

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

**Project Name/Location**

Property Address: 2510 Semmes Ave. Date: 10/11/2022  
 Parcel I.D. #: S0000700002 Fee: \$300.00  
 Total area of affected site in acres: 0.211

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: R6

Richmond 300 Land Use Designation: Residential

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)

Accessory Dwelling Unit

Existing Use: Single Family Dwelling Unit with Detached Garage

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Earl Sacra  
 Company: Earl Sacra DBA ER Home Services  
 Mailing Address: 8176 Mintawood Lane  
 City: Mechanicsville State: VA Zip Code: 23111  
 Telephone: ( 804 ) 405-9770 Fax: ( \_\_\_\_\_ ) \_\_\_\_\_  
 Email: earl\_sacra@yahoo.com

**Property Owner:** PHILIPPA C SCH / Pippa Holloway and Amanda Kail

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 2510 Semmes Ave  
 City: Richmond State: VA Zip Code: 23225  
 Telephone: ( 615 ) 438-4950 Fax: ( \_\_\_\_\_ ) \_\_\_\_\_  
 Email: pippaholloway@gmail.com

**Property Owner Signature:** Philippa C Sch Amanda Kail

# **Applicant Report**

1/31/2023

To Whom It May Concern,

Phillipa Holloway and Amanda Kail, hereby propose to construct a second story addition on our existing detached garage. We plan to utilize this addition as a guest room/mother in-law flat when family is visiting and home office space the rest of the time. This addition will allow us to expand our living space without changing the structure's footprint on our property located at 2510 Semmes Ave.

The proposed addition will expand existing garage structure adding a second story above. Building the addition will not expand the structures footprint on the property at all, with the exception of being a story taller. By doing so this will avoid overcrowding of the land. The new structure will not be detrimental to the safety, health, morals, and the general welfare of the community. Nor will the addition create hazards from a fire, panic or other dangers as the structure will be used for family guest when visiting or office space for us when not being used by visiting family.

This purposed use and structure will in no way adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements. This addition will in no way interfere with adequate light and air. Given the location of this proposed structure/addition will not create any congestion in the streets, roads, alleys and other public ways and places in the area involved. The existing garage and concrete parking pad provide ample parking so there is no need for use of street parking and the refuse/recycle containers will continue to be kept in a location on the property as to not impeded or obstruct the alley in any fashion.

In closing we feel that this proposed structure will provide the needed additional living space with out negatively affecting our property, community, or surrounding area. Building the addition above existing garage will keep this project within existing structural footprint and utilizing all original parking as well as storage location for the refuse/recycle containers will continue to keep the surrounding streets and alleyways uncongested or affected by this proposed structure.

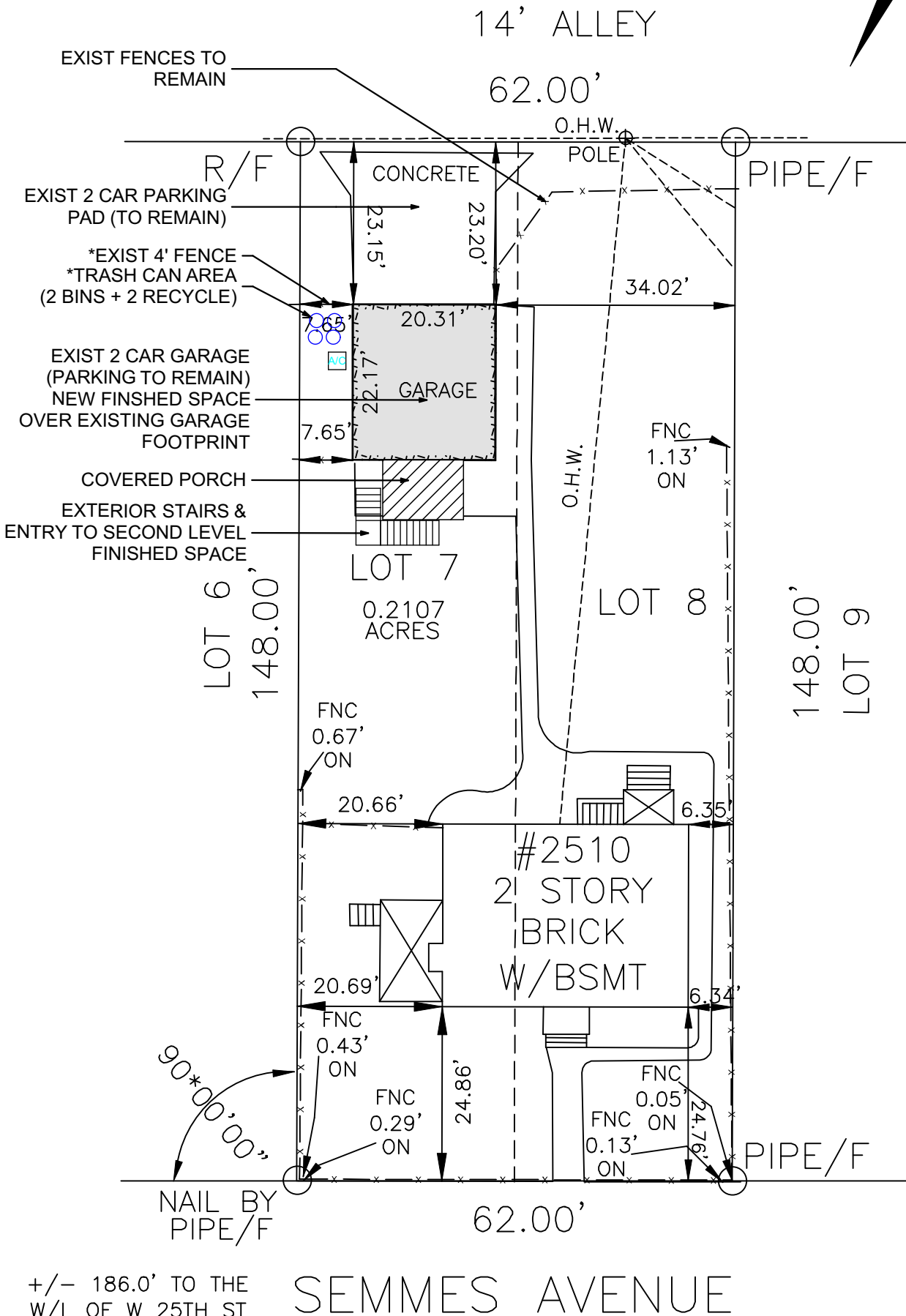
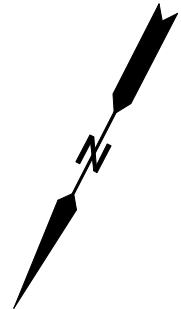
Sincerely,

Phillipa Holloway and Amanda Kail

Earl Sacra DBA ER Home Services

THIS IS TO CERTIFY THAT ON 9-2-2022, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON AND THAT THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS IN H.U.D. DEFINED FLOOD HAZARD AREA. ZONE: X, AS SHOWN ON FIRM COMMUNITY PANEL #5101290039E, DATED 07/16/2014.



+/- 186.0' TO THE W/L OF W 25TH ST

SEMMES AVENUE

PROPOSED SITE PLAN: 10/11/22  
Charles McSorley/2420 Design, LLC

AMMENDED 2/8/23 CPM  
(CHANGES SHOWN WITH \*)

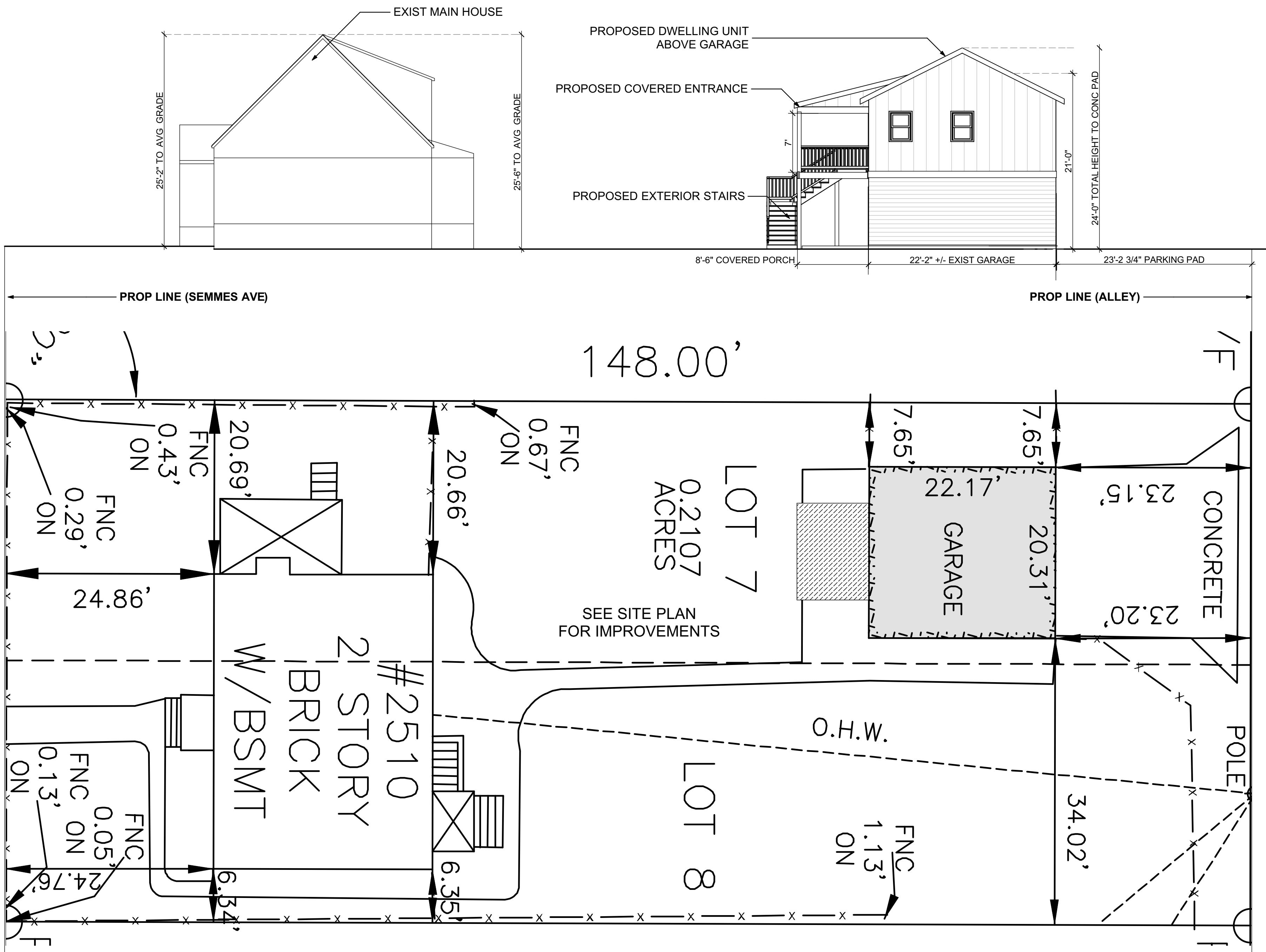
THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

HARVEY L. PARKS, INC.	
4508 W. HUNDRED ROAD	
CHESTER, VA.	
PHONE: 804-748-8641	
EMAIL: SURVEYS@HARVEYPARKS.COM	
DATE: SEPTEMBER 3, 2022	SCALE: 1"=20'
DRAWN BY: H.T.J.	
CHECKED BY: R.L.O.	
F.BK.: 649, PG. 41	64941.dwg

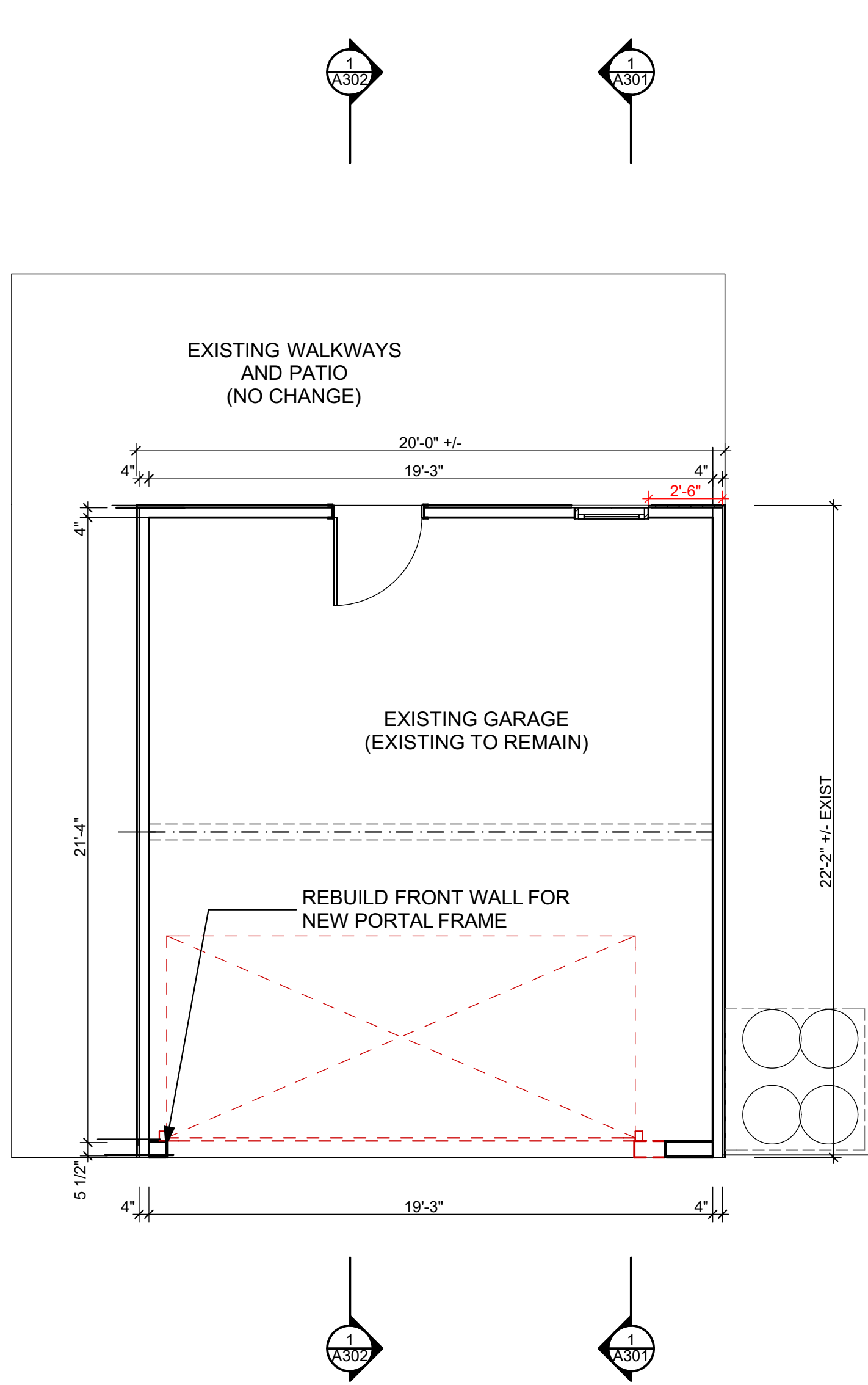
PLAT SHOWING IMPROVEMENTS ON  
LOT 7 & 8, BLOCK 18  
"WOODLAND HEIGHTS"  
IN THE CITY OF  
RICHMOND, VIRGINIA



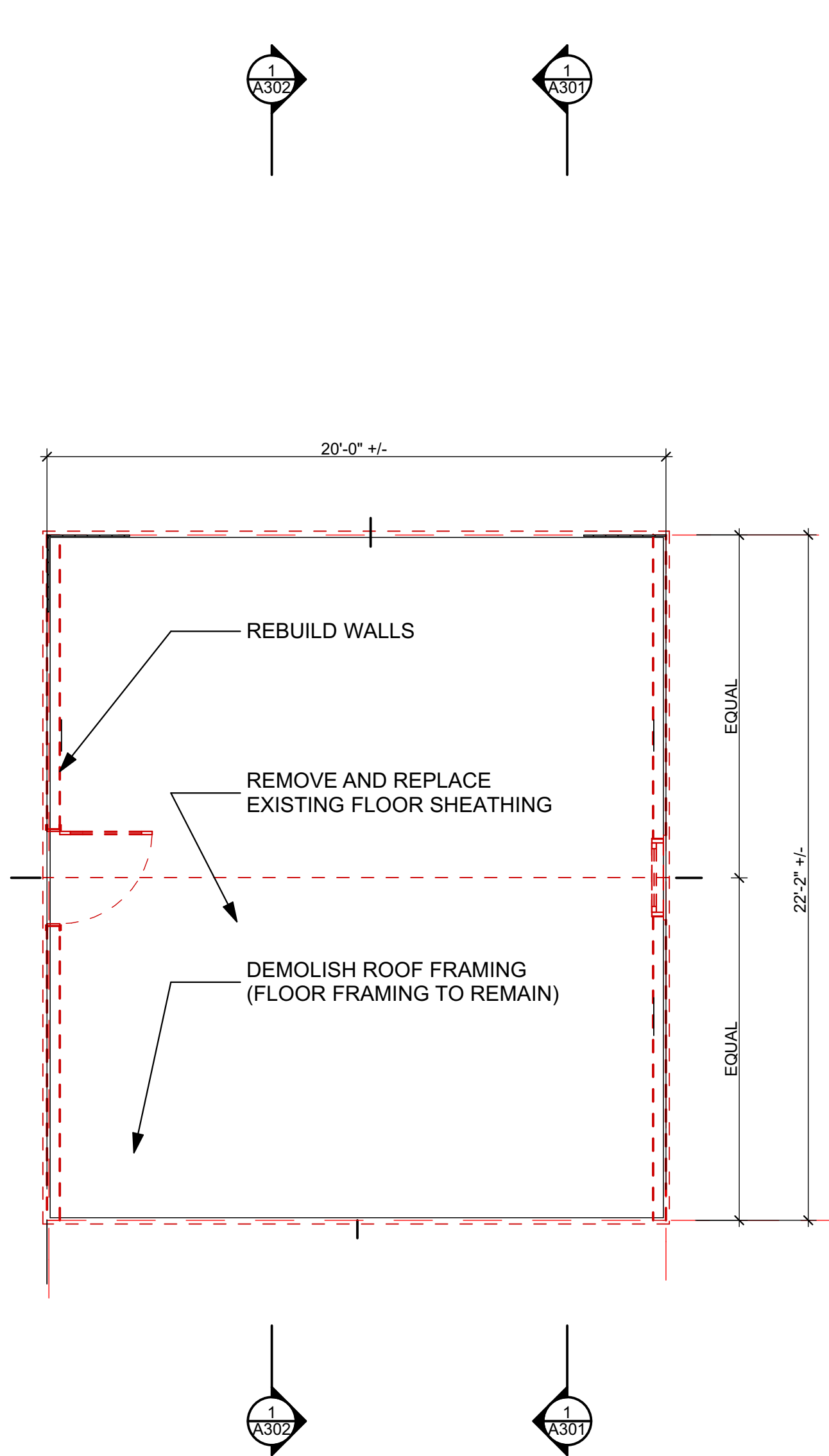
General Notes	Structural Specifications (as applicable to new construction)	Windows & Doors																												
<p>All work performed shall be performed in accordance with 2018 Virginia Uniform Statewide Building Code (USBC) and adhere to the following design criteria for City of Richmond, Virginia :</p> <p>Ground Snow Load: 20 PSF                      Wind Speed (Vult): 115mph/Exposure Category B                      Frost Line Depth: 18 inches                      Seismic Zone: Exposure Category B Figure 301.2(2) 0.17g &lt;SDS&lt;0.33g                      Max. Rain Fall: 3.2inches/hour</p> <p>Floor Loading@40psf Live Load + 10psf Dead Load (R301.5)                      Roof Loading @20psf Live Load + 10psf Dead Load =30psf (R301.6)                      Deflection of Structural Members shall be in accordance with R301.7</p> <p><b>ELECTRICAL NOTES:</b>                      NEW WORK TO CODE; NO HEAVY UP OR SERVICE UPGRADE</p> <p><b>HVAC NOTES:</b>                      MINI SPLIT TO SERVE NEW ATTIC CONDITIONED SPACE</p> <p><b>PLUMBING NOTES:</b>                      CONNECT NEW PLUMBING WORK TO MAIN HOUSE                      NEW ATTIC BATH WITH (1) LAVY, (1) WATER CLOSET ,(1) SHOWER                      NEW BAR SINK</p>	<p><b>A. General Requirements</b></p> <ol style="list-style-type: none"> <li>Conditions and Assumptions stated in the specifications shall be verified by the contractor for conformance to all codes and conditions.</li> <li>These requirements may be superseded by more stringent information contained within the drawings; the more stringent shall be followed.</li> <li>Soils shall conform to a soil bearing capacity of 1,500 LBS/sq.ft. min. and water table minimum of 1'-6" below bottom of all concrete slabs, footings and walls</li> <li>Bottom of all footings shall extend to below the frost line to a min depth of 18" below grade</li> <li>Foundation shall be pre-treated for termites prior to wood framing</li> </ol> <p><b>B. Concrete</b></p> <ol style="list-style-type: none"> <li>All concrete shall attain the 28 day compressive strength of 3,500psi /5% min. air entrained for exposed work (Exposure category: Severe)</li> <li>Reinforcing steel, if any, shall conform to ASTM A-615, new billet, grade 60</li> <li>Welded Wire Mesh (WWM) shall conform to ASTM A-185 with minimum laps of 8"</li> </ol> <p><b>C. Wood Framing</b></p> <ol style="list-style-type: none"> <li>All structural wood joists, rafters, and headers shall be stressed graded #2 Hem-Fir minimum</li> <li>All weather exposed structural wood and wood in direct contact with the ground or concrete shall be ACQ pressure treated against decay and infestation by termites and moisture; Fasteners in contact with ACQ lumber shall be triple dipped zinc galvanized with coating weights in accordance with ASTM A 153 5</li> <li>All wall sill plates shall be sized per plan and shall be anchored into foundation with approved galvanized steel anchors per code and the details per drawings</li> <li>All exterior sheathing shall be continuous and shall be min 7/16" OSB or better</li> <li>Provide a continuous double top plate on all bearing stud walls</li> <li>All exterior wall framing shall be 2x4min. stud walls at 16" o.c., typ.</li> <li>All framing shall be detailed per IRC 2018</li> <li>All plywood subflooring shall be 3/4 inch T&amp;G APA rated</li> <li>All roof sheathing shall be 1/2 inch thickness and shall be APA rated</li> <li>Provide 2x lumber firestopping to cut off all concealed draft opening between stories, between top story and roof space, between concealed vertical and horizontal spaces (soffits, drop ceilings,etc) in concealed spaced between stair stringers at top and bottom of run . Provide approved incombustible fire stopping at openings around vents. And fireplaces, chimneys, at ceilings and floors.</li> <li>All headers shall be sized based upon R502.5(1) for snow load MIN</li> </ol> <p><b>D. Masonry Construction</b></p> <ol style="list-style-type: none"> <li>All masonry construction shall conform to the requirements of ASTM C9, Type 1 with Type M or S Mortar</li> <li>All masonry construction shall be in accordance with ACI 53.1/ASCE6/TMC602</li> <li>All reinforcing bars shall be ASTM A615, Grade 60, Detailing to conform to ACI315. Minimum lap splice to be 48 bar diameters</li> <li>Steel lintels shall be per chart and assume supporting of 4" masonry depth, 4" minimum bearing unless otherwise noted</li> </ol> <table border="1"> <thead> <tr> <th>Lintel Size</th> <th>Roof Only</th> <th>1 Story Above</th> <th>2 Stories Above</th> </tr> </thead> <tbody> <tr> <td>3"x3"x1/4"</td> <td>6'-0"</td> <td>3'-6"</td> <td>3'-0"</td> </tr> <tr> <td>4"x3"x1/4"</td> <td>8'-0"</td> <td>5'-0"</td> <td>3'-0"</td> </tr> </tbody> </table> <p><b>E. Steel Construction</b></p> <p>Structural Steel beams shall be ASTM A-992-50 Grade 50 and HSS Columns shall be ASTM A500=GR B-46. Structural Steel shall be fabricated an installed in accordance with the latest AISC Manual of Steel Construction. Round Steel Posts shall be HSS ASTM A500-GRB-42</p>	Lintel Size	Roof Only	1 Story Above	2 Stories Above	3"x3"x1/4"	6'-0"	3'-6"	3'-0"	4"x3"x1/4"	8'-0"	5'-0"	3'-0"	<p>NEW WINDOW UNITS SHALL BE WHITE VINYL WITH LOW E GLAZING W/ 4 9/16" JAMBS. 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THERMATRU SMOOTHSTAR FLUSH GLAZED FIBERGLASS OR APPROVED ALTERNATE</p> <p>INTERIOR DOORS SHALL BE PRE HUNG PAINT GRADE, PANEL SIZE AND HINGING PER PLANS FINAL PANEL STYLE PER OWNER APPROVAL</p> <p>Performance Data: (U value: 0.32 )(SHGC: 0.27)(VT:0.45)(CR:56)</p> <p><b>GLAZING NOTES:</b>                      Safety Glazing at locations required per code</p>					A	DOUBLE HUNG	4 9/16" JAMB	R.O. 2'-6" X 3'-6"	B	SLIDING WINDOW	4 9/16" JAMB	R.O. 5'-0" X 3'-6"	C	DOUBLE HUNG W/TEMPEREG GLASS	4 9/16" JAMB	R.O. 2'-6" X 3'-6"
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1 BUILDING HEIGHT PROFILE  
SCALE: 1/8" = 1'-0"

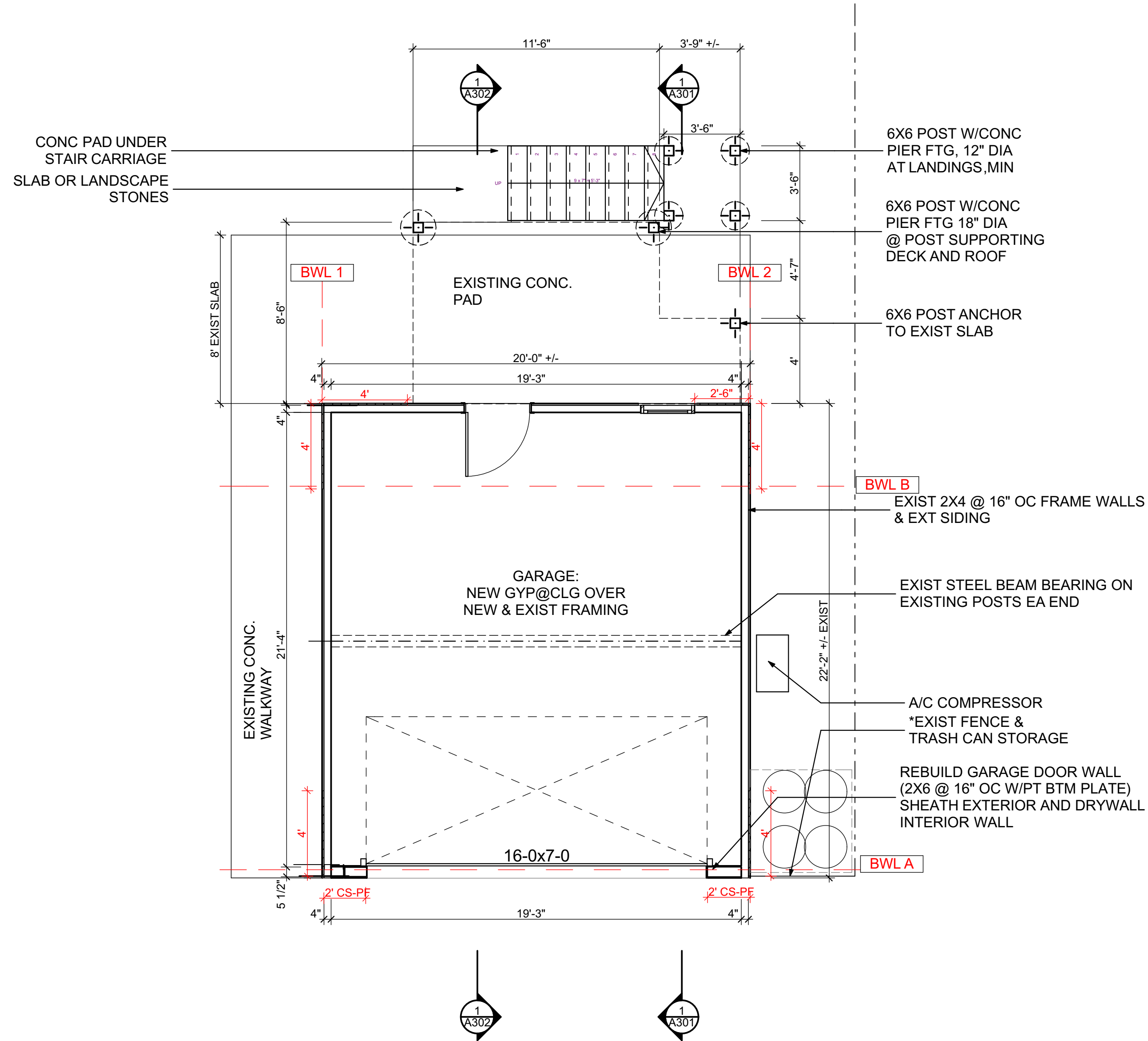


1 EXISTING GARAGE PLAN  
SCALE: 1/4" = 1'-0"



2 ATTIC LEVEL DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"

PREPARED FOR EXCLUSIVE USE OF ER HOME SERVICES	SPECIAL PERMIT 10/21/22
GARAGE ATTIC BUILD OUT 2510 SEMMES AVENUE CITY OF RICHMOND, VIRGINIA 23225	
AD100	



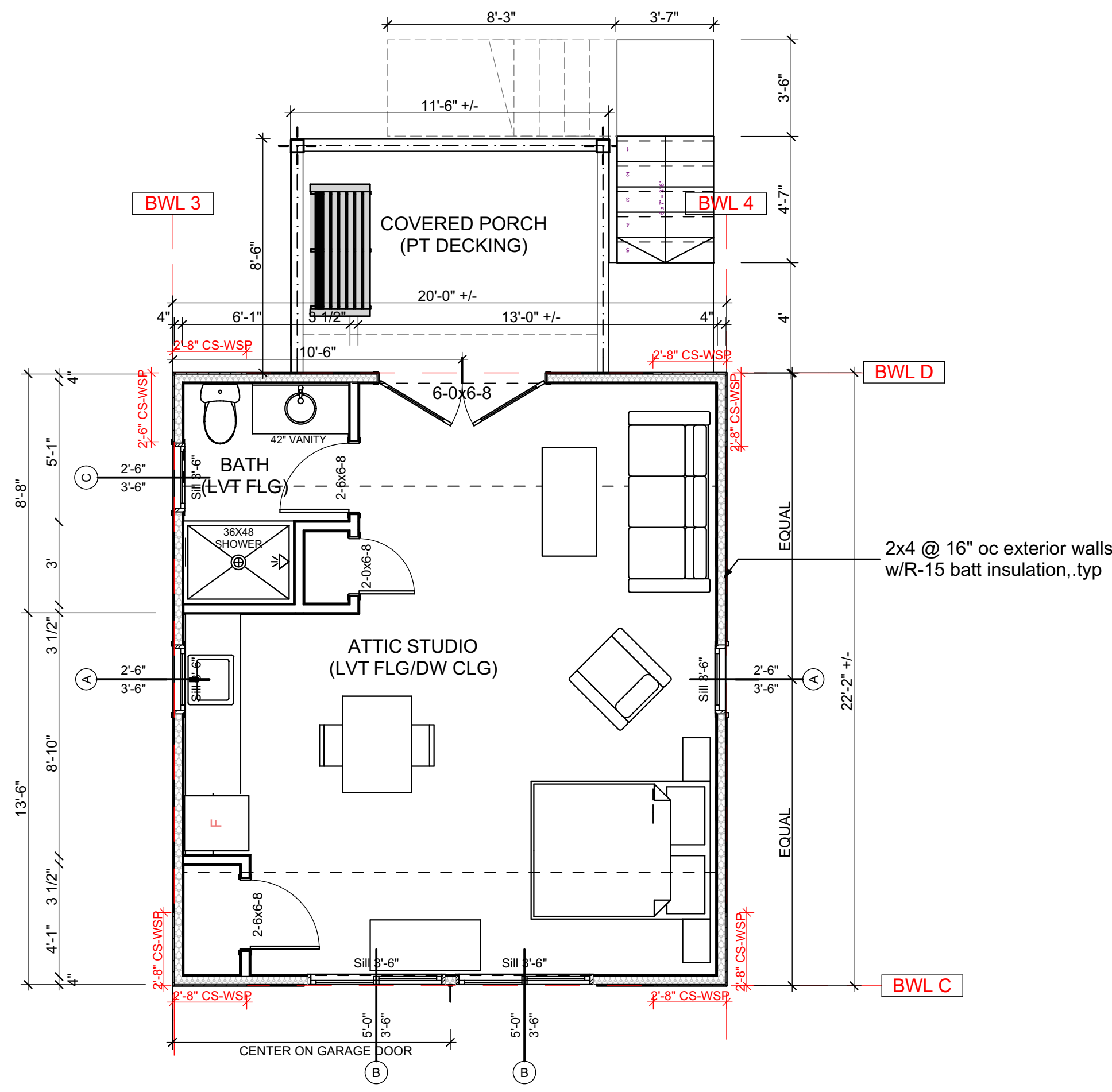
**1** GARAGE LEVEL PLAN  
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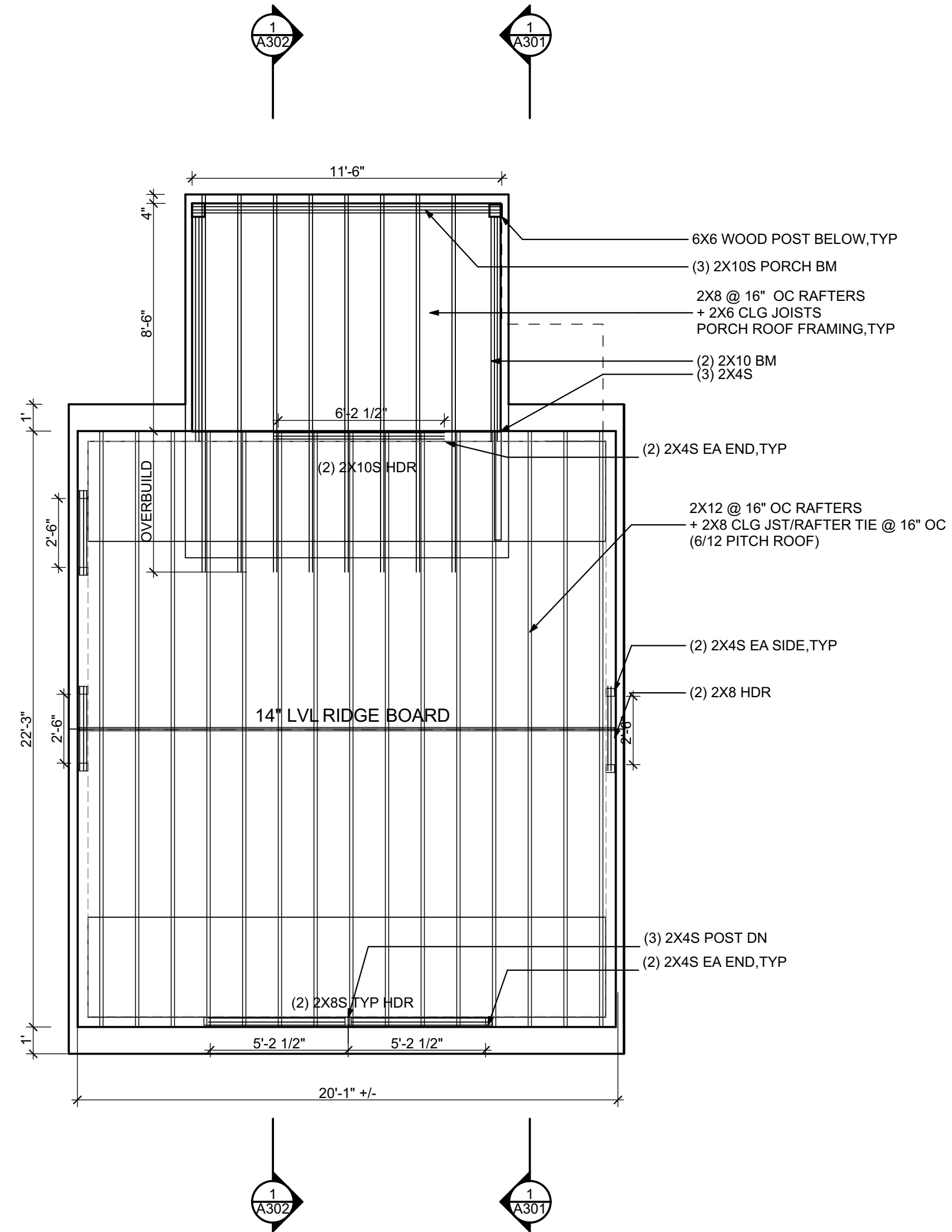
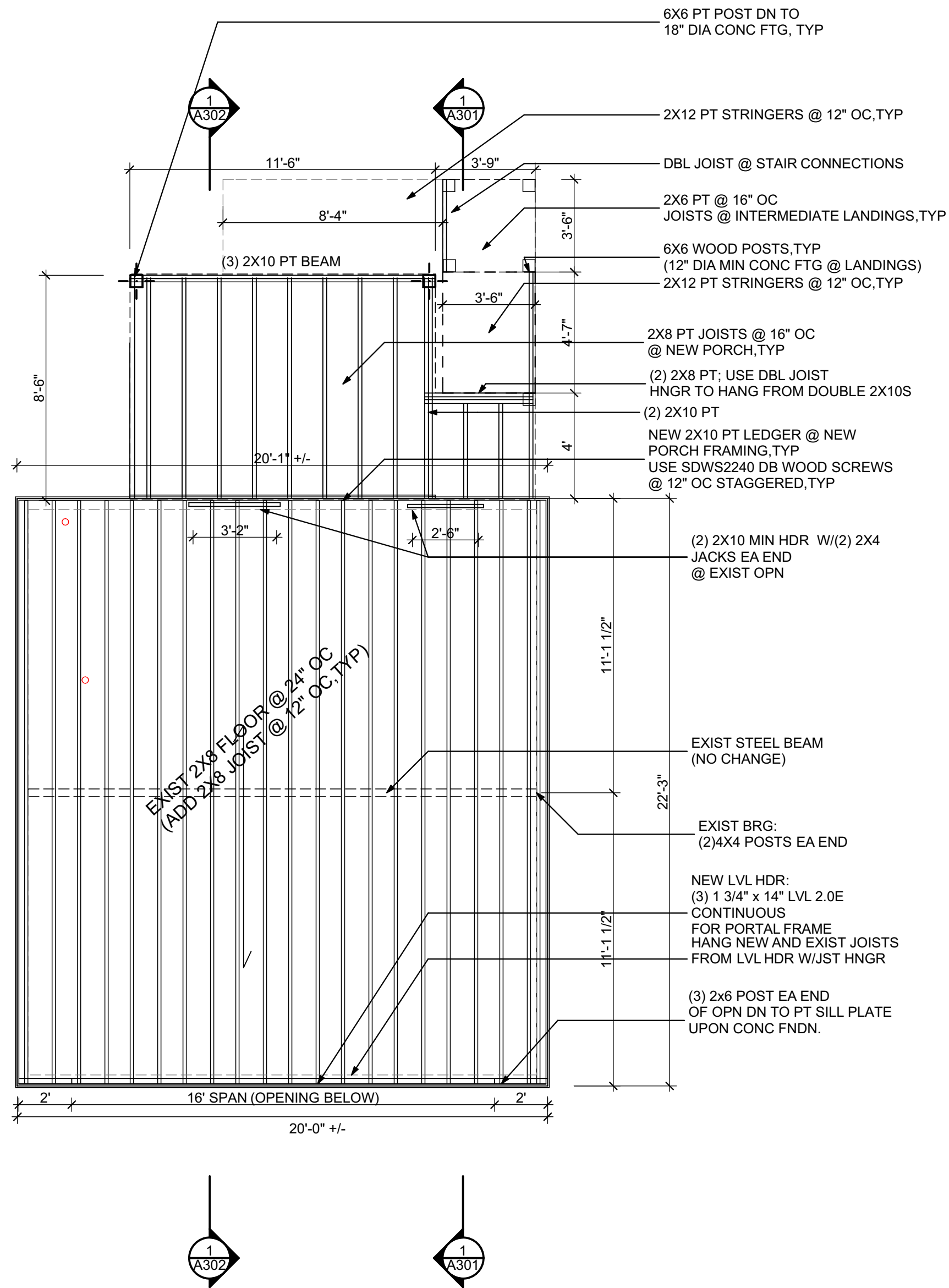
**A101**

**1** ATTIC PLAN  
SCALE: 1/4" = 1'-0"



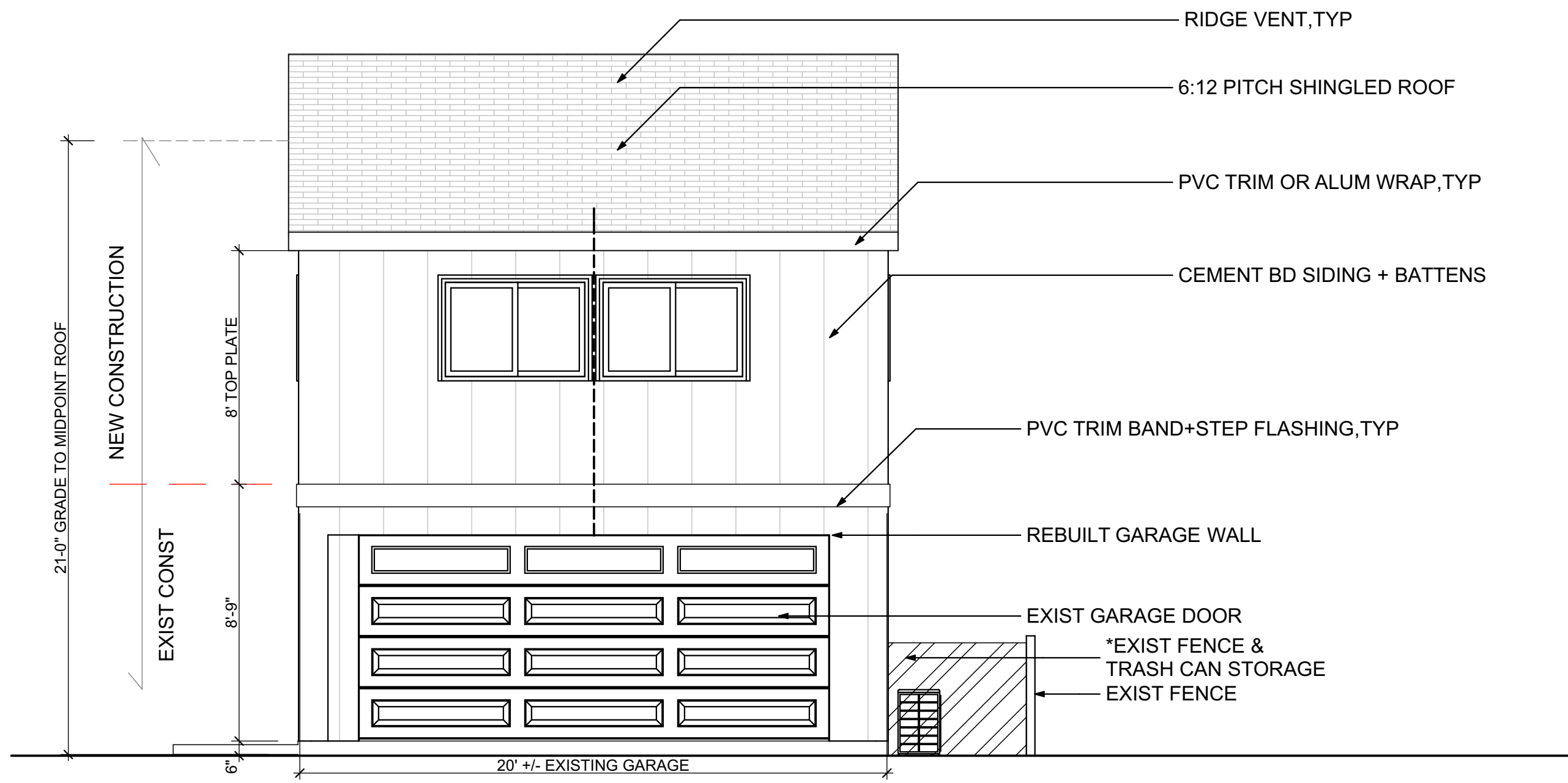
PREPARED FOR EXCLUSIVE USE OF ER HOME SERVICES	GARAGE ATTIC BUILD OUT 2510 SEMMES AVENUE CITY OF RICHMOND, VIRGINIA 23225	<b>A102</b>
SPECIAL PERMIT 10/21/22		





**1** FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"

**2** ROOF PLAN  
SCALE: 1/4" = 1'-0"



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

- RIDGE VENT, TYP
- 6:12 PITCH SHINGLED ROOF
- PVC TRIM OR ALUM WRAP, TYP
- CEMENT BD SIDING + BATTENS
- PVC TRIM BAND+STEP FLASHING, TYP
- REBUILT GARAGE WALL
- EXIST GARAGE DOOR
- \*EXIST FENCE & TRASH CAN STORAGE
- EXIST FENCE

PREPARED FOR EXCLUSIVE USE OF  
ER HOME SERVICES

SPECIAL PERMIT 10/21/22

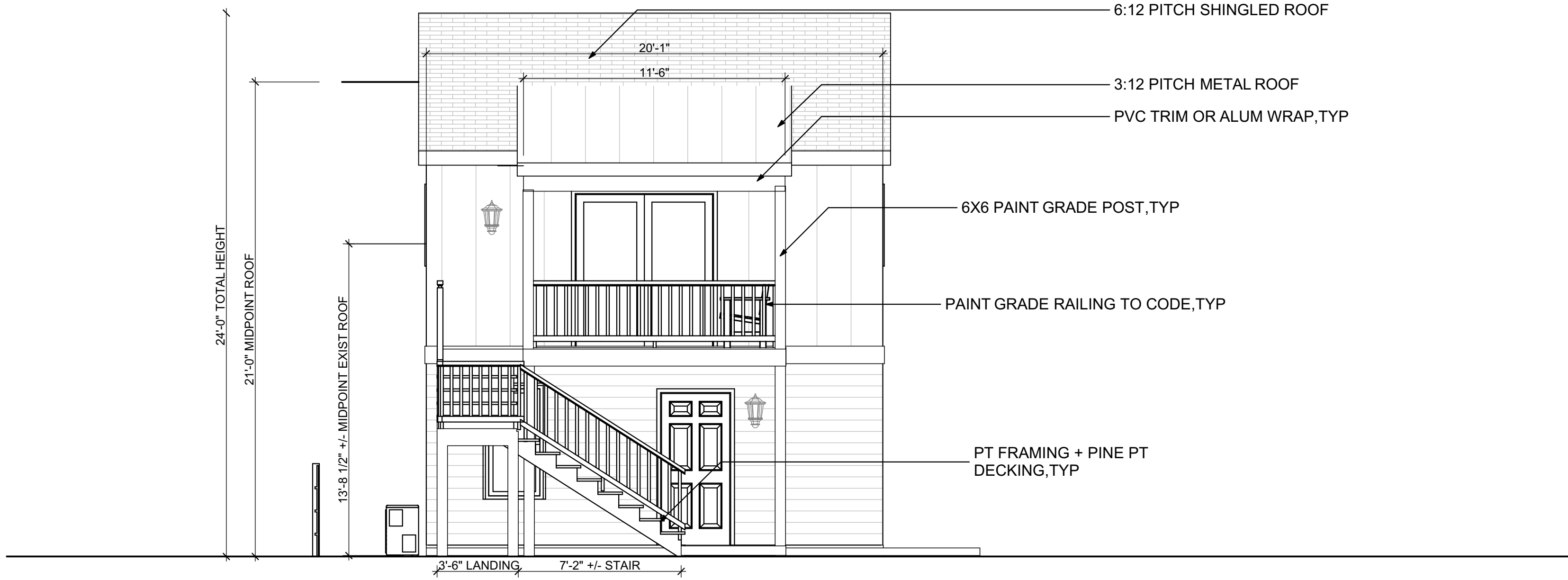
GARAGE ATTIC BUILD OUT  
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**A201**



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

<p>PREPARED FOR EXCLUSIVE USE OF ER HOME SERVICES</p>	<p>SPECIAL PERMIT 10/21/22</p>
<p>GARAGE ATTIC BUILD OUT 2510 SEMMES AVENUE CITY OF RICHMOND, VIRGINIA 23225</p>	
<p><b>A202</b></p>	



6:12 PITCH SHINGLED ROOF

3:12 PITCH METAL ROOF

PVC TRIM OR ALUM WRAP, TYP

6X6 PAINT GRADE POST, TYP

PAINT GRADE RAILING TO CODE, TYP

PT FRAMING + PINE PT DECKING, TYP

24'-0" TOTAL HEIGHT

21'-0" MIDPOINT ROOF

13'-8 1/2" +/- MIDPOINT EXIST ROOF

20'-1"

11'-6"

3'-6" LANDING

7'-2" +/- STAIR

1

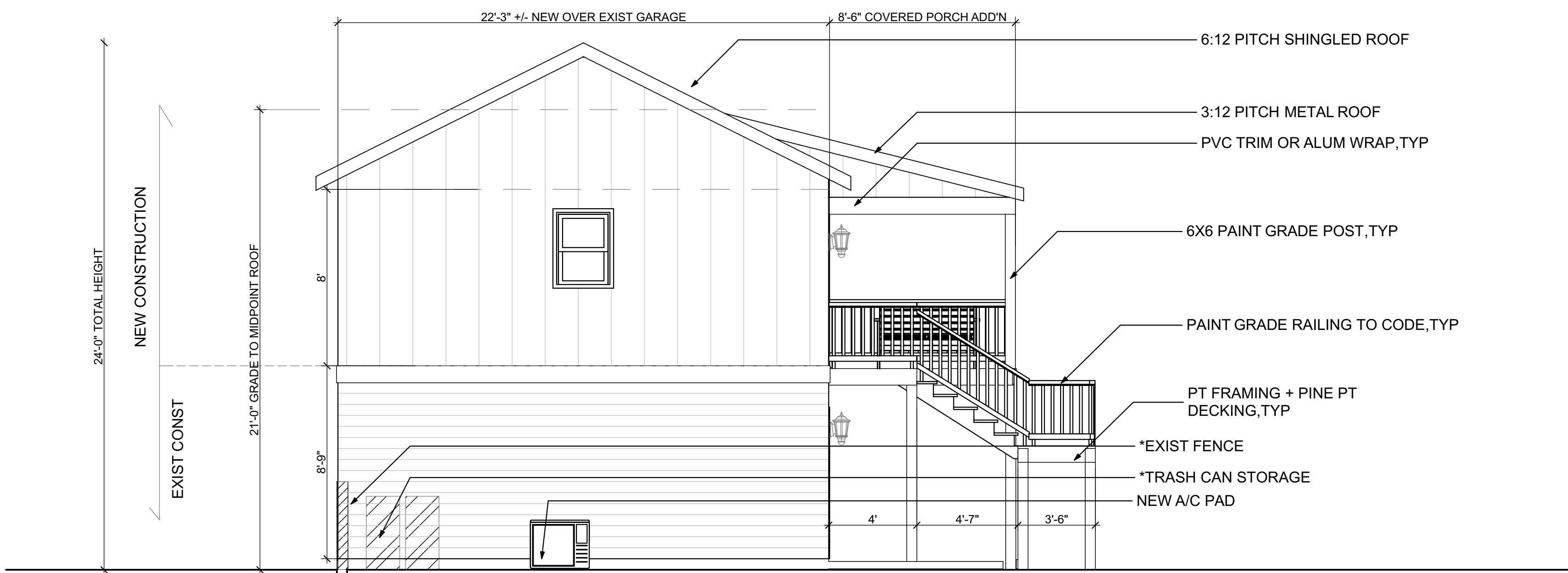
YARD ELEVATION  
SCALE: 1/4" = 1'-0"

PREPARED FOR EXCLUSIVE USE OF  
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SPECIAL PERMIT 10/21/22

GARAGE ATTIC BUILD OUT  
2510 SEMMES AVENUE  
CITY OF RICHMOND, VIRGINIA 23225

**A203**



**1** RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

PREPARED FOR EXCLUSIVE USE OF  
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SPECIAL PERMIT 10/21/22

GARAGE ATTIC BUILD OUT  
2510 SEMMES AVENUE  
CITY OF RICHMOND, VIRGINIA 23225

**A204**

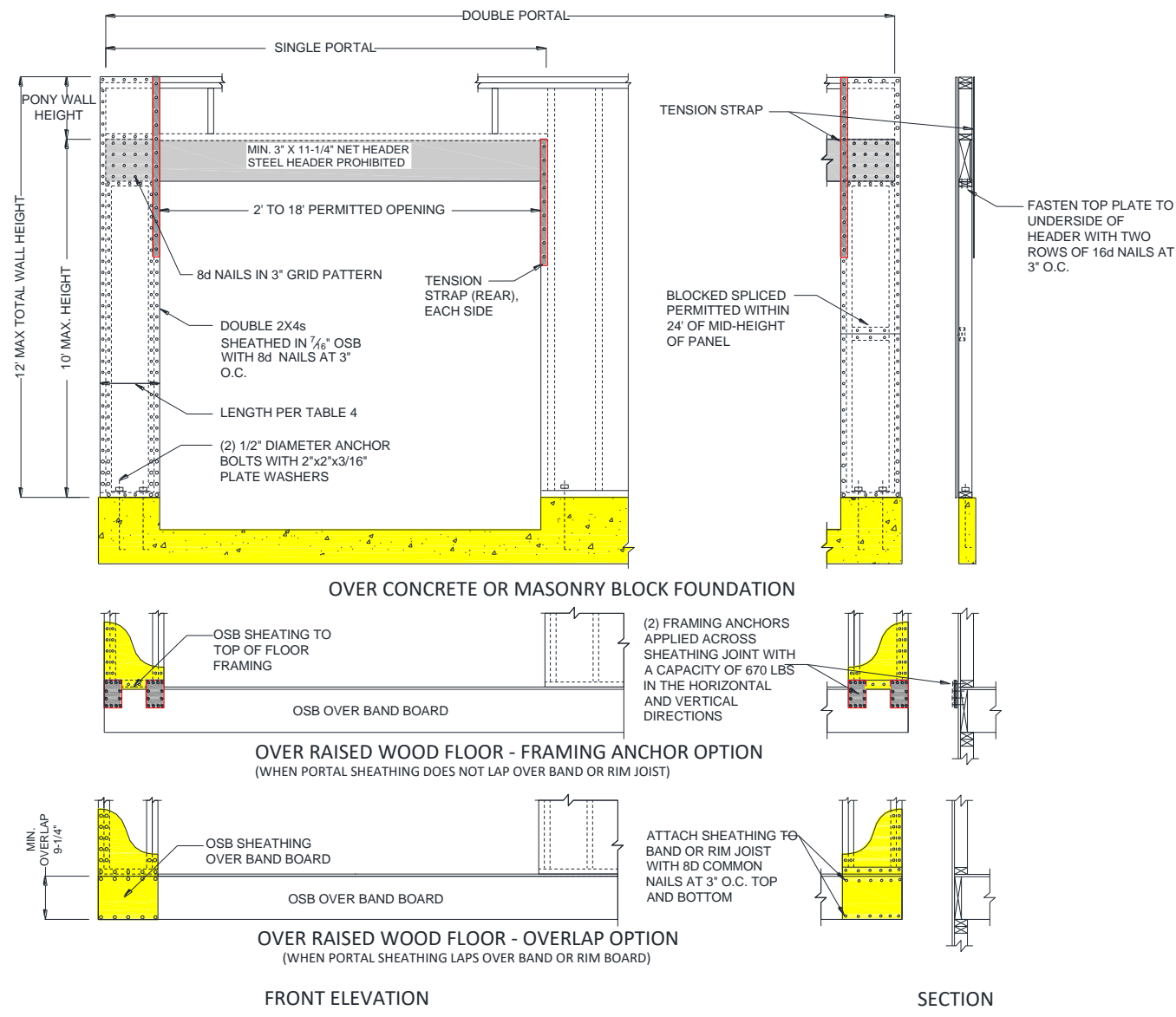


FIGURE 9: METHOD CS-PF

1 IRC PORTAL WALL DETAIL  
SCALE: 1" = 1'-0"

TABLE 4: MINIMUM LENGTH OF BRACED WALL PANELS

METHOD	MINIMUM LENGTH (in) <sup>1</sup>					CONTRIBUTING LENGTH (in)
	8 ft	9 ft	10 ft	11 ft	12 ft	
WSP	48	48	48	53	58	Actual <sup>2</sup>
GB	48	48	48	53	58	Double sided = Actual Single sided = 0.5 x Actual
LJB	55	62	69	NP	NP	Actual <sup>2</sup>
CS-PF	16	18	20	22 <sup>3</sup>	24 <sup>3</sup>	1.5 x Actual <sup>2</sup>
CS-WSP	Adjacent opening vertical dimension (in)					Actual <sup>2</sup>
	≤ 64					
	68					
	72					
	76					
	80					
	84					
	88					
	92					
	96					
	100					
	104					
	108					
	112					
	116					
120						
124						
128						
132						
136						
140						
144						

<sup>1</sup> Linear interpolation permitted

<sup>2</sup> Use actual length if greater than minimum length

<sup>3</sup> Maximum opening height for CS-PF is 10 feet, but wall height can be increased to 12 feet with pony wall

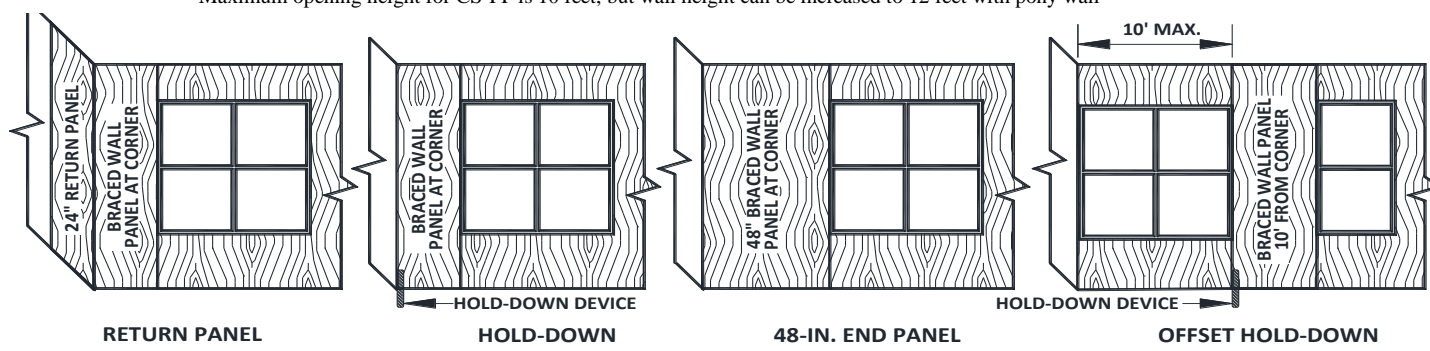


FIGURE 8: CONTINUOUS-SHEATHING CORNERS

2 IRC BRACED WALL LENGTHS  
SCALE: 1" = 1'-0"



Classic Wall Bracing Worksheet

per 2015 Virginia Residential Code Section R602.10

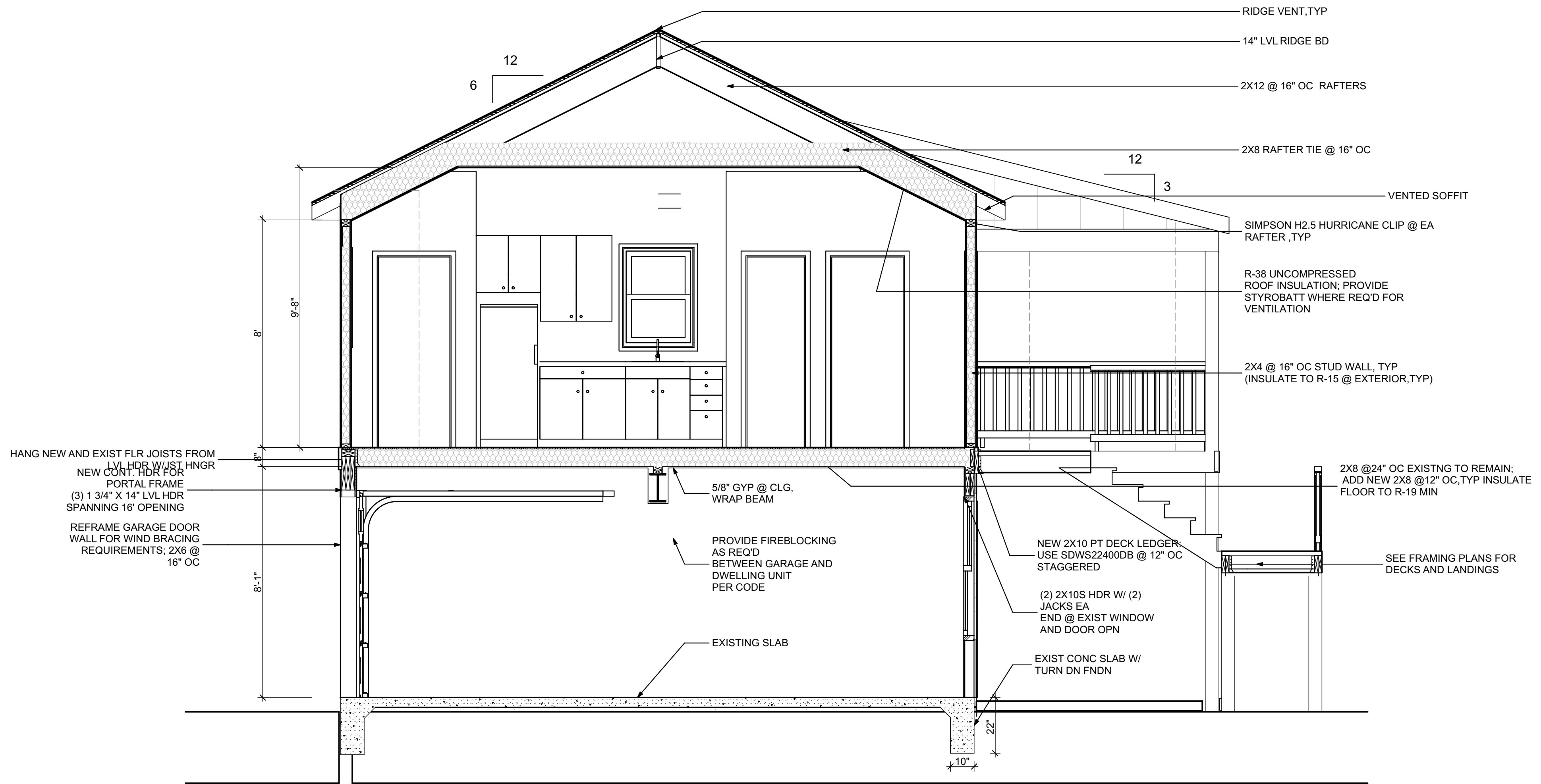
Ultimate Wind Speed (mph)	115																	
BWL Designation	A		B(EXIST)		C		D		1 (EXIST)		2 (EXIST)		3		4			
No. of Floors above BWL	1		1		0		0		1		1		0		0			
BWP Method	CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP			
Average BWL Spacing (ft)	18		18		21		21		20		20		20		20			
Tabular Requirement (ft)	5.90		5.90		3.60		3.60		6.50		6.50		3.50		3.50			
Adjustments	Exposure	B	1.00	B	1.00	B	1.00	B	1.00	B	1.00	B	1.00	B	1.00	B	1.00	
	Eave-to-Ridge Ht. (ft)	6.50	0.90	6.50	0.90	6.50	0.79	6.50	0.79	6.50	0.90	6.50	0.90	6.50	0.79	6.50	0.79	
	Max. Wall Ht. (ft)	8.00	0.90	8.00	0.90	8.00	0.90	8.00	0.90	8.00	0.90	8.00	0.90	8.00	0.90	8.00	0.90	
	No. of BWLs	2	1.00	2	1.00	2	1.00	2	1.00	2	1.00	2	1.00	2	1.00	2	1.00	
	Omit Interior Finish?	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	
	Added Hold-downs?	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	
	Joints Blocked?	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	
	Fasteners @ 4" o.c.?	Yes	0.83	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	
Required BWP Length (ft)	3.94		4.75		2.56		2.56		5.24		5.24		2.49		2.49			
Actual BWPs	Contributing Length (ft)	BWP	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length
	1	CS-PF	2.00	CS-WSP	4.00	CS-WSP	2.60	CS-WSP	2.60	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	2.50	CS-WSP	2.60	
	2	CS-PF	2.00	CS-WSP	2.50	CS-WSP	2.60	CS-WSP	2.60	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	2.60	CS-WSP	2.60	
	3																	
	4																	
	5																	
	6																	
7																		
Actual BWP Length (ft)	4.00		6.50		5.20		5.20		8.00		8.00		5.10		5.20			
Actual ≥ Required?	PASS		PASS		PASS		PASS		PASS		PASS		PASS		PASS			
BWPs ≤ 20' Apart?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			
≥ 2 Panels in BWL?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			
BWP 10' from Ends?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			
Continuous Sheathing End Conditions	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2
	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
BWL Compliance	PASS		PASS		PASS		PASS		PASS		PASS		PASS		PASS			

To report an error or bug, call 703-324-1842, TTY 711

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Classic VRC2015.1 - 3/26/2019

3 BRACED WALL WORKSHEET  
SCALE: 1" = 1'-0"



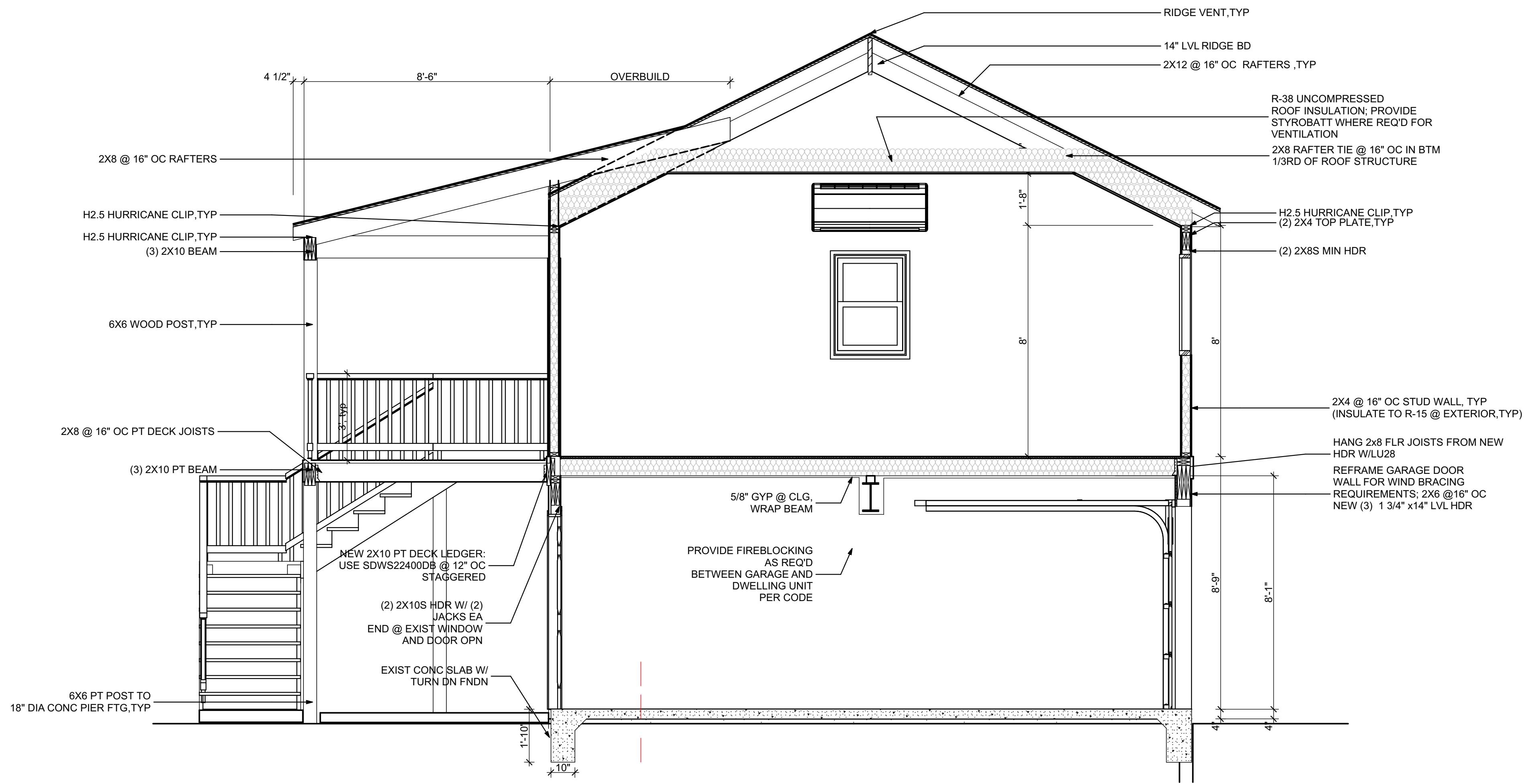
PREPARED FOR EXCLUSIVE USE OF  
ER HOME SERVICES

SPECIAL PERMIT 10/21/22

GARAGE ATTIC BUILD OUT  
2510 SEMMES AVENUE  
CITY OF RICHMOND, VIRGINIA 23225

A301

**1** SECTION  
SCALE: 3/8" = 1'-0"



PREPARED FOR EXCLUSIVE USE OF  
ER HOME SERVICES

SPECIAL PERMIT 10/21/22

GARAGE ATTIC BUILD OUT  
2510 SEMMES AVENUE  
CITY OF RICHMOND, VIRGINIA 23225

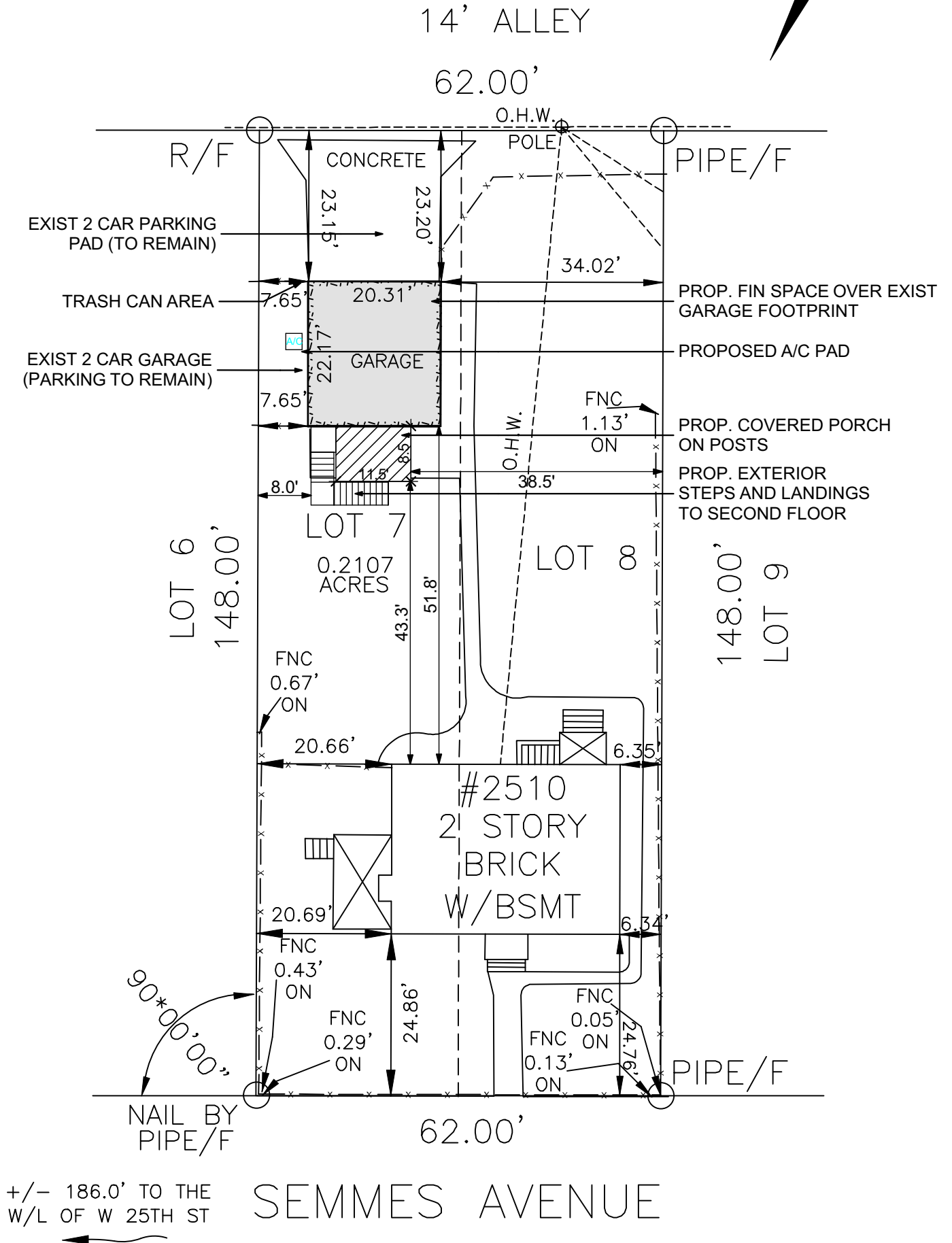
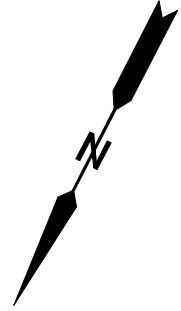
A302

**1 SECTION**  
SCALE: 3/8" = 1'-0"



THIS IS TO CERTIFY THAT ON 9-2-2022,  
I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES  
SHOWN HEREON AND THAT THERE ARE NO EASEMENTS  
OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER  
THAN THOSE SHOWN HEREON.

THIS PROPERTY IS IN H.U.D. DEFINED FLOOD  
HAZARD AREA. ZONE: X, AS SHOWN ON FIRM  
COMMUNITY PANEL #5101290039E, DATED 07/16/2014.



PROPOSED PLAT SHOWING NEW CONSTRUCTION 10/11/22  
Charles McSorley/2420 Design, LLC

THIS SURVEY IS SUBJECT TO ANY EASEMENTS  
OF RECORD AND OTHER PERTINENT FACTS  
WHICH A TITLE SEARCH MIGHT DISCLOSE.

HARVEY L. PARKS, INC.	
4508 W. HUNDRED ROAD	
CHESTER, VA.	
PHONE: 804-748-8641	
EMAIL: SURVEYS@HARVEYLPARKS.COM	
DATE: SEPTEMBER 3, 2022	SCALE: 1"=20'
DRAWN BY: H.T.J.	
CHECKED BY: R.L.O.	
F.BK.: 649, PG. 41	64941.dwg

PLAT SHOWING IMPROVEMENTS ON  
LOT 7 & 8, BLOCK 18  
"WOODLAND HEIGHTS"  
IN THE CITY OF  
RICHMOND, VIRGINIA





**City of Richmond  
Department of Planning  
& Development Review**

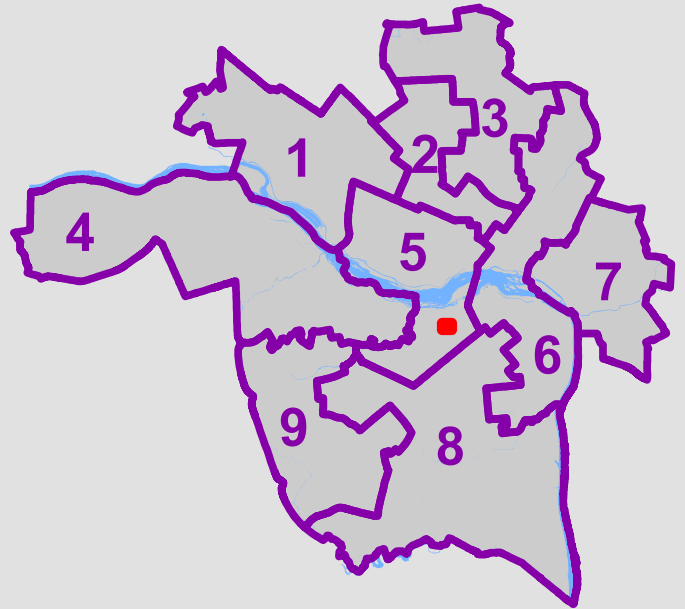
**Special Use Permit**

**LOCATION:** 2510 Semmes Avenue

**APPLICANT:** Earl Sacra

**COUNCIL DISTRICT:** 3

**PROPOSAL:** To authorize the special use of the property known as 3019 Moss Side Avenue, for the purpose of a single-family detached dwelling, with an accessory dwelling unit, upon certain terms and conditions.



*For questions, please contact Alyson Oliver  
at 804-646-5789 or [Alyson.Oliver@rva.gov](mailto:Alyson.Oliver@rva.gov)*

