



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

July 12, 2024

Elderhomes Corporation, T/A Project Homes  
88 Carnation Street  
Richmond, VA 23225

Baker Development Resources  
530 East Main Street, Suite 730  
Richmond, VA 23219  
Attn: Mark Baker

To Whom It May Concern:

**RE: BZA 21-2024**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, August 7, 2024 at 1:00 PM** in the 5<sup>th</sup> Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct a new single-family (detached) dwelling at 2301 WHITCOMB STREET (Tax Parcel Number E012-0276/038), located in an R-5 (Single-Family Residential) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **877 521 362#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2024 drop-down, click meeting details for August 7, 2024 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at [Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov) for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an 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 21-2024  
Page 2  
July 12, 2024

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 <https://www.rva.gov/planning-development-review/civic-groups>. 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. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

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,

A handwritten signature in cursive script that reads "Roy W. Benbow".

Roy W. Benbow, Secretary  
Phone: (804) 240-2124  
E-mail: [Roy.Benbow@rva.gov](mailto:Roy.Benbow@rva.gov)

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.

Americas Dream Holdings Llc Ps5  
3712 Festival Park Plaza  
Chester, VA 23831

Bagley Leroi Iii And Bagley Patricia  
514 N 33rd St  
Richmond, VA 23223

Banks Kenika  
4609 Sprenkle Lane  
Richmond, VA 23228

Barringer Legacy Llc  
9176 Cudlipp Ave  
Mechanicsville, VA 23116

Brown Jo M  
2002 Redwood Ave  
Richmond, VA 23223

Chapman Sarah R  
2006 Redwood Ave  
Richmond, VA 23223

City Of Richmond  
1500 E Main St #400  
Richmond, VA 23219

Culton Anjelle  
8 Sunny King Dr  
Reisterstown, MD 21136

Johnson Curl Jacqueline Y  
3401 Margate Drive  
Richmond, VA 23235

Rankin Joan R  
1001 Lyle Street  
Reidsville, NC 27320

Red 144 Llc  
2000 West Club Lane  
Richmond, VA 23226

Richmond Redevelopment And Housing  
Authority  
600 E Broad St 4th Fl  
Richmond, VA 23219

Simms Constance  
3478 Smokey Chamber Dr  
Virginia Beach, VA 23462

Six Bears Inc  
8631 Chester Forest Ln  
N Chesterfield, VA 23237

Zelaya Siding Services Llc  
807 E 22nd St  
Richmond, VA 23224

**Property:** 2301 Whitcomb St **Parcel ID:** E0120276038

**Parcel**

**Street Address:** 2301 Whitcomb St Richmond, VA 23223-  
**Owner:** ELDERHOMES CORPORATION T/A PROJECT HOMES  
**Mailing Address:** 88 CARNATION ST, RICHMOND, VA 23225  
**Subdivision Name :** EASTVIEW  
**Parent Parcel ID:**  
**Assessment Area:** 326 - Whitcomb Court/ Mecklenburg  
**Property Class:** 101 - R Single Family Vacant (R1-R7)  
**Zoning District:** R-5 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2024  
**Land Value:** \$33,000  
**Improvement Value:**  
**Total Value:** \$33,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 6000  
**Acreage:** 0.138  
**Property Description 1:** 0040.00X0150.00 0000.000  
**State Plane Coords( ?):** X= 11796529.499993 Y= 3726930.271351  
**Latitude:** 37.55362719 , **Longitude:** -77.41813210

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 40  
**Rear Size:** 150  
**Parcel Square Feet:** 6000  
**Acreage:** 0.138  
**Property Description 1:** 0040.00X0150.00 0000.000  
**Subdivision Name :** EASTVIEW  
**State Plane Coords( ?):** X= 11796529.499993 Y= 3726930.271351  
**Latitude:** 37.55362719 , **Longitude:** -77.41813210

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$33,000	\$0	\$33,000	Reassessment
2023	\$33,000	\$0	\$33,000	Reassessment
2022	\$22,000	\$0	\$22,000	Reassessment
2021	\$17,000	\$0	\$17,000	Reassessment
2020	\$11,000	\$0	\$11,000	Reassessment
2019	\$11,000	\$0	\$11,000	Reassessment
2018	\$11,000	\$0	\$11,000	Reassessment
2017	\$11,000	\$0	\$11,000	Reassessment
2016	\$12,000	\$0	\$12,000	Reassessment
2015	\$12,000	\$0	\$12,000	Reassessment
2014	\$12,000	\$0	\$12,000	Reassessment
2013	\$12,000	\$0	\$12,000	Reassessment
2012	\$12,000	\$0	\$12,000	Reassessment
2011	\$12,000	\$0	\$12,000	CarryOver
2010	\$12,000	\$0	\$12,000	Reassessment
2009	\$12,000	\$0	\$12,000	Reassessment
2008	\$12,000	\$0	\$12,000	Reassessment
2007	\$10,000	\$0	\$10,000	Reassessment
2006	\$10,000	\$0	\$10,000	Reassessment
2005	\$3,600	\$0	\$3,600	Reassessment
2004	\$3,100	\$0	\$3,100	Reassessment
2003	\$3,100	\$0	\$3,100	Reassessment
2002	\$3,000	\$0	\$3,000	Reassessment
2000	\$3,000	\$0	\$3,000	Reassessment
1998	\$3,000	\$0	\$3,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/11/2022	\$40,000	MYRIE LLC	ID2022-6172	2 - INVALID SALE-Foreclosure, Forced Sale, etc.
10/07/1999	\$1,540	WIT COMPANY	ID9900-27930	
02/02/1989	\$10,000	Not Available	00192-0820	
08/29/1988	\$0	Not Available	000177-00164	

**Planning**

**Master Plan Future Land Use:** NH-MU  
**Zoning District:** R-5 - Residential (Single Family)  
**Planning District:** East  
**Traffic Zone:** 1027  
**City Neighborhood Code:** WHCB  
**City Neighborhood Name:** Whitcomb  
**Civic Code:** 0300  
**Civic Association Name:** Eastview Civic League  
**Subdivision Name:** EASTVIEW  
**City Old and Historic District:**  
**National historic District:**  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:**

**Economic Development**

**Care Area:** -  
**Enterprise Zone:**

**Environment**

**100 YEAR Flood Plain Flag:** Contact the Water Resources Division at 646-7586.  
**500 YEAR Flood Plain Flag:** N  
**Resource Protection Flag:** Contact the Water Resources Division at 646-7586.  
**Wetland Flag:** N

**Census**

Census Year	Block	Block Group	Tract
2000	1011	0201001	020100
1990	113	0201001	020100

**Schools**

**Elementary School:** Woodville  
**Middle School:** Martin Luther King Jr  
**High School:** Armstrong

**Public Safety**

**Police Precinct:** 1  
**Police Sector:** 113  
**Fire District:** 11  
**Dispatch Zone:** 095A

**Public Works Schedules**

**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Thursday  
**Bulk Collection:** TBD

**Government Districts**

**Council District:** 6  
**Voter Precinct:** 602  
**State House District:** 79  
**State Senate District:** 14  
**Congressional District:** 4

**Property Images**

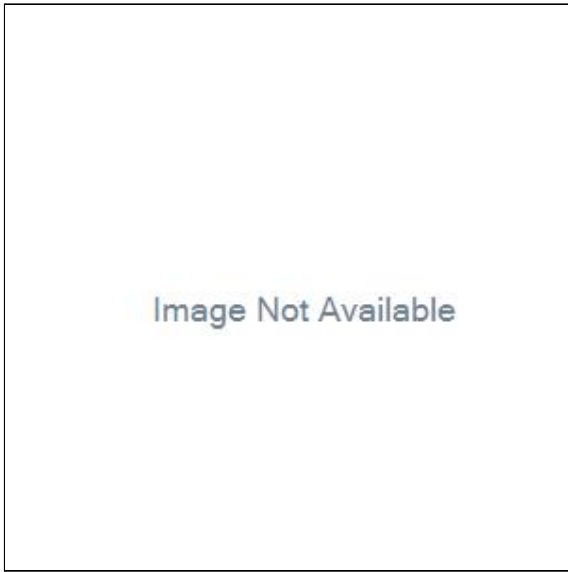
Name:E0120276038 Desc:



[Click here for Larger Image](#)

**Sketch Images**

Name: Desc:





**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**

**TO BE COMPLETED BY THE APPLICANT**

**PROPERTY**

**OWNER:** Elderhomes Corporation, T/A Project

**PHONE:** (Home) ( ) \_\_\_\_\_ (Mobile) ( ) \_\_\_\_\_

**ADDRESS** 88 Carnation Street

**FAX:** ( ) \_\_\_\_\_ (Work) ( ) \_\_\_\_\_

Richmond, Virginia 23225

**E-mail Address:**

**PROPERTY OWNER'S**

**REPRESENTATIVE:** Baker Development Resources

**PHONE:** (Home) ( ) \_\_\_\_\_ (Mobile) **(804) 874-6275**

**(Name/Address)** 530 East Main Street, Suite 730

**FAX:** ( ) \_\_\_\_\_ (Work) ( ) \_\_\_\_\_

Richmond, Virginia 23219

**E-mail Address:** markbaker@bakerdevelopmentresources.com

Attn: Mark Baker

**TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE**

**PROPERTY ADDRESS(ES)** 2301 Whitcomb Street

**TYPE OF APPLICATION:**  VARIANCE  SPECIAL EXCEPTION  OTHER \_\_\_\_\_

**ZONING ORDINANCE SECTION NUMBERS(S):** 30-300, 30-410.5(1) & 30-630.1(a)(1)

**APPLICATION REQUIRED FOR:** A building permit to construct a new single-family detached dwelling.

**TAX PARCEL NUMBER(S):** E012-0276/038 **ZONING DISTRICT:** R-5 (Single-Family Residential)

**REQUEST DISAPPROVED FOR THE REASON THAT:** The front yard (setback) requirement is not met. A front yard of twenty-five feet (25') is required along the Sussex Street frontage; eight feet (8') ± is proposed.

**DATE REQUEST DISAPPROVED:** June 17, 2024

**FEE WAIVER:** YES  NO:

**DATE FILED:** June 14, 2024 **TIME FILED:** 12:45 p.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-149723-2024

**AS CERTIFIED BY:** [Signature] (ZONING ADMINISTRATOR)

**I BASE MY APPLICATION ON:**

**SECTION 17.20 PARAGRAPH(S)** \_\_\_\_\_ **OF THE CHARTER OF THE CITY OF RICHMOND**

**SECTION 15.2 -2309.2**  **OF THE CODE OF VIRGINIA** [OR]

**SECTION 1040.3 PARAGRAPH(S)** (1) **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:** [Signature] **DATE:** 7/1/24

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

**CASE NUMBER:** BZA 21-2024 **HEARING DATE:** August 7, 2024 **AT** 1:00 **P.M.**

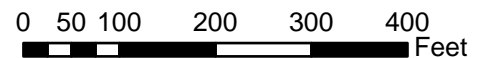
BOARD OF ZONING APPEALS CASE BZA 21-2024  
150' Buffer

APPLICANT(S): Elderhomes Corporation, T/A Project Homes

PREMISES: 2301 Whitcomb Street  
(Tax Parcel Number E012-0276/038)

SUBJECT: A building permit to construct a new single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-410.5(1) & 30-630.1(a)(1)  
of the Zoning Ordinance for the reason that:  
The front yard (setback) requirement is 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 (BZA) 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 (804-646-6340) or at [PDRZoningAdministration@Richmondgov.com](mailto:PDRZoningAdministration@Richmondgov.com). 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 essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). 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.

**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 one-hundred fifty dollar (\$150) 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 at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and 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: \_\_\_\_\_

ADDRESS: 2301 WHITCOMB ST  
PARCEL: E0120276038  
ZONED R-5  
SETBACKS

FRONT: 25'  
SIDE: 5'  
REAR: 5'

EX. LOT SIZE: 6000 SQ.FT.

AREA OF DISTURBANCE: 1830 Sq. Feet  
ONCE CONSTRUCTION IS COMPLETE SITE  
IS TO BE PERMANENTLY SEEDED.



--- LIMITS OF DISTURBANCE

RED 144 LLC  
INST. 210015780  
E0120276037

FENCE AT CORNER ROD(F)

S 80°07'47" W  
40.00'

SIX BEARS INC  
INST. 210012168  
E0120276039

S 10°19'11" E 150.00'

W 150.00'

N 70°19'11" W

150.00'

#2303

19.9'

PROPOSED 2 STY  
# 2301

8.0

8.0

N 80°07'47" E  
40.00'

CONC. WALL AT CORNER

CONC. WALK

CONC. WALK

STONE(F)

SUSSEX STREET  
VAR. WIDTH PUBLIC R/W



WHITCOMB STREET  
VAR. WIDTH PUBLIC R/W

# SITE PLAN 2301 WHITCOMB STREET

LONG SURVEYING, LLC  
4650 FACTORY MILL ROAD  
MAIDENS, VA 23012  
804-314-5620

CITY OF RICHMOND  
VIRGINIA  
JUNE 13, 2024  
SCALE: 1"=25'

## GENERAL NOTES AND DESIGN CRITERIA

FOLLOW LATEST BUILDING CODE: IRC & VRC 2018

DESIGN LOADS (MIN.):

FLOOR: 40 PSF LIVE LOAD  
10 PSF DEAD LOAD  
ROOF: 20 PSF LIVE LOAD  
10 PSF DEAD LOAD  
SLEEPING AREAS: 30 PSF LIVE LOAD

CEILING: 20 PSF LIVE LOAD  
10 PSF DEAD LOAD

ROOF DESIGN WIND SPEED: 115 MPH  
(TRUSSES: TC AND BC DEAD LOAD OF 10 PSF EACH)  
SEISMIC CATEGORY B

SOIL BEARING CAPACITY: ASSUMED 2000 PSF  
LIVE LOADS, DEAD LOADS, WIND LOADS, SNOW LOADS, LATERAL LOADS, SEISMIC ZONING, AND ANY OTHER SPECIALTY LOADING WILL NEED TO BE CONFIRMED BEFORE CONSTRUCTION AND DEALT WITH ACCORDINGLY.

FRAMING MEMBERS:

UNLESS OTHERWISE NOTED, ALL FRAMING LUMBER TO BE #2 OR BETTER.

CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS.

ALL EXTERIOR WALLS AND CEILING/ROOF ARE TO BE INSULATED BY CODE.

ENGINEERED WOOD PRODUCTS TO BE ENGINEERED BY MANUFACTURER/SUPPLIER.

TRUSSES TO BE ENGINEERING BY TRUSS MANUFACTURER/SUPPLIER.

FOLLOW BRACING GUIDELINES SUBMITTED BY TRUSS MANUFACTURER.

CONCRETE AND FOUNDATIONS:

ALL SLABS ON GRADE SHALL BE 3500 PSI MIN.

ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6X6 MIN. WELDED WIRE MESH (WWM).

INTERIOR SLABS SHALL HAVE A 6 MIL. MIN. PLOTETHYLENE VAPOR BARRIER UNDERNEATH.

PROVIDE PROPER EXPANSION AND CONTROL JOINTS.

PROVIDE REINFORCING WHERE NEEDED ACCORDING TO LOCAL CODES, REQUIREMENTS, AND DESIGN.

FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL STRUCTURAL FRAMING IS COMPLETE.

VERIFY DEPTH OF FOOTINGS TO MAKE SURE IT IS BELOW FROST LINE.

STEEL:

ALL STRUCTURAL STEEL TO COMPLY WITH ASTM STANDARDS AND SPECIFICATIONS.

SAFETY GLAZING IS REQUIRED PER CODE INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GLAZING IN SWINGING DOORS EXCEPT ALOUSIES, GLAZING IN FIXED AND SLIDING PANEL DOORS, GLAZING IN STORM DOORS, GLAZING IN ALL UN-FRAMED DOORS, GLAZING IN DOORS AND ENCLOSURES FOR BATH TUBS AND SHOWERS WHOSE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE WALKING/STANDING SURFACE, GLAZING IN PANELS ADJACENT TO AND WITHIN 24" OF THE EDGE OF A SWINGING DOOR, GLAZING LESS THAN 18" ABOVE THE FLOOR, GLAZING IN RAILINGS, GLAZING IN FENCES OR WALLS ENCLOSING SWIMMING POOLS-HOT TUBS-SPAS, GLAZING IN STAIRWAYS-LANDINGS-RAMPS, GLAZING WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY.

PER CODE, A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. (24" HIGH X 20" WIDE) AND A MAX SILL HEIGHT OF 44" ABOVE FINISH FLOOR IS REQUIRED FOR ALL EMERGENCY ESCAPE AND RESCUE WINDOWS. THE WINDOW DIMENSIONS SHOWN ON THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER. CONTRACTOR MUST VERIFY THE CHOSEN WINDOWS MEET THE EGRESS REQUIREMENTS. PROVIDE

WINDOW WELLS AS REQUIRED. COMPLIANCE TO EMERGENCY EGRESS IS REQUIRED

COMPLIANCE TO SECTION R313 FOR SMOKE & CO2 DETECTORS IS REQUIRED. SMOKE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH CURRENT UL AND HARDWIRED, INTERCONNECTED, AND ARC FAULT PROTECTED WITH A BATTERY BACKUP.

GARAGE WALLS ARE TO BE COVERED PER CODE. TYPICAL GARAGE WALLS AND ATTIC SPACE/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 1/2" GYPSUM WALLBOARD. GARAGE RESIDENCE SEPARATION WALLS AND FLOOR/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 5/8" TYPE

"X" GYPSUM WALLBOARD. DOORS SEPARATING THE GARAGE AND RESIDENCE ARE TO BE MIN. 20-MINUTE FIRE RATED OR SOLID WOOD, NOT LESS THAN 1-3/8" THICK.

## 2301 WHITCOMB ST. (NEW DETACHED SINGLE FAMILY)

LOCATION:  
RICHMOND, VA

## DRAWING INDEX

COVER PAGE	C1.0
FLOOR PLANS	A1.1
ELEVATIONS	A2.1
STRUCTURAL	A3.1
WALL BRACING	A4.1
SECTIONS / DETAILS	D1.0

## BUILDING INFORMATION

1ST FL. HEATED S.F.	960
2ND FL. HEATED S.F.	854

COMPLIANCE IS REQUIRED FOR EXIT DOOR STAIRS, RAMPS, AND LANDINGS. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXT. DOOR EXCEPT WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. OF 36" IN DIRECTION OF TRAVEL.

COMPLIANCE IS REQUIRED FOR HANDRAILS (TYPE 1) AND GUARDRAILS. ALL INT. AND EXT. RAILINGS ARE TO BE A CONTINUOUS AND MIN. 36" IN HEIGHT, BE ABLE TO WITHSTAND 200 LBS OF FORCE, AND NOT ALLOW A SPHERE GREATER THAN 4" IN DIAMETER TO PASS THROUGH. GUARDRAILS ARE TO BE 36" HIGH WITH MAX SPACING BETWEEN PICKETS OF LESS THAN 4". HANDRAILS ARE TO BE BETWEEN 34"-36" HIGH WITH MAX SPACING BETWEEN PICKETS NOT MORE THAN 4".

DRAFT-STOPPING IS REQUIRED PER CODE. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT-STOPS SHALL BE INSTALLED SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFT-STOPPING SHALL BE INSTALLED SO AS TO DIVIDE THE SPACE EVENLY. DRAFT-STOPPING IS REQUIRED IN SUSPENDED CEILINGS UNDER THE FLOOR SYSTEM AND WHEN THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.

FIRE-BLOCKING IS REQUIRED. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES.

2301 WHITCOMB ST.  
RIVER MILL DEVELOPMENT  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (634) 774-4535

DATE	BY	REVISION NOTES

SCALE:  
N/A

DATE:  
6-04-2024

SHEET:  
C1.0



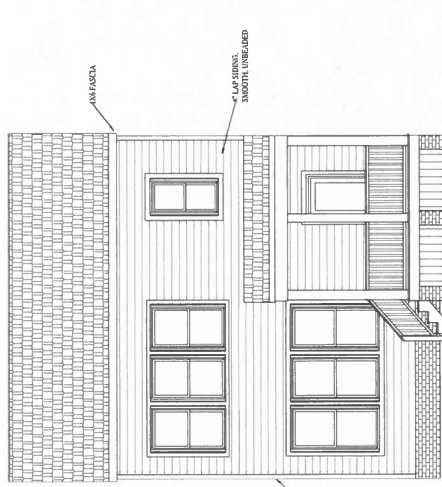
2301 WHITCOMB ST.  
 RIVER MILL DEVELOPMENT  
 RIVERMILLDEVELOPMENT@GMAIL.COM  
 PHONE: (341) 774-4535

REVISION NOTES	
DATE	BY

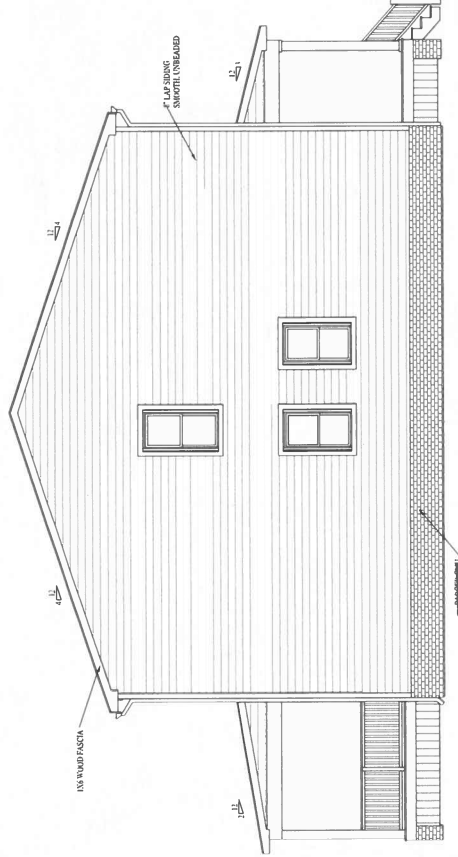
SCALE:  
 1/4" = 1'-0"

DATE:  
 6-04-2024

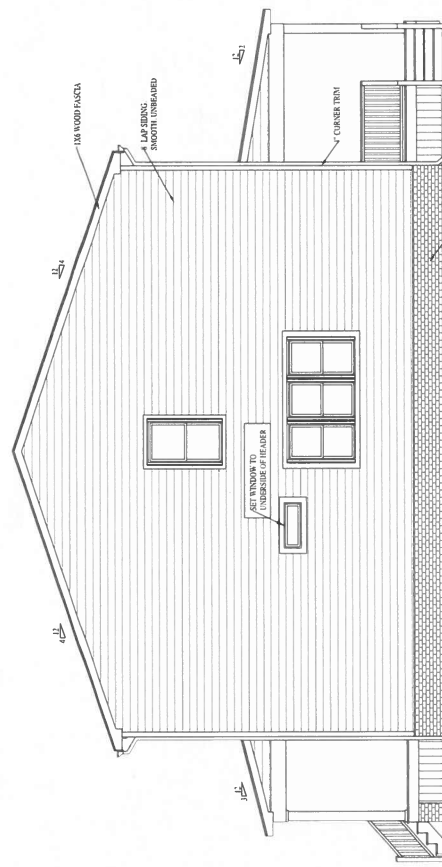
SHEET:  
 A2.1



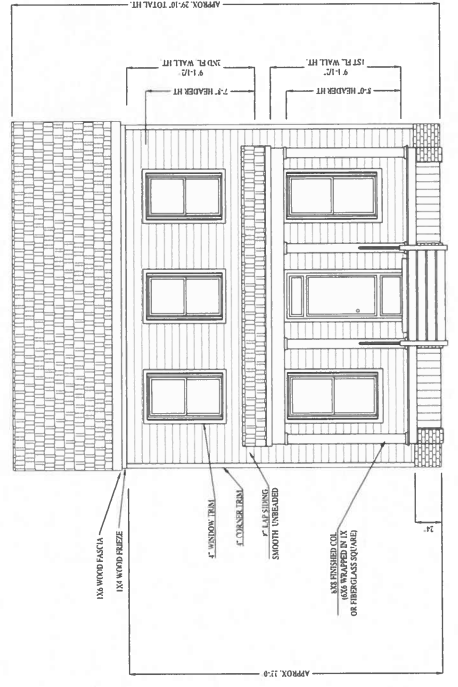
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

REVISION NOTES

DATE	ISSUED

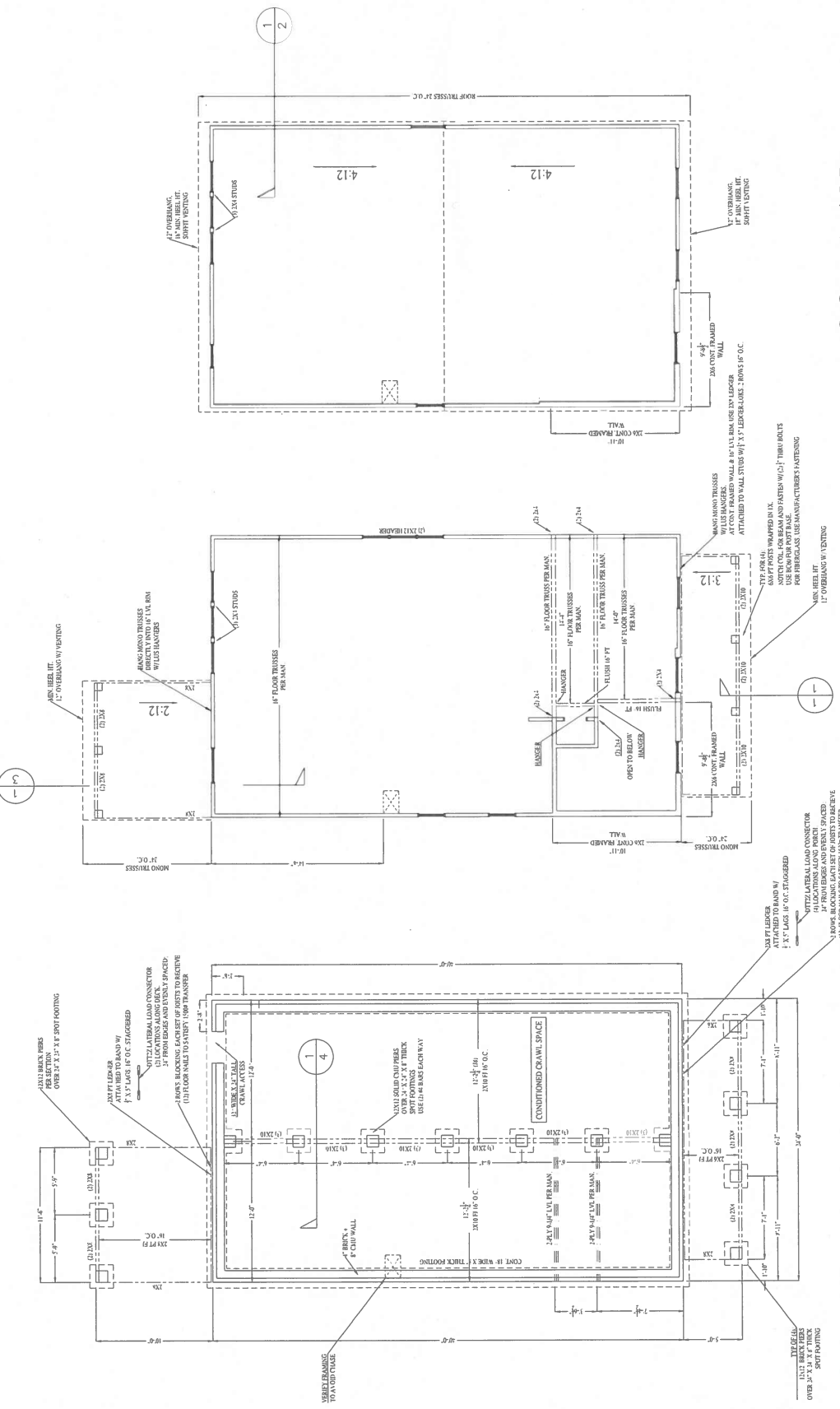
SCALE:  
1/4" = 1'-0"

DATE:  
6-04-2024

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A3.1



NOTE: REFER TO TRUSS MANUFACTURER'S LAYOUTS AND PROFILES FOR SPECIFICS AND ACCURACY ALL SINGLE WINDOW AND DOOR HEADERS TO BE (2) 2X8 MIN. W/ 1 JACK STUD + 1 KING STUD UNLESS OTHERWISE NOTED.



# FOUNDATION PLAN

VERIFY SOIL-BEARING CAPACITY.

# SECOND FL. FRAMING

# ROOF PLAN

UPPER ROOF VENTING:  
960 S.F. TOTAL - 1/150 REQUIRED  
922 S. INCHES REQUIRED  
VENTING TO BE ACHIEVED ON FRONT AND REAR SOFFIT

REVISION NOTES

DATE	BY	DESCRIPTION
	DMT	

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

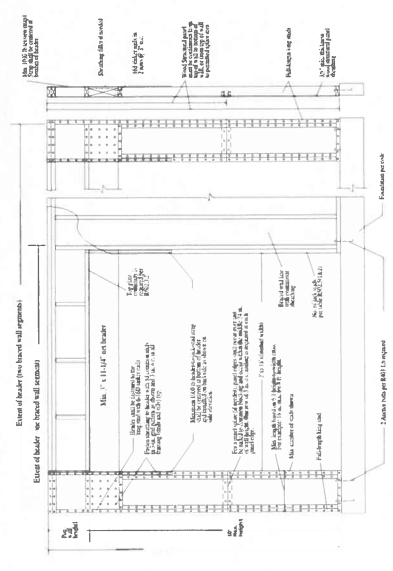
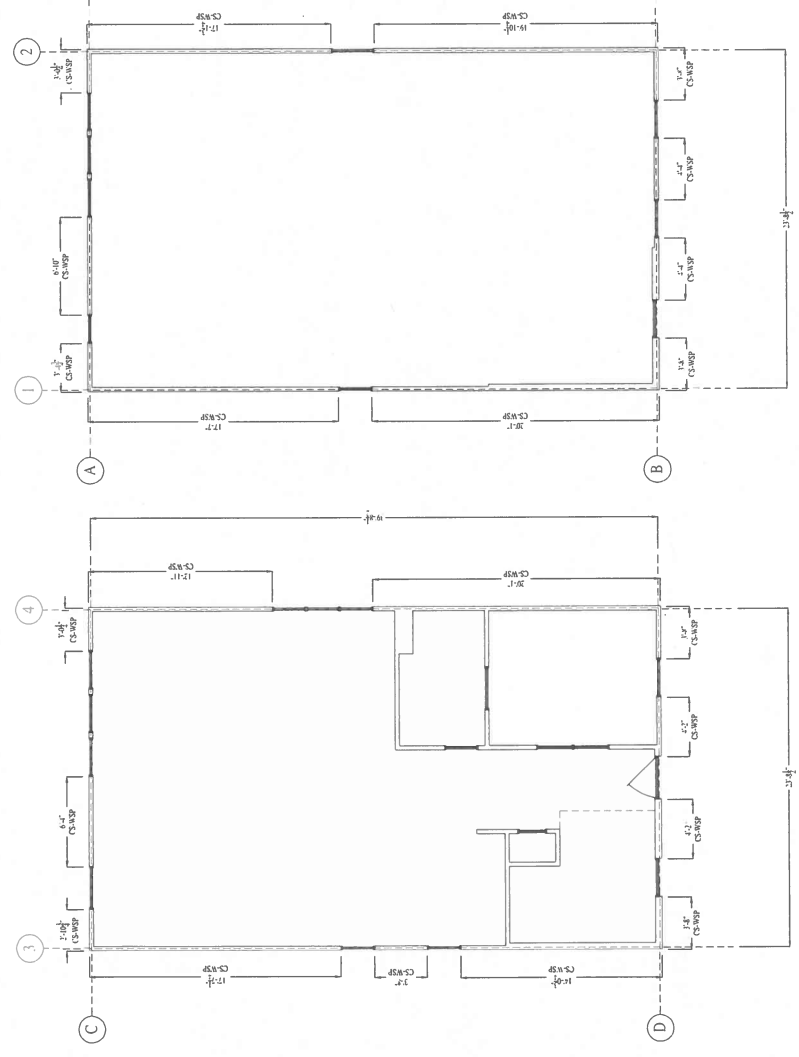
DATE:  
6-04-2024

SHEET:  
A4.1



Ultimate Wind Speed (mph)	115	1		2		3		4		5		6		7	
BVA Designation	1	0		0		0		0		0		0		0	
No. of floors above BVA	0	0		0		0		0		0		0		0	
BVA Method	CS-WSP	CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP	
Average BVA Spacing (ft)	24	24		24		24		24		24		24		24	
Tribal Requirement (ft)	3.90	6.00		6.00		6.00		6.00		6.00		6.00		6.00	
Exposure	B	B		B		B		B		B		B		B	
Frame-to-Frame (ft)	7.50	0.85		7.50		0.85		7.50		0.85		7.50		0.85	
Max. Wind Vel. (ft/s)	90.0	85.0		80.0		75.0		70.0		65.0		60.0		55.0	
No. of Panels	2	1.00		2.00		1.00		2.00		1.00		2.00		1.00	
Clust. member reach?	No	No		No		No		No		No		No		No	
Adapt. to code?	Yes	Yes		Yes		Yes		Yes		Yes		Yes		Yes	
Frame-to-Frame (ft)	7.50	0.85		7.50		0.85		7.50		0.85		7.50		0.85	
Frame-to-Frame (ft)	7.50	0.85		7.50		0.85		7.50		0.85		7.50		0.85	
Frame-to-Frame (ft)	7.50	0.85		7.50		0.85		7.50		0.85		7.50		0.85	
Frame-to-Frame (ft)	7.50	0.85		7.50		0.85		7.50		0.85		7.50		0.85	
Frame-to-Frame (ft)	7.50	0.85		7.50		0.85		7.50		0.85		7.50		0.85	

## NARROW WALL BRACING SECTION



### 2ND FL. WALL BRACING

### 1ST FL. WALL BRACING

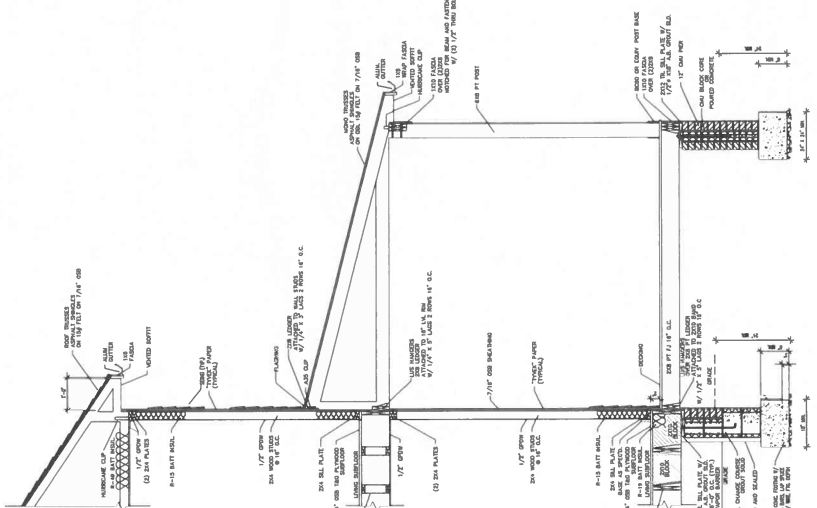
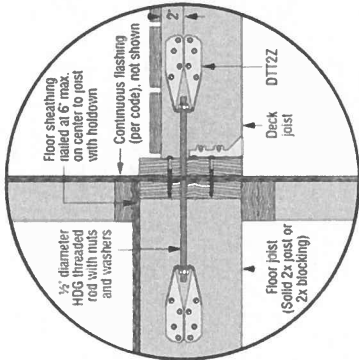


REVISION NOTES	
DATE	BY

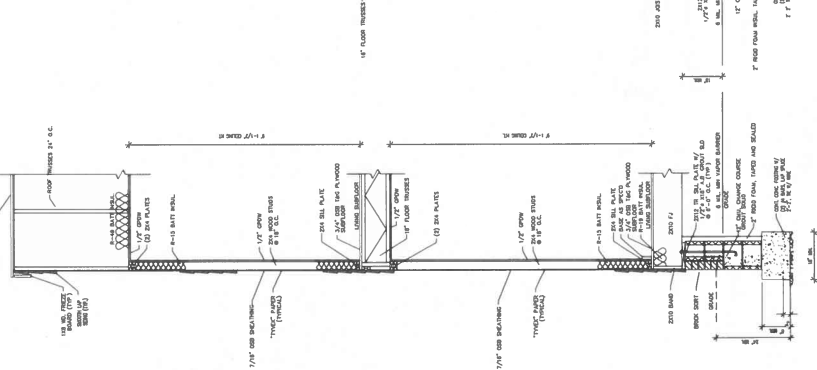
SCALE:  
 1/2" = 1'-0"

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 6-04-2024

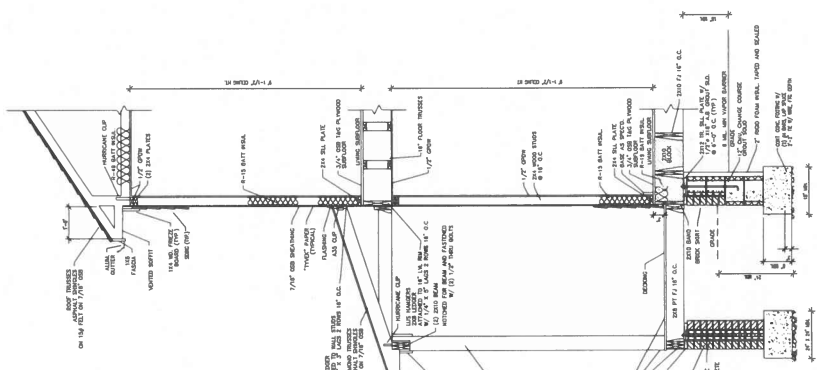
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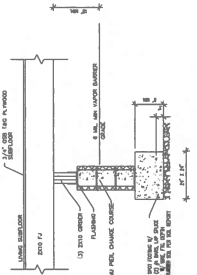
⊕ TYP. WALL SECTION - REAR WALL



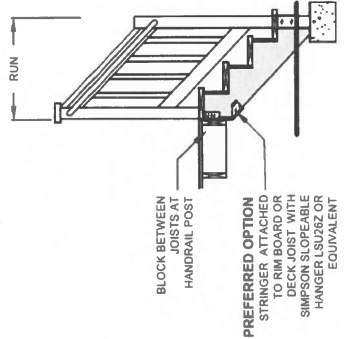
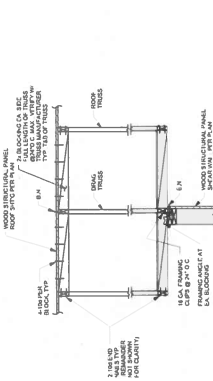
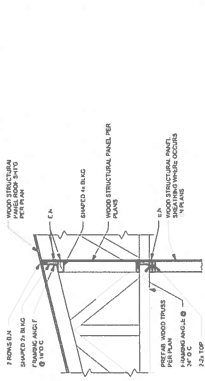
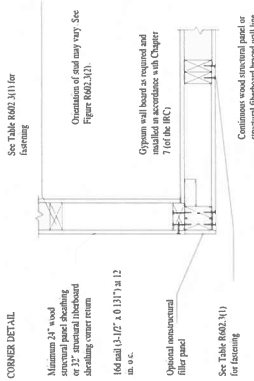
⊕ TYP. WALL SECTION - SIDE WALL



⊕ TYP. WALL SECTION - FRONT WALL



⊕ TYP. WALL SECTION



COMER DETAIL  
 See Table R602.3(1) for fastening.  
 Orientation of stud may vary. See Figure R602.3(1).  
 Gypsum wall board as required and installed as accordance with Chapter 7 (or the IRC).  
 Continuous wood structural panel or structural ribboard braced wall line for fastening.

Minimum 1/2" wood structural panel sheathing or 1/2" structural ribboard sheathing center to center.  
 16 wall (1-1/2" x 11 1/2") x 1/2" OSB.  
 Optional nonstructural filler panel.  
 See Table R602.3(1) for fastening.

WOOD STRUCTURAL PANEL (WSP)  
 SHAPED W/BLDG PLANS  
 WOOD STRUCTURAL MEMBER (WSM)  
 PER PLAN  
 WOOD STRUCTURAL MEMBER (WSM)  
 PER PLAN  
 METAL FASTENER  
 PLATE CORN

WOOD TRUSS  
 PER PLAN  
 METAL FASTENER  
 WOOD STRUCTURAL MEMBER (WSM)  
 PER PLAN

WOOD STRUCTURAL MEMBER (WSM)  
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 METAL FASTENER  
 WOOD STRUCTURAL MEMBER (WSM)  
 PER PLAN

REVISION NOTES	
DATE	BY

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

DATE:  
6-04-2024

SHEET:  
A1.1

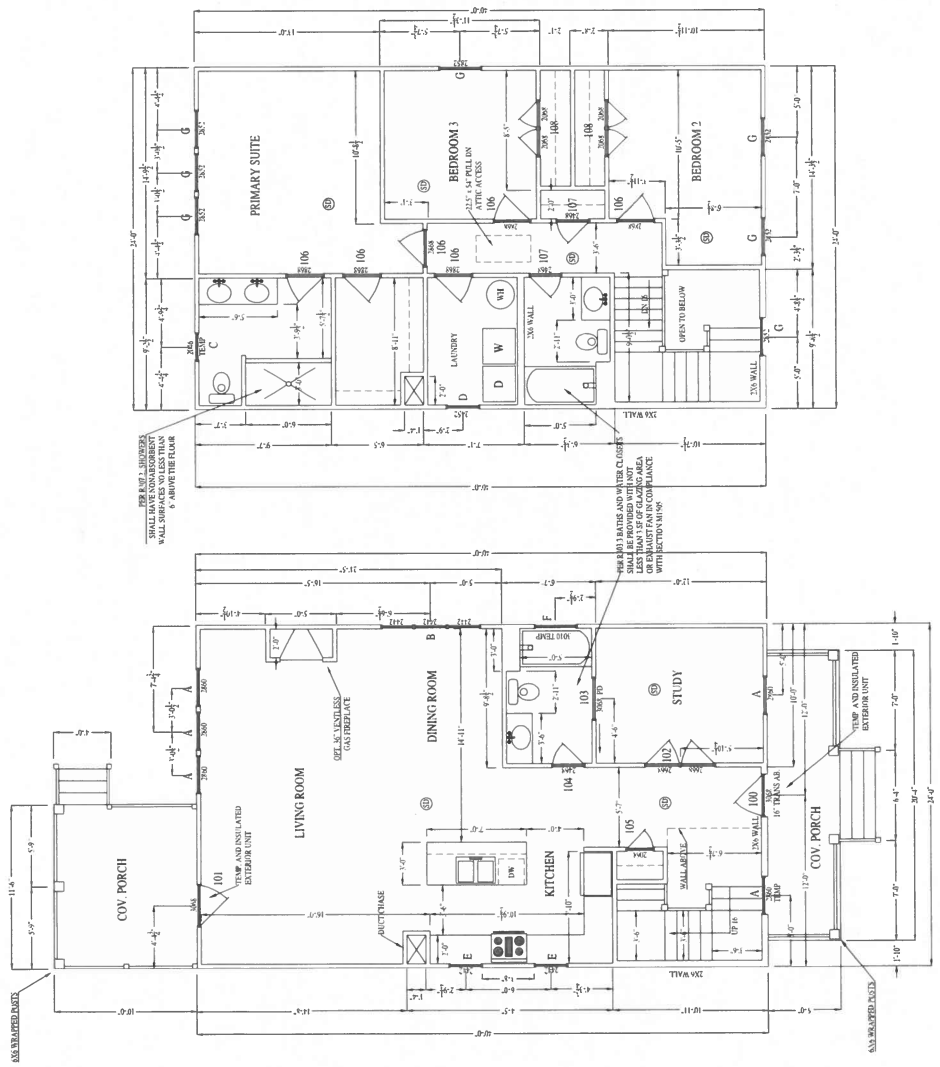


1ST FLOOR HEATED SQ. FOOTAGE: 960 S.F.  
 2ND FLOOR HEATED SQ. FOOTAGE: 854 S.F.

WINDOW SCHEDULE						
ID	WIDTH	HEIGHT	TYPE	TOP SASH	BOT. SASH	QTY.
A	2'-8"	6'-0"	SINGLE D.H.	CLEAR	CLEAR	5
B	2'-4"	4'-2"	TRIPLE FIXED	CLEAR	CLEAR	1
C	2'-0"	4'-6"	SINGLE D.H. TEMP.	CLEAR	CLEAR	1
D	2'-4"	5'-2"	SINGLE D.H. TEMP.	CLEAR	CLEAR	1
E	2'-4"	4'-2"	SINGLE D.H.	CLEAR	CLEAR	2
F	3'-0"	1'-0"	TRANSOM	CLEAR	N/A	1
G	2'-8"	5'-2"	SINGLE D.H.	CLEAR	CLEAR	7

DOOR SCHEDULE					
ID	WIDTH	HEIGHT	TYPE	DESCRIPTION	QTY.
100	3'-0"	8'-0"	EXTERIOR	FIBERGLASS 2.16" TRANS	1
101	3'-0"	6'-8"	EXTERIOR	FULL-LITE STEEL	1
102	2'-6"	6'-8"	INTERIOR TWIN	WOOD	1
103	3'-0"	6'-8"	INTERIOR POCKET	WOOD	1
104	2'-4"	6'-8"	INTERIOR	WOOD	1
105	2'-0"	6'-8"	INTERIOR	WOOD	1
106	2'-8"	6'-8"	INTERIOR	WOOD	6
107	2'-4"	6'-8"	INTERIOR	WOOD	2
108	2'-0"	6'-8"	INTERIOR TWIN	WOOD	2

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX. U-FACTOR OF 0.32  
 NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX. SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4  
 NOTE: ALL WALLS ARE DRAWN AT 3/8"



SECOND FLOOR PLAN

FIRST FLOOR PLAN

**Exterior Construction Materials List:**

(See email from Applicant, dated July 3, 2024):

**Siding – Cementitious siding**

**Foundation – Brick foundation on front, rear and sides**

**Windows – Vinyl windows**

**Vertical siding shown under covered porches – Cementitious siding**

## Duckhardt, David F. - PDR

---

**From:** Will Gillette <will@bakerdevelopmentresources.com>  
**Sent:** Wednesday, July 3, 2024 1:04 PM  
**To:** Duckhardt, David F. - PDR  
**Cc:** charlie wilson  
**Subject:** Re: BZA SE#1 Application - 2301 Whitcomb  
**Attachments:** SUP\_Signed Application\_2004 2006 Newbourne.pdf

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Took me a minute to get you some answers...

- Cementitious Siding
- Brick foundation all around
- Vinyl windows
- Sounds like you already spoke with them about the material between the porch piers - I know they'd rather do lattice or nothing there but they can still with the vertical siding if you prefer.

Did you want me to edit the plans and get them back to you?

On 2024-07-01 08:55, Duckhardt, David F. - PDR wrote:

Good morning Will,

Would you sign and date this Board of Zoning Appeals Application and email it back to me when you have an opportunity? Chuck presented this case to the internal staff including Roy Benbow as I was out of the office that day. It went well, actually it is a good case! Just a few items I need clarification on:

The elevations indicate the siding is "Lap Siding". Is the material cementitious or wood siding?

The elevations indicate the foundation will be Parged CMU on both sides, I assume the front and rear also? Or will the front foundation be brick like the brick piers on the porch? The foundation plan indicates the porch piers are brick...The typical front wall

section shows brick, but so do the typical side wall sections. The elevations show Parged CMU...Just verifying...

Are the windows vinyl or wood windows?

The Front and Rear elevations show a vertical siding material between the brick porch piers, what is this material, vertical wood siding?

Anyway, if you could provide a fact sheet on these questions, I would appreciate it. Then I will not need to have the consultant update the architectural plans...

If you have any questions, let me know...

Have a nice Monday!

David

Zoning Administration

City of Richmond

**From:** Will Gillette <will@bakerdevelopmentresources.com>

**Sent:** Friday, June 14, 2024 12:45 PM