

INTRODUCED: September 14, 2020

AN ORDINANCE No. 2020-207

As Amended

To authorize the special use of the property known as 1513 Rear Grove Avenue 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: OCT 12 2020 AT 6 P.M.

WHEREAS, the owner of the property known as 1513 Rear Grove Avenue, which is situated in a R-6 Single-Family Attached 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 sections 30-412.4, concerning lot area and width; density; unit width, 30-412.5, concerning yards, 30-412.6, concerning lot coverage, and 30-610.1, concerning public street frontage and access easements, 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:            8            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:      NOV 9 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 property known as 1513 Rear Grove Avenue and identified as Tax Parcel No. W000-0608/042 in the 2020 records of the City Assessor, being more particularly shown on a survey entitled “Survey of Lot and Improvements Thereon Located at #1513 Rear Grove Avenue, Richmond, Virginia,” prepared by A.G. Harocopos & Associates, P.C., and dated April 23, 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, substantially as shown on the plans entitled “Grove Alley Carriage House Renovation,” prepared by Johannas Design Group, dated February 19, 2020, 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.

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

(c) All building materials and elevations shall be substantially 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) One off-street parking space shall be provided on the Property substantially as shown on the Plans.

(f) The Property shall be limited to one Fan District neighborhood parking permit and one guest parking pass.

(g) The fence enclosure on the western side of the Property shall be substantially as shown on the Plans.

(h) Prior to the issuance of any final certificate of occupancy for the Special Use, the Owner shall submit a request, in accordance with section 8-10 of the Code of the City of Richmond (2015), as amended, to name the primary alley access to the Property and that such naming is deemed acceptable to the Council pursuant to sections 8-7 through 8-10 of the Code of the City of Richmond (2015), as amended.

(i) No permit implementing the Special Use shall be issued until written evidence that the Director of Public Works, the Chief of Police, and the Chief of Fire and Emergency Services have confirmed that the alley access to the Property for all-weather travel by public and emergency vehicles is appropriate in accordance with applicable laws and regulations has been submitted to the Zoning Administrator.

(j) No short-term rental use of the Property shall be permitted.

§ 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.

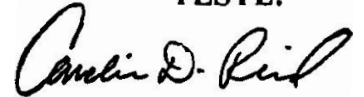
§ 6. **Implementation.** The Zoning Administrator is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the

application for the building permit is not made with 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 "Carolin D. Reed". The signature is written in a cursive style with a large initial 'C'.

**City Clerk**

**RECEIVED**  
By Barbara Fore at 4:16 pm, Aug 24, 2020

**RECEIVED**  
By Barbara Fore at 7:43 am, Sep 09, 2020

# City of Richmond

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

## Item Request

File Number: PRE.2020.199

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### O & R Request

**DATE:** August 17, 2020

**EDITION:** 1

**TO:** 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 Plan 

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

**RE:** To authorize the special use of the property known as 1513 Rear Grove Avenue for the purpose of a single-family detached dwelling.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To authorize the special use of the property known as 1513 Rear Grove Avenue for the purpose of a single-family detached dwelling.

**REASON:** The proposal is to convert an existing garage into a two-story single-family detached dwelling. The structure is situated on a 2,592 square foot parcel which in turn is located in the R-6 Single-Family Attached Residential District. Within this district, single-family dwellings are required to have frontage on an improved public street. The property is only accessible by means of an alley. Furthermore, the lot does not meet the feature requirements for lot area and width. The existing structure does not meet feature requirements for lot coverage and yard setbacks.

**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 5, 2020, meeting.

**BACKGROUND:** The subject property consists of a 2,592 SF parcel of land and contains a 2,160 square foot garage/carriage house that was built in 1910. It is located in the Fan Neighborhood within the City's Near West Planning District. The structure is located midblock between N. Lombardy Street and N. Plum Street and is accessible by means of an alley that extends between these two streets.



The City of Richmond's Master Plan designates the subject property for Single-Family (Medium Density) uses. Primary uses in this category are "single-family detached dwellings at densities between 8 and 20 units per acre. The density of the parcel if developed as proposed would be approximately 17 units per acre.

There are a variety of general housing goals contained in the Master Plan Neighborhoods and Housing chapter that are applicable to the request. These goals include, among other things, recognition of the need for neighborhoods to provide a variety of housing choices.

The adjacent properties surrounding the subject property are located within the same R-6 Single-Family Attached Residential zoning district. Within the area of the subject property, those properties with improvements primarily single-family attached structures.

**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 14, 2020

**CITY COUNCIL PUBLIC HEARING DATE:** October 12, 2020

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
October 5, 2020

**AFFECTED AGENCIES:** Office of Chief Administration 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 Narrative, Survey, Plans, Map

**STAFF:** David Watson, Senior Planner, Land Use Administration, 804-646-1036



Application for **SPECIAL USE PERMIT**  
 Department of Planning and Development Review  
 Land Use Administration Division  
 900 E. Broad Street Room 511  
 Richmond Virginia 23219  
 (804) 646-6304  
<http://www.richmond.gov>

- Application is hereby submitted for. (check one)
- special use permit, new
  - special use permit, plan amendment
  - special use permit, text only amendment

**Project Name/Location**  
 Property Address 1513 REAR GROVE AVE Date 2/20/2020  
 Tax Map # W0000608042 Fee \$300  
 Total area of affected site in acres 0.06

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

**Zoning**  
 Current Zoning R-6

Existing Use STORAGE GARAGE

**Proposed Use**  
 (Please include a detailed description of the proposed use in the required application report)  
SINGLE-FAMILY RESIDENCE  
 Existing Use STORAGE GARAGE

Is this property subject to any previous land use cases?  
 Yes  No  If Yes, please list the Ordinance Number \_\_\_\_\_

**Applicant/Contact Person:** NATHAN MARCH  
 Company JOHANNAS DESIGN GROUP  
 Mailing Address 1901 W. CAREY ST.  
 City RICHMOND State VA Zip Code 23220  
 Telephone (804) 358 4993 Fax ( )  
 Email NATHAN@JOHANNASDESIGN.COM

**Property Owner:** RONALD NIXON  
 If Business Entity, name and title of authorized signer \_\_\_\_\_

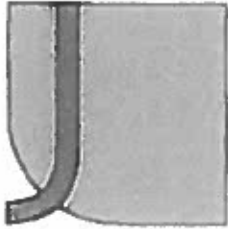
(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to sign execute or attest.)

Mailing Address 932 W FRANKLIN ST  
 City RICHMOND State VA Zip Code 23220  
 Telephone (804) 721 5711 Fax ( )  
 Email NIXON RON @ I.CLOUD.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. **Facsimile 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 permit).



**J O H A N N A S**  
design group

**RE: 1513 Rear Grove Avenue  
SUP Applicant's Report**

The owner recently purchased the property at 1513 Rear Grove Avenue, located in the alley south of the 1500 block of Grove Avenue. The lot is 0.06 acres (2,592sf) and the existing ca1910 garage/carriage house is 2,160sf. The owner is seeking a special use permit to convert the existing structure into a top-of-the-line single-family residence.

The current Richmond 300 Master Plan draft describes this Neighborhood Mixed Use area as a "cohesive highly-walkable urban" neighborhood that is "predominantly residential" with "single-family attached and detached homes, and multi-family residential" being the primary uses. The current zoning is R-6, a one and two-family dwelling district.

The property at 1513 Rear Grove Avenue is in a unique alley: it coexists with a private park belonging to residents on Plum Street, a single-family residence across the alley from this existing garage, and two additional garages.

The proposed design for the renovation includes building recess for a small west-facing garden, a second level deck facing the alley, and a garage for two smaller cars. The project is an excellent opportunity to save and maintain an important historic structure. It will also retain valuable historic fabric, while adding a home of exceptional quality in this existing structure.

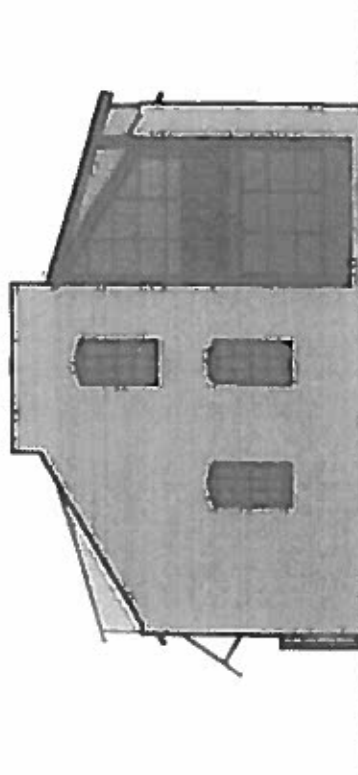
The project will not: (a) be detrimental to the safety, health, morals and general welfare of the community involved; (b) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (c) create hazards from fire, panic or other dangers; (d) tend to cause overcrowding of land and an undue concentration of population; (e) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (f) interfere with adequate light and air.

GROVE ALLEY RENOVATION  
**1513 GROVE AVE REAR**  
 Richmond, Virginia

**SCOPE OF WORK**  
 Adaptive re-use renovation of existing building to two-story residential.

**PROJECT INFO**  
 Owner: Ronald Nolen  
 Zoning District: R-6 - Residential (Single Family Attached)  
 Existing Use: Garage / Outbuilding  
 Proposed Use: Single-Family Residence  
 Site Area: 2522 Square Feet  
 Existing Building: 2160 Square Feet

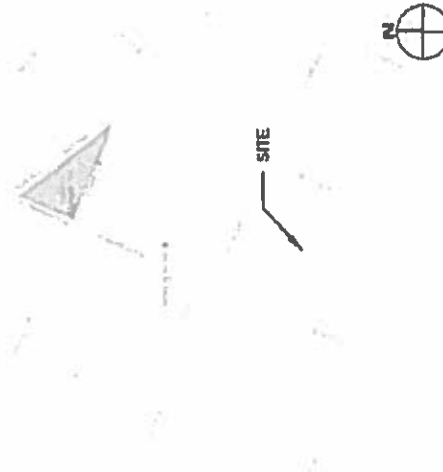
**ELEVATION**

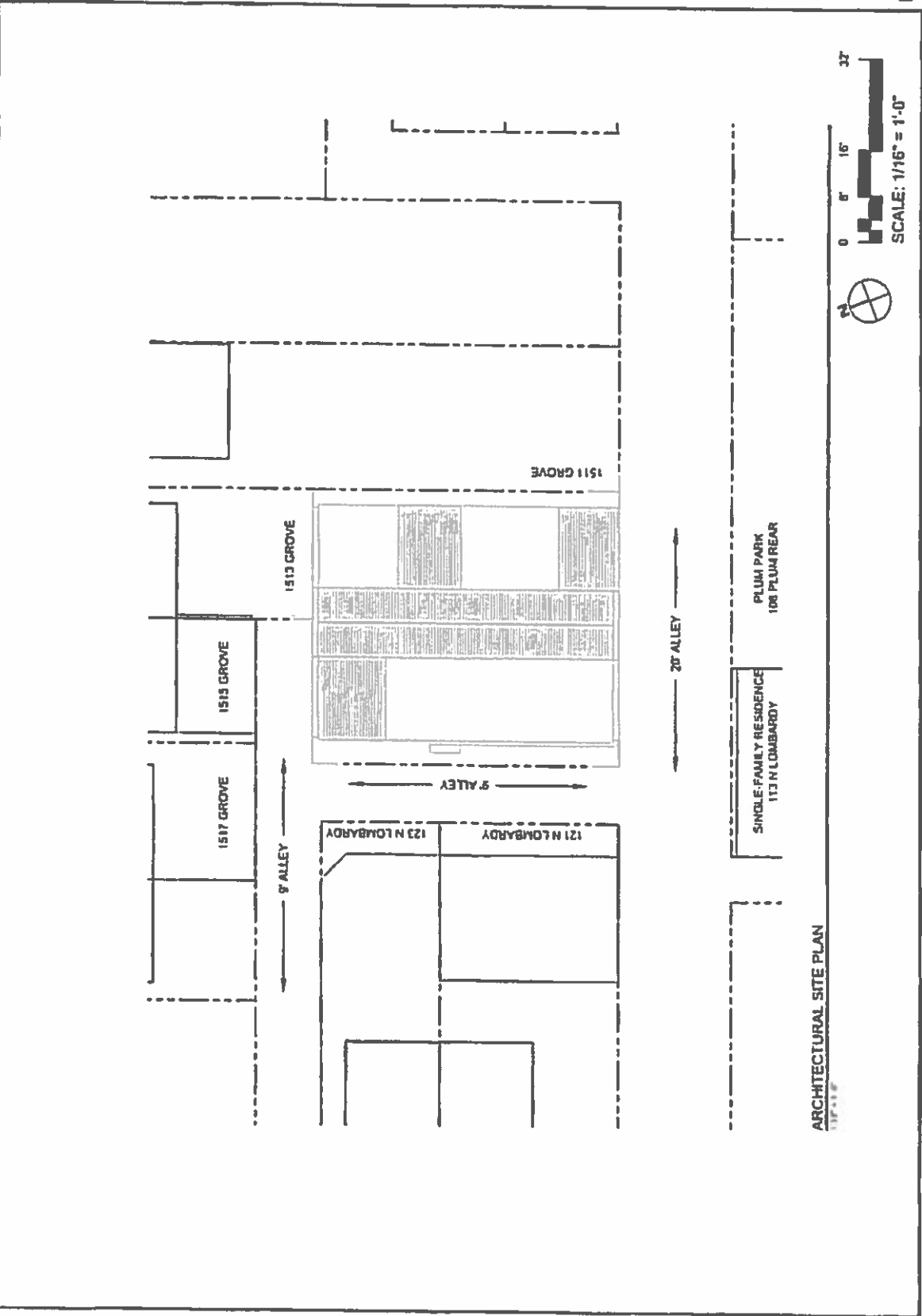


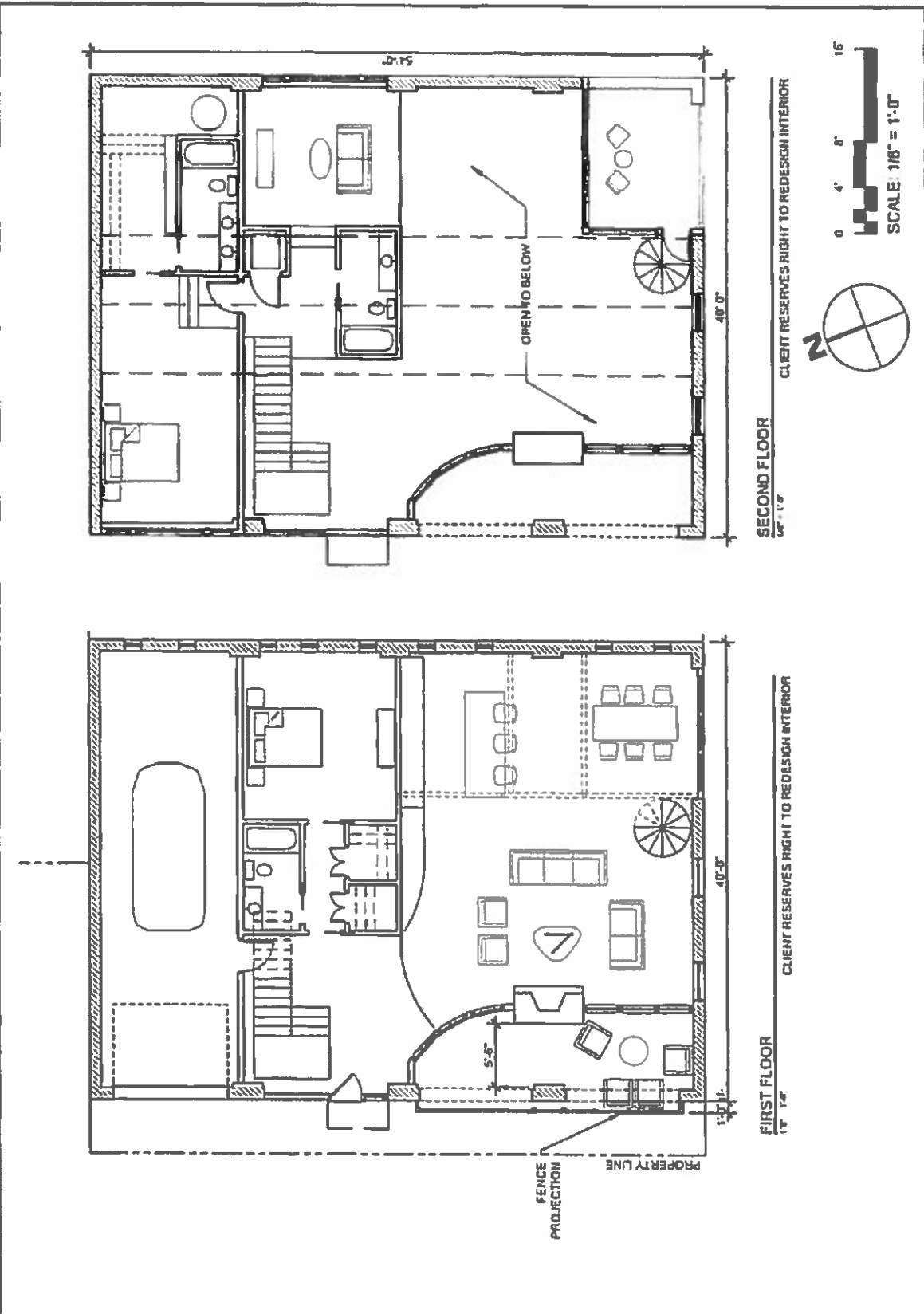
**CONTENT LIST**

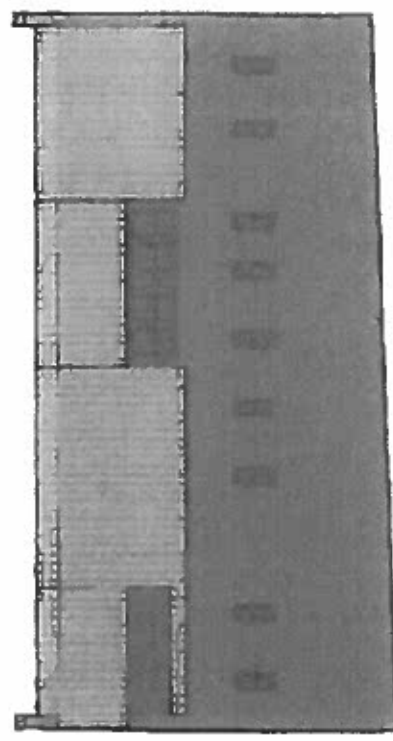
SUP 0	COVER SHEET
SUP 1	ARCHITECTURAL SITE PLAN
SUP 2	FLOOR PLANS
SUP 3	CONCEPTUAL ELEVATIONS
SUP 4	CONCEPTUAL RENDER
SUP 5	CONCEPTUAL RENDER
	SURVEY

**VICINITY MAP**

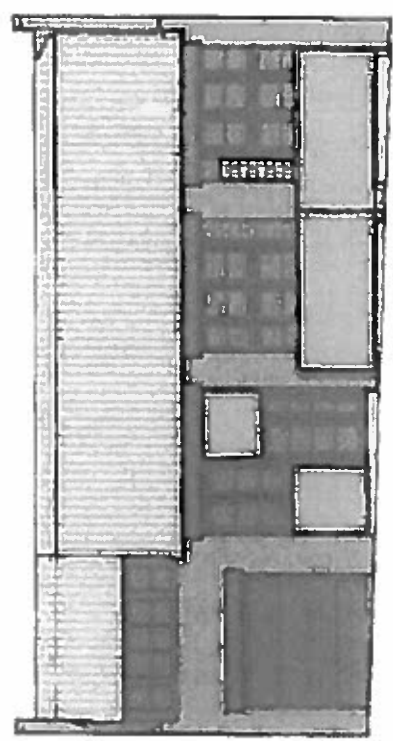






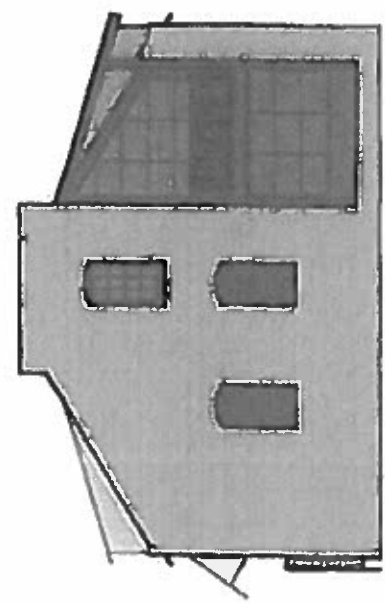


EAST ELEVATION  
1/4" = 1'-0"



WEST ELEVATION  
1/4" = 1'-0"

PALATE OF NEW MATERIALS  
 MASONRY  
 WOOD  
 METAL  
 STEEL



SOUTH ELEVATION  
1/4" = 1'-0"

DATE: 02.19.2020

# GROVE ALLEY CARRIAGE HOUSE RENOVATION

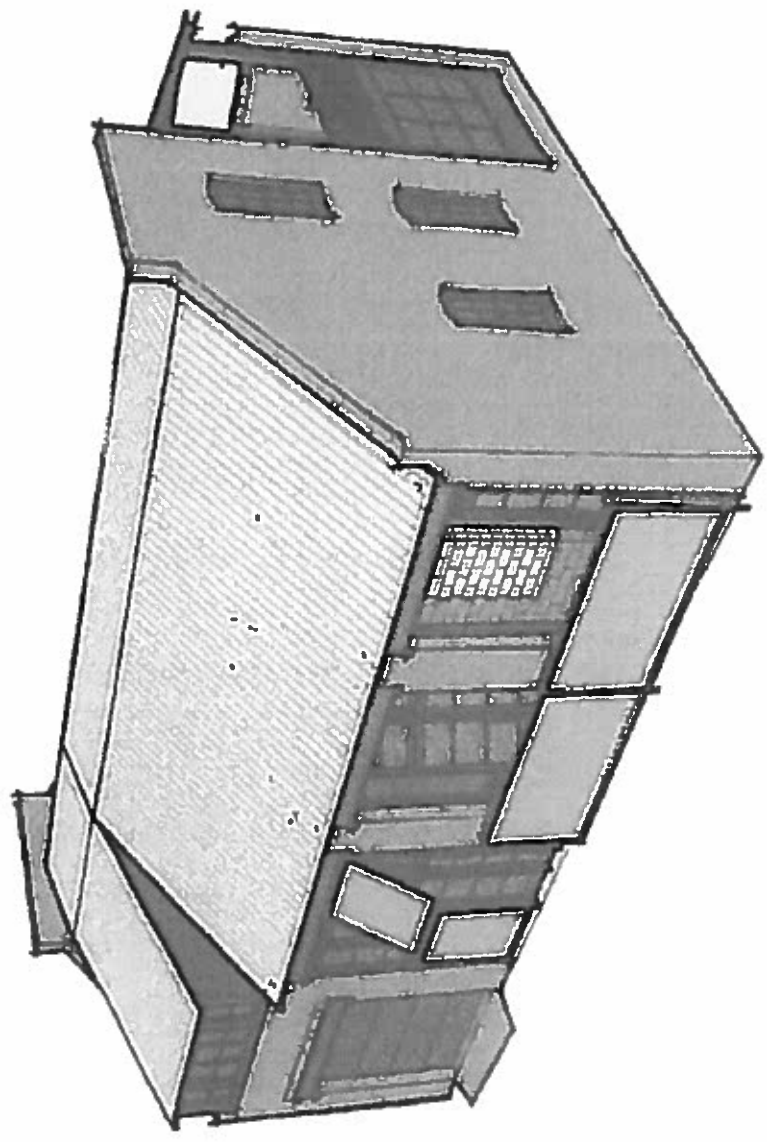
CONCEPT  
RENDER

02.19.2020

1958

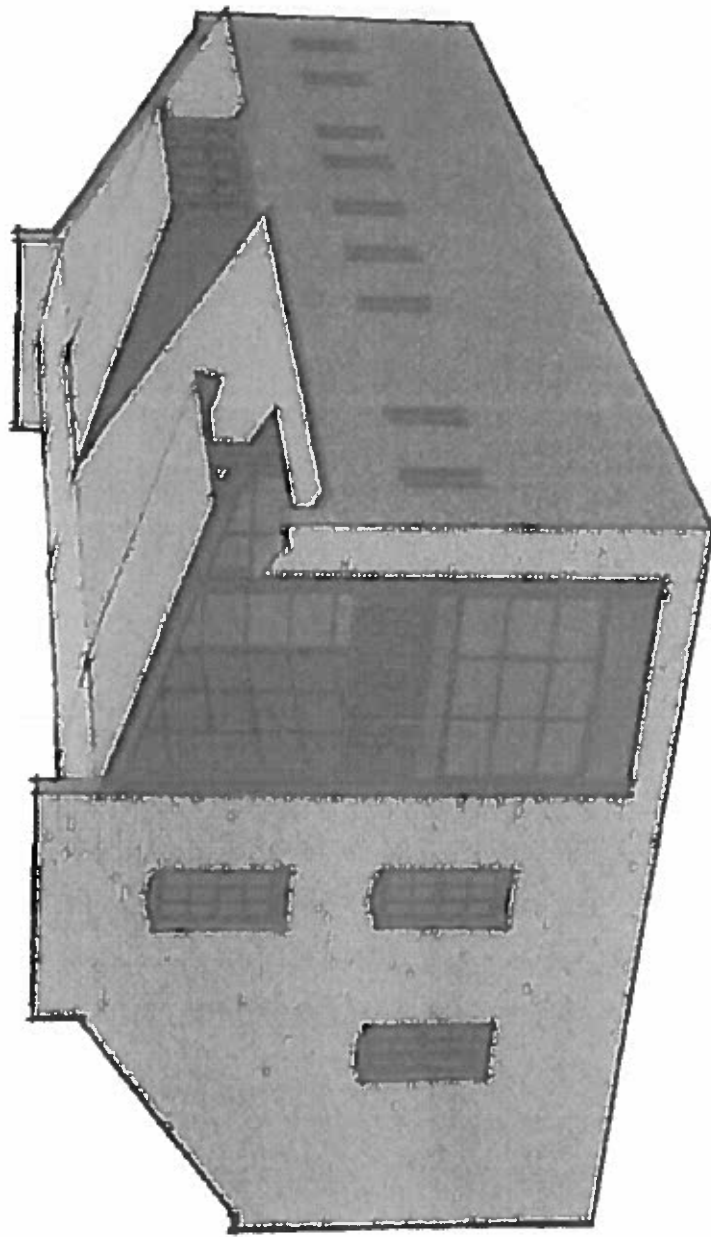
SUP4

LOHANNAS DESIGN GROUP 1001 WEST CARY STREET # 2000 VA 23278



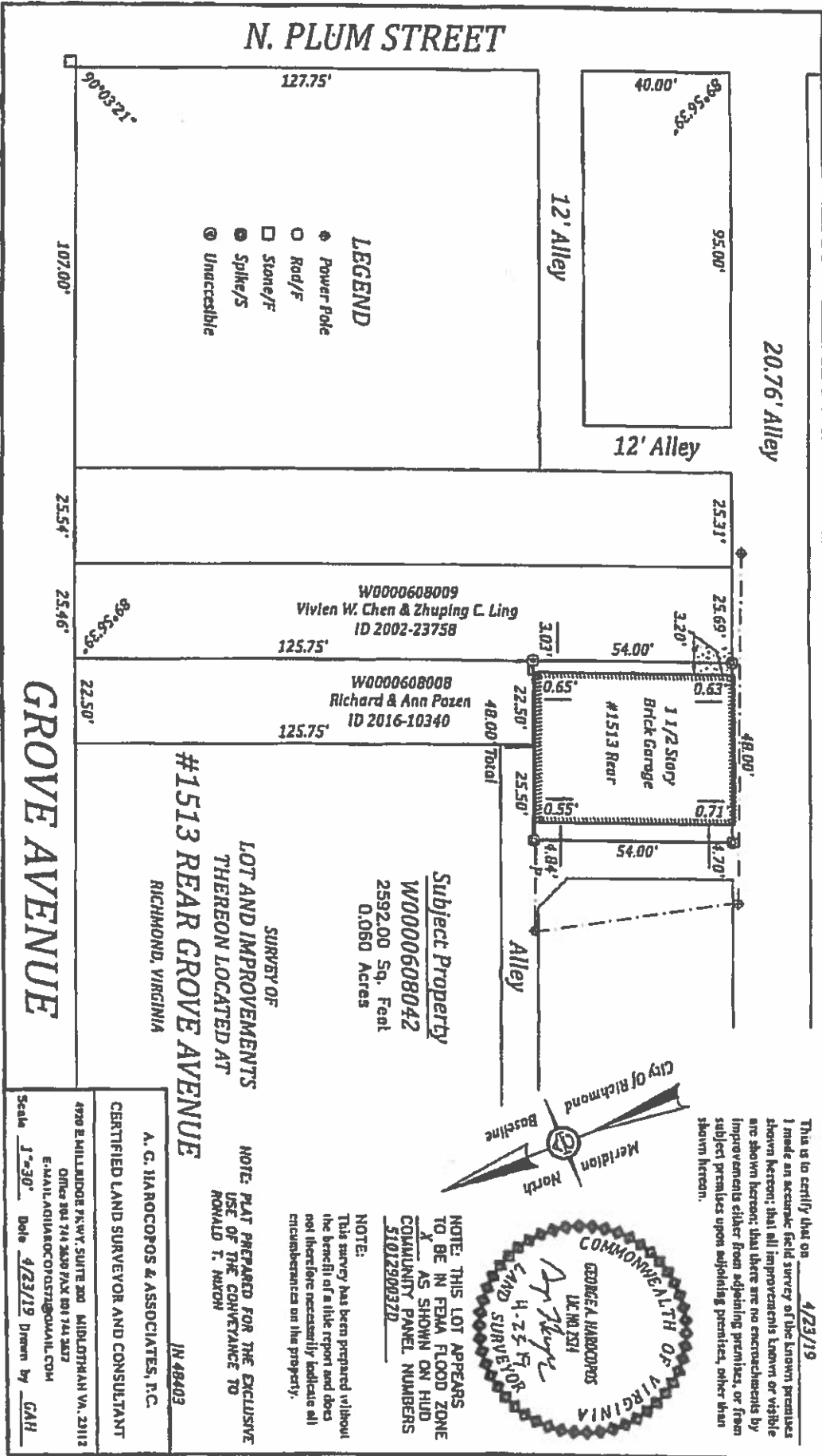
NOT TO SCALE





CONCEPTUAL RENDER  
NOT TO SCALE

N. PLUM STREET



- LEGEND**
- ◆ Power Pole
  - Rod/F
  - Stone/F
  - Spike/S
  - ⊙ Unaccessible

W0000608009  
Vivien W. Chen & Zhuping C. Ling  
ID 2002-23758

W0000608008  
Richard & Ann Pozen  
ID 2016-10340

**#1513 REAR GROVE AVENUE**

RICHMOND, VIRGINIA

**Subject Property**  
W0000608042  
2592.00 Sq. Feet  
0.060 Acres

SURVEY OF  
LOT AND IMPROVEMENTS  
THEREON LOCATED AT

NOTE: PLAT PREPARED FOR THE EXCLUSIVE  
USE OF THE CONVEYANCE TO  
RONALD T. NIXON

IN 48403

A. G. HAROCOPUS & ASSOCIATES, P.C.  
CERTIFIED LAND SURVEYOR AND CONSULTANT

4970 E. MILLWOOD PKWY, SUITE 200 MIDLINGTON VA, 20112  
OFFICE 804 744 2630 FAX 804 744 2632  
E-MAIL: AGLIAROC@GVS72@GMAIL.COM  
Scale 1"=30' Date 4/23/19 Drawn by GAH

This is to certify that on 4/23/19 \_\_\_\_\_  
I made an accurate field survey of the known premises  
shown hereon; that all improvements known or visible  
are shown hereon; that there are no encroachments by  
improvements either from adjoining premises, or from  
subject premises upon adjoining premises, other than  
shown hereon.



NOTE: THIS LOT APPEARS  
TO BE IN FEMA FLOOD ZONE  
X AS SHOWN ON HUD  
COMMUNITY PANEL NUMBERS  
3101290832D

NOTE:  
This survey has been prepared without  
the benefit of a title report and does  
not therefore necessarily indicate all  
circumstances on the property.



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

Development Proposal / Address:

Special Use Permit - 1513 Grove Ave - Rear Garage

Association Name: Fan District Association

Please Check Appropriate Boxes:

The Association's (check one)  Membership or  Board met on 9/8/2020  
 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 @ Zoning Comm Hll meeting on 6/25/2020

Other comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Martha A. Warthen  
 Print Name

President, FDA  
 Title

Martha A. Warthen  
 Signature

9/10/2020  
 Date

Please send to:

Lory Markham - Principal Planner

Mail:  
 City of Richmond  
 Land Use Administration Division  
 900 East Broad Street, Room 511  
 Richmond, VA 23219  
 Email: Lory.Markham@richmondgov.com  
 Fax: (804) 646-6309