

INTRODUCED: September 11, 2017

AN ORDINANCE No. 2017-182

To authorize the special use of the properties known as 2911 Ellwood Avenue and 2917 Ellwood Avenue for the purpose of permitting five single-family attached dwellings and one single-family detached dwelling, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 9 2017 AT 6 P.M.

WHEREAS, the owner of the properties known as 2911 Ellwood Avenue and 2917 Ellwood Avenue, which are situated in a R-6 Single-Family Attached Residential District, desires to use such properties for the purpose of up to five single-family attached dwellings and one single-family detached dwelling, which use, among other things, does not meet the requirements of sections 30-412.4 and 30-412.5, concerning lot coverage and yard setback requirements, of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), 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

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: OCT 9 2017 REJECTED: _____ STRICKEN: _____

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 (2015), 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 properties known as 2911 Ellwood Avenue and 2917 Ellwood Avenue and identified as Tax Parcel Nos. W000-1282/007 and W000-1282/005, respectively, in the 2017 records of the City Assessor, being more particularly shown on a survey entitled “Exhibit Showing House Demo & 6 Lot Split, 2911 & 2917 Ellwood Ave, Richmond, VA,” prepared Parker Design Group, Inc., dated March 23, 2017, and last revised June 30, 2017, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted for the purpose of permitting five single-family attached dwellings and one single-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Exhibit Showing Existing House & 5 Lot Split, 2911 & 2917 Ellwood Ave, Richmond, Virginia,” prepared by Parker Design Group, dated April 4, 2017, and last revised June 30, 2017, and on the plans entitled “Ellwood Ave Project,” prepared by Cobblestone Development Group, and dated September 9, 2016, hereinafter referred to 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 five single-family attached dwellings and one single-family detached dwelling, substantially as shown on the Plans. Residential accessory structures customary to single-family dwellings may also be located on the Property.

(b) Ten off-street parking spaces shall be provided for the use of the Property, substantially as shown on the Plans.

(c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(d) Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of six residential lots, substantially as shown on the Plans and the survey attached to this ordinance, shall be accomplished by obtaining subdivision approval from the City and by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

(e) The height of the Special Use shall be substantially as shown on the Plans.

(f) All building materials, elevations, and landscaping shall be substantially as shown on the Plans.

§ 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 (2015), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the public right-of-way, including entrance improvements along the alley abutting the Property, 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 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, 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 (2015), 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 (2015), 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 (2015), 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.

City of Richmond

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

Item Request

File Number: PRE. 2017.349

RECEIVED

AUG 31 2017

OFFICE OF CITY ATTORNEY

O & R Request

O & R REQUEST


4-6925
AUG 18 2017


Office of the
Chief Administrative Officer

DATE: August 17, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor 
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer 

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning 

FROM: Mark A. Olinger, Director, Department of Planning and Development Review 

RE: Special use permit for 2911 Ellwood Avenue and 2917 Ellwood Avenue for the purpose of permitting five single-family attached dwellings and one single-family detached dwelling.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 2911 Ellwood Avenue and 2917 Ellwood Avenue for the purpose of permitting five single-family attached dwellings and one single-family detached dwelling, upon certain terms and conditions.

REASON: The proposed development consisting of five new single-family attached dwellings and the renovation of an existing structure to return it to single-family use would not meet all lot width and setback requirements of the underlying R-6 Single-Family Attached Residential District. 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. This item will be scheduled for consideration by the Commission at its October 2, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject properties consists of a 7614 SF, .18 acre, parcel of land currently improved with a vacant building and a 11,723 SF, .27 acre, parcel of unimproved land located in the Carytown neighborhood of the Near West planning district. The property is also located within the City's West of the Boulevard Design Overlay District.

The City of Richmond's current Master Plan designates a future land use category for the subject property as Single-Family Residential at medium densities. Primary uses for this category "...are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre." (p.133) The plan describes additional appropriate uses for this category such as public facilities, parks, and places of worship. The Plan also states that infill development within the Near West Planning District "...of like density, scale, and use is appropriate." (p. 230)

Properties to the west, north and east of the subject property are within the same R-6 District as the subject property. Properties to the south are located within the RO-2 Residential Office District. All surrounding properties are also within the City's West of the Boulevard Design Overlay District. A mix of residential (single-, two-, and multi-family), vacant, office, commercial, mixed-use, and institutional land uses are present in the vicinity.

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: September 11, 2017

CITY COUNCIL PUBLIC HEARING DATE: October 9, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, October 2, 2017

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

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

PDR O&R No. 17-31



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/>

SUP-017777-2017

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: 2911 and 2917 Ellwood Avenue Date: May 15, 2017
 Tax Map #: W000-1282-005 & 07 Fee: _____
 Total area of affected site in acres: 0.44 acres

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

Zoning

Current Zoning: R-6
 Existing Use: Vacant, Day Care Facility

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
5 new single-family attached dwellings and rehab of an existing structure as a single-family detached dwelling
 Existing Use: Vacant, Day Care Facility

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: N/A

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources
 Mailing Address: 919 East Main Street, Suite 2110
 City: Richmond State: VA Zip Code: 23219
 Telephone: (804) 874-6275 Fax: ()
 Email: markbaker@bakerdevelopmentresources.com

Property Owner: Brattice Mill, LLC

If Business Entity, name and title of authorized signee: Lloyd M. Poe, 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: 16401 Clover Hill Road

City: Chesterfield State: VA Zip Code: 23838
 Telephone: (804) 400-3694 Fax: ()
 Email: lm Poe2016@gmail.com

Property Owner Signature:

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

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

APPLICANT'S REPORT

May 18, 2017

*Special Use Permit Request
2911 and 2917 Ellwood Avenue, Richmond, Virginia
Map Reference Numbers: W000-1282-005 and 007*

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:	Brattice Mill, LLC 16401 Clover Hill Road Chesterfield, Virginia 23838

Introduction

Brattice Mill, LLC requests a special use permit (SUP) for 2911 and 2917 Ellwood Avenue, collectively "the Property". The special use permit would authorize the construction of five single-family attached dwellings and the rehabilitation of an existing structure as a single-family detached dwelling, some of the features of which do not conform to the underlying R-6 zoning requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the south side of Ellwood Avenue between Colonial Avenue and Sheppard Street. The Property is referenced by the City Assessor as two tax parcels (W000-1282-005 and 007). 2911 Ellwood Avenue is 56.4' wide by 135.01' deep, contains approximately 7,614 square feet of lot area, and is improved with a two story brick building. Most recently occupied by a day care facility, the building was originally constructed as a single-family detached dwelling circa 1922. 2917 Ellwood Avenue is 86.84' wide by 135.01' deep, contains approximately 11,746 square feet of lot area, and is generally unimproved, having been utilized for outdoor play area and a small parking area serving the day care facility. See the attached survey for greater detail.



The properties on the south line of Ellwood in this block are occupied by single-family dwellings. Along the north line of Ellwood in this block are a mix of single-family and two family dwellings. Similarly, the block of Ellwood to the east is improved with single and two-family

dwellings. Further to the West lies a block of Elwood that is occupied predominately by small, four-unit multi-family dwellings. To the south, across an east-west alley lie a City-owned parking deck, the Byrd Theater and a variety of other commercial buildings lying within the Carytown commercial service center.

EXISTING ZONING

The Property and the surrounding properties to the east, north, and west in the vicinity are zoned R-6 Single-Family Attached Residential, which generally permits single-family detached, single-family attached, two-family detached, and two family attached dwellings subject to certain feature requirements. The properties to the south within the Carytown commercial service center transition from RO-2 Residential Office to UB Urban Business.

The property is also located in the West of the Boulevard Design Overlay District.

MASTER PLAN DESIGNATION

The Master Plan recommends "Single-Family (medium density)" for the Property. The Master Plan describes this land use category as follows: "Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre...Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7."

Proposal

PURPOSE OF REQUEST

The Property consists of two legal lots of record that are each exceptionally large for the vicinity. The two lots have a combined width of over 145' and lot area of 19,339 square feet. At that size, the Property, were it vacant, would be large enough to accommodate six single-family attached dwellings by-right according to the applicable R-6 district regulations. Consistent with that density, the owner would like to retain and renovate the existing building for use as a single-family dwelling and construct five single-family attached dwellings. In order to do so, relief is needed from several R-6 district feature requirements. The special use permit would allow for the development of the same number of dwelling units generally permitted by the underlying R-6 zoning while ensuring the rehabilitation of the original single-family dwelling on the site.

In order to accomplish the proposed development, 2911 Ellwood Avenue would be reduced in width to 33.3' in order to accommodate the existing single-family detached dwelling. The remaining vacant lot area, 110' in width, would be subdivided for the construction of five new single-family attached dwellings. As proposed, the lot width and lot area requirements would not be met for the single-family detached dwelling at 2911 Ellwood Avenue. The five new single-family attached dwellings would meet all applicable R-6 district requirements except the requirement for a 10' side yard at the end of a series of dwellings. Because these feature requirements would not be met, a special use permit is required.

The proposed lot width and area for 2911 Ellwood Avenue offers compatibility with other lots in the vicinity and allows for the efficient use of the remainder of the Property. Based on the historic lot pattern, the majority of lots in the vicinity are nonconforming with regard to lot area and lot width. At 33.3' of lot width and 4,495.8 square feet of lot area, the proposed lot would be

the second largest lot in the block. It would exceed the width and area of the abutting lot and other single-family dwelling lots to the east, which vary from 28' to 30' in width and from 3,780 square feet to 4,050 square feet in lot area.

The five proposed single-family attached lots would meet the applicable zoning requirements with an average unit width of 20' and lot areas ranging from 2,700 to 3,132 square feet. These lot areas compare favorably with single-family attached dwellings directly across the street, which have significantly smaller lot areas at just over 2,000 square feet. The proposed side yards for the series of five new single-family attached dwellings are consistent in character with existing setbacks in the area. The 10' side yard required by the R-6 district is substantially larger and inconsistent with existing setbacks in the vicinity. As an example, the property to the east (2909 Ellwood Avenue) offers virtually no side yard setback at 0.27' while the property to the west (2925 Ellwood Avenue) is setback 5.9' from the property line. At approximately 3' at the interior lot line along 2911 Ellwood Avenue and 6.5' abutting 2925 Ellwood, the proposed side yard setbacks are in line with setbacks in the area while allowing for the reasonable development of the Property with five single-family attached dwellings.

In exchange for the SUP, the intent of this request is to ensure a thoughtful renovation of the original single-family dwelling while authorizing a high-quality infill development. The overall project would be appropriately dense and efficient – it would be consistent with the use and density permitted by-right by the underlying zoning. At the same time it would remain respectful to the historic lot pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS/DESIGN

The five proposed single-family attached dwellings would be two stories in height. Each dwelling would contain between approximately 2,450 and 2,550 square feet of floor area. The dwellings would include three 4-bedroom, 3 ½ bath units and two 3-bedroom 2 ½ bath units.

The proposed floor plans include modern and open living spaces. Kitchens are incorporated into the living and dining space through the use of island counter arrangements and bar seating. Each unit would include a master bedroom suite on the second floor, complete with en suite master bath, walk-in closet, and option for vaulted ceiling. Second and third bedrooms would also be located on the second floor. 4-bedroom units would include a first floor bedroom and bathroom suite while 3-bedroom units would offer a first floor study.

The architecture on the proposed elevations is traditional with a combination of painted brick on the fronts and either cementitious siding or LP Smartside on the sides and rear. Three of the front elevations would have full front porches and two would have covered stoops. The color of the elevations would likely vary slightly from unit to unit but all within the same color palette. The elevations were designed in order to be consistent with other dwellings within the Museum District as to width, height, and architectural style. All elevations have tall windows on the first floor and varying front door and front porch designs to add visual interest. Three of the units (including both end units) are slightly larger and have a two foot deeper unit providing articulation of the five front elevations.

Two parking spaces would be provided for each dwelling. Parking spaces would be located to the rear of the dwelling and accessed by the east-west alley. Front yards would be improved as

lawn are and foundation landscape beds. Rear yards would be fenced and would offer usable open space. Rear decks and garages would be offered as options.

Findings of Fact

The following are factors indicted in Section 17.11 of the Charter and Section 30-1050.1 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 SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are consistent with other development in the vicinity. The request would simply permit the reconfiguration of the Property in order to retain the original single-family dwelling while developing the Property with the same number of dwellings that would be permitted by-right. The redevelopment of this underutilized property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

- *Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.*

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation for six dwelling units will be less than was generated by the previous use as a day nursery. In addition, proposed parking exceeds that required by zoning by a factor of two. As such, the SUP will not create 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 SUP will not tend to overcrowd the land or create an undue concentration of population. The request represents the same density that could be achieved on the site should it be redeveloped entirely with single-family attached dwellings. This density is consistent with the traditional urban development pattern in the vicinity.

- *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 amendment 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.*

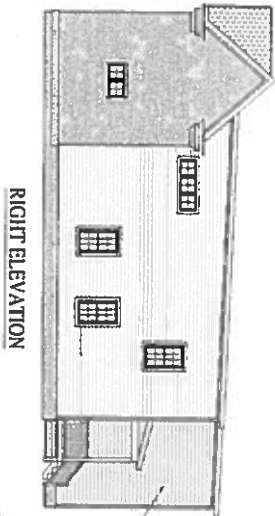
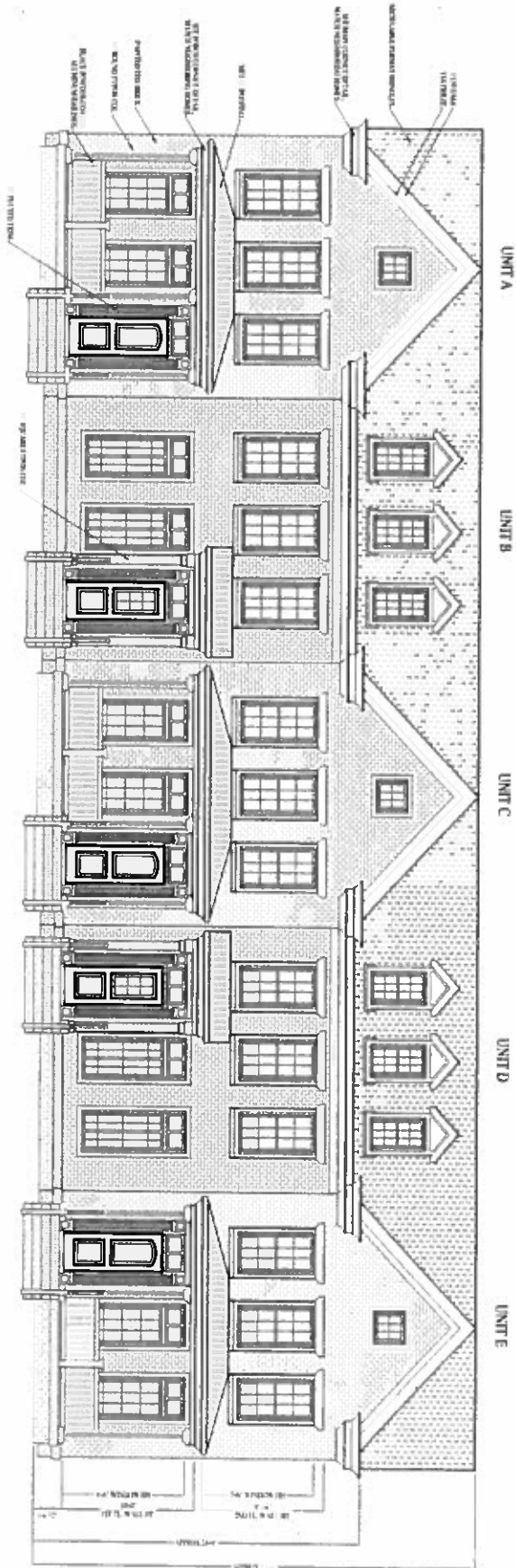
The light and air available to the subject and adjacent properties will not be affected. There is no impact to the property to the east (2909 Ellwood Avenue) as no changes to the existing building at 2911 Ellwood Avenue are proposed along that setback/property line. New construction in the vicinity of 2925 Ellwood Avenue to the west would provide a setback that meets or exceeds typical setbacks in the area for similar development.

Summary

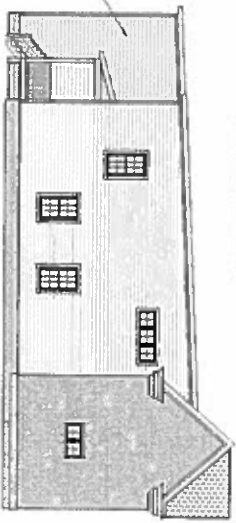
In summary Brattice Mill, LLC is enthusiastically seeking approval for the construction of five single-family attached dwellings and the renovation of an original single-family dwelling on the Property. This proposal represents an ideal, small-scale urban infill development for this location. The special use permit would allow for the proposed configuration - it would not authorize any additional lots or density over what could be achieved by right for the Property. In exchange, the quality assurances conditioned through the SUP would guarantee the thoughtful rehabilitation of the original single-family dwelling on the Property and the construction of a higher quality new development than might otherwise be developed by right. This would contribute to the vibrancy of the block through the provision of the much desired traditional neighborhood design that is consistent with the historic development pattern of the surrounding neighborhood.

FRONT ELEVATION

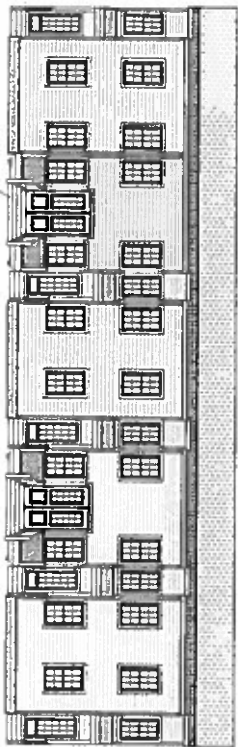
APPROXIMATE MATCHING DIMENSIONS



RIGHT ELEVATION

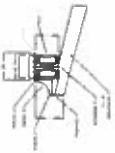


LEFT ELEVATION

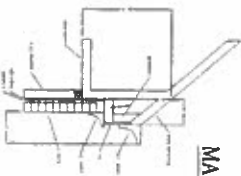


REAR ELEVATION

PORCH CORNICE DETAIL



MAIN CORNICE DETAIL



5. 1\"/>

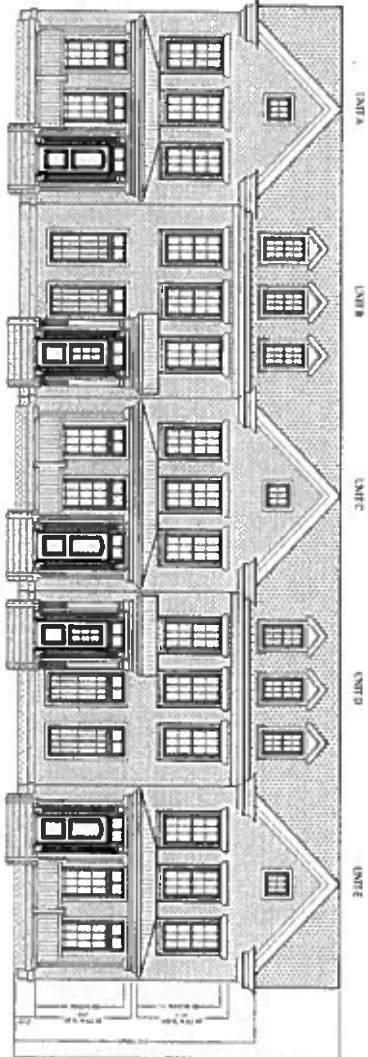
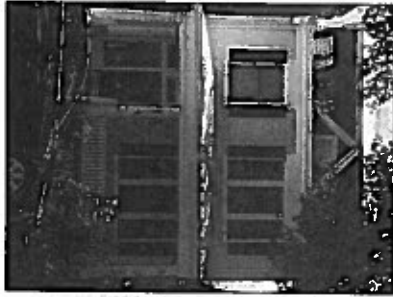
COBBLESTONE
DEVELOPMENT GROUP

SHEET:
A1.2

DATE:
09/25/16

SCALE:
1/8" = 1'-0"

ELLWOOD AVE PROJECT
COBBLESTONE DEVELOPMENT GROUP



COBBLESTONE
DEVELOPMENT GROUP

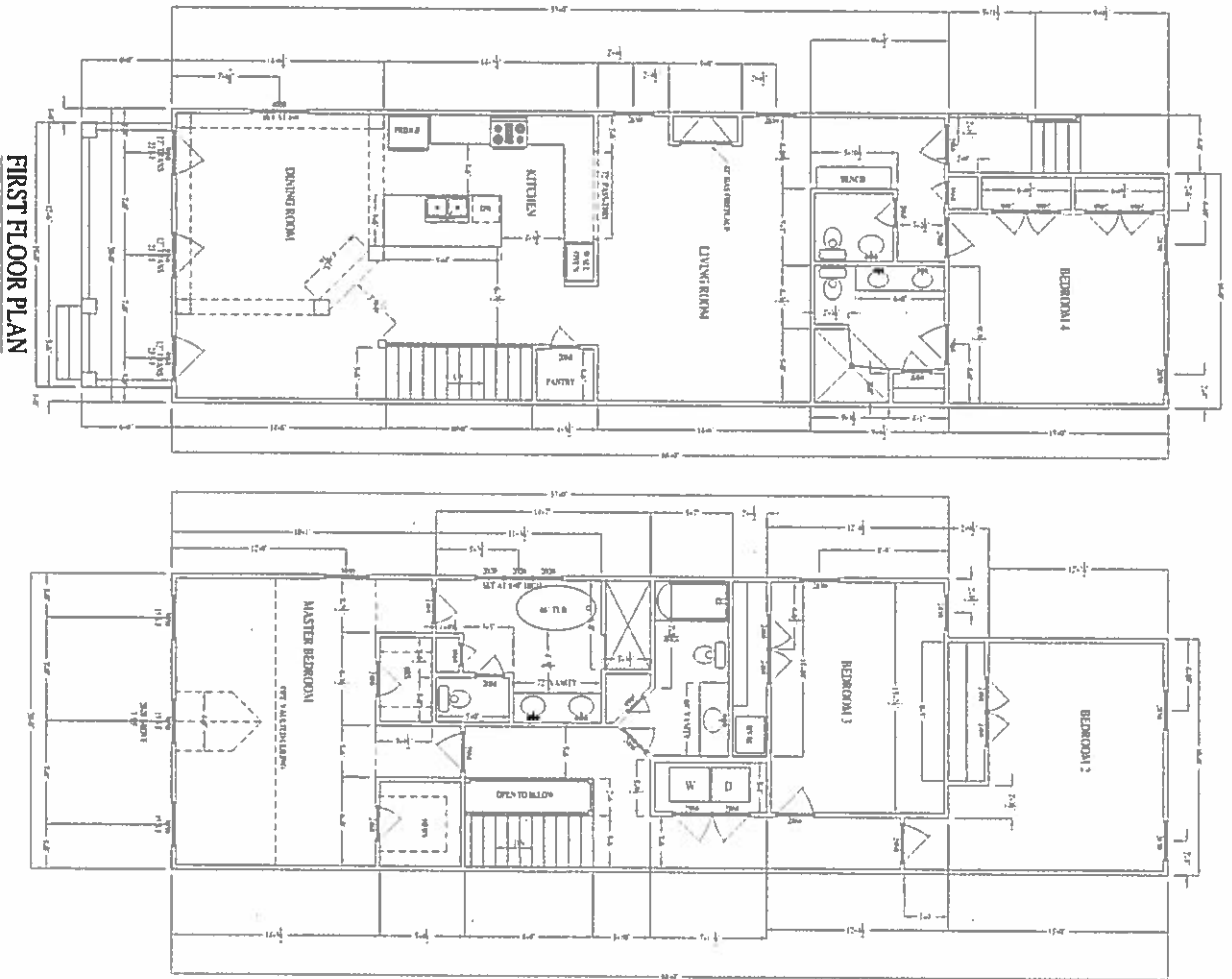
SHEET:
A.1.1

DATE:
(DATE)

SCALE:
NOT TO SCALE

ELLWOOD AVE PROJECT
COBBLESTONE DEVELOPMENT GROUP

1ST FLOOR SQ. FOOTAGE: 1300 S.F.
 2ND FLOOR SQ. FOOTAGE: 1246 S.F.
 TOTAL SQ. FOOTAGE: 2546 S.F.



UNIT A & E ONLY

SECOND FLOOR PLAN

COBBLESTONE
 DEVELOPMENT GROUP

SHEET:
 A2.1

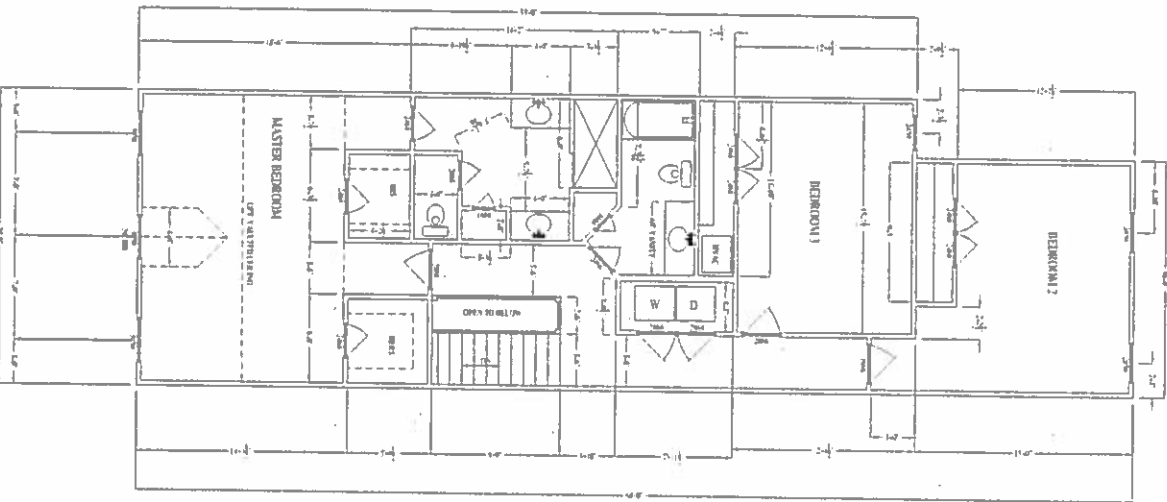
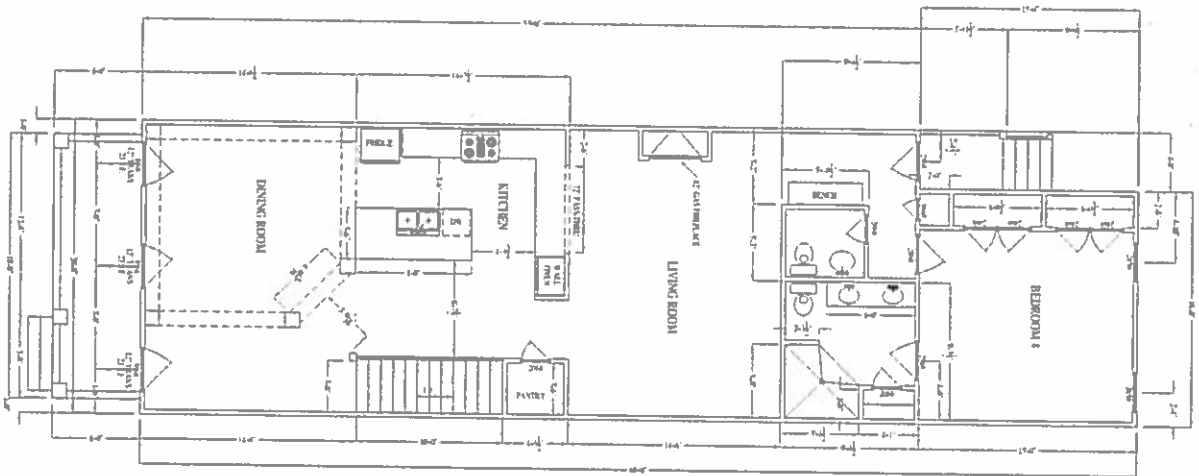
DATE:
 08-09-16

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

ELLWOOD AVE PROJECT

COBBLESTONE DEVELOPMENT GROUP

1ST FLOOR SQ. FOOTAGE: 1300 S.F.
 2ND FLOOR SQ. FOOTAGE: 1246 S.F.
 TOTAL SQ. FOOTAGE: 2546 S.F.



COBBLESTONE
 DEVELOPMENT GROUP

ELLWOOD AVE PROJECT

COBBLESTONE DEVELOPMENT GROUP

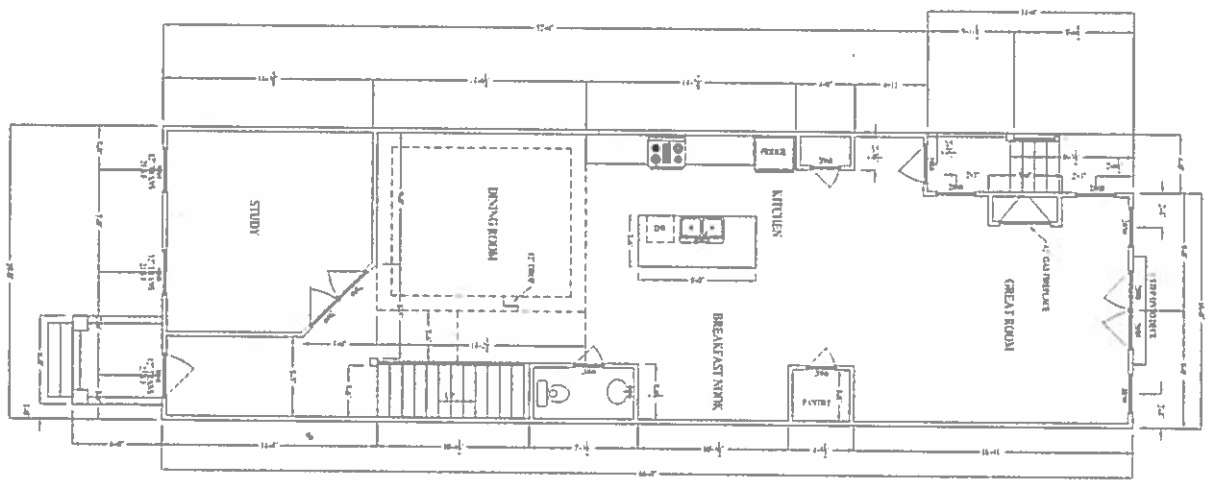
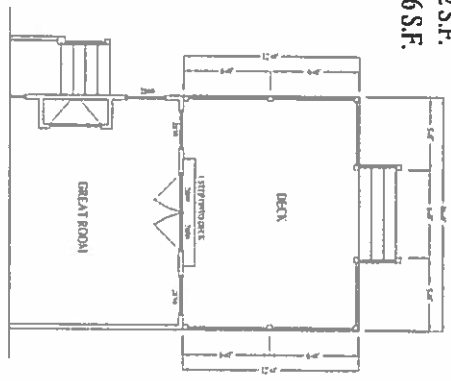
SCALE:
 1/4" = 1'-0"

DATE:
 02-09-16

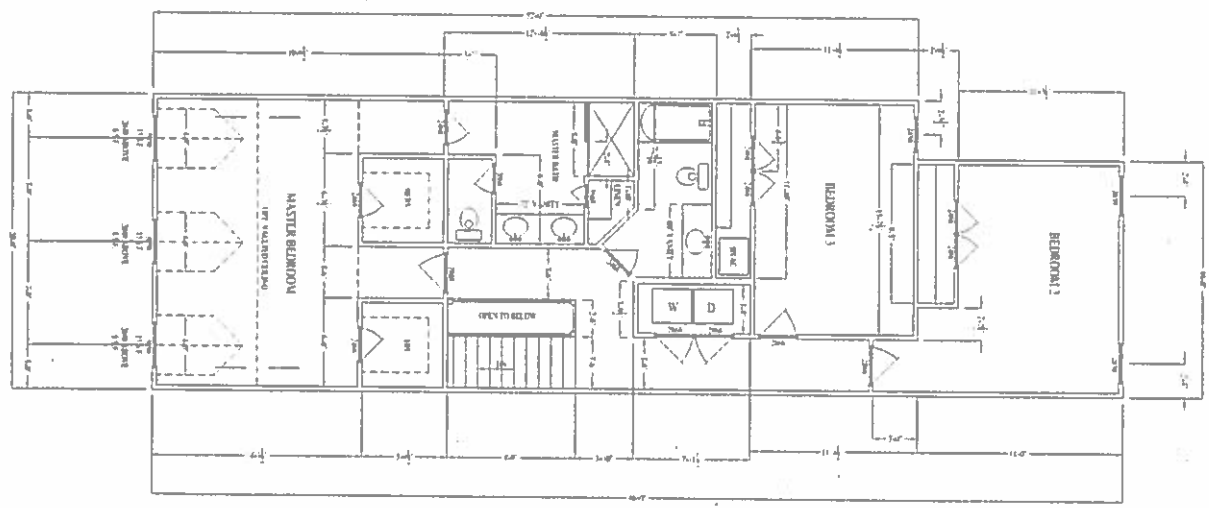
SHEET:

A2.2

1ST FLOOR SQ. FOOTAGE: 1262 S.F.
 2ND FLOOR SQ. FOOTAGE: 1196 S.F.
 TOTAL SQ. FOOTAGE: 2458 S.F.



FIRST FLOOR PLAN
 UNIT B & D ONLY

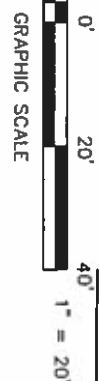
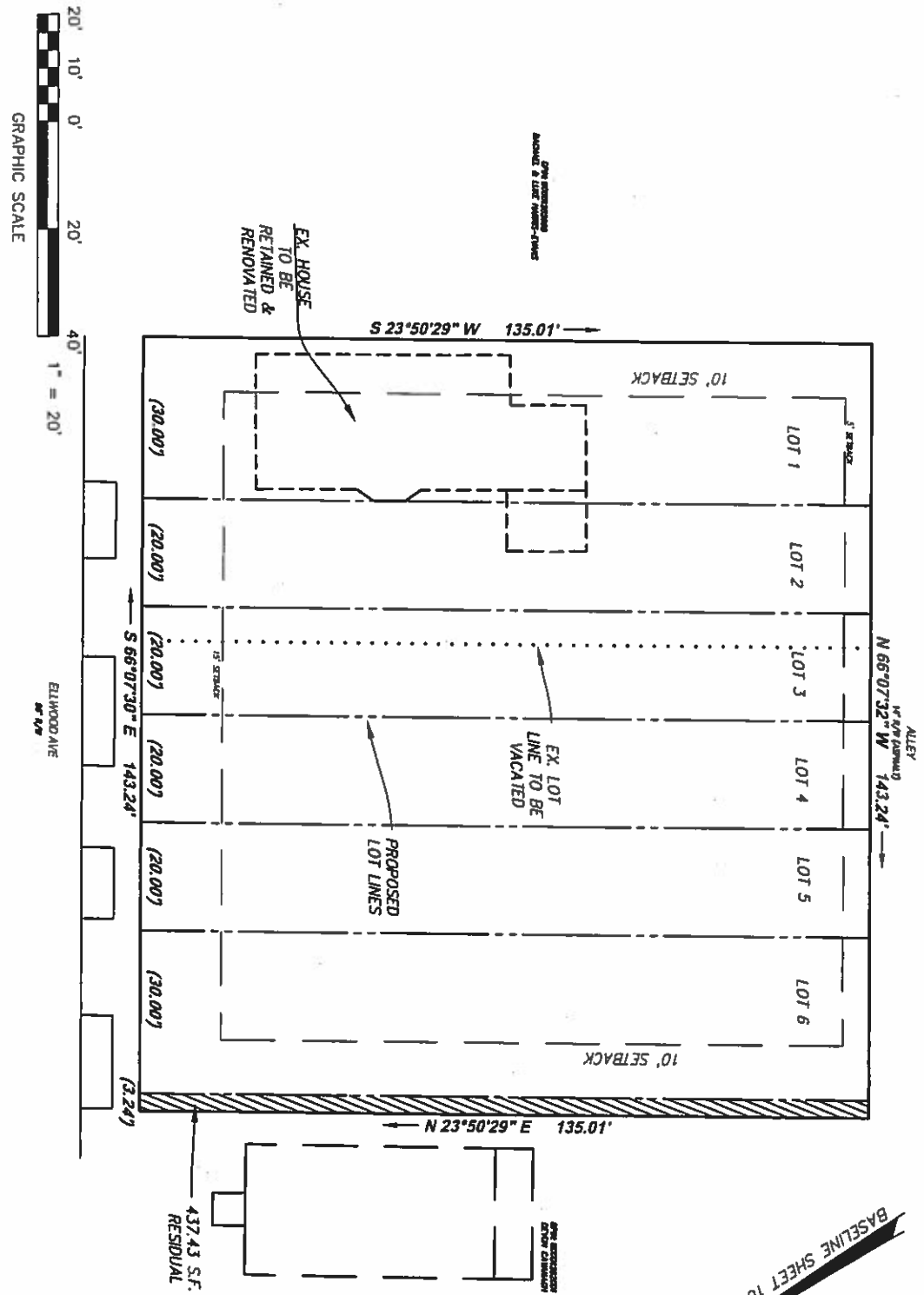


SECOND FLOOR PLAN

COBBLESTONE
 DEVELOPMENT GROUP

DATE: 09/05/16	SCALE: 1/4" = 1'-0"	ELLWOOD AVE PROJECT
SHEET: A2.3	COBBLESTONE DEVELOPMENT GROUP	

- GENERAL NOTES:**
1. OWNER OF RECORD: BRATICE WILL LLC
 2. LEGAL REFERENCES: INSTR. 160025658
 3. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND FROM INFORMATION OF RECORD AND IS SUBJECT THERETO.
 4. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 5. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON THE FEMA F.I.R.M. #5101290036D WITH AN EFFECTIVE DATE OF APRIL 2, 2009. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.



SCALE: 1" = 20'
PROJECT NO. 17-5015
DATE: 23 MARCH 2017
REV: 30 JUNE 2017

**EXHIBIT SHOWING HOUSE DEMO
& 6 LOT SPLIT
2911 & 2917 ELLWOOD AVE
RICHMOND, VA**

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