



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

April 9, 2021

Stanley B. and Jessica A. Czajkowski
511 St Christophers Road
Richmond, Virginia 23226

Lally Construction Inc.
210 W Hillcrest Road
Richmond, Virginia 23226
Attn: Paul Salvucci

To Whom It May Concern:

RE: **BZA 24-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, May 5, 2021 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2020-232 to consider an application for a building permit to demolish an existing first floor covered open porch and construct a two-story addition to a single-family detached dwelling at 511 ST CHRISTOPHERS ROAD (Tax Parcel Number W021-0305/006), located in an R-4 (Single-Family 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 741 815 968# 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 May 5, 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. 2020-232, 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 24-2021

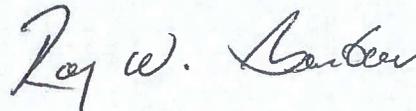
Page 2

April 9, 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 <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformatio.n.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. 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 black ink that reads "Roy W. Benbow". The signature is written in a cursive style with a large initial "R".

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.

Cosby Matthew Stuart And Aynsley Thomas
506 St Christophers Road
Richmond, VA 23226

Cottrell Thomas S And Claire S
508 St Christopher Rd
Richmond, VA 23226

Dragone Stephen & Elizabeth D
601 St Christopher Rd
Richmond, VA 23226

Dunn Christopher S & Katherine M
6120 Howard Rd
Richmond, VA 23226

Godsey Joseph C Jr & Martha Y
6105 Bay Street
Richmond, VA 23226

Harrison James G Iii & Elizabeth R
6102 Bay St
Richmond, VA 23226

Hildreth Andrew R And Mary C
507 St Christopher Rd
Richmond, VA 23226

Johns Frank S Ii & Sharon W
503 St Christophers Rd
Richmond, VA 23226

Jones Basil M Jr & Susan W
6100 Howard Rd
Richmond, VA 23226

Litwiller Christian And Melody
505 St Christophers Road
Richmond, VA 23226

Parrish Sarah Kent
504 St Christophers Rd
Richmond, VA 23226

Reed Philip W And Sara D
6107 Bay St
Richmond, VA 23226

Sachs William L And Tucker E Austin
509 St Christophers Rd
Richmond, VA 23226

Schnell James Mcanally And Harriet Hodges
6100 Bay St
Richmond, VA 23226

St Christophers School
711 St Christophers Road
Richmond, VA 23226

Wielar Scott And Melanie
502 St Christophers Rd
Richmond, VA 23226

Williams Christopher H And Claire Y
10 Hampton Hills Ln
Richmond, VA 23226

Williams David L
500 St Christophers Rd
Richmond, VA 23226

Property: 511 St Christophers Road Parcel ID: W0210305006**Parcel**

Street Address: 511 St Christophers Road Richmond, VA 23226-
Owner: CZAJKOWSKI STANLEY B AND JESSICA A
Mailing Address: 511 ST CHRISTOPHERS RD, RICHMOND, VA 23226
Subdivision Name : WESTHAMPTON TERRACE
Parent Parcel ID:
Assessment Area: 102 - Saint Christophers
Property Class: 120 - R Two Story
Zoning District: R-4 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$175,000
Improvement Value: \$708,000
Total Value: \$883,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 13650
Acreage: 0.313
Property Description 1: WESTHAMPTON TERRACE L6-7 BB
Property Description 2: 0091.00X0150.00 0000.000
State Plane Coords(?): X= 11765834.50 Y= 3735250.350241
Latitude: 37.57743041 , **Longitude:** -77.52371924

Description

Land Type: Residential Lot D
Topology:
Front Size: 91
Rear Size: 150
Parcel Square Feet: 13650
Acreage: 0.313
Property Description 1: WESTHAMPTON TERRACE L6-7 BB
Property Description 2: 0091.00X0150.00 0000.000
Subdivision Name : WESTHAMPTON TERRACE
State Plane Coords(?): X= 11765834.50 Y= 3735250.350241
Latitude: 37.57743041 , **Longitude:** -77.52371924

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$175,000	\$708,000	\$883,000	Reassessment
2020	\$150,000	\$654,000	\$804,000	Reassessment
2019	\$150,000	\$589,000	\$739,000	Reassessment
2018	\$150,000	\$567,000	\$717,000	Reassessment
2017	\$135,000	\$560,000	\$695,000	Reassessment
2016	\$135,000	\$220,000	\$355,000	Reassessment
2015	\$135,000	\$211,000	\$346,000	Reassessment
2014	\$109,000	\$202,000	\$311,000	Reassessment
2013	\$109,000	\$202,000	\$311,000	Reassessment
2012	\$109,000	\$202,000	\$311,000	Reassessment
2011	\$109,000	\$207,000	\$316,000	CarryOver
2010	\$109,000	\$207,000	\$316,000	Reassessment
2009	\$109,000	\$206,600	\$315,600	Reassessment
2008	\$109,000	\$206,600	\$315,600	Reassessment
2007	\$95,000	\$190,100	\$285,100	Reassessment
2006	\$95,000	\$190,100	\$285,100	Reassessment
2005	\$71,500	\$208,200	\$279,700	Reassessment
2004	\$71,500	\$208,200	\$279,700	Reassessment
2003	\$71,500	\$208,200	\$279,700	Reassessment
2002	\$65,000	\$189,300	\$254,300	Reassessment
2001	\$57,500	\$167,500	\$225,000	Correction
2000	\$50,000	\$162,000	\$212,000	Reassessment
1998	\$50,000	\$147,300	\$197,300	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
05/24/2019	\$925,000	EVANS F CHRISTOPHER AND MIKKI T	ID2019-10095	1 - VALID SALE-Valid, Use in Ratio Analysis
11/04/2015	\$459,000	SATTERFIELD ANNE P LIFE ESTATE	ID2015-21260	1 - VALID SALE-Asmnt/Sale Desc Doesn't Match
08/24/2011	\$0	SATTERFIELD DAVID E IV AND	ID2011-14704	2 - INVALID SALE-Relation Between Buyer/Seller
08/24/2011	\$0	SATTERFIELD DAVID E & JOHN B	ID2011-14703	2 - INVALID SALE-Relation Between Buyer/Seller
01/21/1998	\$0	Not Available	09800-1750	
10/11/1988	\$0	Not Available	000014-00269	
10/01/1965	\$33,500	Not Available	000000-00000	

Planning

Master Plan Future Land Use: R
Zoning District: R-4 - Residential (Single Family)
Planning District: Far West
Traffic Zone: 1113
City Neighborhood Code: TCHP
City Neighborhood Name: Three Chopt
Civic Code: 3010
Civic Association Name: Westhampton Citizens Association
Subdivision Name: WESTHAMPTON TERRACE
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	2004	0505002	050500
1990	211	0505002	050500

Schools

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

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 19
Dispatch Zone: 057A

Public Works Schedules

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

Government Districts

Council District: 1
Voter Precinct: 115
State House District: 68
State Senate District: 10
Congressional District: 4

Extension 1 Details

age

Extension Name: R01 - Residential record #01
Year Built: 1945
Stories: 2
Units: 0
Number Of Rooms: 10
Number Of Bed Rooms: 4
Number Of Full Baths: 4
Number Of Half Baths: 1

Condition: very good for

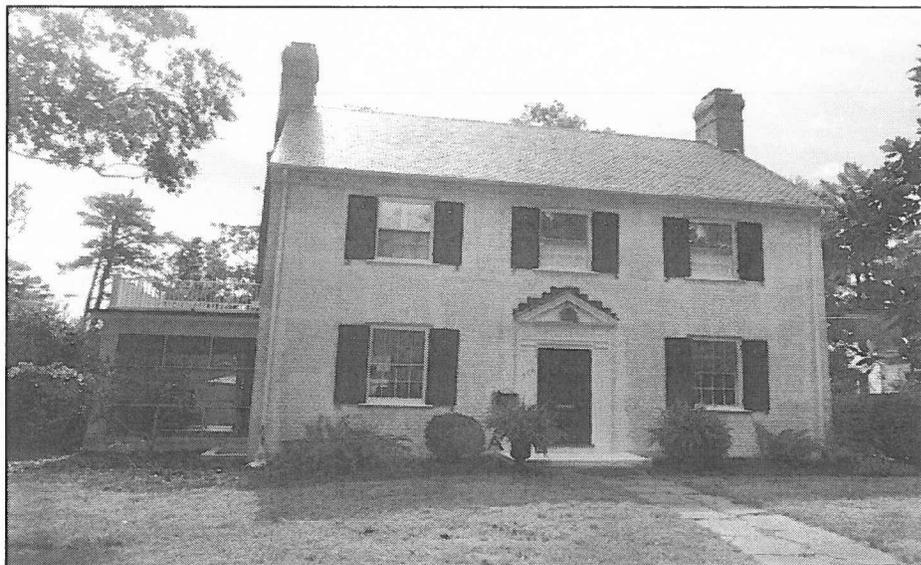
Foundation Type: 1/4 Bsmt, 1/4 Crawl
1st Predominant Exterior: Brick
2nd Predominant Exterior: Hardiplank Siding
Roof Style: A-Frame
Roof Material: Slate or tile
Interior Wall: Plaster
Floor Finish: Hardwood-std oak
Heating Type: Forced hot air
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items): Residential Shed - Small Utility, Residential Fencing

Extension 1 Dimensions

Finished Living Area: 3427 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 864 Sqft
Finished Basement: 760 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 153 Sqft
Open Porch: 234 Sqft
Deck: 0 Sqft

Property Images

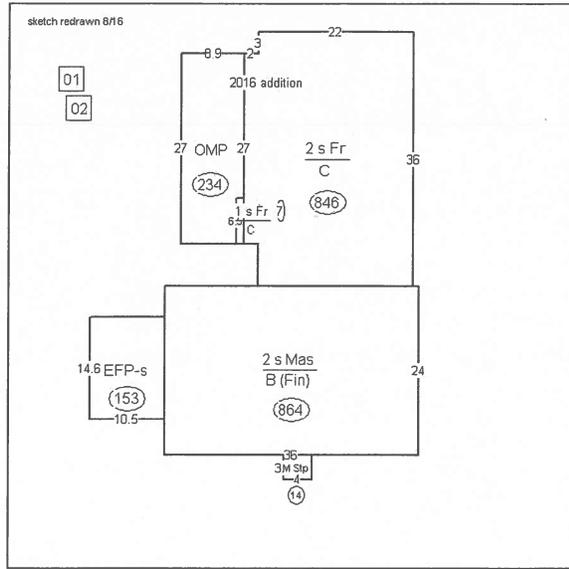
Name:W0210305006 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:W0210305006 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: Stanley B. and Jessica A. Czajkowski PHONE: (Home) () (Mobile) (804) 832-3435
ADDRESS 511 St Christophers Road FAX: () (Work) ()
Richmond, Virginia 23226 E-mail Address:

PROPERTY OWNER'S

REPRESENTATIVE: Lally Construction Inc. PHONE: (Home) () (Mobile) (804) 305-0363
(Name/Address) 210 W Hillcrest Road FAX: () (Work) ()
Richmond, Virginia 23226 E-mail Address: paul@lally-costruction.com
Atn: Paul Salvucci

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 511 St Christophers Road

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-408.5(1) & 30-810.1

APPLICATION REQUIRED FOR: A building permit to demolish an existing first floor covered open porch and construct a two-story addition to a single-family detached dwelling.

TAX PARCEL NUMBER(S): W021-0305/006 ZONING DISTRICT: R-1 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) and nonconforming feature requirements are not met. A front yard of twenty-five feet (25') is required along the Bay Street frontage; a nonconforming front yard of 24.98 feet exists/ 8.3 feet ± is proposed for the two-story addition. No building or structure having a nonconforming feature shall be reconstructed with another building or structure unless such nonconforming feature is hereby eliminated and the building or structure is made to conform.

DATE REQUEST DISAPPROVED: March 15, 2021 FEE WAIVER: YES NO:

DATE FILED: March 15, 2021 TIME FILED: 08:00 a.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAR-088380-2021

AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND
SECTION 15.2 -2309.2 OF THE CODE OF VIRGINIA [OR]
SECTION 1040.3 PARAGRAPH(S) 1 OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter*

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 3-29-2021

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

CASE NUMBER: BZA 24-2021 HEARING DATE: May 5, 2021 AT 1:00 P.M.

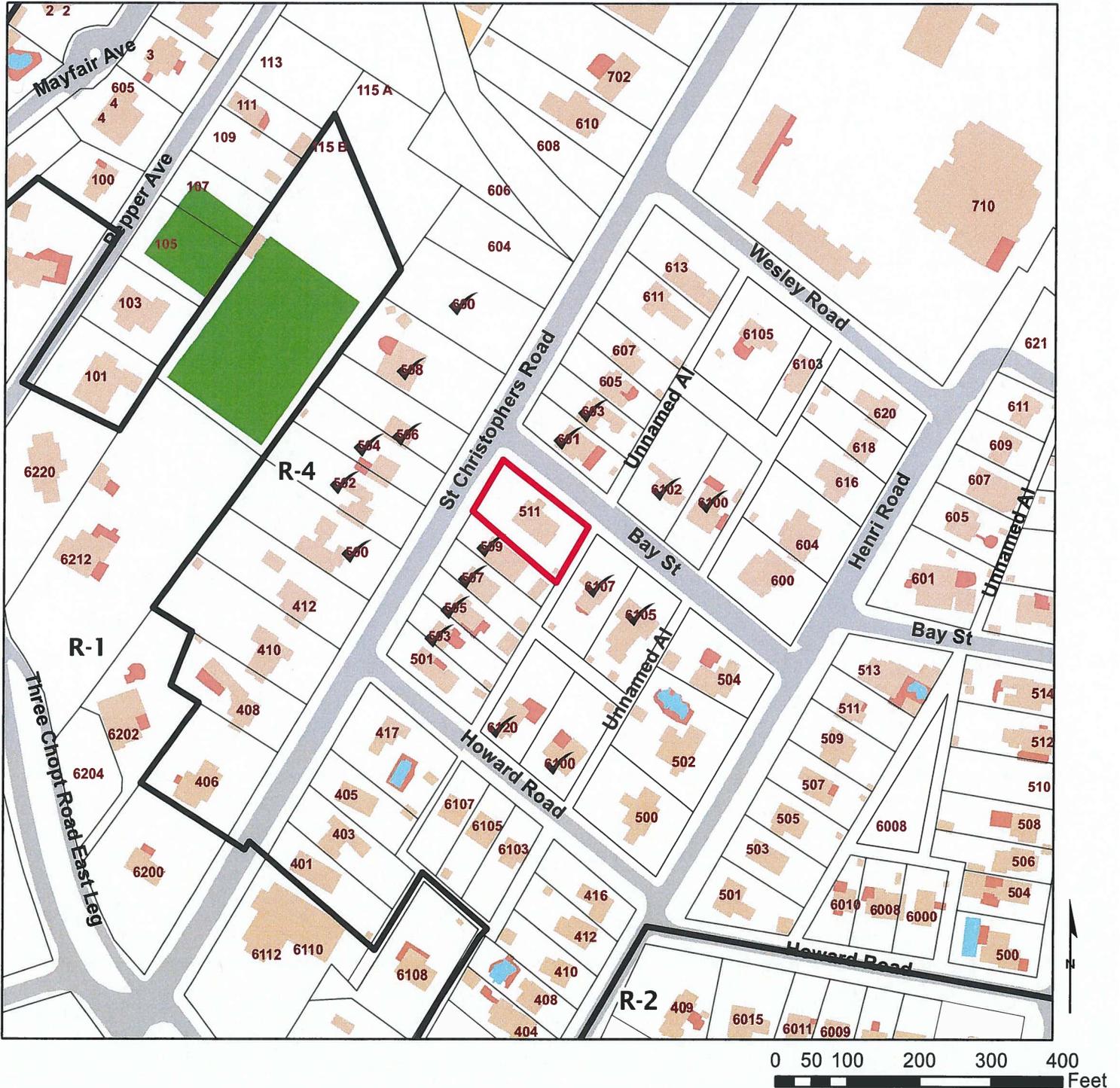
BOARD OF ZONING APPEALS CASE BZA 24-2021
150' Buffer

APPLICANT(S): Stanley B. and Jessica A. Czajkowski

PREMISES: 511 St Christophers Road
(Tax Parcel Number W021-0305/006)

SUBJECT: A building permit to demolish an existing first floor covered open porch
and construct a two-story addition to a single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-408.5(1) & 30-810.1
of the Zoning Ordinance for the reason that:
The front yard (setback) and nonconforming feature requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

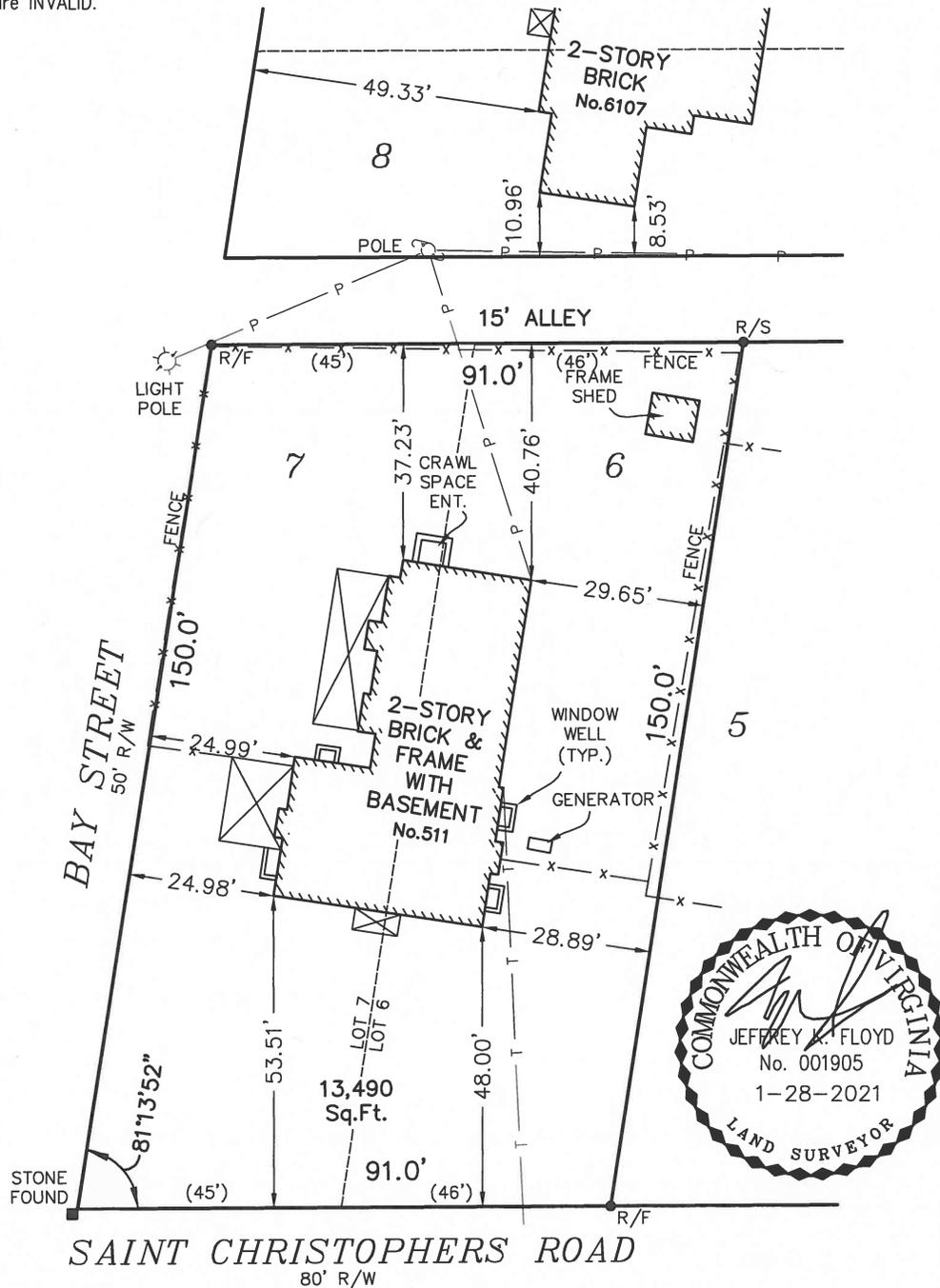
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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)

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 1-28-2021 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481
COPYRIGHT © VIRGINIA SURVEYS
All rights reserved.

MAP SHOWING THE IMPROVEMENTS
ON LOTS 6 & 7, BLOCK "B",
"WESTHAMPTON TERRACE"
IN THE CITY OF RICHMOND, VA.

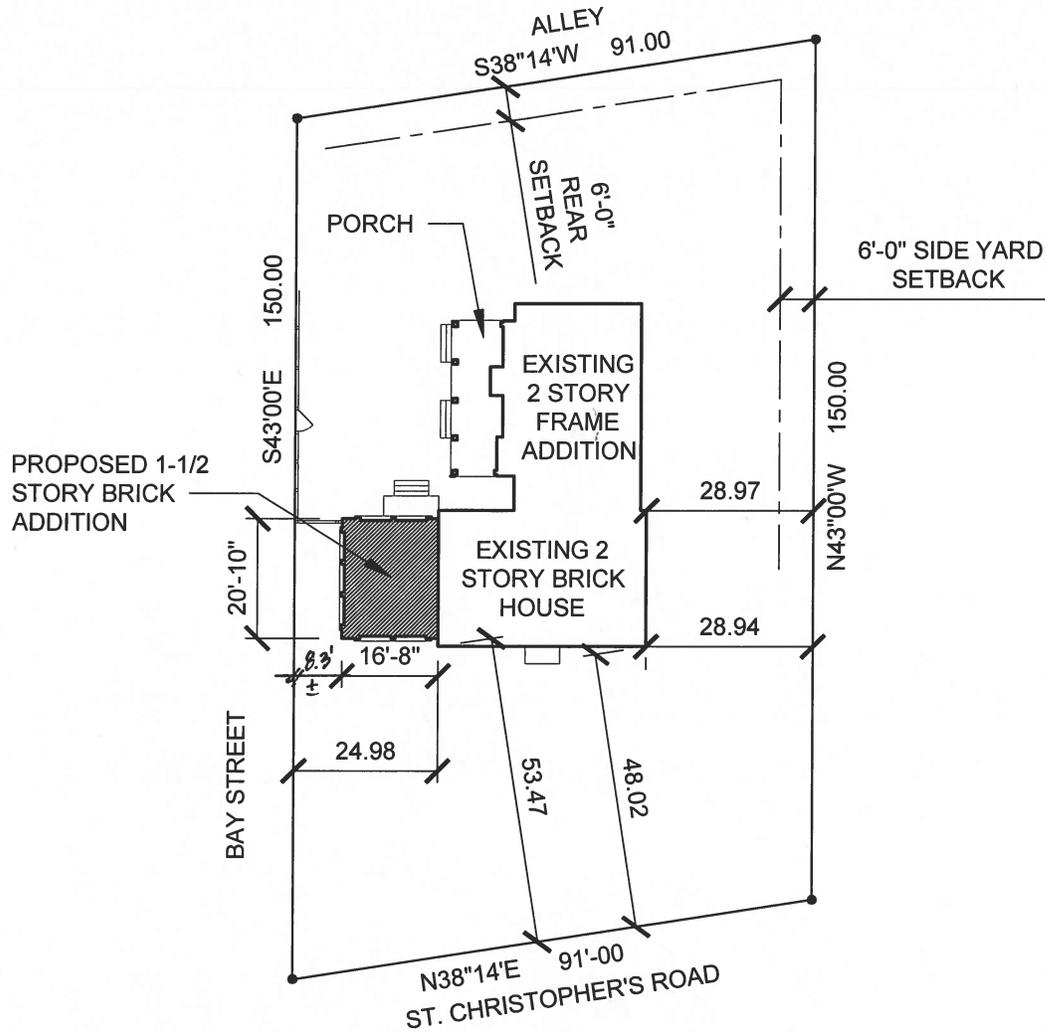
DATE: 1-28-2021

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=25'

JOB NO. 210113888



Site Plan



SCALE: 1/32" = 1'-0" NORTH

THIS DRAWING IS BASED ON A SURVEY BY
RUFFIN BUTLER CERTIFIED LAND SURVEYOR
DATED JULY 28, 1965

Eric P. Hepler
Architect, PC

(804) 272 4362
Eric@architectVA.com
www.architectVA.com

PROPOSED ADDITION FOR:
511 ST CHRISTOPHER'S ROAD
RICHMOND, VA 23226

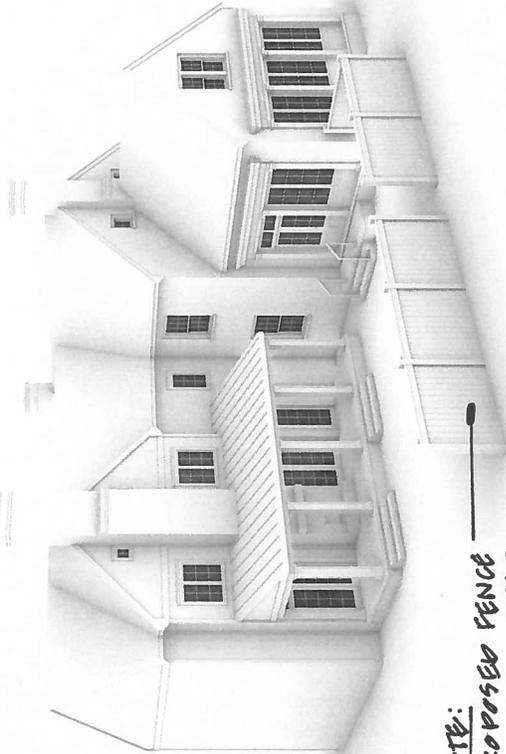
X1 SITE PLAN

DATE: 1/5/2021	DRAWN: EPH / SMH
REVISIONS:	

PROPOSED ADDITIONS FOR:

511 ST CHRISTOPHER'S ROAD

RICHMOND, VA 23226



NOTE:
 PROPOSED FENCE
 SHALL NOT EXCEED
 4' IN HEIGHT.

General Notes

- CONTRACTOR IS TO MEET THE CONSTRUCTION REQUIREMENTS OF THE 2015 VIRGINIA RESIDENTIAL CODE (2015 VIRC), COORDINATE THE WORK OF ALL TRADES INVOLVED AND SCHEDULE A BIWEEKLY MEETING WITH THE OWNER TO REVIEW WORK IN-PROGRESS AND ADDRESS ANY REVISIONS OR CONCERNS.
- BRACED WALL PANELS ARE REQUIRED PER THE 2015 VIRC - SEE SHEET A2 FOR LOCATION AND DESCRIPTION.
- SOIL INVESTIGATION BY THE ENGINEERING FIRM OF KOONTZ, BRYANT, JOHNSON, AND WILLIAMS HAS DETERMINED THAT THAT THE SOILS UNDER THE PROPOSED ADDITION EXHIBIT A HIGH PLASTICITY. SEE ATTACHED.
- THE GENERAL CONTRACTOR IS TO NOTIFY THE ARCHITECT OF ANY REVISIONS OR DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ACTUAL SITE CONDITIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR DESIGN WORK THAT IS NOT INDICATED IN THESE DRAWINGS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES PRIOR TO ANY EXCAVATION AND VERIFY LOCATIONS WITH OWNER PRIOR TO ANY DEMOLITION.
- ALL NEW EXTERIOR FINISH MATERIALS, BRICK VENEER, COMPOSITE TRIM, COMPOSITION SHINGLES, ETC. ARE TO MATCH EXISTING OR BE VERIFIED AND APPROVED BY THE OWNER.
- THE MANUFACTURER OF WINDOWS, EXTERIOR AND INTERIOR DOORS, AND DOOR AND WINDOW HARDWARE IS TO BE APPROVED BY THE OWNER.
- ALL INTERIOR OR EXTERIOR FINISHES ARE TO BE SELECTED BY AND OR APPROVED BY THE OWNER. CONTRACTOR IS TO INSTALL BLOCKING IN WALLS FOR WALL CABINETS, SHELVING, AND/OR FIXTURES AS REQUIRED.
- ALL WOOD FRAMING IS TO BE MIN #2 VISUALLY GRADED.
- SEE FOUNDATION PLAN FOR INSULATED CRAWL SPACE NOTE.

Drawing Index:

- A1 TITLE & RENDER
- A2 FOUNDATION PLAN, FIRST FLOOR PLAN, AND WALL SECTION
- A3 SECOND FLOOR PLAN & EXISTING / DEMOLITION
- A4 INTERIOR ELEVATIONS
- A5 INTERIOR ELEVATIONS

Materials:

	GRAVEL		BATT INSULATION
	EARTH / COMPACTED FILL		PLYWOOD
	CONCRETE		GYPSUM BOARD
	CMU		RIGID INSULATION
	BRICK		

Symbols:

	BUILDING ELEVATION:		BUILDING ELEVATION NUMBER
	BUILDING SECTION:		BUILDING SECTION NUMBER
	WALL SECTION:		WALL SECTION NUMBER

	INTERIOR ELEVATION:		INTERIOR ELEVATION NUMBER
	DRAWING TITLE:		DRAWING TITLE VIEW NUMBER
	EGRESS CAPACITY:		ALLOWABLE EGRESS CAPACITY ACTUAL EGRESS CAPACITY

	ROOM NAME:		ROOM NAME
	ROOM NUMBER:		ROOM NUMBER
	DOOR NUMBER:		DOOR NUMBER
	WINDOW TYPE:		WINDOW TYPE
	PARTITION TYPE:		PARTITION TYPE
	REVISION SERIES:		REVISION SERIES

PROPOSED ADDITIONS FOR:
 511 ST CHRISTOPHER'S ROAD
 RICHMOND, VA 23226

Eric P. Hepler
 Architect, PC
 (804) 272-4362
 Eric@heplerarch.com
 www.heplerarch.com



DATE: 1/22/2020
 DRAWN: EPH / DSM
 REVISIONS:

PROJECT NO.: 2009

A1

TITLE

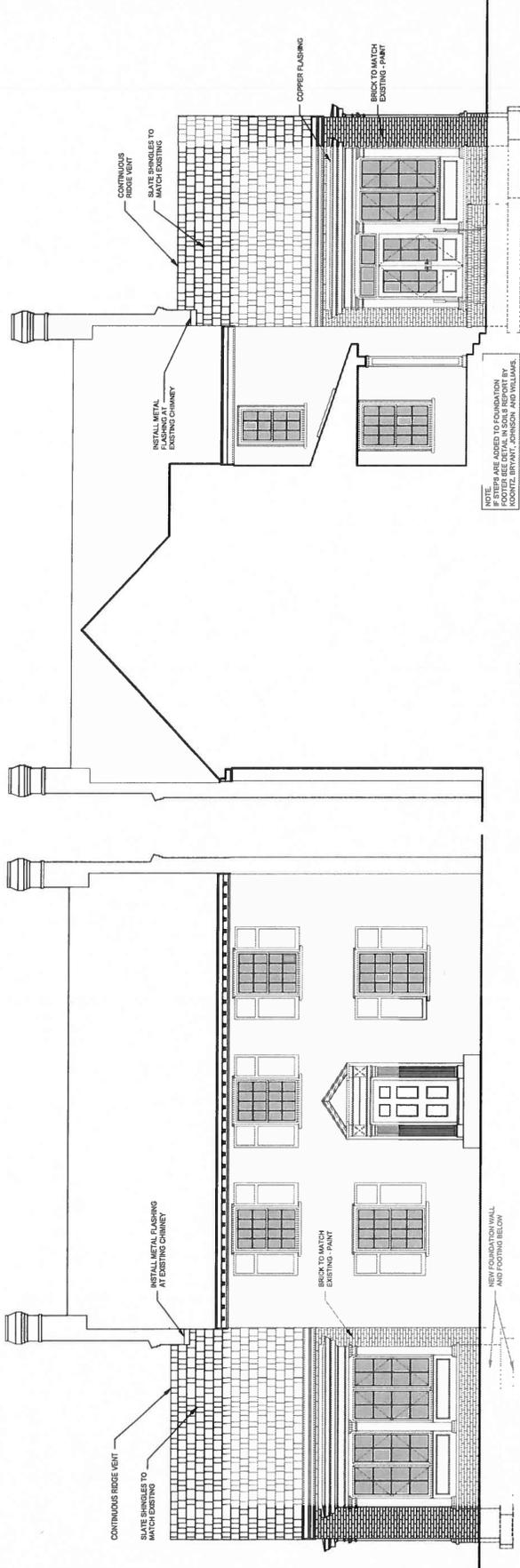


Eric P. Hepler
 Architect, P.C.
 6804 272 4382
 EPH@heplerarch.com
 www.heplerarch.com

PROPOSED ADDITIONS FOR:
511 ST CHRISTOPHER'S ROAD
 RICHMOND, VA 23226

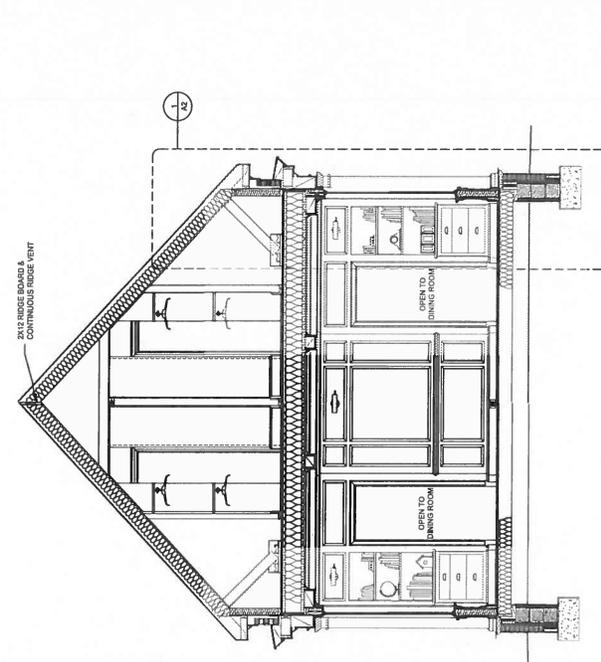
DATE: 1/24/2020
 DRAWN: EPH / SMK
 REVISIONS:

PROJECT NO.: 2009
A4
 ELEVATIONS

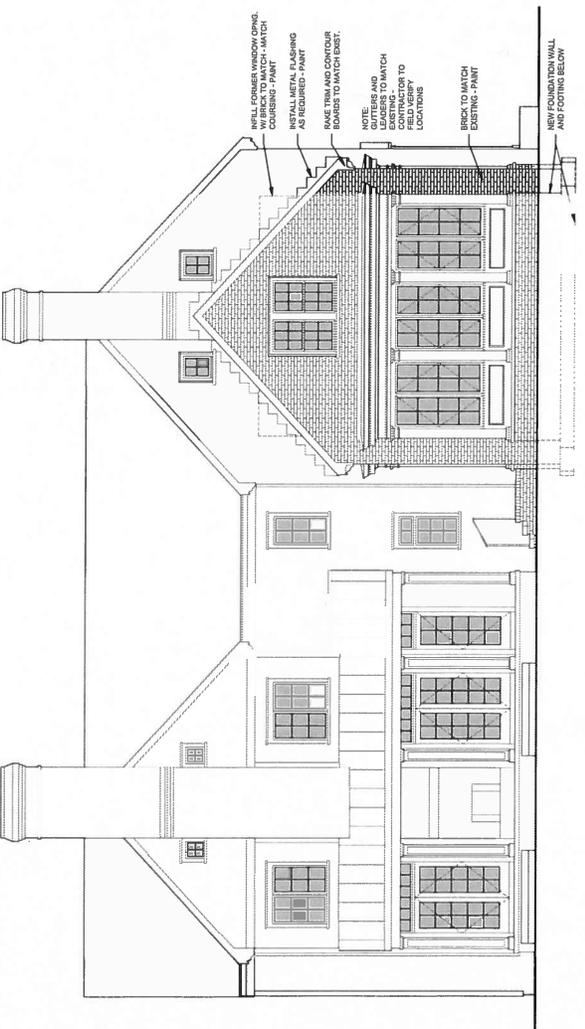


West Elevation
 SCALE: 1/4" = 1'-0"

East Section / Elevation
 SCALE: 1/4" = 1'-0"



1 Section at Sitting Room Addition
 SCALE: 3/8" = 1'-0"



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



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.
BLDR-084697-202

**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) 511 ST. CHRISTOPHERS ROAD					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 STANLEY B. & JESSICA A. CZAJKOWSKI		12 PROPERTY OWNER ADDRESS/ZIP 511 ST. CHRISTOPHERS RD. RICHMOND		13 OWNER DAYTIME TELEPHONE NO. 804.832.3435	
	14 DESCRIBE CURRENT STRUCTURE USE SINGLE FAMILY			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	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	
WORK DESCRIPTION	33 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	\$
	B. ELEC. COST	\$	D. PLUMB. COST	\$	F. ELEVATOR COST	\$
LIEN INFORMATION	34 DESCRIBE SCOPE OF WORK REMOVE EXISTING COVERED PORCH AND CONSTRUCT 2-STOREY ADDITION					
	35 LIEN AGENT NAME			36 PHONE NO.		
	37 ADDRESS				ZIP CODE	
CONTACT INFORMATION	38 CONTACT PERSON PAUL SALWOOD LAWY CONSTRUCTION			39 CONTACT PHONE NO. 804.309.0363		40 CONTACT FAX NO.
	41 CONTACT ADDRESS 210 W. THURGOOD ROAD, RICHMOND, VA			ZIP CODE 23226	42 EMAIL	
	43 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input 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
	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.					
	PRINTED NAME		SIGNATURE		DATE	
OWNERS AFFIDAVIT	A _____ (NAME OF APPLICANT)					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	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 _____		
	A COPY OF YOUR STATE CONTRACTOR'S LICENSE AND BUSINESS LICENSE MUST BE ON FILE BEFORE A PERMIT WILL BE ISSUED.					