



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

May 13, 2025

Mark and Shaleetta Drawbaugh
1308 Oakwood Avenue
Richmond, VA 23223

To Whom It May Concern:

RE: BZA 18-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, June 4, 2025 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for building permits to construct a one-story rear addition and two-story detached garage accessory to an existing single-family (detached) dwelling at 1308 OAKWOOD AVENUE (Tax Parcel Number E000-1104/032), located in an R-5 (Single-Family Residential) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **757 783 363#**. 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 June 4, 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 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

BZA 18-2025
Page 2
May 13, 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 dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

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

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

Aylor Allison E
3443 S Street
Richmond, VA 23223

Barnes Andrew J And Kathleen K
1309 Oakwood Ave
Richmond, VA 23223

Blackwell Lawonda
3439 S Street
Richmond, VA 23223

Blackwell Rachel Sydel
3421 S St
Richmond, VA 23223

Blount Kim Y
1311 Oakwood Ave
Richmond, VA 23223

Brown Randolph Jr
3849 Baronet Dr
Richmond, VA 23234

Cook Lawrence Christopher And Lauren
Clare Leinhass Cook
1306 Oakwood Ave
Richmond, VA 23223

Crute Charles E & Lula J
1316 Oakwood Ave
Richmond, VA 23223

Danko Luke And Czufin Ashley
3410 2/3 R Street
Richmond, VA 23223

Garrett Elizabeth A And Brown Robert Tyler
1300 Oakwood Ave
Richmond, VA 23223

Holmes Muriel V
3416 R St
Richmond, VA 23223

Jones Mary M
1303 Bentbrook Dr
Richmond, VA 23231

Keskin Osman
1307 Oakwood Ave
Richmond, VA 23223

Lee Nicole And Gardner Joshua Peter
1215 Oakwood Ave
Richmond, VA 23223

Lewis Victoria R
1302 Oakwood Ave
Richmond, VA 23223

Meredith Grace M D Est C/o Brenda Meredith
2204 Mcdonald Rd
Richmond, VA 23222

Miller Lawrence G
1320 Oakwood Ave
Richmond, VA 23223

Pearson Lawrence H Jr
3607 Seminary Ave
Richmond, VA 23227

Ram Real Estate 1 Llc
25 Harvest Drive
Barto, PA 19504

Robertson Bruce D And Robin M
3412 R Street
Richmond, VA 23223

Schwandt Kyle
1312 Oakwood Ave
Richmond, VA 23223

Shelton William & Irene
1213 Oakwood Ave
Richmond, VA 23223

T & T Property Cleaning Services Llc
5854 Walmsley Blvd
Richmond, VA 23224

Vp3445 Llc
801 23rd St
Virginia Beach, VA 23451

Waller Richard Jr
Po Box 12405
Richmond, VA 23241

Wijesooriya N Romesh And Lawson Mcneil
1301 Oakwood Ave
Richmond, VA 23223

Wright Gavin & Martin Jessica L
1314 Oakwood Ave
Richmond, VA 23223

Property: 1308 Oakwood Ave **Parcel ID:** E0001104032**Parcel**

Street Address: 1308 Oakwood Ave Richmond, VA 23223-
Owner: DRAWBAUGH MARK B AND SHALEETTA H
Mailing Address: 1308 OAKWOOD AVE, RICHMOND, VA 23223
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 342 - Oakwood
Property Class: 120 - R Two Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2025
Land Value: \$70,000
Improvement Value: \$240,000
Total Value: \$310,000
Area Tax: \$0
Special Assessment District:

Land Description

Parcel Square Feet: 3987.5
Acreage: 0.0915
Property Description 1: 0027.50X0145.00 0000.000
State Plane Coords(?): X= 11801327.927988 Y= 3719805.100140
Latitude: 37.53375052 , **Longitude:** -77.40182444

Description

Land Type: Residential Lot A
Topology:
Front Size: 27
Rear Size: 145
Parcel Square Feet: 3987.5
Acreage: 0.0915
Property Description 1: 0027.50X0145.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11801327.927988 Y= 3719805.100140
Latitude: 37.53375052 , **Longitude:** -77.40182444

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$70,000	\$240,000	\$310,000	Not Available
2024	\$70,000	\$234,000	\$304,000	Not Available
2023	\$70,000	\$225,000	\$295,000	Not Available
2022	\$55,000	\$217,000	\$272,000	Not Available
2021	\$40,000	\$189,000	\$229,000	Not Available
2020	\$35,000	\$185,000	\$220,000	Reassessment
2019	\$25,000	\$187,000	\$212,000	Reassessment
2018	\$20,000	\$181,000	\$201,000	Reassessment
2017	\$20,000	\$177,000	\$197,000	Reassessment
2016	\$20,000	\$160,000	\$180,000	Reassessment
2015	\$20,000	\$165,000	\$185,000	Reassessment
2014	\$20,000	\$165,000	\$185,000	Reassessment
2013	\$20,000	\$165,000	\$185,000	Reassessment
2012	\$20,000	\$84,000	\$104,000	Reassessment
2011	\$20,000	\$93,000	\$113,000	CarryOver
2010	\$20,000	\$93,000	\$113,000	Reassessment
2009	\$20,000	\$93,100	\$113,100	Reassessment
2008	\$20,000	\$93,100	\$113,100	Reassessment
2007	\$19,000	\$94,100	\$113,100	Reassessment
2006	\$11,900	\$94,100	\$106,000	Reassessment
2005	\$7,500	\$53,800	\$61,300	Reassessment
2004	\$6,300	\$45,200	\$51,500	Reassessment
2003	\$6,300	\$45,200	\$51,500	Reassessment
2002	\$6,200	\$44,300	\$50,500	Reassessment
1998	\$6,000	\$43,000	\$49,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
07/24/2018	\$230,000	Not Available	ID2018-15047	
09/04/2012	\$165,000	Not Available	ID2012-17456	
01/11/2012	\$17,000	Not Available	ID2012-730	
12/21/2011	\$77,764	Not Available	ID2011-21742	2 - INVALID SALE-Foreclosure, Forced Sale etc.
08/07/2007	\$85,000	Not Available	ID2007-26964	Invalid-Property Changed After Reassessment/Before Transfer
04/15/2005	\$106,000	Not Available	ID2005-11792	
08/18/1988	\$31,500	Not Available	00176-0374	
05/14/1982	\$0	Not Available	000796-00467	
08/14/1956	\$8,100	Not Available	000000-00000	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-5 - Residential (Single Family)
Planning District: East
Traffic Zone: 1061
City Neighborhood Code: OKW
City Neighborhood Name: Oakwood
Civic Code: 3000
Civic Association Name: Church Hill Central Civic Association
Subdivision Name: NONE
City Old and Historic District:
National historic District: Oakwood-Chimborazo
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	1008	0209001	020900
1990	111	0209001	020900

Schools

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

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 11
Dispatch Zone: 109A

Public Works Schedules

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

Government Districts

Council District: 7
Council District for 2025 (Current Election): 7
Voter Precinct: 703
State House District: 79
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: 001 -
Year Built: 1920
Stories: 2
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 3
Number Of Full Baths: 2
Number Of Half Baths: 1
Condition: GOOD
Foundation Type:
1st Predominant Exterior: Metal or Vinyl Siding
2nd Predominant Exterior: N/A
Roof Style: Flat or Shed
Roof Material: Metal, preformed corrugat
Interior Wall: Drywall
Floor Finish: Hardwood, Carpet
Heating Type: Heat Pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: N

Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 2342 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 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

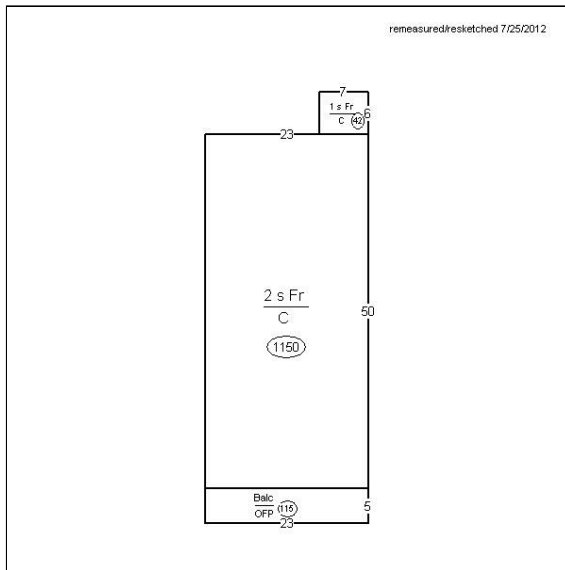
Name:E0001104032 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:E0001104032 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: Mark and Shaletta Drawbaugh

PHONE: (Home) () (Mobile) (804) 252-4684

ADDRESS 1308 Oakwood Avenue

FAX: () (Work) ()

Richmond, Virginia 23223

E-mail Address: mark@t3ac.com

PROPERTY OWNER'S

REPRESENTATIVE: _____

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

(Name/Address) _____

FAX: () (Work) ()

E-mail Address: _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES) 1308 Oakwood Avenue

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-410.5(2), 30-410.6 & 30-620.1(c)

APPLICATION REQUIRED FOR: Building permits to construct a one-story rear addition (13'-7" x 22') and to construct a two-story detached garage (24' x 24') accessory to a single-family detached dwelling.

TAX PARCEL NUMBER(S): E000-1104/032

ZONING DISTRICT: R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The side yard (setback) and lot coverage requirements are not met. A side yard of three feet (3') is required; 0.25 feet ± is proposed along the western property line for the proposed detached garage. Maximum lot coverage shall not exceed thirty-five percent (35%) of the area of the lot. A lot coverage of 1,402.63 square feet (35%) is permitted. A lot coverage of 1,198.27 square feet (30%) currently exists for the main building and 1,158.00 square feet (29%) will exist after the removal of the rear pantry (40.26 SF); 1,457.00 (36.0%) is proposed for the one-story rear addition and 2,033.0 square feet (51%) is proposed with the two-story detached garage.

DATE REQUEST DISAPPROVED: April 8, 2025

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: March 23, 2025 TIME FILED: 4:00 p.m. PREPARED BY: David Duckhardt RECEIPT NO. BZA-164521-2025

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: 5/1/25

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

CASE NUMBER: BZA 18-2025 HEARING DATE: June 4, 2025 AT 1:00 P.M.

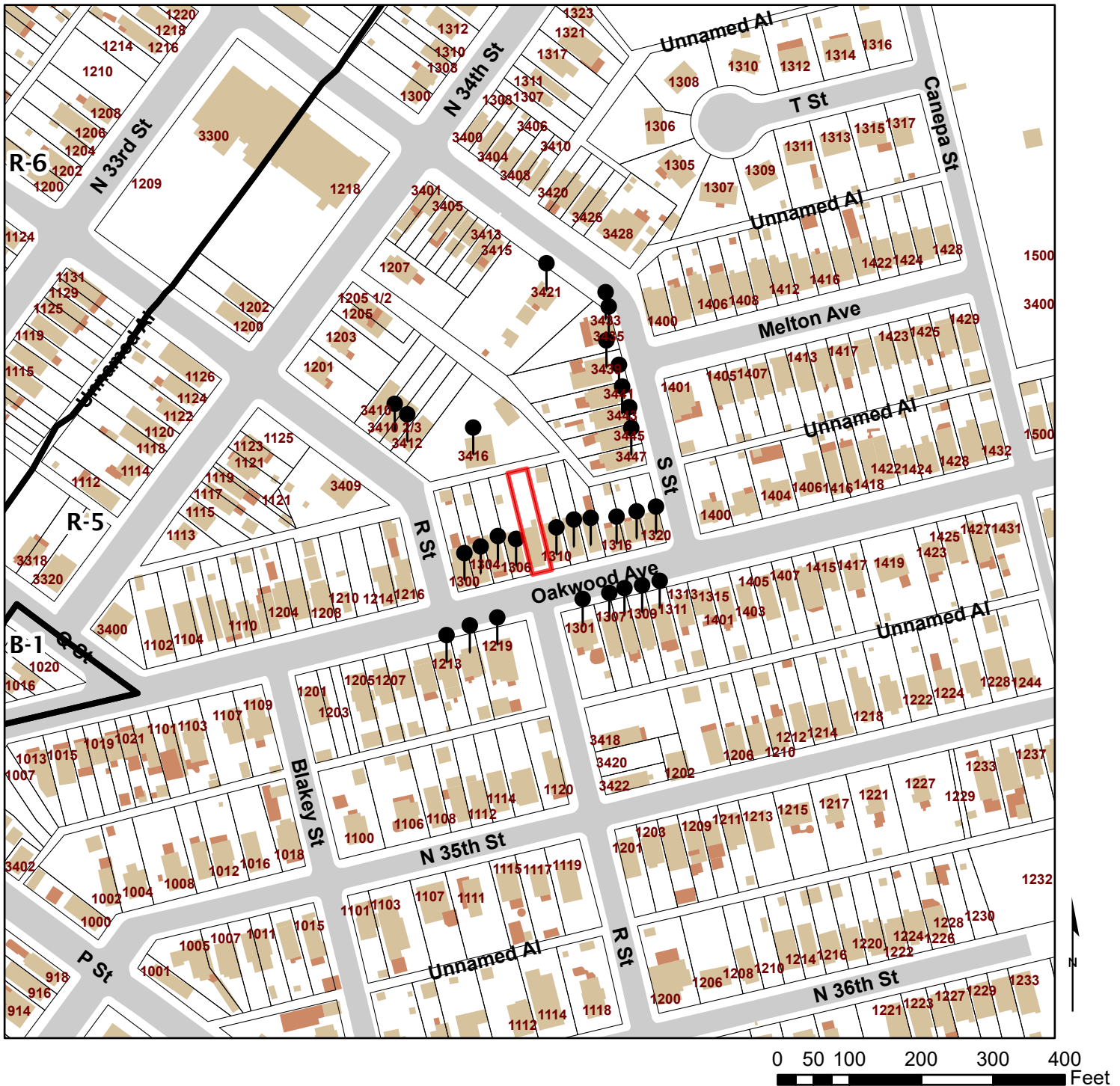
BOARD OF ZONING APPEALS CASE BZA 18-2025
150' Buffer

APPLICANT(S): Mark and Shaleetta Drawbaugh

PREMISES: 1308 Oakwood Avenue
(Tax Parcel Number E000-1104/032)

SUBJECT: Building permits to construct a one-story rear addition and two-story detached garage accessory to an existing single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-410.5(2), 30-410.6 & 30-620.1(c)
of the Zoning Ordinance for the reason that:
The side yard (setback) and lot coverage requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340/6701). 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 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 \$175.00 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).

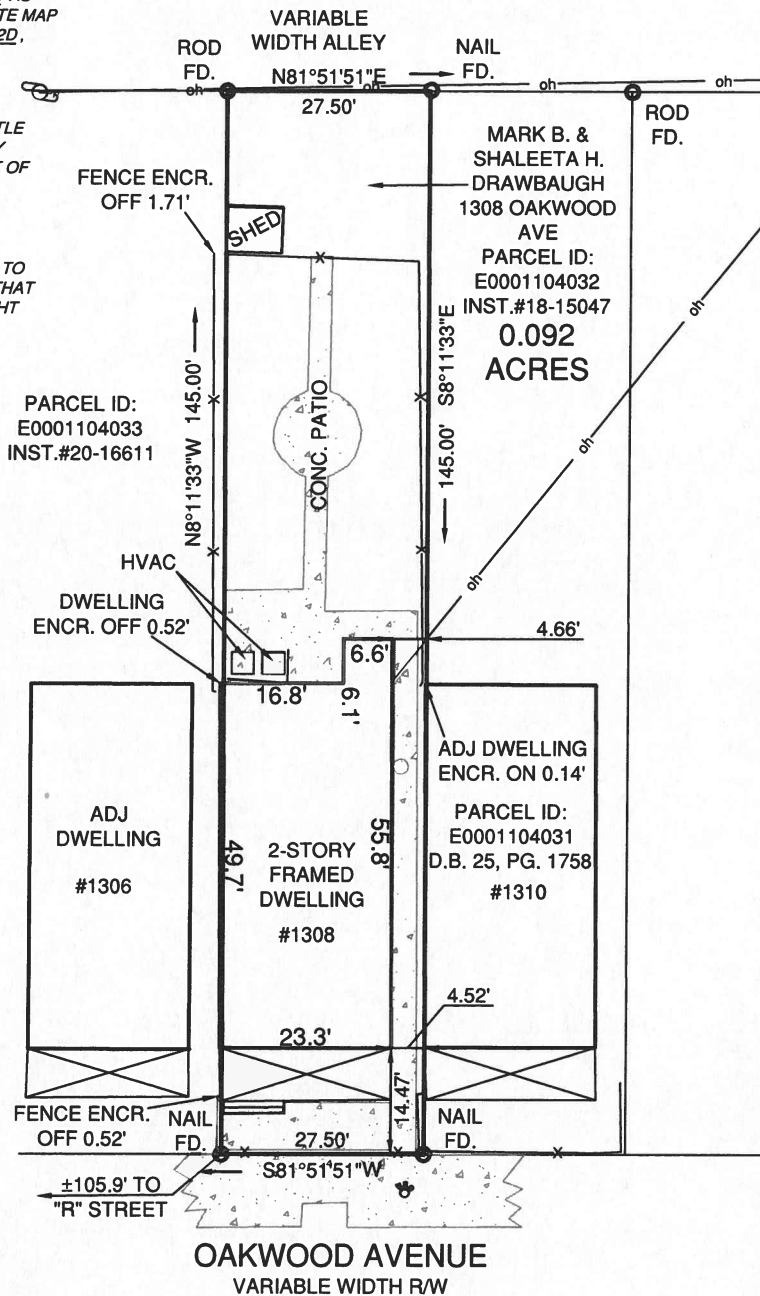
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such 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: MARK DEARBROUGH


THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL #5101290042D, EFFECTIVE DATE APRIL 2, 2009.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

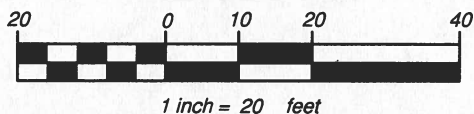
THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.



THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON SEPTEMBER 19, 2022. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.


CHARLES C. TOWNES, II
Lic. No. 2803
9 / 27 / 2022
LAND SURVEYOR

GRAPHIC SCALE



PLAT SHOWING
1308 OAKWOOD AVENUE
FOR
TOWER 3, LLC

CITY OF RICHMOND, VIRGINIA
DATE: SEPTEMBER 27, 2022 SCALE: 1"=20'



consulting engineers, planners, and land surveyors

2463 boulevard
colonial heights, va 23834
telephone: 804.520.9015
facsimile: 804.520.9016
email: cctownes@townespc.com

DRAWN BY: TSG

CHECKED BY:

ATTN: MARK DRAWBAUGH

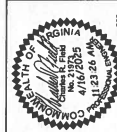
V1.1

Rev.	Date	Description

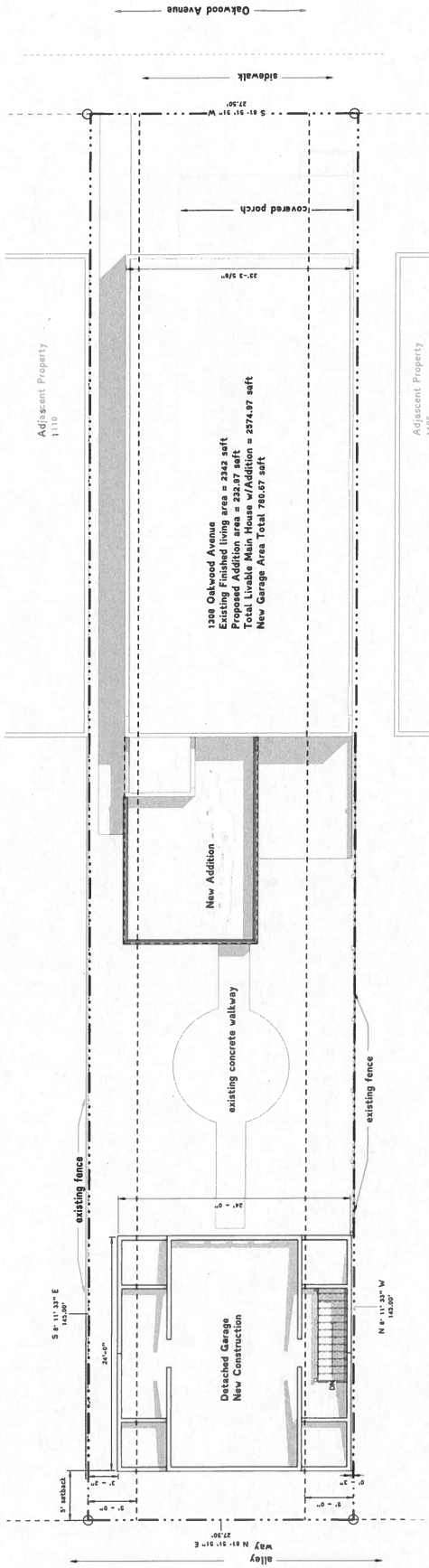
March 10th, 2021

Site Plan 1308 Oakwood Avenue - Garage Plans Tower 3 LLC

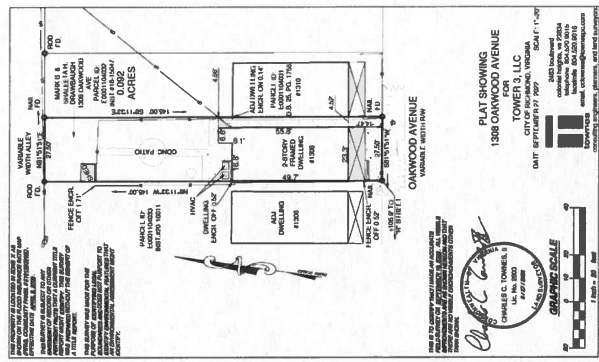
City of Richmond, VA

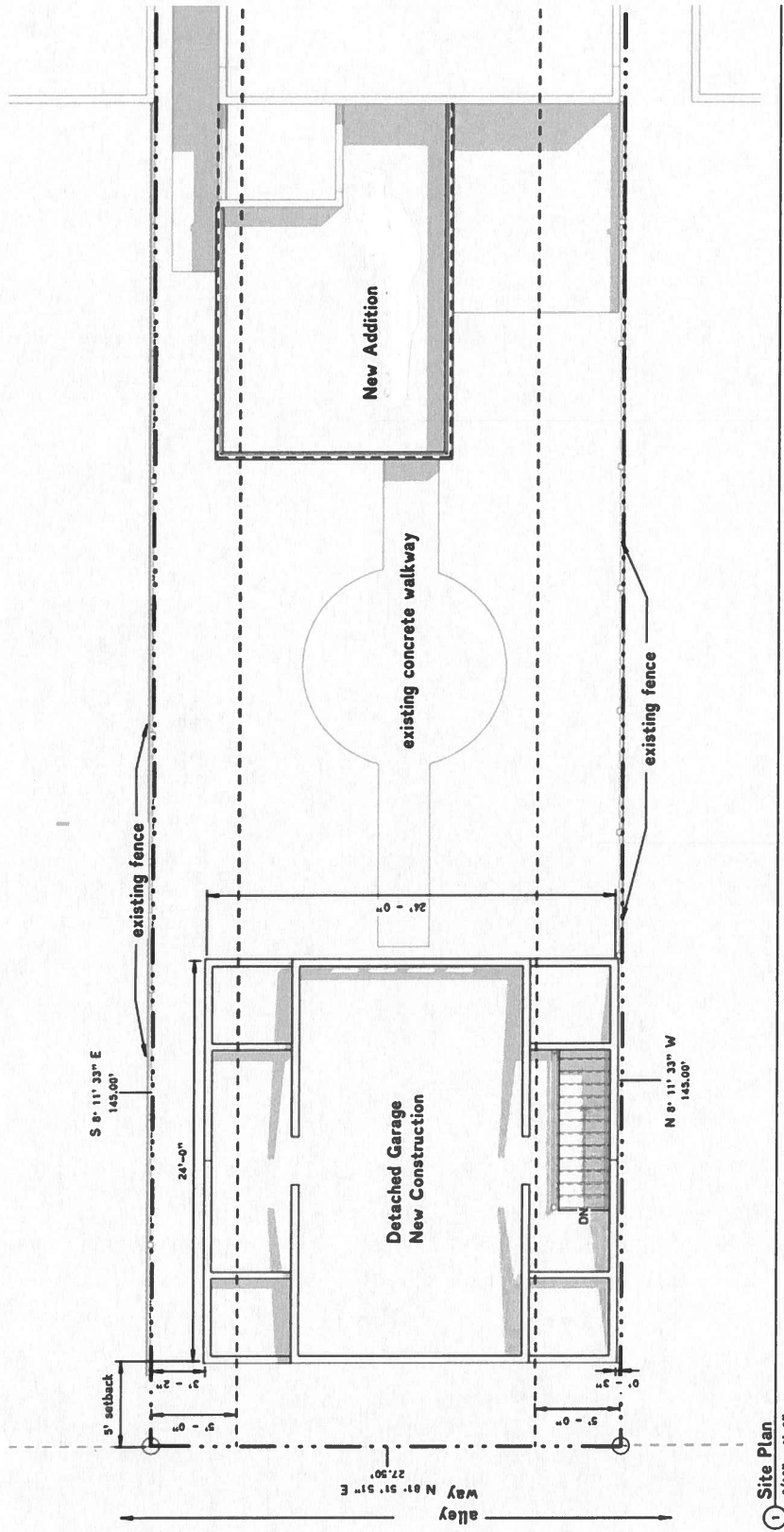


Obsidian
A Professional Engineering Practice
417 North 22nd Street
Richmond, VA 23223
804.647.1589



1 Site Plan
3/10/21 11:40"





1 Site Plan
3/16" = 1'-0"

Owner		Engineer	Property Information	
Mark B. H.	Charles R. Field, P.E.	Parcel ID	E001100232	
Shelene H.	417 North 22nd Street	Zoning	R-3	
Drakebaugh	Richmond, VA 23223	Use	Residential	
1300 Oakwood Ave	202.611.1028	Setbacks		
	cc@clmrva@gmail.com			
		Front Yard	25 feet	
		Side Yard	5 feet	
		Rear Yard	5 feet	
		Lot Coverage	15%	

[illegible]

Sheet Sequence Number
Sheet Type Designator
Disciplines Designator

Scope of work will generally consist of the construction of a new garage in accordance with these plans and the Virginia Residential Code 2021.

[illegible]

Mark	Level	Family	Width	Height	Header	Jack Studs	King Studs	Cauls Quantity
1st Floor	1st Floor Main	Single - Exterior windowed door	2'-0"	6'-4"	H-1	1	1	32"x4"
102								
104	1st Floor Main	Single-Panel 2	2'-0"	6'-4"	H-1	1	1	32"x4"
104								
105	1st Floor Main	Single-Panel 2	2'-0"	6'-4"	H-1	1	1	32"x4"
105								

Type Mark	Family	Count	Width	Height	Sill Height	Header	Jack Studs	King Studs	Casing Quantity	Sill Quantity
228	Window-Double-Hung	1	2'-4"	5'-0"	2'-0"	N.I.	1	1	12'-4"	3'-0"
230	Window-Double-Hung	1	2'-4"	5'-0"	2'-0"	N.I.	1	1	12'-4"	3'-0"
234	Window-Fixed	1	4'-0"	4'-0"	2'-0"	N.I.	2	1	12'-0"	4'-0"

Figure 1 shows the elevation of a window unit. The unit is divided into two sections: a 'Double Hung Window' at the bottom and a 'Fixed Window' at the top. The total height of the unit is 6'-0". The 'Fixed Window' section is 2'-0" high. The total width of the unit is 8'-0". The 'Double Hung Window' section is 8'-1" wide. The 'Fixed Window' section is 0'-9" wide. The 'Double Hung Window' section is 0'-2" wide. The unit is shown with a 'Floor Level' line at the bottom.

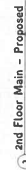
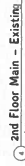
Print plans at 24" x 36". Arch D.

City of Richmond, VA



Obsidian
A Professional Engineering Practice
417 North 22nd Street
Richmond, VA 23223
804.647.1589

GO.1





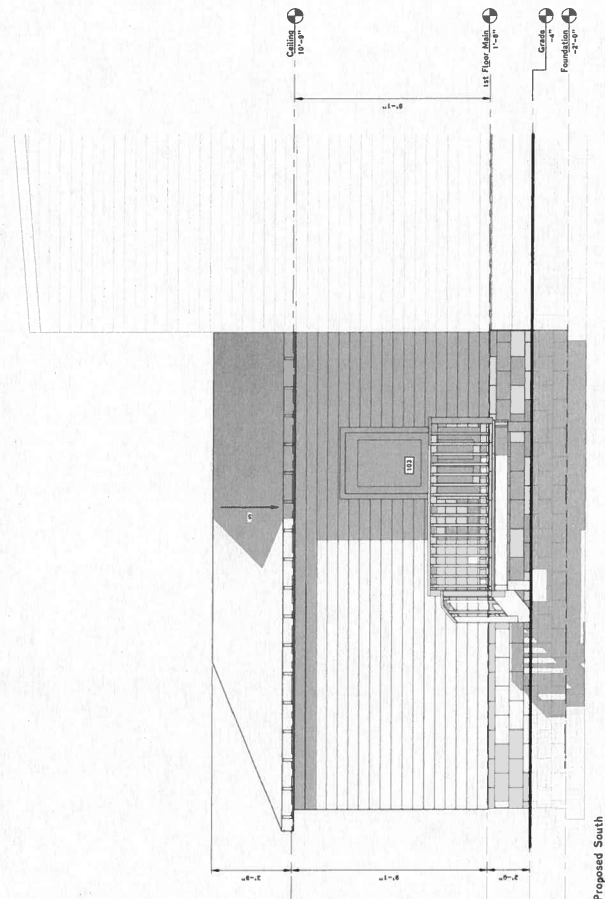
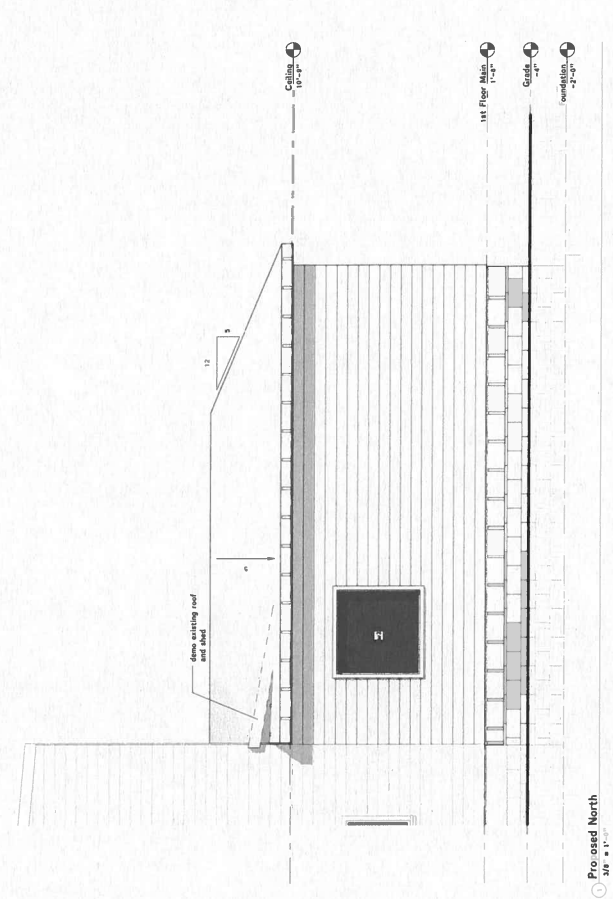
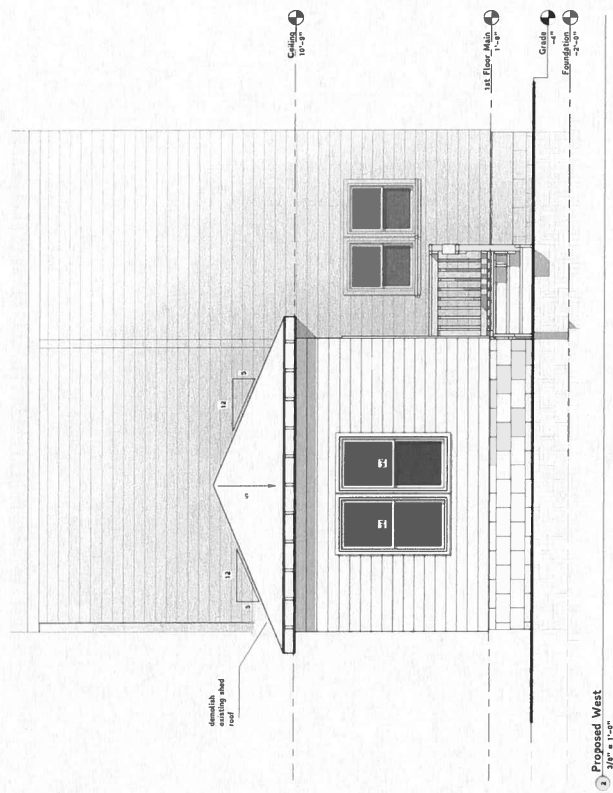
A Professional Engineering Practice
417 North 22nd Street
Richmond, VA 23223
804.647.1589



Elevations - Existing & Proposed
Tower 3 LLC
1308 Oakwood Avenue - Addition
City of Richmond, VA
April 16, 2025

Rev.	Date	Description

A2.1



Print plans at 24" x 36" / A2.1

Owner	Mat B. & Sheldes H. Dravdaugh	Engineer	Quadrus, Inc.	Property Information
	1298 Oakwood Ave Richmond, VA 23222 mat.dravdaugh@gmail.com (804) 722-4064		Charles R. Field, P.E. 417 North 22nd Street Richmond, VA 23222 charlesrfield@gmail.com	
			Purchasing ID Zoning Use Setbacks	E-99104032 R-3 Residential Front Yard = 25 feet Side Yard = 5 feet Rear Yard = 5 feet Lot Coverage = 35%

Mark B. & Shaleste H. Drawbaugh
1308 Oakwood Ave
Richmond, VA 23223
mark.drawbaugh@gmail.com

Parcel ID	E000110432
Zoning	R-9
Use	Residential
Setbacks	Front Yard = 25 feet Side Yard = 5 feet Rear Yard = 5 feet
Lot Coverage	1.30%

G0.1	Cover Sheet
V1.1	Site Plan
A1.1	Floor Plan
A1.2	Roof Plan
A2.1	Elevations
A2.2	Elevations
A3.1	Sections
A5.1	Details
S1.1	Structural Plans & Details
S1.2	Structural Roof Framing Plan
S2.1	Structural Calculations
S1.3	Structural Bracing Plan
S2.2	Structural Calculations

Name	Area
First Floor	
Unfinished Garage	541 SF
	541 SF
Second Floor	
Unfinished Storage	432 SF
	432 SF
Grand total	972 SF

Discipline Designator	Short Type Designator	Short Sequence Number	Discipline Designator
A Aeronautics	1	1	1
B Aerospace Materials	2	2	2
C Chemical Engineering	3	3	3
D Civil	4	4	4
E Electrical Engineering	5	5	5
F Environmental Engineering	6	6	6
G Industrial Engineering	7	7	7
H Mechanical Engineering	8	8	8
I Metallurgical Engineering	9	9	9
J Nuclear Engineering	10	10	10
K Petroleum Engineering	11	11	11
L Chemical Engineering	12	12	12
M Mechanical Engineering	13	13	13
N Nuclear Engineering	14	14	14
O Petroleum Engineering	15	15	15
P Chemical Engineering	16	16	16
Q Mechanical Engineering	17	17	17
R Nuclear Engineering	18	18	18
S Petroleum Engineering	19	19	19
T Chemical Engineering	20	20	20
U Mechanical Engineering	21	21	21
V Nuclear Engineering	22	22	22
W Petroleum Engineering	23	23	23
X Chemical Engineering	24	24	24
Y Mechanical Engineering	25	25	25
Z Nuclear Engineering	26	26	26
AA Petroleum Engineering	27	27	27
AB Chemical Engineering	28	28	28
AC Mechanical Engineering	29	29	29
AD Nuclear Engineering	30	30	30
AE Petroleum Engineering	31	31	31
AF Chemical Engineering	32	32	32
AG Mechanical Engineering	33	33	33
AH Nuclear Engineering	34	34	34
AI Petroleum Engineering	35	35	35
AJ Chemical Engineering	36	36	36
AK Mechanical Engineering	37	37	37
AL Nuclear Engineering	38	38	38
AM Petroleum Engineering	39	39	39
AN Chemical Engineering	40	40	40
AO Mechanical Engineering	41	41	41
AP Nuclear Engineering	42	42	42
AQ Petroleum Engineering	43	43	43
AR Chemical Engineering	44	44	44
AS Mechanical Engineering	45	45	45
AT Nuclear Engineering	46	46	46
AU Petroleum Engineering	47	47	47
AV Chemical Engineering	48	48	48
AW Mechanical Engineering	49	49	49
AX Nuclear Engineering	50	50	50
AY Petroleum Engineering	51	51	51
AZ Chemical Engineering	52	52	52
BA Mechanical Engineering	53	53	53
BB Nuclear Engineering	54	54	54
BC Petroleum Engineering	55	55	55
BD Chemical Engineering	56	56	56
BE Mechanical Engineering	57	57	57
BF Nuclear Engineering	58	58	58
BG Petroleum Engineering	59	59	59
BH Chemical Engineering	60	60	60
BI Mechanical Engineering	61	61	61
BJ Nuclear Engineering	62	62	62
BK Petroleum Engineering	63	63	63
BL Chemical Engineering	64	64	64
BM Mechanical Engineering	65	65	65
BN Nuclear Engineering	66	66	66
BO Petroleum Engineering	67	67	67
BP Chemical Engineering	68	68	68
BQ Mechanical Engineering	69	69	69
BR Nuclear Engineering	70	70	70
BS Petroleum Engineering	71	71	71
BT Chemical Engineering	72	72	72
BU Mechanical Engineering	73	73	73
BV Nuclear Engineering	74	74	74
BW Petroleum Engineering	75	75	75
BX Chemical Engineering	76	76	76
BY Mechanical Engineering	77	77	77
BZ Nuclear Engineering	78	78	78
CA Petroleum Engineering	79	79	79
CB Chemical Engineering	80	80	80
CC Mechanical Engineering	81	81	81
CD Nuclear Engineering	82	82	82
CE Petroleum Engineering	83	83	83
CF Chemical Engineering	84	84	84
CG Mechanical Engineering	85	85	85
CH Nuclear Engineering	86	86	86
CI Petroleum Engineering	87	87	87
CJ Chemical Engineering	88	88	88
CK Mechanical Engineering	89	89	89
CL Nuclear Engineering	90	90	90
CM Petroleum Engineering	91	91	91
CN Chemical Engineering	92	92	92
CO Mechanical Engineering	93	93	93
CP Nuclear Engineering	94	94	94
CQ Petroleum Engineering	95	95	95
CR Chemical Engineering	96	96	96
CS Mechanical Engineering	97	97	97
CT Nuclear Engineering	98	98	98
CU Petroleum Engineering	99	99	99
CV Chemical Engineering	100	100	100
AW Petroleum Engineering	101	101	101
AX Chemical Engineering	102	102	102



Scope of work will generally consist of the construction of a new garage in accordance with these plans and the Virginia Residential Code, 2021.

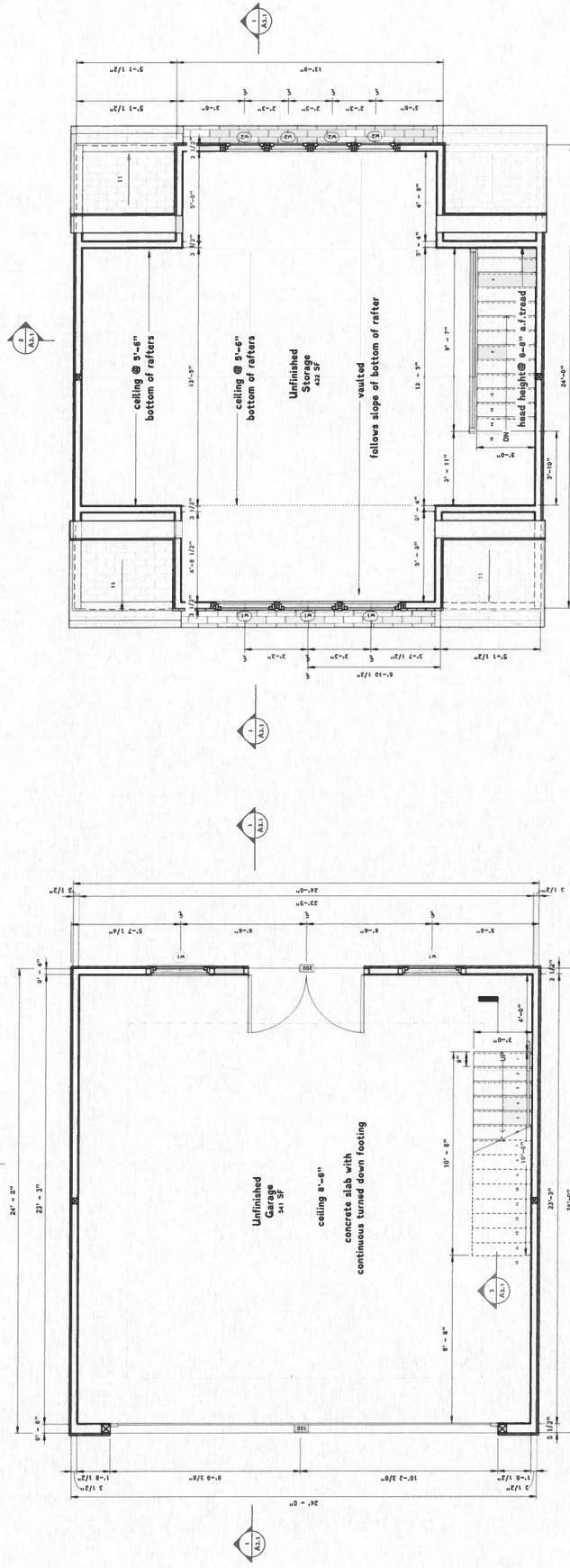
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308 Oakwood Avenue - Garage Plans
Tower 3 LLC

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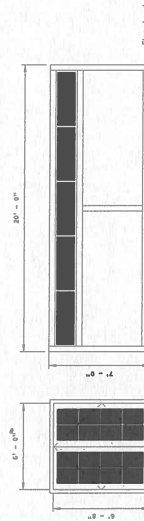


1st Floor - Proposed

2nd Floor - Proposed

Door Schedule

	Mark	Level	Family	Width	Height	Header	Jack Studs	King Studs	Quantity
First Floor	100	First Floor	garage_door 20'	20'-0"	7'-0"	B.1			69'-0"
	200	First Floor	Douglas-Class 2	8'-0"	6'-0"	H.1	2	1	10'-0" 100'-0"



Door Types

Window Schedule												
First Floor	Type	Mark	Family	Level	Count	Width	Height	Sill Height	Header	Jack Studs	King Studs	Sill Quantity
First Floor	M1		Window-Double-Hung	First Floor	1	3'-0"	3'-0"	3'-0"	N/L	1	1	2'-0"
			Window-Double-Hung	First Floor	1	3'-0"	3'-0"	3'-0"	N/L	1	1	2'-0"
			Window-Double-Hung	First Floor	1	3'-0"	3'-0"	3'-0"	N/L	1	1	2'-0"
			Window-Double-Hung	First Floor	1	3'-0"	3'-0"	3'-0"	N/L	1	1	2'-0"
Second Floor	M2		Window-Casement-Single	Second Floor	1	3'-0"	3'-0"	1'-0"	N/L	1	1	2'-0"
			Window-Casement-Single	Second Floor	1	3'-0"	3'-0"	1'-0"	N/L	1	1	2'-0"
			Window-Casement-Single	Second Floor	1	3'-0"	3'-0"	1'-0"	N/L	1	1	2'-0"
			Window-Casement-Single	Second Floor	1	3'-0"	3'-0"	1'-0"	N/L	1	1	2'-0"
Second Floor	M3		Window-Double-Hung	Second Floor	1	3'-0"	3'-0"	3'-0"	N/L	1	1	2'-0"
			Window-Double-Hung	Second Floor	1	3'-0"	3'-0"	3'-0"	N/L	1	1	2'-0"
			Window-Double-Hung	Second Floor	1	3'-0"	3'-0"	3'-0"	N/L	1	1	2'-0"
			Window-Double-Hung	Second Floor	1	3'-0"	3'-0"	3'-0"	N/L	1	1	2'-0"

Window Types



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City of Richmond, VA

Elevations

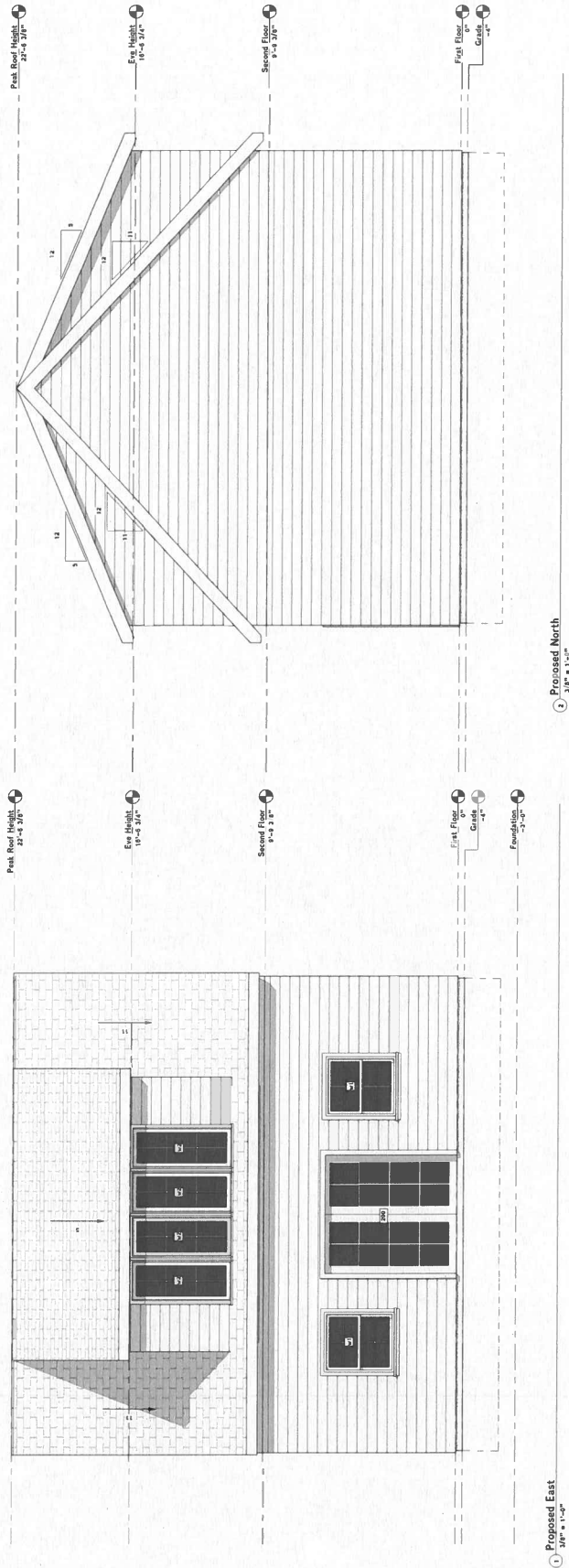
1308 Oakwood Avenue - Garage Plans

Tower 3 LLC

March 10th, 2021

Rev.	Date	Description

A2.1



1 Proposed East
1/8" = 1'-0"

2 Proposed North
1/8" = 1'-0"



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City of Richmond, VA

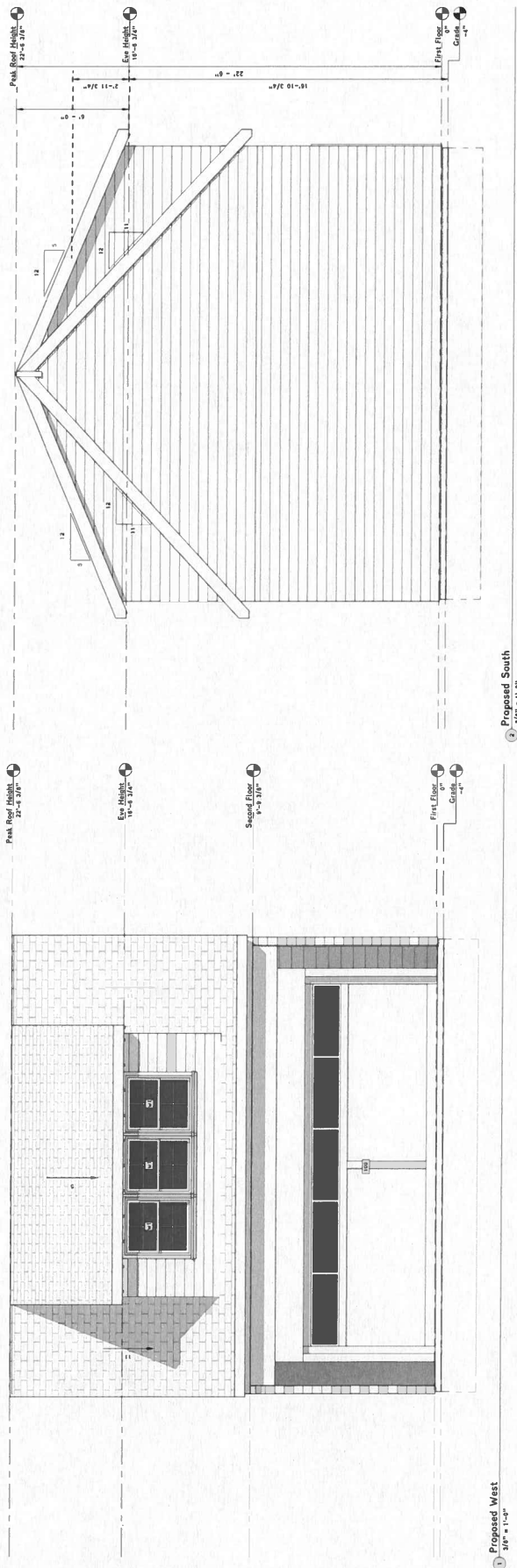
Elevations

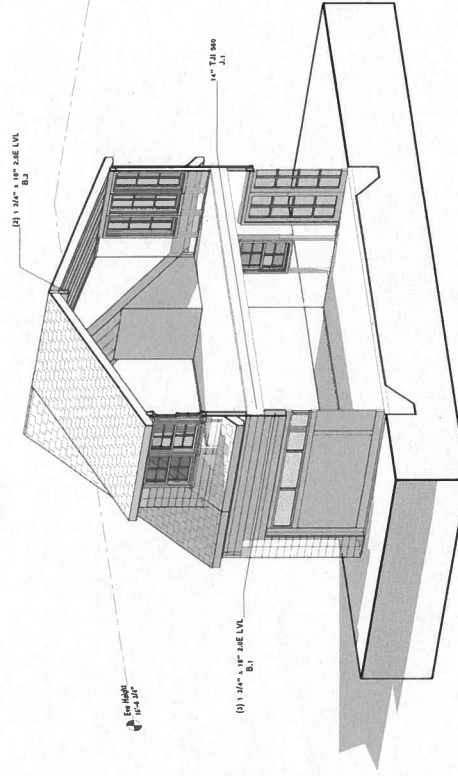
1308 Oakwood Avenue - Garage Plans
Tower 3 LLC

March 10th, 2021

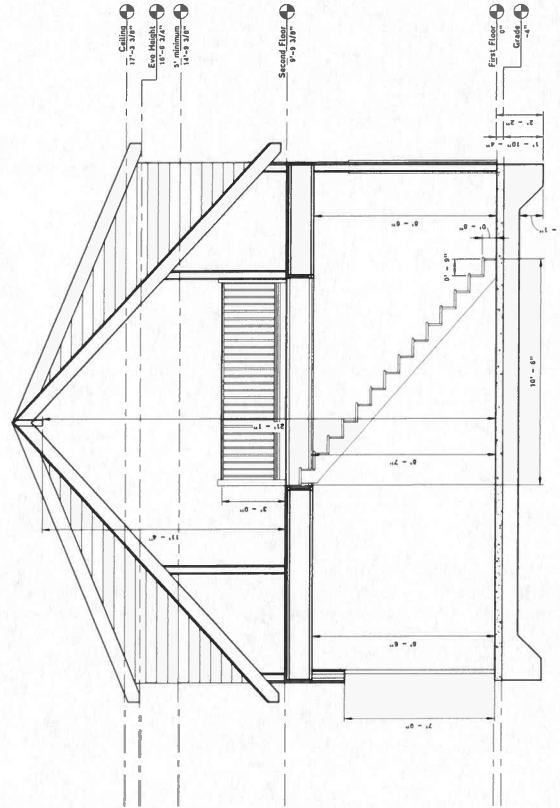
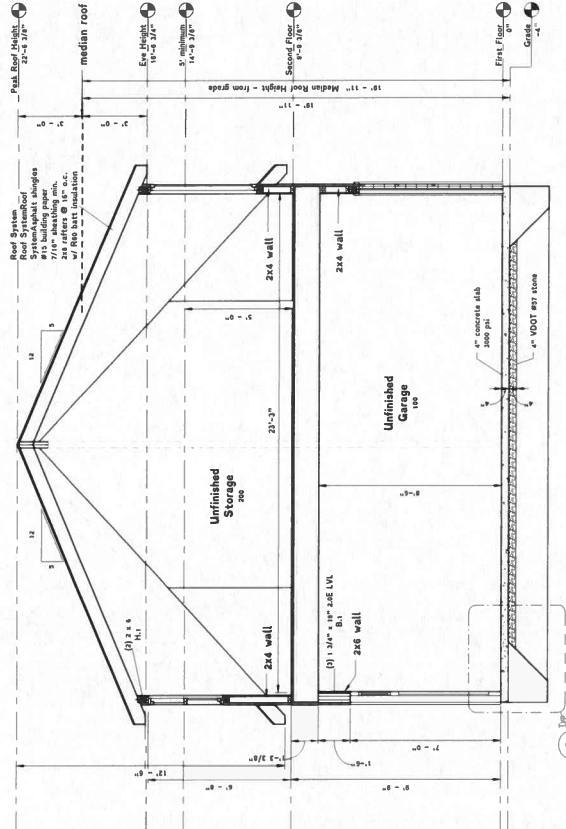
Rev.	Date	Description

A2.2





Section 2
3/8" = 1'-0"

Section 3
3/8" = 1'-0"Section 1
3/03 = 1'-0"[illegible]

Duckhardt, David F. - PDR

From: Mark Drawbaugh <mark@t3gc.com>
Sent: Tuesday, April 22, 2025 2:47 PM
To: Duckhardt, David F. - PDR
Subject: Re: 1308 Oakwood Ave

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hi David!

Exterior Siding will be Hardi Plank
Roofing; Architectural / Dimensional Shingles
Foundation: Parged Block

Thank you!

On Tue, Apr 22, 2025 at 10:44 AM Duckhardt, David F. - PDR <David.Duckhardt@rva.gov> wrote:

Mark,

Just one last question, I know we talked about this before but what are the proposed exterior building materials on the rear addition and on the detached garage?

Exterior Siding:

Roofing material:

Foundation material (If it is block, it will need to be parged):

Let me know and I will include this in the packet of drawings...

David

Zoning Administration