



June 7, 2024

City Of Richmond C/o Chief Admin Officer 900 East Broad Street, Suite 201 Richmond, VA 23219

Patrick Lowery 3100 Lost Lane Richmond, VA 23224

To Whom It May Concern:

RE: BZA 18-2024

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday**, **July 10**, **2024** at **1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to erect an accessory structure (art sculpture) to an existing community center at 6255 OLD WARWICK ROAD (Tax Parcel Number C007-0099/024), located in an R-3 (Single-Family 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 460 156 300#. For video access tablet by computer. smart phone https://richmondva.legistar.com/Calendar.aspx. Select the Board of Zoning Appeals dropdown and 2024 drop-down, click meeting details for July 10, 2024 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 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

Log W. Lanter

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.

Andrews Dorothy L Branch Geraldine J Est And Ernestine Branche John A And Nancy H 6221 Warwick Rd J Mitchell 6231 Warwick Rd Richmond, VA 23225 512 Deter Rd Richmond, VA 23225 Richmond, VA 23225 **Brockington Aaron And Ignacia** Cheatham Callie B Jr & Helen City Of Richmond Public Works 3200 Third Ave 4124 Narbeth Ave 900 E Broad St Rm 701 Richmond, VA 23222 Richmond, VA 23234 Richmond, VA 23219 Estrada Jimenez Eduardo Gethens Charlie C Gaskins Robert C Jr 5220 Lingle Lane 6251 Warwick Rd Nma N Chesterfield, VA 23234 Richmond, VA 23234 <Null>, 0 Ha Old Warwick Llc Attn: John W Hameed Yasir & Masud & Branch Jennings Caretha L Daniel Earman R & Ricky Etals 405 Oak Glen St 5500 Macarthur Blvd 4210 Rucker Ct Richmond, VA 23225 Washington, DC 20016 Richmond, VA 23234 Lewis Jamai Nanda Mandeep Kumar New Warwick Townhomes 2 Llc 313 Oak Glen St 427 Ridings Mill Rd 204 River Bend Blvd Ste A Richmond, VA 23225 Stephens City, VA 22655 Chester, VA 23836 New Warwick Townhomes Llc Porter Juan C Pixel Enterprises Inc 204 Rivers Bend Blvd 3520 Cheyenne Road 6261 Warwick Rd Chester, VA 23836 Richmond, VA 23235 Richmond, VA 23225 Richmond Goodwill Industries Inc Rahman Ashigur Sheed Athena 6241 Warwick Rd 6301 Midlothian Tpke 401 Oak Glen St Richmond, VA 23225 Richmond, VA 23225 Richmond, VA 23225 Sponseller C Richard And Mabel O W R E I C Associates Walker Genevieve M P.o. Box 8806 321 Oak Glen St Life Estate Richmond, VA 23225

6277 B Old Warwick Rd Richmond, VA 23224

Williams Ishoc Salaam 6291 Warwick Rd Richmond, VA 23225

Winn Caroyl Tom Jr 43 Worth St Hackensack, NJ 7601 Richmond, VA 23225

Property: 6255 Old Warwick Road Parcel ID: C0070099024

Parcel

Street Address: 6255 Old Warwick Road Richmond, VA 23224-

Alternate Street Addresses: 6277 Old Warwick Road

Owner: CITY OF RICHMOND C/O CHIEF ADMIN OFFICER Mailing Address: 900 E BROAD ST #201, RICHMOND, VA 23219

 $\textbf{Subdivision Name}: \ \mathsf{NONE}$

Parent Parcel ID:

Assessment Area: 471 - Midlothian

Property Class: 455 - B Community Ctr / Club **Zoning District**: R-3 - Residential (Single Family)

Exemption Code: 100 - General Government(Inside of Corp. Limits)

Current Assessment

Effective Date: 01/01/2024 Land Value: \$980,000 Improvement Value: \$2,576,000 Total Value: \$3,556,000

Special Assessment District: None

Land Description

Parcel Square Feet: 653400

Acreage: 15

Area Tax: \$0

Property Description 1: 0990.00X0400.00 IRG 0015.00 AC State Plane Coords(?): X= 11769629.791254 Y= 3706984.022763 Latitude: 37.49987346, Longitude: -77.51103888

Description

Land Type: Primary Commercial/Indust Land

Topology:
Front Size: 0
Rear Size: 400
Parcel Square Feet: 653400
Acreage: 15

Property Description 1: 0990.00X0400.00 IRG 0015.00 AC

Subdivision Name: NONE

State Plane Coords(?): X= 11769629.791254 Y= 3706984.022763 Latitude: 37.49987346, Longitude: -77.51103888

Other

Street improvement:

Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$980,000	\$2,576,000	\$3,556,000	Reassessment
2023	\$784,000	\$2,377,000	\$3,161,000	Reassessment
2022	\$523,000	\$2,446,000	\$2,969,000	Reassessment
2021	\$190,000	\$2,600,000	\$2,790,000	Reassessment
2020	\$190,000	\$2,600,000	\$2,790,000	Reassessment
2019	\$190,000	\$2,600,000	\$2,790,000	Reassessment
2018	\$190,000	\$2,500,000	\$2,690,000	Reassessment
2017	\$190,000	\$2,500,000	\$2,690,000	Reassessment
2016	\$190,000	\$2,500,000	\$2,690,000	Reassessment
2015	\$185,000	\$2,500,000	\$2,685,000	Reassessment
2014	\$177,000	\$2,518,000	\$2,695,000	Reassessment
2013	\$177,000	\$2,518,000	\$2,695,000	Reassessment
2012	\$177,000	\$2,518,000	\$2,695,000	Reassessment
2011	\$177,000	\$2,518,000	\$2,695,000	CarryOver
2010	\$177,000	\$2,518,000	\$2,695,000	Reassessment
2009	\$177,000	\$2,518,000	\$2,695,000	Reassessment
2008	\$177,000	\$2,518,000	\$2,695,000	Reassessment
2007	\$176,700	\$2,050,700	\$2,227,400	Reassessment
2006	\$168,300	\$1,953,000	\$2,121,300	Reassessment
2005	\$165,000	\$1,953,000	\$2,118,000	Reassessment
2004	\$247,000	\$1,953,000	\$2,200,000	Reassessment
2003	\$178,100	\$1,860,300	\$2,038,400	Reassessment
2002	\$178,100	\$1,860,300	\$2,038,400	Reassessment
1998	\$168,000	\$1,755,000	\$1,923,000	Not Available

-Transfers

١.					
	Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
	08/08/2014 \$1,700,000		RICHMOND OUTREACH CENTER INC	ID2014-13839	2 - INVALID SALE-Sale Includes Multiple Parcels
	07/01/2004	\$0	OPEN DOOR BAPTIST CHURCH	ID2004-21978	
	03/25/1985 \$0		Not Available	00034-1468	
	05/29/1963	\$0	Not Available	000717-00513	

Planning

Master Plan Future Land Use: R

Zoning District: R-3 - Residential (Single Family)

Planning District: Midlothian

Traffic Zone: 1173
City Neighborhood Code: MDLT
City Neighborhood Name: Midlothian

Civic Code:

Civic Association Name: Subdivision Name: NONE

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: Y

Census

Census Year	Block	Block Group	Tract
2000	2000	0707002	070700
1990	902	0707009	070700

Schools

Elementary School: Miles Jerome Jones

Middle School: River City High School: Huguenot

Public Safety

Police Precinct: 3
Police Sector: 312
Fire District: 23
Dispatch Zone: 177A

Public Works Schedules

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

Government Districts

Council District: 9
Voter Precinct: 911
State House District: 77
State Senate District: 15
Congressional District: 4

Extension 1 Details

Extension Name: C01 - Church/School Mult Bldgs

Year Built: 1975

Stories: 2

Units: 0

Number Of Rooms: 0

Number Of Bed Rooms: 0

Number Of Full Baths: 0

Number Of Half Baths: 0

Condition: normal for age

Foundation Type:

1st Predominant Exterior:

2nd Predominant Exterior: N/A

Roof Style: 1

Roof Material:

Interior Wall:

Floor Finish:

Heating Type: 0 sf

Central Air: N

Basement Garage Car #: 0

Fireplace: N

Building Description (Out Building and Paving

Yard Items):

Extension 1 Dimensions

Finished Living Area: 30600 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: 0 Sqft

Deck: 0 Sqft

Extension 2 Details

Extension Name: C02 - Warehouse/Garage

Year Built: 2008

Stories: 1

Units: 0

Number Of Rooms: 0

Number Of Bed Rooms: 0

Number Of Full Baths: 0

Number Of Half Baths: 0

Condition: normal for age

Foundation Type:

1st Predominant Exterior:

2nd Predominant Exterior: N/A

Roof Style: 1

Roof Material:

Interior Wall:

Floor Finish:

Heating Type: 0 sf

Central Air: N

Basement Garage Car #: 0

Fireplace: N

Building Description (Out Building and

Yard Items) :

Extension 2 Dimensions

Finished Living Area: 4200 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: 0 Sqft

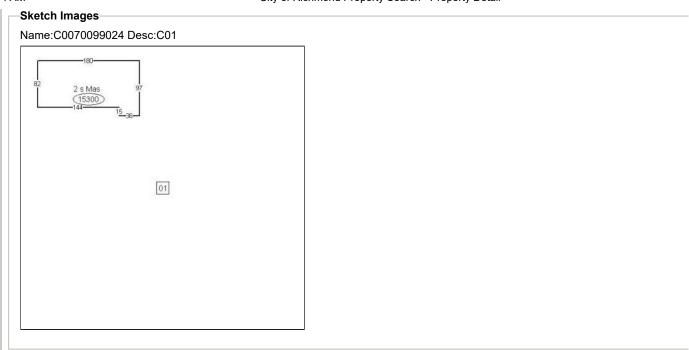
Deck: 0 Sqft

Property Images

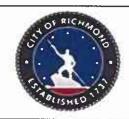
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Click here for Larger Image



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	City of Richmond	PHONE: (Home) ((Mobile) ()	
OWNER:	C/O CHIEF ADMIN OFFICER	FAX: (Home) ((Mobile) (
(Name/Address	s) 900 East Broad Street, Suite 201	E-mail Address:	
THE	Richmond, VA 23219		
OWNER'S	Patrick Lowery	PHONE: (Home) ((Mobile) (_804_) 869-1183	
REPRESENTA	ATIVE 3100 Lost Lane	FAX: (Home) ((Mobile) (
(Name/Address	s) Richmond, VA 23224	E-mail Address: kingpat121@gmail.com	
2127			
	TO BE COMPLETED BY 1	THE ZONING ADMINSTRATION OFFICE	
PROPERTY AI	DDRESS (ES): 6255 Old Warwick Rd		
TYPE OF APPI	<u>_</u>	■ SPECIAL EXCEPTION □ OTHER □	
	INANCE SECTION NUMBERS(S): 30-		
		to erect an accessory structure (art sculpture).	
ALL MANAGEMENT	REQUIRED FOR A VALLEY FOR	to cicci an accessory on acture (mr. seurpense).	
TAX PARCEL	NUMBER(S): <u>C007-0099/024</u>	ZONING DISTRICT: R-3 (Single-Family Residential)	
REQUEST DIS	SAPPROVED FOR THE REASON THA	AT: Accessory structures are not permitted in the front yard.	
2			
DATE REQUE	ST DISAPPROVED: May 16, 2024	FEE WAIVER: YES X NO	
DATE FILED:	05/17/24 TIME/FILED: 10:00am PRI	EPARED BY: Colleen Dang RECEIPT NO. BZAC-148579-2024	
AS CERTIFIED BY: (ZONING ADMINSTRATOR)			
I BASE MY AP	PPLICATION ON:		
SECTION 17.20	0 PARAGRAPH(S) (C)	OF THE CHARTER OF THE CITY OF RICHMOND	
SECTION 15.2 -2309.2 OF THE CODE OF VIRGINIA [OR]			
SECTION 1040	0.3 PARAGRAPH(S) OF T	THE ZONING ORDINANCE OF THE CITY OF RICHMOND	
	то ве сом	IPLETED BY APPLICANT	
I have received	the handouts, Suggestions for Presenting	g Your Case to the Board & Excerpts from the City Charter	
I have been not	cified 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: 03/29/2029			

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

CASE NUMBER: BZA 18-2024 HEARING DATE: July 10, 2024 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 18-2024 150' Buffer

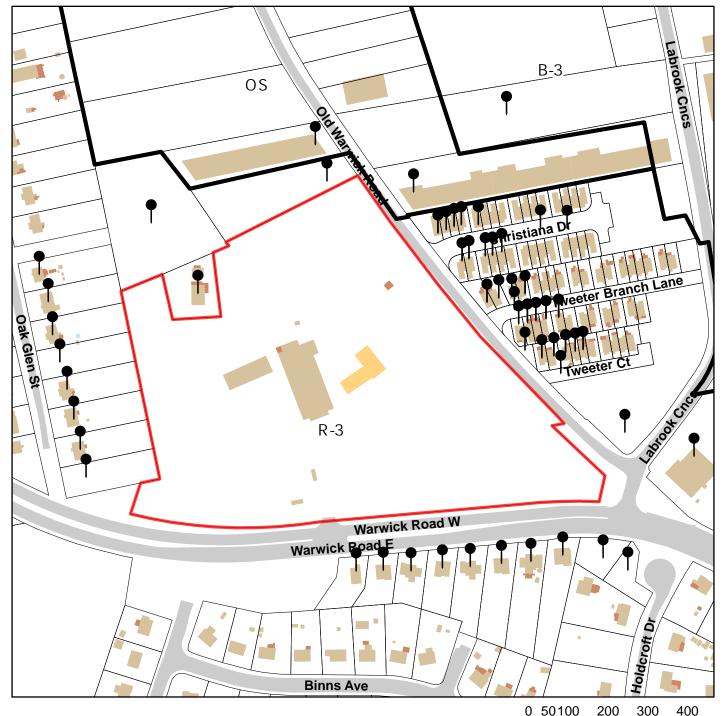
APPLICANT(S): City Of Richmond C/o Chief Admin Officer

PREMISES: 6255 Old Warwick Road (Tax Parcel Number C007-0099/024)

SUBJECT: A building permit to erect an accessory structure (art sculpture) to an existing community center.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-650.2, 30-1220.1 & 30-1220.138 of the Zoning Ordinance for the reason that:

Accessory structures are not permitted in the front yard.







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) or at PDRZoningAdministration@Richmondgov.com. 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 one-hundred fifty dollar (\$150) 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 10, 2020

GENERAL NOTES

1.- ALL STRUCTURAL ITEMS FOR THIS PROJECT HAVE BEEN DESIGNED IN ACCORDANCE WITH APPROPRIATE PROVISIONS OF EACH OF THE FOLLOWING

A. BUILDING CODE: 2016 IBC (INTERNATIONAL BUILDING CODE

B. STATE OF VIRGINIA BUILDING CODE

C. STRUCTURAL STEEL THE AISC "SPECIFICATION FOR STRUCTURAL STEEL FOR BUILDINGS"

D. CONCRETE ACI "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"

2. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND ALL OTHER DISCIPLINE DRAWINGS (INCLUDING ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL). IT IS THE CONTRACTOR RESPONSIBILITY TO NOTIFY THE ARCHITECT AND/OR THE STRUCTURAL ENGINEER PRIOR TO PERFORMING WORK.

3. IN ANY CASE OF CONFLICTS BETWEEN THE NOTES, DETAILS AND SPECIFICATIONS ,THE MOST RIGID REQUIREMENTS SHALL GOVERN.

4. DETAILS DESIGNATED AS 'TYPICAL' APPLY TO ALL AREAS OF SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.

5. CONTRACTOR IS RESPONSIBLE FOR AND SHALL VERIFY AND COORDINATE ALL DIMENSIONS, DETAILS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER.

6. CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT ALL WORK IN PROGRESS UNTIL THE STRUCTURE IS COMPLETED.

7, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR CONCRETE AND STRUCTURAL STEEL.

8. THE OWNER SHALL ENGAGE AN INDEPENDENT TESTING AND INSPECTION AGENCY ACCEPTABLE TO THE ARCHITECT AND/OR THE STRUCTURAL ENGINEER TO INSPECT THE FOLLOWING:

A. SOIL ASSUME SOIL ALLOWABLE STRESS CAPACITY 2 TONS/SF

B. STEEL-HIGH STRENGTH BOLTED CONNECTIONS AND WELDED CONNECTIONS IN THE SHOP AND FIELD.

C. CONCRETE-INSPECT REINFORCING PLACEMENT, INSPECT AND TEST CONCRETE QUALITY.

CONTRACTOR SHALL COORDINATE INSPECTIONS REQUIRED

9. ALL REQUESTS FOR SUBSTITUTIONS OF MATERIALS OR DETAILS SHOWN IN THE CONTRACT DOCUMENTS SHALL BE SUBMITTED FOR APPROVAL DURING THE BIDDING PERIOD ONCE BIDS ARE ACCEPTED, PROPOSED SUBSTITUTIONS WILL BE CONSIDERED ONLY WHEN THEY ARE OFFICIALLY SUBMITTED AND IDENTIFIED SAVINGS WILL BE DEDUCTED FROM THE CONTRACT.

<u>DESIGN LOADS</u>

1. DEAD LOAD 20 LBSF

2. LIVE LOADS 100 LBSF

3. SNOW LOADS

GROUND SNOW LOAD, Pg=30 PSF FLAT ROOF SNOW LOAD, Pf=21 PSF MINIMUM SNOW LOAD USED FOR DESIGN=40 PSF

4. WIND LOADS

ULTIMATE WIND SPEED, Vult=116 MPH

OCCUPANCY CATEGORY-II WIND EXPOSURE-B

ANALYSIS PROCEDURE

EQUIVALENT LATERAL FORCE PROCEDURE BASIC SEISMIC-FORCE -RESISTING SYSTEM=

SEISMIC RESPONSE COEFFICIENT, Cs=1.2 Cv/RT2/3 ASCE 7 (9.2.3.2.1)=0.11 ACCELERATION COEFFICIENT=0.08

RESPONSE MODIFICATION FACTOR. R=3 1/2

FOUNDATION CONSTRUCTION NOTES

SPREAD FOOTING FOUNDATIONS AND SLAB ON GRADE SHALL BE SUPPORTED ON SOILS IMPROVED THROUGH THE INSTALLATION OF COMPACTED AGGREGATE PIERS AS RECOMMENDED IN THE GEOTECHNICAL REPORT BY HIMMONS GROUP

QUOTING FROM THE SOILS REPORT :EXISTING FILL AND ALLUVIAL SOILS ARE NOT CONSIDERED SUITABLE FOR SUPPORT OF BUILDING FOUNDATIONS. DUE TO THE CONSIDERABLE THICKNESS OF THESE SOILS . THE ENCOUNTERED SHALLOW GROUNDWATER. UNDERCUTTING AND REPLACING THE SOILS BENEATH THE FOUNDATIONS AND SLABS ON GRADE IS NOT A PRACTICAL OPTION. THE RECOMMENDATION FROM THE SOILS REPORT IS TO IMPROVE THE STRENGTH OF THE SOIL THROUGH THE INSTALLATION OF A GROUND IMPROVEMENT TECHNOLOGY SUCH AS COMPACTED AGGREGATE

1. NEW FOUNDATION FOR THIS PROJECT CONSIST OF SPREAD FOOTING DESIGNED TO BEAR ON IMPROVED SOIL, HAVING AN ALLOWABLE BEARING CAPACITY OF 2000 POUNDS PER SQUARE FOOT. FOOTING .SUBGRADE SHALL BE INSPECTED BY PERSONNEL OF JKF AND ASSOCIATES PRIOR TO PLACING CONCRETE

2. ELEVATIONS SHOWN ON THE DRAWINGS ARE TO THE BOTTOM OF FOUNDATIONS AND ARE MINIMUM DEPTH, IF BEARING MATERIALS AT THE SPECIFIED ELEVATIONS ARE FOUND TO HAVE LOWER CAPACITIES THAN REQUIRED MATERIALS SHALL BE REMOVED AND REPLACED WITH LEAN CONCRETE.

3. DESIGN, FURNISH AND PLACE ALL, TEMPORARY OR PERMANENT SUPPORTS WHETHER SHORING, SHEETHING OR BRACING SO THAT NO HORIZONTAL OR VERTICAL SETTLEMENT OCCURS TO EXISTING STRUCTURES OR UTILITIES ADAJACENT TO PROJECT SITE.

4. CONTROL SURFACE AND SUBSURFACE WATER DURING CONSTRUCTION SO THAT FOUNDATION WORK WILLL BE PERFORMED IN DRY CONDITIONS AND ON UNDISTURBED SOIL.

5. EXCAVATIONS FOR FOOTINGS SHALL BE FINISHED BY HAND.

6. FOUNDATION CONCRETE SHALL NOT BE PLACED IN WATER OR FROZEN GROUND.

10 FOUNDATION ELEMENTS SHALL BE CONSIDERED CENTERED UNDER COLUMN CENTERLINES UNLESS OTHERWISE NOTED

7. ALL STRUCTURAL COMPACTED FILL SHALL CONSIST OF CLEAN, WELL GRADED GRANULAR MATERIAL CONTAINING NO MORE THAN 12% NOR LESS THA 5% BY WEIGHT OF MATERIAL PASSING THE # 299 SUEVE, MATERIAL SHALL BE FREE FROM CLAY LUMPS. ORGANICS AND DELETERIOUS MATERIALS EXISTING ON SITE FILL/EXCAVATED MATERIAL MAY BE USED FOR BACK FILLING PROVIDED IT IS INSPECTED BY-JKF AND ASSOCIATES LLC ENGINEERS AND MEETS THE CRITERIA ABOVE.

8. ALL STRUCTURAL COMPACTED FILL AND BACKFILL IN BUILDING AND WITHIN 6'-0' OF BUILDING SHALL BE PLACED IN 12' MAXIMUM LOOSE LIFTS AND COMPACTED WITH A VIBRATORY COMPACTOR TO AT LEAST 95% OF THE MAXIMUM MODIFIED PROCTOR DENSITY AS PER ASTM D-1557-70 UNDER THE SUPERVISION OF A LICENSED SOILS ENGINEER.

9. ALL FILL AND BACKFILL SHALL BE PLACED ON VIRGIN SOIL THAT DOES CONTAIN ANY ORGANIC MATERIAL, STRIP ALL TOP SPOIL AS REQUIRED PRIOR TO PLACING FILL OR BACKFILL, PROOF-COMPACT SUBGRADE WITH A HEAVY VIBRATORY COMPACTOR TO AT LEAST 95% OF THE MAXIMUM MODIFIED PROCTOR DENSITY AS PER ASTM D-1557-70 UNDER THE SUPERVISION OF A LICENSED SOILS ENGINEER

11 NO FOOTINGS SHALL BE PLACED ABOVE 1 VERTICAL ON 2 HORIZONTAL SLOPE EXTENDED FROM THE CLOSEST EDGE OF ANY UNDISTURBED SOIL OR OTHER FOUNDATION STRUCTURE, BOTTOM OF EXTERIOR FOOTINGS SHALL NOT BE LESS THAN 3'-6" BELOW FINISHED GRADE.

12. WHERE SOFT AREAS ARE ENCOUNTERED, THE AREA SHALL BE UNDERCUT AS REQUIRED UNDER THE DIRECTION OF THE SOILS ENGINEER AND REPLACED WITH COMPACTED FILL OR LEAN CONCRETE. 13. WHERE SHALLOW ROCK IS ENCOUNTERED AT FOOTING BEARING ELEVATION THE ROCK SHALL BE REMOVED A MINIMUM OF 12" BELOW THE BOTTOM OF THE FOOTING AND REPLACED WITH CONTROLLED COMPACTED FILL.

CONCRETE CONSTRUCTION NOTES

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE A.C.I. "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)

2. CONCRETE DESIGN MIXES SHALL CONFORM WITH ASTM C94 AND HAVE PROPERTIES AS INDICATED BELOW

FOUNDATION WALLS SLABS ON GRADE AND COLUMNS fc= 4,500 psi AT 28 DAYS

MAX W/C RATIO :0.60 AIR CONTENT :5%+- 1 1/2%

3. SLUMP SHALL BE LIMITED TO 4 INCHES FOR CONCRETE WITH HRWR (SUPER-P) SLUMP SHALL BE LIMITED TO 2-4 INCHES PRIOR TO ADDITION OF HRWR AND A MAXIMUM OF 8 INCHES AFTER ADDITION OF HRWR.

4. ADMIXTURES USE IN CONCRETE SHALL BE AS ALLOWED BY THE SPECIFICATIONS AND ONLY WITH LABORATORY DESIGN MIX APPROVAL, ALL ADMIXTURES SHALL CONTAIN NO MORE CHLORIDES IONS THAT ARE PRESENT IN MUNICIPAL DRINKING WATER

5. CONCRETE MATERIALS SHALL BE AS INDICATED BELOW;

A. PORTLAND CEMENT: ASTM C150, TYPE VII B. FLY ASH: ASTM C618-15%-25% OF CEMENTITIOUS MATERIAL C. NORMAL WEIGHT AGGREGATES; ASTM C33 3/4" MAXIMUM D. WATER:ASTM C94 POTABLE

6. ADMIXTURES SHALL BE AS INDICATED BELOW:

E, AIR-ENTRAINING ADMIXTURE :ASTM, ASTM C268 F. WATER REDUCING ADMIXTURE; ASTM C494, TYPE A G, WATER REDUCING AND RETARDING ADMIXTURES: ASTM C494 TYPE D H. WATER REDUCING, ACCELERATING ADMIXTURE : ASTM C494 TYPE E I. HIGH RANGE WATER REDUCING ADMIXTURE (SUPER PLASTICIZER: ASTM C494, TYPE F

J. HIGH RANGE WATER REDUCING AND RETARDING ADMIXTURE =, ASTM C494 TYPE G

7. ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE, NEW BILLET STEEL DEFORMED BARS CONFORMING TO ASTM A-615 GRADE 60

8. KEY FOUNDATION WALLS TO FOOTINGS AND TO SUPPORT WALLS. KEY SHALL BE FORMED WITH WOOD AND BE 1 1/2" DEEP. KEY WIDTH SHALL BE 1/3 OF THE WALL THICKNESS

9. CLEAR COVER FOR REINFORCING STEEL (UNLESS OTHERWISE NOTED)

A) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3 INCHES B) FORMED CONCRETE EXPOSED TO GROUND OR WEATHER #6 AND LARGER 2 INCHES 1-1/2 INCHES

#5 AND SMALLER C) BEAMS AND COLUMNS NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND

10. AIR ENTRAIN ALL CONCRETE EXPOSED TO FREEZE THAW ACTION TOTAL AIR CONTENT REQUIRED (AIR ENTRAINED AND ENTRAPPED AIR) SHALL BE

TOTAL AIR ENTRAINMENT 6% +/- 1%

11. MIX-IN COLORS FOR CONCRETE

USE SPECIFICATIONS AS PROVIDED BY COMPANIES SUCH AS DAVIS COLOR OR EQUIVALENT TO MATCH COLOR OF PROPOSED SKATEBOARD ROAD.

12. CONNECTION BETWEEN ROOF STEEL PORTION AND CONCRETE COLUMNS MAY BE ACCOMPLISHED WITH THE USE ON CAST IN PLACE CONCRETE INSERTS OR EXPANSION BOLTS SUCH AS THE ONES MANUFACTURED BY HILTI OR SIMPSON-STRONG-TIE

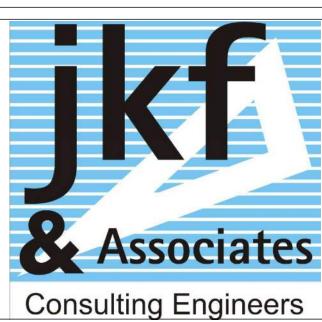
1-1/2 INCHES

13.-FOLLOW ARCHITECTURAL DRAWINGS FOR LOCATION AND SIZE OF BOLTS THAT CONNECT TOP STEEL MEMBER TO CONCRETE COLUMNS

1. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW ALL REQUIRED INFORMATION AS INDICATED IN THE DRAWINGS AND SPECIFICATIONS PRIOR TO ANY FABRICATION

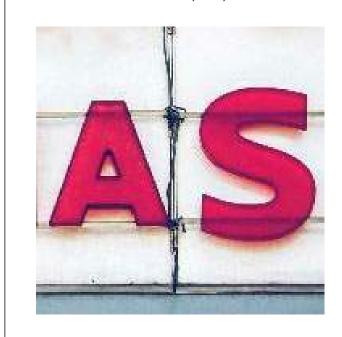
2. ALL DIMENSIONS SHALL BE COORDINATED BY THE CONTRACTOR AND OR DETAILER.

3. ALL SHOP DRAWINGS SHALL BE SUBMITTED PRIOR TO PROCEEDING WITH ANY ASSOCIATED WORK AND SHALL ALLOW FOR SUFFICIENT REVIEW TIME



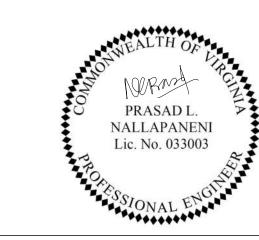
315 PECK ST, BUILDING 3, SUITE 1D,E,F

NEW HAVEN, CT, 06513



ALEXIS SABLONE

SUN SEED



No.	Description	Date

6255 OLD WARWICK ROAD NORTH, RICHMOND, VIRGINIA

GENERAL NOTES

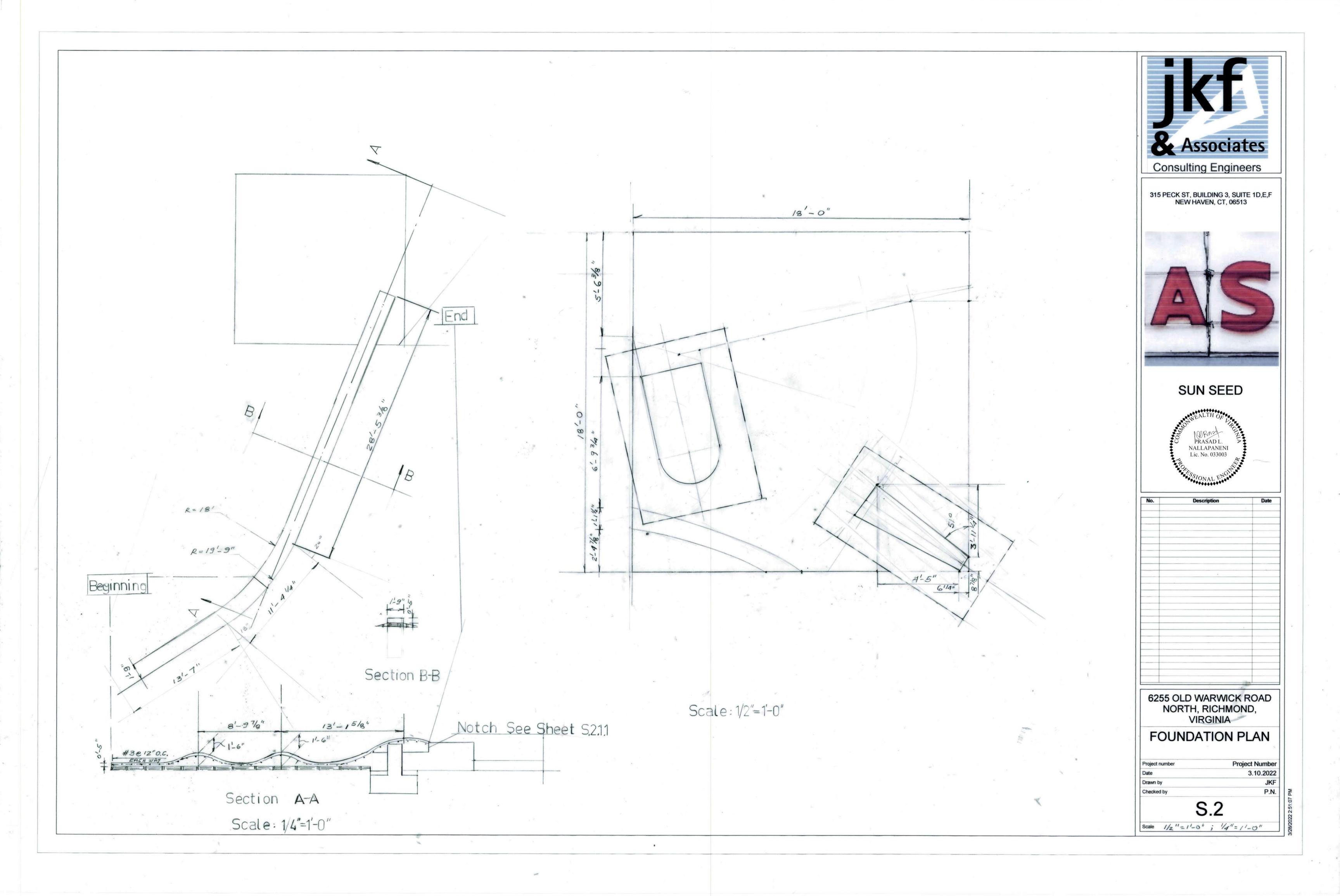
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Drawn by	JKF
Checked by	P.N.

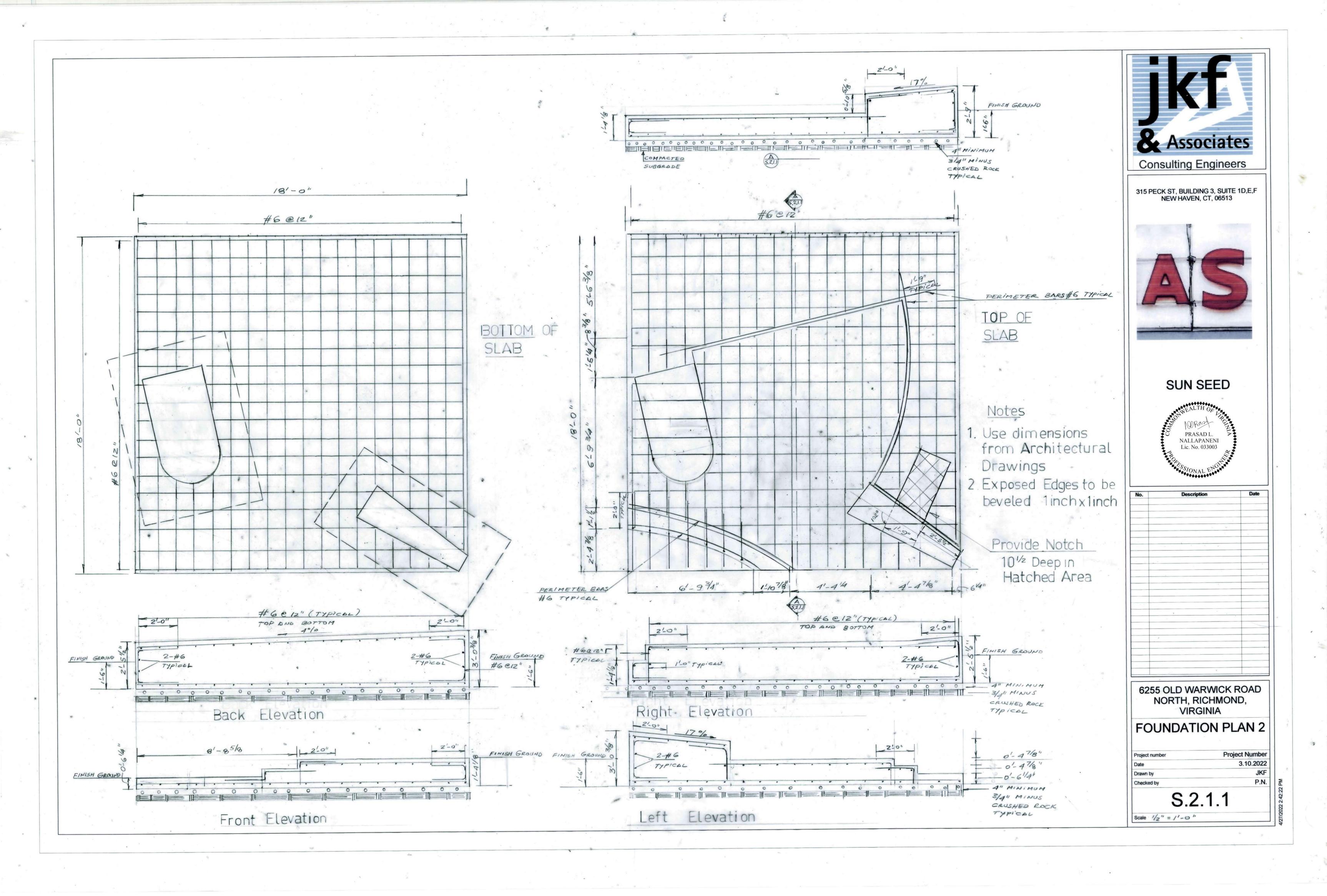
Project number

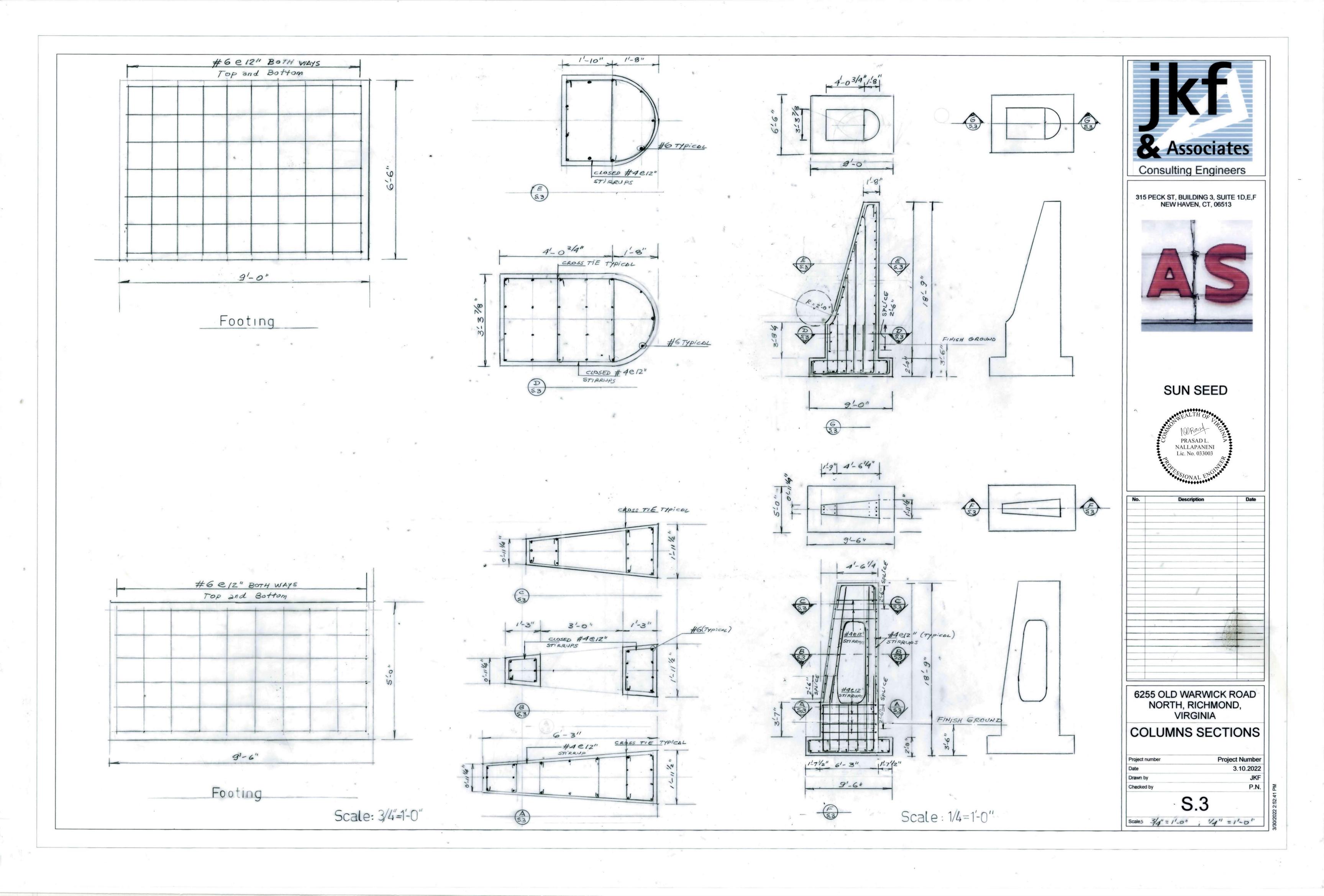
Scale

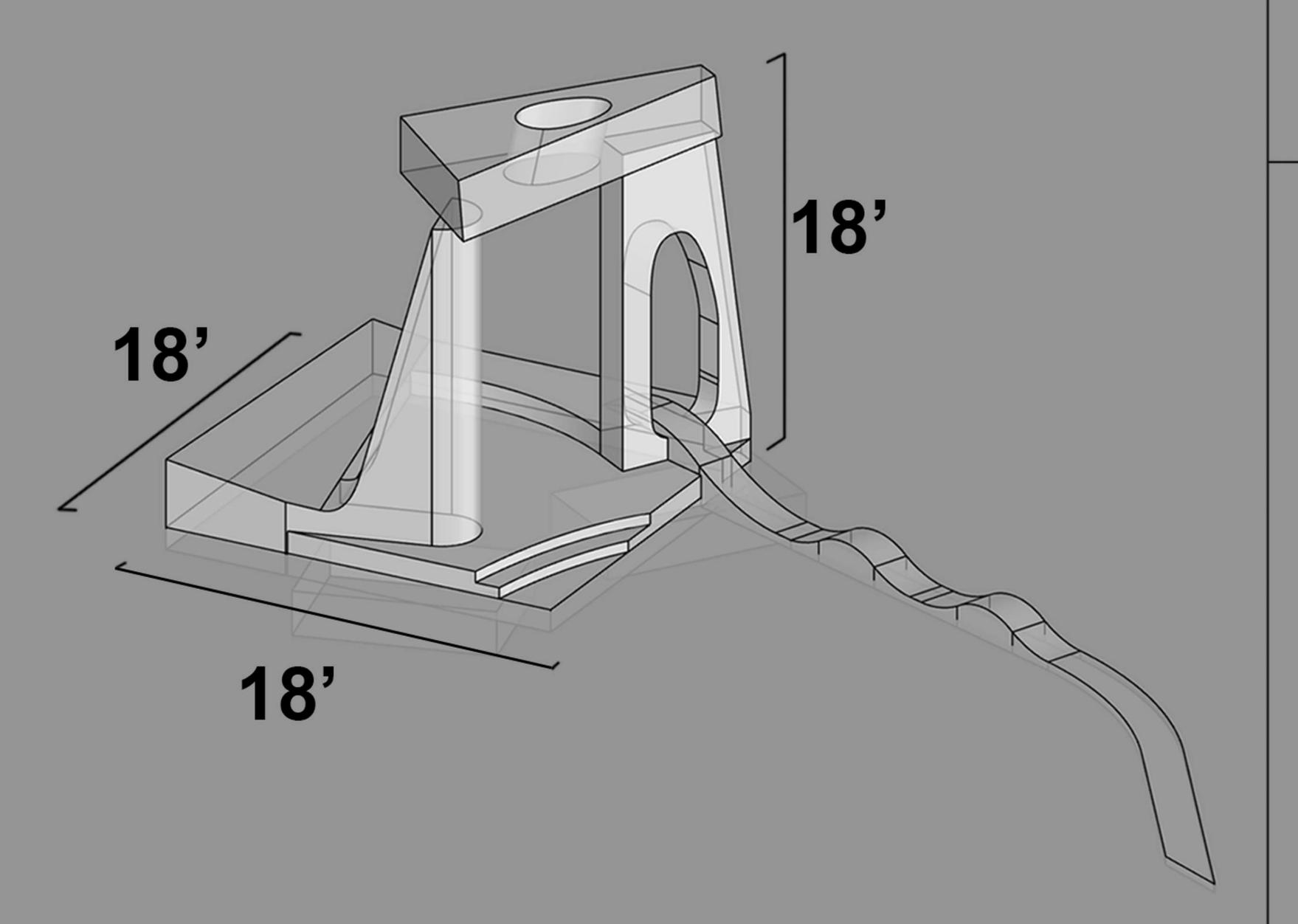
Project Number

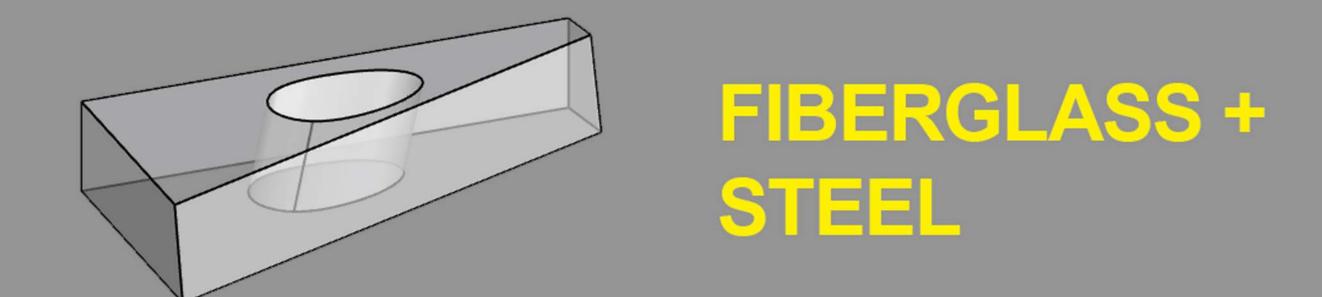
As indicated

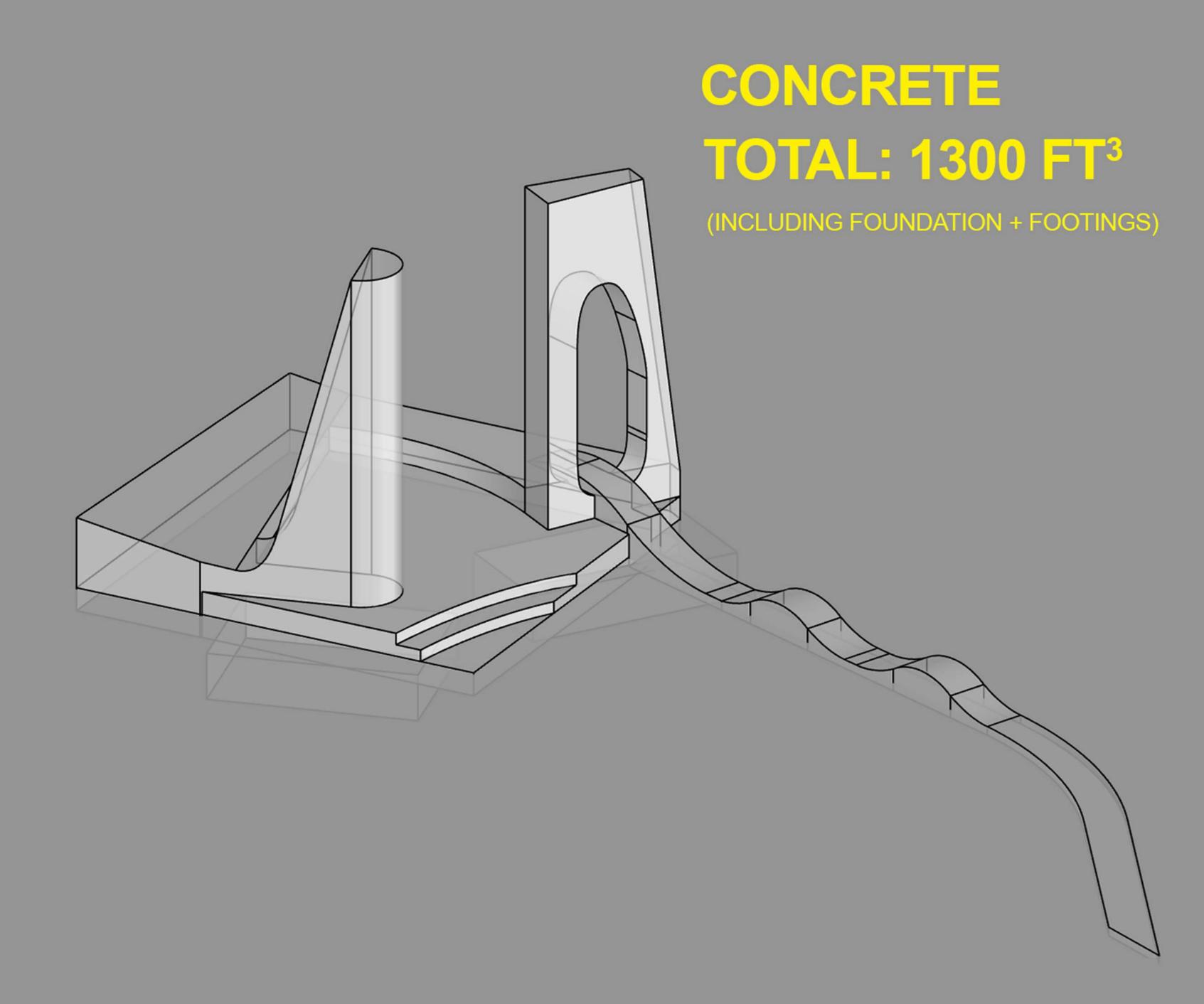


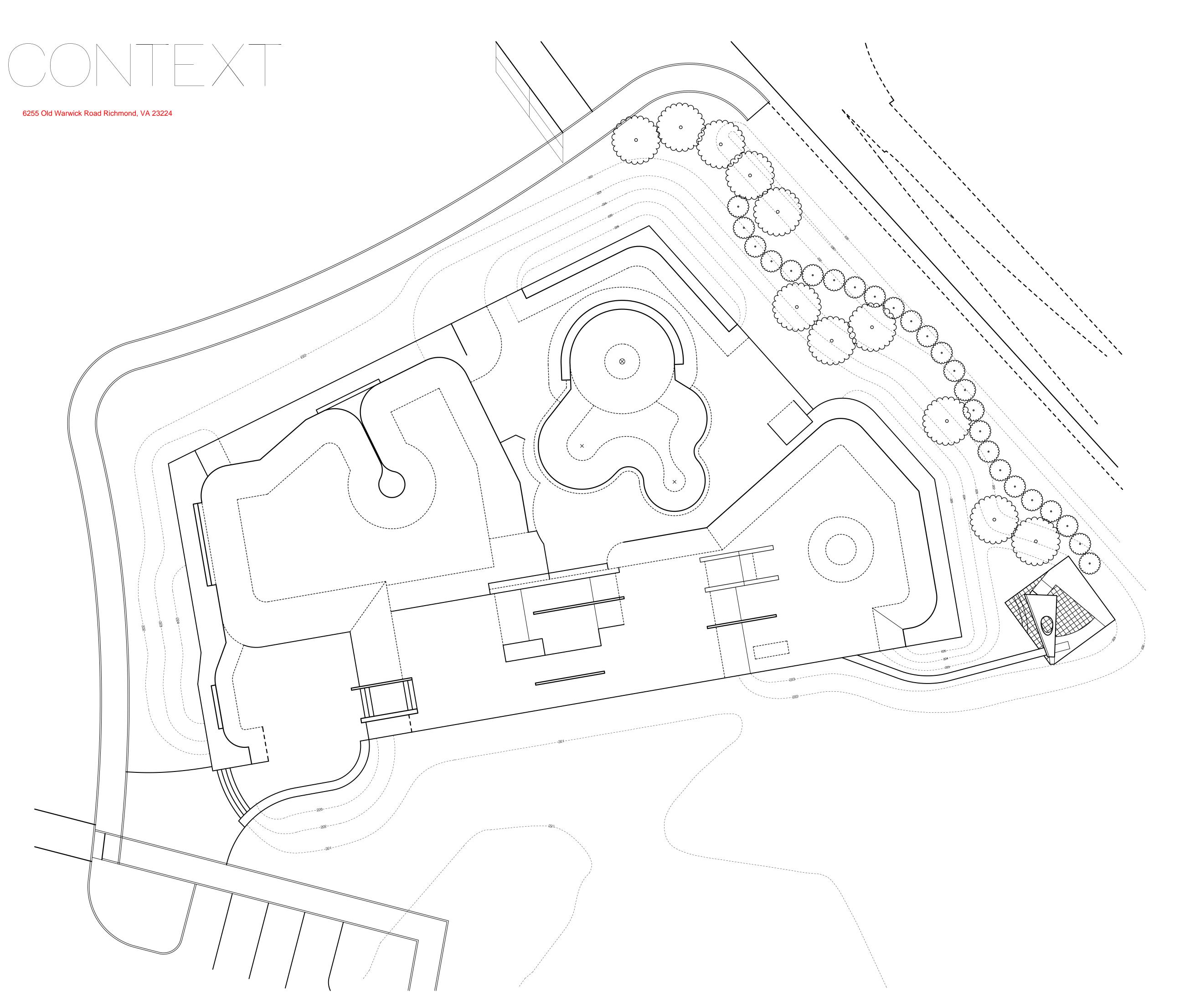


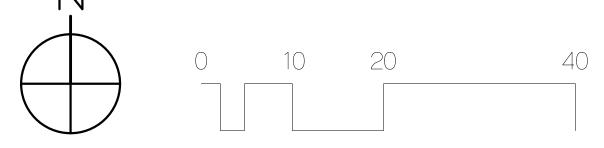


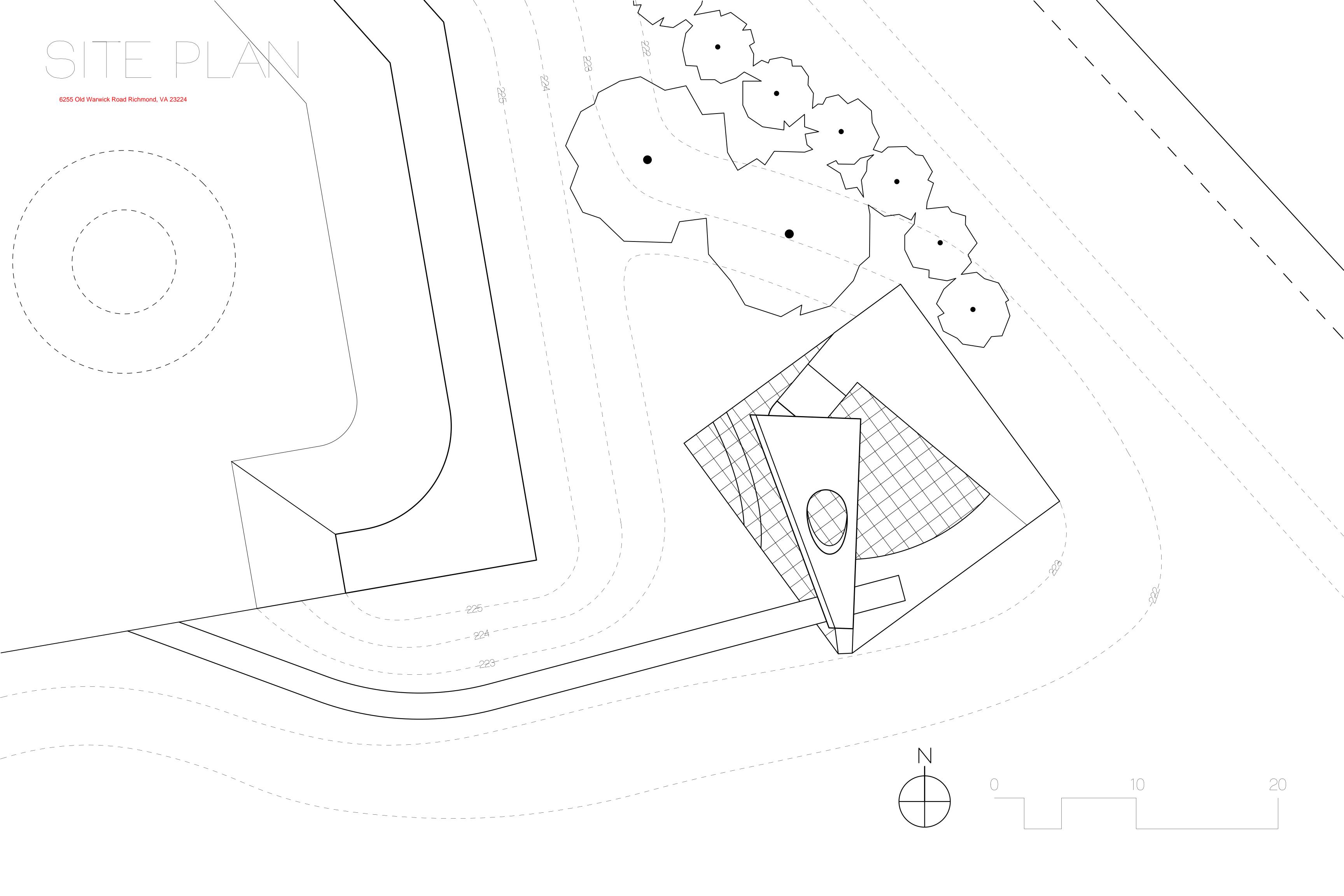




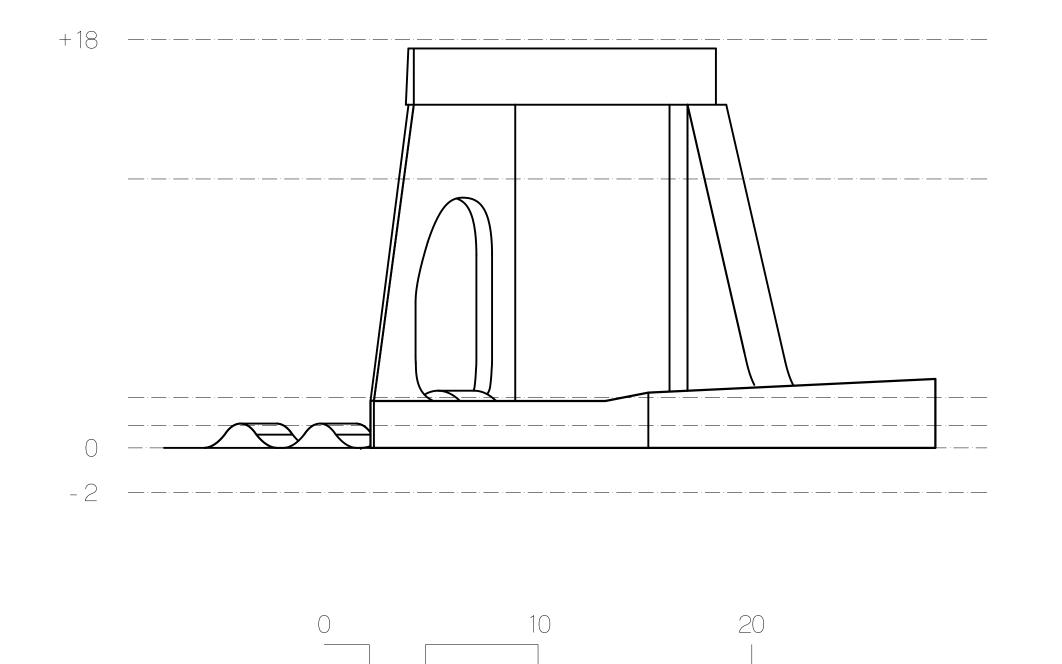


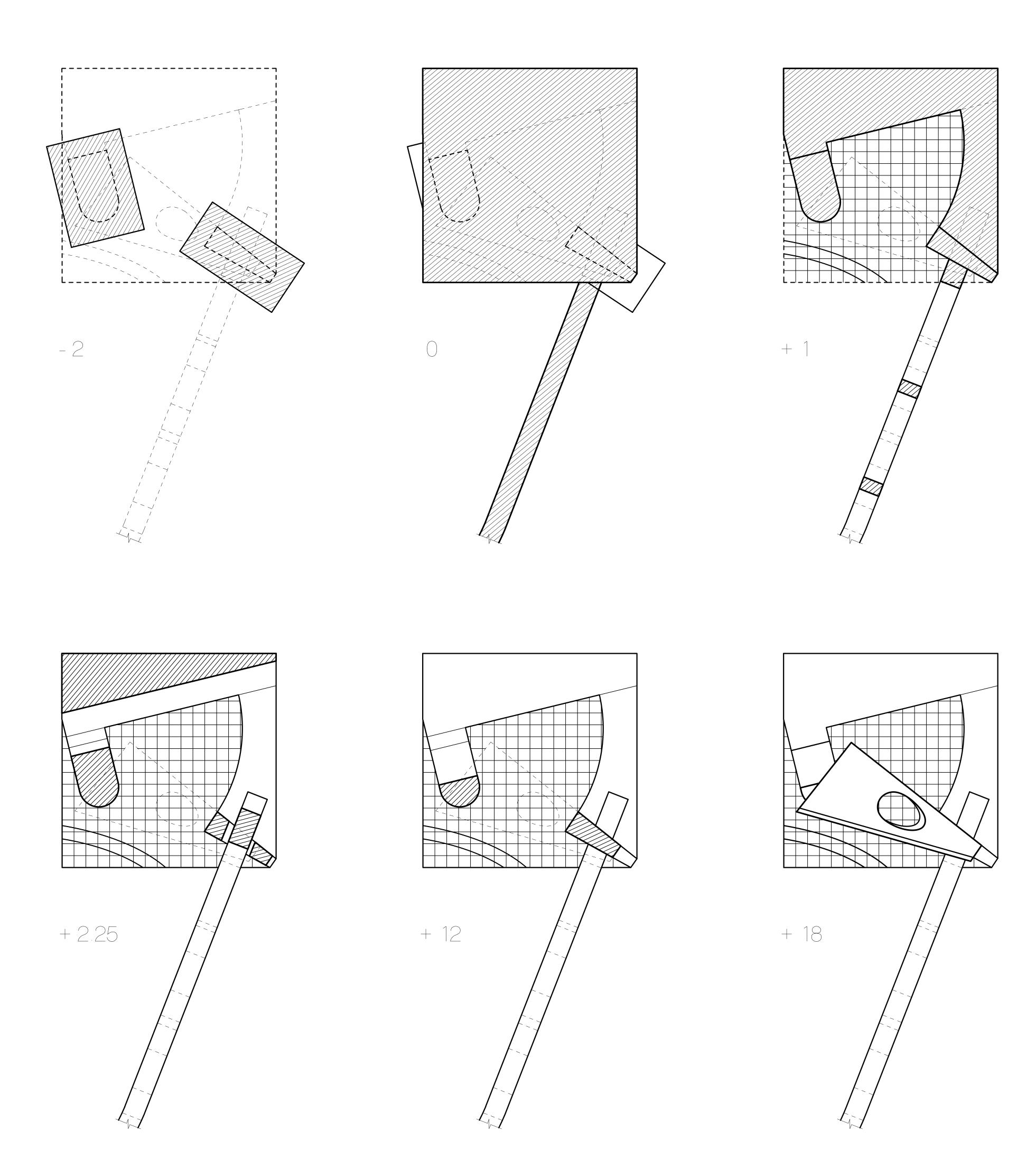


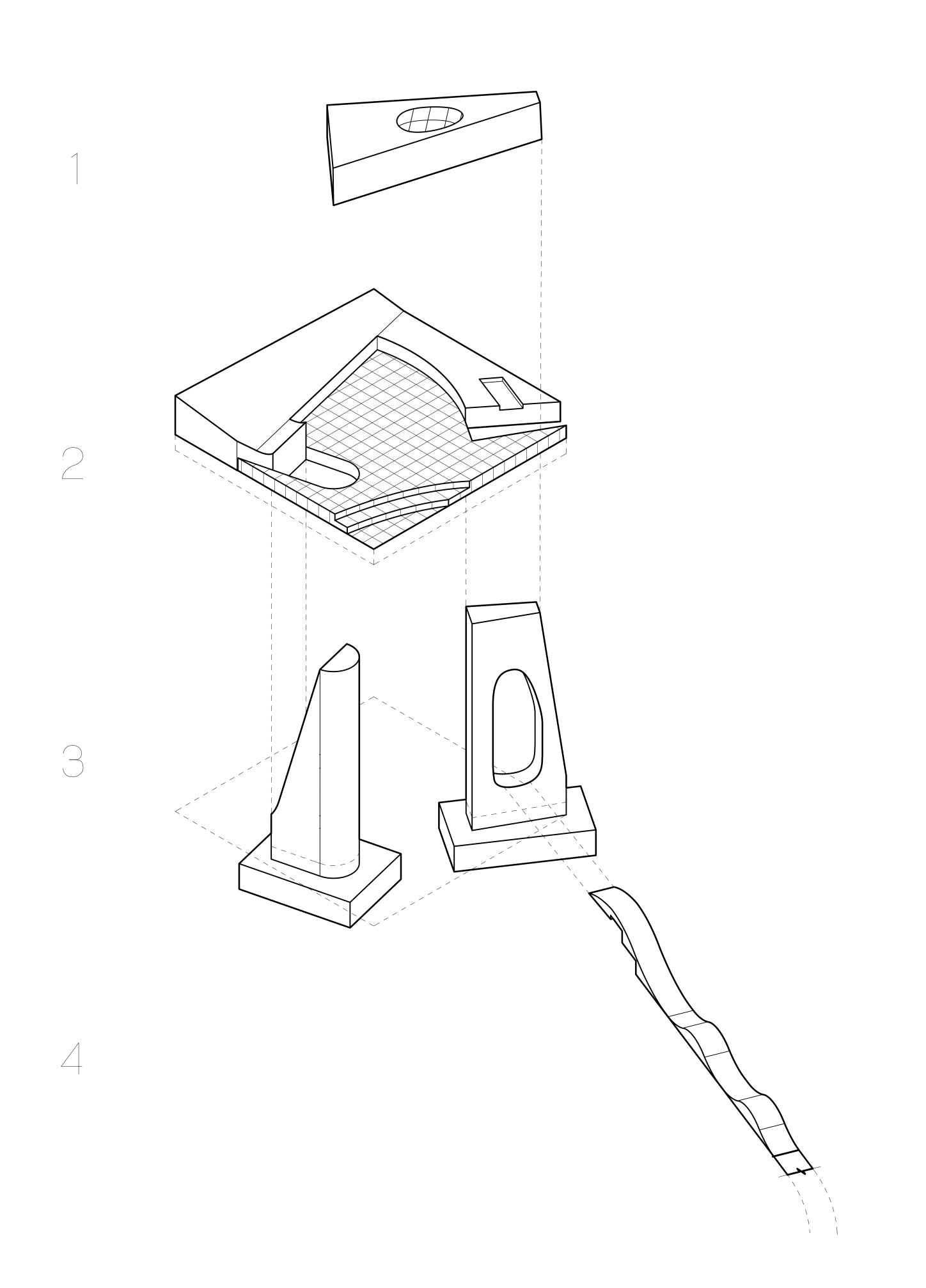


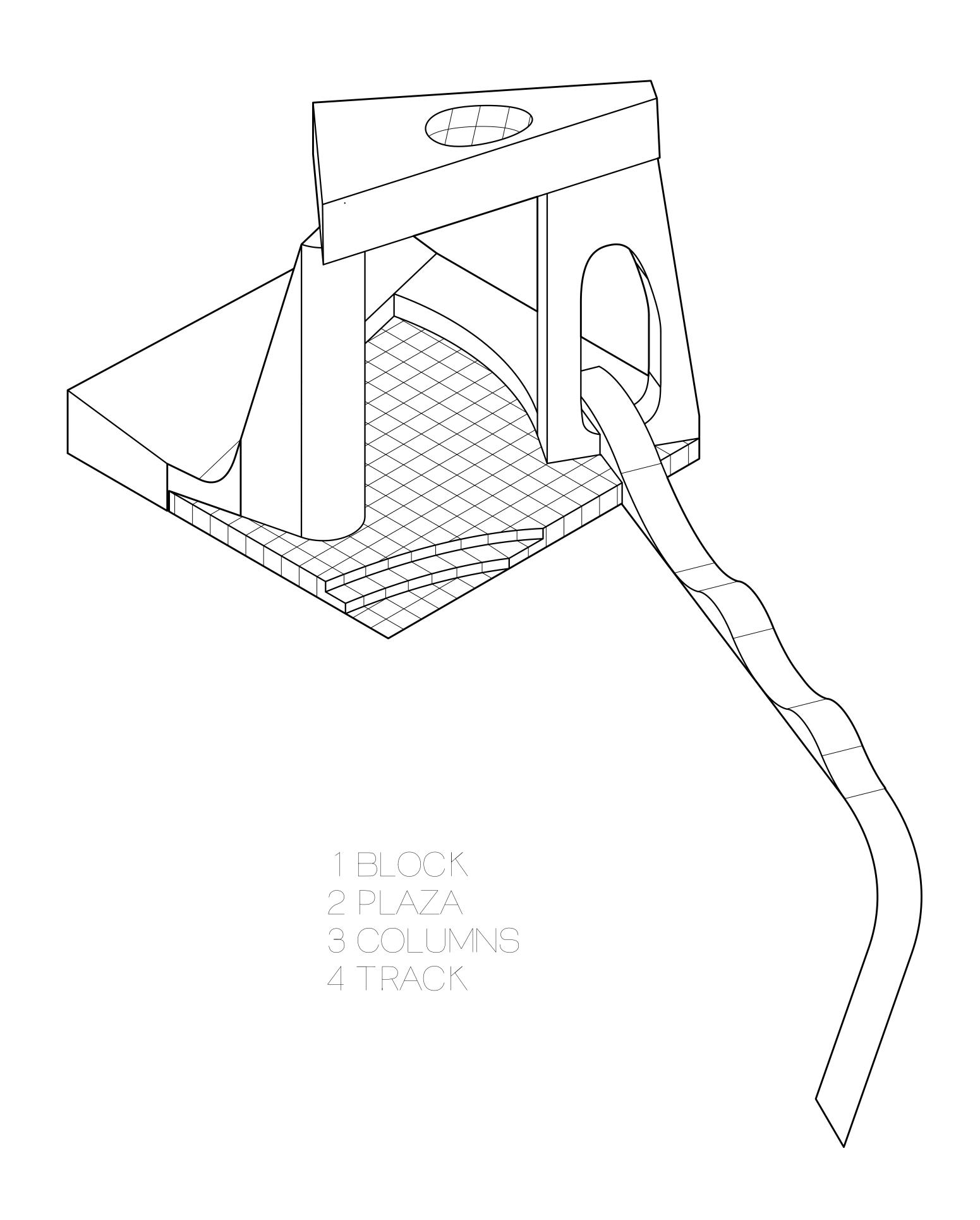


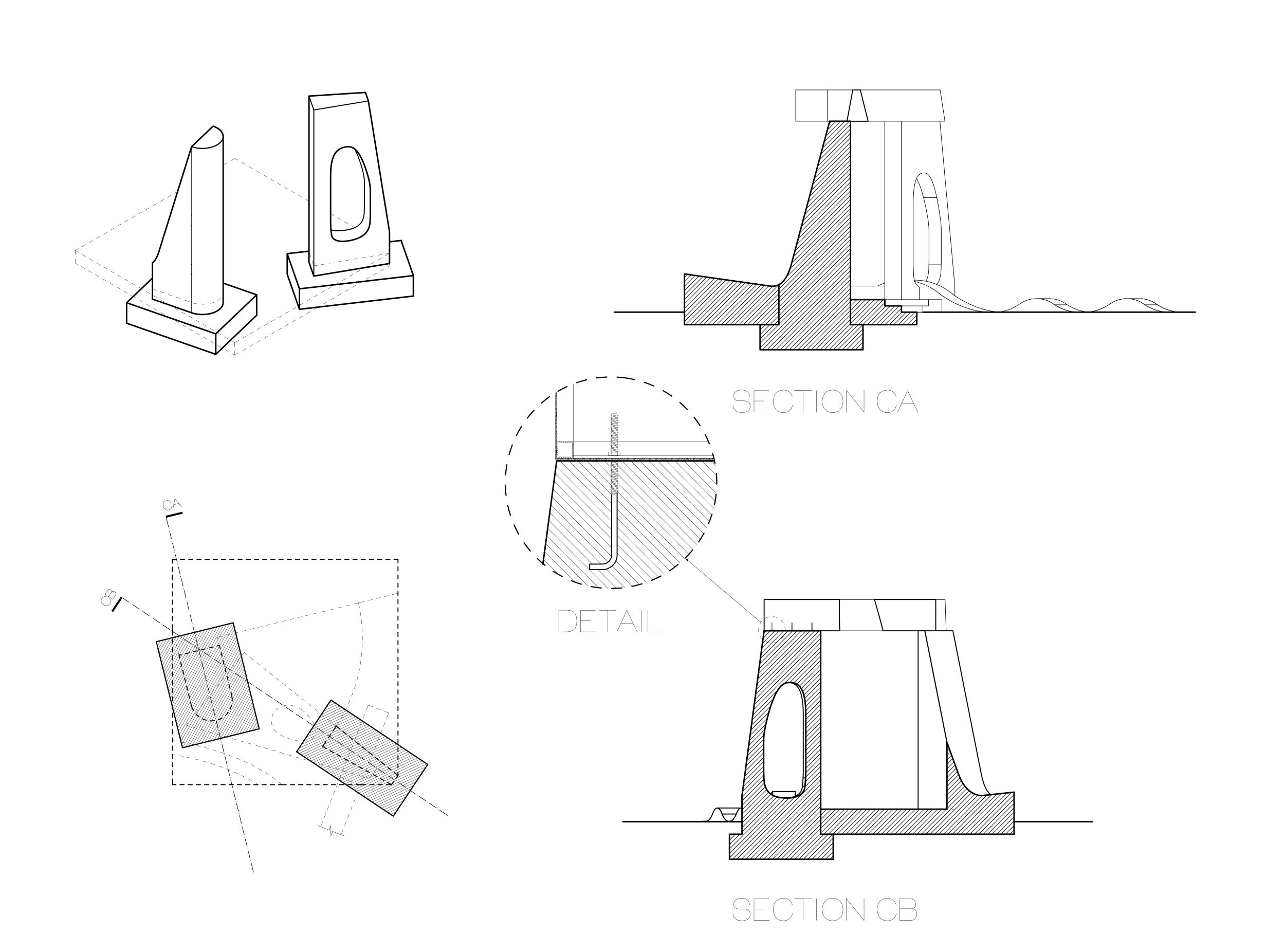
6255 Old Warwick Road Richmond, VA 23224

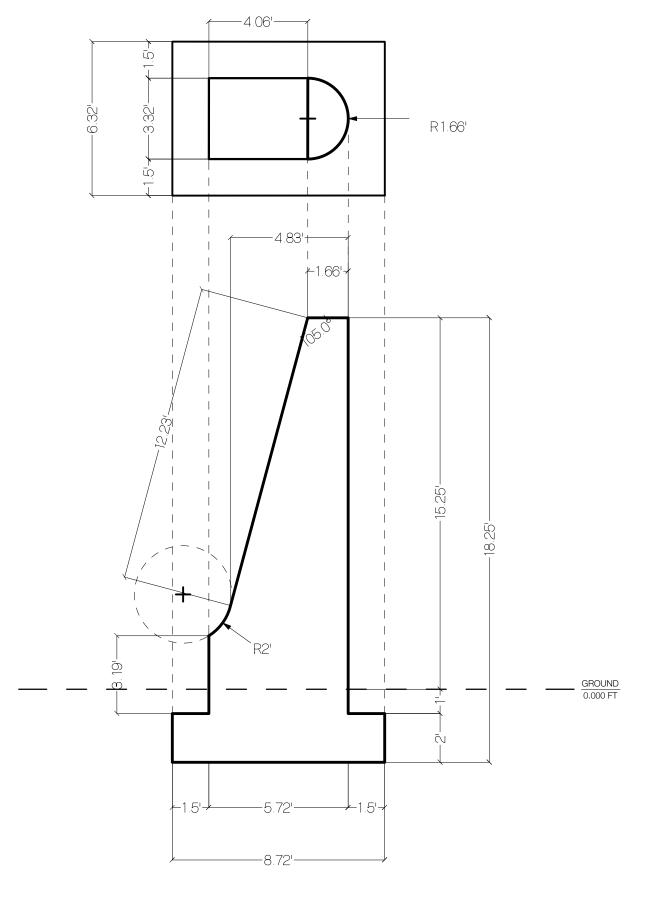


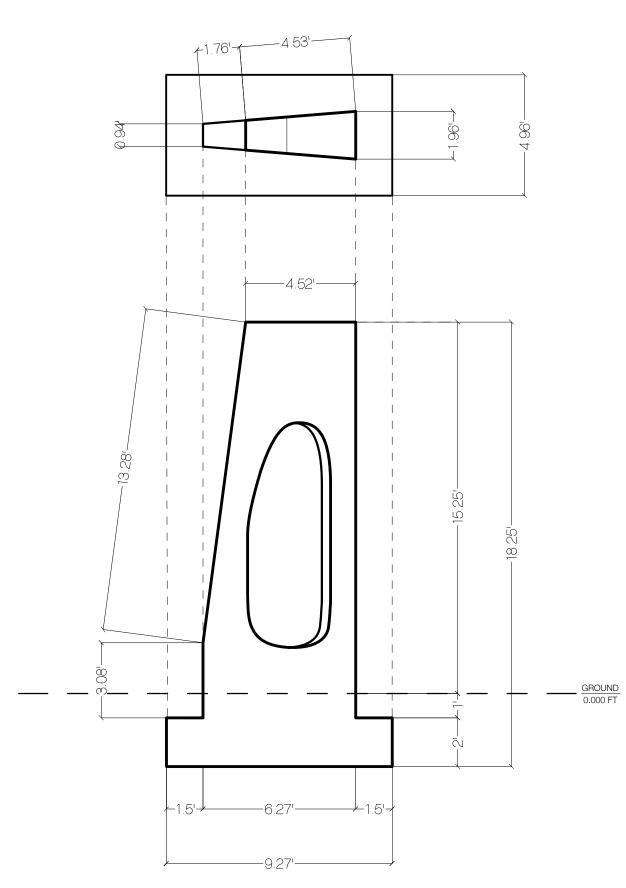


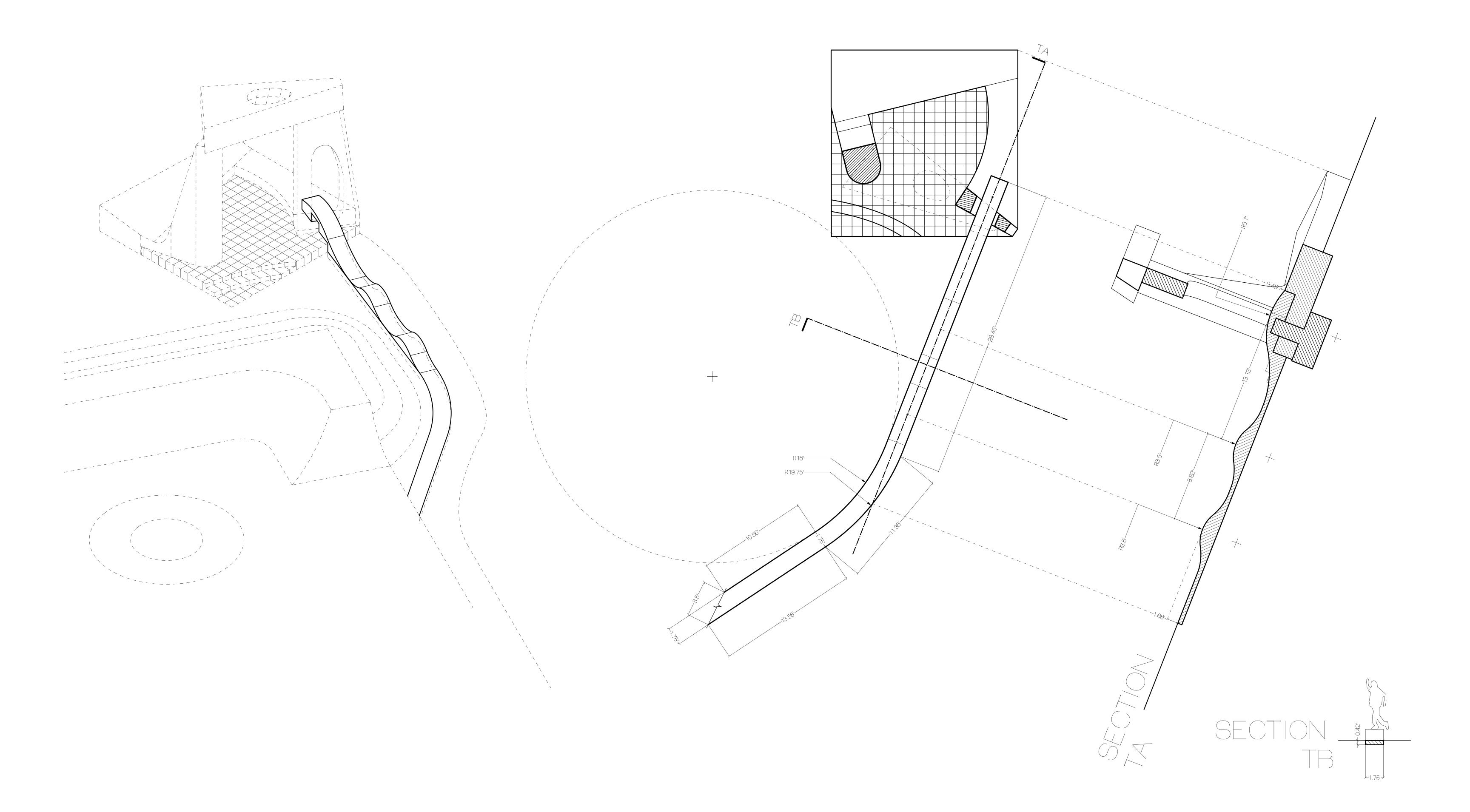


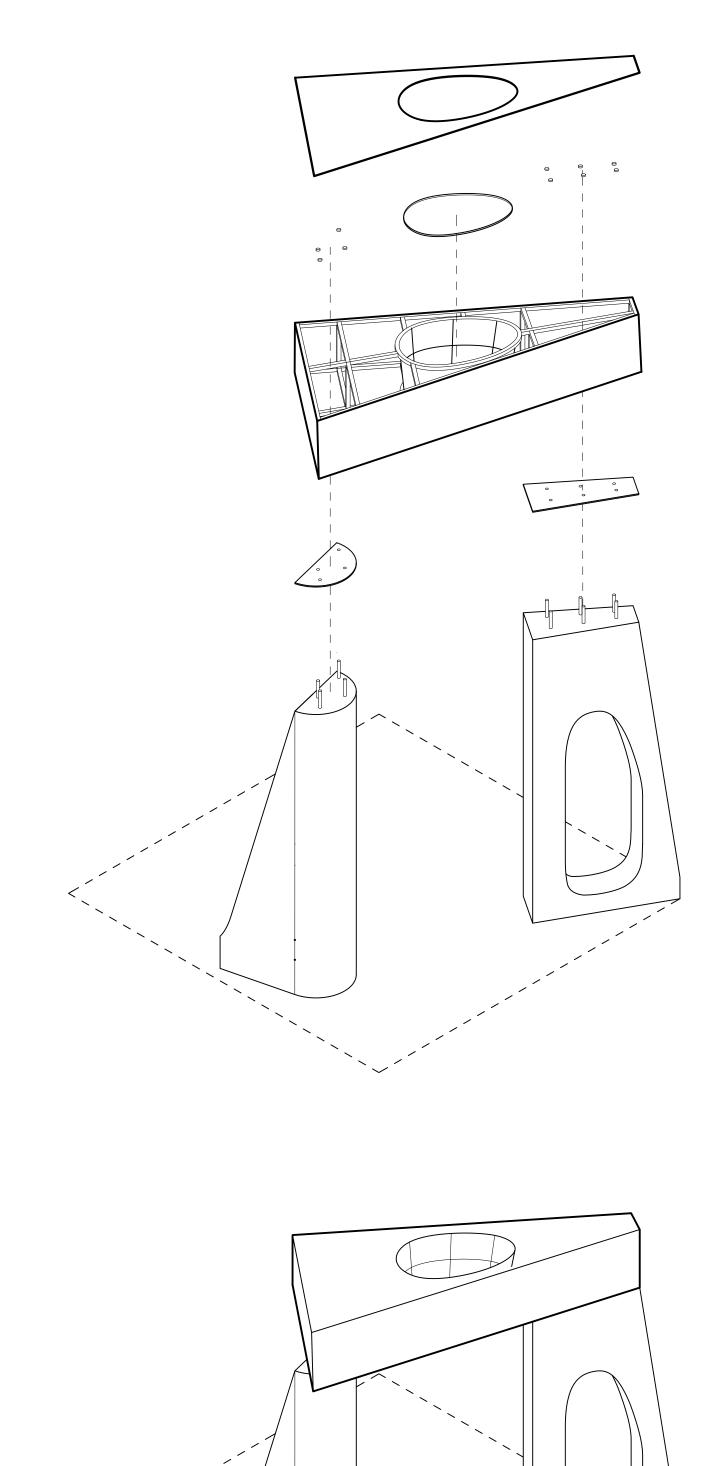


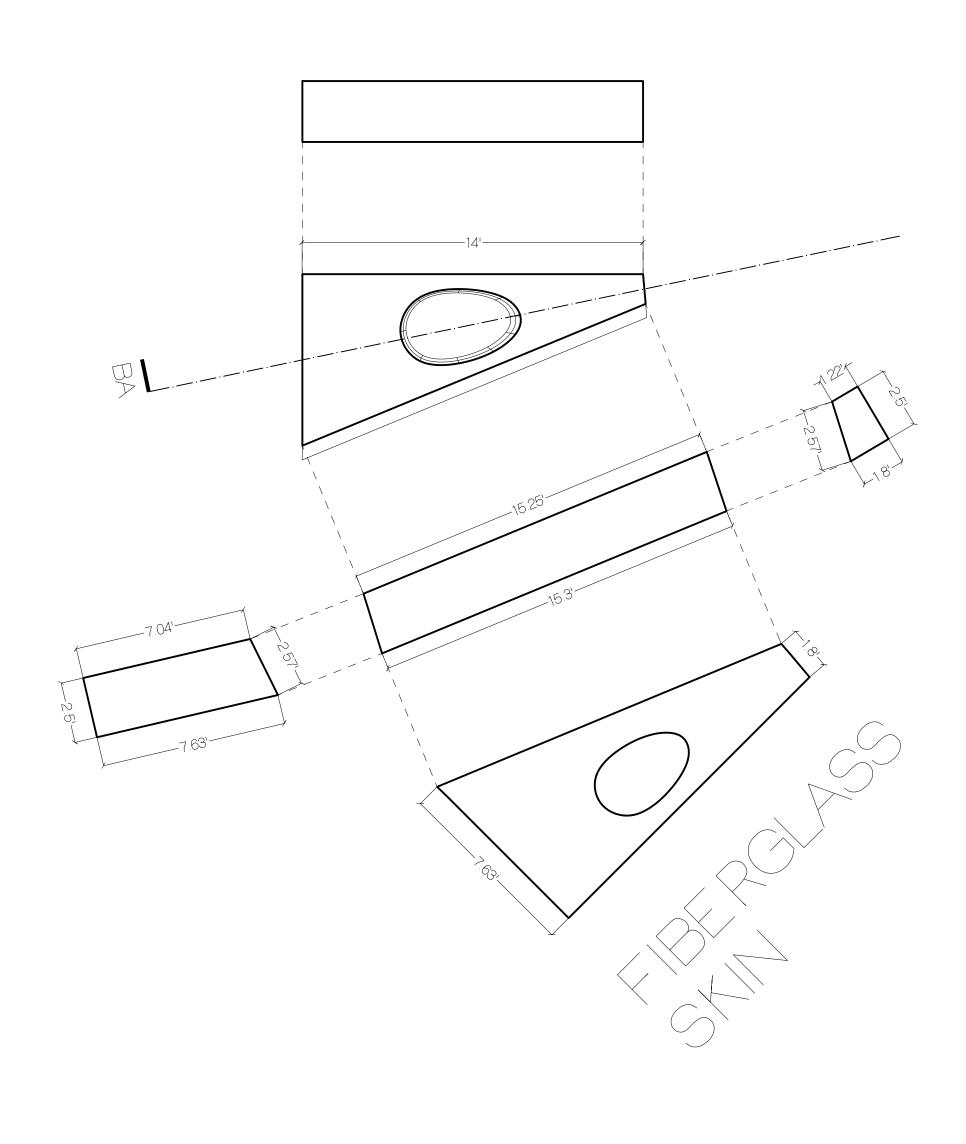


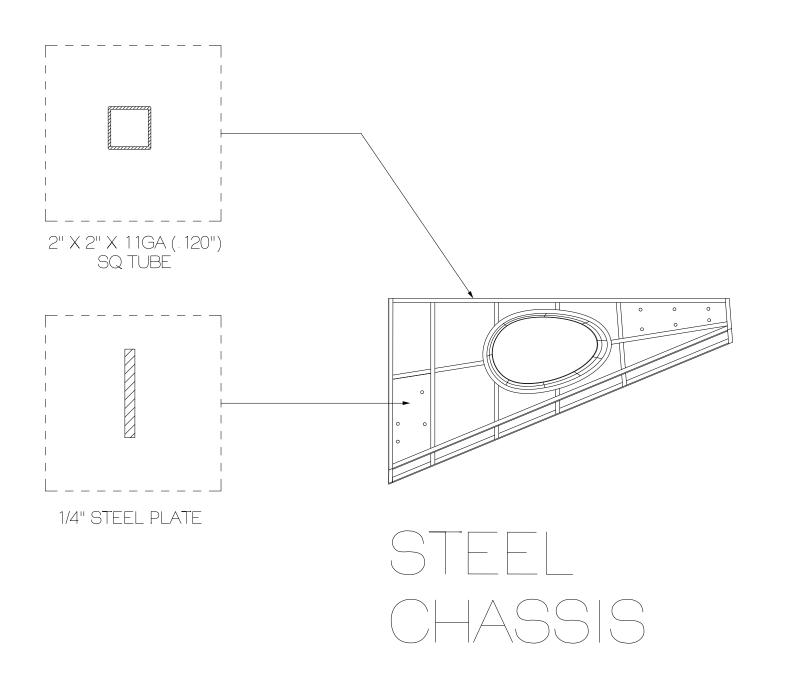


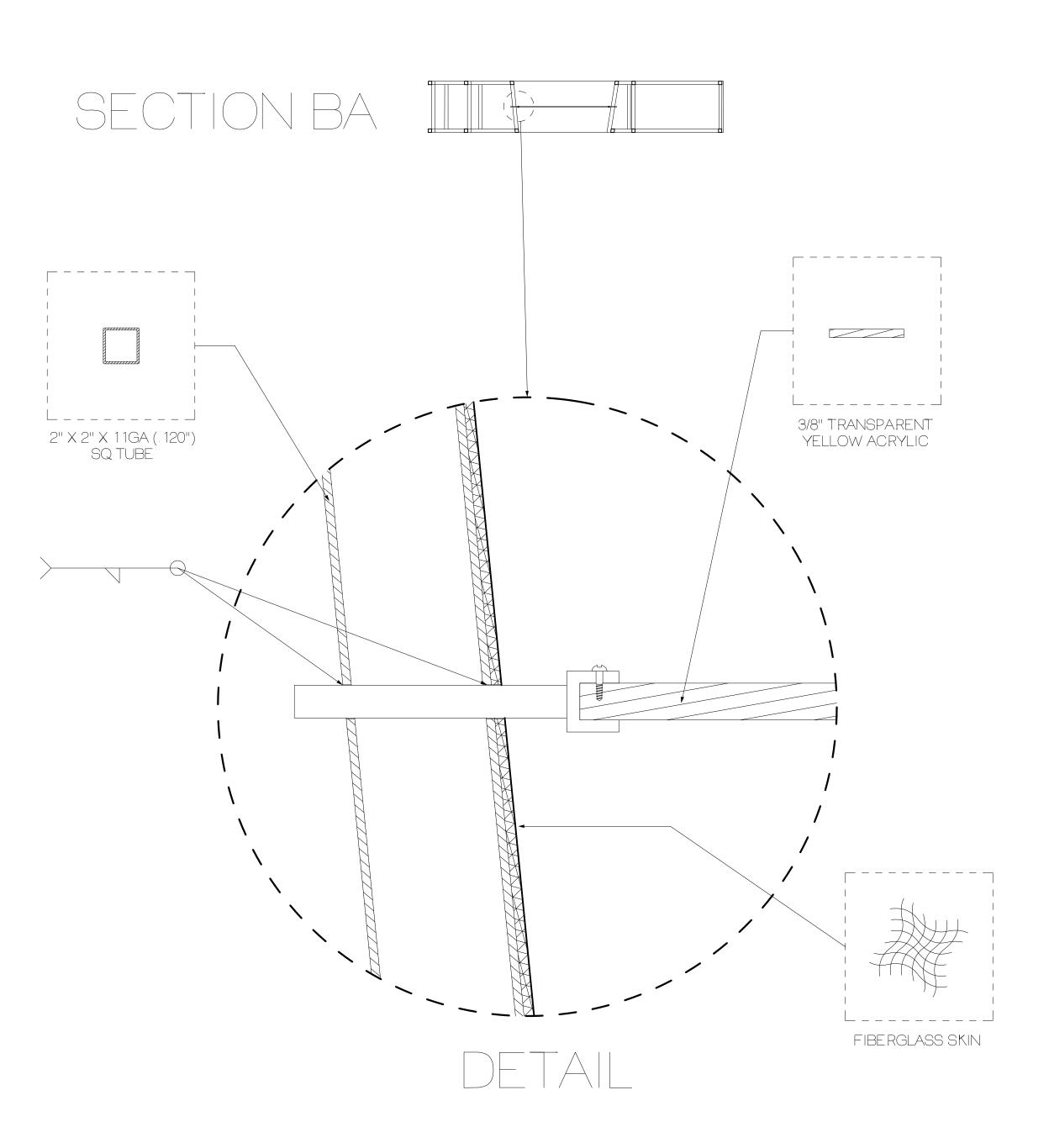


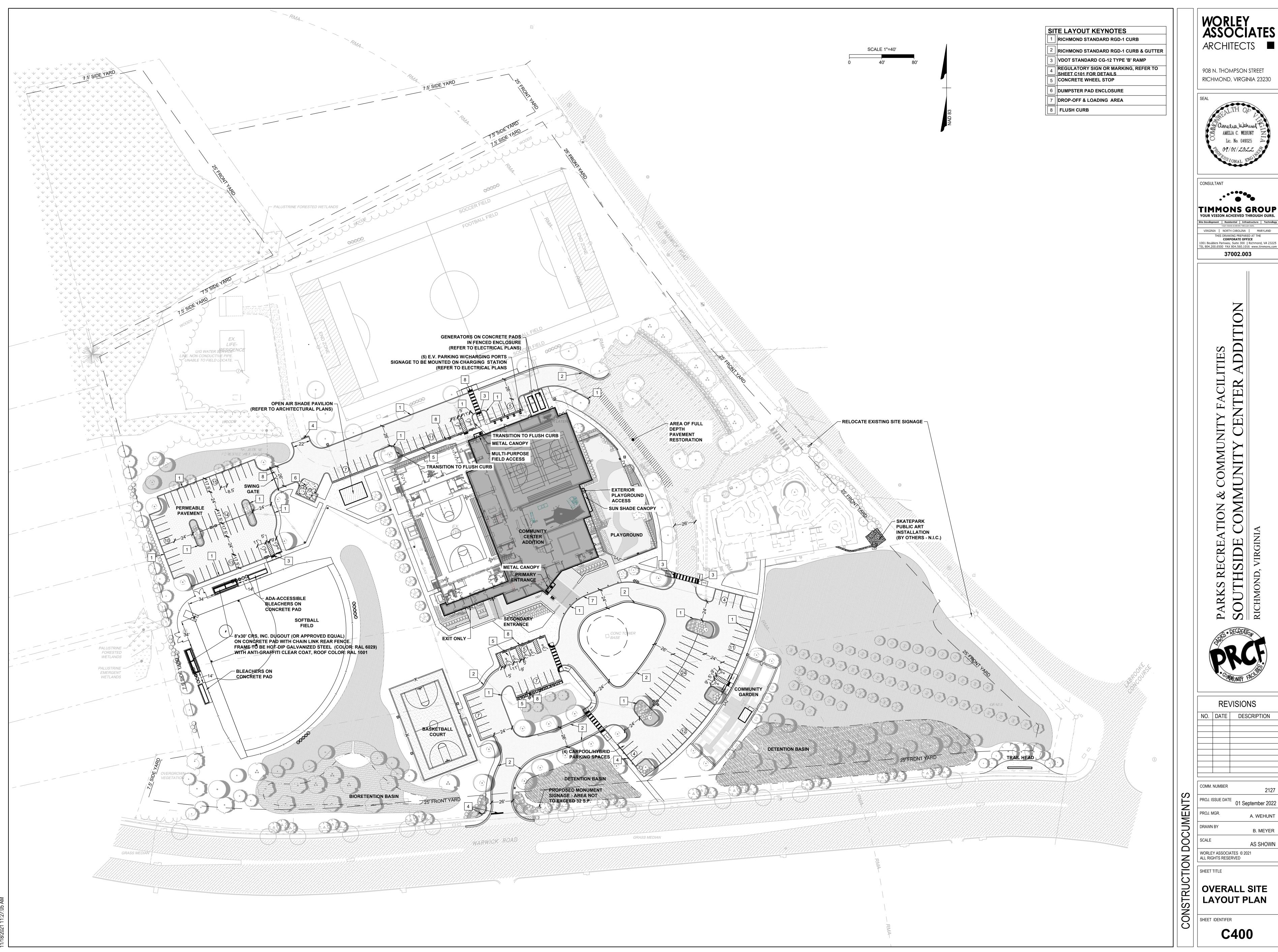






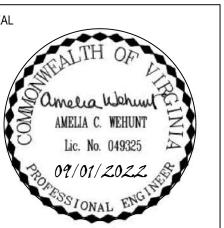






WORLEY ASSOCIATES

908 N. THOMPSON STREET

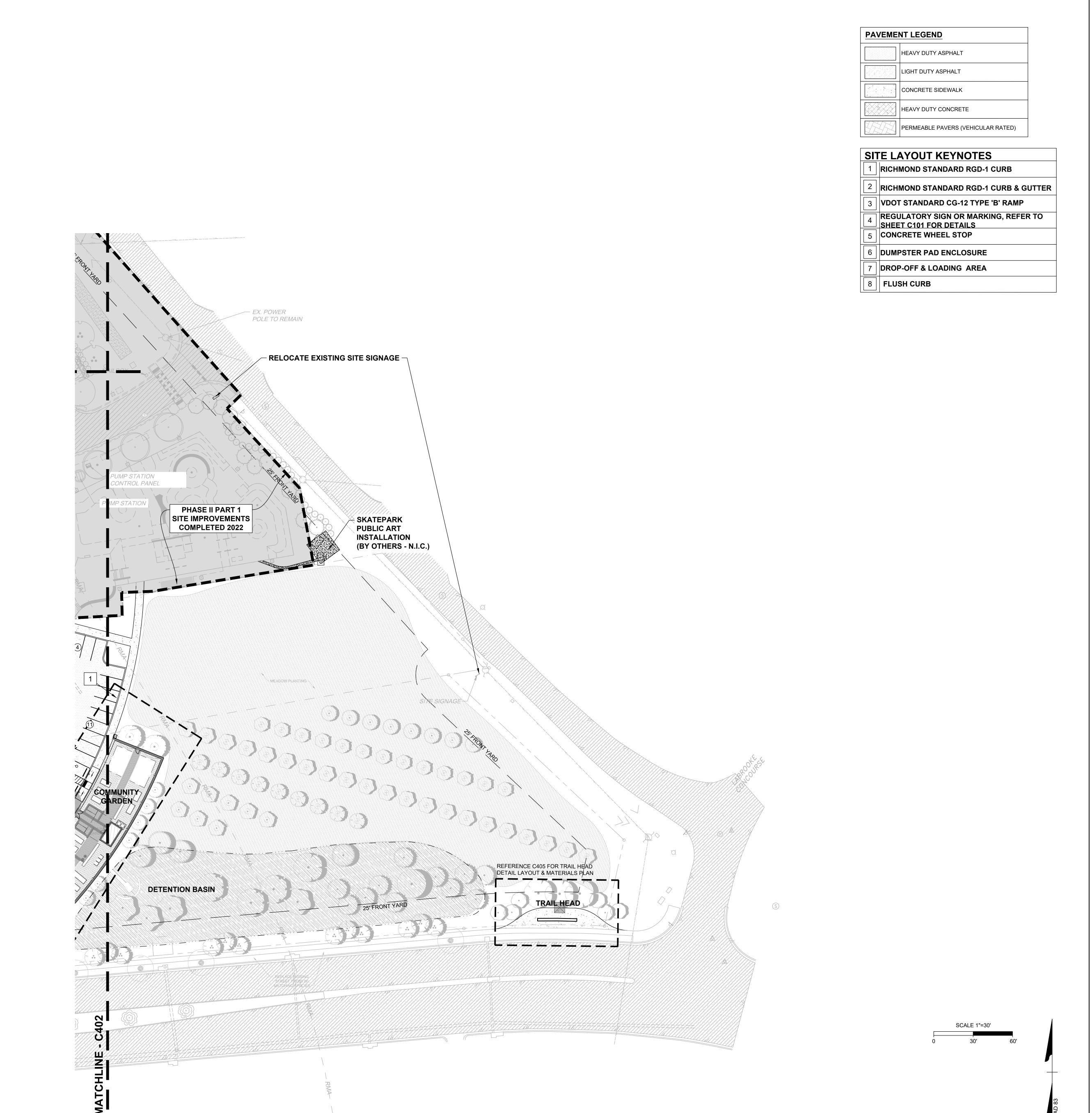


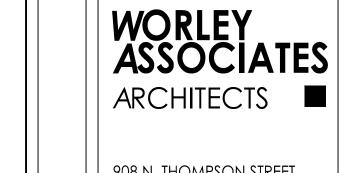
VIRGINIA | NORTH CAROLINA | MARYLAND



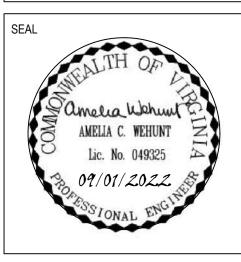
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-	PROJ. I	SSUE DATE	01 September 2022
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	DRAWN	I BY	B. MEYER
)	SCALE		AWOH2 2A

OVERALL SITE





908 N. THOMPSON STREET RICHMOND, VIRGINIA 23230



CORPORATE OFFICE

1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

37002.003

PARKS RECREATION
SOUTHSIDE CON
RICHMOND, VIRGINIA

NO. DATE DESCRIPTION

COMM. NUMBER

2127

PROJ. ISSUE DATE

O1 September 2022

PROJ. MGR.

A. WEHUNT

DRAWN BY

B. MEYER

SCALE

AS SHOWN

WORLEY ASSOCIATES © 2021

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SHEET TITLE

SITE LAYOUT

PLAN

SHEET IDENTIFER

C403

Vote to Grant

affirmative: Pinnock, York, Poole, Hogue, Sadid

negative: None

BZA 36-2019

APPLICANT: City of Richmond Department of Public Works

PREMISES: 6255 OLD WARWICK ROAD

(Tax Parcel Number C007-0099/024)

SUBJECT: A Richmond Stormwater Management Permit to construct an

addition to an existing community center and redevelopment of

surrounding site.

DISAPPROVED by the Zoning Administrator on June 14, 2019, based on Sections 30-300, 30-650.2, 30-1220.1 & 30-1220.138 of the zoning ordinance for the reason that: In an R-3 (Single-Family Residential District), the proposed height of accessory structures exceeds the maximum height limit applicable in the zoning district and accessory structures are not permitted in the front yard.

APPLICATION was filed with the Board on June 14, 2019, based on Section 17.20(c) of the Charter of The City of Richmond.

APPEARANCES:

For Applicant: Dexter Goode

Scott Wiley

Against Applicant: None

Undecided: Thelma Brown

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, Department of Public Works, has requested permission to construct accessory structures, light poles, within the required front yard for property located at 6255 Warwick Road. Mr. Dexter Goode, representing the city, testified that the proposed project is for the Southside Community Center and is a continuing phase of the project. Mr. Goode noted that the light poles are permitted in the front yard provided that they are no taller than

35 feet in height. Mr. Goode further noted that the proposed light poles will be roughly 70 feet in height and serve the adjoining athletic fields. Mr. Goode indicated that they had canvassed the neighborhood and were aware of no objections to the proposed lighting. Mr. Goode testified that the project will protect the health and safety and general welfare of the surrounding neighborhood.

Ms. Thelma Brown testified that she was concerned about the effect the proposed lighting would have on her townhome. Ms. Brown also expressed concern about the condition of the existing facility and in particular the parking lots.

Mr. Scott Wiley, project engineer, stated that the existing asphalt will be removed as part of the project and that new parking areas will be constructed. Additionally the existing dilapidated structures will also be removed. Mr. Wiley stated that all of the infrastructure that would be expected of a modern facility will be provided. Mr. Wiley indicated that there is a comprehensive lighting plan that takes into account different types of lights and pole heights. Mr. Wiley stated that visors are attached to the light fixtures which eliminates glare and light spillover. Mr. Wiley noted that there is one small area in the vicinity of the proposed softball field which has one footcandle of light spilling out into an adjoining lot which is the equivalent of a flashlight and given the existing vegetation should not affect the neighbor whatsoever.

The Board finds that evidence shows that the City of Richmond, Department of Public Works, has satisfied the conditions of §17.20 paragraph C of the City Charter and that the proposed lighting structures are consistent with the health, safety and general welfare of the city and surrounding neighborhood.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a City Charter special exception from the maximum height and front yard requirements for accessory structures be granted to the City of Richmond Department of Public Works for a Richmond Stormwater Management Permit to construct an addition to an existing community center and redevelopment of surrounding site.

ACTION OF THE BOARD:	(5-0)
Vote to Grant affirmative:	Pinnock, York, Poole, Hogue, Sadid
negative:	None