

INTRODUCED: January 13, 2020

AN ORDINANCE No. 2020-020

To authorize the special use of the property known as 3615 East Broad Street for the purpose of a 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: FEB 10 2020 AT 6 P.M.

WHEREAS, the owner of the property known as 3615 East Broad Street, which is situated in a R-8 Urban Residential District, desires to use such property for the purpose of a single-family detached dwelling, which use, among other things, is not currently allowed by section 30-413.15(1)(c) 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 safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: FEB 10 2020 REJECTED: _____ STRICKEN: _____

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

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (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 property known as 3615 East Broad Street and identified as Tax Parcel No. E000-1290/009 in the 2020 records of the City Assessor, being more particularly shown on a survey entitled “Physical Improvement Survey, 3615 East Broad Street, City of Richmond, Virginia,” prepared by E.D. Lewis & Associates, P.C., and dated October 16, 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 a single-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “3615 East Broad Street – New House Plans, Sojo Enterprises LLC,” prepared by Obsidian, dated July 13, 2018, and last revised July 24, 2018, 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 as a single-family detached dwelling, substantially as shown on the Plans and as described in the applicant’s report, a copy of which is attached to and made a part of this ordinance.

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

- (c) The height of the Special Use shall not exceed the height as shown on the Plans.
- (d) No off-street parking spaces shall be required for the Special Use.
- (e) All building materials and elevations shall be substantially as shown on the Plans, unless otherwise approved by the Commission of Architectural Review.

§ 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) 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

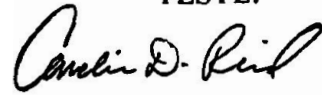
otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Zoning Administrator is authorized to issue a certificate of zoning compliance for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the certificate of zoning compliance shall be made within 730 calendar days following the date on which this ordinance becomes effective. If the application for the certificate of zoning compliance is not made with the time period stated in the previous sentence, 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 "Amelia D. Reed".

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.2019.609

RECEIVED

JAN 07 2020

O & R REQUEST

4-9525

DEC 18 2019

O & R Request OF THE CITY ATTORNEY

Office of the
Chief Administrative Officer

DATE: December 16, 2019

EDITION: 1

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, Department of Planning and Development Review

RE: To authorize the special use of the property known as 3615 E. Broad Street to allow a single-family home, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 3615 E. Broad Street to allow a single-family home, upon certain terms and conditions.

REASON: The request will provide relief from errors made by both the city staff and the applicant's agents by authorizing a waiver of the front yard maximum requirement for a new single family detached dwelling, located in the R-8, Urban Residential District. The building was not constructed in compliance with zoning approval. A front yard of 14.82' ± was required based on Sec. 30-413.15(1)(c) of the zoning ordinance. In this instance the building located at 3617 East Broad Street more closely represented the average of the front yard for all buildings on the block. The dwelling was constructed with a front yard of 20.4'. Other yard setback requirements; height and lot coverage are met.

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.

BACKGROUND: The .098 acre subject property contains a newly constructed three-story single-family dwelling. It is located midblock on the eastbound side of E. Broad Street between N. 36th Street and the terminus of E. Broad Street with alley access in the rear. The parcel is 25 feet wide and 175 feet in depth, for a total of 4,271 square feet of area. The property is located in the Chimborazo neighborhood as well as the City Old and Historic Chimborazo Park District and the Oakwood-Chimborazo National Historic District.

The City of Richmond's Master Plan designates a future land use category for the subject property as single-family medium density. Primary uses are single-family and two-family dwellings, both detached and attached, at densities between 8-20 units per acre. The Master Plan's Neighborhoods and Housing chapter notes general goals for the provision of a variety of housing choices in neighborhoods.

As noted in the applicant's narrative, the single-family dwelling was built based on plans stamped and approved by the city's Building Permits Office. With CAR approval, front yard setback for the property was determined by aligning the setback with the structure located at 3611 E. Broad Street instead of the adjacent parcel as required by the zoning ordinance. The adjacent parcel is vacant. This resulted in a front yard setback of 20 feet instead of the required 18 feet. By allowing the front yard setback to align to the structure at 3611 E. Broad Street, conformity of the street frontage is maintained in this area.

The subject property, as well as all the adjacent properties to the north, south, east and west are located in the R-8 Urban Residential District. To the northeast, across E. Broad Street is a property containing apartments and located in the R-53 Multifamily Residential District. The surrounding blocks contain primarily single-family residential uses.

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: Application fee waived

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)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application and Applicant's Report, Map, The property and Plans

STAFF: David Watson, Senior Planner, Land Use Administration (Room 511) 804-646-1036

NOTES:

THIS SURVEY MEETS THE MINIMUM STATE STANDARDS FOR A "PHYSICAL IMPROVEMENT SURVEY"

ON 10/15/2019, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON. ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON. THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS FROM THE SUBJECT PREMISES OR FROM THE ADJOINING PREMISES OTHER THAN SHOWN HEREON.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE ALL ENCUMBRANCES OR EASEMENTS MAY NOT BE SHOWN HEREON.

THIS PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). FLOOD INSURANCE RATE MAP: 5101290043E; EFFECTIVE DATE: JULY 16, 2014.

() DENOTES PROPERTY LINES FROM A PLAT RECORDED IN INSTRUMENT 17-26990.

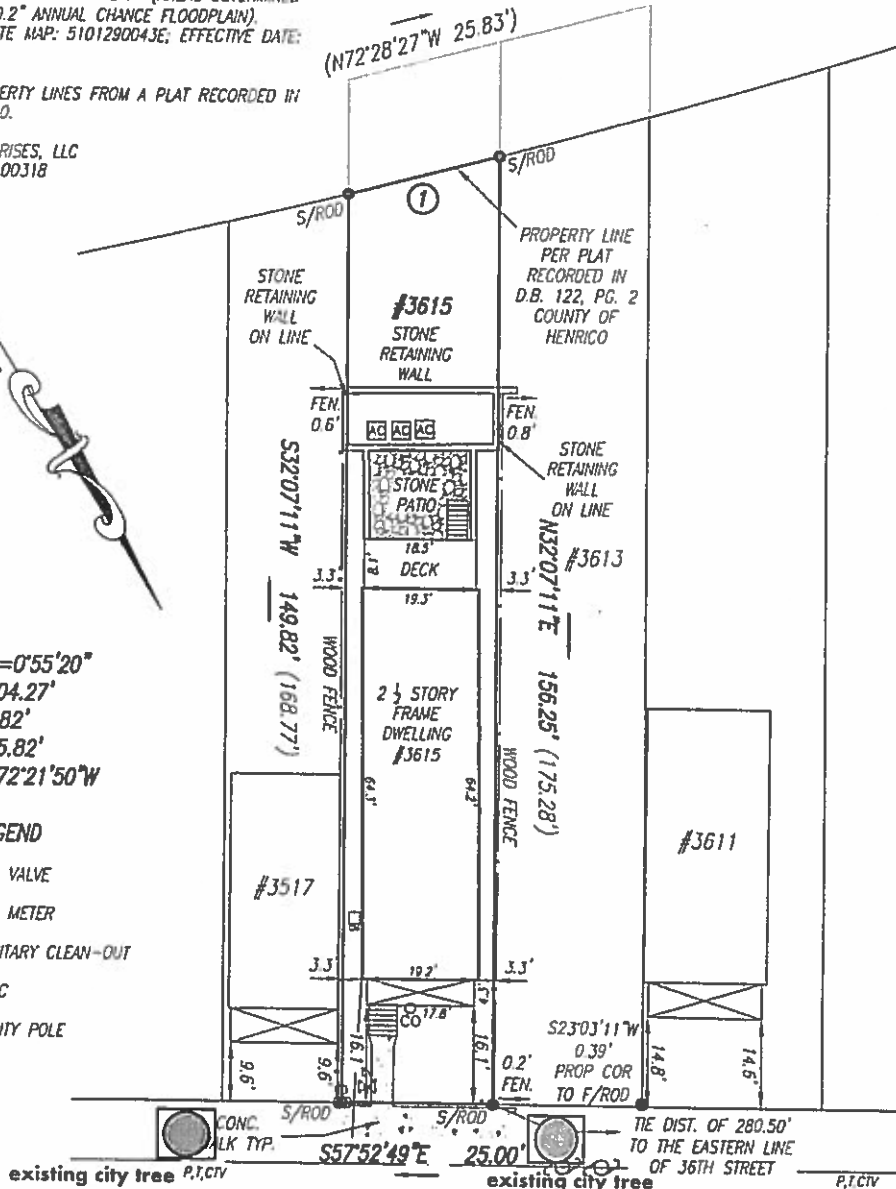
OWNER: SOJO ENTERPRISES, LLC
INSTRUMENT NO.: 18-00318

GOVERNMENT ROAD
100' R/W
(N72°28'27"W 25.83')

PLAT INSTRUMENT 17-26990

① DELTA=0°55'20"
R=1604.27'
L=25.82'
CH=25.82'
CB=N72°21'50"W

- LEGEND**
- GAS VALVE
 - GAS METER
 - SANITARY CLEAN-OUT
 - HVAC
 - UTILITY POLE



PHYSICAL IMPROVEMENT SURVEY
3615 EAST BROAD STREET,
CITY OF RICHMOND, VIRGINIA

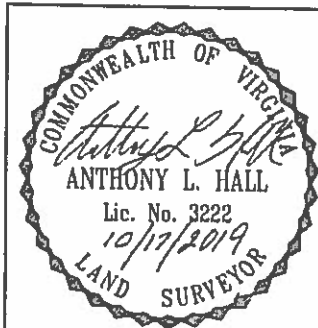
DATE: OCTOBER 16, 2019

SCALE: 1" = 25'



E.D. Consulting Engineers · Land Surveyors & Planners
LEWIS & ASSOCIATES P.C.
2116 Spencer Road · Richmond, VA 23220

15346MS



Professional Engineer License No. 13456
 State of Virginia
 License expires 12/31/2018
 Licensee Name: [Name]
 Licensee Address: [Address]
 Licensee City: [City]
 Licensee State: [State]

3615 East Broad Street

Building Permit Plans

Project No. 13-0000000-0000-0000
 Drawing No. 13-0000000-0000-0000-0000
 Date: 12/15/18

Drafter
 12345 Main St
 Richmond, VA 23220

Engineer
 12345 Main St
 Richmond, VA 23220

Title of Contents
 1. Title Sheet
 2. Foundation & First Floor Plan
 3. Second Floor Plan
 4. Roof Plan & Elevation
 5. Cross Section & Sizing Form
 6. Deck Details

Property Information
 Parcel ID: [ID]
 Lot: [Lot]
 Sublot: [Sublot]

Site of Work
 Corner of [Street] and [Street]
 Section [Section]

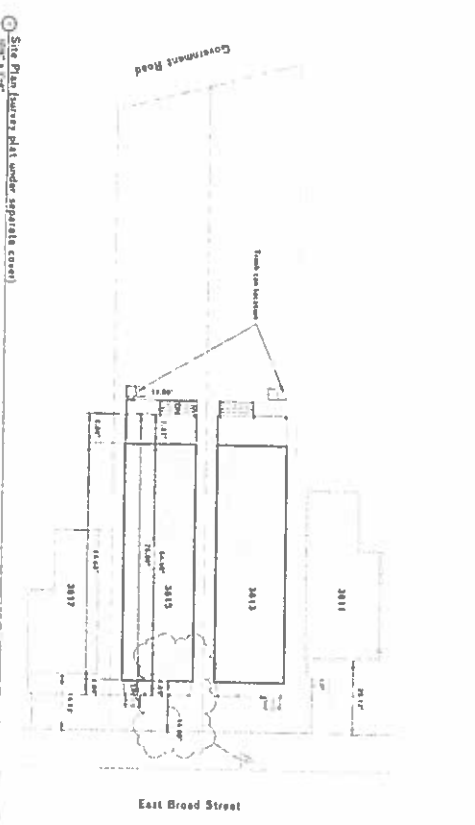
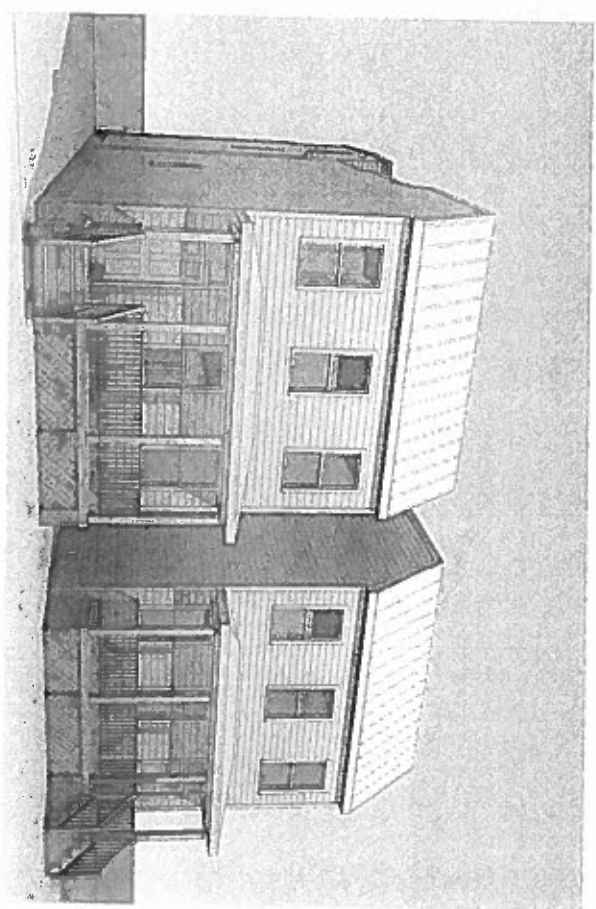
General Notes
 1. The construction shall be in accordance with the 2018 edition of the International Residential Code, the Statewide Uniform Building Code and the applicable City of Richmond ordinances.
 2. The contractor is responsible for compliance with City, State and Federal codes, and any amendments and standards to comply with the codes, and any amendments and standards to comply with the codes.
 3. All exterior masonry shall be finished with a minimum of 1/2" thick concrete masonry blocks or equivalent.
 4. All exterior masonry shall be finished with a minimum of 1/2" thick concrete masonry blocks or equivalent.
 5. There shall be no exposed lag bolts or other fasteners.
 6. There shall be no exposed lag bolts or other fasteners.
 7. The exterior shall be finished with a minimum of 1/2" thick concrete masonry blocks or equivalent.
 8. The exterior shall be finished with a minimum of 1/2" thick concrete masonry blocks or equivalent.
 9. The exterior shall be finished with a minimum of 1/2" thick concrete masonry blocks or equivalent.
 10. The exterior shall be finished with a minimum of 1/2" thick concrete masonry blocks or equivalent.
 11. The exterior shall be finished with a minimum of 1/2" thick concrete masonry blocks or equivalent.
 12. The exterior shall be finished with a minimum of 1/2" thick concrete masonry blocks or equivalent.

Window Schedule

Type	Count	Material	Width	Height	Weight	Quantity	Notes
1	1	Fixed	36"	48"	100#	1	Living Room
2	2	Fixed	36"	48"	100#	2	Bedroom
3	2	Fixed	36"	48"	100#	2	Bathroom
4	2	Fixed	36"	48"	100#	2	Front Porch
5	2	Fixed	36"	48"	100#	2	Rear Porch
6	2	Fixed	36"	48"	100#	2	Back Porch

Door Schedule

Type	Count	Material	Width	Height	Weight	Quantity	Notes
1	1	Fixed	36"	80"	100#	1	Front Entry
2	1	Fixed	36"	80"	100#	1	Back Entry
3	1	Fixed	36"	80"	100#	1	Bedroom Entry
4	1	Fixed	36"	80"	100#	1	Bathroom Entry
5	1	Fixed	36"	80"	100#	1	Front Porch
6	1	Fixed	36"	80"	100#	1	Rear Porch
7	1	Fixed	36"	80"	100#	1	Back Porch



Site Plan, Foundation Plan, and other details are shown on separate sheets.

Obsidian
 A Professional Engineering Practice
 515 North 22nd Street
 Richmond, VA 23223
 804.647.1589



Title Sheet

3615 East Broad Street- New House Plans
 Sojo Enterprises LLC

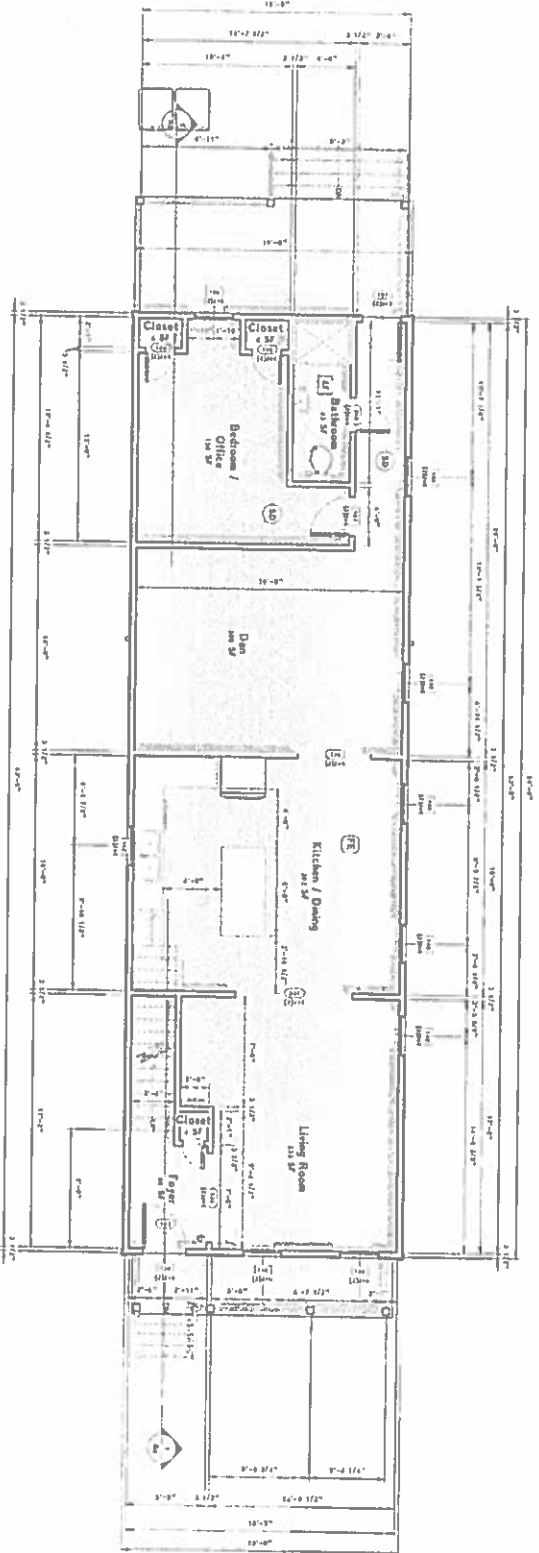
City of Richmond, VA

Rev	Date	Change
1	12/15/18	Initial
2	12/15/18	Changed from part address
3	12/15/18	Revised

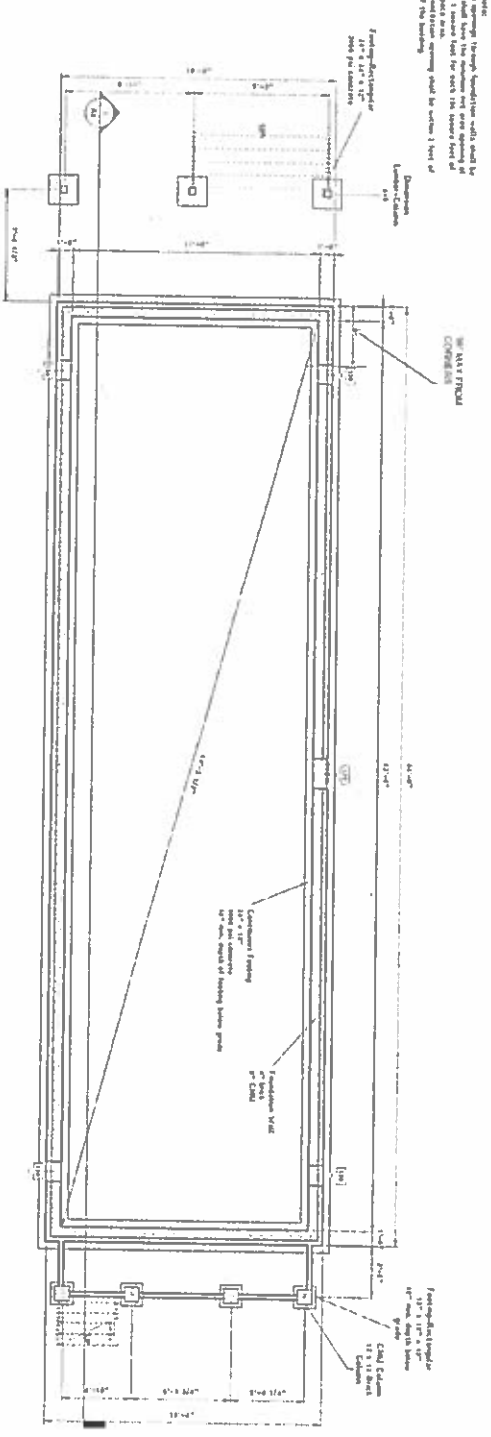
A1

Rev: 7/24/20
 July 19, 2018

1. The owner shall provide all necessary permits for this project. The contractor shall be responsible for obtaining all necessary permits and for the cost thereof. The contractor shall be responsible for the design and construction of the foundation and first floor of the building. The contractor shall be responsible for the design and construction of the foundation and first floor of the building. The contractor shall be responsible for the design and construction of the foundation and first floor of the building.



First Floor Layout
1/2" = 1'-0"



Foundation Plan
1/2" = 1'-0"

Foundation Notes:
1. Foundation walls to be poured with and be reinforced with steel bars. The contractor shall be responsible for the design and construction of the foundation and first floor of the building. The contractor shall be responsible for the design and construction of the foundation and first floor of the building. The contractor shall be responsible for the design and construction of the foundation and first floor of the building.

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Richmond, VA 23223
804.647.1589



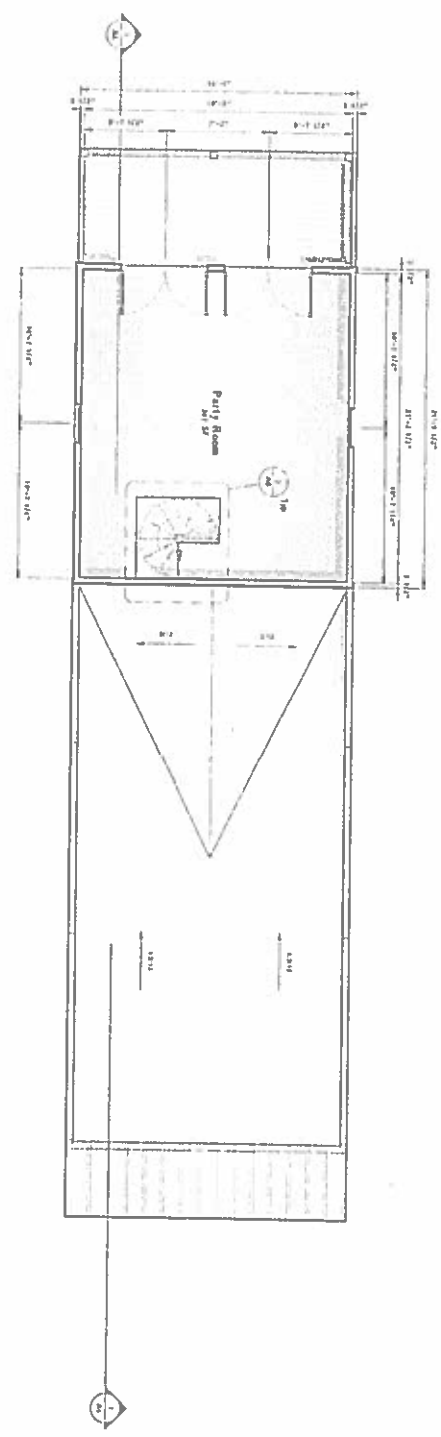
Foundation & First Floor Plan
3615 East Broad Street- New House Plans
Sojo Enterprises LLC
City of Richmond, VA

Rev	Date	Desc

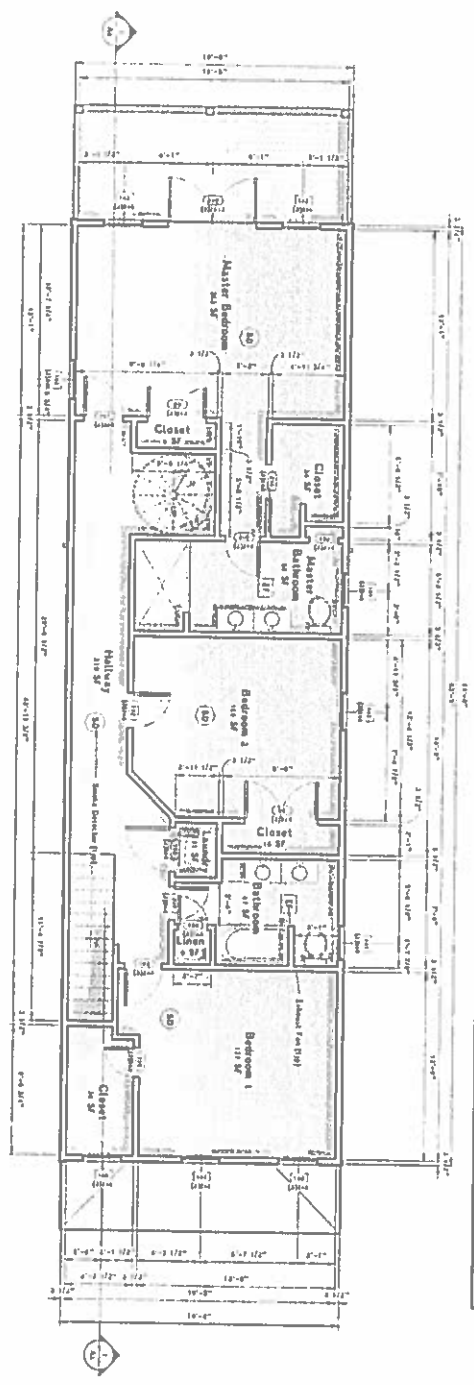
A2

rev 7/24/18
July 13 2018

Obsidian Engineering Practice
 515 North 22nd Street
 Richmond, VA 23223
 804.647.1589
 07/13/2018
 11:48:50 AM
 17/27/2018



Third Floor Layout



Second Floor Layout

BEDROOMS AND SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING PER SECTION R310 OF THE VA RESIDENTIAL CODE 2012

Legend

---	WALL
---	DOOR
---	WINDOW
---	STAIR
---	...

Obsidian
 A Professional Engineering Practice
 515 North 22nd Street
 Richmond, VA 23223
 804.647.1589



Second & Third Floor
 3615 East Broad Street- New House Plans
 Sojo Enterprises LLC
 City of Richmond, VA

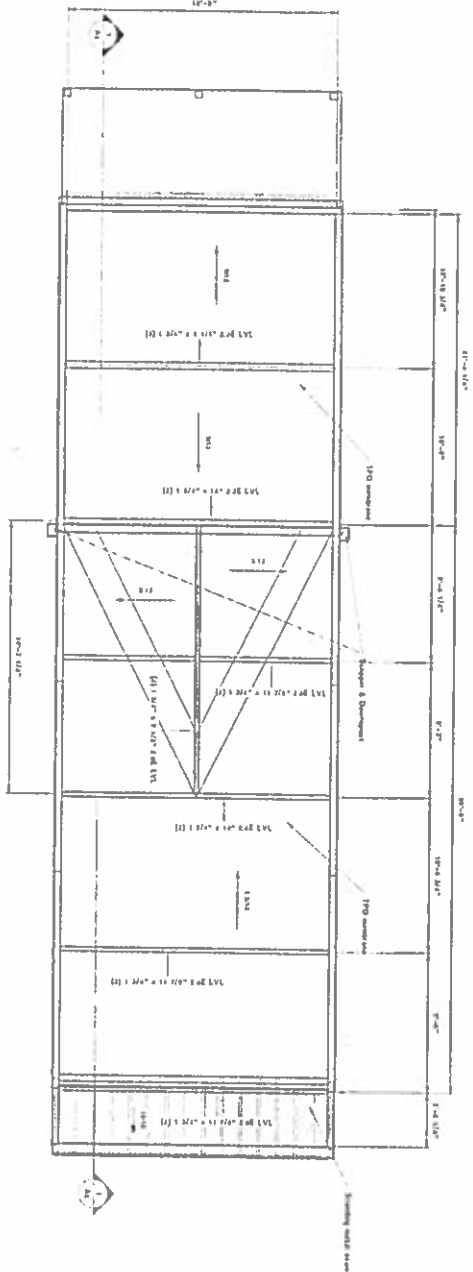
Rev	Date	Description

A3

rev 7/24/18
 July 13, 2018

Printed at 24 x 36" 1/4"

Roof Plan
 1/16" = 1'-0"



6/1/2018

Page 1 of 1

SFORTE Structural Engineer - Roof Plan
 3 Period(s) 3/24/18 4:00 PM Registered PE

Scale Length: 24' - 0"

PROJ

Project Information	
Project Name	
Client	
Address	
City	
State	
Zip	
Phone	
Fax	
Email	
Design Date	
Issue Date	

CALC

Wind Speed (ft/min)	
Wind Direction	
Exposure Category	
Roof Slope	
Roof Type	
Roof Material	
Windward Wall Height	
Windward Wall Exposure	
Windward Wall Area	
Windward Wall Exposure	
Windward Wall Area	
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Windward Wall Area	
Windward Wall Exposure	

SFORTE Structural Engineer - Roof Plan
 3 Period(s) 3/24/18 4:00 PM Registered PE

Scale Length: 24' - 0"

PROJ

Project Information	
Project Name	
Client	
Address	
City	
State	
Zip	
Phone	
Fax	
Email	
Design Date	
Issue Date	

CALC

Wind Speed (ft/min)	
Wind Direction	
Exposure Category	
Roof Slope	
Roof Type	
Roof Material	
Windward Wall Height	
Windward Wall Exposure	
Windward Wall Area	
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Windward Wall Area	
Windward Wall Exposure	
Windward Wall Area	
Windward Wall Exposure	

SFORTE Structural Engineer - Roof Plan
 3 Period(s) 3/24/18 4:00 PM Registered PE

Scale Length: 24' - 0"

PROJ

Project Information	
Project Name	
Client	
Address	
City	
State	
Zip	
Phone	
Fax	
Email	
Design Date	
Issue Date	

CALC

Wind Speed (ft/min)	
Wind Direction	
Exposure Category	
Roof Slope	
Roof Type	
Roof Material	
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Windward Wall Exposure	

SFORTE Structural Engineer - Roof Plan
 3 Period(s) 3/24/18 4:00 PM Registered PE

Scale Length: 24' - 0"

PROJ

Project Information	
Project Name	
Client	
Address	
City	
State	
Zip	
Phone	
Fax	
Email	
Design Date	
Issue Date	

CALC

Wind Speed (ft/min)	
Wind Direction	
Exposure Category	
Roof Slope	
Roof Type	
Roof Material	
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Windward Wall Exposure	

SFORTE Structural Engineer - Roof Plan
 3 Period(s) 3/24/18 4:00 PM Registered PE

Scale Length: 24' - 0"

PROJ

Project Information	
Project Name	
Client	
Address	
City	
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Zip	
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Design Date	
Issue Date	

CALC

Wind Speed (ft/min)	
Wind Direction	
Exposure Category	
Roof Slope	
Roof Type	
Roof Material	
Windward Wall Height	
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Windward Wall Area	
Windward Wall Exposure	

Sheet: 1 of 1

Date: 6/1/2018

Time: 11:17 AM

Sheet: 1 of 1

Date: 6/1/2018

Time: 11:17 AM

Sheet: 1 of 1

Date: 6/1/2018

Time: 11:17 AM

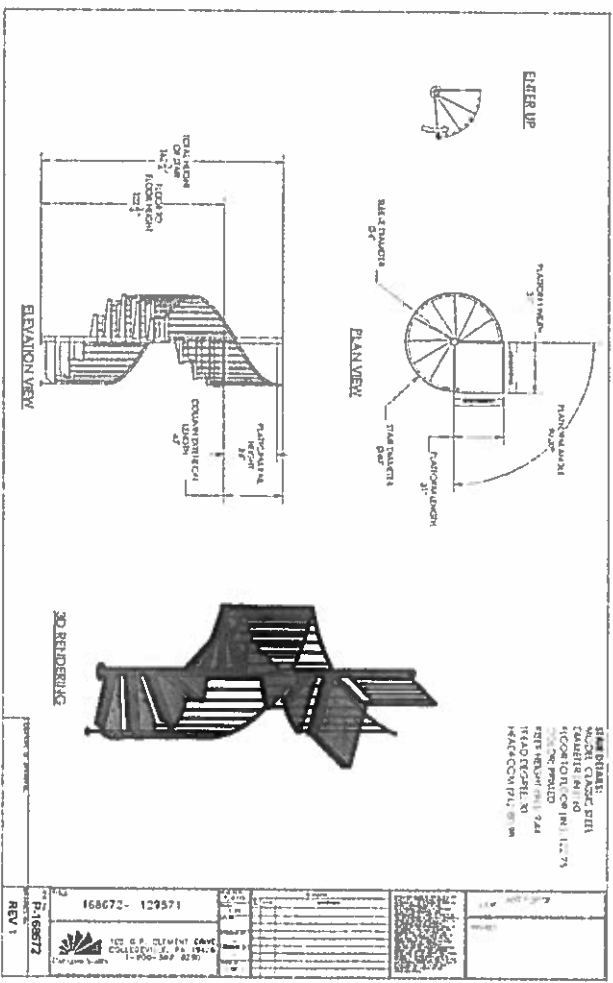
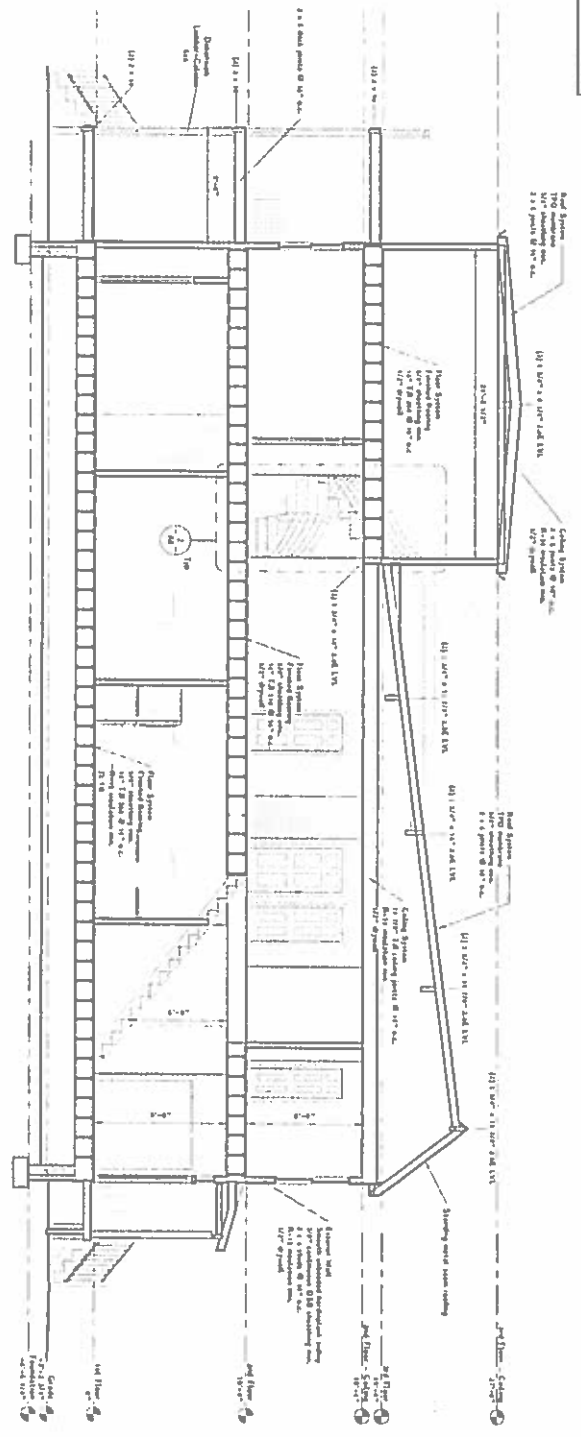
Sheet: 1 of 1

Date: 6/1/2018

Time: 11:17 AM



Rev	Date	Description



168672-129571	REV 1	P-168672
<p>LET OF R. CLAYTON CAW COLLECTIVE, P.A. 1974 1100 N. 11TH ST., SUITE 100 RICHMOND, VA 23223 TEL: 804.647.1589</p>		

Approved per VA Department Code 2313
 Title 8, 13
 Code of Regulations
 8VAC 28-130

A6

Plan of 1/2" = 1'-0" Unit

Stair Plan
1/2" = 1'-0" Unit

Obsidian
 A Professional Engineering Practice
 515 North 22nd Street
 Richmond, VA 23223
 804.647.1589



Cross Section & Stair Plan
 3615 East Broad Street- New House Plans
 Sojo Enterprises LLC
 City of Richmond, VA

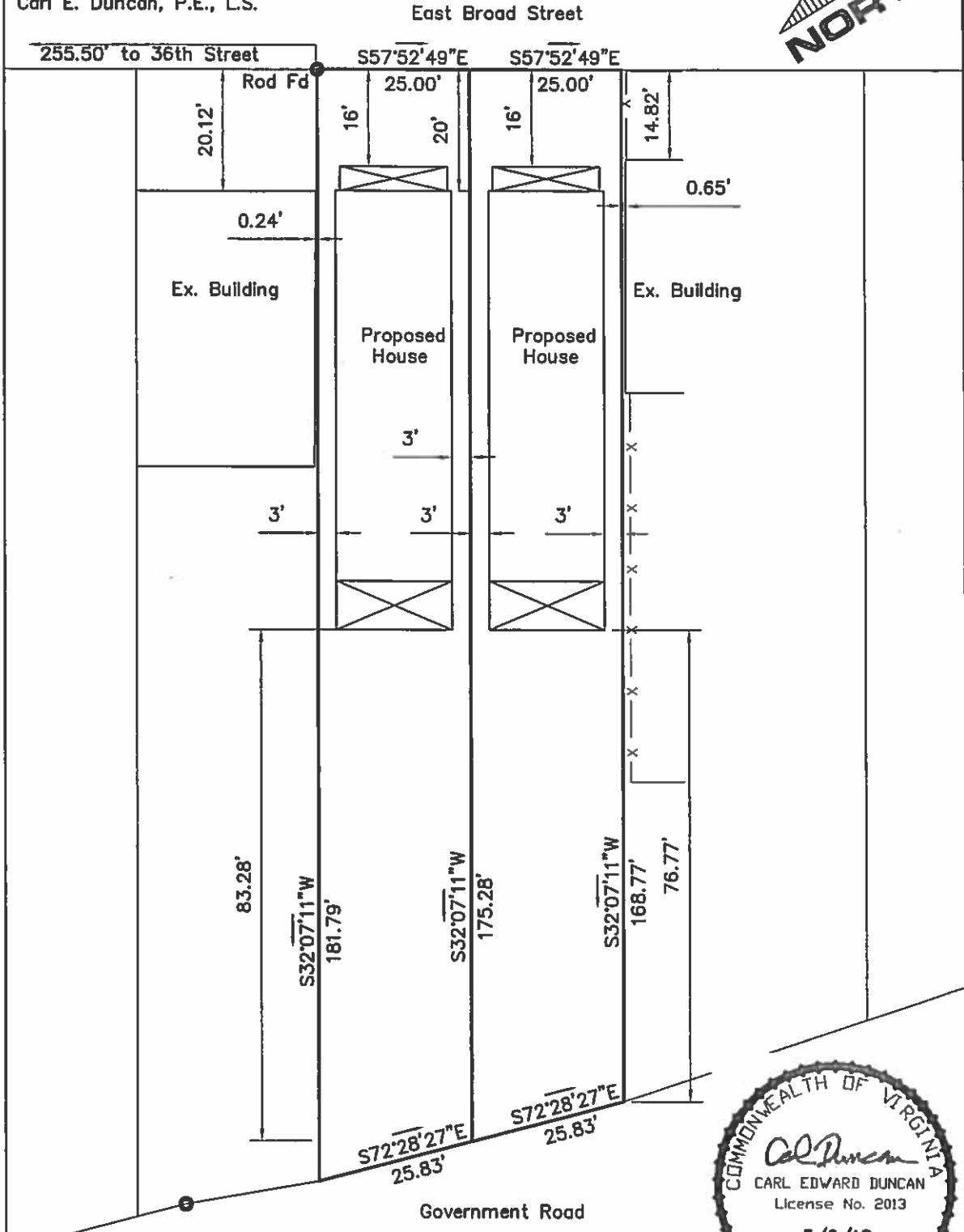
Rev.	Date	Description

Rev. 7/26/10
 July 26, 2010

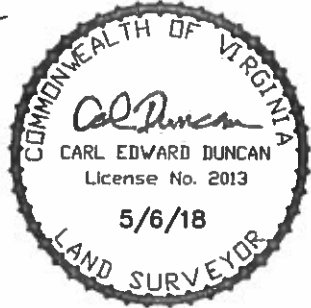
10/01/18
 be kept on the job site at all times and shall not be altered without approval from the Building Official. This permit does not approve any Electrical, Mechanical or Plumbing work. This approval does not relieve the builder from complying with manufacturer instructions, Virginia Uniform Building Code and City of Richmond regulations whether noted, implied or omitted.

10/01/18 hereby certify that an accurate survey of the property was made on November 15, 2017 and that any encroachments are noted hereon. This survey was made without benefit of a title report and there may be encumbrances present that are not shown.

Carl E. Duncan
 Carl E. Duncan, P.E., L.S.



Plat Showing the proposed improvements to
 E000129008 / E000129009
 3613 & 3615 East Broad Street
 SOJO Enterprises
 7th District
 City of Richmond



C. E. Duncan & Associates, Inc.
 2809 Rocky Oak Road
 POWHATAN, VIRGINIA 23139
 (804) 598-8240 Fax (804) 598-9240
 DATE: 5/6/18 SCALE: 1"=20'
 DRAWN BY: CED JOB NO.: 17-2010



BUILDING (R) PERMIT

City of Richmond
Department of Planning
& Development Review

Bureau Of Permits
& Inspections

PDRPermitsAndInspections@Richmondgov.com

To Request an inspection, call (804) 646-0770

ISSUE DATE: 10/4/2018

BLDR-042355-2018

SITE ADDRESS: 3615 E Broad St
Richmond, VA 23223

PARCEL NUMBER: E0001290009

PERMIT DESCRIPTION: Construct new single family detached dwelling.

OCCUPANCY LOAD/FLOOR:

TYPE OF IMPROVEMENT: New

USE GROUP:

INSPECTOR NAME: David Alley

INSPECTOR EMAIL ADDRESS: David.Alley@richmondgov.com

COST OF WORK: \$195,000.00

CONSTRUCTION TYPE:

INSPECTOR PHONE: 804-513-6939

PERMIT CONTACT INFORMATION

OWNER NAME: Sojo Enterprises Llc

CONTRACTOR NAME: Jeff Farrar

CONTRACTOR LICENSE NUMBER: 2705140219

OWNER PHONE: 8043045520

CONTRACTOR PHONE: 8043045520

FEE INFORMATION

Permit Fee	\$1,049.32	Plan Review	\$123.46
Administrative Handling	\$61.73	State Levy	\$24.90

TOTAL FEES \$1,259.41

SPECIAL TERMS AND CONDITIONS

BUILDING: NEW DETACHED SFD HOME

BUILDING: NEW DETACHED SFD HOME PER ATTACHED PLANS.*** PROVIDE MANUFACTURER LOAD SPECS OR ENGINEER SEALED DESIGNS FOR ENGINEERED STRUCTURAL MEMBERS AND ENGINEER SEALED TRUSS DRAWINGS FOR ALL TRUSSES TO INSPECTOR IN FIELD. ALSO PROVIDE SEALED SOIL REPORT TO INSPECTOR

Plans are in substantial compliance with 5/22/2018 CAR approval. The fiber cement siding must be smooth and unbeaded; paint colors be submitted to staff for administrative approval; the windows be aluminum clad wood; and the roofline be raised to create a space above the second story façade windows that is proportionately similar to adjacent structures, the design to be administratively approved. Rear railings will not be visible from the public right of way.

ZONING: Single family dwelling - Construct new single-family detached (2,600 SF) dwelling as per submitted plans. Side yard 3' required; 3' proposed. Front yard 14' required; 14' proposed. No off-street parking required (Sec. 30-710.2:2). As-built survey required for zoning final inspection prior to final C.O. issuance.

DPW/RW:

On-Street parking; No driveway permit required.

WISP may be required where sewer connection is in public right-of-way or easement.

WATER RESOURCES: Land disturbing may not exceed 2,500 square feet in ChesBay RMA. Land disturbance outside the limits as shown on the plan will result in a stop work order. Maintain adequate E&S measures during construction.

MECHANICS LIEN AGENT INFORMATION

NAME: None Designated

ADDRESS: Per §108.5 - 2015 VA Construction Code

PHONE:



A. R. Abbasi
Commissioner of Buildings
Approved By:



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: 3815 East Broad Street Date: 09/25/2019
 Tax Map #: E000129009 Fee: \$300.00
 Total area of affected site in acres: .098 acres

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

Zoning

Current Zoning: R-8

Existing Use: new single family built on vacant lot

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
New construction of single family home (Attachment)

Existing Use: vacant lot previously

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Charles W. Tysinger

Company: SOJO Enterprises L.L.C.
 Mailing Address: 13000 Densmore Court
 City: Henrico State: VA Zip Code: 23233
 Telephone: () 804-347-8335 Fax: ()
 Email: tysingerCW@verizon.net

Property Owner: SOJO Enterprises llc

If Business Entity, name and title of authorized signee: Jeffery H. Farrar, Frederic H. Farrar, Charles W. Tysinger, Partners

(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: 13000 Densmore Court
 City: Henrico State: VA Zip Code: 23233
 Telephone: () 804-347-8335 Fax: ()
 Email: tysingerCW@verizon.net

Property Owner Signature: [Handwritten Signatures]

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

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

Applicant's Report Attachment

3615 East Broad Street

SoJo Enterprises, LLC (property owner) is requesting a special use permit for the single-family residence at 3615 East Broad Street.

This residence at 3615 East Broad Street was built by Farrar Construction LLC (builder) based on the stamped and approved plans from the City of Richmond Building Permits Office. This project entailed multiple submissions in effort to meet the requirements of Planning, Zoning and Building. Human errors were made by both the City Departments, as well as, C.E. Duncan & Associates (engineering firm.) The builder operated at the direction of the engineering firm and their site plan.

Before the project started, the builder proposed to Marianne Pitts at C.A.R to align 3615 East Broad with 3611 East Broad since 3613 East Broad is a vacant lot. An approval was given to the builder by C.A.R.

When the builder went to apply for the final Zoning approval and certificate of occupancy, it was brought to the builder's attention that the residence was not in accordance to zoning requirements of 18 feet from the front property line. Our site plans were submitted and approved by the Building department based on 20 feet. The final As Is Survey is 20 feet 4 inches, due to a marking error by the engineering firm. The engineering firm pinned both the foundation and footings for the builder. The engineering firm's measurements and markings were based on the approved site plan. The builder forwarded the approval email to the

engineering firm that showed the approved site plan signed by David Muyondo from the City department dated October, 4th, 2018.

A footing inspection was done on October, 15th, 2018 by Dale Windham, followed by a foundation inspection by Don Drummond on November, 2, 2019. A set of site plans, blueprints, and copy of building permit were present for all inspections. The subject of front yard setback was never broached by either inspector.

This request is not:

Detrimental to the safety, health, morals and general welfare of the community involved;

Create congestion in streets, roads, alleys and other public ways and places in the area involved;

Create hazards from fire, panic or other dangers;

Tend to cause overcrowding of land and an undue concentration of population;

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

Interfere with adequate light and air;

The property owner asks for your kind consideration that this special use permit be granted in that there are no adverse impacts on the neighborhood or surrounding structures. This special use permit will be compliant with the City's Master Plan and will be compatible with the surrounding area and it is an appropriate use for the site. The property owner and builder

sincerely apologize for the lack of oversight and will ensure this error does not happen in the future.