



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: 219 S Stafford Avenue, 2329 Parkwood Avenue, Richmond, Virginia Date: \_\_\_\_\_  
 Tax Map #: W0001033035, W000103304 Fee: \$300  
 Total area of affected site in acres: .94 acres

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

**Zoning**

Current Zoning: R-63

Existing Use: multifamily urban residential

**Proposed Use**

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

26 single-family attached dwelling units  
 Existing Use: commercial parking lot

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Madi Ford

Company: Audeo Partners, LLC  
 Mailing Address: 4938 Hampden Lane, #216  
 City: Bethesda State: MD Zip Code: 20814  
 Telephone: (240) 630-2559 Fax: ( )  
 Email: madi@auodeopartners.com

**Property Owner:** Virginia Power and Electric Company

If Business Entity, name and title of authorized signee: Scott J. Beckett, Authorized Representative  
Scott S. Beckett

(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: 170 Frederic Street  
 City: Richmond State: VA Zip Code: 23219  
 Telephone: (216) 780-0689 Fax: ( )  
 Email: Scott.S.Beckett@dominionenergy.com

**Property Owner Signature:** Scott J. Beckett, Authorized Representative

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)



November 30, 2022

Kevin Vonck, Director  
Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219

**Re: 219 South Stafford Ave and 2329 Parkwood Ave Request for Special Use Permit**

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report for the Special Use Permit application for the two parcels located at 219 S Stafford Ave (W0001033046) and 2329 Parkwood Ave (W0001033035). With this application the developer, Audeo Partners LLC, is petitioning City Council for a SUP to allow for development of 26 single-family attached dwellings on the properties. This application follows a preliminary meeting with you and your office on November 15, 2022.

***Existing Site Conditions***

The properties are two parcels currently owned by Dominion Energy located in the Fan District. 2329 Parkwood Ave is a 0.19-acre parcel at the southeast intersection of Parkwood and S Stafford Avenues. 219 S Stafford Ave is a 0.75-acre parcel separated by an alley just south of 2329 Parkwood Ave. Both parcels are currently zoned in the R-63 Multifamily Urban district and currently are used as surface parking lots for Dominion Energy.

A Dominion Energy facility is located across S Stafford Ave to the west. Other properties to the north and east are a mixture of multifamily and attached townhomes. To the south of 219 S Stafford is the Downtown Expressway.

***Current Zoning***

The properties are currently zoned R-63 Multifamily Urban. the intent of the R-63 district is to encourage development of medium density neighborhoods comprised of a mix of residential uses and to promote a pedestrian oriented urban environment that is primarily residential in character, but that includes limited nonresidential uses that serve many of the day-to-day convenience needs of neighborhood residents and provide opportunities for residents to live and work within the neighborhood. The R-63 district permits single-family detached and attached, two-family, and multifamily dwellings. Limited commercial uses are also permitted on corner lots.

Under current zoning, a maximum of 40 multifamily dwelling units, 17 single-family attached dwellings, or 8 single-family detached dwellings would be permitted on the properties.

### ***Proposal***

Should this SUP be granted, the ordinance would authorize a subdivision of these two parcels into 26 fee simple lots will follow. Six parcels would be created at 2329 Parkwood Ave and 20 would be created at 219 S Stafford Ave. Of these 20 parcels at 219 S Stafford Ave, five would have frontage along the street, and the remainder would be interior parcels without street frontage.

A three-story attached dwelling would be constructed on each of the parcels with floor areas approximately between 2,100 and 2,400 SF. Each dwelling would also contain one parking space located in an enclosed garage. While the final designs have not been finalized, the dwellings will be constructed with quality materials in a manner that is complementary to the architecture of the existing neighborhood.

Single-family detached dwellings must be located on lots of not less than 3,000 square feet in area with a width of not less than 25 feet. Single-family attached dwellings must be located on lots of not less than 2,200 square feet in area. Lot width may not be less than 16 feet, except that the width of any lot at the end of a series of attached units may not be less than 19 feet. Multifamily dwellings must be located on lots of not less than 4,000 square feet in total area and not less than 1,000 square feet in area for each dwelling unit. Under current zoning, a maximum of 40 multifamily dwelling units would be permitted.

### ***Master Plan for Future Land Use***

The Richmond 300 Master Plan designates these parcels for Neighborhood Mixed-Use. These properties are located in 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. These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas.

Recommended primary uses are single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. We believe that the proposal for single-family detached dwellings are consistent with Master Plan recommendations for the development of the properties.

### ***Public Outreach***

The proposed request for a special use permit was presented to Stephanie A. Lynch, Council Representative for the 5<sup>th</sup> District, on Friday, November 28, 2022. She was supportive of the overall design and density of the proposal but was generally concerned with recently completed new developments and their impact on parking in the neighborhood. In order to not add to the parking issues, she recommended providing as much off-street parking as feasible on the proposed development.

We also presented the proposal to the Your Neighbors Uptown Association at their meeting on November 29, 2022. The membership received the proposal enthusiastically and provided no negative feedback regarding the proposed development.

***City Charter Conditions***

We trust that you will agree with us that this proposed SUP meets the City Charter criteria for the granting of SUPs as the project 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 be 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.

Thank you for your consideration of this Special Use Permit. Please feel free to contact me at [lory@markhamplanning.com](mailto:lory@markhamplanning.com) or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,



Lory Markham

Enc: application form, existing survey, conceptual plans

cc: Alyson Oliver, Secretary to the City Planning Commission  
The Honorable Stephanie A. Lynch, 5<sup>th</sup> District Representative

# SPECIAL USE PERMIT PLAN

## AP GP GRAYLAND, LLC

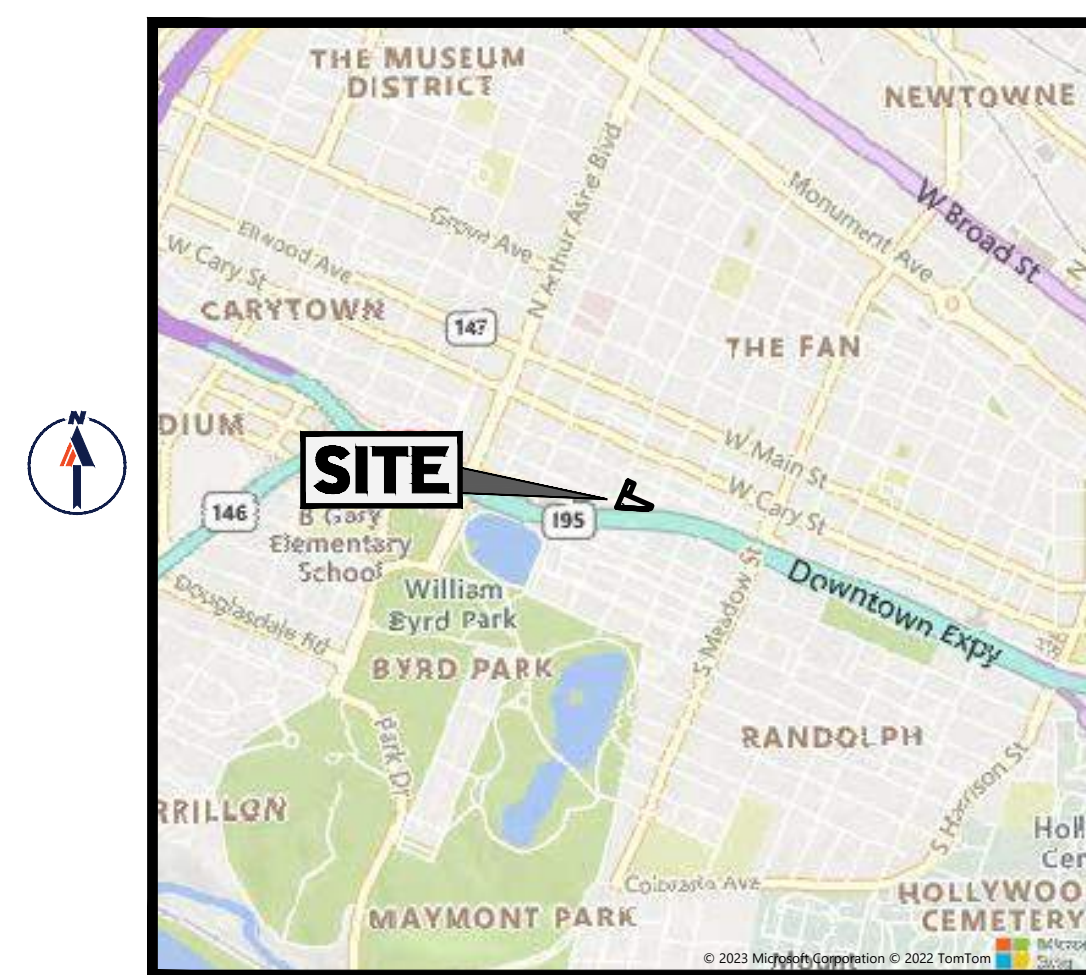
FOR  
PROPOSED

# STAFFORD TOWNHOMES

LOCATION OF SITE  
219 S STAFFORD AVE,  
2329 PARKWOOD AVE  
RICHMOND, VA 23220

**SITE DATA:**

- A. DEVELOPER: AP GP GRAYLAND, LLC  
4938 HAMPDEN LANE, #216  
BETHESDA, MD 20814  
CONTACT: MADI FORD  
EMAIL: MAD@AUDEOPARTNERS.COM  
PHONE: (240) 630-2559
- B. ENGINEER: BOHLER ENGINEERING VA, LLC  
9100 ARBORETUM PARKWAY SUITE 140  
RICHMOND, VA 23236  
CONTACT: RYAN YAUGER, PE  
EMAIL: RYAUGER@BOHLERENG.COM  
PHONE: (804) 893-8200
- C. PROPERTY ADDRESS: 219 SOUTH STAFFORD AVENUE &  
2329 PARKWOOD AVENUE  
RICHMOND, VA 23220
- H. PROPERTY AREA: 40,946 SQ. FT. (0.94 ACRES)
- D. ZONING: R-63
- E. PARCEL ID: W0001033035, 034
- F. EXISTING USE: MULTI-FAMILY RESIDENTIAL RESIDENTIAL (PARKING LOT)
- G. PROPOSED USE: SINGLE FAMILY ATTACHED
- I. BUILDINGS: 26 SINGLE FAMILY ATTACHED DWELLINGS
- J. PARKING:  
REQUIRED: 1 SPACE PER DWELLING UNIT (26 SPACES)  
PROPOSED: 29 SPACES (25 WITHIN UNITS, 2 WITHIN LOT, 2 GUEST SPACES)



LOCATION MAP  
SCALE: N.T.S.

**DEVELOPER**  
AP GP GRAYLAND, LLC  
4938 HAMPDEN LANE, #216  
BETHESDA, MD 20814

PREPARED BY



CONTACT: RYAN YAUGER, PE

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
EXISTING CONDITIONS & DEMOLITION PLAN	C-201
SITE PLAN	C-301
LANDSCAPE PLAN	C-401



REV	DATE	COMMENT	CHECKED BY
1	03/09/23	CITY COMMENTS	AJH RTY



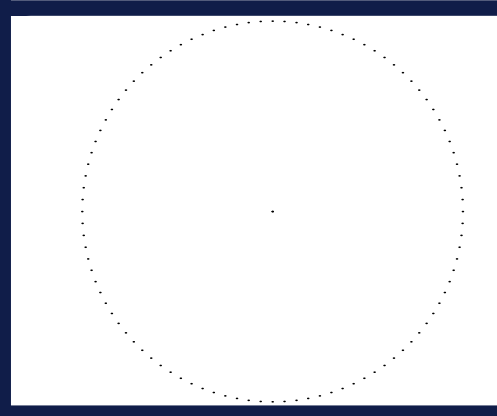
FOR CONCEPT  
PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: VAB220058.00  
DRAWN BY: PCM  
CHECKED BY: RTY  
DATE: 01/13/2023  
CAD ID: SUPP

PROJECT:  
**SPECIAL USE PERMIT PLAN**  
FOR  
AP GP GRAYLAND, LLC  
PROPOSED TOWNHOMES  
219 S STAFFORD AVE,  
2329 PARKWOOD AVE  
RICHMOND, VA 23220

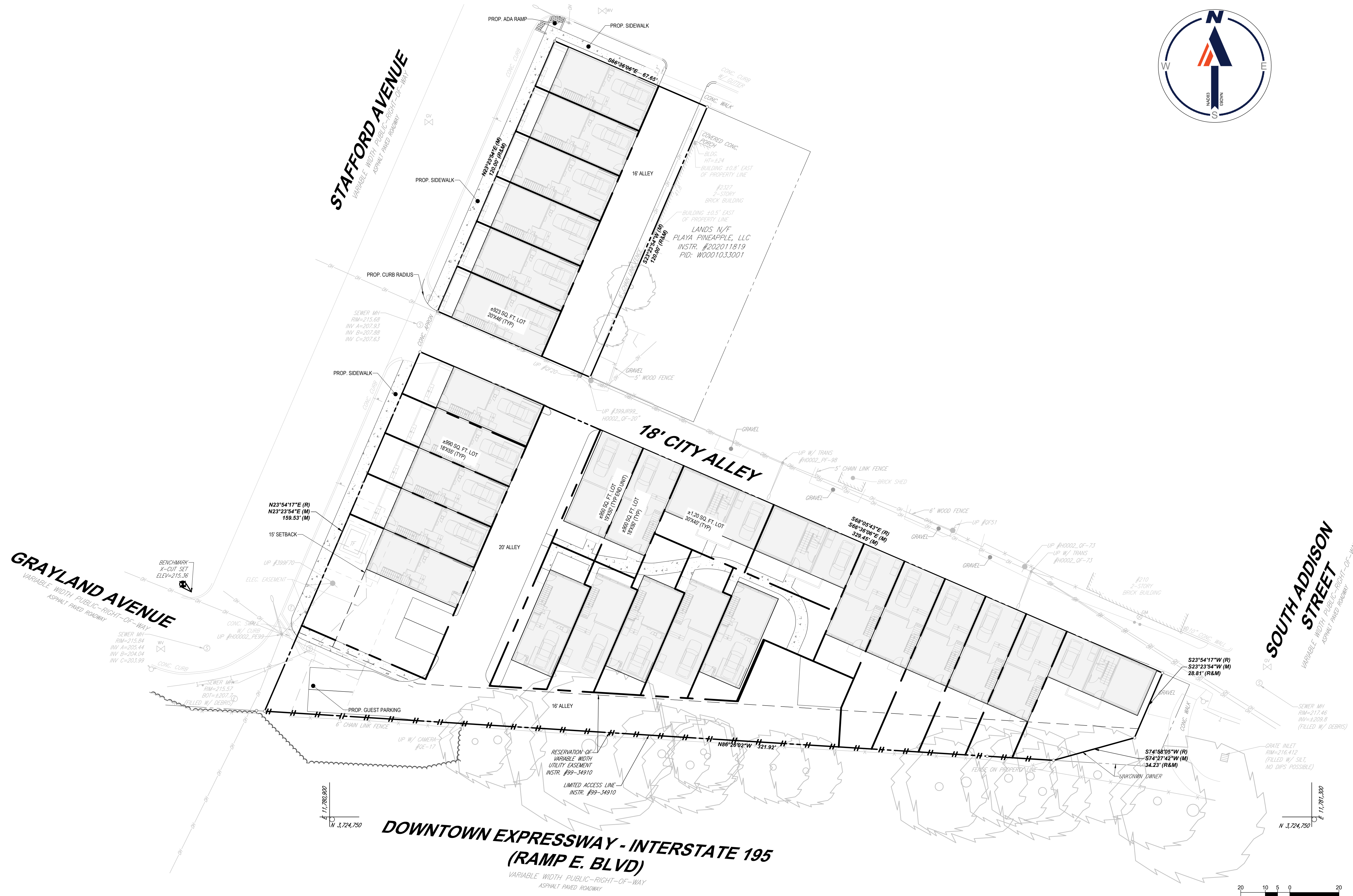
**BOHLER**  
9100 ARBORETUM PKWY, SUITE 140  
RICHMOND, VIRGINIA 23236  
Phone: (804) 893-8200  
VA@BohlerEng.com



SHEET TITLE:  
**COVER SHEET**  
SHEET NUMBER:  
**C-101**  
REVISION 1 - 03/09/23

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORKS AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS AND CODES.

11/03/23 VAB220058.DWG CAD DRAWINGS PLAN SETS SPECIAL USE PERMIT PLAN VAB220058.00-BUPP-1-JAYOUT C-301 SITE PLAN



**NOTES:**  
 1. BUILDING DIMENSIONS AND LOT SIZES ARE APPROXIMATE. DIMENSIONS MAY VARY AT TIME OF BUILDING PERMIT AND SUBDIVISION SUBMISSION.



**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	03/09/23	CITY COMMENTS	AJH	RTY

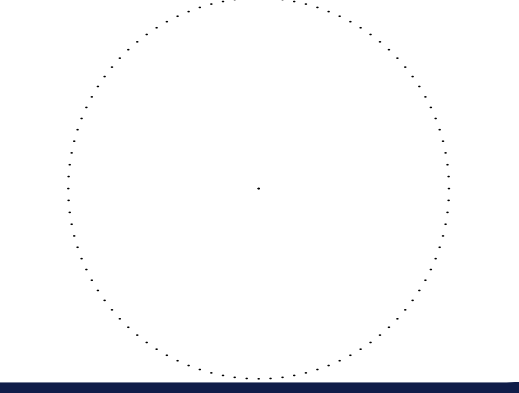
**811**  
 Know what's below.  
 Call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

**FOR CONCEPT PURPOSES ONLY**

PROJECT No.: VAB220058.00  
 DRAWN BY: PCM  
 CHECKED BY: RTY  
 DATE: 01/31/2023  
 CAD ID:

**SPECIAL USE PERMIT PLAN**  
 FOR  
**AP GP GRAYLAND, LLC**  
 PROPOSED TOWNHOMES  
 219 S STAFFORD AVE.  
 2329 PARKWOOD AVE  
 RICHMOND, VA 23220

**BOHLER**  
 9100 ARBORETUM PKWY, SUITE 140  
 RICHMOND, VIRGINIA 23236  
 Phone: (804) 893-8200  
 VA@BohlerEng.com



SHEET TITLE:  
**SITE PLAN**  
 SHEET NUMBER:  
**C-301**

REVISION 1 - 03/09/23

← PARKWOOD AVENUE →

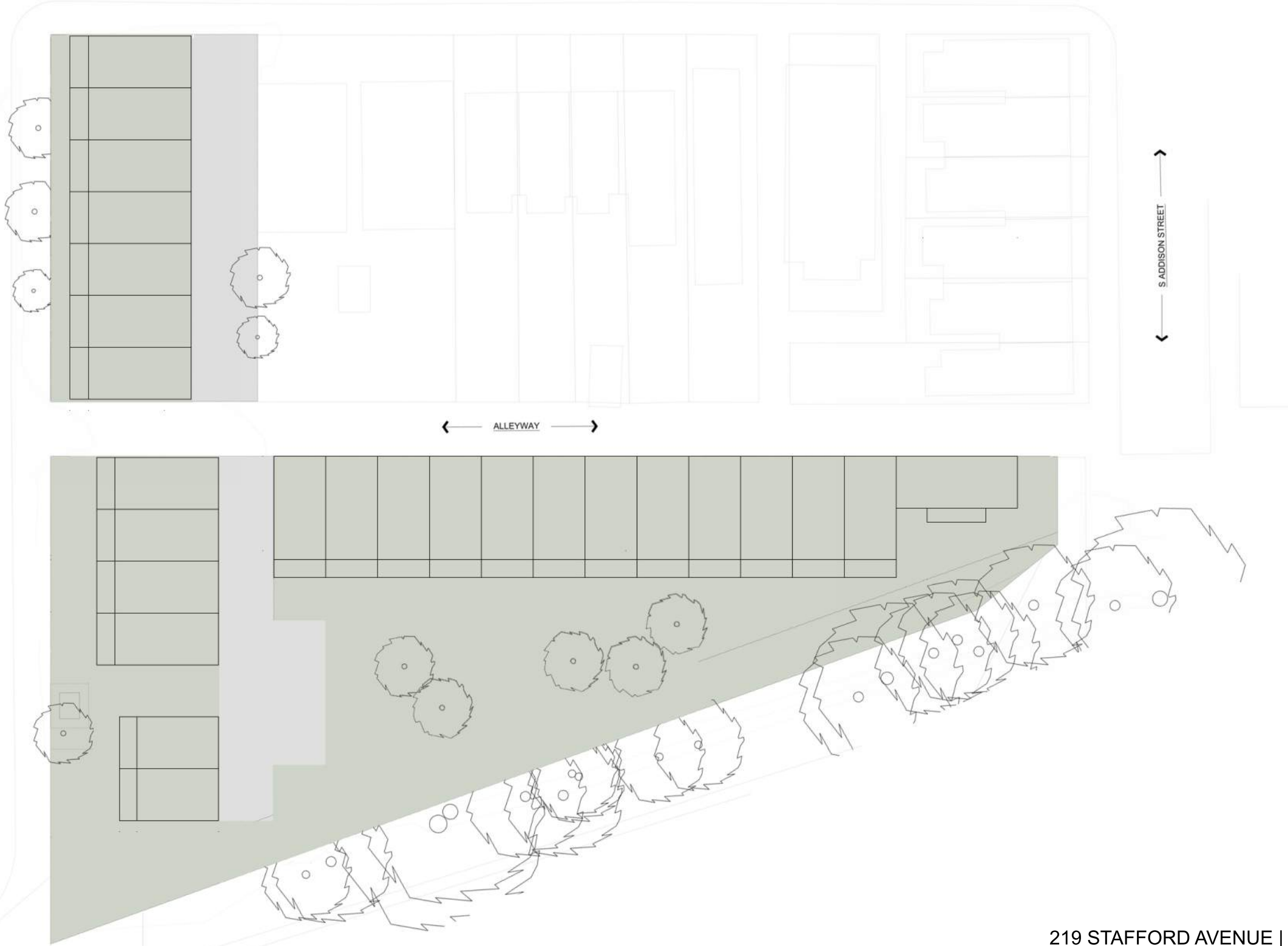
← S STAFFORD AVENUE →

← S ADDISON STREET →

← ALLEYWAY →

← GRAYLAND AVE

219 STAFFORD AVENUE | PLAN B  
PREPARED BY MARKHAM PLANNING  
MAY 12, 2023





PRECEDENT - EXTERIOR

219 S STAFFORD AVENUE | RICHMOND, VA 23220 | WWW.510ARCHITECTS.COM | AUGUST 24, 2022

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PRECEDENT - EXTERIOR

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**NOTES:**

- THE SUBJECT PARCEL IS THE LANDS OF VIRGINIA ELECTRIC AND POWER COMPANY AS RECORDED IN INSTRUMENT NUMBER 99-34910, 99-30813, 00-002888, 9890034668 AND DEED BOOK 4550 PAGE 499, ALL AMONG THE LANDS RECORDS OF THE CITY OF RICHMOND AND HAVING PIDS OF W0001033045 AND W0001033035 PER THE DEPARTMENT OF ASSESSMENTS.
- AREA:  
TITLE PARCEL 9 = 8,118 SQUARE FEET OR 0.186 ACRES (R&M)  
TITLE PARCEL 12 = 32,826 SQUARE FEET OR 0.754 ACRES (R&M)
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.  
  
APPROXIMATE LOCATION OF UNDERGROUND UTILITIES PER PRIVATE UTILITY MARKOUT PERFORMED BY GPRS ON JULY 12, 2022 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PERFORMED IN THE FIELD ON JULY 15, 2022 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
- ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, CITY OF RICHMOND, VIRGINIA INDEPENDENT CITY PANEL 36 OF 83", MAP NUMBER 510129036D, WITH A MAP REVISED DATE OF APRIL 2, 2009.
- NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.

- TITLE NOTES:**
- THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. SHRR-394, WITH A COMMITMENT DATE OF MAY 16, 2022. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:
- TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS, DEVELOPER RIGHTS, OPTIONS, RIGHTS OF FIRST REFUSAL AND RESERVATIONS, AND OTHER MATTERS, IF ANY, AND ANY AMENDMENTS THERETO, APPEARING OF RECORD IN INSTRUMENT RECORDED IN DEED BOOK 103-D, PAGE 102, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (PARCEL 12 - PARCELS 1 - PARCELS 5 AND 6)
  - EXAMINER STATES THAT THE CLERK CANNOT LOCATE A COPY OF DEED BOOK 193-D, PAGE 102 CAN NOT BE LOCATED; MAY AFFECT, RECORD DOCUMENT NOT PROVIDED.
  - RESERVATION OF A VARIABLE WIDTH EASEMENT FOR UTILITIES IN DEED DATED DECEMBER 29, 1999, RECORDED AS INSTRUMENT NO. 99-34910 AND SHOWN ON ATTACHED PLAT. (PARCEL 12 - PARCEL 1), AFFECTS TITLE PARCEL 12, SHOWN.
  - PLAT MADE BY THE DEPARTMENT OF PUBLIC WORKS, RICHMOND, VIRGINIA, DATED OCTOBER 20, 1999, AND REVISED ON DECEMBER 27, 1999, ENTITLED "CITY OWNED PROPERTY PROPOSED TO BE DECLARED AS SURPLUS AND SOLD KNOWN AS LOT-2326 GRAYLAND AVENUE, NORTH OF THE DOWNTOWN EXPRESSWAY BETWEEN STAFFORD AVENUE AND ADDISON STREET (PARCEL W0001033045) (THE "PLAT"), RECORDED WITH THE DEED AS INSTRUMENT NO. 99-34910 SHOWS THE FOLLOWING:  
A) FENCES DO NOT CONFORM TO PROPERTY LINES; SEE CURRENT SURVEY, LOCATION, AND RELATIONSHIP OF FENCES ARE SHOWN.  
B) LIMITED ACCESS LINE; AFFECTS TITLE PARCEL 12, SHOWN.  
C) 18' CITY ALLEY; BENEFITS TITLE PARCEL 12 AND TITLE PARCEL 9, 18' CITY ALLEY SHOWN.
  - SUBJECT PROPERTY ABUTS RTE. 88 (RAMP E. BOULEVARD), A LIMITED-ACCESS HIGHWAY. EXCEPTION IS TAKEN TO THE LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND FROM SAID HIGHWAY. (PARCEL 12), AFFECTS TITLE PARCEL 12, SHOWN AS EXCEPTION 13.

**LEGAL DESCRIPTION**

PARCEL 9 - 2329 PARKWOOD AVENUE:  
THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN CITY OF RICHMOND, VIRGINIA, KNOWN AND DESIGNATED AS "TITLE PARCEL 9", CONTAINING 0.186 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN PLAT ENTITLED "ALTANSPS LAND TITLE SURVEY, GRAYLAND MULTIFAMILY UNIT, 219 SOUTH STAFFORD AVENUE, CITY OF RICHMOND, VIRGINIA", DATED JULY 15, 2022, MADE BY BOHLER, AND DULY RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

BEING THE SAME REAL ESTATE CONVEYED TO VIRGINIA ELECTRIC AND POWER COMPANY, A CORPORATION, BY DEED FROM FIRST AND MERCHANTS NATIONAL BANK OF RICHMOND, TRUSTEE UNDER THE WILL OF DAVID T. GRIFFITH, DECEASED, DATED AUGUST 6, 1946, RECORDED AUGUST 14, 1946, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, IN DEED BOOK 4550, PAGE 499.

PARCEL 12 - 219 S. STAFFORD AVENUE KNOWN AS TAX PARCEL W000-1033046 PER TAX RECORDS, CITY OF RICHMOND:  
THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING IN CITY OF RICHMOND, VIRGINIA, KNOWN AND DESIGNATED AS "TITLE PARCEL 12", CONTAINING 0.754 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN PLAT ENTITLED "ALTANSPS LAND TITLE SURVEY, GRAYLAND MULTIFAMILY UNIT, 219 SOUTH STAFFORD AVENUE, CITY OF RICHMOND, VIRGINIA", DATED JULY 15, 2022, MADE BY BOHLER, AND DULY RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

BEING THE SAME REAL ESTATE CONVEYED TO VIRGINIA ELECTRIC AND POWER COMPANY BY DEED FROM DAVID A. GARRAGHY AND MARTHA C. TINGLE DATED NOVEMBER 9, 1999, RECORDED NOVEMBER 9, 1999 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 99-30813.

BEING THE SAME REAL ESTATE CONVEYED TO VIRGINIA ELECTRIC AND POWER COMPANY BY DEED FROM RICHMOND METROPOLITAN AUTHORITY, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA, DATED DECEMBER 29, 1999, RECORDED DECEMBER 30, 1999 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 9890034668.

BEING THE SAME REAL ESTATE CONVEYED TO VIRGINIA ELECTRIC AND POWER COMPANY BY DEED FROM DOROTHY L. LESTER DATED FEBRUARY 7, 2000, RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 00-002888.

BEING THE SAME REAL ESTATE CONVEYED TO VIRGINIA ELECTRIC AND POWER COMPANY BY DEED FROM THE CITY OF RICHMOND, VIRGINIA DATED DECEMBER 29, 1999, RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 99-34910.



LOCATION MAP  
SCALE: 1"=200'

**LEGEND**

- 123 --- EXISTING CONTOUR
- x 123.45 EXISTING SPOT ELEVATION
- x TC 123.45 EXIST. TOP OF CURB ELEVATION
- x C 122.95 EXIST. GUTTER ELEVATION
- HYDRANT
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- OH — OVERHEAD WIRES
- G — APPROX. LOC. UNDERGROUND GAS LINE PER PRIVATE UTILITY MARKOUT
- W — APPROX. LOC. UNDERGROUND WATER LINE PER PRIVATE UTILITY MARKOUT
- T — APPROX. LOC. UNDERGROUND TEL. LINE PER PRIVATE UTILITY MARKOUT
- E — APPROX. LOC. UNDERGROUND ELEC. LINE PER PRIVATE UTILITY MARKOUT
- UTILITY POLE
- ⊠ TRANSFORMER
- ⊕ SANITARY MANHOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ ELECTRIC MANHOLE
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ SIGN
- BOLLARD
- ⊠ METAL GUARDRAIL
- ⊠ FENCE
- LSA LANDSCAPED AREA
- ⊠ CLEAN OUT
- ⊠ PAINTED ARROWS
- ⊠ TITLE REPORT EXCEPTION
- ⊠ DENOTES PARKING SPACE COUNT
- ⊠ BENCHMARK
- ⊠ UTILITY POLE/LIGHT POLE
- ⊠ STREET LIGHT
- ⊠ GUY WIRE
- ⊠ TREE LINE
- ⊠ TREE (SIZE NOTED)
- ⊠ PROP. CORNER TO BE SET
- ⊠ LIMITED ACCESS LINE PER INSTR. #99-34910 25

**UTILITIES:**  
THE FOLLOWING COMPANIES WERE NOTIFIED BY VIRGINIA MISS UTILITY SYSTEM (1-800-562-7001) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. TICKET NUMBER: B218901080-008

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
COMCAST	NO CONFLICT	804-562-3861
RICHMOND CITY - GAS	MARKED	804-921-9126
RICHMOND CITY - WATER	MARKED	804-921-9126
RICHMOND CITY - SEWER	MARKED	804-921-9126
RICHMOND CITY - STORM WATER	NO CONFLICT	804-921-9126
RICHMOND CITY - STREET LIGHT	MARKED	804-921-9126
DOMINION ELECTRIC DISTRIBUTION	MARKED	804-387-9083
VERIZON	MARKED	804-286-1721

**UTILITIES:**  
THE FOLLOWING COMPANIES WERE NOTIFIED BY VIRGINIA MISS UTILITY SYSTEM (1-800-562-7001) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. TICKET NUMBER: B21890117-008

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
COMCAST	NO CONFLICT	804-562-3861
RICHMOND CITY - GAS	MARKED	804-921-9126
RICHMOND CITY - WATER	MARKED	804-921-9126
RICHMOND CITY - SEWER	MARKED	804-921-9126
RICHMOND CITY - STREET LIGHT	MARKED	804-921-9126
DOMINION ELECTRIC DISTRIBUTION	MARKED	804-387-9083
VERIZON	MARKED	804-286-1721

1	REVISED PER NEW TITLE COMMITMENT & CORNERS SET	CJB	09/16/22
No.	DESCRIPTION OF REVISION	BY:	DATE

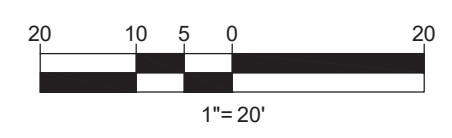
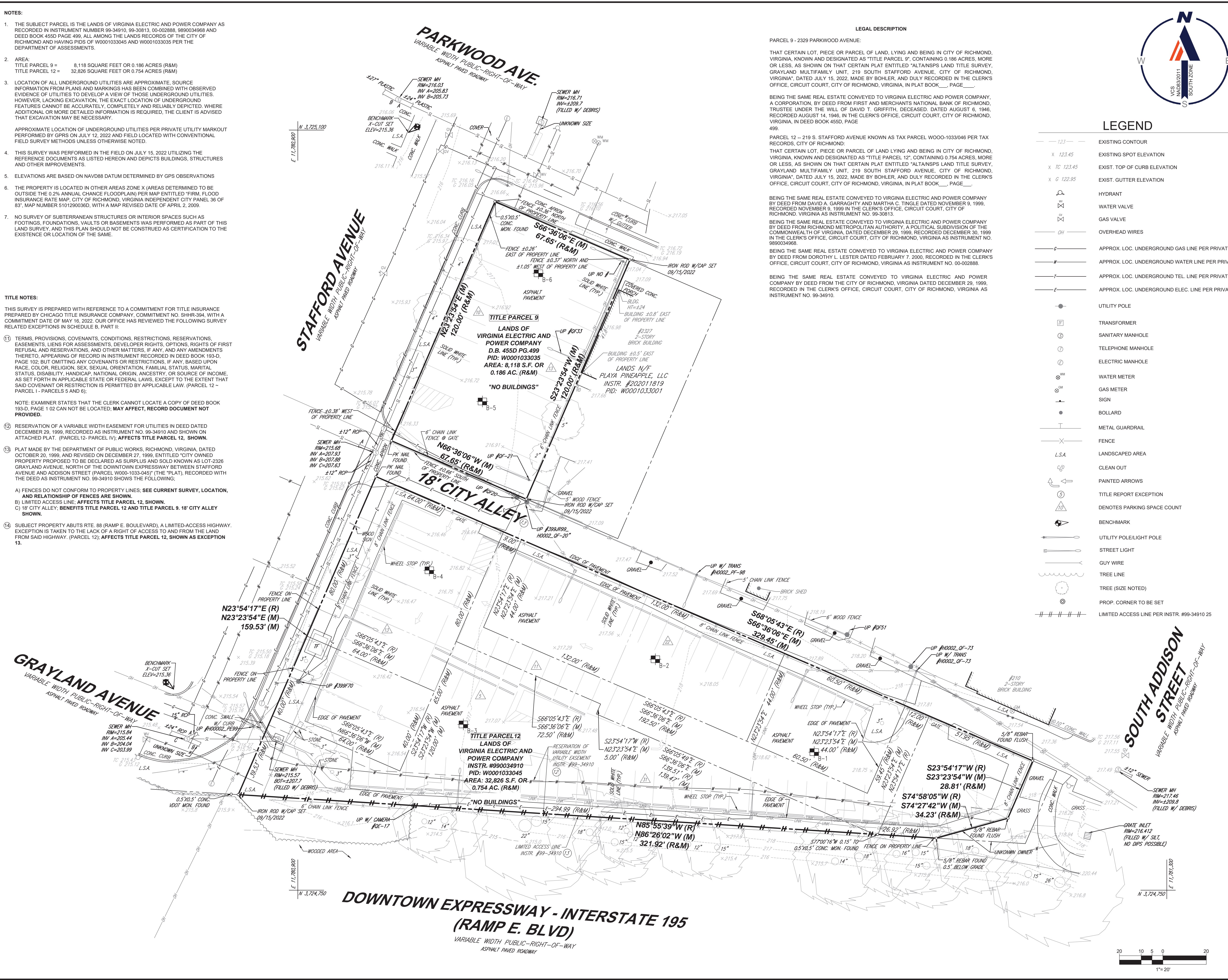
TO AUDEO PARTNERS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY; AND CHICAGO TITLE INSURANCE COMPANY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 9, 11(B) & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 15, 2022.

**ERIC K. NISKANEN**  
LAND SURVEYOR  
Lic. No. 1524-B  
DATE 09-16-22

**ALTANSPS LAND TITLE SURVEY**  
**GRAYLAND MULTIFAMILY UNIT**  
219 SOUTH STAFFORD AVENUE  
CITY OF RICHMOND, VIRGINIA

FILE NO. VAB220058	DATE 07/25/22	FIELD DATE 07/15/22	CREW CHIEF JS	DRAWN CJB	REVIEWED SE	APPROVED EKN	SCALE 1"=20'	DWG. NO. 1 OF 1
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# City of Richmond Department of Planning & Development Review

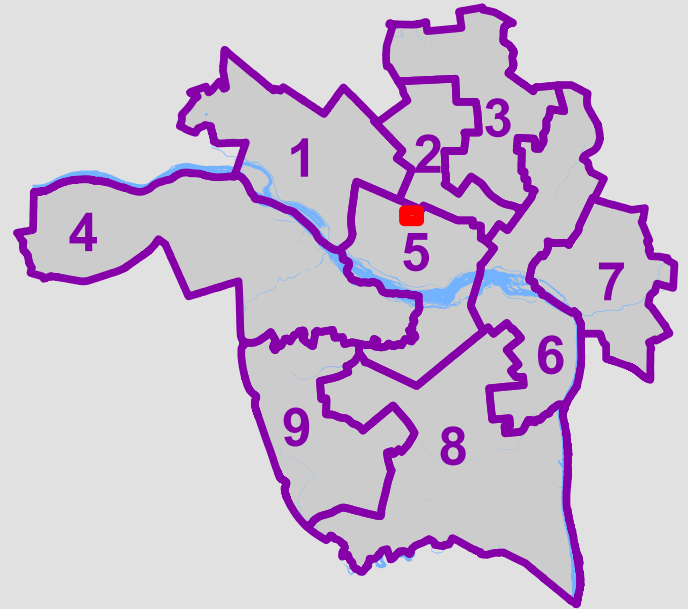
## Special Use Permit

**LOCATION:** 219 South Stafford Avenue and  
2329 Parkwood Avenue

**APPLICANT:** Markham Planning

**COUNCIL DISTRICT:** 5

**PROPOSAL:** To authorize the special use of the  
properties known as 219 South Stafford Avenue and  
2329 Parkwood Avenue for the purpose of twenty-six  
(26) single-family attached dwellings, upon certain  
terms and conditions



*For questions, please contact Matthew Ebinger  
at 804-646-5789 or [matthew.ebinger@rva.gov](mailto:matthew.ebinger@rva.gov)*

