



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

July 7, 2026

Sorbello Living Trust
3908 Sterling Street
Richmond, VA 23221
Attn: Regina Sorbello

To Whom It May Concern:

RE: BZA 25-2026

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, August 5, 2026 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 accessory structure (garage) to an existing single-family (detached) dwelling at 3908 STERLING STREET (Tax Parcel Number W000-1772/006), 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 **804 768 629#**. 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 2026 drop-down, click meeting details for August 5, 2026 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 25-2026
Page 2
July 7, 2026

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 the first and last names 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.

Bender Amie L
3919 Sterling St
Richmond, VA 23221

C C Grove Llc
421 North 33rd St
Richmond, VA 23223

Cko Construction Llc
942 Sports Lake Road
New Canton, VA 23123

Ellis William W & Cunningham Gwynne E
203 Reveille Street
Richmond, VA 23221

Fuller Stephen C
3909 Grove Ave
Richmond, VA 23221

Gates Diana And Saniga Martin
3907 Grove Ave
Richmond, VA 23221

Gueranmayeh E And Leyla And Faridazar
Donya And Farid
205 Reveille St
Richmond, VA 23221

Hamlin Carmen L
3921 Sterling St
Richmond, VA 23221

Horowitz Inge W Trs
5100 Monument Ave #608
Richmond, VA 23230

Kabani Mohamad M And Kabbani Fouad M
3910 Sterling St
Richmond, VA 23221

Leipold Cameron M
3919 Grove Ave
Richmond, VA 23221

Modarres Amir
207 Reveille St
Richmond, VA 23221

Radford Timothy M And Selina
3917 Sterling St
Richmond, VA 23236

Randoll Llc
3109 Grove Ave
Richmond, VA 23221

Saunders Mark T
3915 Sterling St
Richmond, VA 23221

Toll Ann R & Rachal William M E Jr
1 Pendleton Pl
Lexington, VA 24450

Wilson Bryan And Ellie
201 Reveille St
Richmond, VA 23221

City of Richmond, VA Report

Property Owner

Name: SORBELLO LIVING TRUST TRUSTEE

Mailing Address: 3908 STERLING ST
RICHMOND, VA 23221

Parcel Use: R One Story

Neighborhood: 114

Property Information

Property Address: 3908 Sterling St

PIN W0001772006

Size: 0.113 Acres, 4931.000 Square Feet

Property Description: HENRY PLACE L6 BA SB; 0031.39X0079.70 IRG0000.000

Current Assessment

Year	Land	Improvements	Total
2026	\$160,000	\$352,000	\$512,000

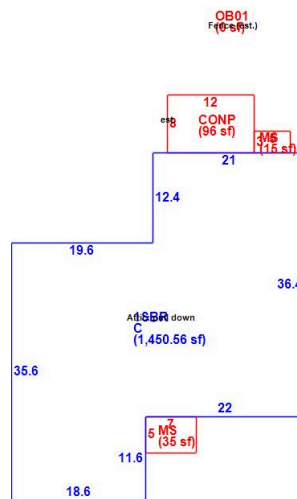
Deed Transfers

Recordation Date	Book	Page	Deed Type	Consideration	Grantee ⓘ
9/20/2022	ID2022	21077	DT	\$0	SORBELLO LIVING TRUST TRUSTEE
6/28/2018	ID2018	13072	DT	\$0	SORBELLO REGINA L REVOCABLE TRUST TRS
7/24/2017	ID2017	15220	BS	\$340,000	SORBELLO REGINA L
3/9/2012	ID2012	4576	BS	\$212,500	GERDES MICHAEL J
4/6/2006	ID2006	11179	BS	\$235,000	CURRIE W CHRISTOPHER & JULIE F
1/18/2000	ID2000	1113	BS	\$127,000	MELIS MIKIE F
10/26/1994	00418	0105	N/A	\$89,950	KEPPERLING PETER W
12/5/1986	000104	00941	N/A	\$57,000	Not Available
9/15/1983	000818	00774	N/A	\$51,600	Not Available
6/9/1982	000797	00349	N/A	\$0	Not Available
1/1/1900	000797	00349	N/A	\$0	Not Available

Residential Card 1 Details

Story	Style	Total Liv	Year Built
1.0	1sty Older	1,451	1955

Model:	RESIDENTIAL	Rooms:	Beds: 3
Interior Wall:	Plaster	Bathrooms:	Full: 2 Half: 0
Interior Wall 2:		Central AC:	Central air
Exterior Wall:	Common Brick	Heat/Cool:	Forced Air
Exterior Wall 2:		Floor Cover:	Hardwood
Roof Type:	Gable	Floor Cover 2:	N/A
Roof Cover:	Composition shingle	Floor Cover 3:	N/A



Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SBR	1 Story Brick - Fin	1,451	1,451
C	Crawl Space	1,451	0
CONP	Patio - Concrete	96	0
MS	Stoop - Masonry	50	0
OB01	Outbuilding	0	0
Totals		3,048	1,451

Outbuildings

Code	Description	Sub Code-Description	Size
FENCER	Fence Masonry	Typical	150.00 LF

Assessment History			
Year	Land	Improvements	Total
2025	\$160,000	\$272,000	\$432,000
2024	\$160,000	\$260,000	\$420,000
2023	\$140,000	\$260,000	\$400,000
2022	\$120,000	\$256,000	\$376,000
2021	\$100,000	\$252,000	\$352,000
2020	\$100,000	\$237,000	\$337,000
2019	\$78,000	\$231,000	\$309,000
2018	\$78,000	\$176,000	\$254,000
2017	\$65,000	\$172,000	\$237,000
2016	\$65,000	\$168,000	\$233,000
2015	\$60,000	\$168,000	\$228,000
2014	\$58,000	\$151,000	\$209,000
2013	\$58,000	\$151,000	\$209,000
2012	\$58,000	\$195,000	\$253,000
2011	\$58,000	\$212,000	\$270,000
2010	\$58,000	\$212,000	\$270,000
2009	\$58,000	\$212,000	\$270,000
2008	\$58,000	\$182,400	\$240,400
2007	\$58,000	\$175,000	\$233,000
2006	\$33,800	\$183,000	\$216,800
2005	\$27,700	\$171,800	\$199,500

Map

Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

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 Sorbello Living Trust PHONE: (Home) () (Mobile) (804) 307-0724
OWNER: Regina L. Sorbello, Trustee FAX: () (Work) ()
(Name/Address) 3908 Sterling Street E-mail Address: _____
OWNER'S REPRESENTATIVE:
(Name/Address) _____ PHONE: (Home) () (Mobile) ()
_____ FAX: () (Work) ()
_____ E-mail Address: _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES): 3908 Sterling Street
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-410.6
APPLICATION REQUIRED FOR: A building permit to construct an accessory garage to an existing Single Family Dwelling.
TAX PARCEL NUMBER(S): W000-1772/006 ZONING DISTRICT: R-5 Single Family Residential
REQUEST DISAPPROVED FOR THE REASON THAT: The lot coverage requirement is not met. A lot coverage of 35% is required; 36.49% is proposed.
DATE REQUEST DISAPPROVED: May 28, 2026 FEE WAIVER: YES ☐ NO: ☒
DATE FILED: May 28, 2026 TIME FILED: 12:00 p.m. PREPARED BY: Tom McGalliard RECEIPT NO. BZAR-186003-2026
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: Regina L. Sorbello DATE: 6/15/2026

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

CASE NUMBER: BZA 25-2026 HEARING DATE: August 5, 2026 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 25-2026
150' Buffer

APPLICANT(S): Sorbello Living Trust

PREMISES: 3908 Sterling Street
(Tax Parcel Number W000-1772/006)

SUBJECT: A building permit to construct an accessory structure (garage)
to an existing single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.6
of the Zoning Ordinance for the reason that:
The lot coverage requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

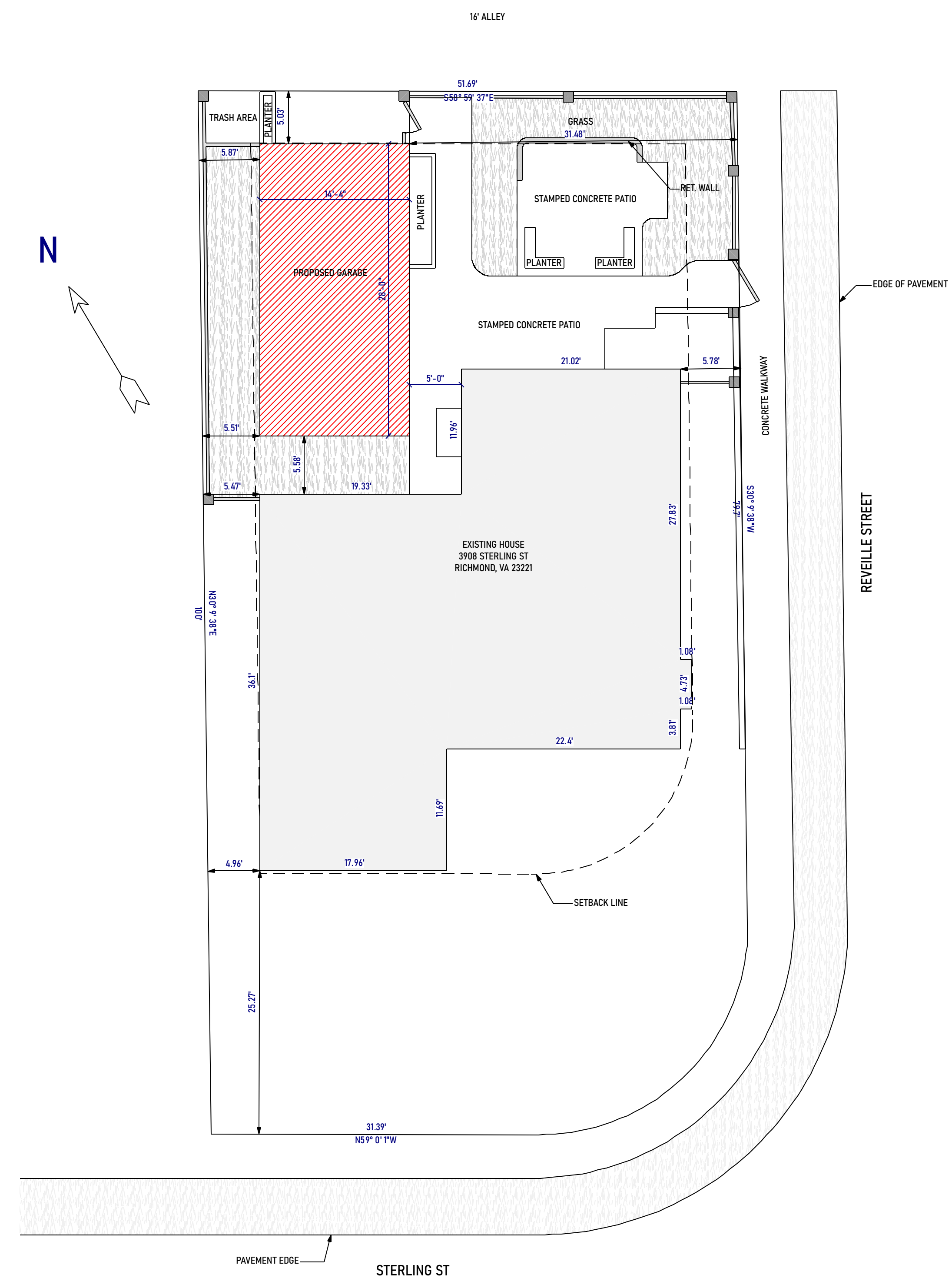
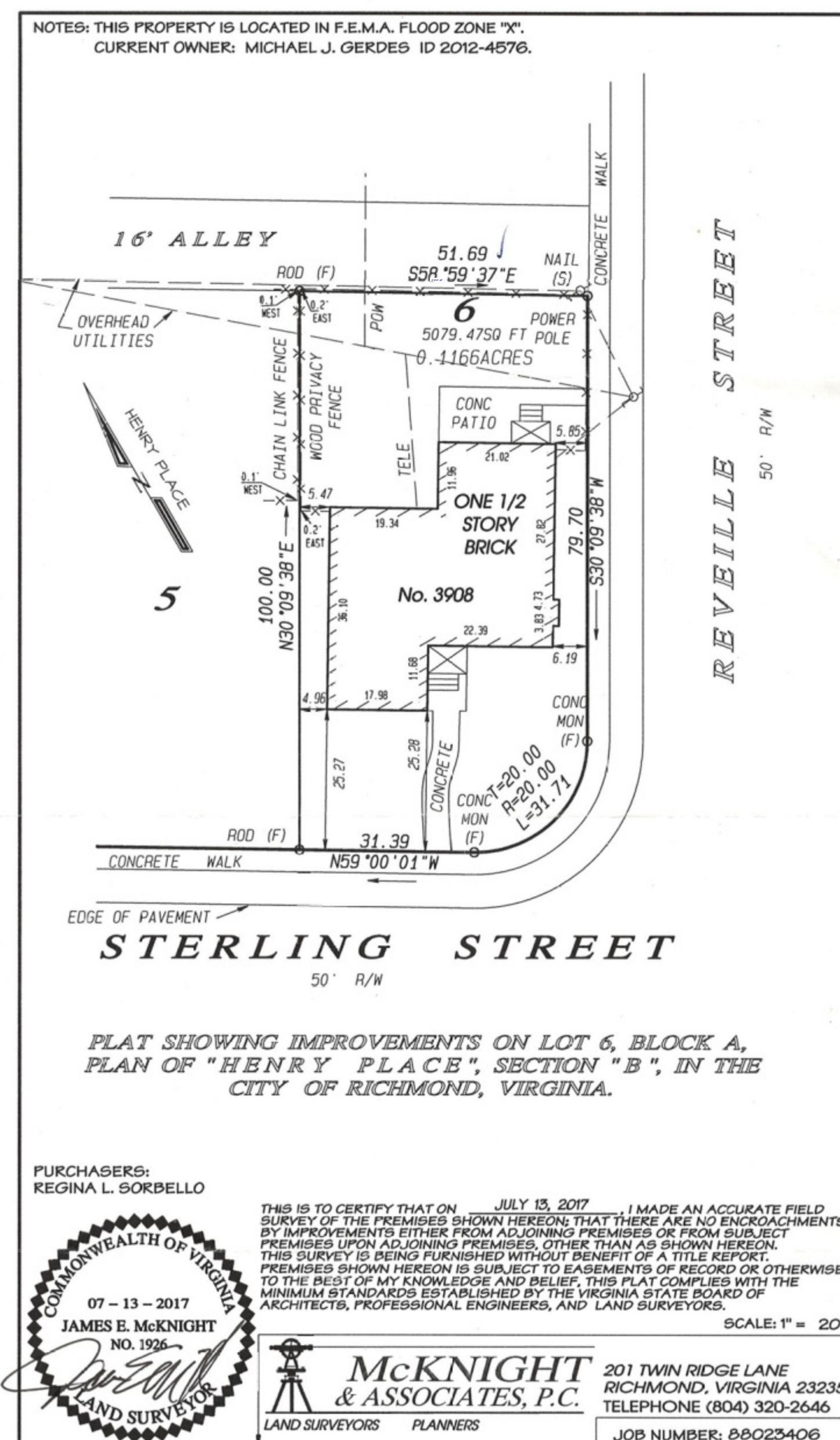
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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. 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: Regin S. Sells



804) 540-5393

PROJECT TITLE
SORBELLO RESIDENCE

3908 STERLING ST
RICHMOND, VA 23221

CLIENT CONTACT INFO.

PH: (804) 307-0724

CLIENT APPROVAL / NOTES:

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-
-

CONSULTANTS

DESIGN PHASE

CONCEPT DESIGN PACKAGE

DATE

MAY . 21 , 2026

PROJECT NO.

26-02

SHEET TITLE

EXISTING & PROPOSED SITE PLAN

SHEET NO.

2 | SP1.0

SHEET COUNT

OF 5

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BUILDING DATA

LOCATION:
3908 STERLING ST
RICHMOND, VA 23221

OWNER:
SORBELLO LIVING TRUST, REGINA L SORBELLO,
TRUSTEE

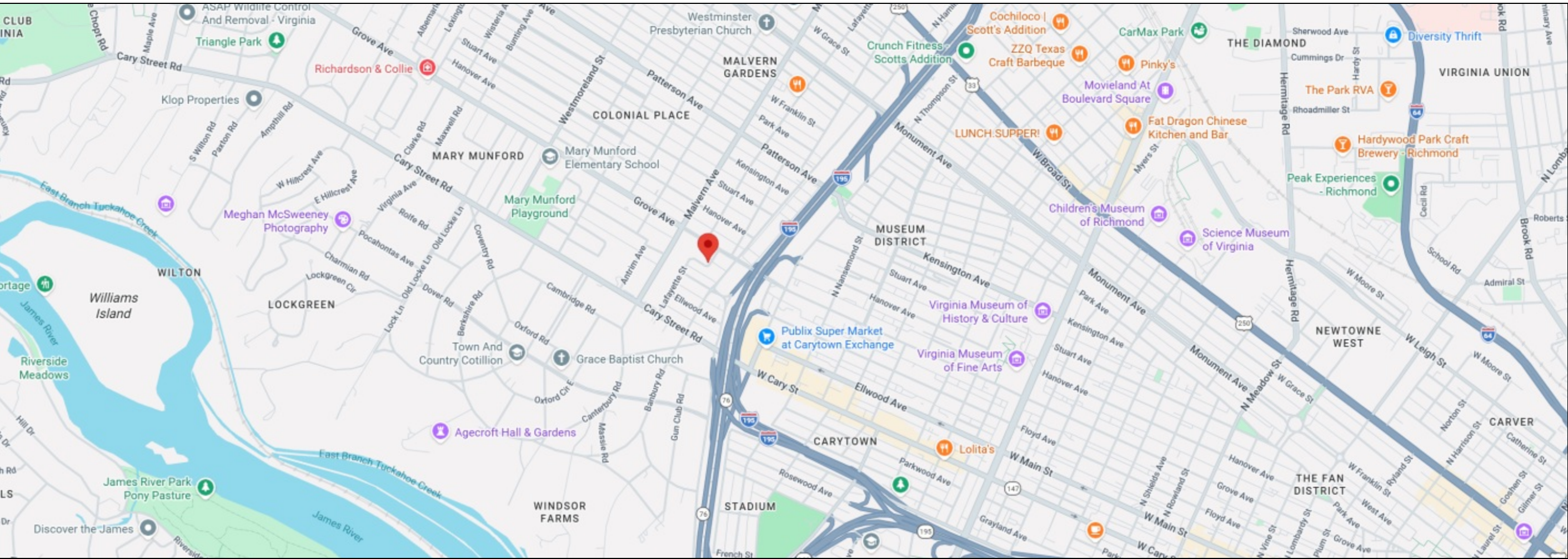
SCOPE OF PROJECT:
PROPOSED BACKYARD SITE IMPROVEMENTS
INCLUDING DETACHED GARAGE, PATIO / HARDSCAPE
AREAS, WALKWAYS, PRIVACY FENCING, AND OVERALL
SITE PLANNING.

ZONING:
R-5

SITE INFORMATION
LOT AREA (PER SURVEY): 5,080.62 SF
EXISTING RESIDENCE: 1,451 SF (CONDITIONED)
PROPOSED DETACHED GARAGE: 401 SF

NUMBER OF STORIES
1 STORY BRICK

DRAWING SHEET INDEX		
NO.	LABLE	SHEET TITLE
1	PROJECT INFO	CS
2	EXISTING & PROPOSED SITE PLAN	SP1.0
3	PROPOSED FLOOR PLAN	A2.0
4	ELEVATIONS	A3.0
5	RENDERINGS	R1.0



SORBELLO RESIDENCE



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(804) 540-5393

PROJECT TITLE
SORBELLO RESIDENCE

3908 STERLING ST
RICHMOND, VA 23221

CLIENT CONTACT INFO.

PH: (804) 307-0724

CLIENT APPROVAL / NOTES:

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DESIGN PHASE

CONCEPT DESIGN PACKAGE

DATE

MAY . 21 , 2026

PROJECT NO.

26-02

SHEET TITLE

PROJECT INFORMATION
& VISUAL CONCEPT

SHEET NO.

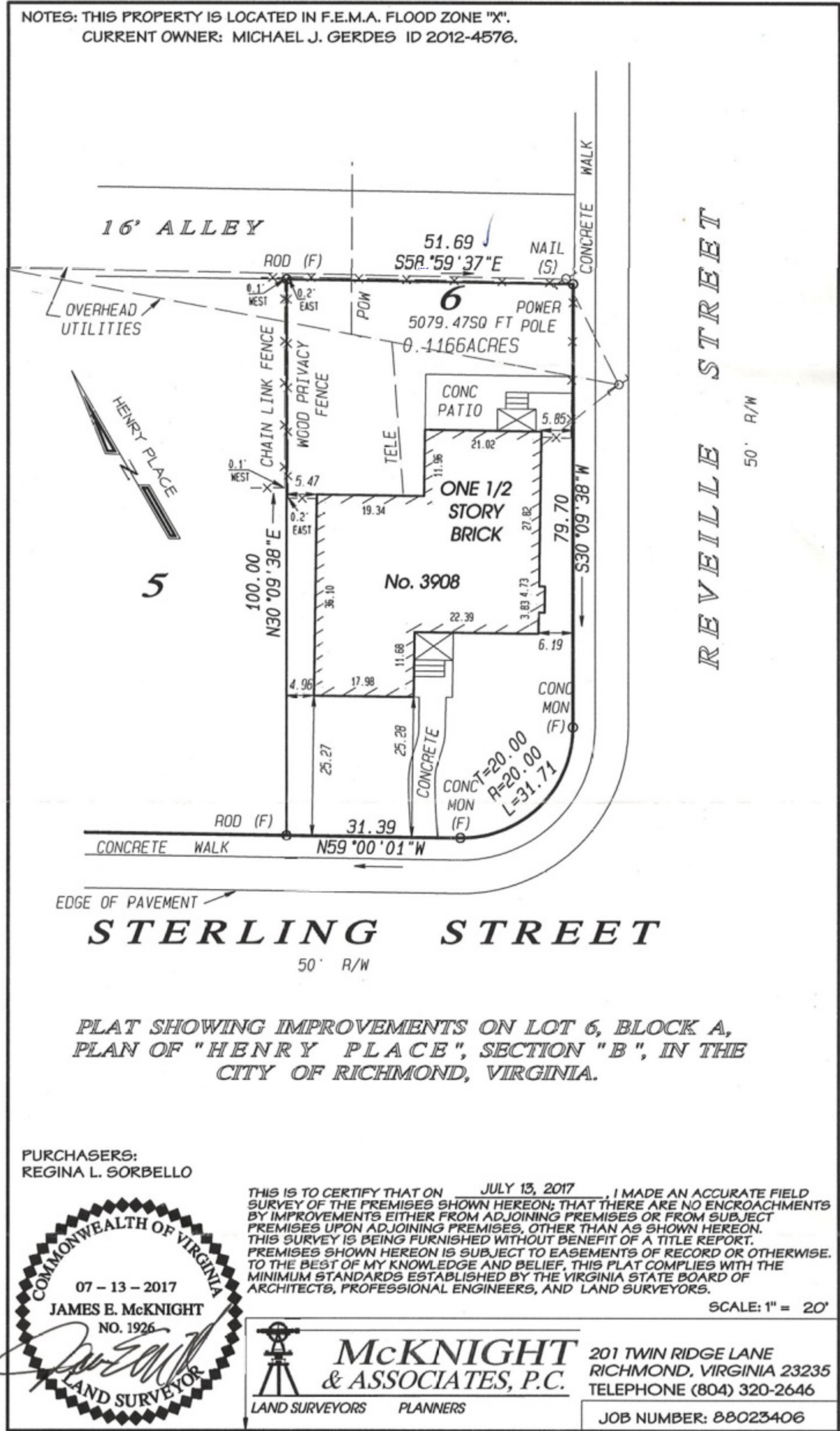
1 | CS

SHEET COUNT

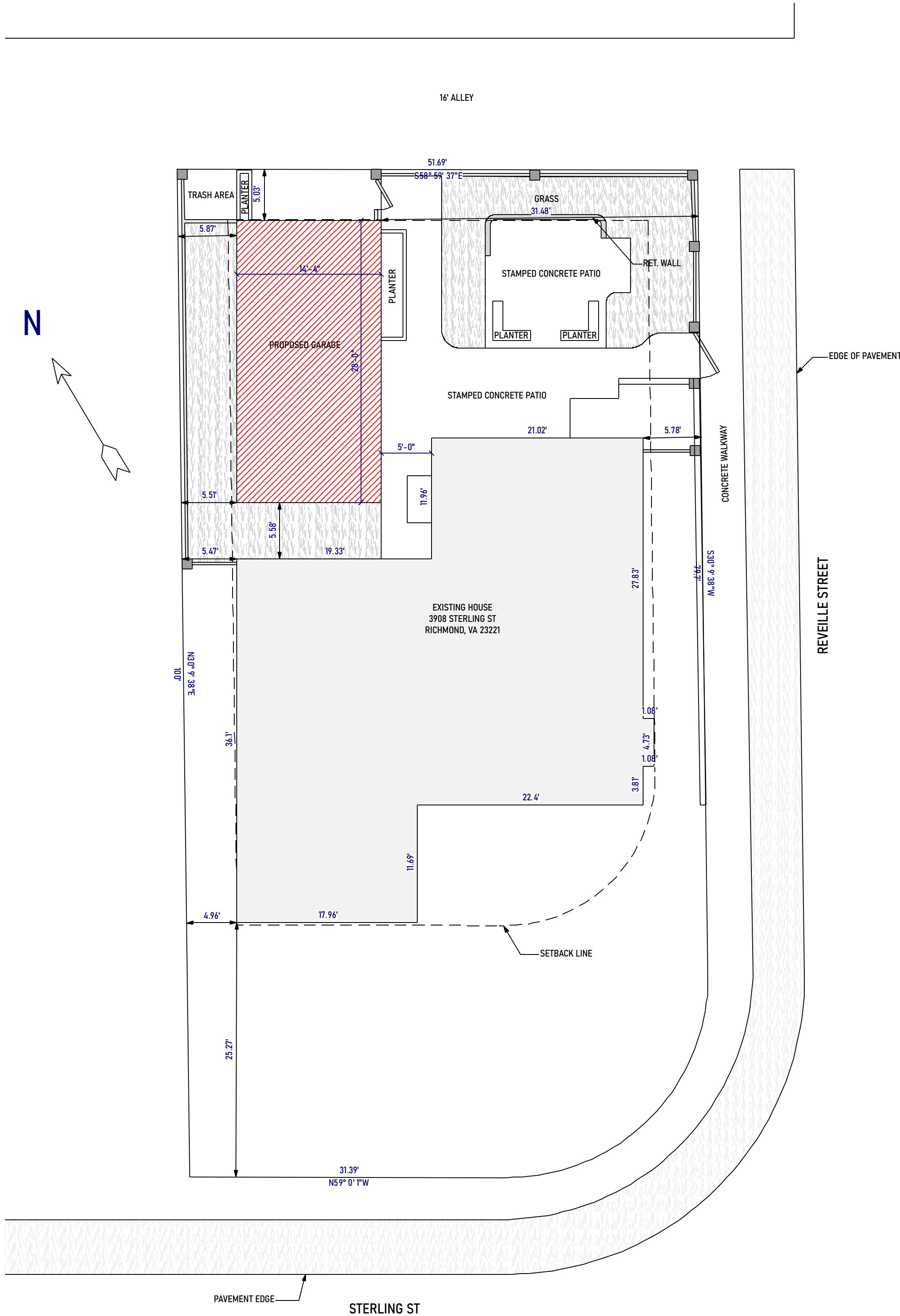
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EXISTING PLAT
SCALE: 1" = 20'-0"



PROPOSED SITE PLAN
SCALE: 1" = 8'-0"



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(804) 540-5393

PROJECT TITLE
SORBELLO RESIDENCE

3908 STERLING ST
RICHMOND, VA 23221

CLIENT CONTACT INFO.

PH: (804) 307-0724

CLIENT APPROVAL / NOTES:

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CONSULTANTS

DESIGN PHASE

CONCEPT DESIGN PACKAGE

DATE

MAY . 21 , 2026

PROJECT NO.

26-02

SHEET TITLE

EXISTING & PROPOSED
SITE PLAN

SHEET NO.

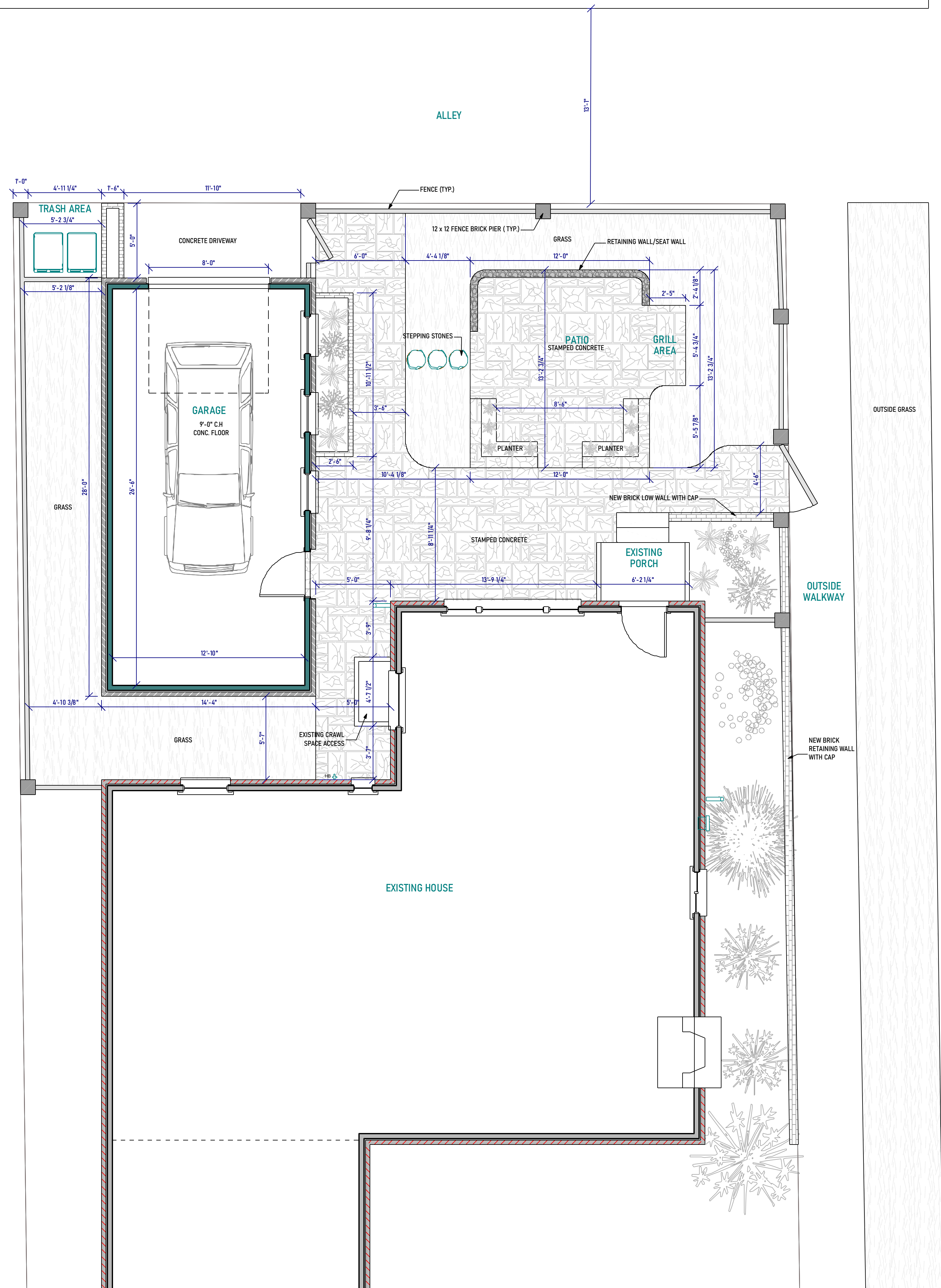
2 | SP1.0

SHEET COUNT

2 OF 5

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



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SORBELLO RESIDENCE

3908 STERLING ST
RICHMOND, VA 23221

CLIENT CONTACT INFO.
PH: (804) 307-0724

CLIENT APPROVAL / NOTES:

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CONSULTANTS

DESIGN PHASE
CONCEPT DESIGN PACKAGE

DATE
MAY . 21 , 2026

PROJECT NO.
26-02

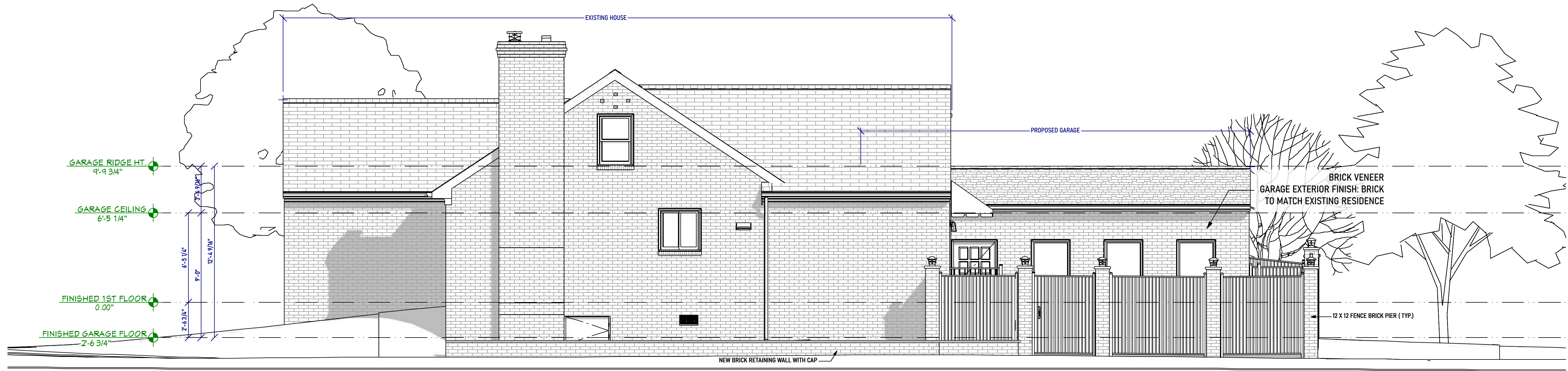
SHEET TITLE
PROPOSED FLOOR
PLAN

SHEET NO.
3 | A2.0

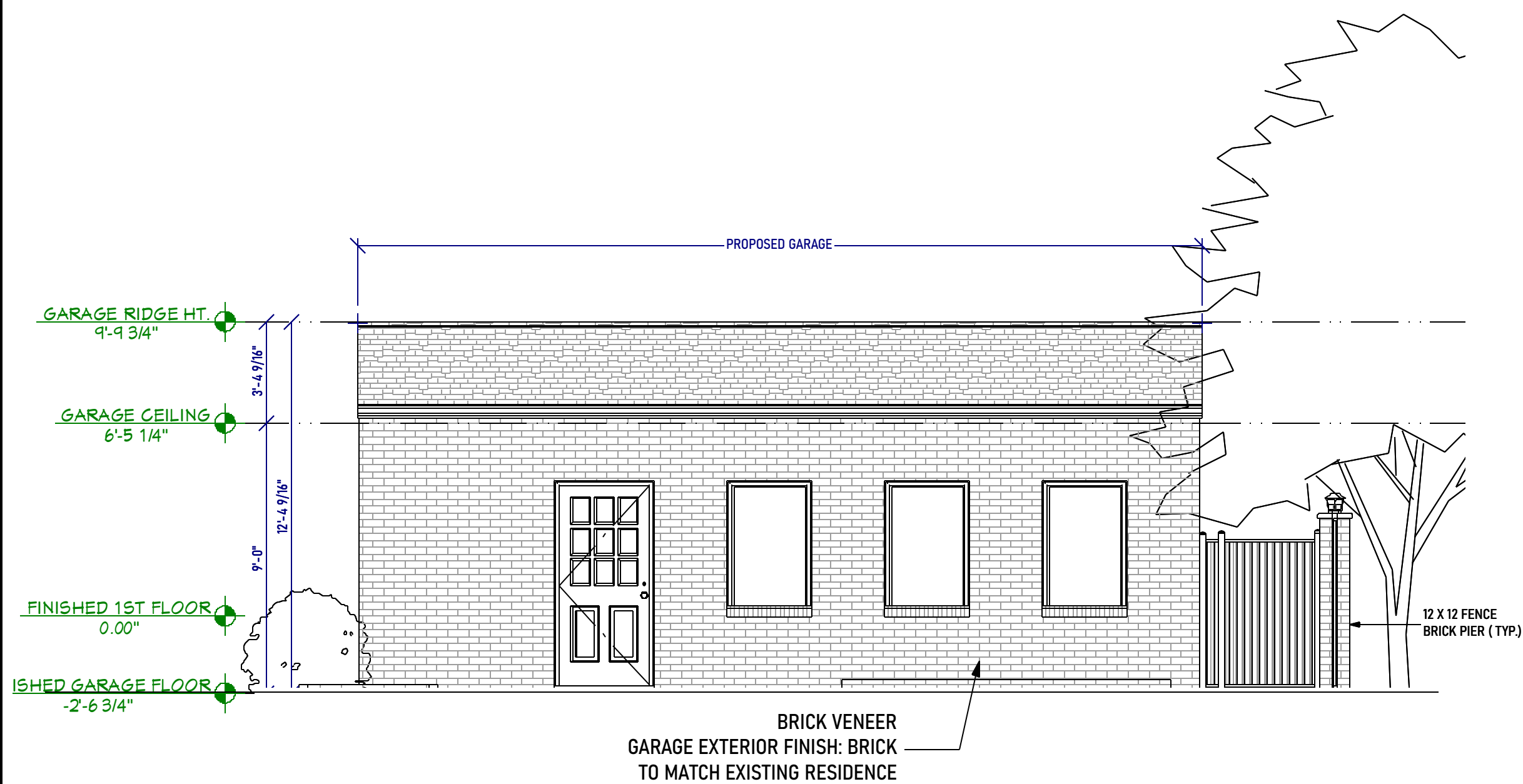
SHEET COUNT
3 OF 5

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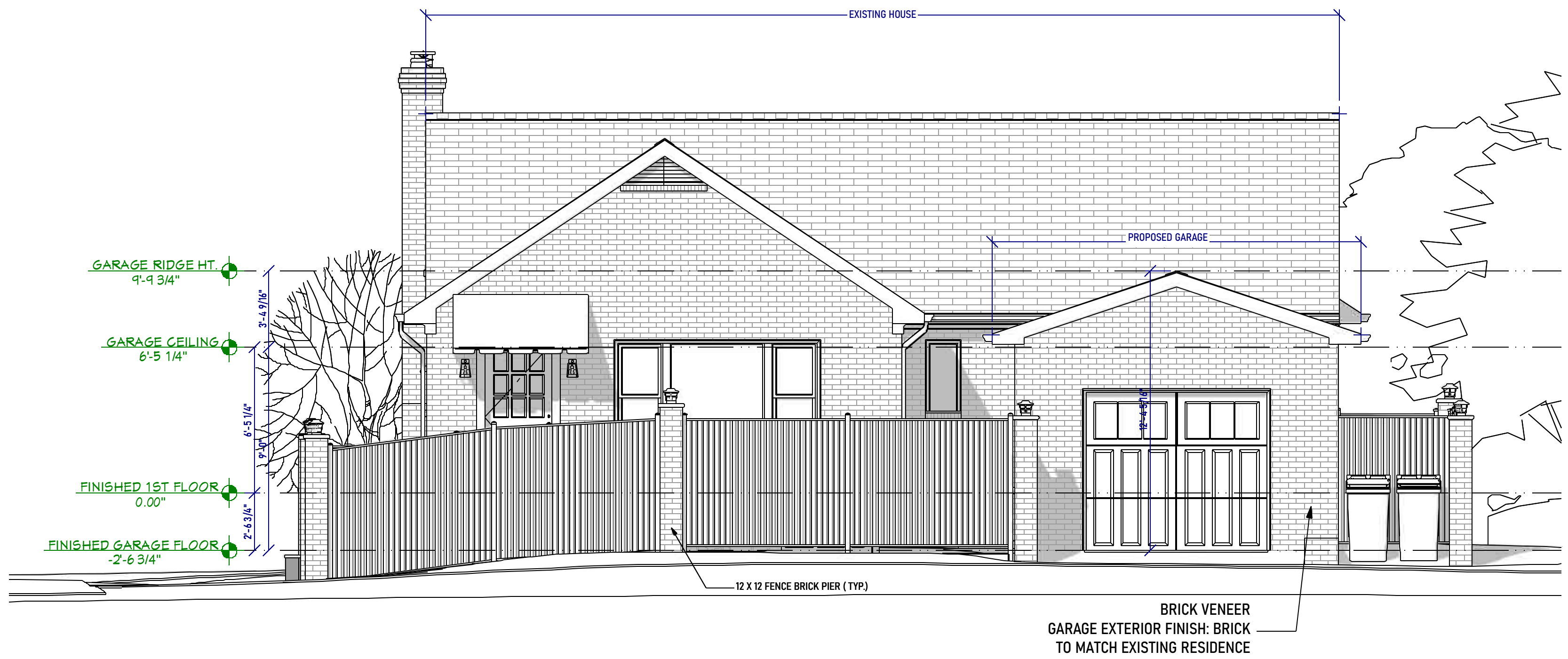
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SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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



(804) 540-5393

PROJECT TITLE
SORBELLO RESIDENCE

3908 STERLING ST
RICHMOND, VA 23221

CLIENT CONTACT INFO.
PH: (804) 307-0724

CLIENT APPROVAL / NOTES:

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CONSULTANTS

DESIGN PHASE

CONCEPT DESIGN PACKAGE

DATE

MAY . 21 , 2026

PROJECT NO.

26-02

SHEET TITLE

ELEVATIONS

SHEET NO.

4 | A3.0

SHEET COUNT

4 OF 5

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RICHMOND, VA 23221

CLIENT CONTACT INFO.
PH: (804) 307-0724

CLIENT APPROVAL / NOTES:

-
-
-
-

CONSULTANTS

DESIGN PHASE

CONCEPT DESIGN PACKAGE

DATE

MAY . 21 , 2026

PROJECT NO.

26-02

SHEET TITLE

RENDERINGS

SHEET NO.

5 | R1.0

SHEET COUNT

5 OF 5

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Sterling St