



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 815 Mosby Street

Historic district Church Hill

Date/time rec'd:	_____
Rec'd by:	_____
Application #:	_____
Hearing date:	_____

APPLICANT INFORMATION

Name Kelly Henderson

Phone 804.510.0333

Company Cava Capital, LLC.

Email fcava@cavacompanies.com

Mailing Address 5310 Market Rd., Suite 104

Applicant Type: Owner Agent

Richmond, VA 23230

Lessee Architect Contractor

Other (please specify): _____

OWNER INFORMATION (if different from above)

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

Project Type: Alteration Demolition New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Demolition of Existing Retaining wall to remove lateral earth pressure from behind the wall. Deemed unsafe by Property Maintenance Code Enforcement Division.

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with 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.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Applicants 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 and application materials should be prepared in compliance with zoning.

Signature of Owner Kelly Henderson

Date 05/29/19

Agent

TOWNES CONSULTING, PLLC

Solutions for the Construction Industry
May 29, 2019

Mr. Edward Dooley, Project Manager
Cava Properties, LLC
5310 Markel Road, Suite 104
Richmond, VA 23230

RE: **815 Mosby Street**
Richmond, VA
Retaining Wall

Dear Mr. Dooley;

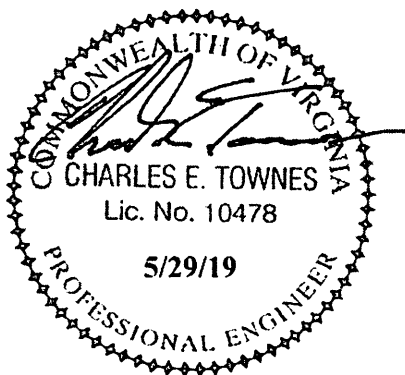
At your request I inspected the retaining wall at the above referenced location. This wall is a poured concrete wall constructed adjacent to the city of Richmond's sidewalk. The wall leans outward a varying amount ranging up to several inches.

In my opinion, the wall deflection is best addressed by removal of the wall and either replacing the wall or grading the site to remove the lateral earth pressure resulting from earth behind the wall.

Should you have any comments or questions please feel free to contact me at 804-731-7173.

Sincerely,


Charles E. Townes, P.E.



203 Norfolk Avenue, Colonial Heights, VA 23834
Tel. 804-731-7173 Fax. 804-526-3670 cetownes@townesconsulting.com



CITY OF RICHMOND
 DEPARTMENT OF PLANNING
 & DEVELOPMENT REVIEW
 BUREAU OF PERMITS
 & INSPECTIONS

DEMOLITION PERMIT

PDRPermitsAndInspections@Richmondgov.com
 To Request an Inspection, call 311

ISSUE DATE: 2/8/2017

DEMO-012884-2017

SITE ADDRESS: 815 Mosby St
 Richmond, VA 23223

PARCEL NUMBER: E0000370028

PERMIT DESCRIPTION: Demolish Single Family House, block shed, and retaining wall. Seed Yard.

TYPE OF IMPROVEMENT: Commercial
USE GROUP:
INSPECTOR NAME: Kenneth 'KEP' Parker, Jr.
INSPECTOR EMAIL ADDRESS: Kenneth.Parker.Jr@richmondgov.com

COST OF WORK: \$0.00
CONSTRUCTION TYPE:
INSPECTOR PHONE: 804-646-4364

PERMIT CONTACT INFORMATION

OWNER NAME: Magellan Associates Llc
OWNER PHONE:
CONTRACTOR NAME: Dwight Snead Landscaping & Paving Co, I
CONTRACTOR PHONE: 8047981611
CONTRACTOR LICENSE NUMBER: 2701013920

FEE INFORMATION

Permit Fee	\$159.00	Administrative Handling	\$25.00
State Levy	\$3.68		

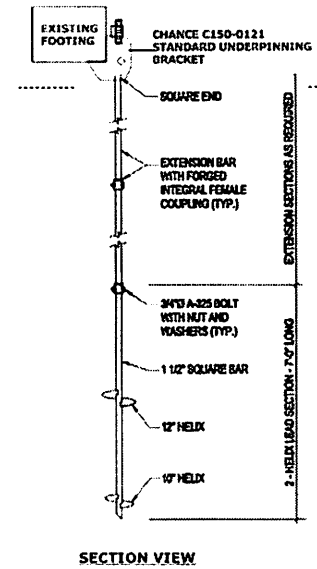
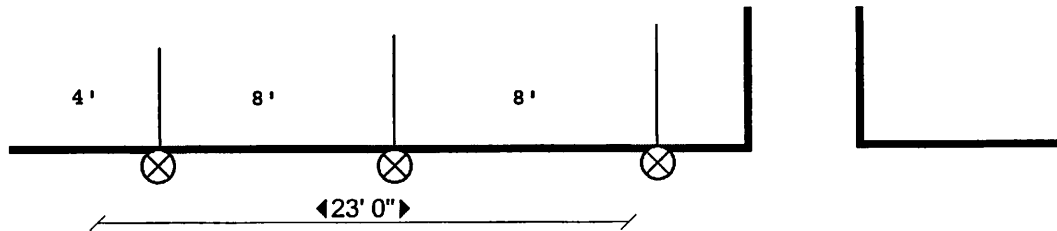
TOTAL FEES \$187.68

SPECIAL TERMS AND CONDITIONS

The following inspections are required in order to complete this demolition permit:


A sanitary sewer cap, pre-backfill of any basements and/or footings, grade, seed and straw are required for a final inspection. Call Kenneth Parker to coordinate these inspections and if you have any questions or concerns at Office 804-646-4364 or Cell 804-441-2872.

Douglas H. Murrow, AIA, CBO, CBMO
 Commissioner of Buildings
 Approved By:





SECTION VIEW

ICONS

 = CHANCE HELICAL PIERS

 = PIER COLUMNS

 = DECK/PORCH

<p>SITE Eddie Dooley 815 Mosby Street Richmond Va.23223</p>	<p>ESTIMATE # 19180</p>	<p>NOTES:</p>		<p>STABLE FOUNDATIONS P.O. BOX 52 ASHLAND, VA 23005</p>
<p>INFO CHANCE HELICAL UNDERPINNING PILES</p>	<p>SCALE: 1/8":1'0"</p>	<p>DATE: 04/26/19</p>		





Jones, Carey L. - PDR

From: Edward Dooley <edooley@cavacompanies.com>
Sent: Tuesday, June 4, 2019 7:50 PM
To: Jones, Carey L. - PDR
Cc: Amanda Schwartz; Kelly Henderson
Subject: RE: Quick questions about 815 Mosby St's retaining wall

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.

Carey,

We will be removing the trees behind the wall pulling the grade back to make it flow smoothly to the sidewalk. We will haul off excess soils and stabilize with seed and jute mesh. If needed we will add silt fence at the sidewalk until the seed has taken to prevent any erosion. Please let me know if you have any other questions. Thanks.

Eddie Dooley

Director of Construction-Cava Companies, Inc.

Cell: [\(804\) 516-6742](tel:8045166742)

[5310 Markel Rd.](#)

Suite 104

Richmond, VA 23230

Email: edooley@cavacompanies.com

www.cavacompanies.com

From: Kelly Henderson <khenderson@cavacompanies.com>
Sent: Tuesday, June 04, 2019 3:41 PM
To: Edward Dooley <edooley@cavacompanies.com>
Cc: Amanda Schwartz <aschwartz@cavacompanies.com>
Subject: RE: Quick questions about 815 Mosby St's retaining wall

Eddie,

I thought one of the plans had this but I guess not, I know we discussed. Can you respond to Carey or let me know exactly what decided.

Amanda

From: Jones, Carey L. - PDR [<mailto:Carey.Jones@richmondgov.com>]
Sent: Tuesday, June 04, 2019 2:07 PM
To: Kelly Henderson <khenderson@cavacompanies.com>
Subject: RE: Quick questions about 815 Mosby St's retaining wall

Hi Kelly –

We received the application for demolition of the retaining wall at 815 Mosby Street. Can you provide information on how the soil will be held back once the wall is removed? Do you plan to regrade the site? If so, can you provide details on what this will entail?