



**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  
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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 <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasassociationgroupinformation.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 li & 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 li  
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  
**Number Of Half Baths:** 0  
**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 Yard Items) :** Miscellaneous, Residential Fencing, Residential Pool In 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**

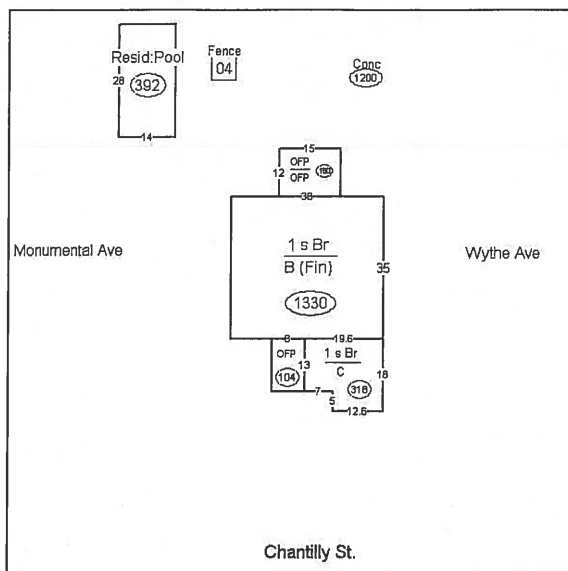
Name:W0190140001 Desc:R01

[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 Chesdin 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 102 E-mail Address: markbaker@bakerdevelopmentresources.com  
Richmond, Virginia 23220

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1201 Chantilly Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-410.5(1) & 30-630.1

APPLICATION 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, 2019

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: October 18, 2019 TIME FILED: 1:53 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-062685-2019

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) 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: [Signature] 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

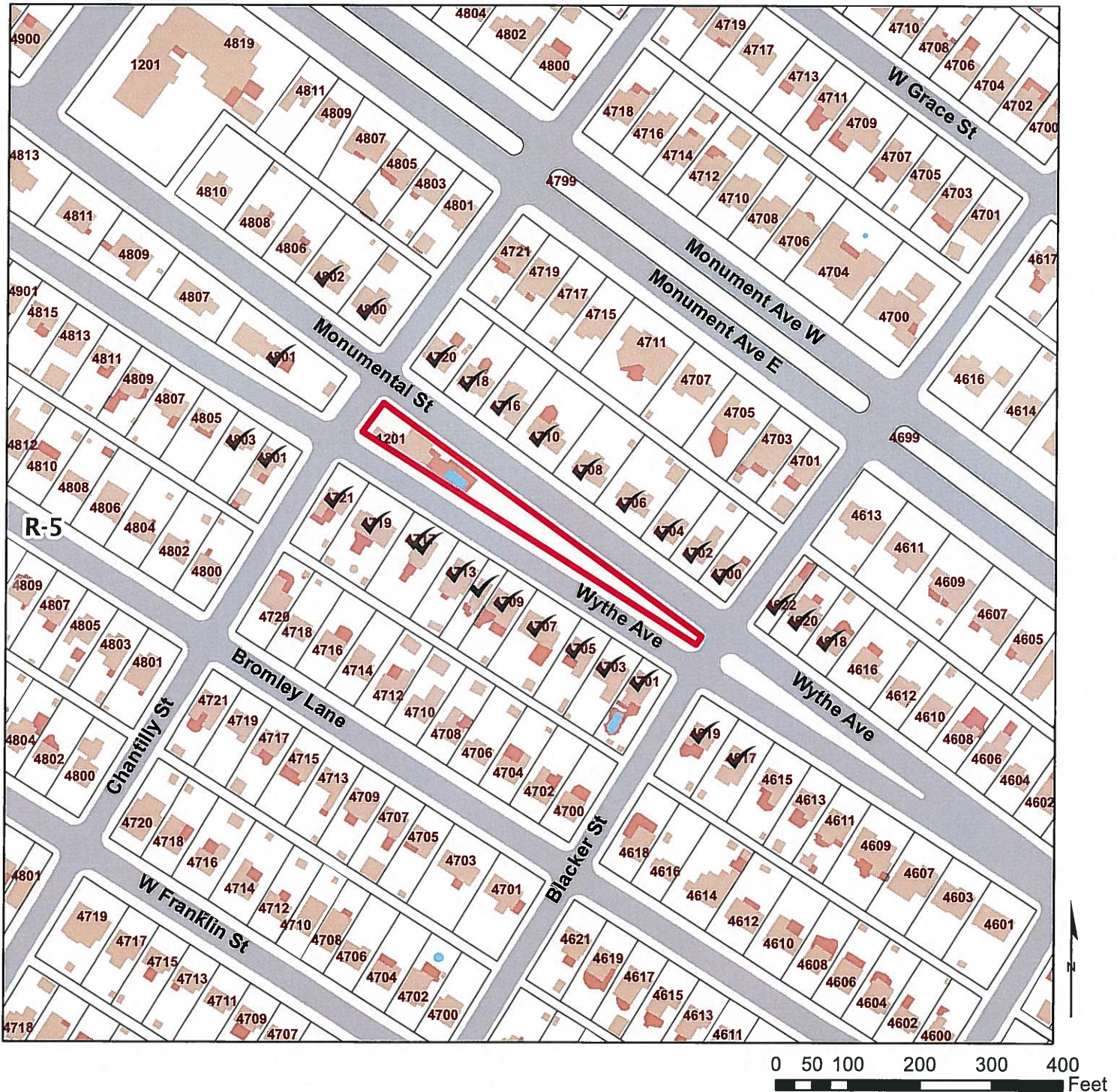
APPLICANT(S): BT Property Holdings, LLC

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.





## 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/civicasassociationgroupinformation.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)



[Sur]

\*Protracted from City  
Baseline Sheet 37 S/W

# BLACKER STREET

50'± R/W

2 Conc.  
Mons(f)  
w/ Steel  
Arrow

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N35°59'05"E	56.08'
L2	S35°58'02"W	14.13'
L3	S35°59'05"W	42.62'

## Current Owner:

BT Property Holdings, LLC  
1201 Chantilly Street  
Parcel ID: W019-0140/001  
Instr. No.: 180005446

**PARCEL 1**  
0.243 Acre  
10,600 SQ.FT.

MONUMENTAL STREET  
60'± R/W

WYTHE AVENUE  
Variable Width R/W

## Symbol Legend:

- Utility Pole
- Water Meter
- Light Pole
- Hydrant

Conc.  
Mon(f) w/  
Steel Arrow

# CHANTILLY STREET

50'± R/W

The purpose of this plat is to  
modify and consolidate Lots  
1-4 & a 3' Strip Reserved,  
Block 37, Monument Avenue  
Park into 2 parcels.

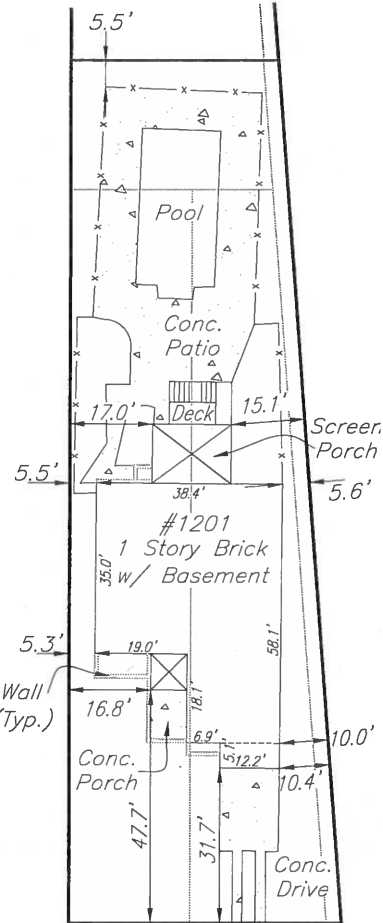
RE: BT Property Holdings LLC.  
DATE: 06/11/2019  
SCALE: 1"=60'  
JOB NO.:55190124.MS  
DRAWN BY: DAD  
CHECKED BY: JAB

PLAT SHOWING TWO PARCELS  
OF LAND ON THE SOUTHERN  
LINE OF CHANTILLY STREET  
CITY OF RICHMOND, VIRGINIA

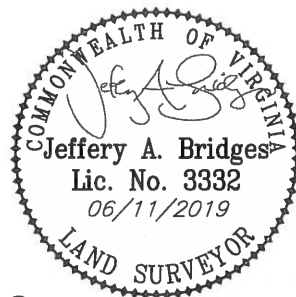
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG  
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.co

This is to certify that this plat or map was  
prepared under my direction from an actual field  
survey performed on 5/01/2018 and as most  
recently revised on 05/08/2018. It was prepared  
without the benefit of a title report. Unless  
otherwise noted, to the best of my knowledge and  
belief all visible evidence of improvements,  
easements and apparent encroachments are shown  
hereon. Not all easements may be shown.

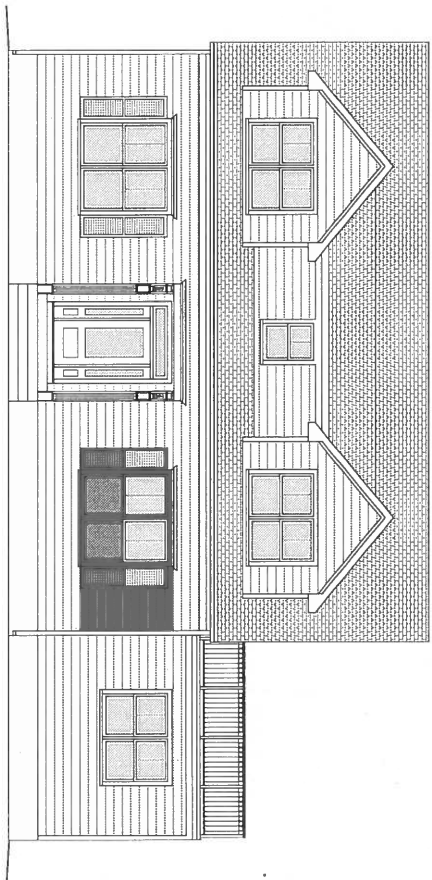
Property lines as shown are based on Richmond  
City Baseline Sheet 37 S/W and found Monuments.



Parcel 2 Detail 1"=30'



**BALZER**  
& ASSOCIATES



**PROJECT CONTACTS:**  
DRIVE OPER.  
CC RICHMOND II, LP  
C/O CENTER CREEK HOMES  
800-562-7727  
ARCHITECT:  
CHRIS WOLF ARCHITECTURE, PLLC  
800-516-7644

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



SET/REVISION:  
BZA SUBMITTAL  
DATE/MARK:  
10/17/2019  
**CS**  
COVER SHEET

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

## DRAWING INDEX

NO.	SHEET TITLE
CS	COVER SHEET
C1	ARCHITECTURAL SITE PLAN
A1	FIRST AND SECOND FLOOR PLANS
A2.1	FRONT & RIGHT SIDE EXTERIOR ELEVATIONS
A2.2	REAR & LEFT SIDE EXTERIOR ELEVATIONS

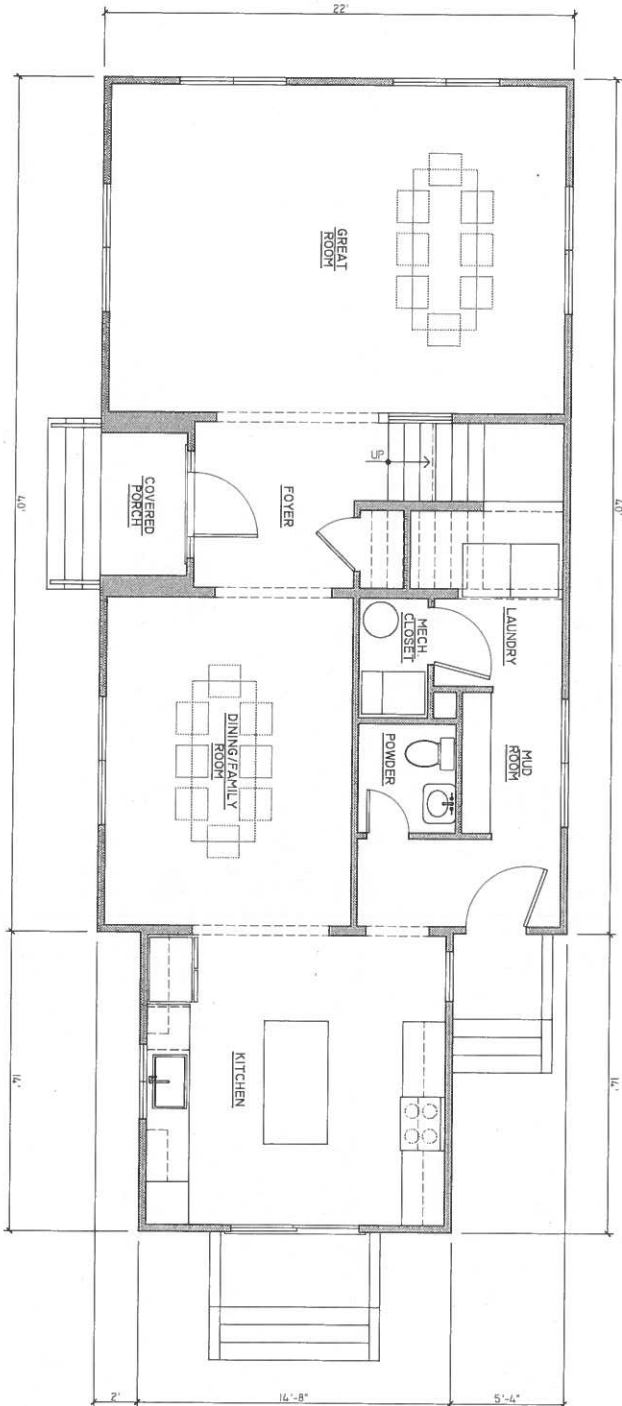
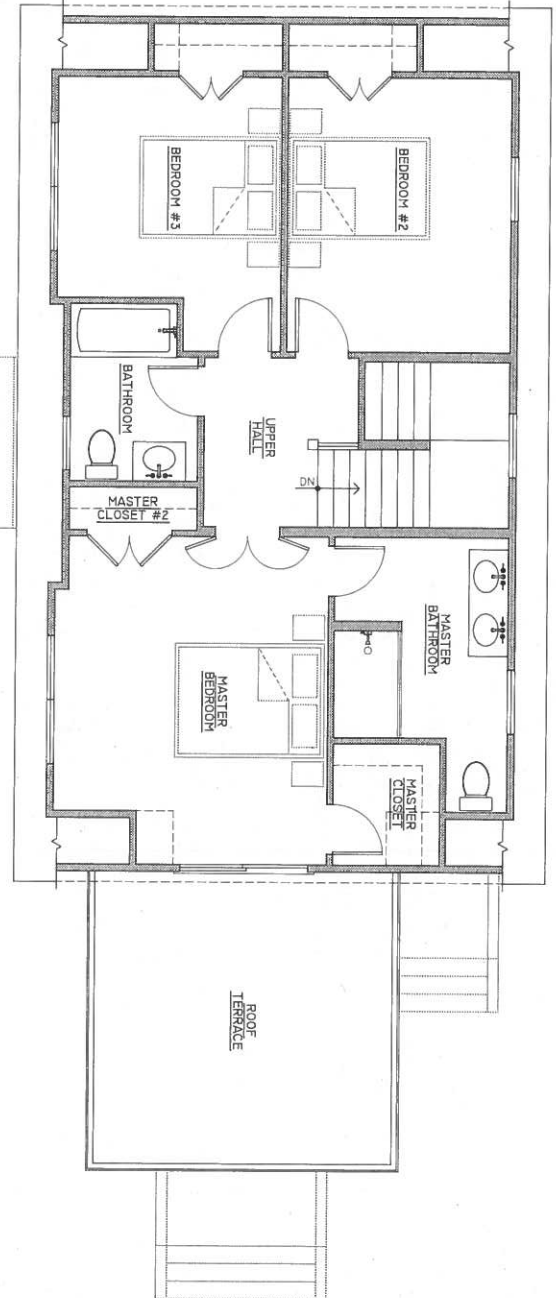
## BUILDING AREA SUMMARY

ENCLOSED	AREA	OTHER	AREA
FIRST FLOOR	1,050 S.F.	COVERED FRONT PORCH	20 S.F.
SECOND FLOOR	450 S.F.	ROOF TERRACE	205 S.F.
TOTAL	1,500 S.F.		

## ZONING SUMMARY

R-3 ZONING	REQUIRED	PROPOSED	EXCEPTION
FRONT YARD (W/TH)	18'-0" MIN.	18'-5 1/2"	NO
L. SIDE YARD	5'-0" MIN.	5'-0"	NO
STREET SIDE YARD (BACKER)	0'-0" MIN.	5'-0" - 10'-0"	YES
FRONT YARD (NONMENTAL)	25' MIN.	8'-0"	YES
REAR YARD (NONMENTAL)	35' MIN.	10'-0"	YES
BUILDING HEIGHT	35' MAX.	22' (GAIN)	NO





**PROJECT CONTACTS:**  
 DEVEL. OPER. LP  
 CC RICHMOND II, LP  
 C/O CHERRYBROOK HOMES  
 804-362-7727  
 ARCHITECT:  
 CHRIS WOLF ARCHITECTURE, PLLC  
 804-514-7644

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

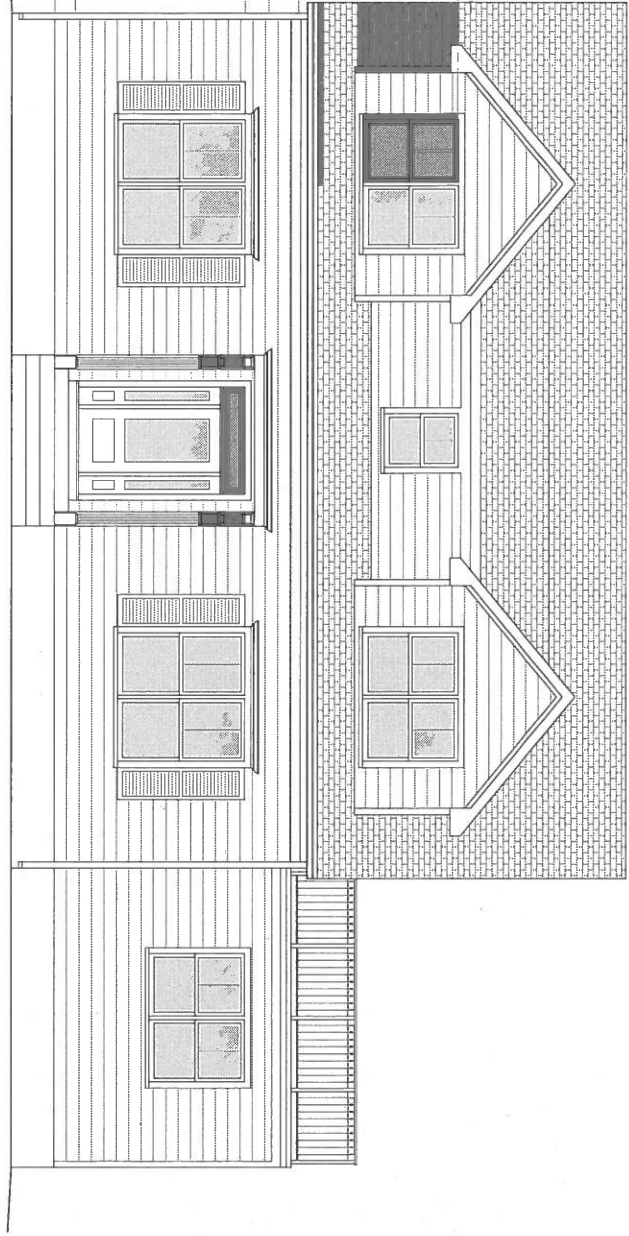
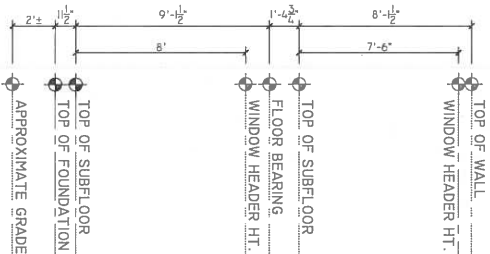
**NOT FOR CONSTRUCTION**

SET/REVISION:  
 BZA SUBMITTAL

DATE/NAME:  
 10/17/2019

**A1.1**  
 FIRST & SECOND  
 FLOOR PLANS

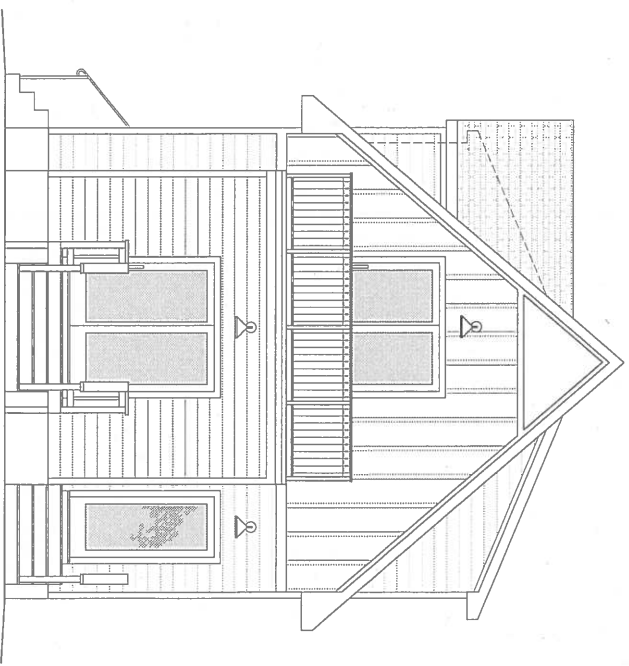




01 FRONT ELEVATION  
1/4" = 1'

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	FOUNDATION	CONCRETE
02	FRONT PORCH STAIRS	PER DEVELOPER
03	FRONT PORCH STAIRS	PER DEVELOPER
04	FRONT PORCH STAIRS	PER DEVELOPER
05	FRONT PORCH STAIRS	PER DEVELOPER
06	FRONT PORCH STAIRS	PER DEVELOPER
07	FRONT PORCH STAIRS	PER DEVELOPER
08	FRONT PORCH STAIRS	PER DEVELOPER
09	FRONT PORCH STAIRS	PER DEVELOPER
10	FRONT PORCH STAIRS	PER DEVELOPER
11	FRONT PORCH STAIRS	PER DEVELOPER
12	FRONT PORCH STAIRS	PER DEVELOPER
13	FRONT PORCH STAIRS	PER DEVELOPER
14	FRONT PORCH STAIRS	PER DEVELOPER

EXTERIOR FINISH NOTES:  
1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS U.N.O.  
2. GRADES SHOWN APPROXIMATE. V.I.F.



02 RIGHT SIDE ELEVATION  
1/4" = 1'



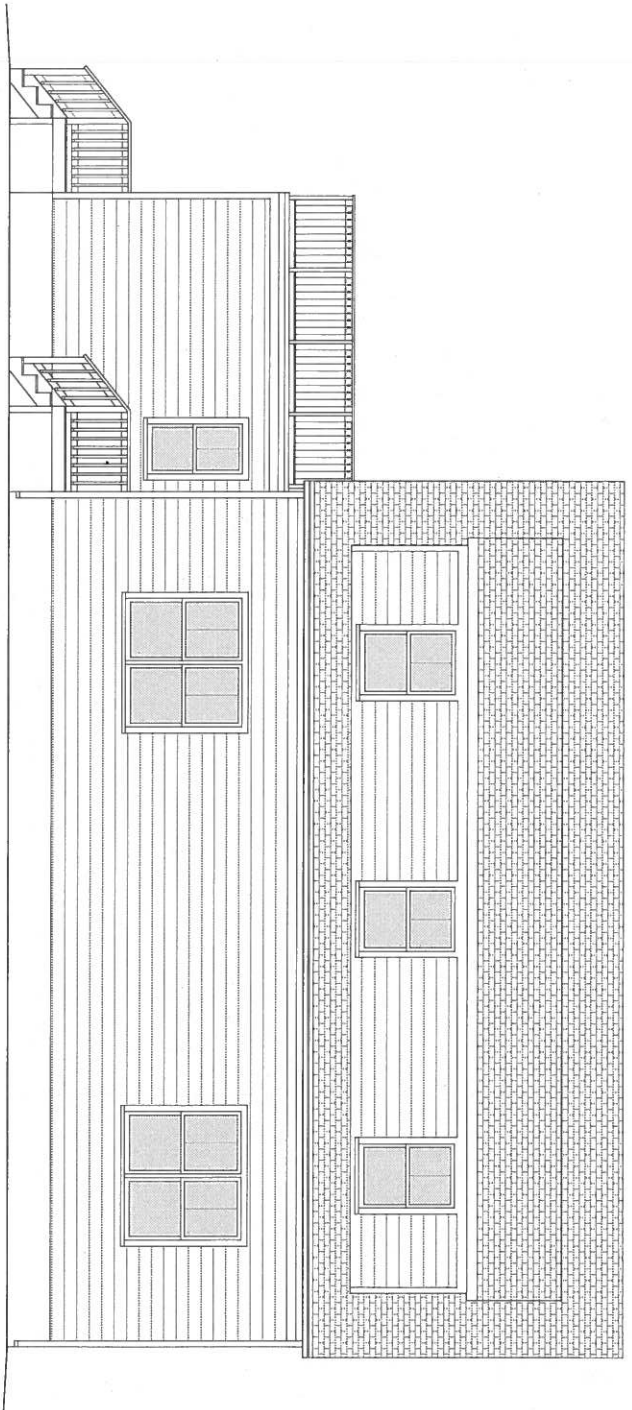
PROJECT CONTACTS:  
BRIAN K. SMITH  
CC CENTER CREEK HOMES  
C/O CENTER CREEK HOMES  
800-506-7727  
ARCHITECT:  
CHRIS WOLF ARCHITECTURE, PLLC  
800-511-7644

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

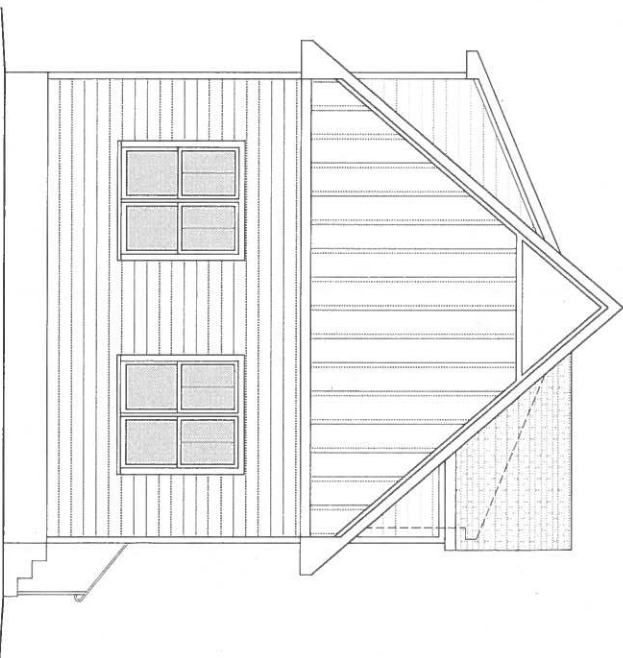


SET/REVISION:  
BZA SUBMITTAL  
DATE/REVISION:  
10/17/2019

FRONT & RIGHT SIDE  
EXTERIOR ELEVATIONS  
**A2.1**



01 REAR ELEVATION  
1/8" = 1'



02 LEFT SIDE ELEVATION  
1/8" = 1'



**PROJECT CONTACTS:**

DEVELOPER:  
CC HOLDINGS, L.P.  
C/O CENTER CREEK HOMES  
GREG SHRON  
804-362-7727  
ARCHITECT:  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, P.L.L.C.  
804-516-7844

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



SET/REVISION:  
BZA SUBMITTAL

DATE/MARK:  
10.17.2019

REAR & LEFT SIDE  
EXTERIOR ELEVATIONS

**A2.2**