



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

November 8, 2019

Lancaster Custom Builder, Inc.
P.O. Box 18372
Richmond, VA 23226
Attn: Robert Lancaster

To Whom It May Concern:

RE: **BZA 52-2019**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, December 4, 2019 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 new single-family dwelling and detached garage at 120 GRANITE AVENUE (Tax Parcel Number W020-0185/024), located in an R-4 (Single-Family Residential 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 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.

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 52-2019
Page 2
November 8, 2019

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/civicasassociationgroupinformation.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 \$150.00 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.

114 Granite LLC
2907 Melanie Lane
Oakton VA 22124

117 Granite Avenue Series Of Spider Properties
Trust
3 W Glenbrook Cir
Henrico VA 23229

Ayscue Robert M
117 Libbie Ave
Richmond VA 23226

Boutin Llc
509 Somerset Ave
Richmond VA 23226

Breil Peter D And Martha R
125 Granite Avenue
Richmond VA 23226

Carreras Rejena Trustee Rejena Carreras Trust
4704 Monument Ave
Richmond VA 23230

Fifty Six Eleven Co
101 Pepper Ave
Richmond VA 23226

Granite Real Estate Company LLC
5701 Grove Ave
Richmond VA 23226

Innes Philip L And Sarah Gray
4525 Leonard Pkwy
Richmond VA 23221

Libbie Grove Partners LLC
P.o. Box 13470
Richmond VA 23225

Mango Properties LLC
123 Libbie Ave
Richmond VA 23226

Muhleman Properties LLC
5701 Grove Ave
Richmond VA 23226

Ogden Darlene S And Sullivan Walter Brandon
118 Granite Ave
Richmond VA 23226

Page Anne M
101 Pepper Ave
Richmond VA 23226

Pidgeon Jean K
121 Granite Ave
Richmond VA 23226

Toepp Alison Ross Wickizer
118 1/2 Granite Ave
Richmond VA 23226

Villani Anthony J Jr
119 Libbie Ave
Richmond VA 23226

Property: 120 Granite Ave **Parcel ID:** W0200185024**Parcel**

Street Address: 120 Granite Ave Richmond, VA 23226-
Owner: LANCASTER CUSTOM BUILDER INC
Mailing Address: PO BOX 18372, RICHMOND, VA 23226
Subdivision Name : WESTVIEW
Parent Parcel ID:
Assessment Area: 102 - Saint Christophers
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-4 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2019
Land Value: \$110,000
Improvement Value:
Total Value: \$110,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 9975
Acreage: 0.229
Property Description 1: WESTVIEW PTSL40
Property Description 2: 0052.50X0190.00 0000.229 AC
State Plane Coords(?): X= 11767655.291594 Y= 3733404.809489
Latitude: 37.57223575 , **Longitude:** -77.51728651

Description

Land Type: Residential Lot C
Topology:
Front Size: 52
Rear Size: 190
Parcel Square Feet: 9975
Acreage: 0.229
Property Description 1: WESTVIEW PTSL40
Property Description 2: 0052.50X0190.00 0000.229 AC
Subdivision Name : WESTVIEW
State Plane Coords(?): X= 11767655.291594 Y= 3733404.809489
Latitude: 37.57223575 , **Longitude:** -77.51728651

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$127,000	\$0	\$127,000	Reassessment
2019	\$110,000	\$0	\$110,000	Reassessment
2018	\$175,000	\$223,000	\$398,000	Reassessment
2017	\$143,000	\$233,000	\$376,000	Reassessment
2016	\$143,000	\$222,000	\$365,000	Reassessment
2015	\$143,000	\$222,000	\$365,000	AdminCorrect
2014	\$130,000	\$95,000	\$225,000	Reassessment
2013	\$130,000	\$95,000	\$225,000	Reassessment
2012	\$130,000	\$95,000	\$225,000	Reassessment
2011	\$130,000	\$95,000	\$225,000	CarryOver
2010	\$130,000	\$95,000	\$225,000	Reassessment
2009	\$130,000	\$94,600	\$224,600	Reassessment
2008	\$120,000	\$94,600	\$214,600	Reassessment
2007	\$120,000	\$94,600	\$214,600	Reassessment
2006	\$89,500	\$94,600	\$184,100	Reassessment
2005	\$74,000	\$75,700	\$149,700	Reassessment
2004	\$66,100	\$67,600	\$133,700	Reassessment
2003	\$61,800	\$63,200	\$125,000	Correction
2002	\$53,300	\$64,600	\$117,900	Reassessment
2001	\$47,200	\$57,200	\$104,400	Reassessment
2000	\$41,000	\$57,200	\$98,200	Reassessment
1998	\$41,000	\$52,000	\$93,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/28/2017	\$625,000	120 GRANITE LLC	ID2017-18055	2 - INVALID SALE-DO NOT USE
08/16/2013	\$250,000	BARRETT BARTON G	ID2013-18703	1 - VALID SALE-DO NOT USE
10/16/1979	\$37,000	Not Available	00759-0876	

Planning

Master Plan Future Land Use: SF-LD
Zoning District: R-4 - Residential (Single Family)
Planning District: Far West
Traffic Zone: 1117
City Neighborhood Code: WHMP
City Neighborhood Name: Westhampton
Civic Code:
Civic Association Name: Tuckahoe Terrace Civic Association
Subdivision Name: WESTVIEW
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	2014	0504002	050400
1990	228	0504002	050400

Schools

Elementary School: Mary Munford
Middle School: Hill
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 19
Dispatch Zone: 058A

Public Works Schedules

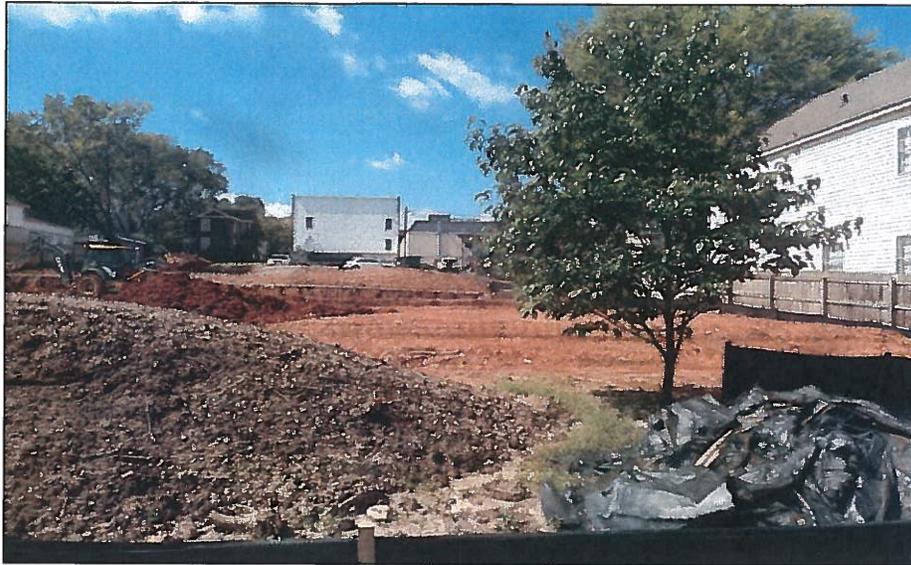
Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Monday
Bulk Collection: TBD

Government Districts

Council District: 1
Voter Precinct: 102
State House District: 68
State Senate District: 10
Congressional District: 4

Property Images

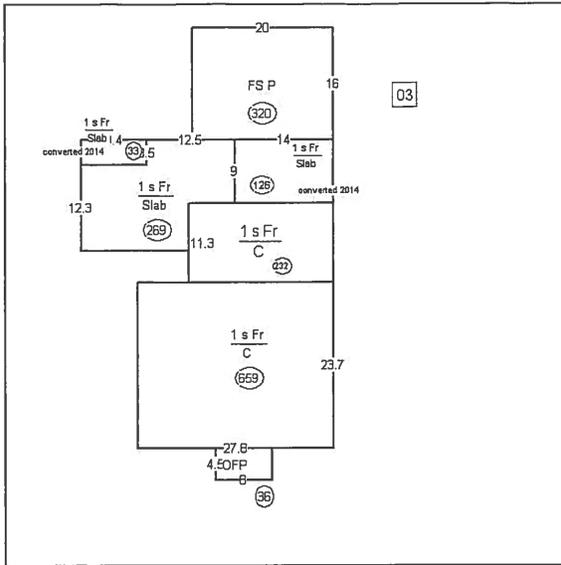
Name:W0200185024 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:W0200185024 Desc:R01



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: Lancaster Custom Builder, Inc. **PHONE:** (Home) () _____ (Mobile) (804) 513-4844

ADDRESS P.O. Box 18372 **FAX:** () _____ (Work) (804) 784-9898

Richmond, Virginia 23226 **E-mail Address:** robert@lancastercustombuilder.com

Attn: Robert Lancaster

PROPERTY OWNER'S

REPRESENTATIVE: _____ **PHONE:** (Home) () _____ (Mobile) () _____

(Name/Address) _____ **FAX:** () _____ (Work) () _____

_____ **E-mail Address:** _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 120 Granite Avenue

TYPE OF APPLICATION: **VARIANCE** **SPECIAL EXCEPTION** **OTHER** _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-1040.2(a)

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

TAX PARCEL NUMBER(S): W020-0185/024 **ZONING DISTRICT:** R-4 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The plans are not in conformity with the previous approval (Case No. 36-17). The previous approval granted a variance to construct a two-story single-family dwelling and a two-story detached garage, subject to the condition that plumbing facilities shall not be permitted within the garage, except for provision of an exterior water spigot. The original plans reflected a craftsman style two-story dwelling and a detached two-story garage; the proposal is to construct a federalist style two-story dwelling and a detached two-story garage with a half-bath.

DATE REQUEST DISAPPROVED: October 18, 2017 **FEE WAIVER:** YES NO:

DATE FILED: October 18, 2017 **TIME FILED:** 8:00 a.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-063438-2019

AS CERTIFIED BY: [Signature] (ZONING ADMINSTRATOR)

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) _____ 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:** 10/31/19

BOARD OF ZONING APPEALS CASE BZA 52-2019
150' Buffer

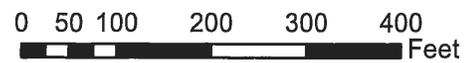
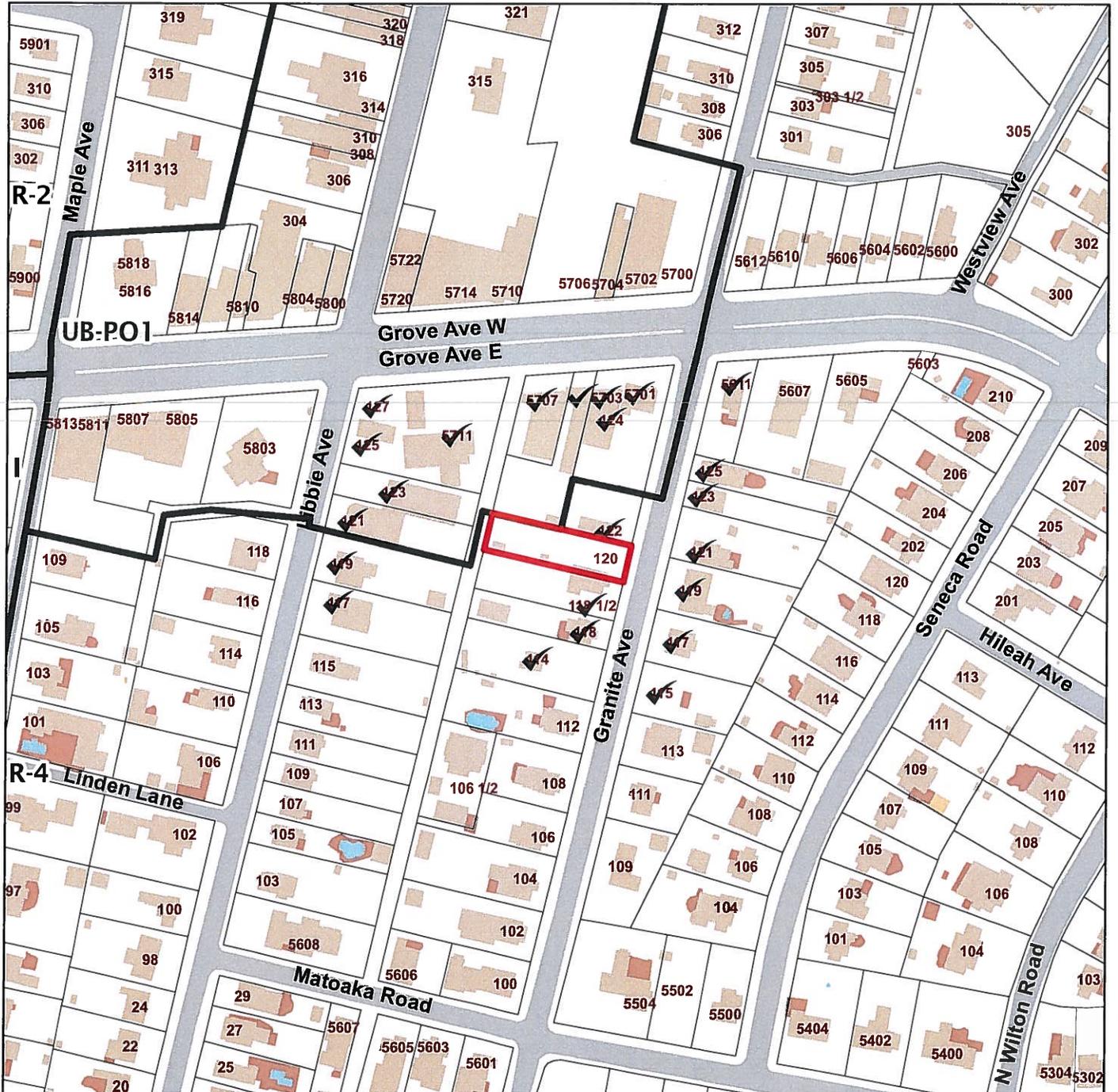
APPLICANT(S): Lancaster Custom Builder, Inc.

PREMISES: 120 Granite Avenue

(Tax Parcel Number W020-0185/024)

SUBJECT: A building permit to construct a new single-family dwelling and detached garage.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-1040.2(a)
of the Zoning Ordinance for the reason that:
The plans are not in conformity with the previous approval (Case No. 36-17).





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

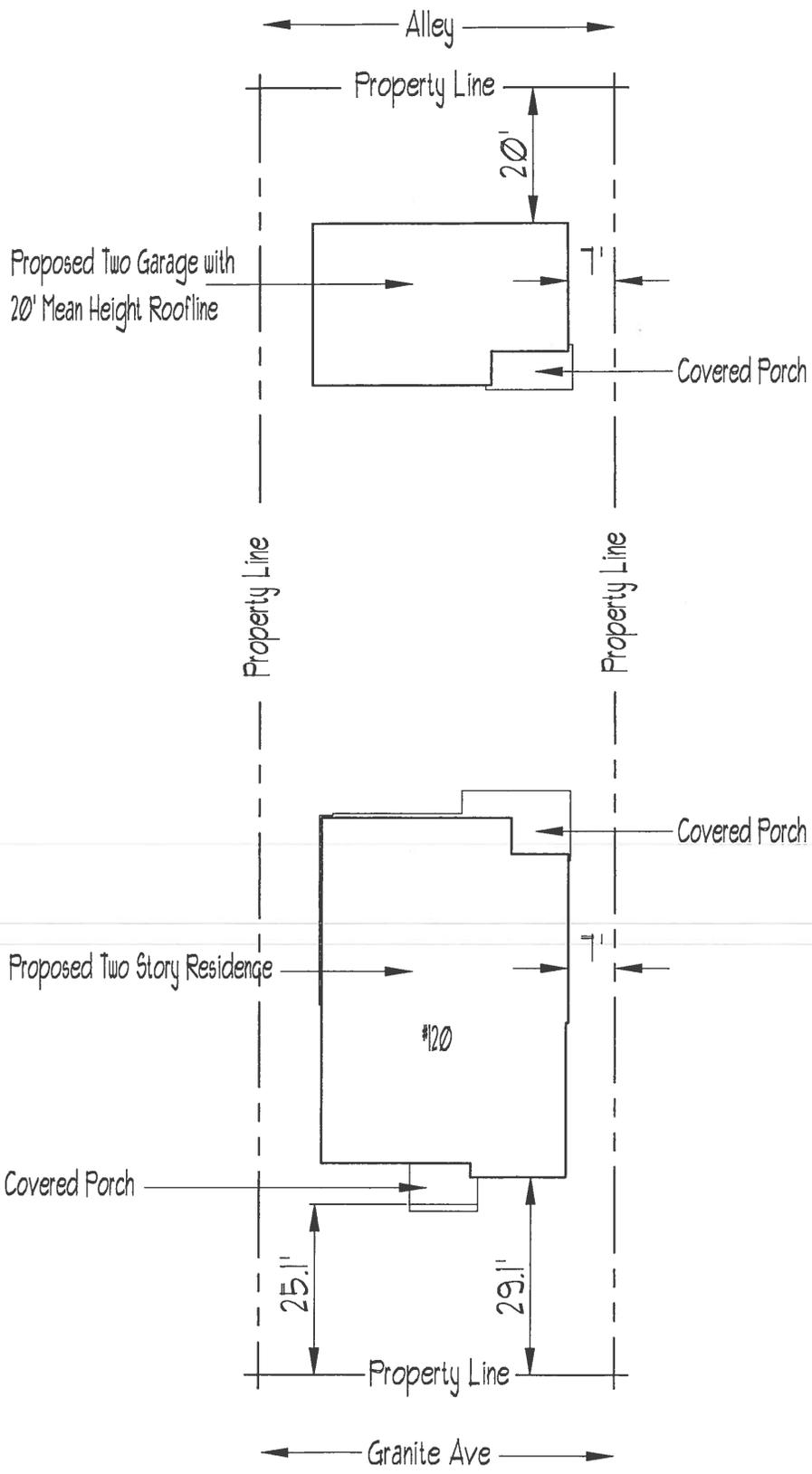
CITY OF RICHMOND, VIRGINIA

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 (646-6340/6701). 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 (804-240-2124) 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: _____

(Revised: 4/28/16)



Site Plan

1/16" = 1'-0"

120 Granite Avenue
 Richmond, Virginia 23226

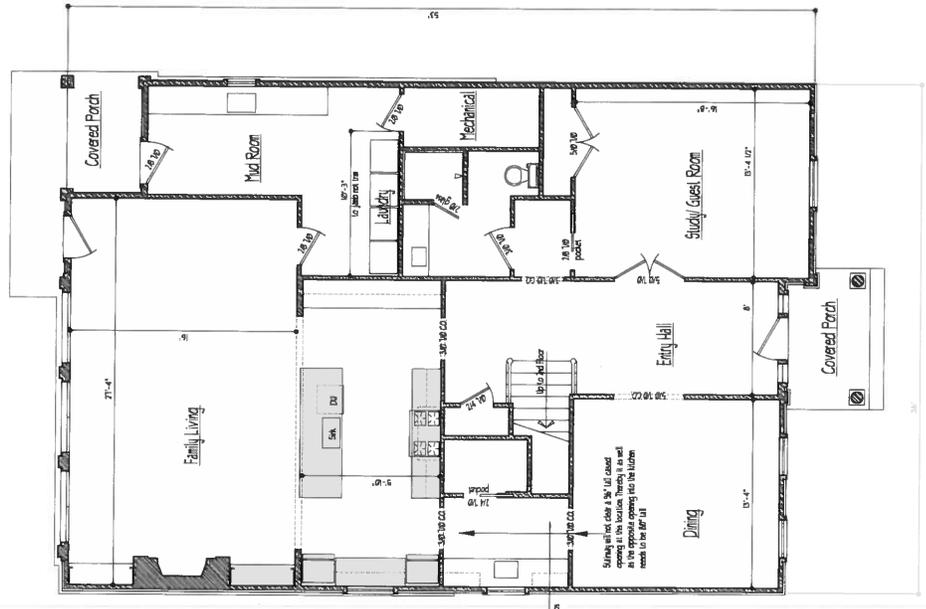
10/8/2019

The Gates Family -- 120 Granite Ave -- Richmond, Va.
 Lancaster Custom Builder

Mark White, LLC
 architectural/ residential design
 503 Libbie Ave., suite 1b
 Richmond, Virginia 23226
 804/288-4413 markwhite11c@gmail.com

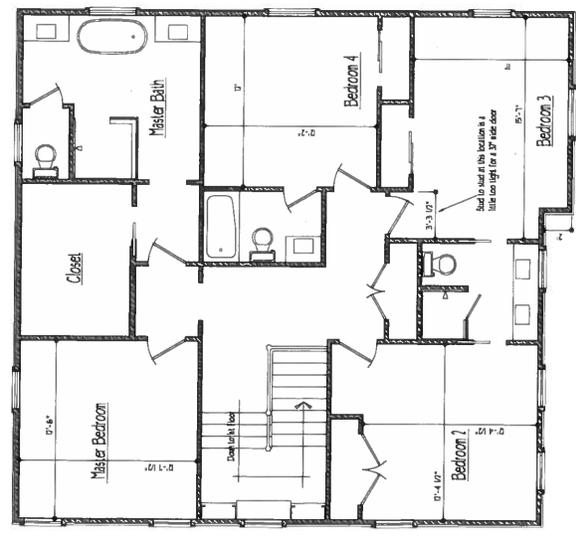
5/20/2016
 5/20/2016
 5/20/2016

New Residence for:



Proposed First Floor Plan
 V = 1/8" = 1'-0"

Preliminary Concept "A3"



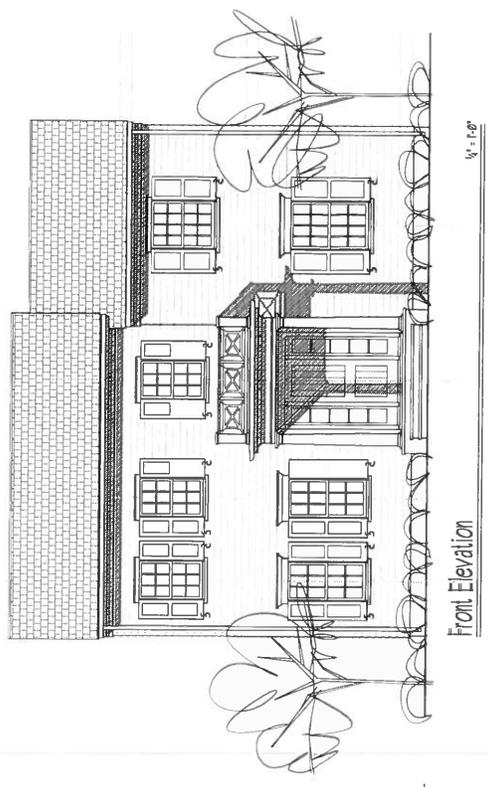
Proposed Second Floor Plan
 V = 1/8" = 1'-0"

New Residence for:
The Gates Family -- 120 Granite Ave -- Richmond, Va.
Lancaster Custom Builder

Mark White, LLC
architectural/ residential design
503 Libbie Ave., suite 1b
Richmond, Virginia 23226
804/288-4413 markwhite11c@gmail.com

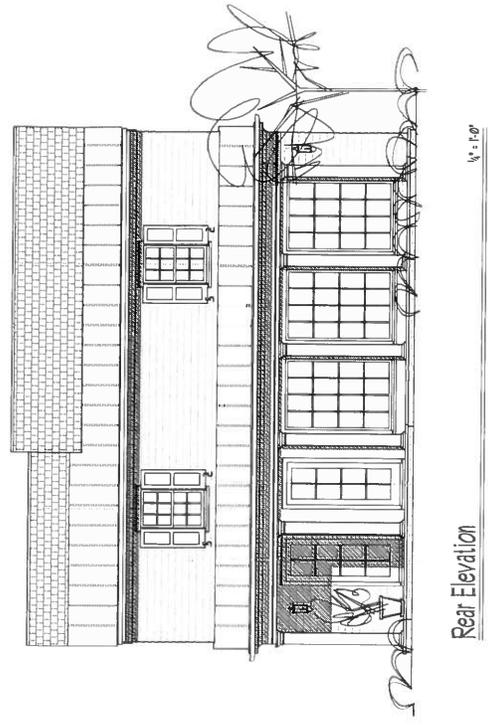
5/20/18
5/20/18
5/20/18
5/20/18

Preliminary Concept "A3"



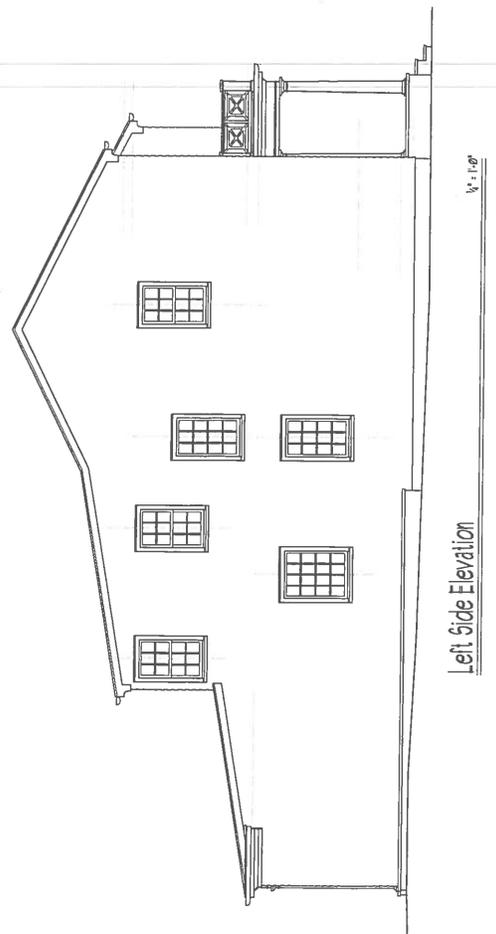
1/4\"/>

Front Elevation



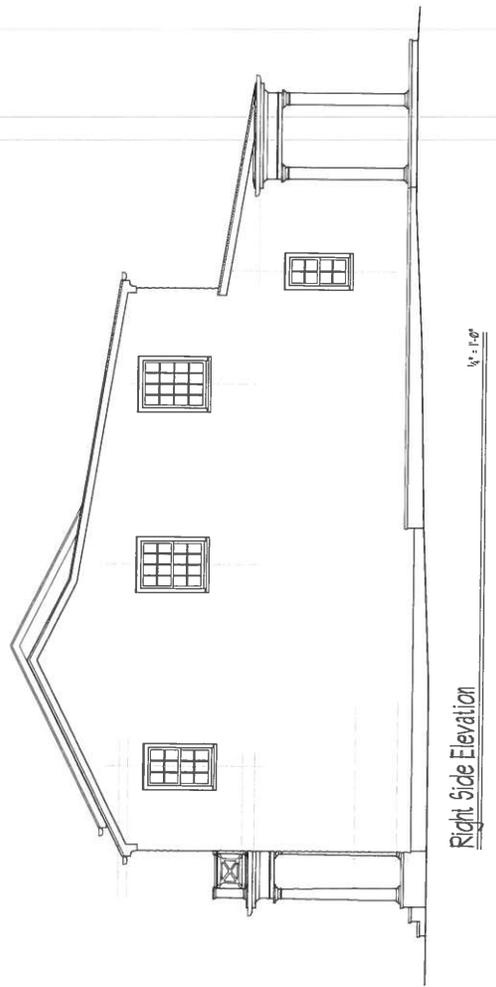
1/4\"/>

Rear Elevation



1/4\"/>

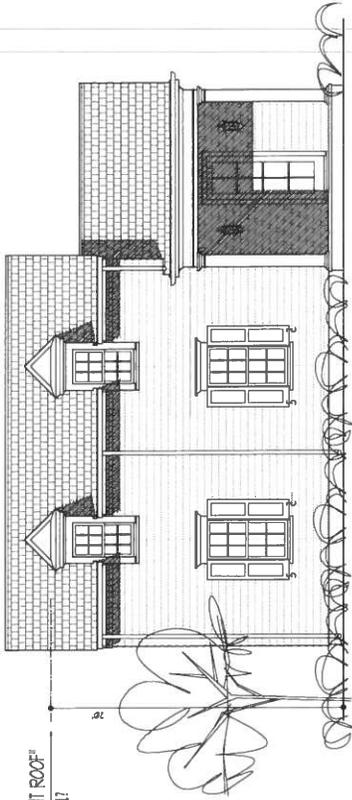
Left Side Elevation



1/4\"/>

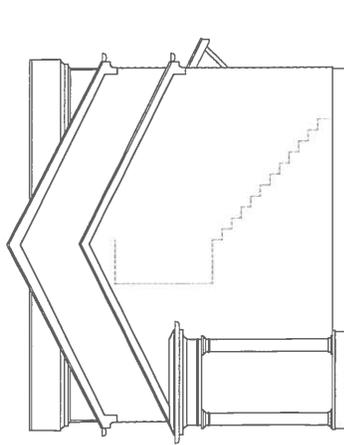
Right Side Elevation

Confirm "MEAN HEIGHT ROOF" with city 20 feet?



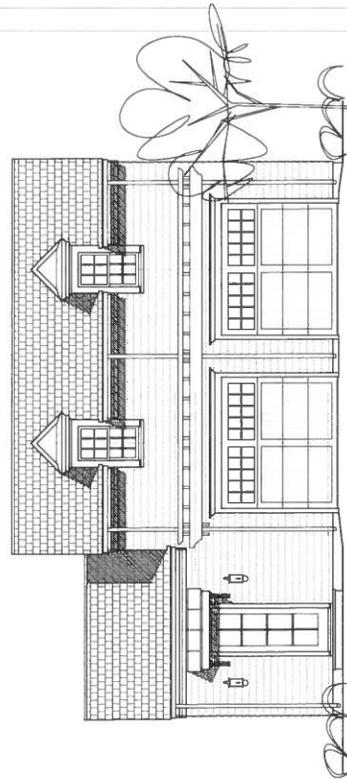
Front Elevation
As Viewed From the Residence

1/4" = 1'-0"



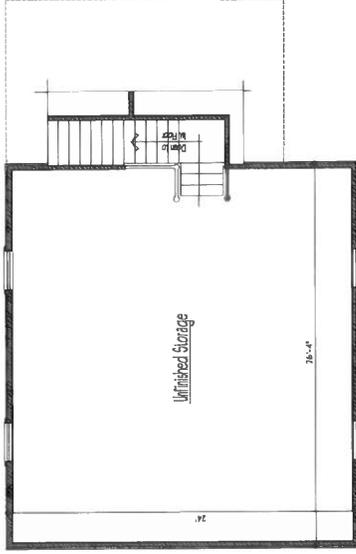
Right Side Elevation
Left Side is Mirror Image

1/4" = 1'-0"



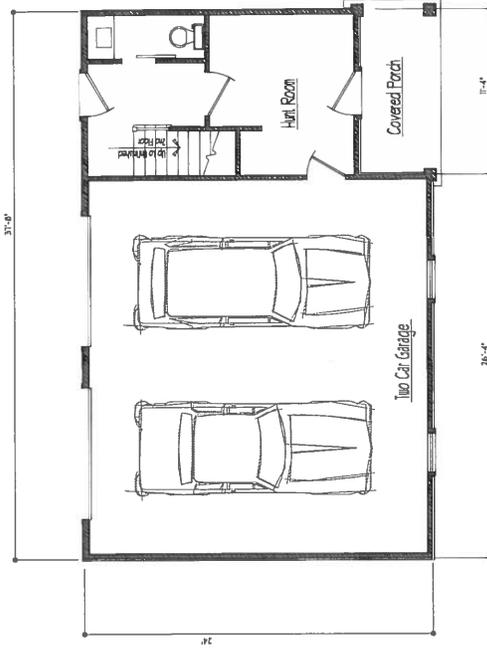
Rear Elevation
As Viewed From the Alley

1/4" = 1'-0"



Proposed Second Floor Plan

1/4" = 1'-0"



Proposed First Floor Plan

1/4" = 1'-0"

Mark White, LLC
architectural/ residential design
503 Libbie Ave., suite 1b
Richmond, Virginia 23226
804/288-4413 markwhite11c@gmail.com

BOB
BOB
BOB
BOB
BOB

New Detached Garage for:

The Gates Family -- 120 Granite Ave -- Richmond, Va.
Lancaster Custom Builder

3 OF 3

Preliminary Concept "A4"



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

December 6, 2017

Lancaster Custom Builder
P.O. Box 18372
Richmond, Virginia 23226
Attn: Robert Lancaster

To Whom It May Concern:

RE: CASE NO. 36-17

This is with reference to your application for building permits to demolish an existing one-story single-family dwelling, split the lot and construct two (2) new single-family detached dwellings on independent lots at 120 GRANITE AVENUE (Tax Parcel Number W020-0185/024), located in an R-4 (Single-Family Residential District).

The Board of Zoning Appeals, at its meeting of Wednesday, December 6, 2017, adopted a resolution granting your request for a variance for the lot width requirement, subject to the condition that plumbing facilities shall not be permitted within the garage, except for provision of an exterior water spigot.

Please be advised that this action of the Board does not authorize variance from any other provisions of the zoning ordinance or other codes and ordinances of the City that may be applicable to the above property.

It will be necessary for you to obtain the appropriate official permit or certificate, if required, from the Bureau of Permits and Inspections in Room 110 at City Hall to implement the permission granted by the Board within two years from the date of this meeting; otherwise this action will become void.

Very truly yours,

A handwritten signature in black ink, appearing to read "Roy W. Benbow". The signature is fluid and cursive, with a large initial "R" and "W".

Roy W. Benbow, Secretary
Phone: (804) 240-2124
Fax: (804) 646-5789
E-mail: Roy.Benbow@richmondgov.com

cc: Douglas H. Murrow, Commissioner of Buildings
William C. Davidson, Zoning Administrator
Brian P. Mercer, Planner II
Parrish Simmons, GIS Project Manager – Real Estate Assessor's Office

 If this underline is checked, a delinquent real estate tax balance exists. No permits will be issued until evidence is provided that any delinquent taxes have been paid.



DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW
 BUREAU OF PERMITS AND INSPECTION
 ROOM 110 CITY HALL
 900 E. BROAD STREET
 RICHMOND, VIRGINIA 23219
 PHONE (804) 646-4169
 FAX (804) 646-1569

BUILDING PERMIT/CERTIFICATE APPLICATION

PERMIT NO. **B**

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

CONTRACTOR/OWNER INFORMATION	1 JOB/PROPERTY ADDRESS (STREET & NUMBER) 118 1/2 GRANITE AVENUE					2 FLOOR/ROOM NO.							
	3 CONTRACTOR NAME			4 LICENSE TYPE		5 CLASS <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C		6 STATE LICENSE NO.					
	7 CONTRACTOR STREET ADDRESS				8 CONTRACTOR TELEPHONE NO. / EMAIL ADDRESS								
BUILDING INFORMATION	9 CITY				STATE		ZIP CODE		10 CONTRACTOR FAX NO.				
	11 PROPERTY OWNER NAME LANCASTER CUSTOM BUILDER			12 PROPERTY OWNER ADDRESS/ZIP P.O. Box 19312 RICHMOND			13 OWNER DAYTIME TELEPHONE NO. 804-513-4644						
	14 DESCRIBE CURRENT STRUCTURE USE VACANT LOT					15 DESCRIBE PROPOSED STRUCTURE USE SINGLE FAMILY							
OFFICE USE ONLY	16 NEW ACCESSORY BLDG <input type="checkbox"/> ACC		17 ADDITION <input type="checkbox"/> ADD		18 RESIDENTIAL GARAGE <input type="checkbox"/> AD1		19 RESIDENTIAL DECK <input type="checkbox"/> AD2		20 OPEN PORCH <input type="checkbox"/> AD3		21 ENCLOSED PORCH <input type="checkbox"/> AD4	22 ALTER/REMODEL LIGHT <input type="checkbox"/> AL1	
	23 ALTER/REMODEL HEAVY <input type="checkbox"/> AL2		24 DEMOLITION <input type="checkbox"/> DEM		25 TENANT FITUP <input type="checkbox"/> FUP		26 FOUNDATION ONLY <input type="checkbox"/> FOU		27 NEW BUILDING <input type="checkbox"/> NB		28 MOVING/RELOCATION <input type="checkbox"/> REL		29 REPAIR/REPLACEMENT <input type="checkbox"/> REP
	30 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/>			ATTACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY <input type="checkbox"/>		DETACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY <input type="checkbox"/>		31 IF MULTIFAMILY NUMBER OF UNITS PER STRUCTURE		32 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1. LODGING HOUSE <input type="checkbox"/> 2. NURSING HOME <input type="checkbox"/> 3. ADULT CARE RESIDENCE			
CONSTRUCTION COST	INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A, B, C, D, E & F. TOTAL B, C, D, E & F. SUBTRACT THIS TOTAL FROM A TO OBTAIN G. COSTS ARE TO INCLUDE MATERIAL, LABOR, SUBCONTRACTS OVERHEAD & PROFIT.			A. TOTAL CONST COST OF ENTIRE JOB \$		C. MECH. COST \$		E. SPRINKLER COST \$		G. TOTAL CONSTRUCTION COST LESS TRADE PERMITS \$			
	B. ELEC. COST \$		D. PLUMB. COST \$		F. ELEVATOR COST \$								
WORK DESCRIPTION	34 DESCRIBE SCOPE OF WORK CONSTRUCT SINGLE-FAMILY DWELLING												
LIEN INFORMATION	35 LIEN AGENT NAME						36 PHONE NO.						
	37 ADDRESS						ZIP CODE						
CONTACT INFORMATION	38 CONTACT PERSON ROBERT LANCASTER LANCASTER CUSTOM BUILDER						39 CONTACT PHONE NO. 804-513-4644			40 CONTACT FAX NO.			
	41 CONTACT ADDRESS P.O. Box 19312 RICHMOND VA						ZIP CODE 23216			42 EMAIL			
	43 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO NAME PHONE NO.												
RE-ROOM ONLY	44 ENGINEER/ARCHITECT NAME				45 ENGINEER/ARCHITECT PHONE NO.		46 ENGINEER/ARCHITECT FAX NO.		47 EMAIL				
	48 ROOF TYPE 1 (SEE BACK FOR LIST)				49 NO. OF SQUARES		50 ROOF TYPE 2 (SEE BACK FOR LIST)		51 NO. OF SQUARES				
	NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/>				52 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO				53 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO				
LOT & BUILDING SIZE	54 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)			55 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)			56 GARAGE AREA (SQ. FT.)			57 OPEN PORCH AREA (SQ. FT.)		58 ENCLOSED PORCH AREA (SQ. FT.)	
	59 DECK AREA (SQ. FT.)			60 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)			61 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)			62 TOTAL BUILDING HEIGHT		63 NUMBER OF FLOORS	
	64 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)				65 NO. OF SPACES AT ANOTHER LOCATION		66 LOCATION						LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO
SITE WORK	67 WILL THERE BE A <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY				68 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO				69 TOTAL AREA TO BE DISTURBED (SQ. FT.)		70 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO		
	I HEREBY AFFIRM THAT UNDER THE PROVISIONS OF TITLE 54.1-1101 OF THE CODE OF VIRGINIA, I AM NOT SUBJECT TO LICENSURE AS A CONTRACTOR OR SUBCONTRACTOR. BY THIS AFFIDAVIT I ASSUME FULL RESPONSIBILITY FOR COMPLETION OF THE PROPOSED WORK IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LAW. I ALSO UNDERSTAND IT IS A VIOLATION OF STATE LAW TO KNOWINGLY HIRE AN UNLICENSED CONTRACTOR.												
OWNERS AFFIDAVIT	PRINTED NAME				SIGNATURE				DATE				
	ASBESTOS CERTIFICATION A _____ B CERTIFY THAT THE BUILDING AT _____ (ADDRESSES, FLOOR OR SUITE) HAS BEEN INSPECTED OR MEETS THE EXCEPTIONS OF SECTION 110.3. THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. THE ASBESTOS ABATEMENT WILL BE DONE AS PER REQUIREMENT OF THE "CLEAN AIR ACT" NATIONAL EMISSION STANDARD FOR THE HAZARDOUS AIR POLLUTANT (NESHAPS) AND OSHA "STANDARDS FOR CONSTRUCTION WORKERS". C SIGNATURE _____												
OFFICE USE ONLY	ARTS DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		HISTORICAL DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		VIOLATION ON PROPERTY <input type="checkbox"/> YES <input type="checkbox"/> NO		DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input type="checkbox"/> NO		ICCTYPE OF CONSTRUCTION				
	EXISTING USE GROUP		PROPOSED USE GROUP		FEE CALC TYPE <input type="checkbox"/> S <input type="checkbox"/> U <input type="checkbox"/> B <input type="checkbox"/> C		PERMIT FEE		FEE RECEIVED		RECEIPT NO. <input type="checkbox"/> CASH <input type="checkbox"/> CHECK <input type="checkbox"/> CREDIT CARD		
	IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input type="checkbox"/> NO		FLOOD ELEV.		SITE ELEV.		CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO		CHESAPEAKE BAY MANAGEMENT AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO				
	APPLICATION APPROVED BY _____ DATE _____						APPLICATION DISAPPROVED BY _____ DATE _____						
	A COPY OF YOUR STATE CONTRACTOR'S LICENSE AND BUSINESS LICENSE MUST BE ON FILE BEFORE A PERMIT WILL BE ISSUED.												



DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW
 BUREAU OF PERMITS AND INSPECTION
 ROOM 110 CITY HALL
 900 E. BROAD STREET
 RICHMOND, VIRGINIA 23219
 PHONE (804) 646-4169
 FAX (804) 646-1569

BUILDING PERMIT/CERTIFICATE APPLICATION

PERMIT NO. **B**

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

CONTRACTOR/OWNER INFORMATION	1 JOB/PROPERTY ADDRESS (STREET & NUMBER) 120 GRANITE AVENUE					2 FLOOR/ROOM NO.																													
	3 CONTRACTOR NAME			4 LICENSE TYPE		5 CLASS <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C		6 STATE LICENSE NO.																											
	7 CONTRACTOR STREET ADDRESS					8 CONTRACTOR TELEPHONE NO. / EMAIL ADDRESS																													
BUILDING INFORMATION	9 CITY					STATE					ZIP CODE					10 CONTRACTOR FAX NO.																			
	11 PROPERTY OWNER NAME LANCASTER CUSTOM BUILDER					12 PROPERTY OWNER ADDRESS / ZIP P.O. Box 19312 RICHMOND					13 OWNER DAYTIME TELEPHONE NO. 804-513-4644																								
	14 DESCRIBE CURRENT STRUCTURE USE VACANT LOT										15 DESCRIBE PROPOSED STRUCTURE USE SINGLE FAMILY																								
CONSTRUCTION COST	16 NEW ACCESSORY BLDG. <input type="checkbox"/> ACC		17 ADDITION <input type="checkbox"/> ADD		18 RESIDENTIAL GARAGE <input type="checkbox"/> AD1		19 RESIDENTIAL DECK <input type="checkbox"/> AD2		20 OPEN PORCH <input type="checkbox"/> AD3		21 ENCLOSED PORCH <input type="checkbox"/> AD4		22 ALTER/REMODEL LIGHT <input type="checkbox"/> AL1		23 ALTER/REMODEL HEAVY <input type="checkbox"/> AL2		24 DEMOLITION <input type="checkbox"/> DEM		25 TENANT FITUP <input type="checkbox"/> FUP		26 FOUNDATION ONLY <input type="checkbox"/> FOU		27 NEW BUILDING <input type="checkbox"/> NB		28 MOVING/RELOCATION <input type="checkbox"/> REL		29 REPAIR/REPLACEMENT <input type="checkbox"/> REP								
	30 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY					ATTACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY					DETACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY					31 IF MULTIFAMILY NUMBER OF UNITS PER STRUCTURE					32 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1. LODGING HOUSE <input type="checkbox"/> 3. ADULT CARE RESIDENCE <input type="checkbox"/> 2. NURSING HOME														
	INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A, B, C, D, E & F. TOTAL B, C, D, E & F. SUBTRACT THIS TOTAL FROM A TO OBTAIN G. COSTS ARE TO INCLUDE MATERIAL, LABOR, SUBCONTRACTS OVERHEAD & PROFIT.										A. TOTAL CONST COST OF ENTIRE JOB \$		C. MECH. COST \$		E. SPRINKLER COST \$		G. TOTAL CONSTRUCTION COST LESS TRADE PERMITS \$		B. ELEC. COST \$		D. PLUMB. COST \$		F. ELEVATOR COST \$												
WORK DESCRIPTION	34 DESCRIBE SCOPE OF WORK CONSTRUCT SINGLE-FAMILY DWELLING																																		
	35 LIEN AGENT NAME															36 PHONE NO.																			
LIEN INFORMATION	37 ADDRESS															ZIP CODE																			
	38 CONTACT PERSON ROBERT LANCASTER LANCASTER CUSTOM BUILDER															39 CONTACT PHONE NO. 804-513-4644					40 CONTACT FAX NO.														
CONTACT INFORMATION	41 CONTACT ADDRESS P.O. Box 19312 RICHMOND VA															ZIP CODE 23216					42 EMA														
	43 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO															NAME PHONE NO.																			
RE-ROOF ONLY	44 ENGINEER/ARCHITECT NAME															45 ENGINEER/ARCHITECT PHONE NO.					46 ENGINEER/ARCHITECT FAX NO.					47 EMA									
	48 ROOF TYPE 1 (SEE BACK FOR LIST)										49 NO. OF SQUARES					50 ROOF TYPE 2 (SEE BACK FOR LIST)					51 NO. OF SQUARES														
FEE EXPRESSION	NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/>										52 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO										53 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO														
	54 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)					55 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)					56 GARAGE AREA (SQ. FT.)					57 OPEN PORCH AREA (SQ. FT.)					58 ENCLOSED PORCH AREA (SQ. FT.)														
LOT & BUILDING SIZE	59 DECK AREA (SQ. FT.)					60 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)					61 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)					62 TOTAL BUILDING HEIGHT					63 NUMBER OF FLOORS														
	64 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)										65 NO. OF SPACES AT ANOTHER LOCATION					66 LOCATION										LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO									
PARKING	67 WILL THERE BE A <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY										68 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO										69 TOTAL AREA TO BE DISTURBED (SQ. FT.)										70 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO				
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OWNER'S AFFIDAVIT	PRINTED NAME															SIGNATURE										DATE									
	A (NAME OF APPLICANT)															B CERTIFY THAT THE BUILDING AT (ADDRESSES, FLOOR OR SUITE)																			
ASBESTOS CERTIFICATION	HAS BEEN INSPECTED OR MEETS THE EXCEPTIONS OF SECTION 110.3. THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. THE ASBESTOS ABATEMENT WILL BE DONE AS PER REQUIREMENT OF THE "CLEAN AIR ACT" NATIONAL EMISSION STANDARD FOR THE HAZARDOUS AIR POLLUTANT (NESHAPS) AND OSHA "STANDARDS FOR CONSTRUCTION WORKERS".																																		
	C SIGNATURE																																		
OFFICE USE ONLY	ARTS DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO					HISTORICAL DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO					VIOLATION ON PROPERTY <input type="checkbox"/> YES <input type="checkbox"/> NO					DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input type="checkbox"/> NO					ICC TYPE OF CONSTRUCTION														
	EXISTING USE GROUP					PROPOSED USE GROUP					FEE CALC. TYPE <input type="checkbox"/> S <input type="checkbox"/> U <input type="checkbox"/> B <input type="checkbox"/> C					PERMIT FEE					FEE RECEIVED					RECEIPT NO. <input type="checkbox"/> CASH <input type="checkbox"/> CHECK <input type="checkbox"/> CREDIT CARD									
IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input type="checkbox"/> NO										FLOOD ELEV.					SITE ELEV.					CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO					CHESAPEAKE BAY MANAGEMENT AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO										
APPLICATION APPROVED BY															DATE					APPLICATION DISAPPROVED BY										DATE					

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: Lancaster Custom Builder PHONE: (Home) () _____ (Mobile) (804) 513-4844

ADDRESS P.O. Box 18372 FAX: () _____ (Work) (804) 784-9898

Richmond, Virginia 23226 E-mail Address: robert@lancastercustombuilder.com

Attn: Robert Lancaster

PROPERTY OWNER'S

REPRESENTATIVE: _____ PHONE: (Home) () _____ (Mobile) () _____

(Name/Address) _____ FAX: () _____ (Work) () _____

_____ E-mail Address: _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 120 Granite Avenue

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-408.4

APPLICATION REQUIRED FOR: Building permits to demolish an existing one-story single-family dwelling, split the lot and construct two (2) new single-family detached dwellings on independent lots.

TAX PARCEL NUMBER(S): W020-0185/024 ZONING DISTRICT: R-4 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot width requirement is not met. Lot widths of sixty feet (60') are required. For zoning purposes, one (1) lot having a lot width of one hundred five feet (105') currently exists; lot widths of 52.5' are proposed for each lot.

DATE REQUEST DISAPPROVED: October 12, 2017 FEE WAIVER: YES NO:

DATE FILED: October 12, 2017 (TIME FILED: 1:50 P.M.) PREPARED BY: David Duckhardt RECEIPT NO. BZAR-924813-2017

AS CERTIFIED BY: [Signature] (ZONING ADMINSTRATOR)

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) _____ 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.

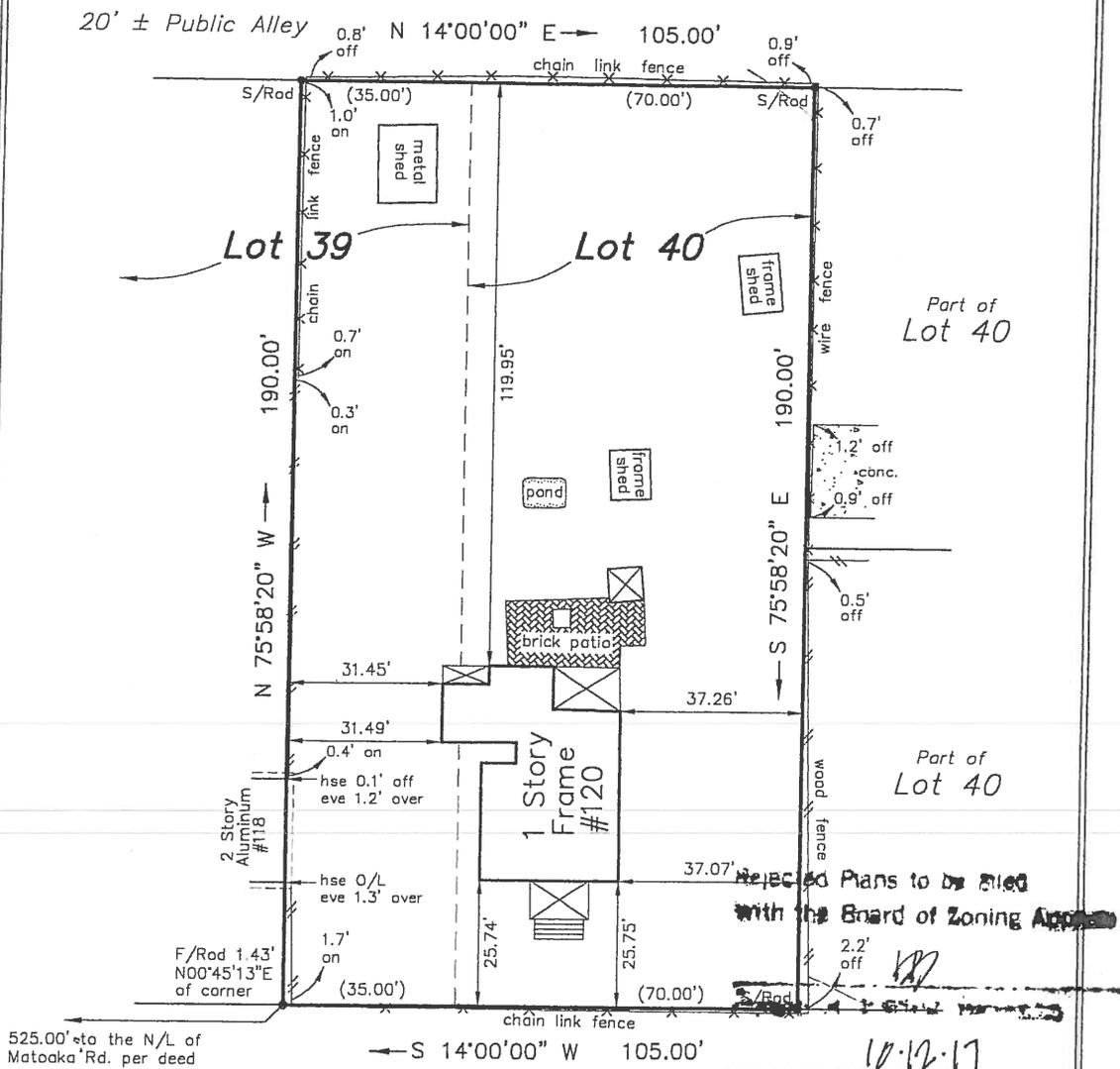
SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 10/25/17

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

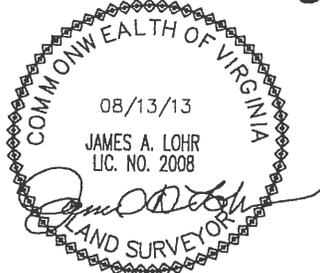
CASE NUMBER: 36-17 HEARING DATE: December 6, 2017 AT _____ 1:00 _____ P.M.

Purchaser: Kevin R. McDonough
 Current Owner: Barton G. Barrett
 Map Ref.: W0200185024
 D.B. 759, Pg. 876

Note: Bearings protracted from City
 Baseline sheet 63 NW.



GRANITE AVENUE



Survey and Plat of
**The Northern 35' of Lot 39
 and Lot 40 of Westview in
 the City of Richmond, VA**

This is to certify that on 08/13/13 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290009D effective date of 04/02/09. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

Edwards, Kretz, Lohr & Associates, PLLC
 Land Surveyors-Planners
 Virginia-North Carolina
 1900 Byrd Avenue, Suite 203
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

Scale: 1"=30'
 Drawn: TCJ
 Job: 1289-13
 Date: 08/14/13
 Checked: JAL

EXISTING:

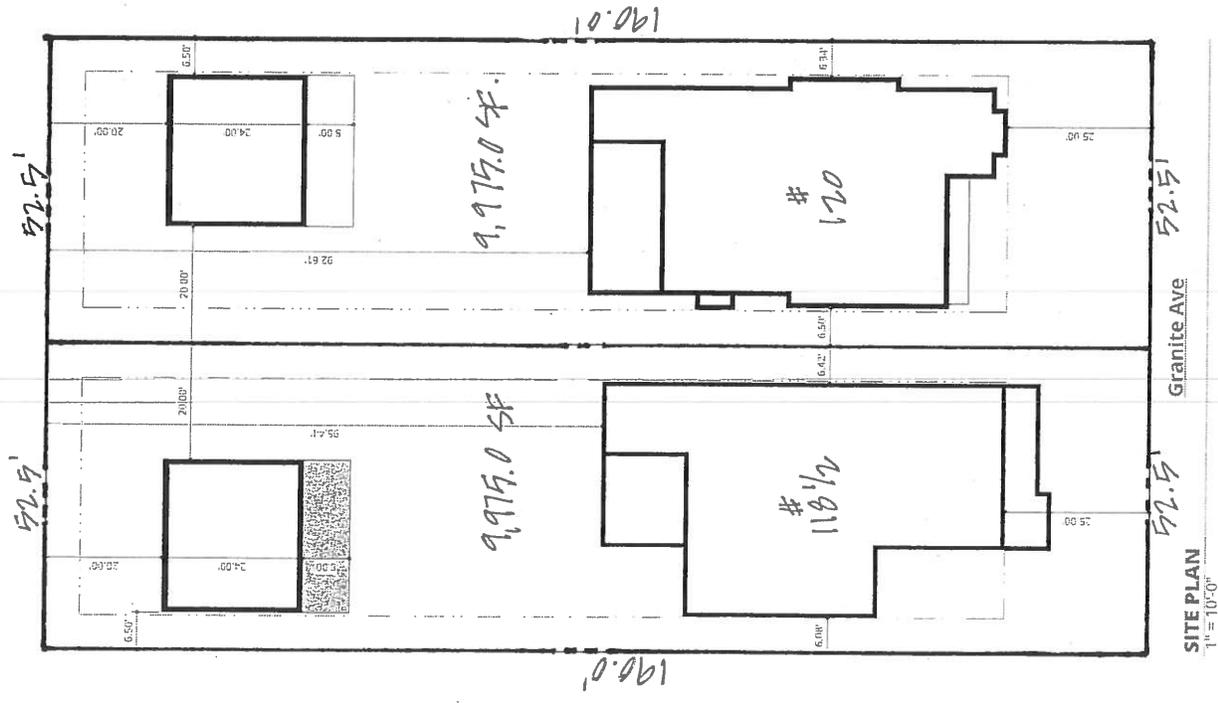
CarriageStone
 COTTAGE & HOME DESIGN, LLC
 P. O. Box 1805 - Glen Allen, Virginia 23060 - TEL. 804-336-8074
 www.CarriageStone.com

Issue Date: 10-13-17
 Rev. Date:
 Drawn by: Donald L. Fife, Jr.

120 Granite Ave
 Lancaster Custom Homes
 Site Address: 120 Granite Ave
 Richmond, VA

Site Plan

A10
 Project Number: 2017.241
 Scale: 1" = 10'-0"



Rejected Plans to be filed
 with the Board of zoning Appeals
 10.12.17

PROPOSED:

SITE PLAN
 1" = 10'-0"

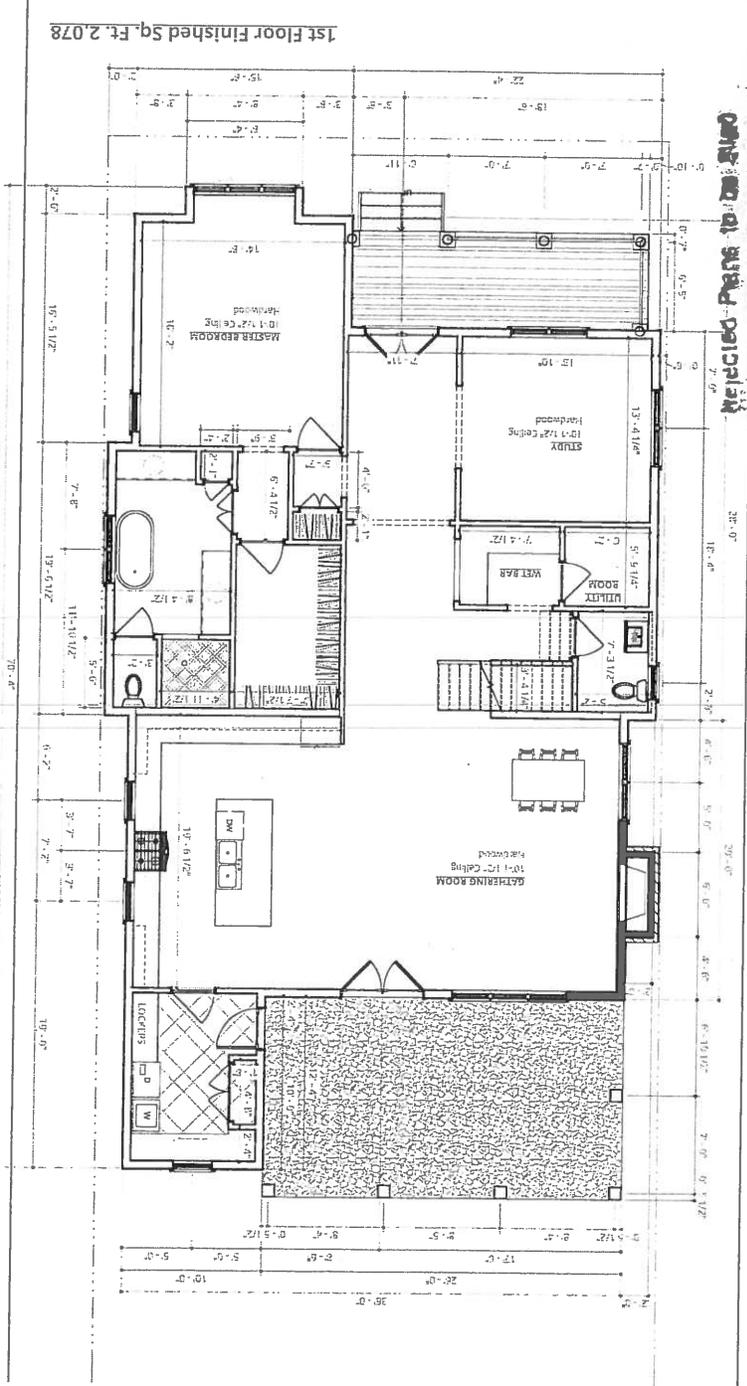
120

10.12.17

10

Recycled Paper to be used with the Board of Laminated Plywood

FIRST FLOOR



1st Floor Finished Sq. Ft. 2,078

CarriageStone
 COTTAGE & HOME DESIGN, LLC
 P. O. Box 1805 - Chen Allen, Virginia 23060 - TEL: 804-336-8074
 www.carriagestone.com

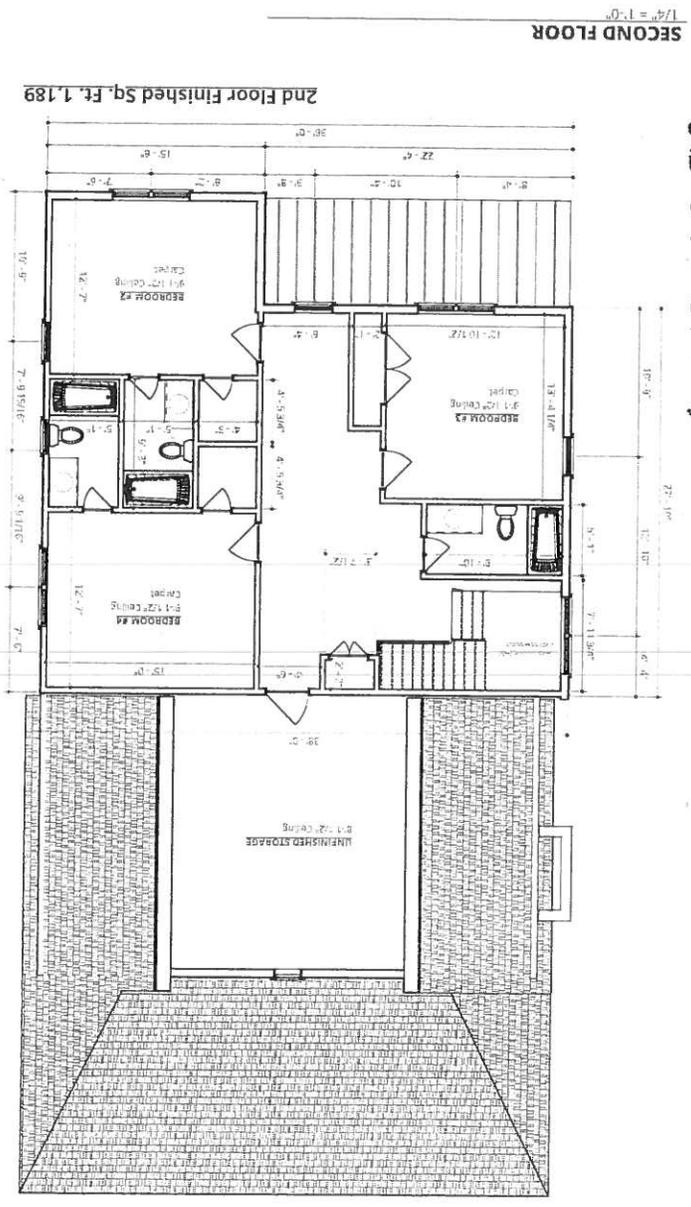
Date: 10-13-17
 Rev: DATE
 Drawn by: Donald L. Fife, P.E.

120 Granite Ave
 Lancaster Custom Homes
 Site Address: 120 Granite Ave
 Richmond, VA

First Floor Plan

A3
 Project Number: 2017 541
 Scale: 1/4" = 1'-0"

10/20/17 10:44 AM



**Rejected Plans to be SHOWN
 with the Board of zoning Appeals**

CR1

10.12.17

10.12.17

170

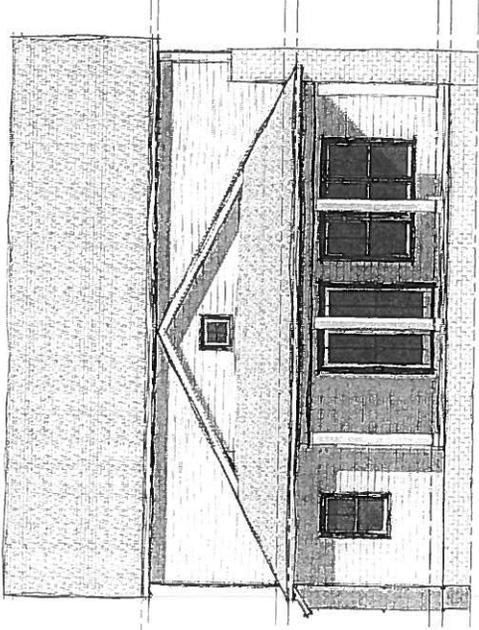
www.CarriageStone.com
 P. O. Box 1905 - Glen Allen, Virginia 23060 - TEL: 804-826-8074
CarriageStone
 COTTAGE & HOME DESIGN, LLC

Issue Date: 10-11-17
 Rev. Date:
 Drawn by: Donald L. Filer, Jr.

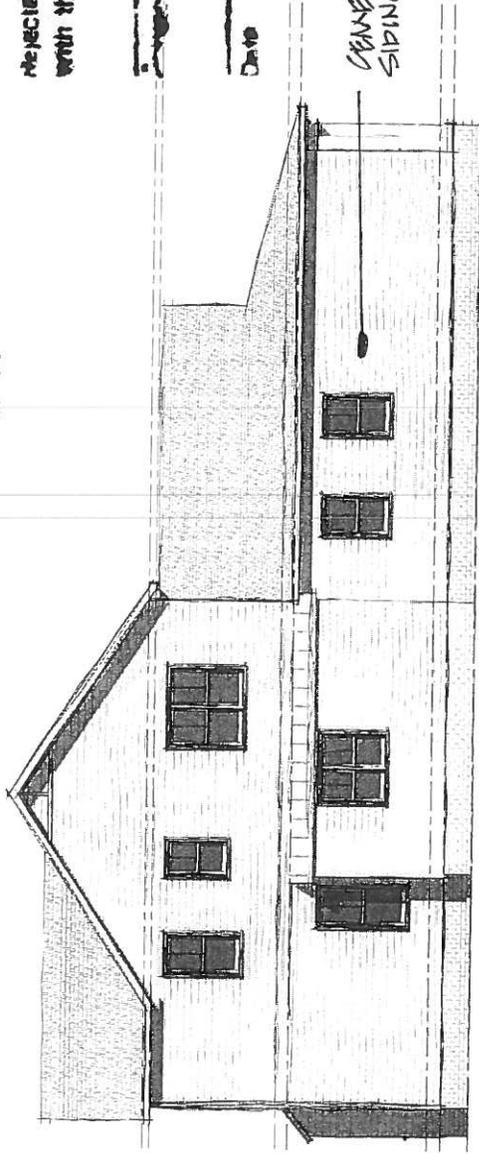
120 Granite Ave
 Lancaster Custom Homes
 Site Address: 120 Granite Ave
 Richmond, VA

Rear & Right
 Elevations

A2
 Project Number: 2017-541
 Scale: 1/4" = 1'-0"



Preliminary REAR ELEVATION
 1/4" = 1'-0"



Preliminary RIGHT ELEVATION House "A"
 1/4" = 1'-0"

Rejected Plans to be SUBD
 with the Board of zoning Appeals
 10-12-17
 Dave

CEMENT
 SIDING (TYP).



120

Project Number 2017.511
Scale 1/4" = 1'-0"

House "B" First Floor

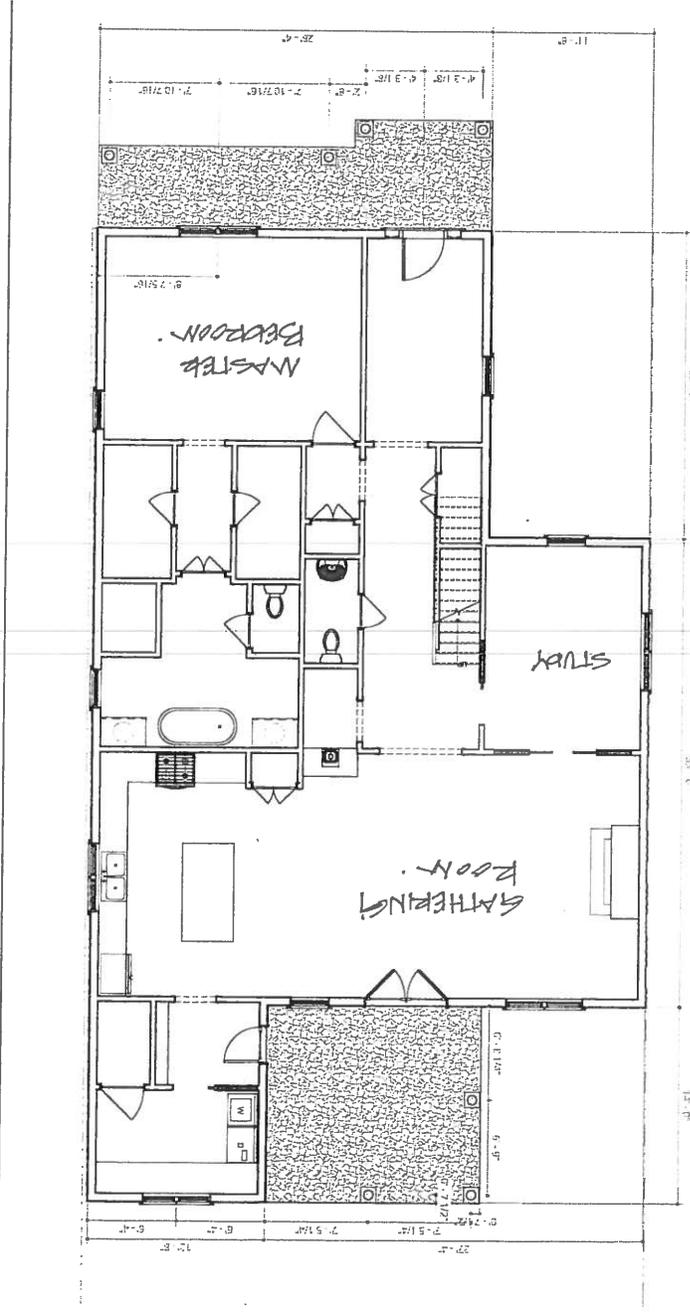
A8

120 Granite Ave
Lancaster Custom Homes
Richmond, VA

CarriageStone
COTTAGE & HOME DESIGN, LLC
P. O. Box 1805 - Chen Allen, Virginia 23064 - TEL: 804-926-8074
www.CarriageStone.com

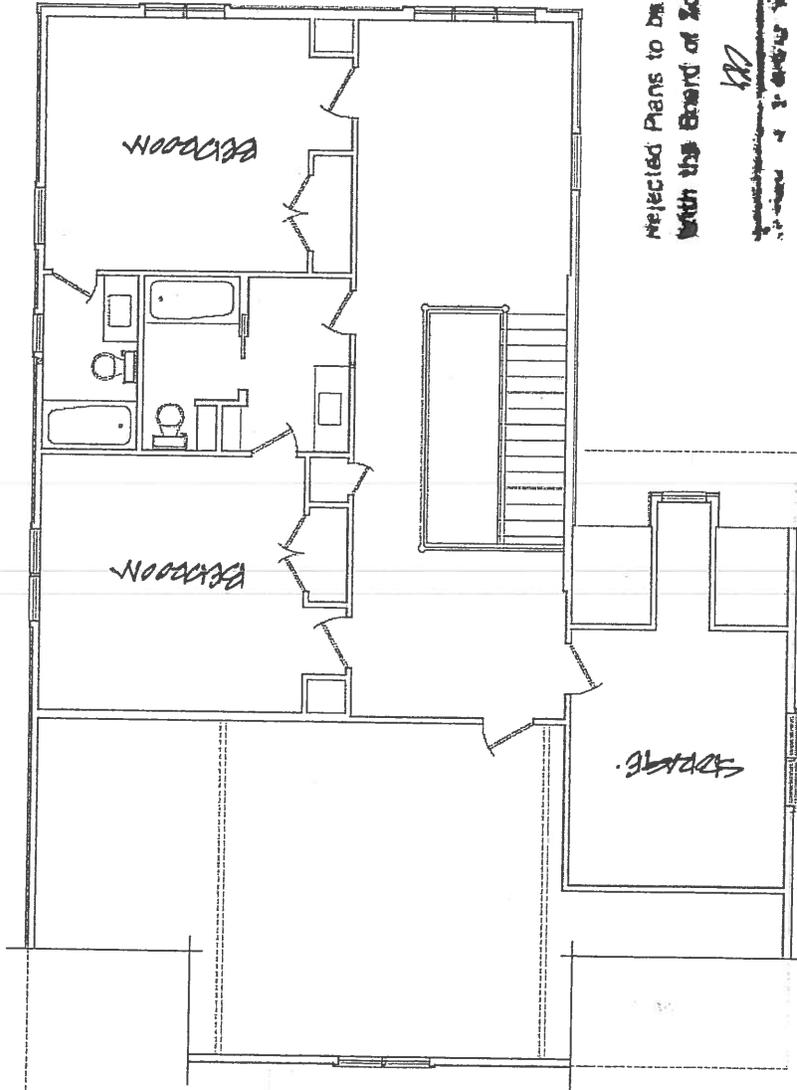
Issue Date: 08-13-17
Rev. Date:
Drawn by: Donald L. Eiler, Jr.

FIRST FLOOR - House "B"
1/4" = 1'-0"



Selected Plans for the Board of Zoning Appeals
with the Board of Zoning Appeals
10.12.17
10.12.17

21,811 #



Second Floor Plan
1/2" = 1'-0"

Rejected Plans to be filed
with the Board of Zoning Appeals

2/2

10.21.01

118 1/2

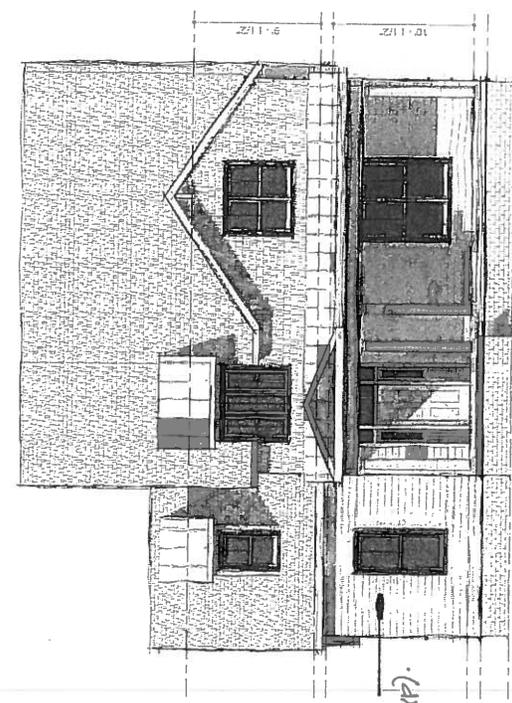
CarriageStone
 COTTAGE & HOME DESIGN, LLC
 P. O. Box 1805 - Glen Allen, Virginia 23060 - TEL: 804-426-8074
 www.CarriageStone.com

Issue Date: 10-13-17
 Rev. Date:
 Drawn by: Donald L. Pifer, Jr.

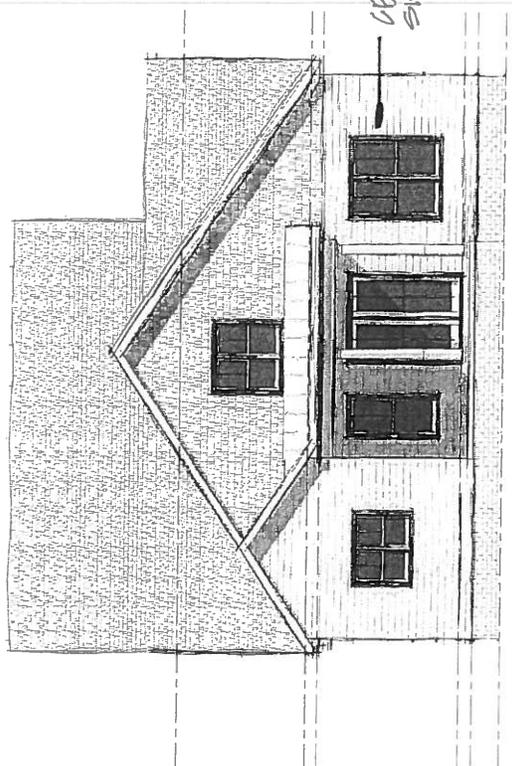
120 Granite Ave
 Lancaster Custom Homes
 Site Address: 120 Granite Ave
 Richmond, VA

House "B"
 Elevations

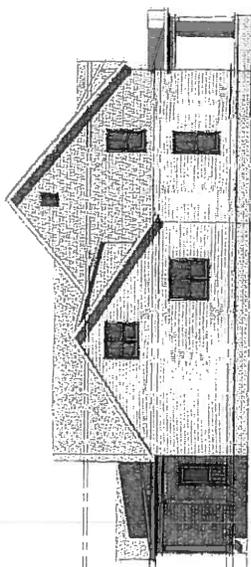
A7
 Project Number: 2017-241
 Scale: As Indicated



Preliminary FRONT ELEVATION House "B"
 1/4" = 1'-0"

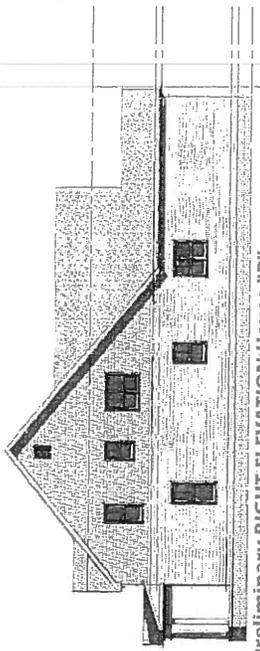


Preliminary REAR ELEVATION House "B"
 1/4" = 1'-0"



Preliminary LEFT ELEVATION House "B"
 1/8" = 1'-0"

Rejected Plans to be filed
 with the Board of zoning Appeals
 10/12/17



Preliminary RIGHT ELEVATION House "B"
 1/8" = 1'-0"

#118112

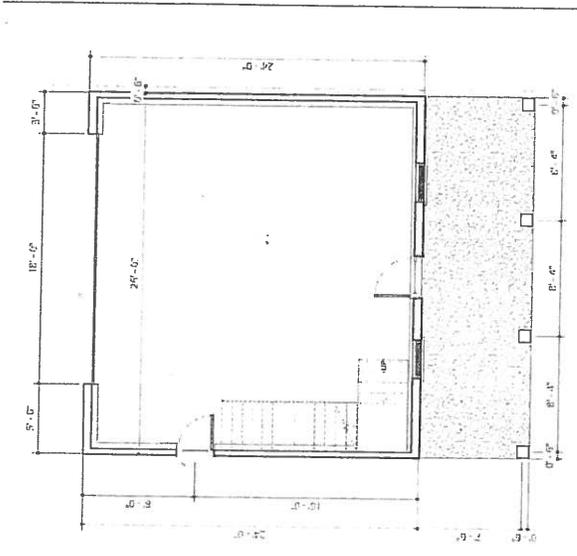
CarriageStone
 COTTAGE & HOME DESIGN, LLC
 P. O. Box 1805 - Glen Allen, Virginia 23060 - TEL. 804-836-8074
 www.CarriageStone.com

Issue Date: 10/13/17
 Rev. Date:
 Drawn by: Donald L. Filer, Jr.

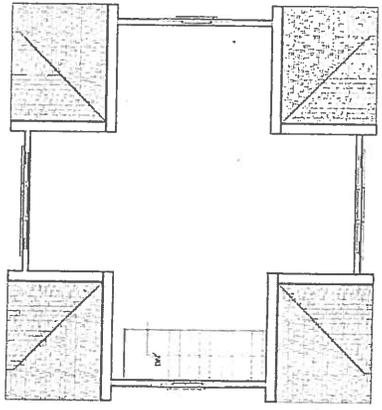
120 Granite Ave
 Lancaster Custom Homes
 Site Address: 120 Granite Ave
 Richmond, VA

Garage Floor Plans

A6
 Project Number: 2017.541
 Scale: 1/4" = 1'-0"

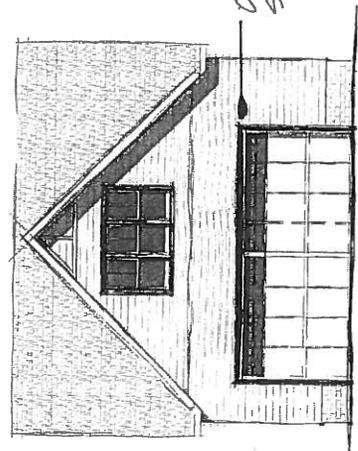


GARAGE FLOOR PLAN
 1/4" = 1'-0"



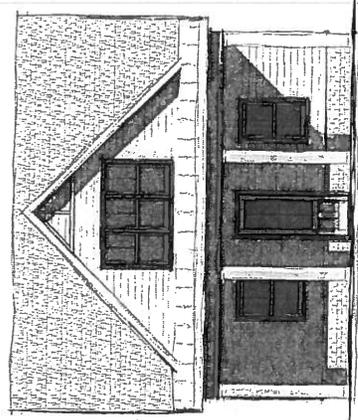
GARAGE SECOND FLOOR PLAN
 1/4" = 1'-0"

Rejected Plans to be SUBD
 with the Board of zoning Appoin
 10.12.17
 [Signature]

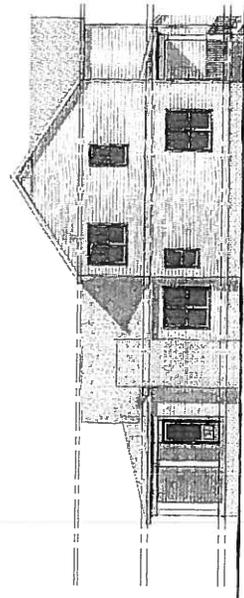


CEMENT
SIDING (TYP.)

GARAGE FRONT ELEVATION
1/4" = 1'-0"



GARAGE REAR ELEVATION
1/4" = 1'-0"

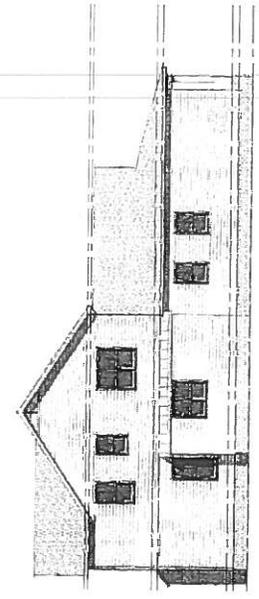


Preliminary House & Garage LEFT ELEV.
1/8" = 1'-0"

Rejected Plans to be filed
with the Board of zoning Appeals

OK

10.21.01



Preliminary House & Garage RIGHT ELEV.
1/8" = 1'-0"

CarriageStone

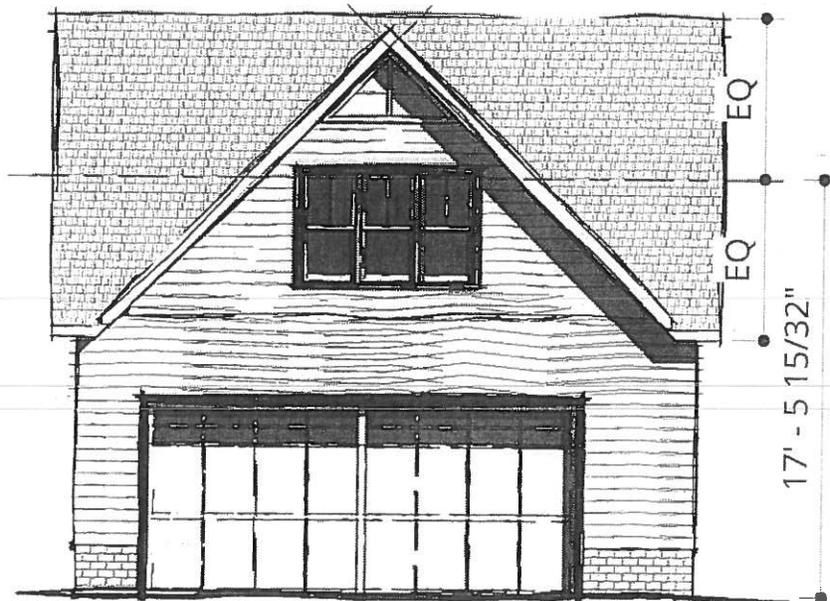
COTTAGE & HOME DESIGN, LLC

Residential Design and Drafting for New Construction, Renovations, & Additions

Lancaster Custom Builder

10-24-17

Project: 120 Granite Ave
House "A" & "B" Detached Garage
Plan to be mirrored



GARAGE FRONT ELEV. -- City Approval

1/8" = 1'-0"

Rejected Plans to be filed
with the Board of Zoning Appeals

BR

11.12.17
Date

P. O. Box 1805 -- Glen Allen, Virginia 23060 -- TEL: 804-836-8074 -- FAX: 804-308-

www.CarriageStone.co

otherwise permitted on such property or a change in the zoning classification of the property; and (v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A4 of § 15.2-2286 at the time of the filing of the variance application.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a variance from the side yard (setback) and lot coverage requirements be granted to C Scot Hale for a building permit to construct a one-story addition (4'x 8') on the rear of a single-family (detached) dwelling.

ACTION OF THE BOARD: (5-0)

Vote to Grant
affirmative: Poole, Hogue, York, Sadid, Samuels
negative: none

CASE NO. 36-17

APPLICANT: Lancaster Custom Builder
PREMISES: 120 GRANITE AVENUE
(Tax Parcel Number W020-0185/024)
SUBJECT: Building permits to demolish an existing one-story single-family dwelling, split the lot and construct two (2) new single-family detached dwellings on independent lots.

DISAPPROVED by the Zoning Administrator on October 12, 2017, based on Sections 30-300 & 30-408.4 of the zoning ordinance for the reason that: In an R-4 (Single-Family Residential District), the lot width requirement is not met.

APPLICATION was filed with the Board on October 12, 2017, based on Section 15.2-2309.2 of the Code of Virginia.

APPEARANCES:

For Applicant: Robert Lancaster
Thomas Lancaster

Against Applicant: None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, Lancaster Custom Builder, has requested a variance to split a lot and construct two new single-family detached dwellings on independent lots located at 120 Granite Avenue. Mr. Robert Lancaster, representing the applicant, testified that he along with his brother purchased the property this past summer. Mr. Lancaster stated that the original intent was to build a second single-family detached dwelling at the rear of the lot. Mr. Lancaster further stated that surrounding neighbors were not in support of this plan. Mr. Lancaster noted that the lot would legally accommodate a single-family dwelling located adjacent to Granite Avenue and a second single-family dwelling located in the rear of the lot that would be served by an easement. Mr. Lancaster explained that after further consultation with surrounding neighbors it was decided that a variance should be sought regarding the lot width requirement. Mr. Lancaster noted that a 60 foot lot width is required and that two lots having lot widths of 52.5 feet are proposed. Mr. Lancaster further noted that the architectural style of the proposed houses will be consistent with the neighborhood. Mr. Lancaster indicated that the Westhampton Civic Association was in support of the proposed project. Mr. Lancaster also noted that garages will be provided at the rear of the lots meeting the requisite off-street parking requirement. Mr. Lancaster indicated that the lot widths proposed were not inconsistent with surrounding lot widths in the neighborhood.

In response to question from Mr. York, Mr. Lancaster indicated that the only plumbing facilities would include an exterior water spigot.

The Board finds that evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and (i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance; (ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; (iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; (iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and (v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a

zoning ordinance pursuant to subdivision A4 of § 15.2-2286 at the time of the filing of the variance application.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a variance from the lot width requirement be granted to Lancaster Custom Builder for building permits to demolish an existing one-story single-family dwelling, split the lot and construct two (2) new single-family detached dwellings on independent lots, subject to the condition that plumbing facilities shall not be permitted in conjunction with the garage, except for provision of an exterior water spigot

ACTION OF THE BOARD: (4-0-1)

Vote to Grant

affirmative: Poole, Hogue, Sadid, Samuels

negative: none

abstain: York

CASE NO. 37-17

APPLICANT: Bradley & Elizabeth Marrs

PREMISES: 2519 STUART AVENUE
(Tax Parcel Number W000-1124/005)

SUBJECT: A building permit to construct a garage accessory to a single-family (attached) dwelling.

DISAPPROVED by the Zoning Administrator on October 12, 2017, based on Sections 30-300, 30-1040.3(1) & 30-710.3:1(a) of the zoning ordinance for the reason that: In an R-6 (Single-Family Attached Residential District), the lot coverage requirement is not met. Maximum lot coverage shall not exceed fifty-five percent (55%) of the area of the lot. Lot coverage of 1,684.4 square feet is permitted; 1,427 square feet (46.6%) exists; 1,923 square feet (62.8%) is proposed. The minimum aisle width is not met. An aisle width of twenty-three feet (23') is required; twelve feet (12') is proposed.

APPLICATION was filed with the Board on October, 12, 2017, based on Section 15.2-2309.2 of the Code of Virginia.



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

October 14, 2013

Allen F. Steeber
120 Granite, LLC
2701 West Cary Street
Richmond, Virginia 23220

RE: 120 Granite Avenue
Tax Parcel: W020-0185/024

Dear Mr. Steeber:

Thank you for your request for a *Zoning Confirmation Letter* regarding the above referenced property. In response to your letter, please be advised of the following:

The property is located within an R-4 (Single-Family Residential) zoning district. The R-4 District requires a minimum lot area of not less than seven thousand five hundred square feet (7,500 SF) and a minimum lot width of not less than sixty feet (60') for single-family dwellings. According to City Assessor's records and as shown on an August 13, 2013, Survey Plat, by Edwards, Kretz, Lohr & Associates, PLLC, the subject property has a road frontage of one hundred five feet (105') along Granite Avenue and a lot depth of one hundred ninety feet (190'), which results in a lot area of 19,950 square feet.

According to an August 8, 2013, Deed (most current), the property has been conveyed as "All that certain lot of land with all improvements thereon lying and being in the City of Richmond, Virginia, in the plan of West View and designated as Lot No. 40 and the northern half of Lot No. 39 in said plan and bounded and described as follows: *Beginning at a point on the west line of Granite Avenue distant five hundred and twenty-five (525) feet to the north line of Matoaka road, thence running northwardly along said west line of Granite Avenue and fronting thereon one hundred and five (105) feet, thence extending back westwardly from said front between parallel lines one hundred and ninety (190) feet to an alley in the rear twenty (20) feet wide...Being the same property conveyed...*". The property is deeded as an independent lot of record and has been since, the 1942 City Annexation from Henrico County. The property is improved with a single-family detached dwelling and accessory buildings (sheds).

As shown on a September 9, 2013, Plat of Division, by Edwards, Kretz, Lohr & Associates, PLLC, your intent is to determine whether the rear portion of the existing lot could be split off for the future construction of one (1) single-family dwelling. The proposed Parcel "A" fronting on Granite Avenue which would retain the existing single-family dwelling is indicated as having a proposed lot area of 12,449.99 square feet.

Allen F. Steeber
RE: 120 Granite Avenue
October 14, 2013
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The proposed Parcel "B" is indicated as having a proposed lot area of 7,500.00 square feet but would not be located on an improved public street. Be advised, the existing property configuration (improved with a single-family dwelling) currently has frontage on an improved public street (Granite Avenue) and is in compliance with this requirement. If the property is reconfigured, the proposed Parcel "B" would not be located on an improved public street. As per Section 114-610.1 of the City Zoning Ordinance, *"Every building erected and every use established shall be located on a lot having frontage on an improved public street or access by means of a recorded easement, provided that such easement is approved by the Director of Public Works, the Chief of Police and the Chief of Fire and Emergency Services as to its suitability for all-weather travel by public and emergency vehicles, and provided further that appropriate agreements or covenants approved by the City Attorney provide for continued maintenance thereof. For single-family detached development, no more than two lots which do not have public street frontage shall be served by any such easement..."*.

In summary, based on the information available to me at this time, it is my determination from a zoning perspective that splitting the rear portion of the existing lot and constructing a new single-family dwelling on the proposed vacant lot may be a possibility. Access to the newly created lot would be by means of a recorded access easement located across 120 Granite Avenue. Assuming the minimum R-4 District requirements are met and the proposed easements improvements are resolved through DPW and Fire and Emergency Services, then, other zoning requirements that will affect the potential development of the site (s) are as follows:

1. Front yard – not less than twenty-five feet (25') or as determined by the existing setbacks of adjacent dwellings within one hundred feet (100').
2. Side yards – not less than six feet (6').
3. Rear yard – not less than six feet (6").
4. Lot coverage – not to exceed thirty percent (30%) of the area of the lot.
5. Building height – not to exceed thirty-five feet (35'). No accessory building shall exceed twenty feet (20') in height.
6. Parking – minimum of one (1) off-street parking space for each lot.

For information concerning easement improvement requirements, please contact Douglas Mawby, Engineer II, Department of Public Works at 646-0110.

For information concerning environmental concerns that may affect this lot such as grading, erosion control issues, wetland, floodplain and Chesapeake Bay Preservation Areas, please contact Stewart D. Platt, Engineer II, Department of Public Utilities, at 646-6956.

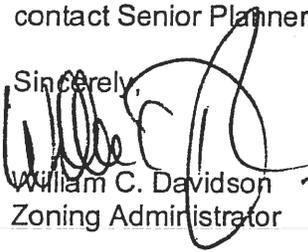
Allen F. Steeber
RE: 120 Granite Avenue
October 14, 2013
Page 3

For information concerning new address numbers, please contact Mr. Richard Morton, GIS Analyst, Department of Planning and Development Review, at 646-4170.

You are hereby advised that you have thirty (30) days from this notice in which to appeal this decision to the Board of Zoning Appeals, in accordance with §15.2-2311 of the Code of Virginia and §17.19 of the Richmond City Charter, or this decision shall be final and unappealable. Such appeal must be in writing and must be filed with the Secretary to the Board of Zoning Appeals. Said appeal shall indicate in specific terms the grounds for the appeal and must be accompanied by a filing fee of two hundred fifty dollars (\$250.00).

I hope this information is sufficient. Should you have any additional questions, please contact Senior Planner David Duckhardt at 646-6917.

Sincerely,



William C. Davidson
Zoning Administrator



BUREAU OF PERMITS AND INSPECTION
 ROOM 110 CITY HALL
 900 E. BROAD STREET
 RICHMOND, VIRGINIA 23219
 PHONE (804) 646-4169
 FAX (804) 646-1569

BUILDING PERMIT/CERTIFICATE APPLICATION

B

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

CONTRACTOR/OWNER INFORMATION	1 JOB PROPERTY ADDRESS (STREET & NUMBER) 120 GRANITE AVENUE					2 FLOOR ROOM NO.	
	3 CONTRACTOR NAME			4 LICENSE TYPE		5 CLASS <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	6 STATE LICENSE NO.
	7 CONTRACTOR STREET ADDRESS				8 CONTRACTOR TELEPHONE NO. / EMAIL ADDRESS		
BUILDING INFORMATION	9 CITY			STATE		ZIP CODE	10 CONTRACTOR FAX NO.
	11 PROPERTY OWNER NAME LANCASTER CUSTOM BUILDER			12 PROPERTY OWNER ADDRESS ZIP P.O. Box 18372 RICHMOND		13 OWNER DAYTIME TELEPHONE NO. 804-513-4644	
	14 DESCRIBE CURRENT STRUCTURE USE VACANT LOT			15 DESCRIBE PROPOSED STRUCTURE USE SINGLE FAMILY			
OFFICE USE ONLY	16 NEW ACCESSORY BLDG. <input type="checkbox"/> ACC	17 ADDITION <input type="checkbox"/> ADD	18 RESIDENTIAL GARAGE <input type="checkbox"/> AD1	19 RESIDENTIAL DECK <input type="checkbox"/> AD2	20 OPEN PORCH <input type="checkbox"/> AD3	21 ENCLOSED PORCH <input type="checkbox"/> AD4	22 ALTER/REMODEL LIGHT <input type="checkbox"/> AL1
	23 ALTER/REMODEL HEAVY <input type="checkbox"/> AL2	24 DEMOLITION <input type="checkbox"/> DEM	25 TENANT FITUP <input type="checkbox"/> FUP	26 FOUNDATION ONLY <input type="checkbox"/> FOU	27 NEW BUILDING <input type="checkbox"/> NB	28 MOVING/RELOCATION <input type="checkbox"/> REL	29 REPAIR-REPLACEMENT <input type="checkbox"/> REP
	30 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		ATTACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		DETACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		31 IF MULTIFAMILY NUMBER OF UNITS PER STRUCTURE <input checked="" type="checkbox"/>
CONSTRUCTION COST	INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A, B, C, D, E & F. TOTAL B, C, D, E & F. SUBTRACT THIS TOTAL FROM A TO OBTAIN G. COSTS ARE TO INCLUDE MATERIAL, LABOR, SUBCONTRACTS OVERHEAD & PROFIT.		A TOTAL CONST COST OF ENTIRE JOB \$	C MECH. COST \$	E SPRINKLER COST \$	G TOTAL CONSTRUCTION COST LESS TRADE PERMITS \$	
	B ELEC. COST \$	D PLUMB COST \$	F ELEVATOR COST \$				
WORK DESCRIPTION	33 DESCRIBE SCOPE OF WORK CONSTRUCT SINGLE FAMILY DWELLING						
	34						
LIEN INFORMATION	35 LIEN AGENT NAME				36 PHONE NO.		
	37 ADDRESS				ZIP CODE		
CONTACT INFORMATION	38 CONTACT PERSON ROBERT LANCASTER LANCASTER CUSTOM BUILDER			39 CONTACT PHONE NO. 804-513-4644		40 CONTACT FAX NO.	
	41 CONTACT ADDRESS P.O. Box 18372 RICHMOND VA			ZIP CODE 23216	42 EMAIL		
	43 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO						
RE-ROOF ONLY	44 ENGINEER/ARCHITECT NAME		45 ENGINEER/ARCHITECT PHONE NO.		46 ENGINEER/ARCHITECT FAX NO.	47 EMAIL	
	48 ROOF TYPE 1 (SEE BACK FOR LIST)		49 NO. OF SQUARES		50 ROOF TYPE 2 (SEE BACK FOR LIST)	51 NO. OF SQUARES	
FIRE DEVICES	NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/>		52 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		53 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
	54 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)	55 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)	56 GARAGE AREA (SQ. FT.)	57 OPEN PORCH AREA (SQ. FT.)	58 ENCLOSED PORCH AREA (SQ. FT.)		
LOT & BUILDING SIZE	59 DECK AREA (SQ. FT.)	60 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)	61 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)		62 TOTAL BUILDING HEIGHT	63 NUMBER OF FLOORS	
	64 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)		65 NO. OF SPACES AT ANOTHER LOCATION	66 LOCATION		LEASE ATTACHED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
PARKING	67 WILL THERE BE A <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY		68 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		69 TOTAL AREA TO BE DISTURBED (SQ. FT.)	70 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
	71 I HEREBY AFFIRM THAT UNDER THE PROVISIONS OF TITLE 54.1-1101 OF THE CODE OF VIRGINIA, I AM NOT SUBJECT TO LICENSURE AS A CONTRACTOR OR SUBCONTRACTOR. BY THIS AFFIDAVIT I ASSUME FULL RESPONSIBILITY FOR COMPLETION OF THE PROPOSED WORK IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LAW. I ALSO UNDERSTAND IT IS A VIOLATION OF STATE LAW TO KNOWINGLY HIRE AN UNLICENSED CONTRACTOR.						
OWNER'S AFFIDAVIT	PRINTED NAME		SIGNATURE		DATE		
	72 ASBESTOS CERTIFICATION A) _____ B) CERTIFY THAT THE BUILDING AT _____ (ADDRESSES, FLOOR OR SUITE) HAS BEEN INSPECTED OR MEETS THE EXCEPTIONS OF SECTION 110.3, THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. THE ASBESTOS ABATEMENT WILL BE DONE AS PER REQUIREMENT OF THE "CLEAN AIR ACT" NATIONAL EMISSION STANDARD FOR THE HAZARDOUS AIR POLLUTANT (NESHAPS) AND OSHA "STANDARDS FOR CONSTRUCTION WORKERS" C) SIGNATURE _____						
OFFICE USE ONLY	ARTS DISTRICT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HISTORICAL DISTRICT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	VIOLATION ON PROPERTY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	ICC TYPE OF CONSTRUCTION		
	EXISTING USE GROUP	PROPOSED USE GROUP	FEE CALC. TYPE <input type="checkbox"/> S <input type="checkbox"/> B <input type="checkbox"/> C	PERMIT FEE	FEE RECEIVED	RECEIPT NO. <input type="checkbox"/> CASH <input type="checkbox"/> CHECK <input type="checkbox"/> CREDIT CARD	
	IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	FLOOD ELEV.	SITE ELEV.	CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		CHESAPEAKE BAY MANAGEMENT AREA? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
	APPLICATION APPROVED BY _____ DATE _____			APPLICATION DISAPPROVED BY _____ DATE _____			
	73 A COPY OF YOUR STATE CONTRACTOR'S LICENSE AND BUSINESS LICENSE MUST BE ON FILE BEFORE A PERMIT WILL BE ISSUED.						