



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondva.gov/>

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

**Project Name/Location**

Property Address: 7110 Cherokee Road Date: 7/8/22  
 Parcel I.D. #: C0040499002 Fee: \$ 350.00  
 Total area of affected site in acres: .77 acres

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: Residential

Richmond 300 Land Use Designation: \_\_\_\_\_

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)

Adding Shed to property  
 Existing Use: Residential

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Zachary + Kathryn Kroko

Company: \_\_\_\_\_

Mailing Address: 7110 Cherokee Road

City: Richmond State: VA Zip Code: 23225

Telephone: (804) 678-8059 Fax: ( ) N/A

Email: zkroko@gmail.com

**Property Owner:** Zachary + Kathryn Kroko

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 7110 Cherokee Road

City: Richmond State: VA Zip Code: 23225

Telephone: (804) 678-8059 Fax: ( ) N/A

Email: zkroko@gmail.com

**Property Owner Signature:** Kathryn J. Kroko

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

Hi, David—

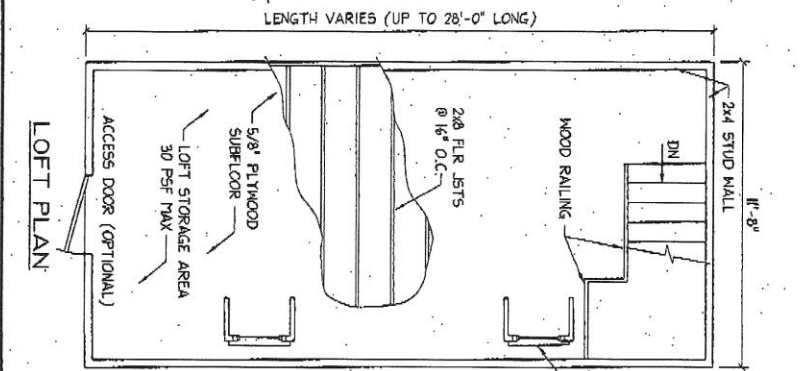
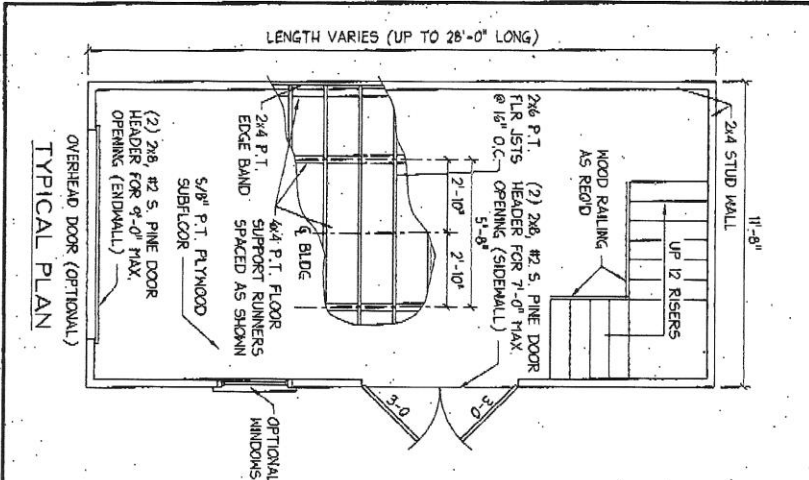
I would like to revise my previous request. I would now like to seek exemption from the designation that our property has three front yards so that we might put a structure that would be no closer than 10' to all property lines rather than no closer than 30' to all property lines.

As our lot is a corner lot, it fronts to three streets (though one is an alleyway). As currently designated, the only viable location for any type of structure (i.e. a shed) would be standing in the middle of the yard. Granting this exception would allow us to place a structure in a place that is less obstructive to the yard area while still respecting the standard regulations regarding distance of structures from property lines.

Attached you will find a plat indicating our property lines.

Thanks and please let me know what else you need from me.

-Zach Kroko



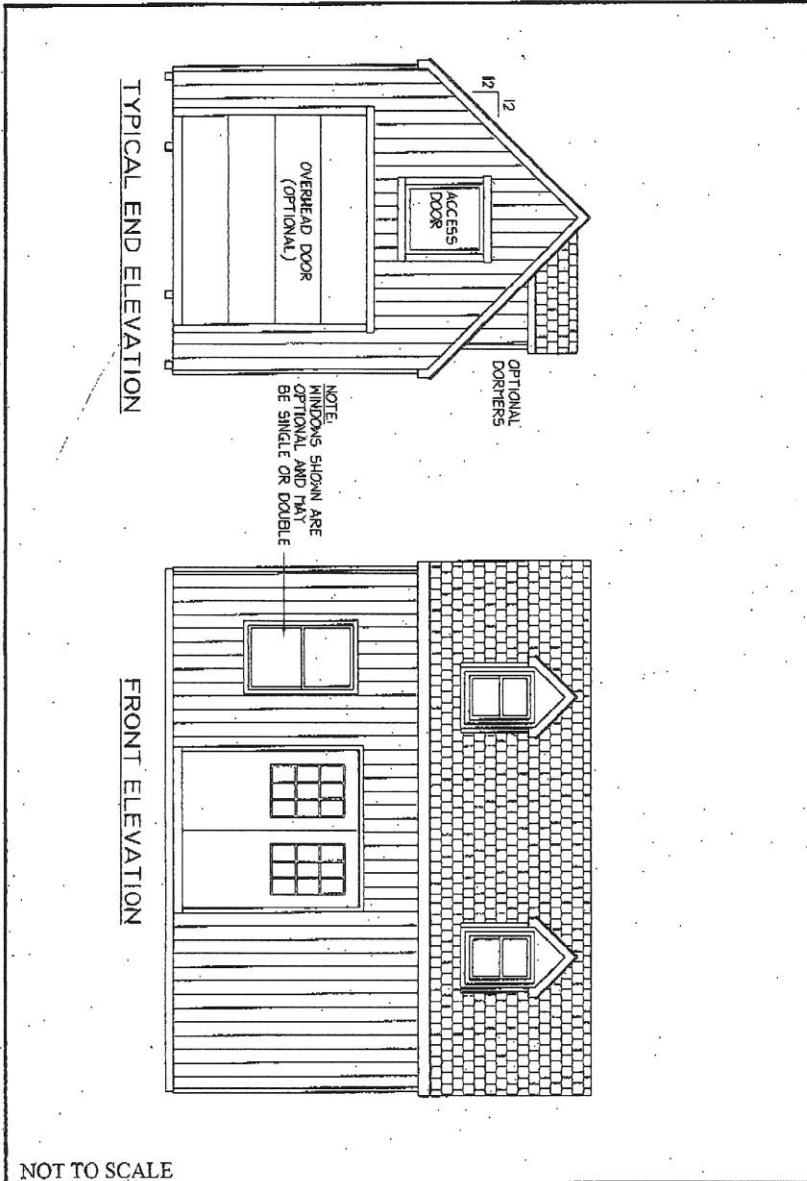
**DESIGN CRITERIA**  
 (PER VCC 2012)

FLOOR LIVE LOAD = 100 PSF  
 LOFT FLOOR LIVE LOAD = 30 PSF  
 GROUND SNOW LOAD = 43 PSF  
 ROOF SNOW LOAD = 30 PSF  
 ROOF DEAD LOAD = 10 PSF  
 WIND SPEED = 90 MPH  
 SOIL BEARING CAPACITY = 2000 PSF

\* IF HIGHER FLOOR LOAD IS REQUIRED, MUST USE ALTERNATE FLOOR SYSTEM

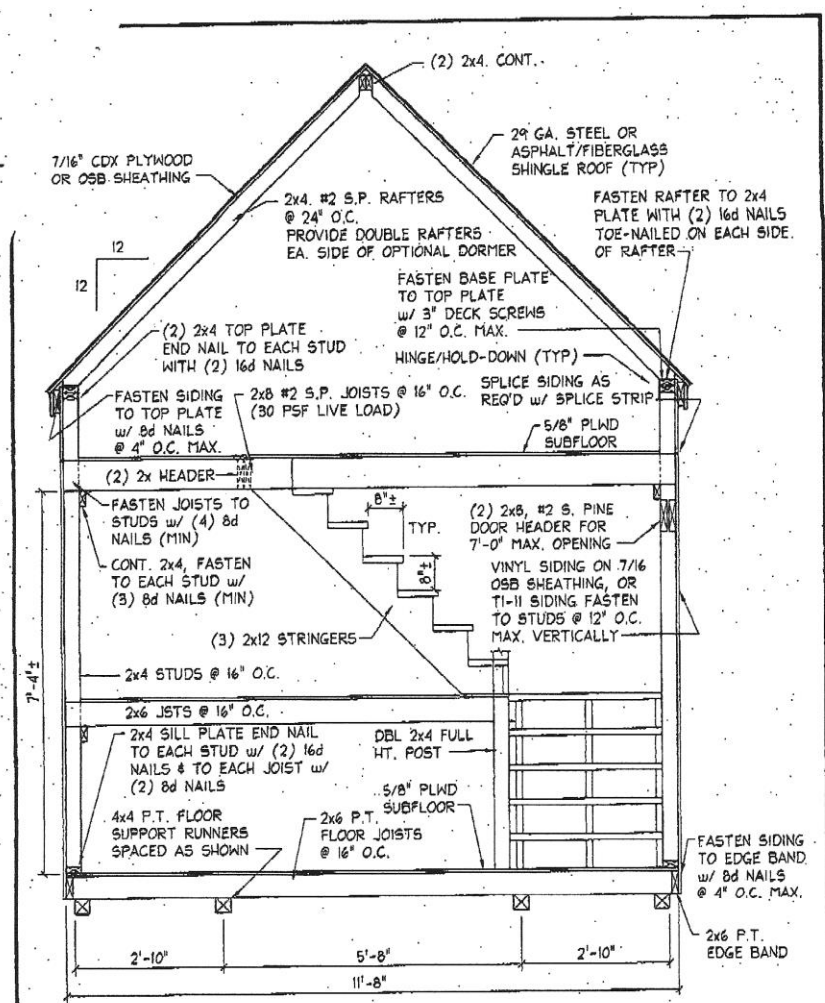
NOT TO SCALE

PLAN FOR 12' GABLE-STYLE WITH LOFT STORAGE BUILDINGS  <b>VALLEY STRUCTURES</b>  DAYTON, VIRGINIA		Mark Steven Byerly, P.E. CONSULTING ENGINEER	
		Date: DEC 2017	SHEET 1 of 3



NOT TO SCALE

<p>ELEVATIONS FOR 12' GABLE-STYLE WITH LOFT STORAGE BUILDINGS</p>		<p>Mark Steven Byerly, P.E. CONSULTING ENGINEER</p>
<p><b>VALLEY STRUCTURES</b></p> <p>DAYTON, VIRGINIA</p>		



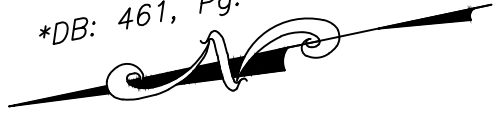
TYPICAL SECTION

NOT TO SCALE

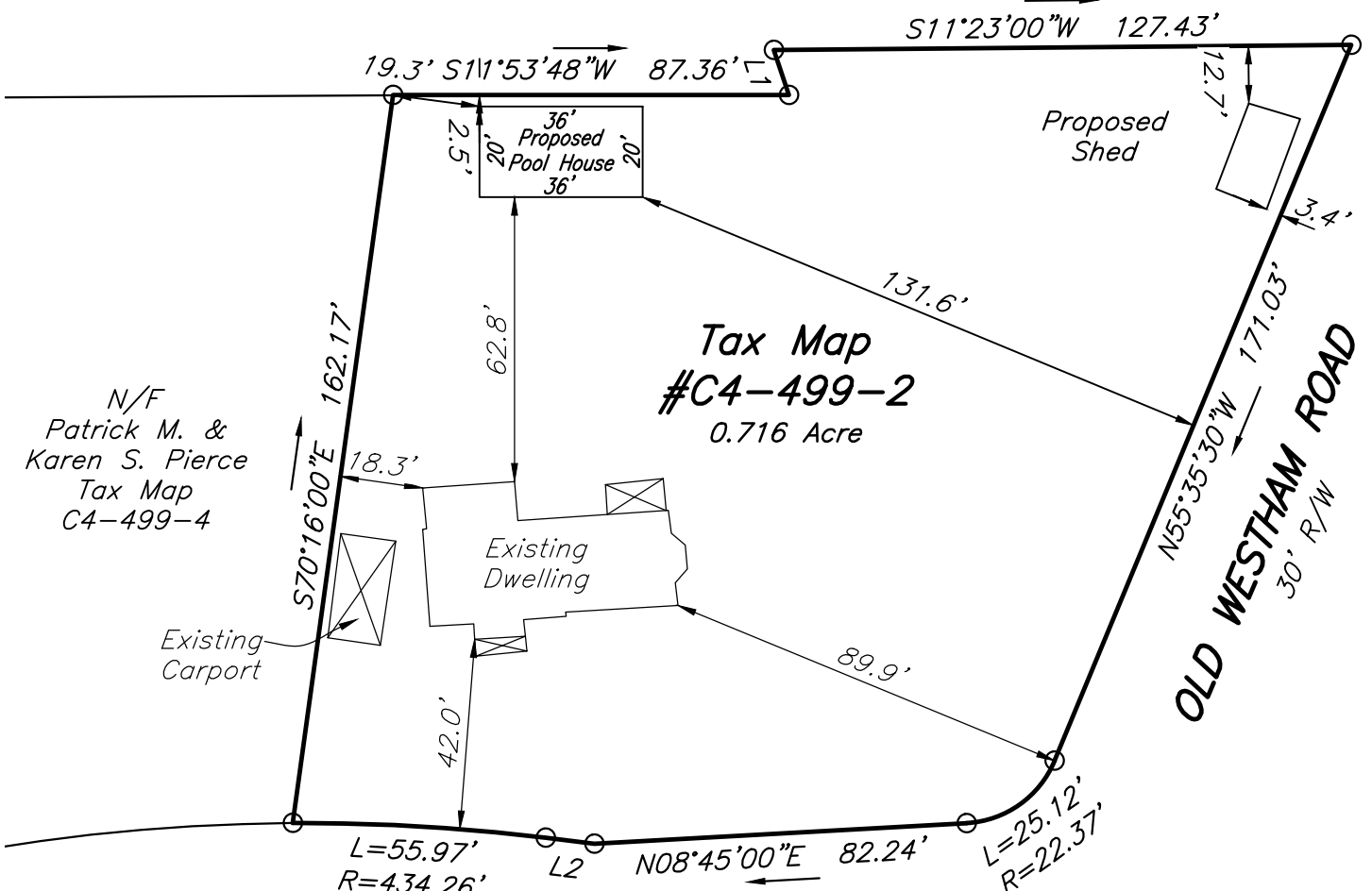
<p>TYPICAL SECTION FOR 12' GABLE-STYLE WITH LOFT STORAGE BUILDINGS</p>		<p>Mark Steven Byerly, P.E. CONSULTING ENGINEER</p>
<p><b>VALLEY STRUCTURES</b> DAYTON, VIRGINIA</p>		<p>Date: DEC.2017</p>

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N83°20'00"E	10.50'
L2	N18°53'39"E	10.76'

\*DB: 461, Pg. 161



**OLD QUARRY ROAD**  
20' R/W



N/F  
Patrick M. &  
Karen S. Pierce  
Tax Map  
C4-499-4

**Tax Map  
#C4-499-2**  
0.716 Acre

**CHEROKEE ROAD**  
50' R/W



1. The intent of this plat is to show the location of a proposed pool house and shed for building permit purposes and is not intended to represent an actual field survey.
2. This plat is compiled from plats of record and without the benefit of a title report. No improvements and not all easements may be shown.

RE: Bethlehem  
Construction Co.  
DATE: 12/03/2021  
SCALE: 1"=40'  
JOB NO.: 55211512.HS  
DRAWN BY: BCW  
CHECKED BY: JAB

PROPOSED  
IMPROVEMENTS ON  
**#7110 CHEROKEE ROAD**  
CITY OF RICHMOND, VIRGINIA

**PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS**  
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY / LYNCHBURG  
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc



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