

INTRODUCED: January 8, 2024

AN ORDINANCE No. 2024-021

To authorize the special use of the property known as 5114 Salem Street for the purpose of three single-family detached dwellings, upon certain terms and conditions.

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

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

PUBLIC HEARING: FEB 12 2024 AT 6 P.M.

WHEREAS, the owner of the property known as 5114 Salem Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of three single-family detached dwellings, which use, among other things, is not currently allowed by section 30-410.4, concerning lot area and width, 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

AYES:           7                    NOES:           0                    ABSTAIN: \_\_\_\_\_

ADOPTED:   FEB 12 2024   REJECTED: \_\_\_\_\_   STRICKEN: \_\_\_\_\_

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 5114 Salem Street and identified as Tax Parcel No. E000-2914/015 in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Physical Improvements of Lots 15-17, Block 1, Powhatan Place Subdivision for Cava Capital, LLC,” prepared by townes, and dated June 23, 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 three single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “New Construction,” prepared by Pinnacle Design, and dated July 28, 2023, and “5114 Salem Street, Plan of Development, City of Richmond, Virginia,” prepared by townes, dated February 9, 2022, and last revised August 14, 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 three single-family detached dwellings, substantially as shown on the Plans.

(b) Six off-street parking spaces shall be required for the Special Use, substantially as shown on the Plans.

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

(d) All elevations and site improvements, including landscaping, shall be 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.

(f) Prior to the issuance of any building permit for the Special Use, the establishment of up to three residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds 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) The Owner shall make improvements within the right-of-way, including new street trees along Salem Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works, or the designee thereof, that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works, or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.


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

otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

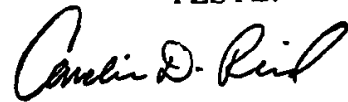
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:

  
City Attorney's Office

**A TRUE COPY:  
TESTE:**

  
City Clerk



# City of Richmond

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

## Master

**File Number: Admin-2023-1326**

**File ID:** Admin-2023-1326

**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:** 08/22/2023

**Subject:**

**Final Action:**

**Title:** To authorize the special use of the property known as 5114 Salem Street, for the purpose of three single-family detached dwellings, upon certain terms and conditions.

### Internal Notes:

### Code Sections:

**Agenda Date:** 01/08/2024

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** O&R docs COMBINED.pdf, Scanned SUP - 5114 Salem Street AATF.pdf

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** jonathan.brown@richmondgov.com

**Effective Date:**

**Related Files:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/28/2023	Jonathan Brown	Approve	11/30/2023
1	2	11/28/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	11/30/2023	Kevin Vonck	Approve	12/5/2023
1	4	11/30/2023	Alecia Blackwell - FYI	Notified - FYI	
1	5	11/30/2023	Sharon Ebert - FYI	Notified - FYI	
1	6	11/30/2023	Caitlin Sedano - FYI	Notified - FYI	
1	7	12/20/2023	Jeff Gray	Approve	12/4/2023
1	8	12/20/2023	Lincoln Saunders	Approve	12/22/2023
1	9	1/2/2024	Mayor Stoney	Approve	12/22/2023

### History of Legislative File

**Text of Legislative File Admin-2023-1326**

**Title**

To authorize the special use of the property known as 5114 Salem Street, for the purpose of three single-family detached dwellings, upon certain terms and conditions.

**Body**

**O & R Request**

**DATE:** December 11, 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

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

**RE:** To authorize the special use of the property known as 5114 Salem Street, for the purpose of three single-family detached dwellings, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** The applicant is requesting a Special Use Permit to authorize three (3) single-family detached dwellings within an R-5 Single-Family Residential District. While the use is permitted the property does not meet the current requirements for section 30-410.4 regarding lot area and width. A Special Use Permit is therefore required.

**BACKGROUND:** The property is located in the Fulton neighborhood on Salem Street between Williamsburg Road and Nelson Street. The property is a 15,750 sq. ft. (.36 acre) parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." (p. 54)

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

The current zoning for this property is R-5, Single-Family Residential District. All properties to the east,

south and west are located primarily within the same R-5 Zone as the property in question with properties to the north and northeast are zoned B-2 Community Business. The area is primarily single-family detached residential with some commercial uses present in the vicinity. The proposed density is 3 units per .36 acres, or 8 units per acre.

**COMMUNITY ENGAGEMENT:** Fan District Association contacted; additional community notification will take place after introduction.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** None

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

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** January 8, 2024

**CITY COUNCIL PUBLIC HEARING DATE:** February 12, 2024

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** 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: 5114 Salem Street Date: \_\_\_\_\_

Tax Map #: E0002-914/015 Fee: \$300

Total area of affected site in acres: 0.362

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

### Zoning

Current Zoning: R-5

Existing Use: Vacant

### Proposed Use

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

Division of the parcel into three lots and construction of a new single-family detached dwelling on each lot

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: BZA-1992-044

**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: (804) 874-6275 Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** CAVA Capital 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: 2405 Westwood Ave #200

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 510-0333 Fax: ( )

Email: construction@cavacompanies.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)

# APPLICANT'S REPORT

*June 23<sup>rd</sup>, 2023*

*Special Use Permit Request  
5114 Salem Street, Richmond, Virginia  
Map Reference Number: E000-2914/015*

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Submitted to:	<b>City of Richmond</b> Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	<b>Baker Development Resources</b> 530 East Main Street, Suite 730 Richmond, Virginia 23219

## Introduction

The property owner is requesting a special use permit (the "SUP") for 5114 Salem Street (the "Property"). The SUP would authorize the construction of three new single-family detached dwellings on the Property. While the single-family detached use is permitted by the underlying R-5 Single-Family Residential zoning district, some of the underlying feature requirements cannot be met, and therefore, a SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the eastern line of Salem Street between Williamsburg Road and Nelson Street. The Property is referenced by the City Assessor as tax parcels E000-2914/015 and is currently vacant. The parcel is roughly 105' wide, 150' deep, and consists of approximately 15,750 square feet of lot area. Access is provided at the rear of the Property by means of a north-south alley.



The properties in the immediate vicinity are developed with a wide range of uses and building forms. While one-story and two-story single-family detached dwellings are the most common uses found in the area; institutional and commercial uses are also found in the vicinity. While many of the properties in the area have been developed, there are still several small, vacant lots in the vicinity.

## EXISTING ZONING

The Property is zoned R-5 Single-Family Residential, which generally permits the proposed single-family detached dwelling use. Parcels in the area differ in size and frontage with a large number of parcels in the vicinity, including the adjacent property at 5110 Salem, unable to conform to the underlying R-5 feature requirements. The surrounding properties to the west, south, and east are also zoned R-5. Immediately to the north, along Williamsburg Road can be found a B-2 Community Business district. Finally, further northeast are properties zoned RO-2 Residential Office and R-48 Multifamily Residential.

## MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Residential” use for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54). Furthermore, the Property is located within the Fulton Neighborhood Node which encourages growth that preserves the character of the surrounding single-family neighborhoods.

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.”
- 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.

## **TRANSPORTATION**

The Property is located near Darbytown and Williamsburg Roads which are serviced by the 56 and 4B lines respectively and provide connection to the west toward Downtown and on to the VCU Medical Center and to the southeast toward Darbytown and into Henrico.

# **Proposal**

## **PROJECT SUMMARY**

The applicant is proposing to divide the Property into three lots and construct a new single-family detached dwelling on each of the newly created lots.

## **PURPOSE OF REQUEST**

The Property consists of a single lot of record which is described as Lot 15-17 from the original Powhatan Place subdivision. The lot is exceptionally large for the area and is approximately 105' wide, consisting of 15,750 square feet of lot area. The owner is proposing to divide the lot and build three new single-family detached dwellings on the Property. The three new detached dwellings would each be located on new parcels which would be roughly 35' in width containing approximately 5,250 square feet of lot area. While the proposed lots are consistent with the character of the neighborhood, the R-5 District lot area and width requirements would not be met for the new dwellings, requiring the SUP. All other aspects of the underlying zoning requirements would be met.

In exchange for the SUP, the intent of this request is to ensure the development of high-quality infill dwellings. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan. It will also be consistent with the uses permitted by-right by the underlying zoning. At the same time, it will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by right development.

## **PROJECT DETAILS**

When complete, the new single-family detached dwellings would be two stories in height and are intended to be consistent with the historic development pattern found throughout the neighborhood. The three proposed dwellings would each be 22' in width and 40' in depth. They would each include approximately 1,760 square feet of finished floor area. Two of the dwellings have been designed with a gabled roof while the central dwelling would have a false mansard roof to provide a variety of facades. The dwellings would each contain four bedrooms and three bathrooms. The

proposed floor plans are modern and efficient, and designed to meet the needs of the market. The first floor would contain an open kitchen and living area and the second-floor plans include a primary bedroom with en-suite primary bathroom and walk-in closet. The buildings would be of frame construction and would be clad in cementitious siding. A covered front porch would provide usable outdoor space for the future owners and address the street. Two off-street parking spaces, accessible from the rear alley, are proposed for each dwelling. The proposed dwellings massing and architectural styles are designed to be compatible with nearby dwellings and are consistent with the historical homes found in the neighborhood.

## Findings of Fact

The following are factors indicated 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 for high-quality infill construction 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 negligible traffic generation on the existing street will create no 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 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 special use permit will not adversely affect the above referenced City services. To the contrary, the proposal will provide positive fiscal (tax) benefits that will 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. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

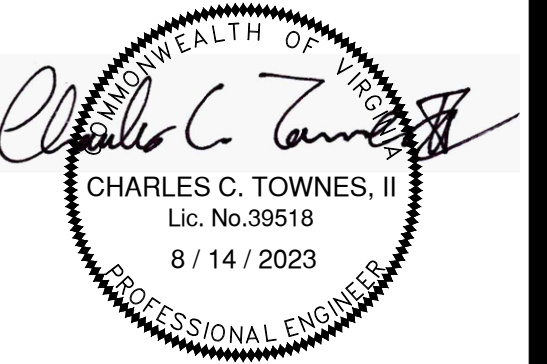
In summary we are enthusiastically seeking approval for the construction of the proposed single-family dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality, infill residential development. The request offers compatibility with the City's Master Plan in terms of use. The request would upgrade the Property while maintaining a desirable variation in housing style and density in the vicinity.

The proposed development would respectfully help restore an appropriate urban fabric in a block face and would help encourage a pedestrian friendly traditional streetscape and contribute to the vibrancy of the block through the addition of street life in the form of street-oriented full width front porches. The traditional building forms would provide the much-desired traditional neighborhood design which is appropriate to this area of the City. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



**townes**  
consulting engineers, planners, land surveyors

2463 boulevard  
colonial heights, va 23834  
telephone: 804.520.9015  
facsimile: 804.520.9016  
email: cctownes@townespc.com

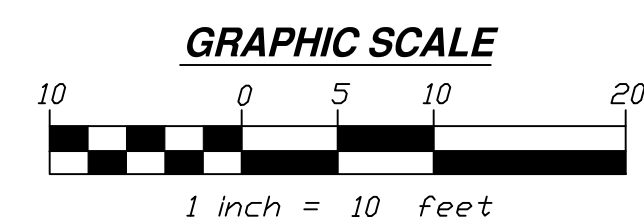


5114 SALEM STREET  
PLAN OF DEVELOPMENT  
CITY OF RICHMOND, VIRGINIA

## SITE LAYOUT

REV.	DATE:	ITEM:
1	3/3/2022	CLIENT COMMENTS
2	7/27/2023	CITY COMMENTS
3	8/14/2023	CITY COMMENTS

SHEET  
C-2

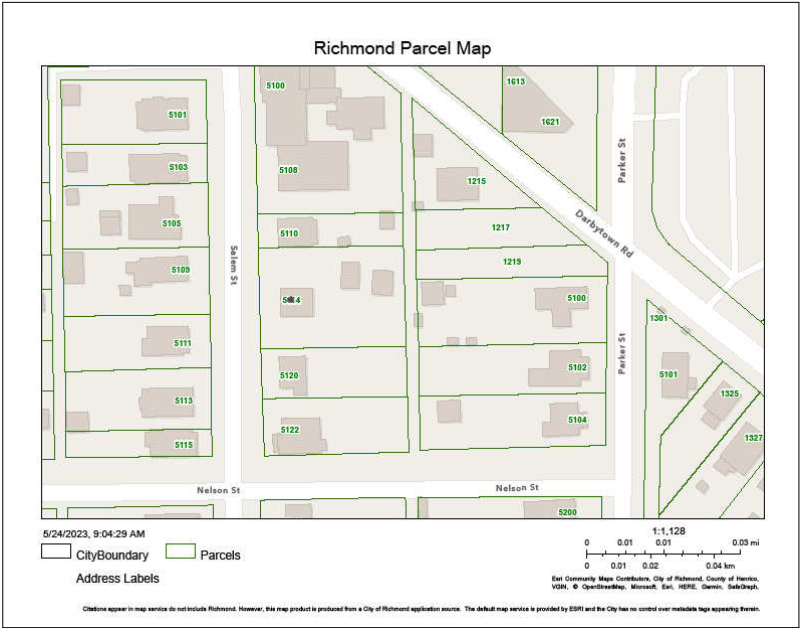


\*Note: Proposed Street Trees are to be large shade trees per Urban Forestry Approved Species List

# CAVA COMPANIES



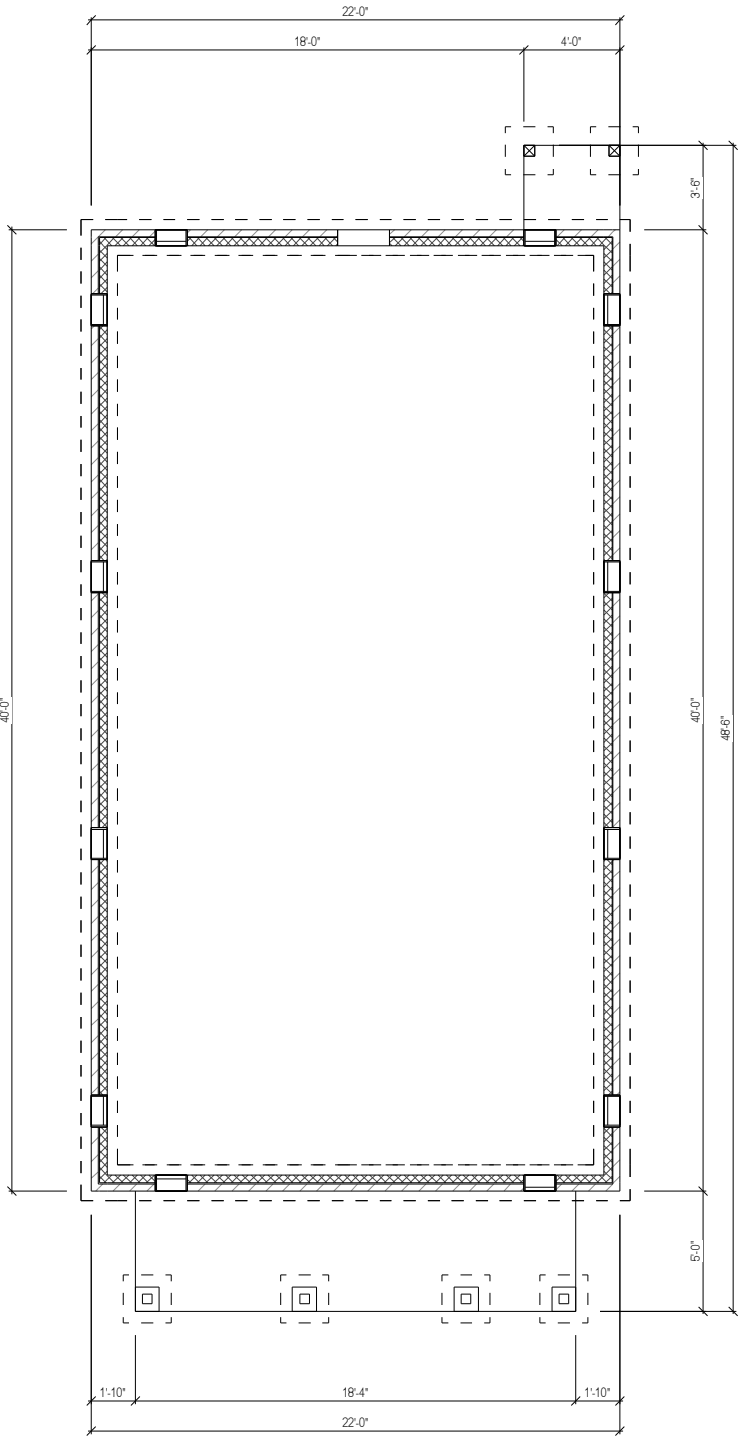
5114 SALEM ST



***COPYRIGHT NOTICE***



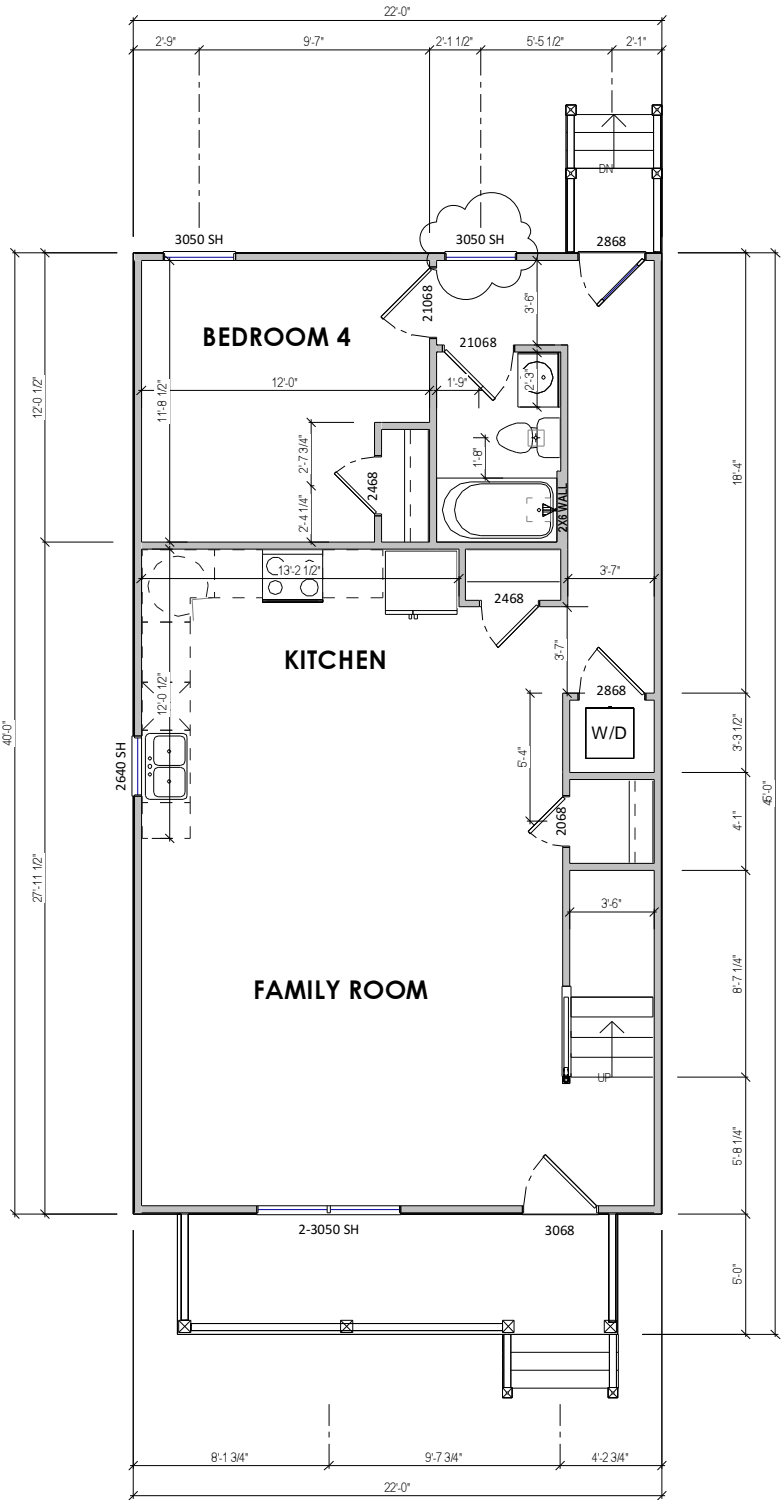
APPROVAL SET  
NOT FOR CONSTRUCTION



**1** CRAWL SPACE PLAN - ELEVATION A  
A1.00-A 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



PROJECT	CAVA COMPANIES	
	CLIENT	5114 SALEM ST
NEW CONSTRUCTION	Foundation Plan	
	SHEET	
ISSUE DATE		
7/28/23		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
A1.00-A		

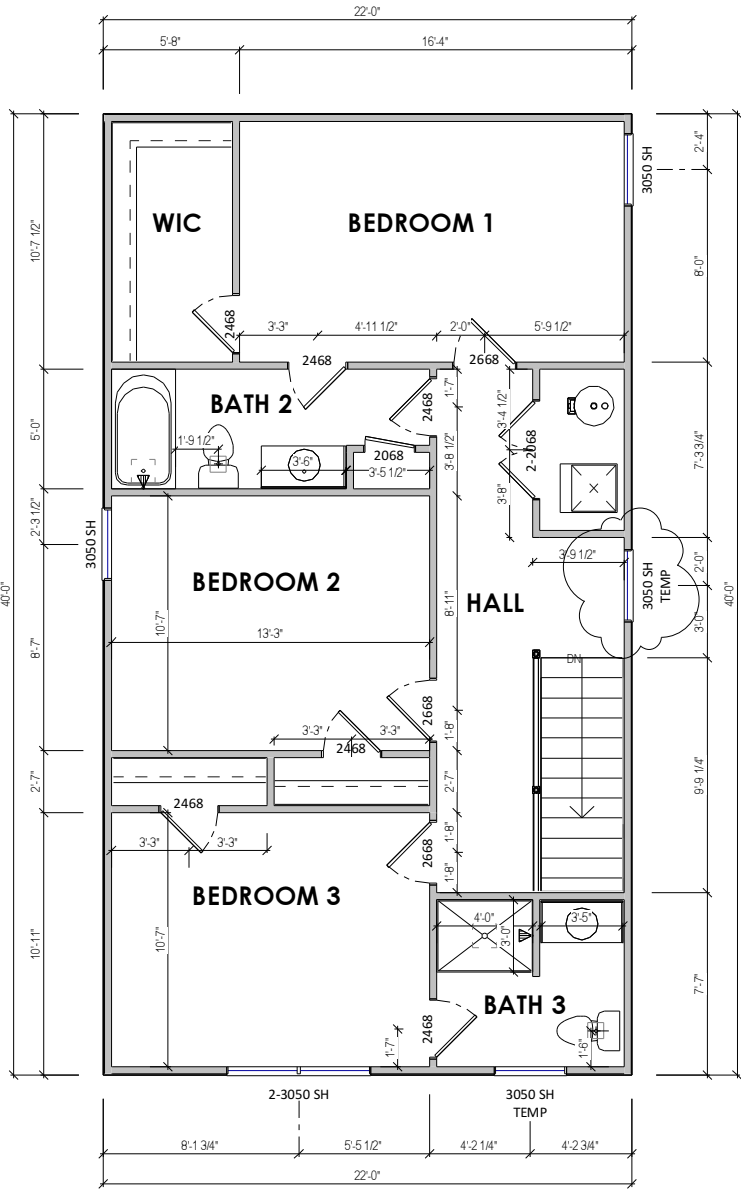


**1 1ST FLOOR PLAN - ELEVATION A**  
A2.10-A 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

Revision Schedule		
Revision Number	Revision Description	Revision Date
1	ADDED WINDOW	7/28/23



PROJECT	NEW CONSTRUCTION	
	1st Floor Plan	
CLIENT	CAVA COMPANIES	
	ADDRESS	5114 SALEM ST
ISSUE DATE		
7/28/23		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
A2.10-A		



Revision Schedule		
Revision Number	Revision Description	Revision Date
2	ADDED WINDOW	7/28/23

PROJECT

NEW CONSTRUCTION

CLIENT

CAVA COMPANIES

ISSUE DATE

7/28/23

DRAWN BY

PINNACLE DESIGN

SHEET

2nd Floor Plan

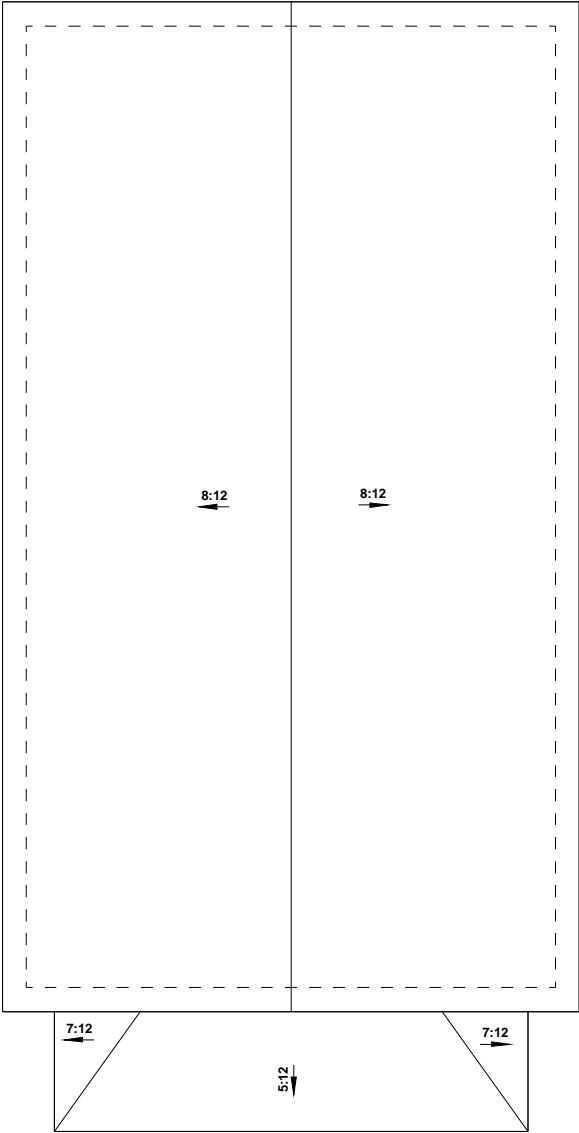
ADDRESS

5114 SALEM ST

SHEET NUMBER

A2.20-A

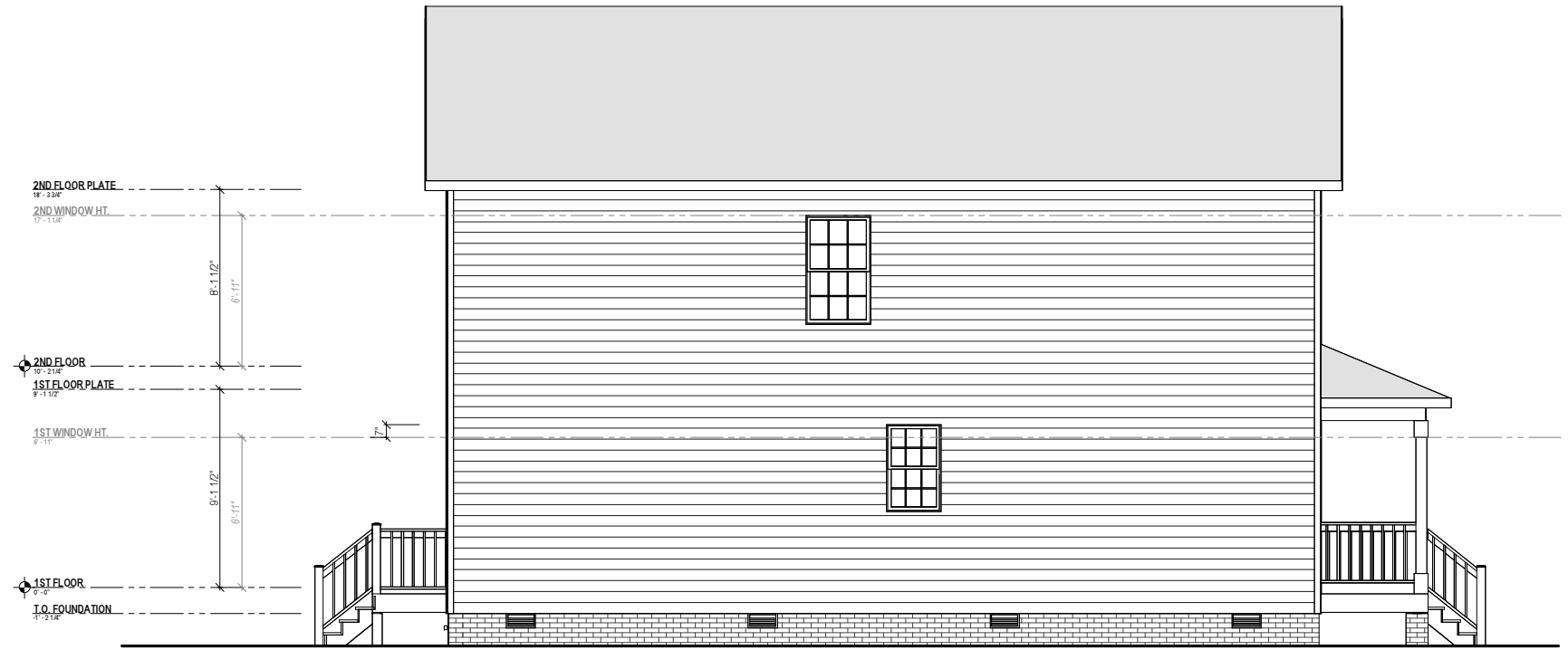




PROJECT		NEW CONSTRUCTION		CLIENT	CAVA COMPANIES
SHEET		Roof Plan		ADDRESS	5114 SALEM ST
ISSUE DATE		7/28/23			
DRAWN BY		PINNACLE DESIGN			
SHEET NUMBER		A2.30-A			



**1 FRONT VIEW - ELEVATION A**  
A3.00-A 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

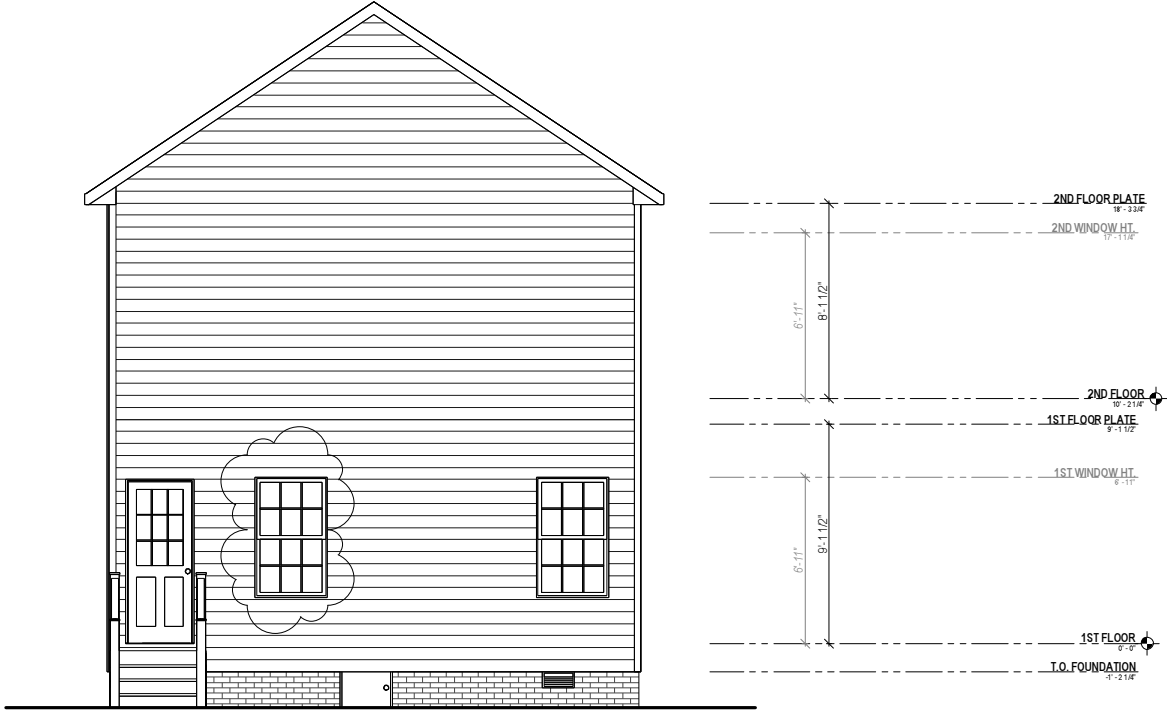


**2 LEFT VIEW - ELEVATION A**  
A3.00-A 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

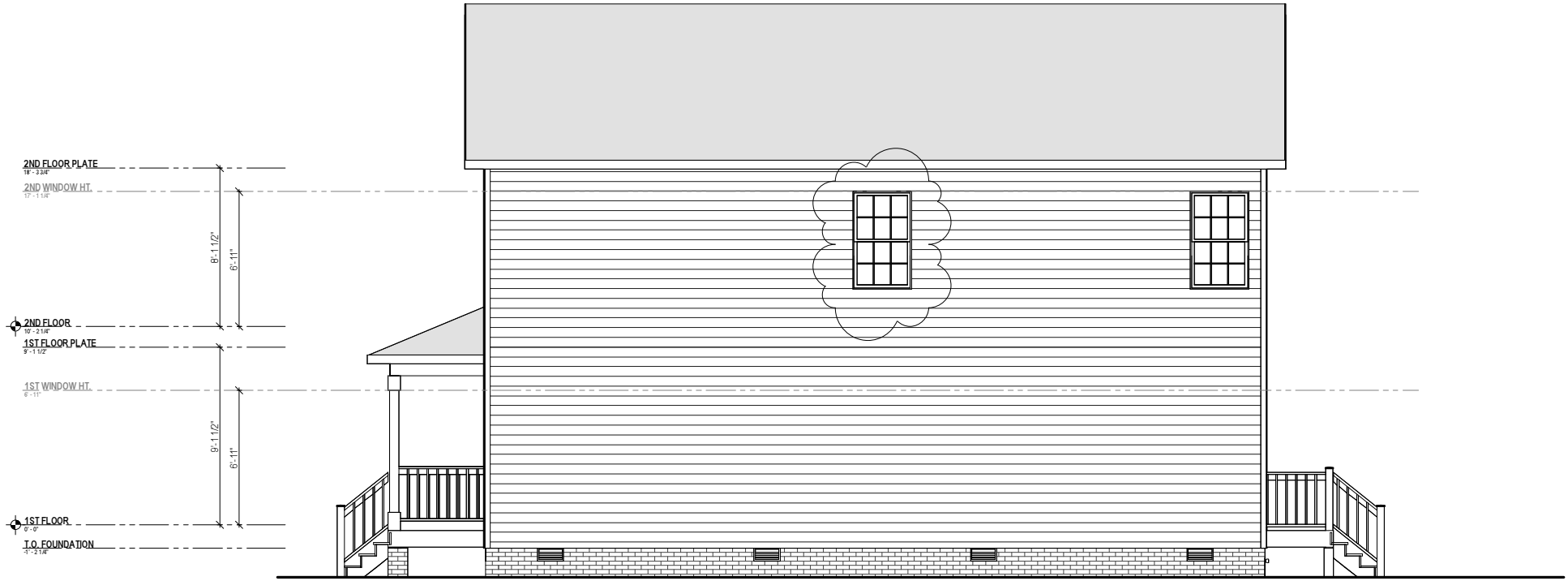
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PROJECT NEW CONSTRUCTION		CLIENT CAVA COMPANIES
SHEET Elevations		ADDRESS 5114 SALEM ST
ISSUE DATE 7/28/23		
DRAWN BY PINNACLE DESIGN		
SHEET NUMBER A3.00-A		

Revision Schedule		
Revision Number	Revision Description	Revision Date
1	ADDED WINDOW	7/28/23
2	ADDED WINDOW	7/28/23



**1 REAR VIEW - ELEVATION A**  
A3.10-A 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

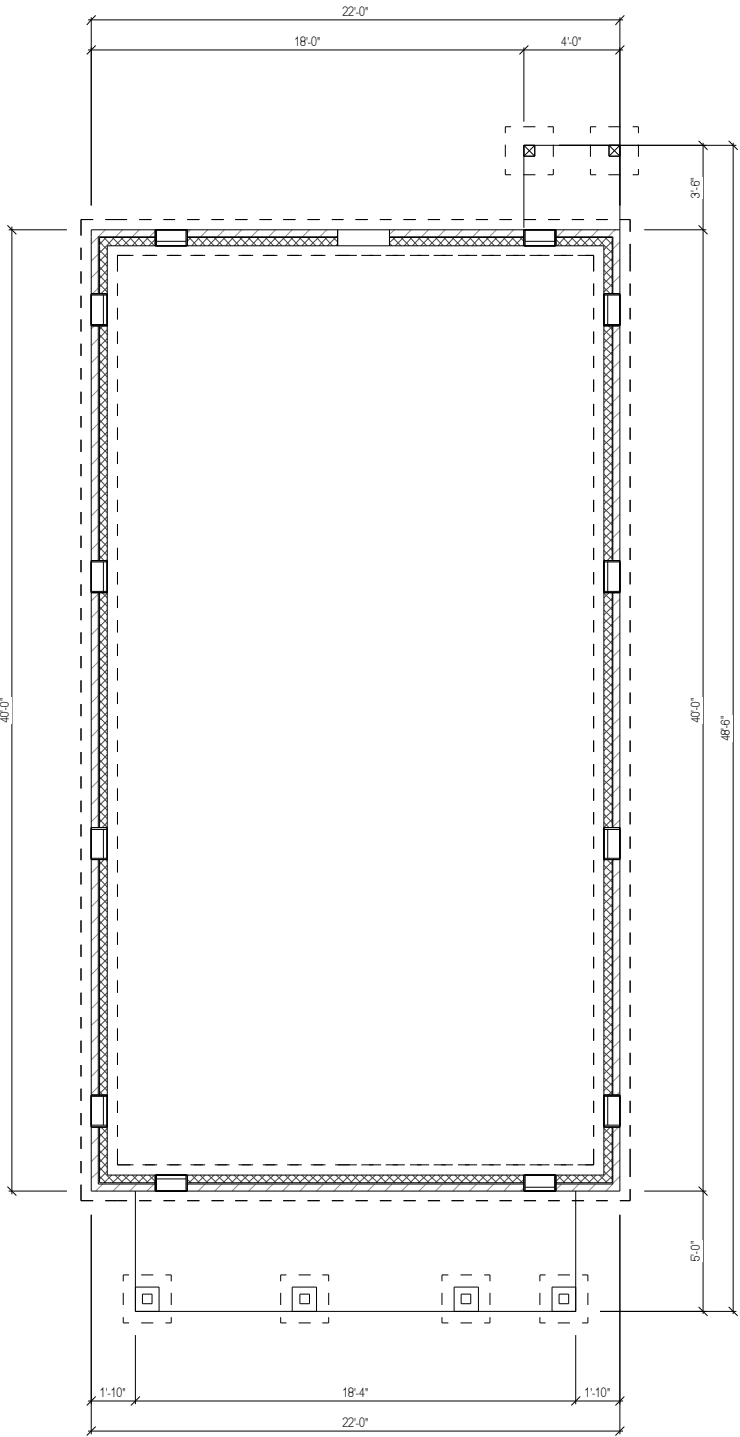


**2 RIGHT VIEW - ELEVATION A**  
A3.10-A 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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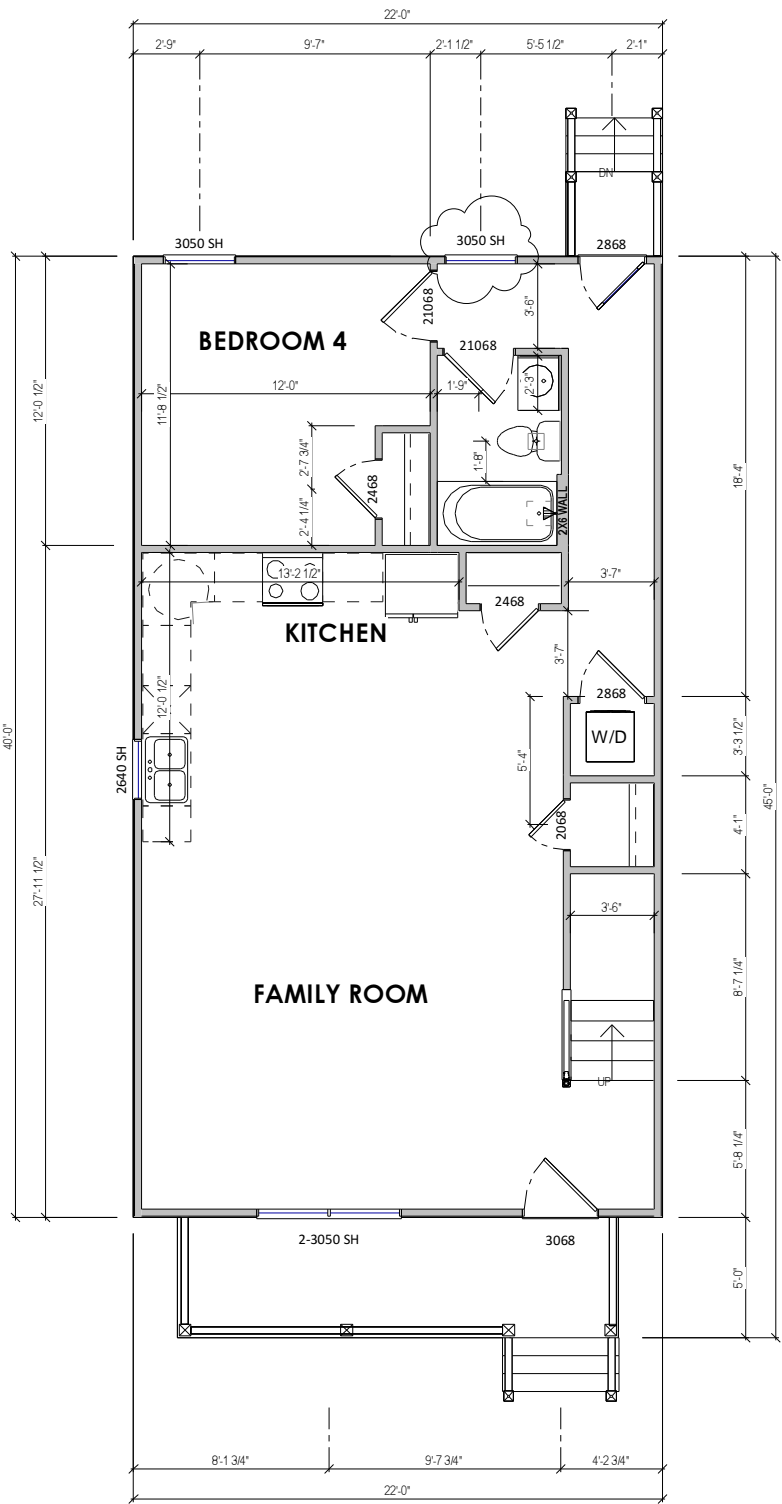
CLIENT	CAVA COMPANIES	
	ADDRESS	5114 SALEM ST
PROJECT	NEW CONSTRUCTION	
	SHEET	Elevations
ISSUE DATE		
7/28/23		
DRAWN BY		
PINNACLE		
DESIGN		
SHEET NUMBER		
A3.10-A		



**1 CRAWL SPACE PLAN - ELEVATION B**  
A1.00-B 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



PROJECT	CAVA COMPANIES	
	CLIENT	5114 SALEM ST
SHEET	NEW CONSTRUCTION	
	ADDRESS	5114 SALEM ST
Foundation Plan		
ISSUE DATE		
7/28/23		
DRAWN BY		
PINNACLE		
DESIGN		
SHEET NUMBER		
A1.00-B		

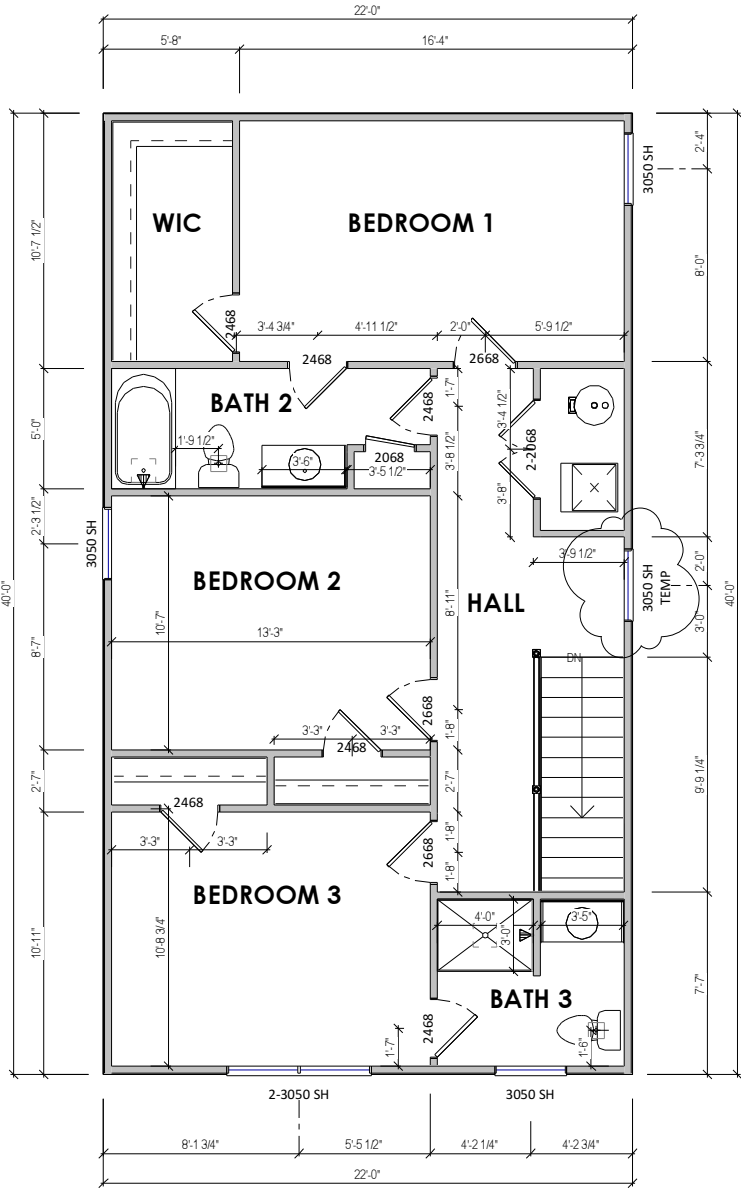


Revision Schedule		
Revision Number	Revision Description	Revision Date
1	ADDED WINDOW	7/28/23

1 1ST FLOOR PLAN - ELEVATION B  
A2.01-B 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



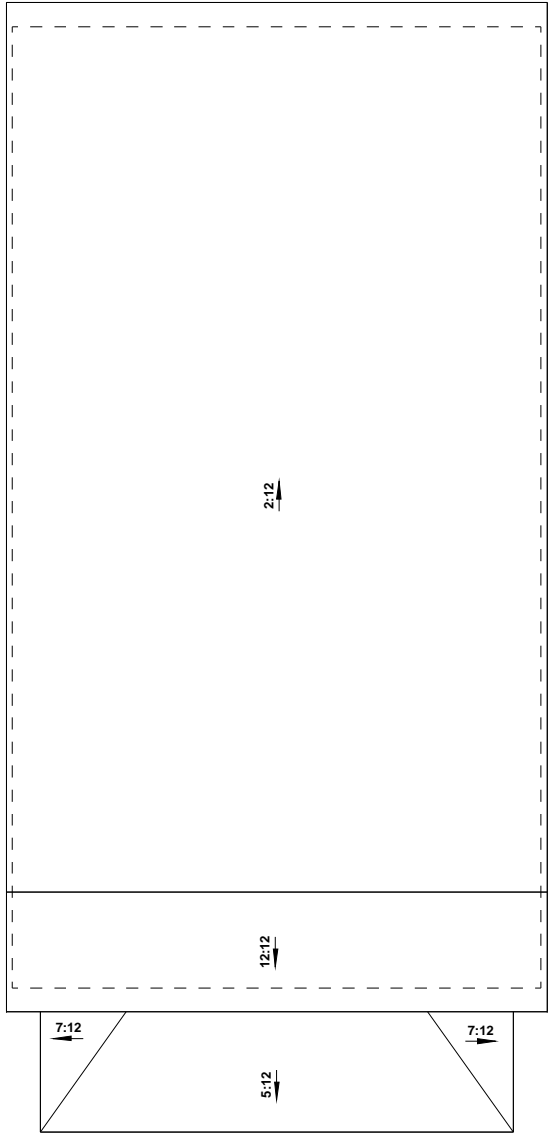
PROJECT	NEW CONSTRUCTION	
	1st Floor Plan	
CLIENT	CAVA COMPANIES	
	ADDRESS	5114 SALEM ST
ISSUE DATE		
7/28/23		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
A2.01-B		



Revision Schedule		
Revision Number	Revision Description	Revision Date
2	ADDED WINDOW	7/28/23



PROJECT	NEW CONSTRUCTION	CLIENT	CAVA COMPANIES
		ADDRESS	5114 SALEM ST
SHEET	2nd Floor Plan		
ISSUE DATE		7/28/23	
DRAWN BY		PINNACLE DESIGN	
SHEET NUMBER		A2.20-B	



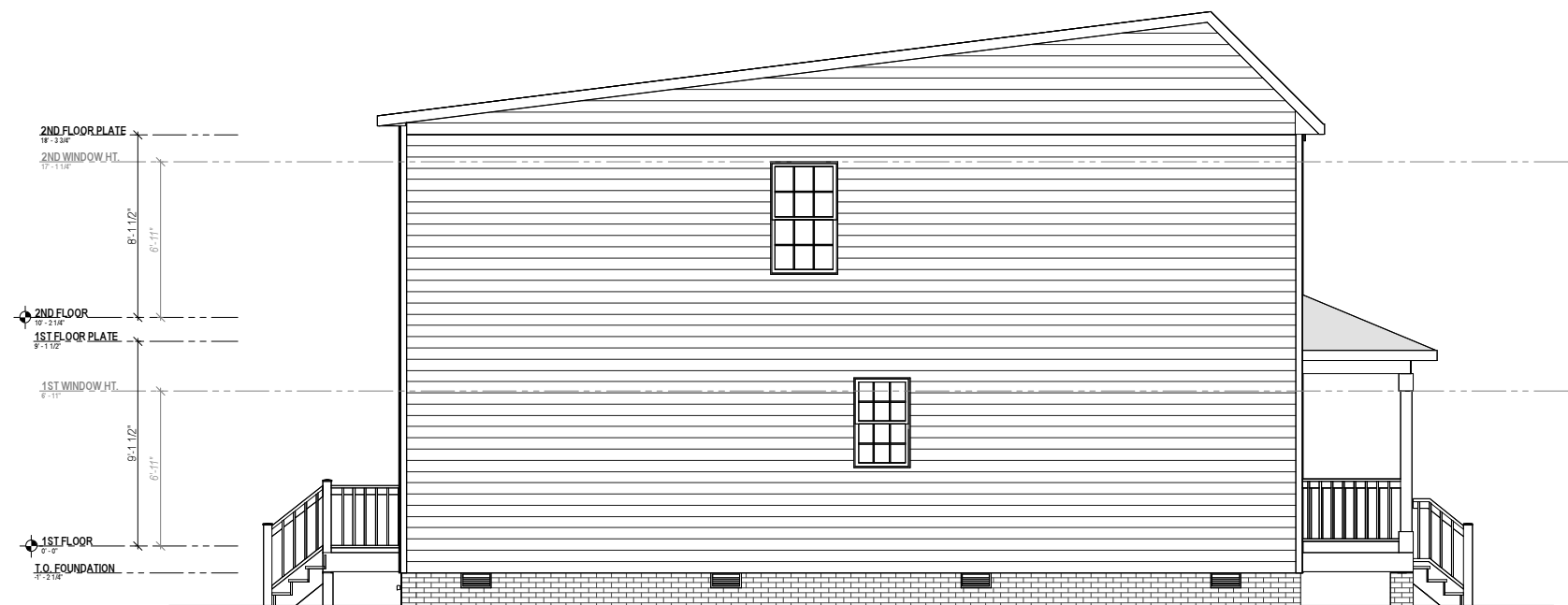
**1** **ROOF PLAN - ELEVATION B**  
A2.30-B 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



PROJECT		NEW CONSTRUCTION		CLIENT	CAVA COMPANIES
SHEET		Roof Plan		ADDRESS	5114 SALEM ST
ISSUE DATE		7/28/23			
DRAWN BY		PINNACLE DESIGN			
SHEET NUMBER		A2.30-B			



**1 FRONT VIEW - ELEVATION B**  
A3.00-B 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



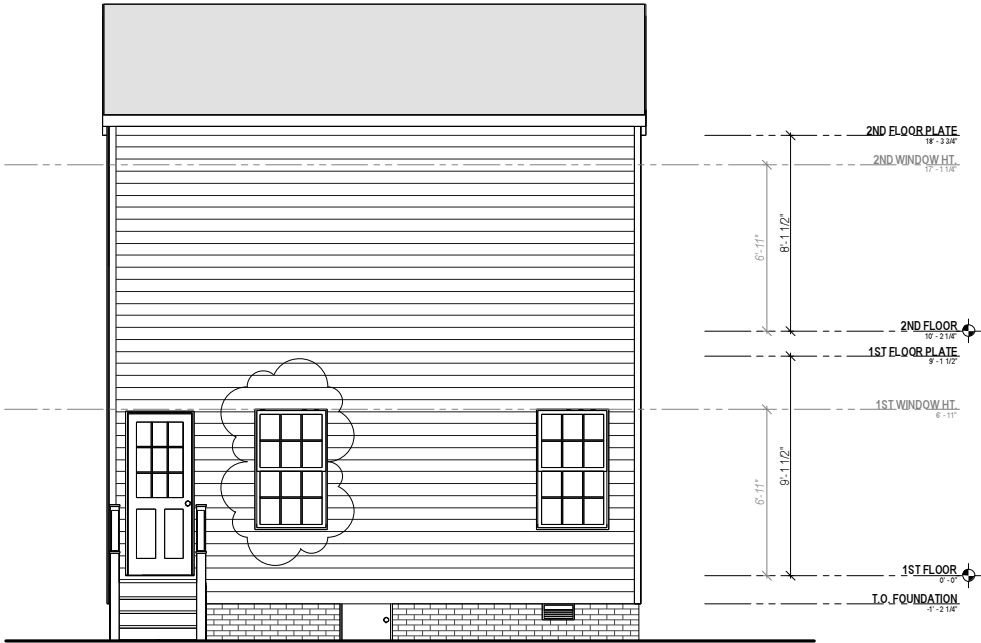
**2 LEFT VIEW - ELEVATION B**  
A3.00-B 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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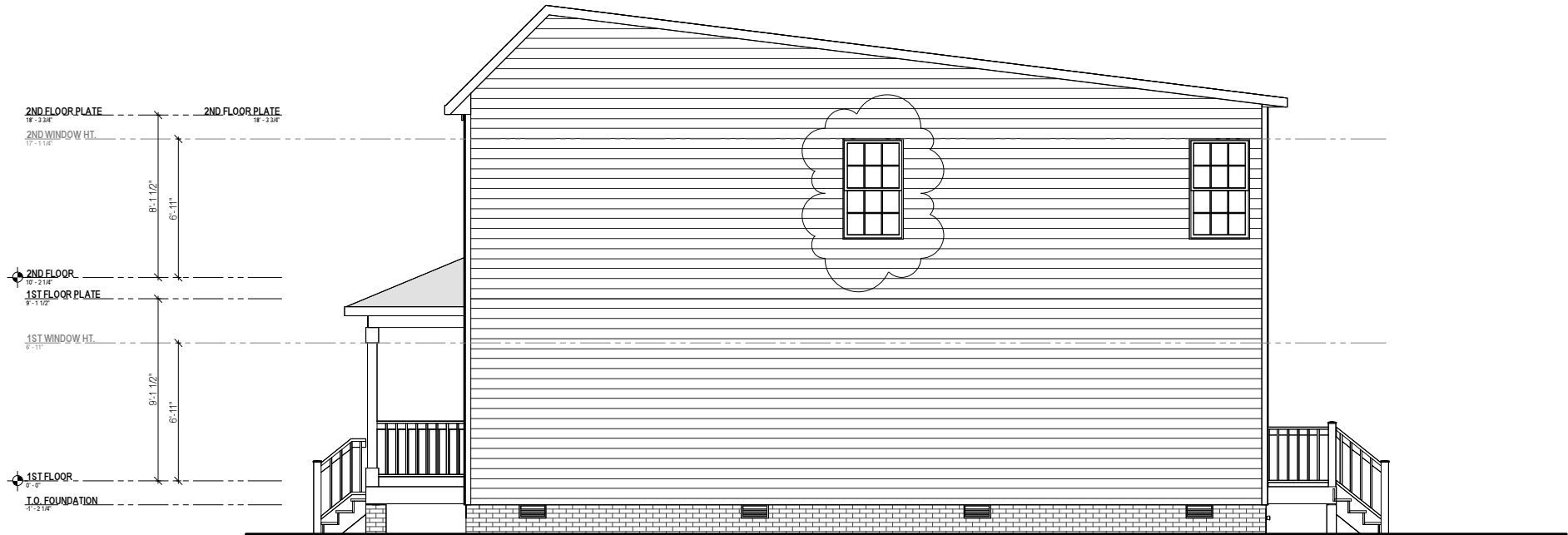


PROJECT	CAVA COMPANIES	
	CLIENT	5114 SALEM ST
NEW CONSTRUCTION	ADDRESS	
	5114 SALEM ST	
SHEET	Elevations	
	ISSUE DATE	
DRAWN BY	7/28/23	
	PINNACLE DESIGN	
SHEET NUMBER	A3.00-B	
	DESIGN	

Revision Schedule		
Revision Number	Revision Description	Revision Date
1	ADDED WINDOW	7/28/23
2	ADDED WINDOW	7/28/23



**1 REAR VIEW - ELEVATION B**  
A3.10-B 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



**2 RIGHT VIEW - ELEVATION B**  
A3.10-B 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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CLIENT	CAVA COMPANIES	
	ADDRESS	5114 SALEM ST
PROJECT	NEW CONSTRUCTION	
	SHEET	Elevations
ISSUE DATE		
7/28/23		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
A3.10-B		

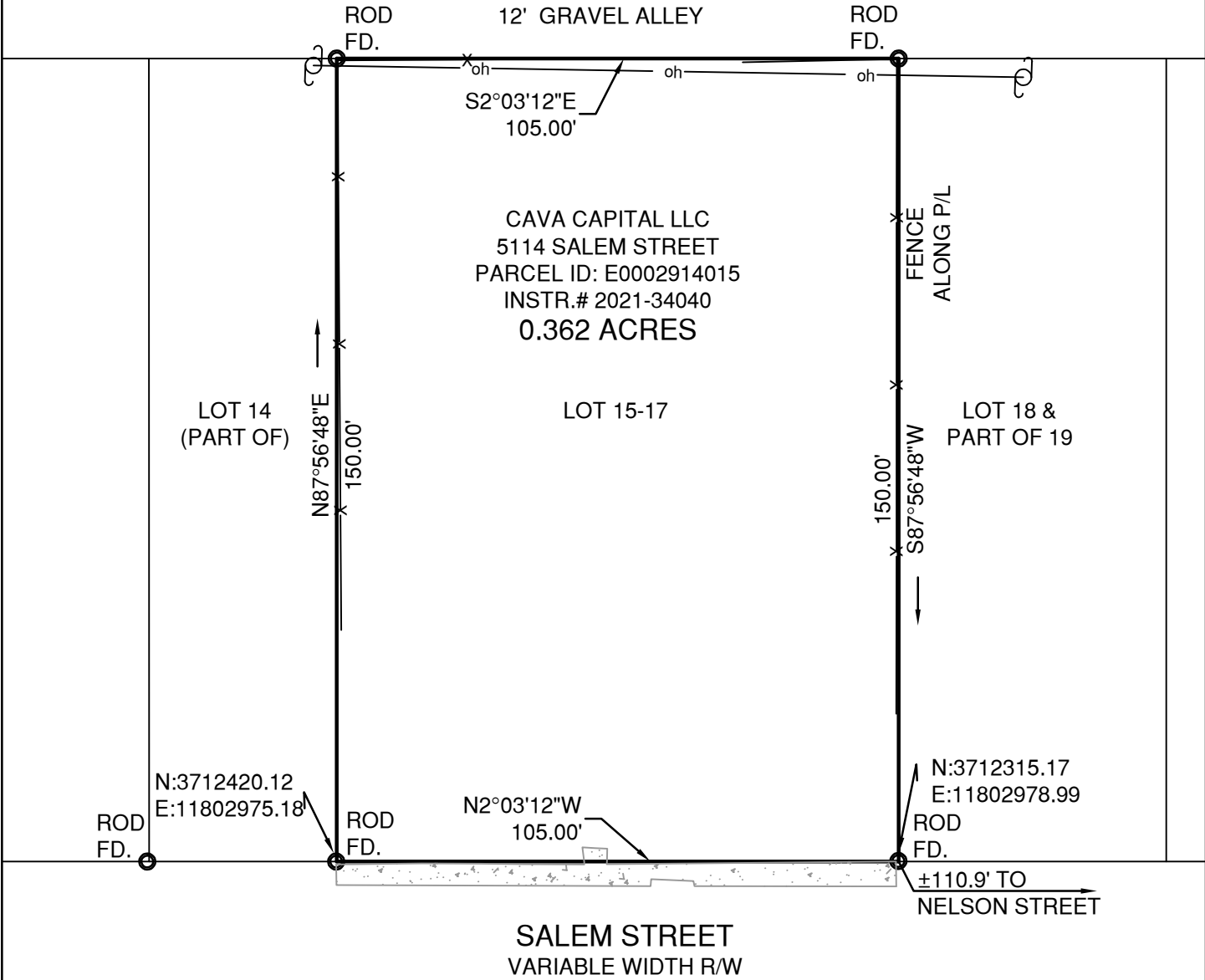
THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL # 5101290044D, EFFECTIVE DATE APRIL 2, 2009.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

NOTE: ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.

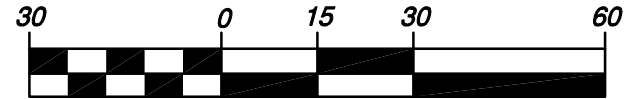
REFERENCE PLAT: PLAT OF LOTS 9, 10, 11, 12, & 13, BLOCK 1, POWHATAN PLACE. DATED JUNE 15, 1989 BY GEORGE STEPHENS ASSOCIATES, A BRANCH OF PACIULTI, SIMMONS & ASSOCIATES, LTD.



THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON JUNE 23, 2022. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.



**GRAPHIC SCALE**



1 inch = 30 feet

**PLAT SHOWING  
PHYSICAL IMPROVEMENTS OF  
LOTS 15-17, BLOCK 1,  
POWHATAN PLACE  
SUBDIVISION**

**FOR  
CAVA CAPITAL, LLC**

CITY OF RICHMOND, VIRGINIA

DATE: JUNE 23, 2023 SCALE: 1"=30'



**townes**

consulting engineers, planners, and land surveyors

DRAWN BY: CCT, II

CHECKED BY:

2463 boulevard  
colonial heights, va 23834  
telephone: 804.520.9015  
facsimile: 804.520.9016  
email: cctownes@townespc.com

ATTN: AMANDA SCHWARTZ

**From:** Chuck D'Aprix <chuckdaprix@gmail.com>  
**Sent:** Sunday, August 13, 2023 7:17 PM  
**To:** Brown, Jonathan W. - PDR  
**Cc:** Cortney Cornwall  
**Subject:** Re: 5114 Salem Street  
**Attachments:** [image003.png](#)

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hi, just following up on the Salem Street project proposed in Fulton Hill. The Civic Association met on Saturday and no significant concerns were raised.

So consider that an approval. There were concerns about a proposed project on National Street with respect to parking. We asked the development consultant for information on that as parking on National Street is difficult.

THANKS

Chuck D'Aprix  
President  
Greater Fulton Civic Association

On Fri, Jul 7, 2023, 7:58 PM Richard Halenda <[richard@richardhalenda.com](mailto:richard@richardhalenda.com)> wrote:

Hi Johnathan

I am no longer president so I forwarded and copied this to appropriate Board Members

All my best!

Richard Halenda, REALTOR®, ABR, SRS, SRES, VA certified

Proud supporter of R.A.C.C.

The Wilson Group | Residential Real Estate Services

p: 804-502-0488 Cell

w: [www.richardhalenda.com](http://www.richardhalenda.com)

e: [richard@richardhalenda.com](mailto:richard@richardhalenda.com)

a: 9200 Forest Hill Avenue, Suite C4 Richmond, VA 23235

---

**From:** Brown, Jonathan W. - PDR <[Jonathan.Brown@rva.gov](mailto:Jonathan.Brown@rva.gov)>  
**Sent:** Friday, July 7, 2023 1:44:26 PM  
**To:** Richard Halenda <[richard@richardhalenda.com](mailto:richard@richardhalenda.com)>  
**Cc:** Mark Baker <[markbaker@bakerdevelopmentresources.com](mailto:markbaker@bakerdevelopmentresources.com)>  
**Subject:** 5114 Salem Street

July 7, 2023

Greater Fulton Civic Association  
Richard Halenda, President  
P.O. Box 38112  
Richmond, VA 23221-0912  
[richard@richardhalenda.com](mailto:richard@richardhalenda.com)  
(804) 502-0488

RE: Special Use (New)  
5114 Salem Street  
E0002914/015  
SUP-132634-2023

Dear Richard Halenda,

We have received a Special Use Permit application for the above referenced property, which is located in an R-5 Single- Family Residential District. The applicant has requested a permit which would authorize three new single-family detached dwellings. The proposed units do not meet all feature requirements within the R-5 zone. A Special Use Permit is therefore required. Please find enclosed a copy of the Applicant's Report for your review. The petitioner should contact you regarding this proposal, if they have not done so already. The petitioner is:

Mark Baker  
Baker Development Resources  
530 East Main Street, Suite 730  
Richmond, VA 23219  
804-874-6275  
[markbaker@bakerdevelopmentresources.com](mailto:markbaker@bakerdevelopmentresources.com)

If you have any questions about this proposal or about the Special Use permit process, please do not hesitate to contact me at 804-646-5734 or [Jonathan.Brown@rva.gov](mailto:Jonathan.Brown@rva.gov)

Sincerely,

Jonathan Brown  
Senior Planner

Attached:        Applicant's Report  
Development Proposal Response Form

cc: Mark Baker



Jonathan W. Brown

Senior Planner

804-646-5734

[jonathan.brown@rva.gov](mailto:jonathan.brown@rva.gov)

[rva.gov/planning-development-review](http://rva.gov/planning-development-review)

900 E. Broad St., Room 511, Richmond, Va. 23219-1907

*How am I doing? Please contact my supervisor [matthew.ebinger@rva.gov](mailto:matthew.ebinger@rva.gov)*