



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

November 8, 2019

BT Property Holdings, LLC
15737 Chesdin Point Drive
Chesterfield, VA 23838

Mark Baker
Baker Development Resources
1519 Summit Avenue, Suite 102
Richmond, Virginia 23220

To Whom It May Concern:

RE: BZA 51-2019

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, December 4, 2019 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for a building permit to construct a new single-family detached dwelling at 1201 CHANTILLY STREET (Tax Parcel Number W019-0140/001), located in an R-5 (Single-Family Residential District).

Please be advised that the applicant or the applicant's representative must be present at the hearing. 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.

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 51-2019
Page 2
November 8, 2019

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/civicassociationgroupinformation.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.

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. Please note that 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 neighbors and neighborhood association(s). Please contact your neighborhood association to determine their meeting schedule. Be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. For your convenience a list of the property owner(s) which have been identified based on the City Assessor's records as being located within a 150' radius of subject property is being provided to you (see attachment).

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
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.

Beale Elizabeth I
4619 Wythe Ave
Richmond VA 23226

Bowman Joanne
4703 Wythe Ave
Richmond VA 23226

Boykin Mark C & Bruce H
2101 Carbon Hill Drive
Midlothian VA 23113

Burnette William E Jr & Dianne
4719 Wythe Ave
Richmond VA 23226

Burrow Ronald W & Clara A
4801 Wythe Ave
Richmond VA 23226

Davis Bryan S And Catherine A
4701 Wythe Ave
Richmond VA 23226

Douthit C Nathan & Dorcas S
4708 Monumental St
Richmond VA 23226

Dunn Mary E
4807 Dark Ave
Richmond VA 23226

Earnest Andrew Brady And Jessica Renee
4713 Wythe Ave
Richmond VA 23226

Hanson Lutie L
4622 Wythe Ave
Richmond VA 23226

Hauserman John R
4700 Monumental Avenue
Richmond VA 23226

Hyman Paula W
4702 Monumental St
Richmond VA 23226

Jones Wayland D II & Kristin M
4803 Wythe Ave
Richmond VA 23226

Jurgaitis Jordan P
4716 Monumental St
Richmond VA 23226

Kelleher Andrea Nicole
4709 Wythe Ave
Richmond VA 23226

Kern Marvin W And Thomas F III
4620 Wythe Ave
Richmond VA 23226

Kim Scott
4704 Monumental St
Richmond VA 23226

Lovins Michael K
11033 Hames Lane
Glen Allen VA 23059

Marshall Debra C And Norman K
4715 Wythe Ave
Richmond VA 23226

Melton Tracy
4720 Monumental St
Richmond VA 23226

Moulis Joseph E
4706 Monumental St
Richmond VA 23226

Mundie Joyce E Trustee
4800 Monumental St
Richmond VA 23226

Reddington Patricia A Living Trust Trustee
4705 Wythe Ave
Richmond VA 23226

Roberts Kim J
4618 Wythe Ave
Richmond VA 23226

Ruelle Jaclyn R & Stephen M II
4711 Wythe Ave
Richmond VA 23226

Salsbury Ryland S And Lauren K
4802 Monumental St
Richmond VA 23226

Taylor Brent A
4710 Monumental St
Richmond VA 23226

Weiner Amanda
4707 Wythe Ave
Richmond VA 23226

Williford John D
4801 Monumental St
Richmond VA 23226

Property: 1201 Chantilly St Parcel ID: W0190140001

Parcel

Street Address: 1201 Chantilly St Richmond, VA 23226-
Owner: BT PROPERTY HOLDINGS LLC
Mailing Address: 15737 CHESDIN POINT DR, CHESTERFIELD, VA 23838
Subdivision Name : MONUMENT AVENUE PARK
Parent Parcel ID:
Assessment Area: 110 - Colonial PI/Patterson PI
Property Class: 110 - R One Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2019
Land Value: \$68,000
Improvement Value: \$350,000
Total Value: \$418,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 17386
Acreage: 0.399
Property Description 1: MONUMENT AVE PARK L1-4 B37
Property Description 2: 0056.00X0550.00 IRG0000.000
State Plane Coords (?): X= 11773746.000022 Y= 3734152.564995
Latitude: 37.57449002 , **Longitude:** -77.49713403

Description

Land Type: Residential Lot C
Topology:
Front Size: 56
Rear Size: 550
Parcel Square Feet: 17386
Acreage: 0.399
Property Description 1: MONUMENT AVE PARK L1-4 B37
Property Description 2: 0056.00X0550.00 IRG0000.000
Subdivision Name : MONUMENT AVENUE PARK
State Plane Coords(?): X= 11773746.000022 Y= 3734152.564995
Latitude: 37.57449002 , **Longitude:** -77.49713403

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$75,000	\$362,000	\$437,000	Reassessment
2019	\$68,000	\$350,000	\$418,000	AdminCorrect
2018	\$68,000	\$217,000	\$285,000	Reassessment
2017	\$77,000	\$203,000	\$280,000	Reassessment
2016	\$77,000	\$212,000	\$289,000	Reassessment
2015	\$70,000	\$212,000	\$282,000	Reassessment
2014	\$70,000	\$210,000	\$280,000	Reassessment
2013	\$125,000	\$223,000	\$348,000	Reassessment
2012	\$125,000	\$240,000	\$365,000	Reassessment
2011	\$125,000	\$261,000	\$386,000	CarryOver
2010	\$125,000	\$261,000	\$386,000	Reassessment
2009	\$125,000	\$275,000	\$400,000	Reassessment
2008	\$125,000	\$275,000	\$400,000	Reassessment
2007	\$81,000	\$275,000	\$356,000	Reassessment
2006	\$55,600	\$262,000	\$317,600	Reassessment
2005	\$53,500	\$225,900	\$279,400	Reassessment
2004	\$45,300	\$191,400	\$236,700	Reassessment
2003	\$42,300	\$178,900	\$221,200	Reassessment
2002	\$37,800	\$159,700	\$197,500	Reassessment
2001	\$35,700	\$150,700	\$186,400	Reassessment
2000	\$30,000	\$117,700	\$147,700	Reassessment
1998	\$30,000	\$107,000	\$137,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/22/2018	\$340,000	SOFFEE RONALD	ID2018-5446	1 - VALID SALE-Asmnt/Sale Desc Doesn't Match
03/09/2018	\$0	BOHANNON HOLLY SOFFEE	ID2018-4497	2 - INVALID SALE-Relation Between Buyer/Seller
05/17/2016	\$0	SOFFEE RONALD H	ID2016-9125	2 - INVALID SALE-Relation Between Buyer/Seller
11/16/2001	\$0	SOFFEE RONALD H & MARY E	ID2002-6767	
08/31/1990	\$112,000	Not Available	00245-2009	
04/30/1986	\$77,000	Not Available	000077-01388	

Planning

Master Plan Future Land Use: SF-LD
Zoning District: R-5 - Residential (Single Family)
Planning District: Far West
Traffic Zone: 1087
City Neighborhood Code: WLLN
City Neighborhood Name: Willow lawn
Civic Code:
Civic Association Name:
Subdivision Name: MONUMENT AVENUE PARK
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	1023	0502001	050200
1990	143	0502001	050200

Schools

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

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 18
Dispatch Zone: 061A

Public Works Schedules

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

Government Districts

Council District: 1
Voter Precinct: 111
State House District: 68
State Senate District: 10
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01

Year Built: 1954

Stories: 1

Units: 0

Number Of Rooms: 8

Number Of Bed Rooms: 3

Number Of Full Baths: 3

0

Number Of Half Baths:

Condition: good for age

Foundation Type: 3/4 Bsmt, 1/4 Crawl

1st Predominant Exterior: Brick

2nd Predominant Exterior: N/A

Roof Style: Gable-Hip

Roof Material: Comp sh to 235#

Interior Wall: Paneling

Floor Finish: Hardwood-std oak, Pergo or equal

Heating Type: Heat pump

Central Air: Y

Basement Garage Car #: 0

Fireplace: Y

Building Description (Out Building and Miscellaneous, Residential Fencing, Residential Pool In Yard Items) : Ground

Extension 1 Dimensions

Finished Living Area: 1648 Sqft

Attic: 0 Sqft

Finished Attic: 0 Sqft

Basement: 1330 Sqft

Finished Basement: 1330 Sqft

Attached Garage: 0 Sqft

Detached Garage: 0 Sqft

Attached Carport: 0 Sqft

Enclosed Porch: 0 Sqft

Open Porch: 464 Sqft

Deck: 0 Sqft

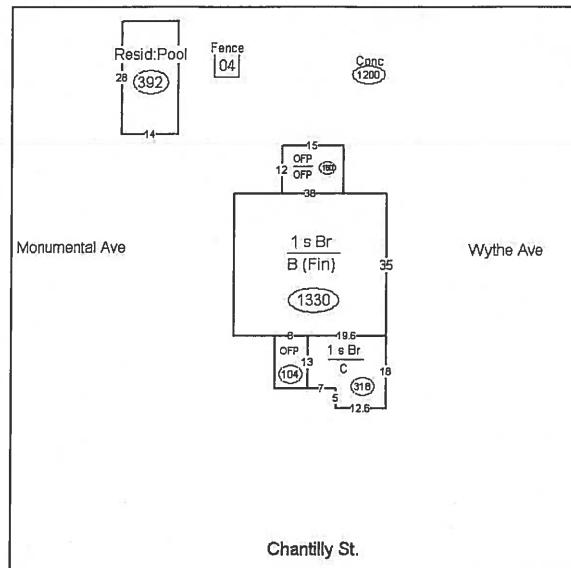
Property Images

Name:W0190140001 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:W0190140001 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: BT Property Holdings, LLC

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

ADDRESS 15737 Chedlin Point Drive

FAX: () _____ (Work) () _____

Chesterfield, VA 23838

E-mail Address:

PROPERTY OWNER'S

REPRESENTATIVE: Mark Baker

PHONE: (Home) () _____ (Mobile) (804) 874-6275

(Name/Address) Baker Development Resources

FAX: () _____ (Work) () _____

1519 Summit Avenue, Suite 102E-mail Address: markbaker@bakerdevelopmentresources.comRichmond, Virginia 23220

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1201 Chantilly StreetTYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-410.5(1) & 30-630.1APPLICATION REQUIRED FOR: A building permit to construct a new single-family detached dwelling.TAX PARCEL NUMBER(S): W019-0140/001 ZONING DISTRICT: R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard and street-side yard (setback) requirements are not met. A front yard of twenty-five feet (25') is required along Wythe Avenue; eight feet (8') is proposed. A street-side yard of ten feet (10') is required along Monumental Street; eight feet (8') is proposed.

DATE REQUEST DISAPPROVED: October 18, 2019FEE WAIVER: YES NO: DATE FILED: October 18, 2019 TIME FILED: 1:53 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-062685-2019AS CERTIFIED BY: Wm. C. Young (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: Wm. C. Young DATE: 10/29/19

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

CASE NUMBER: BZA 51-2019 HEARING DATE: December 4, 2019 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 51-2019
150' Buffer

APPLICANT(S): BT Property Holdings, LLC

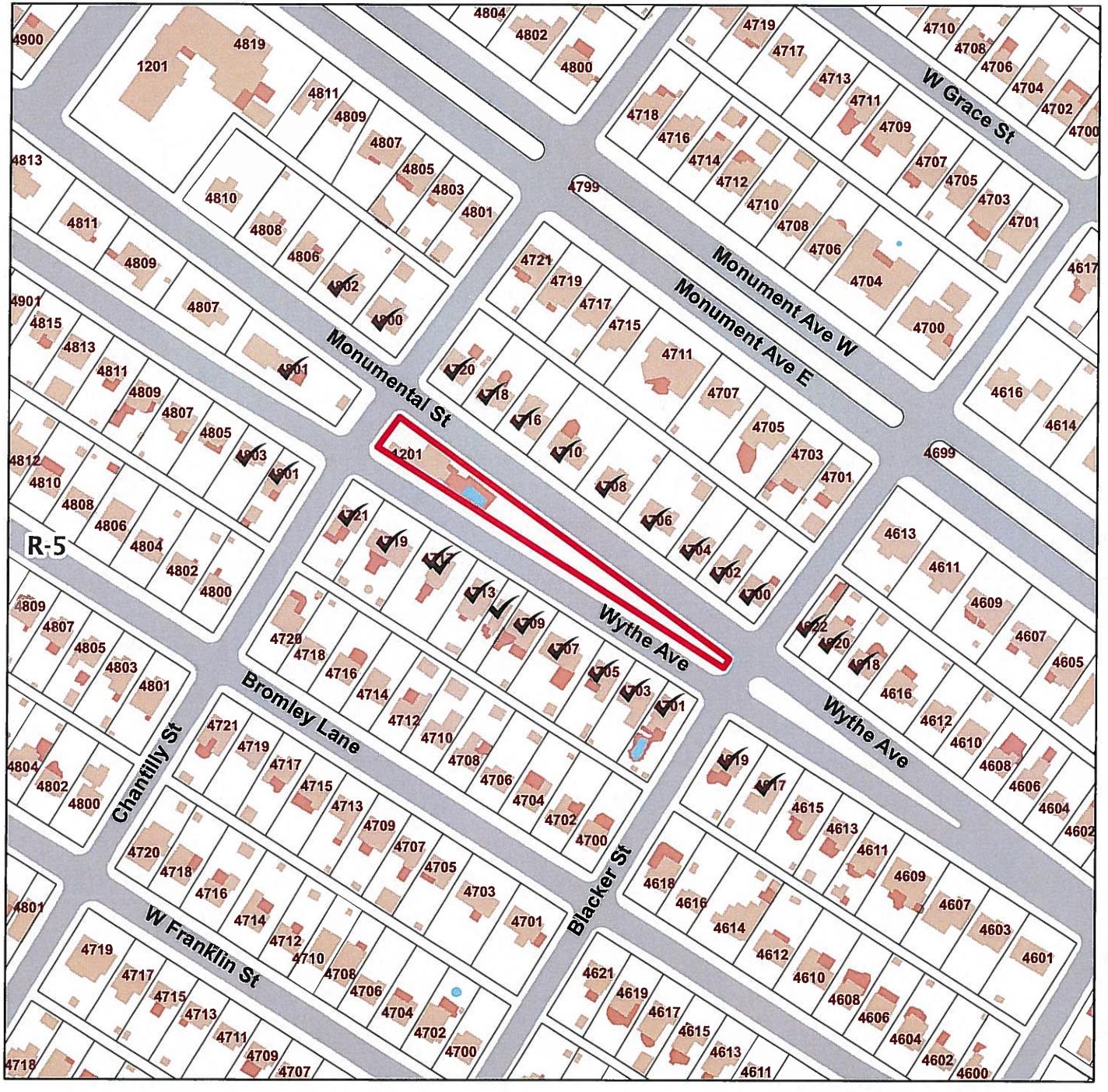
PREMISES: 1201 Chantilly Street

(Tax Parcel Number W019-0140/001)

SUBJECT: A building permit to construct a new single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-410.5(1) & 30-630.1
of the Zoning Ordinance for the reason that:

The front yard and street-side yard (setback) requirements are not met.



0 50 100 200 300 400
Feet



BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

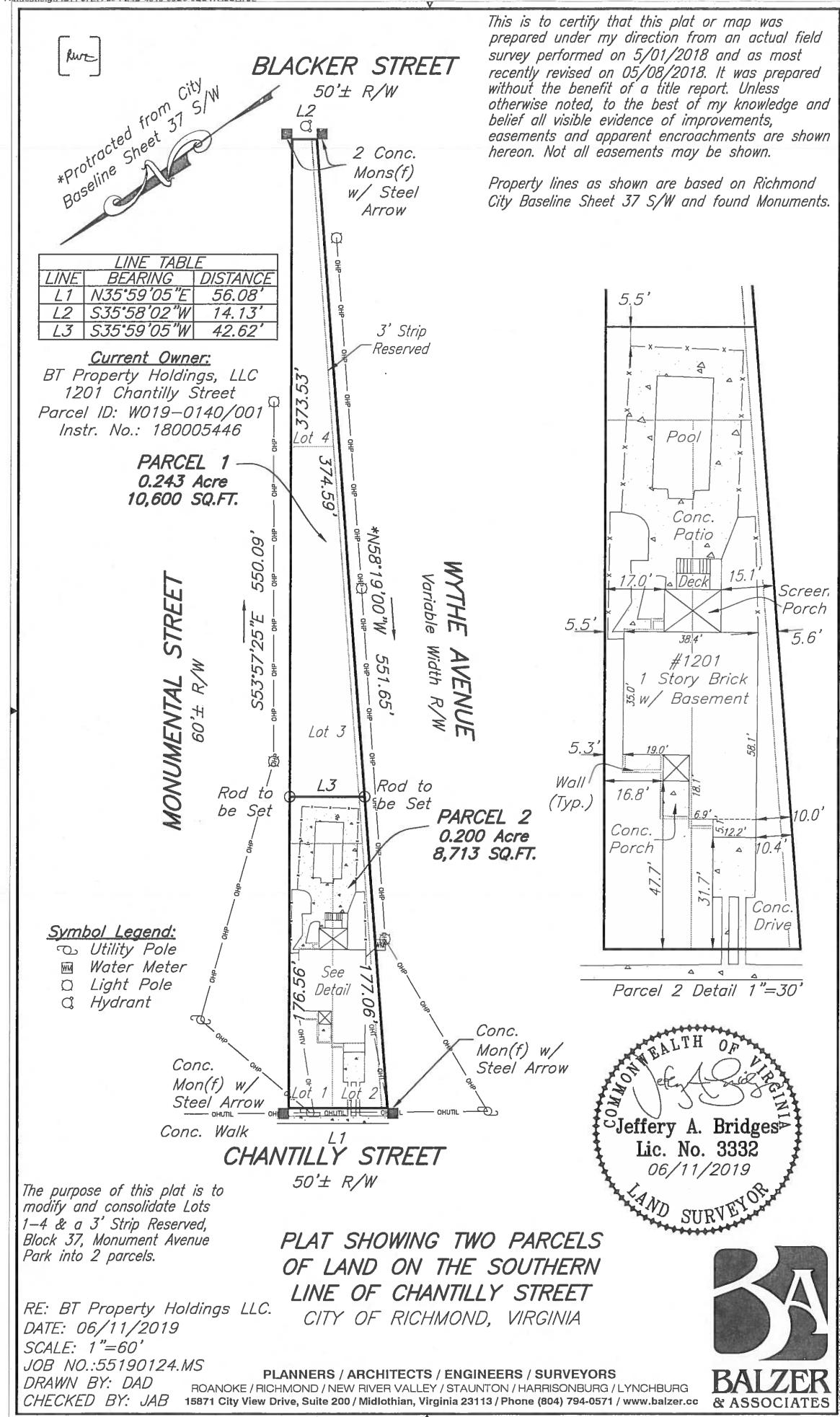
CITY OF RICHMOND, VIRGINIA

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/civicassociationgroupinformation.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:

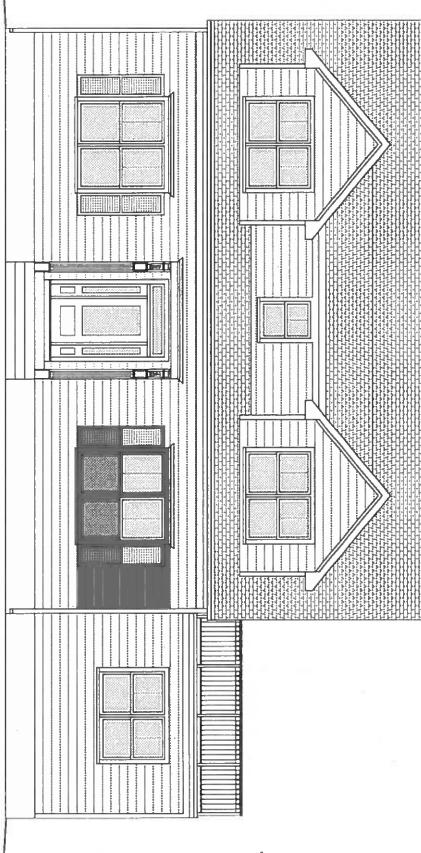
(Revised: 4/28/16)



1201 CHANTILLY ST. B.Z.A.

NEW SINGLE-FAMILY DETACHED RESIDENCE
IN THE MONUMENT AVENUE PARK NEIGHBORHOOD OF RICHMOND

1201 CHANTILLY STREET
RICHMOND, VIRGINIA 23226



DRAWING INDEX

DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
CJL	ARCHITECTURAL SITE PLAN
A1.1	FIRST & SECOND FLOOR PLANS
A2.1	FRONT & RIGHT SIDE EXTERIOR ELEVATIONS
A2.2	REAR & LEFT SIDE EXTERIOR ELEVATIONS

BUILDING AREA SUMMARY

ENCLOSED	AREA	OTHER	AREA
FIRST FLOOR	1,056 F.	COFFEEED FRONT PORCH	205 S.F.
SECOND FLOOR	830 S.F.	ROOF TERRACE	205 S.F.
TOTAL	1,886 S.F.		

ZONING SUMMARY

R-5 ZONING	REQUIRED	PROPOSED	EXCEPTION
FRONT YARD (W/THE)	25' MIN.	8' 2" F.	YES
L SIDE YARD	5' MIN.	5' MIN.	NO
R SIDE YARD (B. ACKER)	10' 0" - 10' 6"	8' 0" - 10' 6"	NO
STREET YARD (CONVENTIONAL)	25' MIN.	YES	NO
LOT COVERAGE	55% MAX.	10% MAX.	NO
BUILDING HEIGHT	35' MAX.	22' (MAIN)	NO

NEW SINGLE-FAMILY DETACHED RESIDENCE
IN THE MONUMENT AVENUE PARK NEIGHBORHOOD OF RICHMOND

1201 CHANTILLY ST. B.Z.A.

1201 CHANTILLY STREET
RICHMOND, VIRGINIA 23226

NOT FOR
CONSTRUCTION

SET/REVISION:
BZA SUBMITTAL

DATE/TIME:
10/17/2019

COVER SHEET

CENTER CREEK
CAPITAL GROUP

PROJECT CONTACTS:
DEVELOPER:
CC RICHMOND, LP
C/O CENTER CREEK HOMES
GREG SHIRK
804-382-7121
ARCHITECT:
CHRIS WOLF ARCHITECTURE, PLLC
804-384-7644

CS

CHANTILLY STREET

MONUMENTAL
R/W ± 09

MONUMENTAL
AVENUE

PARCEL 2
0.200 Acre
8,713 SQ.FT.

Edge of
pavement

NEW 10'x18' GRAVEL
PARKING SPACE WITH NEW CURB CUT

PARCEL 1
0.243 Acre
10,600 SQ.FT.

*Protected from City S/N
Baseline Sheet 37 S/N

Curb & Gutter

BLACHER STREET

NEW SINGLE-FAMILY DETACHED RESIDENCE
IN THE MONUMENT AVENUE PARK NEIGHBORHOOD OF RICHMOND

1201 CHANTILLY ST. B.Z.A.

1201 CHANTILLY STREET
RICHMOND, VIRGINIA 23226


CENTER GREEK
CAPITAL GROUP

PROJECT CONTACTS:

CC RICHMOND II, LP
O/O CENTER GREEN HOMES
RECE: SHAWN HOMES
804-342-7727

ARCHITECT:
CHRIS WOLF
ARCHITECTURE, PLLC
804-557-7644

NOT FOR
CONSTRUCTION

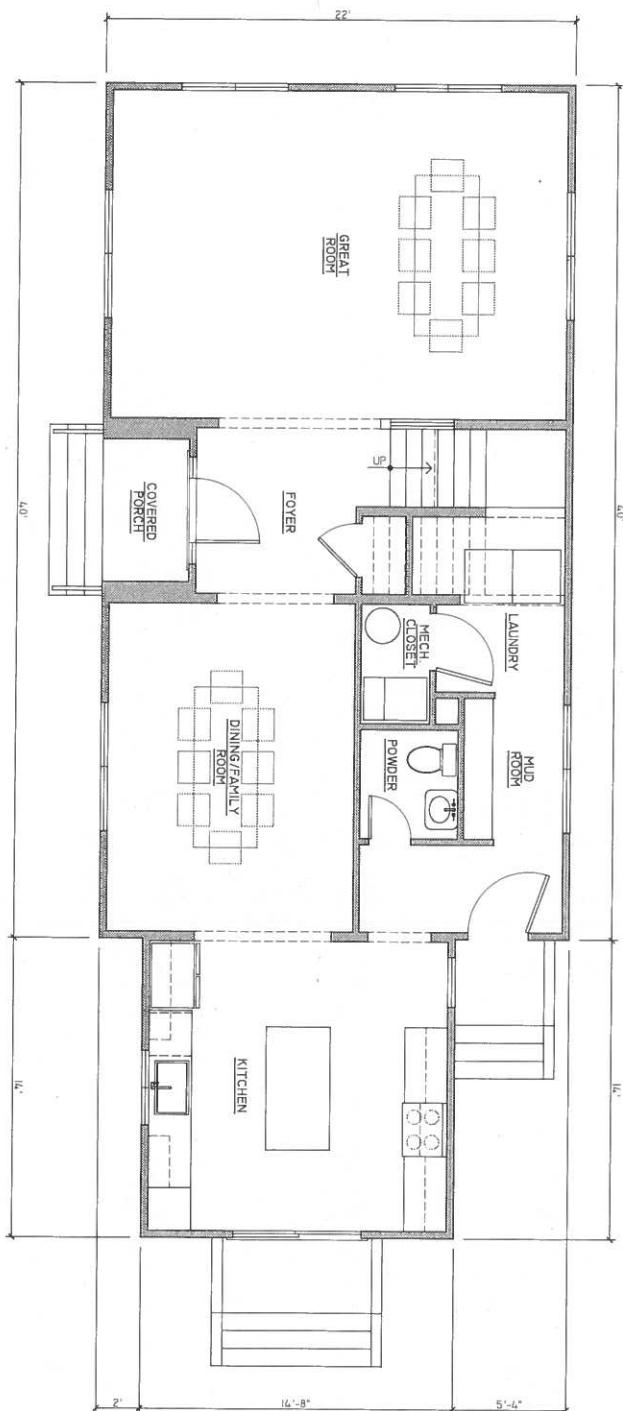
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BZA SUBMITTAL

DATE/MARK:
10/17/2019

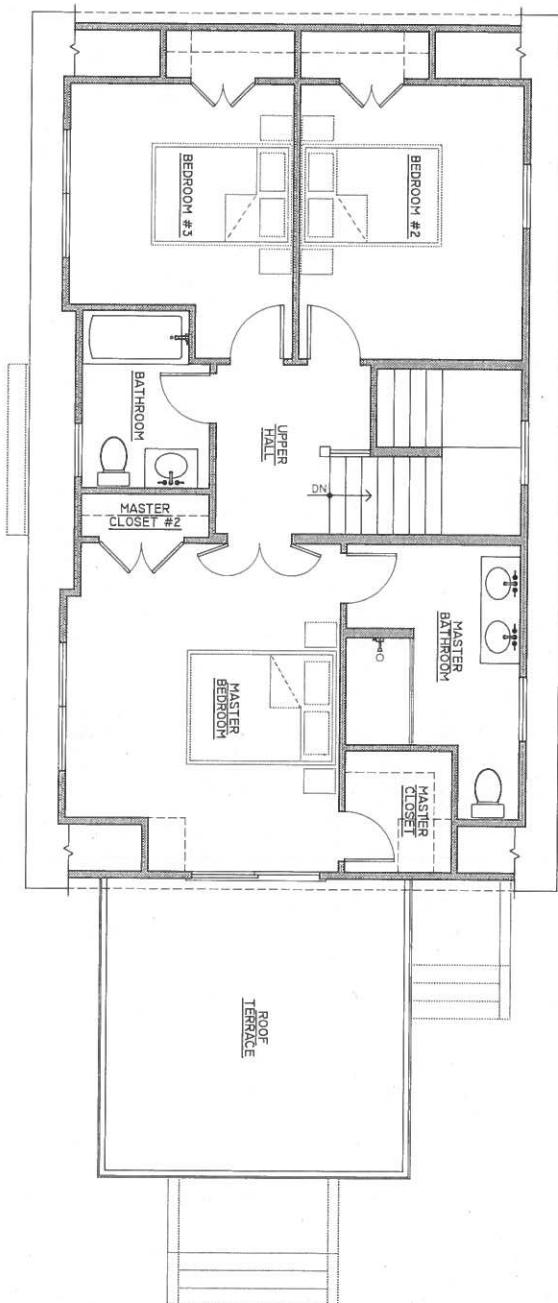
ARCHITECTURAL
SITE PLAN

CII

01 | FIRST FLOOR PLAN



02 | SECOND FLOOR PLAN



NEW SINGLE-FAMILY DETACHED RESIDENCE
IN THE MONUMENT AVENUE PARK NEIGHBORHOOD OF RICHMOND

1201 CHANTILLY ST. B.Z.A.

1201 CHANTILLY STREET
RICHMOND, VIRGINIA 23226

NOT FOR
CONSTRUCTION

SET/REVISION:
BZA SUBMITTAL

DATE/REVISION:
10/17/2019

FIRST & SECOND
FLOOR PLANS

A.I. I

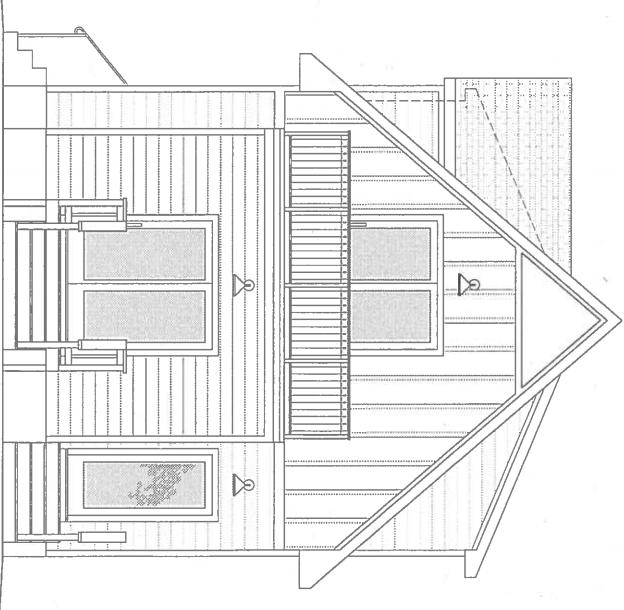
CENTER CREEK
CAPITAL GROUP

PROJECT CONTACTS:
CC DEVELOPER:
C/O CENTER CREEK HOMES
804-62-7727

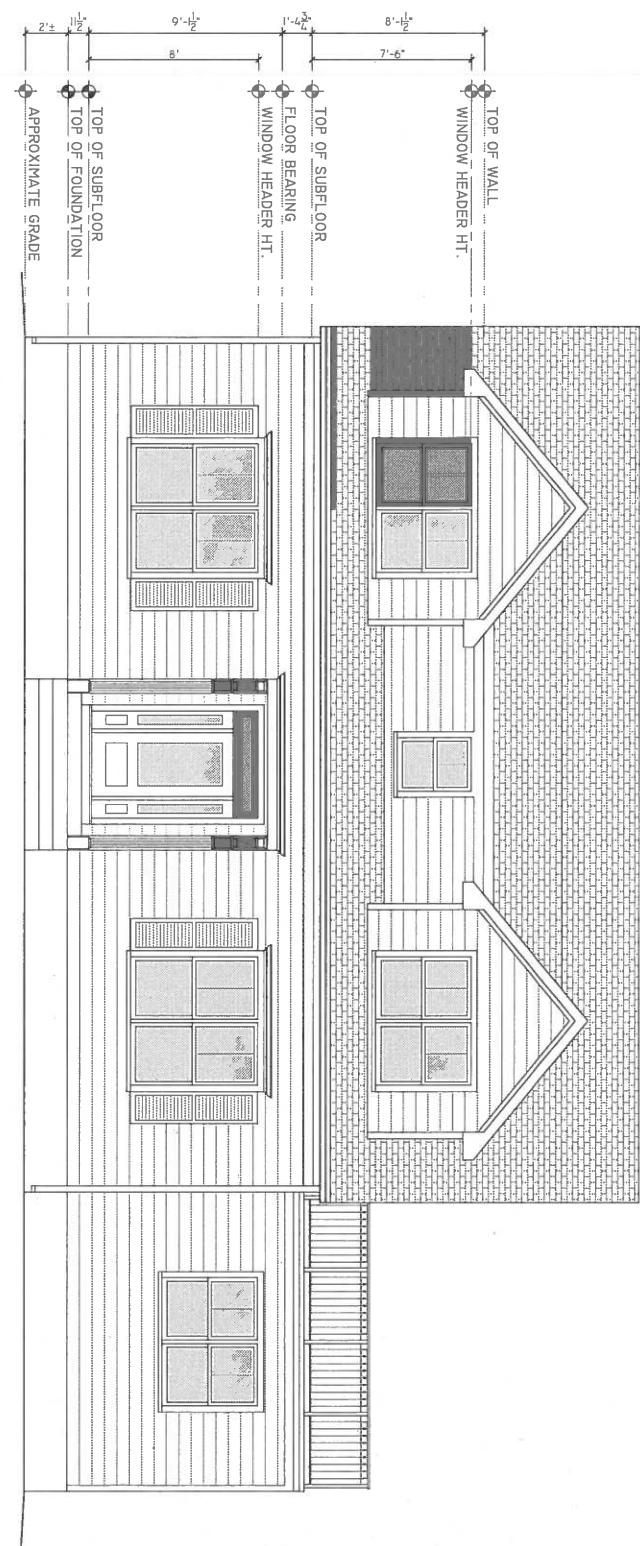
ARCHITECT:
CHRIS WOLF,
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7624

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	WALLS/DOORS/FRONT PORCH STAIRS	PER DEVELOPER
02	PAGGERED INDIA STONE	PER DEVELOPER
03	HARDIE LAP SIDING OR SIMILAR	PER DEVELOPER
04	HARDIE BOARD & BATTEN SIDING OR SIMILAR	PER DEVELOPER
05	COMPOSITE TRIM SEE WALL SECTION	PAINTED WHITE
06	VINYL SOFFITS	VENTED, FACTORY WHITE
07	BEADBOARD PORCH CEILING	NON-VENTED, FACTORY WHITE
08	ENTRY DOORS	PER DEVELOPER
09	IRON LOOK ANDRAL A FRONT PORCH	BLACK
10	TREATED WOOD DECKS/TARS/RAILING	NATURAL TREATED WOOD
11	ALUMINUM SUTTER & DOWNSPOUTS	PREFINISHED WHITE
12	ASPHALT SINGLE ROOF	GRAY/BLACK
13	IRON LOOK RAILING AT ROOF TERRACE	BLACK

1. EXTERIOR FINISH NOTES
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS
EXTERIOR FINISH NOTES ARE PROVIDED.



02 | RIGHT SIDE ELEVATION
1/4" = 1'



01 | FRONT ELEVATION
1/4" = 1'

NEW SINGLE-FAMILY DETACHED RESIDENCE
IN THE MONUMENT AVENUE PARK NEIGHBORHOOD OF RICHMOND

1201 CHANTILLY ST. B.Z.A.

1201 CHANTILLY STREET
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CONSTRUCTION

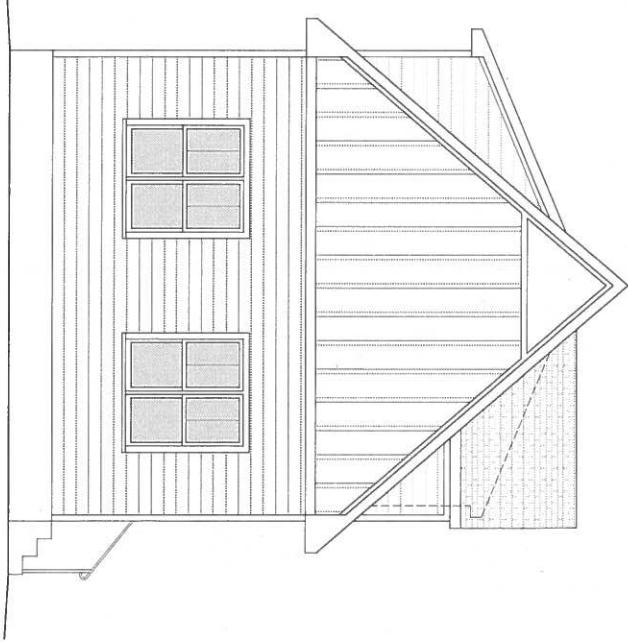
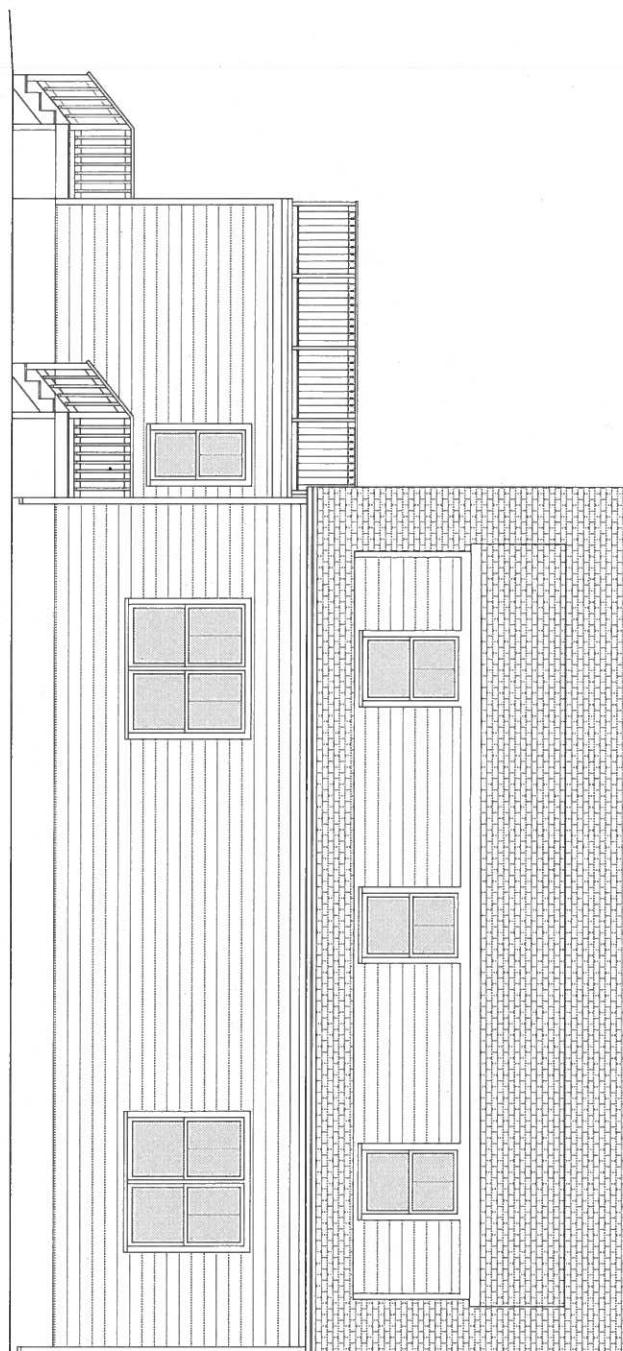
FRONT & RIGHT SIDE
EXTERIOR ELEVATIONS

A2.1

SET/REVISION:
BZA SUBMITTAL
DATE/MARK:
10.17.19

C
CENTER CREEK
CAPITAL GROUP

PROJECT CONTACTS:
C/O RICHMOND II, LP
CENTER CREEK HOMES
GREG SHARON
804-362-7177
ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-394-7644



NEW SINGLE-FAMILY DETACHED RESIDENCE
IN THE MONUMENT AVENUE PARK NEIGHBORHOOD OF RICHMOND

1201 CHANTILLY ST. B.Z.A.

1201 CHANTILLY STREET
RICHMOND, VIRGINIA 23226

A2.2
REAR & LEFT SIDE
EXTERIOR ELEVATIONS

NOT FOR
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SET/REVISION:
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DATE/ MARKS:
10/17/2019



CENTER GREEK
CAPITAL GROUP

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