



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

January 19, 2024

Gerald Burr, Jr.  
501 Commerce Road  
Richmond, Virginia 23224

**RE: 2006-08 HULL STREET and 2015-21 DECATUR STREET/24 EAST 21<sup>ST</sup> STREET – Swansboro Place Apartments (Tax Map: S000-0354/010 & 019) – the “Property”**

Dear Mr. Burr:

The Property consists of 2 parcels with 2006-08 Hull Street being located within the B-3 (General Business) zoning district and 2015-21 Decatur Street/24 East 21<sup>st</sup> Street being located within the M-1 (Light Industrial) zoning district. The 2015-21 Decatur Street/24 East 21<sup>st</sup> Street parcel is separated from a portion of the 2006-08 Hull Street parcel by a City of Richmond alley.

The existing B-3 zoning district permits the construction of a dwelling units, subject to a Plan of Development (POD) approval of the Director of Planning & Development Review. The B-3 district also permits the development of a multitude of commercial uses. The M-1 district does not permit dwelling units, but also permits a multitude of commercial uses. However, the M-1 does not permit parking areas if located on a separate lot.

Your request provided a site plan entitled, *Swansboro Place Apartments – Layout Plan*, prepared by Timmons Group dated 5/26/23 and most recently revised dated 12/18/2023. The plan indicates the development of a 4-story building with “Wing A” and “Wing B” containing a total of 86 dwelling units (Wing A: 70-units + wing B: 16-units) on the 2006-08 Hull Street parcel and development of a parking area containing 47-spaces. The plans indicate the existing City of Richmond alley is proposed to be vacated and the 2 parcels incorporated into a single development. Based on this information, if the alley is closed, the proposed parking area would be permitted. In this instance, the Property would be consolidated and the parking area would become a permitted accessory use serving the dwelling units.

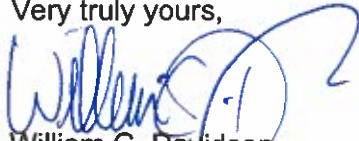
The Zoning Administration Office is currently reviewing a POD application for this project and most recently provided comments dated October 25, 2023, regarding the compliance with the zoning regulations. As of that review, zoning compliance had not been obtained and/or enough information had not been provided regarding building height, parking area perimeter landscape buffers and interior landscape requirements, bicycle parking, trash collection screening and signage to verify conformance. Plans were being updated and revised based upon those comments to meet compliance. Provided these revisions result in compliance and the POD approval granted, the project will be approvable for issuance of building permits.

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Once permits are approved, construction is complete and all inspections approved, the City shall issue Certificate of Occupancy (CO) approval for the building and development.

I hope this information is sufficient. If you have additional questions or require additional information, please contact me via E-mail at: [Chuck.Davidson@RVA.gov](mailto:Chuck.Davidson@RVA.gov) or by telephone at (804) 646-6353.

Very truly yours,



William C. Davidson  
Zoning Administrator

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