



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

March 12, 2024

Watchtower Homes
3912 Seminary Avenue
Richmond, VA 23227

Baker Development Resources
530 East Main Street, Suite 730
Richmond, VA 23219
Attn: Mark Baker

To Whom It May Concern:

RE: BZA 11-2024

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, April 3, 2024 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for lot splits and building permits to construct three (3) new single-family (detached) dwellings at 5417 SALEM STREET (Tax Parcel Number E010-0138/014), located in an R-5 (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 **366 362 224#**. 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 2024 drop-down, click meeting details for April 3, 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,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Roy W. Benbow, Secretary
Phone: (804) 240-2124
E-mail: Roy.Benbow@rva.gov

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.

2nd & Clay Llc
8044 Blythe Rd
Mechanicsville, VA 23116

5418 Campbell Llc
14841 Elliot Ridge Way
Glen Allen, VA 23059

Bacon Richard Bradley And Melissa Ann
5316 Salem St
Richmond, VA 23231

Burton Brian P
805 Horsepen Rd
Henrico, VA 23229

Cava Capital Llc
2405 Westwood Ave #200
Richmond, VA 23230

Dowden Forrest J Jr & Gail P
1551 Vinton St
Richmond, VA 23231

Jones Frederick A & Susan B
10435 Chickahominy Falls Lane
Glen Allen, VA 23059

Nelson Jessica
5420 Campbell Ave
Richmond, VA 23231

Richter David
1201 Sycamore Sq Po Box 1313
Midlothian, VA 23113

S 2 Real Estate Llc
14841 Elliot Ridge Way
Glen Allen, VA 23059

Vaughan William H Jr
5310 Salem St
Richmond, VA 23231

Vaughan William H Jr & Rebecca M
3012 Waddington Drive
North Chesterfield, VA 23224

Property: 5417 Salem St **Parcel ID:** E0100138014**Parcel**

Street Address: 5417 Salem St Richmond, VA 23231-
Owner: WATCHTOWER HOMES AND CONSTRUCTION LLC
Mailing Address: 3912 SEMINARY AVE, RICHMOND, VA 23227
Subdivision Name : POWHATAN PLACE
Parent Parcel ID:
Assessment Area: 348 - Fulton Area B
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$34,000
Improvement Value:
Total Value: \$34,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 16500
Acreage: 0.379
Property Description 1: POWHATAN PLACE L12-14 B6
Property Description 2: 0110.00X0150.00 0000.000
State Plane Coords(?): X= 11802896.343167 Y= 3711161.904167
Latitude: 37.51012027 , **Longitude:** -77.39682451

Description

Land Type: Residential Lot A
Topology:
Front Size: 110
Rear Size: 150
Parcel Square Feet: 16500
Acreage: 0.379
Property Description 1: POWHATAN PLACE L12-14 B6
Property Description 2: 0110.00X0150.00 0000.000
Subdivision Name : POWHATAN PLACE
State Plane Coords(?): X= 11802896.343167 Y= 3711161.904167
Latitude: 37.51012027 , **Longitude:** -77.39682451

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$34,000	\$0	\$34,000	Reassessment
2023	\$24,000	\$0	\$24,000	Reassessment
2022	\$14,000	\$0	\$14,000	Reassessment
2021	\$9,000	\$0	\$9,000	Reassessment
2020	\$4,000	\$0	\$4,000	Reassessment
2019	\$4,000	\$0	\$4,000	Reassessment
2018	\$4,000	\$0	\$4,000	Reassessment
2017	\$4,000	\$0	\$4,000	Reassessment
2016	\$4,000	\$0	\$4,000	Reassessment
2015	\$4,000	\$0	\$4,000	Reassessment
2014	\$4,000	\$0	\$4,000	Reassessment
2013	\$4,000	\$0	\$4,000	Reassessment
2012	\$30,000	\$0	\$30,000	Reassessment
2011	\$30,000	\$0	\$30,000	CarryOver
2010	\$30,000	\$0	\$30,000	Reassessment
2009	\$30,000	\$0	\$30,000	Reassessment
2008	\$30,000	\$0	\$30,000	Reassessment
2007	\$28,000	\$0	\$28,000	Reassessment
2006	\$1,700	\$0	\$1,700	Reassessment
2005	\$1,700	\$0	\$1,700	Reassessment
2004	\$1,500	\$0	\$1,500	Reassessment
2003	\$1,500	\$0	\$1,500	Reassessment
2002	\$1,500	\$0	\$1,500	Reassessment
1998	\$1,500	\$0	\$1,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/04/2022	\$20,000	PRIEST SEAN	ID2022-5461	2 - INVALID SALE-Relation Between Buyer/Seller
01/31/2017	\$3,000	IACHINI SIMON V	ID2017-2086	1 - VALID SALE-DO NOT USE
11/25/2013	\$5,500	NEAL DONALD J	ID2013-26283	1 - VALID SALE-DO NOT USE
06/21/1999	\$1,500	YOUNG R A EST	ID1999-17224	
05/20/1976	\$0	Not Available	00112-0509	
10/15/1974	\$3,000	Not Available	000693-A00376	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: East
Traffic Zone: 1086
City Neighborhood Code: FLTN
City Neighborhood Name: Fulton
Civic Code: 0450
Civic Association Name: Greater Fulton Civic Association
Subdivision Name: POWHATAN PLACE
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	1028	0212001	021200
1990	119	0212001	021200

Schools

Elementary School: Chimborazo
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 8
Dispatch Zone: 113A

Public Works Schedules

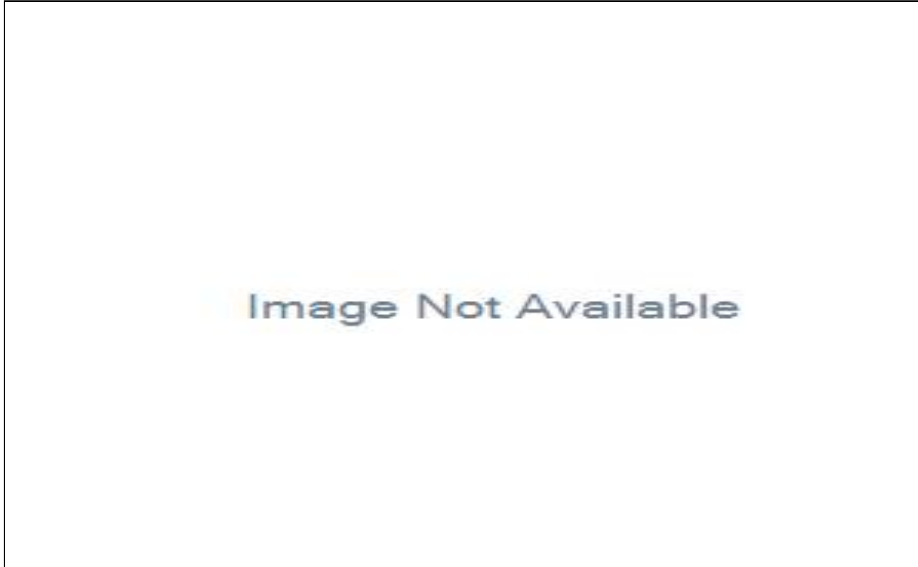
Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Thursday
Bulk Collection: TBD

Government Districts

Council District: 7
Voter Precinct: 706
State House District: 79
State Senate District: 14
Congressional District: 4

Property Images

Name: Desc:



[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

OWNER: Watchtower Homes

PHONE: (Home) () (Mobile) ()

ADDRESS 3912 Seminary Avenue

FAX: () (Work) ()

Richmond, Virginia 23227

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, Virginia 23219

E-mail Address: markbaker@bakerdevelopmentresources.com

Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 5417 Salem Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.4

APPLICATION REQUIRED FOR: Building permits to construct three (3) new single-family detached dwellings.

TAX PARCEL NUMBER(S): E010-0138/014 ZONING DISTRICT: R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of six thousand square feet (6,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 16,500.0 square feet and a lot width of one hundred ten feet (110') currently exists; lot areas of 5,250.0 square feet (Lots 12 & 13) and lot widths of 35.0 feet (Lots 12 & 13) and 40.0 feet (Lot 14) are proposed.

DATE REQUEST DISAPPROVED: February 21, 2024

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: February 20, 2024 TIME FILED: 2:30 p.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAR-143414-2024

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) (2) 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: 3/1/2024

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

CASE NUMBER: BZA 11-2024 HEARING DATE: April 3, 2024 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 11-2024
150' Buffer

APPLICANT(S): Watchtower Homes

PREMISES: 5417 Salem Street
(Tax Parcel Number E010-0138/014)

SUBJECT: Lot splits and building permits to construct three (3)
new single-family (detached) dwellings.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4
of the Zoning Ordinance for the reason that:
The lot area and lot width 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 (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.

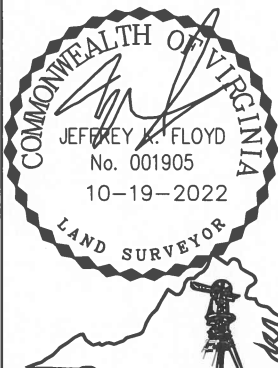
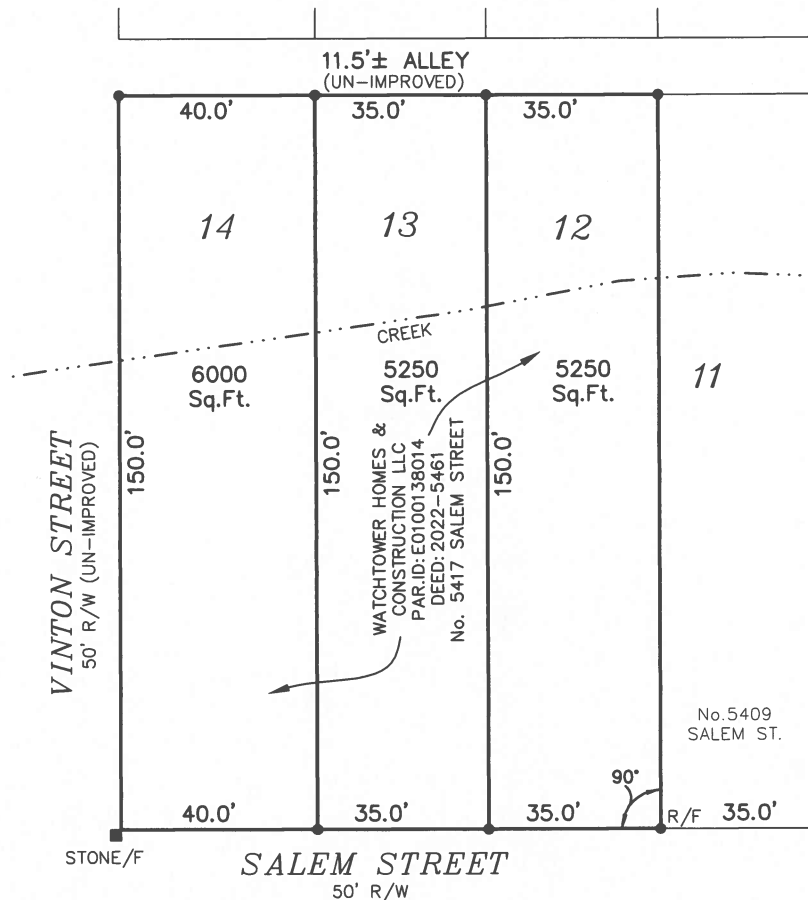
Acknowledgement of Receipt by Applicant or Authorized Agent: _____

Revised: November 10, 2020

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 10-19-2022 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.

SCALED CITY
BASELINE

This property IS NOT within a
FEMA Floodway Hazard as shown
on Comm. Panel # 5101290044D
Zone: "X" DATED: 4-2-2009



MAP SHOWING THE DIVISION OF
LOTS 12, 13 AND 14, BLOCK 6,
"POWHATAN PLACE"
IN THE CITY OF RICHMOND, VA.

Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
COPYRIGHT © VIRGINIA SURVEYS
All rights reserved.

DATE: 10-19-2022

CERTIFIED BY JEFFREY K. FLOYD

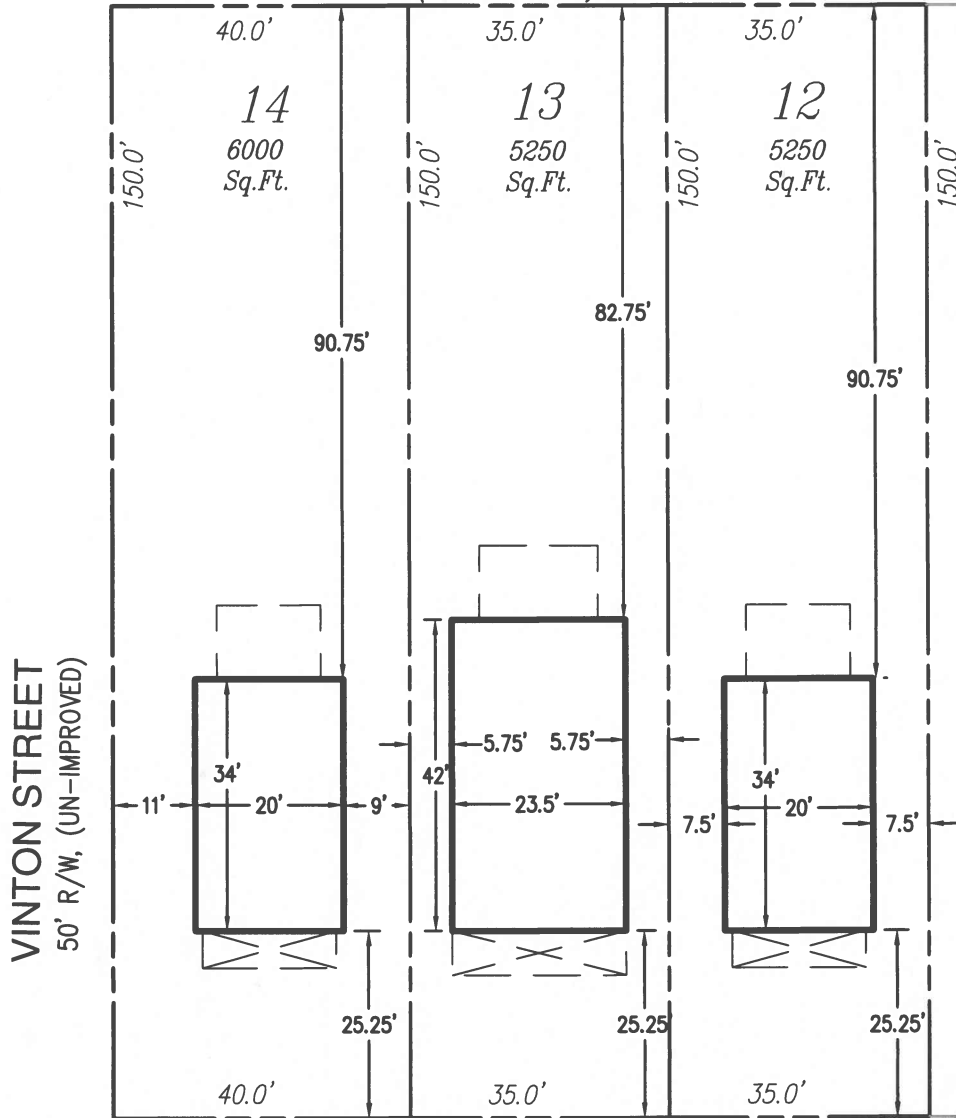
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=30'

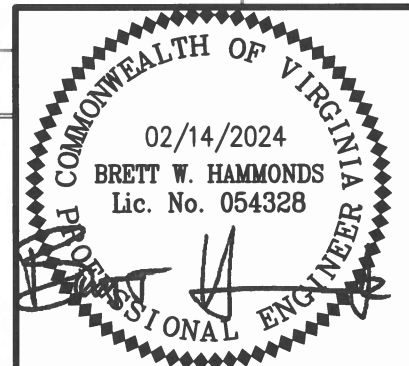
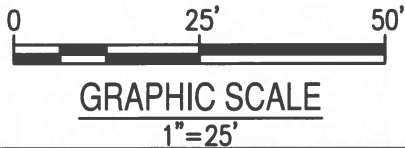
JOB NO. 221015342



11.5'± ALLEY
(UN-IMPROVED)



SALEM STREET
50' R/W



Bowman

5401-5417 SALEM ST
RICHMOND, VIRGINIA
BZA PLAT

JOB#: 100510-01-001
DATE: 02/14/2024
SCALE: 1"=25'
DRAWN: C
SHT 1 OF 1

GENERAL NOTES AND DESIGN CRITERIA

FOLLOW LATEST BUILDING CODE: IRC & VRC 2018

DESIGN LOADS (MIN.):

FLOOR:	40 PSF LIVE LOAD	CEILING:	20 PSF LIVE LOAD
	10 PSF DEAD LOAD		10 PSF DEAD LOAD
ROOF:	20 PSF LIVE LOAD	ROOF DESIGN WIND SPEED: 115 MPH	
	10 PSF DEAD LOAD	(TRUSSES: TC AND BC DEAD LOAD OF 10 PSF EACH)	
SLEEPING AREAS:	30 PSF LIVE LOAD		

SOIL BEARING ASSUMED CAPACITY: ASSUMED 1500 PSF
LIVE LOADS, DEAD LOADS, WIND LOADS, SNOW LOADS, LATERAL LOADS, SEISMIC ZONING, AND ANY OTHER SPECIALTY LOADING WILL NEED TO BE CONFIRMED BEFORE CONSTRUCTION AND DEALT WITH ACCORDINGLY.

FRAMING MEMBERS:
UNLESS OTHERWISE NOTED, ALL FRAMING LUMBER TO BE #2 OR BETTER.
CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS.
ALL EXTERIOR WALLS AND CEILING/ROOF ARE TO BE INSULATED BY CODE.
ENGINEERED WOOD PRODUCTS TO BE ENGINEERED BY MANUFACTURER/SUPPLIER.
TRUSSES TO BE ENGINEERING BY TRUSS MANUFACTURER/SUPPLIER.
FOLLOW BRACING GUIDELINES SUBMITTED BY TRUSS MANUFACTURER.

CONCRETE AND FOUNDATIONS:
ALL SLABS ON GRADE SHALL BE 3500 PSI MIN.
ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6X6 MIN. WELDED WIRE MESH (WWM).
INTERIOR SLABS SHALL HAVE A 6 MIL. MIN. PLOTETHYLENE VAPOR BARRIER UNDERNEATH.
PROVIDE PROPER EXPANSION AND CONTROL JOINTS.
PROVIDE REINFORCING WHERE NEEDED ACCORDING TO LOCAL CODES, REQUIREMENTS, AND DESIGN.
FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL STRUCTURAL FRAMING IS COMPLETE.
VERIFY DEPTH OF FOOTINGS TO MAKE SURE IT IS BELOW FROST LINE.

STEEL:
ALL STRUCTURAL STEEL TO COMPLY WITH ASTM STANDARDS AND SPECIFICATIONS.

SAFETY GLAZING IS REQUIRED PER CODE INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GLAZING IN SWINGING DOORS EXCEPT JALOUSIES; GLAZING IN FIXED AND SLIDING PANEL DOORS; GLAZING IN STORM DOORS; GLAZING IN ALL UN-FRAMED DOORS, GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS WHOSE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE WALKING/STANDING SURFACE; GLAZING IN PANELS ADJACENT TO AND WITHIN 24" OF THE EDGE OF A SWINGING DOOR; GLAZING LESS THAN 18" ABOVE THE FLOOR; GLAZING IN RAILINGS; GLAZING IN FENCES OR WALLS ENCLOSING SWIMMING POOLS; HOT TUBS; SPAS; GLAZING IN STAIRWAYS-LANDINGS-RAMPS; GLAZING WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY.

PER CODE, A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. (24" HIGH X 20" WIDE) AND A MAX SILL HEIGHT OF 44" ABOVE FINISH FLOOR IS REQUIRED FOR ALL EMERGENCY ESCAPE AND RESCUE WINDOWS. THE WINDOW DIMENSIONS SHOWN ON THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER. CONTRACTOR MUST VERIFY THE CHOSEN WINDOWS MEET THE EGRESS REQUIREMENTS. PROVIDE WINDOW WELLS AS REQUIRED. COMPLIANCE TO EMERGENCY EGRESS IS REQUIRED.

COMPLIANCE TO SECTION R313 FOR SMOKE & CO2 DETECTORS IS REQUIRED. SMOKE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH CURRENT UL AND HARDWIRED, INTERCONNECTED, AND ARC FAULT PROTECTED WITH A BATTERY BACKUP.
GARAGE WALLS ARE TO BE COVERED PER CODE. TYPICAL GARAGE WALLS AND ATTIC SPACE/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 1/2" GYPSUM WALLBOARD. GARAGE RESIDENCE SEPARATION WALLS AND FLOOR/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 5/8" TYPE "X" GYPSUM WALLBOARD. DOORS SEPARATING THE GARAGE AND RESIDENCE ARE TO BE MIN. 20-MINUTE FIRE RATED OR SOLID WOOD, NOT LESS THAN 1-3/8" THICK.

DRAWING INDEX

COVER PAGE	C1.0
FLOOR PLANS	A1.1
ELEVATIONS	A2.1
FOUNDATION	A3.1
FRAMING PLANS	A3.2
SECTIONS / DETAILS	D1.0

(NEW SINGLE FAMILY DWELLING)
LOCATION:
RICHMOND, VA

DESIGNER: NICK MEDLIN
POSITION: OWNER / OPERATOR
179 MURIEL DR. HEATHSVILLE, VA 22473

BUILDING INFORMATION

1ST FL. HEATED S.F.	987
2ND FL. HEATED S.F.	466
BASEMENT S.F.	987
OCCUPANCY GROUP	R-5
CONSTRUCTION TYPE:	VB
SPRINKLERS	NO
STORIES	2

COMPLIANCE IS REQUIRED FOR EXIT DOOR STAIRS, RAMPS, AND LANDINGS. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXT. DOOR EXCEPT WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. OF 36" IN DIRECTION OF TRAVEL.

COMPLIANCE IS REQUIRED FOR HANDRAILS (TYPE 1) AND GUARDRAILS. ALL INT. AND EXT. RAILINGS ARE TO BE A CONTINUOUS AND MIN. 36" IN HEIGHT, BE ABLE TO WITHSTAND 200 LBS OF FORCE, AND NOT ALLOW A SPHERE GREATER THAN 4" IN DIAMETER TO PASS THROUGH. GUARDRAILS ARE TO BE 36" HIGH WITH MAX SPACING BETWEEN PICKETS OF LESS THAN 4". HANDRAILS ARE TO BE BETWEEN 34"-36" HIGH WITH MAX SPACING BETWEEN PICKETS NOT MORE THAN 4".

DRAFT-STOPPING IS REQUIRED PER CODE. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT-STOPS SHALL BE INSTALLED SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFT-STOPPING SHALL BE INSTALLED SO AS TO DIVIDE THE SPACE EVENLY. DRAFT-STOPPING IS REQUIRED IN SUSPENDED CEILINGS UNDER THE FLOOR SYSTEM AND WHEN THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.

FIRE-BLOCKING IS REQUIRED. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES.

LOT 13

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4515

REVISION NOTES

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

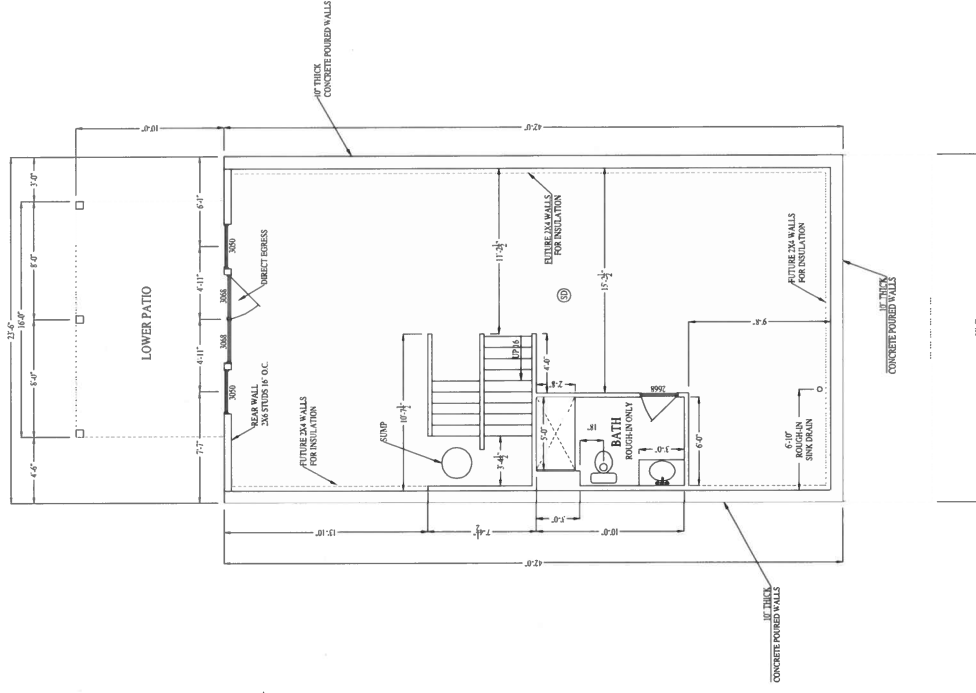
DATE:
2-06-2024

SHEET:
C1.0



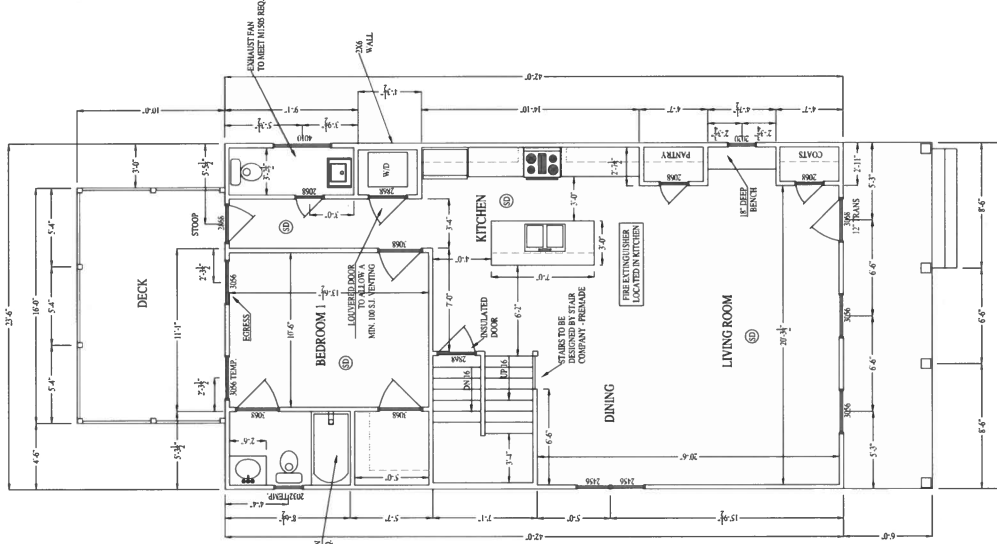
BASEMENT PLAN

BASEMENT (UNFINISHED) SQ. FOOTAGE: 987 S.F.



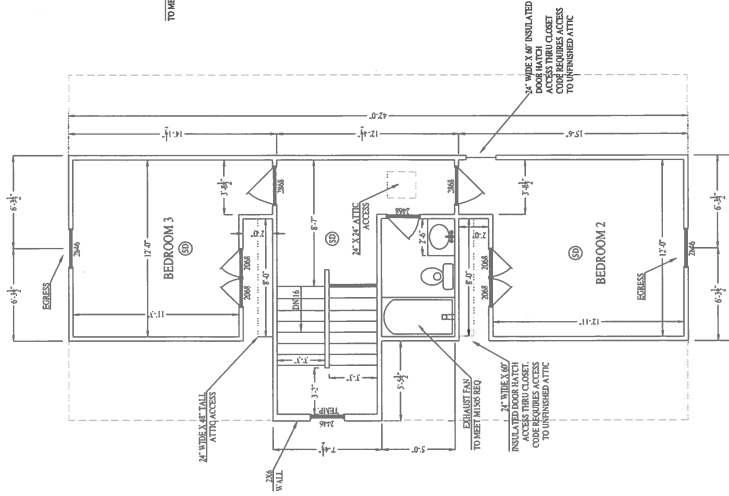
FIRST FLOOR

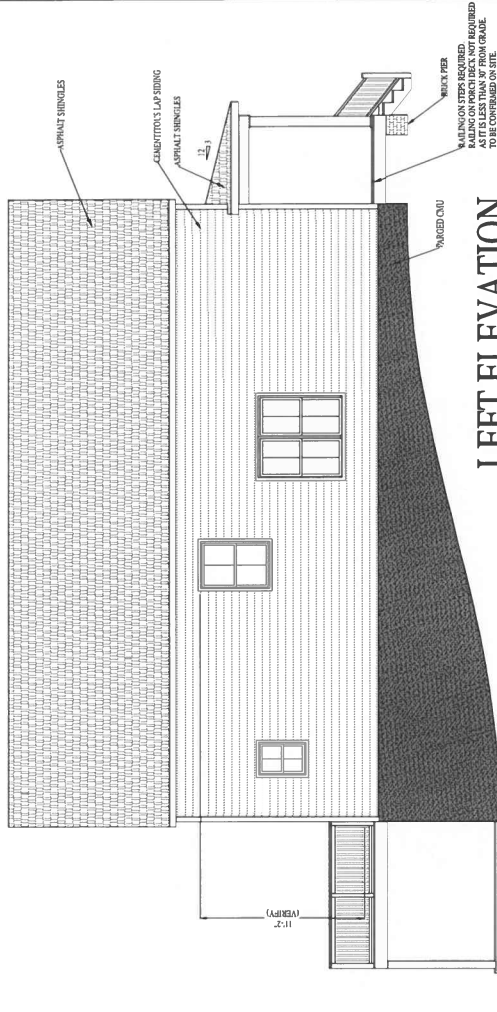
1ST FLOOR HEATED SQ. FOOTAGE: 987 S.F.



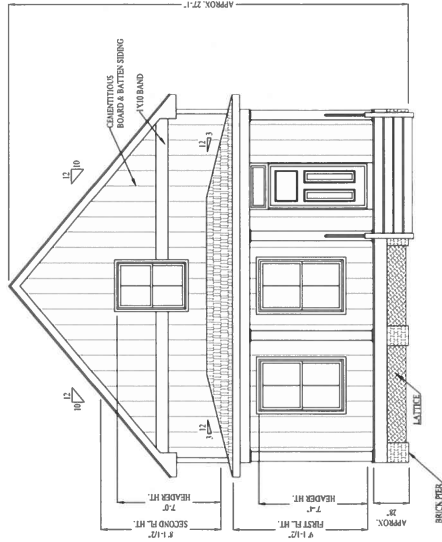
SECOND FLOOR

2ND FLOOR HEATED SQ. FOOTAGE: 466 S.F.

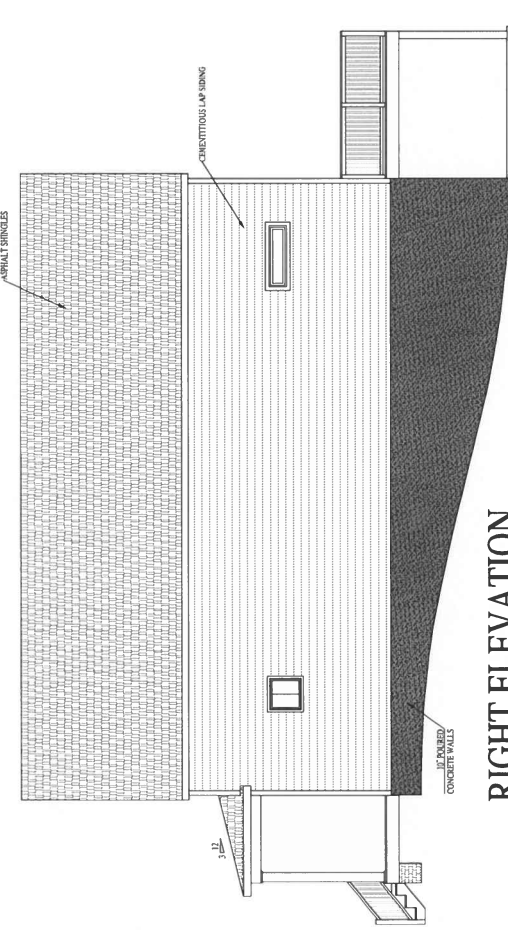




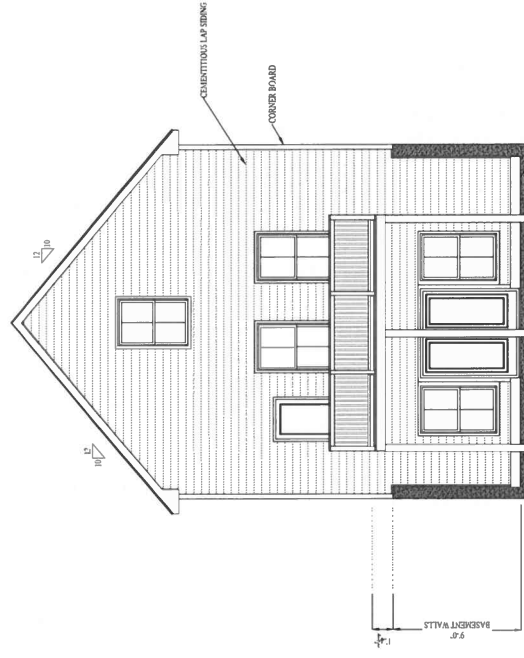
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



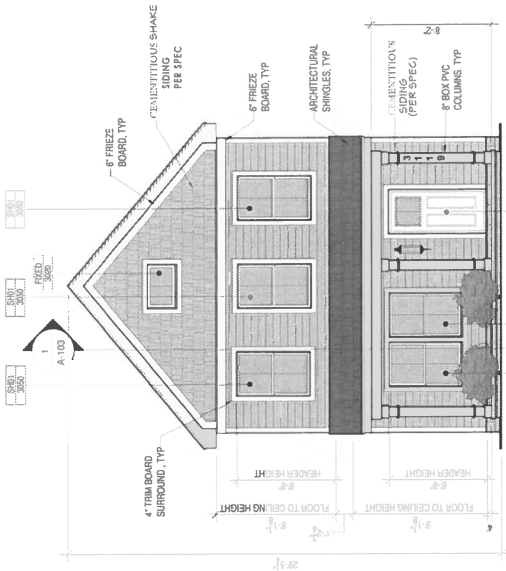
REAR ELEVATION

1
2
PROJECT ADDRESS:
LOT 12 & 14
SALEM STREET
RICHMOND, VA 23231

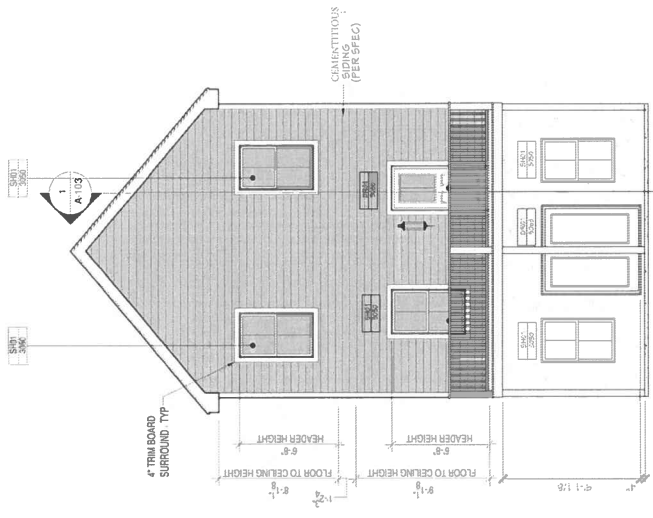
WATERSTON
3803 NOBLE AVENUE
RICHMOND, VA 23222
(804) 488-5588

NEW SINGLE FAMILY RESIDENCE
FRONT, REAR, RIGHT AND LEFT ELEVATIONS

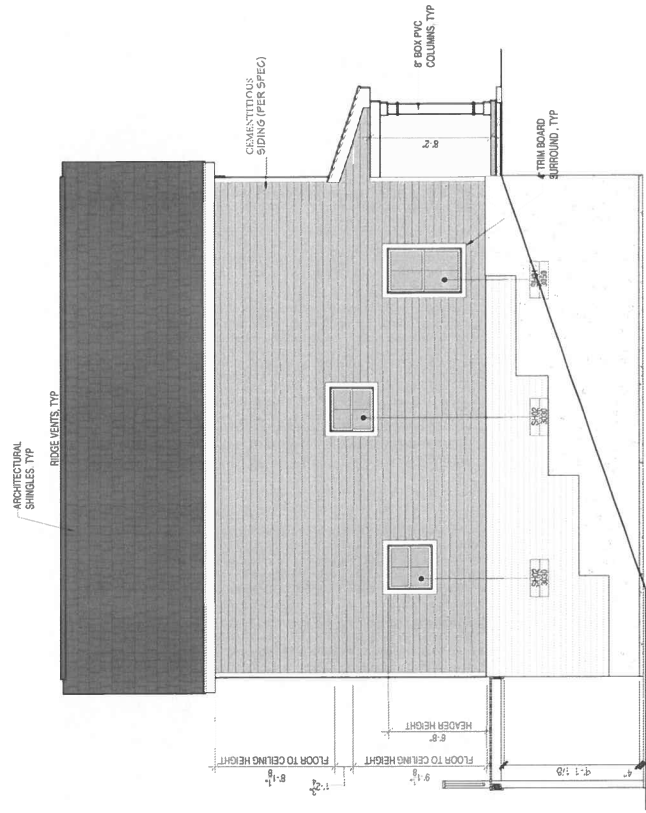
DATE: 11/14/20
DRAWN BY: JMB
CHECKED BY: JMB
PROJECT: 2020-05
SHEET: 1 OF 1
A-201



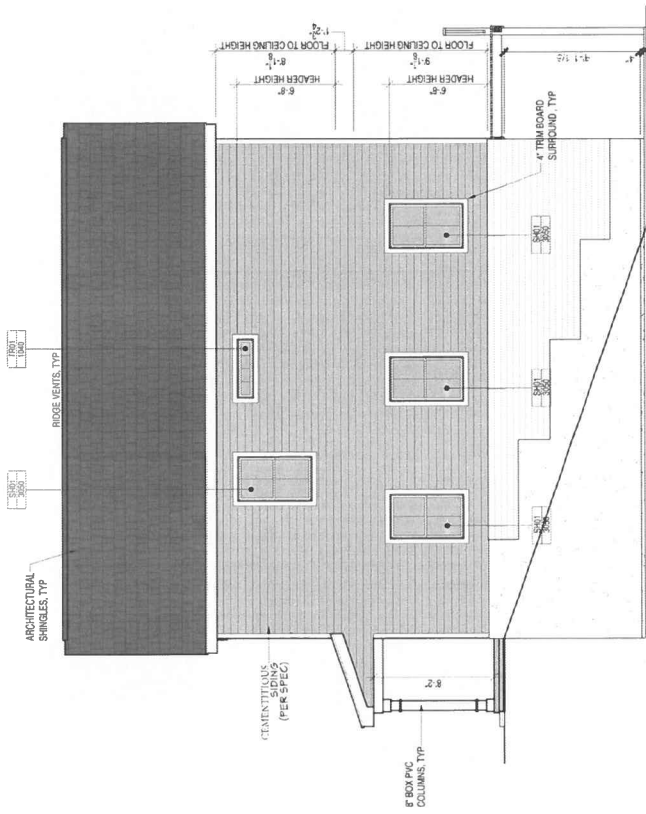
1
A-201
FRONT ELEVATION
SCALE: 1/8"=1'-0"



3
A-201
REAR ELEVATION
SCALE: 1/8"=1'-0"



4 LEFT ELEVATION
A-201 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
A-201 SCALE: 1/4" = 1'-0"



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

January 12, 2021

Harvey C. Johnson, III
Concierge Construction Consulting, LLC
P.O. Box 12534
Richmond, Virginia 23241-0534

RE: 5417 Salem Street
Tax Parcel: E010-0138/014

Dear Mr. Johnson:

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

The property is located within an R-5 (Single-Family Residential) zoning district, which permits single-family detached dwellings as a principle use. The R-5 District requires a minimum lot area of not less than six thousand square feet (6,000 SF) and a minimum lot width of not less than fifty feet (50') for single-family detached dwellings. According to City Assessor's records, the subject property is considered a corner lot and has an approximate road frontage of one hundred ten feet (110') along Salem Street and an approximate road frontage of one hundred fifty feet (150') along Vinton Street (unimproved), which results in an approximate lot area of 16,500.0 square feet (0.379 Acres). The subject property is unimproved.

According to a November 11, 2016, Deed of Bargain and Sale (most current), the subject property has been conveyed as *"All that certain parcel of real estate lying and being in the City of Richmond (formerly in County of Henrico), Virginia, designated on a plat of Powhatan Place, recorded in Plat Book 11, page 25, of the Clerk's Office of Circuit Court of Henrico County as Lots 12, 13, 14 in Block 6, fronting 110 feet on Powhatan Avenue...Being the same real estate conveyed..."*. The subject Tax Parcel has conveyed as one (1) independent lot of record since, the 1942 City Annexation from Henrico County.

Your intent is to determine whether the subject Tax Parcel is buildable for a new single-family dwelling. In summary, based on the information available to me at this time, it is my determination that the lot is buildable from the zoning perspective for a single-detached dwelling. Other zoning requirements that would affect the potential development of the site are as follows:

1. Front yard – not less than twenty-five feet (25') along Salem Street or as determined by the existing setbacks of adjacent main buildings within one hundred feet (100').

Harvey C. Johnson
RE: 5417 Salem Street
January 12, 2021
Page 2

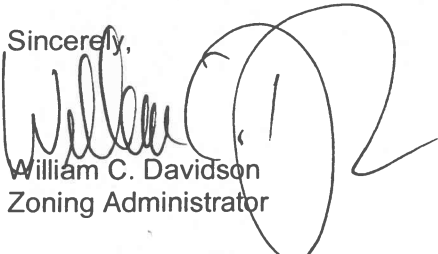
2. Street side yard – not less than ten feet (10') along Vinton Street (unimproved).
3. Side yard – not less than five feet (5').
4. Rear yard – not less than five feet (5').
5. Lot coverage – not to exceed thirty-five percent (35%) of the area of the lot.
6. Building height – not to exceed thirty-five feet (35'). No accessory building shall exceed twenty feet (20') in height.
7. Parking – minimum of one (1) parking space.

For any environmental concerns that may affect each lot such as grading, erosion control issues, wetland, floodplain and Chesapeake Bay Preservation Areas, please contact Sarah Henrikson, Project Management Analyst, Water Resources Division, Department of Public Utilities (DPU) at (804) 646-8106.

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 Senior Planner David Duckhardt by e-mail at: david.duckhardt@richmondgov.com or by telephone at: (804) 646-6917.

Sincerely,



William C. Davidson
Zoning Administrator

cc: Sean Priest
818 North 24th Street
Richmond, Virginia 23223