



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

May 7, 2021

Lewis W Combs III
1113 Somerville Grove Ter
Midlothian, Virginia 23114

Baker Development Resources
1519 Summit Avenue, Suite 102
Richmond, VA 23230
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 33-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, June 2, 2021 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2020-232 to consider an application for a lot split to reduce the lot area of an existing nonconforming two-family detached dwelling and a building permit to construct a new single-family detached dwelling on the newly created lot at 1022 WEST 48th STREET (Tax Parcel Number S006-0371/005), located in an R-5 (Single-Family Residential) 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 392 755 966# 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 2021 drop-down, click meeting details for June 2, 2021 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. 2020-232, 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 33-2021

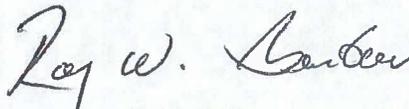
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May 7, 2021

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 black ink that reads "Roy W. Benbow". The signature is written in a cursive style with a large initial "R".

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.

1005 Westover Hills LLC
4900 Augusta Ave #100
Richmond, VA 23230

Byrnes Keith C
1016 W 48th St
Richmond, VA 23225

Campbell Farris Chase & Kenneth R & Lisa
M
1200 W 48th St
Richmond, VA 23225

Clements Kim C
1023 W 48th St
Richmond, VA 23225

Gilliam Alexander K
1018 W 48th St
Richmond, VA 23225

Gpm3 LLC
8565 Magellan Pkwy Suite 400
Richmond, VA 23227

Graf Alexandra D
1021 W 48th St
Richmond, VA 23225

Hill Ryan E & Elaine M
1019 W 48th St
Richmond, VA 23225

Mcneil Velda V
1017 W 48th St
Richmond, VA 23225

Moore Felicia C
1015 W 48th St
Richmond, VA 23225

Paradowski Patryk
1202 W 48th St
Richmond, VA 23225

Sikora Kenneth M
8408 Summit Acres Drive
North Chesterfield, VA 23235

Striffler Brett C
1203 West 48th St
Richmond, VA 23225

Westover Baptist Church Tr
1000 Westover Hills Blvd
Richmond, VA 23225

Widgen Turner Nottingham
1013 W 48th St
Richmond, VA 23225

Property: 1022 W 48th St **Parcel ID:** S0060371005

Parcel

Street Address: 1022 W 48th St Richmond, VA 23225-
Alternate Street Addresses: 4800 Dunston Ave
Owner: COMBS LEWIS W III
Mailing Address: 1113 SOMERVILLE GROVE TER, MIDLOTHIAN, VA 23114
Subdivision Name : FOREST HILL TERRACE
Parent Parcel ID:
Assessment Area: 180 - Westover Hills Annx/Frst Hill Pk
Property Class: 160 - R Two Family Blt-As
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$70,000
Improvement Value: \$279,000
Total Value: \$349,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 18750
Acreage: 0.43
Property Description 1: FOREST HILL TER L5-6PT4 B12
Property Description 2: 0125.00X0150.00 0000.000
State Plane Coords(?): X= 11776380.000020 Y= 3714030.988281
Latitude: 37.51876964 , **Longitude:** -77.48802687

Description

Land Type: Residential Lot B
Topology:
Front Size: 125
Rear Size: 150
Parcel Square Feet: 18750
Acreage: 0.43
Property Description 1: FOREST HILL TER L5-6PT4 B12
Property Description 2: 0125.00X0150.00 0000.000
Subdivision Name : FOREST HILL TERRACE
State Plane Coords(?): X= 11776380.000020 Y= 3714030.988281
Latitude: 37.51876964 , **Longitude:** -77.48802687

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$70,000	\$279,000	\$349,000	Reassessment
2020	\$70,000	\$273,000	\$343,000	Reassessment
2019	\$70,000	\$244,000	\$314,000	Reassessment
2018	\$70,000	\$276,000	\$346,000	Reassessment
2017	\$70,000	\$272,000	\$342,000	Reassessment
2016	\$50,000	\$256,000	\$306,000	Reassessment
2015	\$50,000	\$250,000	\$300,000	Reassessment
2014	\$50,000	\$250,000	\$300,000	Reassessment
2013	\$50,000	\$250,000	\$300,000	Reassessment
2012	\$50,000	\$250,000	\$300,000	Reassessment
2011	\$50,000	\$263,000	\$313,000	CarryOver
2010	\$50,000	\$263,000	\$313,000	Reassessment
2009	\$50,000	\$262,200	\$312,200	Reassessment
2008	\$50,000	\$207,500	\$257,500	Reassessment
2007	\$50,000	\$197,600	\$247,600	Reassessment
2006	\$35,900	\$197,600	\$233,500	Reassessment
2005	\$32,300	\$146,400	\$178,700	Reassessment
2004	\$32,300	\$146,400	\$178,700	Reassessment
2003	\$30,800	\$139,400	\$170,200	Reassessment
2002	\$28,000	\$126,700	\$154,700	Reassessment
2001	\$26,670	\$120,650	\$147,320	Reassessment
1998	\$21,000	\$95,000	\$116,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/16/2017	\$255,000	DORTCH WILLIAM R	ID2017-17221	1 - VALID SALE-Asmnt/Sale Desc Doesn't Match
11/01/1991	\$132,500	Not Available	00283-2101	
05/23/1988	\$120,000	Not Available	000166-00477	
08/11/1976	\$50,000	Not Available	000491-00346	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: Old South
Traffic Zone: 1166
City Neighborhood Code: FRHT
City Neighborhood Name: Forest Hill Terrace
Civic Code:
Civic Association Name:
Subdivision Name: FOREST HILL TERRACE
City Old and Historic District:
National historic District: Forest Hill
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	1017	0606001	060600
1990	124	0606001	060600

Schools

Elementary School: Westover Hills
Middle School: River City
High School: Huguenot

Public Safety

Police Precinct: 3
Police Sector: 312
Fire District: 20
Dispatch Zone: 180B

Public Works Schedules

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

Government Districts

Council District: 4
Voter Precinct: 402
State House District: 69
State Senate District: 10
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1945
Stories: 2
Units: 0
Number Of Rooms: 14
Number Of Bed Rooms: 5
Number Of Full Baths: 3
Number Of Half Baths: 0

Condition: normal for

age

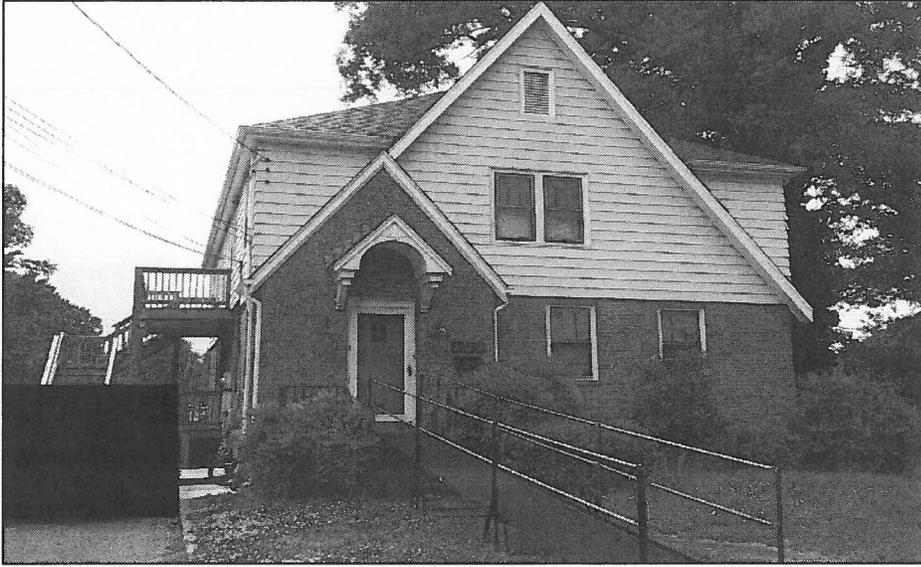
Foundation Type: 3/4 Bsmt
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Gable-Hip
Roof Material: Slate or tile
Interior Wall: Plaster
Floor Finish: Hardwood-std oak
Heating Type: Hot water or steam
Central Air: N
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Paving

Extension 1 Dimensions

Finished Living Area: 2844 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 1290 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: 156 Sqft

Property Images

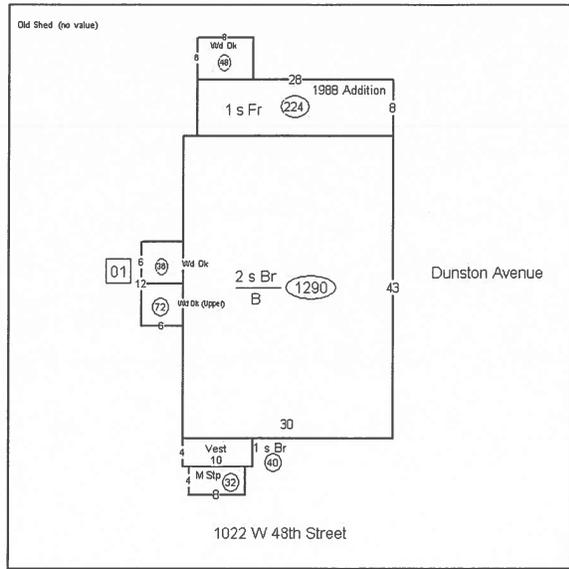
Name:S0060371005 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:S0060371005 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

BZA 33-2021

TO BE COMPLETED BY THE APPLICANT

PROPERTY

OWNER: Lewis W Combs III PHONE: (Home) () (Mobile) ()
ADDRESS: 1113 Somerville Grove Ter FAX: () (Work) ()
Midlothian, Virginia 23114 E-mail Address:

PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources PHONE: (Home) () (Mobile) (804) 874-6275
(Name/Address) 1519 Summit Avenue, Suite 102 FAX: () (Work) ()
Richmond, VA 23230 E-mail Address: markbaker@bakerdevelopmentresources.com
Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1022 West 48th Street
TYPE OF APPLICATION: [] VARIANCE [X] SPECIAL EXCEPTION [] OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-800.2(b)

APPLICATION REQUIRED FOR: A lot split to reduce the lot area of an existing nonconforming two-family detached dwelling and a building permit to construct a new single-family detached dwelling on the newly created lot.

TAX PARCEL NUMBER(S): S006-0371/005 ZONING DISTRICT: R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The nonconforming use requirements are not met. The area of a lot on which a nonconforming use is located shall not be reduced unless authorized by the Board of Zoning Appeals. Two (2) lots are proposed; one retaining the nonconforming two-family detached dwelling and the other is proposed to construct a new single-family detached dwelling.

DATE REQUEST DISAPPROVED: April 14, 2021 FEE WAIVER: YES [] NO: [X]

DATE FILED: April 14, 2021 TIME FILED: 10:36 a.m. PREPARED BY: Brian Mercer RECEIPT NO. BZAR-090692-2021

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) (15) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter [X]

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

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 5/3/2021

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

CASE NUMBER: BZA 33-2021 HEARING DATE: June 2, 2021 AT 1:00 P.M.

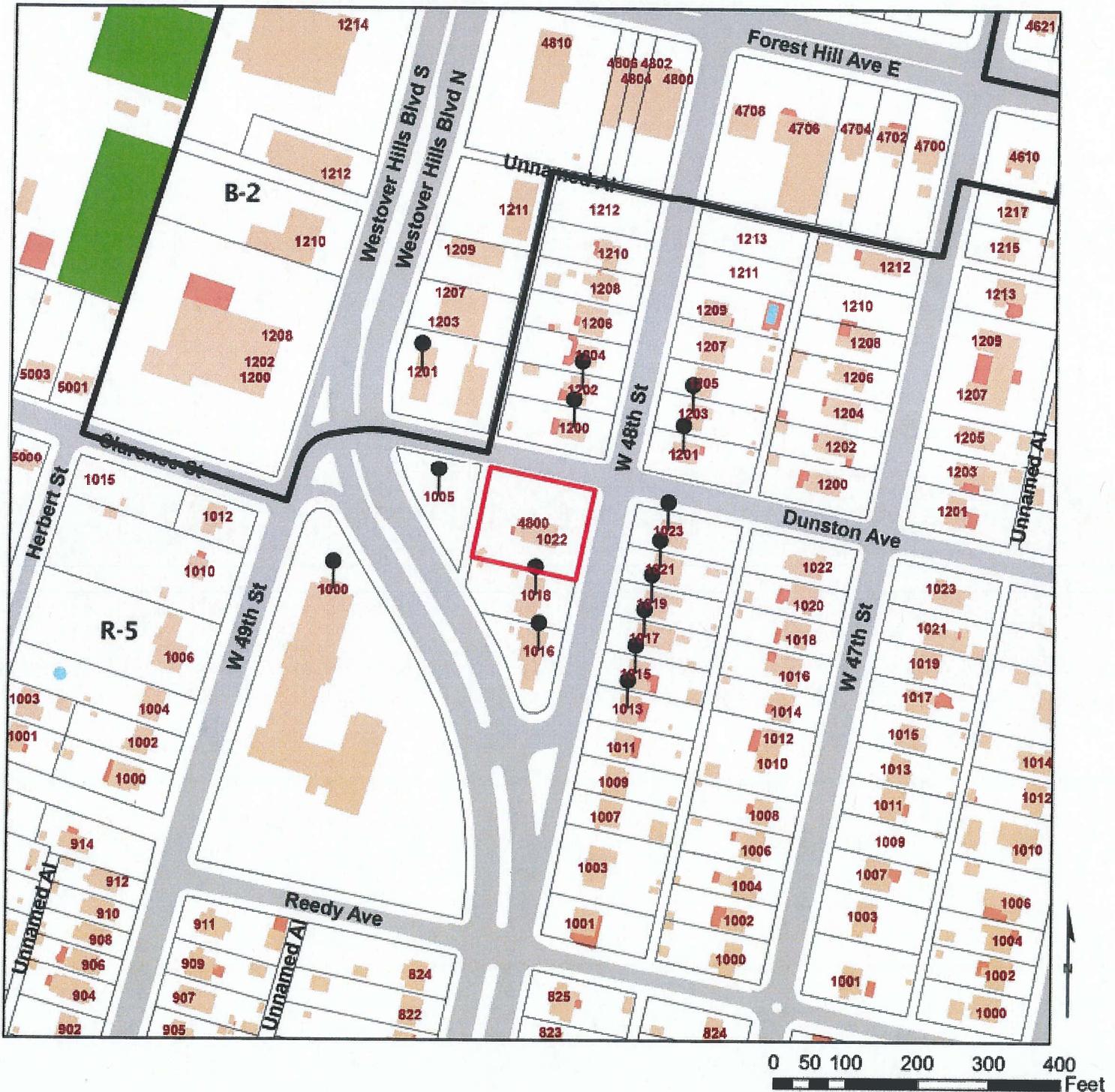
BOARD OF ZONING APPEALS CASE BZA 33-2021
150' Buffer

APPLICANT(S): Lewis W Combs III

PREMISES: 1022 West 48th Street
(Tax Parcel Number S006-0371/005)

SUBJECT: A lot split to reduce the lot area of an existing nonconforming two-family detached dwelling and a building permit to construct a new single-family detached dwelling on the newly created lot.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-800.2(b) of the Zoning Ordinance for the reason that:
The nonconforming use 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.

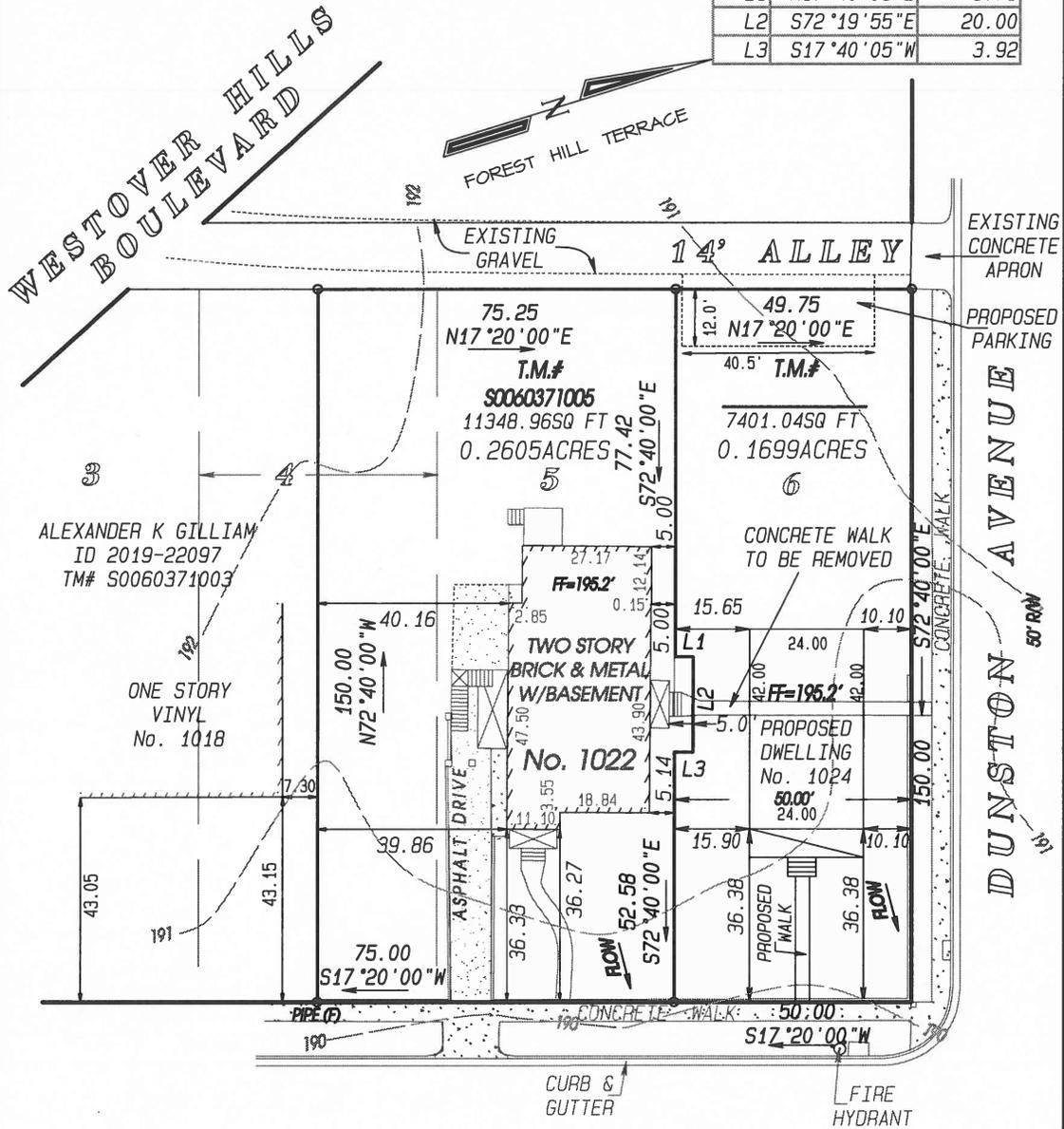
1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact 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: 

(Revised: 4/28/16)

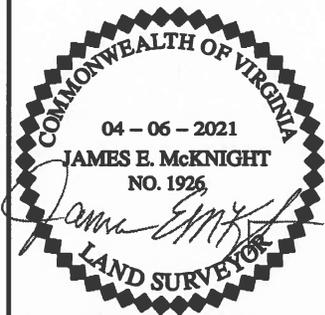
NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: LEWIS W COMBS ID 2017-17221

LINE	BEARING	DISTANCE
L1	N17°40'05"E	3.79
L2	S72°19'55"E	20.00
L3	S17°40'05"W	3.92



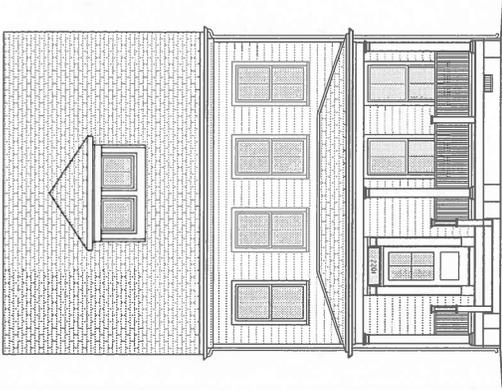
W. 48 TH STREET
 60' RW

PLAT SHOWING DIVISION OF No. 1022 W. 48 STREET,
 BEING LOT 5 & 6 AND A PORTION OF LOT 4, BLOCK "12",
 PLAN OF "FOREST HILL TERRACE",
 IN THE CITY OF RICHMOND, VIRGINIA.



McKNIGHT & ASSOCIATES, P.C.
 LAND SURVEYORS PLANNERS

SCALE: 1" = 30'
 201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646
 JOB NUMBER: 90031622DIV



NEW 2-STORY WITH HABITABLE ATTIC, SINGLE-FAMILY HOUSE
 IN RICHMOND'S FOREST HILL TERRACE NEIGHBORHOOD

1022 W. 48TH ST. HOUSE

1022 W 48TH STREET
 RICHMOND, VIRGINIA 23225

DRAWING INDEX

NO.	SHEET TITLE
CS	COVER SHEET
A1.1	FIRST AND SECOND FLOOR PLANS
A1.2	THIRD FLOOR PLAN
A1.3	THIRD FLOOR PLAN OPTIONS
A2.1	FRONT & REAR EXTERIOR ELEVATIONS
A2.2	LEFT SIDE EXTERIOR ELEVATION
A2.3	RIGHT SIDE EXTERIOR ELEVATION



PROJECT CONTACTS:

DEVELOPER:
 CENTER CREEK HOMES
 C/O CENTER CREEK HOMES
 GREG SHROEN
 804-362-7727

ARCHITECT:
 CHRIS WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-516-7864

1022 W. 48TH ST. HOUSE
 NEW 2-STORY WITH HABITABLE ATTIC, SINGLE-FAMILY HOUSE
 IN RICHMOND'S FOREST HILL TERRACE NEIGHBORHOOD
 1022 W 48TH STREET
 RICHMOND, VIRGINIA 23225

NOT FOR
 CONSTRUCTION

SET/REVISION:
 B.Z.A. SUBMITTAL:
 HOUSE HEIGHT REVISION
 DATE/MARK:
 04.23.2021

COVER SHEET
CS

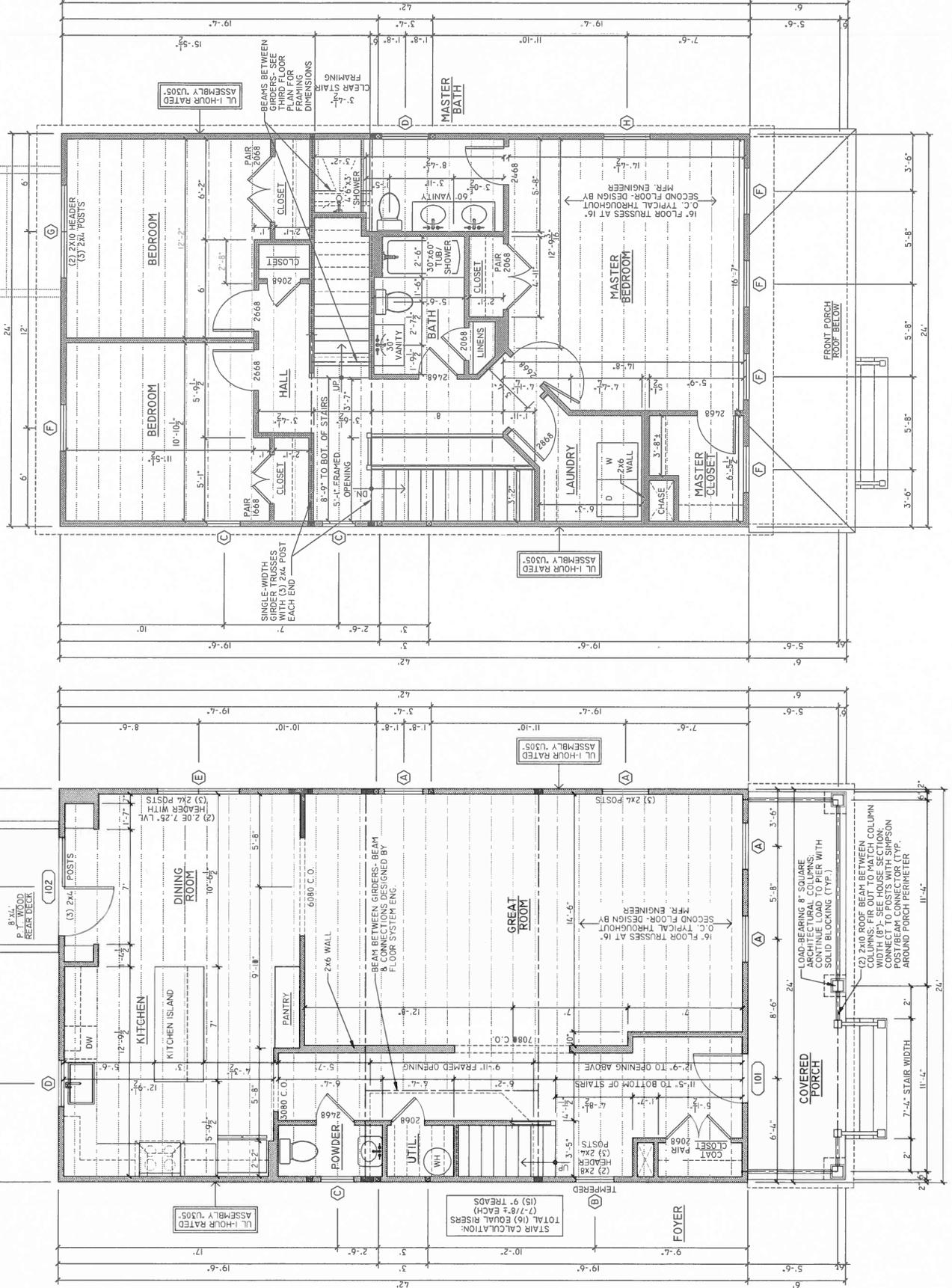
PROJECT CONTACTS:
DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
804-362-7727
ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-516-7644

1022 W. 48TH ST. HOUSE
IN RICHMOND'S FOREST HILL TERRACE NEIGHBORHOOD
NEW 2-STORY WITH HABITABLE ATTIC, SINGLE-FAMILY HOUSE
1022 W 48TH STREET
RICHMOND, VIRGINIA 23225

NOT FOR CONSTRUCTION

SET/REVISION:
B.Z.A. SUBMITTAL:
HOUSE HEIGHT REVISION
DATE/MARK:
04.23.2021

- GENERAL FLOOR PLAN NOTES:**
1. SEE GENERAL NOTES FOR GENERAL STRUCTURAL REQUIREMENTS ON COVER SHEET (GS) FOR FURTHER INFORMATION.
 2. EXTERIOR DIMENSIONS TO OUTSIDE OF FOUNDATION/SHEATHING OR CENTER UNLESS NOTED OTHERWISE.
 3. INTERIOR DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
 4. EXTERIOR STUD WALLS DRAWN/DIMENSIONED AS 4" (STUD+SHEATHING). INTERIOR WALLS DRAWN/DIMENSIONED AS 3-1/2" THICK (STUD ONLY).
 5. ALL DIMENSIONS UNLESS NOTED OTHERWISE.
 6. PROVIDE BLOCKING FOR PLUMBING FIXTURES, CABINETS, MECHANICAL, ELECTRICAL, ETC. AS REQUIRED. ALL SYSTEMS SHALL BE COORDINATE WITH SELECTED CASING.
 7. INTERIOR DOOR LOCATIONS GENERALLY CENTERED. DOORS LOCATED AGAINST ADJACENT WALL NOT DIMENSIONED TO C.C. COORDINATE WITH SELECTED CASING.
 8. ALL WINDOWS & DOORS IN BEARING WALLS (ALL EXT. WALLS) SHALL HAVE MIN. (2) 2x6 HEADERS UNLESS NOTED OTHERWISE ON FLOOR PLANS.
 9. ALL WINDOWS & DOORS IN NON-BEARING WALLS SHALL HAVE MIN. (2) 2x4 HEADERS UNLESS NOTED OTHERWISE ON FLOOR PLANS.
 10. TRUSS MANUFACTURER PROFESSIONAL ENGINEER TO DESIGN ALL TRUSSES, GIRDER TRUSSES, CROSS-BEAMS, & ALL RELATED CONNECTIONS.



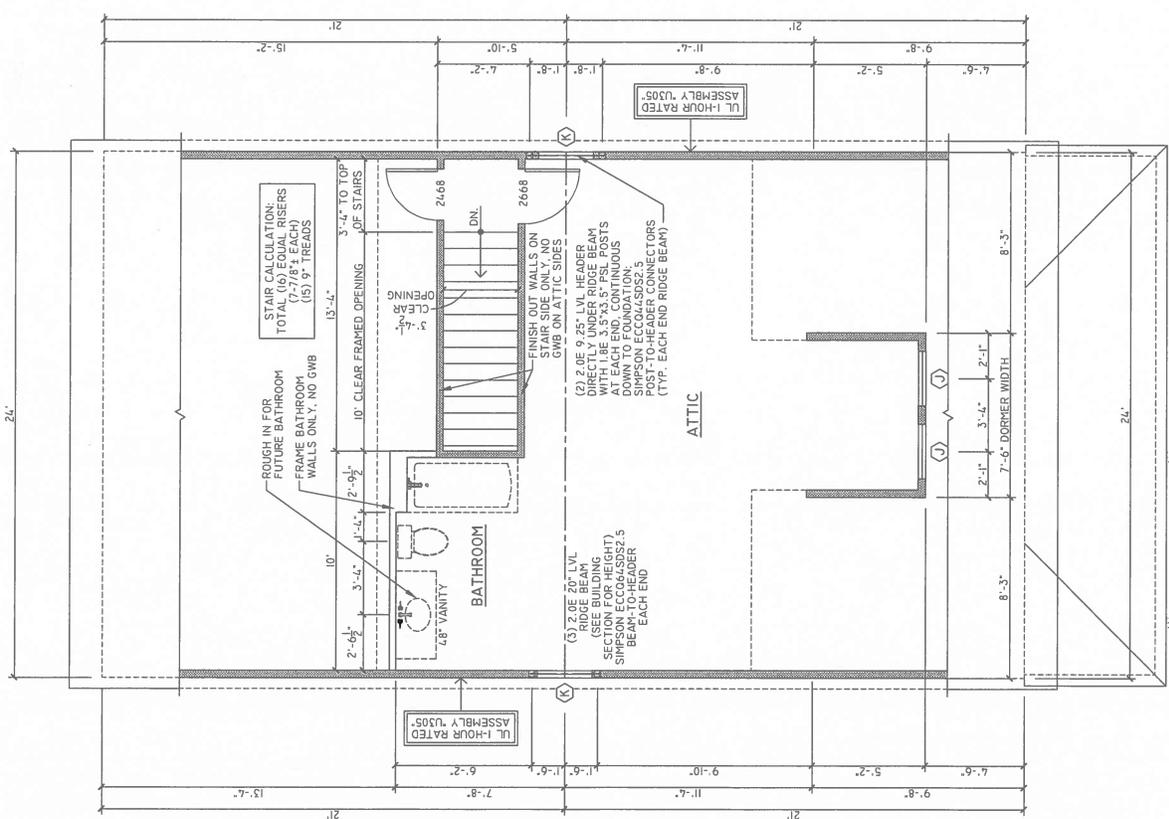
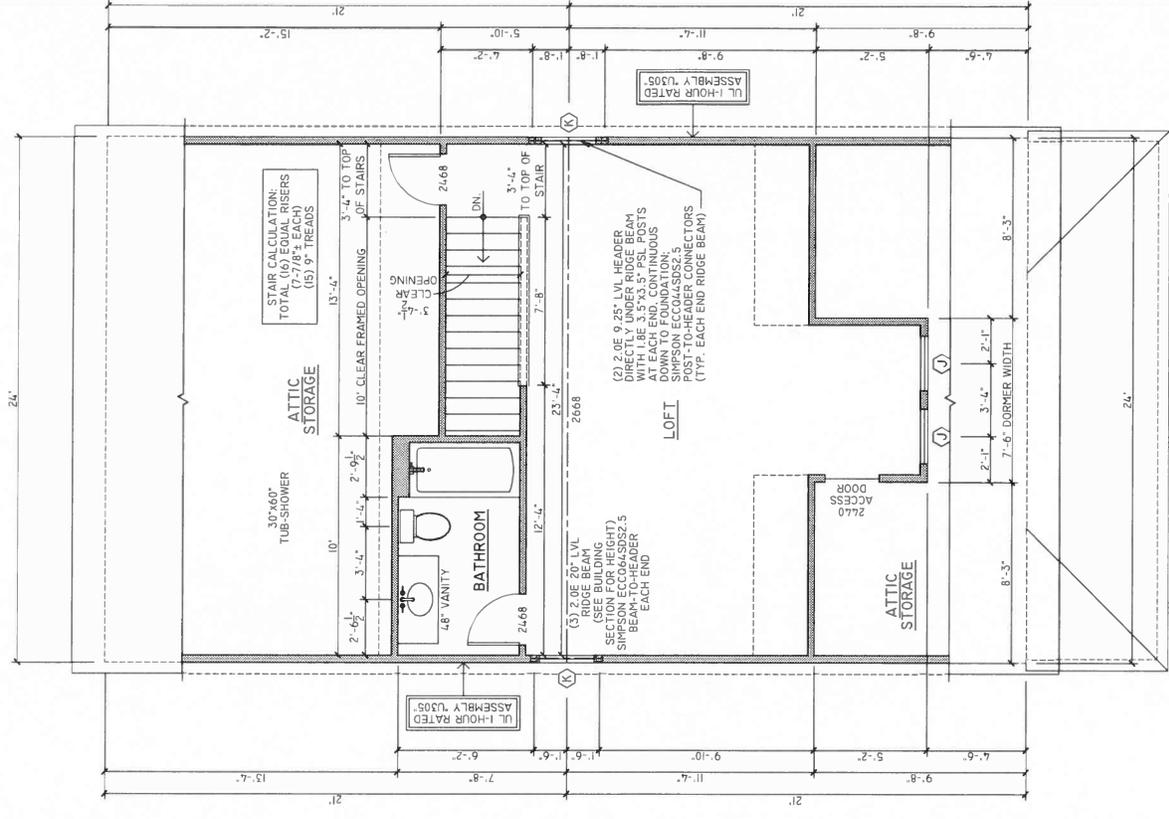
PROJECT CONTACTS:
DEVELOPER:
CC CENTER CREEK, LP
C/O CENTER CREEK HOMES
804-362-7727
ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-516-7644

1022 W. 48TH ST. HOUSE
NEW 2-STORY WITH HABITABLE ATTIC, SINGLE-FAMILY HOUSE
IN RICHMOND'S FOREST HILL TERRACE NEIGHBORHOOD
1022 W 48TH STREET
RICHMOND, VIRGINIA 23225

NOT FOR CONSTRUCTION

SET/REVISION:
B.Z.A. SUBMITTAL:
HOUSE HEIGHT REVISION
DATE/MARK:
04.23.2021

THIRD FLOOR PLANS-
OPTIONS 01 & 02
AI.2



02 | 3RD FLOOR PLAN - OPTION 02
1/4" = 1'

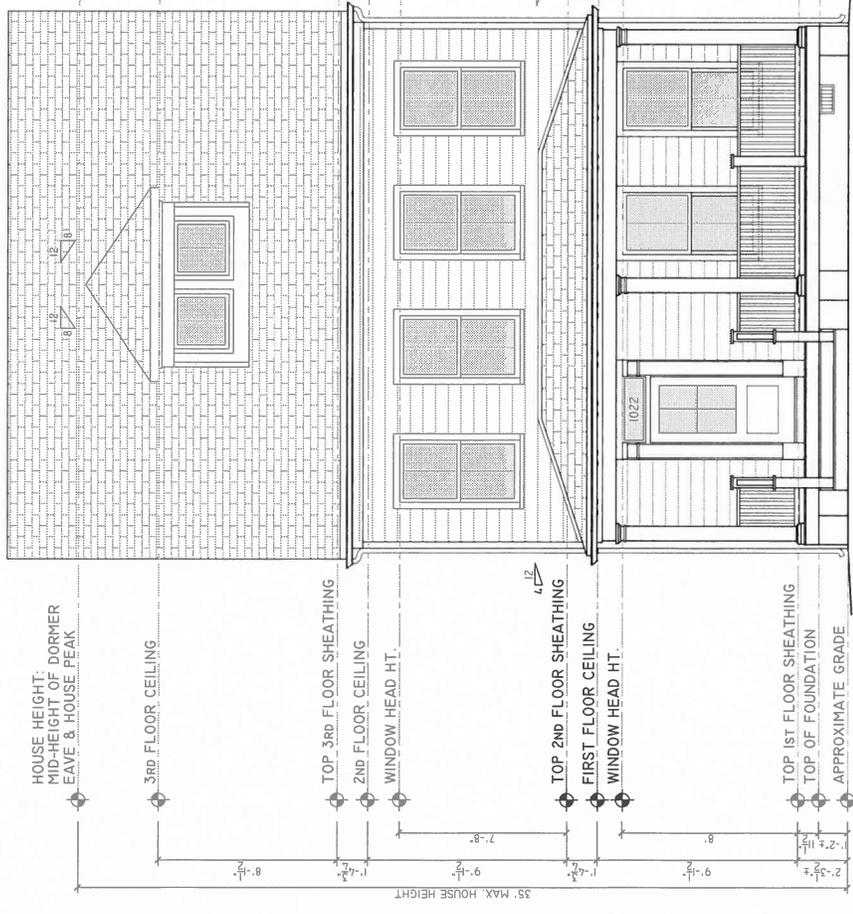
01 | 3RD FLOOR PLAN - OPTION 01
1/4" = 1'



EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	BRICK PORCH PIERS	RICHMOND RED (VERIFY WITH DEVELOPER)
02	PARGEED FOUNDATION	TRU-COLOR TAN/GRAY PER DEVELOPER
03	HARDIE LAP SIDING	COLOR PER DEVELOPER
04	COMPOSITE TRIM- SEE WALL SECTION	PAINTED WHITE
05	BEADBOARD PORCH CEILING	PAINTED WHITE (SEE 805F PLINT FOR VENTING)
06	DORMER SIDING - HARDIE FLAT SHEET	NON-VENTED PAINTED PER DEVELOPER
07	ENTRY DOORS PER DEVELOPER (SIZE PER SCHEDULE)	PAINTED WHITE
08	ENTRY DOORS PER DEVELOPER (SIZE PER SCHEDULE)	PAINTED WHITE
09	WALL WINDOW CASING PER SCHEDULE	PAINTED WHITE
10	8" SQUARE PORCH COLUMNS	PRE-FINISHED WHITE
11	FRONT PORCH - COMPOSITE TRIM WITH T&G DECKING	SELECTION PER DEVELOPER- PAINTED OR FACTORY WHITE
12	FRONT PORCH - WOOD RICHMOND RAIL	PAINTED WHITE FRAME, DECKING PAINTED PER OWNER
13	FRONT PORCH - WOOD RICHMOND RAIL	PAINTED WHITE
14	ALUMINUM GUTTER & DOWNSPOUTS	PAINTED WHITE
15	ASPHALT SHINGLES	PRE-FINISHED WHITE
16	ASPHALT SHINGLES	PER DEVELOPER

EXTERIOR FINISH NOTES:
1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
2. GRADES SHOWN APPROXIMATE V.I.F.
3. SEE SPECIFICATIONS BY OWNER



02 | REAR ELEVATION
1/4" = 1'

01 | FRONT ELEVATION
1/4" = 1'



CENTER CREEK
- HOMES -

PROJECT CONTACTS:

DEVELOPER:
CC HOMES, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

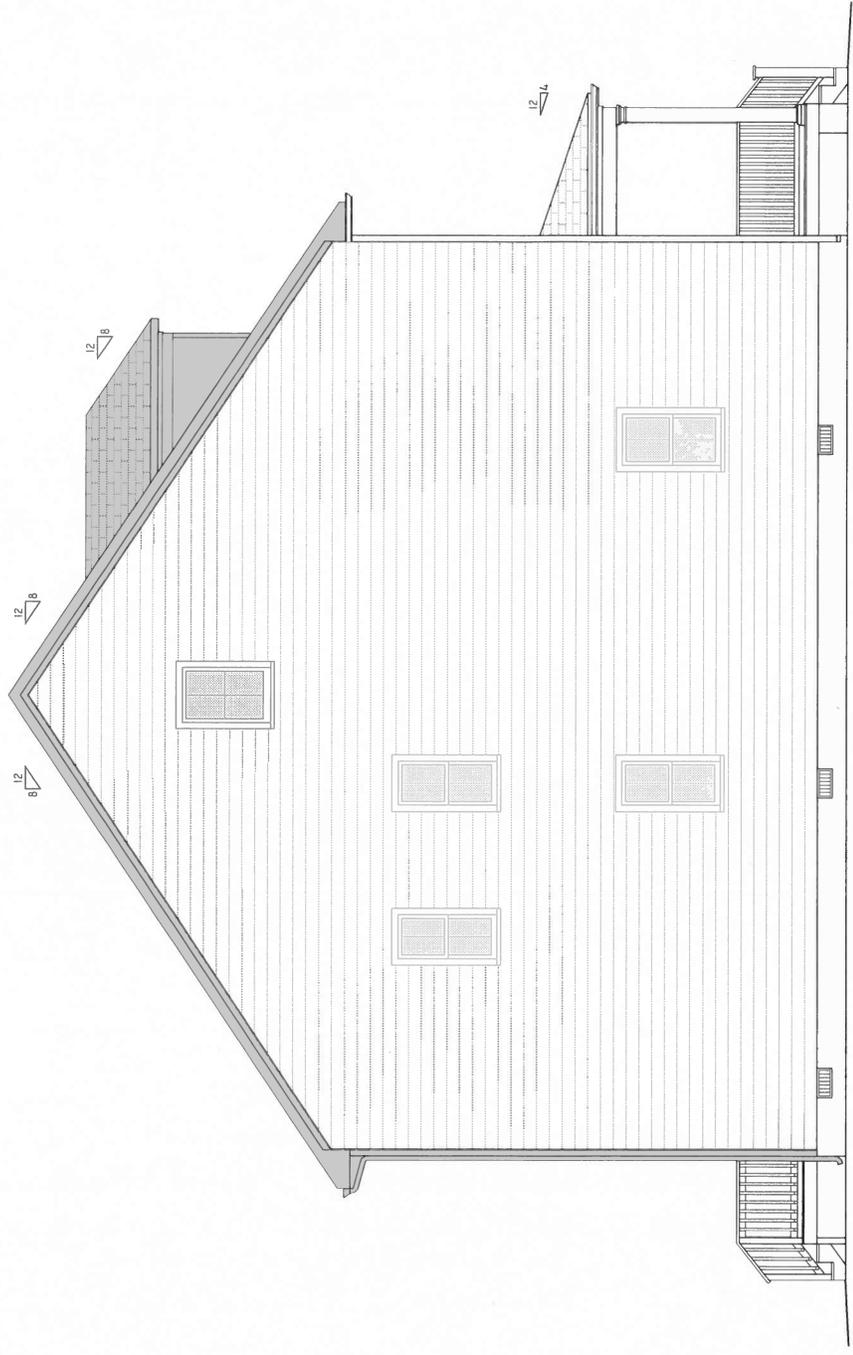
ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLL
804-316-7644

NEW 2-STORY WITH HABITABLE ATTIC, SINGLE-FAMILY HOUSE
IN RICHMOND'S FOREST HILL TERRACE NEIGHBORHOOD
1022 W. 48TH ST. HOUSE
1022 W 48TH STREET
RICHMOND, VIRGINIA 23225

NOT FOR
CONSTRUCTION

SET/REVISION:
B.Z.A. SUBMITTAL:
HOUSE HEIGHT REVISION
DATE/MARK:
04.23.2021

LEFT SIDE
EXTERIOR ELEVATION
A2.2

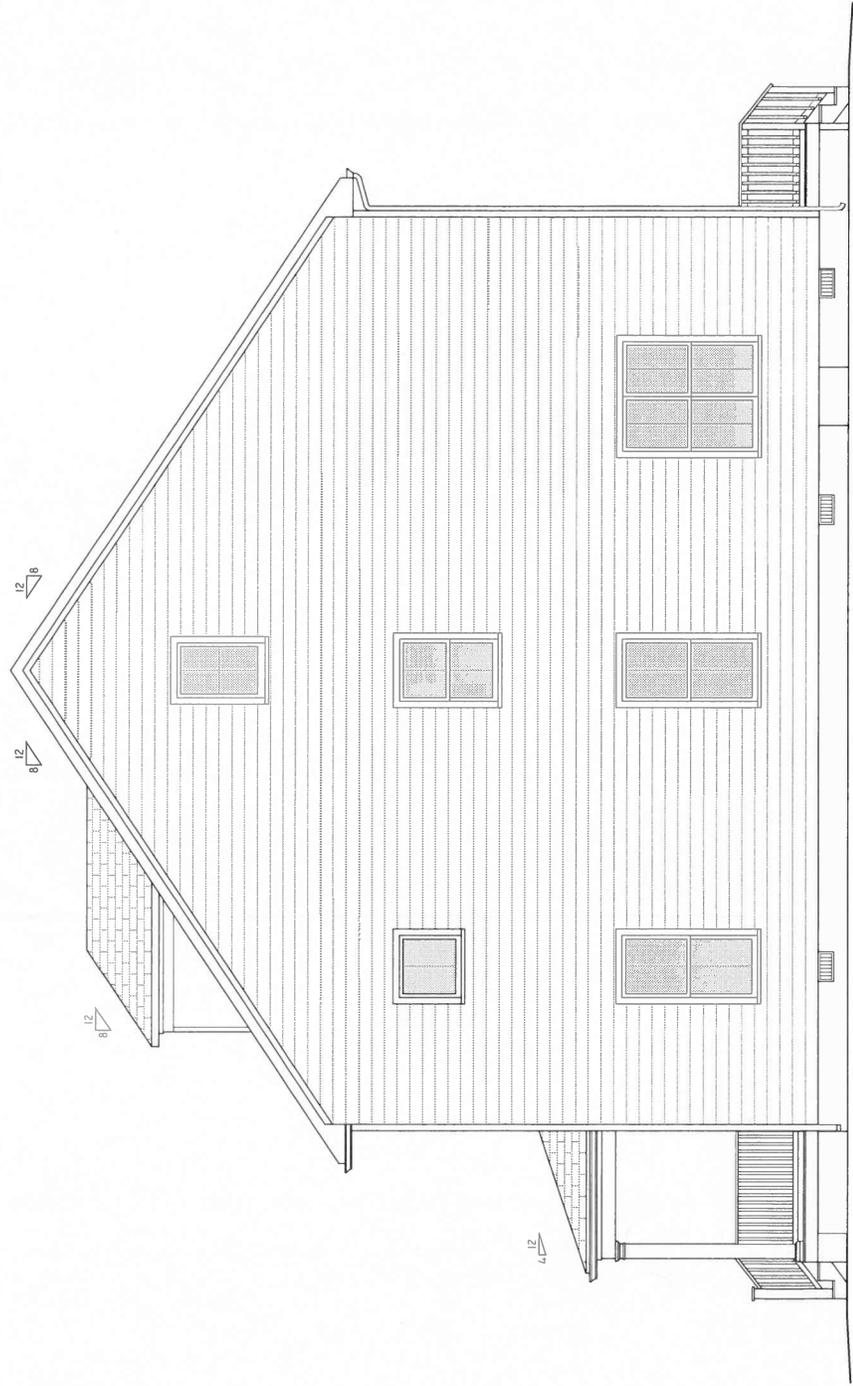


01 LEFT SIDE ELEVATION
1/4" = 1'

NOT FOR
CONSTRUCTION

SET/REVISION:
B.Z.A. SUBMITTAL:
HOUSE HEIGHT REVISION
DATE/MARKS:
04.23.2021

RIGHT SIDE
EXTERIOR ELEVATION
A2.3



01 RIGHT SIDE ELEVATION
1/16" = 1'

CASE NO. 57-88

APPLICANT: Kendall W. Estes
PREMISES: 1022 W. 48TH STREET
SUBJECT: Permit for an addition to a two-family dwelling

DISAPPROVED by the Zoning Administrator on September 6, 1988, under Sections 32-300, 32-410.1, and 32-800.1 of the zoning ordinance for the reason that: "R-5 Single-Family Residential District. Enlargement of a building devoted to a nonconforming use is not permitted."

APPLICATION was filed with the Board on September 14, 1988, for a variance from the zoning ordinance based on Section 17.20(b) of the City Charter.

APPEARANCES:

For Applicant: Kendall W. Estes, Porter

Against Applicant: None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the subject two-family dwelling was constructed in 1943 prior to single-family zoning of the property. The applicant acquired the property in May of this year, and proposes to construct a one-story addition at the rear to accommodate a laundry room and bath. The applicant resides in the first floor dwelling unit, and the addition is proposed for personal use. There would be no expansion or alteration of the second floor rental unit. The property is a corner lot containing approximately twice the area of most lots in the neighborhood. Vacant property to the rear abuts Westover Hills Boulevard.

The Board is satisfied that the property was acquired in good faith, that an exceptional situation exists whereby strict application of the nonconforming use requirements unreasonably restricts its use, and that the granting of a variance in this case will alleviate a clearly demonstrable hardship and will be in harmony with the intended spirit and purpose of the ordinance and the powers of the Board.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a variance from the nonconforming use requirements be granted to Kendall W. Estes for a permit to construct an addition as proposed at the above described premises.

ACTION OF BOARD: Granted
Vote to Grant
Affirmative: Fowlkes, Johns, Richardson, Rick, Trent 5
Negative: None 0
Abstention: None 0
Absent: None 0
