

INTRODUCED: July 24, 2023

AN ORDINANCE No. 2023-222

To authorize the special use of the property known as 423 North 33rd Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEPT 11 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 423 North 33rd Street, which is situated in a R-8 Urban Residential District, desires to use such property for the purpose of a single-family attached dwelling, which use, among other things, is not currently allowed by section 30-413.19, concerning height, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 11 2023 REJECTED: _____ STRICKEN: _____

an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 423 North 33rd Street and identified as Tax Parcel No. E000-0884/031 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Two Parcels of Land on the East Line of N. 33rd Street, in the City of Richmond, Virginia,” prepared by McKnight & Associates, P.C., and dated January 12, 2021, 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 single-family attached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “423 N. 33rd Street Residences, Richmond, Virginia 23223,” prepared by Mario Di Marco Architects, dated January 20, 2021, and last revised August 25, 2022, and “Plat Showing Proposed Improvements on No. 423 N. 33rd Street, in the City of Richmond, Virginia,” prepared by McKnight & Associates, P.C., and dated February 13, 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 single-family attached dwelling, substantially as shown on the Plans.

(b) No less than one parking space shall be provided on the Property, to the rear of the building.

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

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

(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) 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.

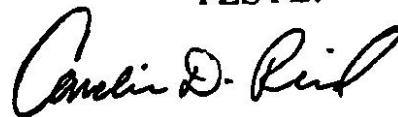
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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 "Camlin D. Reil".

City Clerk



City of Richmond

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

Master

File Number: Admin-2023-0316

File ID: Admin-2023-0316

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department: Richmond Dept of Planning & Development. Review

Cost:

File Created: 05/09/2023

Subject:

Final Action:

Title: To authorize the special use of the property known as 423 North 33rd Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

Internal Notes:

Code Sections:

Agenda Date: 06/26/2023

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2023-0316 - Application Documents,
Admin-2023-0316 - Ordinance DRAFT

Enactment Number:

Contact:

Introduction Date:

Drafter: jonathan.brown@richmondgov.com

Effective Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/30/2023	Matthew Ebinger	Approve	6/1/2023
1	2	5/31/2023	Kevin Vonck	Approve	6/6/2023
1	3	5/31/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	4	5/31/2023	Sharon Ebert	Approve	6/7/2023
1	5	5/31/2023	Alecia Blackwell - FYI	Notified - FYI	
1	6	5/31/2023	Caitlin Sedano - FYI	Notified - FYI	
1	7	5/31/2023	Jeff Gray - FYI	Notified - FYI	
1	8	6/1/2023	Lincoln Saunders	Approve	6/2/2023
1	9	6/8/2023	Mayor Stoney (By Request)	Approve	6/5/2023
Notes: Wrong Stoney account -- Kit Hagen					
1	10	6/21/2023	Mayor Stoney	Approve	6/16/2023

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2023-0316

Title

To authorize the special use of the property known as 423 North 33rd Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

Body

O & R Request

DATE: May 30, 2023 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (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 423 North 33rd Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 423 North 33rd Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit to authorize a new single-family attached dwelling within an R-8 Urban Residential District. While the use is permitted the property does not meet the current requirements for section 30-413.19(2), regarding maximum height, within the R-8 zone for height. 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 Chimborazo neighborhood on North 33rd Street near the corner of North 33rd Street and East Clay Street. The property is currently a 2,405 sq. ft. (.05 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 multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The current zoning for this property is R-8 Urban Residential District. All adjacent properties are located primarily within the same R-8 Zone as the property in question. The area is primarily residential with some neighborhood commercial and institutional uses present in the vicinity. The proposed density is 2 units per .05 acres, or 40 units per acre.

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: June 26, 2023

CITY COUNCIL PUBLIC HEARING DATE: July 24, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

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

..Recommended Action

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike Withdrawn --- Continue to:



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: 42 N 33rd Street Date: _____

Tax Map #: E0000884031 Fee: \$300

Total area of affected site in acres: 0.0552

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

Zoning

Current Zoning: R-8 Urban Residential

Existing Use: Vacant

Proposed Use

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

Construction of a new single-family attached dwelling

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (864) 377-9140 Fax: ()

Email: will@bakerdevelopmentresources.com

Property Owner: CCR II Holdings 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: 11 S 12th Street #115

City: Richmond State: VA Zip Code: 23219

Telephone: () Fax: ()

Email: _____

Property Owner Signature: 

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

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

APPLICANT'S REPORT

November 11th, 2022

*Special Use Permit Request
423 N 33rd Street, Richmond, Virginia
Map Reference Number: E000-0884/031*

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:

Baker Development Resources

530 East Main Street, Suite 730
Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the “SUP”) for 423 N 33rd Street (the “Property”). The SUP would authorize the construction of one single-family attached dwelling on the Property to be attached to the existing dwelling at 421 N 33rd Street. While the single-family attached dwelling use is permitted by the underlying R-8 Urban Residential zoning district, some of the underlying feature and requirements cannot be met and, therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the eastern side of North 33rd Street between E Marshall and E Clay Streets. The Property is currently vacant and is referenced by the City Assessor as tax parcel E000-0884/031. The Property is roughly 26.6 feet wide by 124 feet in depth and contains approximately 2,405 square feet of lot area. Access is provided at the rear of the Property by means of a north-south alley.



The subject block contains primarily single-family attached and detached dwellings, though a SUP was recently approved at the adjacent parcel to the south to permit a first-floor office use. Properties in the area consist of a range of uses. Along with single- and two-family dwellings, within two blocks of the Property multifamily, commercial, institutional, and government uses can be found.

EXISTING ZONING

The Property is currently zoned R-8 Urban Residential. The surrounding properties are also zoned R-8 with properties further to the south, at the intersection of N 33rd and E Marshall Streets, being zoned R-63 Single-Family Residential and UB Urban Business. B-1 and R-6 zoning districts can also be found within the neighborhood.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Neighborhood Mixed-Use” for the Property. The Master Plan describes this land use designation as “existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.” Recommended development styles are described as featuring “a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Single-family, two-family, and small multi-family buildings are contemplated as the primary uses in these areas.”

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance.”
 - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”

- a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The SUP would authorize the construction of a new, single-family attached dwelling on the vacant parcel. The side yard setback adjacent to 421 N 33rd Street and height requirement are not met and therefore, a SUP is required.

PURPOSE OF REQUEST

The applicant would like to construct a new single-family dwelling on the Property which would be attached to the existing dwelling at 421 N 33rd. Given the lot's narrow width and the siting of the adjacent dwellings, both of which lie on the adjacent lot lines, the Property owner is proposing to construct a three-story dwelling on the site to meet the needs of today's market. While three story dwellings can be found throughout the Church Hill neighborhood, and the dwelling has been designed with a set-back third floor to appear as a two-story dwelling from the street, a SUP is needed as the underlying R-8 zoning district only allows three story dwellings when less than 60 percent of the dwellings in the block are three stories or taller. Furthermore, as the proposed dwelling will extend beyond the existing dwelling it is attaching to at 421 N 33rd, a side yard waiver is needed to allow the third floor of the dwelling to extend upwards along the southern lot line. All other R-8 zoning requirements, including the side yard requirement adjacent to 423 N 33rd Street and the provision for off-street parking are met by the proposed design.

In exchange for the SUP, the intent of this request is to ensure a high-quality infill development. This is consistent with the Richmond 300 Master Plan. It would also be consistent with the uses permitted by-right by the underlying zoning. Furthermore, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

The proposed dwelling would be three stories in height and is consistent with the historic development pattern, which includes a variety of architectural styles. The third floor would be set back and the building design would utilize a false mansard roof at the second story in order to

achieve the appearance of a two-story building from the street. This design has been utilized elsewhere in the neighborhood including projects which have received Certificates of Appropriateness from the Commission of Architectural review in City Old and Historic Districts.

The dwelling would include approximately 2,347 square feet of finished floor area and consist of four bedrooms and three-and-one half bathrooms. The proposed floor plans are modern and efficient and designed to meet the needs of families in today's market. The dwelling has been designed with a floorplan which offers a modern and open living area and kitchen on the first floor. Two bedrooms and a full bathroom will be located on the second floor. The third floor is stepped back to allow for a forward-facing outdoor terrace which is accessible from an interior loft. The primary bedroom will be located at the rear of the third floor and will contain a large closet and en-suite bathroom.

The new dwelling would be clad in cementitious lap siding in order to ensure quality and consistency in appearance with many other dwellings in the vicinity. A full width front porch and a roof deck is included in the design and would provide additional outdoor living space for the occupants. An off-street parking space is proposed for the dwelling which will be accessible from the rear alley.

Findings of Fact

The following are factors indicted in Section 17.11 of the Charter and Section 114-1050.1 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 to nearby residential neighborhoods. The proposed use would be limited in size, type and scale to avoid any traffic or parking concerns.

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

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

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

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

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

The proposed special use permit 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.

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

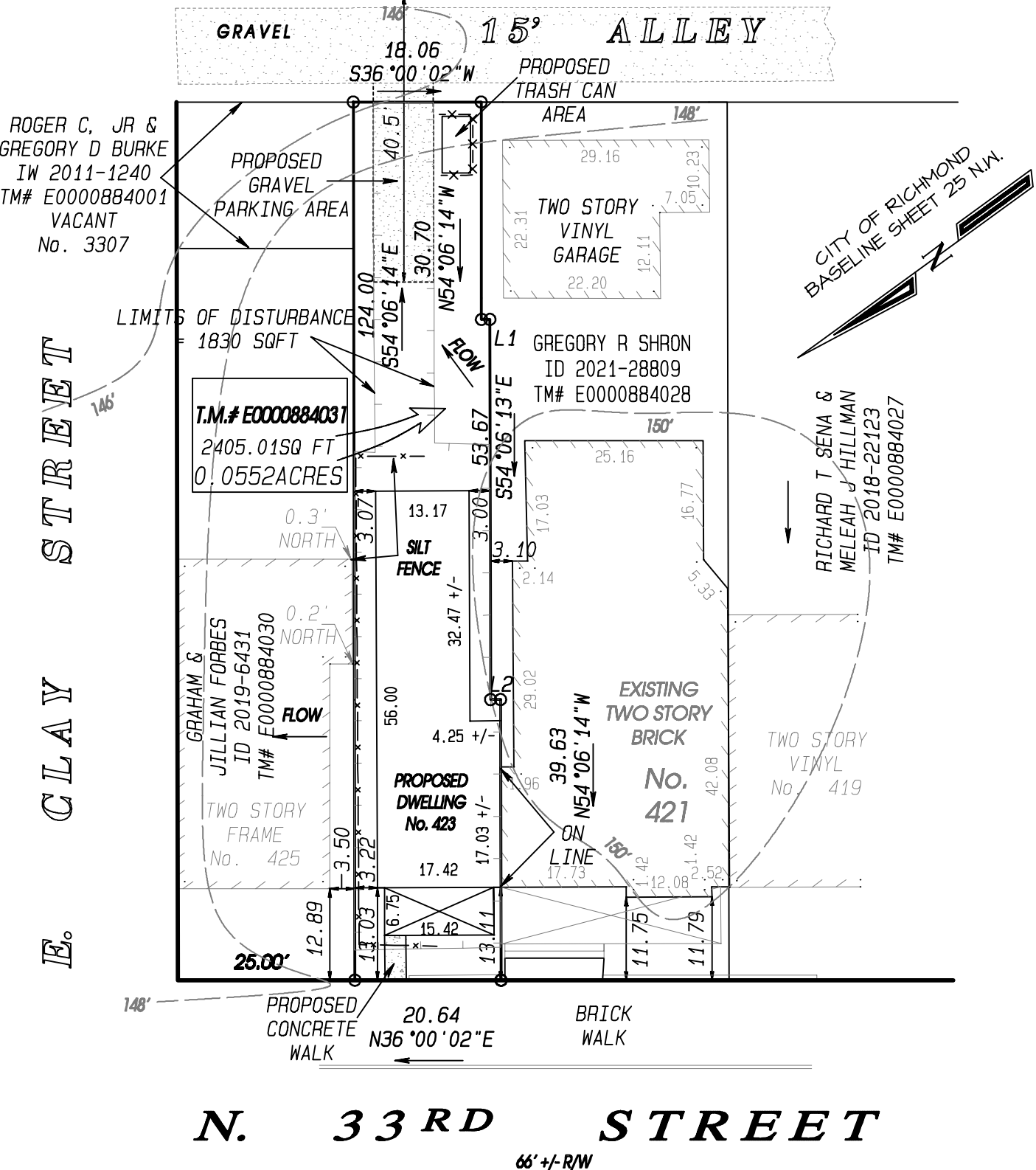
The light and air available to the subject and adjacent properties will not be affected.

Summary

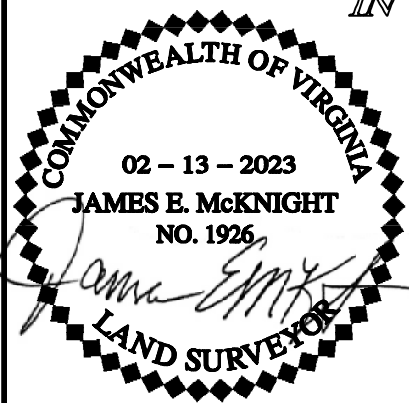
In summary we are enthusiastically seeking approval for the construction of a new, single-family attached dwelling on the Property. The SUP represents an ideal, small-scale urban infill development for this location. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality residence consistent with Master Plan guidance. This would contribute to the overall vibrancy of the block through the provision of an appropriate urban form and use that is consistent with the existing dwellings in the surrounding neighborhood.

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: T.M.# E0000884031: CCR II HOLDINGS LLC ID 2021-6684

LINE	BEARING	DISTANCE
L1	S36°01'35"W	1.19
L2	S35°53'46"W	1.40



PLAT SHOWING PROPOSED IMPROVEMENTS
ON No. 423 N. 33 RD STREET,
IN THE CITY OF RICHMOND, VIRGINIA.



McKNIGHT & ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS

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

JOB NUMBER: 20050121PP

SCALE: 1" = 20'

423 N. 33RD STREET
423 N. 33RD STREET RESIDENCE
RICHMOND, VIRGINIA 23223



mario di marco
ARCHITECTS

4020 CLINTON AVENUE
RICHMOND, VIRGINIA 23227
TELEPHONE: 804.564.6307

SEAL



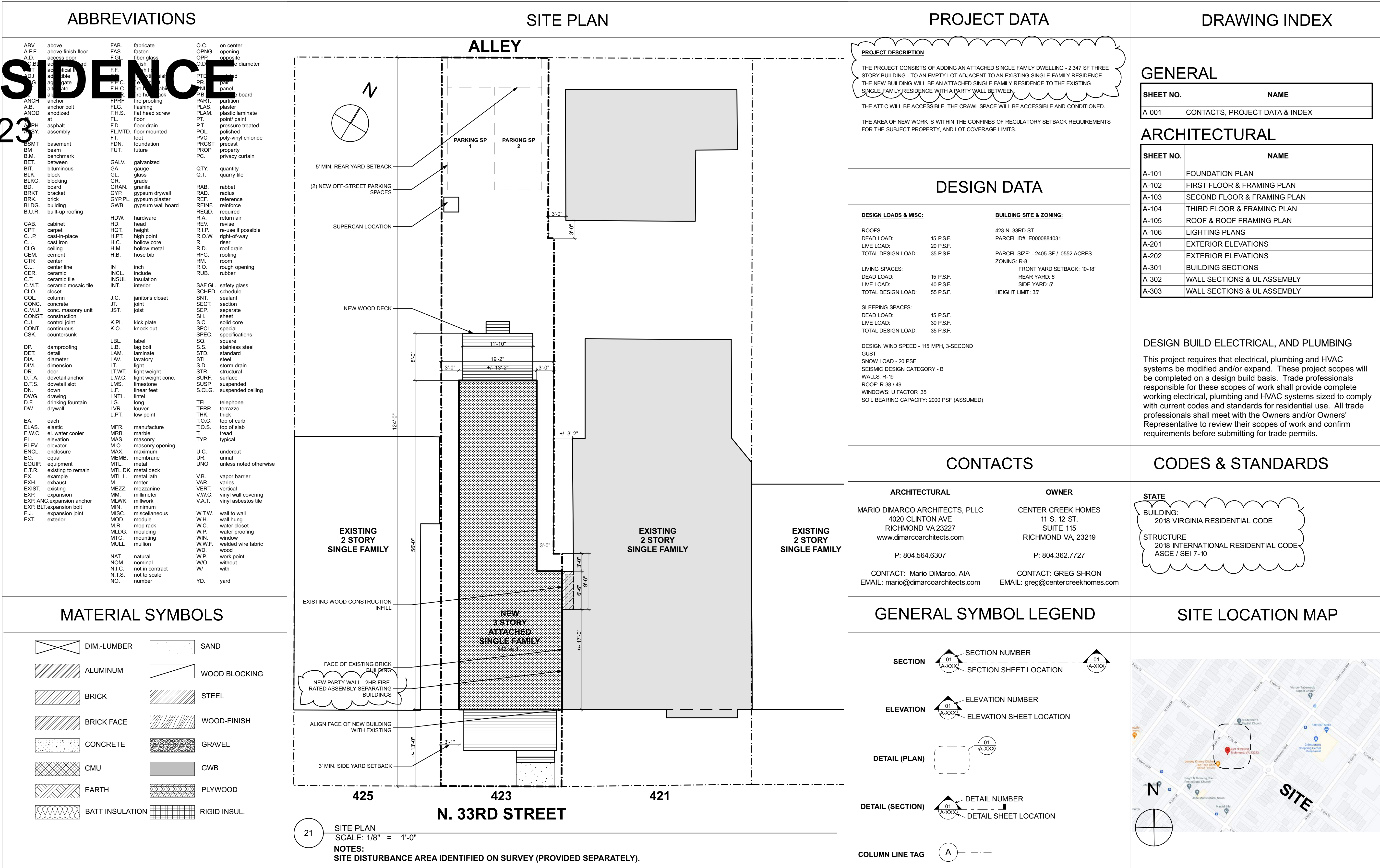
423 N. 33RD STREET

RESIDENCES

423 N 33RD STREET
RICHMOND, VIRGINIA 23223

423 N. 33RD STREET
RESIDENCE
23223

I:/Users/mariodimarco/Dropbox/Projects/20015- 423 N 33RD ST/Drawings/PLN/423 N 3RD ST 2 - 24.pln - Thursday, August 25, 2022 - 4:28 PM - Mario DiMarco



1. GENERAL CONTRACTOR TO PROVIDE ALL BLOCKING FOR UPPER AND LOWER CABINETS, ACCESSORIES.
2. ALL WALLS AND CEILINGS SHALL BE 1/2" GWB.
3. ALL INTERIOR NON-LOAD BEARING WALLS INCLUDING KNEE WALLS SHALL BE 2X4 WD STUDS @ 16" O.C.
4. ALL LIGHTING, POWER AND TELECOM PLANS SHALL BE DESIGNED BY OTHERS.
5. ALL MECHANICAL HVAC & PLUMBING PLANS SHALL BE DESIGNED BY OTHERS.
6. EXTERIOR WALLS SHALL BE 2X6 STUD #2 SYP @ 16" O.C. TYPICAL.
7. SMOKE DETECTORS SHALL BE PROVIDED FOR BEDROOM AREAS AND AT THE TOP LANDING OF THE STAIRS.
8. FLASHING SHALL BE FULLY ADHERED EPDM 40 MIL. AND MIN. 4".



	08/25/22	PLAN REVIEW / OWNER COMMENTS
	11/22/21	PLAN REVIEW / OWNER COMMENTS
	08/17/21	ROOF CHANGES
	07/20/21	OWNER COMMENTS
	05/20/21	PERMIT & CONSTRUCTION
MARK	DATE	DESCRIPTION

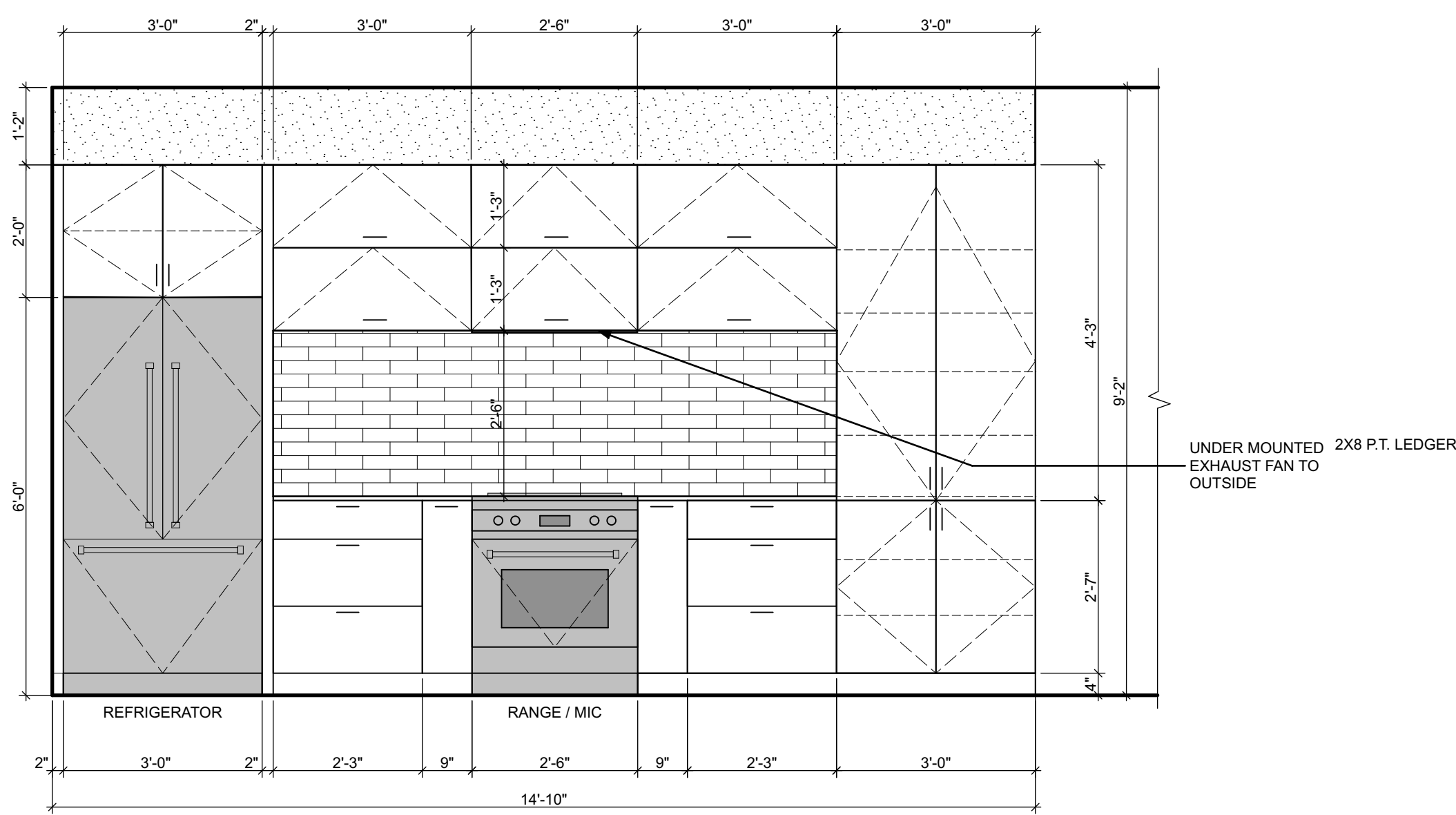
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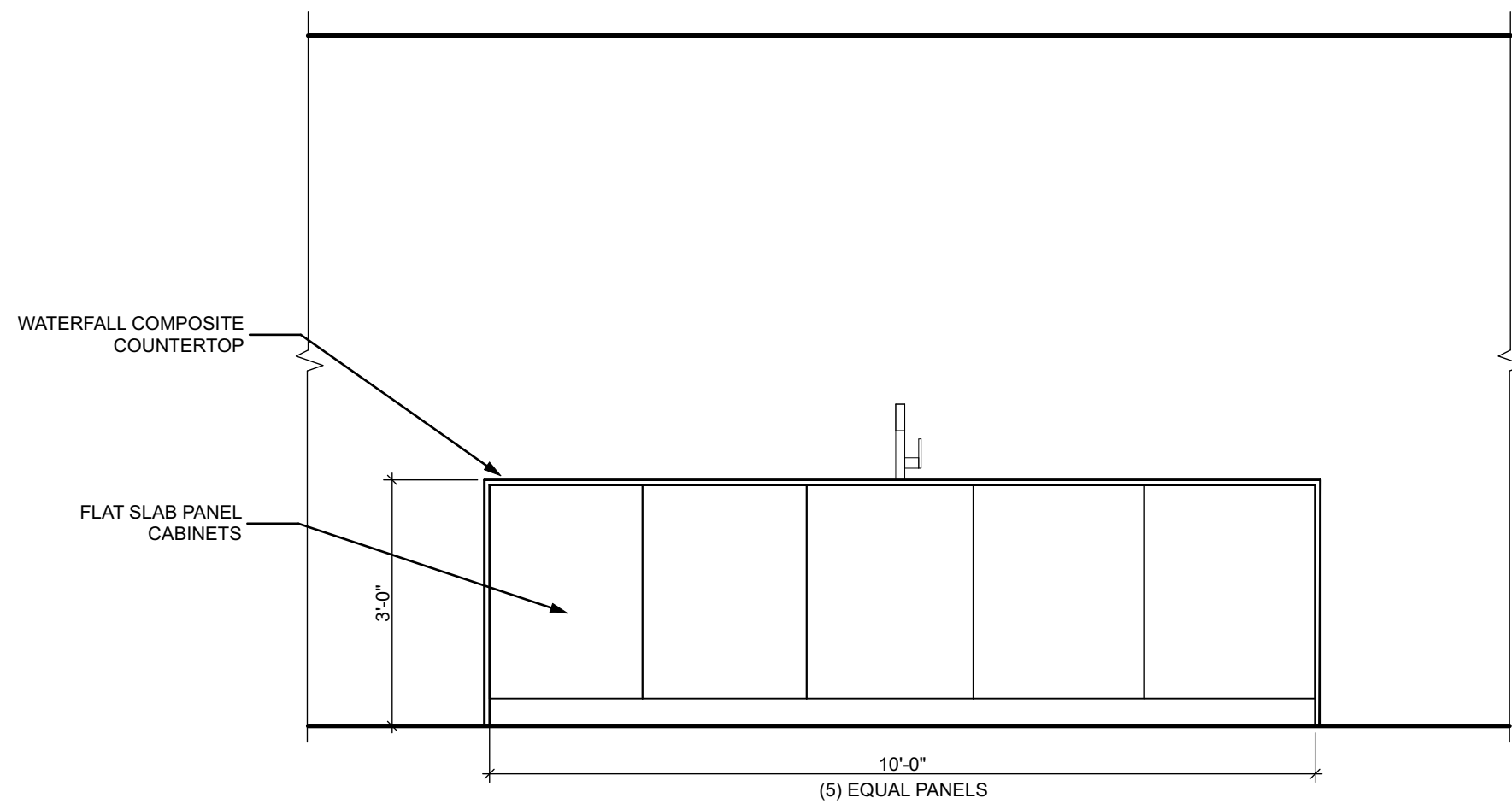
29 KITCHEN - RANGE

SCALE: 1/2" = 1'-0"



27 KITCHEN ISLAND - SINK & DISHWASHER

SCALE: 1/2" = 1'-0"

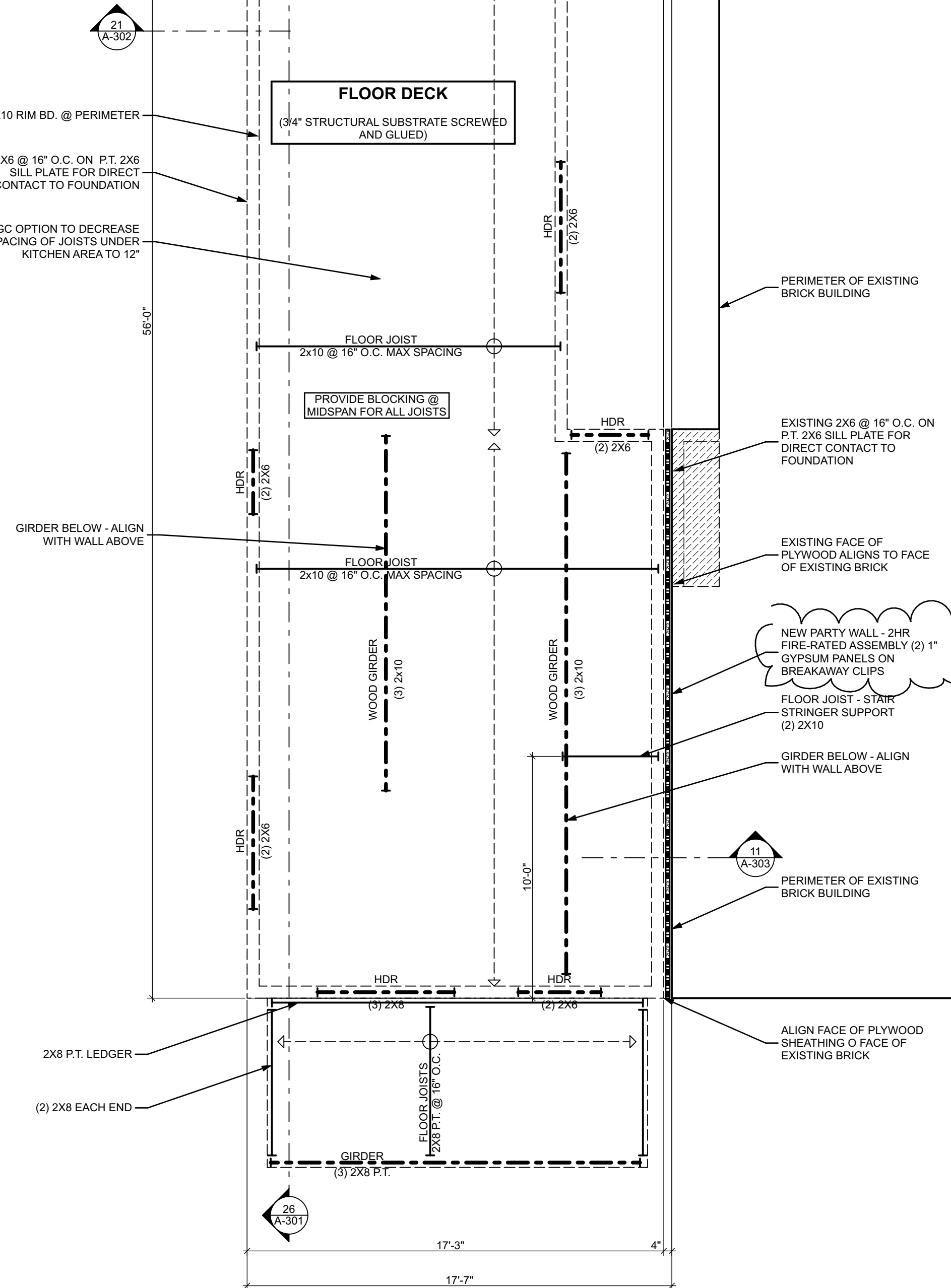


26 KITCHEN ISLAND - SINK

SCALE: 1/2" = 1'-0"

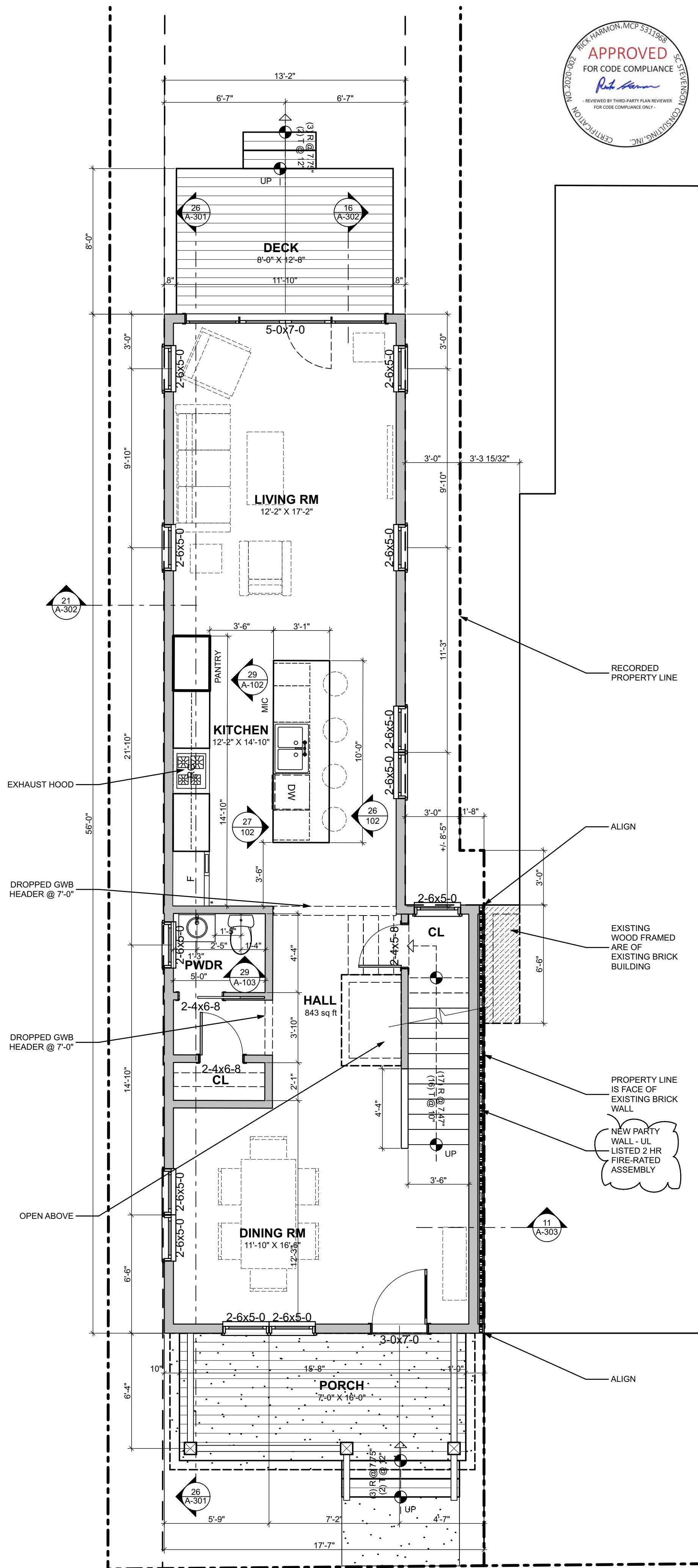
21 FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



11 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



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ARCHITECTS
4020 CLINTON AVENUE
RICHMOND, VIRGINIA 23227
TELEPHONE: 804.564.6307

SEAL



423 N. 33RD STREET
RESIDENCES
423 N 33RD STREET
RICHMOND, VIRGINIA 23223

MARK	DATE	DESCRIPTION
	08/25/22	PLAN REVIEW / OWNER COMMENTS
	11/22/21	PLAN REVIEW / OWNER COMMENTS
	08/17/21	ROOF CHANGES
	07/20/21	OWNER COMMENTS
	05/20/21	PERMIT & CONSTRUCTION

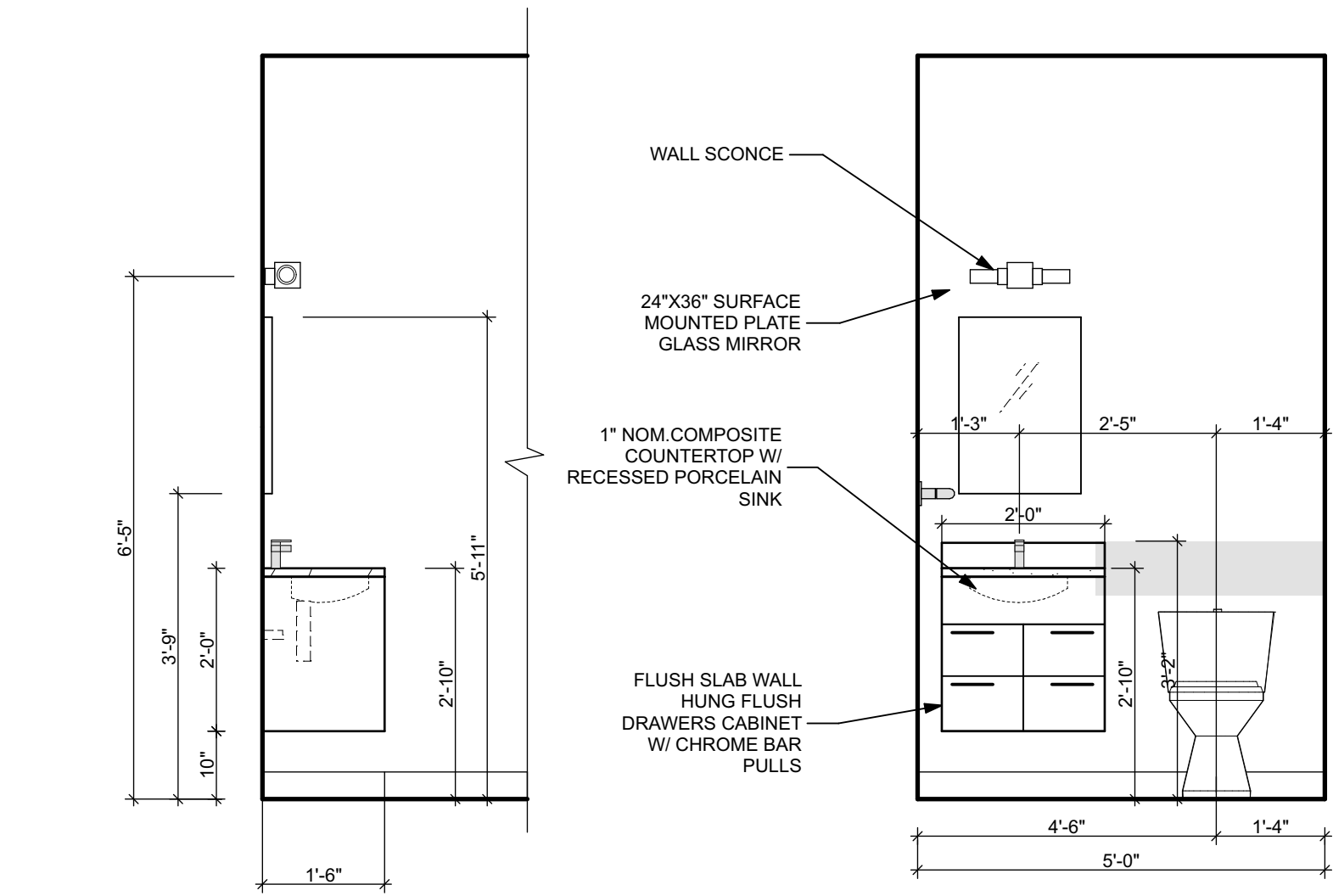
PROJECT NO: 20015
START DATE: 01/20/21
DRAWN BY: MAD
CHECKED BY: MAD

FIRST FLOOR & FRAMING
PLAN

A-102

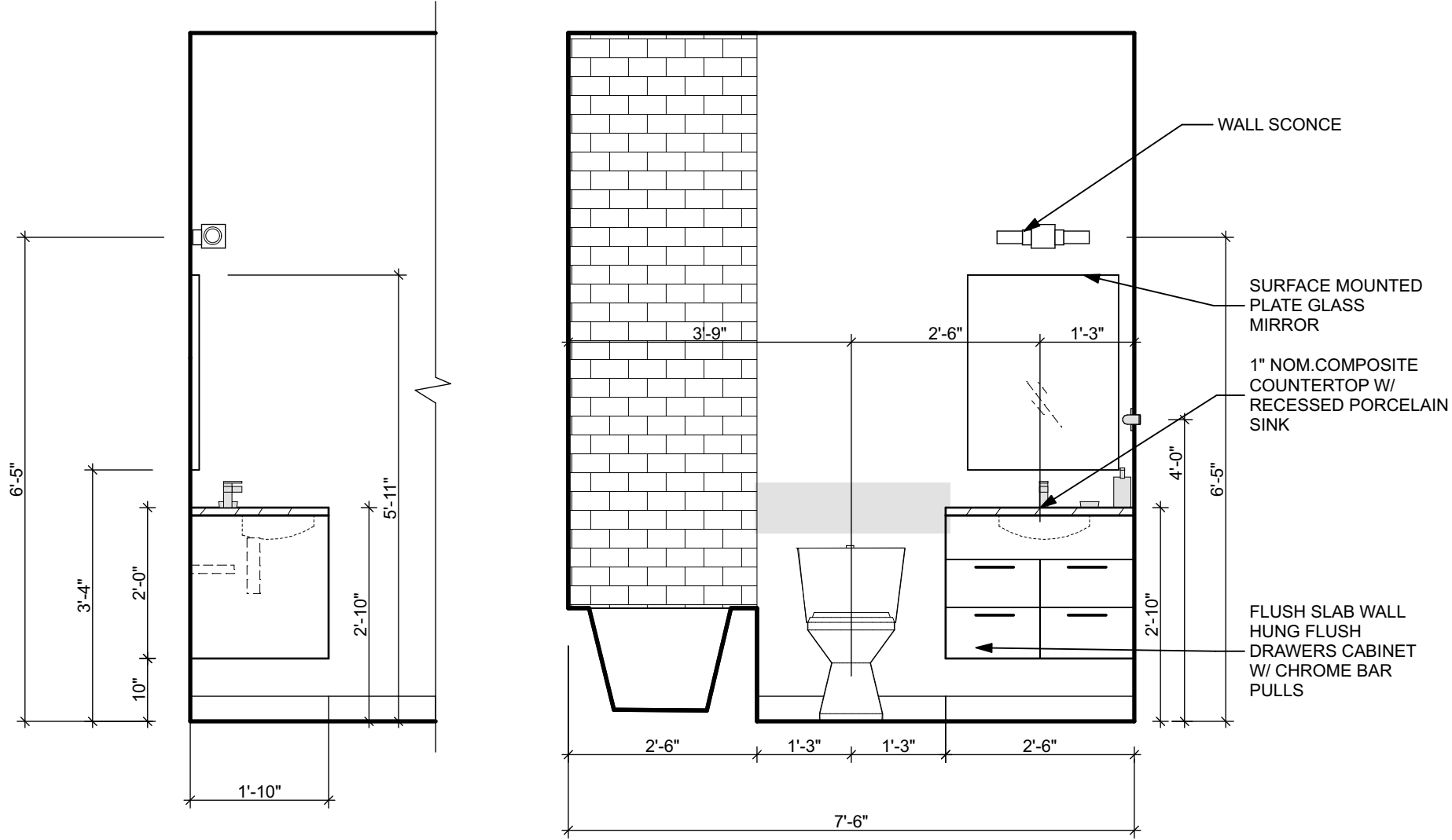
29 POWDER ROOM

SCALE: 1/2" = 1'-0"



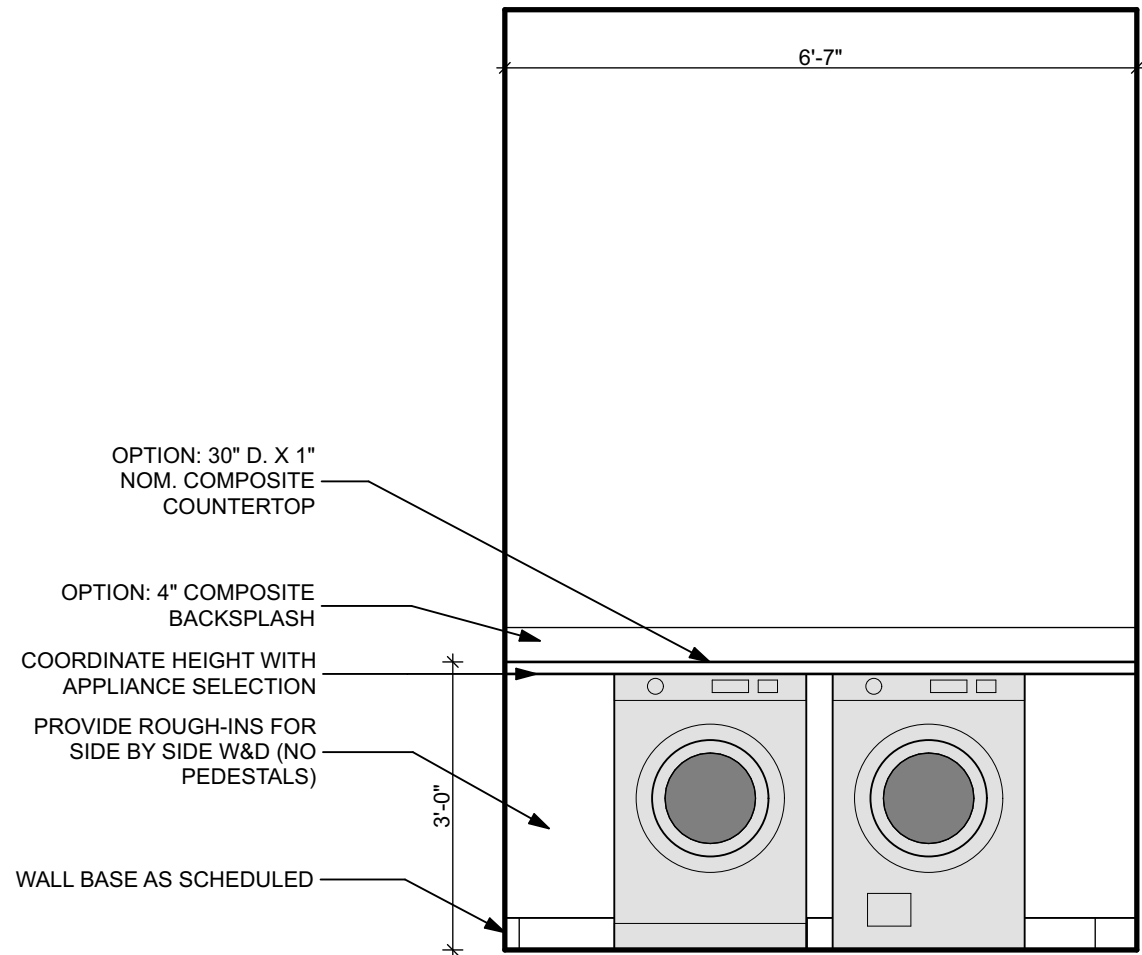
27 TYPICAL BATHROOM - SINK

SCALE: 1/2" = 1'-0"



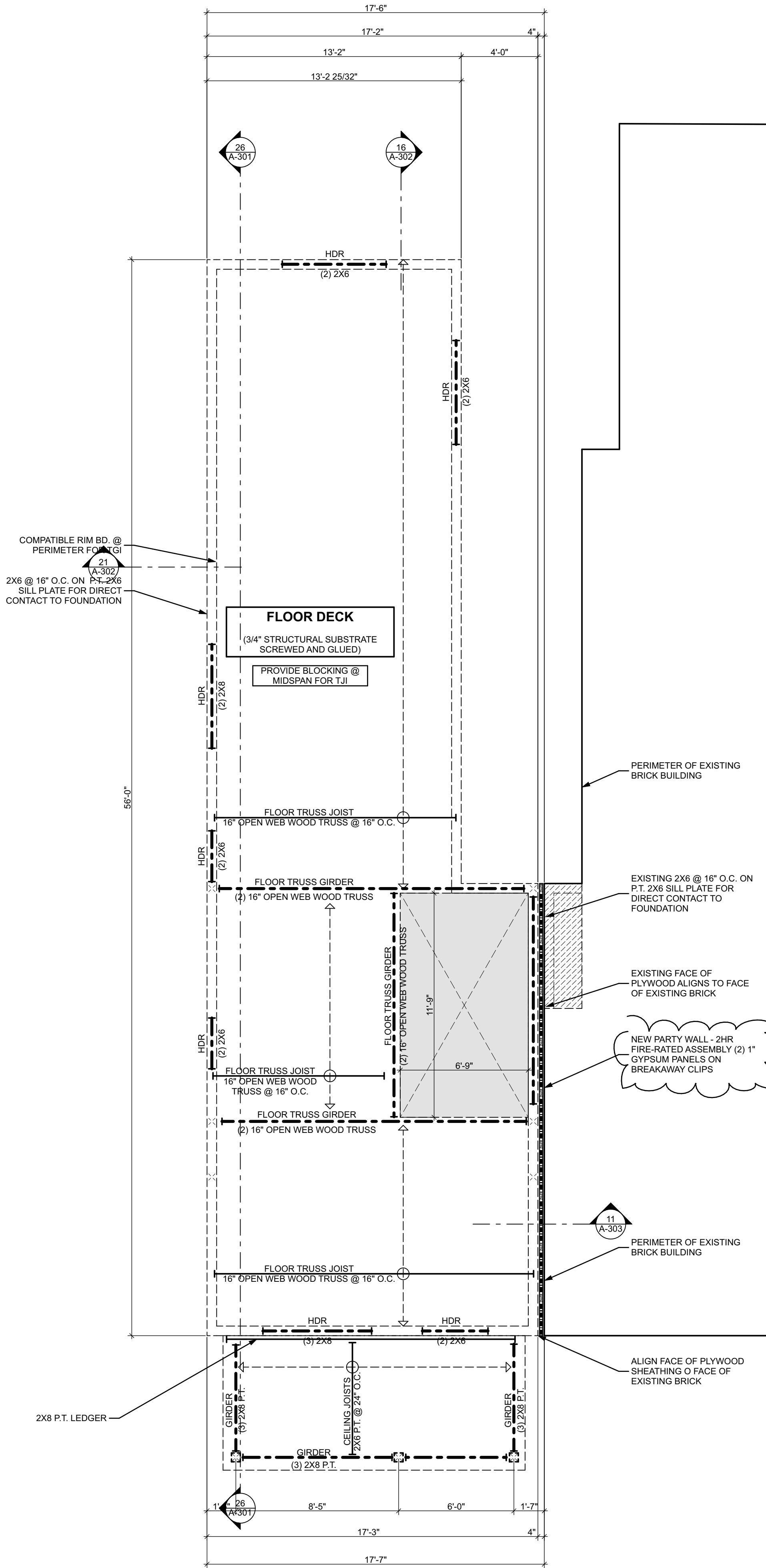
26 LAUNDRY

SCALE: 1/2" = 1'-0"



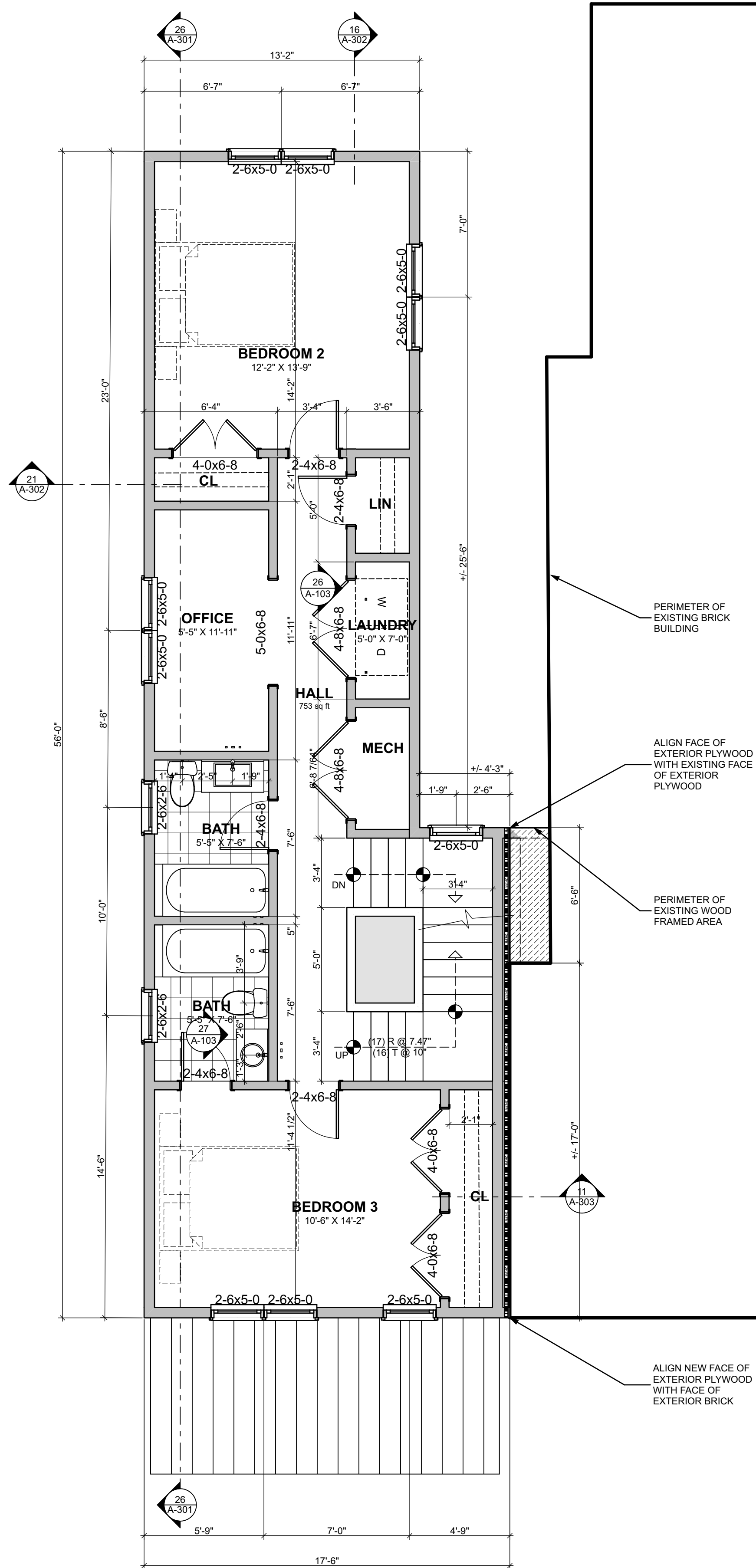
21 SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



11 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



423 N. 33RD STREET
RESIDENCES
423 N 33RD STREET
RICHMOND, VIRGINIA 23223



PROJECT NO: 20015
START DATE: 01/20/21
DRAWN BY: MAD
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SECOND FLOOR &
FRAMING PLAN

A-103

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423 N. 33RD STREET

RESIDENCES

423 N 33RD STREET

RICHMOND, VIRGINIA 23223

MARK	DATE	DESCRIPTION
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	07/20/21	OWNER COMMENTS
	05/20/21	PERMIT & CONSTRUCTION

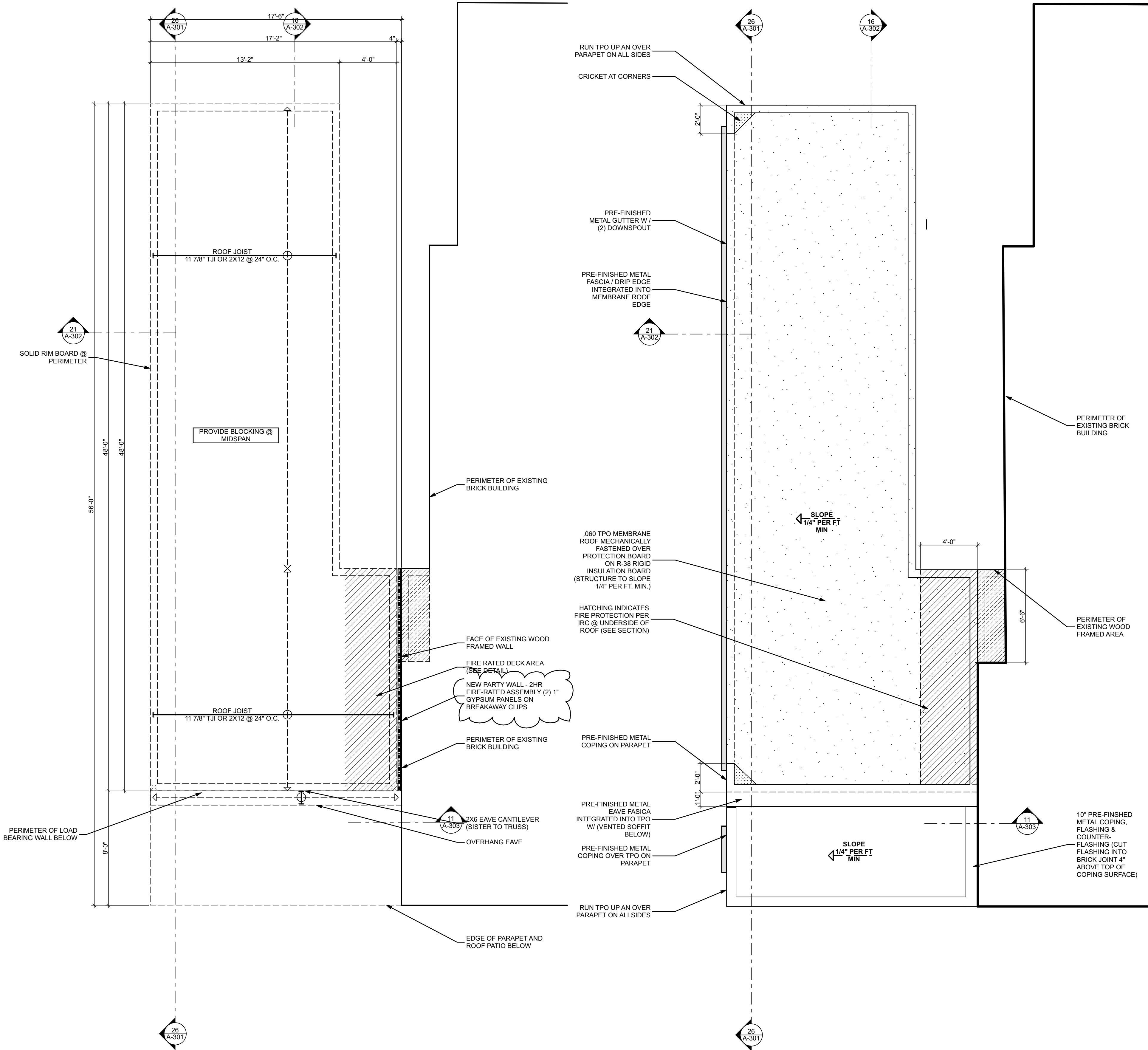
PROJECT NO: 20015
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ROOF & ROOF FRAMING

PLAN

A-105

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21

ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

11

ROOF PLAN

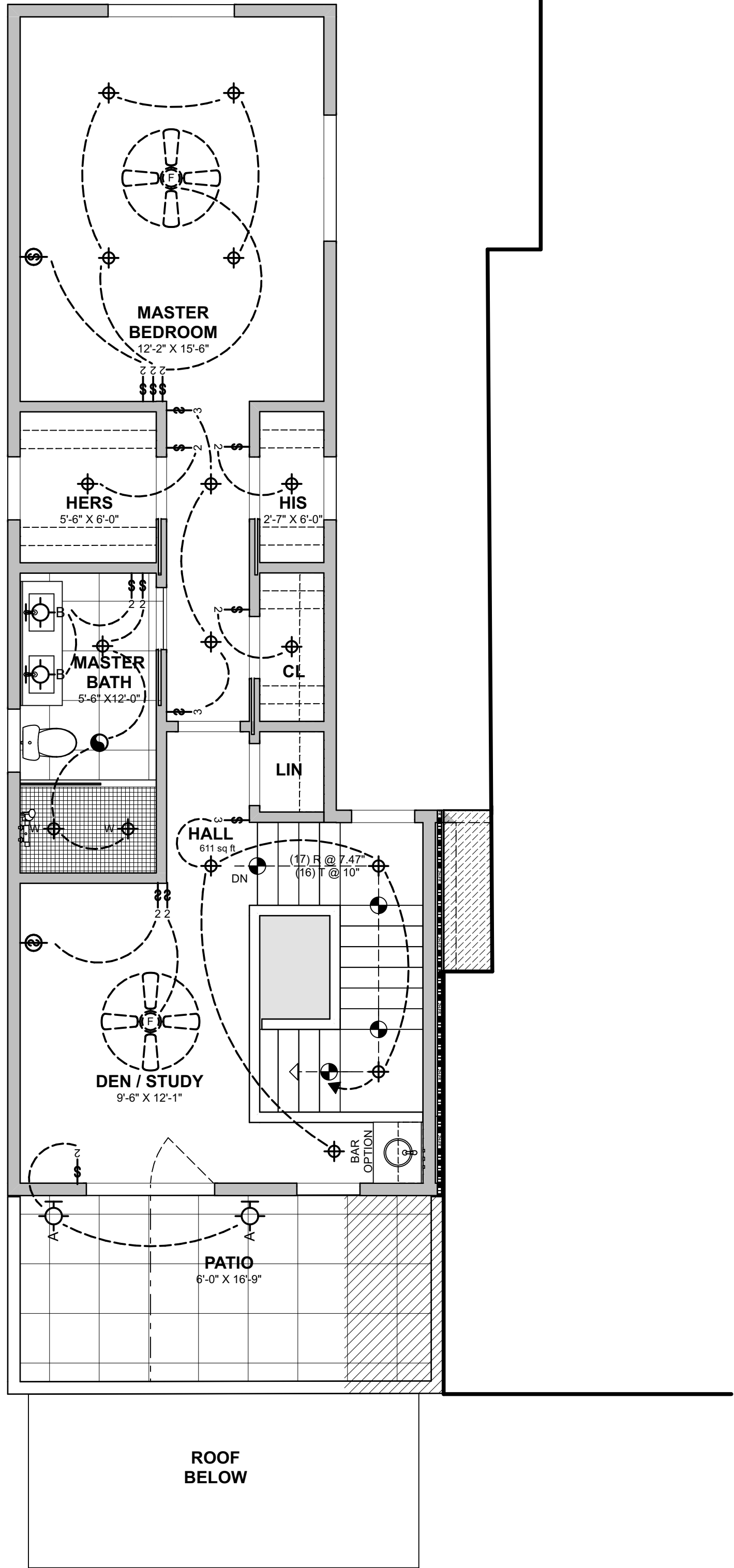
SCALE: 1/4" = 1'-0"

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26

THIRD FLOOR - RCP

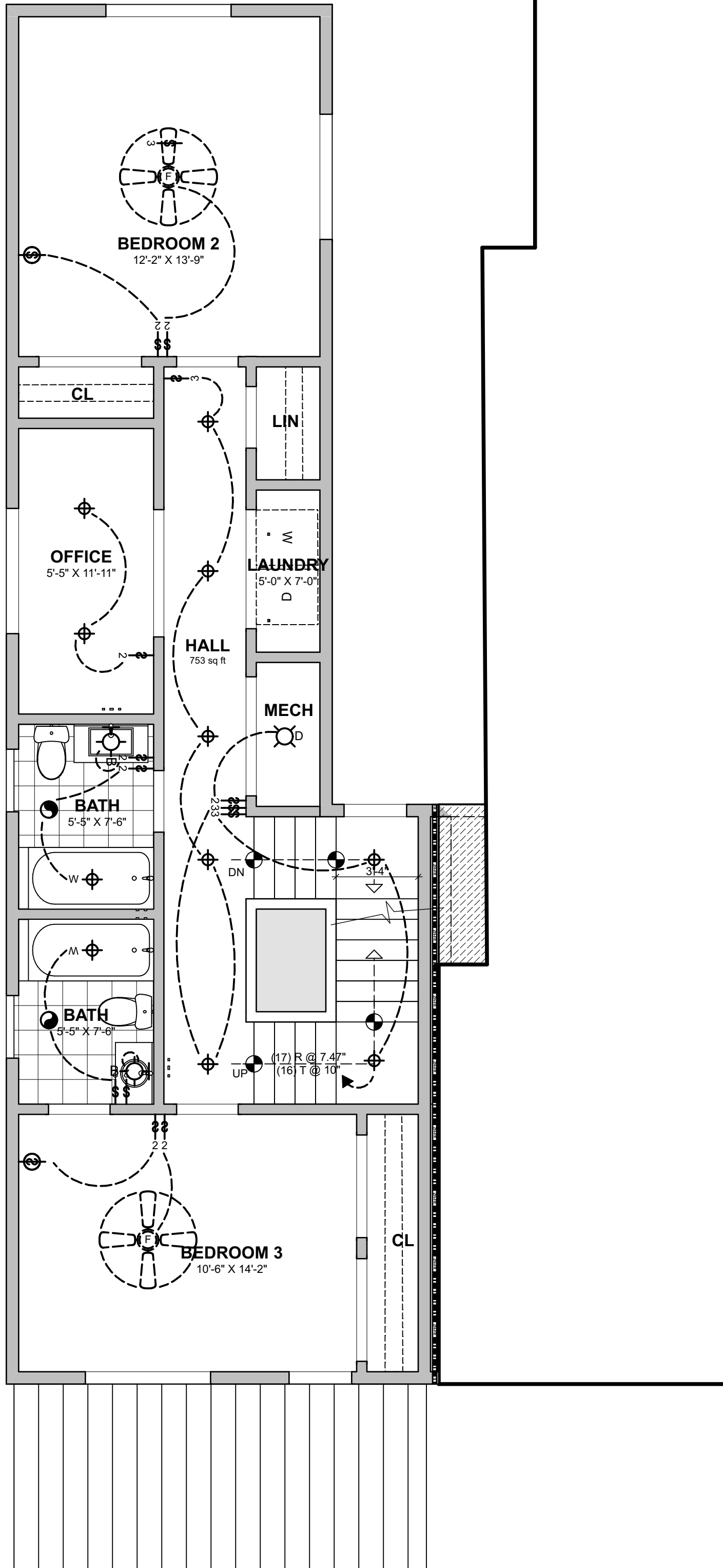
SCALE: 1/4" = 1'-0"



21

SECOND FLOOR - RCP

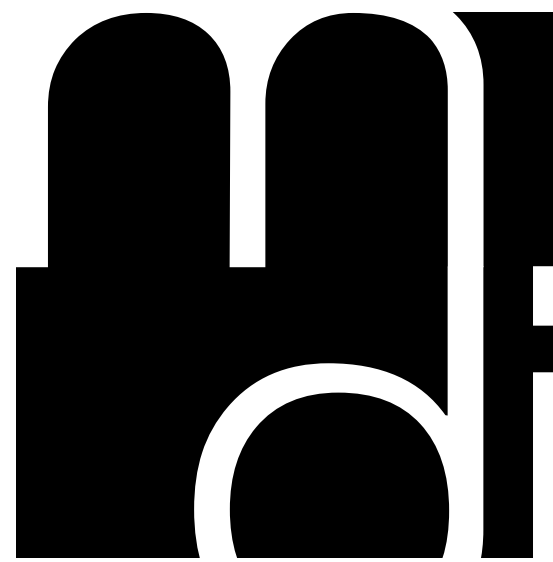
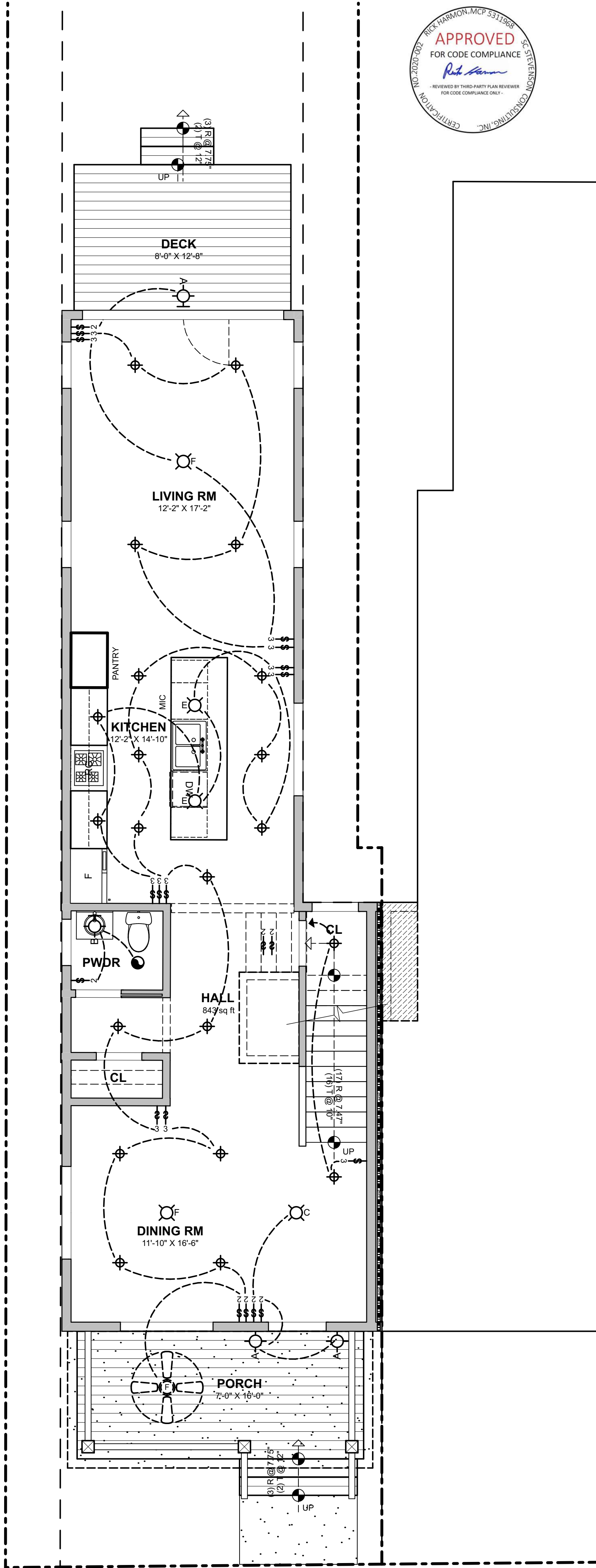
SCALE: 1/4" = 1'-0"



11

FIRST FLOOR - RCP

SCALE: 1/4" = 1'-0"



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SEAL



423 N. 33RD STREET
RESIDENCES

423 N 33RD STREET
RICHMOND, VIRGINIA 23223

MARK	DATE	DESCRIPTION
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	11/22/21	PLAN REVIEW / OWNER COMMENTS
	08/17/21	ROOF CHANGES
	07/20/21	OWNER COMMENTS
	05/20/21	PERMIT & CONSTRUCTION

PROJECT NO: 20015
START DATE: 01/20/21
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LIGHTING PLANS

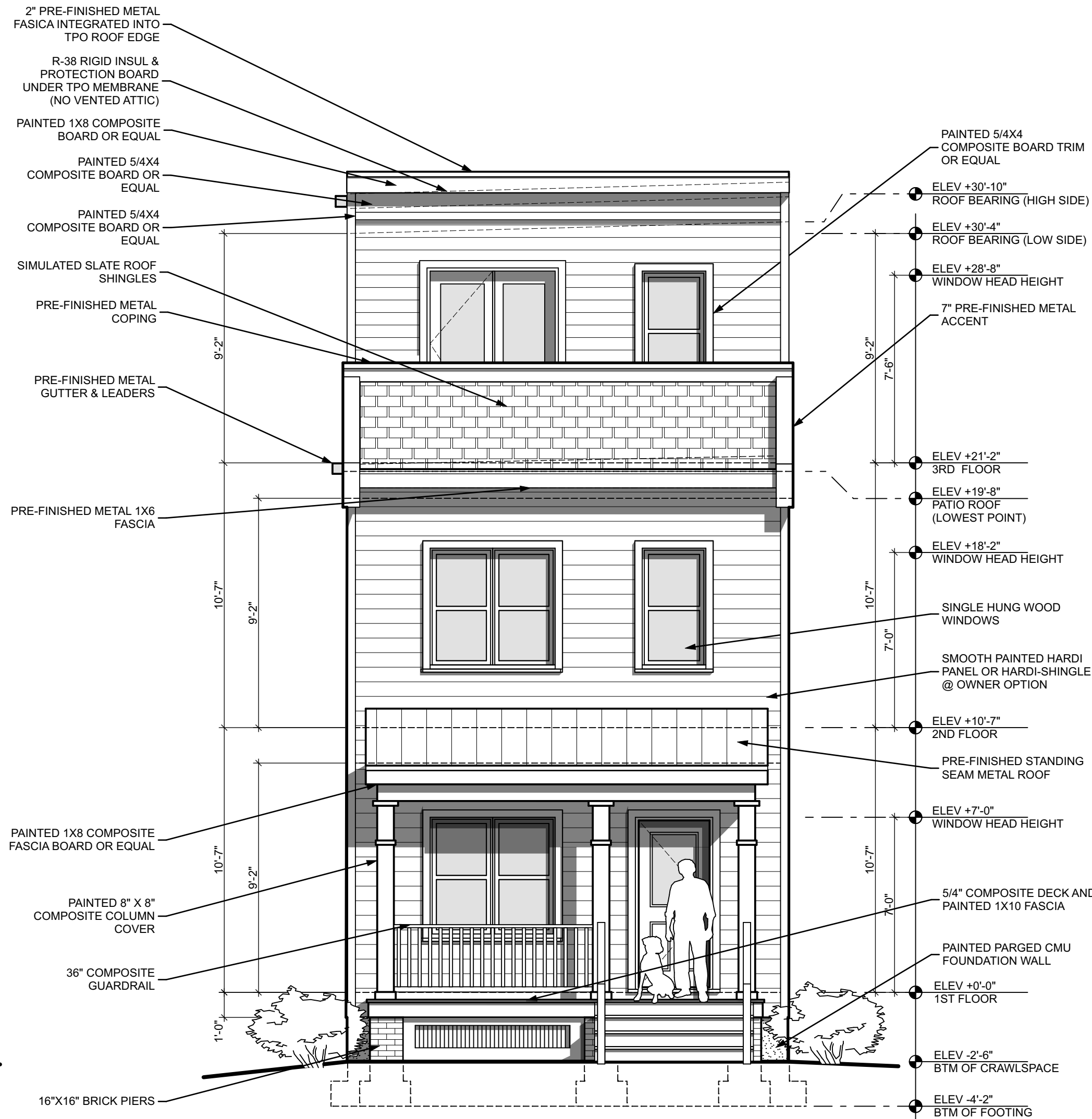
A-106

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26

PROPOSED LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



11

PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"



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SEAL



423 N. 33RD STREET
RESIDENCES

423 N 33RD STREET
RICHMOND, VIRGINIA 23223

MARK	DATE	DESCRIPTION
	08/25/22	PLAN REVIEW / OWNER COMMENTS
	11/22/21	PLAN REVIEW / OWNER COMMENTS
	08/17/21	ROOF CHANGES
	07/20/21	OWNER COMMENTS
	05/20/21	PERMIT & CONSTRUCTION

PROJECT NO: 20015
START DATE: 01/20/21
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EXTERIOR ELEVATIONS

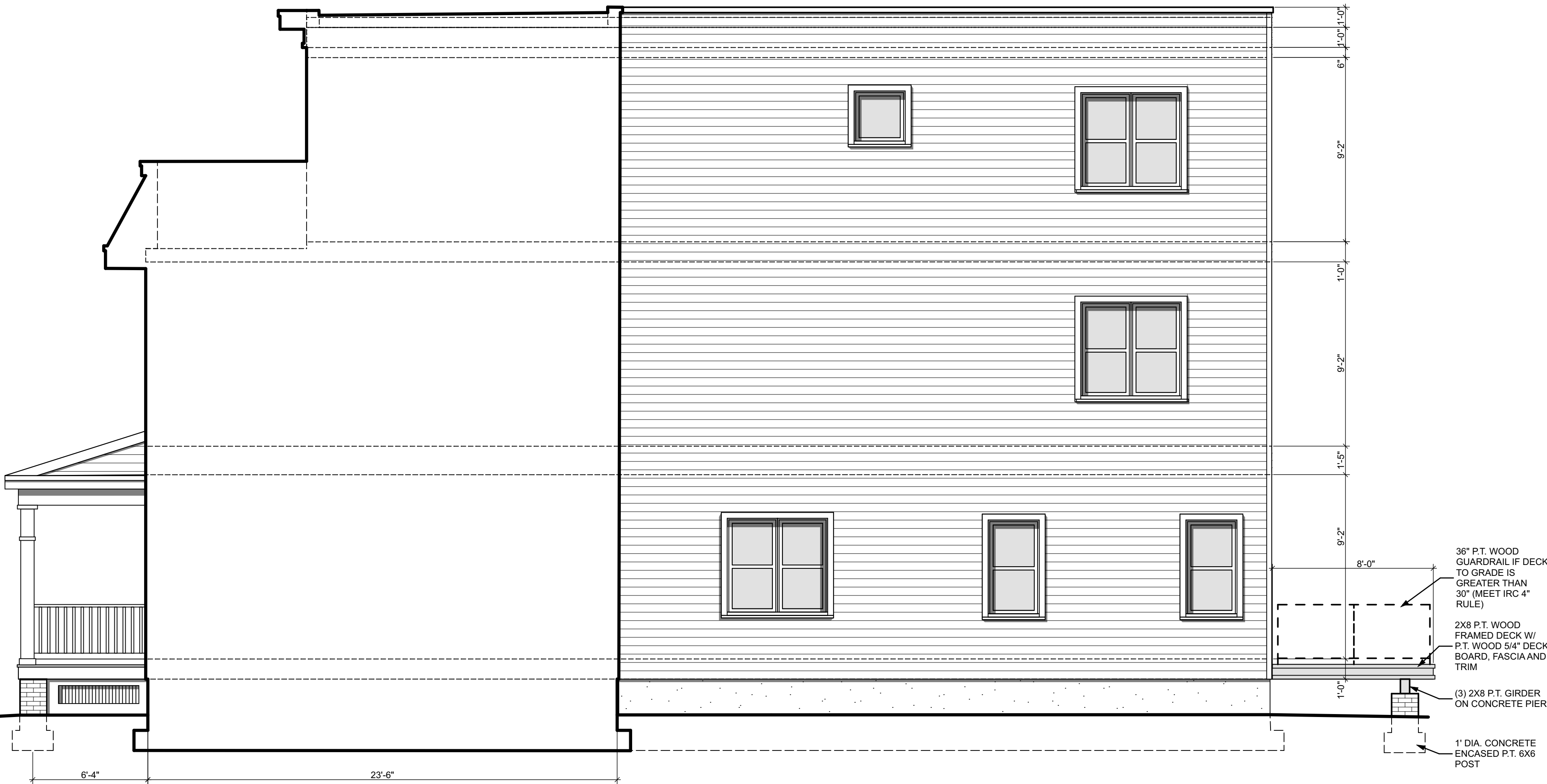
A-201

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26

SCALE: 1/4" = 1'-0"

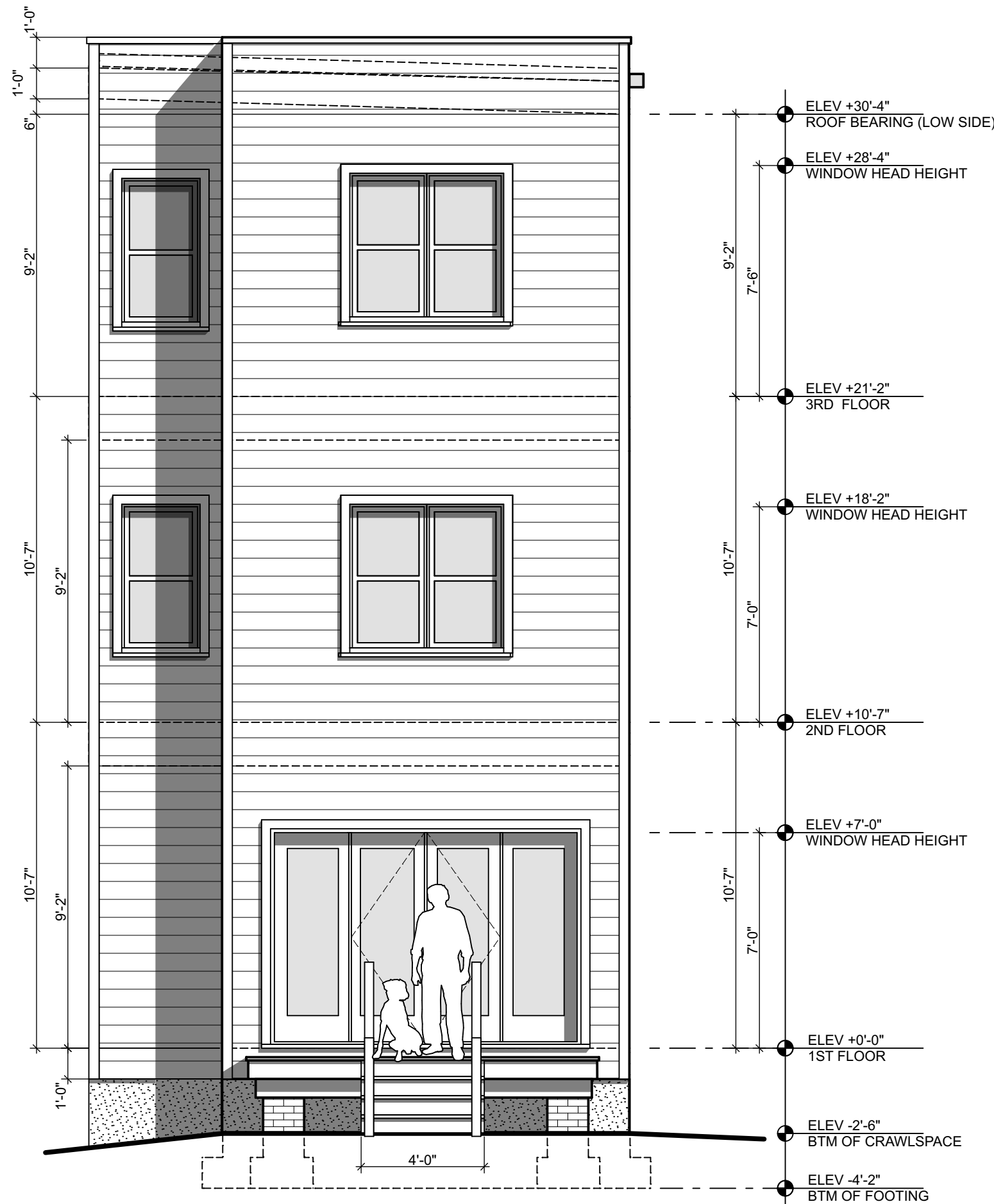
PROPOSED RIGHT SIDE ELEVATION



11

SCALE: 1/4" = 1'-0"

PROPOSED FRONT ELEVATION



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RICHMOND, VIRGINIA 23227
TELEPHONE: 804.564.6307

SEAL



423 N. 33RD STREET
RESIDENCES
423 N 33RD STREET
RICHMOND, VIRGINIA 23223

MARK	DATE	DESCRIPTION
	08/25/22	PLAN REVIEW / OWNER COMMENTS
	11/22/21	PLAN REVIEW / OWNER COMMENTS
	08/17/21	ROOF CHANGES
	07/20/21	OWNER COMMENTS
	05/20/21	PERMIT & CONSTRUCTION

PROJECT NO: 20015
START DATE: 01/20/21
DRAWN BY: MAD
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EXTERIOR ELEVATIONS

A-202

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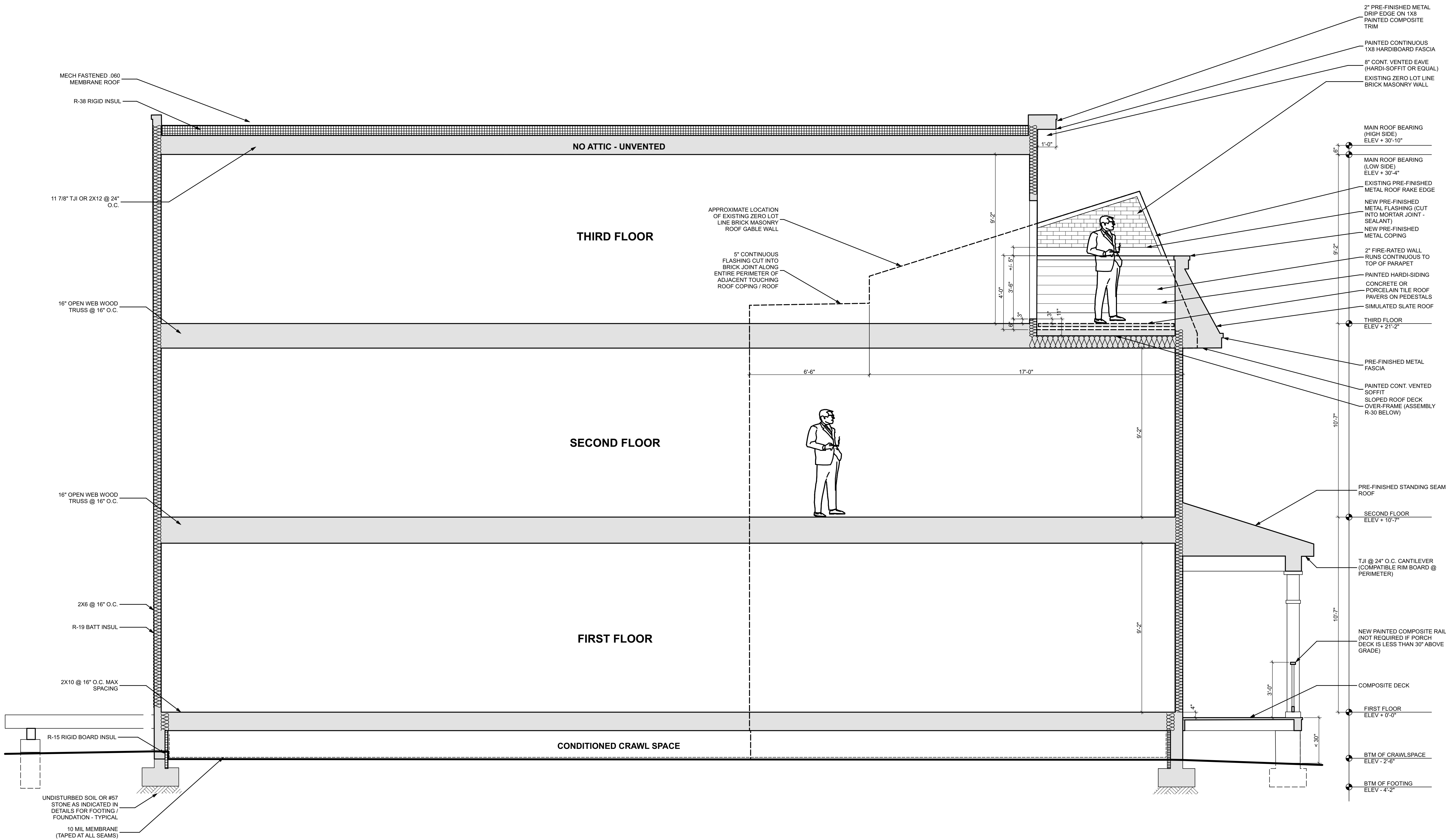
mario di marco
ARCHITECTS

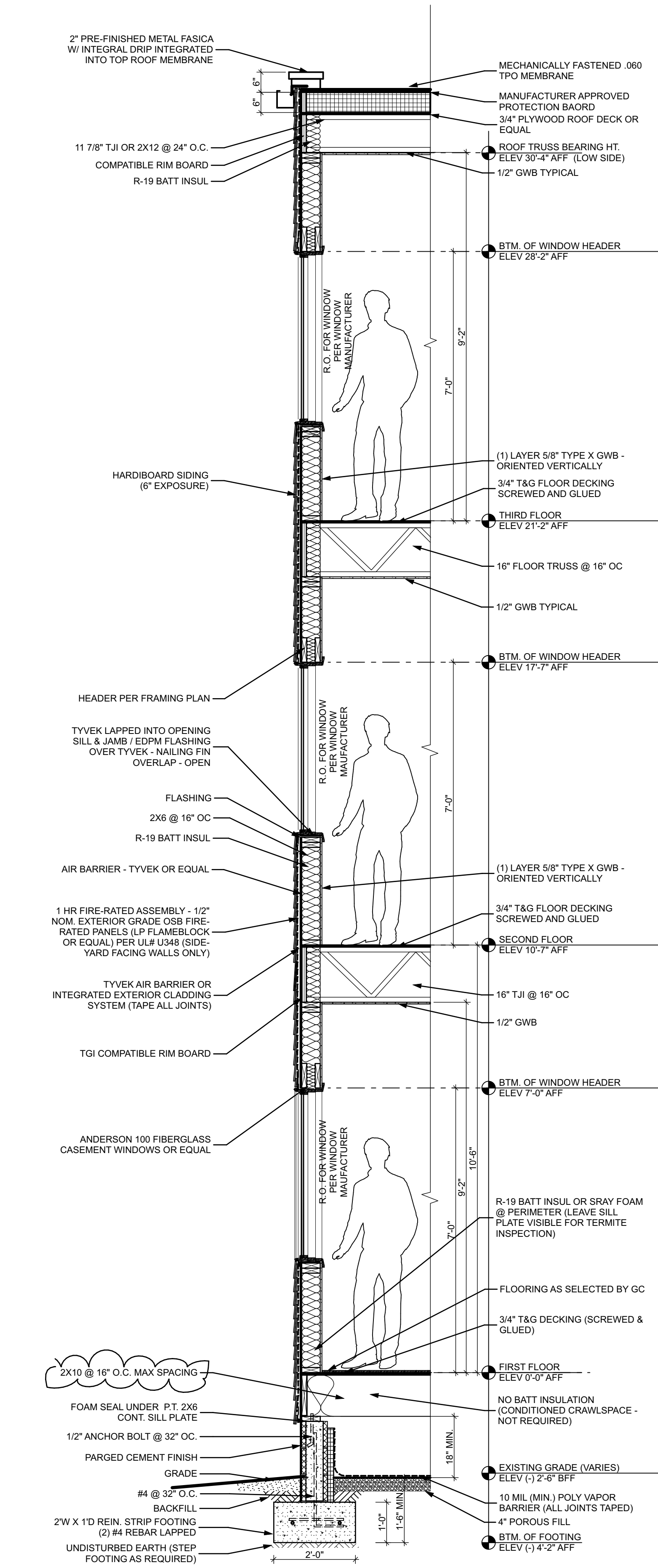
4020 CLINTON AVENUE
RICHMOND, VIRGINIA 23227
TELEPHONE: 804.564.6307

SEAL

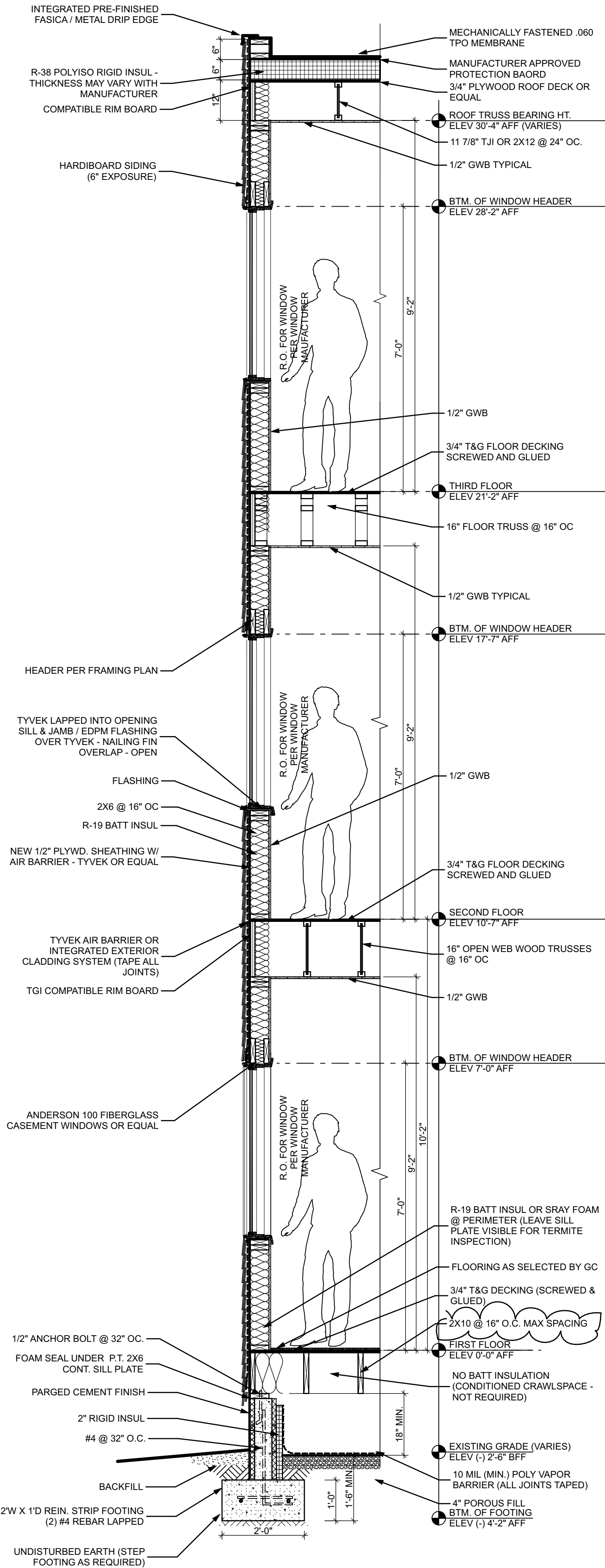


423 N. 33RD STREET
RESIDENCES
423 N 33RD STREET
RICHMOND, VIRGINIA 23223





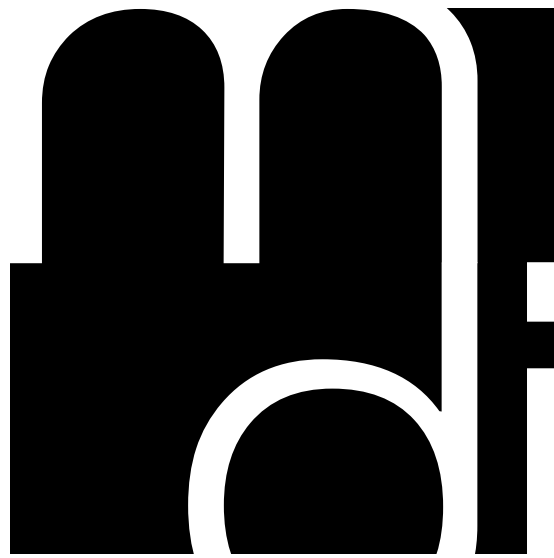
21 SIDE WALL SECTION
SCALE: 1/2" = 1'-0"



16 REAR WALL SECTION
SCALE: 1/2" = 1'-0"

WALL SECTION GEN. NOTES

1. THE CONTINUITY OF THE THERMAL BARRIER.
2. THE CONTINUITY OF THE VAPOR BARRIER.
3. THE CONTINUITY OF ALL FLASHING THROUGH WALL FLASHING, HEAD, JAMB, SILL AND BASE FLASHING.
4. THE BASE, SILL, JAMB, HEAD, THROUGH WALL FLASHING AND ALL OTHER FLASHING SHALL BE EITHER ONE OF THE FOLLOWING:
 - A. 40 MIL. MINIMUM, EPDM SELF-STICKING/SEALING RUBBER FLASHING
 - B. COPPER, 5 OZ. PER S.F.
 - C. GALVANIZED METAL, THE FOLLOWING MANUFACTURERS WILL BE: ACCEPTABLE - FIRESTONE, NEVASTRAL, OR YORK.
5. MAINTAIN THE WATER TIGHT INTEGRITY OF THE BUILDING'S EXTERIOR WATER VAPOR AND MOISTURE BARRIERS.



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SEAL



423 N. 33RD STREET
RESIDENCES
423 N 33RD STREET
RICHMOND, VIRGINIA 23223

UL ONLINE CERTIFICATIONS DIRECTORY

Design No. W408
BXUV, W408
Fire-resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Listed or Classified products, equipment, systems, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specific concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered as Classified, Listed, or Recognized.

Fire-resistance Ratings - ANSI/UL 263

See General Information for Fire-resistance Ratings - ANSI/UL 263

Design No. W408
April 01, 2013

Bearing Wall Rating - 2 Hr when EXPOSED TO FIRE ON INTERIOR FACE ONLY

Bearing Wall Rating - 1 Hr when EXPOSED TO FIRE ON EXTERIOR FACE ONLY, see Item 4 and 6

For Wood Studs, Finish Rating - 50 min when EXPOSED TO FIRE ON INTERIOR FACE.

For Wood Studs, Finish Rating - 17 min when EXPOSED TO FIRE ON EXTERIOR FACE.

Load Restricted for Canadian Applications - See Guide BXUVZ

1. Wood Studs - Nom 2 by 4 in., spaced 16 in., OC with double 2 by 4 top and single 2 by 4 in. bottom plates, with 2 by 4 in. girth bracing at 8 in. OC, all the way down the exterior face. The double 2 by 4 top plates, with 2 by 4 in. lateral bracing at 8 in. OC, may be used in lieu of 2 by 4 studs and girths. Studs effectively staggered.

2. Gypsum Board* - 5/8 in. thick, 4 ft. wide, two layers applied vertically. Base layer nailed to wood studs and bearing girts at 6 in. OC, with 6d cap-head drywall nails, 1-7/8 in. long. The face layer, with joints staggered from base layer, nailed to the studs and bearing girts over the base layer, 8 in. OC, with 6d cap-head drywall nails, 2-1/8 in. long. Type W screws of the same length, head diameter, as the nails and at the spacing described for nails may be used instead of nails.

UNITED STATES GYPSUM CO. - Type SX

3. Joints and Nailheads - Gypsum board joints covered with tape and joint compound. Nail or screw heads covered with joint compound.

4. Batts and Blankets* - Faced or unfaced mineral fiber insulation, 3-1/2 in. thick, nom 3.0 pcf, friction fit in the wall cavity between stud, plates, and cross bracing.

See Batts and Blankets* (BXUVZ) category for names of Classified manufacturers.

4A. Batts and Blankets* - As an option to Item 4, when the Fire Resistance Rating is for a fire on the Interior Face only and the Fire Resistance Rating for the Exterior Face is not required. Faced or unfaced glass fiber insulation, 3-1/2 in. thick, nom 0.85 pcf, friction fit in the wall cavity between stud, plates, and cross bracing.

See Batts and Blankets* (BXUVZ) category for names of Classified manufacturers.

5. Building Under* - Building units nailed to the wood framing with 1-7/8 in. long, 6d nails, spaced 6 in. OC, on the perimeter and 12 in. OC, in the field. Vertical joints centered on studs. Horizontal joints backed with nom. 2 by 4 wood blocking.

BARBER TECHNOLOGY CORP. - Type B2Squard 2-Side

LOUISIANA-PACIFIC CORP. - Type LP FlameBlock 2-Side

6. Exterior Siding - One of the Exterior Siding as specified in Item 6A to Item 6D are required for 1 hr Fire Resistance Rating for fire from the Exterior Face, optional for 2 hr Fire Resistance Rating for fire from Interior Face.

6A. Exterior Wood Siding - Min 1 1/2 in. thick, 4 ft wide wood grooved siding panels or 7/16 in. thick, 4 feet wide OSB siding panels, treated with long retention oil preservative and/or fire retardant chemical. Vertical joints centered on studs. Horizontal joints over nom. 2 by 4 in. wood blocking. Attached to studs through the Building Units, Item 5, on the exterior side of wall with 8d nails, 2-1/2 in. long spaced 6 in. OC at perimeter of panels and 12 in. OC in the field.

6B. Exterior OSB Lap Siding - Min 7/16 in. thick, OSB lap siding fastened to studs through the Building Units, Item 5, with nails or screws, at the locations specified by the manufacturer.

6C. Cementitious Sluoco - Portland cement or synthetic slucco systems with self-furring metal lath. Thickness nom 3/8 in. to 1 1/4 in., depending on system. Fastened to studs through the Building Units, Item 5, with nails or screws, at the locations specified by the manufacturer.

6D. Fiber Cement Siding - Fiber Cement Lap or Vertical Siding, Minimum 5/16 in. thick, fastened to studs through the Building Units, Item 5, with nails or screws, at the locations specified by the manufacturer.

6E. Brick - Brick veneer, meeting the requirements of local code agencies. Brick veneer attached to the studs with corrugated metal wall tie attached to each stud with 8d cement coated nails, every sixth course of bricks.

7. Exterior Rating - Exterior Rating specified in Item 7A and 7B is not permitted for 1 hr Fire Resistance Rating for fire from the Exterior Face, optional for 2 hr Fire Resistance Rating for fire from Interior Face.

7A. Vinyl Siding - (Optional) - UL Classified exterior plastic siding (modest plastic), fastened to the building units or wood stud sheathing with nails or screws, at the locations specified by the manufacturer.

7B. Exterior Rating - (Optional) - Not Shown - Any exterior Rating approved by the Authority Having Jurisdiction installed in accordance with the manufacturer's installation instructions.

*Bearing the UL Classification Mark

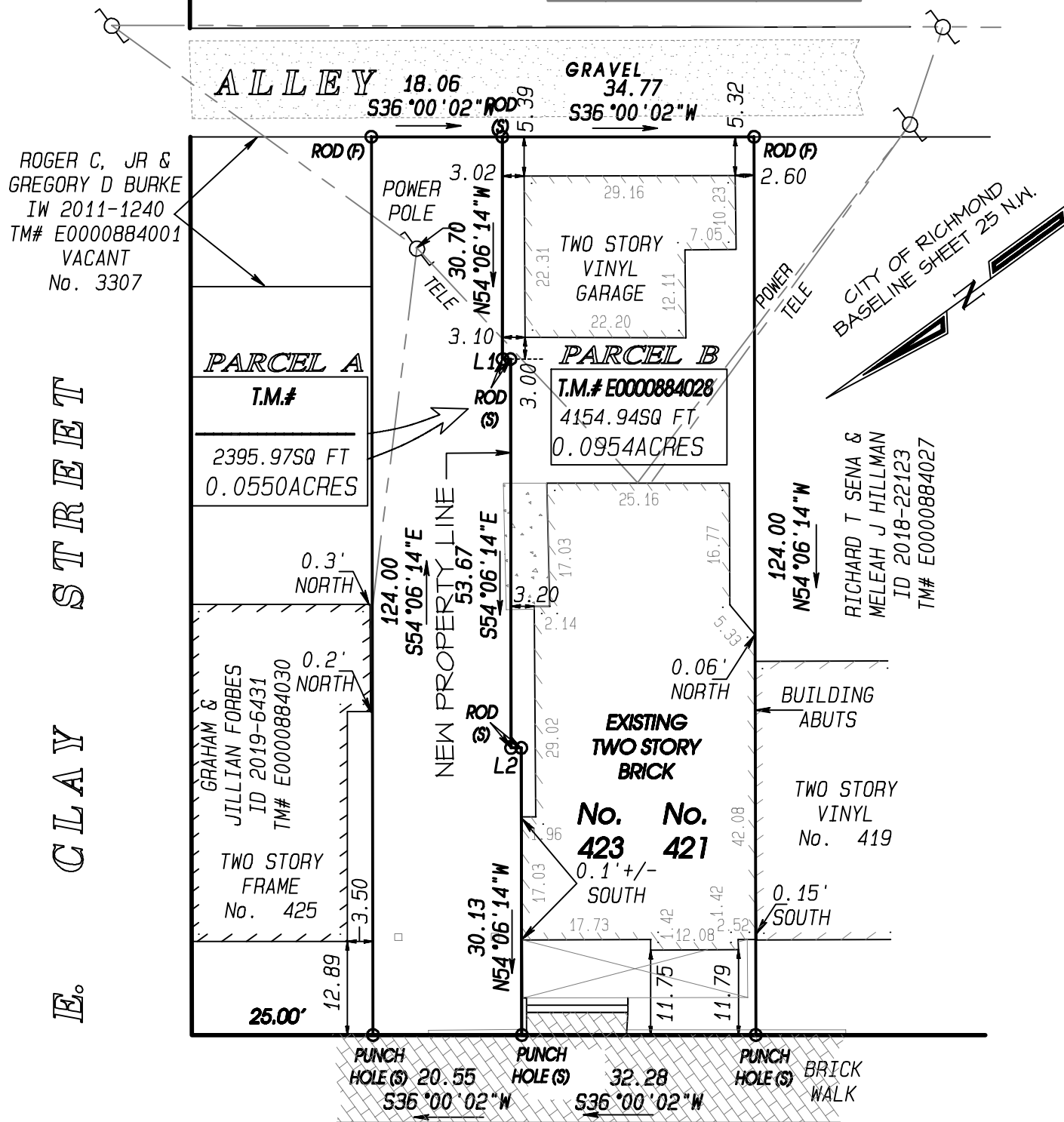
Last Updated on 2013-04-01

WALL SECTIONS & UL ASSEMBLY

A-302

CURRENT OWNER: CCR II HOLDINGS LLC ID 2020-29377

<i>LINE</i>	<i>BEARING</i>	<i>DISTANCE</i>
<i>L1</i>	<i>N36°01'35"E</i>	<i>1.09</i>
<i>L2</i>	<i>N35°53'46"E</i>	<i>1.41</i>



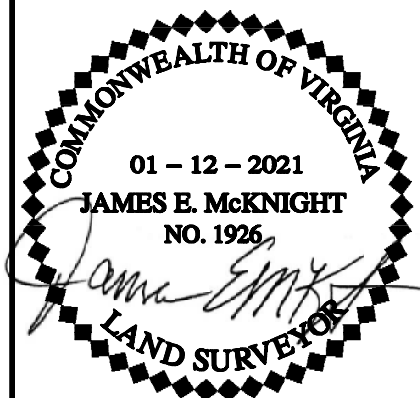
N. 33RD STREET

66' +/- R/W

*PLAT SHOWING TWO PARCELS OF LAND
ON THE EAST LINE OF N. 33RD STREET,
IN THE CITY OF RICHMOND, VIRGINIA.*

THIS IS TO CERTIFY THAT ON JANUARY 12, 2021, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 20'



**McKNIGHT
& ASSOCIATES, P.C.**

LAND SURVEYORS PLANNERS

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

JOB NUMBER: 20050121