



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

August 6, 2021

Watney Ventures LLC
116 North 3rd Street
Richmond, Virginia 23219

Baker Development Resources
1519 Summit Avenue, Suite 102
Richmond, Virginia 23230
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 46-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, September 1, 2021 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2021-181 to consider an application for a building permit to construct a two-family detached dwelling at 524 NORTH 21st STREET (Tax Parcel Number E000-0252/022), located in an R-63 (Multi-Family Urban Residential) District.

Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 442 165 267# beginning at 1:00 p.m. 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 2021 drop-down, click meeting details for September 1, 2021 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 William.Davidson@richmondgov.com for assistance. In accordance with Ordinance No. 2021-181, please be advised that an inability to access one of the enumerated public hearing through video means shall not be considered a prerequisite for participating in the subject public hearing. It will be necessary for you to stay on the line until such time as your case is called. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

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

BZA 46-2021
Page 2
August 6, 2021

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups> . Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

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

Very truly yours,

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

Roy W. Benbow, Secretary
Phone: (804) 240-2124
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.

Adams Flora B
3090 Zaring Mill Rd
Shelbyville, KY 40065

Armour Ladonna A
512 N 28th St
Richmond, VA 23223

Bishop Loraine D
514 N 27th St
Richmond, VA 23223

Coenen Martin And Orsi Elizabeth
513 N 27th St
Richmond, VA 23223

Coleman Heather S
2712 E Clay St
Richmond, VA 23223

Cregge Michael And Crystal
519 N 27th St
Richmond, VA 23223

Davis Allen D And Laura P
2041 Cedar Cross Ct
Powhatan, VA 23139

Durrett Kenneth
504 N 27th St
Richmond, VA 23223

Ednie David E And Kara E
512 N 27th St
Richmond, VA 23223

Green Gregg J And Lisa J And Jackson S
11748 Burray Rd
Chesterfield, VA 23838

Harlin John Paul And Bogan Lauren Renee
2710 E Clay St
Richmond, VA 23223

Harnish Christopher R And Chelsea A B
2614 E Clay St
Richmond, VA 23223

Harris Chad M
503 N 27th St
Richmond, VA 23223

Harris Samuel L & Shelia M G
2714 E Clay St
Richmond, VA 23223

Hunt Andrew S And Christina M
510 N 28th St
Richmond, VA 23223

Jones Thomas Overton Jonathan & Lines
Margaret Joan
2618 East Clay St
Richmond, VA 23220

Lancaster Elizabeth F
508 N 27th St
Richmond, VA 23223

Lawrence Patrick David
502 N 28th St
Richmond, VA 23223

Mushatt Valrie Jarryd
511 N 27th St
Richmond, VA 23223

Oristian Thomas M And Alexis R
514 N 28th St
Richmond, VA 23223

Patterson Emily Kay
2620 E Clay St
Richmond, VA 23223

Pondugula Srinivasa Rao And Sridevi
516 N 28th St
Richmond, VA 23223

Priest Sean D & Molly B
509 N 27th St
Richmond, VA 23223

Pugsley Clare H And Irwin Christopher P
504 N 28th St
Richmond, VA 23223

Sinnenberg Maura A
508 N 28th St
Richmond, VA 23223

Sweeney Benjamin M And Swain Rachel M
505 N 27th St
Richmond, VA 23223

Thornbrugh Carrie And Domina Michael
2716 E Clay St
Richmond, VA 23223

Tilghman Tammy Stevens And Michael
Scott
506 N 27th St
Richmond, VA 23223

Weidman Jess Andrew And Evans Emma
Kathryn
506 North 28th St
Richmond, VA 23235

Wilder Wanda R
501 N 27th St
Richmond, VA 23223

Wise Mary M
521 N 21st St
Richmond, VA 23223

Wood Michelle & Eric D & Alberta Smith
6279 Hard Bargain Cir
Indian Head, MD 20640

Property: 524 N 21st St Parcel ID: E0000252022

Parcel

Street Address: 524 N 21st St Richmond, VA 23223-
Owner: WATNEY VENTURES LLC
Mailing Address: 116 N 3RD ST, RICHMOND, VA 23219
Subdivision Name : NONE
Parent Parcel ID: E0000252021
Assessment Area: 338 - East End
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-63 - Residential (Multi-family Urban)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$60,000
Improvement Value:
Total Value: \$60,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 3765
Acreage: 0.864
Property Description 1: 0027.00X0150.00 IRG0000.086 AC PAR A
State Plane Coords(?): X= 11795974.559758 Y= 3720605.702869
Latitude: 37.53627613 , **Longitude:** -77.42022693

Description

Land Type: Residential Lot A
Topology:
Front Size: 27
Rear Size: 150
Parcel Square Feet: 3765
Acreage: 0.864
Property Description 1: 0027.00X0150.00 IRG0000.086 AC PAR A
Subdivision Name : NONE
State Plane Coords(?): X= 11795974.559758 Y= 3720605.702869
Latitude: 37.53627613 , **Longitude:** -77.42022693

Other

Street improvement:
Sidewalk:

Voter Precinct: 707

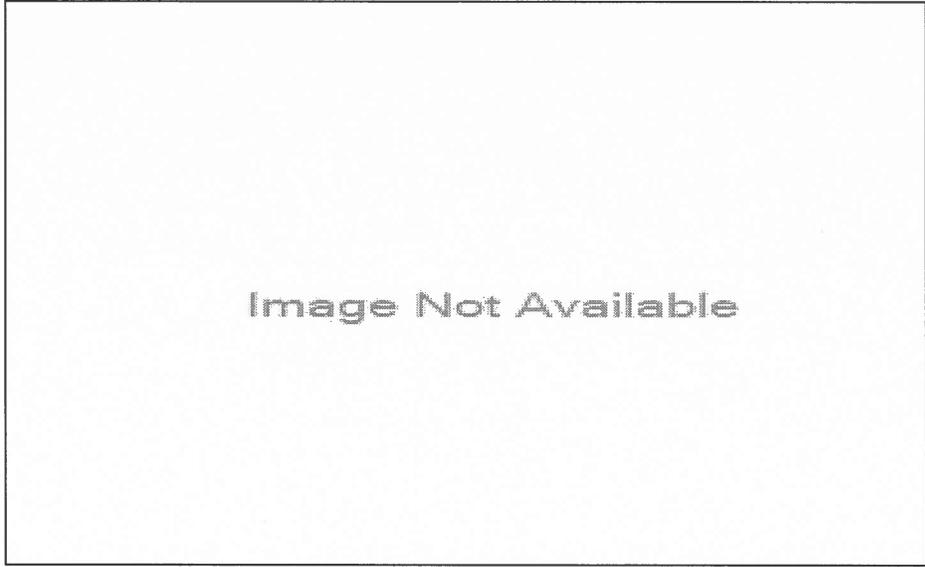
State House District: 71

State Senate District: 16

Congressional District: 4

Property Images

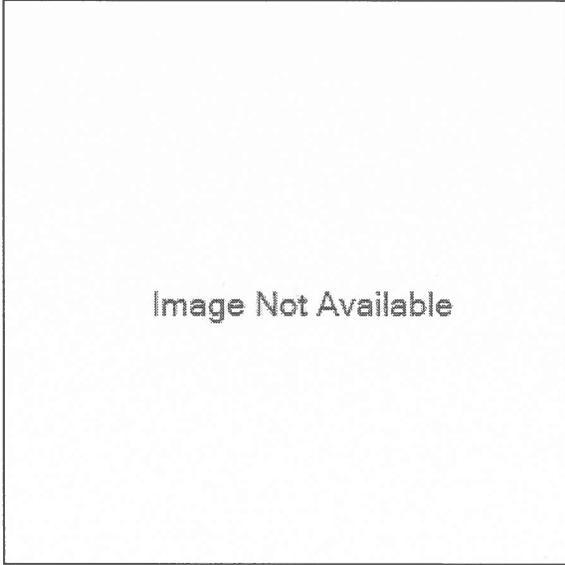
Name: Desc:



[Click here for Larger Image](#)

Sketch Images

Name: Desc:



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



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

TO BE COMPLETED BY THE APPLICANT

PROPERTY

OWNER: Watney Ventures LLC **PHONE:** (Home) () _____ (Mobile) () _____

ADDRESS: 116 North 3rd Street **FAX:** () _____ (Work) () _____

Richmond, Virginia 23219 **E-mail Address:** _____

PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources **PHONE:** (Home) () _____ (Mobile) (804) 874-6275

(Name/Address) 530 East Main Street, Suite 730 **FAX:** () _____ (Work) () _____

Richmond, VA 23219 **E-mail Address:** markbaker@bakerdevelopmentresources.com

Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 524 North 21st Street

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____

ZONING ORDINANCE SECTION NUMBER(S): 30-300 & 30-419.6(1)

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

TAX PARCEL NUMBER(S): E000-0252/022 **ZONING DISTRICT:** R-63 (Multi-Family Urban Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. In no case shall a front yard of greater than fifteen feet (15') be permitted; 25.96' is proposed.

DATE REQUEST DISAPPROVED: July 14, 2021 **FEE WAIVER:** YES NO:

DATE FILED: July 14, 2021 **TIME FILED:** 11:54 a.m. **PREPARED BY:** Josh Young **RECEIPT NO.** BZAR-095477-2021

AS CERTIFIED BY:  (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:  **DATE:** 7/29/2021

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

CASE NUMBER: BZA 46-2021 **HEARING DATE:** September 1, 2021 **AT** 1:00 **P.M.**

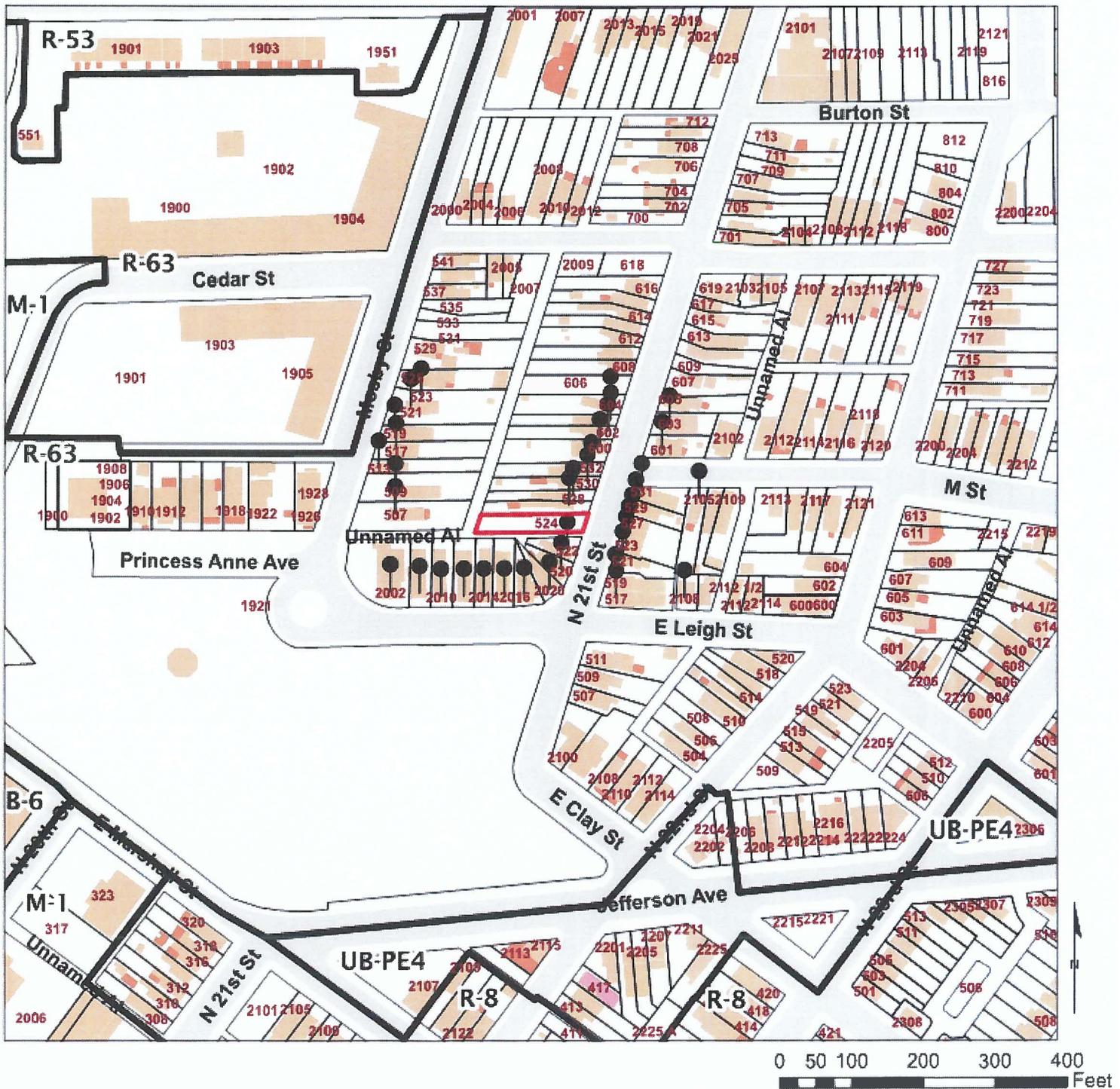
BOARD OF ZONING APPEALS CASE BZA 46-2021
150' Buffer

APPLICANT(S): Watney Ventures LLC

PREMISES: 524 North 21st Street
(Tax Parcel Number E000-0252/022)

SUBJECT: A building permit to construct a two-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-419.6(1)
of the Zoning Ordinance for the reason that:
The front yard (setback) requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

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

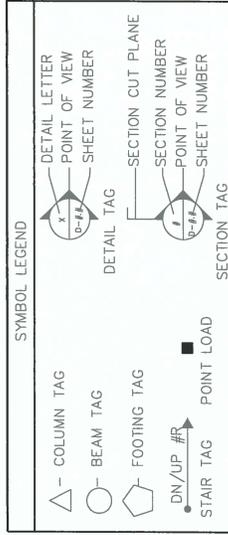
1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact 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)

524 N 21ST STREET DEVELOPMENT

NORTH CHURCH HILL CORNER - RICHMOND, VA



P.O. BOX 4481
FAIRFAX, VA 22038
Phone: (703) 675-4592

SQUARE FOOTAGE CALCULATIONS

ELEVATION:	ITALIANATE	AREA	UNFINISHED
1ST FLOOR	1,188 SF	FRONT PORCH	108 SF
2ND FLOOR	1,188 SF	REAR PORCH	108 SF
TOTAL	2,376 SF	TOTAL	216 SF

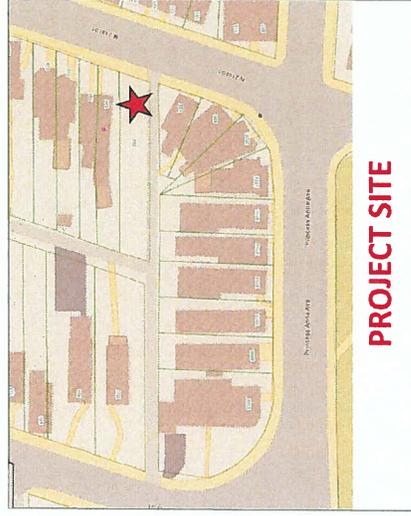
BUILDING CODE:
PROJECT SHALL CONFORM TO THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
CITY OF RICHMOND APPLICABLE DOCUMENTS/PERMITS:
COMMISSION OF ARCHITECTURAL REVIEW PROJECT NUMBER

RICHMOND CITY ORDINANCE:
ZONED R-43
SETBACKS:
REQUIRED FRONT YARD: 15'
REQUIRED SIDE YARD: 3'
REQUIRED REAR YARD: 5'
DESIGNED HEIGHT: 2 STORES, 26'
DESIGNED FRONT YARD: 26'
DESIGNED SIDE YARDS: 3.5'
DESIGNED REAR YARD: 57'

LOT SIZE & COVERAGE:
LOT AREAS: 3,765 S.F.
DESIGNED COVERAGE: 1,188 S.F.
UNFINISHED COVERAGE: 216 S.F.
DESIGNED COVERAGE RATIO: 47%

SHEET INDEX

PAGE NUMBER	DESCRIPTION
A-101	FOUNDATION AND FIRST FLOOR PLAN
A-102	SECOND FLOOR AND ROOF PLAN
A-103	BUILDING SECTION
A-104	GENERAL NOTES AND MATERIAL INFORMATION
A-201	FRONT AND LEFT ELEVATIONS
A-202	REAR AND RIGHT ELEVATIONS
S-201	GENERAL NOTES
S-101	ROOF AND FLOOR FRAMING PLAN
S-102	ROOF FRAMING PLAN
S-103	FIRST AND SECOND FLOOR BRACED WALL PLAN
S-104	SECTIONS AND DETAILS AND BRACED WALL CALCULATIONS
S-105	TYPICAL SECTIONS AND DETAILS



PROJECT SITE
VICINITY MAP

524 N 21ST STREET DEVELOPMENT
CITY OF RICHMOND, VIRGINIA
COVERSHEET

DATE: 11/11/2020
PROJECT: 524 N 21ST STREET DEVELOPMENT
CITY: RICHMOND, VA
SHEET: C-001

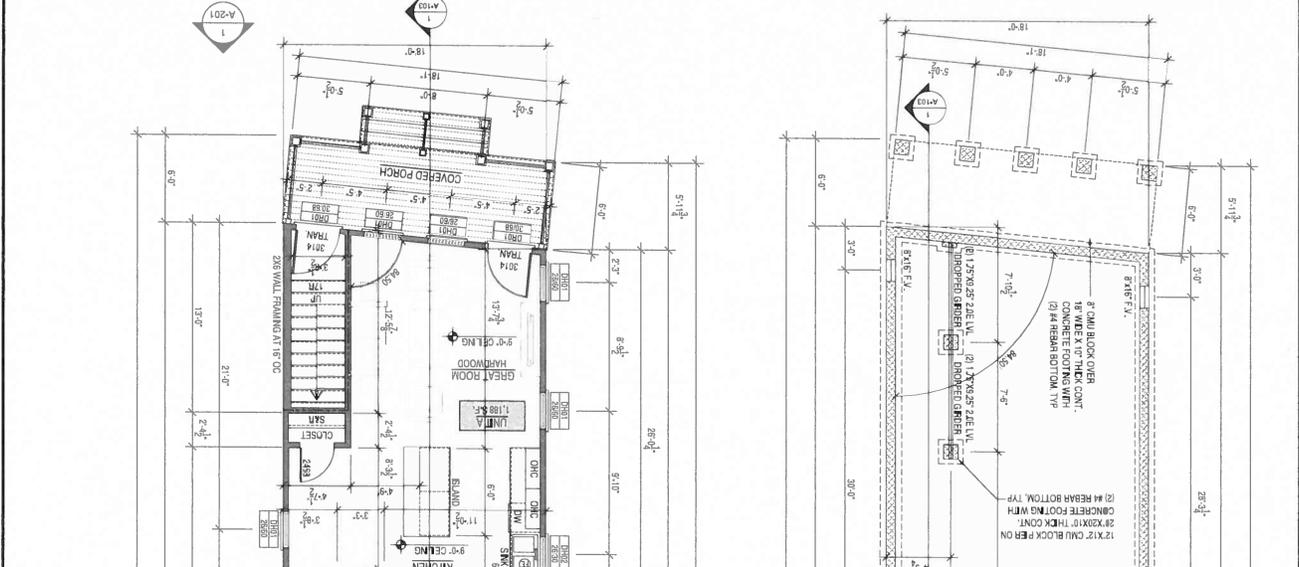
HOMETOWN REALTY
The HomeTeam Connection
MATT JARREAU
REALTOR/REALTOR-ASSOCIATE

PENN & CO.
ARCHITECTS
4000 WILSON AVENUE
FAIRFAX, VA 22031
703.675.4592

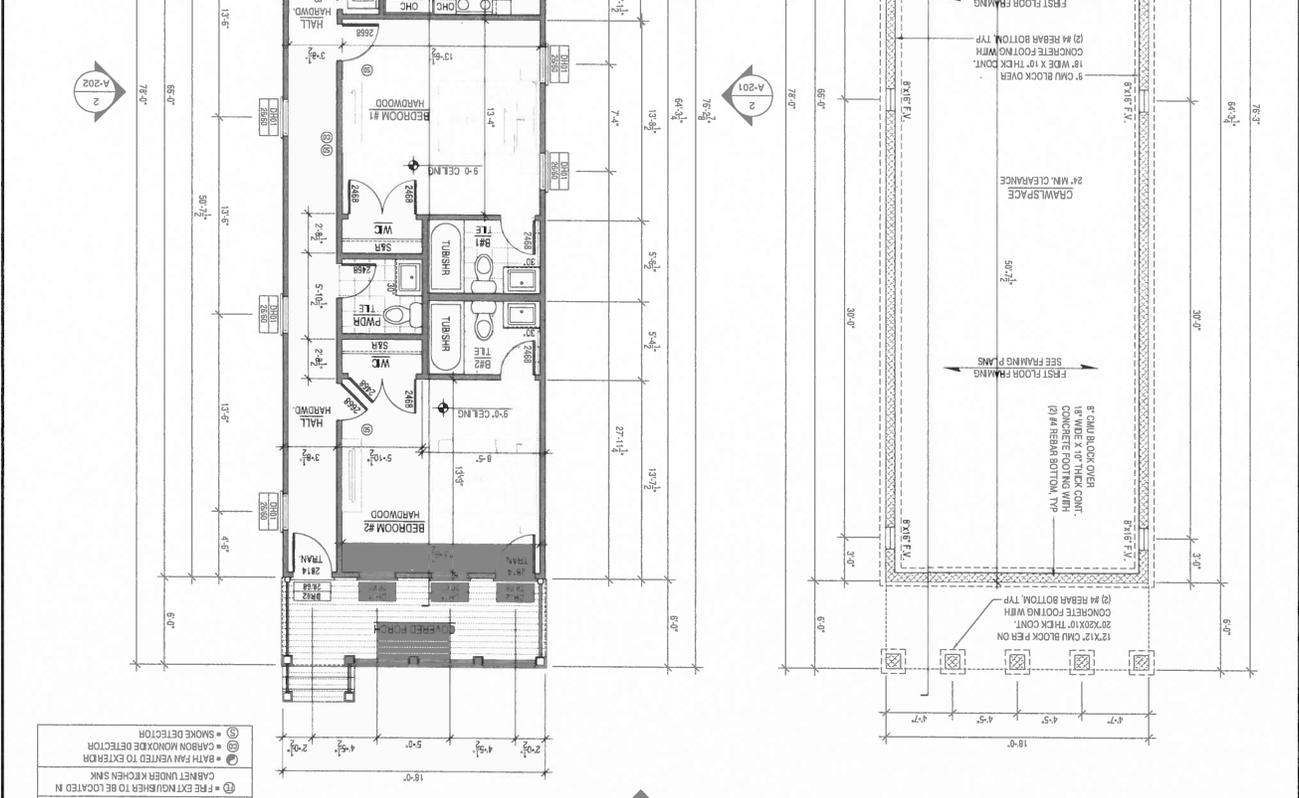
DATE	DESCRIPTION	BY
6-30-2020	PLAN REVISED	
12-31-19	PLAN REVISED	
11-15-19	PLAN REVISED	
9-2-19	ELEV. CORRECT	
7-20-19	FINAL PLANS	
7-13-19	CLIENT REVIEW	
11-3-18	CLIENT REVIEW	

- FOUNDATION NOTES:**
- SEE SOIL REPORT FOR FOOTING SIZE AND REINFORCEMENT.
 - CRANK SPACE ACCESS DOOR TO BE FIELD LOCATED, HEADER FOR BRACKLICK TO BE 2x12 LVL FLUSH IN FLOOR SYSTEM WITH TOP MOUNT DOOR HANGERS.
 - CRANK SPACE INTERIOR GROUND SURFACE TO BE COVERED WITH 5/8" POLY W/POLY W/POLY BARRIER.
- FOUNDATION NOTES:**
- ALL WALL FRAMING TO BE 2X4S AT 16" OC UNLESS OTHERWISE NOTED.
 - ALL INTERIOR AND EXTERIOR WALLS SHOWN ARE 1/2" THICK (FINISH) UNLESS OTHERWISE NOTED.
 - INTERIOR DOORS TO BE 2X4S WITH (1) JACK STUDS UNDER MANTLE TO MAINTAIN 1/4" CLEARANCE FROM MANTLE TO ADJACENT PARTITION WALL SURFACE. COORDINATE THE DIMENSIONS WITH THE DIMENSIONS SHOWN ON THE DOOR SCHEDULE.
 - CLOSET DOORS (SINGLE AND DOUBLE TYPE) ARE TO BE CENTERED WITHIN THE CLOSET.
 - DOOR SIZES PROVIDED ARE NOMINAL. COORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURER'S REQUIREMENTS AND CLEARANCES.
 - PROVIDE WOOD BLOCKING IN 2X4 FRAMING AT ALL BUILT-IN CABINETS LOCATIONS, REQUIRED GABR BAR LOCATIONS, CLOSET SHELVING AND WALL MOUNTED TV LOCATIONS.
 - CLOSETS AND OTHER SURFACES NOT CALLED OUT OTHERWISE FOR ANY FLOOR, WALL, AND CEILING MATERIALS AND FINISHES TO MATCH SHELVING AND WALL MOUNTED TV LOCATIONS.
 - THE SPACE THEY ARE ACCESSED FROM, REFER TO PLANS FOR ANY INTERRUPTION OF FLOORING BETWEEN THESE SPACES.

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



FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"



- STAR BARRS NOT TO EXCEED 3/4" PER CODE.
 THREADS TO BE 7" MIN. WITH 1" NONG.
 HANDRAILS & PICKETS.
 30" HIGH HANDRAILS AT ALL STAIRS. 36" RAILING ALLOW 4" SPHERE TO PASS THROUGH.
 ALL BALCONIES, PICKETS SPACED TO NOT LABEL DRYWALL TO BE 1/2".
 ALL DRYWALL TO BE 1/2".
 (1) = EXT. TOWER TO BE LOCATED N CABINET UNDER KITCHEN SINK.
 (2) = BATH FAN VENTED TO EXTERIOR.
 (3) = CARBON MONOXIDE DETECTOR.
 (4) = SMOKE DETECTOR.
- PRE-RATED STAIR WELL WALLS
 STAIR WELL FIRE WALLS TO BE 1 HOUR FIRE-RATED ASSEMBLY U44.
 SEE SHEET A-104.
 FIRE-RATED FLOORCEILING
 CEILING TO BE WEATHERRESIST 1 HOUR FIRE-RATED CEILING ASSEMBLY E.
 SEE SHEET A-104.

HOMETOWN REALTY
The Experienced Local Experts
MATT JARREAU
(804) 702-8992 PHONE

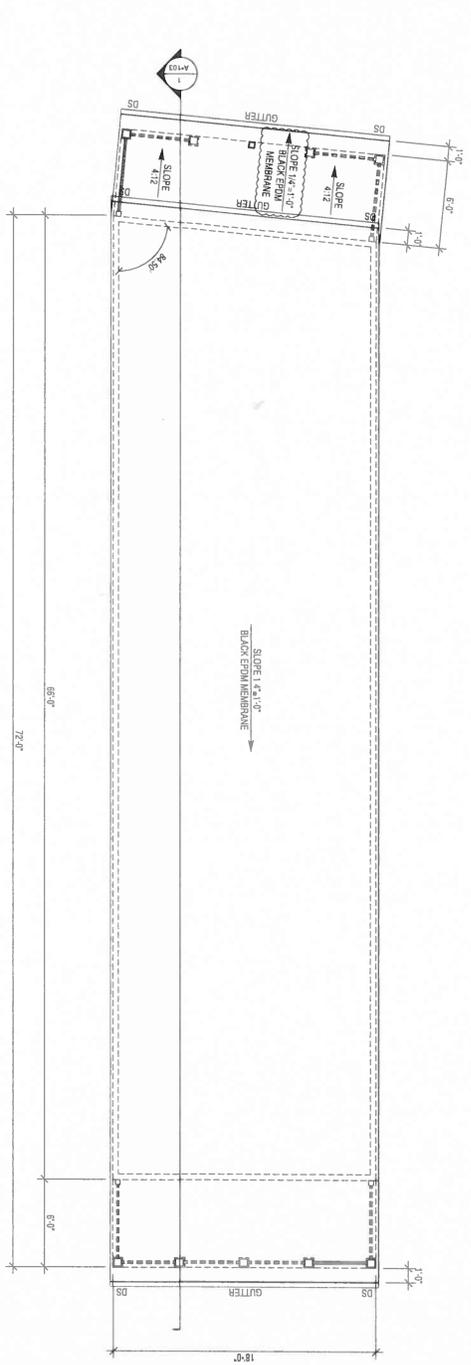
PENNSCO
PENNSYLVANIA COMMERCIAL INSURANCE CO. OF AMERICA
1000 MARKET STREET, SUITE 1000
PHILADELPHIA, PA 19106
TEL: 215-566-1000

DATE	DESCRIPTION	BY
6-30-2020	PLAN REVISED	
12-31-19	PLAN REVISED	
11-15-19	PLAN REVISED	
9-2-19	ELEV. CORRECT	
7-20-19	FINAL PLANS	
7-13-19	CLIENT REVIEW	
11-3-18	CLIENT REVIEW	

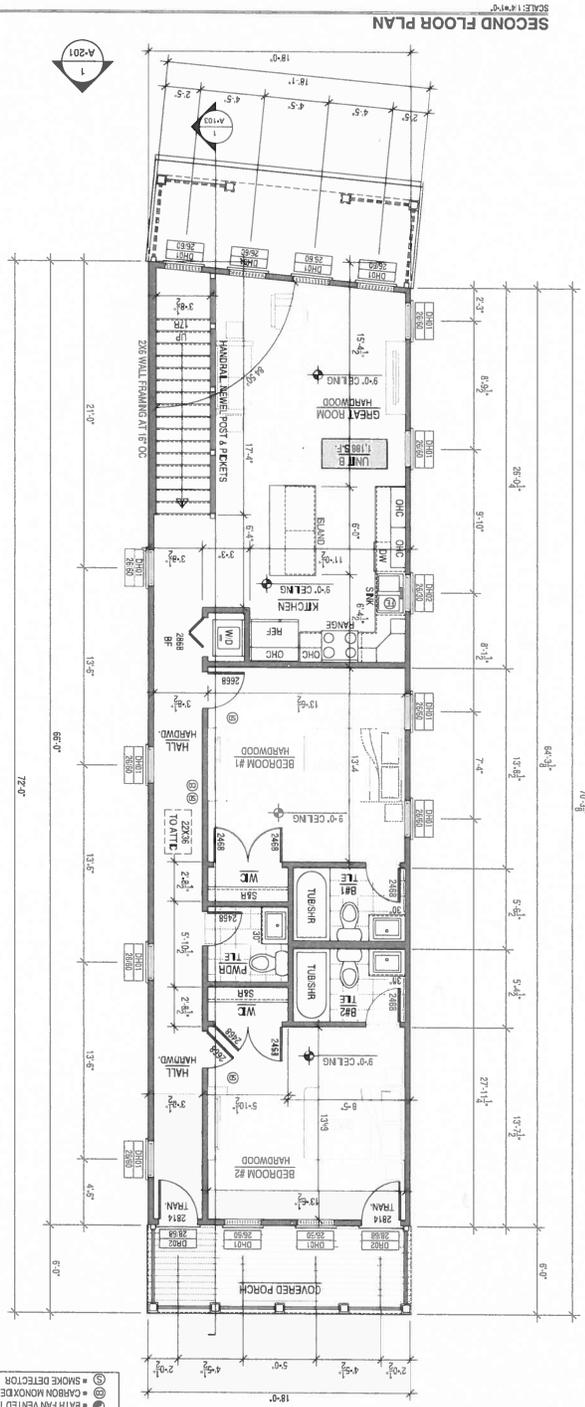
- PLAN AND FRAMING NOTES:**
1. ALL WALL FRAMING TO BE 2X6S AT 16" OC UNLESS OTHERWISE NOTED.
 2. ALL WINDOW AND EXTERIOR WALLS SHOWN ARE 4" TYP. JACK STUDS UNLESS OTHERWISE NOTED.
 3. ALL WINDOW AND DOOR HEADS TO BE 2" X 6S WITH (1) JACK STUDS UNLESS OTHERWISE NOTED.
 4. INTERIOR DOORS IN CLOSE PROXIMITY TO A PERPENDICULAR WALL ON THE HINGED SIDE TO MAINTAIN 4" CLEAR FROM JAMB TO MASONRY FRAMING WALL SURFACE. COORDINATE THIS DIMENSION WITH ROOM SCHEDULE THAT APPLICABLE.
 5. DOOR SIZES PROVIDED AND WINDOW DIMENSIONS ARE NOMINAL. COORDINATE ROUGH FRAMING OPENINGS SIZES WITH WINDOW AND DOOR MANUFACTURER'S INSTALLATION REQUIREMENTS AND CLEARANCES.
 6. FLOORING SHALL BE 3/4" TYP. LAMINATE OR 1/2" TYP. SOLID WOOD PARQUET. COORDINATE THIS DIMENSION WITH ROOM SCHEDULE THAT APPLICABLE.
 7. FLOORING SHALL BE 3/4" TYP. LAMINATE OR 1/2" TYP. SOLID WOOD PARQUET. COORDINATE THIS DIMENSION WITH ROOM SCHEDULE THAT APPLICABLE.
 8. CLOSETS AND OTHER SURFACES NOT CALLED OUT OTHERWISE HAVE FLOOR, WALL, AND CEILING MATERIALS AND FINISHES TO MATCH SHOWN AND WALL MOUNTED TV LOCATIONS.
- THE SPACE THEY ARE ACCESSED FROM REFER TO PLANS FOR ANY INTERRUPTION OF FLOORING BETWEEN THESE SPACES.

- PLAN NOTES:**
1. 12" OVERHANGS AND NO GABLE END EXTENSIONS, TYP.
 2. ALL ROOF FRAMING TO BE 2X6S UNLESS OTHERWISE NOTED.
 3. MAIN HOUSE ROOFING TO BE 20 MIL TPO ROOF MEMBRANE TYP.

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



- ① STAR RISERS NOT TO EXCEED 8" PER CODE.
- ② TREADS TO BE 9" MIN WITH 1" NOSING.
- ③ HANDRAILS @ ALL STAIRS; 35" RAILING @ ALL BALCONIES; PICKETS SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH.
- ④ ALL DOWNWALL TO BE 1/2" LABEL DOWN VENT LENGTH ON DUCT.
- ⑤ FIRE EXTINGUISHER TO BE LOCATED IN CABINET UNDER KITCHEN SINK.
- ⑥ FATH FAN VENTED TO EXTERIOR.
- ⑦ CARBON MONOXIDE DETECTOR.
- ⑧ SMOKE DETECTOR.



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

DATE	DESCRIPTION	BY
11-3-18	CLIENT REVIEW	
7-13-19	CLIENT REVIEW	
7-20-19	FINAL PLANS	
9-2-19	ELEV. CORRECT	
11-15-19	PLAN REVISED	
12-31-19	PLAN REVISED	
6-30-2020	PLAN REVISED	

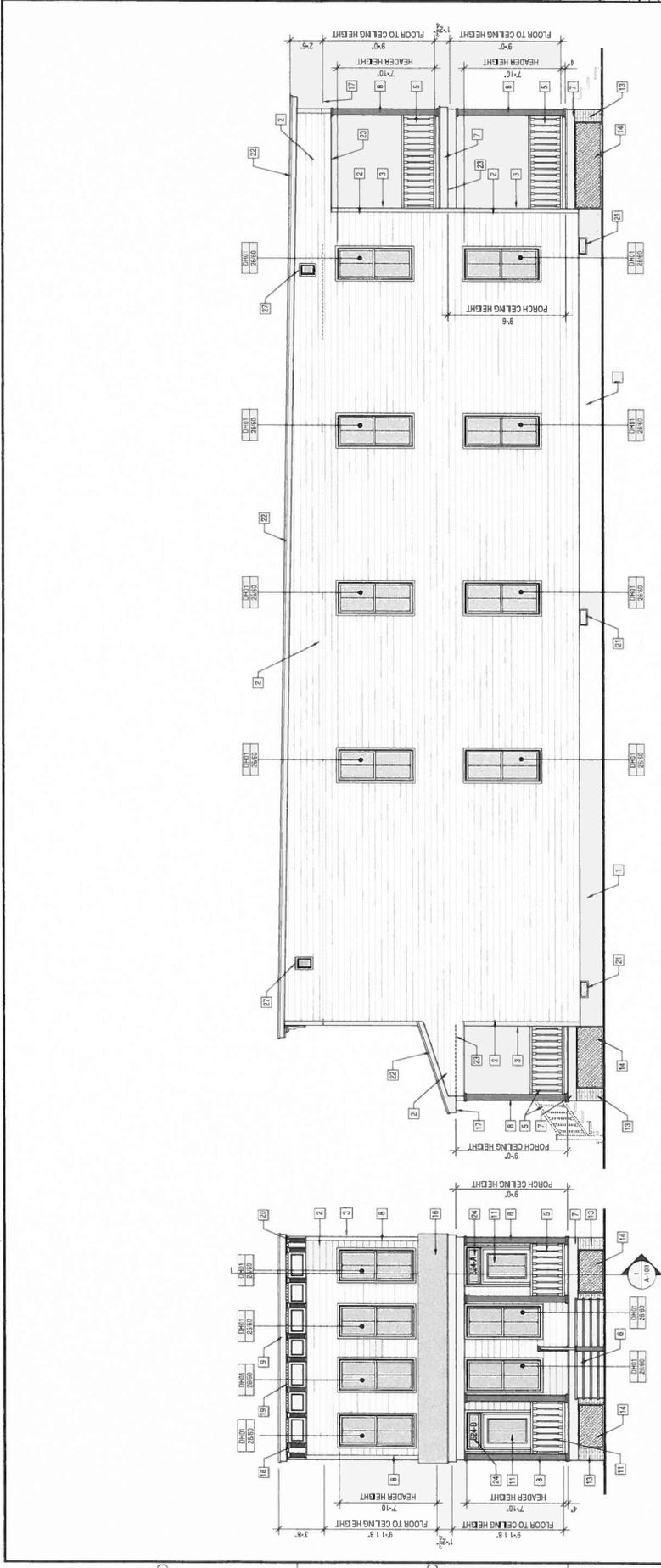
PENNECO.
 CLAYTON BERBERICH SQUARE
 4000 W. WOODBRIDGE BLVD
 RICHMOND, VA 23226
 (804) 781-1100

HOMETOWN REALTY
 THE COMMERCIAL CONNECTION
 MATT JARREAU
 (804) 781-1100

APPROVED: _____
 ARCHITECT: _____
 DATE: _____
 DRAWING NO.: _____
 SHEET NO.: _____

524 N 21ST STREET DEVELOPMENT
 CITY OF RICHMOND, VIRGINIA
 FRONT AND LEFT ELEVATIONS

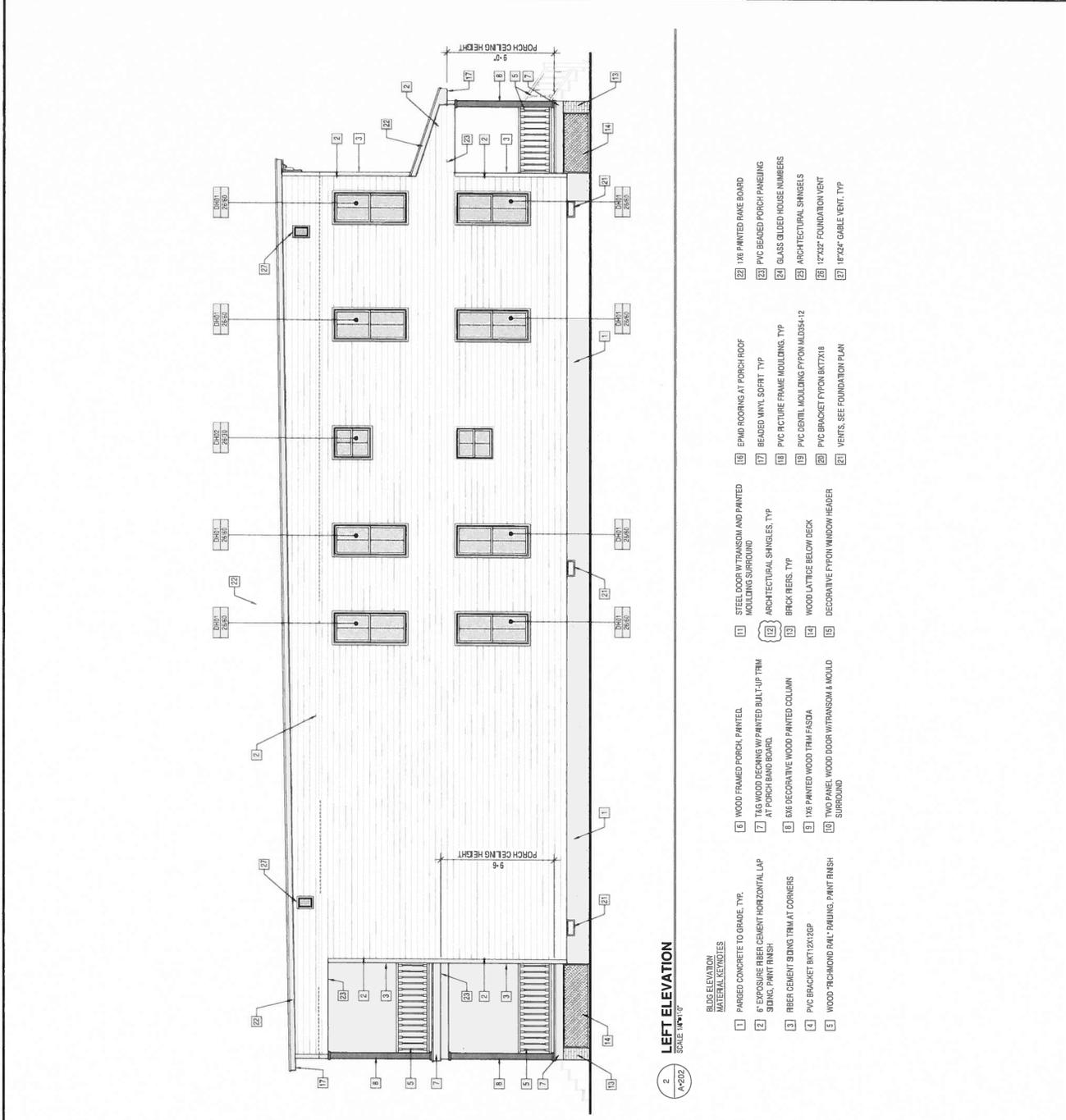
SCALE: 1/8" = 1'-0"
 SHEET NO. OF A-201



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

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

- BIDS ELEVATION MATERIAL NOTES**
- 1 PAVED CONCRETE TO GRADE, TYP.
 - 2 6" EXPOSURE FIBER CEMENT HORIZONTAL LAP SIDING, PAINT FINISH
 - 3 FIBER CEMENT SIDING TRIM AT CORNERS
 - 4 PVC BRACKET BKT12X12BP
 - 5 WOOD "RICHMOND" RMC TRIMMING, PAINT FINISH
 - 6 WOOD FRAMED PORCH STEPS, PAINTED.
 - 7 TAG WOOD DECKING W/ PAINTED BUILT-UP TRIM AT PORCH BOND BOARD.
 - 8 6X6 DECORATIVE WOOD PAINTED COLUMN
 - 9 1X6 PAINTED WOOD TRIM FASZIA
 - 10 TWO PANEL WOOD DOOR W/ TRANSOM & MOLD SURROUND
 - 11 STEEL DOOR W/ TRANSOM AND PAINTED MOLDING SURROUND
 - 12 BLACK EPDM RUBBER ROOF, TYP.
 - 13 BRCK FRBS, TYP
 - 14 WOOD LATTICE BELOW DECK
 - 15 DECORATIVE PYPON WINDOW HEADER
 - 16 EPDM ROOFING AT PORCH ROOF
 - 17 BEADED VINYL SOFFIT, TYP
 - 18 PVC PICTURE FRAME MOLDING, TYP
 - 19 PVC CROWN MOLDING PYPON MLD54-12
 - 20 PVC BRACKET PYPON BKT7X18
 - 21 VENTS, SEE FOUNDATION PLAN
 - 22 1X6 PAINTED SOKE BOARD
 - 23 PVC BEADED PORCH PANELING
 - 24 GLASS GULDED HOUSE NUMBERS
 - 25 ARCHITECTURAL SHINGLES
 - 26 17"X35" FOUNDATION VENT
 - 27 18"X24" GABLE VENT, TYP



1 REAR ELEVATION
 SCALE 1/8"=1'-0"

2 LEFT ELEVATION
 SCALE 1/8"=1'-0"

- BLOG ELEVATION MATERIAL KEYWORDS**
- 1 PARSED CONCRETE TO GRADE, TYP.
 - 2 6" EXPOSURE FIBER CEMENT HORIZONTAL LAP SIDING, PAINT FINISH
 - 3 RBER CEMENT SIDING TRIM AT CORNERS
 - 4 PVC BRACKET BKT12X26P
 - 5 WOOD "RICHMOND RAIL" RAILING, PAINT FINISH
 - 6 WOOD FRAMED PORCH, PAINTED.
 - 7 T&G WOOD DECKING W/ PAINTED BUILT-UP TRIM AT PORCH BAND BOARD.
 - 8 6X6 DECORATIVE WOOD PAINTED COLUMN
 - 9 1X6 PAINTED WOOD TRIM FASDA
 - 10 TWO PANEL WOOD DOOR WITH TRANSOM & MOULD SURROUND
 - 11 STEEL DOOR WITH TRANSOM AND PAINTED MOULDING SURROUND
 - 12 ARCHITECTURAL SHINGLES, TYP
 - 13 BRICK REERS, TYP
 - 14 WOOD LATTICE BELOW DECK
 - 15 DECORATIVE PYPON WINDOW-HEADER
 - 16 EPDM ROOFING AT PORCH ROOF
 - 17 BEADED WNYL SOFRT, TYP
 - 18 PVC PICTURE FRAME MOLDING, TYP
 - 19 PVC DENTIL MOLDING PYPON MDD54-12
 - 20 PVC BRACKET PYPON BKT7X16
 - 21 VENTS, SEE FOUNDATION PLAN
 - 22 1/8" PAINTED RAKE BOARD
 - 23 PVC BEADED PORCH PANELING
 - 24 GLASS GLOUED HOUSE NUMBERS
 - 25 ARCHITECTURAL SHINGLES
 - 26 12"X24" FOUNDATION VENT
 - 27 18"X24" GABLE VENT, TYP





Retaining wall to be removed and replaced w/
foundation wall of new structure.



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
COMMISSION OF ARCHITECTURAL REVIEW
December 18, 2019

Ernie Chamberlain
413 N Stafford Avenue
Richmond, VA 23220

RE: 524 N 21ST ST
Application No. COA-065074-2019

Dear Applicant:

At the December 17, 2019 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: the front face of the building be parallel to the face of the neighboring property, to match the historic pattern; a standing or flat-lock metal seam roof that closely approximates hand seaming, or a dark membrane roof be used for the front porch; a central stair or a second stair to provide access to both units be used on the front porch; the cornice line be revised to align the brackets with the window jambs to be consistent with the neighboring properties; the applicant provide colors for administrative review and approval; the applicant submit the following to staff for review and approval prior to applying for a building permit: a fully dimensioned context elevation that indicates the height of the proposed building elements, including foundation, porch floor and roof, cornice, and top of the roof, and the same features on the neighboring properties for comparison; details about any screening for the HVAC equipment; clarification about the foundation wall and retaining wall; details about the size and style of the porch columns and railings, gutters, and downspouts; and the applicant update the following prior to submitting the plans for a building permit: the window and door schedule (electronically); details about the size and style of the porch columns and railings, gutters, and downspouts.

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 me at (804) 646-7550 or by e-mail at Carey.Jones@richmondgov.com.

Sincerely,

A handwritten signature in cursive script that reads "Carey Jones".

Carey L. Jones, Secretary
Commission of Architectural Review



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

October 12, 2018

Baker Development Resources, LLC
11 South 12th Street, Suite 500
Richmond, Virginia 23219

Attn: Mark Baker

RE: 526 North 21st Street
Tax Parcel: E000-0252/021

Dear Mr. Baker:

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

The property is located within an R-63 (Multi-Family Urban Residential) zoning district. The R-63 District requires a minimum lot area of not less than two thousand two hundred square feet (2,200 SF) and a minimum lot width of not less than sixteen feet (16') for single-family attached dwellings not located at the end of a series of attached units. In addition the R-63 District requires a minimum lot area of not less than three thousand square feet (3,000 SF) and a minimum lot width of not less than twenty-five feet (25') for single-family detached dwellings. The R-63 District requires a minimum lot area of not less than three thousand two hundred square feet (3,200 SF) and a minimum lot width of not less than twenty-seven feet (27') for two-family detached dwellings. According to the City Assessor's records, the subject property has a road frontage of approximately 45.17' with a lot area indicated as 6,446 square feet. The property is currently improved with a single-family attached dwelling.

According to an August 2, 2007, Deed, the property has been conveyed as "*All that certain lot, piece or parcel of land, lying and being in the City of Richmond, Virginia known as 524 and 526 North 21st Street, shown and designated on plat of survey by Balzer and Associates entitled "Plat Showing Property Line To Be Vacated Between 524 and 526 N. 21st Street, City of Richmond, Virginia", dated October 13, 2004,..."*" The property is currently improved with a single-family attached dwelling and deeded as one (1) independent lot of record.

As proposed, your intent is to divide the subject property improved with one (1) single-family attached dwelling and create a new a new independent vacant lot for the construction of a new single- or two-family detached dwelling. Based on your proposed survey by Virginia Surveys entitled "Map Showing the Division of 526 N 21st Street in the City of Richmond, VA", dated August 18, 2018 and revised October 9, 2018 the proposed vacant lot would be buildable for a single- or two-family detached from the zoning perspective. The proposed parcel and dwelling meet our current zoning requirements. A survey of the newly created lot would need to be submitted to this office prior to any building permits being issued showing the exact metes, bounds, lot area, width, and setbacks for the current and proposed dwelling. In order to split the lot into two legal lots, record a deed giving each parcel a new legal description and forward it onto the City Assessor's office for a new tax map number. No subdivision would be necessary for the potential lot split.

Zoning requirements that would affect the potential development of the site for a single or two-family detached dwelling are as follows:

1. Front yard – fifteen feet (15'). The R-63 district does not permit a front yard greater than fifteen (15) feet.
2. Side yards – not less than three feet (3').
3. Rear yard – not less than five feet (5')
4. Lot coverage – not to exceed sixty-five percent (65%) of the area of the lot.
5. Building height – not to exceed three (3) stories in height, and every main building shall have a minimum of not less than two (2) stories. No accessory building shall exceed twenty feet (20') in height.
6. Parking – minimum of one (1) on-site parking space.

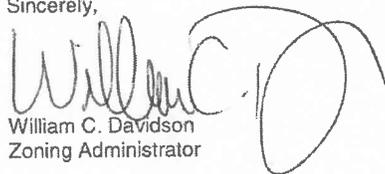
Upon submittal of specific development plans, including detailed floor plans, for any proposed use(s), this office will evaluate for conformance with all zoning requirements in effect at that time.

For information concerning environmental concerns that may affect these lots such as grading, erosion control issues, wetland, floodplain and Chesapeake Bay Preservation Areas, please contact the Water Resources Division of the Department of Public Utilities at (804) 646-7674.

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 Zoning Officer Josh Young by E-mail at: joshua.young@richmondgov.com or by telephone at: (804) 646-6923.

Sincerely,



William C. Davidson
Zoning Administrator

Cc: Ernest & Tawny Chamberlain
2815 East Broad Street
Richmond, Virginia 23223