



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

June 12, 2025

Whale Bay LLC
2120 Staples Mill Road, #200
Richmond, VA 23230

Baker Development Resources
530 East Main Street, Suite 600
Richmond, VA 23219
Attn: Will Gillette

To Whom It May Concern:

RE: BZA 24-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, July 2, 2025 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct an addition to an existing multi-family dwelling at 803 NORTH 21st STREET (Tax Parcel Number E000-0372/019), located in an R-63 (Multi-Family Urban 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 **879 372 530#**. 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 July 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 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 24-2025
Page 2
June 12, 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 name "Roy" being the most 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.

Affordable American Dream Llc
Po Box 3661
Glen Allen, VA 23058

Bond Street Property Holdings Inc
3804 Three Ships Landing
Va Beach, VA 23455

Chromatic Llc
700 N 35th St
Richmond, VA 23223

Ellett Gordon B
810 Tilden St
Richmond, VA 23221

Evolve Hld Llc
3420 Pump Rd Ste 169
Richmond, VA 23233

Evolve Hld Llc
519 N 30th St
Richmond, VA 23223

Fisher Nancy J
867 N 22nd St
Richmond, VA 23223

Freeman Moore Isabella S & Julie &
Freeman Aaron Lee
2118 Venable St
Richmond, VA 23223

Great Hope Baptist Church Tr
2101 Venable St
Richmond, VA 23222

Hucks Jonathan W
1248 Carmia Way Unit 1018
Richmond, VA 23235

Law Jeffrey And Fung Carol
2021 Venable St
Richmond, VA 23223

Layman Properties Llc
11800 Blakeston Ct
N Chesterfield, VA 23236

Moseley William T
2110 Venable St
Richmond, VA 23223

Prg Portfolio Llc
409 E Main St Ste 100
Richmond, VA 23219

Prosisie Cynthia
2116 Venable Street
Richmond, VA 23223

Robinson Gregory L
806 N 21st Street
Richmond, VA 23223

Shiloh Enterprises Properties
3333 W Marshall St
Richmond, VA 23230

Streetcar Properties Llc
615 N 25th St
Richmond, VA 23223

Taylor James Jr & Rajean A S
800 N 21st Street
Richmond, VA 23223

True Apostolic Church Of Our Lord Jesus
Christ Tr
2120 Venable St
Richmond, VA 23223

Vanderbilt Properties Llc
Po Box 707, Pmb 12788
Richmond, VA 23218

Property: 803 N 21st St **Parcel ID:** E0000372019

Parcel

Street Address: 803 N 21st St Richmond, VA 23223-
Owner: WHALE BAY LLC
Mailing Address: 2120 STAPLES MILL RD #200, RICHMOND, VA 23230
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 332 - East End - Fairmont/Creighton
Property Class: 180 - R Four Family Blt-As
Zoning District: R-63 - Residential (Multi-family Urban)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2025
Land Value: \$82,000
Improvement Value: \$150,000
Total Value: \$232,000
Area Tax: \$0
Special Assessment District:

Land Description

Parcel Square Feet: 3173
Acreage: 0.0728
Property Description 1: 0035.65X0086.79 IRG0000.000
State Plane Coords(?): X= 11796405.499992 Y= 3721414.446550
Latitude: 37.53848420 , **Longitude:** -77.41885554

Description

Land Type: Residential Lot A
Topology:
Front Size: 35
Rear Size: 86
Parcel Square Feet: 3173
Acreage: 0.0728
Property Description 1: 0035.65X0086.79 IRG0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11796405.499992 Y= 3721414.446550
Latitude: 37.53848420 , **Longitude:** -77.41885554

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$82,000	\$150,000	\$232,000	Not Available
2024	\$78,000	\$147,000	\$225,000	Not Available
2023	\$78,000	\$131,000	\$209,000	Not Available
2022	\$52,000	\$109,000	\$161,000	Not Available
2021	\$40,000	\$110,000	\$150,000	Not Available
2020	\$40,000	\$104,000	\$144,000	Reassessment
2019	\$30,000	\$96,000	\$126,000	Reassessment
2018	\$20,000	\$80,000	\$100,000	Reassessment
2017	\$20,000	\$65,000	\$85,000	Reassessment
2016	\$20,000	\$48,000	\$68,000	Reassessment
2015	\$20,000	\$45,000	\$65,000	Reassessment
2014	\$20,000	\$47,000	\$67,000	Reassessment
2013	\$20,000	\$46,000	\$66,000	Reassessment
2012	\$18,000	\$51,000	\$69,000	Reassessment
2011	\$18,000	\$57,000	\$75,000	CarryOver
2010	\$18,000	\$57,000	\$75,000	Reassessment
2009	\$17,500	\$56,500	\$74,000	Reassessment
2008	\$17,500	\$56,500	\$74,000	Reassessment
2007	\$17,500	\$56,500	\$74,000	Reassessment
2006	\$16,900	\$56,500	\$73,400	Reassessment
2005	\$10,000	\$56,500	\$66,500	Reassessment
2004	\$10,000	\$56,500	\$66,500	Reassessment
2003	\$9,100	\$51,400	\$60,500	Reassessment
2002	\$8,900	\$50,400	\$59,300	Reassessment
2001	\$7,200	\$41,000	\$48,200	Reassessment
1998	\$6,000	\$41,000	\$47,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/21/2024	\$300,000	Not Available	ID2024-13420	
07/02/1990	\$0	Not Available	00018-1630	
05/02/1985	\$0	Not Available	000040-00212	
02/25/1982	\$14,700	Not Available	000793-00460	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-63 - Residential (Multi-family Urban)
Planning District: East
Traffic Zone: 1057
City Neighborhood Code: UNHL
City Neighborhood Name: Union Hill
Civic Code: 0820
Civic Association Name: Union Hill Civic Association
Subdivision Name: NONE
City Old and Historic District: Union Hill
National historic District: Union Hill
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	1000	0205001	020500
1990	131	0205001	020500

Schools

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

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 1
Dispatch Zone: 121A

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: 707
State House District: 79
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: 001 -
Year Built: 1926
Stories: 2
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 8
Number Of Full Baths: 4
Number Of Half Baths: 0
Condition: POOR
Foundation Type:
1st Predominant Exterior: Common Brick
2nd Predominant Exterior: N/A
Roof Style: Flat or Shed
Roof Material: Metal, preformed corrugat
Interior Wall: Drywall
Floor Finish: Softwood
Heating Type: None
Central Air: N
Basement Garage Car #: 0
Fireplace: N

Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 3264 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

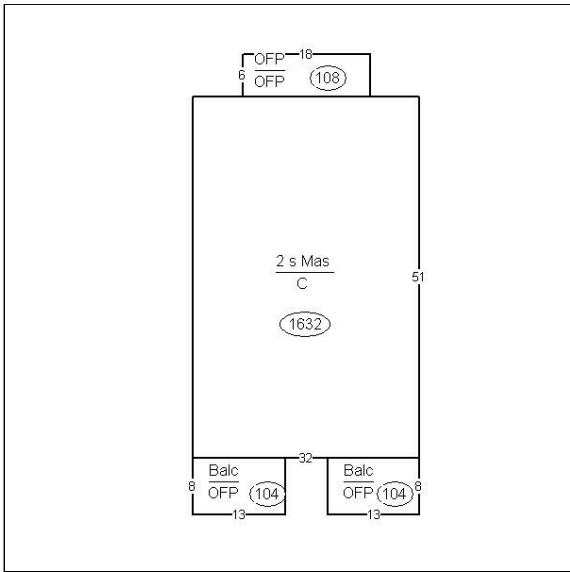
Name:E0000372019 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:E0000372019 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: Whale Bay LLC **PHONE: (Home)** () _____ **(Mobile)** () _____

ADDRESS 2120 Staples Mill Road, #200 **FAX: ()** _____ **(Work)** () _____

Richmond, Virginia 23230 **E-mail Address:** _____

PROPERTY OWNER'S Baker Development Resources **PHONE: (Home)** () _____ **(Mobile)** (864) 377-9140

REPRESENTATIVE: Will Gillette **FAX: ()** _____ **(Work)** () _____

(Name/Address) 530 East Main Street, Suite 600 **E-mail Address:** will@bakerdevelopmentresources.com

Richmond, Virginia 23219

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 803 North 21st Street

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-419.6(2)b

APPLICATION REQUIRED FOR: A building permit to construct an addition to a multi-family dwelling.

TAX PARCEL NUMBER(S): E000-0372/019 **ZONING DISTRICT:** R-63 (Multi-Family Urban Residential District)

REQUEST DISAPPROVED FOR THE REASON THAT: The side yard requirement is not met. A side yard of 5 feet is required. Side yards of 1.2 feet and 1.7 feet are proposed.

DATE REQUEST DISAPPROVED: April 15, 2025 **FEE WAIVER:** YES ☐ NO: ☒

DATE FILED: April 18, 2025 **TIME FILED:** 4:39 p.m. **PREPARED BY:** Josh Young **RECEIPT NO.** BZAR-167296-2025

AS CERTIFIED BY: WCY (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:** 6/2/25

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

CASE NUMBER: BZA 24-2025 **HEARING DATE:** July 2, 2025 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 24-2025
150' Buffer

APPLICANT(S): Whale Bay LLC

PREMISES: 803 North 21st Street
(Tax Parcel Number E000-0372/019)

SUBJECT: A building permit to construct an addition to an existing multi-family dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-419.6(2)b
of the Zoning Ordinance for the reason that:
The 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.

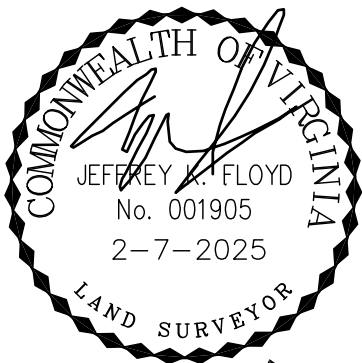
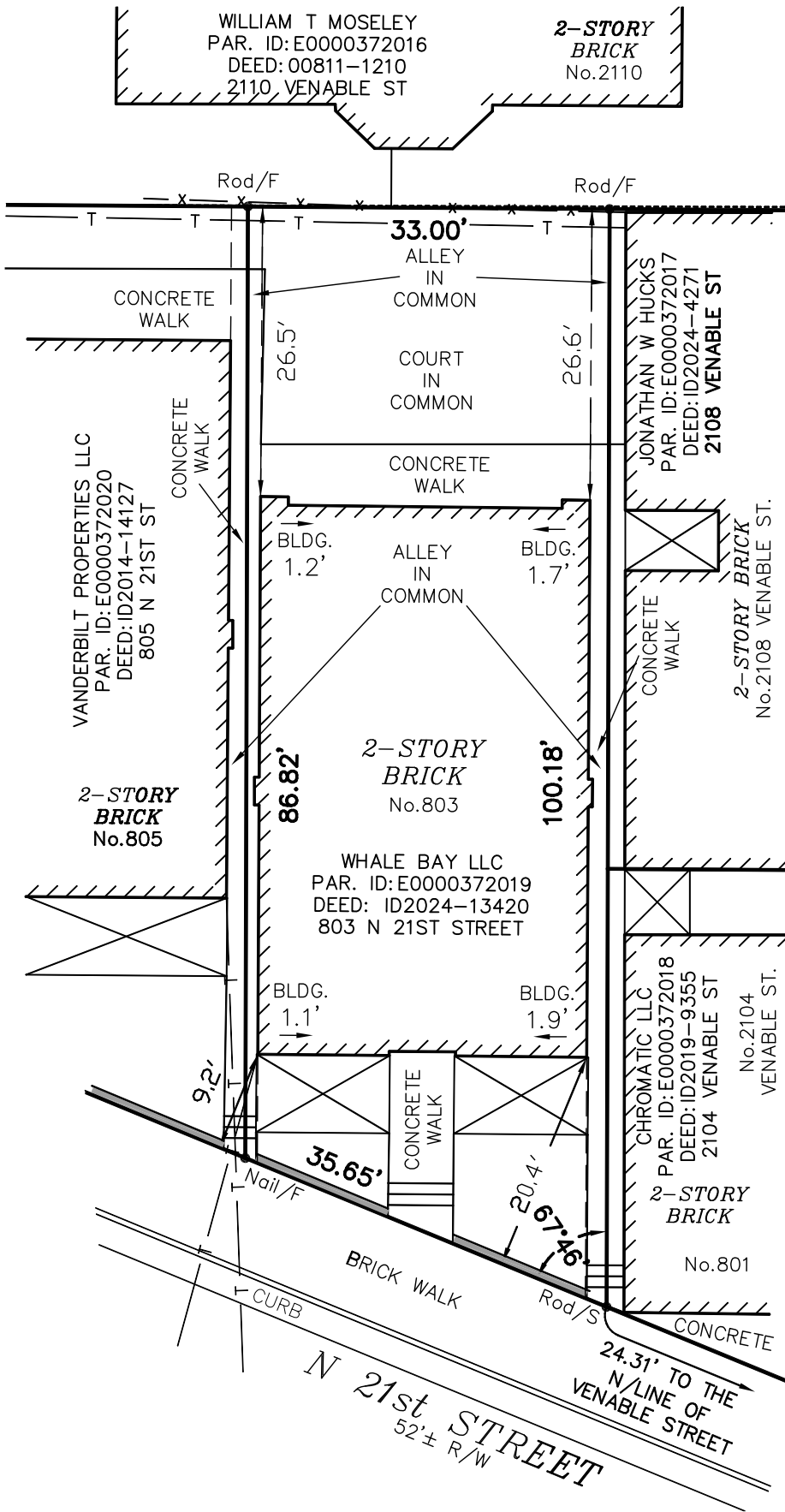
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please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

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 2-7-2025 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481
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MAP SHOWING THE IMPROVEMENTS
ON 803 N 21ST STREET
IN THE CITY OF RICHMOND, VA.

DATE: 2-7-2025

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=15'

JOB NO. 250116602

WILLIAM T MOSELEY
PAR. ID:E0000372016
DEED: 00811-1210
2110 VENABLE ST

2-STORY
BRICK
No.2110

2-STORY
BRICK
No.2110

WILLIAM T MOSELEY
PAR. ID: E0000372016
DEED: 00811-1210
2110 VENABLE ST

ONATHAN W HUCKS
AR. ID:E0000372017
DEED:ID2024-4271
2108 VENABLE ST

2-STORY BRICK
No. 2108 VENABLE ST.

CHROMATIC LLC
MAR. ID: E0000372018
DEED: ID2019-9355
2104 VENABLE ST

No. 2104
VENABLE ST

2-STO
BRICK
No. 8

No.801

24.31' TO THE
N/LINE OF
ENABLE STREET

N 21st STREET
52'± R/W

REVISED: 4-29-2025
DATE: 4-21-2025

CERTIFIED BY JEFFREY K. FLOYD

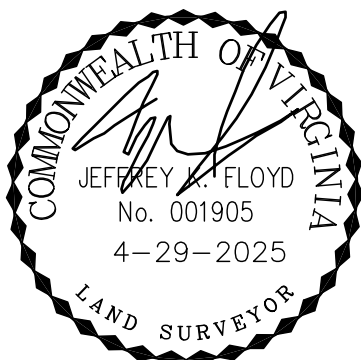
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=15'

JOB NO. 250116602

*SCALED CITY
BASELINE*

USABLE OPEN SPACE
PROPOSED = 1345 Sq.Ft.
44% of lot



Virginia Surveys

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CHESTERFIELD, VA 23832

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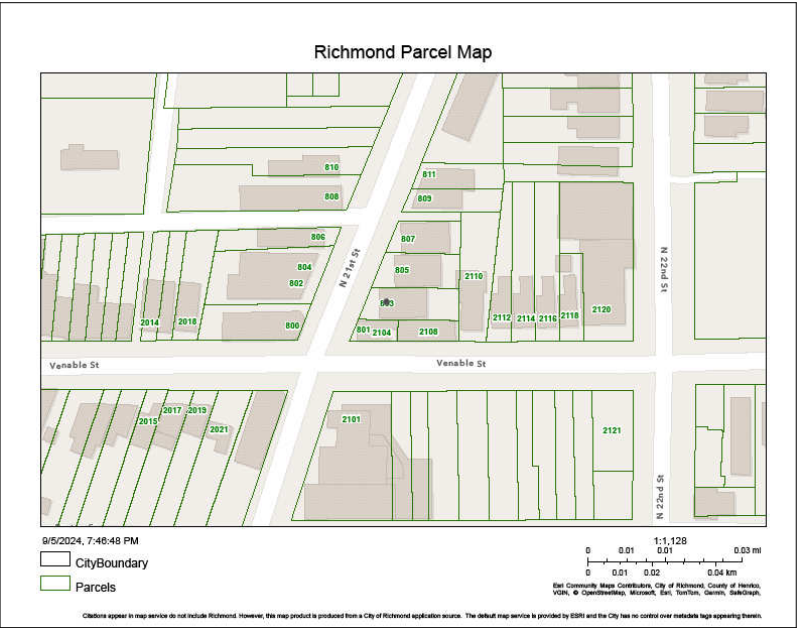
C&M PROPERTIES

AREA CALCULATIONS

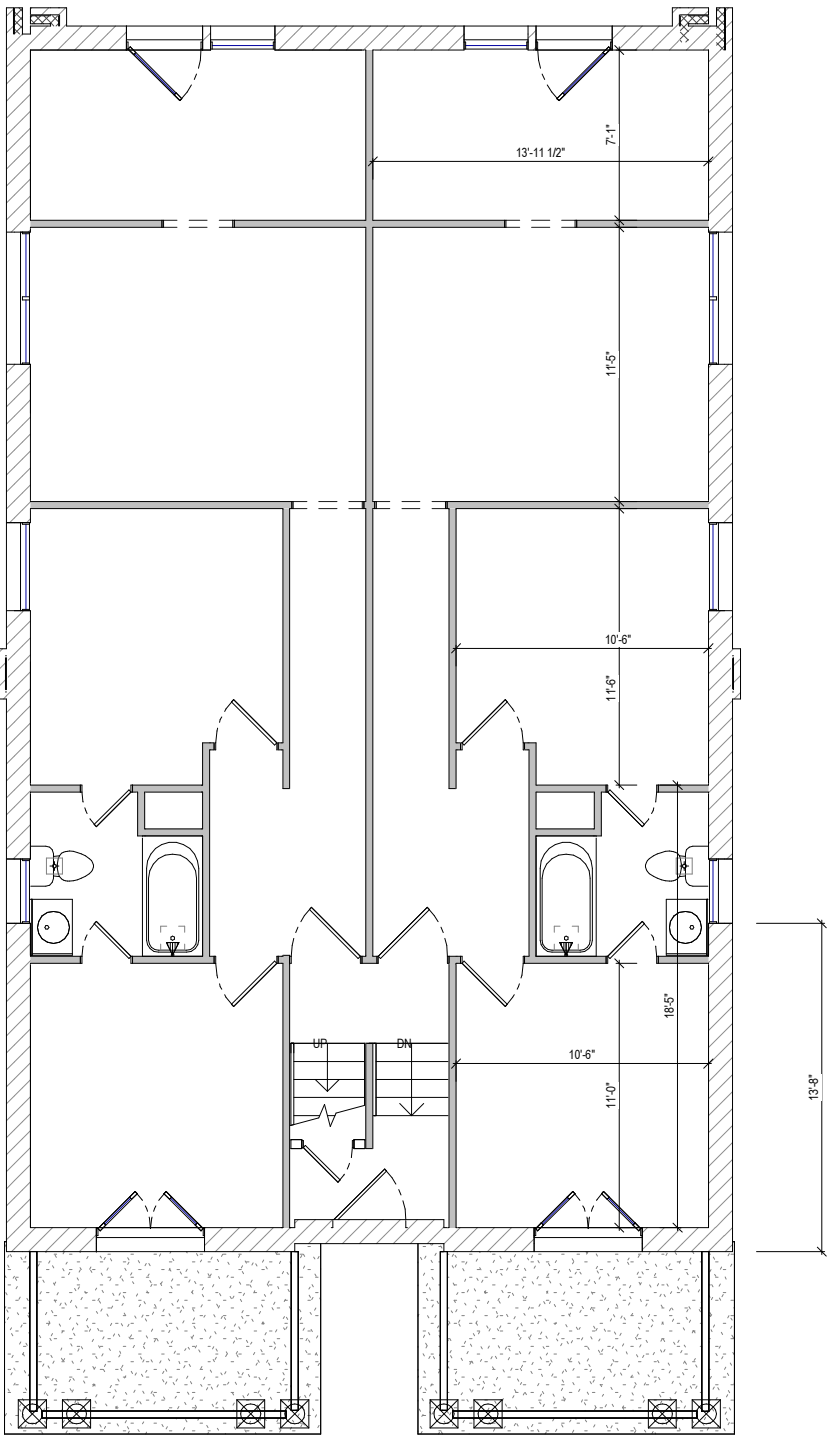
Heated Area	
1st Floor Livable	1740 SF
2nd Floor Livable	1740 SF
	3480 SF
Unheated Area	
Front Porch 1 st Floor	211 SF
Front Porch 2 nd Floor	211 SF
	421 SF
Total	3902 SF



803 N 21ST



- NOTE:
- 1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
 - 2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
 - 3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
 - 4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.



1 EXISTING 1ST FLOOR PLAN
A-2.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

CLIENT	C&M PROPERTIES	
	PROJECT	RENOVATION
ADDRESS	803 N 21ST	
SHEET	Existing 1st Floor Plan	
ISSUE DATE		
4/29/2025 10:41:48 AM		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
A-2.00		

NOTE:

1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.

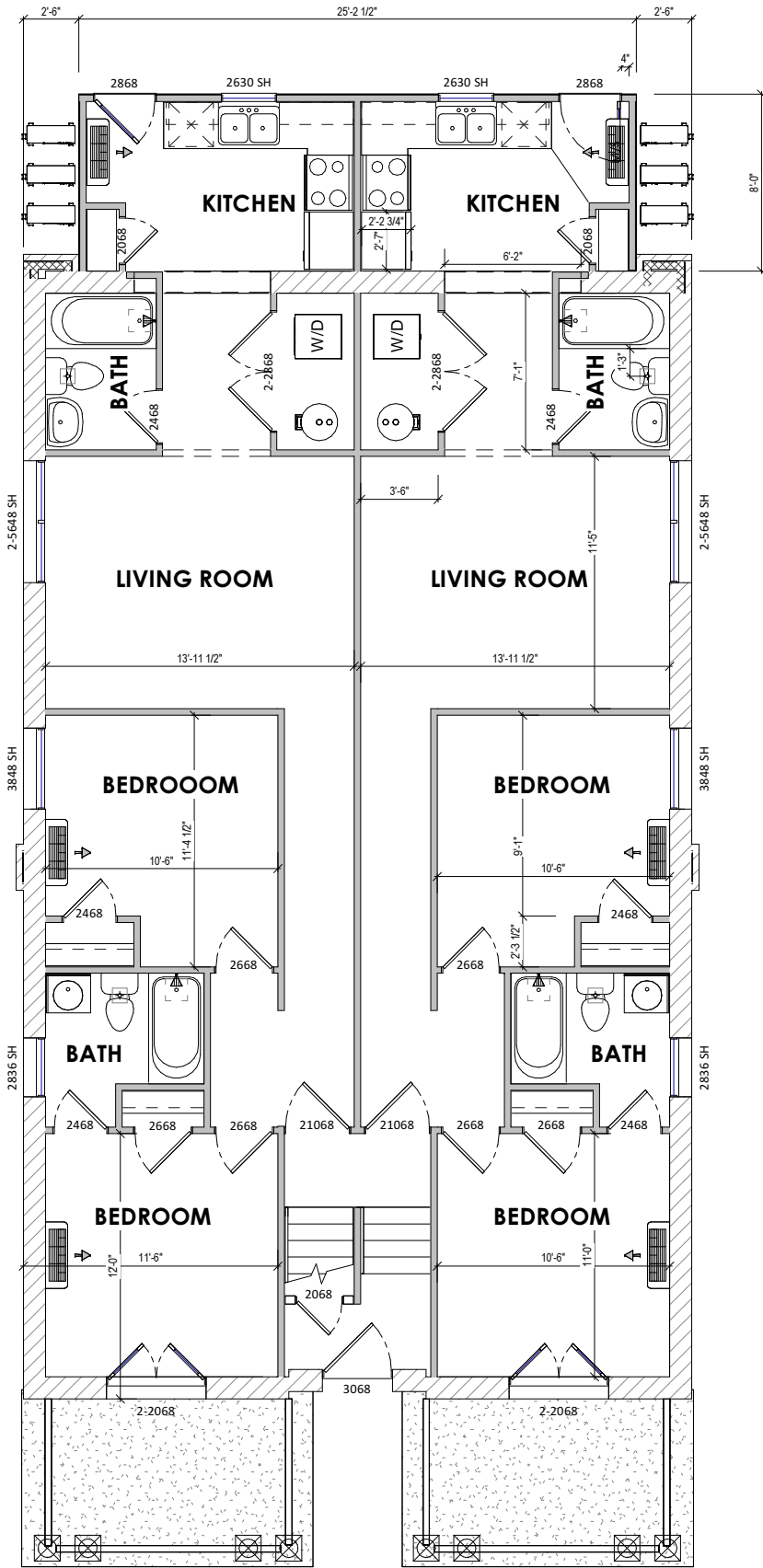
NOTE:

THE FINISHED GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION WALLS A MINIMUM OF 5% WITHIN THE FIRST 10 FT FROM THE FOUNDATION
[R401.3 VRC]

NOTE:

EXTERIOR RISER HEIGHT MAX 8 1/4" AND MIN TREAD DEPTH 9"
[R311.7.5 VRC]

1 PROPOSED 1ST FLOOR PLAN
A-2.20 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



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This Drawings and Design in-
whole or in-part shall not be
reproduced or copied

CLIENT	C&M PROPERTIES	
	PROJECT	RENOVATION
ADDRESS	803 N 21ST	
SHEET	Proposed First Floor	

ISSUE DATE	4/29/2025 10:41:49 AM
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-2.20

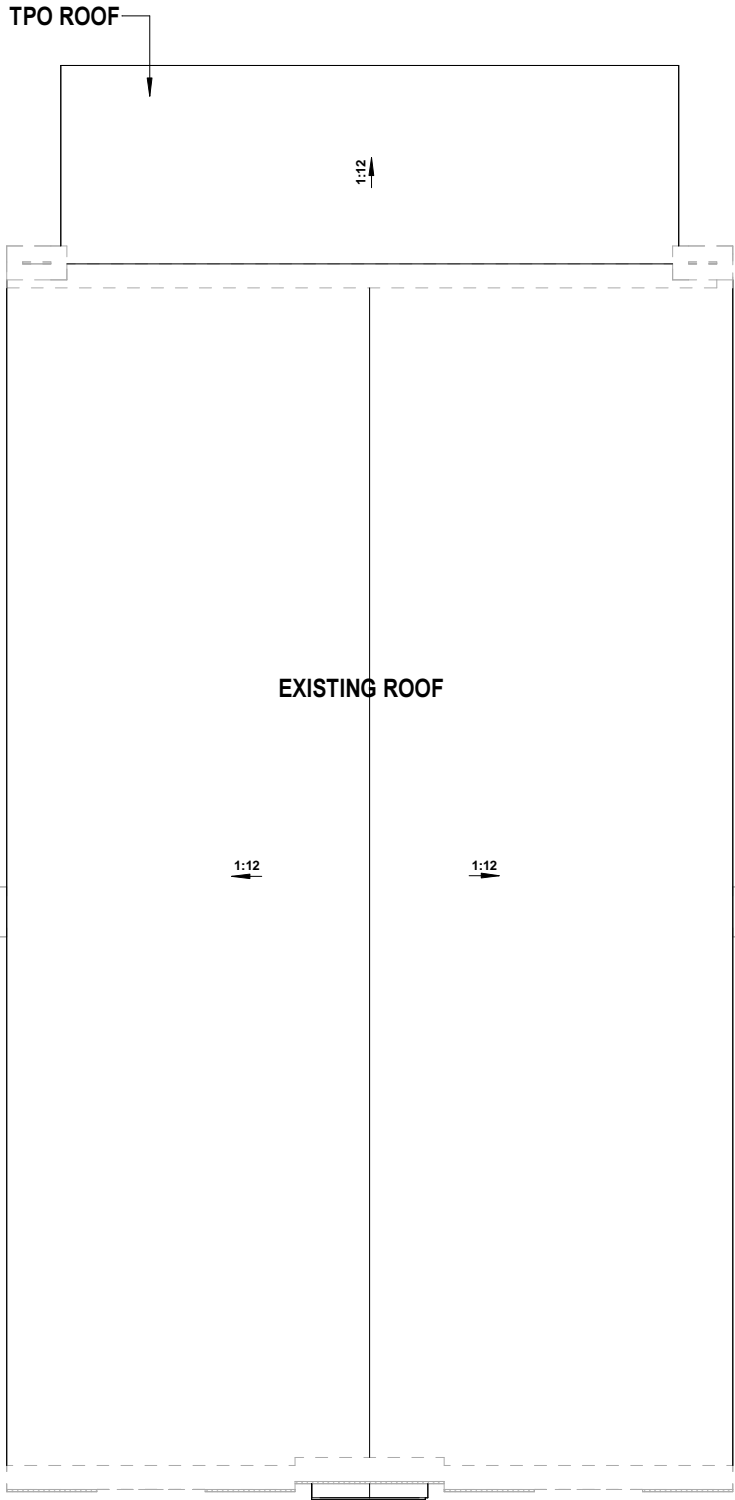
- NOTE:
- 1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
 - 2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
 - 3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
 - 4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.

Per Section R310 of the 2018 VA Residential Code, basements, habitable attics, and every sleeping room must have at least one operable emergency escape and rescue opening. The sill height shall be not more than 44" to the bottom of the clear opening. Openings not on grade level shall have a min. net clear opening of 5.7sf. The min clear opening height shall be 24". The min clear opening width shall be 20".



GENERAL ROOF PLAN NOTES:

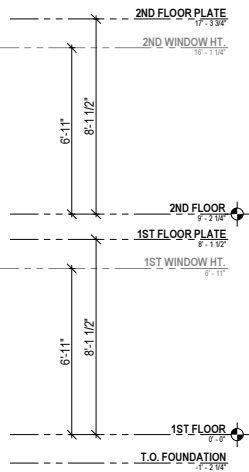
- 1) FINISHED OVERHANG TO BE 1'-0" PAST EXTERIOR WALL
SHEATHING, U.N.O.. TRUSS FRAMING TO BE 10 1/2" PAST WALL
SHEATHING TO ACCOMMODATE BLOCKING AND FINISH TRIM. SEE
"TYPICAL WALL SECTION".
- 2) ROOF SLOPE ARROWS POINT IN THE DIRECTION IN WHICH WATER
WILL FLOW.
- 3) DO NOT CUT OR ALTER ENGINEERED ROOF TRUSSES. IF A TRUSS IS
BROKEN OR CUT, NOTIFY FIELD MANAGER.
- 4) BRACE TRUSSES PER MANUFACTURERS SPECIFICATIONS. BRACING
DIAGRAMS TO BE PROVIDED BY TRUSS MANUFACTURER. FRAMER
TO VERIFY THAT TRUSS BEARING POINTS ALIGN W/ SUPPORTING
MEMBERS.
- 5) ALL TRUSS HANGERS TO BE INSTALLED PER HANGER
MANUFACTURERS SPECIFICATIONS.



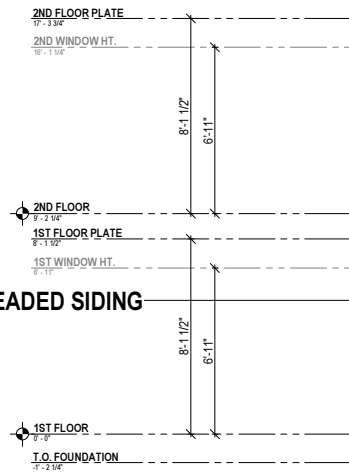
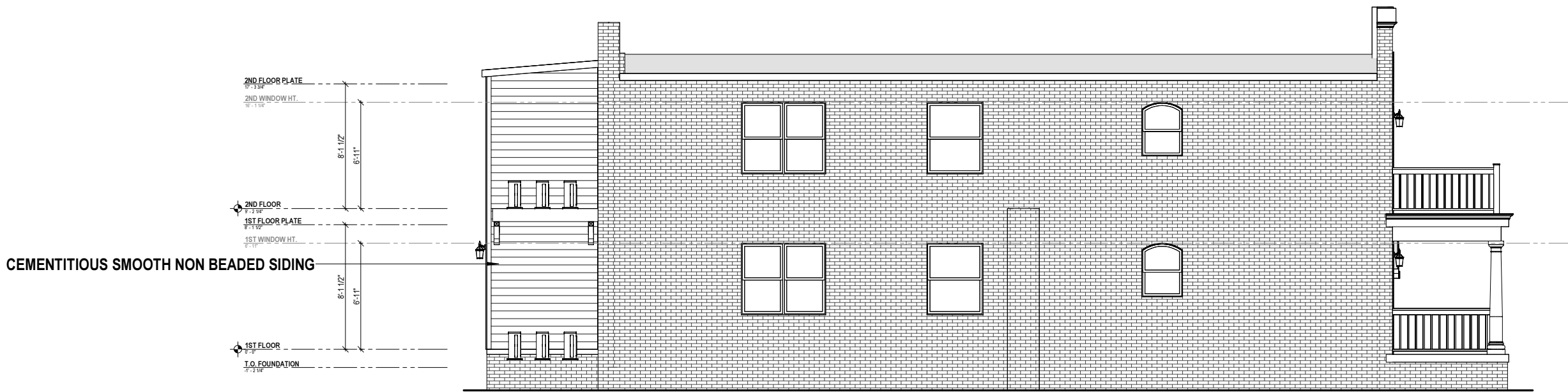
1 **ROOF PLAN**
A-2.70 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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whole or in-part shall not be
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CLIENT		C&M PROPERTIES
PROJECT		
ADDRESS		803 N 21ST
SHEET		Roof Plan
ISSUE DATE		
4/29/2025 10:41:50 AM		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
A-2.70		



1 FRONT VIEW
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



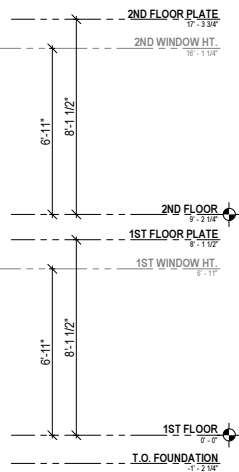
CEMENTITIOUS SMOOTH NON BEADED SIDING

2 LEFT VIEW
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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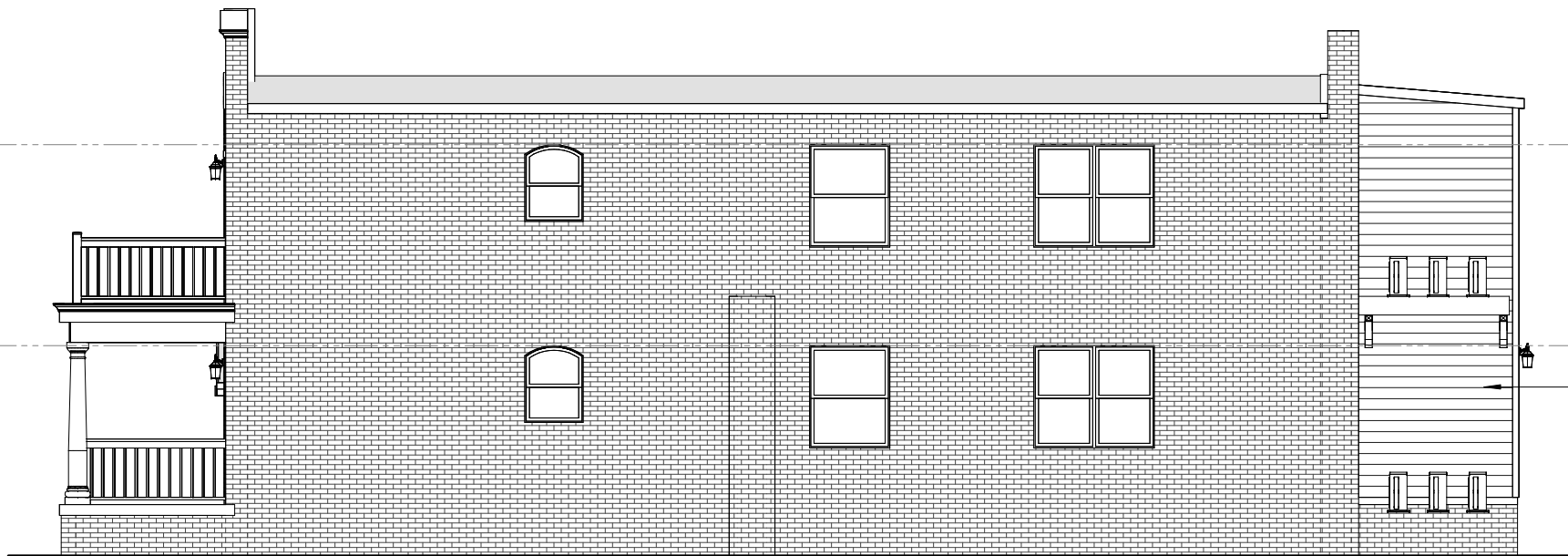
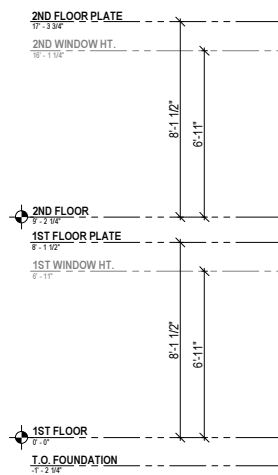
CLIENT	C&M PROPERTIES	
	PROJECT	RENOVATION
ADDRESS	803 N 21ST	
	SHEET	Elevations
ISSUE DATE		
4/29/2025 10:41:51 AM		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
A-3.00		

CEMENTITIOUS SMOOTH NON
BEADED SIDING



1 REAR VIEW

A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



CEMENTITIOUS SMOOTH NON BEADED SIDING

2 RIGHT VIEW

A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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CLIENT		C&M PROPERTIES	
PROJECT		RENOVATION	
ADDRESS		803 N 21ST	
SHEET		Elevations	
ISSUE DATE			
4/29/2025 10:41:52 AM			
DRAWN BY			
PINNACLE DESIGN			
SHEET NUMBER			
A-3.10			

DOOR SCHEDULE		
Type	Count	Comments

Door_Exterior Double Swing Full Lite 2068	4	(4) EXISTING
Door_Exterior Single Swing 1/2 Lite 2868	2	(2) NEW
Door_Exterior Single Swing 3068	1	(1) EXISTING
Door_Interior Double Swing 2868	4	(4) NEW
Door_Interior Single Swing 2068	5	(5) NEW
Door_Interior Single Swing 2468	12	(12) NEW
Door_Interior Single Swing 2668	12	(12) NEW
Door_Interior Single Swing 21068	4	(4) NEW

Grand total: 44

WINDOW SCHEDULE		
Type	Count	Comments

Window_Eyebrow 46	2	(2) EXISTING
Window_Fixed 4040	1	(1) EXISTING
Window_Single Hung 2630	4	(4) NEW
Window_Single Hung 2850	2	(2) NEW
Window_Single Hung 3848	4	(4) EXISTING
Window_Single Hung Arch Top 2836	4	(4) EXISTING
Window_Twin Single Hung 5648	4	(4) EXISTING

Grand total: 21

Google Maps

801 N 21st St



Richmond, Virginia

Google Street View

Jun 2023 See more dates

Image capture: Jun 2023 © 2025 Google



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Stefanie K. Taillon
Acting Secretary of Natural and
Historic Resources

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

February 24, 2025

Casey White
Whale Bay LLC
1715 South Meadow Street
Richmond, Virginia 23220

Re: 803 North 21st Street
Part 2 Response
DHR # 2025-005

Dear Mr. White,

Thank you for submitting the State and Federal Rehabilitation Tax Credit Application, Part 2, "Description of Rehabilitation," for the property located at 803 North 21st Street in Richmond, Virginia. We are also in receipt of the necessary State application fee and appreciate its timely submission. Based on the materials provided, the proposed scope of work is consistent with the Secretary of the Interior's *Standards for Rehabilitation* and the project is approved provided the below conditions are met.

CONDITIONS:

The following conditions should be met for the project to receive approval. If additional information is requested, please submit the materials as an Amendment to the Part 2 application. Otherwise, evidence of the completed, compliant work must be submitted with the Part 3 application.

Masonry: New mortar should match the historic mortar in strength, color, and composition and the joints should replicate the size and tooling of the original joints. Please provide good quality "before" and "after" photographs showing representative locations of repointing with the Part 3 application. If it is determined that you must repoint more than 5% of the building, we recommend submitting a text patch to our office to review before undertaking full repointing work.

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Windows: If it is determined that any windows must be replaced the new windows must match the historic windows in dimensions, design, material, and other visual qualities to comply with *Standard #6*. Please provide detailed, dimensioned “existing” and “proposed” elevation and section drawings for any replacement windows so that we may confirm that the replacement units will match the historic windows.

#6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Roof: The work described in the application for the roof does not appear to match the work shown on Plan Sheets A-2.70, A-3.00, and A-3.10. The plans appear to show the historic roof being altered from a low sloped gable roof with end parapets to a hip on gable roof with the rear parapet removed and the hip roof extended over the new addition. The historic roof form and the rear parapet should be retained in their existing configuration. The new addition roof should not be combined into the existing roof line as proposed.

Interior Doors: While the application notes that the interior doors are wood six panel doors the photos show that the unit entry doors are fifteen light glass doors. Please note that the appropriate historic door type should be retained at each historic opening. Where existing doors are damaged beyond repair, they should be replaced in kind in compliance with *Standard #6*.

Hallway Features: Please ensure that in each unit the archway at the beginning of the hallway and the doorway at the end of the hallway are retained in compliance with *Standard #2*. These features are not clearly indicated on the proposed plans.

#2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Interior Woodwork: Where historic woodwork is missing or deteriorated beyond repair, it must be replicated in kind to match the historic trim profile per the guidance of *Standard #6*. However, to comply with *Standard #9*, new walls and openings must receive contemporary and compatible woodwork, differentiated in design from the historic woodwork as a marker of these features’ modernity. In this way, a careful observer would be able to distinguish modern walls and openings from the historic plan.

#9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Floors: Where historic floorboards are deteriorated beyond repair, they must be replaced in kind to match the width, length, color, and overall visual character of the historic flooring to meet *Standard #6*.

Administrative Services
10 Courthouse Ave.
Petersburg, VA 23803
Tel: (804) 862-6408
Fax: (804) 862-6196

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Written Application Takes Precedence: In accordance with the regulations governing the tax incentives program, the written application takes precedence over all other submitted documentation (drawings, photographs, etc.). Therefore, it must be comprehensive and include *all* treatments proposed for the historic building and site. All work will be evaluated for compliance with the *Secretary of the Interior's Standards for Rehabilitation*. Undescribed work that does not meet the *Standards* may result in completed work that must be remediated, or a project that ultimately cannot be certified as a completed rehabilitation.

This conditional approval is for the Part 2 application as submitted. All new information should be sent for review and approval to the Virginia Department of Historic Resources (DHR) as an Amendment to the original application; you can find the appropriate form through the National Park Service's website at <https://www.nps.gov/subjects/taxincentives/historic-preservation-certification-application.htm>. Please be sure to use the new amendment application form labeled (Rev. 6/23 v2) as NPS will not accept the older forms.

DHR's review recommendation and the electronic copy of the federal application materials have been transferred to NPS via their secure website. NPS will communicate with you directly regarding their review. In the interim, please feel free to contact me with any questions at 804-482-6453 or Summer.Louthan@dhr.virginia.gov.

Sincerely,



Summer Louthan
Tax Credit Reviewer
Office of Preservation Incentives

Cc: Bryan Townes, Claremont Preservation Consulting

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