



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

May 12, 2023

Daniel and Megan Hicks  
516 North 26<sup>th</sup> Street  
Richmond, Virginia 23223

Joseph F. Yates, Architect  
2501 Monument Avenue, Suite 301  
Richmond, Virginia 23220

To Whom It May Concern:

**RE: BZA 17-2023**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, June 7, 2023 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 two-story rear addition to a single-family (detached) dwelling at 516 NORTH 26<sup>th</sup> STREET (Tax Parcel Number E000-0383/003), located in an R-63 (Multi-Family Urban 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 **656 471 671#**. 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 2023 drop-down, click meeting details for June 7, 2023 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

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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,



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.

520 N 26th Llc 903 Lakewater Dr Henrico, VA 23229	Baiada Thomas Matthew 506 N 26th St Richmond, VA 23223	Berinhout Neal And Sharon Hall-berinhout 2603 E Leigh St Richmond, VA 23223
Blessing W Justin 512 N 26th St Richmond, VA 23223	Bowler Housing L P Attn Tony A Webb Po Box 5127 Richmond, VA 23220	Casey Stephen Andrew And Zhu Guangzhao 504 N 26th St Richmond, VA 23223
Chatfield Taylor Alexandra And Mathiessen 508 1/2 N 26th St Richmond, VA 23223	Church Hill Presbyterian Church Foundation 517 N 25th St Richmond, VA 23223	Clapman Michael J And Wilson Gabrielle D 518 N 26th St Richmond, VA 23223
Doak Tina L And Mcginnis Marialyn Nina 506 1/2 N 26th St Richmond, VA 23223	Ednie James P And Kathleen E 513 N 26th St Richmond, VA 23223	Evolve Hld Llc 3420 Pump Rd #169 Richmond, VA 23233
Gardner Arthur L Po Box 25073 Richmond, VA 23260	Hosay Charles A 6189 Gibbsdown Place Mechanicsville, VA 23111	Jennings Heather M 2601 E Leigh St Richmond, VA 23223
Laula Fuentes Antonio And Rachel Crosby Laula 517 N 26th St Richmond, VA 23223	Mcginnis Marialyn N 514 N 26th St Richmond, VA 23223	Miller Otis L 112 Kennet Drive Suffolk, VA 23434
Oberle Joan F 1828 Park Ave #4 Richmond, VA 23220	Pratt A Carole And Mansell Richard H 3555 Ferncliff Rd Pulaski, VA 24301	Richardson Horace D Jr And Sharon D 2607 E Leigh St Richmond, VA 23223
Royal Ventures Llc 2307 Victoria Crossing Ln Midlothian, VA 23113	Shockoprops Llc 15 Robin Rd Richmond, VA 23226	Smith Anna C 2208 E Broad St Richmond, VA 23223
Spriggs Joseph William 4819 Bruce Rd Chester, VA 23831	Tane Jonah B 2506 E Leigh St Richmond, VA 23223	

**Property:** 516 N 26th St **Parcel ID:** E0000383003

**Parcel**

**Street Address:** 516 N 26th St Richmond, VA 23223-  
**Owner:** HICKS DANIEL C AND QUINN MEGAN M  
**Mailing Address:** 7927 EAGLE CIR, NEW KENT, VA 23124  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 338 - East End  
**Property Class:** 120 - R Two Story  
**Zoning District:** R-63 - Residential (Multi-family Urban)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2023  
**Land Value:** \$100,000  
**Improvement Value:** \$194,000  
**Total Value:** \$294,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 3318.01  
**Acreage:** 0.076  
**Property Description 1:** 0026.67X0124.41 0000.000  
**State Plane Coords( ?):** X= 11797264.500001 Y= 3719653.951501  
**Latitude:** 37.53355365 , **Longitude:** -77.41576420

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 26  
**Rear Size:** 124  
**Parcel Square Feet:** 3318.01  
**Acreage:** 0.076  
**Property Description 1:** 0026.67X0124.41 0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11797264.500001 Y= 3719653.951501  
**Latitude:** 37.53355365 , **Longitude:** -77.41576420

**Other**

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

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2023	\$100,000	\$194,000	\$294,000	Reassessment
2022	\$75,000	\$179,000	\$254,000	Reassessment
2021	\$60,000	\$168,000	\$228,000	Reassessment
2020	\$60,000	\$163,000	\$223,000	Reassessment
2019	\$60,000	\$145,000	\$205,000	Reassessment
2018	\$60,000	\$125,000	\$185,000	Reassessment
2017	\$45,000	\$125,000	\$170,000	Reassessment
2016	\$40,000	\$117,000	\$157,000	Reassessment
2015	\$40,000	\$106,000	\$146,000	Reassessment
2014	\$40,000	\$105,000	\$145,000	Reassessment
2013	\$50,000	\$127,000	\$177,000	Reassessment
2012	\$50,000	\$134,000	\$184,000	Reassessment
2011	\$50,000	\$146,000	\$196,000	CarryOver
2010	\$50,000	\$146,000	\$196,000	Reassessment
2009	\$49,500	\$150,000	\$199,500	Reassessment
2008	\$49,500	\$150,000	\$199,500	Reassessment
2007	\$49,500	\$150,000	\$199,500	Reassessment
2006	\$32,000	\$97,700	\$129,700	Reassessment
2005	\$10,600	\$52,900	\$63,500	Reassessment
2004	\$9,000	\$44,800	\$53,800	Reassessment
2003	\$8,200	\$40,700	\$48,900	Reassessment
2002	\$8,000	\$39,900	\$47,900	Reassessment
2001	\$6,480	\$32,400	\$38,880	Reassessment
1998	\$6,000	\$30,000	\$36,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
12/08/2020	\$0	HICKS DANIEL C AND	ID2020-29542	2 - INVALID SALE-Relation Between Buyer/Seller
12/12/2006	\$0	HICKS DANIEL C	ID2006-42542	2 - INVALID SALE-Relation Between Buyer/Seller
07/07/2005	\$128,000	MOORE THOMAS J	ID2005-22299	
01/06/2003	\$67,000	BRIGGS EPHRAIM H	ID2003-5177	
08/31/1999	\$7,970	WASHINGTON JEANNETTE A	ID9900-24684	
02/29/1996	\$45,000	Not Available	09600-4008	

**Planning**

**Master Plan Future Land Use:** NH-MU  
**Zoning District:** R-63 - Residential (Multi-family Urban)  
**Planning District:** East  
**Traffic Zone:** 1063  
**City Neighborhood Code:** CH  
**City Neighborhood Name:** Church Hill  
**Civic Code:** 0200  
**Civic Association Name:** Church Hill Association of RVA  
**Subdivision Name:** NONE  
**City Old and Historic District:** Church Hill North  
**National historic District:** Church Hill North  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:** Churchill North

**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	1015	0206001	020600
1990	507	0206005	020600

**Schools**

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

**Public Safety**

**Police Precinct:** 1  
**Police Sector:** 111  
**Fire District:** 1  
**Dispatch Zone:** 117A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 7  
**Voter Precinct:** 707  
**State House District:** 79  
**State Senate District:** 14  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - Residential record #01

**Year Built:** 1920

**Stories:** 2

**Units:** 0

**Number Of Rooms:** 8

**Number Of Bed Rooms:** 3

**Number Of Full Baths:** 1

**Number Of Half Baths:** 1

**Condition:** good for age

**Foundation Type:** Full Crawl

**1st Predominant Exterior:** Alum/Vinyl

**2nd Predominant Exterior:** N/A

**Roof Style:** Flat or Shed

**Roof Material:** Metal

**Interior Wall:** Plaster

**Floor Finish:** Softwood-standard

**Heating Type:** Forced hot air

**Central Air:** Y

**Basement Garage Car #:** 0

**Fireplace:** Y

**Building Description (Out Building and Residential Shed - Small Utility Yard Items):**

**Extension 1 Dimensions**

**Finished Living Area:** 1490 Sqft

**Attic:** 0 Sqft

**Finished Attic:** 0 Sqft

**Basement:** 0 Sqft

**Finished Basement:** 0 Sqft

**Attached Garage:** 0 Sqft

**Detached Garage:** 0 Sqft

**Attached Carport:** 0 Sqft

**Enclosed Porch:** 0 Sqft

**Open Porch:** 108 Sqft

**Deck:** 156 Sqft

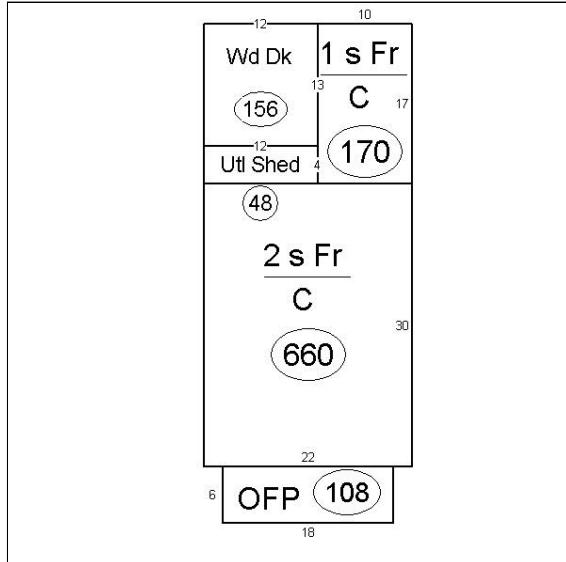
**Property Images**

Name:E0000383003 Desc:R01

[Click here for Larger Image](#)

**Sketch Images**

Name:E0000383003 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: Daniel and Megan Hicks

PHONE: (Home)  (Mobile)

ADDRESS: 516 North 26th Street

FAX:  (Work)

Richmond, Virginia 23223

E-mail Address: danhicks05@gmail.com

### PROPERTY OWNER'S

REPRESENTATIVE: Joseph F. Yates, Architect

PHONE: (Home)  (Mobile) (804) 239-3747

(Name/Address) 2501 Monument Avenue, Suite 301

FAX:  (Work)

Richmond, Virginia 23220

E-mail Address: joe@jfyarchitects.com

Attn: Joe Yates

### TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 516 North 26th Street

TYPE OF APPLICATION:  VARIANCE  SPECIAL EXCEPTION  OTHER

ZONING ORDINANCE SECTION NUMBER(S): 30-300 & 30-419.6(2)

APPLICATION REQUIRED FOR: A building permit to construct a two-story rear addition to a single-family detached dwelling.

TAX PARCEL NUMBER(S): E000-0383/003 ZONING DISTRICT: R-63 (Multi-Family Urban Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The side yard (setback) requirement is not met. A side yard of three feet (3') is required; 1' is proposed along the northern property line.

DATE REQUEST DISAPPROVED: April 20, 2023

FEES WAIVER: YES  NO:

DATE FILED: April 13, 2023 TIME FILED: 4:00 p.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAR-128572-2023

AS CERTIFIED BY: Wiley C. O. (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: Joseph F. Yates

DATE: 4/16/23

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

CASE NUMBER: BZA 17-2023 HEARING DATE: June 7, 2023

AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 17-2023

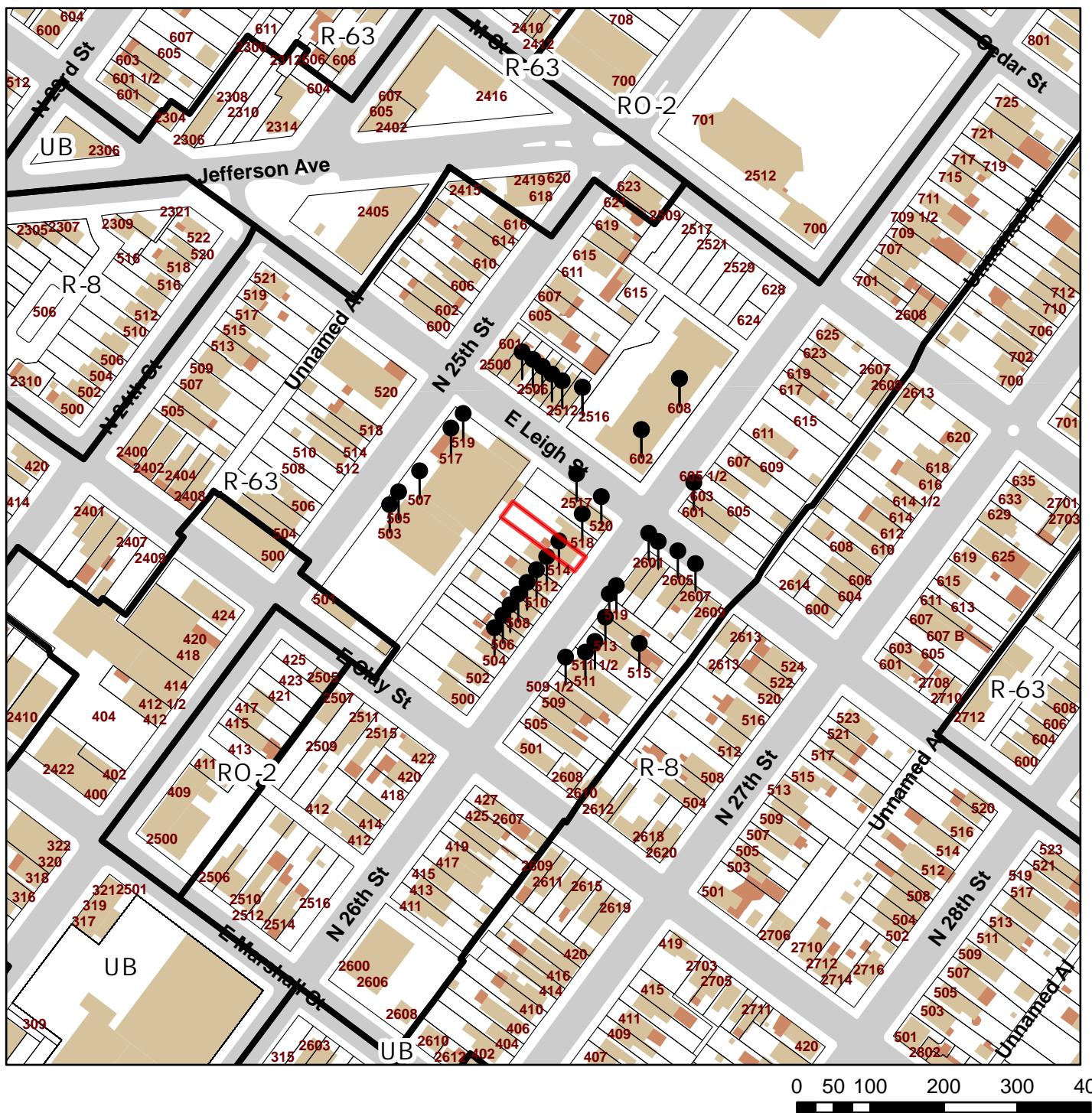
150' Buffer

APPLICANT(S): Daniel and Megan Hicks

PREMISES: 516 North 26th Street  
(Tax Parcel Number E000-0383/003)

SUBJECT: A building permit to construct a two-story rear addition to a single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-419.6(2) of the Zoning Ordinance for the reason that:  
The side 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 (804-646-6340/6701). 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 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 \$175.00 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 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.

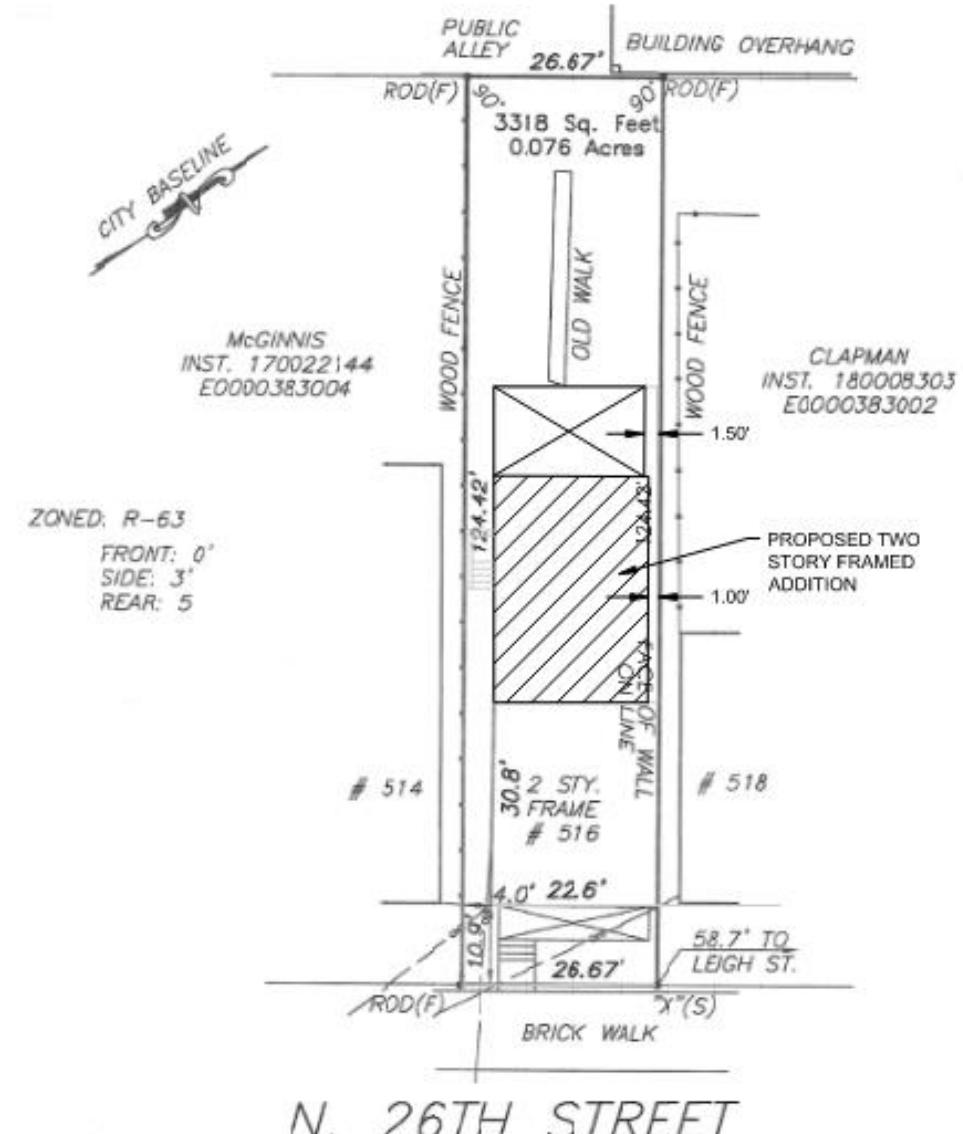
Acknowledgement of Receipt by Applicant or Authorized Agent:

Revised: November 4, 2020

THIS IS TO CERTIFY THAT ON 10/1/21 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND WALLS OF THE BUILDING ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN

BRIAN M. LONG, L.S.

- 1) THIS PARCEL IS NOT IN A FEMA FLOOD HAZARD ZONE
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN



N. 26TH STREET  
VAR. WIDTH PUBLIC R/W

SURVEY OF  
516 N 26TH

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

CITY OF RICHMOND  
VIRGINIA  
OCT 1, 2021  
SCALE: 1"=20'

# HICKS RESIDENCE

## GENERAL NOTES:

The General Contractor, hereafter referred to as the "GC".

### DEMOLITION NOTES:

- It shall be the responsibility of the GC to remove all demolition debris from the site, prior to beginning construction.
- It shall be the responsibility of the GC to provide and pay for a commercial size dumpster to kept on or adjacent to the site until the project is substantially complete. The dumpster is to be emptied on a regular basis, not to exceed every two weeks. Coordinate dumpster location with Owner.
- It shall be the responsibility of the GC to keep the site neat and orderly during the period of construction.
- The GC shall take all necessary precautions to insure that the house has been secured at the end of each workday.

GC guarantees all materials and workmanship for a period of one (1) year from the date of Substantial Completion. The GC shall repair any deficient work during this period, at no cost to Owner.

- GC shall verify all existing conditions prior to proceeding with any work, and shall notify Architect if any condition does not coincide with Construction Documents.**
- It shall be the GC responsibility to pay for all permits and coordinate all inspections, including final inspection, unless directed in writing by Owner.
- Dimensions shown are to face of studs in new construction, and to face of gypsum board or plaster in existing construction unless noted otherwise.
- Submit shop drawings to Architect for Review on the following: KITCHEN CABINETS, BATH CASEWORK, NEW DOORS, NEW WINDOWS, SIDING & ROOFING.
- Protect all existing surfaces and finishes that will remain from any damage during construction.

### STRUCTURAL:

Presumed allowable soil bearing load is 2000 psf. If the Owner chooses, the GC will employ, at the Owner's expense, a Geotechnical Engineer to perform hand augers of the footing excavations prior to pouring of footings. GC shall follow the recommendations of the engineer prior to proceeding with foundation work.

- Mixed, poured-in-place concrete shall be designed to produce compressive strengths as follows:  
Slab-on-grade: 3500 psi at 28 days.  
Footings: 3000 psi at 28 days.  
Provide proper protection when air temperature falls below 40 degrees F. Concrete exposed to freeze-thaws cycle shall be air entrained.
- Reinforcing Steel: Deformed bars - ASTM A615, Grade 60. Welded wire fabric (WWF) -ASTM A185.
- All masonry to be placed with continuous horizontal joint reinforcement at 8" o.c. below grade and at 1'-4" o.c. above grade.

### EXTERIOR:

- All unpainted wood exposed to exterior in contact with concrete or CMU or below grade shall be pressure treated.
- Plywood: Use 5/8" CC exterior grade for roof deck (use edge clips for roof deck), and 3/4" CC exterior grade tongue and groove for floor decks.
- Floor decking shall be glued and nailed to floor joists.
- All wood trim shall be PVC or Fir unless otherwise noted. Profiles as indicated in details. A minimum of two coats of an oil-based wood preservative shall be brushed on all exposed exterior wood surfaces, including edge cuts of wood trim, prior to installation. Back prime all wood trim.
- Porch floors and column wrap and porch trim to be equal to AZEK or Boral.
- New Windows and Doors will be aluminum clad wood w/ primed interiors, equal to Jeld-Wen Custom. Lock & hardware selection, and hardware finish color, to be selected by Owner.
- Face Brick at foundation and porch piers to match existing face brick, to be selected by Architect.

### ROOFING MATERIALS:

- Roofing Materials House:
  - Provide and install standing seam copper over front face of existing roof, remainder of roof to be EDPM.
  - Install continuous ice and water shield per code & synthetic felt over all other roof sheathing areas.
  - Color of EDPM to be selected by Architect.
- Gutters/Downspouts:
  - All gutters to be new prefinished aluminum, 4" wide, k-style, hanging gutters.
  - Provide gutter boots at all downspouts.
  - Color to be white.

### FLASHING & INSULATION:

- Flash sills and heads at ALL NEW exterior doors and windows, and provide any additional flashing required to seal building from water infiltration.
- Provide R-19 insulation in exterior stud wall cavities, R-19 insulation in floors over crawlspaces, and R-49 fiberglass battting at roof. Do not leave voids in wall. Provide sound insulation at interior walls & ceilings of bathrooms.

### INTERIOR:

- All new joists, rafters and beams shall have a minimum bearing of not less than 3-1/2" x 3-1/2", or as noted on drawings. All bearing masonry shall be grouted solid to footings.
- Framing lumber shall be Southern Yellow Pine, No. 2, kiln dried, min. Fb = 1200 psi. Studs shall be spaced at 1'-4" o.c.
- Plywood: Use 3/4" CC exterior grade tongue and groove for floor decks. Floor decking shall be glued and nailed to floor joists.
- Install insulation in exterior walls when exposed and in attic. Do not leave voids in wall or roof.
- WALLS/CEILINGS:**
  - New Walls: Install 5/8" gypsum board at all walls.
  - New Ceilings: 1/2" gypsum board at ceilings.
  - Use only brand name gypsum board and finishing materials. Install ceilings first, so that edges are supported and concealed by gypsum board at walls.

### INTERIOR (Continued)

- FLOORS:**
  - Floor stain color must be approved by Owner and Architect.
  - Apply two coats of semi-gloss and one finish coat of matte polyurethane floor finish to all wood floors. Follow manufacturer's instructions for application and drying times.
  - Ceramic or stone tile floor coverings are to be selected by Owner and installed by GC. Use cement board (equal to Durock) subfloor glued and/or screwed (countersunk) to floor joists, per mfg instructions.
- INTERIOR PAINTING:**
  - The following are acceptable paint manufacturers:  
Duron, Benjamin Moore, Sherwin Williams
  - All new and existing gypsum board walls and ceilings are to be primed with one coat of latex primer and shall receive two coats of latex paint. All existing bare and new wood trim to be primed with one coat of oil based primer two finish coats of oil or acrylic paint. Colors to be selected by Owner and Architect.
    - Scrape and hand sand all exposed painted wood surfaces, prior to repainting.
    - Color scheme to be three (3) colors as follows:
      - Existing plaster and gyp. bd.
      - New and existing wood trim and baseboards
      - Doors
- INTERIOR STAIRS:**
  - Existing stairs to second floor to be reused, with new treads/risers and new railing.
  - New Railing by Vintage Woodworks:
    - Newel: 6" Empire Roped full 48" (ER648)
    - Balusters: 2" MS Trad-L-A 2" x 36" (MS-CL236-M)
    - Handrail: P-3 Rail (201070)

### ELECTRICAL:

- GC shall pay for all permits and coordinate with Dominion Virginia Power for installation/change in service.
- GC is to provide and install all wiring, outlets, junction boxes and panel boxes as required for a complete installation. Existing panel box to be replaced or upgraded as needed. Conceal all new wiring; surface mounted conduit will not be permitted.
- Lighting Fixtures: Per Owner selection, purchased and installed by GC.
  - Recessed Ceiling Lights: 6" white baffle, equal to Halo
    - All new lighting to be on dimmer switches
  - Under cabinet LED fixtures at upper cabinets
  - Pendant light fixtures, evenly spaced over Kitchen Island, on dimmer switch
- Coordinate & locate all electrical outlets, TV receptacles, data outlets & security according to Owner's requirements.
- All appliances and fixtures are to be purchased and installed by GC. Provide all necessary rough-in and hook-ups for appliances, including washer and dryer. Per Owner selection, provide appliance and fixture product information:
  - 36" Refrigerator
  - 24" Dishwasher, per Owner selection
  - 30" Gas Range
  - 30" Microwave & Trim Kit for 30" installation (Above gas range)
  - 3/4 HP (min) Sink Disposer at Island Sink
  - Washer & Dryer for new 2nd Floor Laundry Rm

### PLUMBING:

- GC provide and install materials for all new plumbing work.
- Plumbing Fixtures and Accessories: Complete fixtures and accessories to be selected by Owner and purchased and installed by GC.
  - Kitchen: Selected by Owner
  - Bathroom Sinks: Selected by Owner, equal to Kohler
- Faucets, etc. shall be equal to Kohler. GC shall provide all necessary plumbing fittings; such as drains, faucets, hot & cold handles, complete flushing mechanism for toilet, etc.

### MECHANICAL:

- GC shall be responsible for installing a complete system for heating and air conditioning, including all controls, piping, etc. for both the existing house and addition.

## BUILDING AREA

	EXISTING	NEW	TOTAL
<b>CONDITIONED AREA:</b>			
FIRST FLOOR	682 SQ FT	650 SQ FT	1,332 SQ FT
SECOND FLOOR	682 SQ FT	650 SQ FT	1,332 SQ FT
<b>TOTAL</b>	1,364 SQ FT	1,300 SQ FT	2,664 SQ FT
<b>UNCONDITIONED AREA:</b>			
PORCHES	103	251 SQ FT	354 SQ FT
BASEMENT		450 SQ FT	450 SQ FT
<b>TOTAL</b>	103 SQ FT	701 SQ FT	804 SQ FT
<b>TOTAL AREA:</b>	1,467 SQ FT	2,001 SQ FT	3,468 SQ FT

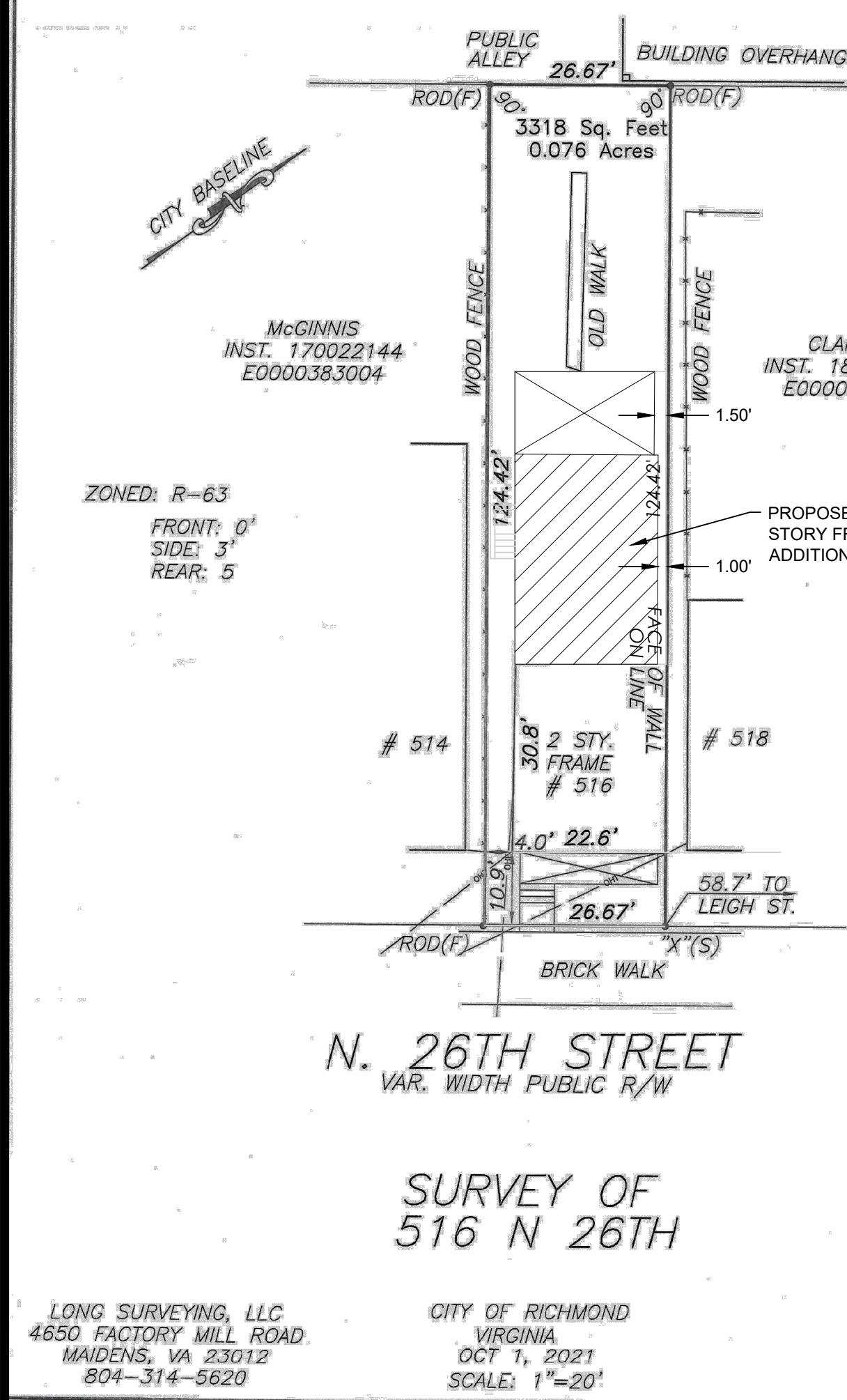
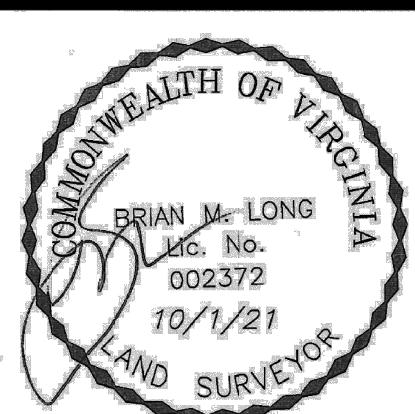
THIS IS TO CERTIFY THAT ON 10/1/21 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND WALLS OF THE BUILDING ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN

BRIAN M. LONG, L.S.

1) THIS PARCEL IS NOT IN A FEMA FLOOD HAZARD ZONE

2) THIS SURVEY IS BASED ON CURRENT FIELD WORK

3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN



## PLAT PLAN

## DRAWING INDEX

T1	Title Drawing
D1	Demolition Plan
S1	Foundation/First Floor Framing Plan & Second Floor Framing Plan
S2	Roof Framing Plan & Trusses
A1.1	Basement/Foundation Plan & First Floor Plan
A1.2	Second Floor Plan & Roof Plan
A2	Exterior Elevations
A3.1	Building Sections
A3.2	Wall Sections
A3.3	Wall Sections & Details
A4.1	Interior Elevations
A4.2	Interior Elevations
A5	Door & Window Types and Finish, Door & Window Schedules
E1	RCP

PROGRESS PRINT - NOT FOR CONSTRUCTION

Joseph F. Yates  
ARCHITECT

804-839-3747  
joe@jfarchitects.com

Set Date:  
MAY 22, 2023  
Revisions:

Project No.:  
2021-31

T1

# HICKS RESIDENCE

516 N 26th  
Church Hill, VA 23223

Joseph F. Yates  
ARCHITECTS  
804-839-3747  
joe@jfarchitects.com

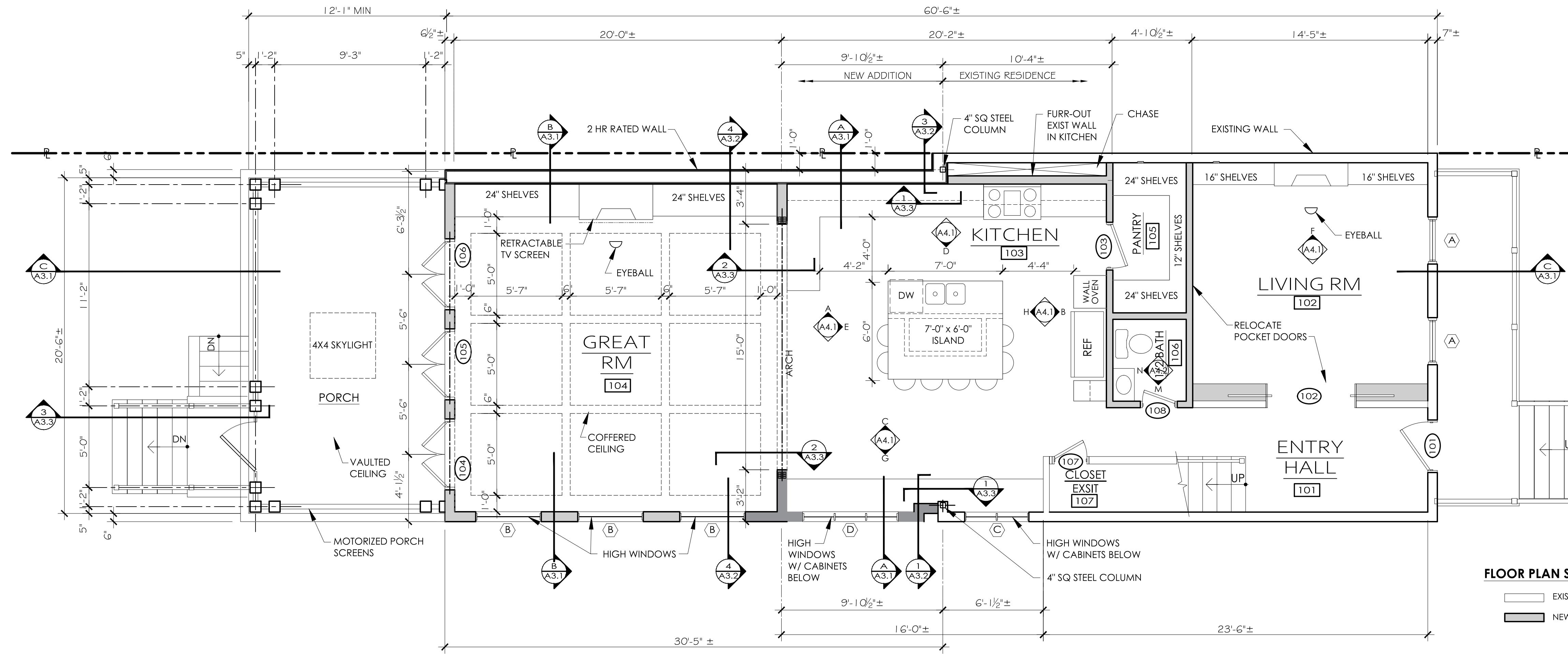
## PROGRESS PRINT - NOT FOR CONSTRUCTION

**FLOOR PLAN SYMBOLS LEGEND:**



### FIRST FLOOR PLAN

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

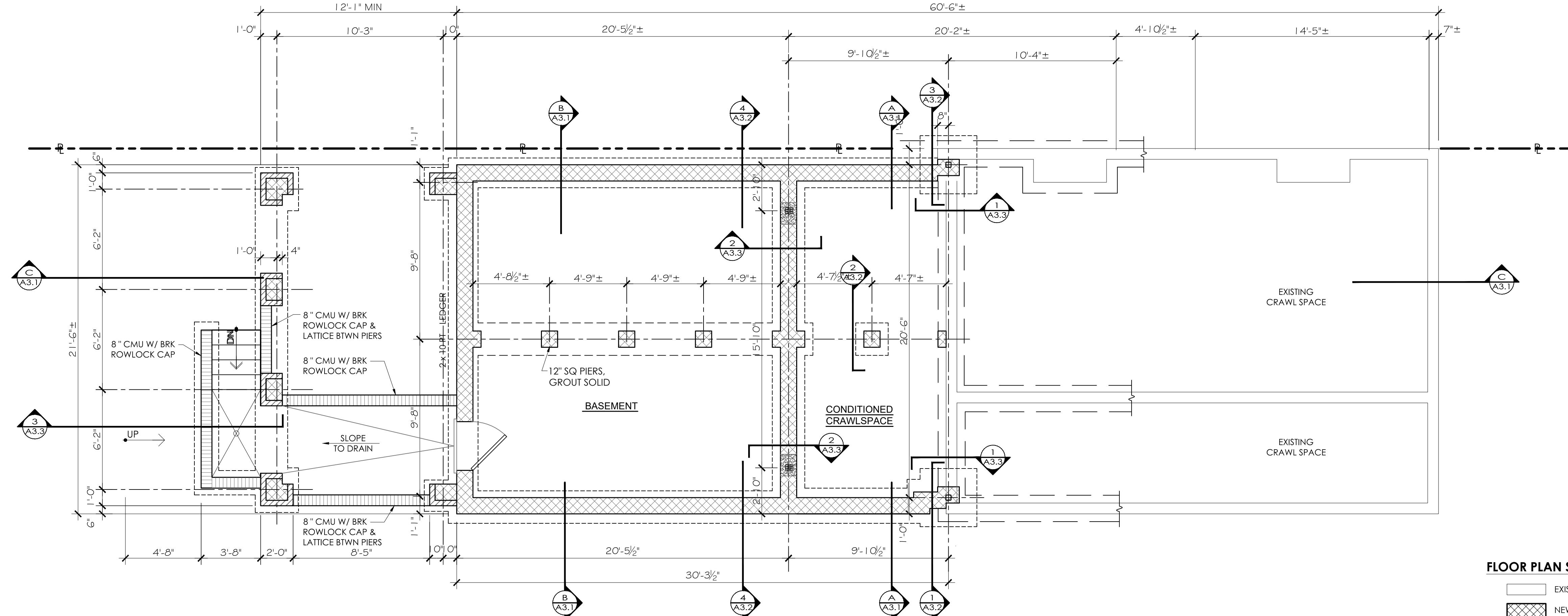


**FLOOR PLAN SYMBOLS LEGEND:**



### BASEMENT PLAN

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

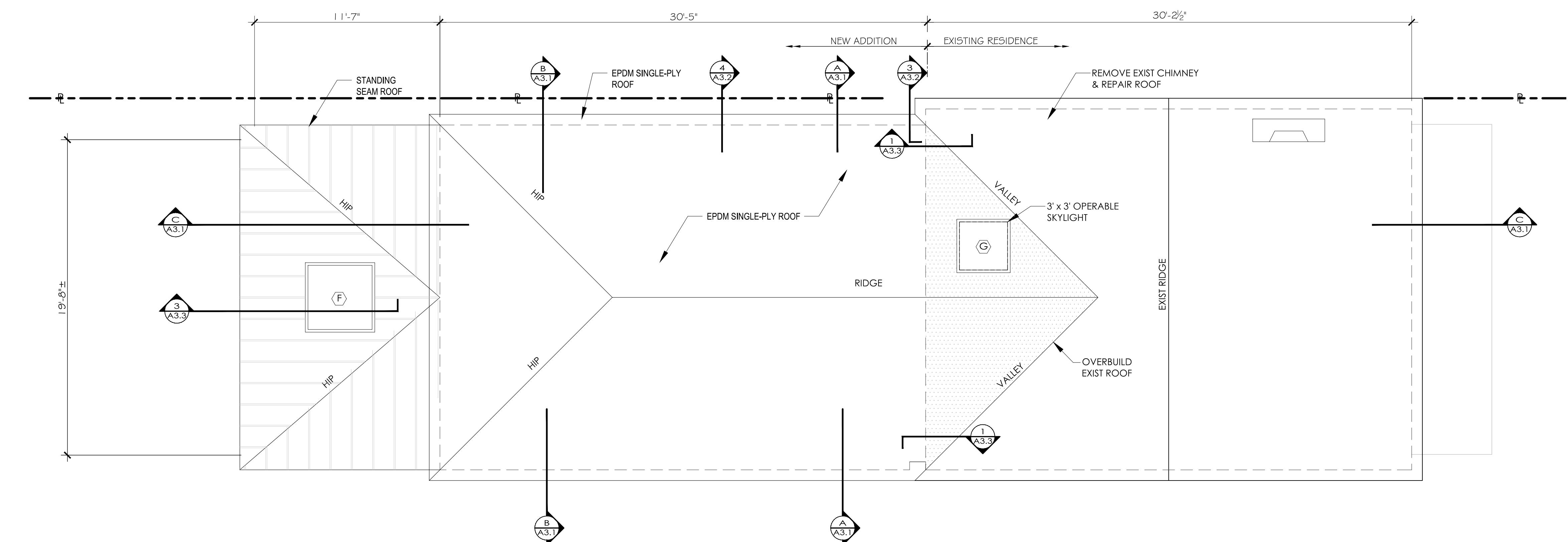


Set Date:  
MAY 22, 2023  
Revisions:

Project No.:  
2021-31

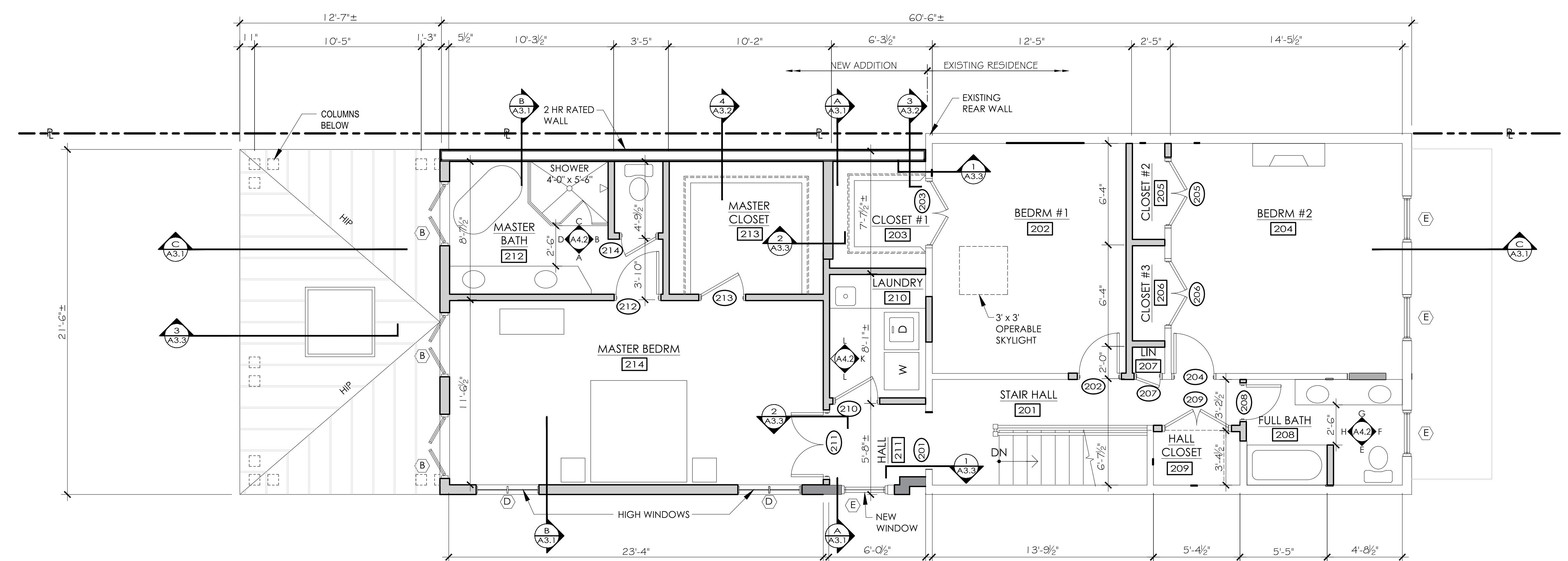
Drawing No.:

**A1.1**



ROOF PLAN

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



SECOND FLOOR PLAN

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

FLOOR PLAN SYMBOLS LEGEND:

- EXISTING WALLS
- NEW WALLS

PROGRESS PRINT - NOT FOR CONSTRUCTION

Set Date: MAY 22, 2023  
Revisions:

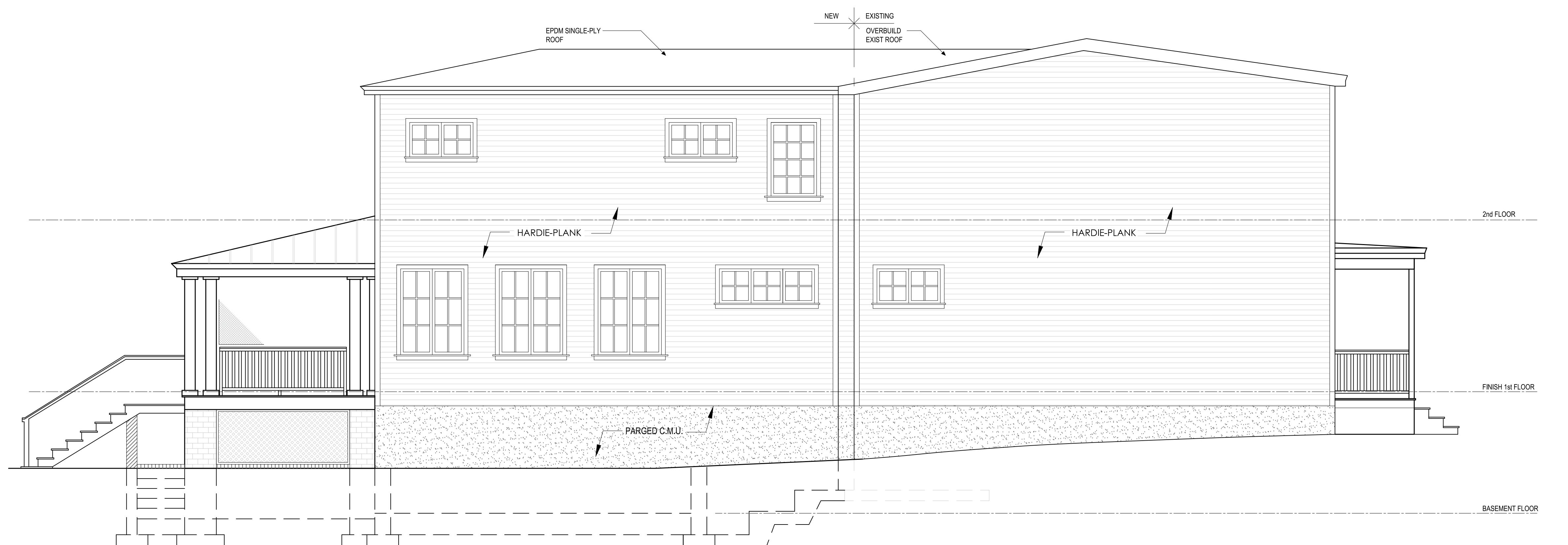
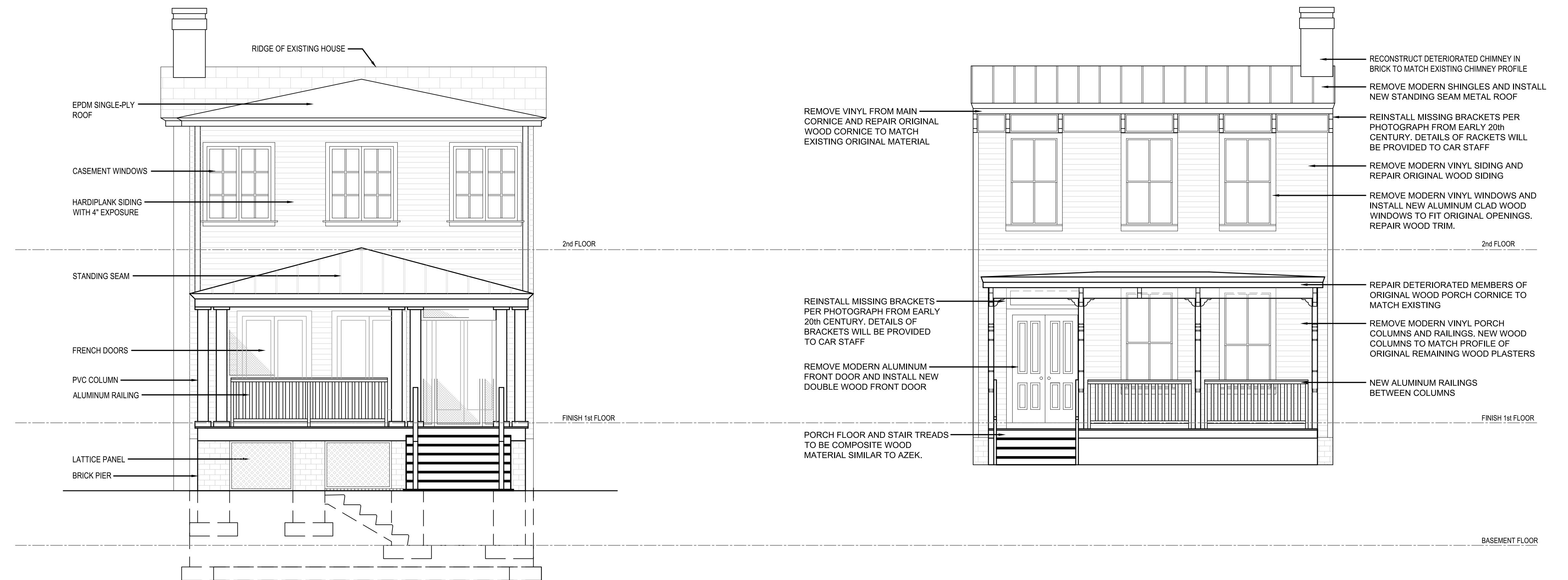
Project No.: 2021-31

Drawing No.: A1.2

HICKS RESIDENCE

516 N 26th  
Church Hill, VA 23223

Joseph F. Yates  
ARCHITECTS  
804-839-3747  
joe@jfarchitects.com



PROGRESS PRINT - NOT FOR CONSTRUCTION

Joseph F. Yates  
ARCHITECTS  
516 N 26th  
Church Hill, VA 23223

Set Date:  
MAY 22, 2023  
Revisions:

Project No.:  
2021-31

Drawing No.:

**A2**



# City of Richmond Commission of Architectural Review

RICHMOND PLANNING &  
DEVELOPMENT REVIEW

**PDR**

September 28, 2022

Daniel Hicks  
516 N 26th Street  
Richmond, VA 23223

RE: 516 N 26th St  
Application No. COA-117377-2022

Dear Applicant:

At the September 27, 2022 meeting of the Commission of Architectural Review, the review of your application for a Certificate of Appropriateness resulted in the following action: **Approved with conditions**. Specifically, the Commission approved the application for the reasons cited in the staff report provided the following conditions are met: New addition: the two second-story, southernmost windows be the six pane configuration as proposed, but be revised to be paired rather than separated. For the rehabilitation of the front façade, staff recommends the following: the new windows be wood or aluminum clad wood and fit within the original window openings based on physical or photographic evidence; new bracket design be based on photographic or physical evidence, or match the historic bracket designs found on similar styles of architecture from the same period, final design specifications submitted to staff for review and approval; the existing non-original front door and sidelight be removed in a way that does not damage the original door frame/opening, and the new double door be installed within the original door opening, final design to match historic evidence and be submitted to staff for review and approval; new composite wood decking be installed perpendicular to the face of the building and be tongue and groove to match the profile of historic decking boards used in the district; any replacement wood siding match the existing in design and reveal; new siding material and color be submitted to staff for administrative review and approval; new standing-seam metal roof material and color be submitted to Staff administrative review and approval.



## City of Richmond Commission of Architectural Review

RICHMOND PLANNING &  
DEVELOPMENT REVIEW

**PDR**

You, or any aggrieved party, have the right to appeal a decision of the Commission of Architectural Review to City Council as specified in Section 30.930 of the Richmond City Code. A petition stating reasons for the appeal must be filed with the City Clerk within 15 days of this meeting.

If you have any questions, please contact Alex Dandridge, CAR Secretary at (804) 646-6569 or by e-mail at [alex.dandridge@rva.gov](mailto:alex.dandridge@rva.gov).

Sincerely,

A handwritten signature in black ink that reads "Alex Dandridge".

Alex Dandridge  
Secretary, Commission of Architectural Review

August 24, 2022

The owners Daniel and Megan Hicks have owned the property for several years and have been renting the house during that period, as they planned their move into the city. 516 N. 26th will be their primary residence once the work has been completed.

A zoning variance will be required to allow the construction of the new wing on the north property line, without any setback.

This is not a Tax Credit project.

**CAR - Description of Work:**

**1. Front facade repair/restoration:** Most of the original fabric was removed during a renovation in the 1990's prior to the area being listed as an Old and Historic District. We propose to do the following based on the early 20th century photo located by CAR staff :

- a. Remove the modern vinyl siding and repair/restore the wood siding and corner boards. Hardie-plank will be installed on the sides which are only minimally visible from the public right-of-way.
- b. Remove the modern vinyl windows and install aluminum clad wood windows that fit the original openings. Repair and restore the wood jambs, heads and sills.
- c. Reconstruct the deteriorated brick chimney (now covered with concrete parging) to match the size and height of the existing chimney.
- d. Remove the modern vinyl porch columns and railings and install wood columns that match the original turned wood pilasters. Replace the modern vinyl railings with simple modern aluminum railings. Replace missing brackets on the porch columns to approximate the original brackets removed in a previous renovation. Profiles of the brackets will be submitted to CAR staff for administrative approval.
- e. Repair the damaged moldings of the original wood porch cornice to match the original moldings.
- f. Remove the vinyl covering on the main cornice and restore the wood cornice, making repairs as needed to match the original material. Replace missing brackets and panels between brackets on the main cornice to approximate the original brackets removed in a previous renovation. Profiles of the brackets and panels will be submitted to CAR staff for administrative approval.
- g. Remove the modern treated wood porch flooring and steps and install new manufactured wood porch flooring and steps.

**2. Add new wing to the rear of the house:**

Remove deteriorated single story frame wing at the rear of the house and construct new two story frame wing to be covered in Hardie-plank siding. **Refer to attached architectural drawings.** A new wide rear only story porch will be constructed at the rear of the addition.



# Commission for Architectural Review

## Application for Certificate of Appropriateness

900 E. Broad Street, Room 510

Richmond, VA 23219 | (804)-646-6569

[www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review)

RICHMOND PLANNING &amp; DEVELOPMENT REVIEW

**Property (location of work)**Address: 516 N 26th StreetHistoric District: Church Hill (North)**Applicant Information****Billing Contact**Name: Joseph F. yatesEmail: joe@jfyarchitects.comPhone: (804)839-3747Company: Joseph F. Yates, ArchitectMailing Address: 2501 Monument Ave., Ste.305Richmond, Va. 23220Applicant Type:  Owner  Agent  Lessee Architect  Contractor

Other (specify): \_\_\_\_\_

**Owner Information****Billing Contact** Same as ApplicantName: Daniel HicksEmail: Dannyhicks008@gamil.comPhone: (804) 873-6963Company: Daniel Hicks RealtorMailing Address: One Monument413 Stuart Circle, Suite 200-ARichmond, Va. 23220**\*\*Owner must sign at the bottom of this page\*\*****Project Information**Project Type:  Alteration Demolition

New Construction (Conceptual Review Required)

Project Description (attach additional sheets if needed):

See attached

**Acknowledgement of Responsibility**

**Compliance:** If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request and payment of associated fee.

**Requirements:** A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Zoning Requirements:** Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required an application materials should be prepared in compliance with zoning.

Signature of Owner \_\_\_\_\_

08/25/22

Date 8/24/22

516 N. 26th Street

8/24/2022

The existing rear one-story wing no longer retains any historic architectural features as it was also completely renovated when the house was renovated, prior to the historic district being established. The exterior is covered with vinyl siding and fiberglass shingles. All original windows and door have been replaced with vinyl. No original fabric remains at the interior. The brick foundation is in poor condition and has no footings. It cannot support the proposed addition. Refer to attached letter from structural engineer, Carl Duncan.

# C. E. Duncan & Associates, Inc.

2609 Rocky Oak Road  
Powhatan, Virginia 23139  
(804) 598-8240

---

August 24, 2022

Daniel Hicks  
516 North 26th Street  
Richmond, VA 23223

RE: Structural inspection

Dear Sir,

You asked our office to evaluate whether the rear addition at the above referenced location can support a second floor addition. The existing foundation is pier and beam construction with no footings. The piers are bearing directly upon natural grade. This foundation is already failing and needs repairs. It is not adequate to support any additional loads. Since the foundation is already in failure, we recommend that a typical concrete footing and foundation be installed. The new footing and foundation can be sized to support two stories of construction. The typical footing is 18" wide by 8" thick buried 18" below grade. The foundation wall would be 8" CMU or 4" CMU / 4" Brick composite walls. Any concentrated loads would require a spot footing sized for the load. Due to the physical constraints of the property, you will need to demolish the rear addition to accomplish this repair.

This evaluation is based upon a visual inspection of the area of concern only; no other area or feature of construction was observed or considered. A whole home inspection was not performed. There is no warranty, either implied or explicit, with this evaluation. In recognition of the relative risks and benefits to both you and my firm, the risks have been allocated such that you agree, to the fullest extent permitted by law, as a condition of any reliance by you on this report, to limit my and my firm's liability for any and all damages to the amount of my firm's fee.

Sincerely,

*Carl Duncan*

Carl E. Duncan, P.E., L.S.



## Duckhardt, David F. - PDR

---

**From:** Maria Lyn McGinnis <mcginnis.marialyn@gmail.com>  
**Sent:** Wednesday, April 12, 2023 11:08 AM  
**To:** Duckhardt, David F. - PDR  
**Cc:** Davidson, William C. - PDR  
**Subject:** Case No. 08A-23 (AV-127197-2023) - Questions on 516 North 26th St. and an Administrative Variance

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.

Mr. Duckhardt,

Thank you for speaking with me in regards to the proposed plans at 516 N 26th Street 23223. I do not agree with what is being proposed and want to express opposition. If a longer discussion is needed feel free to contact me. Otherwise, I wanted my opposition on the record.

Another request would be confirmation of this email. And to be contacted with any other proposals on this project and know I will respond. No response means I did not receive any communication.

Thank you,

Maria Lyn McGinnis  
514 N. 26th Street  
Richmond, VA 23223

804.503.1858

## Duckhardt, David F. - PDR

---

**From:** Gabrielle Clapman <Gabrielle.Clapman@jamesriverins.com>  
**Sent:** Wednesday, April 12, 2023 8:54 AM  
**To:** Duckhardt, David F. - PDR  
**Cc:** Joe Yates; Michael Clapman  
**Subject:** RE: [EXTERNAL] RE: Case No. 08A-23 (AV-127197-2023) - Questions on 516 North 26th St. and an Administrative Variance

**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.

Good Morning David,

I hope you are enjoying this beautiful Richmond day. Thank you again for your help yesterday in better understanding the situation of the plans.

Michael Clapman and I would like to formally oppose the Variance Request. We do believe the 3 feet side yard from our property line is necessary for many reasons. We also have other concerns about the proposed plans.

What exactly do you need from us to properly oppose the request? I want to make sure I am following the rules correctly.

Are we also able to include other concerns about the plans? If not, how can we share our other concerns?

Thank you again for your help,

*Gabrielle (Wilson) Clapman, CPCU, AU-M*

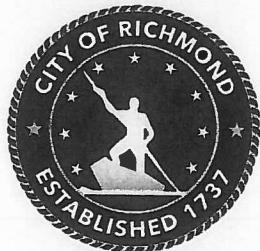
Underwriting Manager  
Manufacturing and Contractors Division

James River Insurance Company  
6641 West Broad St, Ste 300  
Richmond, VA 23230  
Direct: (804) - 281-0422  
Fax: (804) - 420-1054  
[Gabrielle.Clapman@jamesriverins.com](mailto:Gabrielle.Clapman@jamesriverins.com)

SEND ACCOUNT SUBMISSIONS TO: [mc@jamesriverins.com](mailto:mc@jamesriverins.com)

SEND LOSS RUN REQUESTS TO: [lossruns@jamesriverins.com](mailto:lossruns@jamesriverins.com)

**From:** Gabrielle Clapman  
**Sent:** Tuesday, April 11, 2023 2:11 PM  
**To:** Duckhardt, David F. - PDR <David.Duckhardt@rva.gov>  
**Cc:** Joe Yates <joe@jfyaarchitects.com>  
**Subject:** RE: [EXTERNAL] RE: Case No. 08A-23 (AV-127197-2023) - Questions on 516 North 26th St. and an Administrative Variance



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

April 12, 2023

Daniel and Megan Hicks  
516 North 26<sup>th</sup> Street  
Richmond, VA 23223

Joe Yates  
Joseph F. Yates, Architect  
2501 Monument Avenue, Suite 301  
Richmond, Virginia 23220

Attn: Joe Yates:

**RE: 516 North 26<sup>th</sup> Street - Plan No. AV-127197-2023 (Case No. 08A-23)**

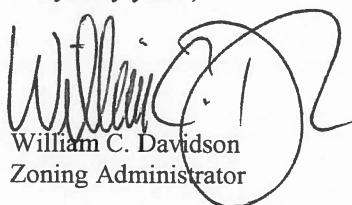
Dear Mr. Yates:

Your Administrative Variance, "to construct a two-story rear addition to a single-family detached dwelling has been denied, as an adjoining property owner(s) have objected to the request. As specified in Section 30-1040.4(a)(3), your request shall be transferred to the Board of Zoning Appeals (BZA) should you desire to continue to pursue your request. You will, however, be required to pay the normal filing fee of one-hundred seventy-five dollars (\$175) and re-submit the required plans in order for your case to be docketed.

If you wish for your case to be heard by the Board of Zoning Appeals (BZA), please file said request and pay the appropriate fee.

Now, therefore, be it resolved by the Zoning Administrator that a request for an Administrative Variance from the side yard (setback) requirement along the northern property line is denied.

Very truly yours,

  
William C. Davidson  
Zoning Administrator

cc: Roy W. Benbow, Secretary, Board of Zoning Appeals