



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: 411 Brook Road, Richmond, VA 23220 Date: 12/27/2022
 Tax Map #: N0000120043 Fee: _____
 Total area of affected site in acres: 0.028

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

Zoning

Current Zoning: RO-2 Residential-Office

Existing Use: Residential

Proposed Use

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

2 residential apartments: 1 upper floor and 1 lower floor
 Existing Use: 1 residential unit (primarily upper floor; unclear what lower floor was previously used for)

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: F. Rob Ries

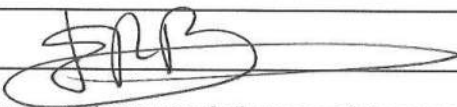
Company: _____
 Mailing Address: 201 Hull Street, Unit 33
 City: Richmond State: VA Zip Code: 23224
 Telephone: (703) 861-9444 Fax: ()
 Email: frobries@gmail.com

Property Owner: FRob Real Estate, LLC

If Business Entity, name and title of authorized signer: F. Rob Ries, Manager

(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: 201 Hull Street, Unit 33
 City: Richmond State: VA Zip Code: 23224
 Telephone: (703) 861-9444 Fax: ()
 Email: frobries@gmail.com

Property Owner Signature: 

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

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

Special Use Permit – Applicant’s Report

411 Brook Road
Richmond, VA 23220

Submitted By:

F. Rob Ries
703-861-9444
frobries@gmail.com

December 27, 2022

The current use of this two-story row house is as a residential property. If it were to remain single residential [two-story] unit, we would target 3 to 4 bedrooms.

The proposed use of this two-story row house is as two residential properties, one one-bedroom unit upstairs and one studio unit downstairs.

With respect to the specific concerns outlined in the Special Use Permit Application:

- a) I do not see how changing a single 3 to 4 bedroom unit to the proposed two units would have any effect on the safety, health, morals, or general welfare of the community.
- b) I would expect the congestion in streets, roads, alleys, and other public ways to be similar when comparing the single 3 to 4 bedroom unit scenario vs. the two units scenario.
- c) If we convert to two units, we would have to improve the fire protection between the floors (the property as it now stands has exposed wood joists in the first floor ceiling)...so fire hazards would likely be decreased if we convert to two units.
- d) Again, as stated in b), above: I would expect the population to be comparable between the single 3 to 4 bedroom unit and the two unit configuration.
- e) Because the number of residents would be similar either way, I do not anticipate any adverse impact to sewage, disposal, or other public services.
- f) I do not see any interference with adequate light and air in the two unit configuration.

411 Brook Road Building Permit Plans

Owner
FROB REAL ESTATE LLC
201 Hull Street Unit 33
Richmond, VA, 23224

Engineer
Obsidian, Inc.
Charles R. Field, P.E.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Property Information
Parcel ID: N0000120043
Zoning: RO2
Use: Residential
Setbacks: Front Yard = -
Side Yard = -
Rear Yard = -
Lot Coverage: < 60%

Table of Contents

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S1.1	Structure
S7.1	Calculations

Room Area Tabulation

Name	Area
First Floor	
First Floor	677 SF
First Floor	677 SF
Grand total	677 SF

NCS Sheet Identification Standards

Discipline Designators	Sheet Type Designator
G General: Sheet list, symbols, code summary	0 General: Symbol legend, abbreviations, general notes
H Hazardous Materials Abatement, handling, etc.	1 Plans
V Survey / Mapping	2 Elevations
B Geotechnical	3 Sections
C Civil	4 Large Scale Drawings: plans, elevations, sections
L Landscape	5 Details
S Structural	6 Schedules and Diagrams
A Architectural	7 User Defined (Calculations for Obsidian, Inc.)
I Interiors	8 User Defined
Q Equipment	9 3D drawings: isometric, perspective, photos
F Fire Protection	
P Plumbing	
D Process	
M Mechanical	
E Electrical	
W Distributed Energy	
T Telecommunications	
R Resource Existing conditions / buildings	
X Other Disciplines	
Z Contractor / Shop Drawings	
O Operations	

N-##-##
Sheet Sequence Number
Sheet Type Designator
Discipline Designator

Scope of Work

Scope of work will generally consist of the renovation to an existing structure in accordance with these plans and the Virginia Residential Code, 2018.

General Notes

- The structure will be constructed in accordance with the 2018 edition of the "Virginia Residential Code", the Virginia Statewide Uniform Building Code and the applicable City of Richmond ordinances.
- The contractor is responsible for compliance with City, State and Federal job site safety requirements.
- These plans are being provided without the benefit of external review by a third party. The client accepts responsibility for plans as drawn and will notify designer of any deficiencies that may be encountered during plan review or construction. If the contractor or contractors agent discovers missing or in complete details or conflicting items of work, they are obliged to call these items to the attention of the designer. Failure to do so may result in the designer disallowing any claims for cost incurred due to these deficiencies.
- The contractor shall verify all dimensions and conditions prior to start of work, and any discrepancies will immediately be brought to the attention of the engineer.
- Plans and specifications in some instances, do not contain specific instructions for installation or preparation methods. Contractor and their subs are responsible for following ASTM standards and applicable codes.
- All decorative elements and finishes are to be selected by owner and/or interior designer and contractor to verify with owner and/or interior designer pertaining to any special requirements for ordering and installation prior to ordering and installation.
- Glazing in windows shall be tempered if the bottom edge is less than 18" above floor, in walls enclosing bathtub or showers, within 24" of arc of either vertical edge of a door, or less than 36" above the plane of stairways or landings. Glazing in all fixed and operable panels of swinging, sliding and bifold doors shall be tempered.
- Carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. The carbon monoxide detector shall comply with NFPA 720 and UL 2075.
- Enclosed accessible space under stairs shall have walls, under-stair surface, and any soffits protected on the enclosed side with 1/2" gypsum board.
- Bathrooms and water closet compartments shall be provided with not less than 3 sf of glazing area (one-half must be operable) or an exhaust fan in compliance with Section M1507 of the code.
- Provide a fire extinguisher (2-A:10-B:C) in the kitchen area if the home does not contain an approved sprinkler system.
- Smoke alarms shall be installed in the following locations:
 - In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 - Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower.
- The structure shall be protected from subterranean termites by one of the following methods or a combination of these methods:
 - Chemical termiticide treatment, as provided in Section R318.2.
 - Termite baiting system installed and maintained according to the label.
 - Pressure-preservative-treated wood in accordance with the provisions of Section R317.1.
 - Naturally durable termite-resistant wood.
 - Physical barriers as provided in Section R318.3 and used in locations as specified in Section R317.1.
- Basements, habitable attics, and every sleeping room shall have at least one operable emergency escape and rescue opening. The sill height shall be not more than 44" to the bottom of the clear opening. Openings not on grade level shall have a min net clear opening of 5.7 sf. Openings on grade level or below shall have a min net clear opening of 5 sf. The min clear opening height shall be 24". The min clear opening width shall be 20".
- Attic access shall be provide with a minimum size of 22" x 30"
- All lumber unless otherwise noted is to be Southern Pine No. 2.
- Each bedroom shall have at a minimum one egressable window
- There will not be a fire sprinkler system.
- There is no proposed fire detection system or alarm.
- The occupancy is Residential Group R-3.
- The construction type is V-B.
- There are X stories.
- The house is located in Climate Zone 4.
- VRC 2018 minimum insulation and fenestration requirements:
 - Fenestration U-factor : 0.35
 - Ceiling R-value : 20
 - Wood frame wall R-value : 15 cavity or 13 + 1 continuous
 - Mass wall R-value : 8/13
 - Floor R-value : 19
 - Basement wall R-value : 10/13
 - Slab R-value & depth: 10, 2ft
 - Crawlspace wall R-value : 10/13
- Load criteria:
 - Bearing soil capacity = 1500 psf*
 - Floor live load = 40 psf
 - Floor dead load = 10 psf
 - Roof live load = 20 psf
 - Roof dead load = 10 psf
 - Snow loads = 20 psf
 - Basic Wind speed = 115 mph
 - Seismic Category: B.
 - Exposure: B.

* In lieu of a complete geotechnical evaluation, the load-bearing values in Table R401.4.1 has been assumed.



Go.1

Rev. Description

Date

October 27, 2022

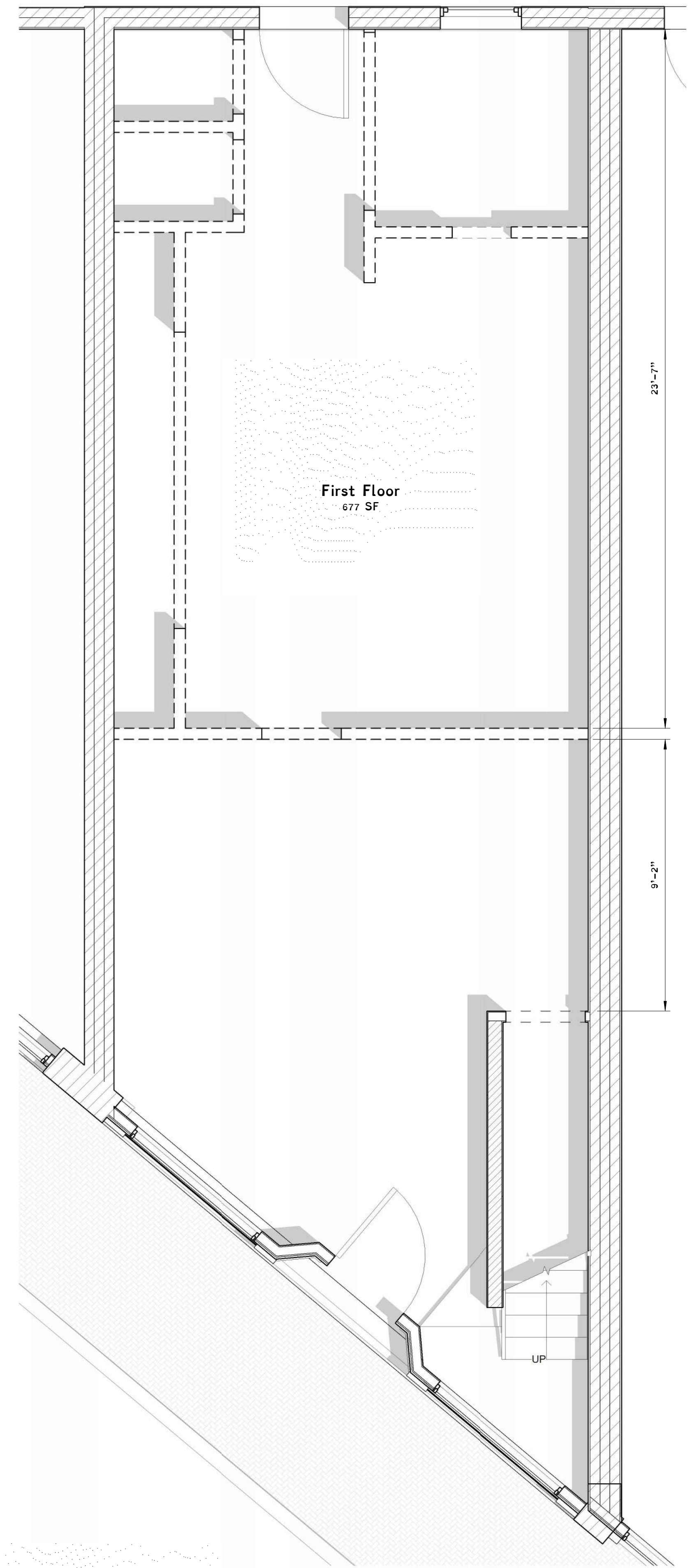
Cover Sheet

411 Brook Road
F. Robert Ries

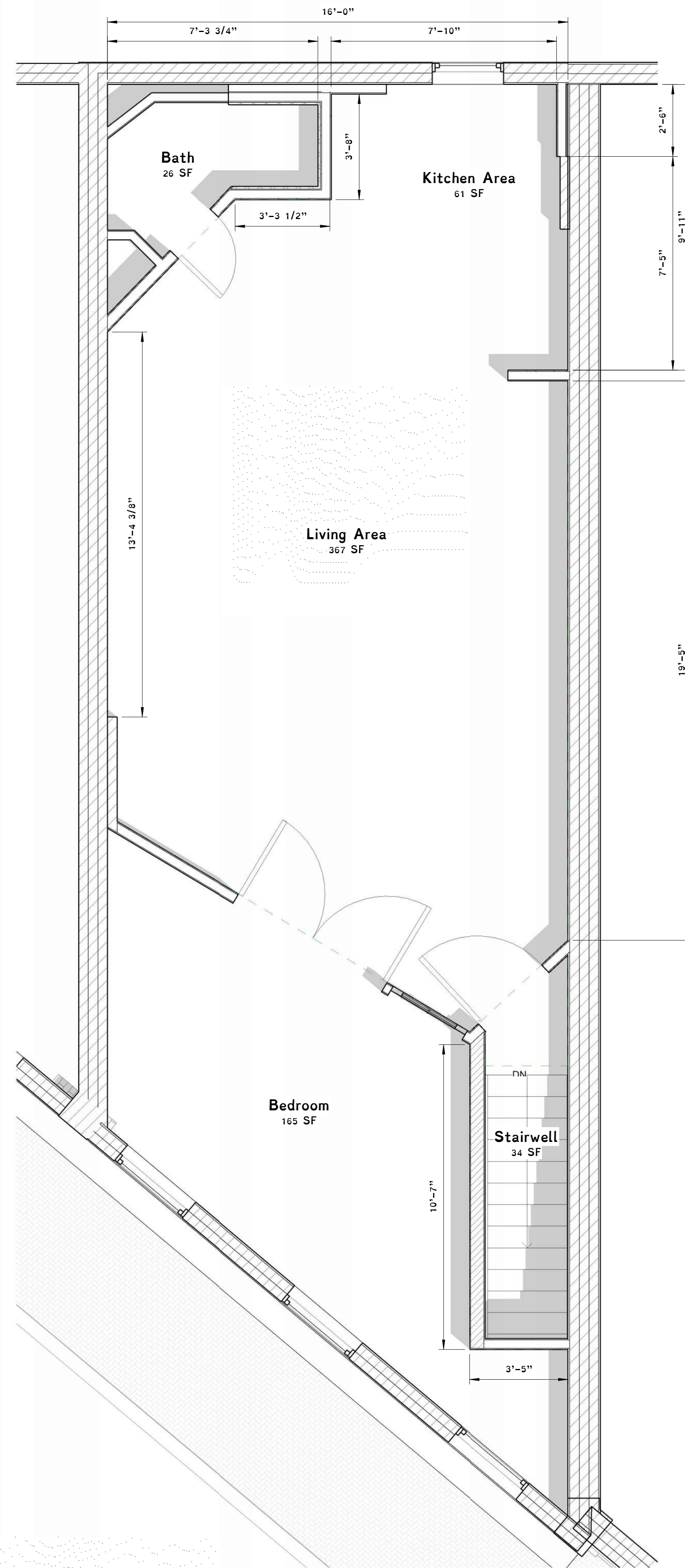
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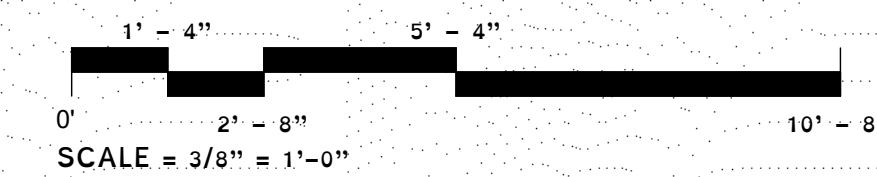
Obsidian
A Professional Engineering Practice
417 North 22nd Street
Richmond, VA 23223
804.647.1589



1 1st Floor - Existing
3/8" = 1'-0"



2 2nd Floor - Existing
3/8" = 1'-0"



A1.1

Rev.	Date	Description

October 27, 2022

Floor Plan
411 Brook Road
F. Robert Ries

City of Richmond, VA

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Rev.	Date	Description

October 27, 2022

Elevations
411 Brook Road
F. Robert Ries

City of Richmond, VA

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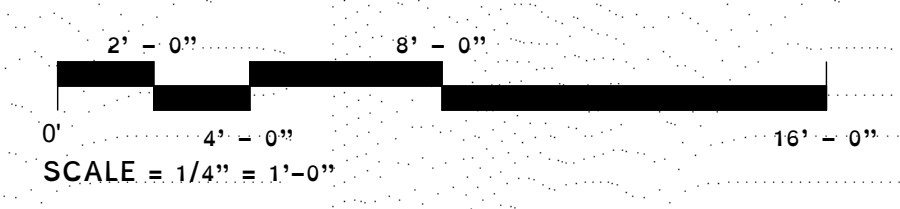
Obsidian
 A Professional Engineering Practice
 417 North 22nd Street
 Richmond, VA 23223
 804.647.1589



1 Section 2
 1/4" = 1'-0"



2 Existing North
 1/4" = 1'-0"

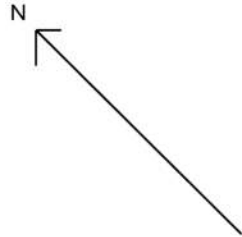
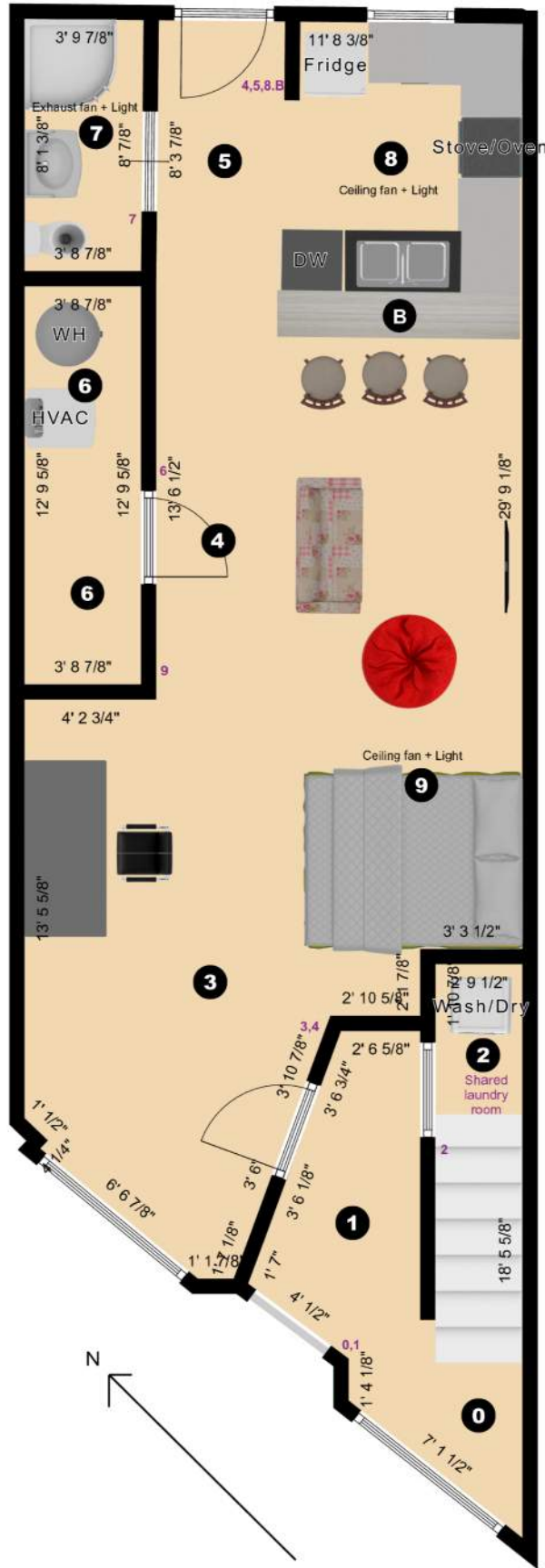


← 3' 9 7/8" → ← 4' 3/4" → ← 7' 1 3/4" →

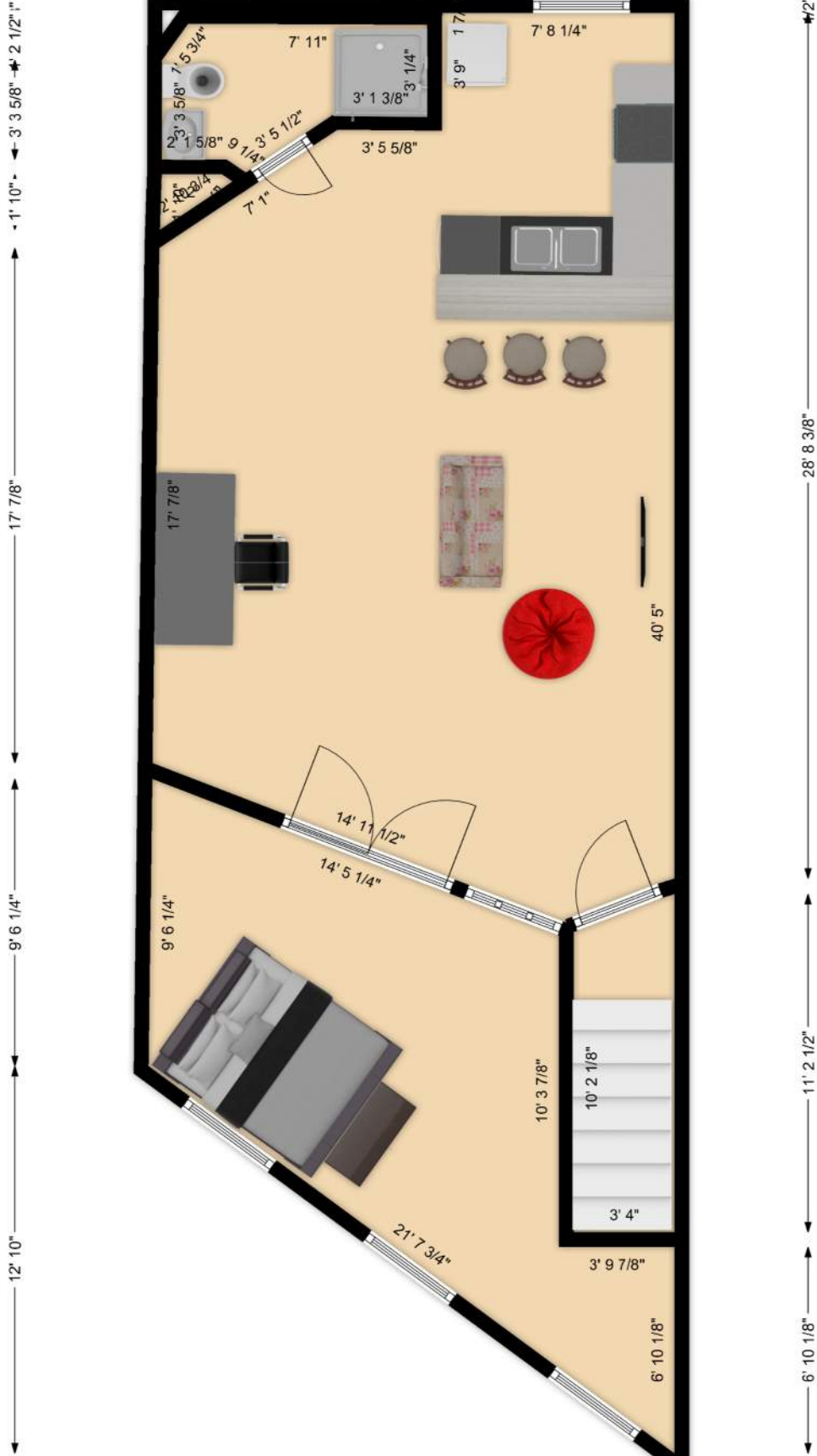
↑ 8' 1 3/8" ↑ 12' 9 5/8" ↑ 13' 5 5/8" ↑ 4' 2 1/4" → 1/8" 3" ↑ 4' 5 1/8" → 4' 1/8"

↑ 3/4" ↑ 29' 9 1/8" ↑ 18' 5 5/8" ↑ 3/4"




White numbers in black circles = lights; purple numbers = corresponding light switches



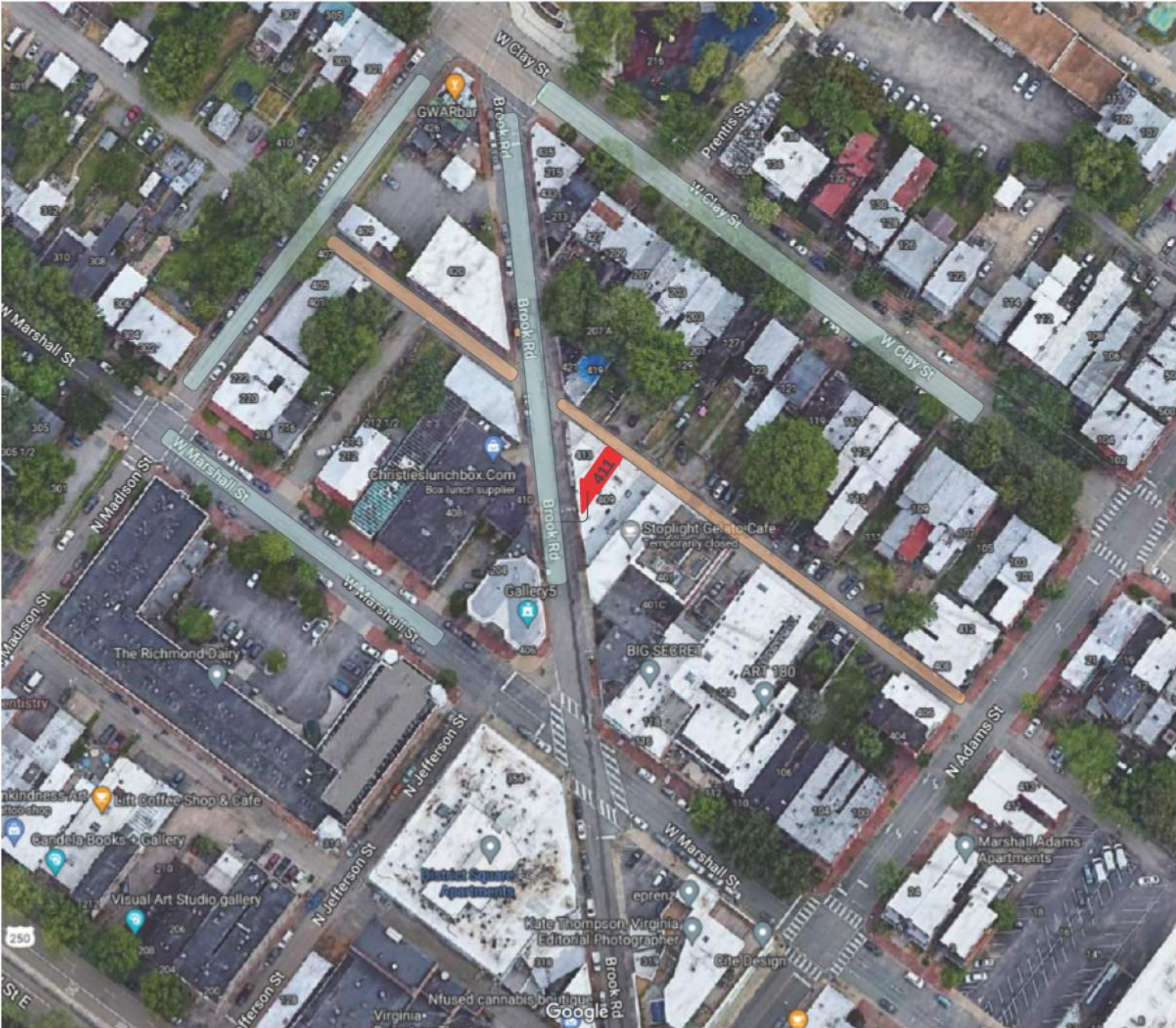
23/4" 4' 6" 4' 3 3/8" 7' 8 1/4"

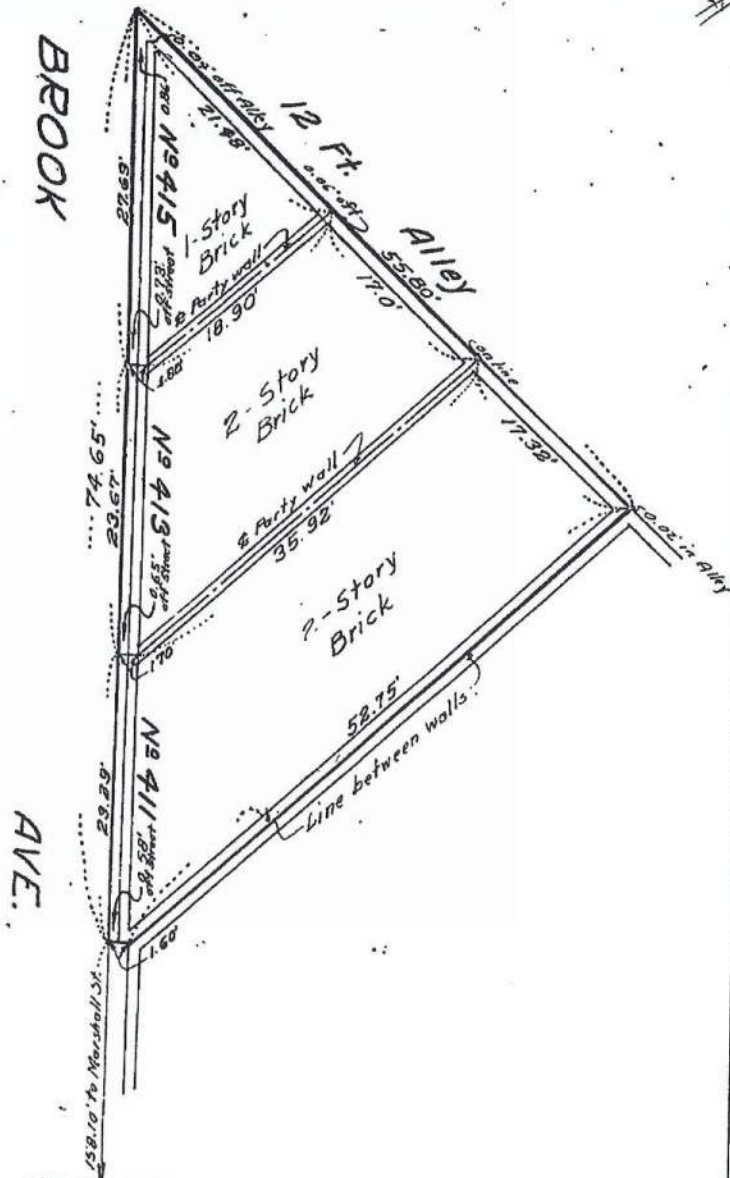


Site Overview - 411 Brook Road (highlighting parking options)

-  411 Brook Road property
-  Alley abuts rear of property; at present, 411 Brook has no parking options in or off alley
-  On street parking; our family has, to date, had no trouble at all finding on street parking nearby (usually on Brook!) for one to three vehicles

4 waste receptacles to be screened





Plat of N^o 411, 413, 415 Brook Ave.
 Situated on the Eastern line of Brook Ave.
 and North of Marshall St.

Richmond Va.

Aug. 7th 1947

Scale 1"=20'

Chas. H. Fleet
 Certified Civil Engr.

Bk. 154 - P 37

City of Richmond—to-wit:

In the Office of the Court of Chancery for said City,
 the 20th day of September, 1947

This deed was presented, and, with the Certificate of Plat annexed, admitted

to record at 11:15 o'clock A.M.

Teste: *[Signature]*, Clerk.

VERIFIED WHEN SPREAD



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

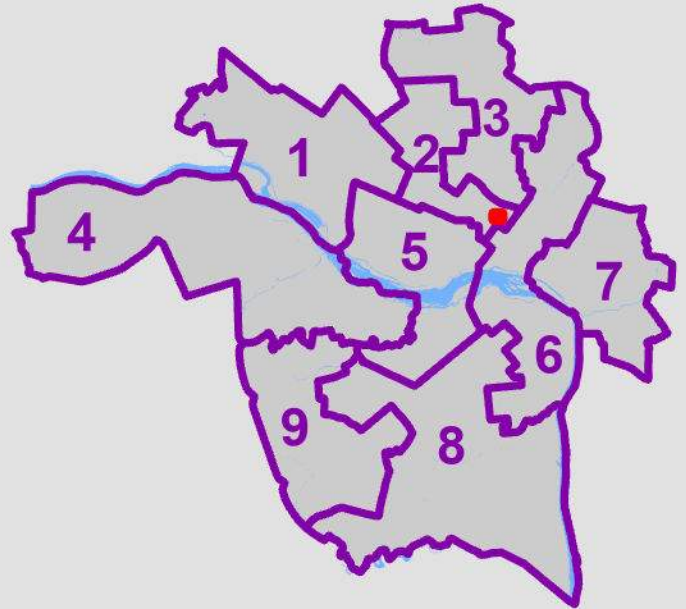
Special Use Permit

LOCATION: 411 Brook Road

APPLICANT: Fred Ries

COUNCIL DISTRICT: 2

PROPOSAL: To authorize the special use of the property known as 411 Brook Road, for the purpose of two dwelling units, upon certain terms and conditions.



For questions, please contact Matthew Ebinger at 804-646-6308 or Matthew.Ebinger@rva.gov

