



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

June 7, 2019

Catherine & Samuel Jones  
2214 Carrington Street  
Richmond, VA 23223

Baker Development Resources  
11 S. 12th Street, Suite 500  
Richmond, VA 23219  
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 20-2019 (CONTINUED FROM MAY 1, 2019 MEETING)**

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 a new single-family detached dwelling at 2214 CARRINGTON STREET (Tax Parcel Number E000-0469/018), located in an R-63 (Multi-family Urban 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

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Page 2  
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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/civicasociationgroupinformation.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.

2209 Carrington Street Rva LLC  
2209 Carrington St  
Richmond VA 23223

Bolling Freda G  
2215 Q St  
Richmond VA 23223

Bright Louise & James  
2205 Carrington St  
Richmond VA 23223

Cc Richmond li Lp  
11 S 12th St #108  
Richmond VA 23219

Chalmers Melvin R & Jackson K & Richardson  
Elsie M  
2201 Q St  
Richmond VA 23223

Dominion Area Development Group Llc  
615 Albemarle St  
Richmond VA 23220

Evolve Hld LLC  
3420 Pump Rd #169  
Richmond VA 23233

Forcastle LLC  
615 Albemarle St  
Richmond VA 23220

Hudson Lucy  
976 Pink St  
Richmond VA 23223

Kplf Holdings LLC  
106 Kennondale Rd  
Richmond VA 23226

Kramer Samuel  
7122 Hazel Avenue  
Upper Darby PA 19082

Mcclain Shawn F  
2207 Q St  
Richmond VA 23223

Odwyer Caitlin C & Johnson Josephine P  
2203 Q Street  
Richmond VA 23223

Roane Rodney R  
403 Mansfield Dr  
Richmond VA 23223

Robinson Kenecko A  
2209 Q St  
Richmond VA 23223

Seibert David  
2317 Carrington St  
Richmond VA 23223

Simms Brenda J & Tillman Jr  
7001 Walmsley Blvd  
Richmond VA 23235

Starook Dean E  
424 N 33rd St  
Richmond VA 23223

Streetcar Properties Llc C/o Sam Tuttle  
615 N 25th St  
Richmond VA 23223

Traylor Bryan C  
615 Albemarle St  
Richmond VA 23220

Tuttle Samuel S  
978 Pink St  
Richmond VA 23223

Unlimited Renovations LLC  
615 Albemarle St  
Richmond VA 23220

**Property:** 2214 Carrington St **Parcel ID:** E0000469018**Parcel**

**Street Address:** 2214 Carrington St Richmond, VA 23223-0  
**Owner:** JONES SAMUEL I & CATHERINE W  
**Mailing Address:** 2214 CARRINGTON ST, RICHMOND, VA 23223  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 332 - East End - Fairmont/Creighton  
**Property Class:** 101 - R Single Family Vacant (R1-R7)  
**Zoning District:** R-63 - Residential (Multi-family Urban)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2019  
**Land Value:** \$20,000  
**Improvement Value:**  
**Total Value:** \$20,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 1200  
**Acreage:** 0.028  
**Property Description 1:** 0020.00X0060.00 0000.000  
**State Plane Coords( ?<#>):** X= 11797546.216064 Y= 3721817.380892  
**Latitude:** 37.53955991 , **Longitude:** -77.41483190

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 20  
**Rear Size:** 60  
**Parcel Square Feet:** 1200  
**Acreage:** 0.028  
**Property Description 1:** 0020.00X0060.00 0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?<#>):** X= 11797546.216064 Y= 3721817.380892  
**Latitude:** 37.53955991 , **Longitude:** -77.41483190

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$20,000	\$0	\$20,000	Reassessment
2018	\$15,000	\$0	\$15,000	Reassessment
2017	\$15,000	\$0	\$15,000	Reassessment
2016	\$15,000	\$0	\$15,000	Reassessment
2015	\$15,000	\$0	\$15,000	Reassessment
2014	\$15,000	\$0	\$15,000	Reassessment
2013	\$15,000	\$0	\$15,000	Reassessment
2012	\$11,000	\$0	\$11,000	Reassessment
2011	\$11,000	\$0	\$11,000	CarryOver
2010	\$11,000	\$0	\$11,000	Reassessment
2009	\$11,000	\$0	\$11,000	Reassessment
2008	\$11,000	\$0	\$11,000	Reassessment
2007	\$11,000	\$0	\$11,000	Reassessment
2006	\$10,000	\$0	\$10,000	Reassessment
2005	\$10,000	\$0	\$10,000	Reassessment
2004	\$1,500	\$0	\$1,500	Reassessment
2003	\$1,500	\$0	\$1,500	Reassessment
2002	\$1,500	\$0	\$1,500	Reassessment
1998	\$1,500	\$0	\$1,500	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
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**Planning**

**Master Plan Future Land Use:** MUR  
**Zoning District:** R-63 - Residential (Multi-family Urban)  
**Planning District:** East  
**Traffic Zone:** 1038  
**City Neighborhood Code:** FRMT  
**City Neighborhood Name:** Fairmount  
**Civic Code:** 0830  
**Civic Association Name:** New Visions Civic League of East End  
**Subdivision Name:** NONE  
**City Old and Historic District:**  
**National historic District:** Fairmount  
**Neighborhoods in Bloom:** Church Hill Central  
**Redevelopment Conservation Area:** New Visions

**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	2036	0203002	020300
1990	308	0203003	020300

**Schools**

**Elementary School:** George Mason  
**Middle School:** Martin Luther King Jr  
**High School:** Armstrong

**Public Safety**

**Police Precinct:** 1  
**Police Sector:** 113  
**Fire District:** 11  
**Dispatch Zone:** 107A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 7  
**Voter Precinct:** 702  
**State House District:** 70  
**State Senate District:** 16  
**Congressional District:** 4

<#>

**Property Images**

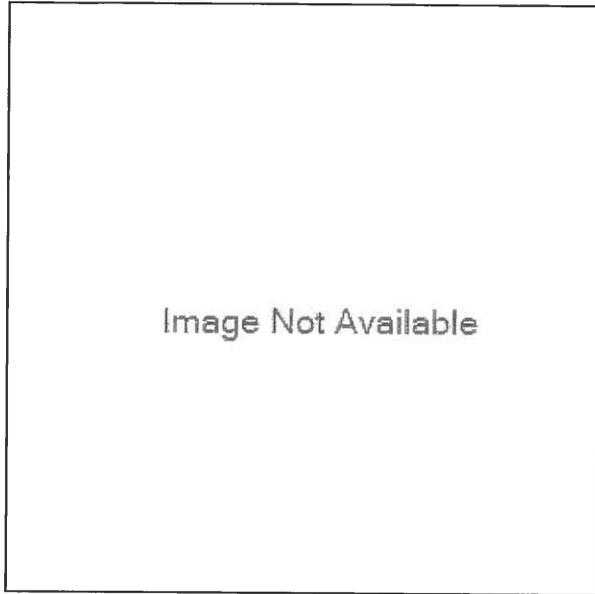
Name:E0000469018 Desc:



[Click here for Larger Image](#)

**Sketch Images**

Name: Desc:



**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: Catherine & Samuel Jones PHONE: (Home) ( ) ( ) (Mobile) ( ) ( )

ADDRESS 2214 Carrington Street FAX: ( ) ( ) (Work) ( ) ( )

Richmond, VA 23223 E-mail Address: \_\_\_\_\_

**PROPERTY OWNER'S**

REPRESENTATIVE: Mark Baker PHONE: (Home) (804) 874-6275 (Mobile) ( ) ( )

(Name/Address) Baker Development Resources FAX: ( ) ( ) (Work) ( ) ( )

11 South 12<sup>th</sup> Street, Suite 500 E-mail Address: markbaker@bakerdevelopmentresources.com

Richmond, Virginia 23219

**TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE**

PROPERTY ADDRESS (ES) 2214 Carrington Street

TYPE OF APPLICATION:  VARIANCE  SPECIAL EXCEPTION  OTHER \_\_\_\_\_

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-419.6(2)a & 30-710.1(a)(1)

APPLICATION REQUIRED FOR: A building permit to construct a new single-family detached dwelling.

TAX PARCEL NUMBER(S): E000-0469/018 ZONING DISTRICT: R-63 (Multi-family Urban Residential)

**REQUEST DISAPPROVED FOR THE REASON THAT:** The side yard (setback) requirement is not met. A side yard of three (3') feet is required; 1.39' is proposed along the western property line. The off-street parking requirement is not met. One (1) space is required; none is proposed.

DATE REQUEST DISAPPROVED: March 15, 2019 FEE WAIVER: YES  NO:

DATE FILED: March 15, 2019 TIME FILED: 9:00 a.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-051001-2019

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 & 11 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: 5/17/19

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

CASE NUMBER: BZA 20-2019 HEARING DATE: July 3, 2019 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 20-2019 (CONTINUED FROM MAY 1, 2019 MEETING)  
150' Buffer

APPLICANT(S): Catherine & Samuel Jones

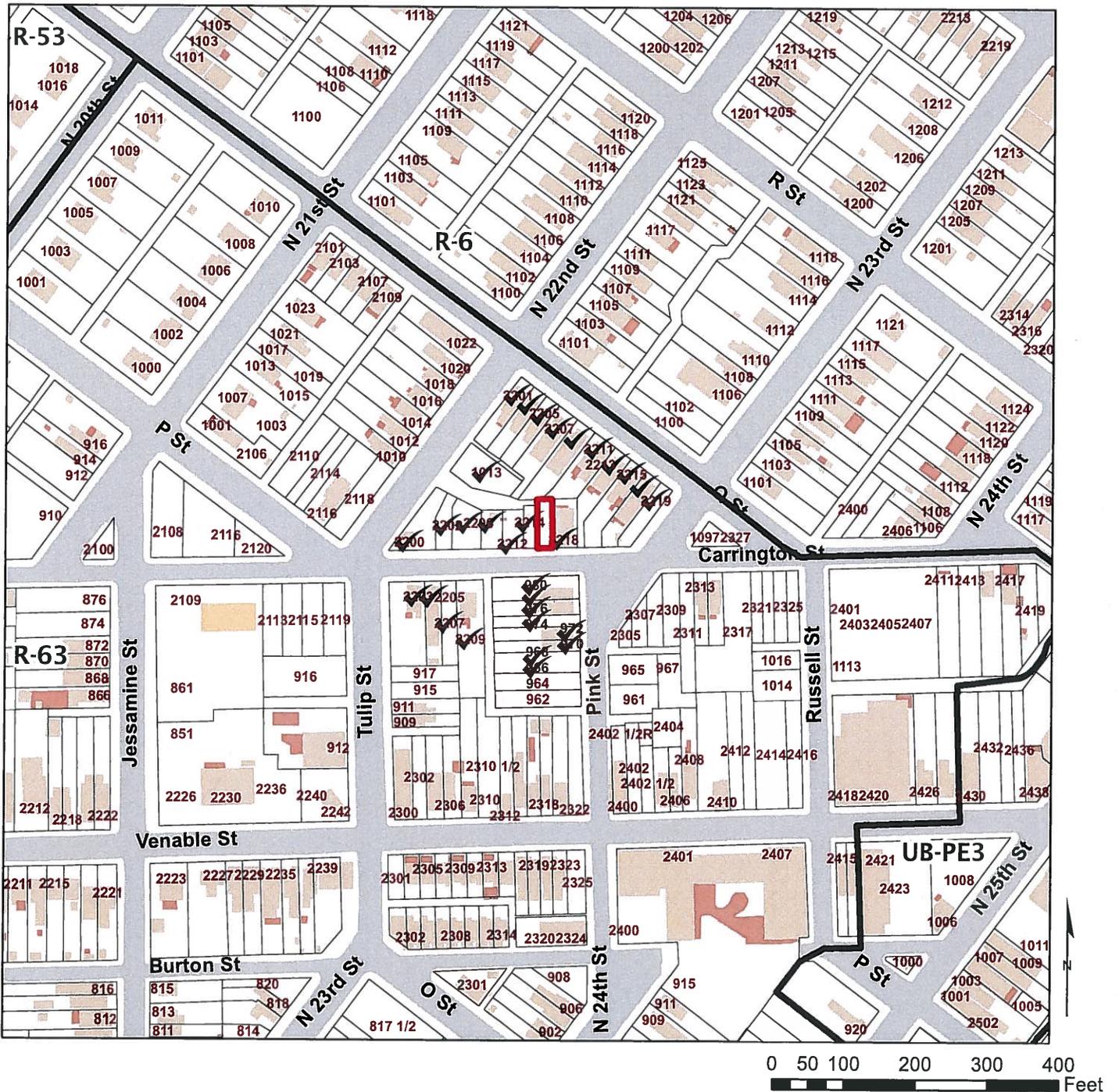
PREMISES: 2214 Carrington Street

(Tax Parcel Number E000-0469/018)

SUBJECT: A building permit to construct a new single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-419.6(2)a & 30-710.1(a)(1)  
of the Zoning Ordinance for the reason that:

The side yard (setback) and off-street parking 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 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: \_\_\_\_\_

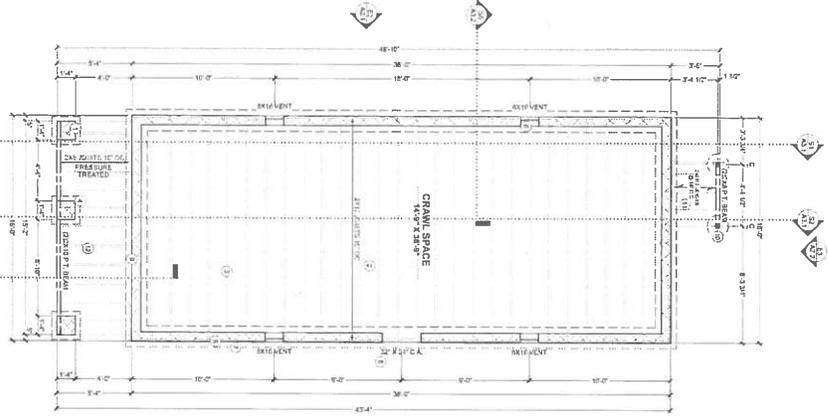
A handwritten signature in black ink, appearing to be "Roy Benbow", written over a horizontal line.

(Revised: 4/28/16)

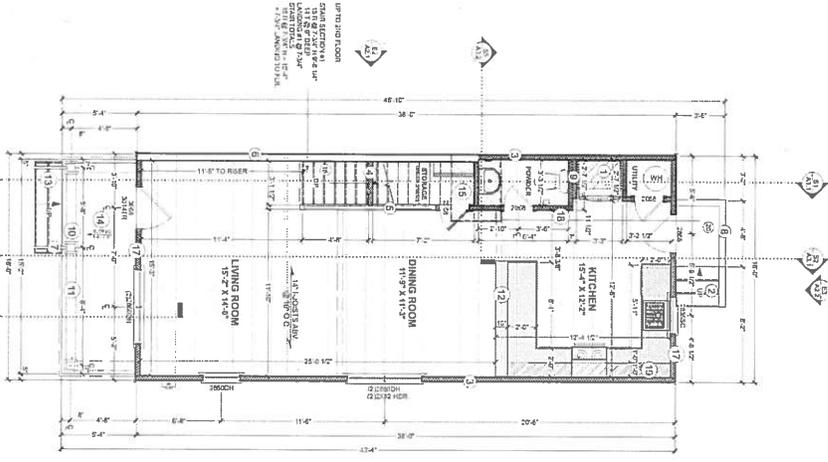








**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



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

- NOTE: SEE SHEET FOR REVISIONS**
1. SEE PERMITS FOR ALL REVISIONS.
  2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL APPLICABLE LOCAL ORDINANCES.
  3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL APPLICABLE LOCAL ORDINANCES.
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- SHORT DESCRIPTION OF REVISIONS**
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**WALL TYPE LEGEND**

WALL TYPE	WALL TYPE
1	EXTERIOR WALL
2	INTERIOR WALL
3	FOUNDATION WALL
4	FOUNDATION WALL
5	FOUNDATION WALL
6	FOUNDATION WALL
7	FOUNDATION WALL
8	FOUNDATION WALL
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18	FOUNDATION WALL
19	FOUNDATION WALL
20	FOUNDATION WALL

**FOUNDATION NOTES**

1. FOUNDATION SHALL BE CONCRETE ON COMPACTED GRAVEL WITH REINFORCING BARS AS SHOWN.
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**FLOOR PLAN NOTES**

1. ALL EXTERIOR FINISHES SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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**DOCUMENT PHASE:** PERMIT SET  
**DATE:** 02/12/2019  
**TIME:** 3:59:46 PM  
**BY:** DUSTIN HETRICK  
**SCALE:** SEE PLAN  
**SHEET:** A1.1  
**NO. OF SHEETS:** 3 OF 13

**TITLE:** FOUNDATION & 1ST FLOOR PLAN  
**PROJECT NAME:** 2214 CARRINGTON ST  
**CLIENT:** CENTER CREEK HOMES  
 11 S 12TH ST, STE 108  
 RICHMOND, VA, 23219

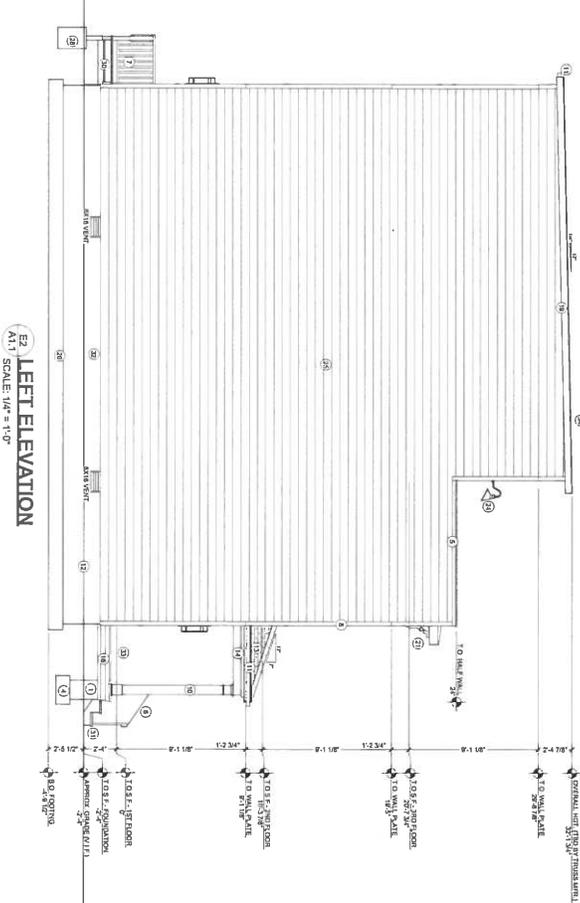
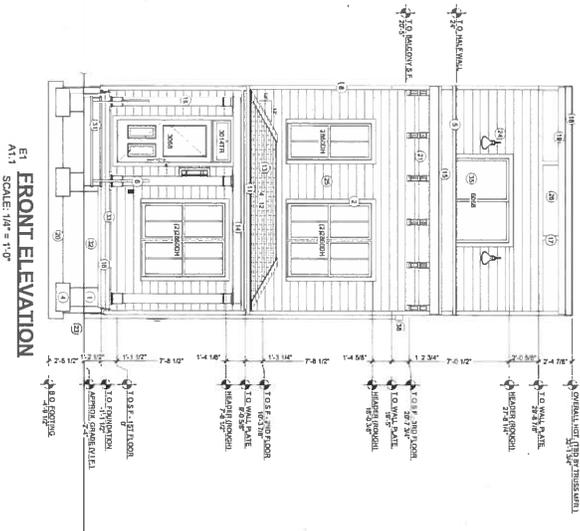
**REVISIONS:**  
 DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_

**SCALE:** SEE PLAN  
**DATE:** \_\_\_\_\_  
**DESCRIPTION:** \_\_\_\_\_

**VISIONTEK**  
 ARCHITECTURAL SERVICES  
 1100 COMMONWEALTH AVENUE, SUITE 100  
 RICHMOND, VA 23220  
 (804) 771-1111  
 WWW.VISIONTEKVA.COM







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**ELEVATION & PERSPECTIVE NOTES**

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- 2. 1/2\"/>
- 3. 1/2\"/>
- 4. 1/2\"/>
- 5. 1/2\"/>

**SHEET**  
**A2.1**  
 6 OF 13

**TITLE**  
 EXTERIOR  
 ELEVATIONS

**PROJECT NAME**  
 2214 CARRINGTON ST

**CLIENT:**  
 CENTER CREEK HOMES  
 11 S 12TH ST, STE 108  
 RICHMOND, VA, 23219

**DATE**  
 3/21/2018  
**SCALE**  
 1/4\"/>

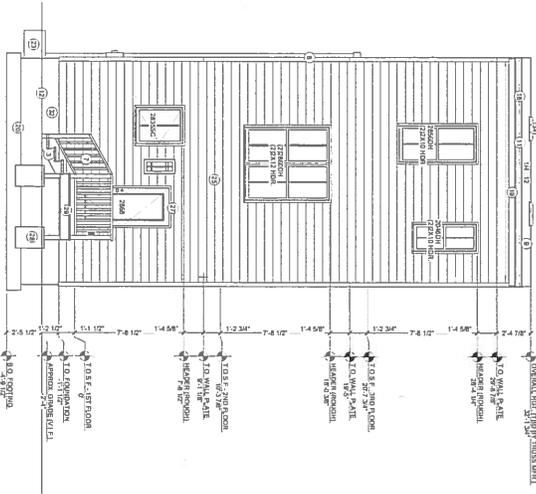
**REVISIONS**

#	DATE	DESCRIPTION

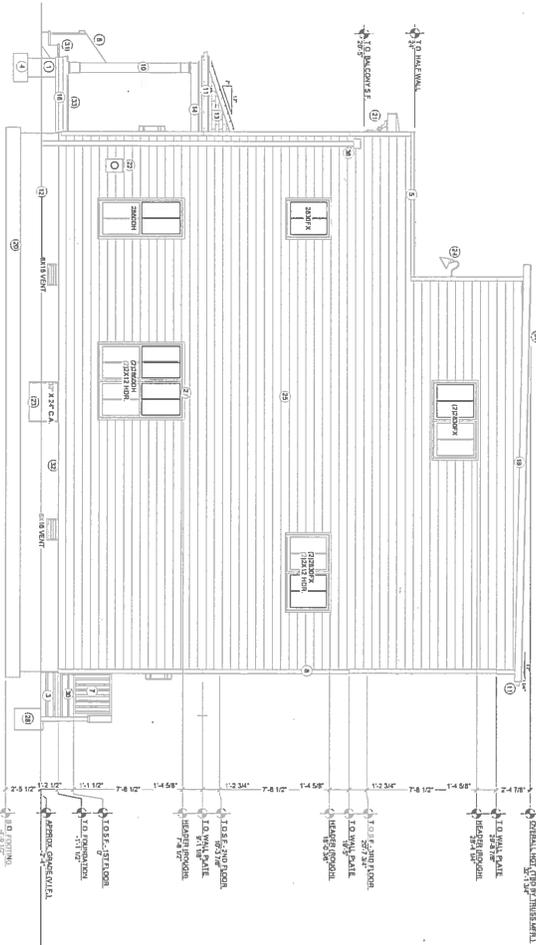
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**VISIONONTEK**  
 RICHMOND, VA 23228  
 PHONE: (804) 277-0999  
 WWW.NVISIONONTEK.COM

E3 REAR ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"



E4 RIGHT ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"



1. SEE FOUNDATION CONTRACT FOR FOUNDATION TYPE AND FOUNDATION TYPE FOR HOUSE FOUNDATION TYPE.
2. USE CONCRETE WINDSHIELD FROM THIS TYPE AT FRONT OF HOUSE.
3. 2" PRESURE TREATED STEPS TO GRADE, PER CODE.
4. 2" PRESURE TREATED STEPS TO GRADE, PER CODE.
5. 2" PRESURE TREATED STEPS TO GRADE, PER CODE.
6. 2" PRESURE TREATED STEPS TO GRADE, PER CODE.
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27. 2" PRESURE TREATED STEPS TO GRADE, PER CODE.
28. 2" PRESURE TREATED STEPS TO GRADE, PER CODE.

**ELEVATION & PERSPECTIVE NOTES**

1. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
2. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
3. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
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27. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
28. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.

THE PAPER SIZE NEEDS TO BE 24" X 36" TO SCALE PROPERLY.

WEBSITE: WWW.AVISIONTEK.COM

**SHEET**  
A2.2  
7 OF 13

DOCUMENT PHASE:  
PERMIT SET  
PLOT DATE:  
3/21/2019  
3:59:20 PM  
DRAWN BY:  
DUSTIN HETRICK  
SCALE: SEE PLAN

**TITLE**  
EXTERIOR  
ELEVATIONS

PROJECT NAME:  
2214 CARRINGTON ST  
CLIENT:  
CENTER CREEK HOMES  
11 S 12TH ST, STE 108  
RICHMOND, VA, 23219

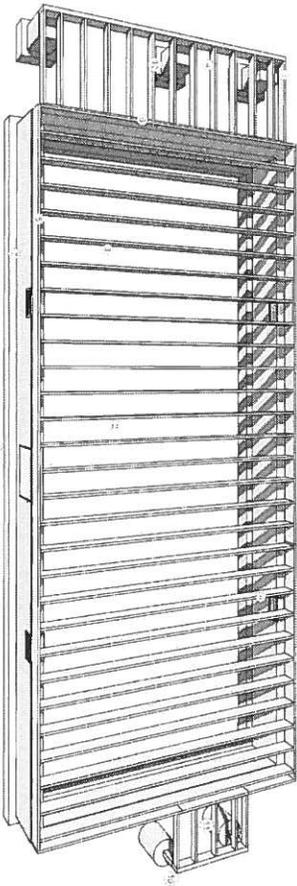
**REVISIONS**

DATE	DESCRIPTION

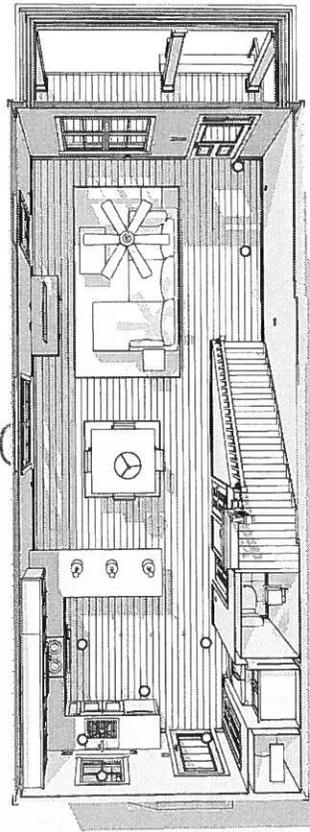
**VISIONTEK**  
ARCHITECTURAL  
DRAWING & DESIGN SERVICES  
RICHMOND, VA 23225  
INFO@VISIONTEK.COM  
PHONE: (804) 272-0991  
WWW.VISIONTEK.COM



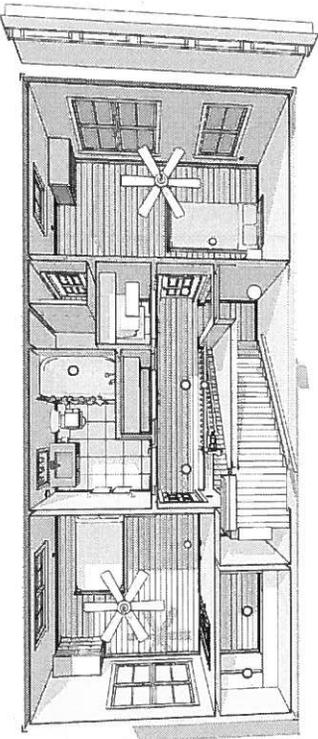




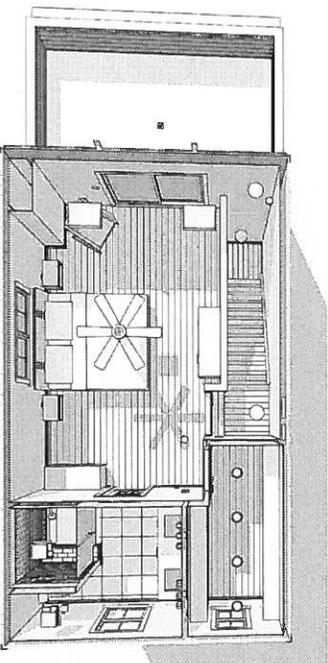
**3D FOUNDATION OVERVIEW**  
NOT TO SCALE



**3D 1ST FLOOR OVERVIEW**  
NOT TO SCALE



**3D 2ND FLOOR OVERVIEW**  
NOT TO SCALE



**3D 3RD FLOOR OVERVIEW**  
NOT TO SCALE

**ELEVATION & PERSPECTIVE NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. ALL VERTICAL DIMENSIONS ARE SHOWN AND IN FEET FROM FINISH FLOORING UNLESS OTHERWISE NOTED.
3. ALL MATERIAL FINISHES SHALL BE AS SHOWN IN THE FINISH SCHEDULE. ANY MATERIALS NOT SHOWN IN THE FINISH SCHEDULE SHALL BE TO BE DETERMINED BY THE ARCHITECT.
4. DIMENSIONS SHOWN ARE APPROXIMATE AND NOT EXACT. REFER TO DIMENSIONS ON SITE FOR EXACT DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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NO.	DATE	DESCRIPTION
1		REVISIONS

**PROJECT NAME:**  
**2214 CARRINGTON ST**

**CLIENT:**  
CENTER CREEK HOMES  
11 S 12TH ST, STE 108  
RICHMOND, VA, 23219

<b>TITLE</b> 3D OVERVIEWS	<b>DOCUMENT PHASE:</b> PERMIT SET
<b>SCALE:</b> SEE PLAN	<b>PLOT DATE:</b> 02/12/19 02/27/19 02/27/19
<b>SHEET</b> A4.1 10 OF 13	<b>DRAWN BY:</b> DUSTIN HETRICK

**nvisiontek**  
ARCHITECTURAL & INTERIOR DESIGN  
11 S 12TH ST, STE 108  
RICHMOND, VA 23219  
PH: (804) 377-2099  
CELL: (804) 377-2099  
WWW.NVISIONTEK.COM





NO.	DATE	DESCRIPTION

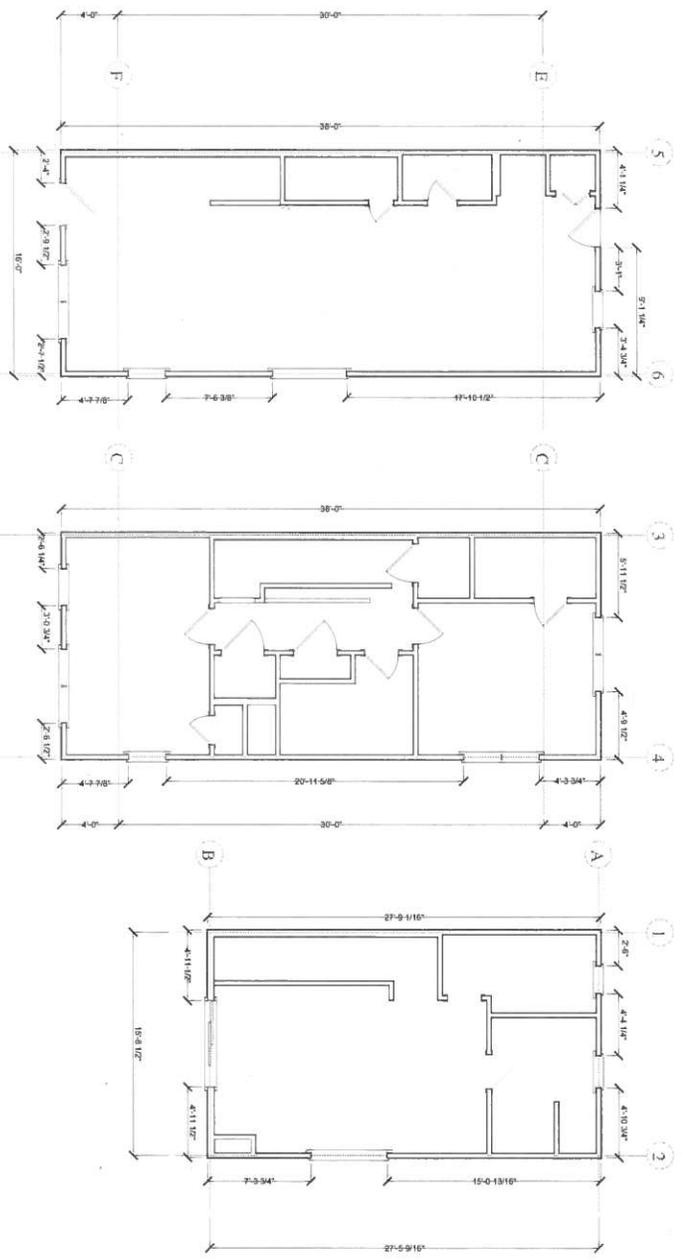
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**PROJECT NAME:**  
 2214 CARRINGTON ST  
**CLIENT:**  
 CENTER CREEK HOMES  
 11 S 12TH ST, STE 108  
 RICHMOND, VA, 23219

**TITLE:**  
 BRACED WALL  
 DESIGN PLANS

**DOCUMENT PHASE:**  
 PERMIT SET  
**PLOT DATE:**  
 3/27/2019  
 3:59:32 PM  
**DRAWN BY:**  
 DUSTIN HETRICK  
**SCALE:** SEE PLAN

**SHEET:**  
**BW1.1**  
 12 OF 13



**NOTE:**  
 PER IRC 2012, CS-PF IS 1.5X ACTUAL  
**1ST FLOOR BRACED WALL PLAN**  
 SCALE: 1/4" = 1'-0"

**2ND FLOOR BRACED WALL PLAN**  
 SCALE: 1/4" = 1'-0"

**3RD FLOOR BRACED WALL PLAN**  
 SCALE: 1/4" = 1'-0"



**INSTRUCTIONS:  
DO NOT  
DETACH THIS STUB**

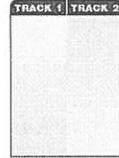
**COMPLETE ALL ITEMS ON THIS SIDE OF FORM  
NOTE: FAILURE TO FOLLOW THESE INSTRUCTIONS  
WILL VOID APPLICATION.**



DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW  
BUREAU OF PERMITS AND INSPECTION  
ROOM 110 CITY HALL  
900 E. BROAD STREET  
RICHMOND, VIRGINIA 23219  
PHONE (804) 646-4169  
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.**

CONTRACTOR/OWNER INFORMATION	11 JOB/PROPERTY ADDRESS (STREET & NUMBER) <b>2214 Carrington Street</b>					2 FLOOR/ROOM NO.																													
	3 CONTRACTOR NAME			4 LICENSE TYPE		5 CLASS <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C																													
	7 CONTRACTOR STREET ADDRESS			8 CONTRACTOR TELEPHONE NO / EMAIL ADDRESS																															
	9 CITY		STATE		ZIP CODE		10 CONTRACTOR FAX NO.																												
	11 PROPERTY OWNER NAME <b>Samuel &amp; Catherine Jones</b>			17 PROPERTY OWNER ADDRESS/ZIP <b>2214 Carrington Street Richmond, VA 23223</b>			18 OWNER DAYTIME TELEPHONE NO.																												
	14 DESCRIBE CURRENT STRUCTURE USE				15 DESCRIBE PROPOSED STRUCTURE USE																														
	<table border="1"> <tr> <td colspan="2">16 NEW ACCESSORY BLDG ACC</td> <td colspan="2">17 ADDITION ADD</td> <td colspan="2">18 RESIDENTIAL GARAGE AD1</td> <td colspan="2">19 RESIDENTIAL DECK AD2</td> <td colspan="2">20 OPEN PORCH AD3</td> <td colspan="2">21 ENCLOSED PORCH AD4</td> <td colspan="2">22 ALTER/REMODEL LIGHT AL1</td> </tr> <tr> <td colspan="2">23 ALTER/REMODEL HEAVY AL2</td> <td colspan="2">24 DEMOLITION DEM</td> <td colspan="2">25 TENANT FITUP FUP</td> <td colspan="2">26 FOUNDATION ONLY FCU</td> <td colspan="2">27 NEW BUILDING NB</td> <td colspan="2">28 MOVING/RELOCATION REL</td> <td colspan="2">29 REPAIR/REPLACEMENT REP</td> </tr> </table>							16 NEW ACCESSORY BLDG ACC		17 ADDITION ADD		18 RESIDENTIAL GARAGE AD1		19 RESIDENTIAL DECK AD2		20 OPEN PORCH AD3		21 ENCLOSED PORCH AD4		22 ALTER/REMODEL LIGHT AL1		23 ALTER/REMODEL HEAVY AL2		24 DEMOLITION DEM		25 TENANT FITUP FUP		26 FOUNDATION ONLY FCU		27 NEW BUILDING NB		28 MOVING/RELOCATION REL		29 REPAIR/REPLACEMENT REP	
	16 NEW ACCESSORY BLDG ACC		17 ADDITION ADD		18 RESIDENTIAL GARAGE AD1		19 RESIDENTIAL DECK AD2		20 OPEN PORCH AD3		21 ENCLOSED PORCH AD4		22 ALTER/REMODEL LIGHT AL1																						
	23 ALTER/REMODEL HEAVY AL2		24 DEMOLITION DEM		25 TENANT FITUP FUP		26 FOUNDATION ONLY FCU		27 NEW BUILDING NB		28 MOVING/RELOCATION REL		29 REPAIR/REPLACEMENT REP																						
	30 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY				ATTACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		DETACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		31 F MULTIFAMILY NUMBER OF UNITS PER STRUCTURE		32 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1. LODGING HOUSE <input type="checkbox"/> 3. ADULT CARE RESIDENCE <input type="checkbox"/> 2. NURSING HOME																								
<p>INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A, B, C, D, E &amp; F. TOTAL B, C, D, E &amp; F. SUBTRACT THIS TOTAL FROM A TO OBTAIN G. COSTS ARE TO INCLUDE MATERIAL, LABOR, SUBCONTRACTS OVERHEAD &amp; PROFIT.</p> <table border="1"> <tr> <td colspan="2">A. TOTAL CONST. COST OF ENTIRE JOB</td> <td colspan="2">C. MECH COST</td> <td colspan="2">E. SPRINKLER COST</td> <td colspan="2">G. TOTAL CONSTRUCTION COST LESS TRADE PERMITS</td> </tr> <tr> <td colspan="2">B. ELEC COST</td> <td colspan="2">D. PLUMB COST</td> <td colspan="2">F. ELEVATOR COST</td> <td colspan="2"></td> </tr> </table>							A. TOTAL CONST. COST OF ENTIRE JOB		C. MECH COST		E. SPRINKLER COST		G. TOTAL CONSTRUCTION COST LESS TRADE PERMITS		B. ELEC COST		D. PLUMB COST		F. ELEVATOR COST																
A. TOTAL CONST. COST OF ENTIRE JOB		C. MECH COST		E. SPRINKLER COST		G. TOTAL CONSTRUCTION COST LESS TRADE PERMITS																													
B. ELEC COST		D. PLUMB COST		F. ELEVATOR COST																															
34 DESCRIBE SCOPE OF WORK <b>Construct a new single-family dwelling</b>																																			
35 LIEN																																			
37 ADDRESS																																			
38 CONTACT PERSON <b>Mark Baker</b>																																			
39 CONTACT PHONE NO. <b>804-874-6275</b>																																			
40 CONTACT FAX NO.																																			
41 CONTACT ADDRESS <b>11 South 12th Street, Suite 500 Richmond, VA</b>																																			
42 ZIP CODE <b>23219</b>																																			
43 EMAIL <b>markbaker@bakerdevelopmentresources.com</b>																																			
44 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO																																			
45 ENGINEER/ARCHITECT NAME																																			
46 ENGINEER/ARCHITECT PHONE NO.																																			
47 ENGINEER/ARCHITECT FAX NO.																																			
48 EMAIL																																			
49 ROOF TYPE 1 (SEE BACK FOR LIST)																																			
50 NO. OF SQUARES																																			
51 ROOF TYPE 2 (SEE BACK FOR LIST)																																			
52 NO. OF SQUARES																																			
53 NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/>																																			
54 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO																																			
55 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO																																			
56 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)		57 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)		58 GARAGE AREA (SQ. FT.)		59 OPEN PORCH AREA (SQ. FT.)		60 ENCLOSED PORCH AREA (SQ. FT.)																											
61 DECK AREA (SQ. FT.)		62 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		63 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)		64 TOTAL BUILDING HEIGHT		65 NUMBER OF FLOORS																											
66 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)			67 NO. OF SPACES AT ANOTHER LOCATION			68 LOCATION			LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO																										
69 WILL THERE BE A <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY																																			
70 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO																																			
71 TOTAL AREA TO BE DISTURBED (SQ. FT.)																																			
72 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO																																			
73 I HEREBY AFFIRM THAT UNDER THE PROVISIONS OF TITLE 54.1-1101 OF THE CODE OF VIRGINIA I AM NOT SUBJECT TO LICENSURE AS A CONTRACTOR OR SUBCONTRACTOR BY THIS AFFIDAVIT I ASSUME FULL RESPONSIBILITY FOR COMPLETION OF THE PROPOSED WORK IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LAW I ALSO UNDERSTAND IT IS A VIOLATION OF STATE LAW TO KNOWINGLY HIRE AN UNLICENSED CONTRACTOR																																			
74 PRINTED NAME																																			
75 SIGNATURE																																			
76 HAS BEEN INSPECTED OR MEETS THE EXCEPTION STANDARD FOR THE HAZARDOUS AIR POLLUTANT																																			
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**A COPY OF YOUR STATE CONTRACTOR'S LICENSE AND BUSINESS LICENSE MUST BE ON FILE BEFORE A PERMIT WILL BE ISSUED.**