

INTRODUCED: January 13, 2020

AN ORDINANCE No. 2020-019

To authorize the special use of the properties known as 3019 Grayland Avenue and 3021 Grayland Avenue for the purpose of two single-family detached dwellings and two single-family attached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 10 2020 AT 6 P.M.

WHEREAS, the owner of the properties known as 3019 Grayland Avenue and 3021 Grayland Avenue, which are situated in a R-5 Single-Family Residential District, desires to use such properties for the purpose of two single-family detached dwellings and two single-family attached dwellings, which use, among other things, is not currently allowed by sections 30-410.5(2), concerning side yards, and 30-410.6, concerning lot coverage, 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 (2019), 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: FEB 10 2020 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 3019 Grayland Avenue and 3021 Grayland Avenue and identified as Tax Parcel Nos. W000-1352/009 and W000-1352/008, respectively, in the 2020 records of the City Assessor, being more particularly shown on a survey entitled “Survey and Map of 3019 Grayland Avenue and Proposed Division of 3021 Grayland Avenue, and Being All of Lots 15 & 16, Plan of ‘Park Place’, in the City of Richmon [sic], Virginia,” prepared by Frederick A. Gibson & Associates, P.C., and dated January 30, 2019, 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 two single-family detached dwellings and two single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “3019 & 3023/3025 Grayland Ave.,” prepared by River Mill Development, and dated May 18, 2019, 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 two single-family detached dwellings and two single-family attached dwellings, substantially as shown on the Plans.

(b) No fewer than four off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

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

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

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

(f) Prior to the issuance of any certificate of occupancy for the Special Use, four lots shall be established on the Property, substantially as shown on the Plans, by obtaining any necessary approvals 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.

§ 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 right-of-way, including replacing any missing or damaged sidewalk along Grayland Avenue, 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 that such improvements and work are in accordance with such requirements, and (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.

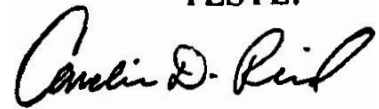
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property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

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Carlin D. Reil".

City Clerk



City of Richmond

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

Item Request

File Number: PRE.2019.395

O & R REQUEST

4-9507

DEC 17 2019

O & R Request

Office of the
Chief Administrative Officer
EDITION: 1

DATE: December 13, 2019

TO: The Honorable Members of City Council

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

THROUGH: Lenora G. Reid, Acting Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: To authorize the special use of the properties known as 3019 and 3021 Grayland Avenue, for the purpose of one single-family detached and two single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the properties known as 3019 and 3021 Grayland Avenue, for the purpose of one single-family detached and two single-family attached dwellings, upon certain terms and conditions.

REASON: The applicant intends to construct one single-family detached and two single-family attached dwellings on two adjacent parcels that would not meet the current zoning requirements for side-yard setbacks and a lot coverage. 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 February 3, 2020, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: 3019 and 3021 Grayland Avenue consist of one vacant 2,400 SF, .05 acre, and one 7,200 SF, .17 acre parcel of land, located in the Carytown neighborhood of the Near West planning district.

The City of Richmond's Master Plan designates a future land use category for the subject property as Single Family Low Density. Primary uses for this category include "...single family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5." (City of Richmond Master Plan).

Adjacent properties on the 3100 Block of Grayland Avenue are of similar-sized houses and lots. Residential land uses dominate the area, with some two-family residential and vacant land uses present as well. All surrounding properties are within the same R-5 Single-family zoning district as the subject property.

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: January 13, 2020

CITY COUNCIL PUBLIC HEARING DATE: February 10, 2020

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, February 3, 2020

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 File No.47



SUP-056201-2019

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: 3019-3021 Grayland Avenue

Tax Map #: W-000-1352/009 & 008 Fee: \$300.00

Total area of affected site in acres: 0.21

Date: 6/13/2019
~~5/15/2018~~

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

Zoning

Current Zoning: R-5 Residential (Single Family)

Existing Use: Single-family detached

Proposed Use

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

Construct one single-family detached and two single-family attached dwellings in addition to the existing single-family dwelling

Existing Use: Single-family detached & vacant

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: 11 S 12th Street, Suite 500

City: Richmond

Telephone: (804) 874-6275

State: VA Zip Code: 23219

Email: markbaker@bakerdevelopmentresources.com

Fax: ()

Property Owner: Carl and Ana Barnes

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: 3021 Grayland Avenue

City: Richmond

Telephone: (850) 556-5975

State: VA Zip Code: 23221

Email: paola0625@hotmail.com

Fax: ()

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)



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**

12-20-19
9:26 AM
ASKED
J. BROWN
FOR
SIGNED
COPY.
BL

Project Name/Location

Property Address: 3019-3021 Grayland Avenue Date: 5/15/2019
Tax Map #: W-000-1352/009 & 008 Fee: \$300.00
Total area of affected site in acres: 0.21

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

Zoning

Current Zoning: R-5 Residential (Single Family)
Existing Use: Single-family detached (abutting 804 and 808 W Clay)

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
Construct one single-family detached and two single-family attached dwellings in addition to the existing single-family dwelling
Existing Use: Single-family detached & vacant

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: 11 S 12th Street, Suite 500
City: Richmond State: VA Zip Code: 23219
Telephone: (804) 874-6275 Fax: ()
Email: markbaker@bakerdevelopmentresources.com

Property Owner: Carl and Ana Barnes

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: 3021 Grayland Avenue
City: Richmond State: VA Zip Code: 23221
Telephone: (850) 556-5975 Fax: ()
Email: paola0625@hotmail.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)

Introduction

We represent the Owners of 3019 and 3021 Grayland Ave ("the Property"), who are requesting a special use permit ("the SUP") for the Property. The SUP would authorize the construction of two single-family attached dwellings and a single-family detached dwelling. The SUP is required as some of the proposed features do not conform to the underlying R-5 zoning requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the south side of Grayland Avenue between Belmont Avenue and Sheppard Street. The Property is referenced by the City Assessor as 3019 and 3021 Grayland Avenue, tax parcels W-000-1352/009 and W-000-1352/008. 3019 Grayland Avenue is 20' wide by 120' deep, contains approximately 2,400 square feet of lot area, and is a vacant lot. 3021 Grayland Avenue is 60' wide by 120' deep, contains approximately 7,200 square feet of lot area, and is improved with a two story, 1,876 square-foot single-family detached dwelling. Property records indicate that this dwelling was constructed in 1918.



The properties on the south line of Grayland in this block are occupied by single-family dwellings, with the exception of two vacant parcels and 310 S. Sheppard, which is served by an office use. Along the north line of Grayland in this block lie single-family dwellings, with the exception of two vacant parcels. Similarly, the blocks of Grayland to the East and West are improved with

single-family and single-family detached dwellings. Also, at the intersection of S. Sheppard St. and Idlewood Ave is a concentration of office, multifamily, and commercial uses.

EXISTING ZONING

The Property and the surrounding properties are zoned R-5 Single-Family Residential, which generally permits single-family detached dwellings subject to certain feature requirements.

MASTER PLAN DESIGNATION

The Master Plan recommends "Single-Family (low-density)" for the Property. The Master Plan describes this land use category as follows: "Primary uses are single-family detached dwellings, at densities up to seven units per acre...Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5."

The Master Plan includes other written policy guidance that is applicable to the proposal, including:

- The desire for new and better-quality housing that is targeted to home owners
- The desire for increased opportunities for residential development
- The recognition that the vast majority of opportunities for new development are located in the context of existing neighborhoods
- The recognition of the difficulty that an older/aging housing stock represents in the market where new convenience/easy maintenance is desired.

Proposal

PURPOSE OF REQUEST

The SUP would permit the construction of three single-family dwellings (two attached and one detached) and the retention of the existing single-family detached dwelling. The lot at 3019 Grayland Avenue is now vacant, however it was once improved by a single-family detached dwelling. This lot is a legal lot of record which can be developed by right. However, the side yard setbacks would limit the width of the proposed dwelling. This request would allow for the redevelopment of the lot with a dwelling that is in keeping with neighborhood character at just under 16' in width. The area to the west of the existing dwelling at 3019 Grayland is also vacant and comprises a majority of the overall lot width. This request would allow for the development of this area with appropriate infill in the form of two single-family attached dwellings. Because the proposed dwelling at 3019 Grayland would not meet side yard setback requirements and because the two dwellings at 3021 would be attached, which is not permitted in the R-5 district, the SUP is required.

The proposed development is consistent with the development pattern in the vicinity. There are other small lots developed with row homes in the block that are of similar width and area. For instance, 3033 and 3035 Grayland are 21.75' and 18.23' wide, respectively, and are attached dwelling units. It is also worth noting that a 2017 planning staff review of the entire Carytown South area found that the R-5 district is inconsistent with the development pattern in the area. Very few lots conform to the R-5 standards and the ones that do are inconsistent with the overall character of the area. The R-5 district does not permit development that is consistent with or close to the existing character of the area. As it relates to the current request, this limits the

ability to develop the legal lot of record at 3019 and the vacant portion of 3021 consistent with the prevailing lot pattern/character in the area. But for the incompatible R-5 standards, all three proposed single-family dwellings would otherwise appear consistent with the neighborhood.

PROJECT DETAILS/DESIGN

The proposed dwelling at 3019 Grayland Avenue would total 2,310 square feet in floor area, and would include 3 bedrooms and 2.5 bathrooms configured in a traditional urban rowhouse design. The existing dwelling at 3021 Grayland Avenue is approximately 1,880 square feet and contains 3 bedrooms and 3 bathrooms. The two (2) proposed single-family attached dwellings on the vacant portion of 3021 Grayland Avenue would each have 2,212 square feet, would include 3 bedrooms and 2.5 bathrooms, and would also be configured in a traditional urban rowhouse design.

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 and walk-in closet. Second and third bedrooms would also be located on the second floor. As required per zoning, a minimum of one parking space would be provided for each of the four dwellings.

In exchange for the SUP, the intent of this request is to ensure the construction of a high-quality, for sale, infill dwellings. The overall project would be consistent with the historic development pattern in the area. By permitting the proposed development, the SUP would allow for the sale of the proposed high-quality single-family dwellings as home ownership opportunities, thereby addressing multiple objectives of the Master Plan.

Findings of Fact

The following are factors included 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. This request would simply permit the reconfiguration of the Property in order to allow for new development to occur in a manner that is both of quality as well as consistent with the neighborhood. 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 traffic generation for three additional dwelling units will be negligible, especially within the context of a walkable neighborhood. In addition, proposed parking meets that required by zoning. 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 over crowd the land or create an undue concentration of population. The request is reflective of the historic lot pattern and uses found in the neighborhood, and is no more intense than the density found in the immediate 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 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. New construction would be consistent with the preexisting buildings and provide setbacks that are consistent with character of the immediate neighbors and the surrounding area.

Summary

In summary the owner is enthusiastically seeking approval for the construction of three single-family dwellings 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. In exchange, the quality assurances conditioned through the SUP would guarantee 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.



City of Richmond
Department of Planning & Development Review
DEVELOPMENT PROPOSAL RESPONSE FORM

Development Proposal / Address: W0001352009 & 008 Grayland Ave

Special Use Permit - Parcel No. W0001402033 - File No. 056201-2019

Association Name: CARYTOWN SOUTH CNVIC ASSN

Please Check Appropriate Boxes:

The Association's (check one) Membership or Board met on 8/5/19
and voted to Oppose Support Take no position on this proposal.

This Association does not intend to consider this issue because: _____

Was a representative for the proposal present? YES NO

Other comments: _____

JERRY PETERS
Print Name

PRESIDENT
Title

Jerry Peters
Signature

8/22/19
Date

Please send to:

Matthew Ebinger, AICP – Principal Planner
Mail: Matthew Ebinger, AICP – Principal Planner
City of Richmond
Land Use Administration Division
900 East Broad Street, Room 511
Richmond, VA 23219
Email: Matthew.Ebinger@richmondgov.com
Fax: (804) 646-5789



City of Richmond
Department of Planning & Development Review
DEVELOPMENT PROPOSAL RESPONSE FORM

Development Proposal / Address: 3119 Grayland Ave

Special Use Permit - Parcel No. W0001400020 - File No. 058411-2019

Association Name: CARYTOWN SOUTH CIVIC ASSN

Please Check Appropriate Boxes:

The Association's (check one) Membership or Board met on 8/5/19
and voted to Oppose Support Take no position on this proposal.

This Association does not intend to consider this issue because: _____

Was a representative for the proposal present? YES NO

Other comments: _____

JERRY PETERS
Print Name

PRESIDENT
Title

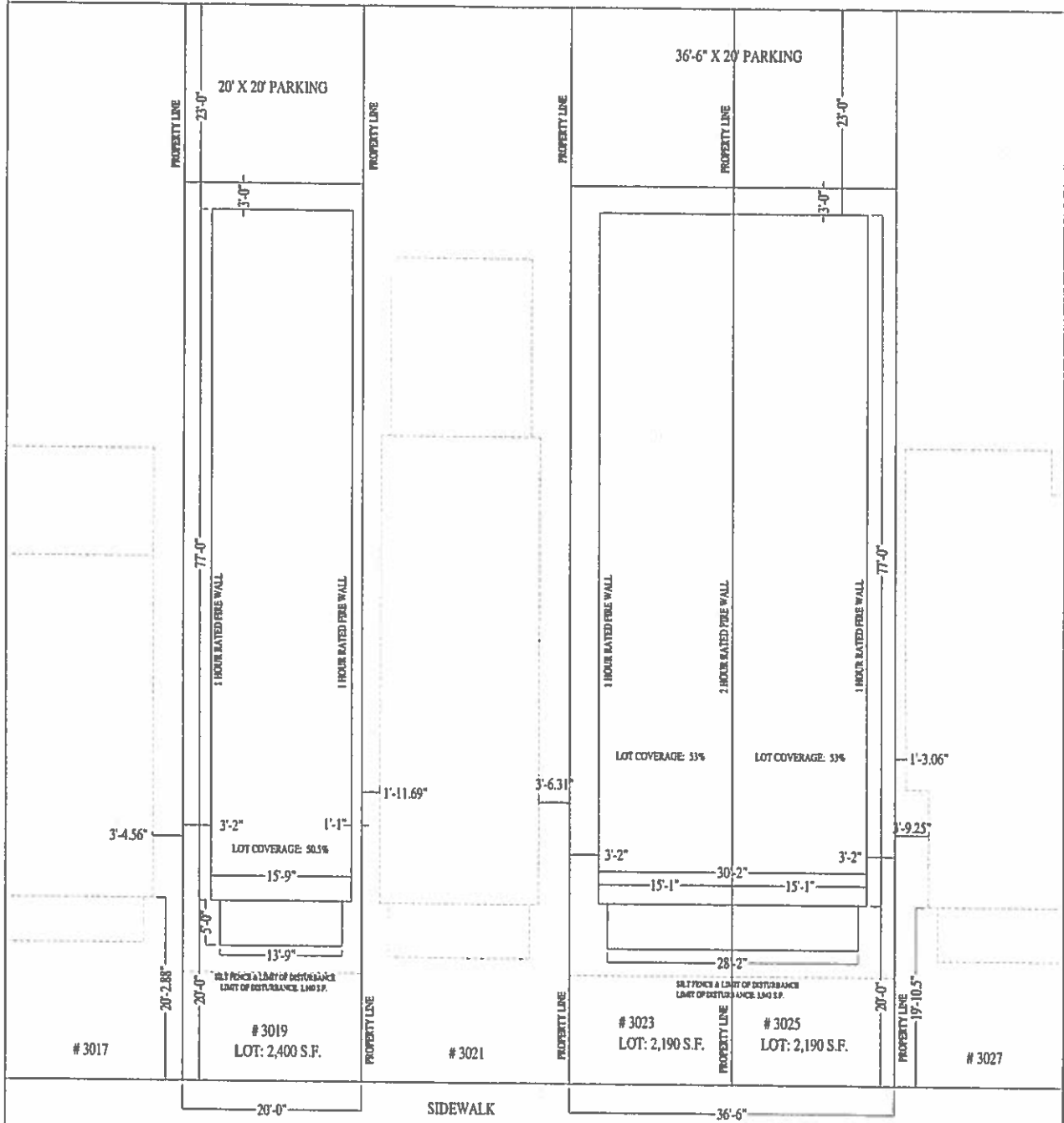
[Signature]
Signature

8/22/19
Date

Please send to:

Matthew Ebinger, AICP – Principal Planner
Mail: Matthew Ebinger, AICP – Principal Planner
City of Richmond
Land Use Administration Division
900 East Broad Street, Room 511
Richmond, VA 23219
Email: Matthew.Ebinger@richmondgov.com
Fax: (804) 646-5789

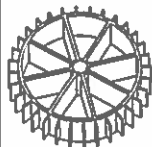
18' WIDE ALLEY



NOTE: ANY SIDEWALK THAT IS MISSING OR IN STATE OF DISREPAIR TO BE REPLACED WITH 5' WIDE NEW CONCRETE SIDEWALK

GRAYLAND AVE.

NOTE: ANY SIDEWALK THAT IS MISSING OR IN STATE OF DISREPAIR TO BE REPLACED WITH 5' WIDE NEW CONCRETE SIDEWALK



RIVER MILL DEVELOPMENT

SHEET: 1 OF 5

DATE: 5-18-19

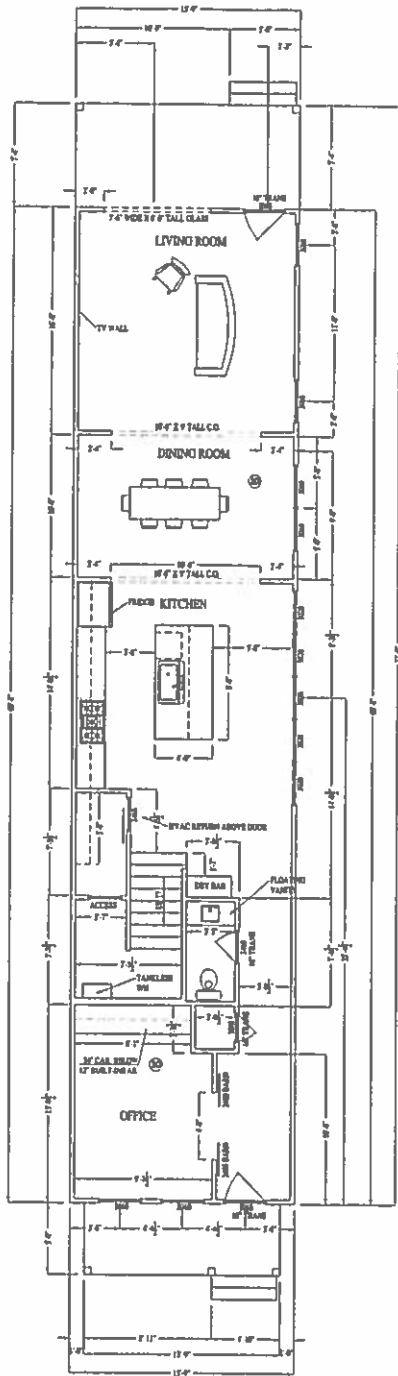
SCALE: 3/16" = 1'-0"

NO.	DATE	REVISION NOTES

3019 & 3023/3025 GRAYLAND AVE.
RIVER MILL DEVELOPMENT

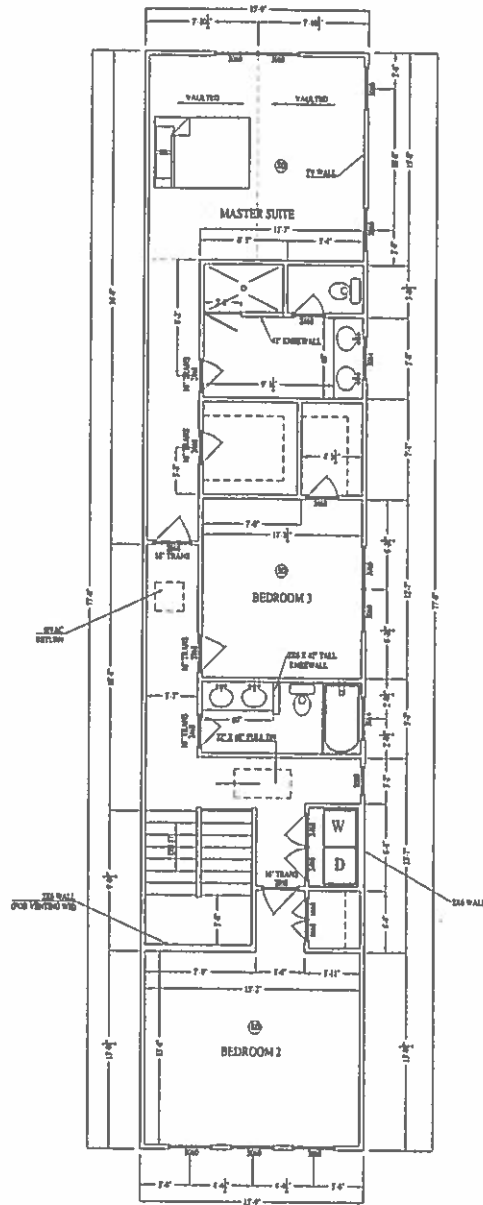
SECOND FLOOR PLAN

1213 S.F.



FIRST FLOOR PLAN

1097 S.F.



CORNER DETAIL

Minimum 2x4 wood structural panel sheathing on 2x structural floorboard checking across return

1x4 nail (5-1/2" x 0.317") @ 12 in. o.c.

Optional structural 2x6 panel

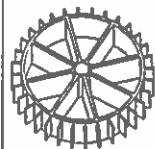
See Table B402.3(1) for fastening

See Table B402.3(1) for fastening

Orientation of nail may vary. See (Page B402.3(2)).

Options will be used as required and limited in accordance with Chapter 7 of the IRC.

Continues to full structural panel or structural Checkered Insulated Wall Tie



RIVER MILL DEVELOPMENT

SHEET:
2 OF 5

DATE:
5-18-19

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

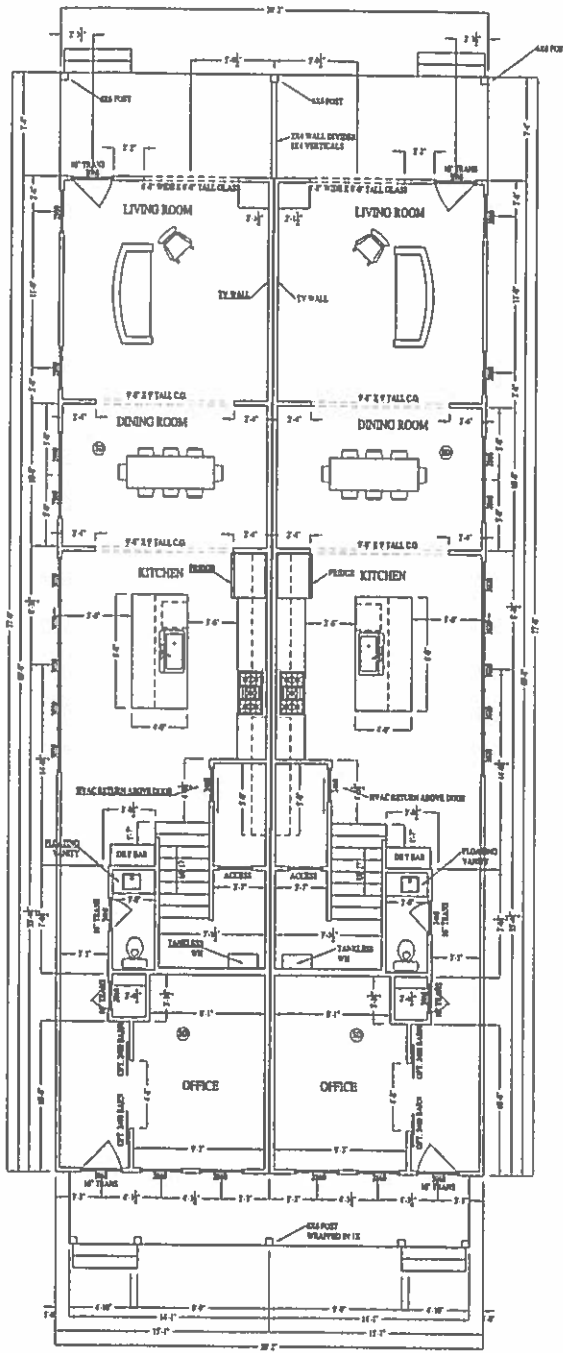
NO.	DATE	REVISION

REVISION NOTES

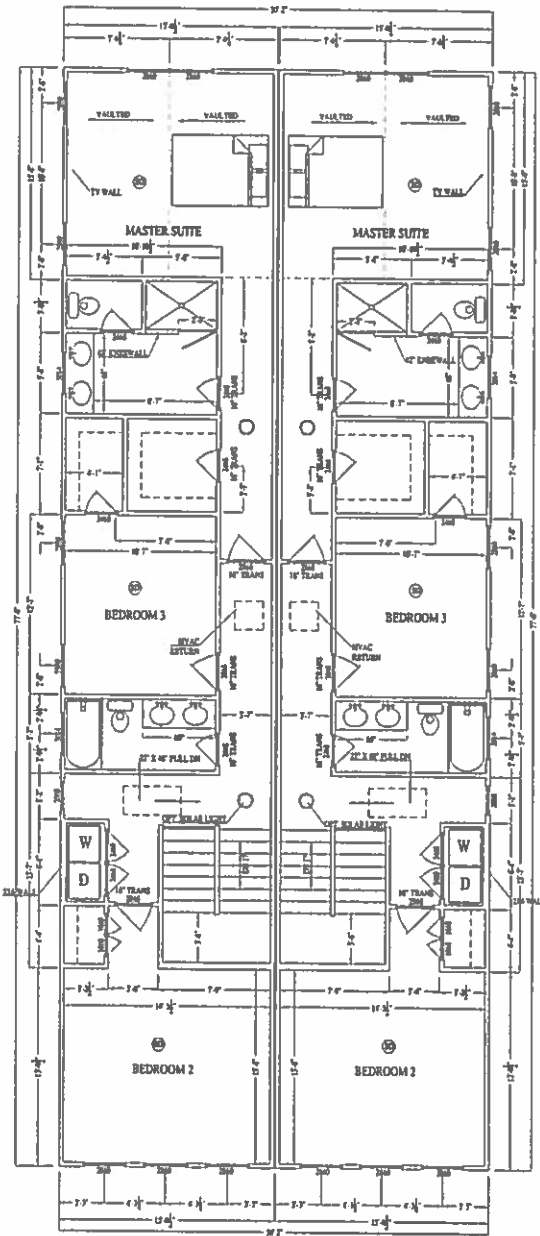
3019 GRAYLAND AVE.

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM



FIRST FLOOR PLAN
1051 S.F. (EACH UNIT)



SECOND FLOOR PLAN
1161 S.F. (EACH UNIT)



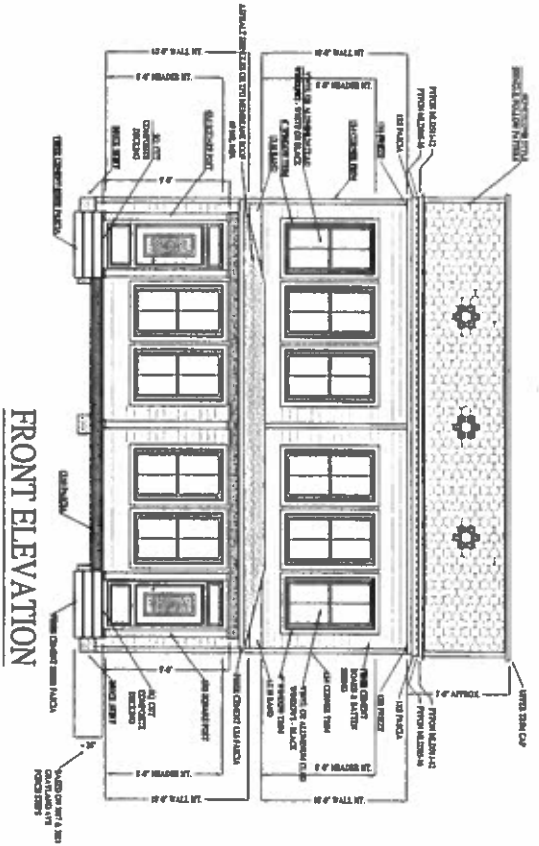
SHEET:
4 OF 5

DATE:
5-18-19

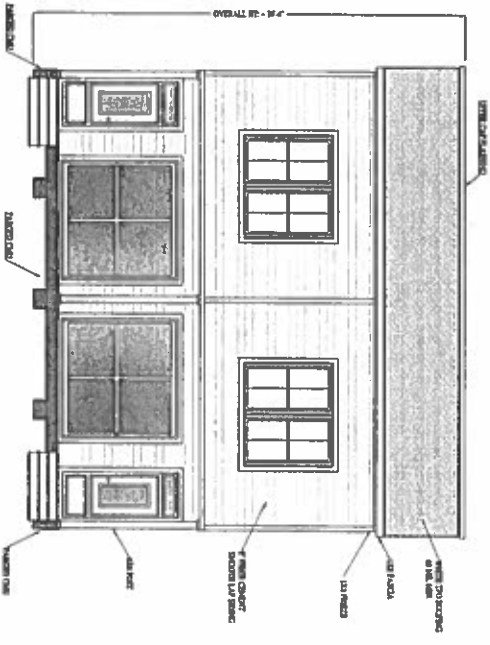
SCALE:
1/4" = 1'-0"

NO.	DATE	REVISION

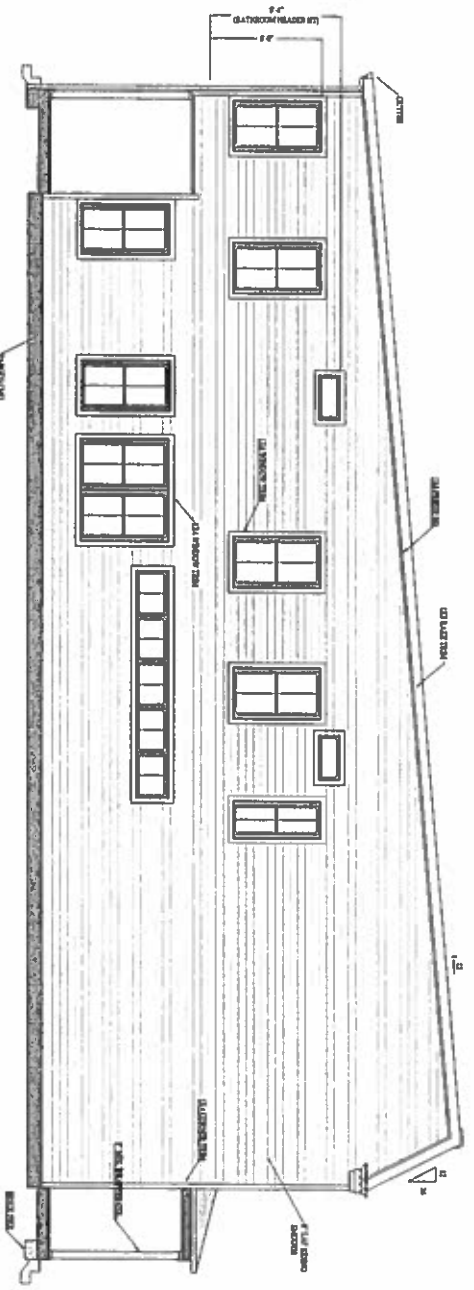
3023/3025 GRAYLAND AVE.
RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM



FRONT ELEVATION



REAR ELEVATION



LEFT / RIGHT MATCHING ELEVATION



SHEET:
5 OF 5

DATE:
5-18-19

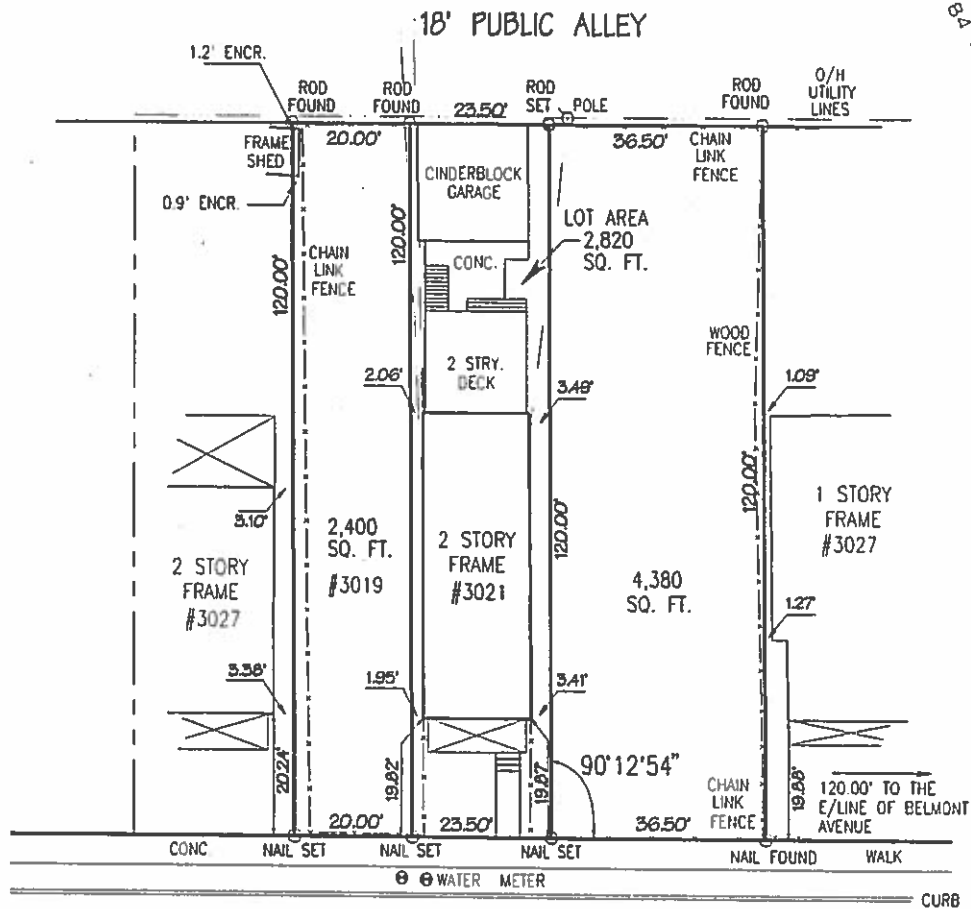
SCALE:
1/4" = 1'-0"

REVISION NOTES	
NO.	DESCRIPTION

3023/3025 GRAYLAND AVE.
RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT.COM

NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): CARL B. BARNES, III & ANA P. BARNES INST #070023121 PARCEL ID W000-1352-008 & W000-1352-009

P. B. B. PG. 8A H.C.C.



GRAYLAND AVENUE

50' R/W

(PHYSICAL SURVEY)

SURVEY AND MAP OF 3019 GRAYLAND AVENUE AND PROPOSED DIVISION OF 3021 GRAYLAND AVENUE, AND BEING ALL OF LOTS 15 & 16, PLAN OF "PARK PLACE", IN THE CITY OF RICHMON, VIRGINIA

SCALE 1" = 25'



THIS IS TO CERTIFY THAT ON JANUARY 30, 2019, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT COMPLES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

FREDERICK A. GIBSON & ASSOCIATES, P.C.
 LAND SURVEYORS
 11521-G MIDLOTHIAN TURNPIKE
 NORTH CHESTERFIELD, VIRGINIA 23235
 PHONE 804 378-4485 FAX 804 378-4487

LEGEND	
○	IRON ROD FOUND
●	IRON ROD SET
UNLESS OTHERWISE NOTED.	
PROJECT # 1509-02 LS	