



Property (location of work)

Property Address: 1827 West Grace Street

Current **Zoning**: _____

Historic District: West Grace

Application is submitted for: (check one)

- ☒ **Alteration**
☐ **Demolition**
☐ **New Construction**

Project Description (attach additional sheets if needed):

Intend to tear down existing deck and stair and replace it with a new deck. Also intend to remove concrete driveway and replace with a yard. Replacing existing fence.

Applicant/Contact Person: Adam Matteo

Company: None

Mailing Address: _____

City: Richmond

State: VA

Zip Code: 23220

Telephone: _____

Email: _____

Billing Contact? _____

Applicant Type (owner, architect, etc.): _____

Property Owner: Adam Matteo

If Business Entity, name and title of authorized signee: _____

Mailing Address: _____

City: Richmond

State: VA

Zip Code: 23220

Telephone: _____

Email: _____

Billing Contact? _____

****Owner must sign at the bottom of this page****

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. 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. Application materials should be prepared in compliance with zoning.

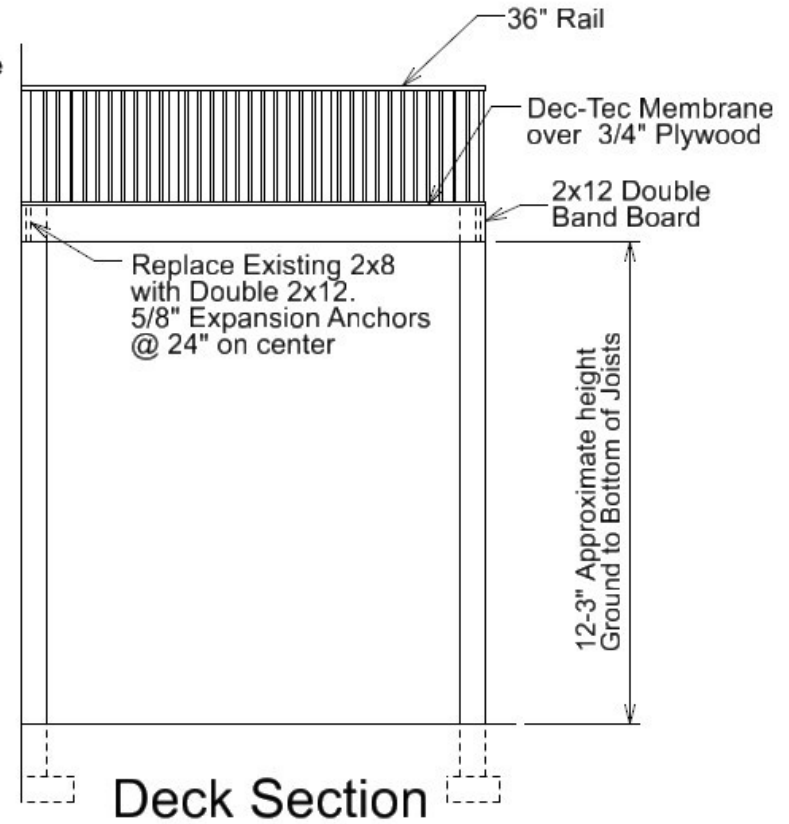
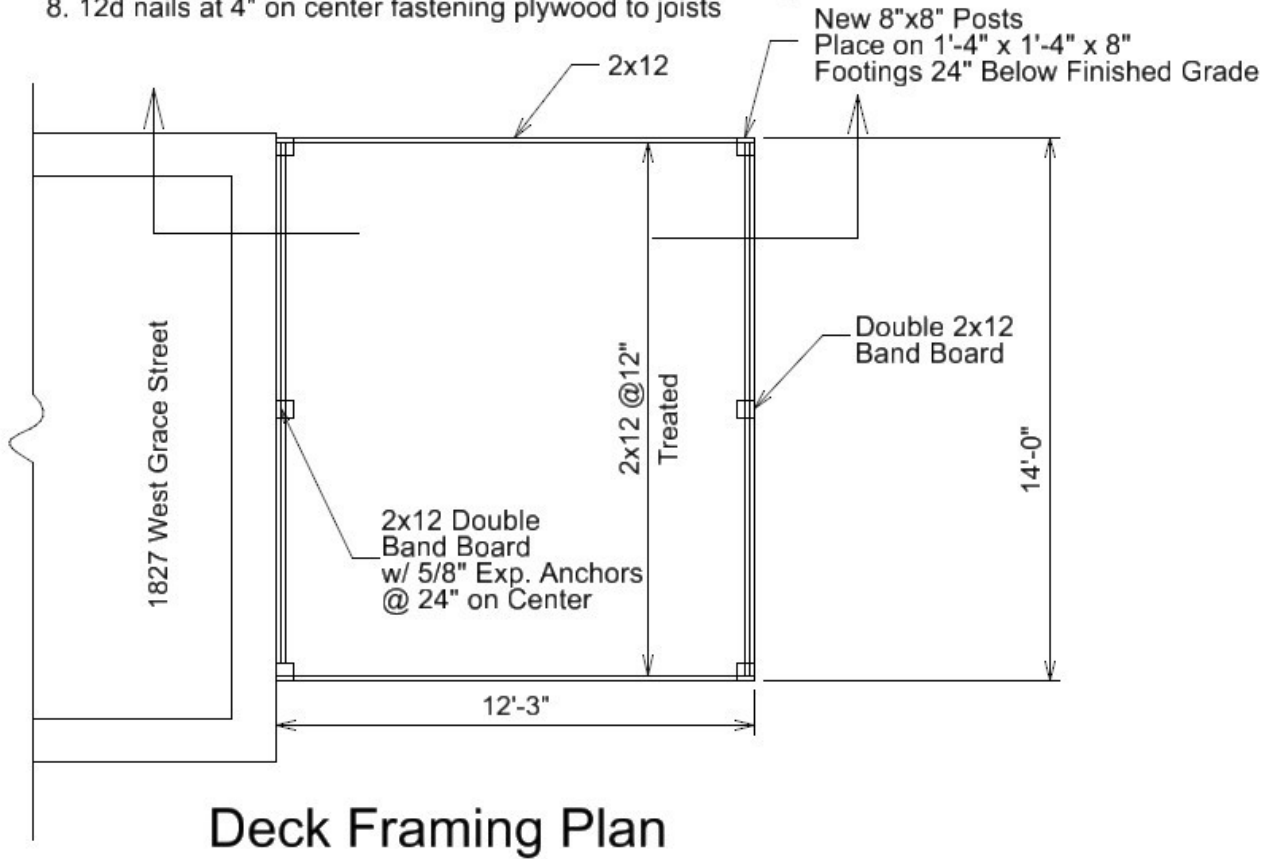
Property Owner Signature: _____

Date: _____

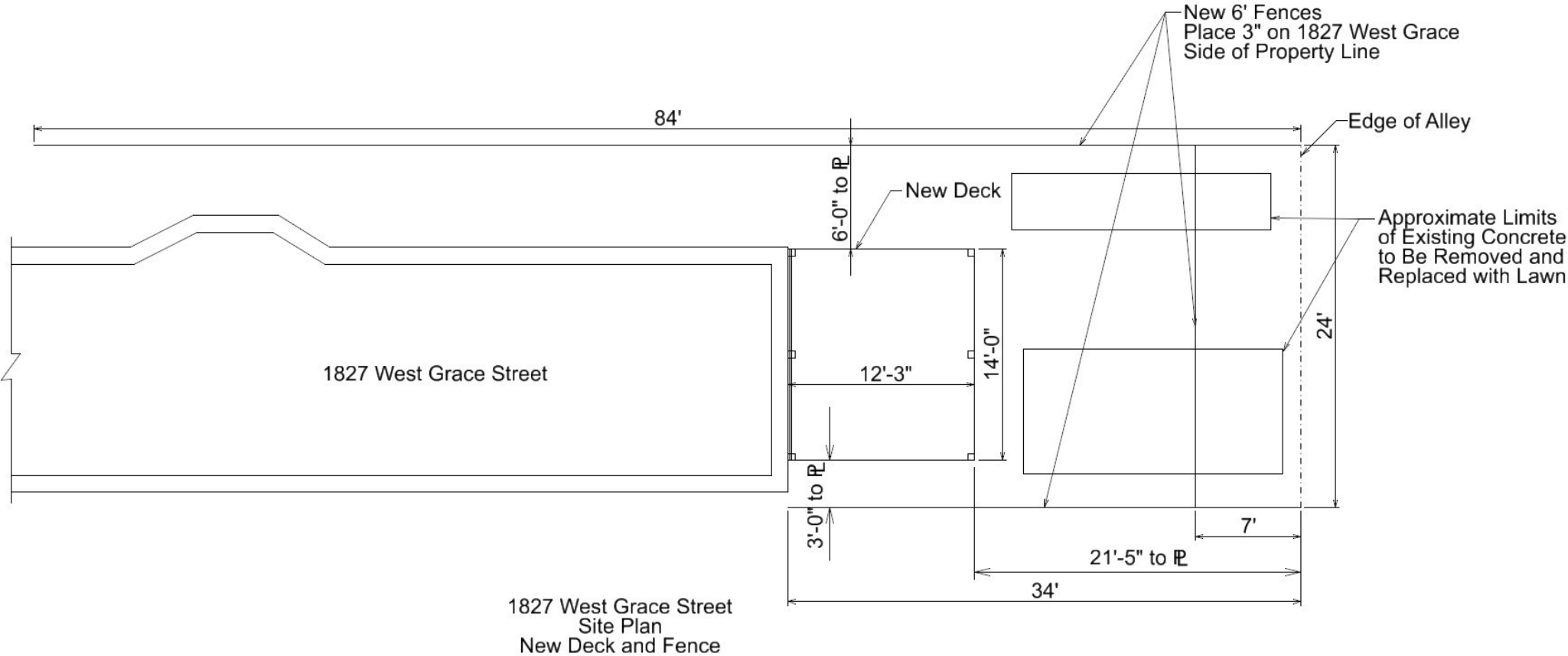
7/1/2020

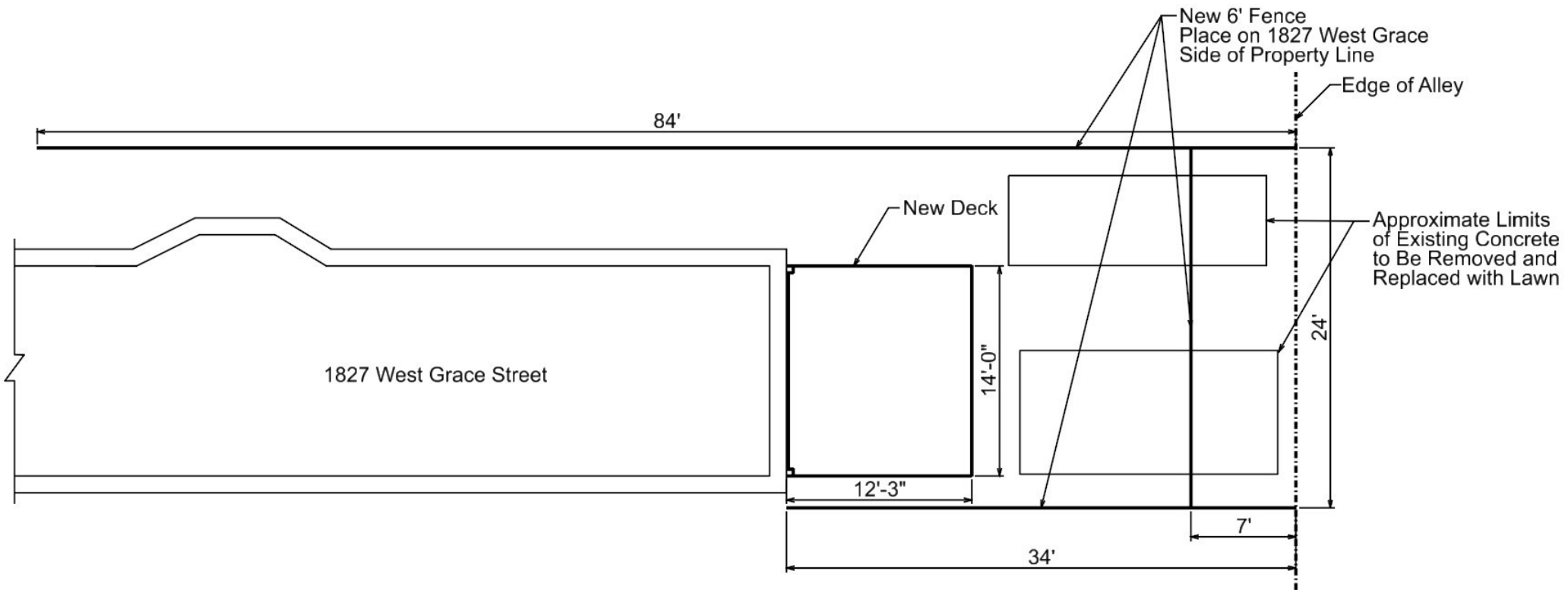
Notes:

1. Concrete: minimum compressive strength = 4,000 psi
2. All dimensional lumber to be treated
3. Slope deck at 1/4" per foot
4. Provide single downspout for rain gutter
5. Remove and dispose of existing deck and stairs
6. Column to band board connection: Simpson end column cap
7. 2x12 joists to band board connection: Simpson joist hangers
8. 12d nails at 4" on center fastening plywood to joists



1827 West Grace Street





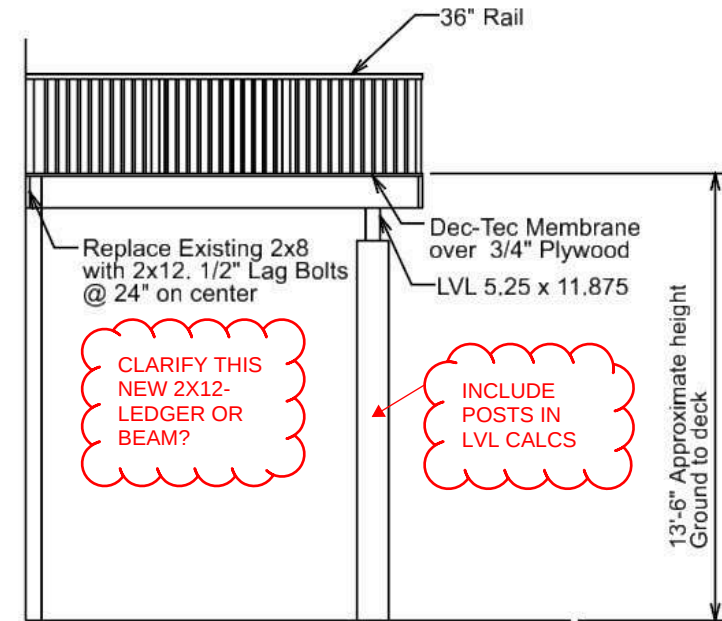
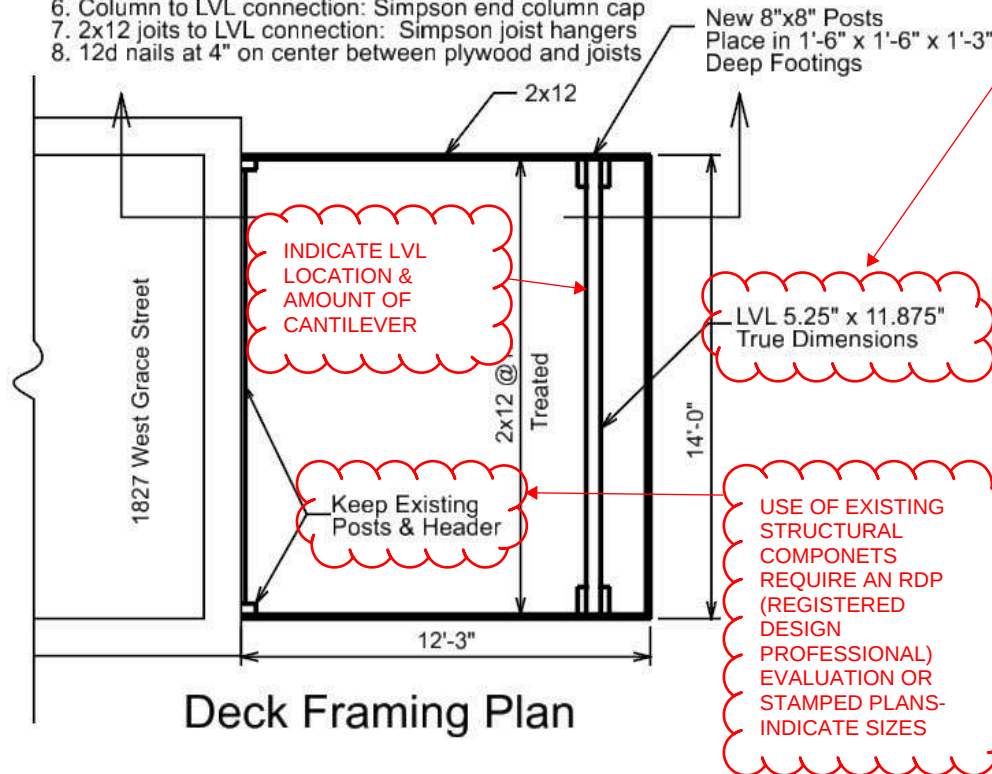
1827 West Grace Street
Site Plan
New Deck and Fence

INDICATE SIDE
PROPERTY LINE
OFFSETS FROM DECK
TO PROPERTY LINE

Notes:

1. Concrete: minimum compressive strength = 4,000 psi
2. All dimensional lumber to be treated
3. Slope deck at 1/4" per foot
4. Provide single downspout for rain gutter
5. Remove and dispose of existing deck and stairs
6. Column to LVL connection: Simpson end column cap
7. 2x12 joists to LVL connection: Simpson joist hangers
8. 12d nails at 4" on center between plywood and joists

LVLs fall outside the prescriptive requirements of the 2021 Virginia Residential Code. Submit a sealed engineer's letter confirming the proposed LVLs are designed in accordance with acceptable engineering practice or submit beam reports or calculations for review. If you choose to submit beam reports or calculations be sure to include enough information on the plans the submitted reports can be reviewed. This includes beam spans and the lengths of any members acting on the beams. Be sure to include psf breakdowns of the live and dead loads used in your design so the numbers provided can be compared to Table R301.5 in the 2021 Virginia Residential Code. Include load resistance tables & nail patterns.



Deck Framing Plan

Deck Section

1827 West Grace Street



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Severe Weather 6-ft x 36-in Pressure treated wood with black balusters Pressure Treated Wood Deck Rail Kit

Item #498320 | Model #HRCS6T15E

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As soon as Tomorrow
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12 in Stock [Aisle 22](#) | [Bay 15](#)

— 1 +

Add to Cart

In-use/lifestyle images - accessories not included

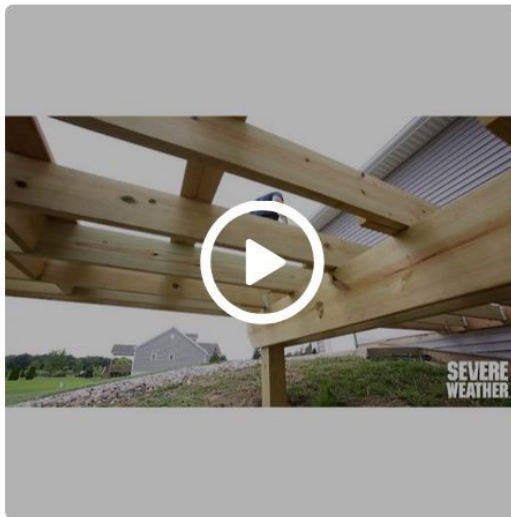
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- Get a materials list
- Generate a cost estimate
- See building plans

[Start Designing Your Deck](#)



[View All Images](#)

Prepared By:
Robert H. Pearsall, Jr., Esquire
Law Office of Robert H. Pearsall, Jr.
P.O. Box 1721
Charlottesville, VA 22902
VSB #28647

Return Recorded Document to:
HOMELAND TITLE SETTLEMENT AGENCY, LLC

Mail tax statements to Grantees at:
3308 Horselydown Ct., Henrico, VA 23233

Order #: HTS24-0024

Property Tax ID#: GPIN #W000-0862-015

Title Insurer: Fidelity National Title Insurance Company

Consideration: \$730,000.00

Assessed Value: \$641,000.00

DEED OF BARGAIN and SALE

This Deed is made this 1 day of April, 2024, by and between 1827 WEST GRACE ST, LLC, Virginia limited liability company, party of the first part, **GRANTOR**, and **ADAM D. MATTEO** and **PAULA L. NUCKOLS**, husband and wife, parties of the second part, **GRANTEES**.

WITNESSETH:

That for and in consideration of \$10.00 (Ten Dollars and ⁰⁰/₁₀₀), the Grantor does hereby grant and convey unto the Grantees, as tenants by the entirety with the right of survivorship as at common law, in fee simple, with GENERAL WARRANTY and English Covenants of Title, all of the following described property, located in the County of CITY of RICHMOND, Commonwealth of Virginia (the "Property"):

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

1827 WEST GRACE STREET, RICHMOND, VA 23220

This conveyance is made subject to the easements, conditions, and restrictions of record insofar as they may lawfully affect the Property.

Witness the following signature and seal:

1827 WEST GRACE ST, LLC
A Virginia limited liability company

Richard E. Ziegler

(SEAL)

By: Richard E. Ziegler Revocable Trust under
Agreement dated October 29, 1998, as amended
and restated in its entirety as of August 29, 2019,
Managing Member by: Richard E. Ziegler, Trustee

City/County of Henrico

State of Virginia

The foregoing Deed was acknowledged before me this 1 day of April ^{MS}~~March~~, 2024, by
Richard E. Ziegler, Trustee, Richard E. Ziegler Revocable Trust under Agreement dated
October 29, 1998, as amended and restated in its entirety as of August 29, 20219, Managing
Member, 1827 WEST GRACE ST, LLC, a Virginia limited liability company.

Matthew Ryan Shaw
Notary Public

[SEAL]

Notary registration number: 7835877

My commission expires: 8/31/27



EXHIBIT "A"

GPIN #W000-0862-015

ALL that certain lot, piece or parcel of land, with improvements thereon and appurtenances thereto belonging, currently known as No. 1827 West Grace Street, lying and being in the City of Richmond, Virginia, on the south side of Grace Street; between Allen Avenue and Meadow Street and bounded as follows:

BEGINNING at a point on the south line of Grace Street distant thereon 347 feet west of the western line of Allen Avenue, thence extending westwardly along the southern line of Grace Street and fronting thereon 23 feet 4 inches to a point in the party wall between the property herein described and that adjoining on the west, No. 1829 West Grace Street; thence extending between parallel lines, the western line being in part through a party wall, 140 feet to an alley 20 feet in width.

BEING the same real estate conveyed to 1827 West Grace St, LLC, a Virginia limited liability company, by Deed dated October 11, 2019, from Richard E. Ziegler, Trustee of the Richard E. Ziegler Revocable Trust dated October 29, 1998, recorded October 24, 2019, in the Clerk's Office, Circuit Court, City of Richmond, Virginia, in Instrument No. 90022063.

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title, nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance. Preparer is performing clerical/ministerial functions and no attorney client relationship is created either express or implied.





