRONT  
CENTRAL SECTION ROOF  
2022-11-17

CITY OF RICHMOND ZONING  
REVIEW DRAWINGS  
8-23-2022

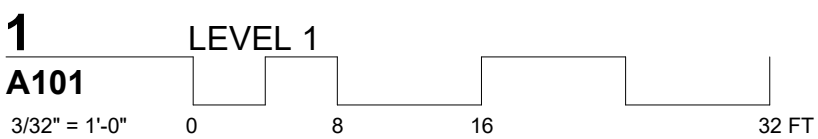
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728 E Main Street  
Richmond, Virginia 23219  
804 343 1212

310 W 31ST ST  
Richmond, VA 23225  
1ST LEVEL FLOOR PLANS

PROJECT  
NUMBER  
22.310

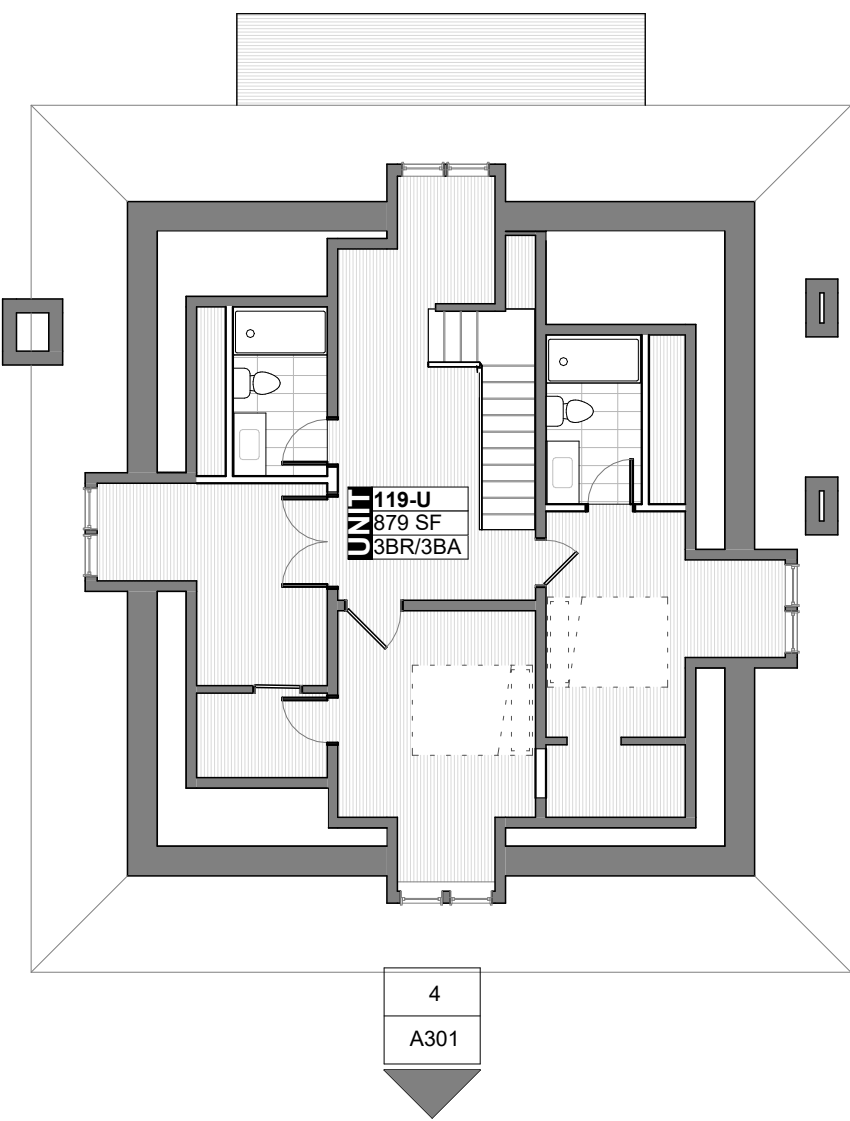
A101



REFER TO FLOOR/CEILING ASSEMBLIES ON  
A002

UNIT SCHEDULE

#	UNIT NO.	CONFIG	AREA
LEVEL 1			
101	2BR/2BA	959 SF	
102	2BR/2BA+	1186 SF	
103	1BR/1BA	680 SF	
104	2BR/2BA	813 SF	
105	1BR/1BA	665 SF	
106	1BR/1BA	532 SF	
107	1BR/1BA	514 SF	
108	1BR/1BA	516 SF	
109	1BR/1BA	531 SF	
110	1BR/1BA	541 SF	
111	1BR/1BA	547 SF	
112	1BR/1BA	536 SF	
113	1BR/1BA	529 SF	
114	1BR/1BA	521 SF	
115	1BR/1BA	528 SF	
116	1BR/1BA	667 SF	
117	1BR/1BA	677 SF	
HOUSE LEVEL 2			
118	2BR/1BA	867 SF	
119-L	3BR/3BA	883 SF	
HOUSE LEVEL ATTIC			
119-U	3BR/3BA	879 SF	



2 HOUSE LEVEL ATTIC  
3/32" = 1'-0" 0 8 16 32 FT

CITY OF RICHMOND ZONING  
REVIEW DRAWINGS  
8-23-2022

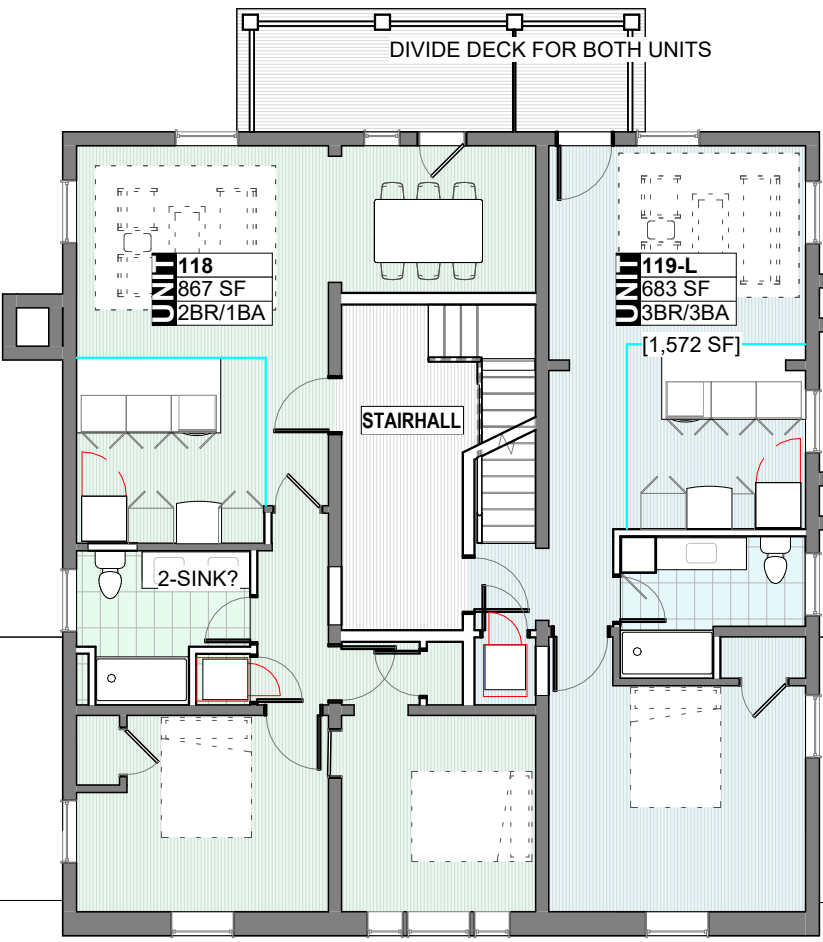
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Richmond, Virginia 23219  
804 343 1212

310 W 31ST ST  
Richmond, VA 23225  
2ND AND 3RD LEVEL FLOOR  
PLANS

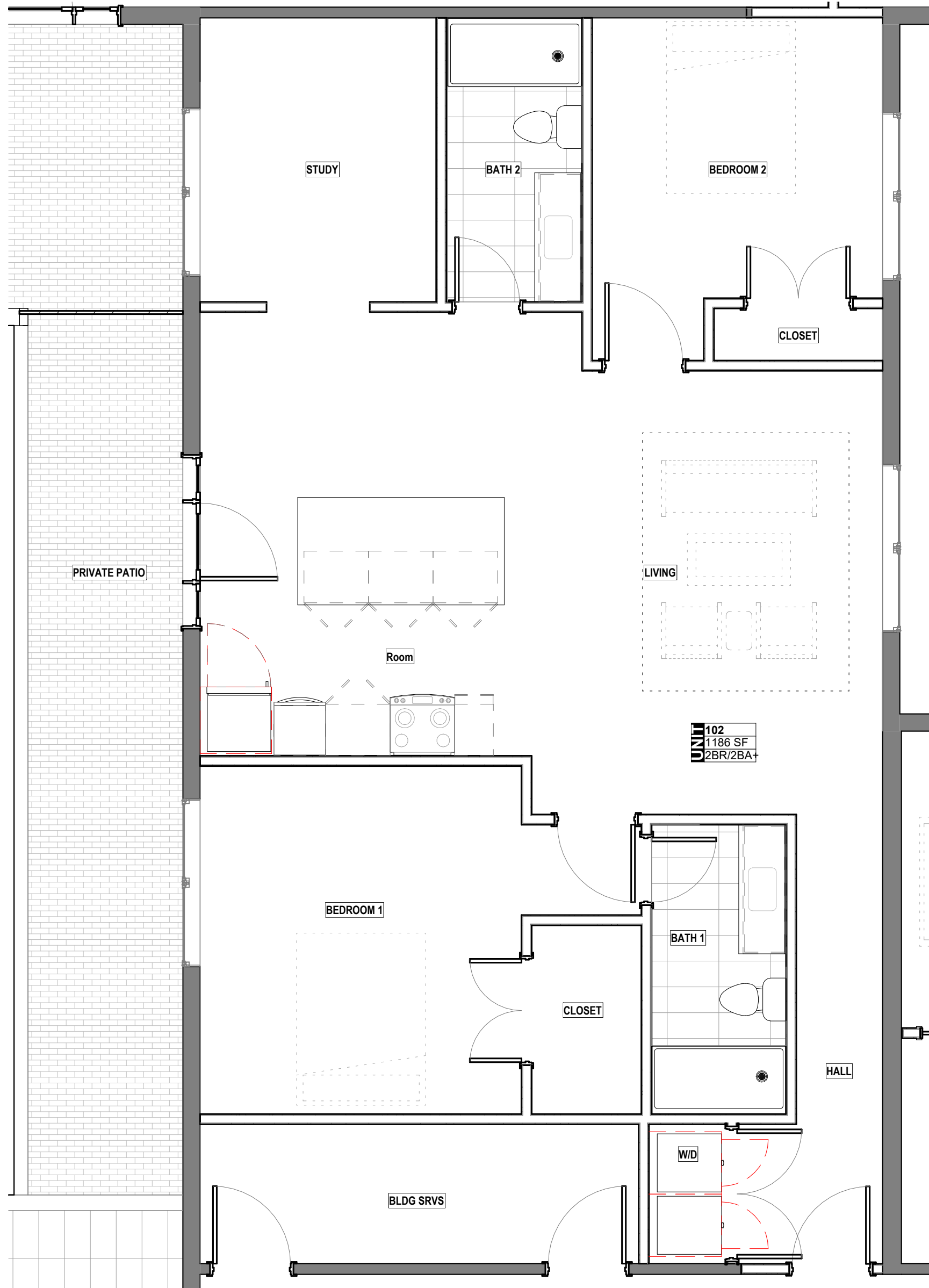
PROJECT  
NUMBER  
22.310

A102

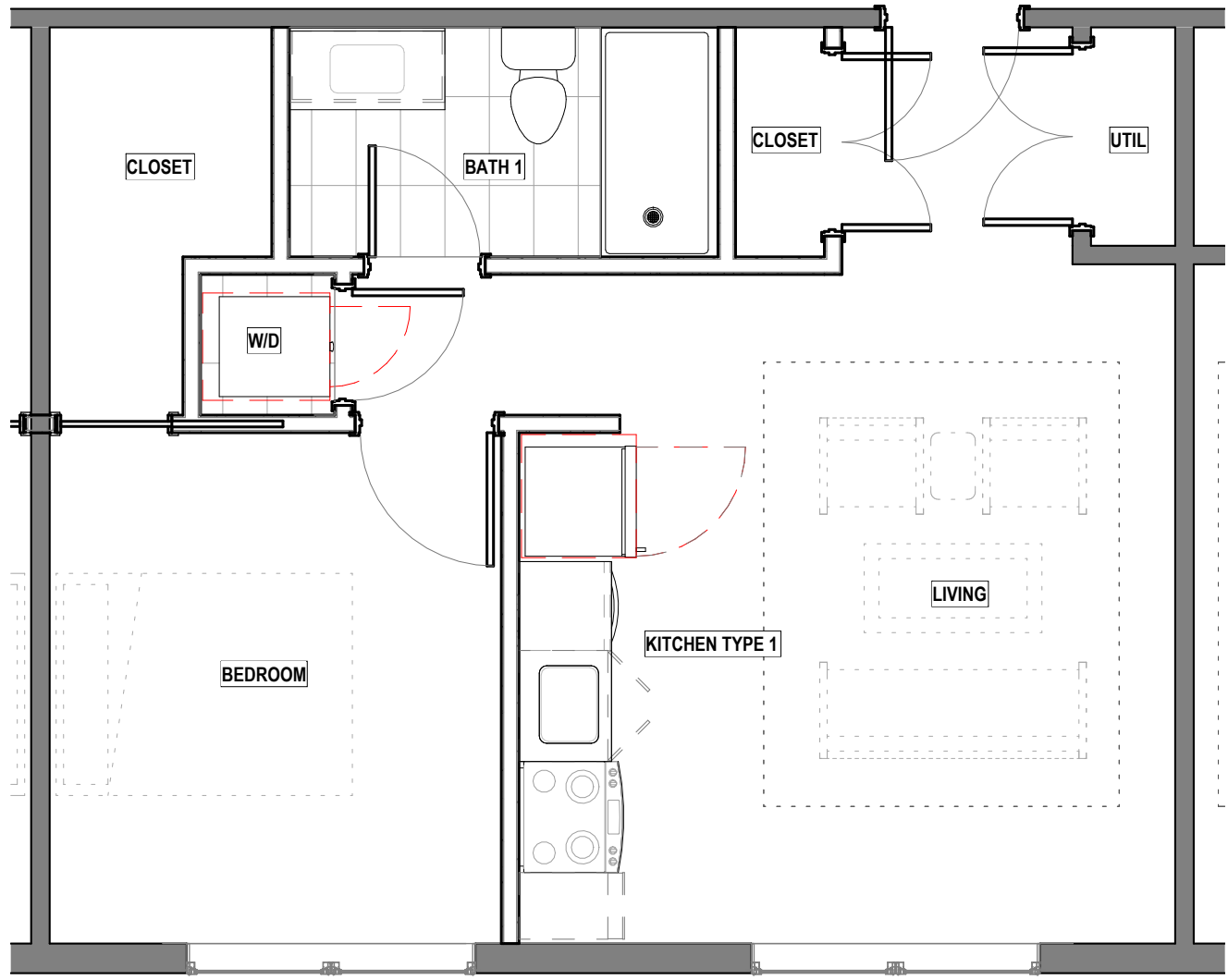


1 HOUSE LEVEL 2  
3/32" = 1'-0" 0 8 16 32 FT





3 UNIT 102 ENLARGED PLAN  
A201  
1/4" = 1'-0" 0 4 8 12 FT



1 UNITS 106-115  
A201  
1/4" = 1'-0" 0 4 8 12 FT



2 UNIT 101 - HOUSE ENLARGED PLAN  
A201  
1/4" = 1'-0" 0 4 8 12 FT

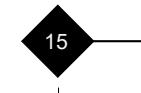
## TYPICAL ENLARGED PLAN SHEET NOTES

### ROOM INFORMATION

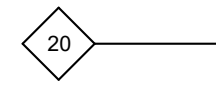
KITCHEN	ROOM NAME
01/A801/F101	FINISH NUMBER
	REFERENCE

### PARTITION ASSEMBLIES:

#### RATED TYPE



#### NON-RATED TYPE



REFERENCE TO PARTITION  
ASSEMBLY NUMBER - REFER  
TO SHEETS A001-A002

- 1-HOUR FIRE PARTITION
- 2-HOUR FIRE PARTITION

### DOORS & WINDOWS:

NEW DOORS ARE TAGGED IN EITHER OVERALL OR  
ENLARGED PLANS

- REFERENCE TO DOOR  
NUMBER - REFER TO  
SCHEDULE ON SHEET A701
- REFERENCE TO DOOR  
TYPE - REFER TO SCHEDULE  
ON SHEET A701

### NON-RATED WINDOW

- REFERENCE TO WINDOW  
NUMBER - REFER TO  
SCHEDULE ON SHEETS  
A702-03

### CEILINGS:

- HEIGHT OF FINISH CEILING  
ABOVE FINISH FLOORING
- CEILING MATERIAL  
SPECIFICATION INDEX
- 092900 -  
ON SUSPENDED  
FRAMING BLW  
EXISTING CLNG
- NOTE / ADDITIONAL  
INFORMATION

## DIMENSIONS:

- DIMENSIONS PROVIDED WITHIN INTERIOR  
SPACES ARE TO FACE OF WALL STUD UNON AND  
DESCRIBE CLEAR OPENINGS AT CORRIDORS.  
COORDINATE FRAMING WITH FINISH WALL  
SHEATHING THICKNESS INCLUDING, WHERE  
SPECIFIED, RC CHANNEL AND OTHER WALL  
ASSEMBLY COMPONENTS.
- UNLESS DIMENSIONED OTHERWISE,  
INTERIOR DOORS IN CLOSE PROXIMITY TO A  
PERPENDICULAR WALL ON THE HINGE SIDE ARE TO  
MAINTAIN 4" CLEAR FROM JAMB TO ADJACENT  
PERPENDICULAR WALL SURFACE. COORDINATE  
THIS DIMENSION WITH DOOR SURROUND TRIM.
- UNLESS DIMENSIONED OTHERWISE, CLOSET  
DOORS (SINGLE AND DOUBLE TYPES) ARE TO BE  
CENTERED WITHIN THE CLOSET THEY SERVE.
- DOOR SIZES PROVIDED AND WINDOWS  
DIMENSIONED ARE NOMINAL. COORDINATE ROUGH  
FRAMING OPENING SIZES WITH WINDOW AND DOOR  
MANUFACTURER/ INSTALLER'S REQUIREMENTS AND  
CLEARANCES.
- COORDINATE FRAMED CHASES AND FURRED  
WALLS WITH PLUMBING FIXTURES AND APPLIANCES  
ASSOCIATED WITH THEM, PARTICULARLY AT TUB/  
SHOWER ENCLOSURES. COORDINATE FRAMING  
WITH OWNER'S SELECTED ITEMS.
- PROVIDE WOOD BLOCKING IN 2X4 FRAMING  
AT ALL BUILT-IN CABINETRY LOCATIONS, REQUIRED  
GRAB BAR LOCATIONS, CLOSET SHELVING, AND  
WALL-MOUNTED TV LOCATIONS.

CITY OF RICHMOND ZONING  
REVIEW DRAWINGS  
8-23-2022

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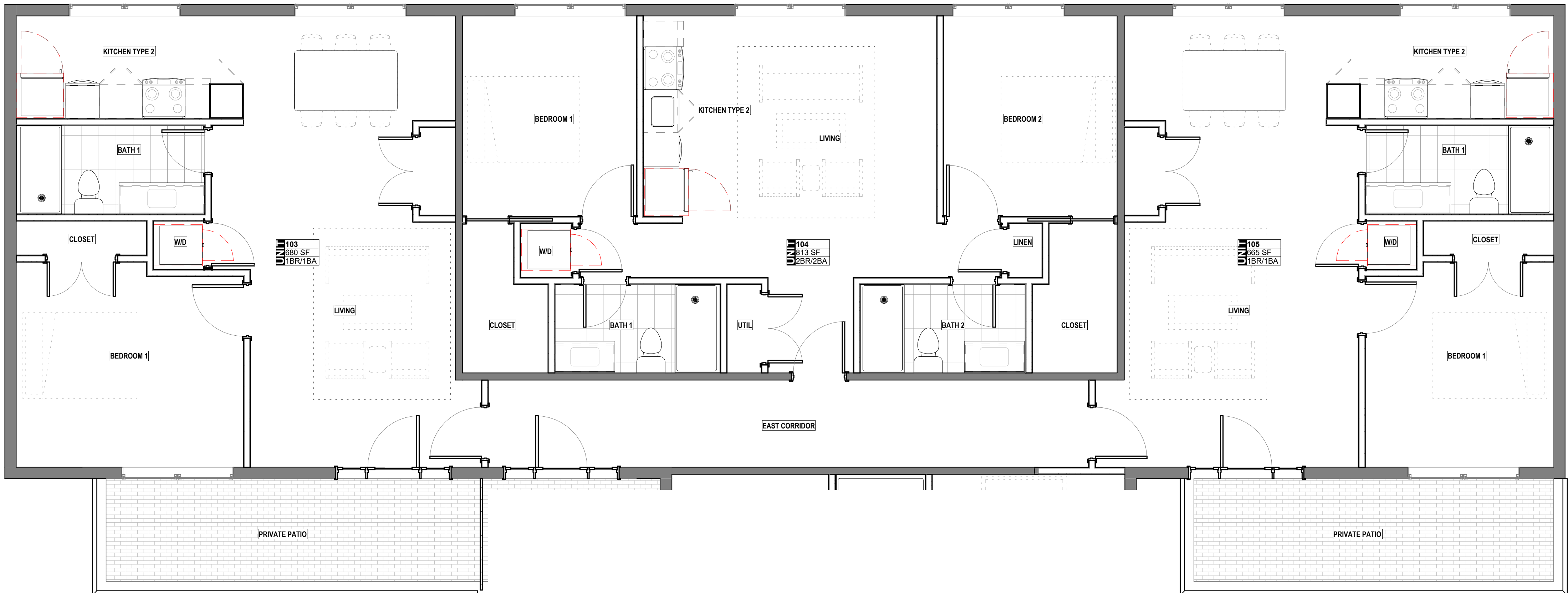
310 W 31ST ST

Richmond, VA 23225

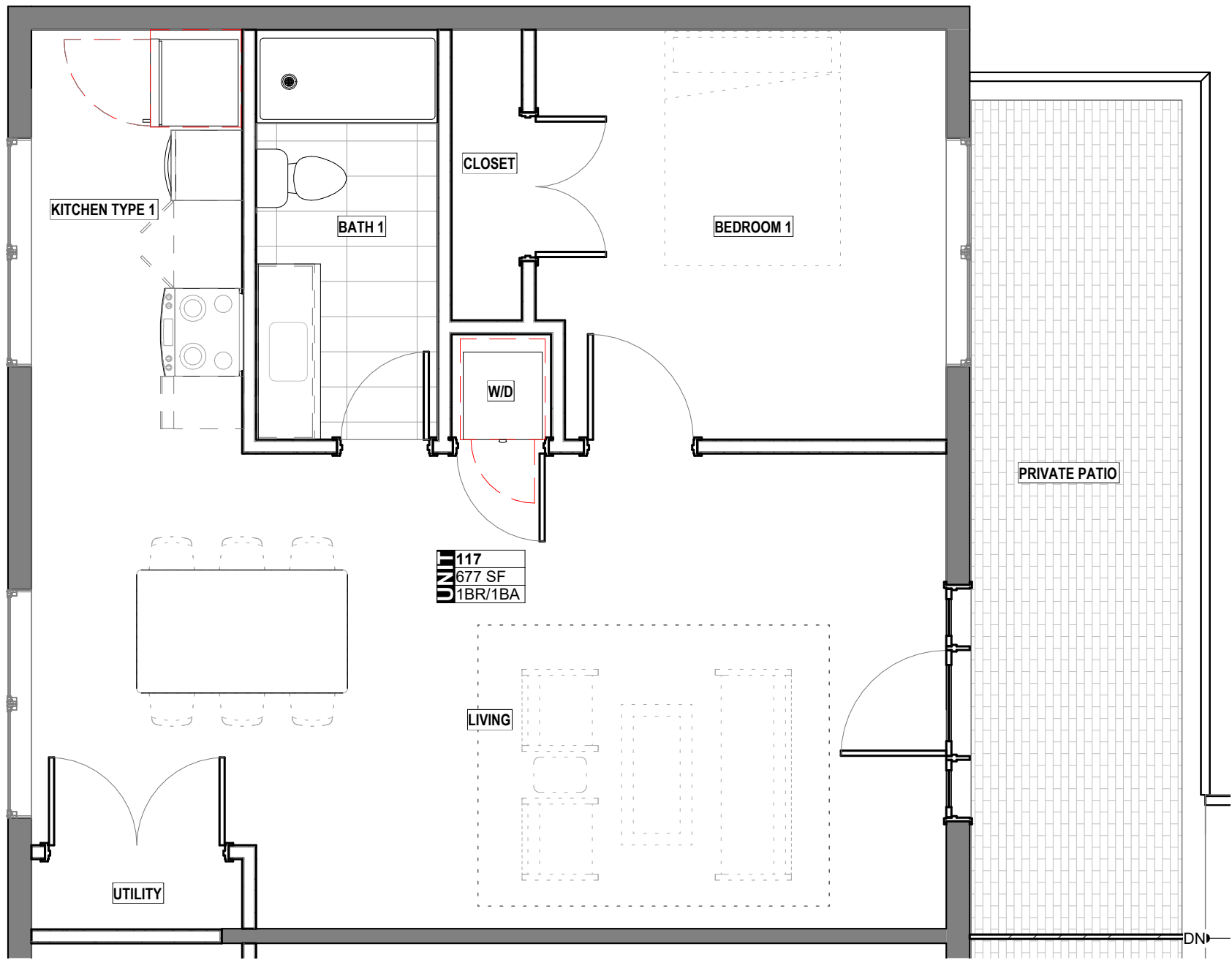
ENLARGED PARTIAL AREA  
FLOOR PLANS

PROJECT  
NUMBER  
22.310

A201



1  
A202  
1/4" = 1'-0" 0 4 8 12 FT  
UNITS 103, 104, 105 ENLARGED PLAN



2  
A202  
1/4" = 1'-0" 0 4 8 12 FT  
UNIT 117 -116 OH- ENLARGED PLAN

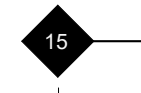
## TYPICAL ENLARGED PLAN SHEET NOTES

### ROOM INFORMATION

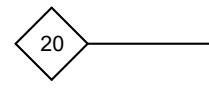
KITCHEN	ROOM NAME
01/A801/F101	FINISH NUMBER
	REFERENCE

### PARTITION ASSEMBLIES:

#### RATED TYPE



#### NON-RATED TYPE



REFERENCE TO PARTITION  
ASSEMBLY NUMBER - REFER  
TO SHEETS A001-A002

1-HOUR FIRE PARTITION  
2-HOUR FIRE PARTITION

### DOORS & WINDOWS:

NEW DOORS ARE TAGGED IN EITHER OVERALL OR  
ENLARGED PLANS

REFERENCE TO DOOR  
NUMBER - REFER TO  
SCHEDULE ON SHEET A701  
REFERENCE TO DOOR  
TYPE - REFER TO SCHEDULE  
ON SHEET A701

#### NON-RATED WINDOW

REFERENCE TO WINDOW  
NUMBER - REFER TO  
SCHEDULE ON SHEETS  
A702-03

### CEILING:

HEIGHT OF FINISH CEILING  
ABOVE FINISH FLOORING

CEILING MATERIAL  
SPECIFICATION INDEX

092900 -  
ON SUSPENDED  
FRAMING BLW  
EXISTING CLNG

NOTE / ADDITIONAL  
INFORMATION

CITY OF RICHMOND ZONING  
REVIEW DRAWINGS  
8-23-2022

NOT FOR CONSTRUCTION

## DIMENSIONS:

1/ DIMENSIONS PROVIDED WITHIN INTERIOR  
SPACES ARE TO FACE OF WALL STUD UON AND  
DESCRIBE CLEAR OPENINGS AT CORRIDORS.  
COORDINATE FRAMING WITH FINISH WALL  
SHEATHING THICKNESS INCLUDING, WHERE  
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ASSEMBLY COMPONENTS.

2/ UNLESS DIMENSIONED OTHERWISE,  
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PERPENDICULAR WALL ON THE HINGE SIDE ARE TO  
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PERPENDICULAR WALL SURFACE. COORDINATE  
THIS DIMENSION WITH DOOR SURROUND TRIM.

3/ UNLESS DIMENSIONED OTHERWISE, CLOSET  
DOORS (SINGLE AND DOUBLE TYPES) ARE TO BE  
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4/ DOOR SIZES PROVIDED AND WINDOWS  
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FRAMING OPENING SIZES WITH WINDOW AND DOOR  
MANUFACTURER/ INSTALLER'S REQUIREMENTS AND  
CLEARANCES.

5/ COORDINATE FRAMED CHASES AND FURRED  
WALLS WITH PLUMBING FIXTURES AND APPLIANCES  
ASSOCIATED WITH THEM, PARTICULARLY AT TUB/  
SHOWER ENCLOSURES. COORDINATE FRAMING  
WITH OWNER'S SELECTED ITEMS.

6/ PROVIDE WOOD BLOCKING IN 2X4 FRAMING  
AT ALL BUILT-IN CABINETRY LOCATIONS. REQUIRED  
GRAB BAR LOCATIONS, CLOSET SHELVEING, AND  
WALL-MOUNTED TV LOCATIONS.

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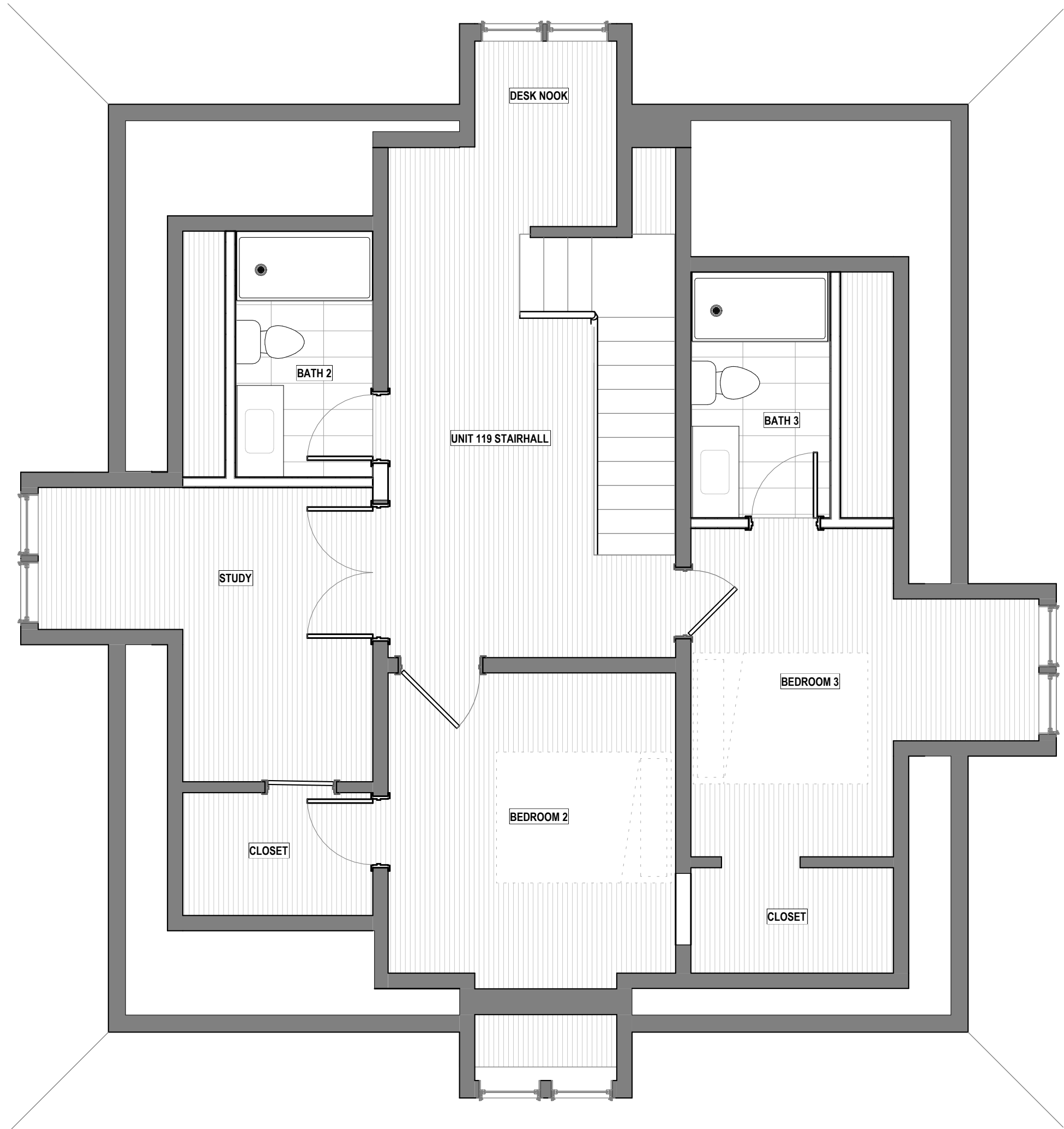
310 W 31ST ST

Richmond, VA 23225

ENLARGED PARTIAL AREA  
FLOOR PLANS

PROJECT  
NUMBER  
22.310

A202



2  
A203  
1/4" = 1'-0"  
0 4 8 12 FT  
UNIT 118 UPPER



1  
A203  
1/4" = 1'-0"  
0 4 8 12 FT  
UNIT 118, 119

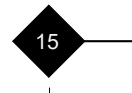
## TYPICAL ENLARGED PLAN SHEET NOTES

### ROOM INFORMATION

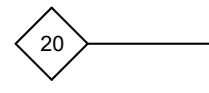
KITCHEN	ROOM NAME
01/A801/F101	FINISH NUMBER
	REFERENCE

### PARTITION ASSEMBLIES:

#### RATED TYPE



#### NON-RATED TYPE



REFERENCE TO PARTITION  
ASSEMBLY NUMBER - REFER  
TO SHEETS A001-A002

- 1-HOUR FIRE PARTITION
- 2-HOUR FIRE PARTITION

### DOORS & WINDOWS:

NEW DOORS ARE TAGGED IN EITHER OVERALL OR  
ENLARGED PLANS

REFERENCE TO DOOR  
NUMBER - REFER TO  
SCHEDULE ON SHEET A701  
REFERENCE TO DOOR  
TYPE - REFER TO SCHEDULE  
ON SHEET A701

### NON-RATED WINDOW

REFERENCE TO WINDOW  
NUMBER - REFER TO  
SCHEDULE ON SHEETS  
A702-03

### CEILINGS:

HEIGHT OF FINISH CEILING  
ABOVE FINISH FLOORING

CEILING MATERIAL  
SPECIFICATION INDEX

ft - in" 092900 -  
ON SUSPENDED  
FRAMING BLW  
EXISTING CLNG

NOTE / ADDITIONAL  
INFORMATION

### DIMENSIONS:

1/ DIMENSIONS PROVIDED WITHIN INTERIOR  
SPACES ARE TO FACE OF WALL STUD UON AND  
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COORDINATE FRAMING WITH FINISH WALL  
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CITY OF RICHMOND ZONING  
REVIEW DRAWINGS  
8-23-2022

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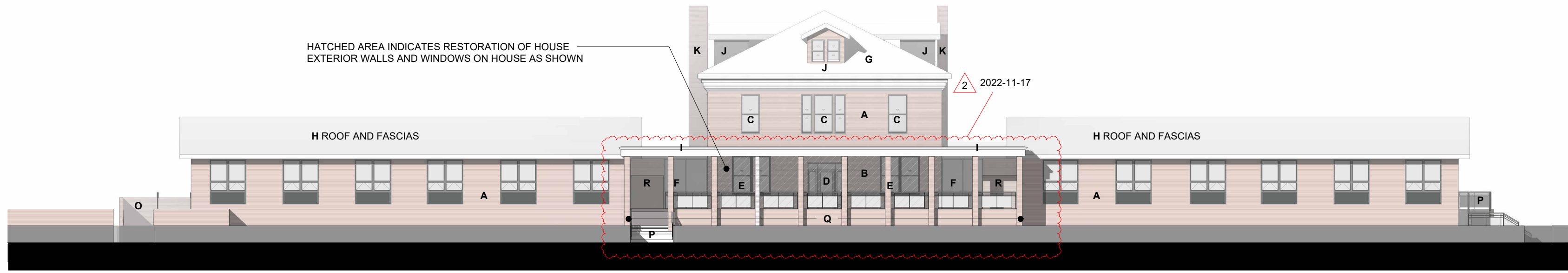
Richmond, VA 23225

ENLARGED PARTIAL AREA  
FLOOR PLANS

PROJECT  
NUMBER  
22.310

A203





1  
A301  
1/16" = 1'-0"  
0 16 32 48 FT  
EAST/W 31ST ST



3  
A301  
1/16" = 1'-0"  
0 16 32 48 FT  
EAST COURTYARD

2  
A301  
1/16" = 1'-0"  
0 16 32 48 FT  
WEST COURTYARD



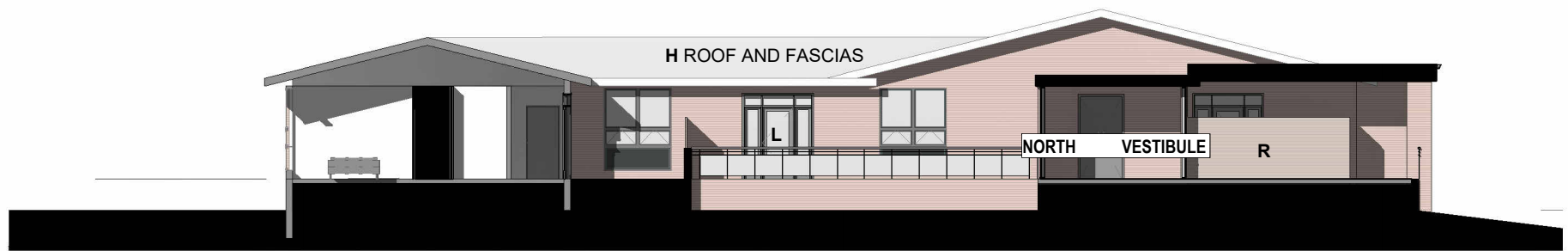
4  
A301  
1/16" = 1'-0"  
0 16 32 48 FT  
WEST/ALLEY



6  
A301  
1/16" = 1'-0"  
0 16 32 48 FT  
NORTH/MCDONOUGH ST



5  
A301  
1/16" = 1'-0"  
0 16 32 48 FT  
SOUTH/PORTER ST



8  
A301  
1/16" = 1'-0"  
0 16 32 48 FT  
SOUTH COURTYARD



7  
A301  
1/16" = 1'-0"  
0 16 32 48 FT  
NORTH COURTYARD

#### BUILDING ELEVATION KEYNOTES

- A EXISTING BRICK MASONRY TO REMAIN
- B EXISTING BRICK MASONRY TO BE RECOVERED AND RESTORED
- C //NOT USED//
- D NEW GLASS ENTRY DOOR AND SURROUND INCLUDING NEW COVERED PORTICO
- E NEW WINDOW IN RESTORED MASONRY OPENING, CONFIRM CONFIGURATION FOLLOWING DEMOLITION AND AT TIME OF FACADE RESTORATION
- F NEW STOREFRONT OR FIXED WINDOW IN NEW FRAMED WALL ASSEMBLY
- G EXISTING SLATE ROOF TO BE RETAINED AND REPAIRED AS NECESSARY FOR CONTINUED USE INCLUDING GUTTERS AND DECORATIVE CORNICE AT EAVES
- H EXISTING ROOFING TO BE REMOVED TO DECKING AND NEW ASPHALT SHINGLE ROOF INSTALLED ON REPAIRED DECK. WORK INCLUDES REPAIR AND RESTORATION OF WOOD FASCIAS AND SOFFITS ON ALL SIDES
- I NEW LOW-SLOPE MEMBRANE ROOF ON NEWLY FORMED ROOF SURFACES AND PREFINISHED METAL FASCIAS
- J EXISTING DORMERS TO BE REFURBISHED AS REQUIRED FOR CONTINUED USE
- K EXISTING MASONRY CHIMNEYS TO BE RETAINED AND STABILIZED AS NEEDED BUT NOT RETURNED TO OPERATION
- L NEW PATIO DOOR AND WINDOW SURROUND TO REPLACE EXISTING WINDOWS IN EXISTING MASONRY OPENING
- M RESTORED 2-LEVEL TERRACE INCLUDING NEW COLUMNS, ROOF AND DECKING\
- N WOOD SLAT ON GALVANIZED METAL FRAME TRASH ENCLOSURE, MIN 6' HIGH WITH DOUBLE WOOD SLAT GATE DOORS AND SECURITY LATCHES
- O EXISTING CONCRETE RAMP AND MASONRY SITE WALLS TO REMAIN AND BE REPAIRED FOR CONTINUED USE INCLUING NEW RAILS AS REQUIRED
- P EXISTING CONCRETE STEPS AND MASONRY SITE WALLS TO REMAIN AND BE REPAIRED FOR CONTINUED USE INCLUING NEW RAILS AS REQUIRED
- Q EXISTING CENTRAL SECTION ROOF, PIERS AND FLOOR WITH SURROUNDING WALLS FROM GRADE TO FLOOR TO REMAIN. STREETSIDE WINDOWS AND DOORS TO THIS AREA ARE TO BE REMOVED CONVERTING IT TO OPEN COVERED TERRACE. RAILS SHOWN ARE NEW TO BE INSTALLED AT THE FLOOR'S EDGE BETWEEN EXISTING BRICK MASONRY PIERS.
- R 6' HIGH WOOD SLAT PRIVACY SCREEN AT PRIVATE PATIO AREAS
- S REFURBISHED OR NEW EXTERIOR EGRESS DOOR AND WINDOW SURROUND IN EXISTING MASONRY OPENING
- T NEW PATIO DOOR IN NEW OR EXISTING MASONRY OPENING

2 PROPOSED REVISION TO RETAIN FRONT CENTRAL SECTION ROOF 2022-11-17

CITY OF RICHMOND ZONING  
REVIEW DRAWINGS  
8-23-2022

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ad ADO Architecture Design Office  
728 E Main Street  
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804 343 1212

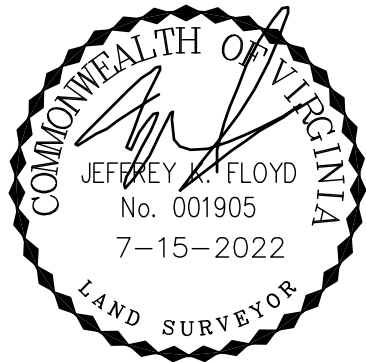
310 W 31ST ST  
Richmond, VA 23225  
BUILDING ELEVATIONS

PROJECT  
NUMBER  
22.310

A301

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 7-15-2022 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.

This property IS NOT within a FEMA Floodway Hazard as shown on Comm. Panel # 5101290039E  
Zone: "X" DATED: 7-16-2014



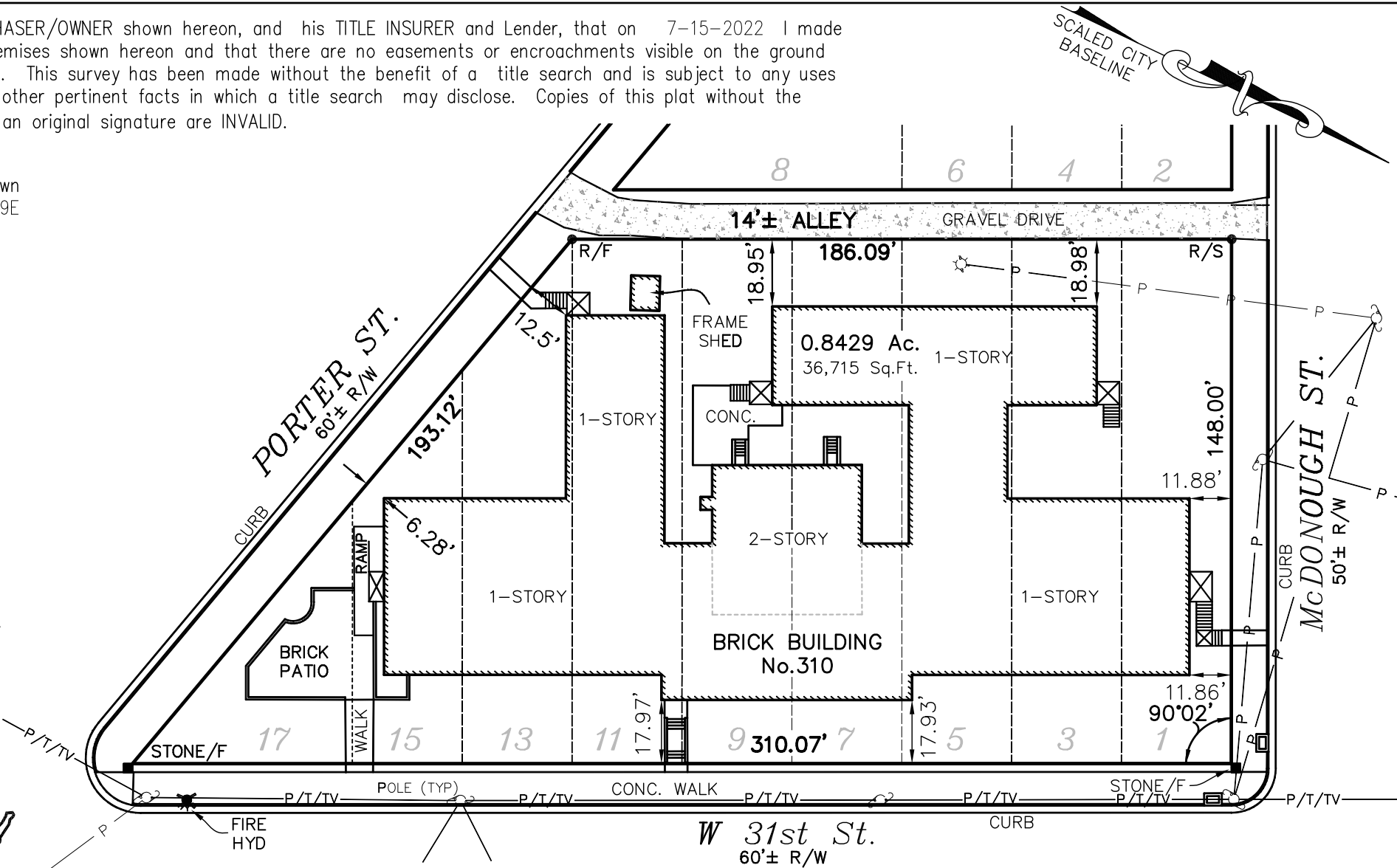
Virginia Surveys

P.O. BOX 118  
CHESTERFIELD, VA 23832

(804) 748-9481  
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DATE: 7-15-2022  
CERTIFIED BY JEFFREY K. FLOYD  
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=40'  
JOB NO. 180211939



MAP SHOWING THE IMPROVEMENTS ON  
LOTS 1, 3, 5, 7, 9, 11, 13, 15 AND 17,  
BLOCK 61 "PLAN OF WOODLAND HEIGHTS"  
IN THE CITY OF RICHMOND, VA.