



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

July 9, 2025

Mark and Shaleetta Drawbaugh
1308 Oakwood Avenue
Richmond, VA 23223

To Whom It May Concern:

RE: BZA 18-2025 (CONTINUED FROM JULY 2, 2025 MEETING)

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, August 6, 2025 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for building permits to construct a one-story rear addition and two-story detached garage accessory to an existing single-family (detached) dwelling at 1308 OAKWOOD AVENUE (Tax Parcel Number E000-1104/032), located in an R-5 (Single-Family Residential) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **102 798 056#**. 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 August 6, 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

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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 <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

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

cc: Zoning Administrator

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

Aylor Allison E
3443 S Street
Richmond, VA 23223

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

Blackwell Lawonda
3439 S Street
Richmond, VA 23223

Blackwell Rachel Sydel
3421 S St
Richmond, VA 23223

Blount Kim Y
1311 Oakwood Ave
Richmond, VA 23223

Brown Randolph Jr
3849 Baronet Dr
Richmond, VA 23234

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

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

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

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

Holmes Muriel V
3416 R St
Richmond, VA 23223

Jones Mary M
1303 Bentbrook Dr
Richmond, VA 23231

Keskin Osman
1307 Oakwood Ave
Richmond, VA 23223

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

Lewis Victoria R
1302 Oakwood Ave
Richmond, VA 23223

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

Miller Lawrence G
1320 Oakwood Ave
Richmond, VA 23223

Pearson Lawrence H Jr
3607 Seminary Ave
Richmond, VA 23227

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

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

Schwandt Kyle
1312 Oakwood Ave
Richmond, VA 23223

Shelton William & Irene
1213 Oakwood Ave
Richmond, VA 23223

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

Vp3445 Llc
801 23rd St
Virginia Beach, VA 23451

Waller Richard Jr
Po Box 12405
Richmond, VA 23241

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

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

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

Parcel

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

Current Assessment

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

Land Description

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

Description

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

Other

Street improvement:
Sidewalk:

Assessments

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

Transfers

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

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-5 - Residential (Single Family)
Planning District: East
Traffic Zone: 1061
City Neighborhood Code: OKW
City Neighborhood Name: Oakwood
Civic Code: 3000
Civic Association Name: Church Hill Central Civic Association
Subdivision Name: NONE
City Old and Historic District:
National historic District: Oakwood-Chimborazo
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	1008	0209001	020900
1990	111	0209001	020900

Schools

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

Public Safety

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

Public Works Schedules

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

Government Districts

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

Extension 1 Details

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

Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 2342 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

Property Images

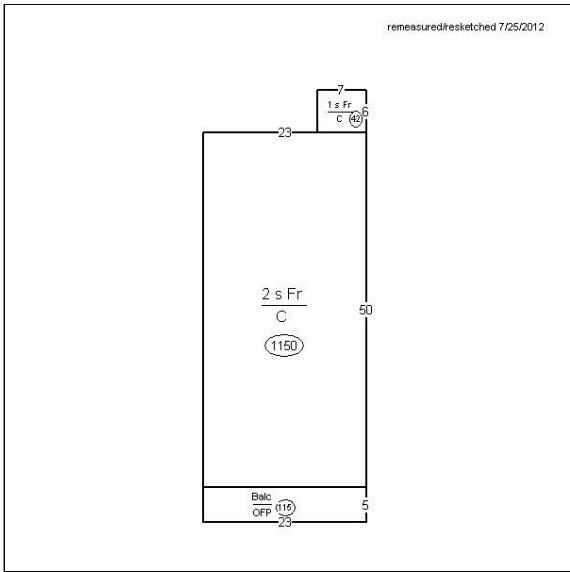
Name:E0001104032 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:E0001104032 Desc:R01



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



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

TO BE COMPLETED BY THE APPLICANT

PROPERTY

OWNER: Mark and Shaletta Drawbaugh

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

ADDRESS 1308 Oakwood Avenue

FAX: () (Work) ()

Richmond, Virginia 23223

E-mail Address: mark@t3ac.com

PROPERTY OWNER'S

REPRESENTATIVE: _____

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

(Name/Address) _____

FAX: () (Work) ()

E-mail Address: _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES) 1308 Oakwood Avenue

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

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

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

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

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

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

DATE REQUEST DISAPPROVED: April 8, 2025

FEE WAIVER: YES ☐ NO: ☒

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

AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND

SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]

SECTION 1040.3 PARAGRAPH(S) (1) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☒

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 5/1/25

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

CASE NUMBER: BZA 18-2025 HEARING DATE: August 6, 2025 AT 1:00 P.M.

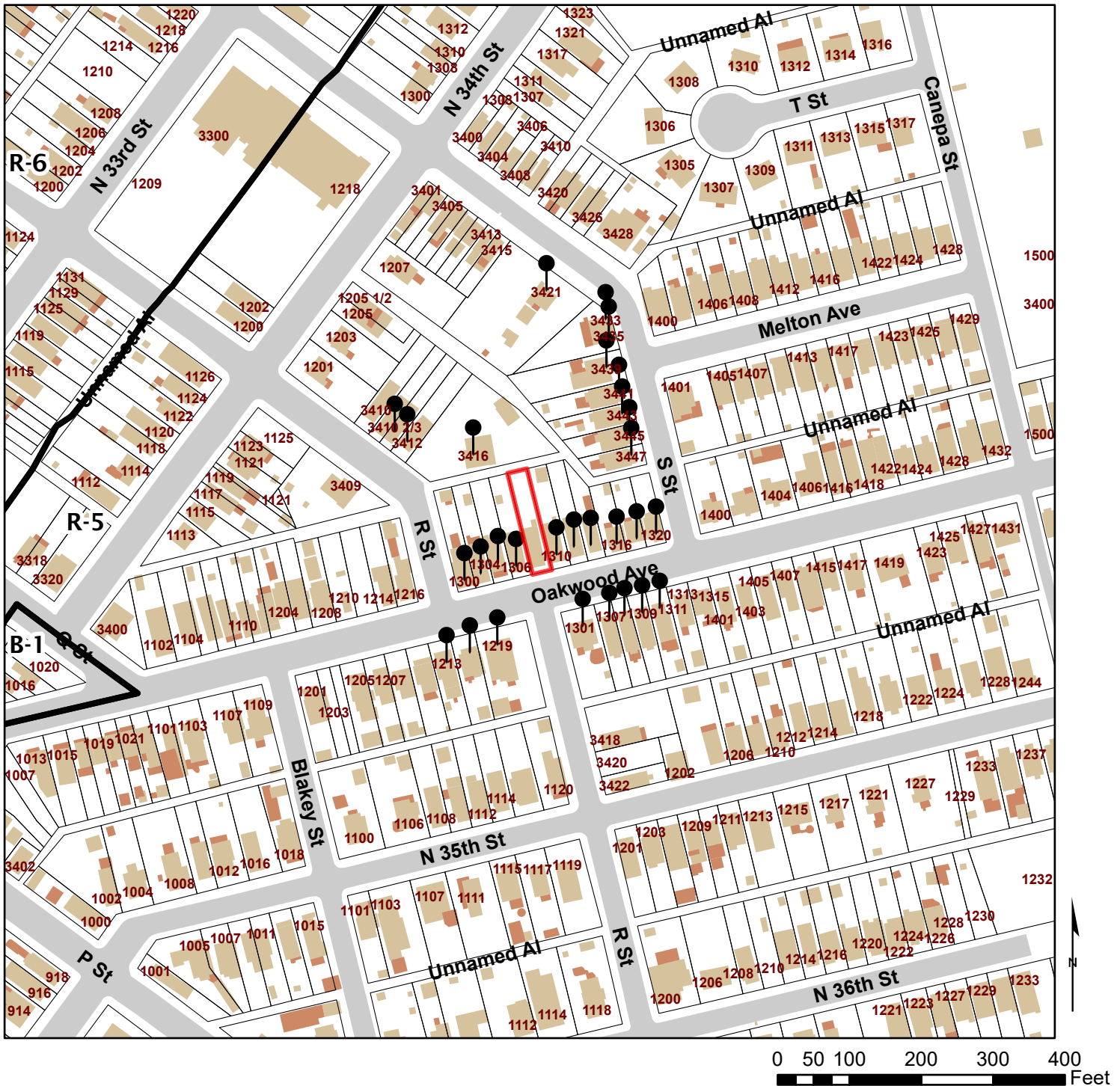
BOARD OF ZONING APPEALS CASE BZA 18-2025
150' Buffer

APPLICANT(S): Mark and Shaleetta Drawbaugh

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

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

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





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

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

1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340/6701). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a \$175.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).

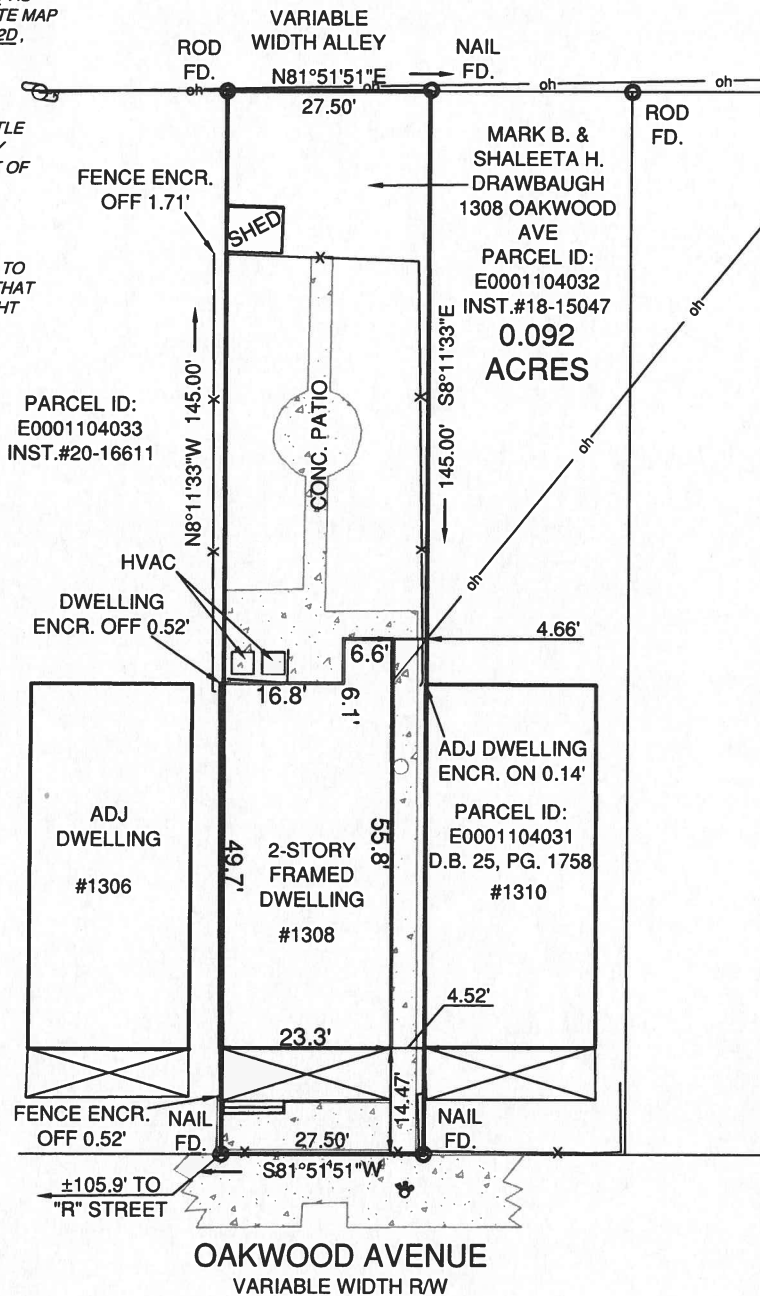
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: MARK DEARBROUGH

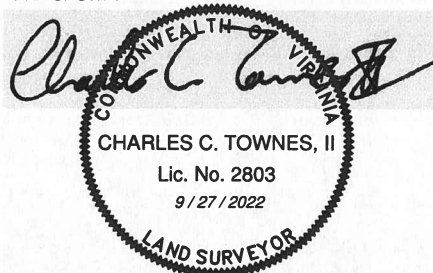
THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL #5101290042D, EFFECTIVE DATE APRIL 2, 2009.

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

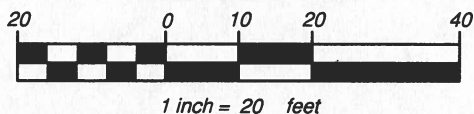
THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.



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



GRAPHIC SCALE



**PLAT SHOWING
1308 OAKWOOD AVENUE
FOR
TOWER 3, LLC**

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



consulting engineers, planners, and land surveyors

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

DRAWN BY: TSG

CHECKED BY:

ATTN: MARK DRAWBAUGH

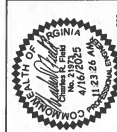
V1.1

Rev.	Date	Description

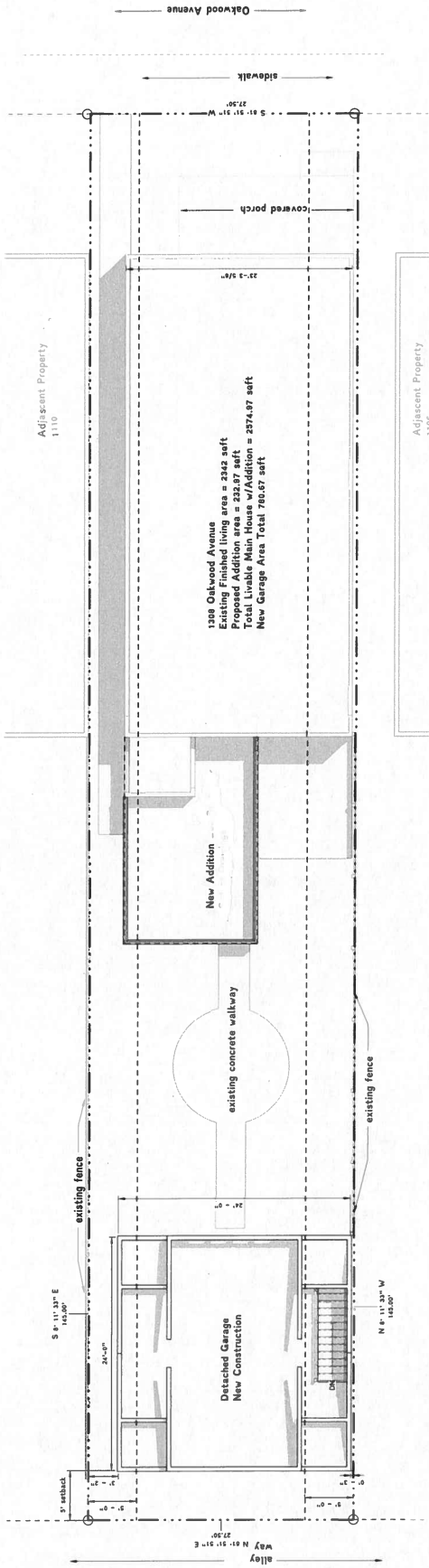
March 10th, 2021

Site Plan 1308 Oakwood Avenue - Garage Plans Tower 3 LLC

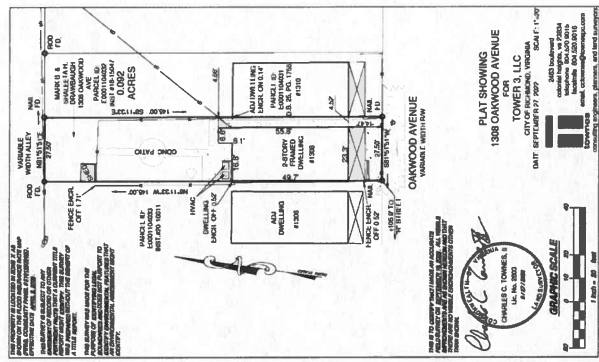
City of Richmond, VA



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



1 Site Plan
3/10" = 1'-0"



Owner	Engineer	Property Information
Mark B. H. Shelista H. Draughba 132-60 Calousoo Ave	Quislen, Inc. Charles R. Field, P.E. 417 North 22nd Street Richmond, VA 23221 804.676.1188 cc@crfinc@gmail.com	Parcel ID Zoning Use Setbacks Front Yard = 25 feet Side Yard = 5 feet Rear Yard = 5 feet E000110623 R-3 Residential 10' 10' 10' 15'

Property Information	Parcel ID	E0001104032
	Zoning	R-3
	Use	Residential
	Setbacks	Front Yard = 25 feet Side Yard = 5 feet Rear Yard = 5 feet
	Lot Coverage	13.5%

Gr.	Great Start	Area
1/1	Floor Plan	1st Floor Main
A1.1	Exteriors - Existing & Proposed	1st Floor
A2.1	Sections	2nd SF
A3.1	Details	3rd SF
B1.1	Structure	Bedroom
B1.2	Structure	Hall
B1.3	Structure	Bath
B1.4	Structure	Kitchen
B1.5	Structure	Garage
B1.6	Structure	Basement
B1.7	Calculations	1st SF
B1.8	Calculations	2nd SF
B1.9	Calculations	3rd SF
B1.10	Calculations	4th SF
B1.11	Calculations	5th SF
B1.12	Calculations	6th SF
B1.13	Calculations	7th SF
B1.14	Calculations	8th SF
B1.15	Calculations	9th SF
B1.16	Calculations	10th SF
B1.17	Calculations	11th SF
B1.18	Calculations	12th SF
B1.19	Calculations	13th SF
B1.20	Calculations	14th SF
B1.21	Calculations	15th SF
B1.22	Calculations	16th SF
B1.23	Calculations	17th SF
B1.24	Calculations	18th SF
B1.25	Calculations	19th SF
B1.26	Calculations	20th SF
B1.27	Calculations	21st SF
B1.28	Calculations	22nd SF
B1.29	Calculations	23rd SF
B1.30	Calculations	24th SF
B1.31	Calculations	25th SF
B1.32	Calculations	26th SF
B1.33	Calculations	27th SF
B1.34	Calculations	28th SF
B1.35	Calculations	29th SF
B1.36	Calculations	30th SF
B1.37	Calculations	31st SF
B1.38	Calculations	32nd SF
B1.39	Calculations	33rd SF
B1.40	Calculations	34th SF
B1.41	Calculations	35th SF
B1.42	Calculations	36th SF
B1.43	Calculations	37th SF
B1.44	Calculations	38th SF
B1.45	Calculations	39th SF
B1.46	Calculations	40th SF
B1.47	Calculations	41st SF
B1.48	Calculations	42nd SF
B1.49	Calculations	43rd SF
B1.50	Calculations	44th SF
B1.51	Calculations	45th SF
B1.52	Calculations	46th SF
B1.53	Calculations	47th SF
B1.54	Calculations	48th SF
B1.55	Calculations	49th SF
B1.56	Calculations	50th SF
B1.57	Calculations	51st SF
B1.58	Calculations	52nd SF
B1.59	Calculations	53rd SF
B1.60	Calculations	54th SF
B1.61	Calculations	55th SF
B1.62	Calculations	56th SF
B1.63	Calculations	57th SF
B1.64	Calculations	58th SF
B1.65	Calculations	59th SF
B1.66	Calculations	60th SF
B1.67	Calculations	61st SF
B1.68	Calculations	62nd SF
B1.69	Calculations	63rd SF
B1.70	Calculations	64th SF
B1.71	Calculations	65th SF
B1.72	Calculations	66th SF
B1.73	Calculations	67th SF
B1.74	Calculations	68th SF
B1.75	Calculations	69th SF
B1.76	Calculations	70th SF
B1.77	Calculations	71st SF
B1.78	Calculations	72nd SF
B1.79	Calculations	73rd SF
B1.80	Calculations	74th SF
B1.81	Calculations	75th SF
B1.82	Calculations	76th SF
B1.83	Calculations	77th SF
B1.84	Calculations	78th SF
B1.85	Calculations	79th SF
B1.86	Calculations	80th SF
B1.87	Calculations	81st SF
B1.88	Calculations	82nd SF
B1.89	Calculations	83rd SF
B1.90	Calculations	84th SF
B1.91	Calculations	85th SF
B1.92	Calculations	86th SF
B1.93	Calculations	87th SF
B1.94	Calculations	88th SF
B1.95	Calculations	89th SF
B1.96	Calculations	90th SF
B1.97	Calculations	91st SF
B1.98	Calculations	92nd SF
B1.99	Calculations	93rd SF
B1.100	Calculations	94th SF
B1.101	Calculations	95th SF
B1.102	Calculations	96th SF
B1.103	Calculations	97th SF
B1.104	Calculations	98th SF
B1.105	Calculations	99th SF
B1.106	Calculations	100th SF

Discipline	Designators
G	General—Short list, symbols, code summary
H	Hazardous Materials (abatement, handling, etc.)
I	Interior
J	Joining
K	Geotechnical
L	Structural
M	Mechanical
N	Interior
O	Fire Protection
P	Plumbing
Q	Mechanical
R	Electrical
S	Disturbance Energy
T	Transportation
U	Resource Existing conditions / buildings
V	Other Disciplines
X	Contractor / Shop Drawings

Short Type Designator

General: Symbol legend, abbreviations, general notes

1 Plans

2 Sections

3 Serials

4 Large Scale Drawings: plans, elevations, sections

5 Details

6 Details and Diagrams

7 User Defined (Calculations for Analysis, Inc.)

8 User Defined

9 3D drawings, isometric, perspective, photos

Legend

Short Sequence Number

Short Type Designator

Discipline Designator



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

[illegible][illegible]

Type Mark	Family	Count	Width	Height	Sill Height	Header	Jack Studs	King Studs	Sill Quantity	Sill Quantity
1st Floor Main	Window-Double-Hung	1	2'-4"	3'-0"	2'-0"	H.1	1	1	12'-4"	2'-2"
234	Window-Double-Hung	1	2'-4"	3'-0"	2'-0"	H.1	1	1	12'-4"	2'-2"
234	Window-Double-Hung	1	2'-4"	3'-0"	2'-0"	H.1	1	1	12'-4"	2'-2"
W44	Window-1/2400	1	4'-0"	5'-0"	3'-4"	H.1	2	1	18'-0"	4'-0"

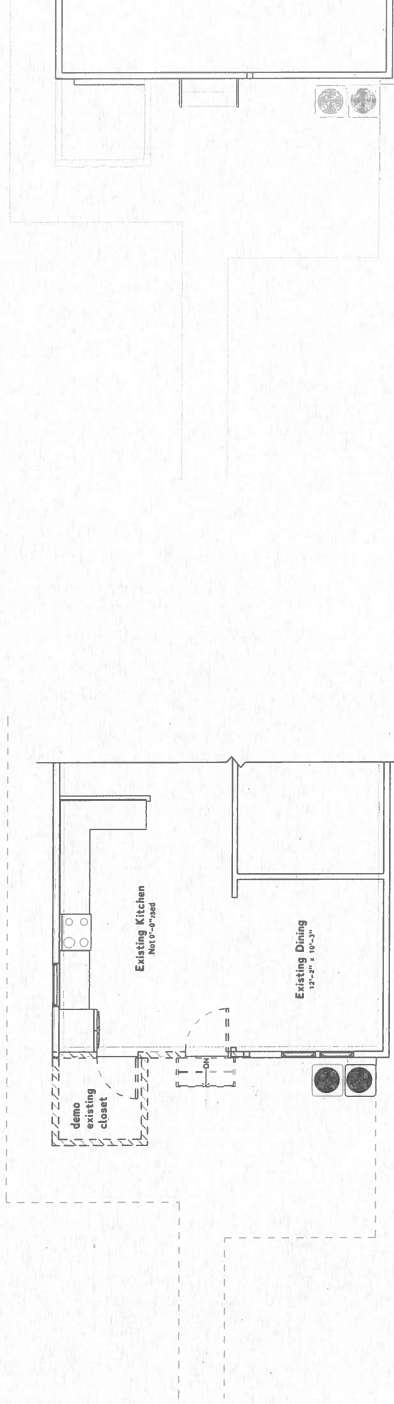
Print plans at 24" x 36" Arch D

City of Richmond, VA

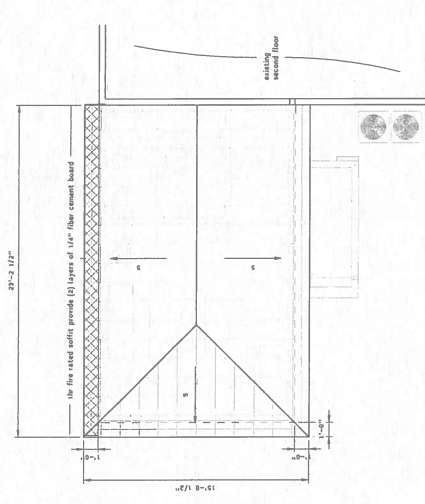


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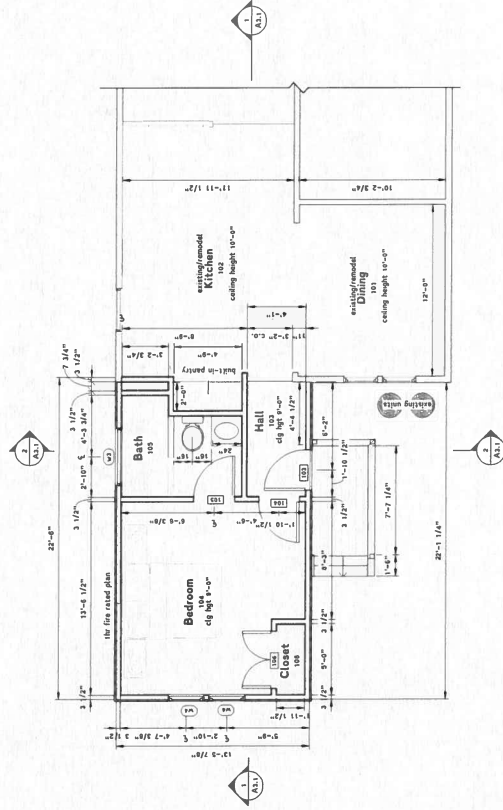
- Seismic Category: B.
- Exposure: B.
- In lieu of a complete geotechnical evaluation, the load-bearing values in Table R401.4.1 has been assumed.

[illegible]

2nd Floor Main - Existing



2nd Floor Main - Proposed



2 1st Floor Main Proposed



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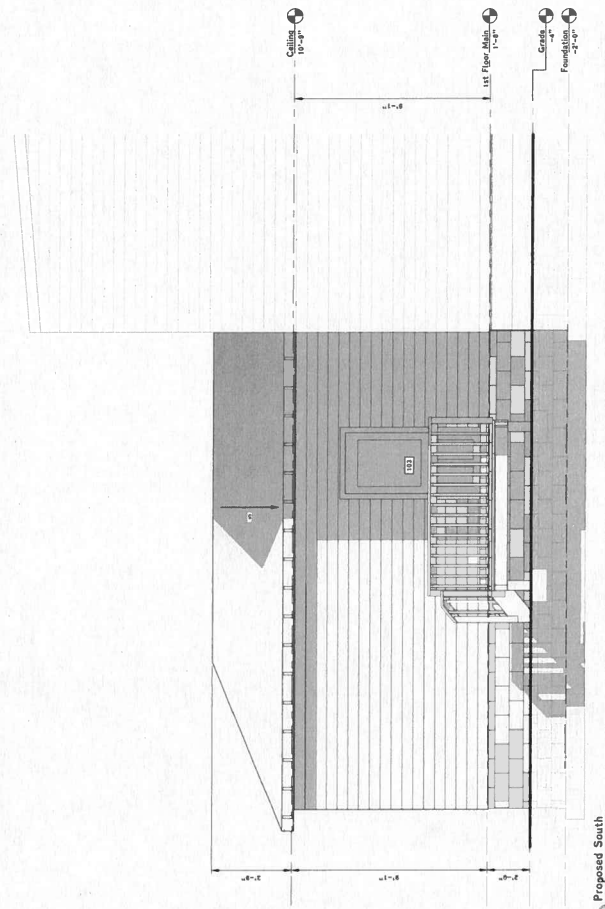
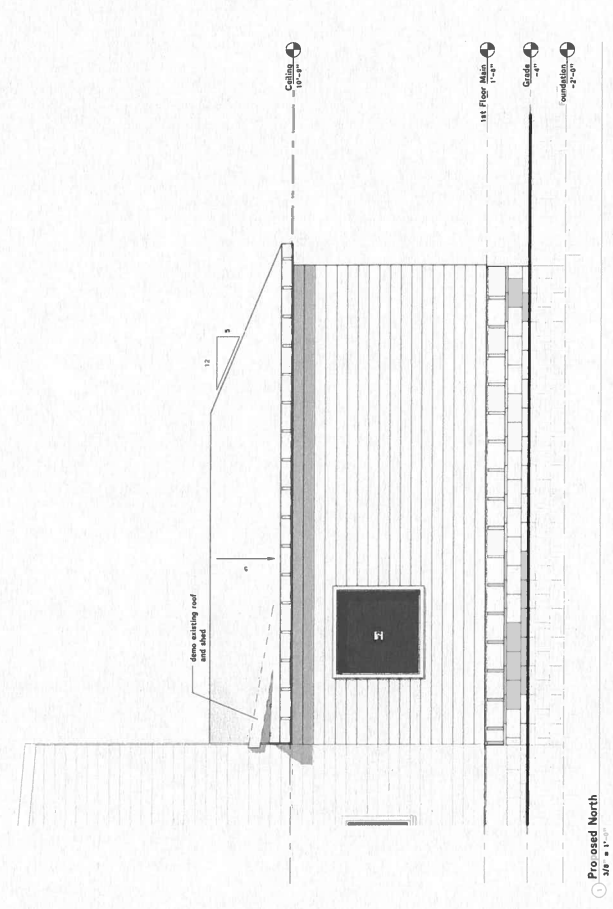
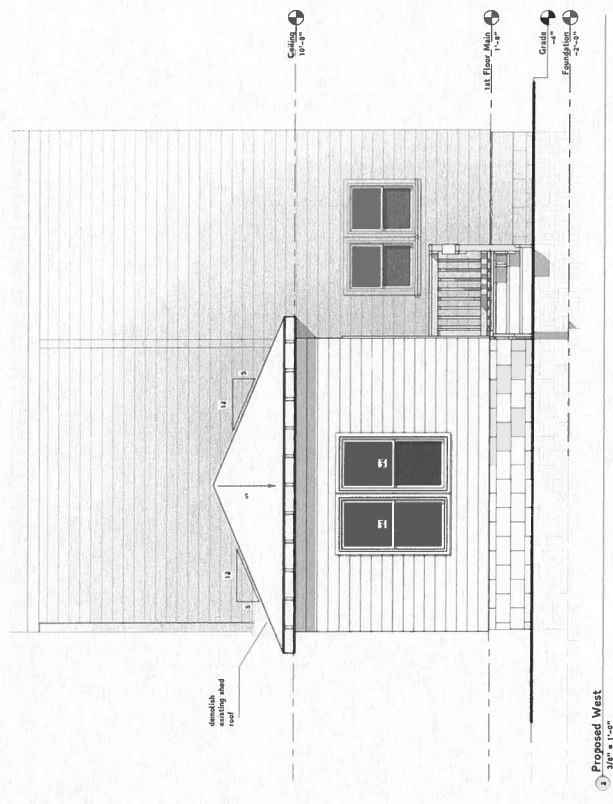
City of Richmond, VA

Elevations - Existing & Proposed Tower 3 LLC 1308 Oakwood Avenue - Addition

April 16, 2025

Rev.	Date	Description

A2.1



Proposed South
3/8" = 1'-0"
Print plans at 24" x 36" / Ared D

Engineer		Property Information	
Oxidation, Inc.		Purchasing ID	E000100022
129 Oakwood Ave		Zoning	R-3
Richmond, VA 23222		Use	Residential
(404) 722-4044		Front Yard = 25 feet	
mailto:oxidation@gmail.com		Side Yard = 5 feet	
		Rear Yard = 5 feet	
		Lot Coverage	> 35%

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

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

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

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

[illegible]

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

1. The various and sometimes contradictory requirements of the 2010 edition of the "Virginia Residential Code," the Virginia Statewide Uniform Building Code and the applicable City of Richmond ordinances.
2. These plans are being provided without the benefit of a current review by a third party. The client accepts these plans as drawn and not solely dependent on the accuracy of any information that may be encountered during construction.
3. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from all contracting firms who are required to complete the project.
4. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from all contracting firms who are required to complete the project.
5. The contractor shall verify all dimensions and conditions prior to start of work, and any discrepancies will be the responsibility of the contractor.
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City of Richmond, VA



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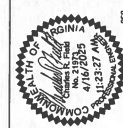
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Rev.	Date	Description

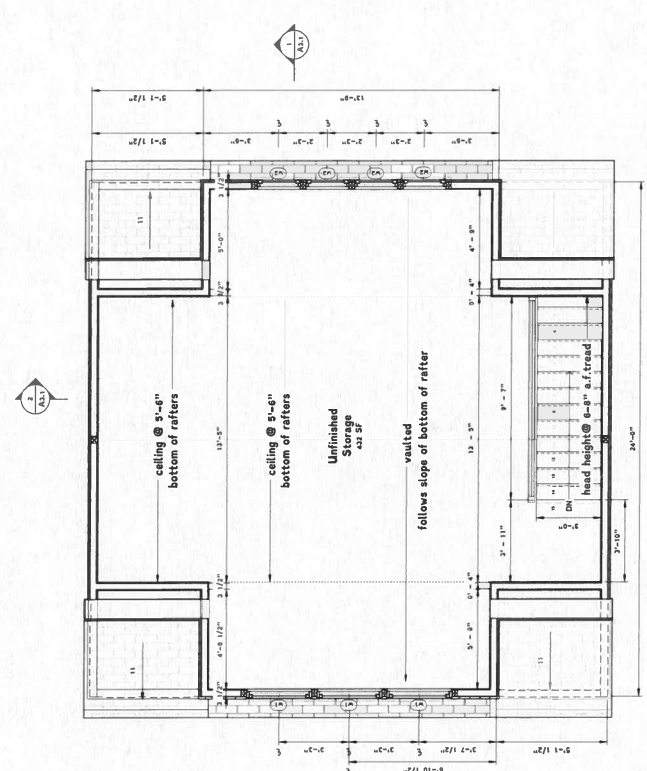
Floor Plan 1308 Oakwood Avenue - Garage Plans Tower 3 LLC

City of Richmond, VA

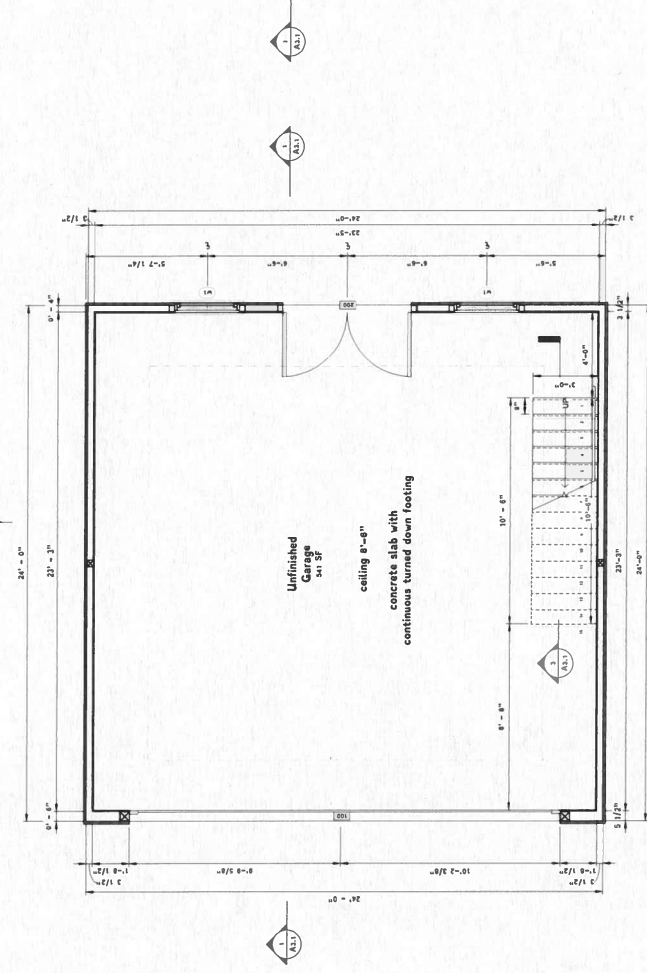
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1st Floor - Proposed
3/8" = 1'-0"



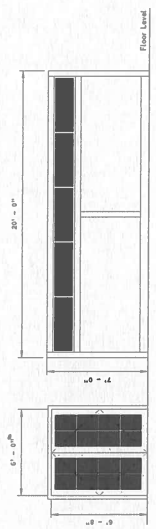
2nd Floor - Proposed
3/8" = 1'-0"

Door Schedule

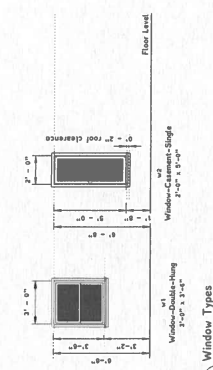
Mark	Level	Family	Width	Height	Header	Jack Studs	King Studs	Casing Quantity
100	First Floor	garage-door 20'	20'-0"	7'-6"	B.L.	2	1	48'-0"
200	First Floor	Double-Glass 2	6'-0"	6'-6"	H.L.			18'-0"

Window Schedule

Type Mark	Family	Level	Count	Width	Height	Sill Height	Jack Studs	King Studs	Sill Quantity
W1	Window-Double-Hung	First Floor	1	2'-0"	2'-4"	H.L.	1	1	3'-4"
W2	Window-Double-Hung	First Floor	1	2'-0"	2'-4"	H.L.	1	1	3'-4"
W3	Window-Casement-Single	Second Floor	1	2'-0"	2'-4"	H.L.	1	1	3'-4"
W4	Window-Casement-Single	Second Floor	1	2'-0"	2'-4"	H.L.	1	1	3'-4"
W5	Window-Casement-Single	Second Floor	1	2'-0"	2'-4"	H.L.	1	1	3'-4"
W6	Window-Casement-Single	Second Floor	1	2'-0"	2'-4"	H.L.	1	1	3'-4"
W7	Window-Double-Hung	Second Floor	1	2'-0"	2'-4"	H.L.	1	1	3'-4"



Door Types
1/4" = 1'-0"



Window Types
1/4" = 1'-0"





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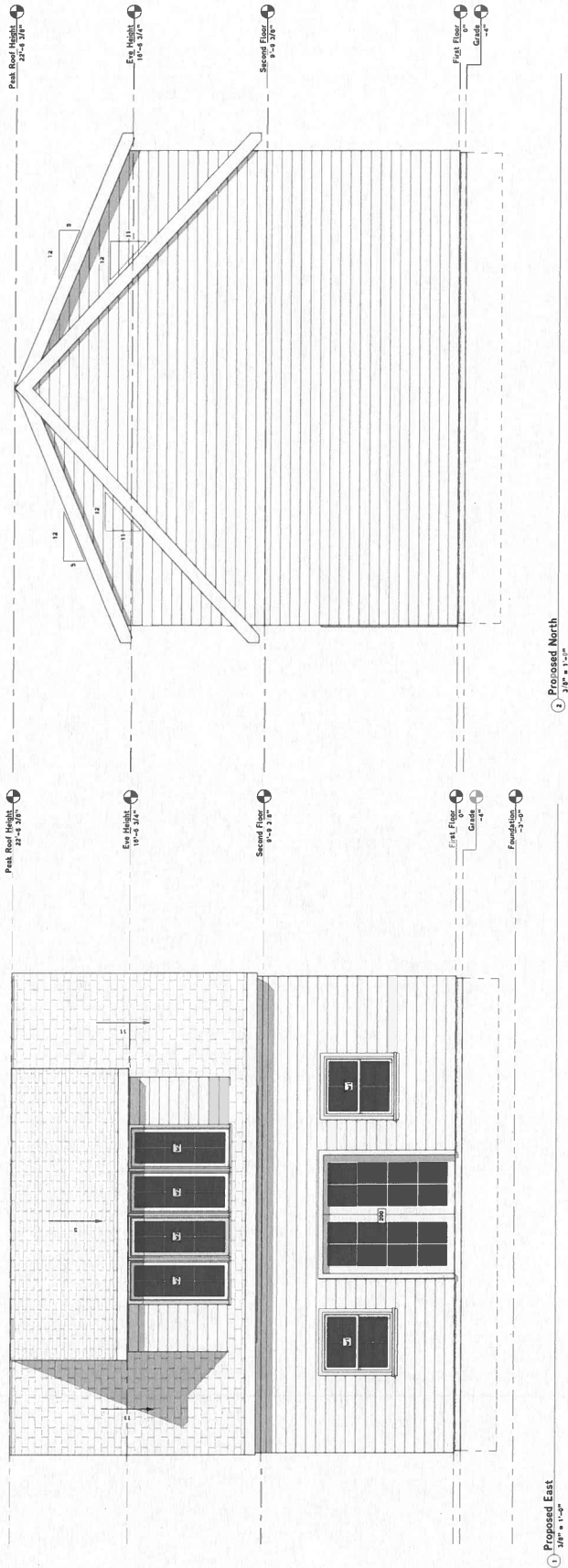
Elevations

1308 Oakwood Avenue - Garage Plans
Tower 3 LLC

March 10th, 2021

Rev.	Date	Description

A2.1





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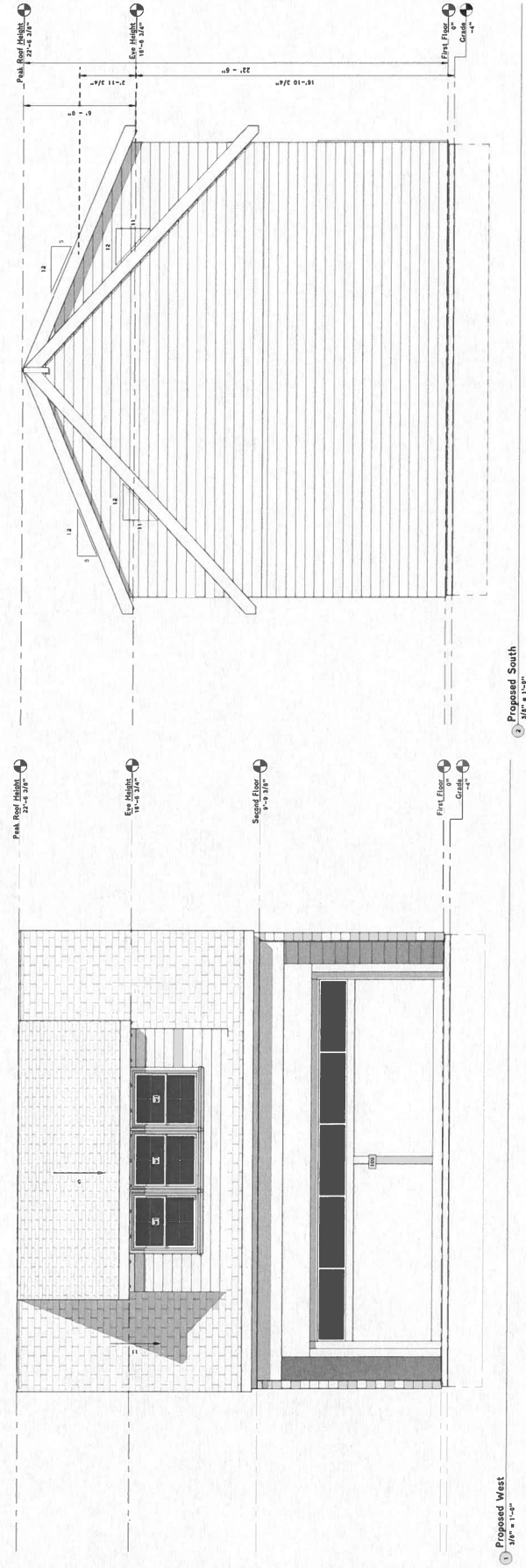
City of Richmond, VA

Elevations
1308 Oakwood Avenue - Garage Plans
Tower 3 LLC

March 10th, 2021

Rev.	Date	Description

A2.2





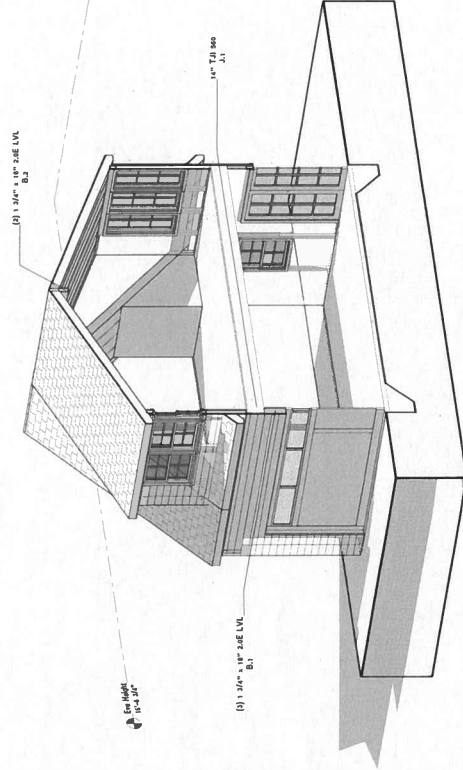
City of Richmond, VA

Sections
1308 Oakwood Avenue - Garage Plans
Tower 3 LLC

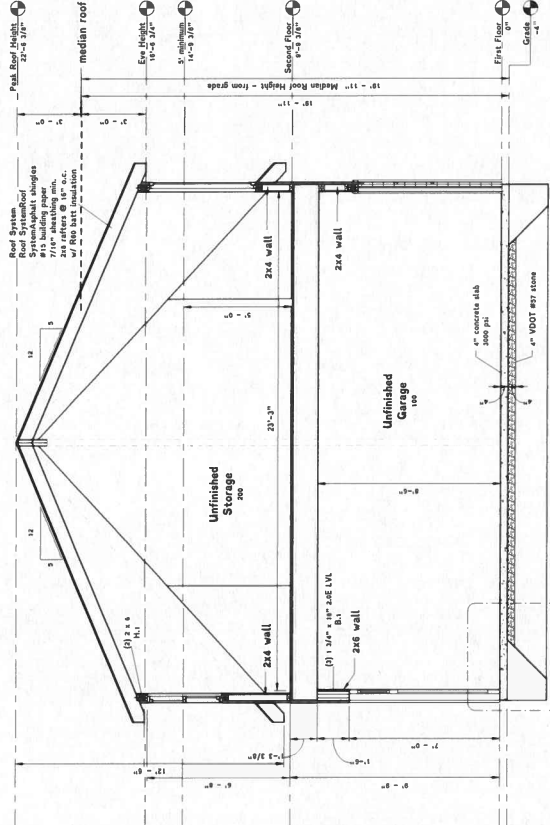
March 10th, 2021

A3.1

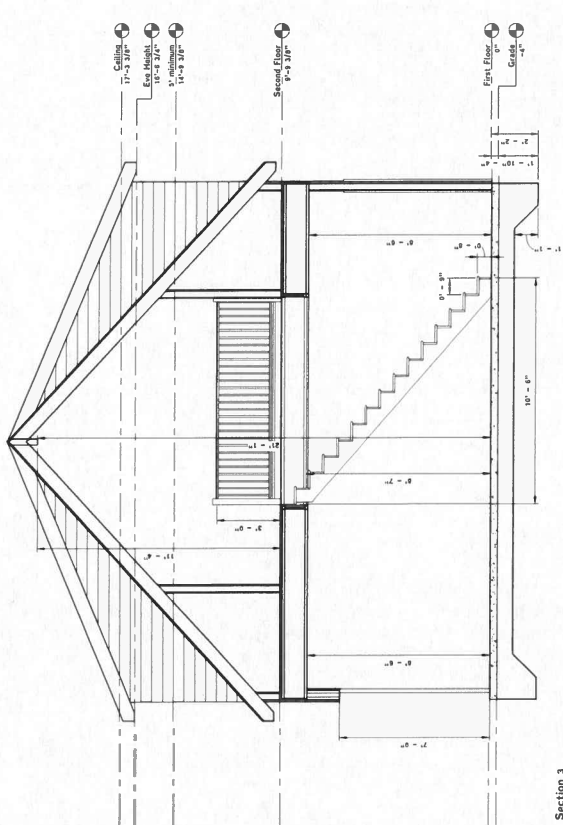
Rev.	Date	Description



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



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



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

Duckhardt, David F. - PDR

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

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

Hi David!

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

Thank you!

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

Mark,

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

Exterior Siding:

Roofing material:

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

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

David

Zoning Administration