



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

September 9, 2020

2314 Jefferson Avenue LLC
2010 Princess Anne Avenue
Richmond, Virginia 23223
Attn: Elaine Odell

Form Coalition, LLC
906 N. 24th Street
Richmond, Virginia 23223
Attn: Jodi Dubyoski

To Whom It May Concern:

RE: **BZA 37-2020**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, October 7, 2020 due to the state of emergency that exists as a result of the spread of COVID-19 pursuant to and in compliance with Ordinance 2020-093 to consider an application for a building permit for a restaurant use with an accessory outdoor dining patio at 2314 JEFFERSON AVENUE (Tax Parcel Number E000-0293/009), located in a UB (Urban Business) & PE-4 (Parking Exempt) District.

Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 915 316 105# beginning at 1:00 p.m. 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 2020 drop-down, click meeting details for October 7, 2020 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 William.Davidson@richmondgov.com for assistance. In accordance with Ordinance No. 2020-093, please be advised that an inability to access one of the enumerated public hearing through video means shall not be considered a prerequisite for participating in the subject public hearing. It will be necessary for you to stay on the line until such time as your case is called. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 37-2020
Page 2
September 9, 2020

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.n.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.

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, appearing to read "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

Roy W. Benbow, Secretary
Phone: (804) 240-2124
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.

2306 E Leigh St LLC
501 N 25th St
Richmond VA 23223

2411 M St LLC
3420 Pump Rd #169
Richmond VA 23233

2416 Jefferson Avenue LLC
114 N 3rd Street
Richmond VA 23219

Alexander Alice F & Charlene Alexander
Taylor
4542 Kings Hill Rd
Richmond VA 23231

Allison Kevin W
611 N 23rd St
Richmond VA 23221

Boston Valerie D And Evans Jacqueline Y
1416 Almond Tree Dr
Richmond VA 23231

Bradford Jessica C & Cynthia & Smith
603 N 23 St
Richmond VA 23223

Brock William W Jr And Margaret R
506 Gardiner Rd
Richmond VA 23229

City Of Richmond Public Works
900 E Broad St Rm 701
Richmond VA 23219

Darville David F & Mary Jane D
2311 1/2 M St
Richmond VA 23223

Enrichmond Foundation
Po Box 25609
Richmond VA 23260

Freeman Alma S
Nma
<Null> 0

Gerofsky Alexander D
601 1/2 N 23rd St
Richmond VA 23223

Jefferson Mews Association
601 S Belvidere St
Richmond VA 23220

Jones Michael G
120 H Avenue
Coronado CA 92118

Litvin Stuart L And Icer A
2315 M St
Richmond VA 23223

Mangrove Properties LLC
2019 Drumone Ct
Midlothian VA 23112

Miller Rebecca E
608 N 24th St
Richmond VA 23223

Millones Marco And Nathaniel
601 N 23rd St
Richmond VA 23223

Odell Elaine
2010 Princess Anne Ave
Richmond VA 23223

Payne William G Iii & Amanda G
603 1/2 N 23rd St
Richmond VA 23223

Perry William M C/o Jeffrey Perry
2317 M St
Richmond VA 23223

Richmond Housing LLC
Po Box 6784
Richmond VA 23230

Skalbeck Roger V And Zimmerman Mariia V
6908 Lakewood Dr
Henrico VA 23229

Sutton Andrews F And Meagan O
2311 M Street
Richmond VA 23223

Union Hill LLC
515 N 22nd St
Richmond VA 23223

Witherow Tonya D
2125 Retreat Dr
Mechanicsville VA 23111

Wolfgang Donald G & Myrna L Trustees
5008 Smith Farm Rd
Virginia Beach VA 23455

Property: 2314 Jefferson Ave **Parcel ID:** E0000293009**Parcel**

Street Address: 2314 Jefferson Ave Richmond, VA 23223-
Owner: 2314 JEFFERSON AVENUE LLC
Mailing Address: 2010 PRINCESS ANNE AVE, RICHMOND, VA 23223
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 420 - Shockoe
Property Class: 442 - B Professional Office
Zoning District: UB-PE4 -
Exemption Code: -

Current Assessment

Effective Date: 01/01/2020
Land Value: \$93,000
Improvement Value: \$108,000
Total Value: \$201,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 4308
Acreage: 0.099
Property Description 1: 0060.00X0068.36 IRG0000.099AC
State Plane Coords(?): X= 11796914.788367 Y= 3720238.209833
Latitude: 37.535165 , **Longitude:** -77.41708892

Description

Land Type: Primary Commercial/Indust Land
Topology:
Front Size: 60
Rear Size: 0
Parcel Square Feet: 4308
Acreage: 0.099
Property Description 1: 0060.00X0068.36 IRG0000.099AC
Subdivision Name : NONE
State Plane Coords(?): X= 11796914.788367 Y= 3720238.209833
Latitude: 37.535165 , **Longitude:** -77.41708892

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$93,000	\$108,000	\$201,000	Reassessment
2020	\$93,000	\$108,000	\$201,000	Reassessment
2019	\$86,000	\$111,000	\$197,000	Reassessment
2018	\$60,000	\$108,000	\$168,000	Reassessment
2017	\$60,000	\$108,000	\$168,000	Reassessment
2016	\$60,000	\$108,000	\$168,000	Reassessment
2015	\$60,000	\$108,000	\$168,000	Reassessment
2014	\$60,000	\$108,000	\$168,000	Reassessment
2013	\$60,000	\$108,000	\$168,000	Reassessment
2012	\$60,000	\$108,000	\$168,000	Reassessment
2011	\$60,000	\$113,000	\$173,000	CarryOver
2010	\$60,000	\$113,000	\$173,000	Reassessment
2009	\$60,000	\$113,000	\$173,000	Reassessment
2008	\$29,000	\$113,000	\$142,000	Reassessment
2007	\$27,800	\$110,000	\$137,800	Reassessment
2006	\$24,200	\$107,800	\$132,000	Reassessment
2005	\$23,000	\$99,800	\$122,800	Reassessment
2004	\$20,000	\$95,000	\$115,000	Reassessment

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
09/05/2013	\$0	ODELL ELAINE P	ID2013-20397	2 - INVALID SALE-Relation Between Buyer/Seller
05/16/2013	\$0	ODELL ELAINE P	ID2013-10547	2 - INVALID SALE-Relation Between Buyer/Seller
04/26/2002	\$0	RICHMOND AFFORDABLE HOUSING	ID2002-18068	
01/25/2002	\$10,000	RICHMOND AFFORDABLE HOUSING	ID2002-8837	
11/15/1999	\$35,200	BROWN LLOYD H & ROSALIND H	ID9900-31225	

Planning

Master Plan Future Land Use: CM-NB
Zoning District: UB-PE4 -
Planning District: East
Traffic Zone: 1062
City Neighborhood Code: UNHL
City Neighborhood Name: Union Hill
Civic Code: 0820
Civic Association Name: Union Hill Civic Association
Subdivision Name: NONE
City Old and Historic District: Union Hill
National historic District: Union Hill
Neighborhoods in Bloom: Church Hill Central
Redevelopment Conservation Area: Churchill North

Economic Development

Care Area: -
Enterprise Zone: III

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	2005	0206002	020600
1990	408	0206004	020600

Schools

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

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 1
Dispatch Zone: 120A

Public Works Schedules

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

Government Districts

Council District: 7
Voter Precinct: 707
State House District: 71
State Senate District: 16
Congressional District: 4

Extension 1 Details

Extension Name: C01 -
Year Built: 0
Stories: 0
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition:
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
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

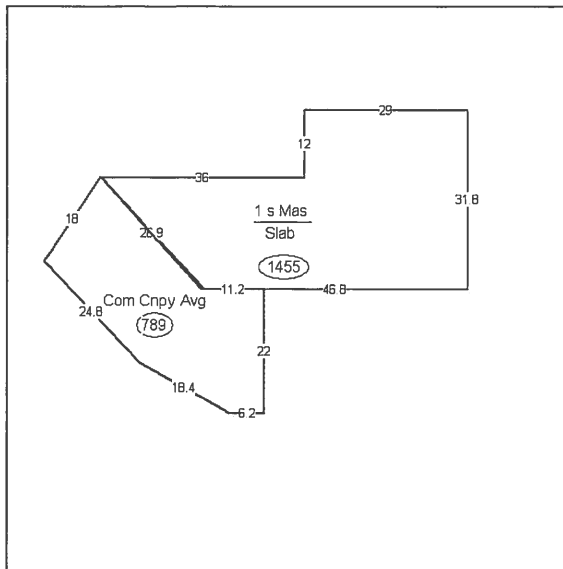
Finished Living Area: 1455 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

Property Images

Name:E0000293009 Desc:C01

[Click here for Larger Image](#)

Name:E0000293009 Desc:C01



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

PROPERTYOWNER: 2314 Jefferson Avenue LLCADDRESS 2010 Princess Anne AvenueRichmond, Virginia 23223Attn: Elaine Odell**TO BE COMPLETED BY THE APPLICANT**

PHONE: (Home) () _____ (Mobile)

FAX: () _____ (Work)

PROPERTY OWNER'SREPRESENTATIVE: Form Coalition, LLCPHONE: (Home) () _____ (Mobile) (804) 404-8551(Name/Address) 906 N. 24th Street

FAX: () _____ (Work)

Richmond, Virginia 23223E-mail Address: jodi@formcoalition.comAttn: Jodi Dubvoski**TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE**PROPERTY ADDRESS (ES) 2314 Jefferson AvenueTYPE OF APPLICATION: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER _____ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-433.2.(21)aAPPLICATION REQUIRED FOR: A building permit for a restaurant use with an accessory outdoor dining patio.TAX PARCEL NUMBER(S): E000-0293/009 ZONING DISTRICT: UB (Urban Business) & PE-4

REQUEST DISAPPROVED FOR THE REASON THAT: No deck, patio, terrace or other area outside a completely enclosed building and used for the service or accommodation of patrons shall be situated within 100 feet of any R district. The outside dining area is situated approximately fifty-nine feet and one and a half inches (59.1') from an R-63 district.

DATE REQUEST DISAPPROVED: July 14, 2020FEE WAIVER: YES ☐ NO: ☒DATE FILED: July 17, 2020 TIME FILED: 2:00 pm PREPARED BY: Rich Saunders RECEIPT NO. BZAC-076076-2020AS 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) _____ OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANTI 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: Jodi Dubvoski DATE: 8/27/20

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

CASE NUMBER: BZA 37-2020 HEARING DATE: October 7, 2020 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 37-2020
150' Buffer

APPLICANT(S): 2314 Jefferson Avenue LLC

PREMISES: 2314 Jefferson Avenue
(Tax Parcel Number E000-0293/009)

SUBJECT: A building permit for a restaurant use with an accessory outdoor dining patio.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-433.2.(21)a
of the Zoning Ordinance for the reason that:

No deck, patio, terrace or other area outside a completely enclosed building and
used for the service or accommodation of patrons shall be situated within 100 feet of any R district.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

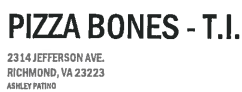
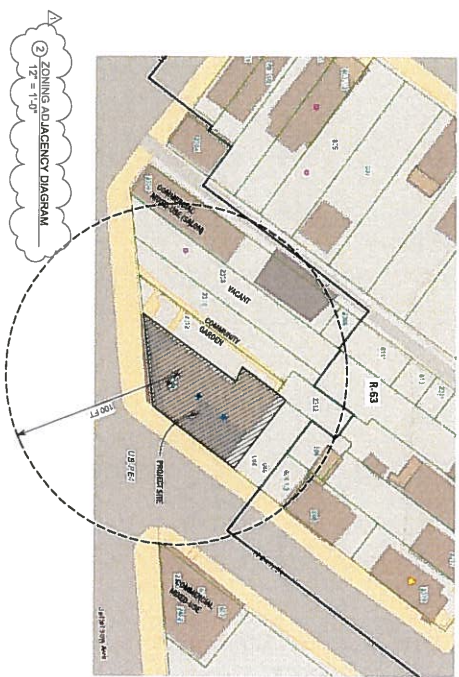
CITY OF RICHMOND, VIRGINIA

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)

[illegible]

② ZONING ADJACENCY DIAGRAM
12" = 1'-0"

OUTDOOR SEATING

PHASE 2 POSSIBLE RUNTIME EXPANSION - 175 SF

PARKING AND LOADING

ANTICIPATED SPACES: 1 PER 100 SF
 INTERIOR (RESTAURANT) - 895 SF / 300 SF = 2.98 SPACES
 EXTENSION SEATING - 469 SF / 100 SF = 4.56 SPACES
 TOTAL REQUIRED SPACES - 4.54
 PROVIDED: 4 SPACES

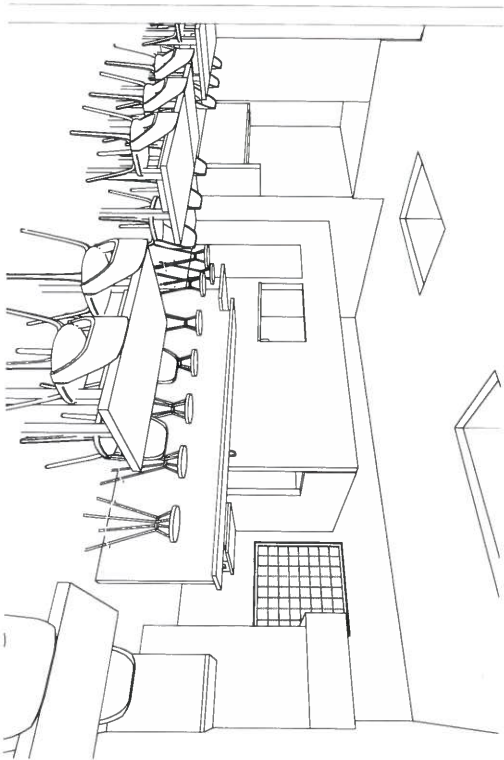
LEGEND

CONCRETE
GRASS
BUILDING FOOTPRINT
PROPERTY LINE
OUTDOOR SEATING AREA

SITE PLAN

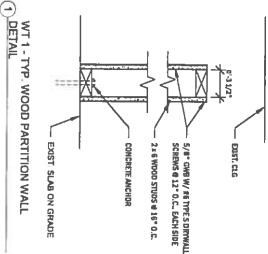
20-011 - 2314 JEFFERSON AVE - PIZZA BONES - TENANT IMPROVEMENT

DESIGN DEVELOPMENT / PRICING SET - MAY 28, 2020

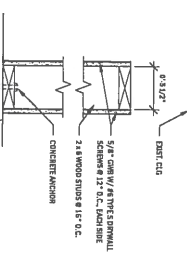


GENERAL NOTES

1. These drawings are intended to be used with the Plans as a reference to the scope and requirements of the project. The Contractor shall be responsible for obtaining all necessary permits and licenses from the appropriate authorities.
2. All materials and workmanship shall be in accordance with the latest editions of the applicable building codes and standards. The Contractor shall be responsible for obtaining all necessary permits and licenses from the appropriate authorities.
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10. The Contractor shall be responsible for obtaining all necessary permits and licenses from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary permits and licenses from the appropriate authorities.



WT 1 - TYP. WOOD PARTITION WALL



WT 2 - TYP. PLUMBING PARTITION WALL



VICINITY MAP SHEET LIST

- 1. 2314 JEFFERSON AVE, RICHMOND, VA 23223
- 2. 2314 JEFFERSON AVE, RICHMOND, VA 23223
- 3. 2314 JEFFERSON AVE, RICHMOND, VA 23223
- 4. 2314 JEFFERSON AVE, RICHMOND, VA 23223
- 5. 2314 JEFFERSON AVE, RICHMOND, VA 23223
- 6. 2314 JEFFERSON AVE, RICHMOND, VA 23223
- 7. 2314 JEFFERSON AVE, RICHMOND, VA 23223
- 8. 2314 JEFFERSON AVE, RICHMOND, VA 23223
- 9. 2314 JEFFERSON AVE, RICHMOND, VA 23223
- 10. 2314 JEFFERSON AVE, RICHMOND, VA 23223

2012 VIRGINIA REHABILITATION CODE (VRC)

- 1. 2012 VIRGINIA REHABILITATION CODE (VRC)
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APPLICABLE CODES

- 1. 2012 VIRGINIA REHABILITATION CODE (VRC)
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- 10. 2012 VIRGINIA REHABILITATION CODE (VRC)

STRUCTURAL DESIGN REQUIREMENTS

- 1. 2012 VIRGINIA REHABILITATION CODE (VRC)
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SCOPE OF WORK

- 1. 2012 VIRGINIA REHABILITATION CODE (VRC)
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- 9. 2012 VIRGINIA REHABILITATION CODE (VRC)
- 10. 2012 VIRGINIA REHABILITATION CODE (VRC)

PROJECT DATA

- 1. 2012 VIRGINIA REHABILITATION CODE (VRC)
- 2. 2012 VIRGINIA REHABILITATION CODE (VRC)
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- 10. 2012 VIRGINIA REHABILITATION CODE (VRC)

PROJECT TEAM

- 1. 2012 VIRGINIA REHABILITATION CODE (VRC)
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- 9. 2012 VIRGINIA REHABILITATION CODE (VRC)
- 10. 2012 VIRGINIA REHABILITATION CODE (VRC)

PIZZA BONES - T.I.

2314 JEFFERSON AVE.
RICHMOND, VA 23223
ASHLEY PATTON









FORM COALITION

COVER

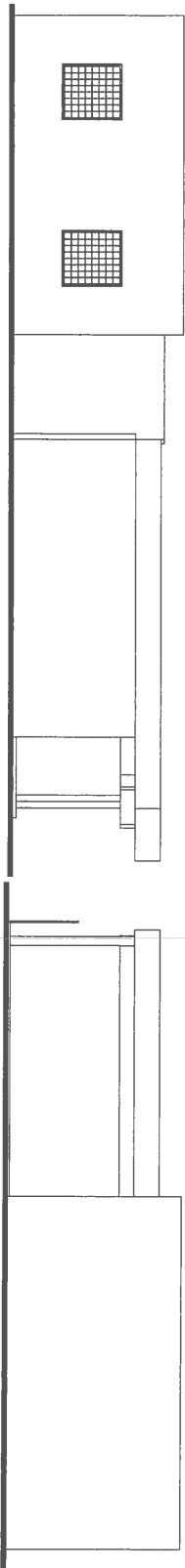
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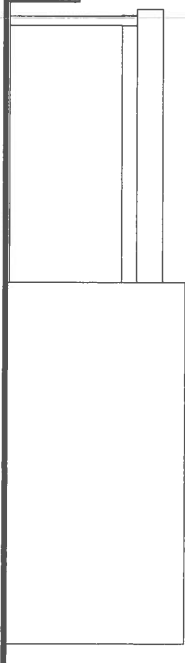
D100

LEGEND	
	NEW WALL
	EXISTING WALL
	PORTABLE FIRE EXTINGUISHER AND 1 HR. RATED RECESSED CABINET, MIN. 2A:10BC RATING.
	EXT. ACCESS PATH
	2HR. WALL
	1/2 HR. WALL

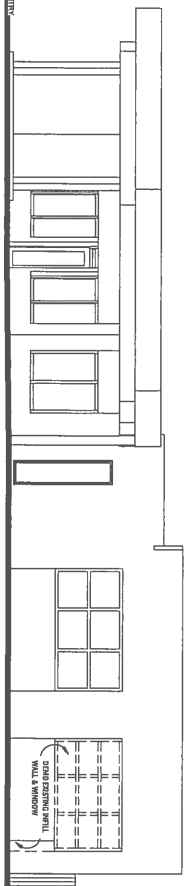




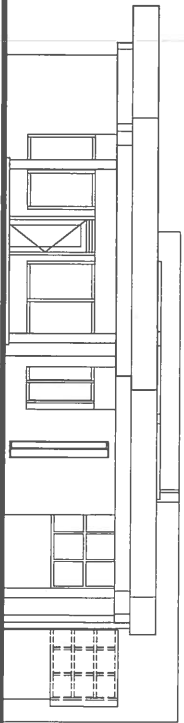
4 NORTHWEST ELEVATION - DEMO
3/16" = 1'-0" @ 22"x34" HALF SCALE @ 11"x17"



3 NORTHEAST ELEVATION - DEMO
3/16" = 1'-0" @ 22"x34" HALF SCALE @ 11"x17"



2 SOUTHEAST ELEVATION - DEMO
3/16" = 1'-0" @ 22"x34" HALF SCALE @ 11"x17"



1 SOUTHWEST ELEVATION - DEMO
3/16" = 1'-0" @ 22"x34" HALF SCALE @ 11"x17"

FORM
COALITION

FORM Coalition, LLC
508 N. 24th St.
Richmond, VA 23223
www.formcoalition.com



PIZZA BONES - T.I.
2314 JEFFERSON AVE.
RICHMOND, VA 23223
ASHLEY PATINO

NAME: FORM COALITION
DRAWN BY: ADOB
DATE: 6/11/2020 12:08:51 AM

NO.	DESCRIPTION	DATE	BY	CHECKED BY	DATE
1	PIZZA BONES - T.I.	6/11/2020	ADOB	ADOB	6/11/2020
2	PIZZA BONES - T.I.	6/11/2020	ADOB	ADOB	6/11/2020
3	PIZZA BONES - T.I.	6/11/2020	ADOB	ADOB	6/11/2020
4	PIZZA BONES - T.I.	6/11/2020	ADOB	ADOB	6/11/2020
5	PIZZA BONES - T.I.	6/11/2020	ADOB	ADOB	6/11/2020
6	PIZZA BONES - T.I.	6/11/2020	ADOB	ADOB	6/11/2020
7	PIZZA BONES - T.I.	6/11/2020	ADOB	ADOB	6/11/2020
8	PIZZA BONES - T.I.	6/11/2020	ADOB	ADOB	6/11/2020
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19	PIZZA BONES - T.I.	6/11/2020	ADOB	ADOB	6/11/2020
20	PIZZA BONES - T.I.	6/11/2020	ADOB	ADOB	6/11/2020

DEMO -
EXTERIOR
ELEVATIONS

D200

FORM Coalition, LLC
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 Richmond, VA 23223
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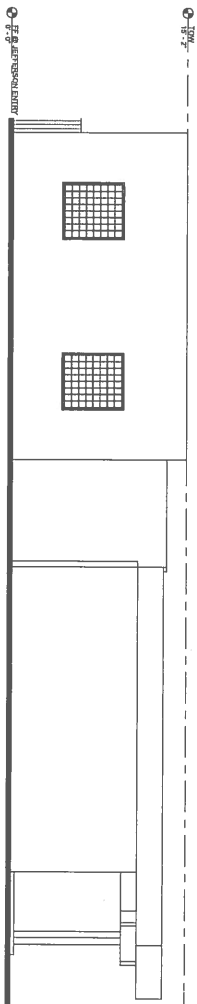
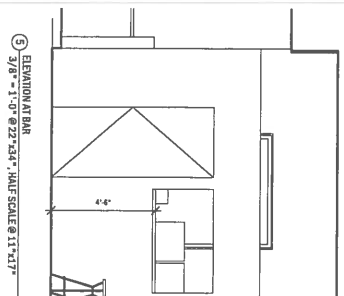
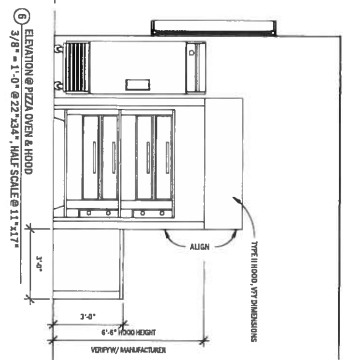
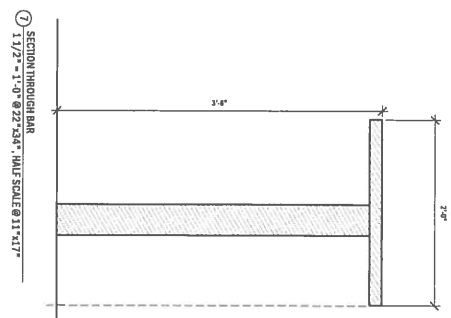


PIZZA BONES - T.I.
 2314 JEFFERSON AVE.
 RICHMOND, VA 23223
 ASHLEY PATINO

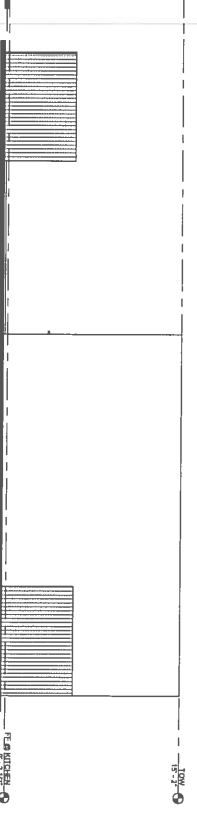
DATE: 6/11/2023
 PROJECT APPLICATION
 NAME: PIZZA BONES - T.I.
 PHONE: 614.202.1138

NO.	DESCRIPTION	DATE
1	AS-BUILT	6/11/2023
2	REVISION	
3	REVISION	
4	REVISION	
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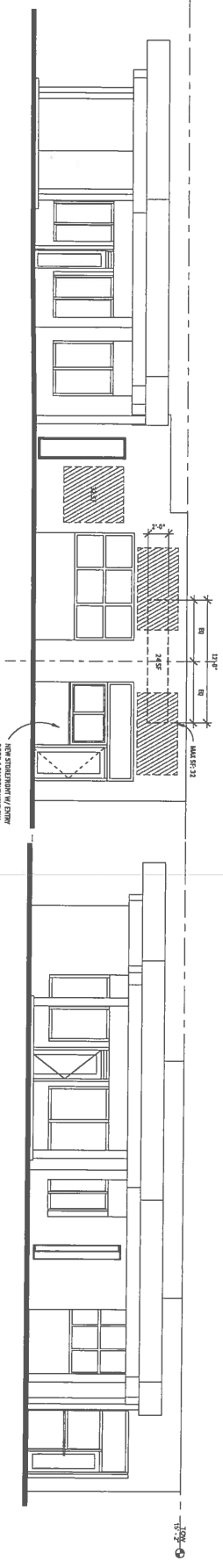
ELEVATIONS



4 NORTHWEST ELEVATION
 3/16" = 1'-0" @ 22"x34". HALF SCALE @ 11"x17"



3 NORTHEAST ELEVATION
 3/16" = 1'-0" @ 22"x34". HALF SCALE @ 11"x17"

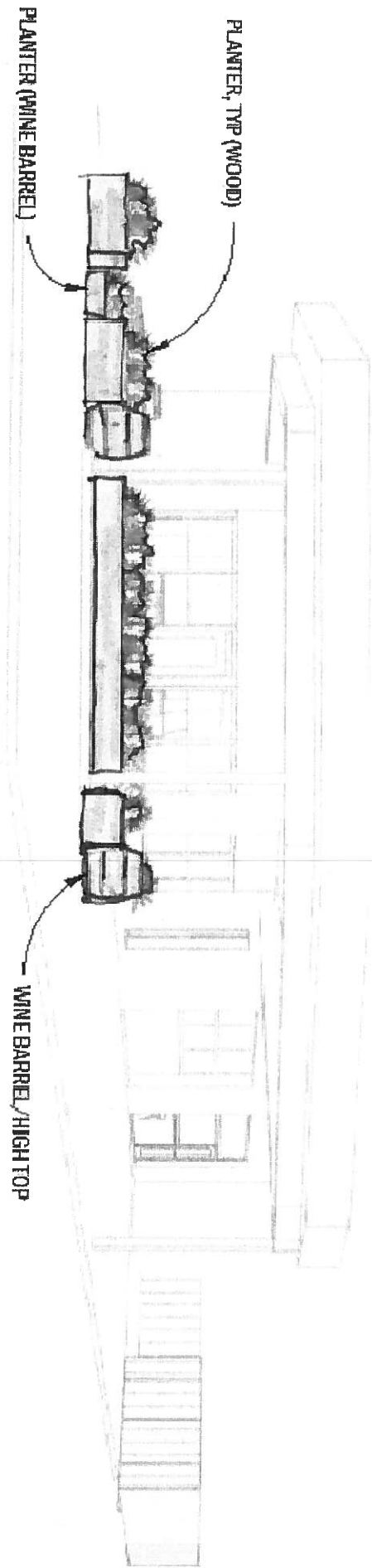


2 SOUTHWEST ELEVATION - JEFFERSON AVE.
 3/16" = 1'-0" @ 22"x34". HALF SCALE @ 11"x17"

1 SOUTHWEST ELEVATION - JEFFERSON AVE.
 3/16" = 1'-0" @ 22"x34". HALF SCALE @ 11"x17"

SIGNAGE CALCULATIONS
 SIGN FRONTS - 59' x 74' - 112 SQUARE FEET
 SIGN SIDES - 59' x 105' - 619 SQUARE FEET
 PROPOSED SIGNAGE - 24.8 SF





CONCEPT SKETCH - SEE SITE PLAN FOR PROPOSED LAYOUT



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
COMMISSION OF ARCHITECTURAL REVIEW

July 29, 2020

2314 Jefferson Avenue LLC
2010 Princess Anne Avenue
Richmond, VA 23223

RE: 2314 JEFFERSON AVE
Application No. COA-075845-2020

Dear Applicant:

At the July 28, 2020 meeting of the Commission of Architectural Review, the review of your application for a Certificate of Appropriateness resulted in the following action: **approved with conditions**. Specifically, the Commission approved the application for the reasons cited in the staff report provided the following conditions are met: the metal canopy coping remain unpainted; the applicant work with staff to determine the final location of the dumpster; the span of fence along North 24th Street be painted or stained, and colors to be administratively approved; the new storefront design be revised to more closely resemble the existing garage door design, and revised plans be submitted to staff for administrative review and approval.

You, or any aggrieved party, have the right to appeal a decision of the Commission of Architectural Review to City Council as specified in Section 30.930 of the Richmond City Code. A petition stating reasons for the appeal must be filed with the City Clerk within 15 days of this meeting.

If you have any questions, please contact me at (804) 646-7550 or by e-mail at Carey.Jones@richmondgov.com.

Sincerely,

A handwritten signature in black ink that reads "Carey Jones". The signature is written in a cursive, flowing style.

Carey L. Jones, Secretary
Commission of Architectural Review

From: Jones, Carey L. - PDR
Sent: Friday, August 21, 2020 8:46 AM
To: Jodi Dubyoski
Cc: Jeffries, Chelsea R. - PDR; Saunders, Richard L. - PDR
Subject: RE: 2314 Jefferson Ave Commission of Architectural Review Decision Letter

Good morning Jodi,

Thank you for sending the revised plans to us for review. We have reviewed them and find they meet the conditions of approval. Regarding the fence, the condition would apply to the portion of fence on 2314 Jefferson Street, as well as the fencing added for the dumpster enclosure. I am copying Rich Saunders on this email so he is aware that we have reviewed and approved this.

Please let me know if you have any further questions.

Thank you,
Carey

From: Jodi Dubyoski [<mailto:jodi@formcoalition.com>]
Sent: Wednesday, August 19, 2020 12:59 PM
To: Jones, Carey L. - PDR <Carey.Jones@richmondgov.com>
Cc: Jeffries, Chelsea R. - PDR <Chelsea.Jeffries@richmondgov.com>
Subject: Re: 2314 Jefferson Ave Commission of Architectural Review Decision Letter

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.

Good afternoon,

I am attaching updated drawings (Sheets A100 & A200) reflecting changes made that address the CAR comments, as well as site plan changes per the Zoning comments (some of which you have been copied on already).

Specific items include:

1. No work to canopy/coping
2. Dumpster - After conferring with the tenant and building owner, there is a strong preference for the trash enclosure to remain where it is, located close to the street and not directly adjacent to the new entry door. The relocation of parking spaces per Zoning (see A100) would also make it more difficult to access a trash enclosure that is located around the side of the building. There is also the possibility to locate along the shared property line with 2312 Jefferson, but the

disadvantages to this are 1. the distance from the kitchen and 2. the proximity to Jefferson Ave. with high pedestrian traffic.

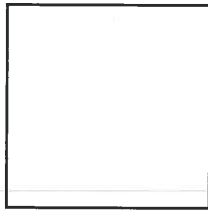
3. Storefront - I have re-measured and redrawn the existing garage door storefront to more accurately reflect the existing conditions, and subsequently redesigned the new storefront system to match. Would appreciate any feedback.

4. Regarding painting or staining the existing fence - The owner of the building (Elaine Odell) brought to my attention an item that I had missed: The fence facing 24th St. is continuous and shared with the adjacent property, 608/606 1/2 N. 24th St. Does this information affect the recommendation to paint or stain the fence?

Please let me know if there is any additional information I can provide to clarify.

Thank you,

Jodi Dubyoski
Director, FORM Coalition
804.404.8551
www.formcoalition.com



On Wed, Jul 29, 2020 at 9:26 AM Jones, Carey L. - PDR <Carey.Jones@richmondgov.com> wrote:

Jodi –

Thank you for attending the meeting last night and answering questions from the Commission members. I am glad you were able to join and participate in the meeting.

Attached is the Commission of Architectural Review decision letter that outlines the conditions of approval for this project. A hard copy will be mailed to the address we have on file for the applicant.

Please let us know if you have any questions and how you would like to address these conditions. We look forward to working with you to finalize the project plans.

Thank you,

Carey

Carey L. Jones

Secretary to the Commission of Architectural Review

Planning and Preservation, Department of Planning and Development Review

900 E Broad Street, Room 510, Richmond, VA 23219

Carey.Jones@richmondgov.com

804-646-7550

From: Jones, Carey L. - PDR
Sent: Wednesday, August 19, 2020 12:09 PM
To: Saunders, Richard L. - PDR
Cc: Jeffries, Chelsea R. - PDR
Subject: RE: 2314 Jefferson Ave

Thanks Rich!

The planters would not require CAR approval. And the dumpster location is fine provided it is screened, which I think you require also.

One condition is that the fence/enclosure be painted or stained a neutral color.

Please let us know if you have any questions. And when is the BZA meeting, I can maybe attend and be available to answer any questions.

From: Saunders, Richard L. - PDR
Sent: Wednesday, August 19, 2020 8:19 AM
To: Jones, Carey L. - PDR <Carey.Jones@richmondgov.com>
Subject: 2314 Jefferson Ave

Could you confirm that the planters shown in the attached would not require CAR approval? Trying to be certain before it gets advanced to the BZA since CAR approval is required prior to the BZA hearing.

Also, the dumpster is still shown towards the front, I think the condition of CAR approval was to work with staff for a suitable location and screening?

Thanks,

Rich

Richard L. Saunders III
Planner, Zoning Administration Division
Dept. of Planning & Development Review
City of Richmond, VA
Phone: 804-646-6356
Email: Richard.Saunders@richmondgov.com

From: Helton, Jason (ABC) <Jason.Helton@abc.virginia.gov>
Sent: Tuesday, August 18, 2020 4:08 PM
To: Saunders, Richard L. - PDR
Subject: RE: ?? 2314 Jefferson Ave

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No problem, this should be fine I have seen similar setups in the Richmond area, ultimately it is the responsibility of the licensee to ensure alcohol doesn't leave the area, I would consider this a defined perimeter which would meet out requirements.

Thanks,

Jason W. Helton | Special Agent - Richmond Office
Virginia ABC Bureau of Law Enforcement, a fully accredited state law enforcement agency
7400 Beaufont Springs Dr., Ste 101 North Chesterfield, VA 23225
Office: (804) 204-2326 | Cell: (804) 839-4535 | jason.helton@abc.virginia.gov
www.abc.virginia.gov

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From: Saunders, Richard L. - PDR <Richard.Saunders@richmondgov.com>
Sent: Tuesday, August 18, 2020 3:16 PM
To: Helton, Jason (ABC) <Jason.Helton@abc.virginia.gov>
Subject: ?? 2314 Jefferson Ave

Sargent Helton:

Thank you for speaking with me earlier and offering to take a look at the proposed outside seating. Please take a look at the attached drawing and rendering and let me know if you think this will be OK to meet ABC standards for serving beer and wine. It may help to see the Google Street view as well- a large portion of it will be under an existing canopy (this was a service station at one time).

Thank you,
Rich

Richard L. Saunders III
Planner, Zoning Administration Division
Dept. of Planning & Development Review
City of Richmond, VA