



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

March 6, 2025

Campus-Pierce Arrow LLC  
2709 W Cary Street  
Richmond, VA 23220

Raymond Global  
7130 Glen Forest Drive, Suite 305  
Richmond, VA 23226  
Attn: Christianna Raber

To Whom It May Concern:

**RE: BZA 13-2025**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, April 2, 2025 at 1:00 PM** in the 5<sup>th</sup> Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a mechanical permit to install an accessory structure (air handling unit) to an existing multi-family dwelling at 2621 STUART AVENUE (Tax Parcel Number W000-1165/001), located in an R-48 (Multi-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 **230 457 884#**. 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 2025 drop-down, click meeting details for April 2, 2025 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](mailto: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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Page 2  
March 6, 2025

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 cursive script that reads "Roy W. Benbow".

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

Allen John R Inc  
624 Madison St  
Emporia, VA 23847

Baird Alysa M And Hogan Ian J  
2707 Stuart Ave  
Richmond, VA 23220

Braille Circulating Library For The Blind  
400 N Mulberry St  
Richmond, VA 23220

Carpenter Ann P Revocable Trust  
Trustees  
2612 Hanover Ave  
Richmond, VA 23220

Carragher James J Ponte  
306 N Mulberry St Unit 8  
Richmond, VA 23220

Caruso Amy Houle Trustee Trust  
44618 Rolling Oak Lane  
California, MD 20619

Chesapeake & Potomac Telephone Co Of  
Virginia  
Po Box 152206  
Irving, TX 75015

Delvecchio Brittany And Charles  
306 N Mulberry St Unit 1  
Richmond, VA 23226

Fields Tillar Scott  
2620 2b Stuart Ave  
Richmond, VA 23220

Frolly Llc  
5310 New Kent Road  
Richmond, VA 23225

Frysinder Robert C And Yu Pearl Lee Co  
Trustees Trust  
2620 Stuart Ave Unit B01  
Richmond, VA 23220

Goodwin Michael W And Barbara A M  
Trustees  
2706 Stuart Ave  
Richmond, VA 23220

Grossman Howard And Annette  
2620 Stuart Ave Unit 1d  
Richmond, VA 23220

Hearl Lisa A  
306 N Mulberry St #2  
Richmond, VA 23220

Jat Properties Llc C/o Annie T Frankfort  
2614 Hanover Ave  
Richmond, VA 23220

Jefferson Mary G  
1600 Westbrook Ave Apt 609  
Richmond, VA 23227

Jernigan Matthew G  
306 N Mulberry St Unit 3  
Richmond, VA 23220

Kelly Living Trust Trs  
2620 Stuart Ave Unit 3a  
Richmond, VA 23220

Klop Properties Li Llc  
9 Paxton Rd  
Richmond, VA 23226

Laska Diane  
2620 Stuart Ave Unit 3d  
Richmond, VA 23220

Layman Ralph E Iii  
2702 Hanover Ave  
Richmond, VA 23220

Linus Ltd  
2319 Hanover Ave  
Richmond, VA 23220

Maroons Lc  
3810 Duckling Walk  
Glen Allen, VA 23060

Marsh R A C/o Claire Marsh  
2705 Stuart Ave  
Richmond, VA 23220

Martin Lane Peyton And Kimberly Ward  
2618 Hanover Ave  
Richmond, VA 23220

Merriam Taylor A  
2620 Stuart Ave Unit 2d  
Richmond, VA 23220

Messmer Sue Ann Trustee Trust  
2620 Stuart Ave Unit 2f  
Richmond, VA 23220

Mulberry Place Condominium Unit  
Owners Association  
410 N Ridge Rd Ste 100  
Richmond, VA 23229

Mulberry Street Condominium Unit  
Owners Association  
4009 Fitzhugh Ave Suite 200  
Richmond, VA 23230

Pembroke Claude G Iii  
7048 Currituck Rd  
Kitty Hawk, NC 27949

Peters James L Jr & Barbara H  
2620 Stuart Ave Unit 1b  
Richmond, VA 23220

Redbud Homes & Properties Llc  
Po Box 8268  
Richmond, VA 23226

Rothenberg Gerson  
2620 Stuart Ave Unit 3b  
Richmond, VA 23220

Shugart Bruce J  
2620 Stuart Ave Unit 3e  
Richmond, VA 23220

Sohal Tamanna Kaur  
2620 Stuart Avenue Unit 3c  
Richmond, VA 23220

Strachan Michael J And Joan E  
14022 Bayport Landing Ter  
Midlothian, VA 23112

Summers Family Revocable Trust  
Agreement  
2620 Stuart Ave Unit 1a  
Richmond, VA 23220

Swerling Gerald And Karen L  
2700 Hanover Ave  
Richmond, VA 23220

Testa Frank And Natalie  
2620 Stuart Ave Unit 3f  
Richmond, VA 23220

Wade Donald R And Josey Ann Living  
Trust Trustees  
2423 Hanover Ave  
Richmond, VA 23220

Walker Jeffrey David And Schoenman  
Timothy J Trustees  
4902 Riverside Dr  
Richmond, VA 23225

Whitfield John M M& Brenda S  
2616 Hanover Ave  
Richmond, VA 23220

Wiley William C And Jeanne V  
2620 Stuart Ave #1e  
Richmond, VA 23220

Wws Vi Llc  
3904 Longview Landing Ct  
Henrico, VA 23233

Zerkin Gerald & Mcconnell Julie Joint  
Trust Trustees  
2620 Stuart Ave Unit 1c  
Richmond, VA 23220

Zwirner Gail F &  
2620 Stuart Avenue, Unit 2c  
Richmond, VA 23220

**Property:** 2621 Stuart Ave **Parcel ID:** W0001165001

**Parcel**

**Street Address:** 2621 Stuart Ave Richmond, VA 23220-  
**Owner:** CAMPUS-PIERCE ARROW LLC  
**Mailing Address:** P.O. BOX 530292, BIRMINGHAM, AL 35253-0292  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 506 - SMF Central  
**Property Class:** 321 - R Apartment 25-99 Units  
**Zoning District:** R-48 - Residential (Multi-Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2025  
**Land Value:** \$540,000  
**Improvement Value:** \$3,871,000  
**Total Value:** \$4,411,000  
**Area Tax:** \$0  
**Special Assessment District:**

**Land Description**

**Parcel Square Feet:** 10785  
**Acreage:** 0  
**Property Description 1:** 0060.00X0179.75 0000.000  
**State Plane Coords( ?):** X= 11780902.847448 Y= 3727765.942486  
**Latitude:** 37.55654043 , **Longitude:** -77.47193161

**Description**

**Land Type:** Primary Commercial/Indust Land  
**Topology:**  
**Front Size:** 60  
**Rear Size:** 179  
**Parcel Square Feet:** 10785  
**Acreage:** 0  
**Property Description 1:** 0060.00X0179.75 0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11780902.847448 Y= 3727765.942486  
**Latitude:** 37.55654043 , **Longitude:** -77.47193161

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$540,000	\$3,871,000	\$4,411,000	Not Available
2024	\$540,000	\$3,660,000	\$4,200,000	Not Available
2023	\$540,000	\$3,660,000	\$4,200,000	Not Available
2022	\$540,000	\$3,278,000	\$3,818,000	Not Available
2021	\$540,000	\$2,993,000	\$3,533,000	Not Available
2020	\$540,000	\$2,993,000	\$3,533,000	Reassessment
2019	\$540,000	\$1,088,000	\$1,628,000	Reassessment
2018	\$540,000	\$1,088,000	\$1,628,000	Reassessment
2017	\$540,000	\$1,088,000	\$1,628,000	Reassessment
2016	\$360,000	\$1,268,000	\$1,628,000	Reassessment
2015	\$360,000	\$1,218,000	\$1,578,000	Reassessment
2014	\$360,000	\$1,172,000	\$1,532,000	Reassessment
2013	\$360,000	\$1,172,000	\$1,532,000	Reassessment
2012	\$360,000	\$1,172,000	\$1,532,000	Reassessment
2011	\$360,000	\$1,106,000	\$1,466,000	CarryOver
2010	\$360,000	\$1,106,000	\$1,466,000	Reassessment
2009	\$270,000	\$1,319,000	\$1,589,000	Reassessment
2008	\$270,000	\$1,319,000	\$1,589,000	BOR
2007	\$270,000	\$1,668,000	\$1,938,000	Reassessment
2006	\$270,000	\$1,390,000	\$1,660,000	Reassessment
2005	\$270,000	\$1,250,000	\$1,520,000	Correction
2004	\$203,400	\$833,600	\$1,037,000	Reassessment
2003	\$203,400	\$833,600	\$1,037,000	BOR
2002	\$180,000	\$857,000	\$1,037,000	Reassessment
2001	\$180,000	\$857,000	\$1,037,000	Reassessment
2000	\$180,000	\$630,000	\$810,000	Reassessment
1998	\$180,000	\$630,000	\$810,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
11/13/2006	\$1,429,020	Not Available	ID2006-39066	
07/09/1996	\$725,000	Not Available	09600-14079	
05/31/1985	\$620,000	Not Available	000042-00436	

**Planning**

**Master Plan Future Land Use:** NH-MU  
**Zoning District:** R-48 - Residential (Multi-Family)  
**Planning District:** Near West  
**Traffic Zone:** 1094  
**City Neighborhood Code:** FAN  
**City Neighborhood Name:** The Fan  
**Civic Code:**  
**Civic Association Name:** Fan Area Business Alliance  
**Subdivision Name:** NONE  
**City Old and Historic District:**  
**National historic District:** Fan Area  
**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	2003	0410002	041000
1990	214	0410002	041000

**Schools**

**Elementary School:** Fox  
**Middle School:** Binford  
**High School:** Jefferson

**Public Safety**

**Police Precinct:** 3  
**Police Sector:** 313  
**Fire District:** 12  
**Dispatch Zone:** 044B

**Public Works Schedules**

**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Wednesday  
**Bulk Collection:** TBD

**Government Districts**

**Council District:** 2  
**Council District for 2025 (Current Election):** 2  
**Voter Precinct:** 207  
**State House District:** 78  
**State Senate District:** 14  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** 001 -  
**Year Built:** 1920  
**Stories:** 1  
**Units:** 0  
**Number Of Rooms:** 0  
**Number Of Bed Rooms:** 18  
**Number Of Full Baths:** 36  
**Number Of Half Baths:** 0  
**Condition:** AV  
**Foundation Type:**  
**1st Predominant Exterior:** Common Brick  
**2nd Predominant Exterior:** Wood Siding  
**Roof Style:** Flat or Shed  
**Roof Material:** Metal, preformed corrugat  
**Interior Wall:** Drywall  
**Floor Finish:** Vinyl tile, Carpet, Allowance  
**Heating Type:** Hot Water Or Steam  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and Yard Items) :**

**Extension 1 Dimensions**

**Finished Living Area:** 20502 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 1865 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**

Name:W0001165001 Desc:R01



[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:** Campus-Pierce Arrow LLC **PHONE:** (Home) ( ) (Mobile) (910) 612-6903  
**ADDRESS:** 2709 W Cary Street **FAX:** ( ) (Work) ( )  
Richmond, Virginia 23220 **E-mail Address:** apond@campusapts.com

**PROPERTY OWNER'S**

**REPRESENTATIVE:** Raymond Global **PHONE:** (Home) (571) 232-9841 (Mobile) ( )  
**(Name/Address)** 7130 Glen Forest Drive, Suite 305 **FAX:** ( ) (Work) ( )  
Richmond, VA 23226 **E-mail Address:** Christianna.raber@raymondllc.com  
Attn: Christianna Raber

**TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE**

**PROPERTY ADDRESS (ES)** 2621 Stuart Avenue

**TYPE OF APPLICATION:**  VARIANCE  SPECIAL EXCEPTION  OTHER \_\_\_\_\_

**ZONING ORDINANCE SECTION NUMBERS(S):** 30-300, 30-416.5(2)b & 30-630.1(b)

**APPLICATION REQUIRED FOR:** A mechanical permit to install an accessory structure (air handling unit) to an existing multi-family dwelling.

**TAX PARCEL NUMBER(S):** W000-1165/001 **ZONING DISTRICT:** R-48 (Multi-Family Residential)

**REQUEST DISAPPROVED FOR THE REASON THAT:** The side yard (setback) requirement is not met. A side yard of fifteen feet (15') is required along the alley; 11.08' is proposed.

**DATE REQUEST DISAPPROVED:** February 12, 2025 **FEE WAIVER:** YES  NO:

**DATE FILED:** February 12, 2025 **TIME FILED:** 3:26 pm **PREPARED BY:** Brian Mercer **RECEIPT NO.** BZAC-162540-2025

**AS CERTIFIED BY:** [Signature] (ZONING ADMINSTRATOR)

**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:** \_\_\_\_\_ **DATE:** 3/6/25

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

**CASE NUMBER:** BZA 13-2025 **HEARING DATE:** April 2, 2025 **AT** \_\_\_\_\_ **1:00** **P.M.**

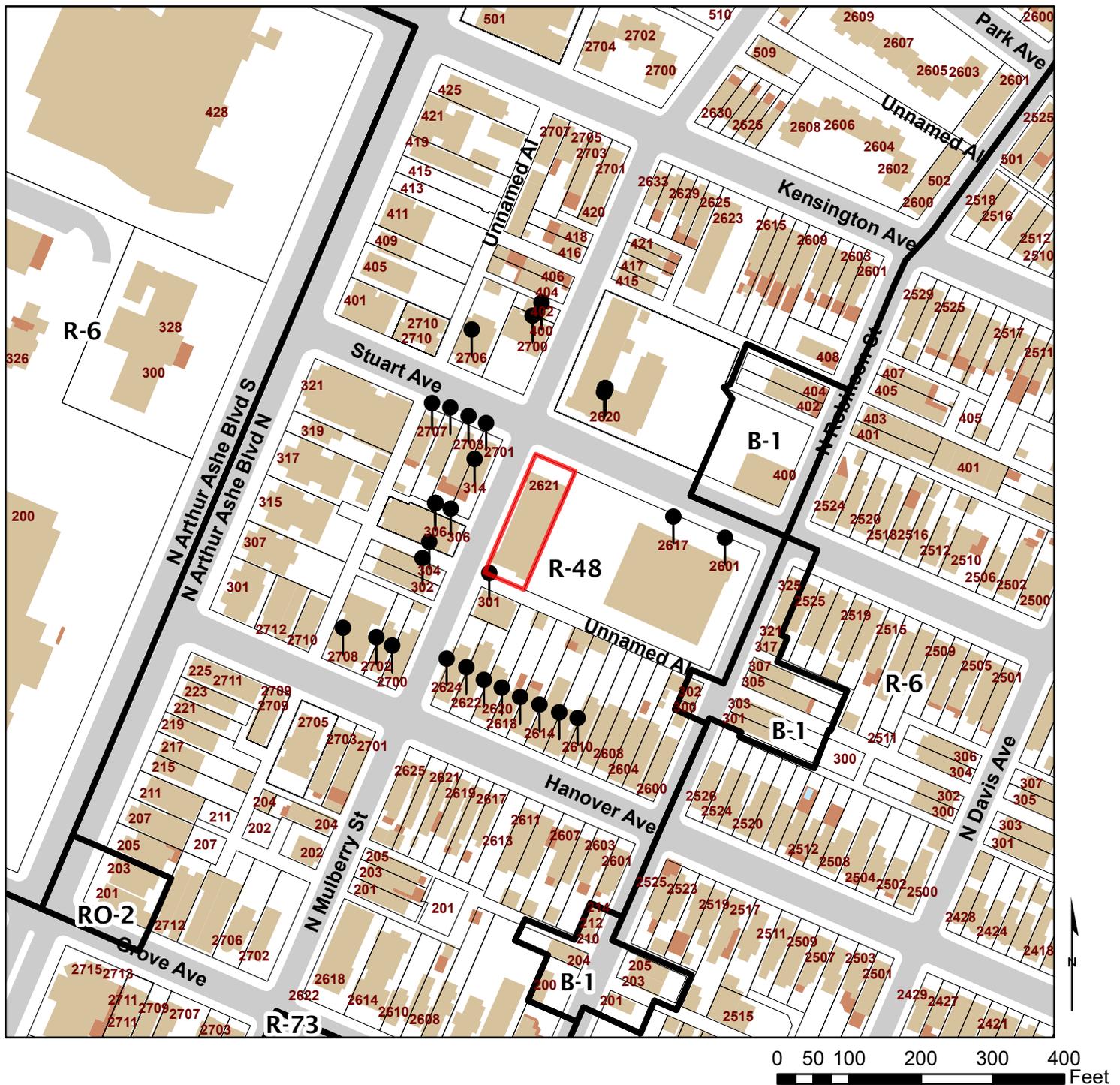
BOARD OF ZONING APPEALS CASE BZA 13-2025  
150' Buffer

APPLICANT(S): Campus-Pierce Arrow LLC

PREMISES: 2621 Stuart Avenue  
(Tax Parcel Number W000-1165/001)

SUBJECT: A mechanical permit to install an accessory structure (air handling unit)  
to an existing multi-family dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-416.5(2)b & 30-630.1(b)  
of the Zoning Ordinance for the reason that:  
The side yard (setback) requirement is 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](mailto: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



VICINITY MAP (N.T.S.)

**SURVEY CONTROL**

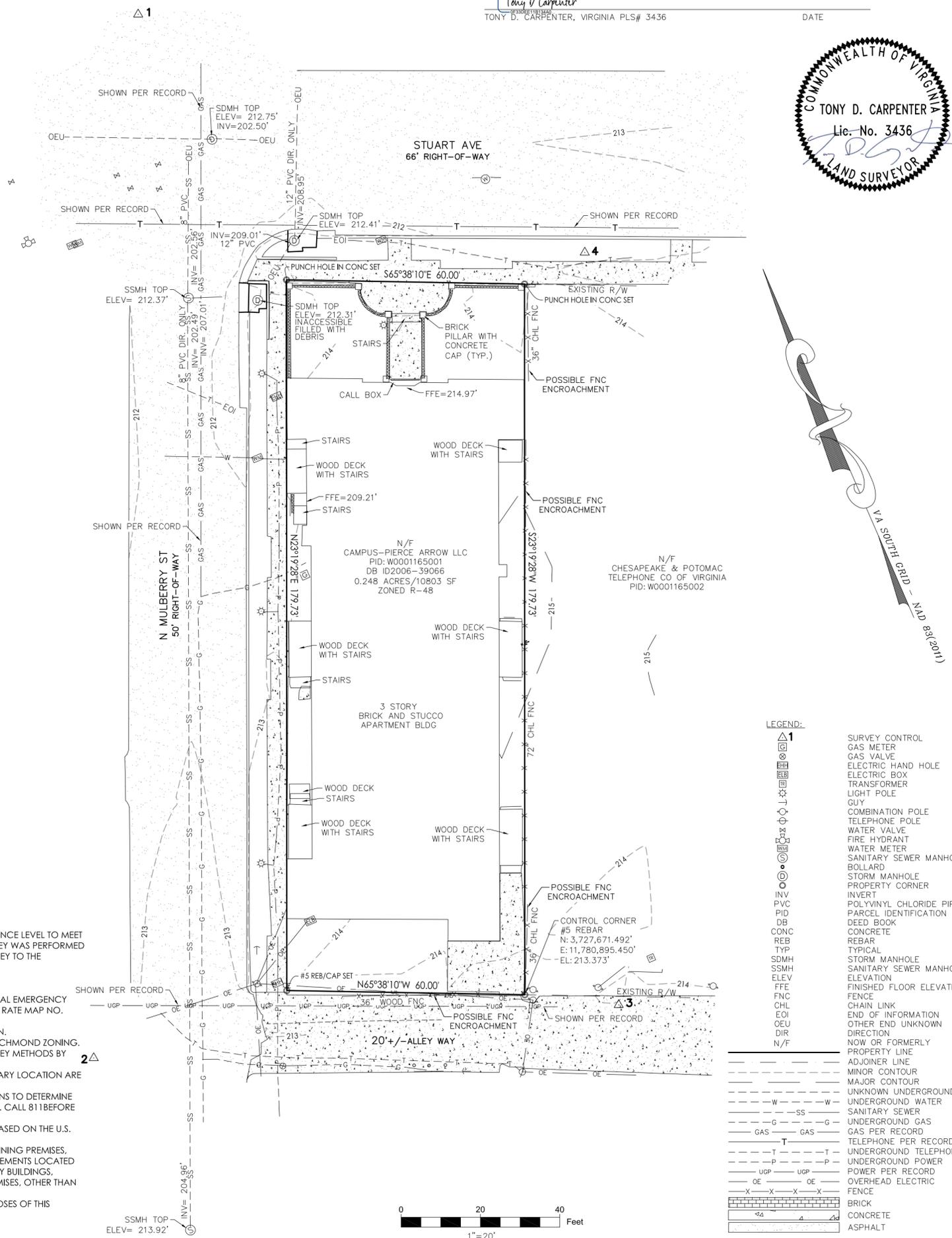
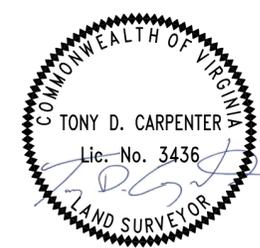
- 1  
MAG NAIL  
N=3,727,937.731'  
E=11,780,904.217'  
EL=212.040'
- 2  
MAG NAIL  
N=3,727,699.871'  
E=11,780,789.339'  
EL=213.246'
- 3  
MAG NAIL  
N=3,727,659.750'  
E=11,780,916.160'  
EL=213.949'
- 4  
60D NAIL  
N=3,727,837.825'  
E=11,780,983.720'  
EL=212.919'

THIS BOUNDARY SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF TONY D. CARPENTER, PLS. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON JANUARY 23, 2025 AND THIS PLAT MEETS THE MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE STATED.

Designed by:  
**Tony D. Carpenter**  
PLS# 3436  
TONY D. CARPENTER, VIRGINIA PLS# 3436

2/4/2025

DATE

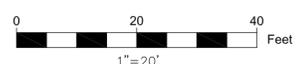


**NOTES**

- 1) SURVEY WAS COMPLETED 01/23/2025.
- 2) CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000+.
- 3) THIS GROUND SURVEY WAS PERFORMED AT THE 95% PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A.
- 4) THE COMBINED GRID FACTOR IS 0.99994588.
- 5) OWNER(S) OF RECORD ARE AS SHOWN.
- 6) THIS PROPERTY IS NOT LOCATED WITHIN AN FLOODZONE PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FLOOD INSURANCE RATE MAP NO. 5101290036D, WITH AN EFFECTIVE DATE OF APRIL 02, 2009.
- 7) AREAS (COMPUTED BY COORDINATE METHOD) ARE AS SHOWN HEREON.
- 8) PROPERTY ZONED "R-48" - RESIDENTIAL (MULTIFAMILY), FROM CITY OF RICHMOND ZONING.
- 9) PLANIMETRICS SHOWN ARE BASED ON CONVENTIONAL GROUND SURVEY METHODS BY STANTEC.
- 10) DEED AND PLAT REFERENCES USED IN THE DETERMINATION OF BOUNDARY LOCATION ARE AS SHOWN.
- 11) THIS SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND UTILITY PLANS TO DETERMINE THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES IN THE AREA. CALL 811 BEFORE DIGGING.
- 12) DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT. VERTICAL DATUM IS NAVD '88.
- 13) THERE IS NO OBSERVED EVIDENCE OF ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, OTHER THAN THE NOTED FENCES.
- 14) WETLANDS WERE NOT INVESTIGATED NOR DETERMINED FOR THE PURPOSES OF THIS SURVEY.
- 15) A CURRENT TITLE REPORT HAS NOT BEEN PROVIDED FOR THIS SURVEY.

**LEGEND:**

	SURVEY CONTROL
	GAS METER
	GAS VALVE
	ELECTRIC HAND HOLE
	ELECTRIC BOX
	TRANSFORMER
	LIGHT POLE
	GUY
	COMBINATION POLE
	TELEPHONE POLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	SANITARY SEWER MANHOLE
	STORM MANHOLE
	PROPERTY CORNER
	INVERT
	POLYVINYL CHLORIDE PIPE
	PARCEL IDENTIFICATION
	DEED BOOK
	CONCRETE
	REBAR
	TYPICAL
	STORM MANHOLE
	SANITARY SEWER MANHOLE
	ELEVATION
	FINISHED FLOOR ELEVATION
	FENCE
	CHAIN LINK
	END OF INFORMATION
	OTHER END UNKNOWN
	DIRECTION
	NOW OR FORMERLY
	PROPERTY LINE
	ADJOINER LINE
	MINOR CONTOUR
	MAJOR CONTOUR
	UNKNOWN UNDERGROUND UTILITY
	UNDERGROUND WATER
	SANITARY SEWER
	UNDERGROUND GAS
	GAS PER RECORD
	TELEPHONE PER RECORD
	UNDERGROUND TELEPHONE
	UNDERGROUND POWER
	POWER PER RECORD
	OVERHEAD ELECTRIC
	FENCE
	BRICK
	CONCRETE
	ASPHALT



Stantec Consulting Inc.  
Suite 300, 800 Jones Franklin Rd.  
Raleigh NC U.S.A.  
27606  
Tel. 919.851.6866  
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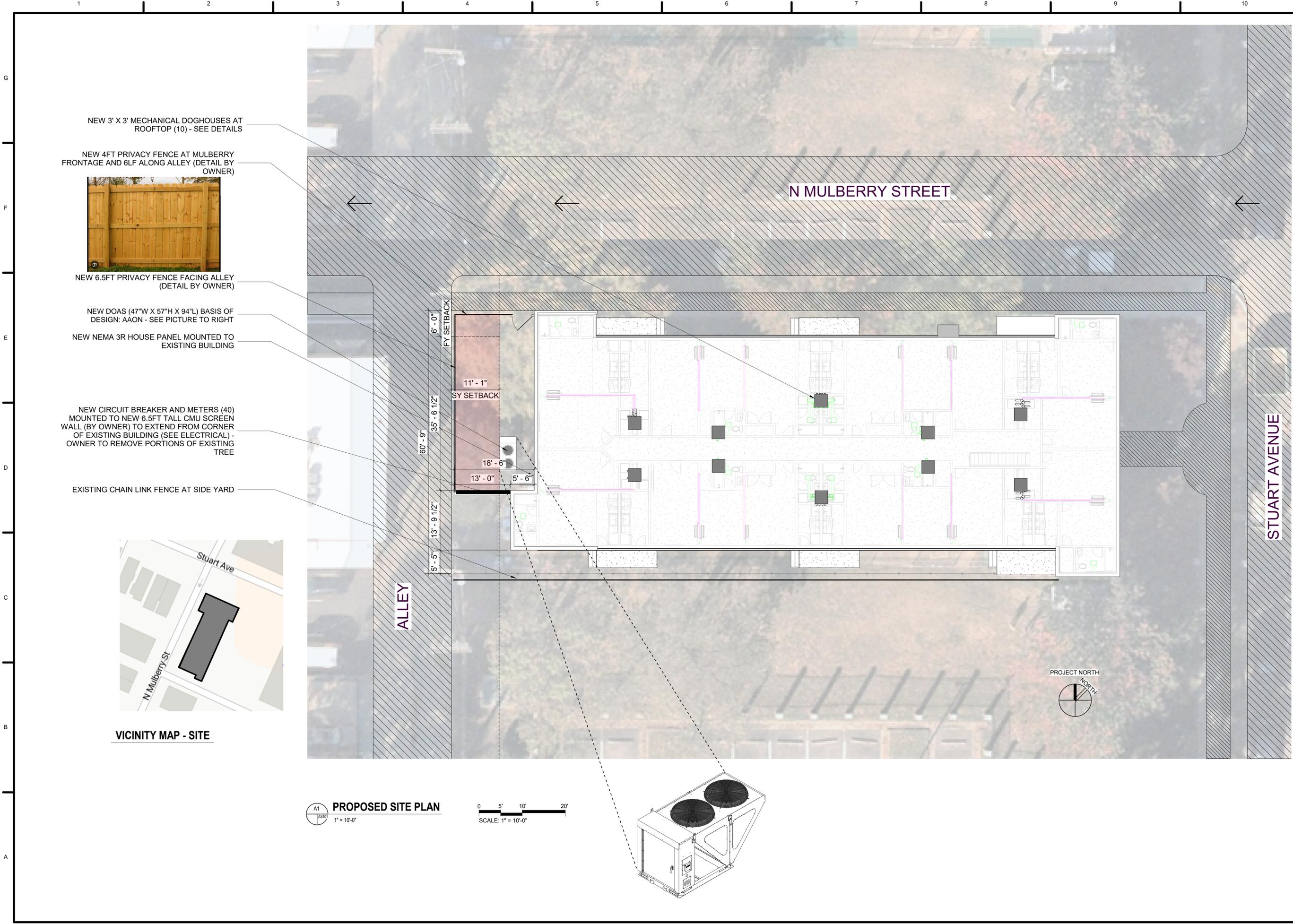
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		Dwn.	Chkd.	Dsgn.

Client/Project  
**CAMPUS PIERCE ARROW LLC**

4043 Walnut St.  
Philadelphia PA 19104-0000

Title  
**BOUNDARY SURVEY**  
Of GIS parcel #W0001165001, Located at  
2621 Stuart Ave, Richmond VA, Being 0.248 acres

Project No.	Scale	
234300295	1"=20'	
Drawing No.	Sheet	Revision



NEW 3' X 3' MECHANICAL DOGHOUSES AT ROOFTOP (10) - SEE DETAILS

NEW 4FT PRIVACY FENCE AT MULBERRY FRONTAGE AND 6LF ALONG ALLEY (DETAIL BY OWNER)



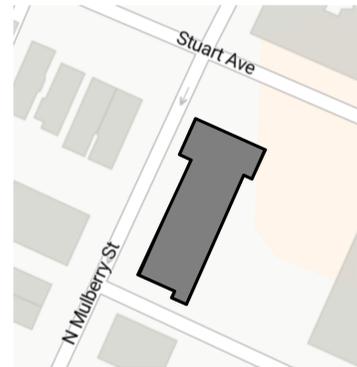
NEW 6.5FT PRIVACY FENCE FACING ALLEY (DETAIL BY OWNER)

NEW DOAS (47"W X 57"H X 94"L) BASIS OF DESIGN: AAON - SEE PICTURE TO RIGHT

NEW NEMA 3R HOUSE PANEL MOUNTED TO EXISTING BUILDING

NEW CIRCUIT BREAKER AND METERS (40) MOUNTED TO NEW 6.5FT TALL CMU SCREEN WALL (BY OWNER) TO EXTEND FROM CORNER OF EXISTING BUILDING (SEE ELECTRICAL) - OWNER TO REMOVE PORTIONS OF EXISTING TREE

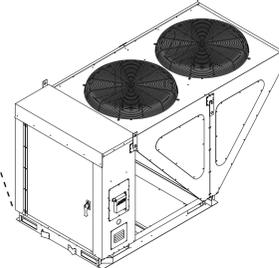
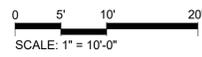
EXISTING CHAIN LINK FENCE AT SIDE YARD



VICINITY MAP - SITE



**PROPOSED SITE PLAN**  
1" = 10'-0"



**RAYMOND**  
Raymond Global Inc.  
7130 GLEN FOREST DR., SUITE 505  
RICHMOND, VA 23228  
804-726-9540  
RAYMOND PROJECT NO.:  
JOB #RVA106325006  
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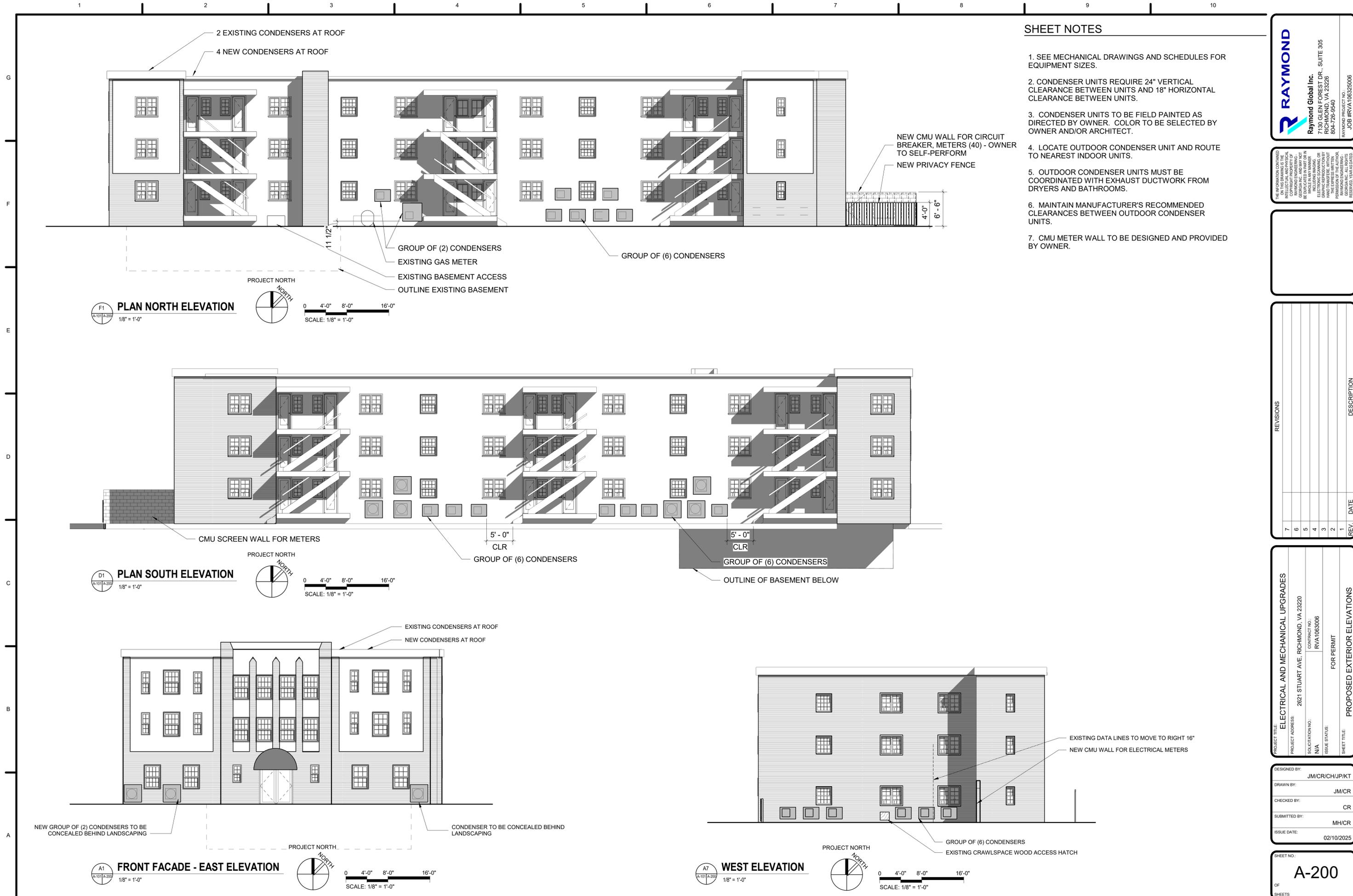
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4			
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1			

NO.	REVISIONS	DATE	DESCRIPTION
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6			
5			
4			
3			
2			
1			

**ELECTRICAL AND MECHANICAL UPGRADES**  
PROJECT ADDRESS: 2821 STUART AVE, RICHMOND, VA 23220  
SOLICITATION NO.: N/A  
CONTRACT NO.: RVA1063006  
ISSUE STATUS: FOR PERMIT  
SHEET TITLE: PROPOSED SITE PLAN  
FOR PERMIT  
Plot Date: 2/20/2025 12:33:41 PM  
File Path: X:\FY22\122006004\CAD BIM\04.01.BIM

DESIGNED BY:	JM/CR/CH/JP/KT
DRAWN BY:	JM/CR
CHECKED BY:	CR
SUBMITTED BY:	MH/CR
ISSUE DATE:	2/20/25

SHEET NO.:  
**AS101**  
OF  
SHEETS



**SHEET NOTES**

1. SEE MECHANICAL DRAWINGS AND SCHEDULES FOR EQUIPMENT SIZES.
2. CONDENSER UNITS REQUIRE 24" VERTICAL CLEARANCE BETWEEN UNITS AND 18" HORIZONTAL CLEARANCE BETWEEN UNITS.
3. CONDENSER UNITS TO BE FIELD PAINTED AS DIRECTED BY OWNER. COLOR TO BE SELECTED BY OWNER AND/OR ARCHITECT.
4. LOCATE OUTDOOR CONDENSER UNIT AND ROUTE TO NEAREST INDOOR UNITS.
5. OUTDOOR CONDENSER UNITS MUST BE COORDINATED WITH EXHAUST DUCTWORK FROM DRYERS AND BATHROOMS.
6. MAINTAIN MANUFACTURER'S RECOMMENDED CLEARANCES BETWEEN OUTDOOR CONDENSER UNITS.
7. CMU METER WALL TO BE DESIGNED AND PROVIDED BY OWNER.

**RAYMOND**  
 Raymond Global Inc.  
 7130 GLEN FOREST DR., SUITE 505  
 RICHMOND, VA 23228  
 804-726-9540  
 RAYMOND PROJECT NO.:  
 JOB #RVA106325006  
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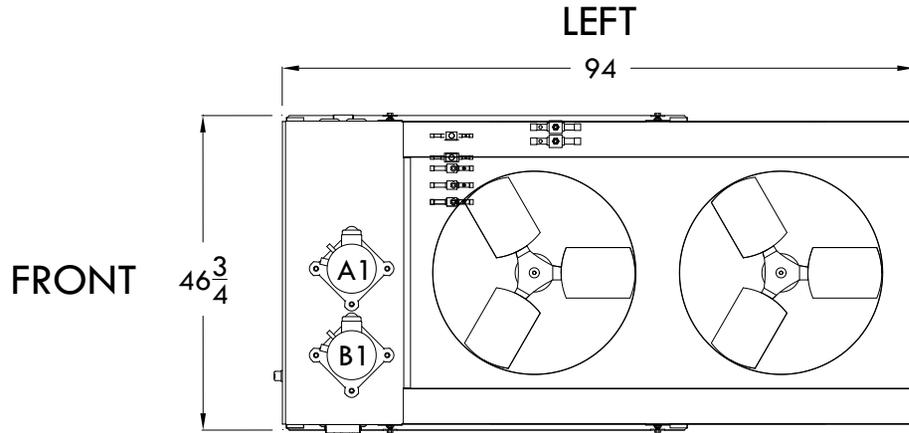
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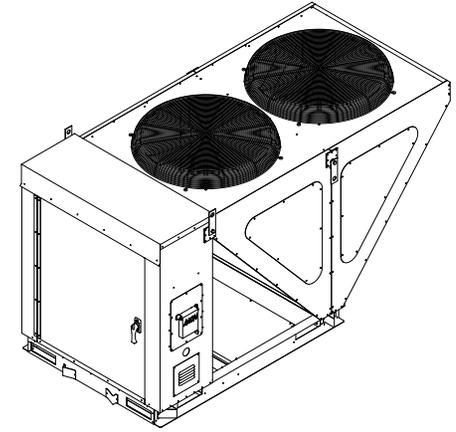
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 SOLICITATION NO.: N/A  
 CONTRACT NO.: RVA1063006  
 ISSUE STATUS: FOR PERMIT  
 SHEET TITLE: PROPOSED EXTERIOR ELEVATIONS  
 Plot Date: 2/20/2025 12:34:03 PM  
 File Path: X:\FY22\122006004\CAD BIM\04\_01.BIM

DESIGNED BY:	JM/CR/CH/JP/KT
DRAWN BY:	JM/CR
CHECKED BY:	CR
SUBMITTED BY:	MH/CR
ISSUE DATE:	02/10/2025

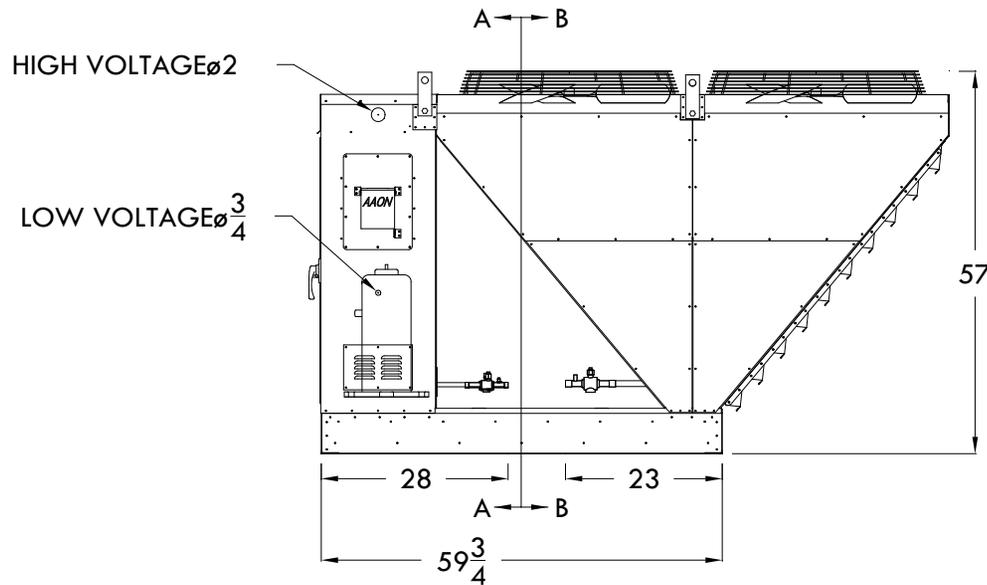
SHEET NO:  
**A-200**  
 OF SHEETS



BACK

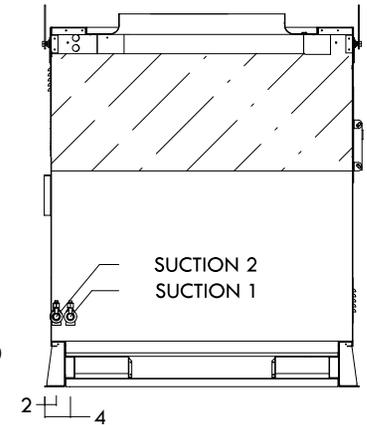
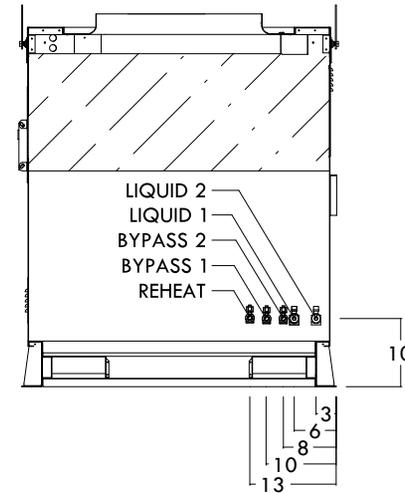


RIGHT



SECTION A-A

SECTION B-B



ALL DIMENSIONS IN INCHES

CONFIGURABLE OPTIONS SHOWN



Job Name <b>Multi-Family - Raymond Eng</b>		Unit Tag <b>CU-1</b>	
Unit Configuration <b>CFA-009-B-A-2-LJ00N:0-00-E0-A0-000-L-RE0A-0000C00-00000DB</b>			
Clearances (FRONT/BACK/LEFT/RIGHT/TOP/BOTTOM) <b>36/6/30/36/OPEN/6</b>		Drawing Type <b>Unit Detail</b>	
Weight (Shipping/Operating) <b>1060/1060 ±5% lbs</b>	Date <b>2024-12-10</b>	Software Version <b>6.353.1</b>	Drawing Engine Version <b>6.24.43.0</b>