



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

June 7, 2019

Michael and Bevin Kehoe
4 Calycanthus Road
Richmond, Virginia 23226

Dunkum Homes
1865 Westmoreland Street
Richmond, Virginia 23230
Attn: John Grey

To Whom It May Concern:

RE: **BZA 29-2019**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, July 3, 2019 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for a building permit to construct an in-ground swimming pool (20' x 40') accessory to a single-family dwelling at 4 CALYCANTHUS ROAD (Tax Parcel Number W022-0059/003), located in an R-1 (Single-Family Residential District).

Please be advised that the applicant or the applicant's representative must be present at the hearing. 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.

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

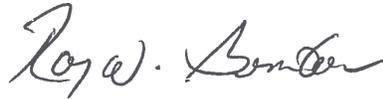
BZA 29-2019
Page 2
June 7, 2019

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 <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformatio.aspx> . 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.

Please 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. Please note that the Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbors and neighborhood association(s). Please contact your neighborhood association to determine their meeting schedule. Be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. For your convenience a list of the property owner(s) which have been identified based on the City Assessor's records as being located within a 150' radius of subject property is being provided to you (see attachment).

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,



Roy W. Benbow, Secretary

Phone: (804) 240-2124

Fax: (804) 646-5789

E-mail: Roy.Benbow@richmondgov.com

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.

Cury Devon J & Marguerite D
6 Calycanthus Rd
Richmond VA 23221

Doswell William Carter & Jacobs Jeffrey Weller
3 Calycanthus Road
Richmond VA 23221

Horner John B & Katharine D
4700 Rolfe Rd
Richmond VA 23226

Johnson Charles E Jr Trustee
4605 Coventry Rd
Richmond VA 23221

Keightley Gerald E Iii & Margaret I
4701 Cary St Rd
Richmond VA 23226

Smith Virginia B
8 Calycanthus La
Richmond VA 23221

Stratford Nancy A Trustee Stratford Nancy A Rev
Trust U/a
1 Calycanthus Rd
Richmond VA 23221

Yancey William A And Carolyn D
2 Calycanthus Rd
Richmond VA 23221

Property: 4 Calycanthus Road Parcel ID: W0220059003**Parcel**

Street Address: 4 Calycanthus Road Richmond, VA 23221-3102
Owner: KEHOE MICHAEL P AND BEVIN J
Mailing Address: 4 CALYCANTHUS RD, RICHMOND, VA 2322100000
Subdivision Name : WINDSOR FARMS
Parent Parcel ID:
Assessment Area: 136 - Windsor Farms/Rothesay
Property Class: 120 - R Two Story
Zoning District: R-1 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2019
Land Value: \$300,000
Improvement Value: \$1,451,000
Total Value: \$1,751,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 20686
Acreage: 0.475
Property Description 1: WINDSOR FARMS L3 B2 & STRIP
Property Description 2: 0100.00X0206.86 0000.000
State Plane Coords(?<#>): X= 11771534.500005 Y= 3729722.166843
Latitude: 37.56197613 , **Longitude:** -77.50412050

Description

Land Type: Residential Lot A
Topology:
Front Size: 100
Rear Size: 206
Parcel Square Feet: 20686
Acreage: 0.475
Property Description 1: WINDSOR FARMS L3 B2 & STRIP
Property Description 2: 0100.00X0206.86 0000.000
Subdivision Name : WINDSOR FARMS
State Plane Coords(?<#>): X= 11771534.500005 Y= 3729722.166843
Latitude: 37.56197613 , **Longitude:** -77.50412050

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$300,000	\$1,451,000	\$1,751,000	Reassessment
2018	\$300,000	\$1,375,000	\$1,675,000	Reassessment
2017	\$300,000	\$790,000	\$1,090,000	AdminCorrect
2016	\$300,000	\$734,000	\$1,034,000	Reassessment
2015	\$300,000	\$734,000	\$1,034,000	Reassessment
2014	\$300,000	\$730,000	\$1,030,000	Reassessment
2013	\$300,000	\$742,000	\$1,042,000	Reassessment
2012	\$300,000	\$873,000	\$1,173,000	Reassessment
2011	\$300,000	\$909,000	\$1,209,000	CarryOver
2010	\$300,000	\$909,000	\$1,209,000	Reassessment
2009	\$300,000	\$909,300	\$1,209,300	Reassessment
2008	\$300,000	\$925,000	\$1,225,000	Reassessment
2007	\$300,000	\$925,000	\$1,225,000	Reassessment
2006	\$235,800	\$880,800	\$1,116,600	Reassessment
2005	\$235,800	\$863,500	\$1,099,300	Reassessment
2004	\$209,600	\$868,300	\$1,077,900	Reassessment
2003	\$209,600	\$868,300	\$1,077,900	Reassessment
2002	\$209,600	\$868,300	\$1,077,900	Reassessment
2001	\$165,000	\$683,700	\$848,700	Reassessment
2000	\$165,000	\$621,500	\$786,500	Reassessment
1998	\$150,000	\$565,000	\$715,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
11/06/2014	\$1,050,000	CONQUEST CARROLL S AND	ID2014-19290	1 - VALID SALE-Valid, Use in Ratio Analysis
04/13/2006	\$0	CONQUEST CARROLL S	ID2006-11892	
10/17/1986	\$0	Not Available	00097-1788	
08/01/1962	\$52,500	Not Available	000000-00000	

Planning

Master Plan Future Land Use: SF-LD
Zoning District: R-1 - Residential (Single Family)
Planning District: Far West
Traffic Zone: 1128
City Neighborhood Code: WDRF
City Neighborhood Name: Windsor Farms
Civic Code: 3010
Civic Association Name: Westhampton Citizens Association
Subdivision Name: WINDSOR FARMS
City Old and Historic District:
National historic District:
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	2001	0506002	050600
1990	231	0506002	050600

Schools

Elementary School: Mary Munford
Middle School: Hill
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 18
Dispatch Zone: 054A

Public Works Schedules

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

Government Districts

Council District: 1
Voter Precinct: 106
State House District: 68
State Senate District: 9
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1935
Stories: 2
Units: 0
Number Of Rooms: 11
Number Of Bed Rooms: 5
Number Of Full Baths: 4
Number Of Half Baths: 1
Condition: good for age
Foundation Type: 1/4 Bsmt, 1/2 Crawl
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Slate or tile
Interior Wall: Plaster
Floor Finish: Hardwood-specialty
Heating Type: Hot water or steam
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Miscellaneous

Extension 1 Dimensions

Finished Living Area: 5556 Sqft
Attic: 1012 Sqft
Finished Attic: 0 Sqft
Basement: 1012 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 445 Sqft
Open Porch: 139 Sqft
Deck: 0 Sqft

Extension 2 Details

Extension Name: R02 - garage
Year Built: 2017
Stories: 0
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition: very good for age
Foundation Type:
1st Predominant Exterior:
2nd Predominant Exterior: N/A
Roof Style:
Roof Material:
Interior Wall:
Floor Finish:
Heating Type:
Central Air: N
Basement Garage Car #: 0
Fireplace: N
 Residential Detached Garage

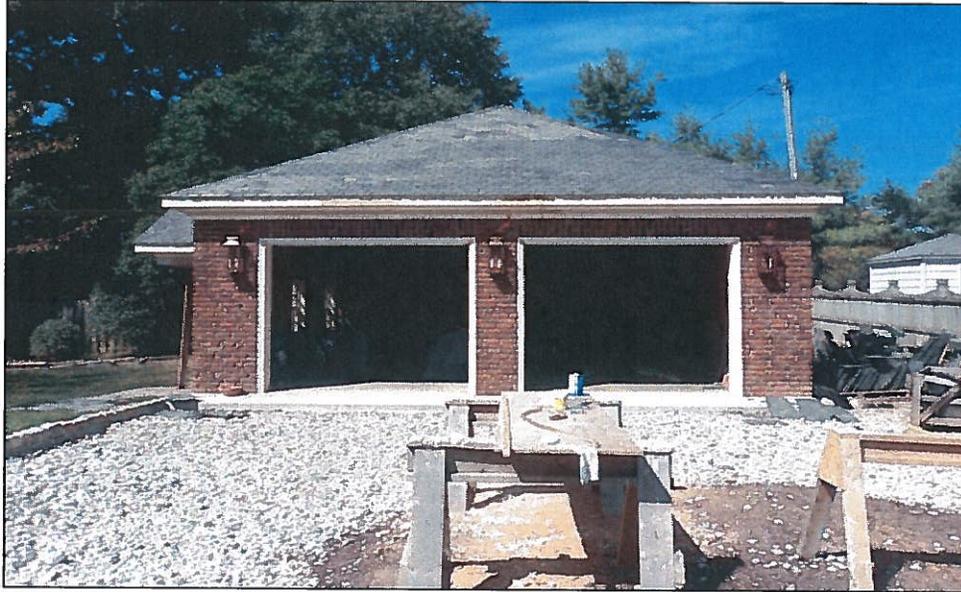
**Building Description (Out Building and
Yard Items) :****Extension 2 Dimensions**

Finished Living Area: 0 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 729 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

[<#>](#)

Property Images

Name:W0220059003 Desc:R02



[Click here for Larger Image](#)

RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT

PROPERTY

OWNER: Michael and Bevin Kehoe
ADDRESS: 4 Calycanthus Road
Richmond, Virginia 23226
PHONE: (Home) () (Mobile) ()
FAX: () (Work) ()
E-mail Address:

PROPERTY OWNER'S

REPRESENTATIVE: Dunkum Homes
(Name/Address) 1865 Westmoreland Street
Richmond, Virginia 23230
Attn: John Grey
PHONE: (Home) () (Mobile) (804) 317-7010
FAX: () (Work) ()
E-mail Address: John@dunkum.net

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 4 Calycanthus Road

TYPE OF APPLICATION: [] VARIANCE [X] SPECIAL EXCEPTION [] OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-402.5(1), 30-630.1(c) & 30-630.5

APPLICATION REQUIRED FOR: A building permit to construct an in-ground swimming pool (20'x40') accessory to a single-family dwelling.

TAX PARCEL NUMBER(S): W022-0059/003 ZONING DISTRICT: R-1 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. A front yard of thirty-five feet (35') is required along Old Locke Lane; 19'-1"± is proposed. All yard requirements set forth in this chapter for buildings or accessory structures shall be applicable to in-ground and above ground swimming pools; the swimming pool is not permitted in the front yard.

DATE REQUEST DISAPPROVED: April 30, 2019 FEE WAIVER: YES [] NO: [X]

DATE FILED: April 30, 2019 TIME FILED: 9:00 am PREPARED BY: Joshua Young RECEIPT NO. BZAR-053549-2019

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 [X]

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: 5.20.19

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

CASE NUMBER: BZA 29-2019 HEARING DATE: July 3, 2019 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 29-2019
150' Buffer

APPLICANT(S): Michael and Bevin Kehoe

PREMISES: 4 Calycanthus Road

(Tax Parcel Number W022-0059/003)

SUBJECT: A building permit to construct an in-ground swimming pool (20' x 40') accessory to a single-family dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-402.5(1), 30-630.1(c) & 30-630.5 of the Zoning Ordinance for the reason that:
The front yard (setback) requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

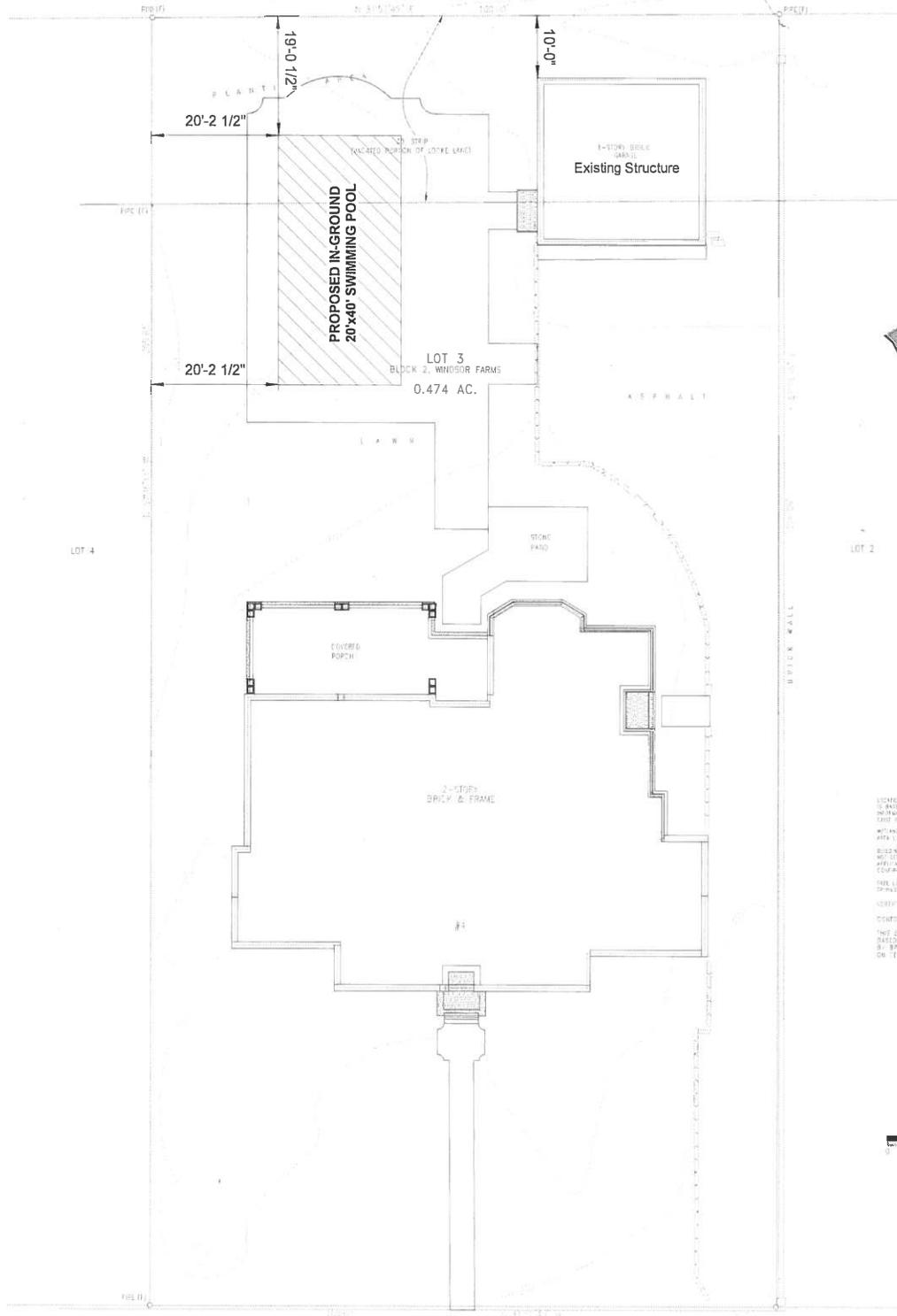
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together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

1. The powers and duties of the Board of Zoning Appeals 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 (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 absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx>. 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.
4. **Please 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 \$150.00 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 (804-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: _____

(Revised: 4/28/16)

LOCKE LANE



LOCATIONS OF THE SPARKS SHOWN IN THIS PLAN
 IS BASED ON FIELD OBSERVATIONS AND REFLECTS
 INFORMATION PROVIDED TO THE SURVEYOR AND
 DOES NOT REPRESENT THE LOCATION OF THE
 SPARKS AT THE TIME OF THE SURVEY.

NOTHING IS SHOWN OR SPECIFIED CONCERNING
 UTILITIES OR OTHER SERVICES WHICH MAY BE
 LOCATED UNDER OR ABOVE THE SURFACE OF THE
 LAND.

BUILDING LOCATIONS OR OTHER BUILDING CONDITIONS
 NOT SHOWN ON THIS PLAN IS BASED ON THE
 INFORMATION PROVIDED TO THE SURVEYOR AND
 DOES NOT REPRESENT THE LOCATION OF THE
 BUILDINGS AT THE TIME OF THE SURVEY.

THESE LOCATIONS REPRESENT LOCATIONS OF SPARKS
 WHICH MAY BE USED IN THE EVENT OF AN EMERGENCY
 AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

VERTICAL DATUM: NAVD83

CONTAINER INTERVAL: 1 FOOT

THE SPARKING LOCATIONS SHOWN ON THIS PLAN
 ARE BASED ON FIELD OBSERVATIONS AND
 DO NOT REPRESENT THE LOCATION OF THE
 SPARKS AT THE TIME OF THE SURVEY.



SURVEY SHOWING EXISTING CONDITIONS
 ON PROPERTY LOCATED AT
 4 CALYCANTHUS ROAD
 LOT 3, BLOCK 2, WINDSOR FARMS
 CITY OF RICHMOND, VIRGINIA


 JUN 14 2012
 Bruce Robertson Land Surveying, P.C.
 804-775-1200



MEMO

Date: January 8, 2001

To: To Whom it May Concern

From: Harold Rogers, V.P. Sales

Re: Coverstar safety covers: UL and ASTM standard F 1346-91 for safety covers for swimming pools

All Coverstar covers fully certified by UL and meet the ASTM standard for safety covers as specified in ASTM standard F 1346-91 when they are installed and maintained properly according to the installation and homeowner instructions which have been provided by Coverstar. On several different occasions, the Coverstar covers, both automatic and manual have been tested by independent testing laboratories and have always been found to be in compliance with all the ASTM requirements for safety covers. Our cover is also listed by UL (File E164833) and classified by UL as a power safety cover in accordance with ASTM F 1346-91

If you wish to verify either of the UL certifications, take the following steps:

Go to www.ul.com

Once there click on Search UL.com

Click on [Online Certifications Directory](#).

Under General Search click on UL File Number

Type in E164833 and hit enter

You should now see Coverstar's listings. If you have problems, you can also search by company or by Automatic Pool Covers

If more information is required about ASTM and its standards, you can go to their website at www.astm.org.

Shown below is the UL authorized label that is attached to the automatic cover system that we ship.

COVERSTAR™ POWERED SAFETY COVER

533 So. 500 W., Provo, UT 84601

MODEL _____

OWNER _____

DATE _____

SERIAL # _____

8.8 Amperes 110 Volts 60 Hz

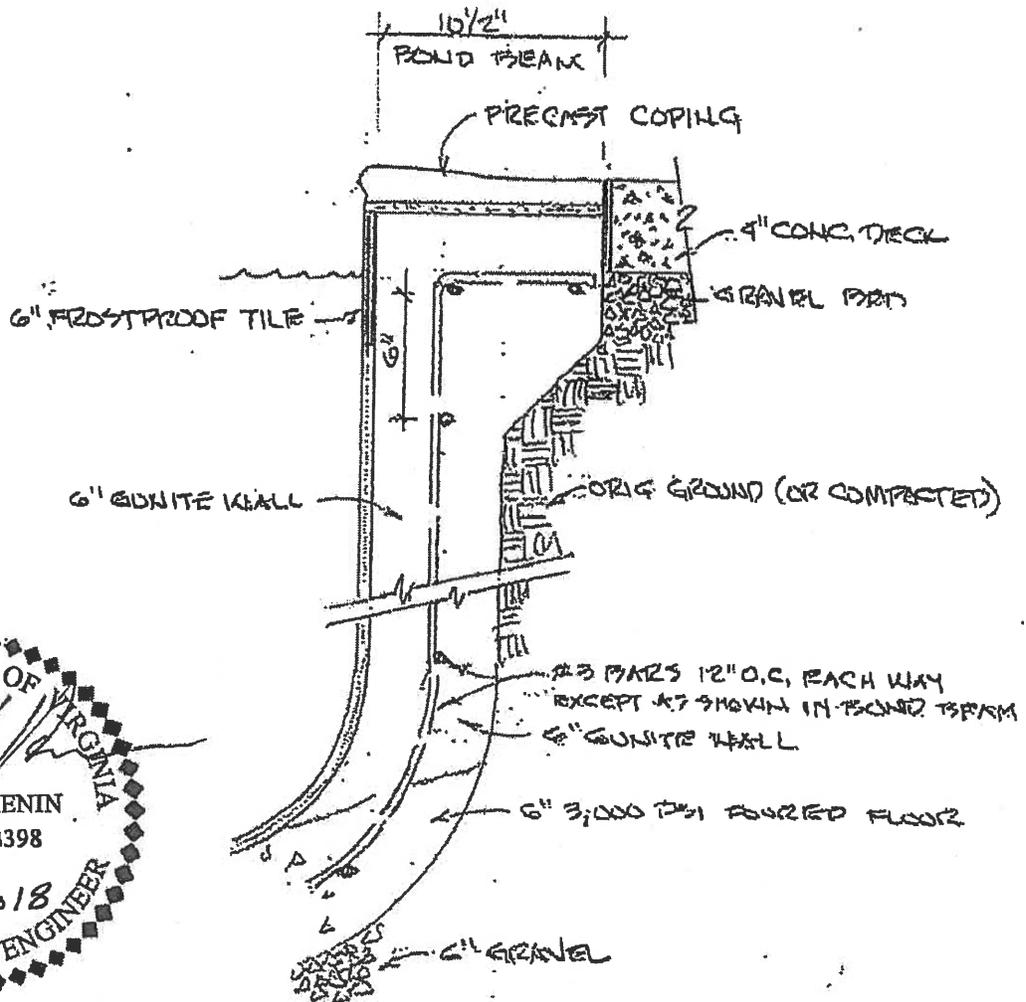


Safety Pool
Cover Operator
98RJ

ALSO CLASSIFIED
POWER SAFETY COVER
in accordance with
ASTM F 1346-91

If you have any further questions about our covers, the UL certifications or the ASTM standards, please call or Email me.

L0127 3-08-04

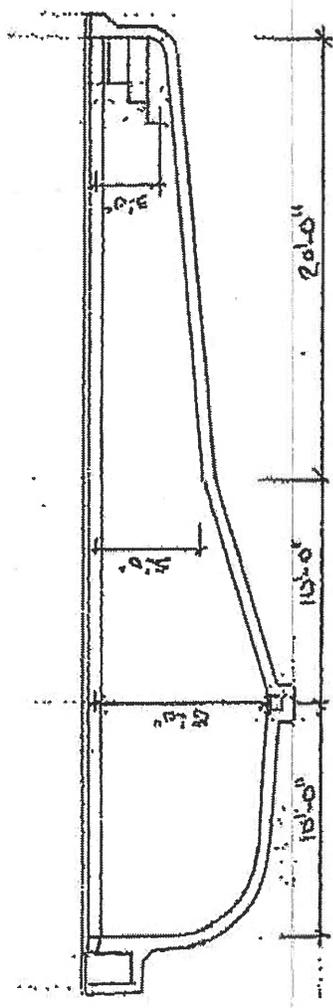


EXQUISITE POOLS

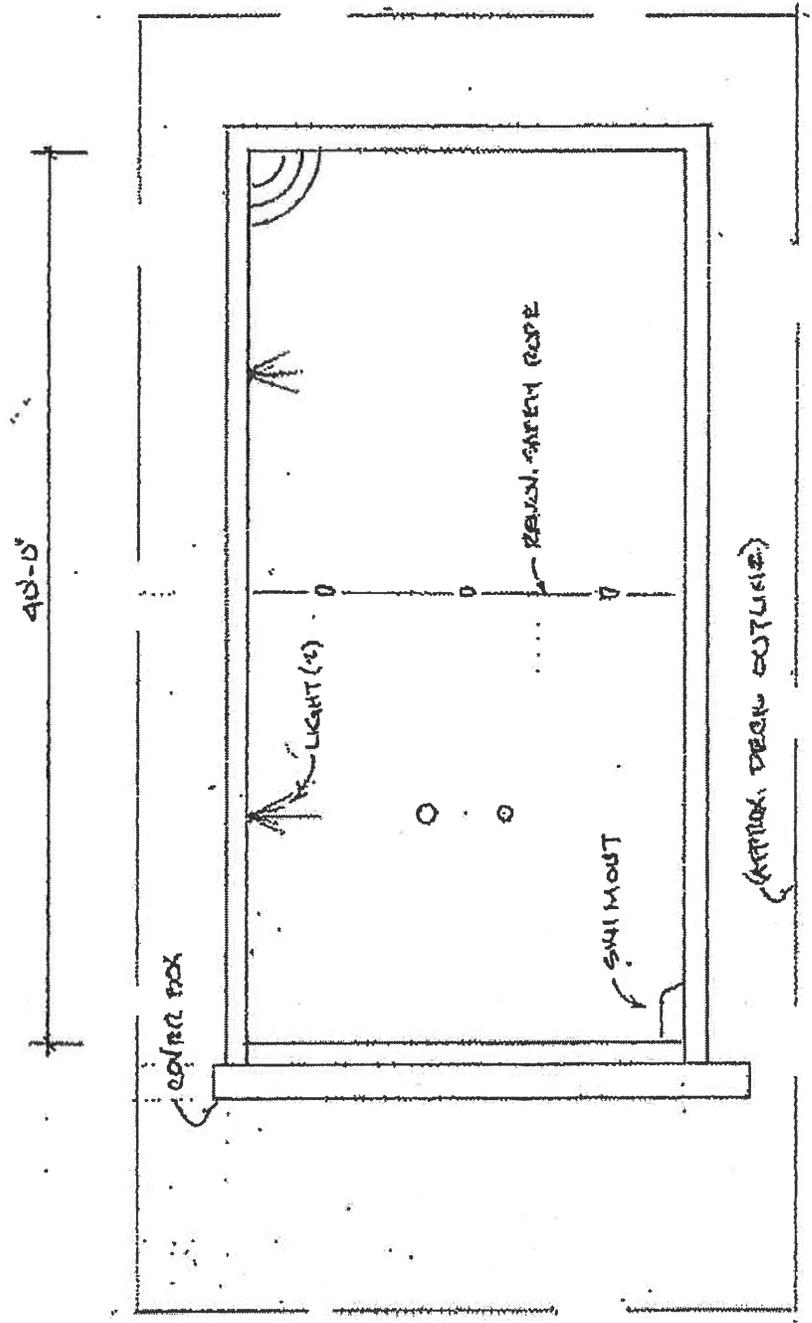
CONC SHELL DETAILS
 (1 1/2" x 1'-0")

804.749.4401 (F)

Henin Engineering, PLLC
 5828 Spinnaker Cove Rd.
 Midlothian, VA 23112
 (804) 751-4164
 heninengineering@gmail.com



SECTION A-A



KEHDE RESIDENCE
 10/15/10 3/15/19

EXQUISITE POOL?
 BOX 749, #401 (P)

Family Residential District), the lot area and lot width are not met. A lot area of 4,400 square feet and a lot width of forty-two feet (42') are required; 3,920 square feet of lot area and twenty-eight feet (28') of width is provided.

APPLICATION was filed with the Board on August 17, 2015, based on Section 1040.3(14) of the City Code.

CASE NO. 42-15

APPLICANT: Michael & Bevin Kehoe
PREMISES: 4 CALYCANTHUS ROAD
(Tax Parcel Number W022-0059/003)
SUBJECT: A building permit to construct a detached garage accessory to a single-family dwelling.

DISAPPROVED by the Zoning Administrator on October 19, 2015, based on Sections 114-300, 114-402.5(1) & 114-630.1(c) of the zoning ordinance for the reason that: In an R-1 (Single-Family Residential District), the front yard (setback) requirement is not met. A front yard of thirty-five feet (35') is required; ten feet (10') ± is proposed along the Lock Lane frontage.

APPLICATION was filed with the Board on October 16, 2015, based on Section 15.2 – 2309.2 of the Code of Virginia.

APPEARANCES:

For Applicant: John Gray

Against Applicant: none

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicants, Michael and Bevin Kehoe, have requested a variance to construct a detached garage accessory to a single-family dwelling. Mr. John Gray, representing the applicants, testified that the property in question is a through lot with frontage on both Calycanthus Road and Lock Lane. Mr. Gray indicated that the garage measures approximately 26' x 26'. Mr. Gray noted that both streets have a required front yard of 35 feet. Mr. Gray further noted that all of the adjacent dwellings are oriented to Calycanthus Road. Mr. Gray indicated

that the proposal is to construct the garage within 10 feet of the property line adjacent to Lock Lane which is more than sufficient to provide necessary vehicle backup. Mr. Gray noted that there are other accessory structures located adjacent to Lock Lane. Mr. Gray stated that the proposed architectural detail for the garage will be consistent with the existing house and surrounding neighborhood. Mr. Gray indicated that the garage will be brick veneer with a slate roof and a wood garage door. Mr. Gray concluded by stating that the neighborhood is supportive of the requested variance.

The Board finds that evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and (i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance; (ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; (iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; (iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and (v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A4 of § 15.2-2286 at the time of the filing of the variance application.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a variance from the front yard (setback) requirement be granted to Michael & Bevin Kehoe for a building permit to construct a detached garage accessory to a single-family dwelling.

ACTION OF THE BOARD: (5-0)

Vote to Grant

affirmative: Poole, Hogue, Pinnock, York, Samuels

negative: none



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUREAU OF PERMITS AND INSPECTION
ROOM 110 CITY HALL
900 E. BROAD STREET
RICHMOND, VIRGINIA 23219
PHONE (804) 646-6955
FAX (804) 646-1569

**BUILDING
PERMIT/CERTIFICATE
APPLICATION**

PERMIT NO. **B**



**THIS IS AN APPLICATION ONLY. IT IS NOT AUTHORIZATION TO START ANY WORK.
NO WORK SHALL START UNTIL A PERMIT IS POSTED ON THE JOB SITE.**

1 JOB/PROPERTY ADDRESS (STREET & NUMBER) 4 Calveanthus Rd Richmond, Va 23220		3 FLOOR/ROOM NO.																									
2 CONTRACTOR NAME Exquisite Pools		4 LICENSE TYPE	5 CLASS																								
7 CONTRACTOR STREET ADDRESS 17099 Chisholm Chisholm Tr Va 23146		6 STATE LICENSE NO. 2705152021																									
8 CITY Rockville		9 CONTRACTOR TELEPHONE NO. 804-912-3331																									
10 PROPERTY OWNER NAME Michael and Bevin Kees		11 CONTRACTOR FAX NO. 804-749-4401																									
12 PROPERTY OWNER ADDRESS/ZIP 4 Calveanthus Rd		13 OWNER DAYTIME TELEPHONE NO. 804-212-9840																									
14 DESCRIBE CURRENT STRUCTURE USE		15 DESCRIBE PROPOSED STRUCTURE USE																									
<table border="1"> <tr> <td>NEW ACCESSORY BLDG.</td> <td>ADDITION</td> <td>RESIDENTIAL GARAGE</td> <td>RESIDENTIAL DECK</td> <td>OPEN PORCH</td> <td>ENCLOSED PORCH</td> <td>ALTER/REMODEL (UP)</td> </tr> <tr> <td>ALTER/REMODEL (NEW)</td> <td>DEMOLITION</td> <td>TENANT FIT-UP</td> <td>FOUNDATION ONLY</td> <td>NEW FLOORING</td> <td>MOVING BELT-A-RAMA</td> <td>PERMITS REPLACEMENT</td> </tr> <tr> <td>ALTER/REMODEL (NEW)</td> <td>DEM</td> <td>FIT-UP</td> <td>FOU</td> <td>NR</td> <td>REL</td> <td>REP</td> </tr> </table>				NEW ACCESSORY BLDG.	ADDITION	RESIDENTIAL GARAGE	RESIDENTIAL DECK	OPEN PORCH	ENCLOSED PORCH	ALTER/REMODEL (UP)	ALTER/REMODEL (NEW)	DEMOLITION	TENANT FIT-UP	FOUNDATION ONLY	NEW FLOORING	MOVING BELT-A-RAMA	PERMITS REPLACEMENT	ALTER/REMODEL (NEW)	DEM	FIT-UP	FOU	NR	REL	REP			
NEW ACCESSORY BLDG.	ADDITION	RESIDENTIAL GARAGE	RESIDENTIAL DECK	OPEN PORCH	ENCLOSED PORCH	ALTER/REMODEL (UP)																					
ALTER/REMODEL (NEW)	DEMOLITION	TENANT FIT-UP	FOUNDATION ONLY	NEW FLOORING	MOVING BELT-A-RAMA	PERMITS REPLACEMENT																					
ALTER/REMODEL (NEW)	DEM	FIT-UP	FOU	NR	REL	REP																					
16 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> ATTACHED <input type="checkbox"/> 2 FAMILY <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY <input type="checkbox"/>		17 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE																									
18 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1. LODGING HOUSE <input type="checkbox"/> 3. ADULT CARE RESIDENCE <input type="checkbox"/>		2. NURSING HOME																									
19 A TOTAL CONST. COST OF ENTIRE JOB \$54,000		C MECH COST \$																									
B ELEC COST \$		D PLUMB COST \$																									
E SPRINKLER COST \$		F ELEVATOR COST \$																									
G TOTAL CONSTRUCTION COST LESS TRADE PERMITS \$54,200.00																											
20 DESCRIBE SCOPE OF WORK 20x40 Swimming Pool with auto cover 3-8ft Deep. Like have construction entrance off Lock Lane																											
21 LIEN AGENT NAME		22 PHONE NO.																									
23 ADDRESS		24 ZIP CODE																									
25 CONTACT PERSON Garrett Yancey		26 CONTACT PHONE NO. 804-912-3331																									
27 CONTACT ADDRESS 17099 Chisholm Rockville Va 23146		28 CONTACT FAX NO. 804-749-4401																									
29 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		30 EMAIL Exquisitepools@comcast.net																									
31 ENGINEER/ARCHITECT NAME Garrett Yancey		32 ENGINEER/ARCHITECT PHONE NO. 804-912-3331																									
33 ENGINEER/ARCHITECT FAX NO.		34 EMAIL																									
35 ROOF TYPE 1 (SEE BACK FOR LIST)		36 NO. OF SQUARES																									
37 ROOF TYPE 2 (SEE BACK FOR LIST)		38 NO. OF SQUARES																									
39 NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/> AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO		40 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO																									
41 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)		42 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)																									
43 GARAGE AREA (SQ. FT.)		44 OPEN PORCH AREA (SQ. FT.)																									
45 ENCLOSED PORCH AREA (SQ. FT.)		46 DECK AREA (SQ. FT.)																									
47 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		48 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)																									
49 TOTAL BUILDING HEIGHT		50 NUMBER OF FLOORS																									
51 NO. OF ON-SITE PARKING SPACES (STREET SPACES DO NOT COUNT)		52 NO. OF SPACES AT ANOTHER LOCATION																									
53 LOCATION		54 IF SECOND LOCATION IS UNDER DIFFERENT OWNERSHIP ATTACH COPY OF CURRENT LEASE																									
55 LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO		56 MAXIMUM NO. OF COMPANY OWNED VEHICLES PER SHIFT																									
57 NO. OF EMPLOYEES PER SHIFT		58 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO																									
59 TOTAL AREA TO BE DISTURBED (SQ. FT.)		60 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO																									
61 (NAME OF APPLICANT)		62 CERTIFY THAT THE BUILDING AT (ADDRESSES, FLOOR OR DATE)																									
HAS BEEN INSPECTED OR MEETS THE EXCEPTIONS OF SECTION 110.1.3. THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE THE ASBESTOS ABATEMENT WILL BE DONE AS PER REQUIREMENT OF THE "CLEAN AIR ACT" NATIONAL MISSION STANDARD FOR THE HAZARDOUS AIR POLLUTANT (NESHAPS) AND OSHA "STANDARDS FOR CONSTRUCTION WORKERS"																											
63 SIGNATURE Garrett E Yancey																											
<table border="1"> <tr> <td>1. PERMITS REQUIRED</td> <td>2. PERMITS REQUIRED</td> <td>3. PERMITS REQUIRED</td> <td>4. PERMITS REQUIRED</td> </tr> <tr> <td>YES NO</td> <td>YES NO</td> <td>YES NO</td> <td>YES NO</td> </tr> <tr> <td>5. PERMITS REQUIRED</td> <td>6. PERMITS REQUIRED</td> <td>7. PERMITS REQUIRED</td> <td>8. PERMITS REQUIRED</td> </tr> <tr> <td>YES NO</td> <td>YES NO</td> <td>YES NO</td> <td>YES NO</td> </tr> <tr> <td>9. PERMITS REQUIRED</td> <td>10. PERMITS REQUIRED</td> <td>11. PERMITS REQUIRED</td> <td>12. PERMITS REQUIRED</td> </tr> <tr> <td>YES NO</td> <td>YES NO</td> <td>YES NO</td> <td>YES NO</td> </tr> </table>				1. PERMITS REQUIRED	2. PERMITS REQUIRED	3. PERMITS REQUIRED	4. PERMITS REQUIRED	YES NO	YES NO	YES NO	YES NO	5. PERMITS REQUIRED	6. PERMITS REQUIRED	7. PERMITS REQUIRED	8. PERMITS REQUIRED	YES NO	YES NO	YES NO	YES NO	9. PERMITS REQUIRED	10. PERMITS REQUIRED	11. PERMITS REQUIRED	12. PERMITS REQUIRED	YES NO	YES NO	YES NO	YES NO
1. PERMITS REQUIRED	2. PERMITS REQUIRED	3. PERMITS REQUIRED	4. PERMITS REQUIRED																								
YES NO	YES NO	YES NO	YES NO																								
5. PERMITS REQUIRED	6. PERMITS REQUIRED	7. PERMITS REQUIRED	8. PERMITS REQUIRED																								
YES NO	YES NO	YES NO	YES NO																								
9. PERMITS REQUIRED	10. PERMITS REQUIRED	11. PERMITS REQUIRED	12. PERMITS REQUIRED																								
YES NO	YES NO	YES NO	YES NO																								

A COPY OF YOUR STATE CONTRACTOR'S LICENSE AND BUSINESS LICENSE MUST BE ON FILE BEFORE A PERMIT WILL BE ISSUED.