

INTRODUCED: June 5, 2023

AN ORDINANCE No. 2023-176

To authorize the special use of the property known as 1213 Porter Street for the purpose of a church, or other place of worship, and a multifamily dwelling, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUN 26 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 1213 Porter Street, which is situated in a R-8 Urban Residential District, desires to use such property for the purpose of a church, or other place of worship, and a multifamily dwelling, which use, among other things, is not currently allowed by sections 30-413.15(1), concerning front yards, 30-413.15(2)(b), concerning side yards, and 30-413.16, concerning lot coverage, 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: 7 NOES: 0 ABSTAIN:

ADOPTED: JUN 26 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 1213 Porter Street and identified as Tax Parcel No. S000-0087/015 in the 2023 records of the City Assessor, which property, as of the effective date of this ordinance, comprises the parcels identified as “No. 1213” and “No. 1211” on a plat, hereinafter referred to as “the Plat,” entitled “Plat Showing Division of No. 1211 & No. 1213 Porter Street, in the City of Richmond, Virginia,” prepared by McKnight & Associates, P.C., and dated January 6, 2023, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a church, or other place of worship, and a multifamily dwelling, hereinafter referred to as “the Special Use,” substantially as shown on (i) the Plat, (ii) the plans entitled “1211 Porter St.,” prepared by ratio, and dated February 15, 2023, and (iii) the plat entitled “Quitclaim 1211-1209,” prepared by McKnight & Associates, P.C., and dated January 6, 2023, 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 church, or other place of worship, and a multifamily dwelling, substantially as shown on the Plans.

(b) The multifamily dwelling shall not contain more than three dwelling units.

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

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

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

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

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

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

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

(e) 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

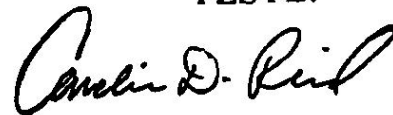
Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(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 "Camille D. Reid".

City Clerk

City of Richmond

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

Item Request File Number: Admin-2023-0184

O & R Request

DATE: April 26, 2023

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



on Behalf of Lincoln Saunders

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 1213 Porter Street, for the purpose of
an institutional building and a multifamily building, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 1213 Porter Street, for the purpose of an
institutional building and a multifamily building, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit to authorize a lot split for an existing
institutional use and the conversion of a second building to a multi-family use. The parcel is within an R-8
Urban Residential District. While the uses are permitted, the proposed multi-family building does not meet
the current front yard, side yard, rear yard, lot coverage, and off-street parking requirements for a
multi-family building. 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 Manchester neighborhood on Porter Street between West
12th and West 13th Streets. The property is currently a 20,460 sq. ft. (.47 acre) parcel of land. The City's

Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined as “Existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.”

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft. Primary Uses: Single family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

The current zoning for this property is R-8 Urban Residential District. All adjacent properties are located primarily within the same R-8 Urban Residential Zone with R-7 Single and Two Family Urban Residential zones to the north of the property. The area is generally single family residential, with some multi-family residential and small, neighborhood commercial uses present in the vicinity.

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: May 22, 2023

CITY COUNCIL PUBLIC HEARING DATE: June 26, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: Planning Commission
June 20, 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: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646 5734

APPLICANT'S REPORT

January 9th, 2023

*Special Use Permit Request
1211 and 1213 Porter Street, Richmond, Virginia
Map Reference Number: S000-0870/015*

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Mark Baker

Baker Development Resources

530 East Main Street, Suite 730

Richmond, VA 23219

Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 1211 and 1213 Porter Street (the "Property"). The SUP would authorize the division of the parcel and the rehabilitation of a parsonage as a multifamily dwelling. While the multifamily use is conditionally permitted by the underlying R-8 Urban Residential zoning district, some of the applicable feature requirements cannot be met and therefore the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the northern corner of the intersection of West 13th and Porter Streets. It is referenced by the City Assessor with a tax parcel number of S000-0870/015. The Property is large for the area with 155 feet of frontage along West 13th Street and roughly 137 feet of frontage along Porter Street. The Property includes approximately 21,924 square feet of lot area. The Property is currently improved with a masonry church building, constructed c. 1899 and a two-story, vacant, masonry parsonage. The church building is located on the western portion of the parcel and is recognized by the City Assessor as 1213 Porter Street while the parsonage is located on the eastern portion of the parcel and is designated 1211 Porter Street. The parsonage is a large single-family dwelling which is accessory to the church and which includes over 3,000 square feet of floor area. An east-west alley provides access to the rear of the Property.



Two-family dwellings, both attached and detached, are the predominant use in the subject block. Ten two-family dwellings are located on the southern block face while one two-family dwelling

and two single-family dwellings can be found east of the Property on the northern block face. The properties in the greater vicinity are developed with a wide range of uses and building forms. Single- and two-family dwellings, both attached and detached, can be found throughout the area, and are generally located on traditionally narrow urban lots. Multifamily dwellings of various sizes and densities are common in the area as well. As an example, a four-story, multi-family building, containing 16 dwelling units lies on Porter Street to the west of the Property, directly across West 13th Street. Other uses typical within residential zoning classifications, including churches, parks, and community centers, can also be found in the vicinity. Further to the south and west, a wide range of commercial uses can be found along the Hull Street and Commerce Road commercial corridors, respectively.

EXISTING ZONING

The Property and the surrounding properties to the north and west are zoned R-8 Urban Residential, which permits multifamily detached dwellings with a Conditional Use Permit. Properties to the south and east, including those across Porter Street are zoned R-63 Multifamily Urban Residential. Further south along Hull Street properties are zoned B-5 Central Business while to the east along Commerce Road lies a B-6 Mixed-Use Business district.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan recommends “Neighborhood Mixed-Use” for the Property. The Master Plan describes this land use category as follows: “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...” which is supportive of this request. Small multi-family buildings (typically 3-10 dwelling units) are listed as a primary use within this classification.

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. The Property also lies within the Manchester National/Regional Priority Growth Node, is within two blocks of Hull Street (Enhanced Transit Corridor), and is within short walking distance of high frequency transit stops on both Hull Street and Semmes Avenue, all of which lends additional support for the request. This support goes so far as to suggest this type of development should be permitted by-right with future Zoning Ordinance updates/rewrites.

- 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), Objective 14.5 to “Allow the development of middle housing (2- to 4-unit buildings) by-right within a half mile of high-frequency transit stops.”**
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards.”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The SUP would authorize the division of the parcel and the rehabilitation of the existing parsonage as a multifamily dwelling which does not conform to the underlying R-8 Urban Residential district zoning requirements applicable to the Property.

PURPOSE OF REQUEST

The proposed multifamily use is not a permitted principal use in the R-8 district. The R-8 district does permit multifamily use by Conditional Use Permit. However, there is insufficient width between the Church and parsonage buildings to accommodate the required side yard setbacks. If on separate lots as proposed, a 3' setback is required for the parsonage while a 5' setback would be required for the church. A zero-lot-line is proposed for the church and a variable setback within approximate minimum dimension of 3.22' is proposed for the parsonage building. In addition, no parking would be provided. As a result, a SUP is necessary in order to authorize the proposed lot split and re-use of the parsonage.

The request would also provide for resolution to a property line issue between the Property (1211 Porter Street) and the adjacent property. An existing fence between 1209 and the Property has been the de facto boundary between the two properties for years. Despite this fact, the fence encroaches onto the Property substantially. The encroachment area varies from approximately three to four feet in width and contains approximately 585 square feet of lot area. Should the SUP be authorized, it is the intention of the applicant to quit claim the encroaching area to the owner of 1209 Porter Street for their continued use and enjoyment.

Finally, the owner (the Central United Methodist Church) has offered the parsonage for sale and reuse in order ensure the continued viability of the church building at 1213 Porter Street. The

approval of the SUP would permit the individual sale of the parsonage building at 1211 Porter Street, the revenue from which would fund needed maintenance and improvements related to the church building at 1213 Porter Street.

PROJECT DETAILS/DESIGN

A lot split is proposed in order to place the existing two-story, masonry, parsonage structure on a roughly 5,550 square foot parcel at the eastern side of the current parcel. The exterior of the building would be kept intact. The building, which is large at over 3,000 square feet of floor area, would be rehabilitated as three dwelling units. The first floor would contain a total of 1,371 square feet of finished floor area with a two-bedroom, two-bathroom unit located at the front of the dwelling and accessed through a common front foyer. A one-bedroom, one-bathroom unit located at the rear of the dwelling would be accessible from a private entrance located at the rear porch. The second floor would contain a 1,532 square foot three-bedroom, three-bathroom unit with access to a private rear porch. The proposed floor plans are modern and efficient and work well within the constraints of the existing building. The units would be of high quality with traditional details, high ceilings and designs/layouts that meet the needs of the market. Accessible outdoor space would be available for the use by future residents.

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 SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are compatible with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for the rehabilitation of an existing building. The improvement of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

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

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The traffic generation for three additional dwelling units will be negligible, especially within the context of a walkable neighborhood. As such, the SUP will not create 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 SUP will not tend to overcrowd 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 SUP 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. The SUP would place 1211 Porter Street, which is currently not taxed, on the tax rolls.

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

The light and air available to the subject and adjacent properties will not be affected. The structures are existing and the site layout will not be changed as a result of this request.

Summary

In summary we are enthusiastically seeking approval for the division of the existing parcel and the rehabilitation of the existing parsonage as a three-unit multifamily dwelling. The SUP would allow for the reasonable re-use of the vacant parsonage building and allow for the continued stewardship of the Property while also placing the Property on the tax rolls. The SUP would permit the individual sale of the parsonage building, thereby allowing the owner/church to fund needed maintenance and improvements related to the church building.

The proposal is consistent with the Master Plan recommendations applicable to the Property and the proposed use offers compatibility with surrounding residential uses. The assurances conditioned through the SUP would guarantee an appropriate re-use of the building that is complementary to the surrounding residential neighborhood. The request would contribute to the overall vibrancy of the block by reactivating and preserving an existing structure that has long been part of the neighborhood fabric.

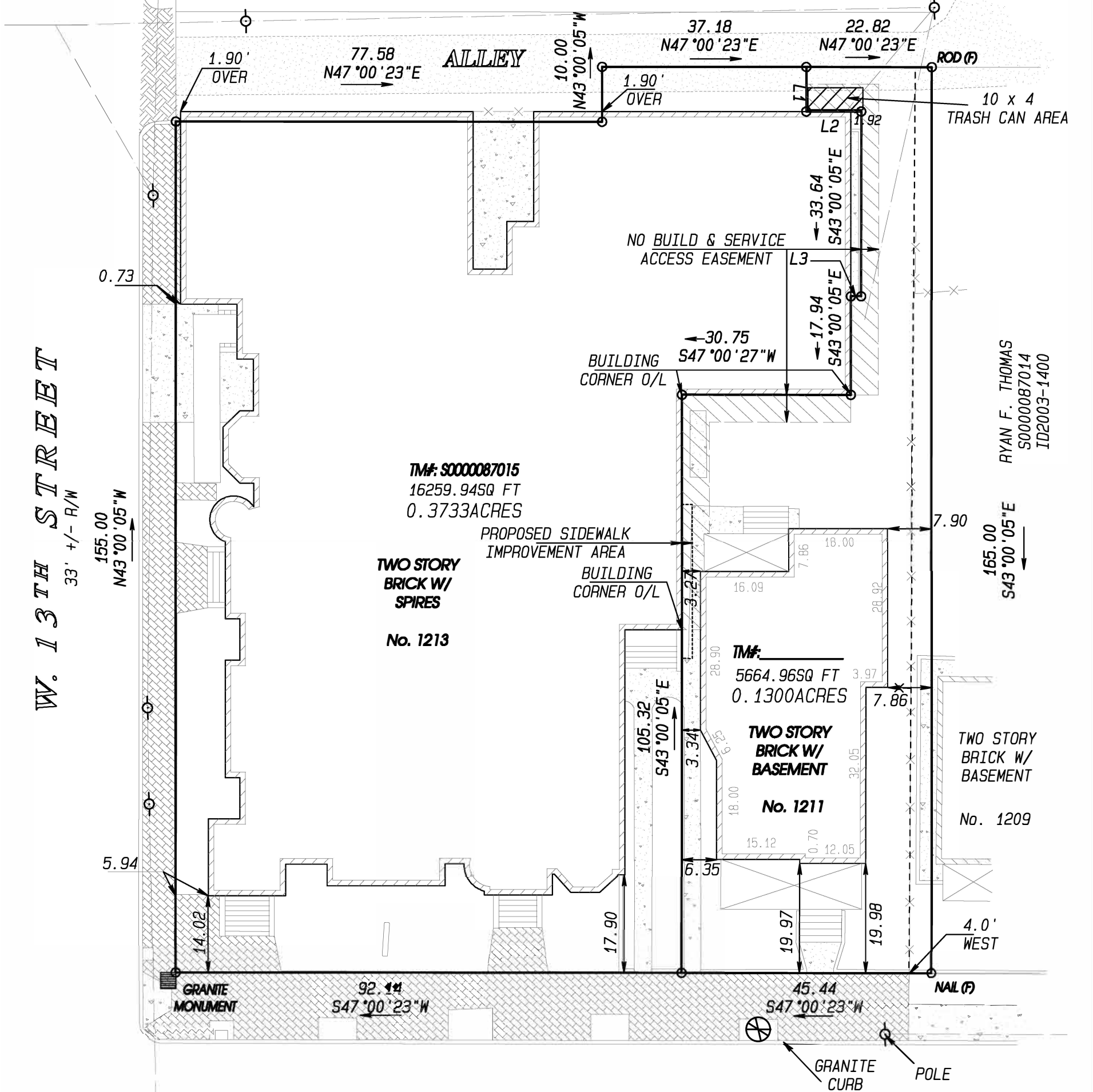
NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: CENTRAL UNITED METHODIST CHURCH TR

PLAT REFERENCES DEEDS
D.B. 17 PG. 153
D.B. 33 PG. 64
D.B. 20 PG. 382
D.B. 20 PG. 454

LINE TABLE

LINE	BEARING	DISTANCE
L1	S43°00'05"E	8.10
L2	N47°00'23"E	10.00
L3	S47°00'23"W	1.86

NOTE:
OTHER THAN THE TRASH CANS, NO STRUCTURE OR PARKING SPACE
MAY BE PLACED ON THE PORTION OF THESE TWO LOTS
THAT AREA WITHIN THE FUNCTIONAL LIMITS OF THE ALLEY
THREE (3) VACANT TREE WELLS TO BE
DEVELOPED WINTER KING HAWTHORNE



PORTER STREET

66' +/- R/W

PLAT SHOWING DIVISION OF No. 1211 & No. 1213
PORTER STREET, IN THE CITY OF
RICHMOND, VIRGINIA.

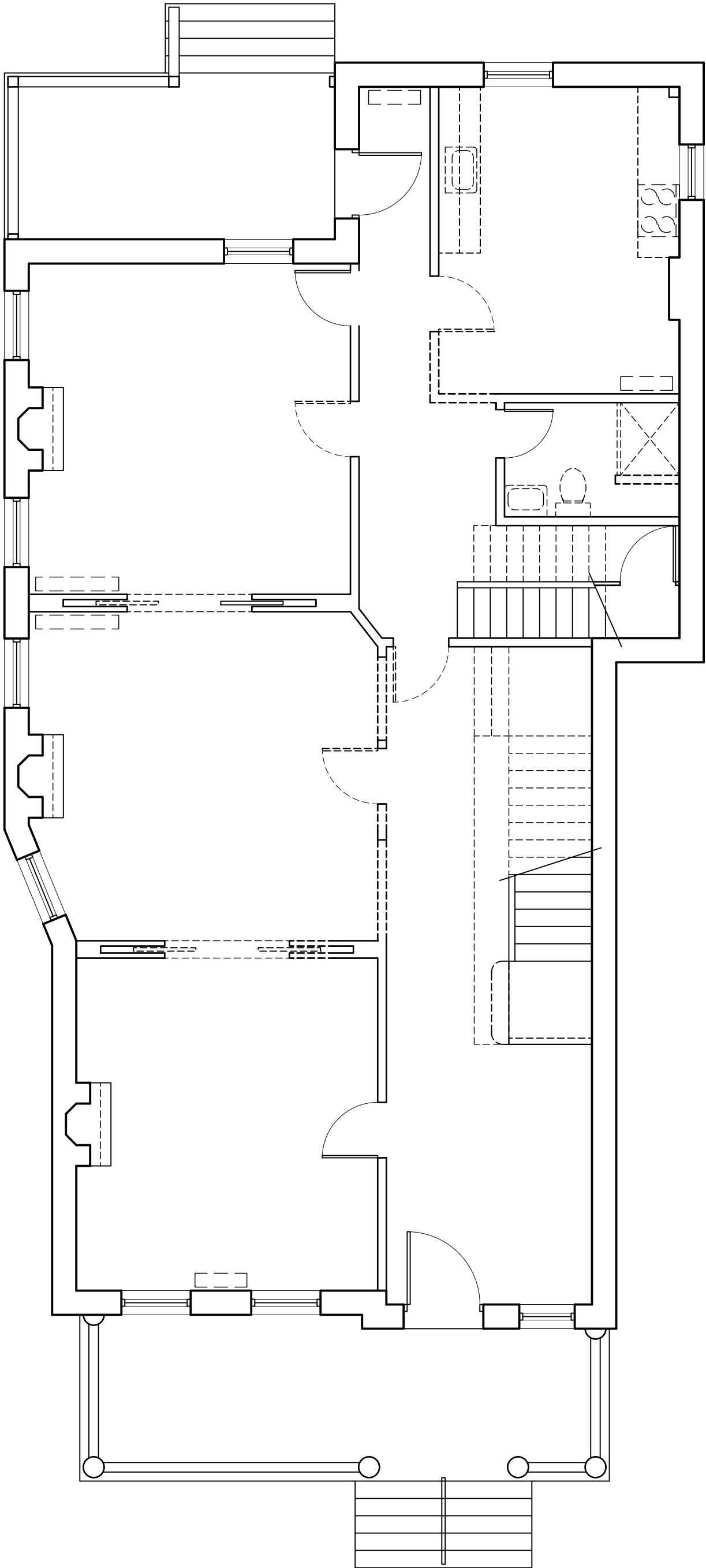


SCALE: 1" = 20'

McKNIGHT
& ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 92082511DIV



© ratio 2023

02 . 15 . 23
Design 04

SCALE: 3/16" = 1'-0"

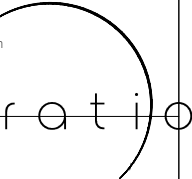
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Drawing: 1 of 4

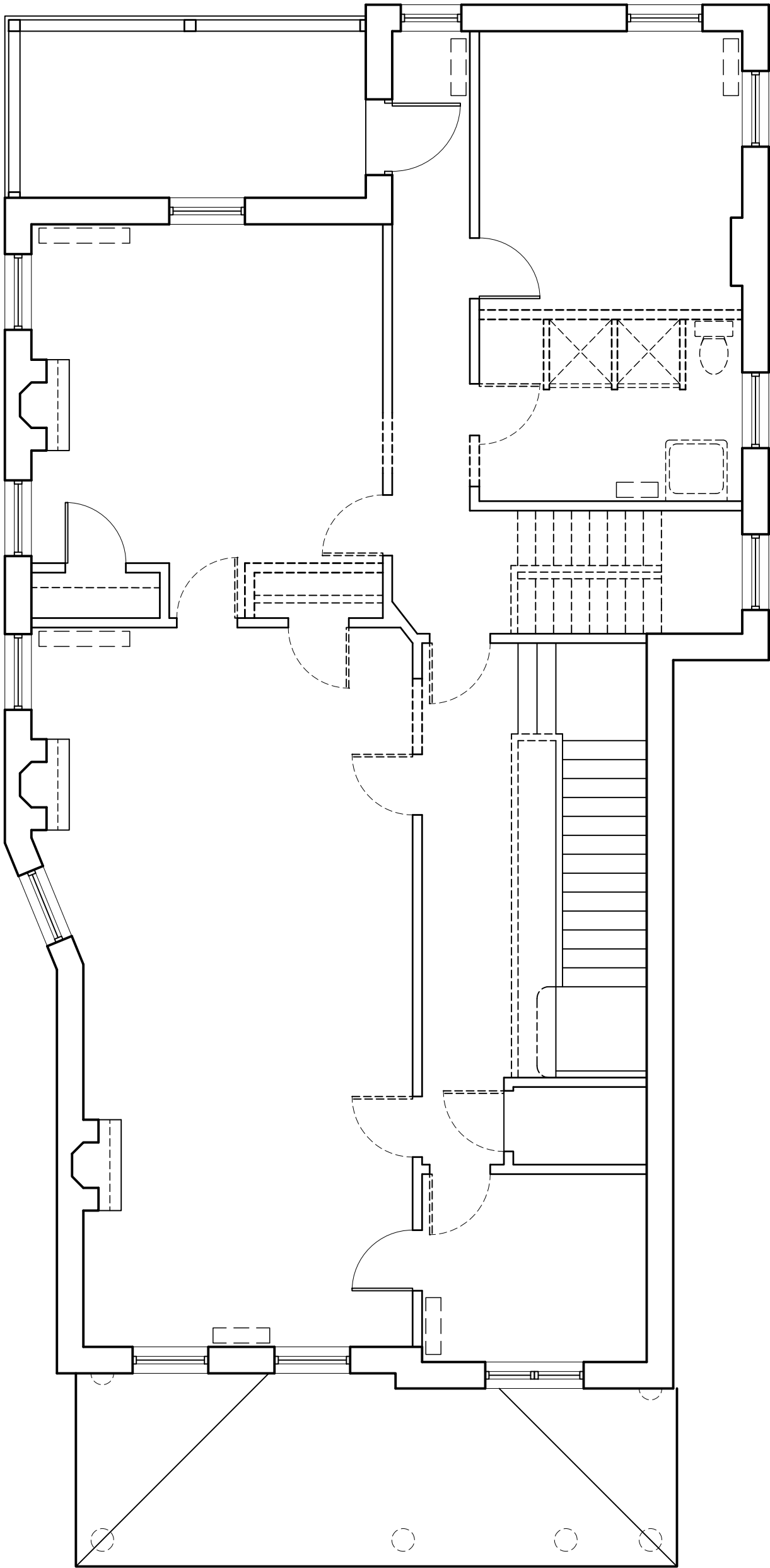
1211 Porter St.

1211 Porter St.
Richmond, Virginia

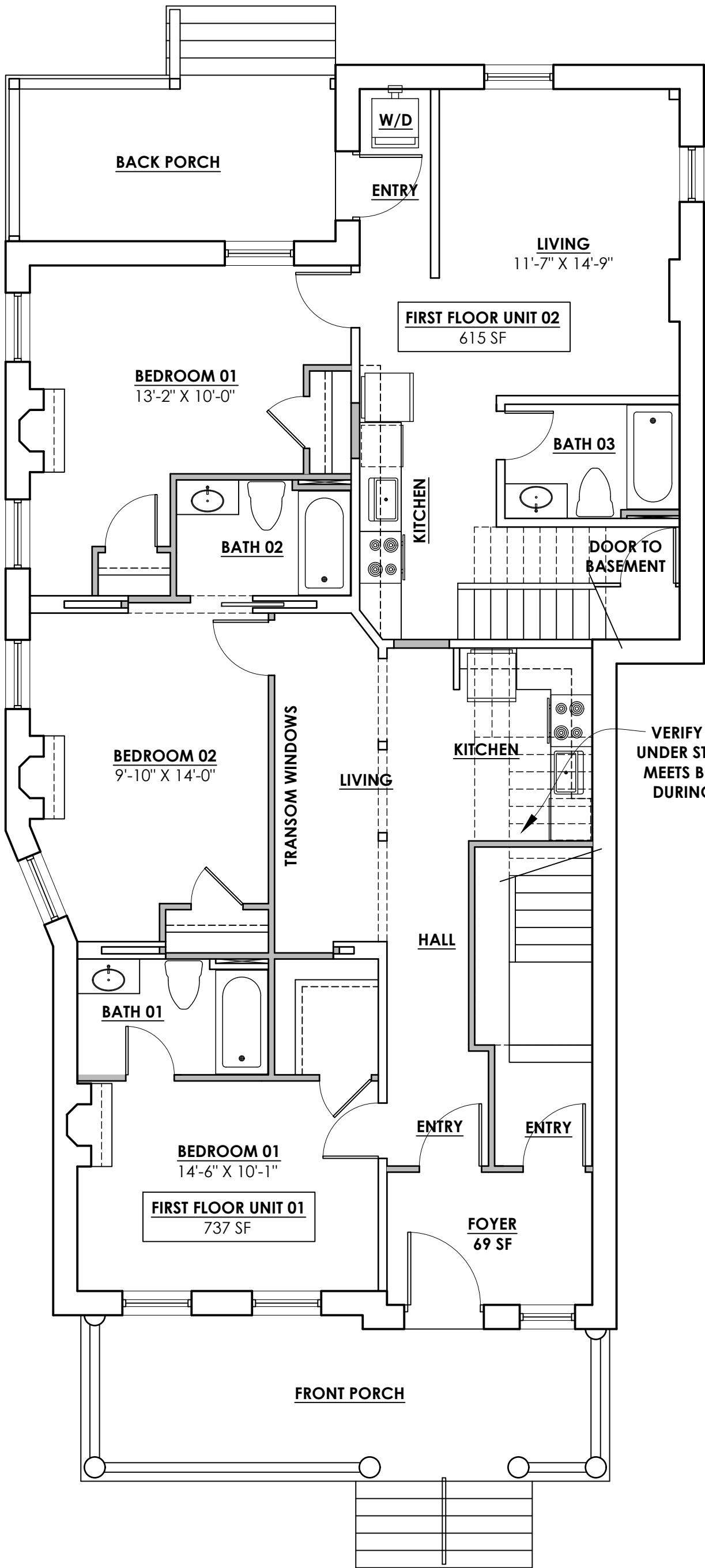
NOTES:
FIRST FLOOR DEMOLITION PLAN

1406 LABURNUM PARK BLVD.
RICHMOND VA 23227
804.264.1729
www.ratiostudio.com





WINDOW TO BE CHANGED TO
GLASS BLOCK IF REQUIRED BY
BUILDING CODE



VERIFY HEAD HEIGHT
UNDER STAIR LOW POINT
MEETS BUILDING CODE
DURING PERMITTING

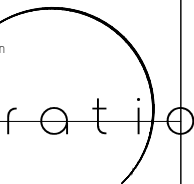
© ratio 2023

02 . 15 . 23
Design 04
SCALE: 3/16" = 1'-0"

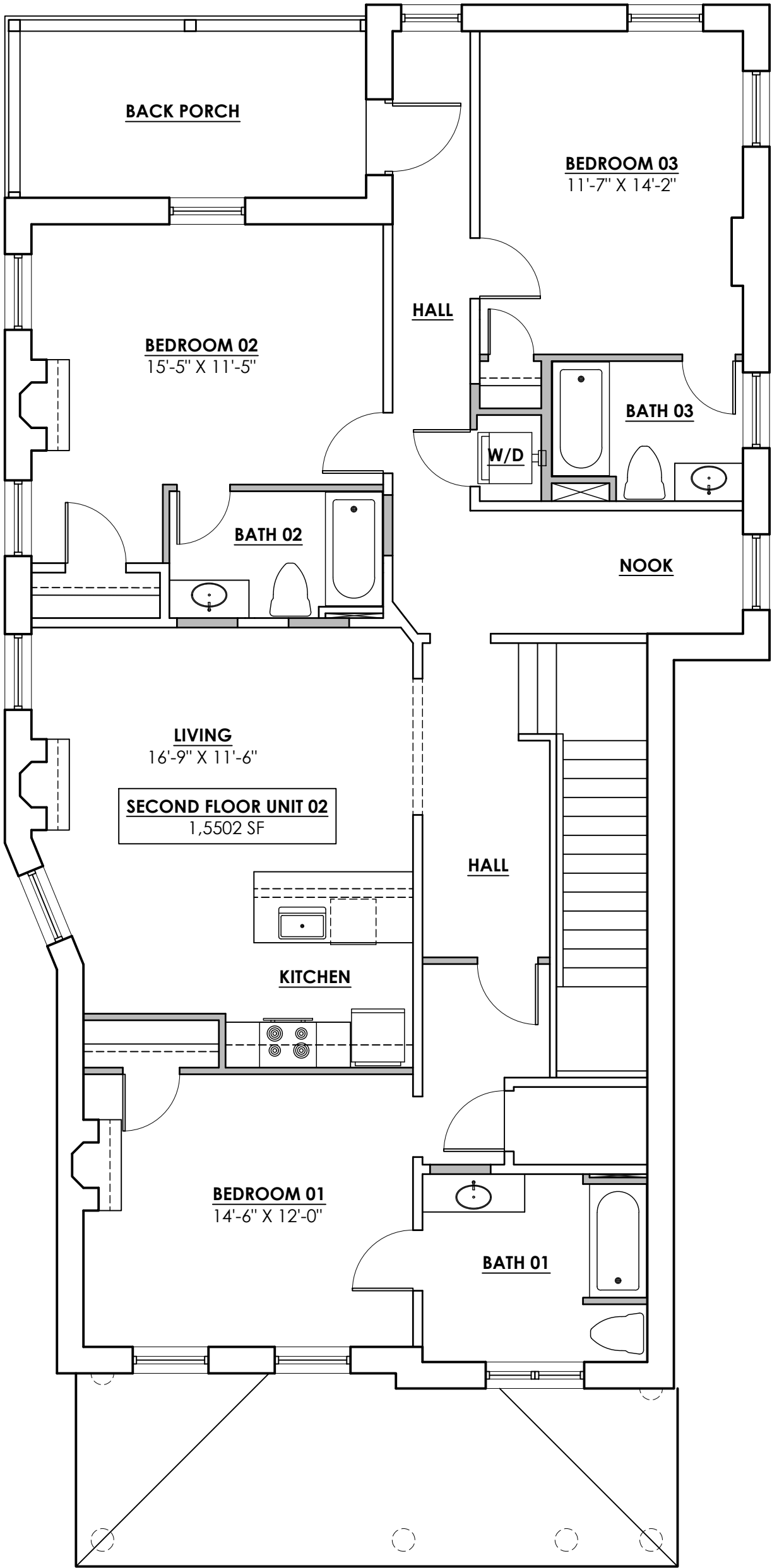
SK - 03
Drawing: 3 of 4
1211 Porter St.
1211 Porter St.
Richmond, Virginia

NOTES:
FIRST FLOOR NEW CONSTRUCTION PLAN

1406 LABURNUM PARK BLVD.
RICHMOND VA 23227
804.264.1729
www.ratiostudio.com



WINDOW TO BE CHANGED TO
GLASS BLOCK IF REQUIRED BY
BUILDING CODE



© ratio 2023

02 . 15 . 23
Design 04

SCALE: 3/16" = 1'-0"

1211 Porter St.

1211 Porter St.
Richmond, Virginia

SK - 04
Drawing: 4 of 4

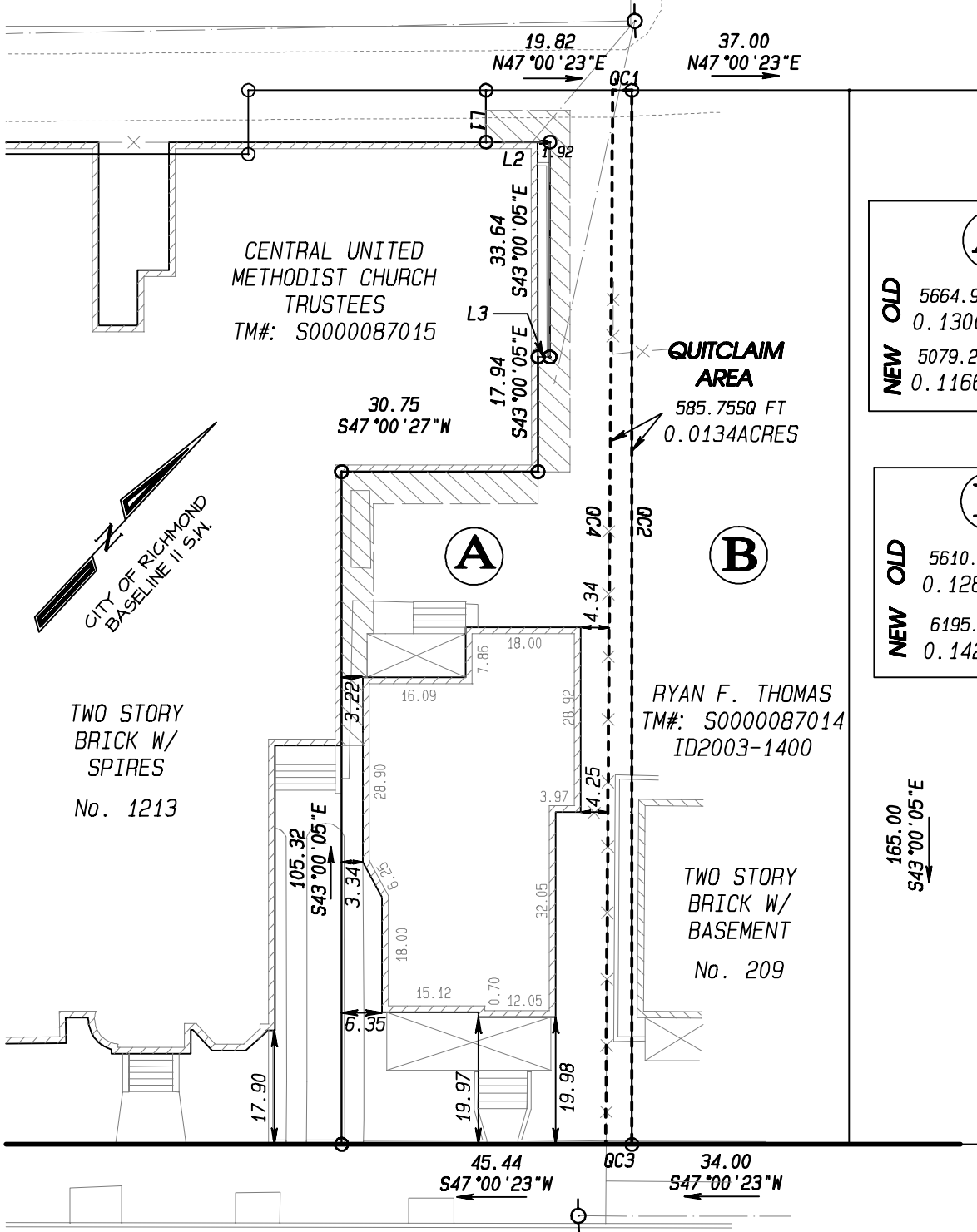
NOTES:
SECOND FLOOR NEW CONSTRUCTION PLAN

1406 LABURNUM PARK BLVD.
RICHMOND VA 23227
804.264.1729
www.ratiostudio.com

ratio

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S43°00'05"E	8.10
L2	N47°00'23"E	10.00
L3	S47°00'23"W	1.86

QUITCLAIM TABLE		
LINE	BEARING	DISTANCE
QC1	N47°00'23"E	3.00
QC2	S43°00'05"E	165.00
QC3	S47°00'23"W	4.10
QC4	N42°37'10"W	165.00



A	
NEW	5664.96SQ FT 0.1300ACRES
OLD	5079.21SQ FT 0.1166ACRES

B	
NEW	5610.00SQ FT 0.1288ACRES
OLD	6195.75SQ FT 0.1422ACRES

165.00
S43°00'05"E



LAND SURVEYORS

PLANNERS

McKNIGHT
& ASSOCIATES, P.C.

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

QUITCLAIM 1211-1209

SCALE: 1" = 25'

BAM DEVELOPMENT, LLC

116 E. Franklin Street
Richmond, VA 23219

January 18, 2023

Jonathan Brown, Planner
City of Richmond
Department of Planning & Development Review
900 East Broad Street
Richmond, VA 23219

Re: Support for 1211 & 1213 Porter Street SUP Application

Dear Mr. Brown:

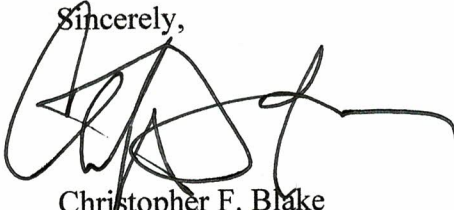
As the owner of 1216 Perry Street and several other properties throughout the Manchester neighborhood, I strongly support this SUP request to divide the parcels and create a 3-unit building at 1211 Porter Street.

In addition to bringing needed housing units to a vacant building, the plan cleanly accomplishes several things. The requested SUP would allow the property, already known as 1211 and 1213, to be split into 2 parcels. It also will allow a revised property line division between 1211 and 1209 so the applicant can quit claim approximately 4' of property to the elderly owner of 1209 who has thought for 40 years that she already owned the property up to her fence.

Mr. McDonald, the contract purchaser, has developed properties in the City of Richmond for a long time, and lives in this same block. I am confident he will do a quality job.

If there is anything I can do to express my support for this SUP request, please contact me directly at (804) 363-9177.

Sincerely,

A handwritten signature in black ink, appearing to read 'CFB', with a long horizontal flourish extending to the right.

Christopher F. Blake
BAM Development, LLC

C: Matthew Ebinger, Principal Planner

Miller & Associates

116 E. Franklin Street
Richmond, VA 23219

January 18, 2023

Jonathan Brown, Planner
City of Richmond
Department of Planning & Development Review
900 East Broad Street
Richmond, VA 23219

Re: Support for 1211 & 1213 Porter Street SUP Application

Dear Mr. Brown:

My company owns, develops, and manages many properties in the Manchester neighborhood where this proposed redevelopment project is located. We have built and sold most of the new duplexes in Manchester, bringing hundreds of new residents and owners into this part of the City. I fully support Sam McDonald's (contract purchaser) SUP request to divide the parcels and create a 3-unit building at 1211 Porter Street.

The plan puts a vacant building back into productive use and on the tax rolls. As I understand, the SUP allows the 3 units that are already available in this zoning with a CUP, and it also accomplishes other goals: the United Methodist Church is selling to make improvements to their Church building at 1213 Porter, and it straightens out a property line issue in favor of an elderly, long-time resident adjacent to 1211 Porter.

We need more residents and less vacant structures in Manchester. Mr. McDonald is a long time, quality developer of City properties, and a resident of the block he seeks to improve.

If there are questions, please contact me directly.

Sincerely,

A handwritten signature in blue ink that reads "Robin Miller" with a horizontal line extending to the left and another to the right.

Robin Miller
President

C: Matthew Ebinger, Principal Planner