

INTRODUCED:

AN ORDINANCE No. 2024-

To authorize the special use of the property known as 1321 Porter Street for the purpose of a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality  
by the City Attorney

PUBLIC HEARING: AT 6 P.M.

WHEREAS, the owner of the property known as 1321 Porter Street, which is situated in a R-8 Urban Residential District, desires to use such property for the purpose of a multifamily dwelling containing up to four dwelling units, which use, among other things, is not currently allowed by sections 30-413.12, concerning principal uses permitted by conditional use permit, and 30-413.15, concerning yards, 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

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED \_\_\_\_\_ REJECTED \_\_\_\_\_ STRICKEN \_\_\_\_\_  
: \_\_\_\_\_ : \_\_\_\_\_ : \_\_\_\_\_

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 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 1321 Porter Street and identified as Tax Parcel No. S000-0121/019 in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “Physical Improvement Survey of #1321 Porter Street, Richmond, Virginia,” prepared by Deitz, Land Surveying PLLC, and dated May 9, 2024, 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 multifamily dwelling containing up to four dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1321 Porter St.,” undated, and prepared by an unknown preparer, and “Physical Improvement Survey of #1321 Porter Street, Richmond, Virginia,” prepared by Deitz, Land Surveying PLLC, and dated May 9, 2024, and 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 multifamily dwelling containing up to four dwelling units, substantially as shown on the Plans.

(b) No fewer than two off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

- (c) No fewer than two bicycle parking spaces shall be provided on the Property.
- (d) The height of the Special Use shall not exceed three stories.
- (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 1,096 calendar days following the date on which this ordinance becomes effective, in compliance with Virginia law and the Virginia Statewide Building Code. 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

THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS AND ENCUMBRANCES OF RECORD.

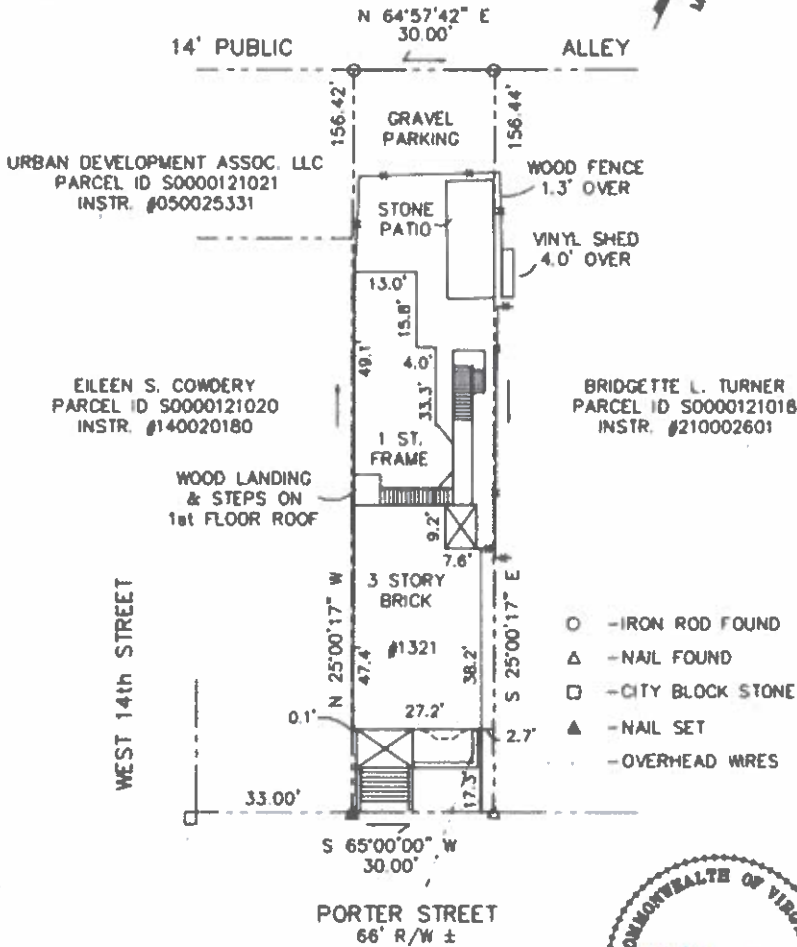
OWNER: 1321 PORTER ST., LLC.

PARCEL ID: S0000121019

ACQUISITION: INSTRUMENT #220013993

AREA: 4693 SQ. FT., 0.108 AC.

ZONING: R-8



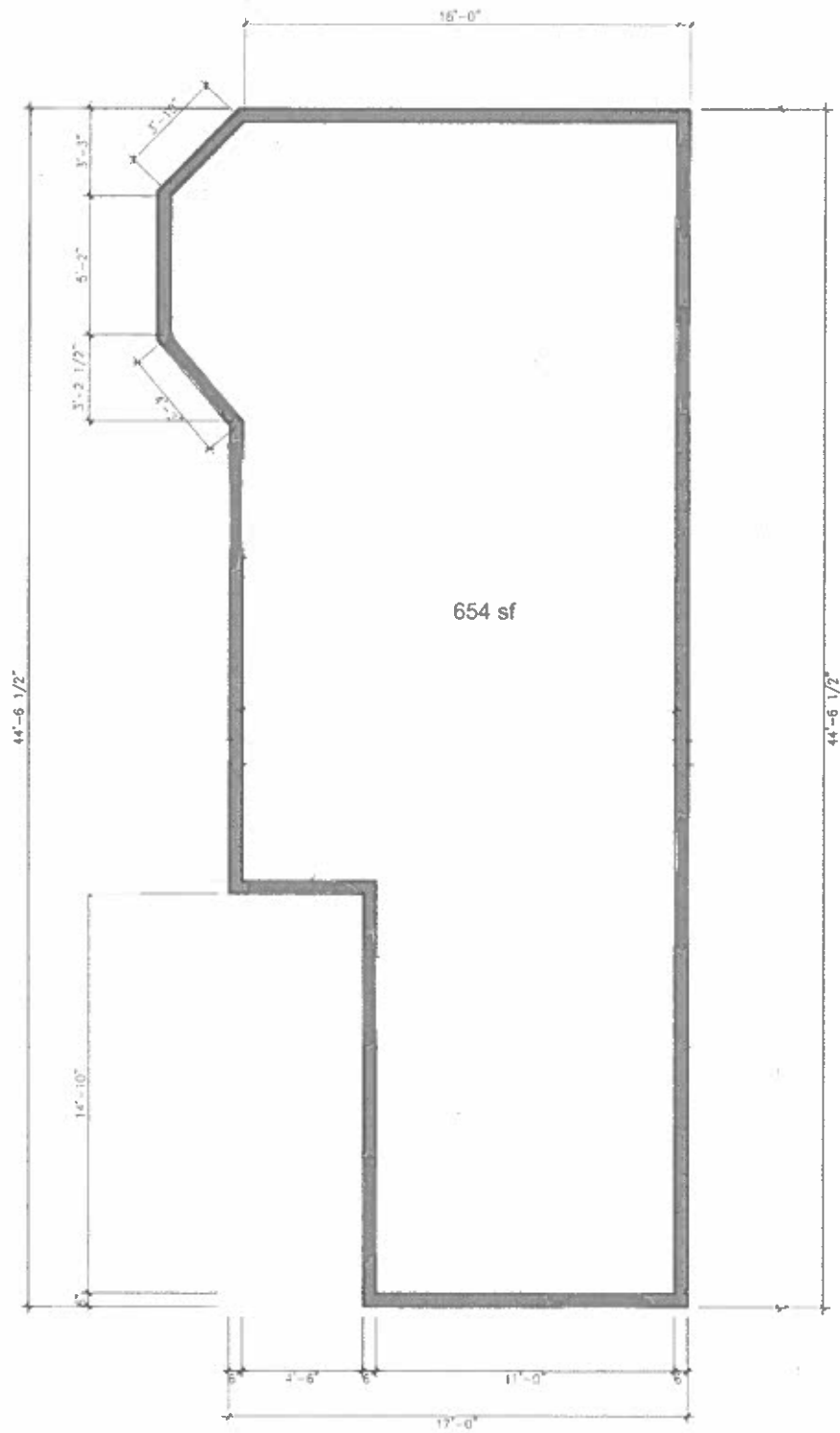
PHYSICAL IMPROVEMENT SURVEY OF  
#1321 PORTER STREET  
RICHMOND, VIRGINIA



DEITZ LAND SURVEYING PLLC  
12310 LULLINGTON DRIVE  
RICHMOND, VA. 23238  
804-750-1337

J.N. 2430  
DATE: 05/09/24  
SCALE: 1" = 25'

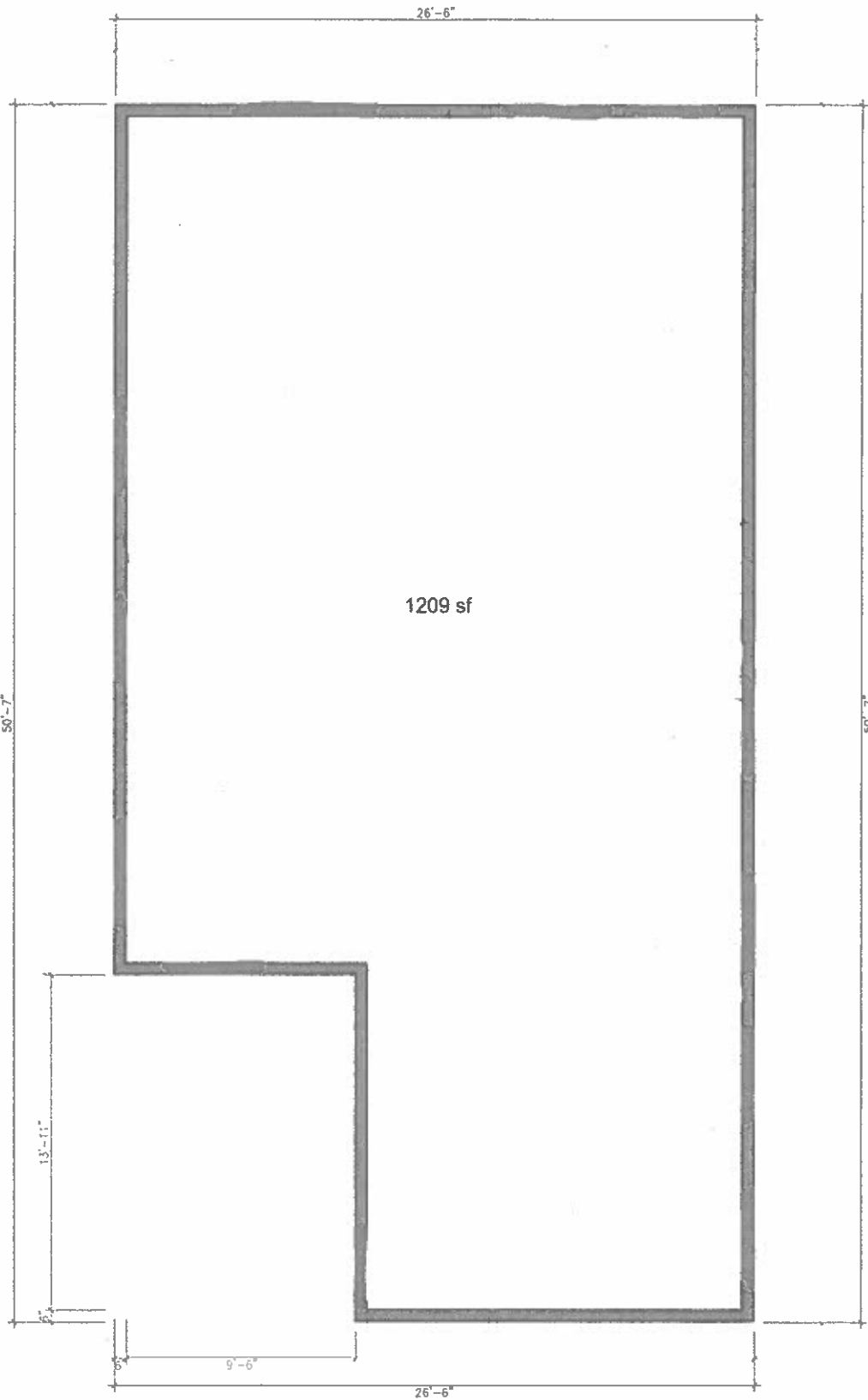
# 1321 Porter St



1 Bed/ 1 Bath Unit

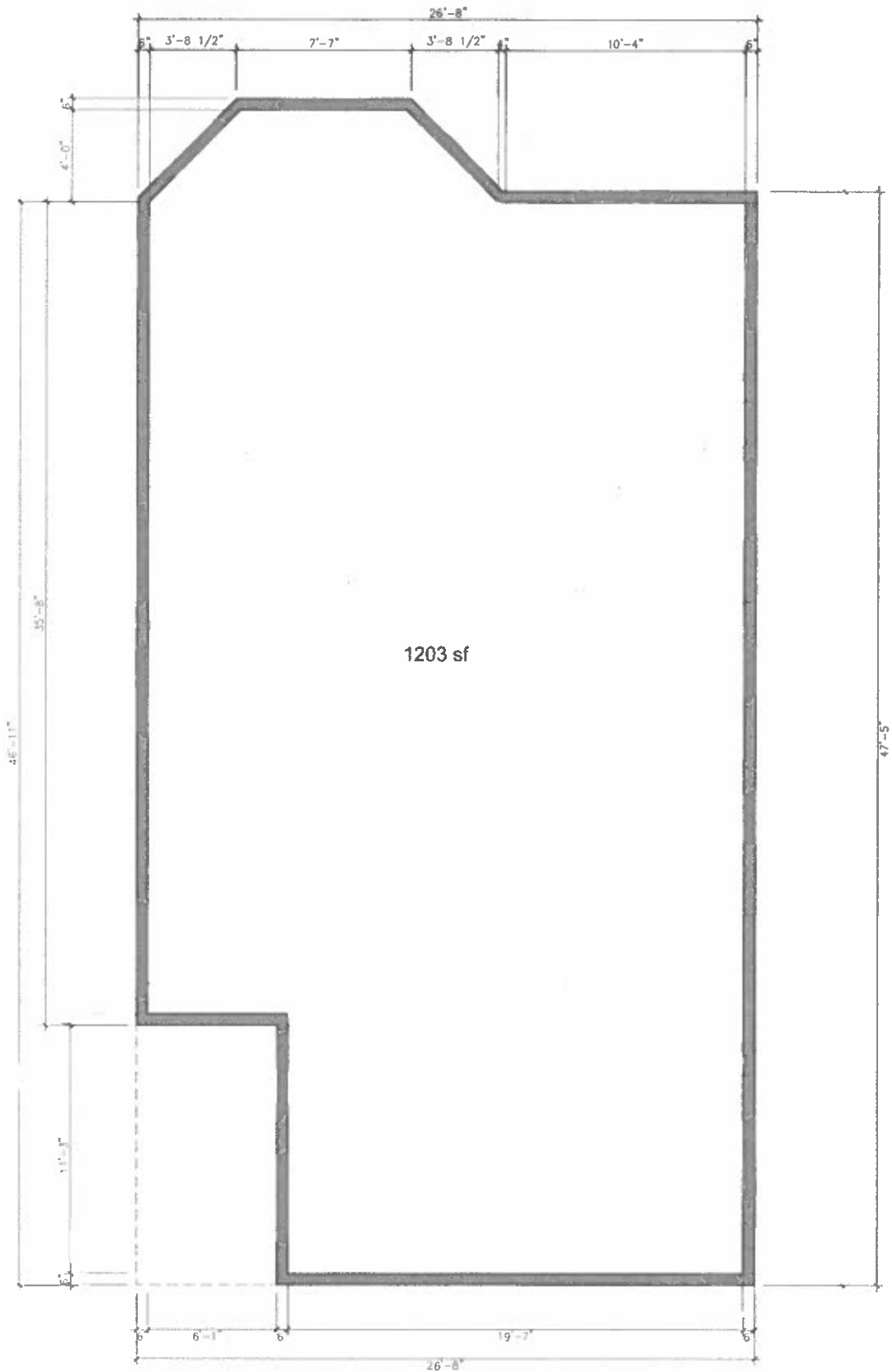
1321 PORTER ST. REAR 1ST FLOOR EXISTING





**2 Bed/ 2 Bath Unit**

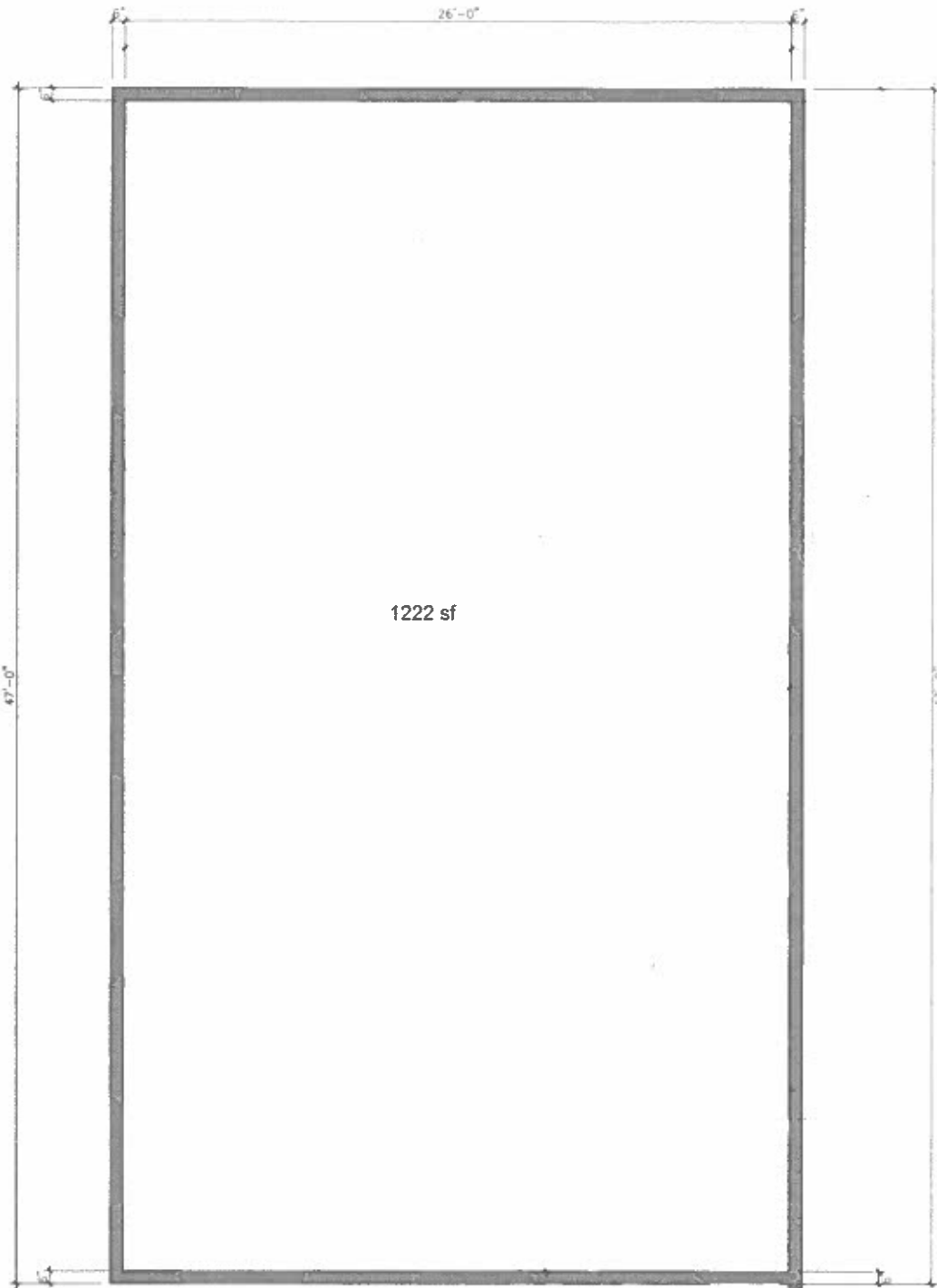
1321 PORTER ST. 1ST FLOOR EXISTING



1203 sf

**2 Bed/ 2 Bath Unit**

1321 PORTER ST. 2nd FLOOR EXISTING



**2 Bed/ 2 Bath Unit + Mixed Use Office Space**  
1321 PORTER ST. 3rd FLOOR EXISTING

## DIVISION 7.2.

### R-8 URBAN RESIDENTIAL DISTRICT

#### Sec. 30-413.10. Intent of district.

Pursuant to the general purposes of this chapter, the intent of the R-8 urban residential district is to preserve and enhance the established character of older urban residential neighborhoods in the inner areas of the city by ensuring that infill development, as well as redevelopment, will be consistent with the predominant existing development pattern of such neighborhoods. The district regulations incorporate form-based provisions that are designed to preserve the urban nature and sustainability of such neighborhoods as characterized by a mixture of detached and attached dwellings of two and three stories in height with a distinct orientation to the street, and situated on small lots with narrow yards, minimal setbacks from the streets and minimal interruption of the street frontages by open spaces, driveways, parking areas or accessory buildings visible from the streets. The district regulations are also intended to encourage traditional neighborhood development, as well as improvement and efficient use of older commercial-style buildings by enabling, through the conditional use permit process, commercial uses that are limited in location, type and scale and are intended to provide for the convenience of neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking congestion, noise and other impacts that typically result from uses that draw patrons from outside a neighborhood.

#### Sec. 30-413.11. Permitted principal uses.

The following uses of buildings and premises shall be permitted in the R-8 district:

- (1) Any principal use permitted in the R-1 district as set forth in section 30-402.1.
- (2) Single-family attached dwellings, provided that:
  - a. Appropriate agreements and covenants approved by the city attorney provide for the perpetuation and maintenance of all areas to be held in common ownership by property owners within such developments.
  - b. Not more than four dwelling units shall be attached laterally in a series, provided that this provision shall not be applicable in the case of dwelling units existing on the effective date of the ordinance creating the R-8 district. **[NOTE: Adopted R-8 on: 2-22-2010]**
  - c. A plan of development shall be required as set forth in article X of this chapter for any development with more than eight newly constructed single-family attached dwellings.
- (3) Two-family detached dwellings.
- (4) Two-family attached dwellings, provided that not more than three two-family dwellings shall be attached laterally in a series.

**Sec. 30-413.12. Principal uses permitted by conditional use permit.**

The following uses of buildings and premises may be permitted in the R-8 district by conditional use permit as set forth in article X of this chapter:

- (1) Multifamily dwellings, not to exceed four dwelling units, located on lots of not less than 1,500 square feet in area for each dwelling unit.
- (2) Live/work units, provided that:
  - a. Not more than one person who does not reside in the unit shall be employed at any one time in the conduct of the nondwelling activity.
  - b. Space devoted to the nondwelling activity within such unit shall not exceed 40 percent of the total floor area of the unit.
  - c. The nondwelling activity shall not involve the sale of products directly to customers on the premises, the housing of persons for compensation, or any group instruction or group assembly involving more than two patrons or clients at any one time.
  - d. There shall be no process or activity conducted or equipment operated in conjunction with the nondwelling activity that generates any noise, vibration, odor, smoke, fumes, glare or electrical interference discernable to the normal senses outside of the live/work unit. The use and/or storage of hazardous materials of such type or in such quantities not normally permitted in a residential structure shall be prohibited.
- (3) The following nondwelling uses occupying the ground floor of existing buildings, provided that the building devoted to any such use was, prior to (*May 19, 1943*), originally constructed for or converted to commercial use, and provided further that drive-up facilities and facilities for dispensing motor fuels shall not be permitted in conjunction with any such use:
  - a. Art galleries, including custom framing in conjunction therewith.
  - b. Barber shops and beauty salons, including manicure, spa, tanning and similar services in conjunction therewith.
  - c. Grocery stores, convenience stores and specialty food and beverage stores, including bakeries where products are sold principally at retail on the premises.
  - d. Laundromats and laundry and dry cleaning pick-up stations.
  - e. Offices, including business, professional and administrative offices, and studios of writers, designers and artists engaged in the arts.
  - f. Restaurants, tea rooms, cafes, delicatessens, ice cream parlors and similar food and beverage service establishments, including catering businesses in conjunction therewith, but not including establishments providing live entertainment or establishments where food or beverage is intended to be consumed on the premises outside a completely enclosed building.
  - g. Video rental stores.
- (4) Dwelling units occupying space above the ground floor of existing buildings devoted to uses specified in subsection (3) of this section, provided that a total of not more than four such dwelling units shall be located in a building and that each dwelling unit shall contain not less than 600 square feet of floor area.

**Sec. 30-413.13. Permitted accessory uses and structures.**

Accessory uses and structures, including the following, which are customarily incidental and clearly subordinate to permitted principal uses shall be permitted in the R-8 district (see article VI, division 9, of this chapter):

- (1) Any accessory use or structure permitted in the R-1 district as set forth in section 30-402.2.
- (2) One dwelling unit located in an accessory building, containing two or more stories, which is existing at the effective date of the ordinance from which this subsection is derived and which is located on the same lot as a single-family dwelling, provided that:
  - a. The single-family dwelling shall not contain any accessory lodging units.
  - b. There shall be no enlargement of the accessory building, except for ingress or egress improvements required by the Virginia Uniform Statewide Building Code.
  - c. The lot shall meet the lot area requirement for a two-family dwelling.
  - d. One off-street parking space shall be provided for the additional dwelling unit.
  - e. Access to the accessory building shall be provided in accordance with requirements of the department of public works and department of fire and emergency services.

**Sec. 30-413.14. Lot area and lot width.**

Lot area and lot width regulations in the R-8 district shall be as follows (see article VI, division 3, of this chapter):

- (1) *Single-family detached dwellings.* Single-family detached dwellings shall be located on lots of not less than 3,000 square feet in area. Lot width shall be not less than 25 feet, provided that in any case where an existing lot of record is to be split or subdivided into two or more lots and where, exclusive of such lot, the average width of the lots on the block is greater than 25 feet, the width of each lot created by the lot split or subdivision shall be not less than such average. This lot width provision shall not be applicable in a case where all of the frontage on a block is proposed to be re-subdivided.
- (2) *Single-family attached dwellings.* Single-family attached dwellings shall be located on lots of not less than 2,200 square feet in area. Lot width shall be not less than 16 feet, except that the width of any lot at the end of a series of attached units shall be not less than 19 feet.
- (3) *Two-family detached and attached dwellings.* Two-family detached dwellings and two-family attached dwellings shall be located on lots of not less than 3,400 square feet in area with a width of not less than 28 feet.
- (4) *Maximum lot width for single and two-family dwellings.* No newly created lot devoted to single-family or two-family use shall exceed a width of 45 feet, whether such lot is created by combination of existing lots or by subdivision of any parcel.

**Sec. 30-413.15. Yards.**

Yard regulations in the R-8 district shall be as follows (see article VI, divisions 4 and 9, of this chapter):

- (1) *Front yard.* There shall be a front yard with a depth of not less than 10 feet and not greater than 18 feet, provided that:
  - a. On an interior lot where an existing building is located on one adjacent lot and there is no building on the other adjacent lot, the front yard shall be the same as the front yard provided for such existing building, except that if 50 percent or more of the lots on the block are developed with buildings having front yards that are not the same as the front yard of the existing building, the average of the front yards provided for all buildings on the block shall be the required front yard.
  - b. On a corner lot where an existing building is located on the adjacent lot along the same street frontage, the front yard shall be the same as the front yard provided for such existing building.
  - c. Where existing buildings are located on both adjacent lots along the same street frontage, the front yard shall be the same as the front yard provided for the existing building closest to the street, except that if the front yard of the existing building furthest from the street more closely represents the average of the front yards for all buildings on the block, the front yard shall be the same as the front yard provided for the building furthest from the street.
- (2) *Side yards.* Side yards shall be provided as follows:
  - a. *Dwelling uses and buildings accessory thereto.* There shall be side yards of not less than three feet in width except where buildings are attached or where the zero-lot-line option is utilized.
  - b. *All other uses and buildings.* There shall be side yards of not less than five feet in width.

- (3) *Side yard: zero-lot-line option.* One side yard for a single-family detached dwelling may be equal to zero, provided that:
- a. The side yard on the opposite side of the same lot shall be not less than six feet in width, and in no case shall the separation between buildings on abutting lots be less than six feet.
  - b. Not less than 50 percent of the overall depth of the dwelling unit shall be provided along the designated zero-lot-line, and doors, windows or similar openings in the building wall facing the designated zero-lot-line shall comply with the requirements of the uniform statewide building code.
  - c. A perpetual easement of not less than five feet in unobstructed width shall be provided on the adjacent lot to permit maintenance of structures abutting a zero-lot-line, which easement shall provide for encroachment of siding, belt courses, eaves, gutters, normal roof overhangs and similar architectural features. Such easement and the buildable area of each lot shall be shown on the subdivision plat, if applicable, and shall be described in the deed for each property. **[INTERPRETATION NOTE: Allows accessory to be zero-lot line, too; with easement]**
  - d. For purposes of this subsection, a margin of error of not greater than two-tenths of one foot shall be applicable to the location of a structure abutting a designated zero-lot-line, provided that any encroachment onto an abutting lot shall be accommodated by a recorded easement.
- (4) *Rear yard.* There shall be a rear yard with a depth of not less than five feet.
- (5) *Location of accessory buildings.* Except as provided in section 30-680.1 of this chapter, accessory buildings shall be located only in a rear yard as defined in article XII of this chapter, but not within five feet of the rear lot line.  
**[INTERPRETATION NOTE: Garage cannot be attached or detached in front; must be in back of lot.]**

#### **Sec. 30-413.16. Lot coverage.**

Lot coverage in an R-8 district shall not exceed 65 percent of the area of the lot.

#### **Sec. 30-413.17. Building orientation to street, and first floor elevation.**

(a) *Orientation to the street.* The architectural front of a building shall be oriented to the street and, in the case of a rectilinear street frontage, shall be parallel or nearly parallel to the street. In the case of a corner lot, such orientation shall be to the principal street frontage.

(b) *Two-family dwelling exterior entrances.* In the case of a newly constructed two-family dwelling or conversion of an existing building to a two-family dwelling, there shall be not more than one exterior entrance oriented to a single street frontage, except in a case where an existing building contained more than one exterior entrance oriented to a single street frontage prior to conversion of the building to a two-family dwelling.

(c) *First floor elevation.* The finished elevation of the first floor of a building devoted to dwelling use shall be not less than two feet above the mean grade level at the building facade along the street frontage of the lot or, in the case of a corner lot, along the principal street frontage of the lot.



**Sec. 30-413.18. Requirements for areas devoted to parking or circulation of vehicles.**

(a) *Location of parking and circulation areas.* Areas devoted to the parking or circulation of vehicles, other than permitted driveways from a street, shall be located to the rear of buildings so as not to be visible from the street frontage of the lot. On a lot having more than one street frontage, the provisions of this subsection shall apply only along the principal street frontage of the lot.

(b) *Driveways from streets.* No driveway intersecting a street shall be permitted on a lot devoted to dwelling use when alley access is available to serve such lot. In the case of a corner lot, no such driveway shall be permitted intersecting a street which constitutes the principal street frontage of a lot when other street frontage or alley access is available to serve the lot. Permitted driveways within front yards of single-family and two-family dwellings shall not exceed nine feet in width.

(c) *Improvement requirements and landscaping standards.* In addition to the provisions of this section, parking areas shall be subject to the applicable improvement requirements and landscaping standards set forth in article VII, division 2.1 of this chapter.

**Sec. 30-413.19. Height.**

Height regulations in the R-8 district shall be as follows:

- (1) *Maximum height in general.* No building shall exceed three stories in height. For purposes of this section, story height as defined in article XII of this chapter and as applicable to dwelling uses shall be not less than ten feet and not greater than 12 feet. (see section 30-680.4 of this chapter)
- (2) *Maximum height in special cases.* Where 60 percent or more of the lots on a block are developed with main buildings of less than three stories in height, no building hereinafter constructed on such block shall exceed two stories in height, except that on a lot where a main building on an adjacent lot along the same street frontage exceeds two stories in height, the height limit shall be three stories.
- (3) *Minimum height.* Every main building hereinafter constructed shall have a minimum height of not less than two stories, except that porches, porticos, attached garages and carports and similar structures attached to a main building may be of lesser height.
- (4) *Determination of number of stories.* For purposes of this section, the number of stories in a building shall be determined by application of the definition of "story" set forth in article XII of this chapter and shall be measured at the building facade along the street frontage of the lot or, in the case of a corner lot, shall be measured at the building facade along the principal street frontage of the lot.

(Code 2004, § 30-413.1-.19; Ord. No. 2010-18-30, § 3, 2-22-2010)



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.richmond.gov/>

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: 1321 Porter St, Richmond VA 23224 Date: 6/5/24  
 Parcel I.D. #: 50000121019 Fee: \$1,800.00  
 Total area of affected site in acres: 0.108

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

**Zoning**

Current Zoning: R-8

Richmond 300 Land Use Designation: priority growth node

**Proposed Use**

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

Existing Use: 4 unit affordable housing

Is this property subject to any previous land use cases?

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

**Applicant/Contact Person:** Emily Pinchbeck

Company: 1321 Porter St, LLC  
 Mailing Address: 9189 W State St #852  
 City: Garden City State: 10 Zip Code: 83714  
 Telephone: (804) 912-3115 Fax: ( )  
 Email: 1321PorterStLLC@gmail.com

**Property Owner:** 1321 Porter St, LLC

If Business Entity, name and title of authorized signee: Emily Pinchbeck, manager

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

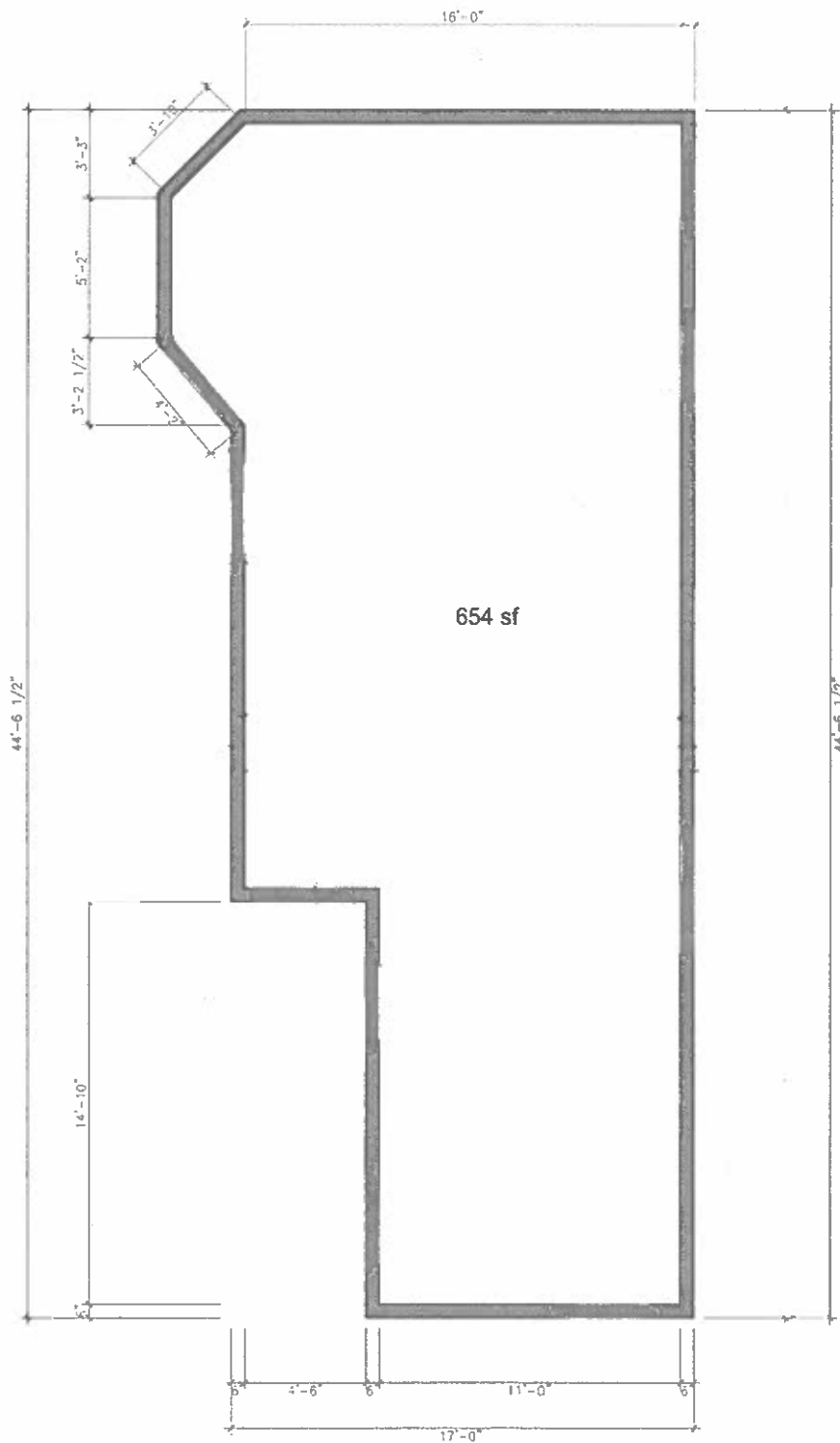
Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Telephone: ( ) Fax: ( )  
 Email: \_\_\_\_\_

**Property Owner Signature:** *Emily Pinchbeck*

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.**

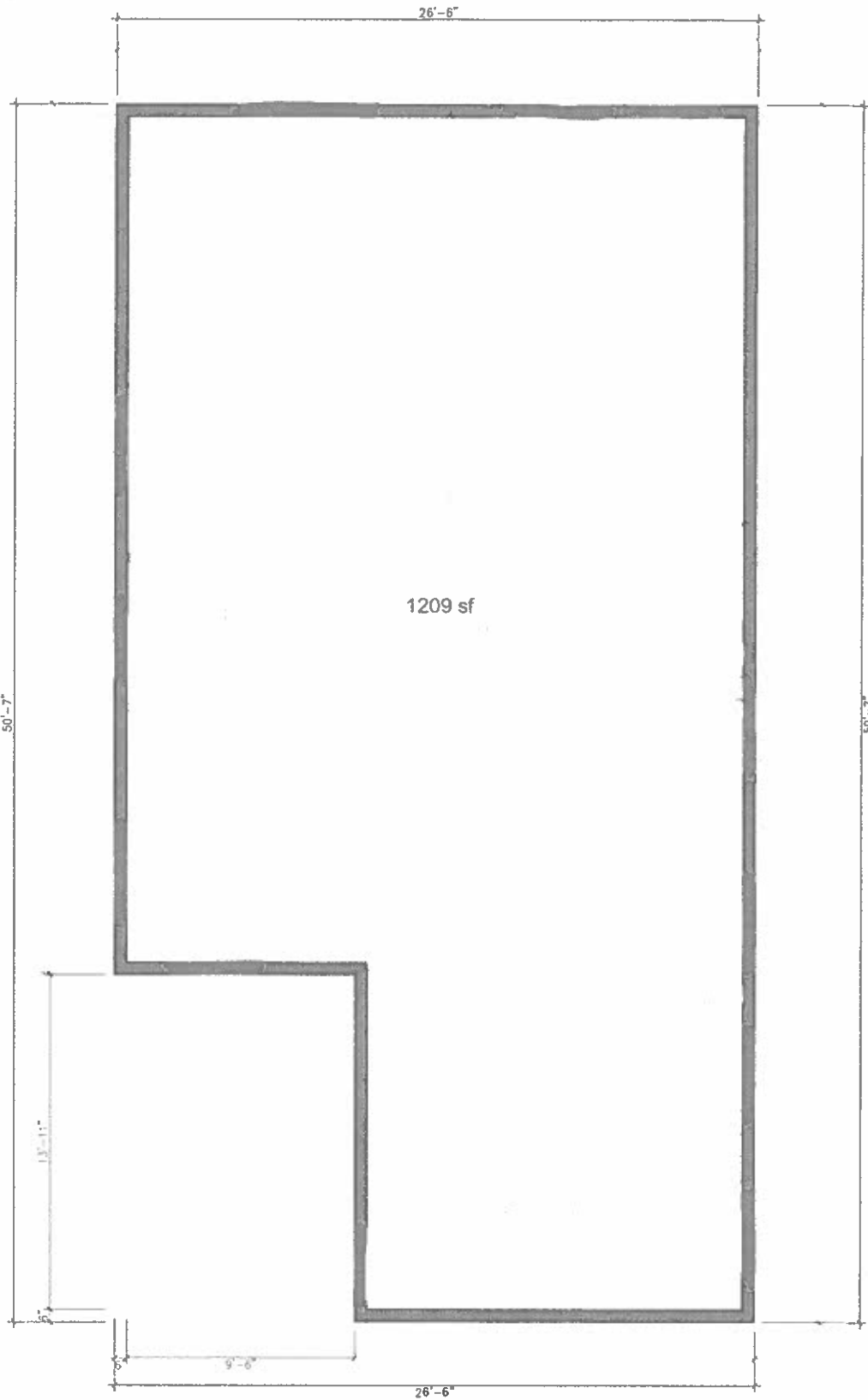
**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

1321 Porter St



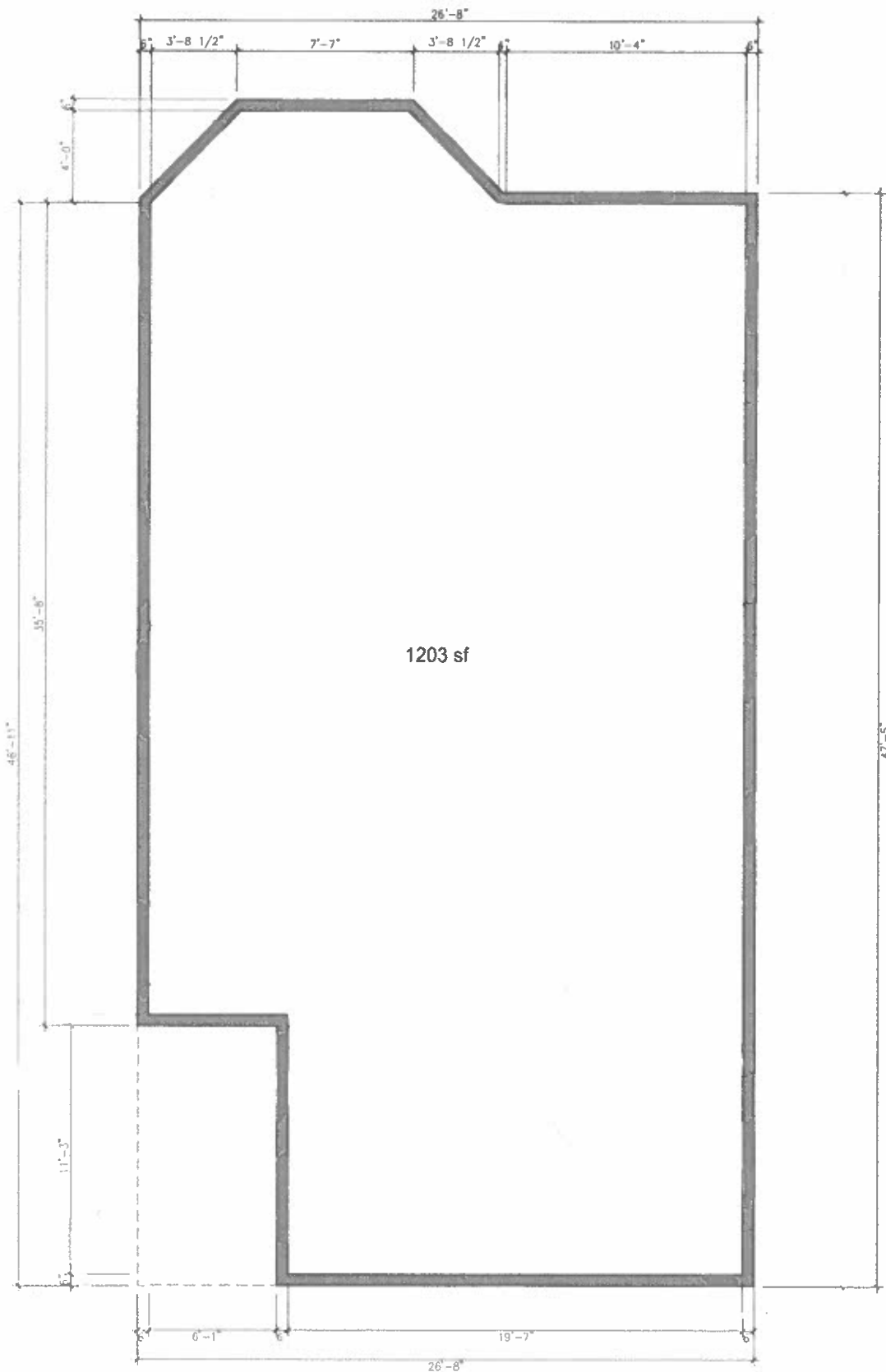
1 Bed/ 1 Bath Unit

1321 PORTER ST. REAR 1ST FLOOR EXISTING



**2 Bed/ 2 Bath Unit**

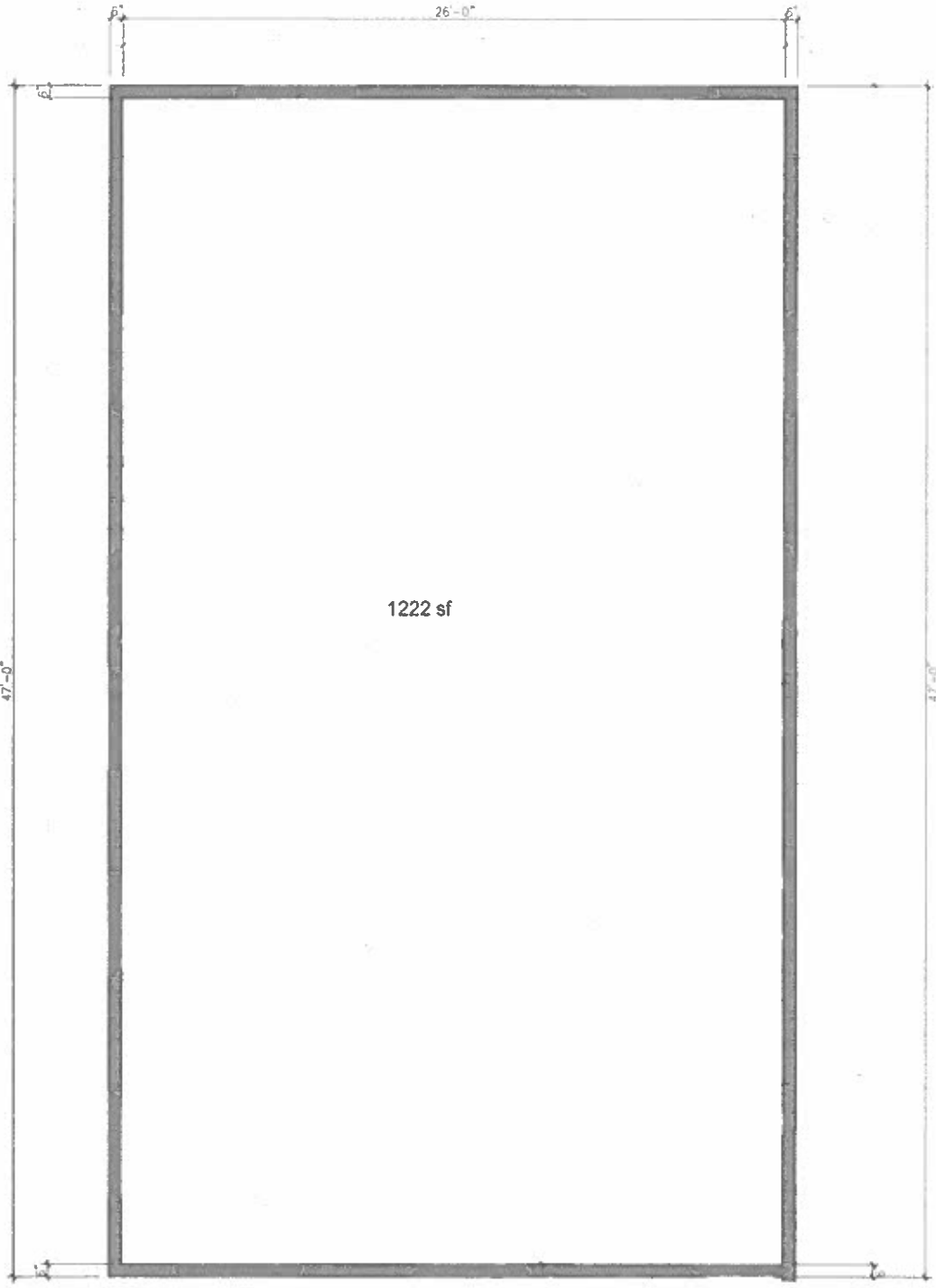
1321 PORTER ST. 1ST FLOOR EXISTING



1203 sf

**2 Bed/ 2 Bath Unit**

1321 PORTER ST. 2nd FLOOR EXISTING



**2 Bed/ 2 Bath Unit + Mixed Use Office Space**  
1321 PORTER ST. 3rd FLOOR EXISTING

THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS AND ENCUMBRANCES OF RECORD.

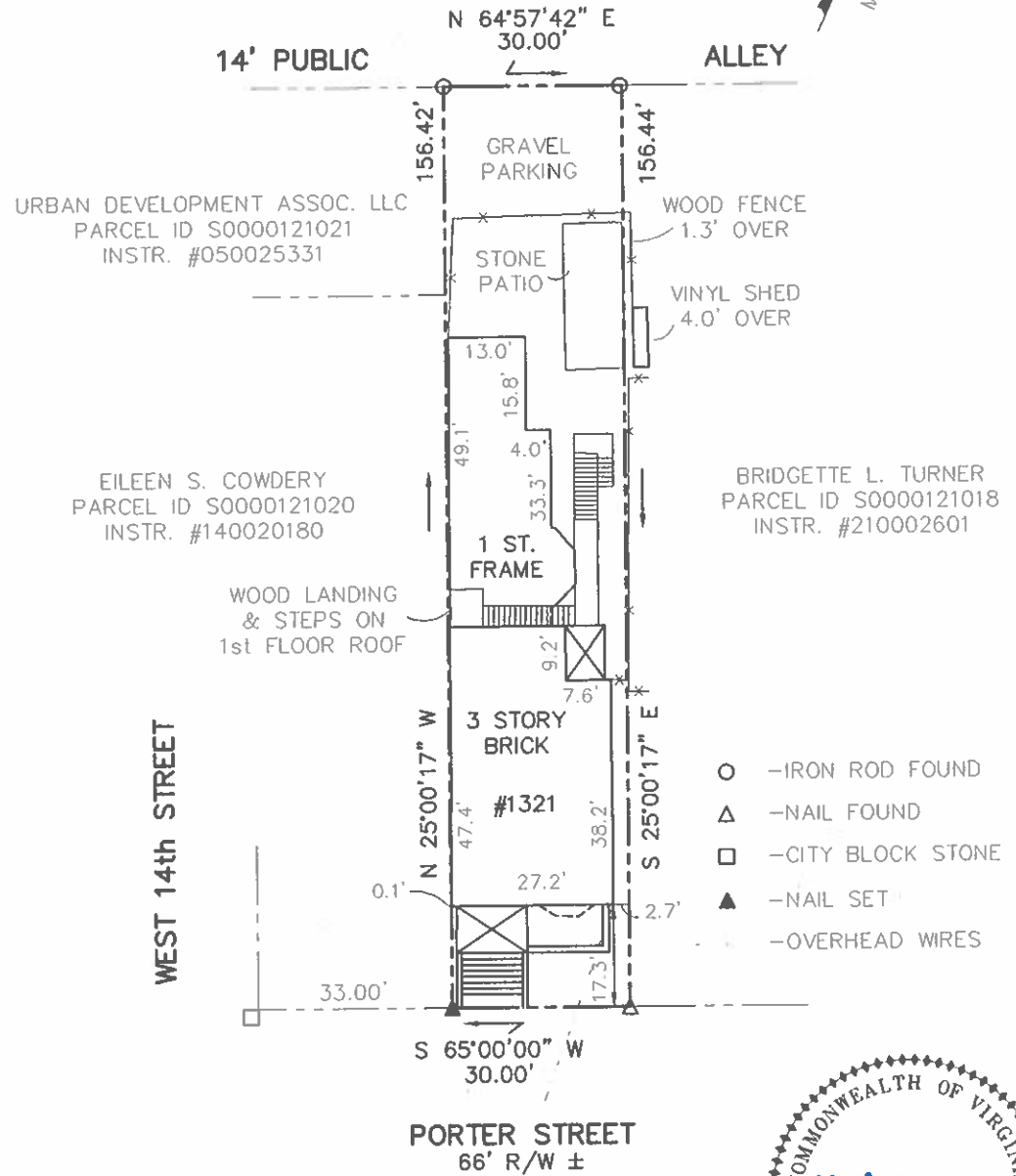
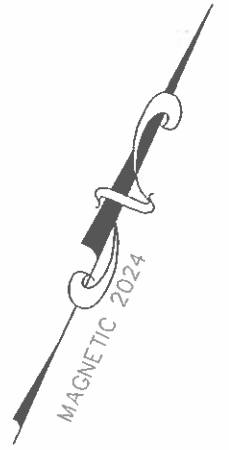
OWNER: 1321 PORTER ST., LLC.

PARCEL ID: S0000121019

ACQUISITION: INSTRUMENT #220013993

AREA: 4693 SQ. FT., 0.108 AC.

ZONING: R-8



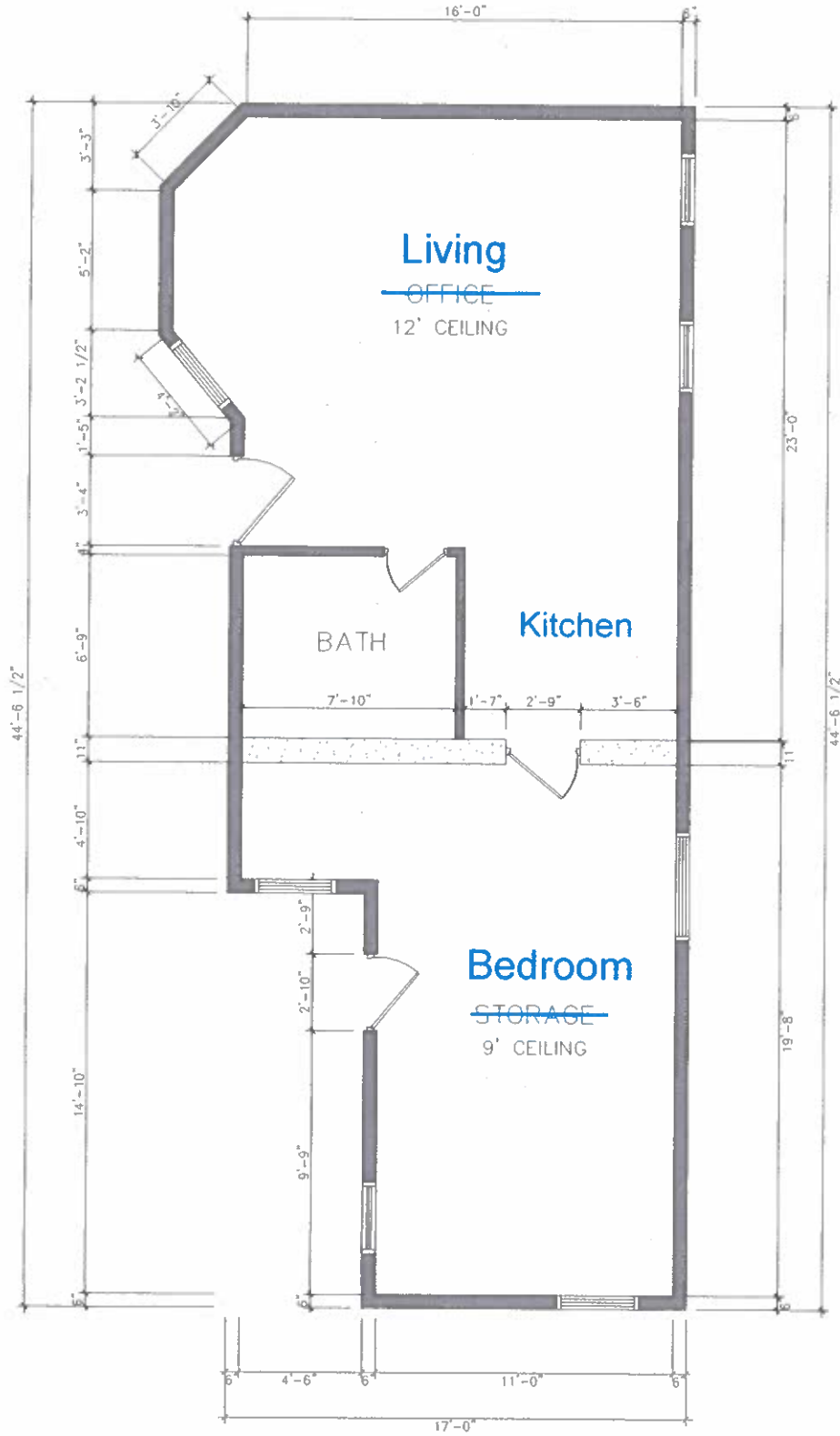
PHYSICAL IMPROVEMENT SURVEY OF  
**#1321 PORTER STREET**  
RICHMOND, VIRGINIA



DEITZ LAND SURVEYING PLLC  
12310 LULLINGTON DRIVE  
RICHMOND, VA. 23238  
804-750-1337

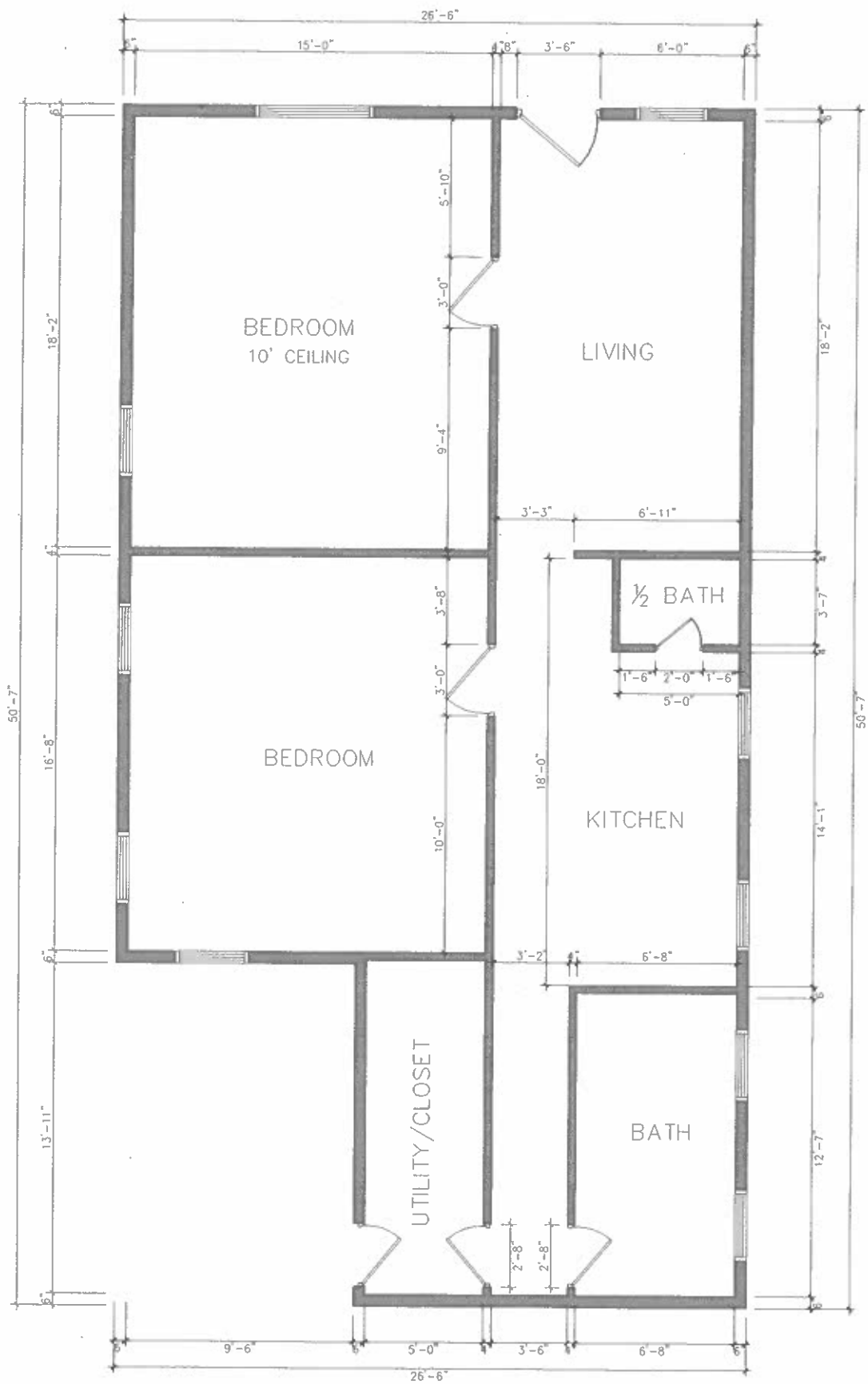
J.N. 2430  
DATE: 05/09/24  
SCALE: 1" = 25'

# 1321 Porter St.



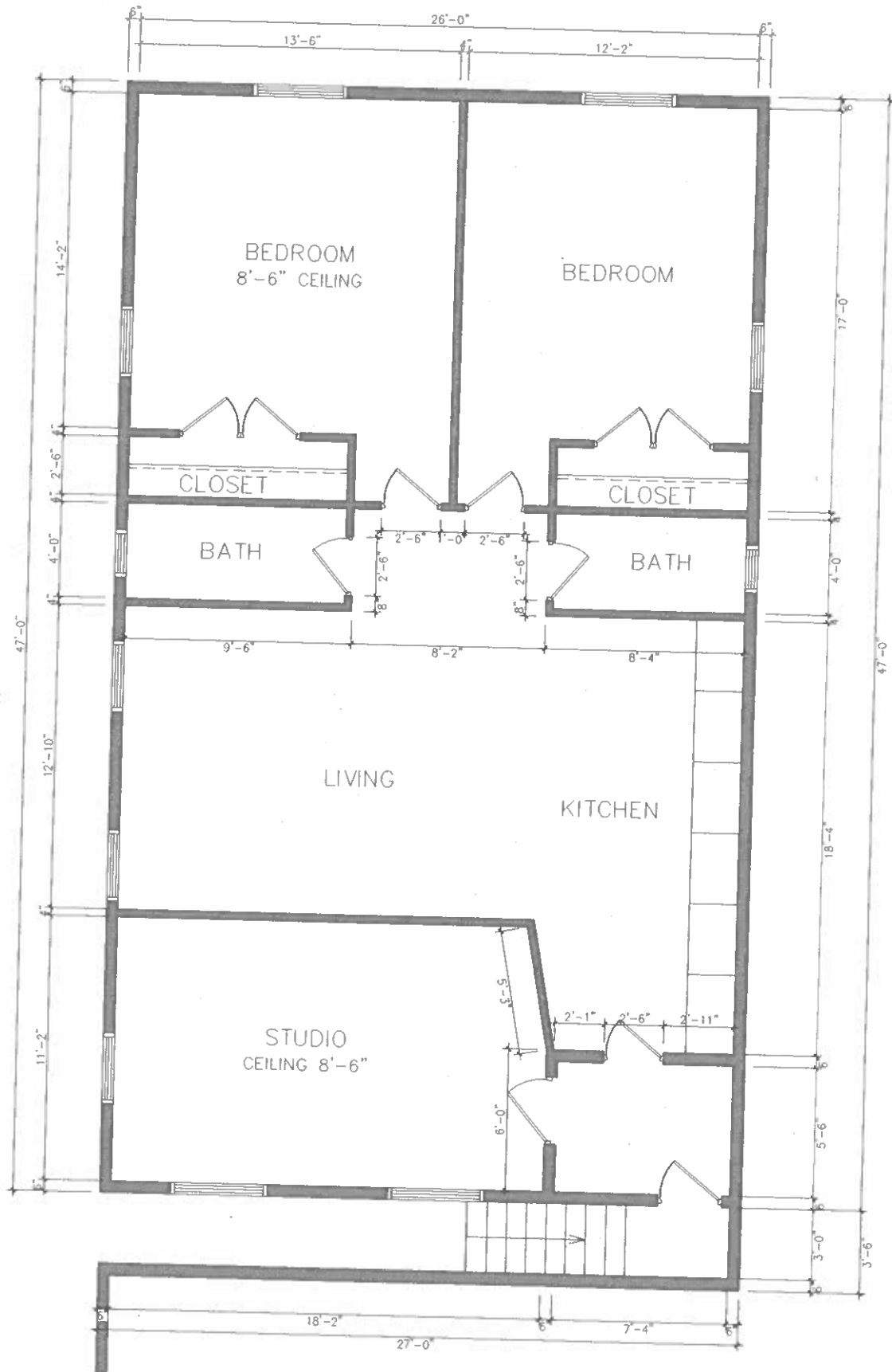
1321 PORTER ST. REAR 1ST FLOOR EXISTING





1321 PORTER ST. 1ST FLOOR EXISTING





1321 PORTER ST. 3rd FLOOR EXISTING

Dear Neighbor,

Hi! We are requesting your support in presenting non-conforming yards to City Council for the Council's review. Right now the lot size and side yards are out of compliance with R-8 zoning and we are seeking reprieve from the Council. Your support would be much appreciated!

Name Ross Butler Signature 

Address: 1316 Porter St, Richmond, VA 23224

Name Sue Mondreau Signature 

Address: 1306 Porter St. RVA 23224

Name Maurice Jones Signature 

Address: 1325 Porter St VA 23224

Name Frankie Mastangeli Signature 

Address: 1322 Porter St. 23224

Name Angden Hill Signature 

Address: 206 W. 14th Street, Unit B Richmond, VA 23224

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address: \_\_\_\_\_

Name Brend Schirmer Signature Brend Schirmer

Address: 1312 Perry St

Name Dominick Baulida Signature Dominick Baulida

Address: 1310 Perry St

Name Catherine Spaccigoli Signature Catherine Spaccigoli

Address: 1207 Porter St

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address: \_\_\_\_\_

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address: \_\_\_\_\_

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address: \_\_\_\_\_

Name Brad Schermann Signature Brad Schermann

Address: 1312 Perry St

Name Dominic Barbide Signature Dominic Barbide

Address: 1310 Perry St

Name Catherine Spacigoli Signature Catherine Spacigoli

Address: 1202 Porter St

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address: \_\_\_\_\_

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address: \_\_\_\_\_