



CITY OF RICHMOND

DEPARTMENT OF PLANNING AND  
DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

March 17, 2015

GTR Cedar LLC  
1903 East Marshall Street  
Richmond, Virginia 23223

Marcellus Wright Cox Architects  
7818 Shrader Road  
Richmond, Virginia 23294  
Attn: Ben Cox

Ladies and Gentlemen:

RE: **CASE NO. 16-15**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, April 1, 2015 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for a building permit to construct a multi-family building with 180 dwelling units and accessory parking at 1903 EAST MARSHALL STREET (Tax Parcel Number E000-0187/001), located in a B-6 (Mixed Use Business - Conditional District).

Please be advised that the applicant or the applicant's representative must be present at the hearing. The Board of Zoning Appeals Rules of Procedure provides that the applicant for a variance or a special exception will be allowed a total of 6 minutes to present their case. The proponents and opponents of the application will have a total of 3 minutes, per individual group, to make their presentations. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations.

Finally, when you submitted your application to the zoning office you were given a handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA CASE NO. 16-15

Page 2

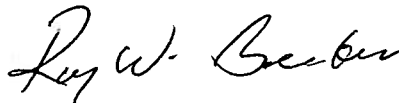
March 17, 2015

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformati on.aspx> . Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each.

Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. Please note that the Board's Rules of Procedure require payment of a \$175.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbors and neighborhood association(s). Please contact your neighborhood association to determine their meeting schedule. Be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. For your convenience a list of the property owner(s) which have been identified based on the City Assessor's records as being located within a 150' radius of subject property is being provided to you (see attachment).

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,



Roy W. Benbow, Secretary

Phone: (804) 240-2124

Fax: (804) 646-5789

E-mail: Roy.Benbow@richmondgov.com

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

Cb Richmond Associates LC  
1936-a Centre St  
Chester VA 23831

New Light Baptist Church Tr  
2000 E Broad St  
Richmond VA 23223

Mount Tallac Holdings LLC  
1912 E Board St  
Richmond VA 23223

Laffoon William P & Susan W  
3716 Moss Side Ave  
Richmond VA 23222

Anderson Eric W & Barbara C  
111 N 29th St  
Richmond VA 23223

Laffoon William P & Susan W  
303 Cedar St  
Richmond VA 23223

White John T Jr  
7321 Longview Drive  
Richmond VA 23225

Elm Tree Partners Lp  
309 Cedar St  
Richmond VA 23223

Wood Family Llc  
1201 S Barton St #147  
Arlington VA 22204

New Light Baptist Church  
2000 E Broad St  
Richmond VA 23223

City Of Richmond Recreation & Parks  
1209 Admiral St  
Richmond VA 23220

C S X Transportation Inc Tax Department  
J910  
500 Water St  
Jacksonville FL 32202

Cold Storage Vii Llc  
1553 E Main St  
Richmond VA 23219

Property: 1903 E Marshall St Parcel ID: E0000187001

<b>Parcel</b>	<p>Street Address: 1903 E Marshall St Richmond, VA 23223-0                  Owner: GTR CEDAR LLC                  Mailing Address: 1508 SUNSET LANE, RICHMOND, VA 23221                  Association Name : NONE                  Parent Parcel ID:                  Assessment Area: 420 - Shockoe                  Property Class: 401 - B Commercial Vacant Land                  Zoning District: B-6 - Business (Mixed Use)                  Exemption Code: -</p>
<b>Current Assessment</b>	<p>Land Value: \$1,045,000                  Improvement Value:                  Total Value: \$1,045,000                  Area Tax: \$0                  Special Assessment District: None</p>
<b>Land Description</b>	<p>Parcel Square Feet: 43560                  Acreage: 1                  Property Description 1: L1                  Property Description 2: 0276.70X0153.61 IRG0001.000 AC                  State Plane Coords( <del>?</del>): X= 11795135.500009 Y= 3720241.992993                  Latitude: 37.53547931 , Longitude: -77.42313123</p>
<b>Description</b>	<p>Land Type: Primary Commercial/Indust Land                  Topology:                  Front Size: 276                  Rear Size: 153                  Parcel Square Feet: 43560                  Acreage: 1                  Property Description 1: L1                  Property Description 2: 0276.70X0153.61 IRG0001.000 AC                  State Plane Coords( <del>?</del>): X= 11795135.500009 Y= 3720241.992993                  Latitude: 37.53547931 , Longitude: -77.42313123</p>
<b>Other</b>	<p>Street improvement:                  Sidewalk:</p>

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2015	\$1,045,000	\$0	\$1,045,000	Reassessment
2014	\$1,045,000	\$0	\$1,045,000	Reassessment
2013	\$1,045,000	\$0	\$1,045,000	Reassessment
2012	\$1,045,000	\$0	\$1,045,000	Reassessment
2004	\$229,700	\$0	\$229,700	Reassessment
2003	\$191,400	\$0	\$191,400	Reassessment
2002	\$174,000	\$0	\$174,000	Reassessment
1998	\$150,000	\$0	\$150,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
10/29/2004	\$0	BALAS PETER P	ID2004-36128	
10/07/2004	\$840,000	BALAS PETER P	ID2004-33651	
07/27/1990	\$0	Not Available	00242-1551	
09/17/1979	\$50,000	Not Available	000758-00168	
09/09/1977	\$50,000	Not Available	000726-01426	

**Planning**

Master Plan Future Land Use(?<#>): DT-GUA  
 Zoning District(?<#>): B-6 - Business (Mixed Use)  
 Planning District(?<#>): East  
 Traffic Zone(?<#>): 1057  
 City Neighborhood Code(?<#>): CH  
 City Neighborhood Name(?<#>): Church Hill  
 Civic Code(?<#>):  
 Civic Association Name(?<#>):  
 City Old and Historic District(?<#>): Shockoe Valley  
 National historic District(?<#>):  
 Neighborhoods in Bloom(?<#>):  
 Redevelopment Conservation Area(?<#>):

**Economic Development**

Care Area(?<#>): -  
 Enterprise Zone(?<#>): III

**Environment**

100 YEAR Flood Plain Flag(?<#>): Data Not Available. Contact Zoning at 646-6340.  
 500 YEAR Flood Plain Flag(?<#>): Data Not Available. Contact Zoning at 646-6340.  
 Resource Protection Flag(?<#>): Data Not Available. Contact Zoning at 646-6340.  
 Wetland Flag(?<#>): Data Not Available. Contact Zoning at 646-6340.

**Census**

Census Year	Block	Block Group	Tract
2000	203 (?<#>)	0205002 (?<#>)	020500 (?<#>)
1990	203 (?<#>)	0205002 (?<#>)	020500 (?<#>)

**Schools**

Elementary School(?<#>): Bellevue  
 Middle School(?<#>): Martin Luther King Jr  
 High School(?<#>): Armstrong

**Public Safety**

Police Precinct(?<#>): 1  
 Police Sector(?<#>): 111  
 Fire District(?<#>): 1

Dispatch Zone(?<#>): 121A

**Public Works Schedules**

Street Sweep(?<#>): TBD

Leaf Collection(?<#>): 12/8 - 12/19 & TBD

Refuse Collection(?<#>): Thursday

Bulk Collection(?<#>):

**Government Districts**

Council District(?<#>): 7

Voter Precinct(?<#>): 708

State House District(?<#>): 71

State Senate District(?<#>): 16

Congressional District(?<#>): 3

**Property Images**

Name: E0000187001 Desc:



**Sketch Images**

Name: Desc:

Image Not Available



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

16-15

TO BE COMPLETED BY THE APPLICANT

PROPERTY

OWNER: GFR Cedar LLC PHONE: (Home) ( ) (Mobile) ( 804 ) 873-0048
ADDRESS 1903 East Marshall Street FAX: ( ) (Work) ( )
Richmond, VA 23223 E-mail Address:

PROPERTY OWNER'S

REPRESENTATIVE: Ben Cox PHONE: (Home) ( ) (Mobile) ( 804 ) 873-0048
(Name/Address) Marcellus Wright Cox Architects FAX: ( ) (Work) ( 804 ) 780-9067
7818 Shrader Road E-mail Address: bc Cox@mwcarchitects.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES): 1903 East Marshall Street

TYPE OF APPLICATION: [ ] VARIANCE [X] SPECIAL EXCEPTION [ ] OTHER

ZONING ORDINANCE SECTION NUMBERS(S): Sec. 114-300, 114-444.4:1 & 114-444.7:1

APPLICATION REQUIRED FOR: A building permit to construct a multi-family building with 180 dwelling units and accessory parking.

TAX PARCEL NUMBER(S): E000-0187/001 ZONING DISTRICT: B-6 (Mixed Use Business - Conditional)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) and maximum height requirements are not met. A front yard (setback) along Cedar Street of 8'9" +/- is required; 1'3" +/- is proposed. Maximum height for buildings is restricted to four (4) stories; five (5) stories are proposed.

DATE REQUEST DISAPPROVED: 2/13/2015 FEE WAIVER: [ ] YES [X] NO

DATE FILED: 2/13/2015 TIME FILED: 3:45 PM PREPARED BY: Tom Phan RECEIPT NO. 100668

AS CERTIFIED BY: (ZONING ADMINSTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) OF THE CHARTER OF THE CITY OF RICHMOND |OR|
SECTION 1040.3 PARAGRAPH(S) (1), (17) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter [ ]

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: DATE: 2/13/15

\*\*\* TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS \*\*\*

CASE NUMBER: 16-15 HEARING DATE: 4.1.15 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE NO. 16-15  
150' Buffer

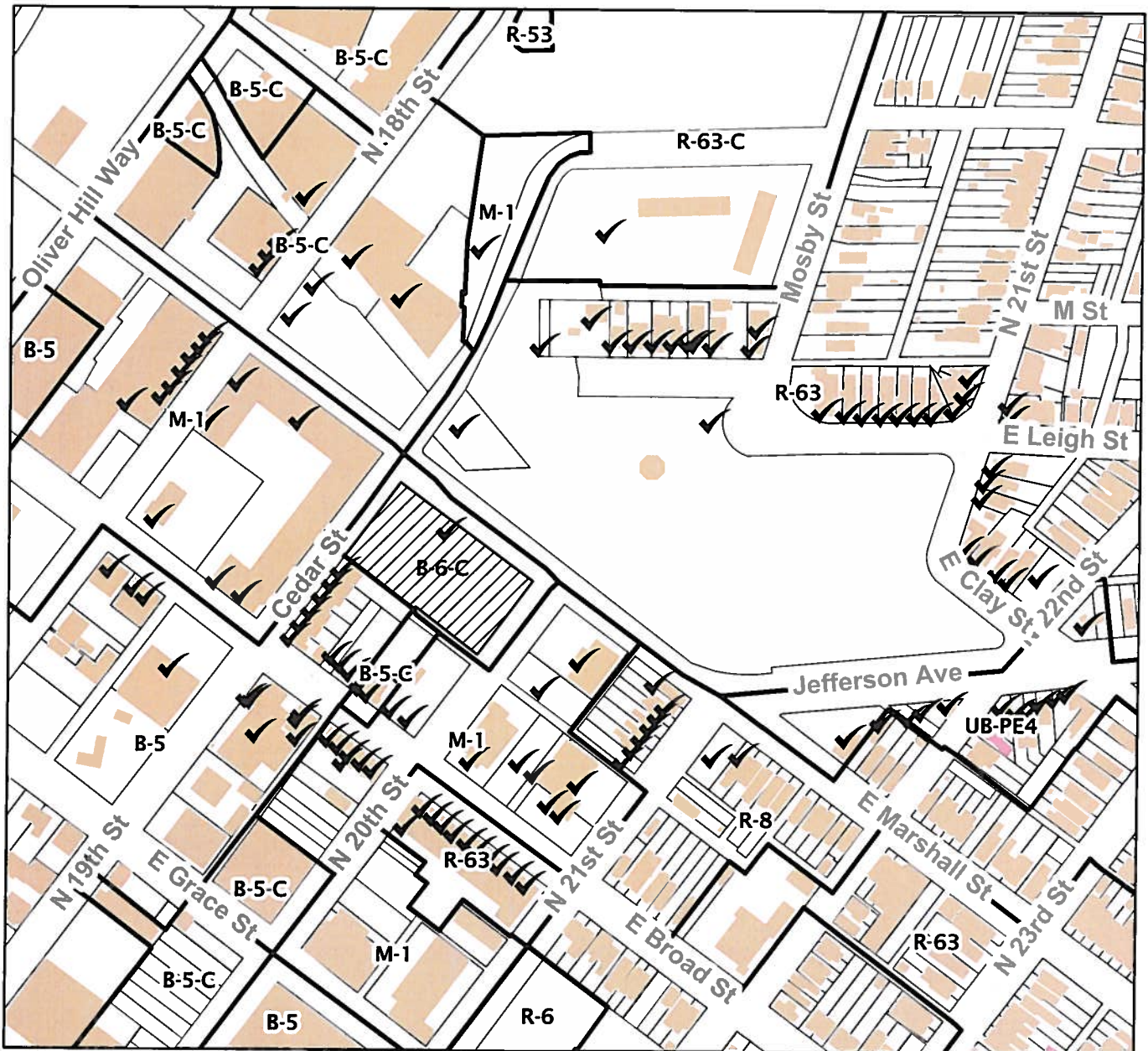
APPLICANTS(S): GTR Cedar LLC

PREMISES: 1903 East Marshall Street

(Tax Parcel Number(s) E000-0187/001

SUBJECT: A building permit to construct a multi-family building with 180 dwelling units and accessory parking.

REASON FOR THE REQUEST: Based on Sections 114-300, 114-444.4:1 & 114-444.7:1 of the Zoning Ordinance for the reason that: The front yard (setback) and maximum height requirements are not met.





## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

### CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (646-6340). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx> Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.
4. **Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting.** It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. **The Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).**
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow (304-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: \_\_\_\_\_

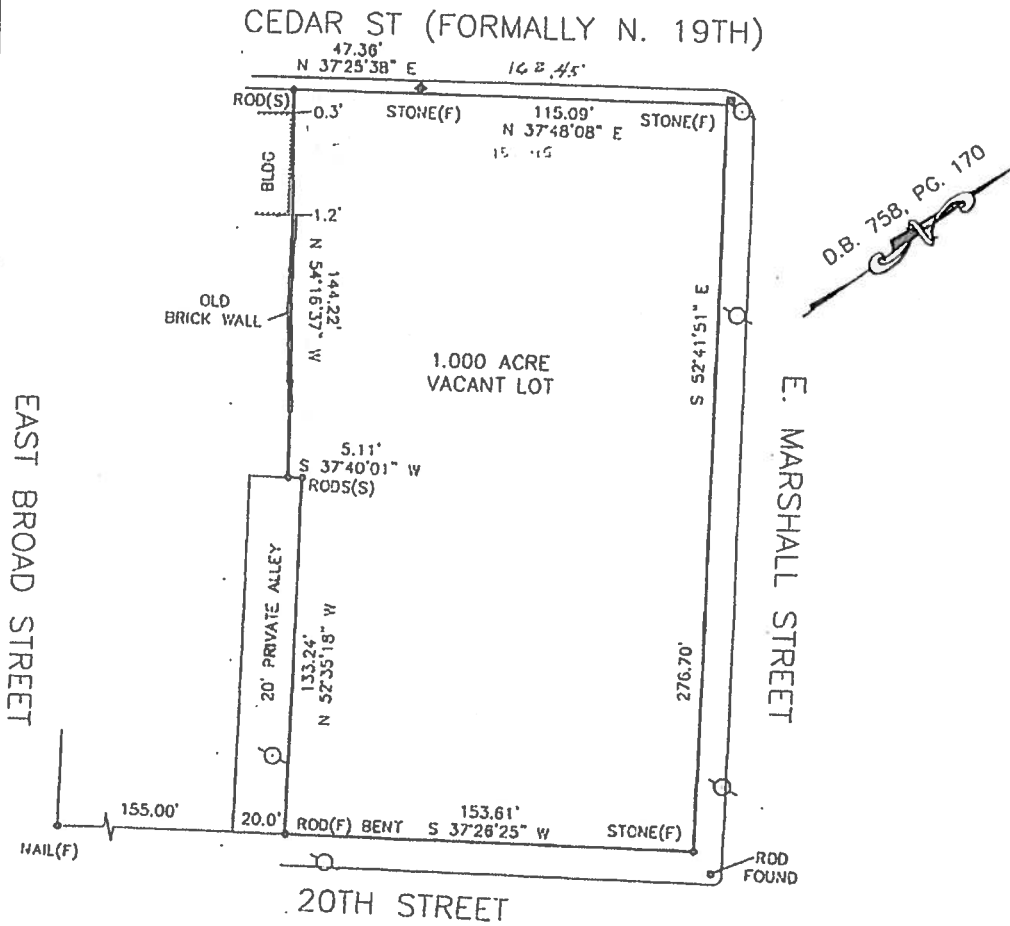
A handwritten signature in black ink, consisting of several loops and a long tail, is written over a horizontal line.

(Revised: 8/8/14)

THIS IS TO CERTIFY THAT ON MAY 15, 2004 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND WALLS OF THE BUILDING ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN

*[Signature]*

- 1) THIS PARCEL IS IN ZONE X AS SHOWN ON F.I.R.M. COMMUNITY PANEL # 510129 0010, JUNE 20, 1998 AREA PROTECTED BY FLOOD WALL
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN



PHYSICAL SURVEY  
OF  
1903 EAST MARSHALL  
CITY OF RICHMOND ~ VIRGINIA

LONG SURVEYING, LLC  
7766 NATHAN LANE  
RICHMOND, VA 23235

MAY 15, 2004  
SCALE: 1"=50'

List Points Report

File> c:\Carlson2007\DATA\MARSHALL ELEV.crd

6/28/2007 14:49

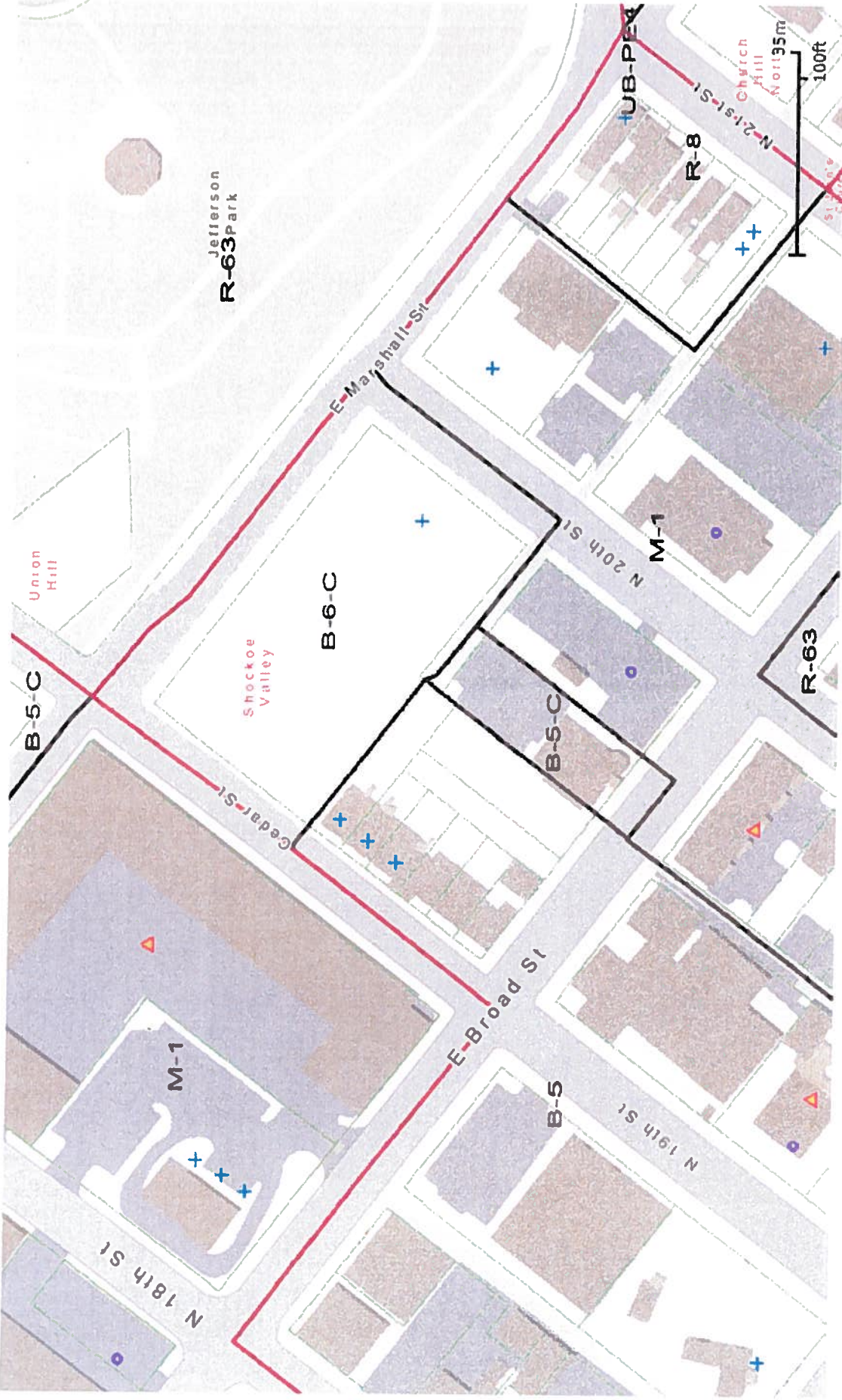
Job Description>

Job Number> 0.000 Job Date> 2007.0628

PointNo.	Northing (Y)	Easting (X)	Elev (Z)	Description
3720573.420	11795366.670	146.800	EL1	
3720562.020	11795583.520	148.830	EL2	
3720460.320	11795302.950	136.130	EL3	
3720475.270	11795351.470	146.550	EL4	
3720369.200	11795446.590	144.670	EL5	
3720361.660	11795388.960	145.820	EL6	
3720272.480	11795499.580	144.330	EL7	
3720311.210	11795368.550	127.530	EL8	
3720389.690	11795073.860	66.710	EL9	
3720264.100	11794980.330	58.100	EL12	
3720089.870	11795193.550	80.140	EL11	
3720221.590	11795301.180	86.190	EL10	

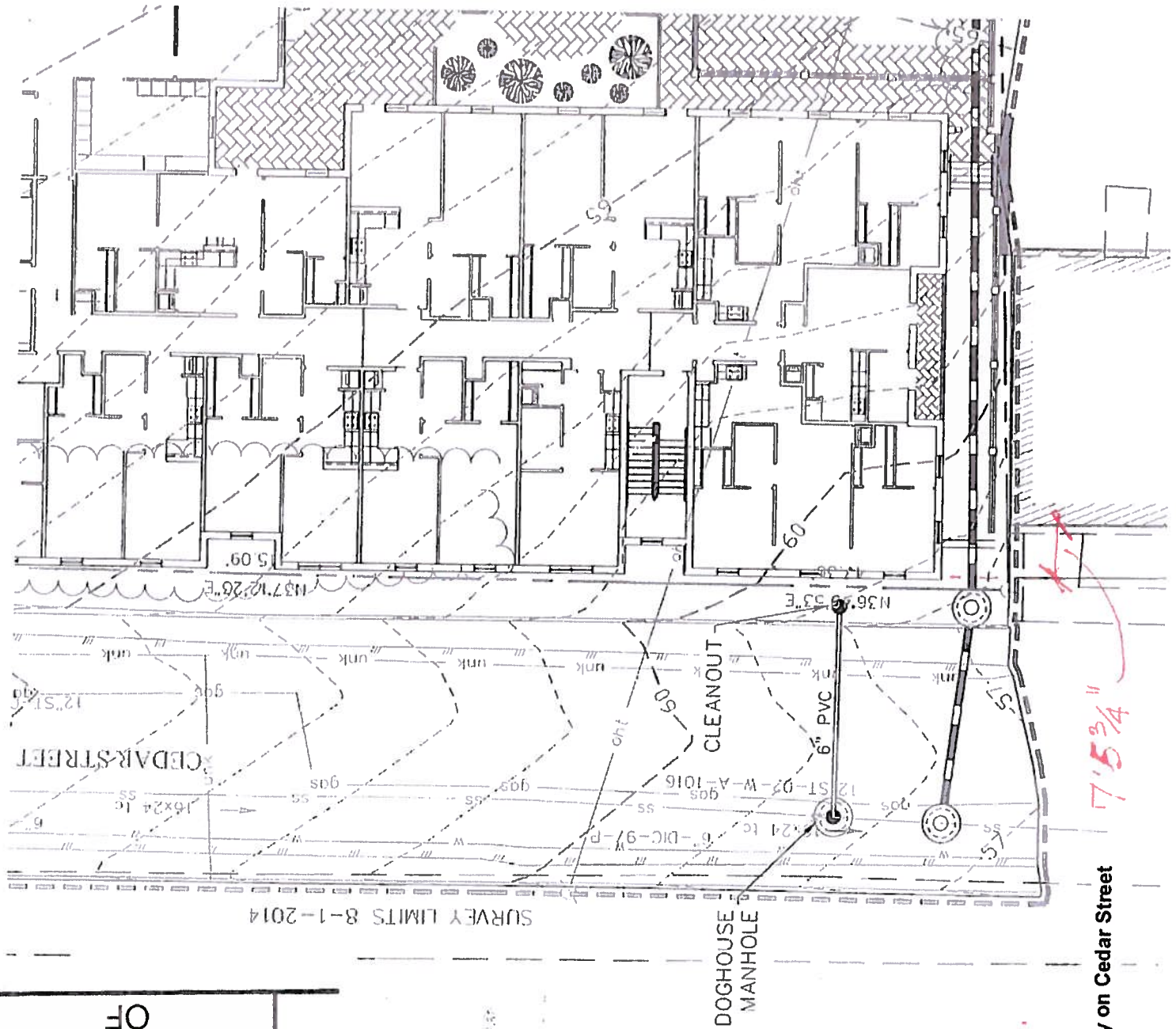
Number of points listed> 12

# Zoning Map



DESIGNED BY:	
DRAWN BY:	SWM
CHECKED BY:	GWC
SCALE:	1"=20'
DATE:	12/19/14
PROJECT NUMBER:	R14221-01
C1.0 OF	

12/19/14  
 TP  
 2/13/15



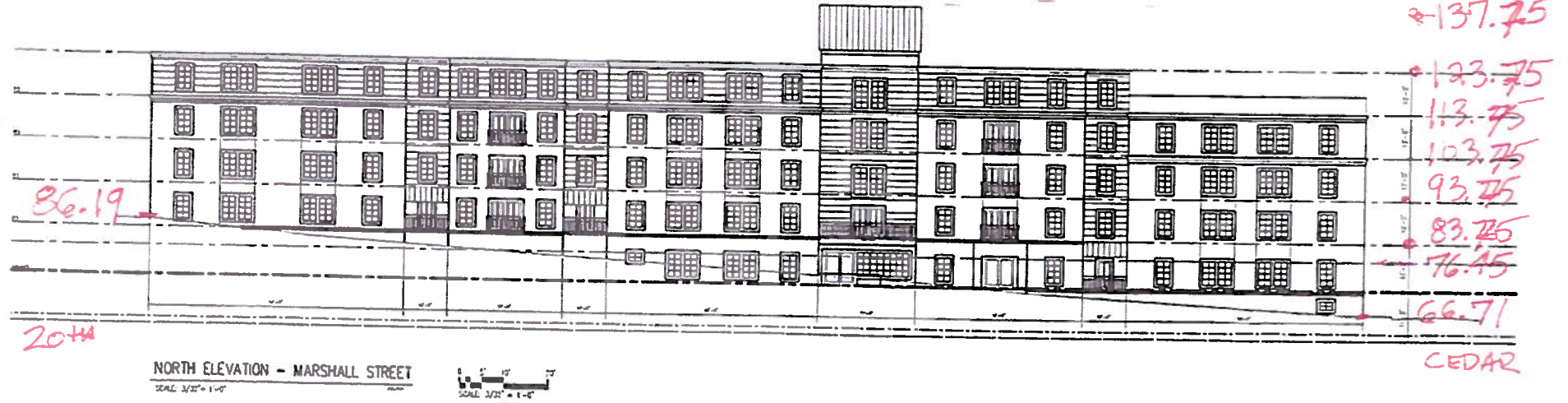
Front Yard Setback of Adjacent Property on Cedar Street

Revised Plans to be filed  
with the Board of Zoning Appeal

TR

2/13/15

Date



Mean Grade of East Marshall Street Frontage (76.45')

1903 EAST MARSHALL ST



# APARTMENTS 1903 EAST MARSHALL STREET

RICHMOND, VIRGINIA  
FEBRUARY 13, 2015  
ARCHITECT'S PROJECT NUMBER: 21302

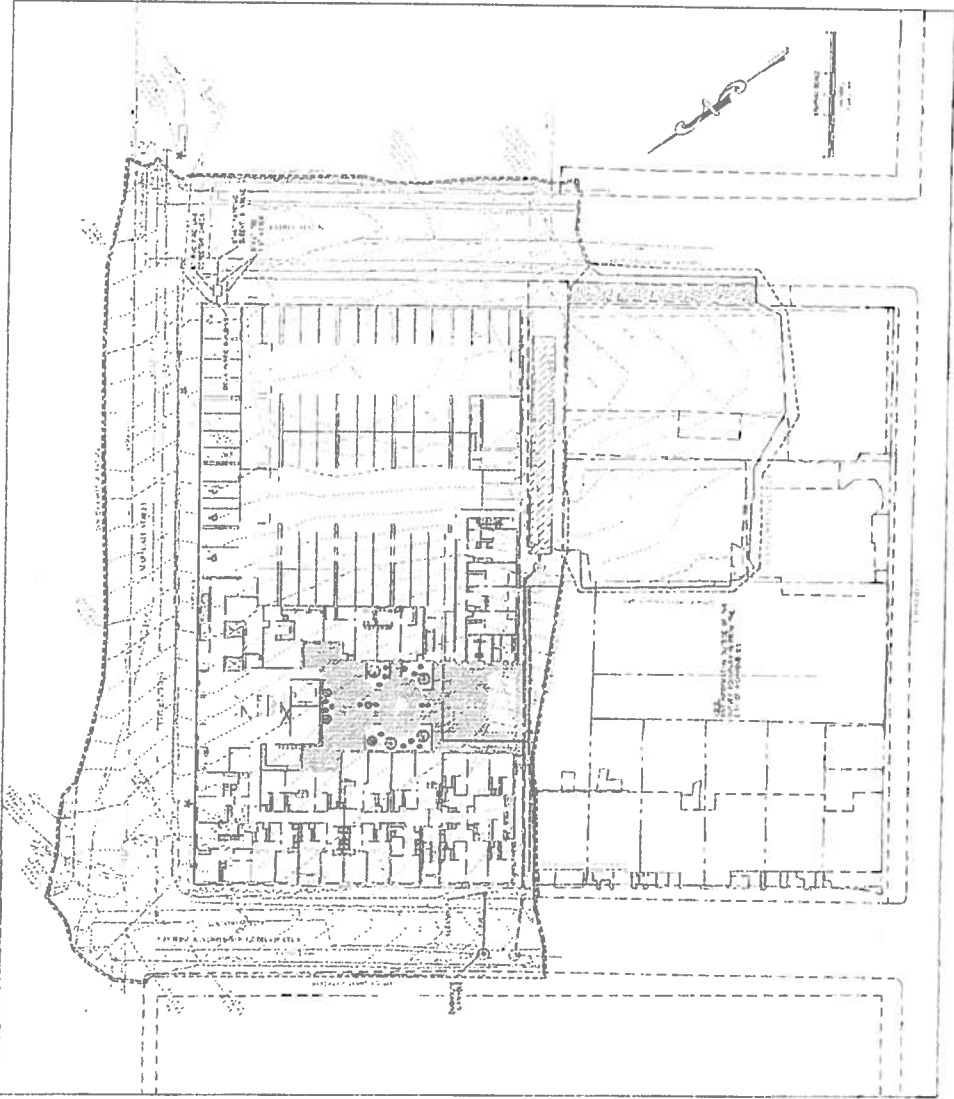
<b>ARCHITECT</b> <b>MARCELLUS WRIGHT CUX</b> ARCHITECTS 1903 EAST MARSHALL STREET RICHMOND, VIRGINIA 23219	<b>STRUCTURAL ENGINEER CONSULTANTS</b> <b>SPEIGITT, MARSHALL &amp; FRANCIS, P.C.</b> 2200 N. BRIDGES ROAD RICHMOND, VIRGINIA 23220	<b>MECHANICAL, ELECTRICAL &amp; PLUMBING ENGINEERING CONSULTANTS</b> <b>ONEILL ENGINEERING SERVICES</b> 1400 N. BRIDGES ROAD RICHMOND, VIRGINIA 23220	<b>CIVIL ENGINEERS</b> <b>DRAFTER ADREN ASSOCIATES</b> 1400 N. BRIDGES ROAD RICHMOND, VIRGINIA 23220	
<b>ABBREVIATIONS</b> A1: MECHANICAL A2: ELECTRICAL A3: PLUMBING A4: STRUCTURAL A5: CIVIL A6: ARCHITECTURE A7: LANDSCAPE ARCHITECTURE A8: OTHER	<b>MATERIAL INDICATIONS</b> 1-4: CONCRETE 5-10: BRICK 11-15: BLOCK 16-20: METAL 21-25: WOOD 26-30: GLASS 31-35: PAINT 36-40: FINISH 41-45: FLOORING 46-50: CEILING 51-55: PARTITION 56-60: DOOR 61-65: WINDOW 66-70: RAILING 71-75: SIGN 76-80: LIGHTING 81-85: MECHANICAL 86-90: ELECTRICAL 91-95: PLUMBING 96-100: STRUCTURAL 101-105: CIVIL 106-110: ARCHITECTURE 111-115: LANDSCAPE ARCHITECTURE 116-120: OTHER	<b>LIST OF DRAWINGS</b> 01: SITE PLAN 02: FLOOR PLAN 03: SECTION 04: ELEVATION 05: DETAIL 06: SCHEDULE 07: FINISH 08: PARTITION 09: DOOR 10: WINDOW 11: RAILING 12: SIGN 13: LIGHTING 14: MECHANICAL 15: ELECTRICAL 16: PLUMBING 17: STRUCTURAL 18: CIVIL 19: ARCHITECTURE 20: LANDSCAPE ARCHITECTURE 21: OTHER	<b>LANDSCAPE ARCHITECTS</b> (None listed)	
<b>SYMBOLS</b> (Various symbols for doors, windows, railings, etc.)	<b>PROJECT INFORMATION</b> PROJECT NAME: APARTMENTS PROJECT NUMBER: 21302 PROJECT DATE: FEBRUARY 13, 2015 PROJECT LOCATION: 1903 EAST MARSHALL STREET, RICHMOND, VIRGINIA	<b>CODE INFORMATION</b> (Reference to building codes and standards)	<b>VICINITY MAP</b> (Blank area for vicinity map)	<b>LOCATION MAP</b> (Blank area for location map)

Prepared Plans to be used  
 with the Board of zoning Appeals  
  
 TP  
 2/13/15  
 [Signature]



Rejected Plans to be Riled  
With the Board of Zoning Appeals

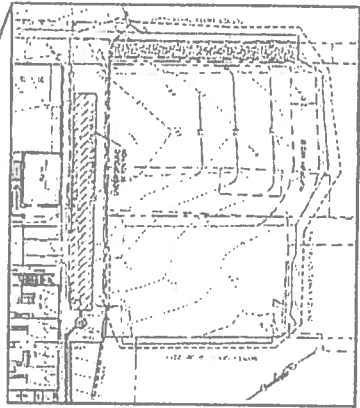
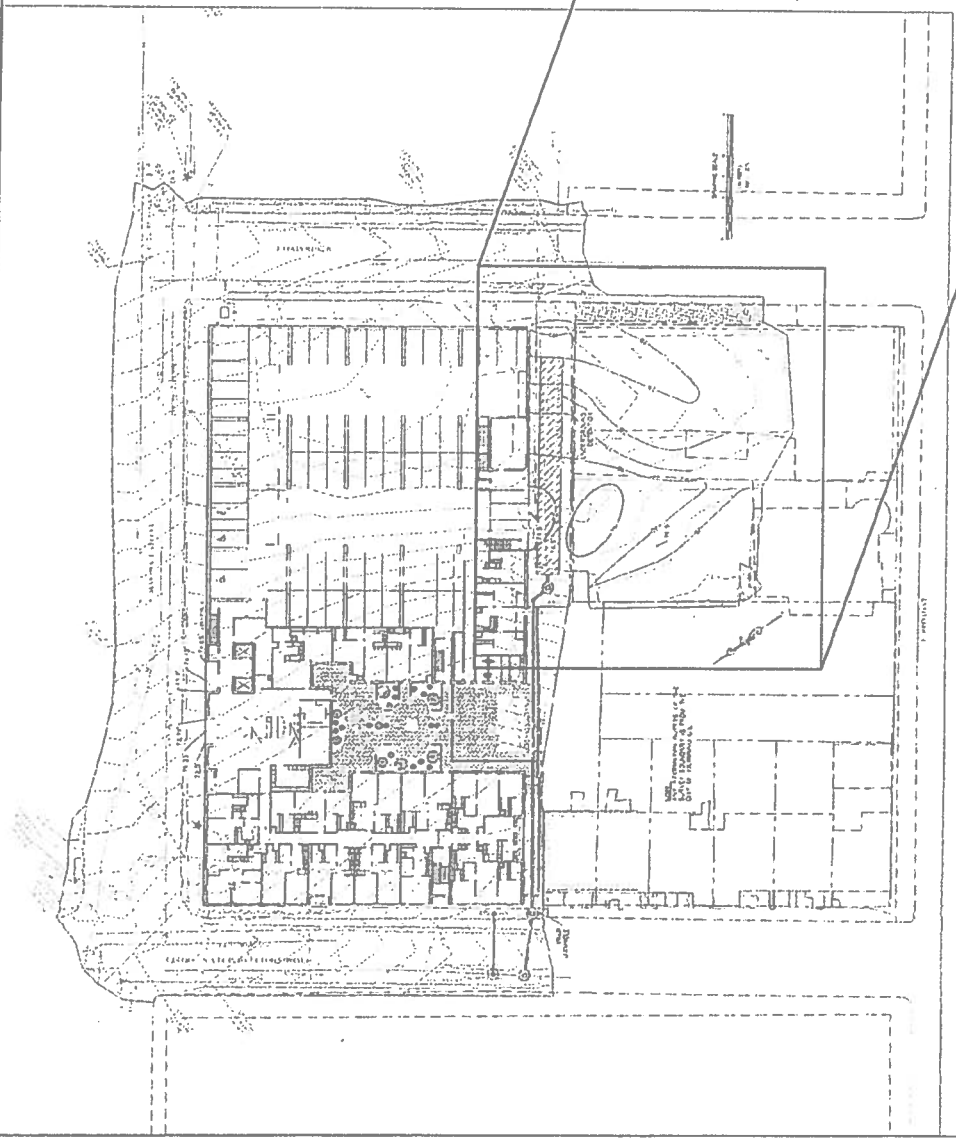
TP  
2/13/15  
Date



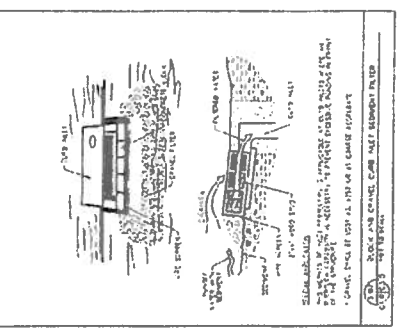
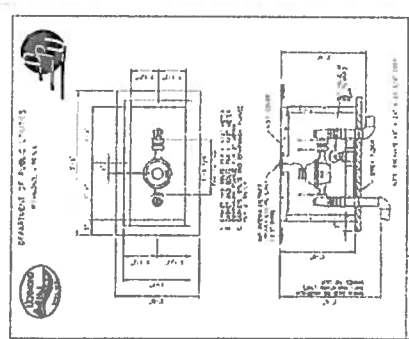
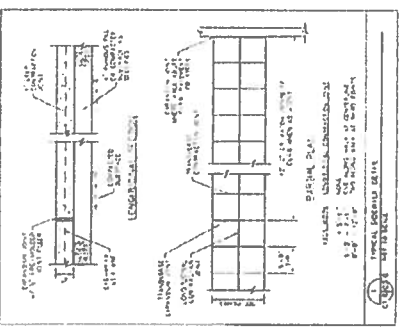
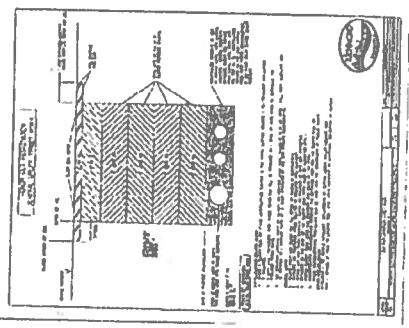
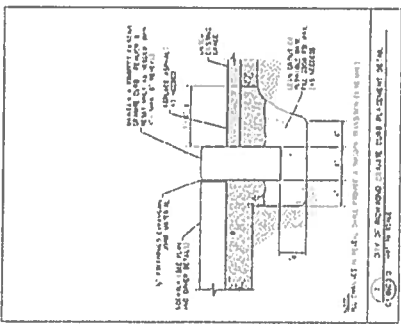
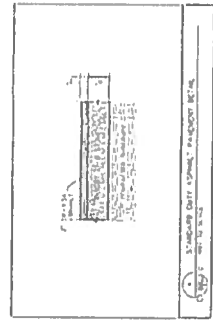
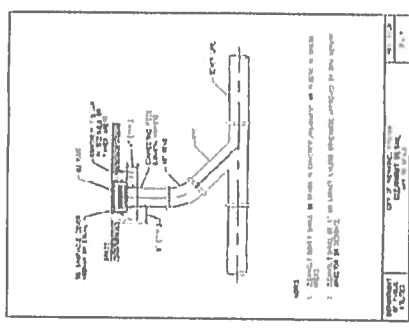
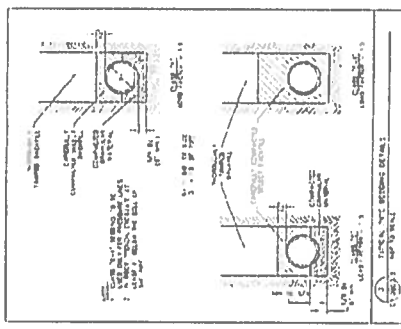
revising plans to be filed  
 with the Board of Zoning Appeals

TP  
 11/13/15

Date

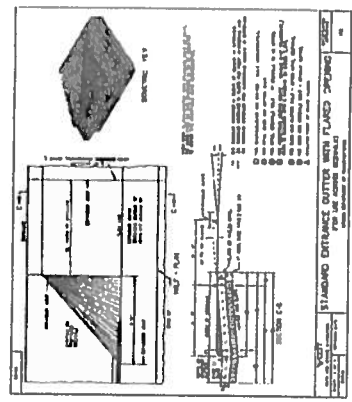
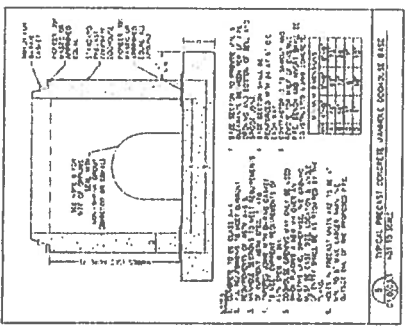
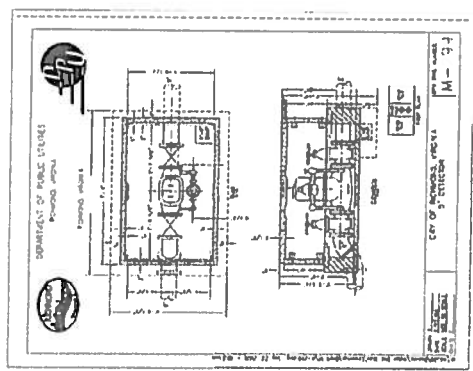
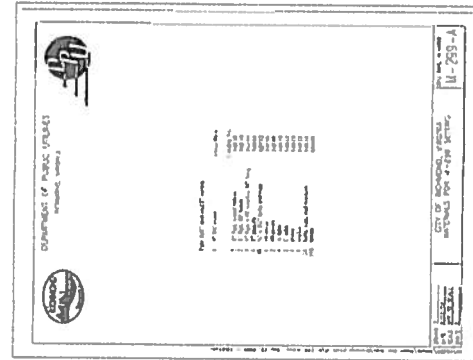


TEMPORARY ACCESS DRIVE  
 1" = 10'-0"



Rejected Plans to be Filed  
 With the Board of Zoning Adjustment

TP  
 2/13/15



Revised Plans to be filed  
 With the Board of Zoning Appeals  
 TP  
 2/13/15  
 Date

MACRELLIN WISNER & COE  
ARCHITECTS

100 EAST MARSHALL STREET  
PROVIDENCE, RHODE ISLAND 02902  
PHONE: 401-846-7200  
FAX: 401-846-7201  
WWW.MACRELLINWISNER.COM



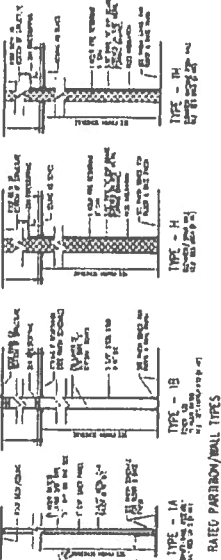
DESIGN DEVELOPMENT

PROJECT NO.

APARTMENTS  
100 EAST MARSHALL ST  
PROVIDENCE, RHODE ISLAND

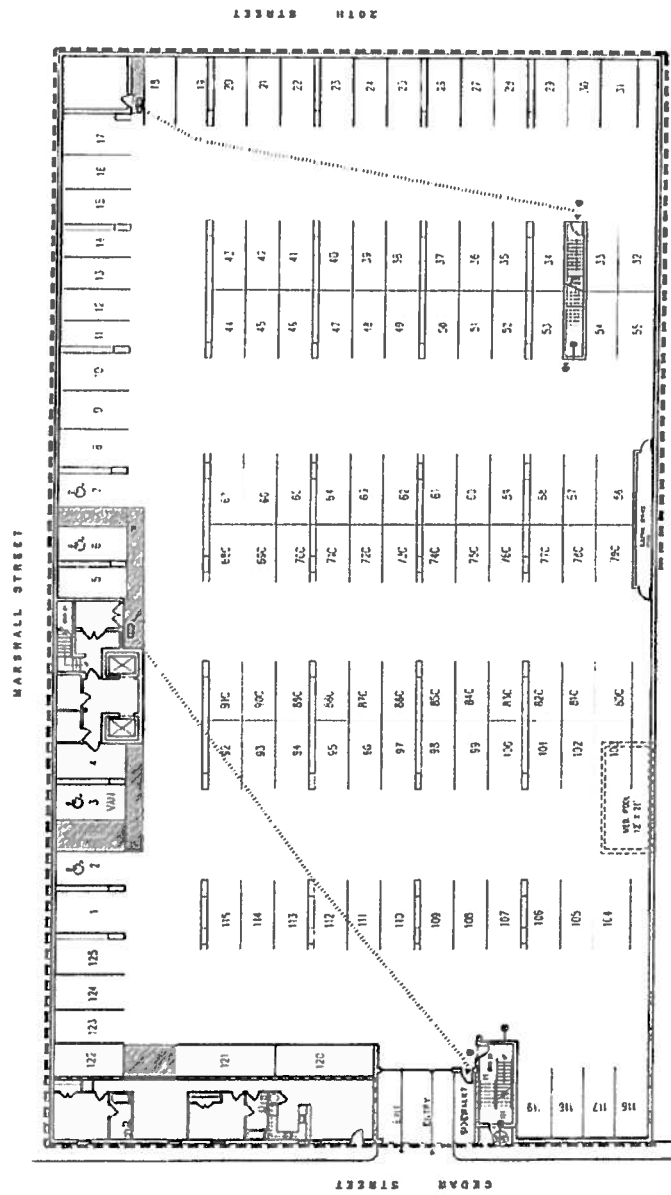
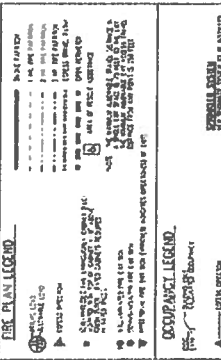
LEVEL ONE FIRE  
PROTECTION PLAN & PART  
PARTITION TYPES

DATE: 01/13/15  
SCALE: 1/8" = 1'-0"  
PROJECT NO.: 100E  
SHEET NO.: A0.1



Referred Plans to be Ruled  
With the Board of Zoning Appeals

TP  
01/13/15



LEVEL ONE FIRE PROTECTION PLAN  
01/13/15

**Morgan Macay & Co**  
Architects

1000 W. 10th Street  
Anchorage, Alaska 99501  
Tel: (907) 562-1111  
Fax: (907) 562-1112

Project: 1000 W. 10th Street  
Client: [Redacted]  
Date: 2/13/15



DESIGN DEVELOPMENT  
DATE: 2/13/15

1000 W. 10th Street  
Anchorage, Alaska 99501

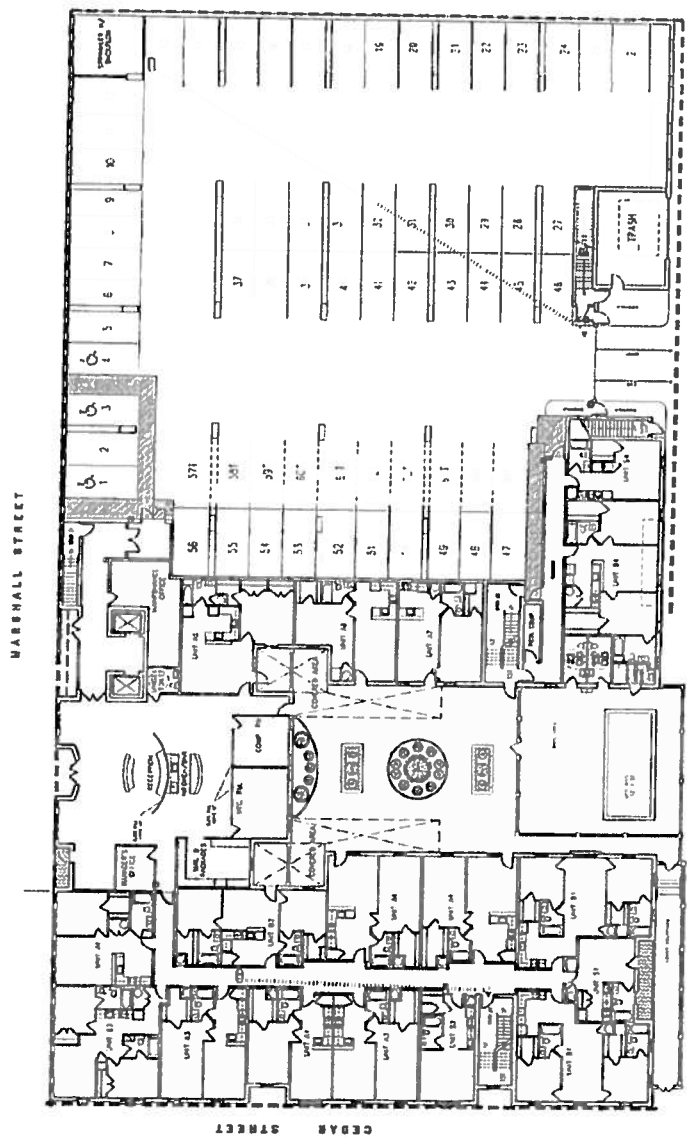
LEVEL TWO FIRE  
PROTECTION PLAN

DATE: 2/13/15  
SCALE: 1/8" = 1'-0"

PROJECT NUMBER: A0.2  
SHEET NUMBER: 2/2

Project Plans to be Shown  
with the Board of Zoning Appeals

TP  
2/13/15  
Date



LEVEL TWO FIRE PROTECTION PLAN  
SCALE: 1/8" = 1'-0"

Marcus Wiser & Coe  
ARCHITECTS

1000 North 17th Street  
Arlington, VA 22209  
Tel: 703-261-1100  
Fax: 703-261-1101

DESIGNED BY MARCUS WISER & COE  
FOR THE ARCHITECTS OF RECORD  
FOR THE PROJECT AND FOR THE  
RECORD AND FOR THE ARCHITECTS OF RECORD  
FOR THE PROJECT AND FOR THE ARCHITECTS OF RECORD



DESIGN DEVELOPMENT  
PROJECT NO. 11111

APARTMENTS  
FIELD EAST MARSHALL ST  
ROUNDTOWN, VIRGINIA

LEVEL THREE FIRE  
PROTECTION PLAN

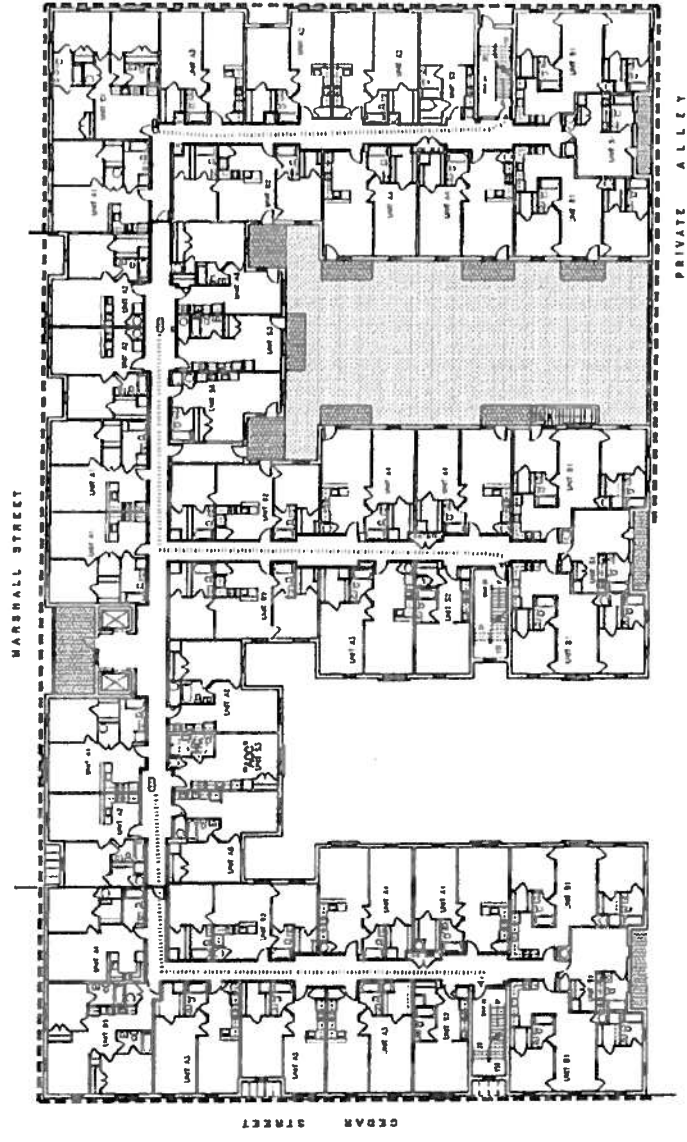
DATE: 11/13/15  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
PROJECT NAME: A03  
TYPE: [Blank]

Rejected Plans to be Filed  
with the Board of Zoning Appeals

TP

2/13/15

Date



LEVEL THREE FIRE PROTECTION PLAN  
SCALE: 1/8" = 1'-0"



Maxwell Messeri & Cox  
ARCHITECTS

Professional Engineer  
No. 123456  
Virginia State Board of Engineers  
No. 123456  
No. 123456  
No. 123456  
No. 123456  
No. 123456

Scale: 1/8" = 1'-0"  
Date: 2/13/15



PROJECT  
DESIGN DEVELOPMENT

PROJECT NO.  
APARTMENTS  
1903 EAST MARSHALL ST  
ROANOKE, VIRGINIA

SHEET NO.  
LEVEL FOUR FIRE  
PROTECTION PLAN

DATE  
DRAWN BY  
CHECKED BY  
SCALE  
PROJECT NO.  
PROJECT NAME  
SHEET NO.

rejected Plans to be filed  
with the Board of Zoning Appeals

TP

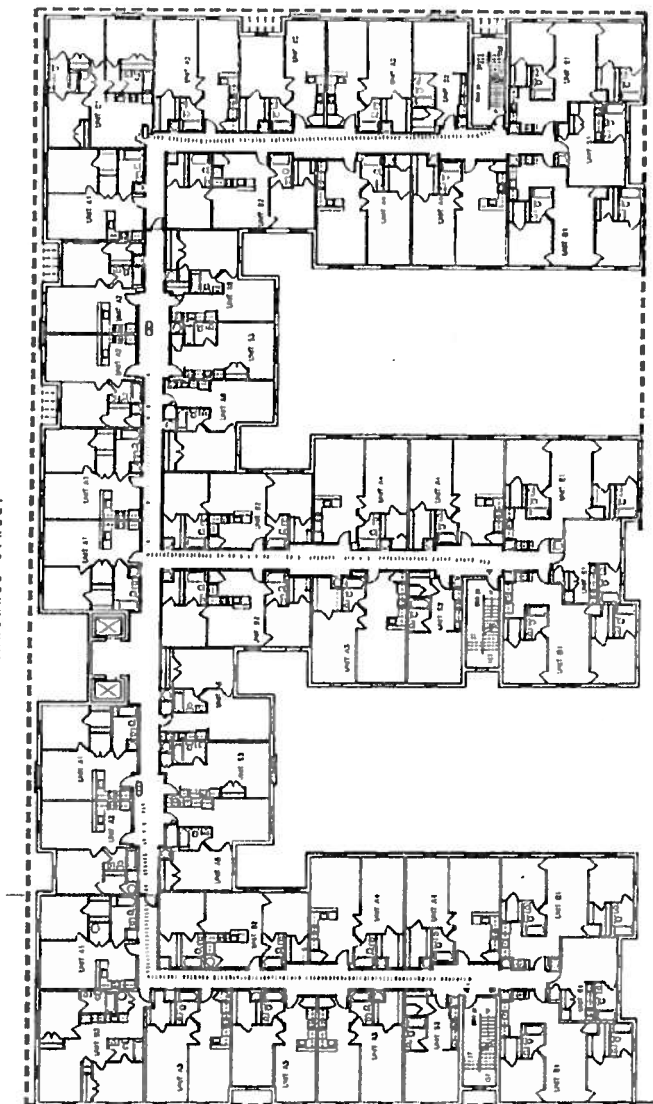
2/13/15

Date

MARSHALL STREET

CEDAR STREET

1207N STREET



PRIVATE ALLEY

LEVEL FOUR FIRE PROTECTION PLAN  
SHEET 1-4

Municipality: Missouri & Co.  
(Administrative)

1. The Applicant, Contractor,  
Architect, Engineer, or  
Professional Consultant shall  
be responsible for obtaining  
all necessary permits from  
the appropriate authorities.

2. The Applicant, Contractor,  
Architect, Engineer, or  
Professional Consultant shall  
be responsible for obtaining  
all necessary permits from  
the appropriate authorities.

3. The Applicant, Contractor,  
Architect, Engineer, or  
Professional Consultant shall  
be responsible for obtaining  
all necessary permits from  
the appropriate authorities.



PROJECT NO. 102  
RESIDENT DEVELOPMENT

APARTMENTS  
1903 EAST MARSHALL ST  
ST. LOUIS, MISSOURI

PROJECT NO. 102  
LEVEL ONE FIRE  
PROTECTION PLAN

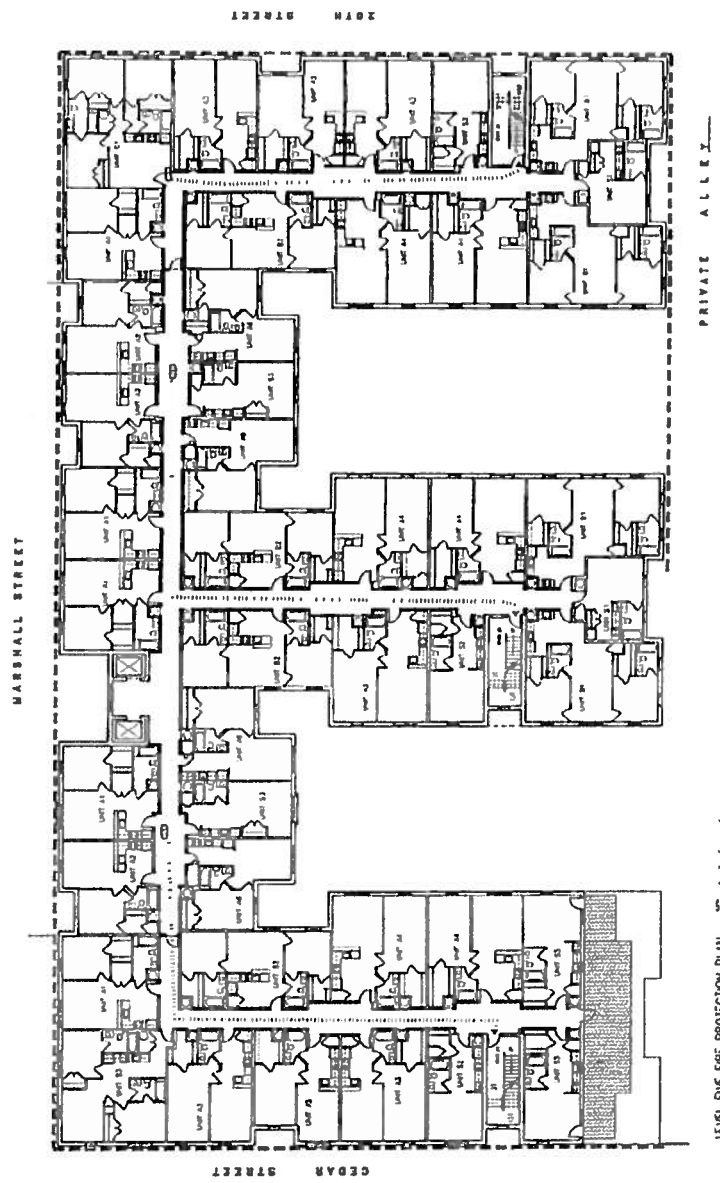
DATE: 10/13/15  
SCALE: 1/8" = 1'-0"

PROJECT NO. 102  
LEVEL ONE FIRE  
PROTECTION PLAN  
A05

Rejected Plans to Be Filed  
With the Board of Zoning Adjustment

TP  
2/13/15

DATE



LEVEL ONE FIRE PROTECTION PLAN  
SCALE: 1/8" = 1'-0"

M. Wallace Vancott & Co.  
Architects

Professional Firm  
1903 East Marshall St.  
Birmingham, Alabama 35203  
205-325-1234 FAX

Project Name  
Project No.

Contract No. 1903 East Marshall St.  
Birmingham, Alabama 35203  
205-325-1234 FAX



PROJECT NO.  
DESIGN DEVELOPMENT

PROJECT NO.

APARTMENTS  
1903 EAST MARSHALL ST  
BIRMINGHAM, ALABAMA

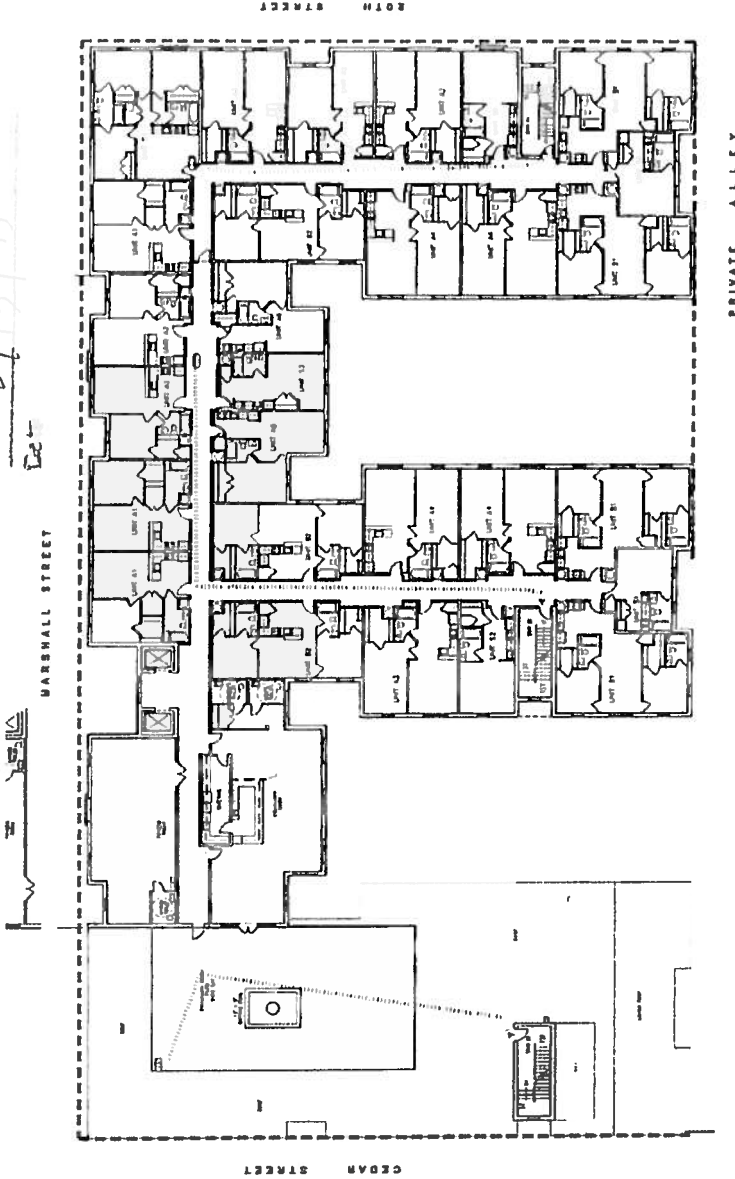
PROJECT NO.  
LEVEL SIX FIRE  
PROTECTION PLAN

PROJECT NO.

PROJECT NO.  
PROJECT NAME  
A0.6  
PAGE

Rejected Plans 1-6-1910  
With the Board of Zoning Appeals

19  
2/13/15



PRIVATE ALLEY

LEVEL SIX FIRE PROTECTION PLAN  
SCALE: 1/8" = 1'-0"



Mueseler Young & Coe  
ARCHITECTS

1. Professional Corporation  
200 West 10th Street, Suite 1000  
Chicago, Illinois 60604  
Tel: 312.467.7000  
Fax: 312.467.7001

2. License No. 000-00000000  
3. License No. 000-00000000  
4. License No. 000-00000000



DESIGN DEVELOPMENT

PROJECT NO.

APARTMENTS  
1903 EAST MARSHALL ST  
ROCKFORD, ILLINOIS

LEVEL ONE FIRE PROTECTION PLAN

DATE: 02/13/15  
DRAWN BY: [Name]  
CHECKED BY: [Name]

SHEET NO. 1  
PROJECT NO. A07

Rejected Plans to Be Filed  
With the Board of Zoning Appeals

TP

2/13/15

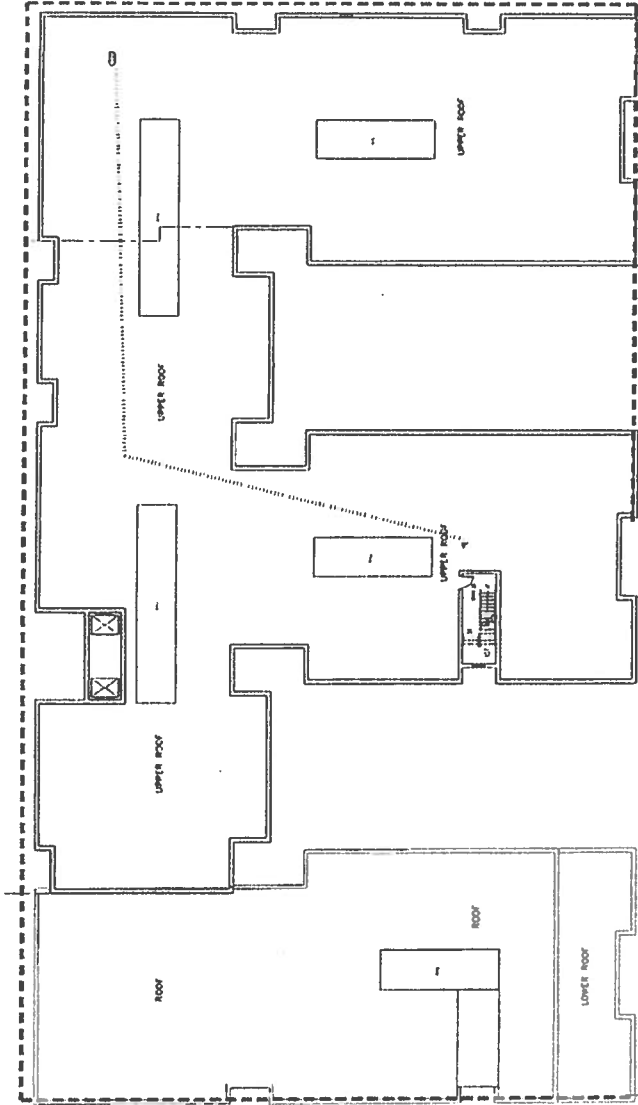
Date

MARSHALL STREET

CEGAR STREET

20TH STREET

PRIVATE ALLEY



LEVEL ONE FIRE PROTECTION PLAN  
FIRE PROTECTION PLAN

Maestros Wenzel & Co  
Architects

4 Professional Engineers  
1001 10th Street, Suite 100  
San Francisco, CA 94103  
Tel: 415.774.1100  
Fax: 415.774.1101

Project No. 2015-001  
Drawing No. 2015-001-01

Contract No. 2015-001  
Drawing No. 2015-001-01

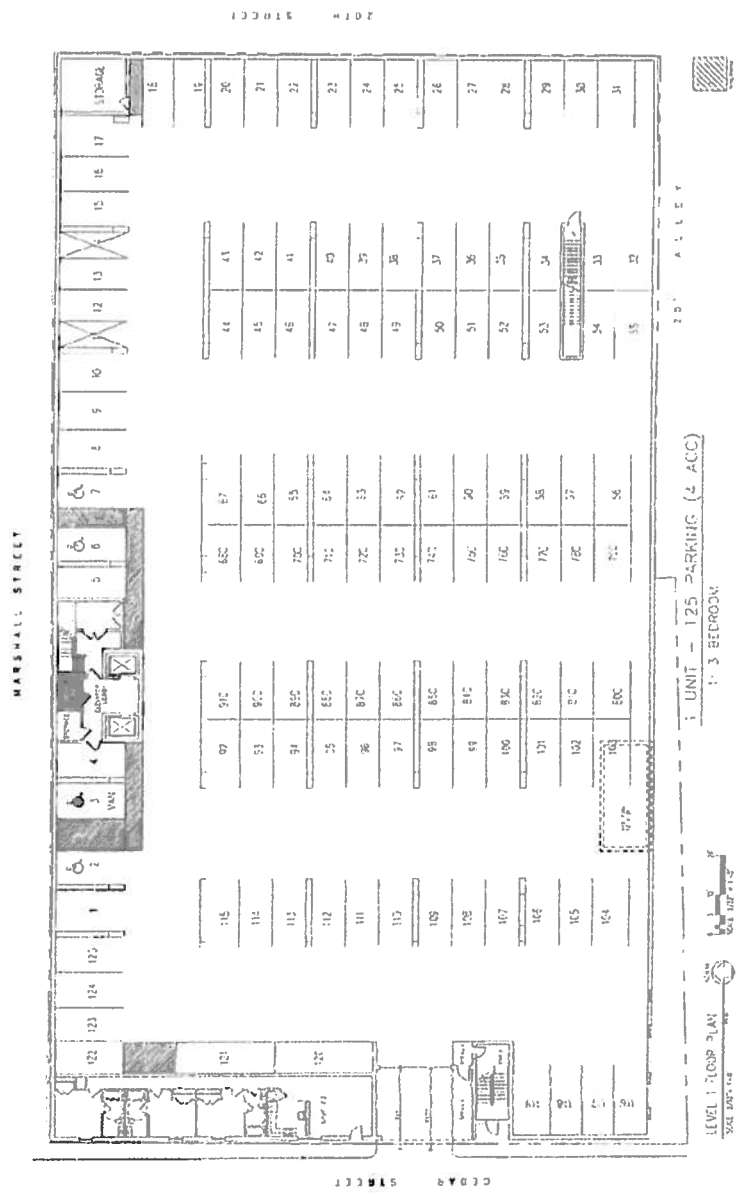


PROJECT NAME  
0% CEAR ADJ-RESULTS

DATE  
LEVEL 1 (PARKING)  
11/03/15

SCALE  
AS SHOWN

PROJECT NUMBER  
A2.1



Rejected Plans to be Sited  
With the Board of Zoning Appeals

*TP*  
*2/13/15*

20' ALLEY  
1 UNIT - 125 BEDROOM (2 ACC)

LEVEL 1 (PARKING) PLAN  
SCALE: 1/8" = 1'-0"

Rejected Plans to Be Sited  
With the Board of Zoning Appeals

TP  
2/13/15  
Dels

Maximus Vicari & Co  
Architects

1015 North 1st Street  
St. Paul, MN 55101  
Tel: 612-592-1015  
Fax: 612-592-1016

Project Name:  
Project No.:

Scale: 1/8" = 1'-0"  
Date: 2/13/15

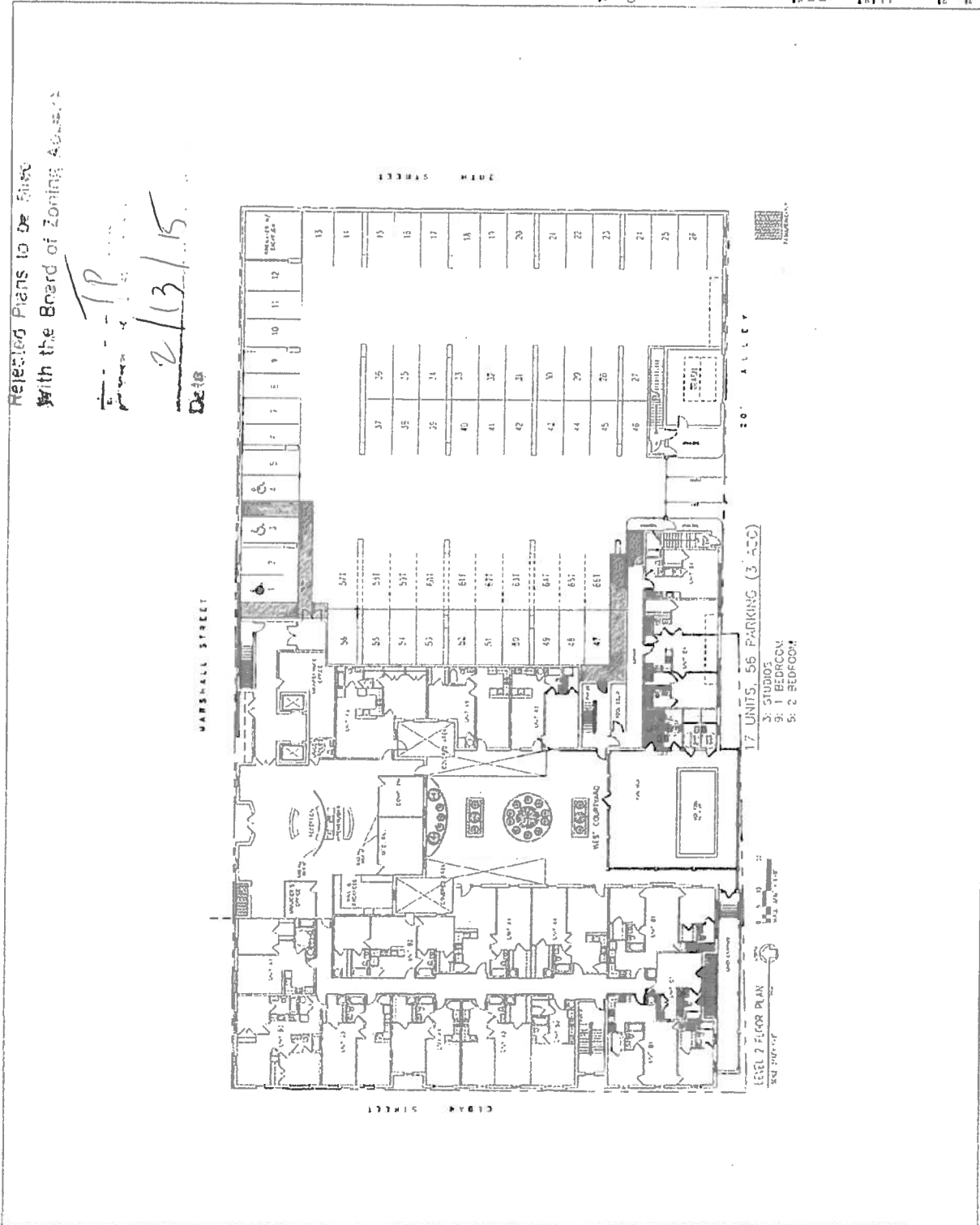


ONE CENTER APARTMENTS  
FLOOR PLAN

ONE CENTER APARTMENTS  
FLOOR PLAN

PROJECT NO. 15-000001  
DATE 2/13/15

SCALE 1/8" = 1'-0"  
DATE 2/13/15  
PROJECT NO. 15-000001



17 UNITS, 56 PARKING (3-R-C)  
3: STUDIOS  
9: 1 BEDROOM  
5: 2 BEDROOM

LEVEL 7 FLOOR PLAN  
SCALE 1/8" = 1'-0"

Martinez Whelan & Co  
Architects

Professional Designers  
1000 Broadway, Suite 1000  
New York, NY 10018  
Tel: 212-279-0100  
Fax: 212-279-0101

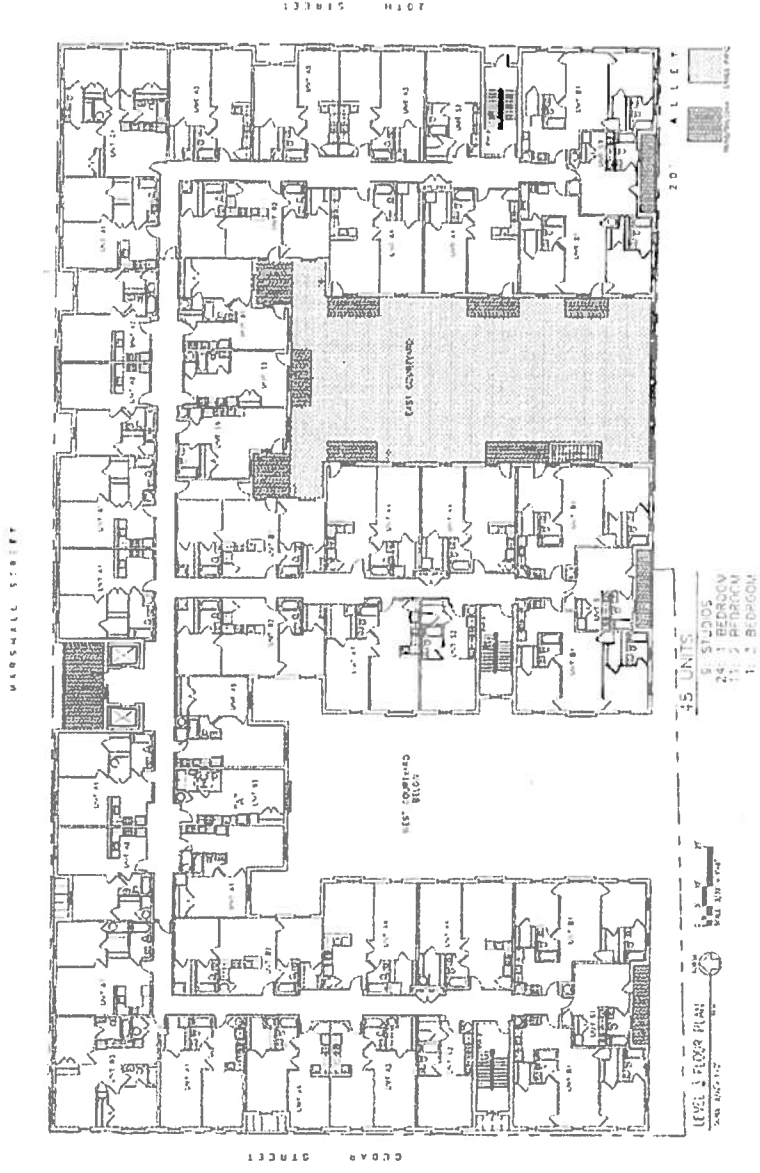
PROJECT NO. 1000000000  
DATE: 01/13/15  
DRAWN BY: [Signature]



PROJECT NAME  
OR CEDAR APARTMENTS

DATE: 01/13/15  
SHEET NO. 1 OF 1  
PROJECT NAME: OR CEDAR APARTMENTS

DATE: 01/13/15	SCALE: AS SHOWN
SHEET NO. 1 OF 1	PROJECT NAME: OR CEDAR APARTMENTS
PROJECT NO. 1000000000	DATE: 01/13/15
DRAWN BY: [Signature]	PROJECT NAME: OR CEDAR APARTMENTS
DATE: 01/13/15	PROJECT NAME: OR CEDAR APARTMENTS



Proposed Plans to be Filed  
With the Board of Zoning Appeals

*TP*  
*2/13/15*

Scale

45 UNITS  
5 STUDIOS  
24 1 BEDROOM  
11 2 BEDROOM  
1 3 BEDROOM

LEVEL 3 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

Marvin & Walter L. Co.  
Architects

400 West 11th St.  
New York, N.Y.  
Tel. BR 1-2121



DATE: 12/13/15  
SCALE: AS SHOWN

PLANT NO.  
OR CITY & COUNTY

DATE: 12/13/15  
FLOOR: 12th

NO.	DATE	REVISION
1	12/13/15	AS SHOWN



4.5 UNITS  
 8 STUDIOS  
 20 1 BEDROOM  
 11 2 BEDROOM  
 1 3 BEDROOM

LEVEL 4 FLOOR PLAN  
 12TH STREET  
 13TH STREET

Rejected Plans to be Filed  
 With the Board of Zoning Appeals

TP  
 2/13/15



Marrett's Wood & Co  
Architects

1 Professional Chapters  
New Bedford, Mass 01904  
Tel: 508-548-1111  
Fax: 508-548-1112

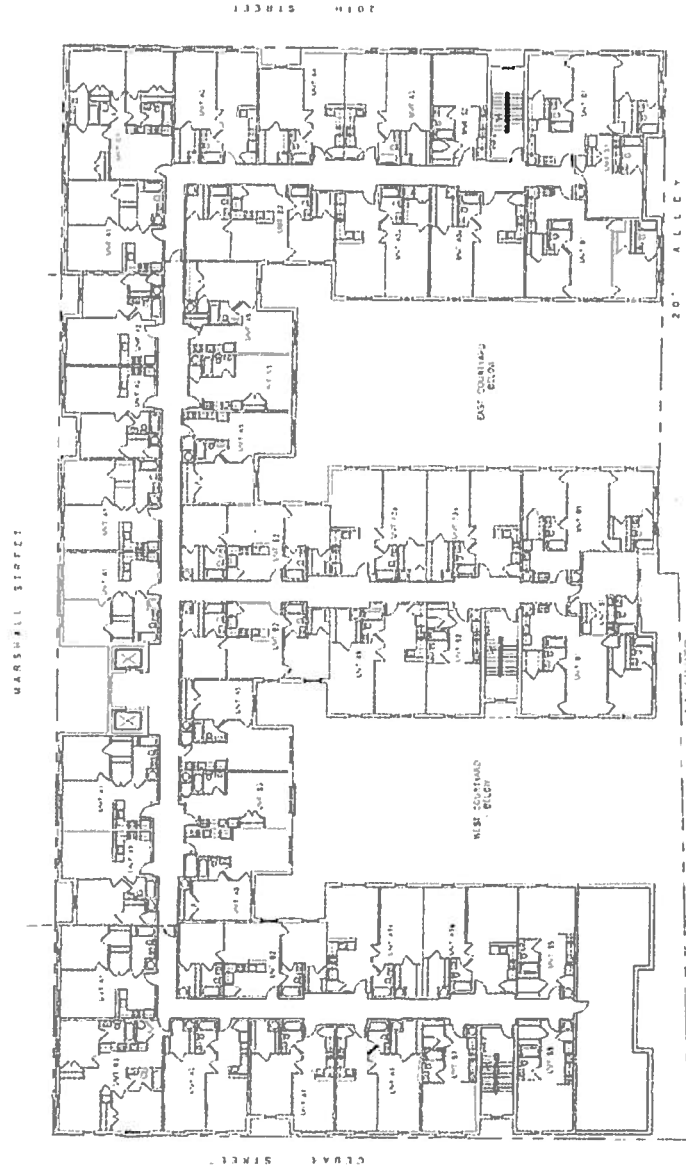
Approved by the State Board of Building Regulations and Standards  
on 11/13/15



OFF CEDAR APARTMENTS

2008 PLAN  
LEVEL 3 (PART)  
FLOOR PLAN

PROJECT NUMBER	A2.5
DATE	11/13/15
SCALE	AS SHOWN
PROJECT	OFF CEDAR APARTMENTS
DATE	11/13/15



34 UNITS  
9: STUDIOS  
20: 2 BEDROOM  
10: 2 BEDROOM  
1: 3 BEDROOM

LEVEL 3 (PART) PLAN  
SCALE: AS SHOWN

Rejected Plans to be Filed  
With the Board of Zoning Appeals

TP

11/13/15

MARSHALL STREET

Architects  
 1000 Broadway  
 New York, N.Y. 10003  
 212 691-1234

2014 5 STREET



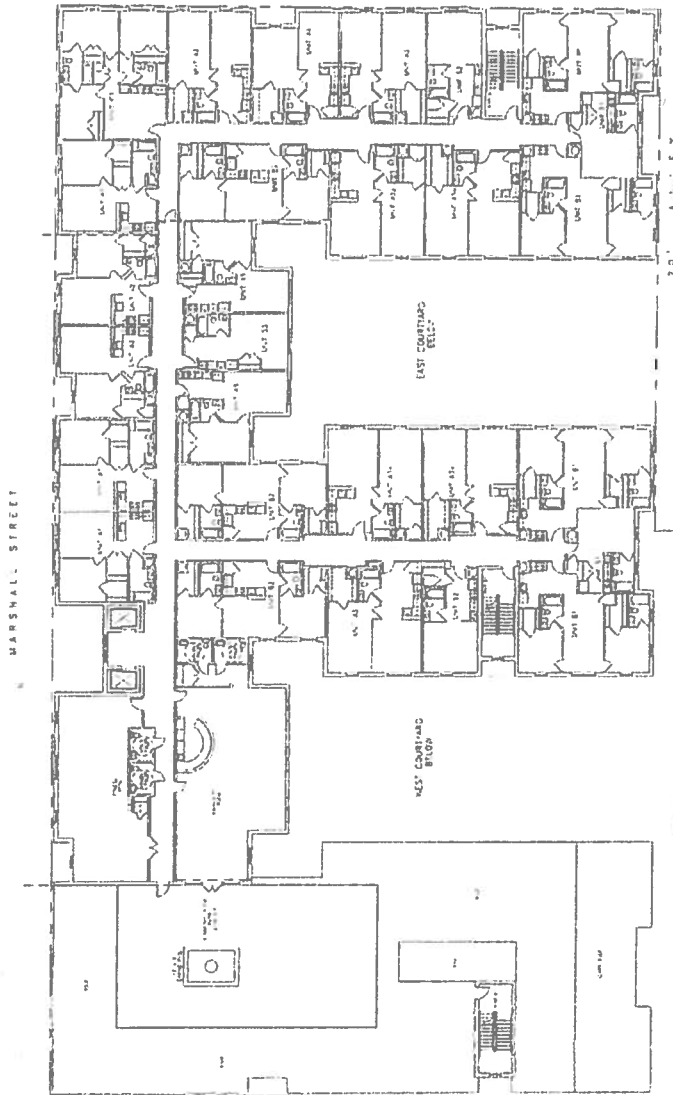
2014 5 STREET

LEVEL 6 FLOOR PLAN

NO. 100

DATE

NO. 100  
 DATE  
 12/13/15  
 A2.6



- 28 UNITS
- 5 1 BEDROOM
  - 15 2 BEDROOM
  - 7 3 BEDROOM
  - 1 3 BEDROOM

rejection Plans to be filed  
 With the Board of Zoning Appeals

TP  
 2/13/15  
 Date

MARSHALL YOUNG & CO  
ARCHITECTS

4175 Westchester Avenue  
New York, N.Y. 10024  
Phone: (212) 850-1234  
Fax: (212) 850-1235

Professional Seal  
Architects - State of New York

Approved for the City of New York  
Department of City Planning  
100 City Hall  
New York, N.Y. 10007

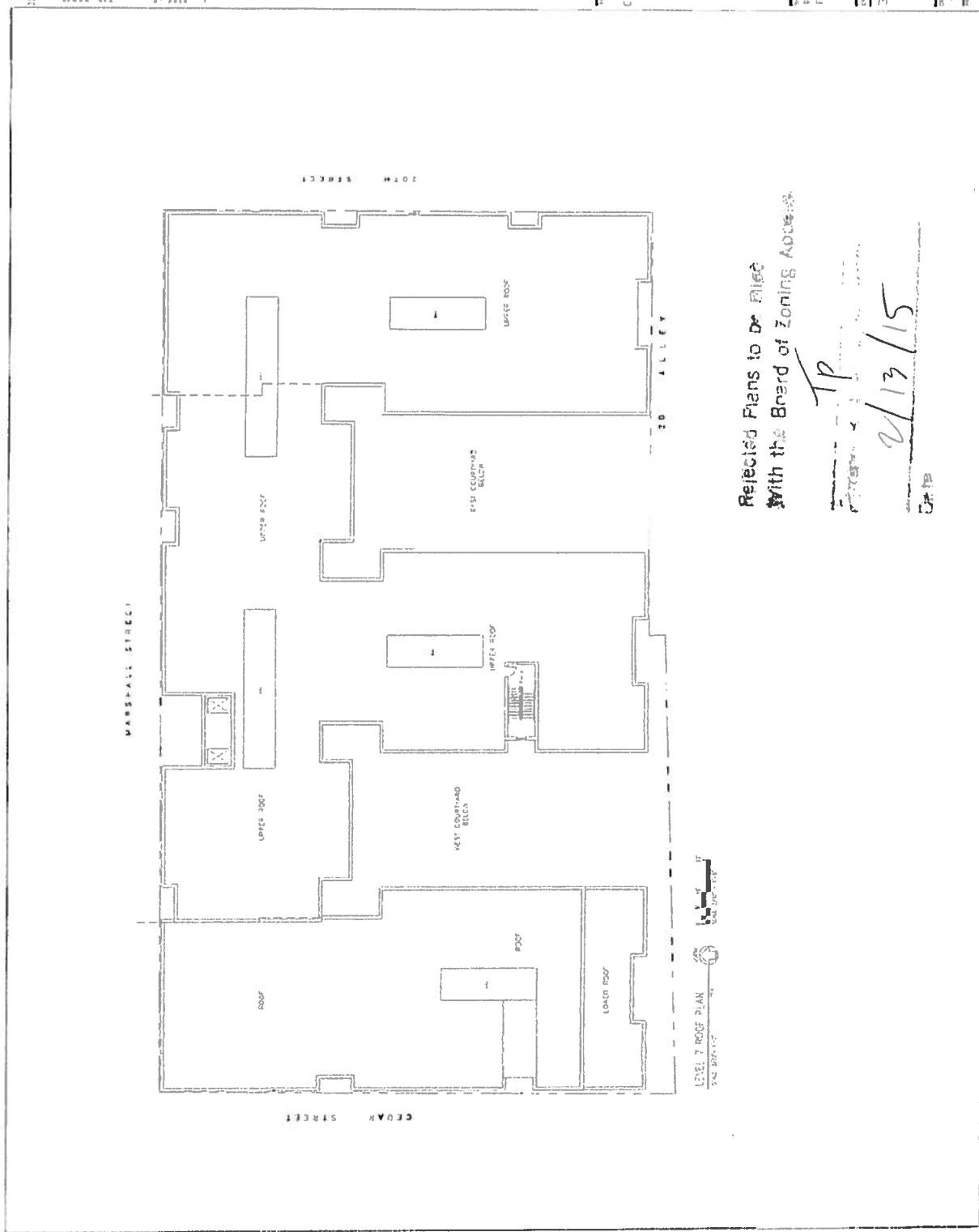


NEW YORK  
CITY  
CITY OF CEDAR APARTMENTS

NO. 100  
FLOOR PLAN  
FLOOR PLAN

DATE: 11/13/15

PROJECT NO. A-27  
DATE: 11/13/15



Rejected Plans to be Filed  
With the Board of Zoning Adjustments

*TP*  
*11/13/15*  
C# 15

MURPHY ROBERT & COE  
ARCHITECTS

1000 S. GARDEN AVENUE  
SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1100  
FAX: 303.733.1101

PROJECT NO. 1000 S. GARDEN AVENUE  
SUITE 100  
DENVER, CO 80202  
DATE: 10/13/15



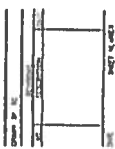
PROJECT NO. 1000 S. GARDEN AVENUE  
SUITE 100  
DENVER, CO 80202  
DATE: 10/13/15

PROJECT NAME  
APARTMENTS

PROJECT ADDRESS  
1903 EAST MARSHALL ST  
BOZEMAN, MONTANA

PROJECT NO. 1000 S. GARDEN AVENUE  
SUITE 100  
DENVER, CO 80202  
DATE: 10/13/15

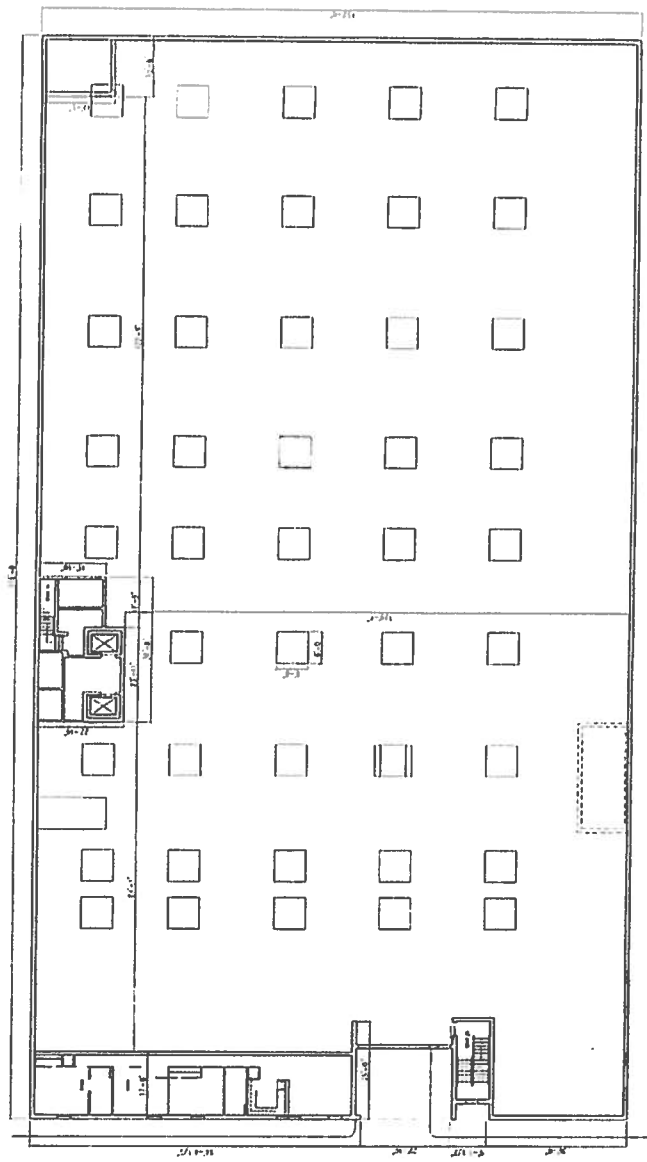
PROJECT NAME  
LEVEL 1 (PARKING)  
CEILING PLAN



DATE: 10/13/15  
DRAWN BY: A.S.1  
CHECKED BY: [Signature]

Rejected Plans to be Filed  
With the Board of Zoning Appeals

TR  
2/13/15  
Date



LEVEL 1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

Murphy Young & Cox  
Architects

1700 East Marshall Street  
Richmond, Virginia 23220  
Tel: 781-383-8200  
Fax: 781-383-8201

Professional Seal  
Architect  
No. 10000  
State of Virginia



PROJECT  
DESIGN DEVELOPMENT

ADDRESS  
APARTMENTS  
1700 EAST MARSHALL ST  
RICHMOND, VIRGINIA

DATE  
LEVEL 2 (PARKING & LOBBY)  
CEILING PLAN

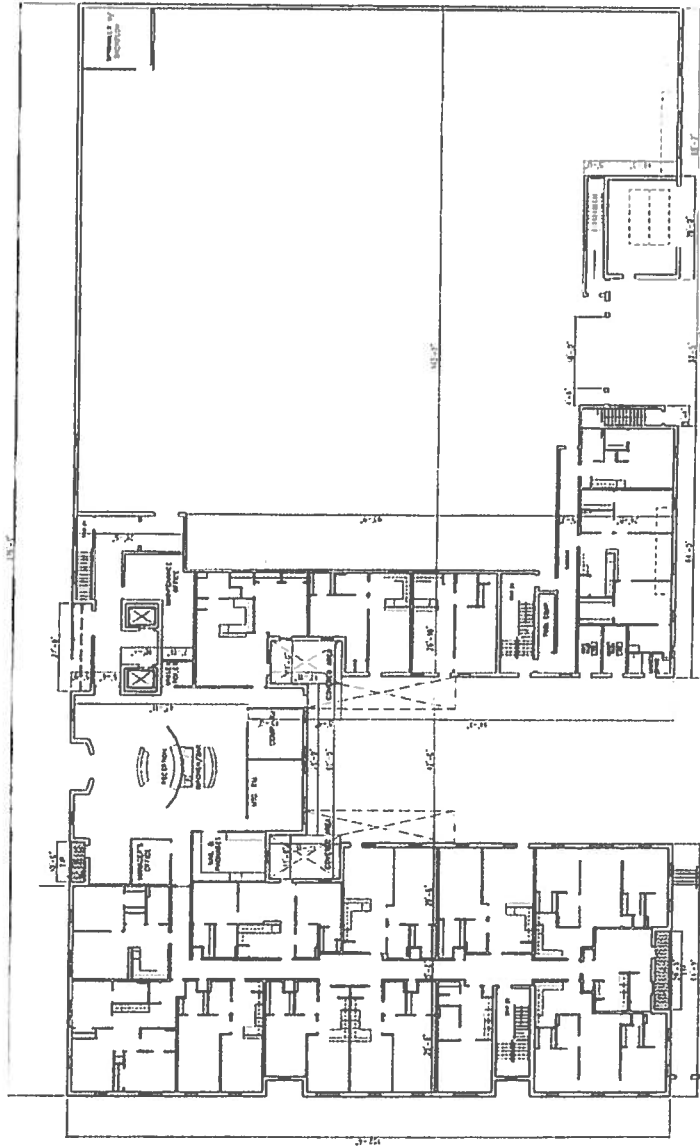
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Sheet: A32  
Project: 1700 East Marshall St

Proposed Plans to be Sited  
With the Board of Zoning Appeals

TP

2/13/15

Date



LEVEL 2 CEILING PLAN  
WITH NOTES



MANUELLES HERBERT & COE  
ARCHITECTS

1000 Peachtree Street, N.E.  
Atlanta, Georgia 30309  
Phone: 404.525.1100  
Fax: 404.525.1101

PROJECT NO. 1000 PEACHTREE ST.  
APARTMENTS  
LEVEL 3  
CEILING PLAN



PROJECT NO. 1000 PEACHTREE ST.  
APARTMENTS  
LEVEL 3  
CEILING PLAN

PROJECT NO. 1000 PEACHTREE ST.  
APARTMENTS  
LEVEL 3  
CEILING PLAN

PROJECT NO. 1000 PEACHTREE ST.  
APARTMENTS  
LEVEL 3  
CEILING PLAN

PROJECT NO. 1000 PEACHTREE ST.  
APARTMENTS  
LEVEL 3  
CEILING PLAN

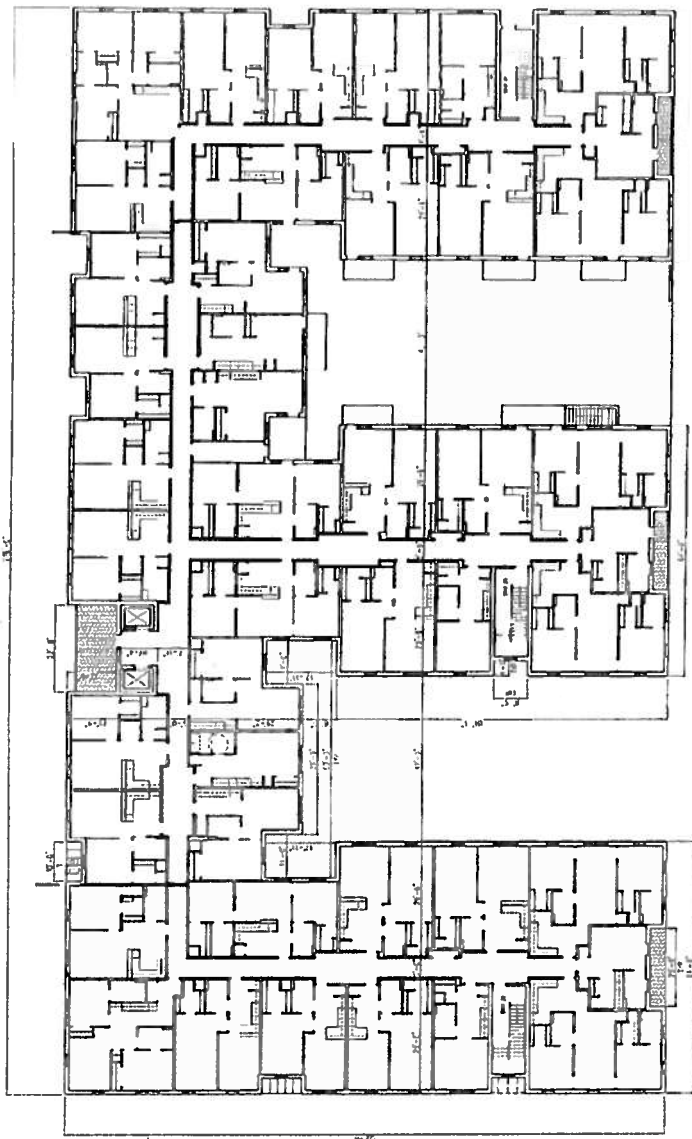
PROJECT NO. 1000 PEACHTREE ST.  
APARTMENTS  
LEVEL 3  
CEILING PLAN

6 Plans to be filed  
with the Board of Zoning Adjustments

TP

2/13/15

DATE



LEVEL 3 CEILING PLAN

Masters Vinter & Cox  
Architects

Professional Engineers  
1000 East Marshall Street  
Birmingham, Alabama 35202  
Phone: 205-948-1100  
Fax: 205-948-1101

Professional Engineers  
1000 East Marshall Street  
Birmingham, Alabama 35202  
Phone: 205-948-1100  
Fax: 205-948-1101



PLANS  
SECTION DEVELOPMENT

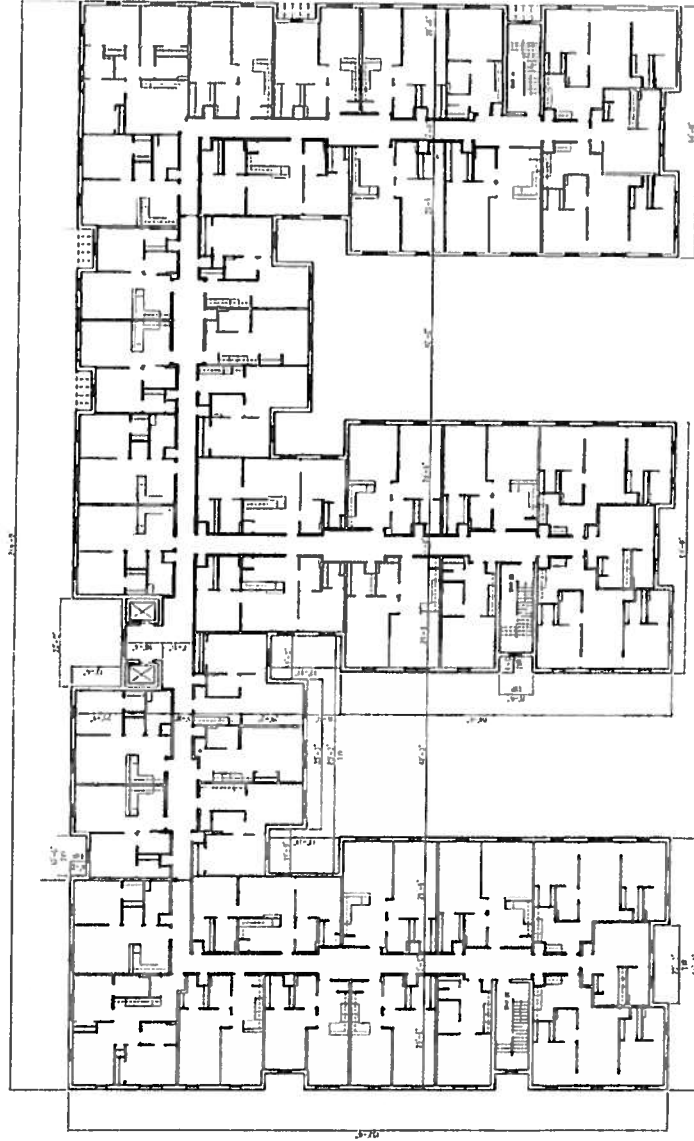
PROJECT NAME  
APARTMENTS  
1903 EAST MARSHALL ST  
BIRMINGHAM, ALABAMA

DATE ISSUED  
LEVEL 4 (RMIS)  
CEILING PLAN

DATE	10/1/00
BY	MASTERS VINTER & COX
CHECKED BY	MASTERS VINTER & COX
SCALE	AS SHOWN
PROJECT NUMBER	A3.4
DATE	10/1/00

Rejection Plans to be Filed  
With the Board of Zoning Appeals

TP  
2/13/15  
Deja



LEVEL 4 CEILING PLAN  
SCALE: 1/8" = 1'-0"

Macomus Wagner & Co  
ARCHITECTS

1. Professional Design  
2. Preparation of Plans  
3. Construction Administration  
4. Project Management  
5. Other Services as Directed

Professional Engineer  
Professional Architect

1000 East Marshall Street  
Bloomington, Indiana 47403  
Phone: (317) 344-1111  
Fax: (317) 344-1112



DESIGN DEVELOPMENT

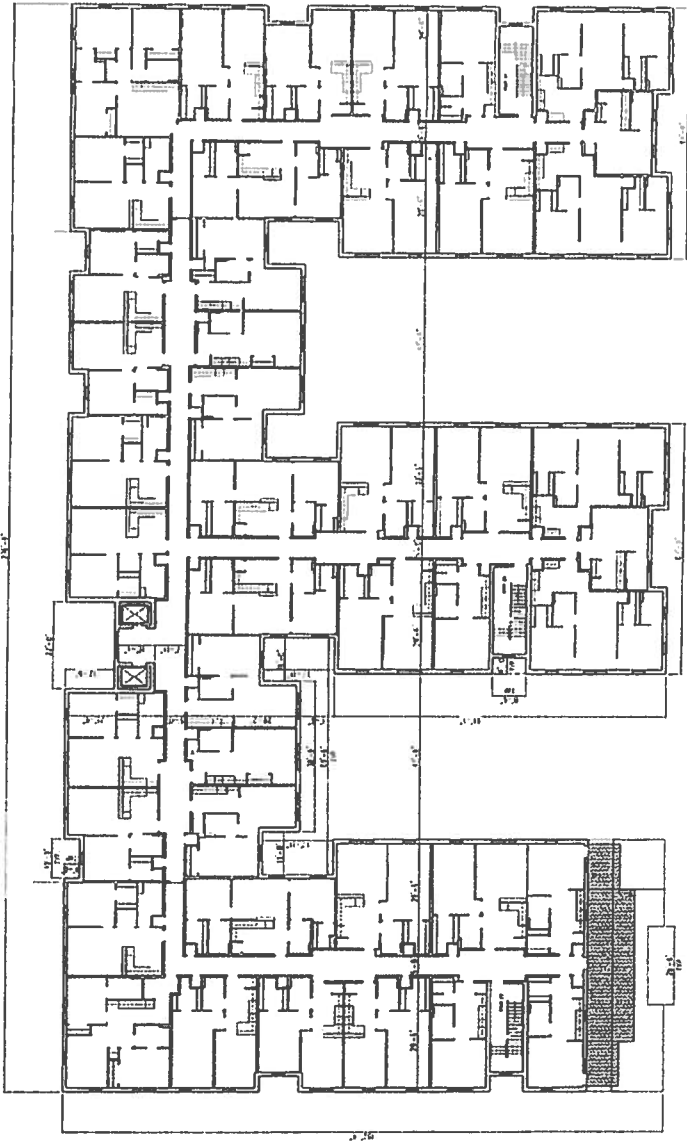
PROJECT TITLE  
APARTMENTS  
1900 EAST MARSHALL ST  
BLOOMINGTON, INDIANA

DATE PLOTTED  
LEVEL 5 (DRAFT)  
CEILING PLAN

DATE PLOTTED	1/13/15
SHEET NUMBER	A35
PROJECT NUMBER	1900E
DRAWN BY	JM

rejection Plans to be filed  
With the Board of Zoning Appeals

TP  
2/13/15



LEVEL 5 CEILING PLAN  
DATE PLOTTED: 1/13/15



M. J. ...  
Architects

100 ...  
...  
...  
...

...  
...  
...  
...



PROJECT NO. ...  
APARTMENTS

1753 EAST HAUPTWAL ST  
ROANOKE, VIRGINIA

DATE ...  
LEVEL ...  
... PLAN

DATE ...  
...  
A.3.5

... Plans to be ...  
with the Board of Zoning ...

TP  
2/13/15

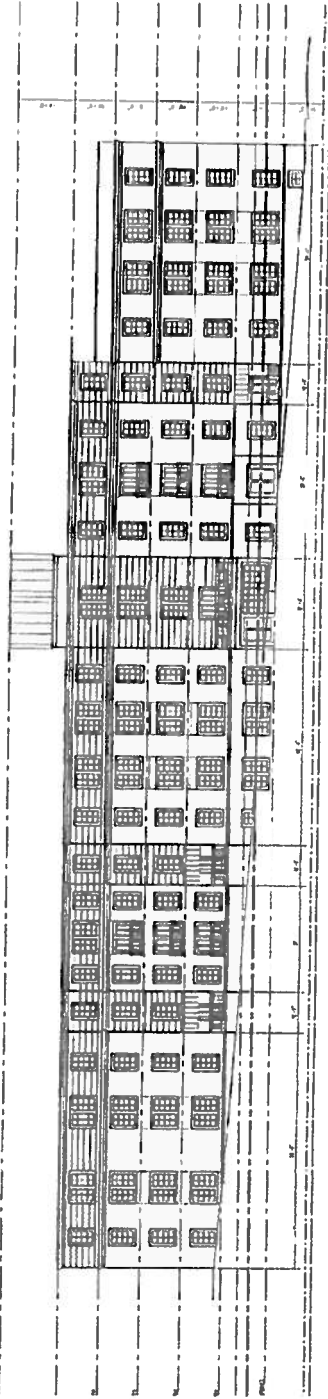


LEVEL & CEILING PLAN  
SCALE: 1/8" = 1'-0"

Lancelotti Herbert & Co.  
ARCHITECTS

1000 Broadway, New York, N.Y.  
Phone 100-1111  
Rm. 1001, 207th St., N.Y.C.  
1932

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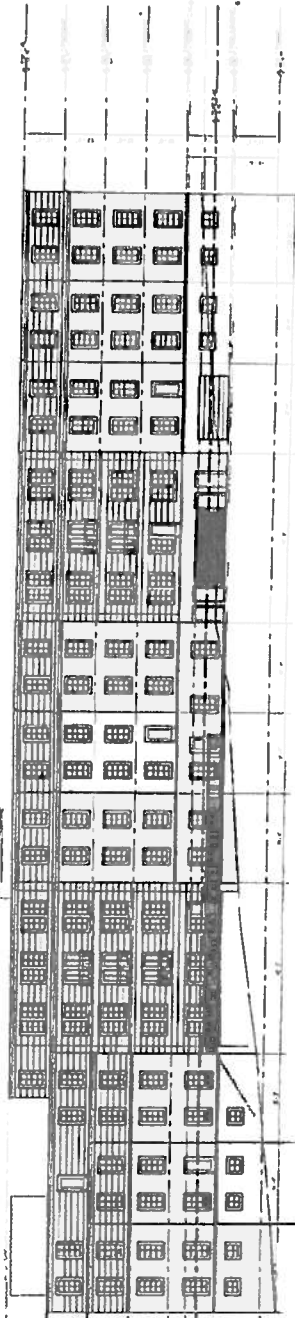
NORTH ELEVATION - MARSHALL STREET  
SEE PLAN 1-12



Revised Plans to be filed  
With the Board of Zoning Appeals

TP  
2/13/15

Date



SOUTH ELEVATION - ALLEY  
SEE PLAN 1-12



SEE PLAN 1-12

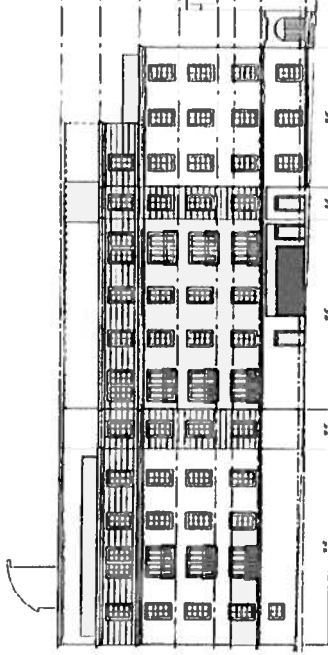
SEE PLAN 1-12

SEE PLAN 1-12

**Marcus Hines & Co**  
Architects

1000 Broadway, Suite 1000  
Denver, CO 80202  
Phone: 303.733.1200  
Fax: 303.733.1201  
www.marcushines.com

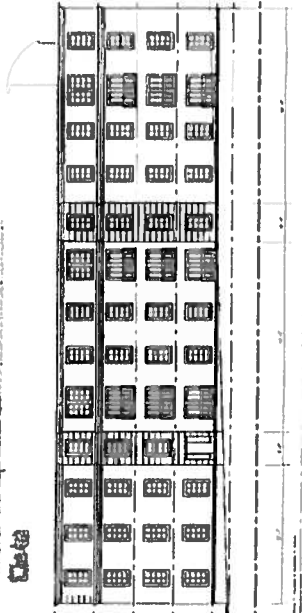
PROJECT NO. 10000000000000000000  
DATE: 10/13/15  
DRAWN BY: [Signature]



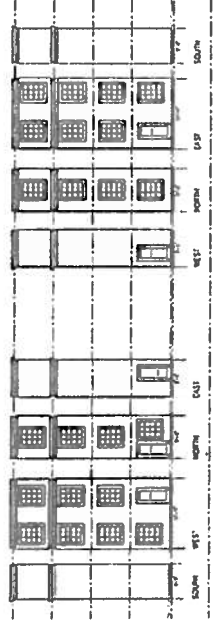
**WEST ELEVATION - CEDAR STREET**  
SCALE: 1/8" = 1'-0"

With the Board of Zoning Adjustment

TP  
2/13/15

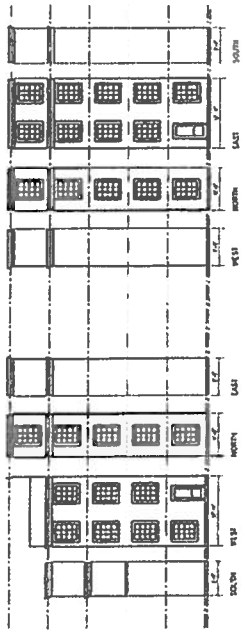


**EAST ELEVATION - 28th STREET**  
SCALE: 1/8" = 1'-0"



**ELEVATIONS - NORTHEAST COURTYARD CORNER**  
SCALE: 1/8" = 1'-0"

**ELEVATIONS - NORTHEAST COURTYARD CORNER**  
SCALE: 1/8" = 1'-0"



**ELEVATIONS - NORTHWEST COURTYARD CORNER**  
SCALE: 1/8" = 1'-0"

**ELEVATIONS - NORTHWEST COURTYARD CORNER**  
SCALE: 1/8" = 1'-0"

**28 CEDAR APARTMENTS**

28 CEDAR STREET  
DENVER, CO 80202

DATE: 10/13/15  
PROJECT NUMBER: A-2

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

Marcello Riccio & Co.  
Architects

Professional Corporation  
1000 Lakeside Drive  
Burlington, NJ 08016  
Tel: 908-261-8800 Fax: 908-261-8801  
www.marcello-riccio.com

STATE OF NEW JERSEY  
OFFICE OF THE ARCHITECT  
REGISTERED ARCHITECT  
NO. 123456789

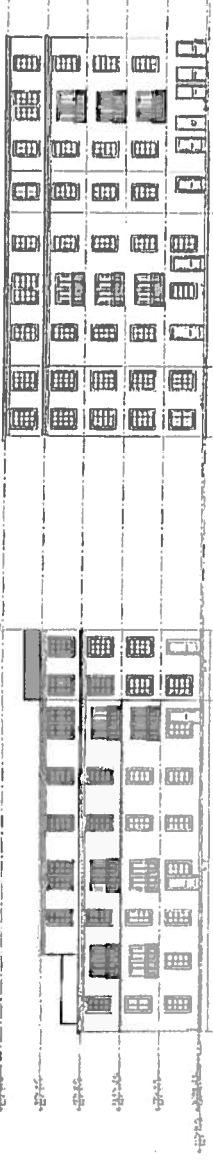


PROJECT NO.  
018 CEDAR APARTMENTS

DATE OF  
ELEVATION  
ELEVATION

DATE OF  
ELEVATION  
ELEVATION

PROJECT NO.  
14.3

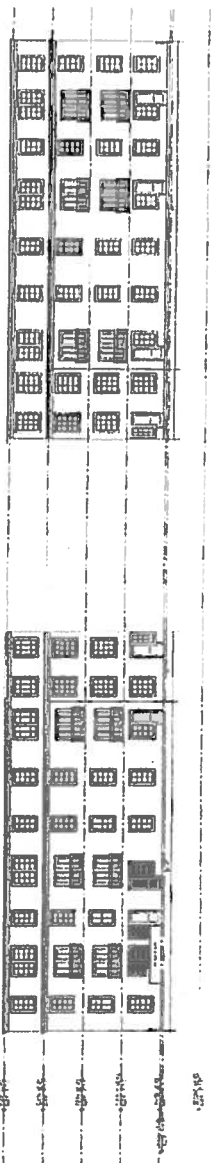


WEST ELEVATION - WEST COURTYARD  
SCALE: 1/8" = 1'-0"

EAST ELEVATION - WEST COURTYARD  
SCALE: 1/8" = 1'-0"

With the Board of Zoning Appeals

TP  
2/13/15



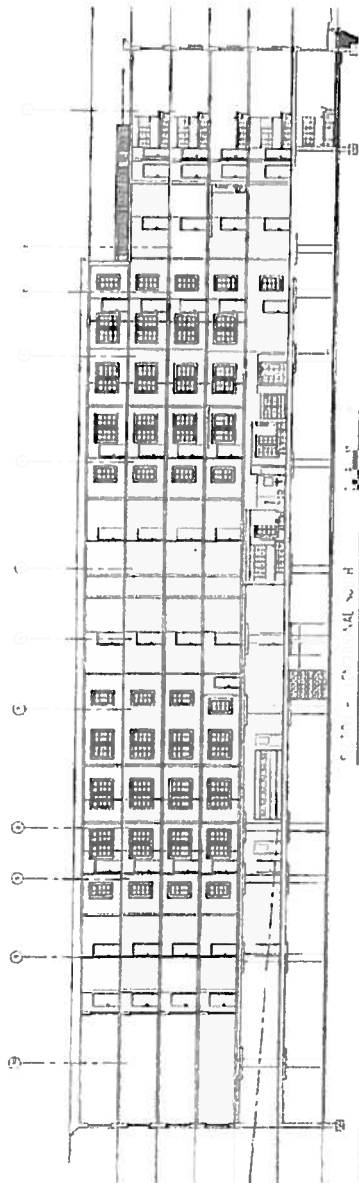
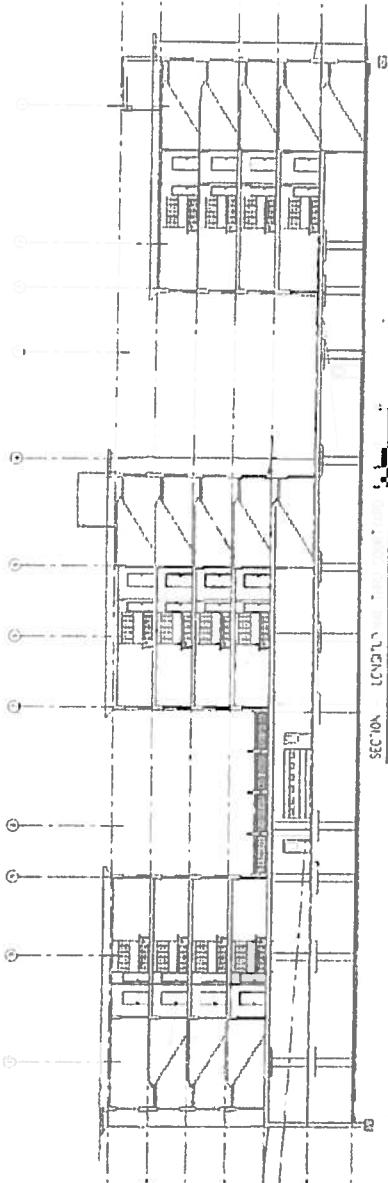
WEST ELEVATION - EAST COURTYARD  
SCALE: 1/8" = 1'-0"

EAST ELEVATION - EAST COURTYARD  
SCALE: 1/8" = 1'-0"

Rejected Plans to be Rejected  
 With the Board of Zoning Adjustments

TP

2/13/15  
 Date



MANCINI BROS. & CO.  
 ARCHITECTS

Professional Corporation  
 100 West 42nd Street  
 New York, N.Y. 10018-0001  
 Tel. (212) 697-1000



THIS PLAN IS THE PROPERTY OF MANCINI BROS. & CO. ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MANCINI BROS. & CO. ARCHITECTS.

MANCINI BROS. & CO.  
 ARCHITECTS

MANCINI BROS. & CO.  
 ARCHITECTS

DATE	PROJECT NUMBER
2/13/15	A-1-1
PROJECT NAME	
PROJECT ADDRESS	

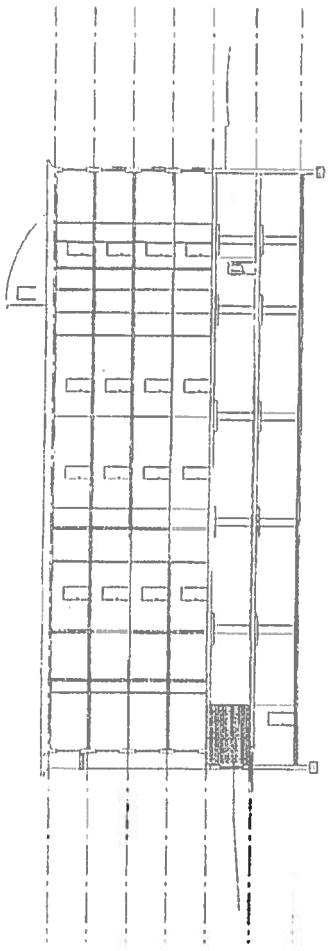
MURRIS BERRY & COE  
ARCHITECTS

1000 Broadway, New York, N.Y.  
200 W. 5th St., New York, N.Y.  
200 W. 5th St., New York, N.Y.  
200 W. 5th St., New York, N.Y.  
200 W. 5th St., New York, N.Y.

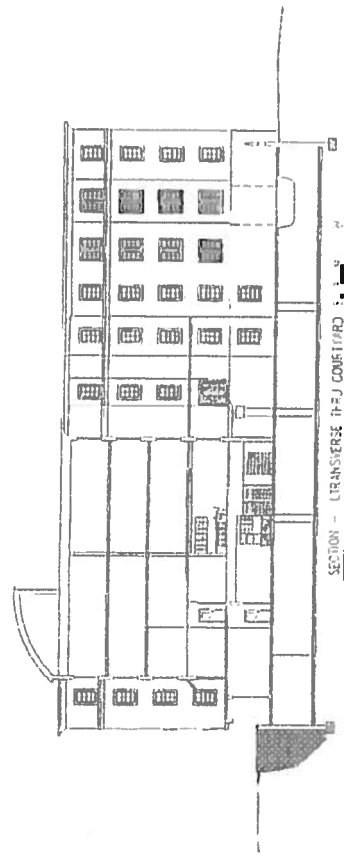


PROJECT NO.  
678 QDAR APR 1945

DATE	1/13/15
BY	TP
CHECKED BY	
SCALE	
SHEET NUMBER	44.5
TOTAL SHEETS	



SECTION - TRANSVERSE THROUGH EAST WING  
SCALE: 1/8" = 1'-0"



SECTION - TRANSVERSE THROUGH COURTYARD  
SCALE: 1/8" = 1'-0"

Revised Plans to be Filed  
with the Board of Zoning Appeals

TP  
2/13/15

**MICHAELSON WISNOR & COE**  
ARCHITECTS

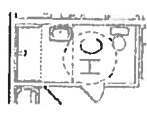
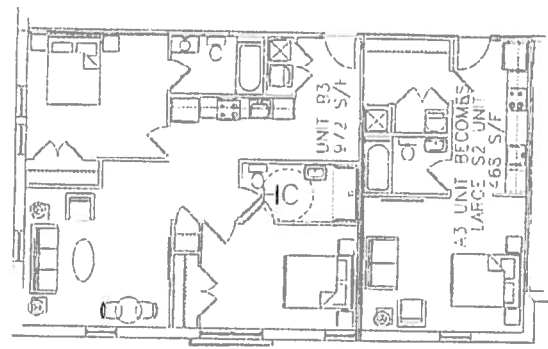
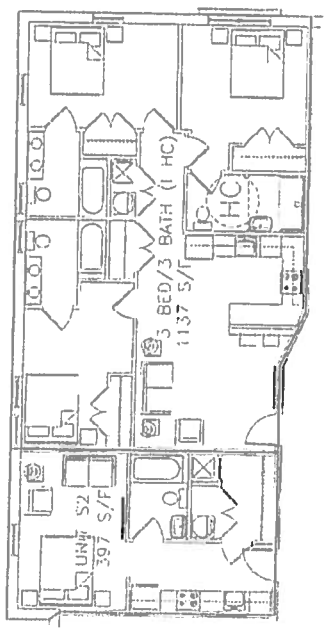
1500 University Avenue  
Berkeley, CA 94702  
415.841.1000  
www.michaelsonwisnorandcoe.com



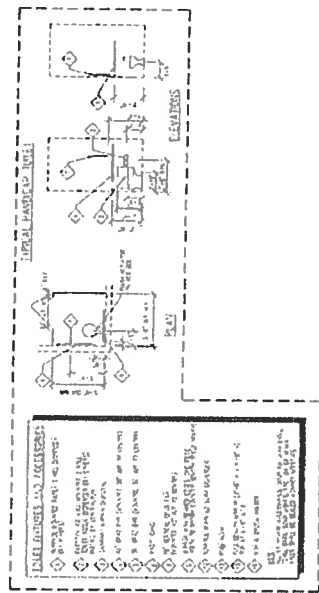
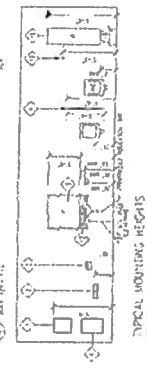
**618 CEDAR APARTMENTS**

NO. 15000  
NO. 15000  
NO. 15000  
NO. 15000

DATE: 07/17/15  
PROJECT NUMBER: A6.1  
PHASE: 1



ENLARGED TOILET PLAN W/ HANDICAP ACCESSIBLE - 1/8"=1'-0"



- GENERAL NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
  2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
  3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
  5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
  7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
  9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

revising Plans to be 8180  
with the Board of Zoning Appeals  
2/13/15  
Date

INTRODUCED: JUN 11 2007

AN ORDINANCE No. 2007-176 - 210

As Amended

To conditionally rezone the property known as 1903 East Marshall Street from the M-1 Light Industrial District to the B-6 Mixed Use Business District, upon certain proffered conditions.

\_\_\_\_\_  
Patron – Mayor Wilder (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney

PUBLIC HEARING: JUL 09 2007 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plat entitled "Physical Survey of 1903 East Marshall Street, City of Richmond, Virginia" prepared by Long Surveying, LLC, and dated May 15, 2004, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property, with Tax Parcel Number E000-0187/001, as shown in the 2007 records of the City Assessor, is excluded from the M-1 Light Industrial District and shall no longer be subject to the provisions of sections 114-452.1 through 114-452.4 of the Code of the City of Richmond (2004), as amended, and that the same is included in the B-6 Mixed Use Business District (Conditional) and shall be subject to the provisions of sections 114-444.1 through 114-444.8 and all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended.

AYES: 9 NOES: 0 ABSTAIN: \_\_\_\_\_

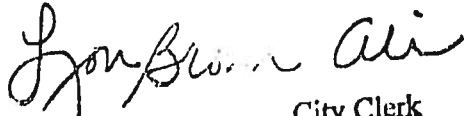
ADOPTED: SEP 24 2007 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_



§ 2. That this rezoning shall be conditioned upon the compliance by the owner or owners with the proffered conditions entitled "Proffer for 1903 East Marshall Street" and dated August 22, 2007, a copy of which is attached to, incorporated into and made a part of this ordinance. These conditions, having been proffered by the owner or owners and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City's zoning ordinance changes the zoning of the parcels rezoned by this ordinance and specifically repeals such conditions.

§ 3. This ordinance shall be in force and effect upon adoption.

A TRUE COPY:  
TESTE:

  
City Clerk

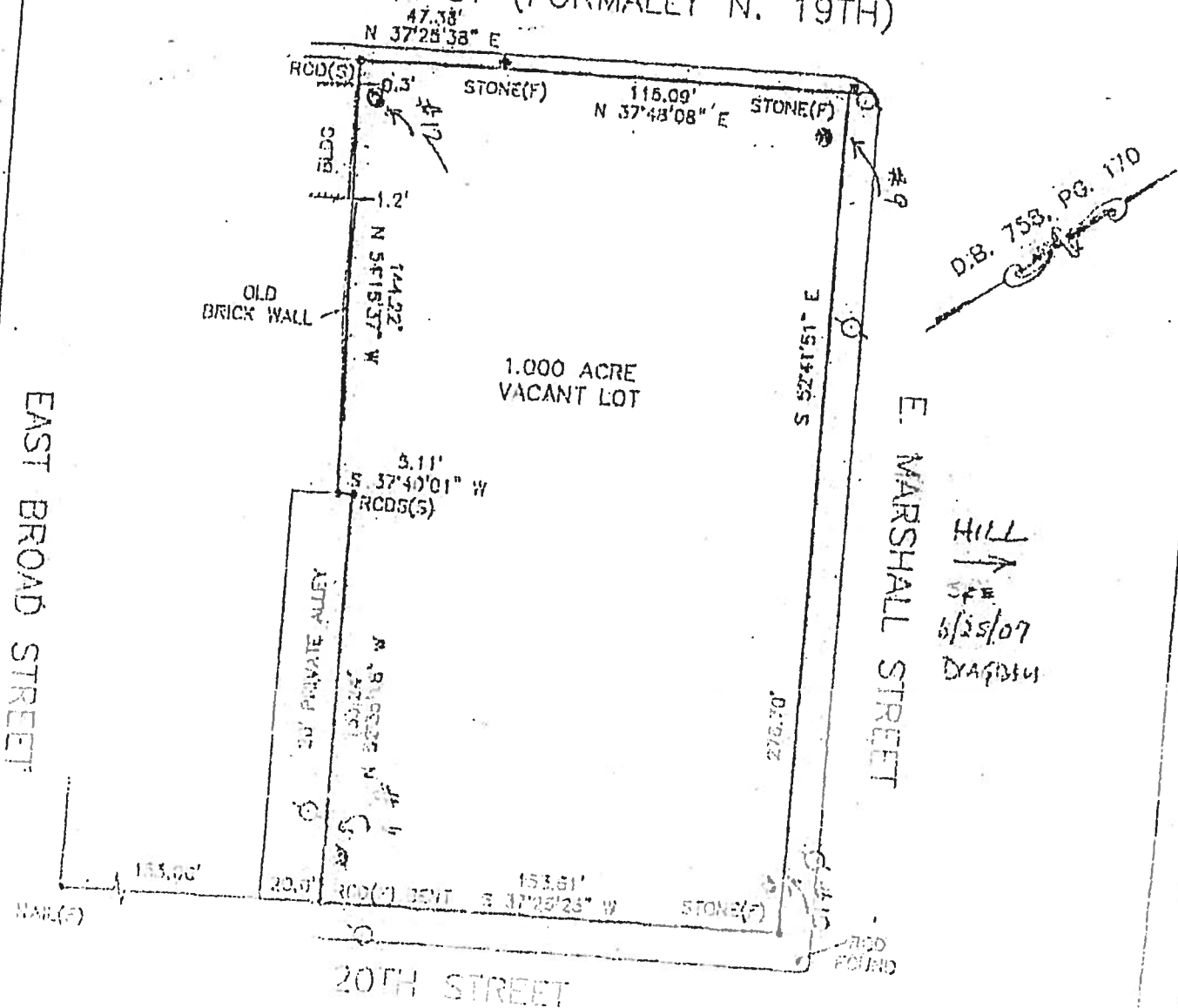
THIS IS TO CERTIFY THAT ON MAY 15, 2004 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND WALLS OF THE BUILDING ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN

*[Handwritten signature]*

- 1) THIS PARCEL IS IN ZONE X AS SHOWN ON F.I.R.M. COMMUNITY PANEL # 510129 C010, JUNE 20, 1998 AREA PROTECTED BY FLOOD WALL
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN



CEDAR ST (FORMALLY N. 19TH)



20TH STREET



# PROFFERS CONDITIONAL REZONING

To: The Honorable Council of the City of Richmond  
c/o The Department of Community Development  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
Phone (804) 646-6304 Fax (804) 646-5789

Date: AUGUST 22, 2007

Original: \_\_\_\_\_ Amended: \_\_\_\_\_

Applicant/Contact Person: FREDERIC H. COX, JR., FAIA

Applicant's Signature: \_\_\_\_\_

A handwritten signature in cursive script, appearing to read "Frederic H. Cox, Jr.", is written over a horizontal line.

Property Owner: GRT CEDAR, LLC

Property Owner's Signature: \_\_\_\_\_

A handwritten signature in cursive script, appearing to read "Frederic H. Cox, Jr.", is written over a horizontal line.

MEMBER

The signatures of all owners of the property are required in the form of a Certificate of Title. Please attach additional sheets as required. If a legal representative signs for a property owner, please attach an executed power of attorney.

Pursuant to the Code of the City of Richmond, Virginia, the owner(s) or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned: (attach additional sheets as necessary)

Proffer for 1903 East Marshall Street

No portion of any building constructed at 1903 East Marshall Street (Tax Map No. E000-0187/001) or any property subdivided there from, shall exceed the maximum height requirement of fifty (50) feet, utilizing the measurement method to determining height defined by the Zoning Ordinance. Those portions of the building, including roof lines where the height measurement is taken half way between the peak of the roof and eaves, telecommunications equipment, microwave relay, and broadcasting equipment, and items eligible for height exceptions in the Zoning Ordinance, shall not exceed 144 feet in elevation, from sea level.

DO NOT DETACH THIS STUD

NOTE: FAILURE TO FOLLOW THESE INSTRUCTIONS WILL VOID APPLICATION.



DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW  
BUREAU OF PERMITS AND INSPECTION  
ROOM 110 CITY HALL  
909 F BRADDO STREET  
RICHMOND, VIRGINIA 23219  
PHONE (804) 646-1169  
FAX (804) 646-1500

BUILDING PERMIT/CERTIFICATE APPLICATION

PROJECT NO. **B**

**THIS IS AN APPLICATION ONLY. IT IS NOT AUTHORIZATION TO START ANY WORK.  
NO WORK SHALL BE STARTED UNTIL A PERMIT IS POSTED ON THE JOB SITE.**

**1903 EAST MARSHALL STREET**

**1903 EAST MARSHALL STREET**

**1903 EAST MARSHALL STREET**

**OFFICE USE ONLY**

**1903 EAST MARSHALL STREET**

**BRICK 4 STORY APARTMENT BLDG**

**180 UNIT - MULTI-FAMILY**

**REUBEN G Cox**

**01 MARCELLUS WRIGHT COX ARCHITECTS**

**2/15/2015**