



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

Project Name/Location

Property Address: 2715 Hull St. Richmond, VA, 23224 Date: 12-16-21

Tax Map #: _____ Fee: _____

Total area of affected site in acres: 0.31 - Total Acreage

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

Zoning

Current Zoning: B-3

Existing Use: Single Family Dwelling

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

1 Story Detached Garage
Existing Use: _____

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Barbara Roxana Quiroga

Company: N/A

Mailing Address: 8330 Claremont Woods Dr.

City: Alexandria State: VA Zip Code: 22309

Telephone: (571) 230-0671 Fax: ()

Email: Barbara0462@icloud.com

Property Owner: Barbara Roxana Quiroga

If Business Entity, name and title of authorized signee: N/A

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

Mailing Address: 8330 Claremont Woods Dr.

City: Alexandria State: VA Zip Code: 22309

Telephone: (571) 230-0671 Fax: ()

Email: Barbara0462@icloud.com

Property Owner Signature: [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. **Faxed or photocopied signatures will not be accepted.**

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

To Whom it May Concern,

I am requesting permission to build a 50' x 22' detached garage at my property located at 7215 Hull Street. I have formally applied for the Building Permit as of 12/15/2021

My property consists of .31 acres and is currently zoned B-3. I was advised by Brian Mercer that my submission would require a special use permit prior to my Building Permit being Issued. I retained a design profession who assisted me with creating blueprints and an initial plat, which you will find attached. If possible, I would like to request any response to me regarding this request be made by a staff member who speaks Spanish, as English is not my first language. I can be contacted at Barbara0462@icloud.com, my cell phone (571) 230-0671, or at my current mailing address, which is 8330 Claremont Wood Drive, Alexandria Virginia, 22309. Thank you for your consideration.

Respectfully,



Barbara Quiroga

Hello Mr. Roakes and to whom it may concern,

This letter is to provide you clarification on the proposed detached garage at my property located at 2715 Hull Street. The vehicles parked in the garage will only be for use by myself, the owner or the property or others that live in my house. The structure is only for our personal use, it will not be rented for any other purpose. Thank you for your continued assistance in this matter.

Regards,

Barbara Quiroga



(571) 230-0671

Barbara0462@lcloud.com

PRIOR TO APPROVING ANY BUILDING PERMITS, A PLAN MUST BE SUBMITTED SHOWING HOW THESE VEHICULAR ACCESS POINTS ARE TO BE CONSTRUCTED THAT THEY TIE IN TO THE EXISTING STREET SURFACE AND HOW STORMWATER WILL BE MANAGED? FINISHED FLOOR ELEVATION MUST BE SET TO ACCOMMODATE ANY FUTURE SIDEWALK THAT MAY BE CONSTRUCTED BY THE CITY. THIS ELEVATION SHALL BE APPROVED BY DPW PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.

2715 HULL STREET RICHMOND, VA 23224 DETACHED GARAGE

CONSULTANT STATEMENT & DISCLAIMER

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWINGS. CONTEMPORARY CONCEPTS & DESIGNS LLC, IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

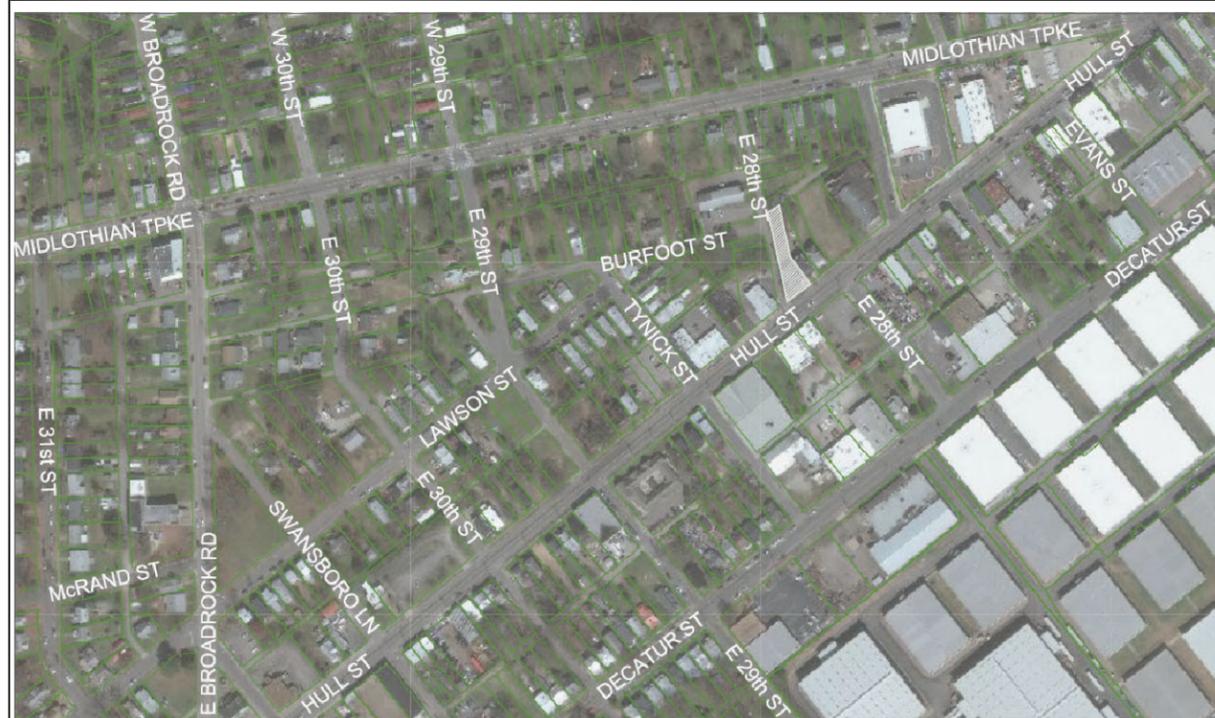
THE CONTRACTOR SHALL NOT SCALE THESE DRAWINGS. DIMENSIONS INDICATED ON THESE DRAWINGS SHALL BE USED. THE CONTRACTOR SHALL READ AND VERIFY ALL AND SHALL NOTIFY THE CONSULTANT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

THESE DRAWINGS AND DESIGN SHOWN HEREON ARE THE PROPERTY OF CONTEMPORARY CONCEPTS & DESIGNS LLC, AND HAVE BEEN DEVELOPED FOR THE CONSTRUCTION OF THIS PROJECT ONLY. THE REPRODUCTION, COPYING OR USE OF THESE DRAWINGS WITHOUT WRITTEN CONSENT OF CONTEMPORARY CONCEPTS & DESIGNS LLC, IS STRICTLY PROHIBITED AND INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

UNLESS OTHERWISE NOTED, THESE DESIGN ILLUSTRATIONS HAVE BEEN DEVELOPED WITHOUT THE BENEFIT OF A COMPLETED TOPOGRAPHIC SURVEY AND SOIL BORING INVESTIGATION REPORT ALTHOUGH BOTH HAVE BEEN RECOMMENDED BY CONTEMPORARY CONCEPTS & DESIGNS LLC, FOR THIS PROJECT SITE. UNLESS OTHERWISE CONTRACTED, CONTEMPORARY CONCEPTS & DESIGNS LLC, ASSUMES NO CONTRACTUAL RESPONSIBILITY FOR SECURING OF SUCH INFORMATION AND THEREFORE ASSUMES NO LIABILITY FOR THE LACK THEREOF.

CONTRACTOR WILL BE REQUIRED TO SUBMIT A DETAILED "DESCRIPTION OF MATERIALS" WITH CONTRACTOR BID DOCUMENTS FOR ALL BUILDING MATERIALS, INCLUDING, PLUMBING, ELECTRICAL, AND HVAC FIXTURES, EQUIPMENT AND APPARATUSSES.

THE OWNER AND PROFESSIONAL ENCOURAGES BARRIER FREE DESIGN AND CONSTRUCTION REGARDING INDIVIDUALS WITH PHYSICAL DISABILITIES. THE OWNER AND DESIGN PROFESSIONAL WILL ENSURE THAT REQUIREMENTS OF THE COMMONWEALTH OF VIRGINIA 2015 RESIDENTIAL CODE ARE COMPLIED WITH.



SITE LOCATION MAP

GENERAL CONTRACTOR

TO BE DETERMINED BY HOME OWNER

PROJECT DESCRIPTION

THIS PROJECT WILL INCLUDE THE CONSTRUCTION OF A NEW 50'x22' DETACHED GARAGE

SHEET INDEX

- CS-1 COVER SHEET
- SP1 SITE PLAN
- A-1 FLOOR PLAN
- A-2 ELEVATIONS
- A-3 FOUNDATION PLAN
- A-4 ROOF FRAMING PLAN
- A-5 SECTION AND DETAILS
- A-6 DRIVEWAY ENTRANCE

PROPERTY INFORMATION

YEAR BUILT : 1920
 PARCEL: S0001002016
 LOT: LOT A
 PROPERTY CLASS: 120 - R TWO STORY
 ZONING: B-3 BUSINESS



CONTEMPORARY CONCEPTS & DESIGNS LLC

9137 CHAMBERLAYNE RD #103
 MECHANICSVILLE, VA 23116
 TEL. (804) 304-6110
 EMAIL W.JOSEPH3RD@CCDLLC.NET

2715 HULL STREET
 DETACHED GARAGE
 COVER SHEET

DRAWN BY: WLJ

CHECKED BY: WLJ

DATE: MARCH 2023

PROJECT # 00166.000

SCALE: N.T.S.

CS-1

HULL STREET

Lot A

2715

Existing House

W 28th STREET

Ex. Utility Pole

New 22'x50' Garage

Gravel Pad (22'x20')

40'-0"

48'-1"

ALLEY



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NOTE:
EXISTING PROPERTY HAS NOT BEEN RECENTLY SURVEYED AND THE INFORMATION FOR THIS DRAWING IS BASED OFF OF A PREVIOUS SURVEY, GOOGLE MAPS, AND THE CITY OF RICHMOND GIS.



CONTEMPORARY CONCEPTS & DESIGNS LLC

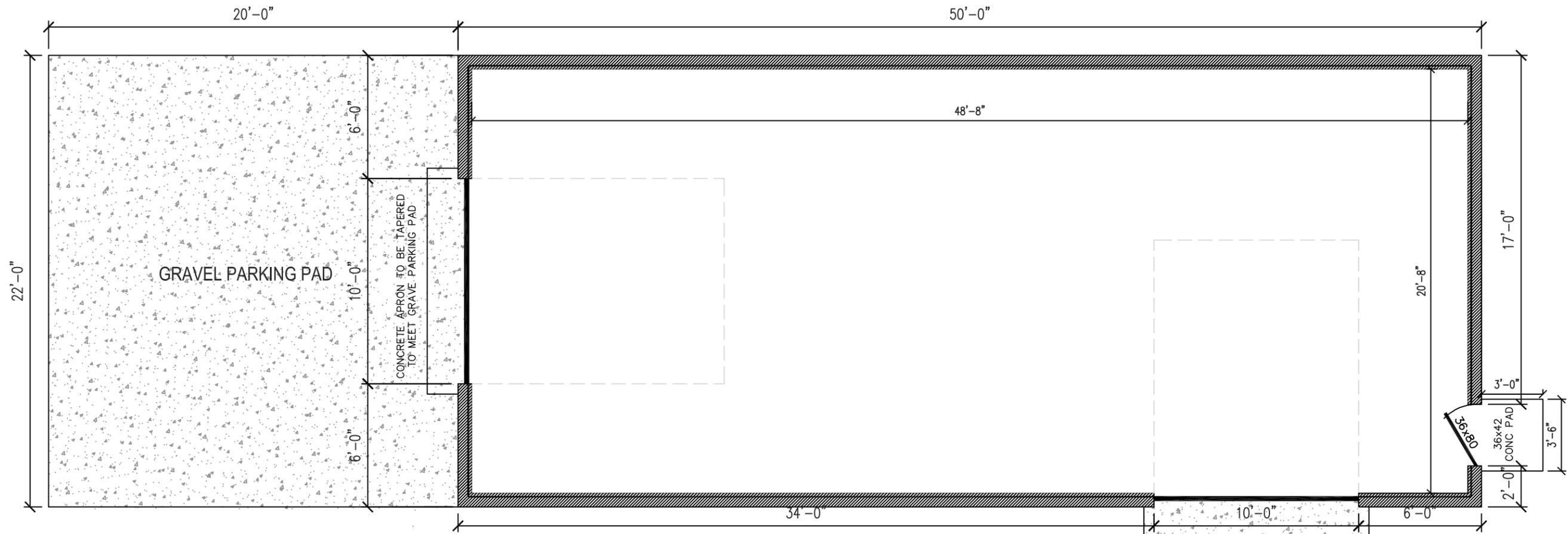
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2715 HULL STREET
DETACHED GARAGE
SITE PLAN

DRAWN BY: WLJ
CHECKED BY: WLJ
DATE: MARCH 2023
PROJECT # 00166.000
SCALE: 1/16" = 1'

SP-1

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PLAN VIEW
SCALE: 3/16" = 1'



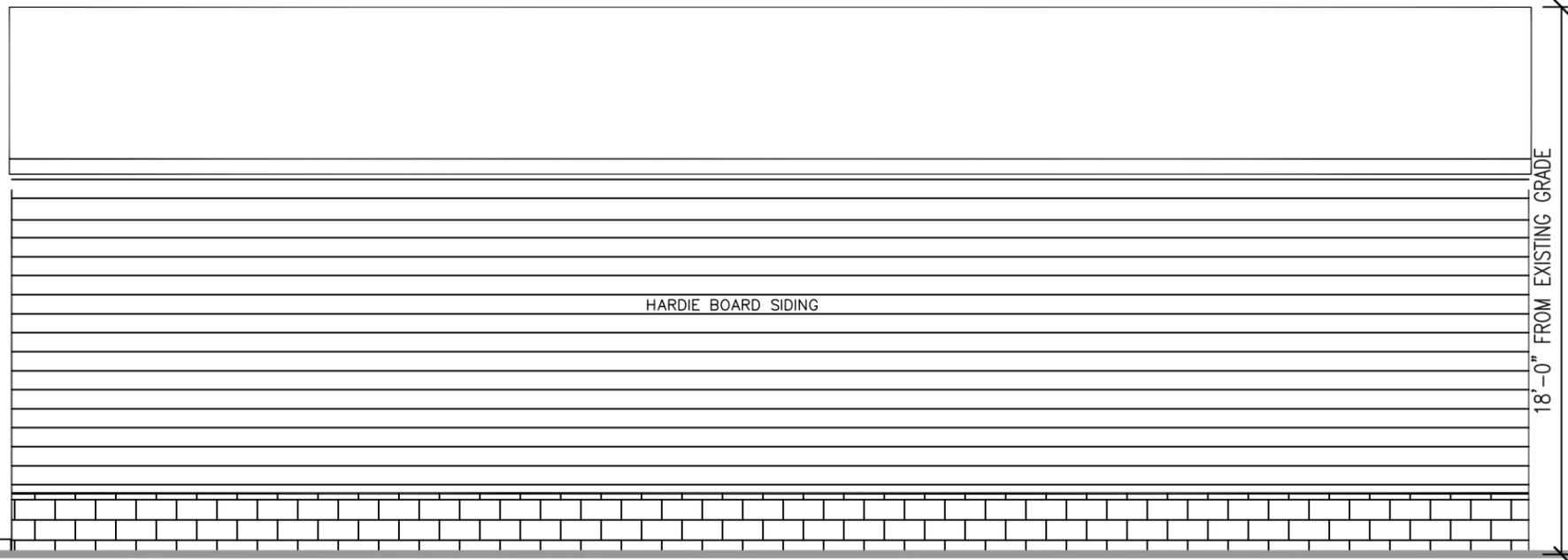
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2715 HULL STREET
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FLOOR PLAN

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SCALE: 3/16" = 1'

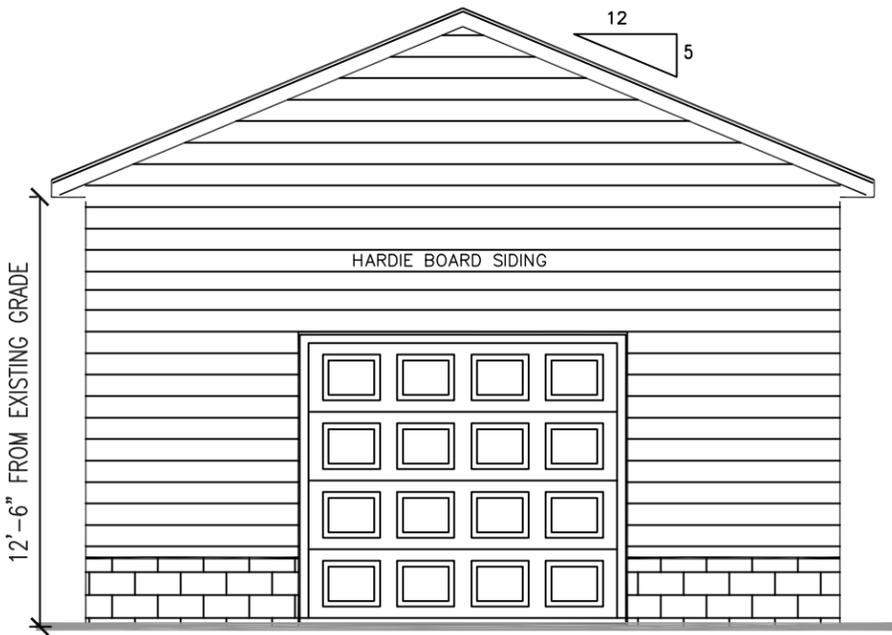
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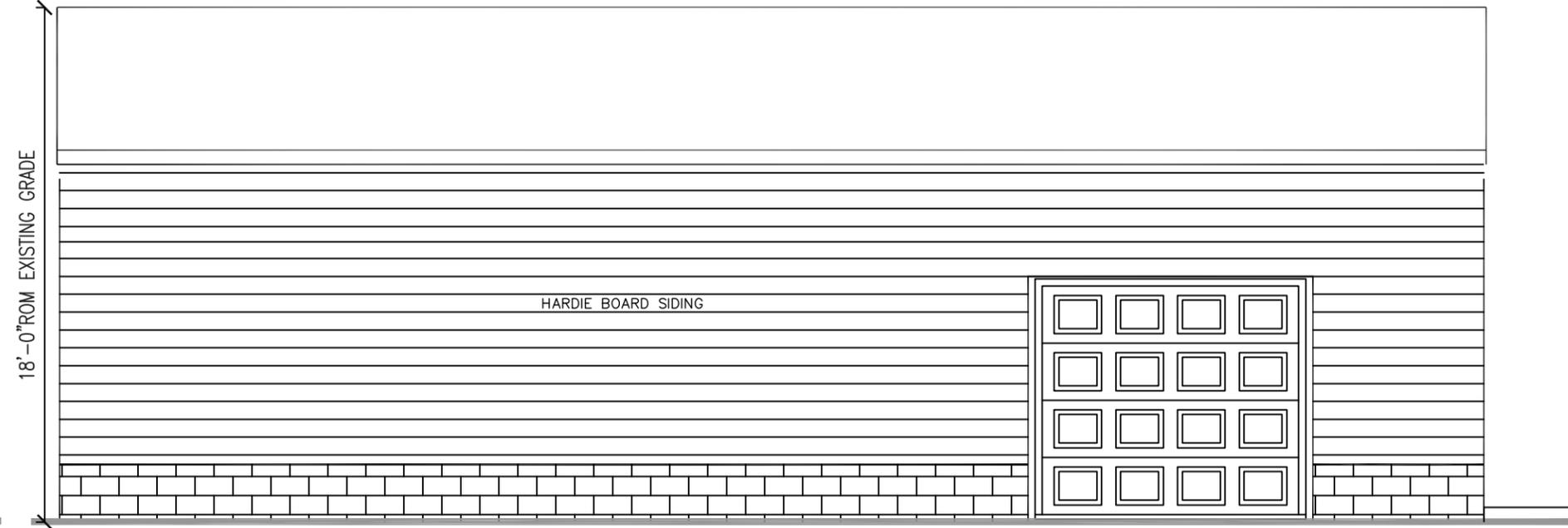
SIDE ELEVATION (VIEW FROM SIDE YARD)
SCALE: 3/16" = 1'



REAR ELEVATION (VIEW FROM BACKYARD)
SCALE: 3/16" = 1'



FRONT ELEVATION (VIEW FROM ALLEY)
SCALE: 3/16" = 1'



SIDE ELEVATION (VIEW FROM 28TH ST)
SCALE: 3/16" = 1'



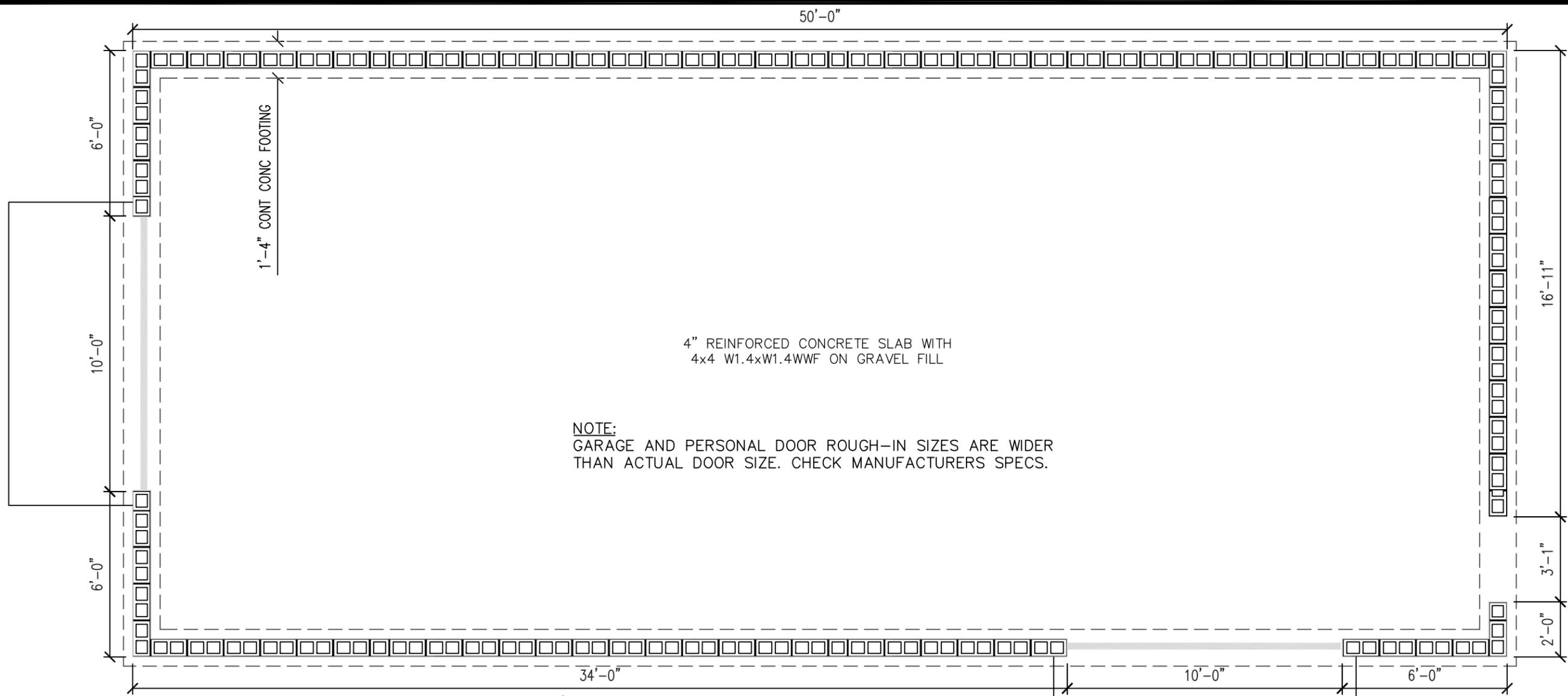
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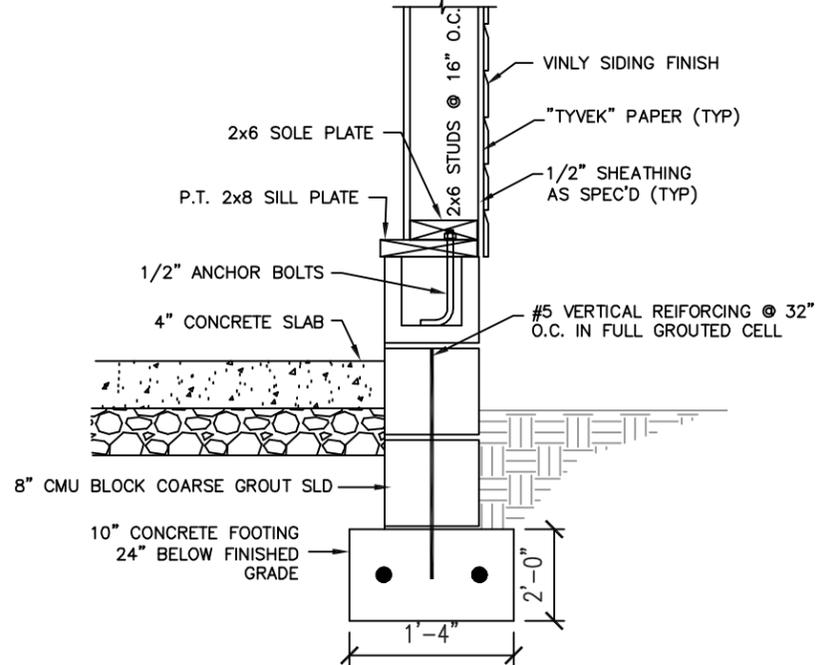
2715 HULL STREET
DETACHED GARAGE
ELEVATIONS

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SCALE: 3/16" = 1'

A-2



FOUNDATION PLAN
SCALE: 1/4" = 1'



FOOTING & FOUNDATION WALL DETAIL
SCALE: N.T.S.

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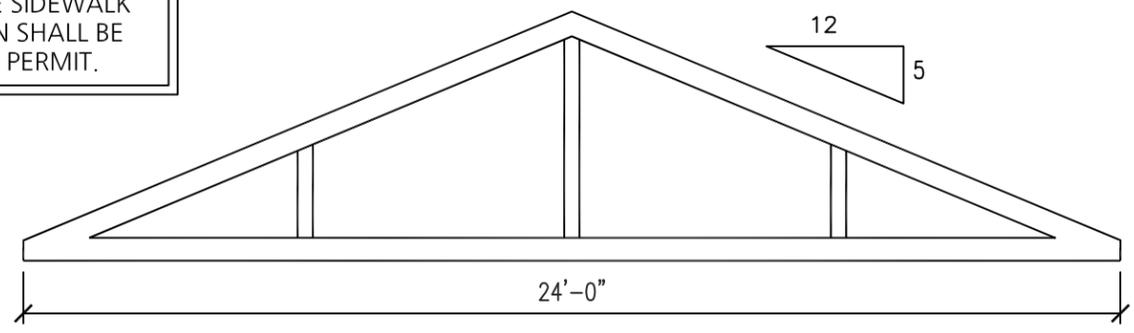
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**2715 HULL STREET
DETACHED GARAGE
FOUNDATION PLAN**

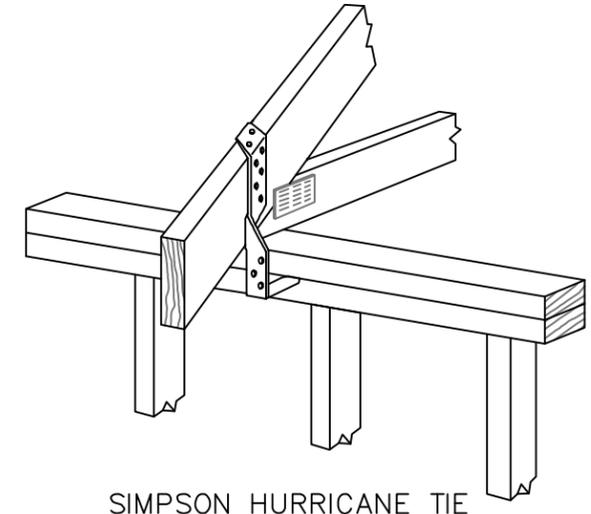
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SCALE: 1/4" = 1'

A-3

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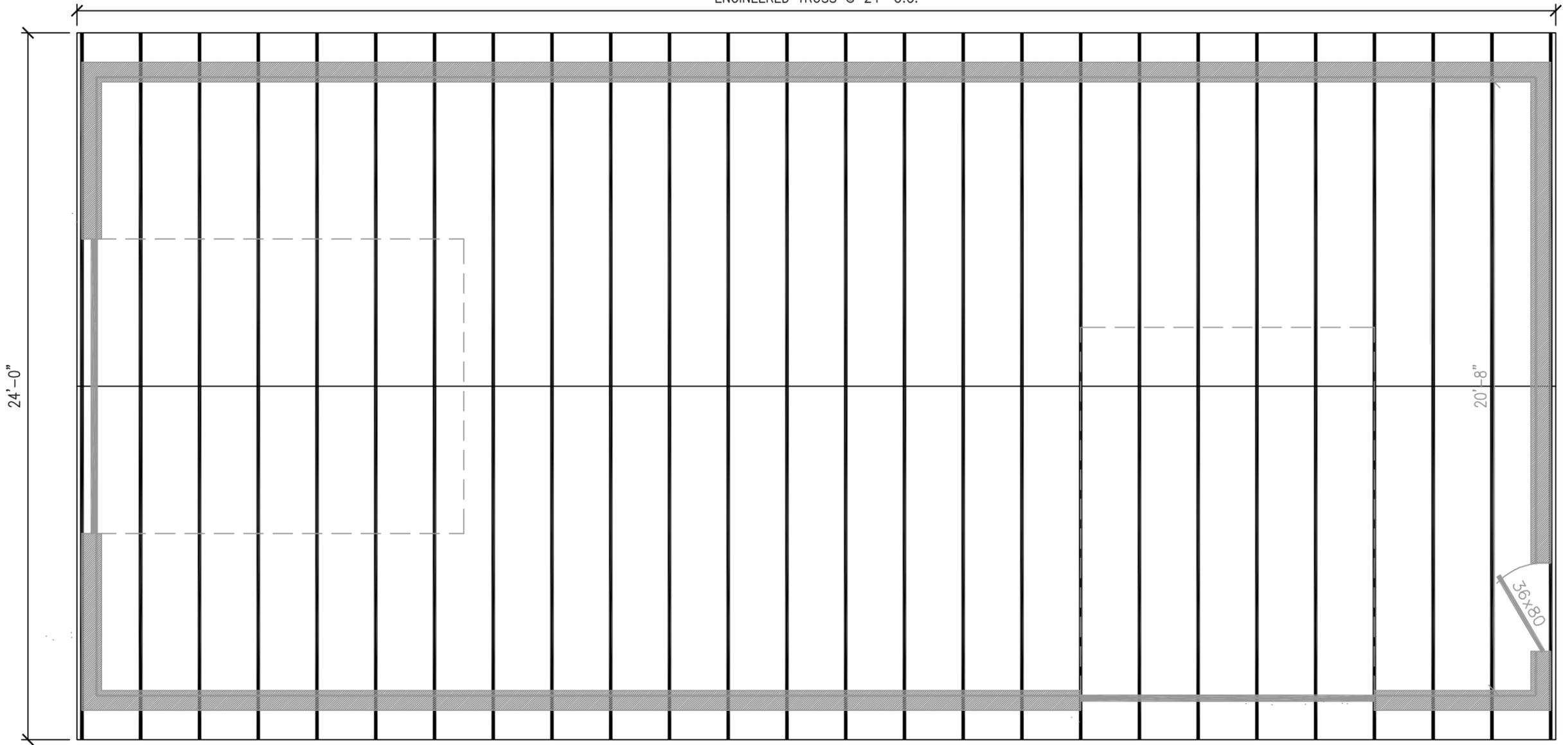


ENGINEERED TRUSS



SIMPSON HURRICANE TIE

ENGINEERED TRUSS @ 24" O.C.



ROOF TRUSS FRAMING PLAN

SCALE: 1/4" = 1'



CONTEMPORARY CONCEPTS & DESIGNS LLC

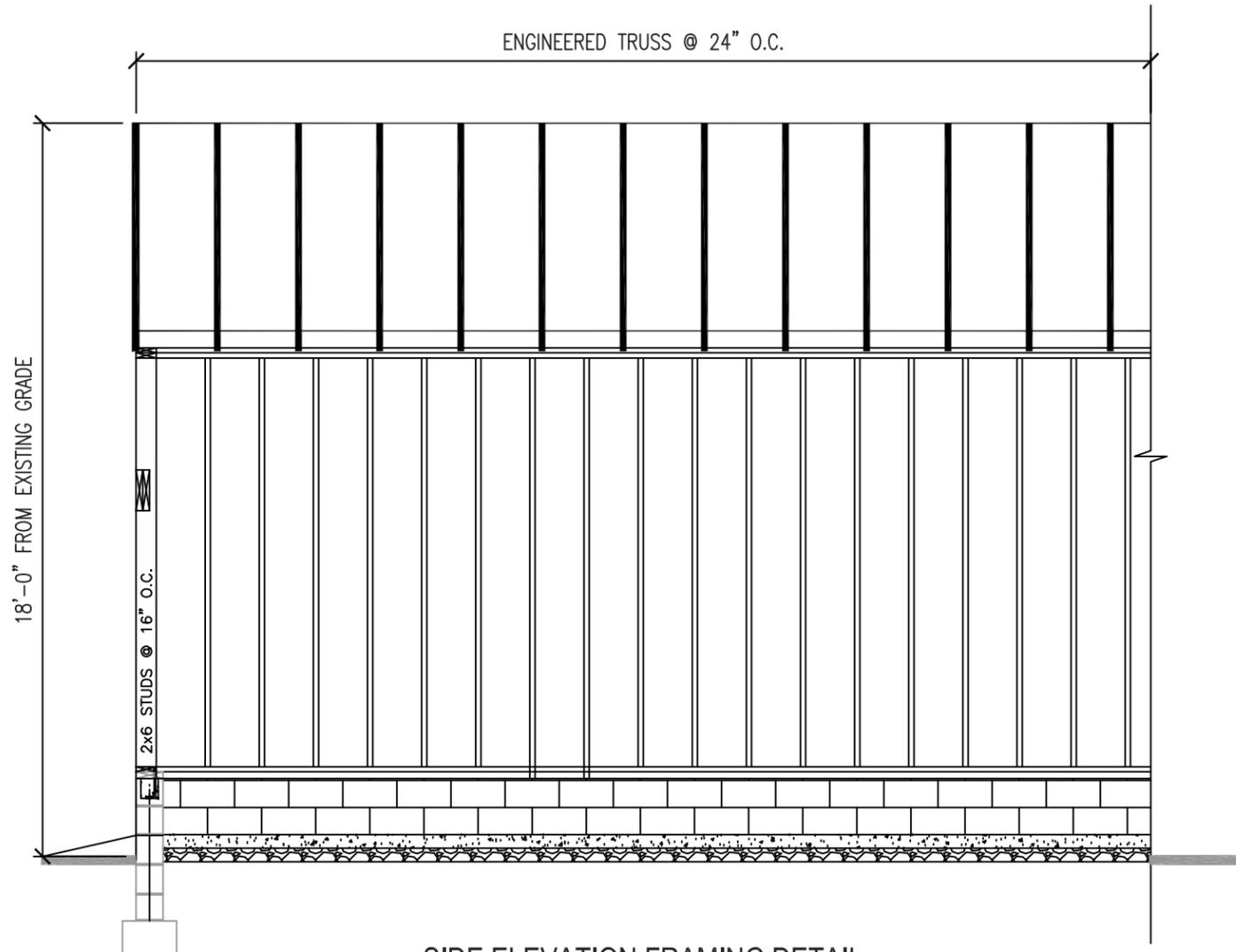
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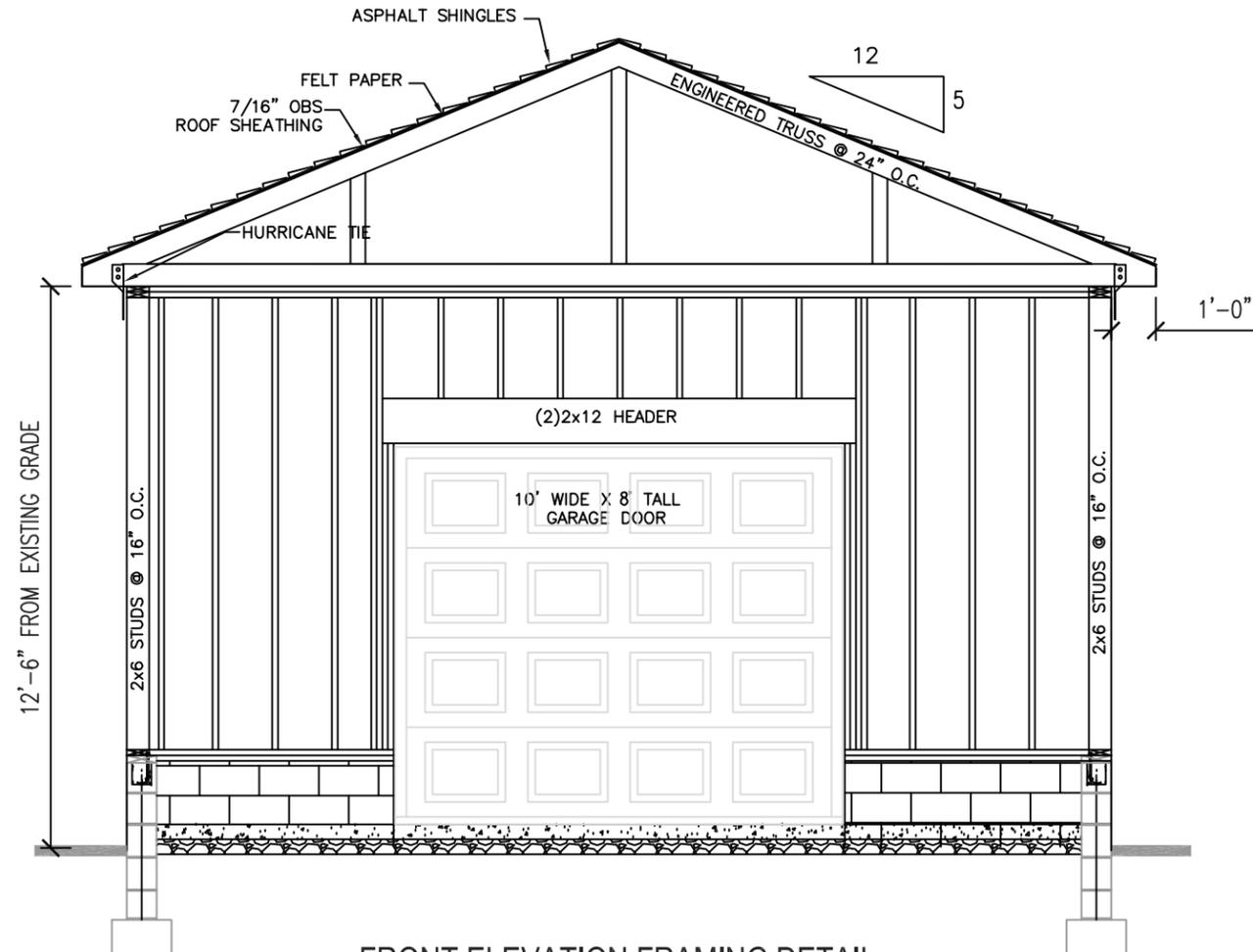
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PROJECT # 00166.000
SCALE: 1/4" = 1'

A-4

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SIDE ELEVATION FRAMING DETAIL
SCALE: 1/4" = 1'



FRONT ELEVATION FRAMING DETAIL
SCALE: 1/4" = 1'



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2715 HULL STREET
DETACHED GARAGE
SECTION AND DETAILS

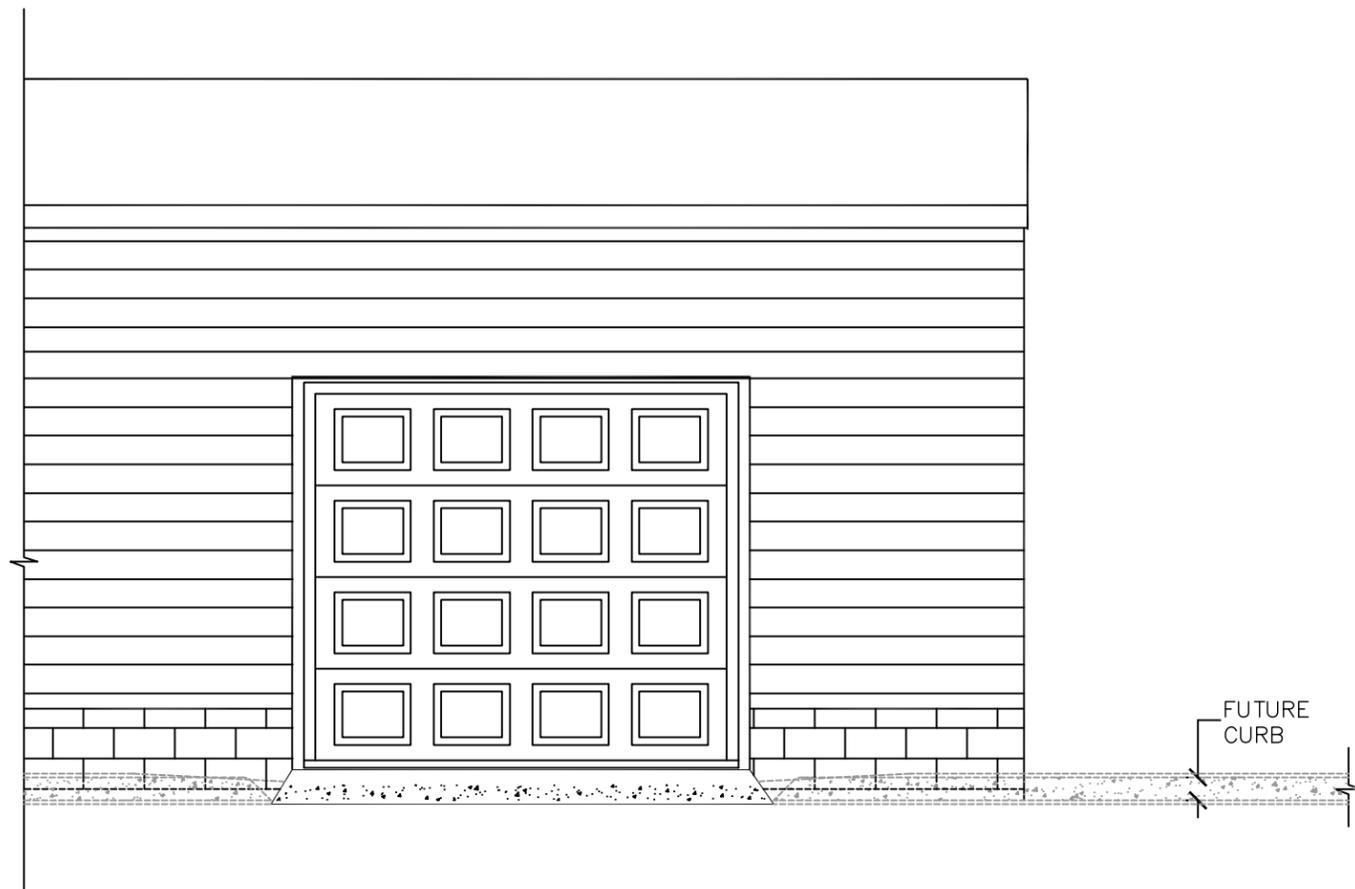
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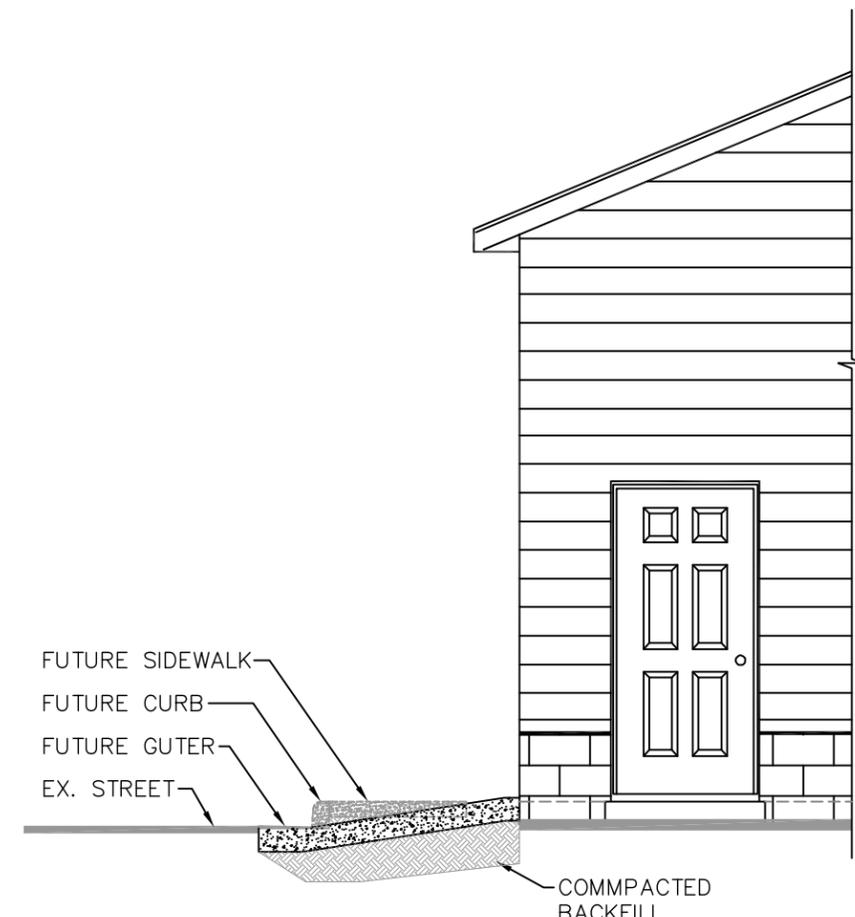
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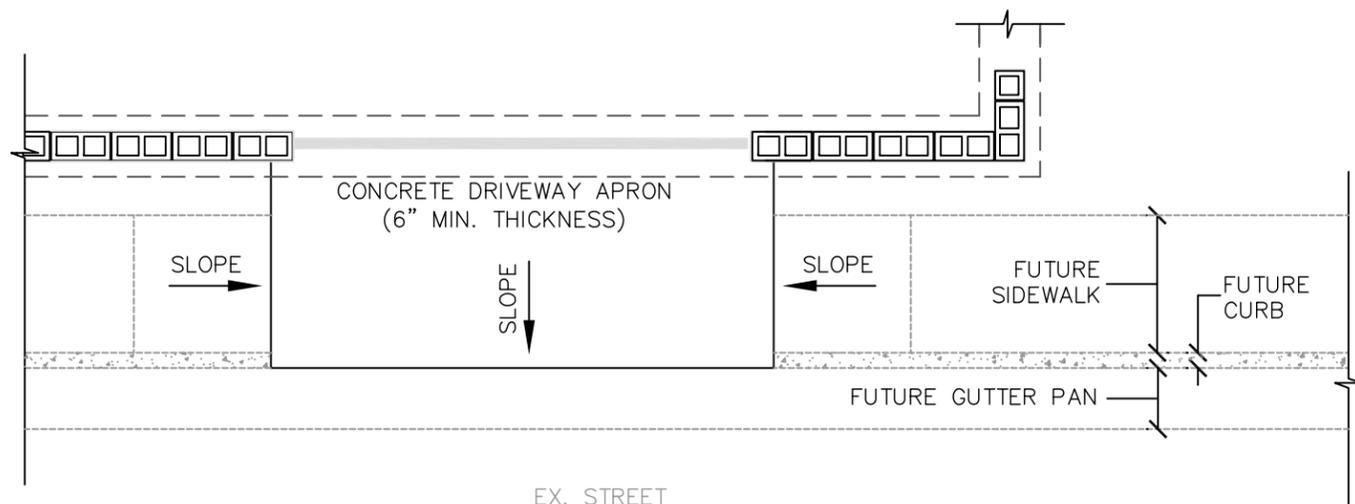
SCALE: 1/4" = 1'



ELEVATION
SCALE: 1/4" = 1'



ELEVATION
SCALE: 1/4" = 1'



PLAN VIEW
SCALE: 1/4" = 1'

NOTE:
THE DIMENSIONS AND ELEVATIONS OF FUTURE SIDEWALKS, CURBS AND GUTTERS ARE UNKNOWN AND WILL BE DECIDED BY OTHER.

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2715 HULL STREET
DETACHED GARAGE
DRIVEWAY ENTRANCE

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SCALE: 1/4" = 1'

A-6