



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

November 10, 2025

1900 Decatur Street LLC
2006 Channel View Terrace
Chester, VA 23836

Lory Markham
208 East Grace Street
Richmond, VA 23219

To Whom It May Concern:

RE: BZA 43-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, December 3, 2025 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to convert a vacant building to a multifamily (5 unit) dwelling at 1900 DECATUR STREET (Tax Parcel Number S000-0293/012), located in a B-3 (General Business) 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 **213 490 569#**. 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 December 3, 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 a 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 43-2025
Page 2
November 10, 2025

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 the first and last names 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.

Assefa Sosina
10913 Virginia Forest Ct
Glen Allen, VA 23060

Assouan Marie B
1700 Timberly Waye
Richmond, VA 23238

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

Emsea Holdings Llc
1521 Greycourt Ave
Richmond, VA 23227

Glenboy Management
12120 Blossom Point Rd
Chester, VA 23831

James Elnora
113 E 18th St
Richmond, VA 23224

Khem Thorn And Say Mao
4601 Halleys Cir
Glen Allen, VA 23060

Mccray Charleine T
46 E 32nd Street
Richmond, VA 23224

Morehead Robert P
2845 Bluebell Dr
Virginia Beach, VA 23456

Perez Blanca
6000 Westbourne Dr
Richmond, VA 23230

Pond L Kent
Po Box 864
Colonial Heights, VA 23834

Pulliam Paul A
501 Woodstock Rd
Richmond, VA 23224

Reaves Irvine L
6318 Glyndon Ln
Richmond, VA 23225

River Breeze Properties Llc
P.o. Box 302
Oilville, VA 23129

Smith Jeff
11 S 1st St
Richmond, VA 23219

Tyras Konstantinos
6197-a Spencer Terrace
Bronx, NY 10471

Zion Baptist Church Tr
2006 Decatur St
Richmond, VA 23224

PIN: S0000293012

PID: 41480

As of: 11/7/2025 9:30:09 PM

City of Richmond, VA Report

Property Owner

Name: 1900 DECATUR STREET LLC**Mailing Address:** 2006 CHANNELVIEW TER
CHESTER, VA 23836**Parcel Use:** B Community Ctr / Club**Neighborhood:** 473

Property Information

Property Address: 1900 Decatur St
1902 Decatur St**PIN** S0000293012**Size:** 0.109 Acres, 4755.500 Square Feet**Property Description:** 0048.03X0150.00 IRG0000.000

Current Assessment

Year	Land	Improvements	Total
2026	\$42,000	\$251,000	\$293,000

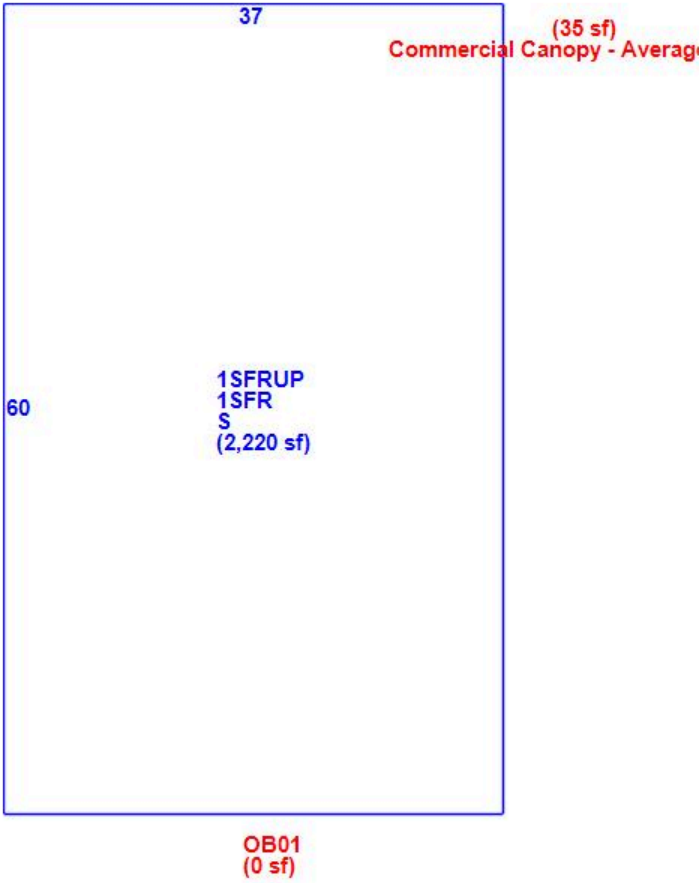
Deed Transfers

Recordation Date	Book	Page	Deed Type	Consideration	🔍 Grantee
6/20/2025	ID2025	10181	DG	N/A	1900 DECATUR STREET LLC
8/23/2023	ID2023	12720	BS	\$300,000	H & C PROPERTIES LLC
1/1/1776	ID2023	12720	BS	\$300,000	YOUNG MENS LOVE & UNION CLUB

Details for Commercial Building 1

Year Built:	Finished Area:
1920	4,440

Commercial Card 1 Photo/Sketch



Section 1	
Year Built:	1920
Style:	Unknown Commercial Style
Model:	Commercial
Framing Class:	Wood Joist
Perimeter Shape:	UNKNOWN
Perimeter:	194
Wall Height:	10
Section Area:	2220
Sprinkler Area:	0
HVAC:	N/A

Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SFR	1 Story Frame - Fin	2,220	2,220
1SFRUP	1 Story Frame - Upper - Fin	2,220	2,220
OB01	Outbuilding	0	0
S	Slab	2,220	0
Totals		6,660	4,440

Section 2	
Year Built:	1920
Style:	Unknown Commercial Style
Model:	Commercial
Framing Class:	Wood Joist
Perimeter Shape:	UNKNOWN
Perimeter:	194
Wall Height:	9
Section Area:	2220
Sprinkler Area:	0
HVAC:	N/A

Outbuildings			
Code	Description	Sub Code-Description	Size
CMCPAV	Commercial Canopy - Average	Typical	710.00 SF

Assessment History			
Year	Land	Improvements	Total
2025	\$40,000	\$239,000	\$279,000
2024	\$40,000	\$239,000	\$279,000
2023	\$36,000	\$228,000	\$264,000
2022	\$31,000	\$213,000	\$244,000
2021	\$24,000	\$211,000	\$235,000
2020	\$24,000	\$211,000	\$235,000
2019	\$24,000	\$206,000	\$230,000
2018	\$16,000	\$206,000	\$222,000
2017	\$16,000	\$206,000	\$222,000
2016	\$16,000	\$206,000	\$222,000
2015	\$17,000	\$205,000	\$222,000
2014	\$17,000	\$205,000	\$222,000
2013	\$17,000	\$205,000	\$222,000
2012	\$17,000	\$205,000	\$222,000
2011	\$17,000	\$205,000	\$222,000
2010	\$17,000	\$205,000	\$222,000
2009	\$20,300	\$206,100	\$226,400
2008	\$17,300	\$205,100	\$222,400
2007	\$17,300	\$43,700	\$61,000
2006	\$16,500	\$30,600	\$47,100
2005	\$15,700	\$29,100	\$44,800

Map



Copyright Text: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

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: 1900 Decatur Street Llc

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

ADDRESS 2006 CHANNELVIEW TER

FAX: () (Work) ()

CHESTER, VA 23836

E-mail Address: _____

PROPERTY OWNER'S

5921

REPRESENTATIVE: Lory Markham

PHONE: (Home) () (Mobile) (804) 248-2561

(Name/Address) 208 East Grace Street

FAX: () (Work) ()

Richmond, VA 23219

E-mail Address: lory@markhamplanning.com

TO BE COMPLETED BY THE ZONING ADMINSTRATION OFFICE

PROPERTY ADDRESS (ES) 1900 Decatur Street

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-438.3(4)

APPLICATION REQUIRED FOR: A building permit to convert a vacant building to a multifamily(5 unit)dwelling.

TAX PARCEL NUMBER(S): S000-0293/012 ZONING DISTRICT: B-3(General Business)

REQUEST DISAPPROVED FOR THE REASON THAT: The side yard and street side yard(setback) requirements are not met. A side yard of fifteen feet (15') is required; 2.12'± is existing and is proposed along the western property line. A street side yard of ten feet (10') is required 9.29'± is existing and is proposed along the eastern property line.

DATE REQUEST DISAPPROVED: 06/24/2025

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: 09/04/2025 TIME FILED: 11:39 a.m. PREPARED BY: Colleen Dang

RECEIPT NO. BZAC-174885-2025

AS CERTIFIED BY: [Signature] (ZONING ADMINSTRATOR)

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: 11/3/25

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

CASE NUMBER: BZA 43-2025 HEARING DATE: December 3, 2025 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 43-2025
150' Buffer

APPLICANT(S): 1900 Decatur Street LLC

PREMISES: 1900 Decatur Street
(Tax Parcel Number S000-0293/012)

SUBJECT: A building permit to convert a vacant building to a multifamily (5 unit) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-438.3(4)
of the Zoning Ordinance for the reason that:
The side yard and street side yard (setback) 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) or at PDRZoningAdministration@Richmondgov.com. 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 one-hundred fifty dollar (\$150) 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).

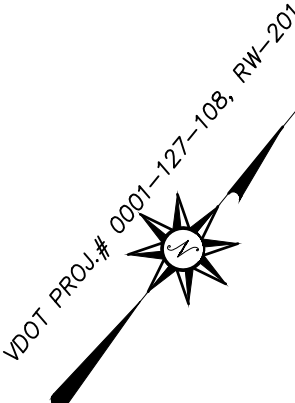
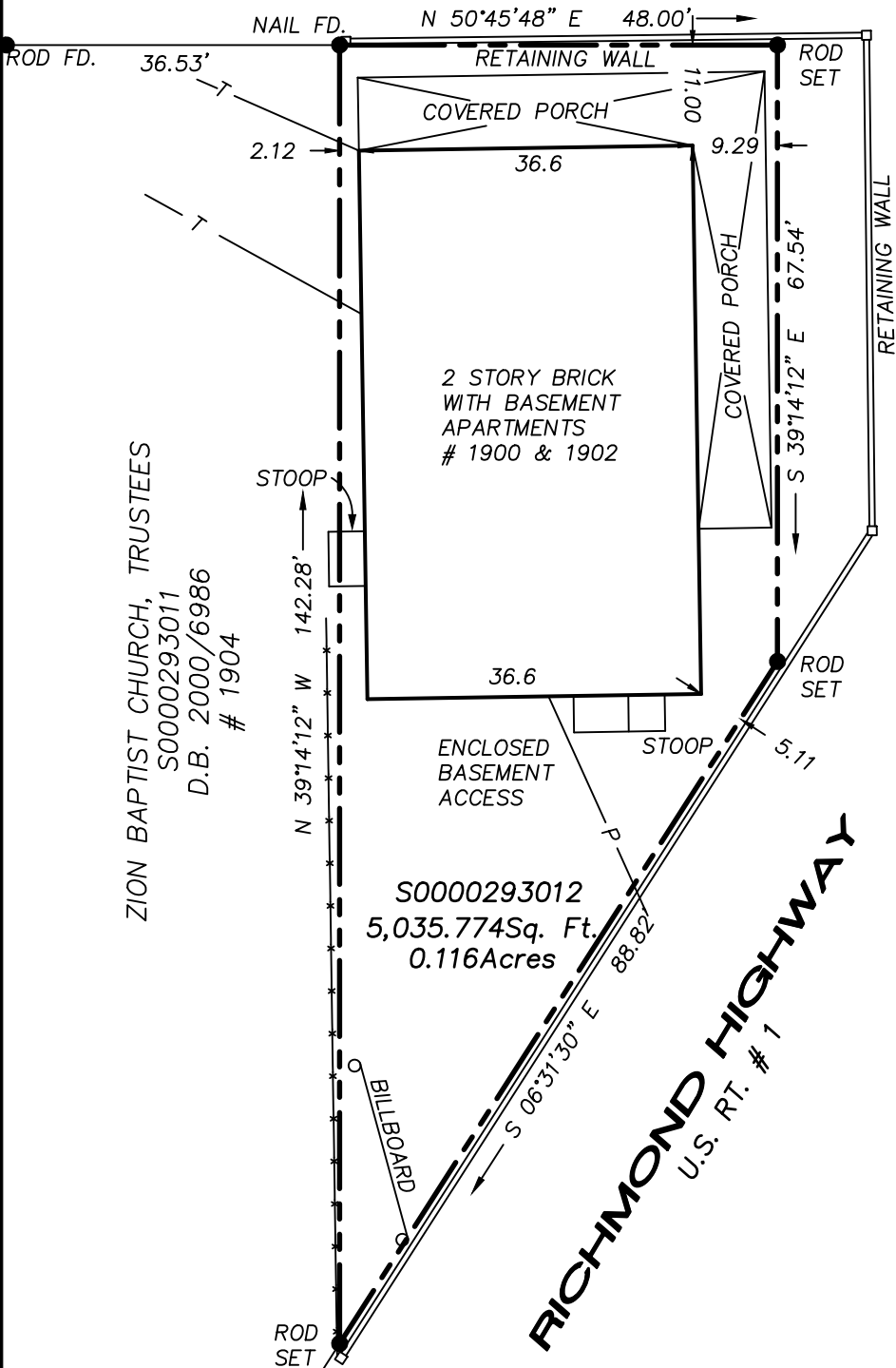
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such 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:

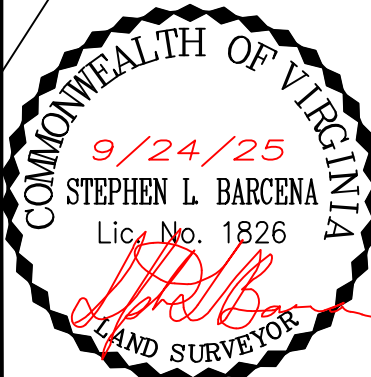
A handwritten signature in black ink, appearing to be "Roy Benbow", written over a horizontal line.

DECATUR STREET

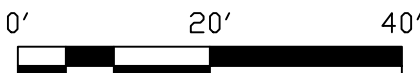
EAST 19th STREET



PLAT SHOWING
1900 DECATUR STREET
RICHMOND, VIRGINIA



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER AND IS SUBJECT TO ANY ENCUMBRANCES THAT ONE MAY REVEAL. THIS IS TO CERTIFY THAT ON 9/24/25 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON. THIS PROPERTY IS IN ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL # 5101290039F, DATED 7/08/2025.



	BASELINE LAND SURVEYING 526 GROVE AVENUE PETERSBURG, VIRGINIA 23803 BLS23803@MSN.COM PH.: 804.520.9180 / FX.: 804.722.9517	
	DATE: SEPTEMBER 24, 2025 SCALE: 1" = 20'	
DRAWN BY: SLB		
CHECKED BY:		CALC. CHK.: SLB
JOB NO.: 24623		F.B. 216/73

NOT VALID UNLESS SIGNED IN RED
PREVIOUS JOB NO.

REV.:

[illegible]



BEAM LOADING CALCULATIONS

BEAM ONE
TRIBUTARY 2ND-FLOOR LOAD = 12 SQ. FT. PER LF
12' X (40LL + 10DL) = 600 PLF @ 20' (MAXIMUM SPAN)
TOTAL BEAM LOADING = 600 PLF @ 15.5'
ALLOWABLE LOAD FOR (2) 16" 2.0E LVL = 897 PLF @ 16.5'
(FROM THE WEYERHAEUSER SPECIFIER'S GUIDE)

MAXIMUM AXIAL LOAD ON POSTS (LINE ONE) = 600 PLF X 15.5' = 9300 LBS

BEAM TWO
TRIBUTARY 2ND-FLOOR LOAD = 12 SQ. FT. PER LF
12' X (40LL + 10DL) = 600 PLF @ 22.5' (MAXIMUM SPAN)
TOTAL BEAM LOADING = 600 PLF @ 22.5'
ALLOWABLE LOAD FOR (3) 16" 2.0E LVL = 708 PLF @ 24'
(FROM THE WEYERHAEUSER SPECIFIER'S GUIDE)

- LEGEND
- (S) SMOKE DETECTOR
 - (C/S) CARBON MONOXIDE/SMOKE DETECTOR

----- BWL SS GB -----
BRACED WALL LINE (BWL)
SINGLE-SIDED GYPSUM BOARD (SS GB)
PER R602.10.4

----- BWL CS WSP -----
BRACED WALL LINE (BWL)
CONTINUOUS OSB (CS WSP)
PER R602.10.4

ALL LUMBER #2 YELLOW PINE EXCEPT AS NOTED

ALL WINDOW AND DOOR OPENINGS ARE READ AS FEET AND INCHES
EXAMPLE: 3068 = 3'0" X 6'8"

ALL WINDOWS, DOORS AND INSULATION TO MEET OR EXCEED MINIMUMS
OF N1102.1 OF THE 2021 IRBC FOR ZONE 4A

WINDOW AND DOOR U-FACTOR .35, CEILING INSULATION R-60,
WALL INSULATION R-15, FLOOR INSULATION R-19

ALL HEADERS ARE (2) 2X8 UNLESS OTHERWISE NOTED

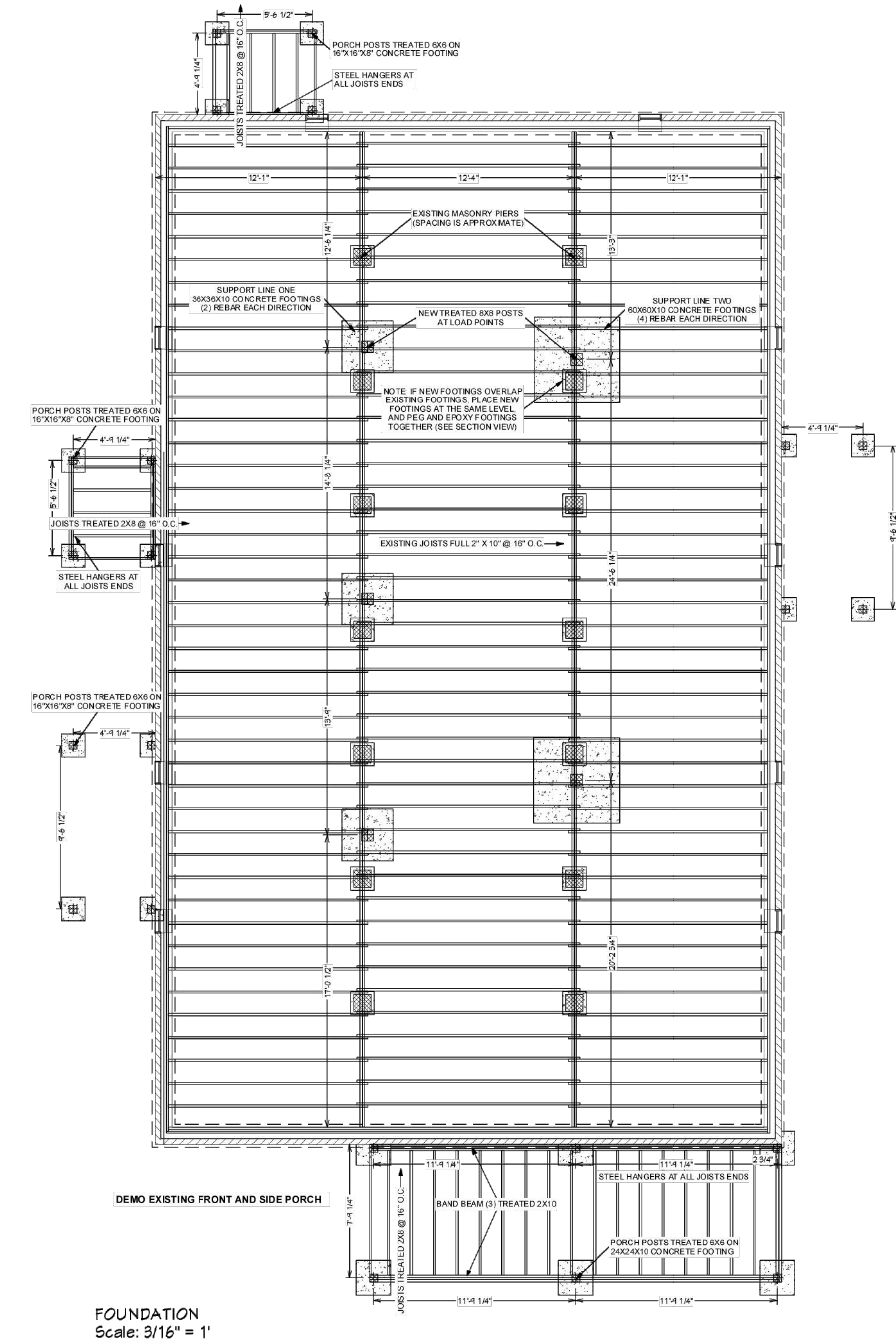
DESIGN LOAD CRITERIA IS BASED ON R301.5 "MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS."
(SEE SIDE CHART) HEADER SPANS ARE PRESCRIBED BY TABLE R502.5 OF THE 2021 VUSBC OR
THE APPROPRIATE ENGINEERED LUMBER SPECIFIER'S GUIDE. LOAD CALCULATIONS WILL BE
PROVIDED FOR ANY HEADERS OR BEAMS WHEN PRESCRIPTIVE DATA IS NOT AVAILABLE.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY MEASUREMENTS,
SITE CONDITIONS AND CODE COMPLIANCE BEFORE PROCEEDING.

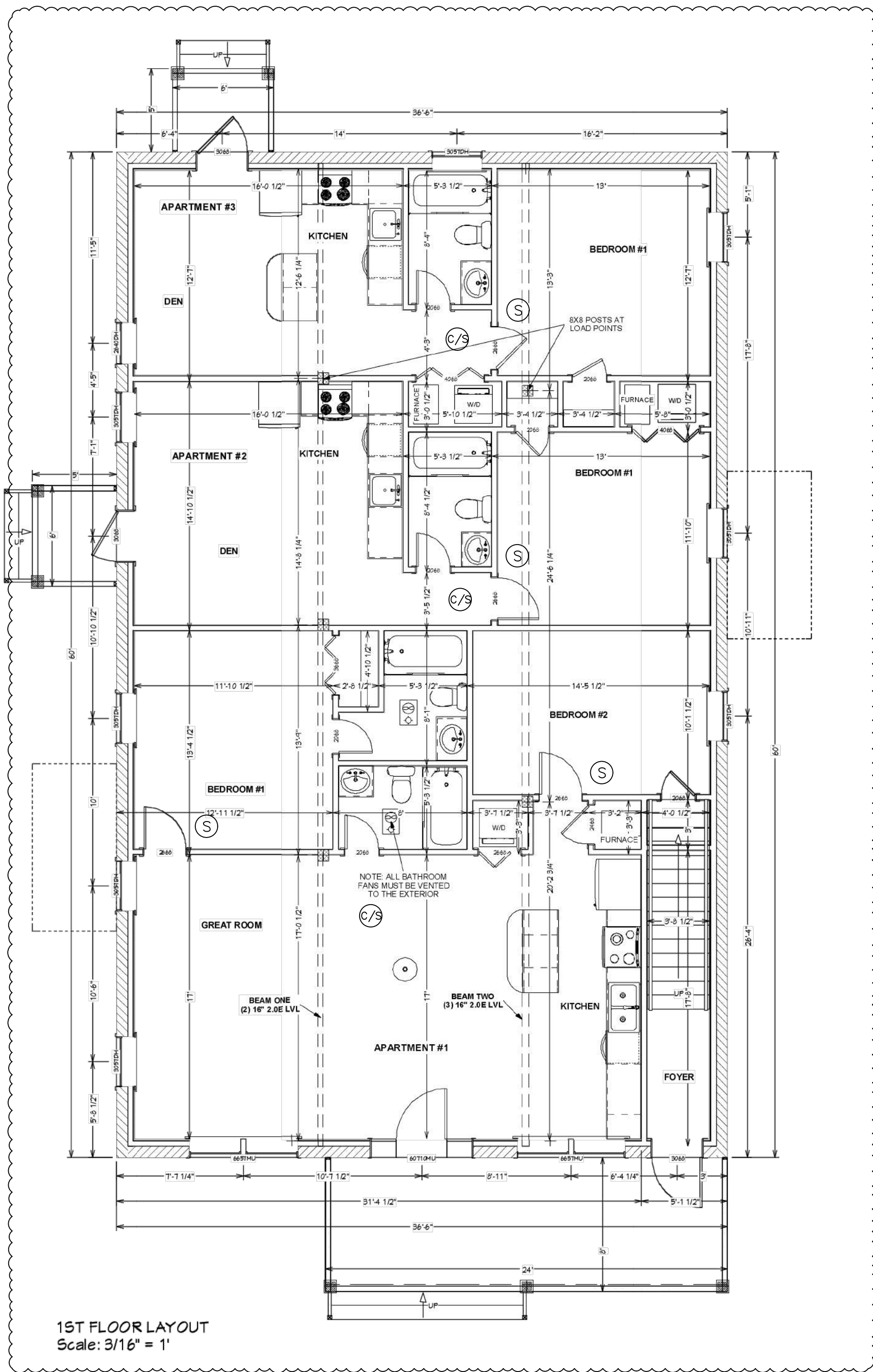
THESE PLANS ARE INTENDED TO ADHERE TO THE 2021 VUSBC.

THESE PLANS ARE INTENDED TO ADHERE TO THE INTERNATIONAL
CODE COUNCIL DESIGN WIND SPEED OF 115 MPH AND EXPOSURE "B"

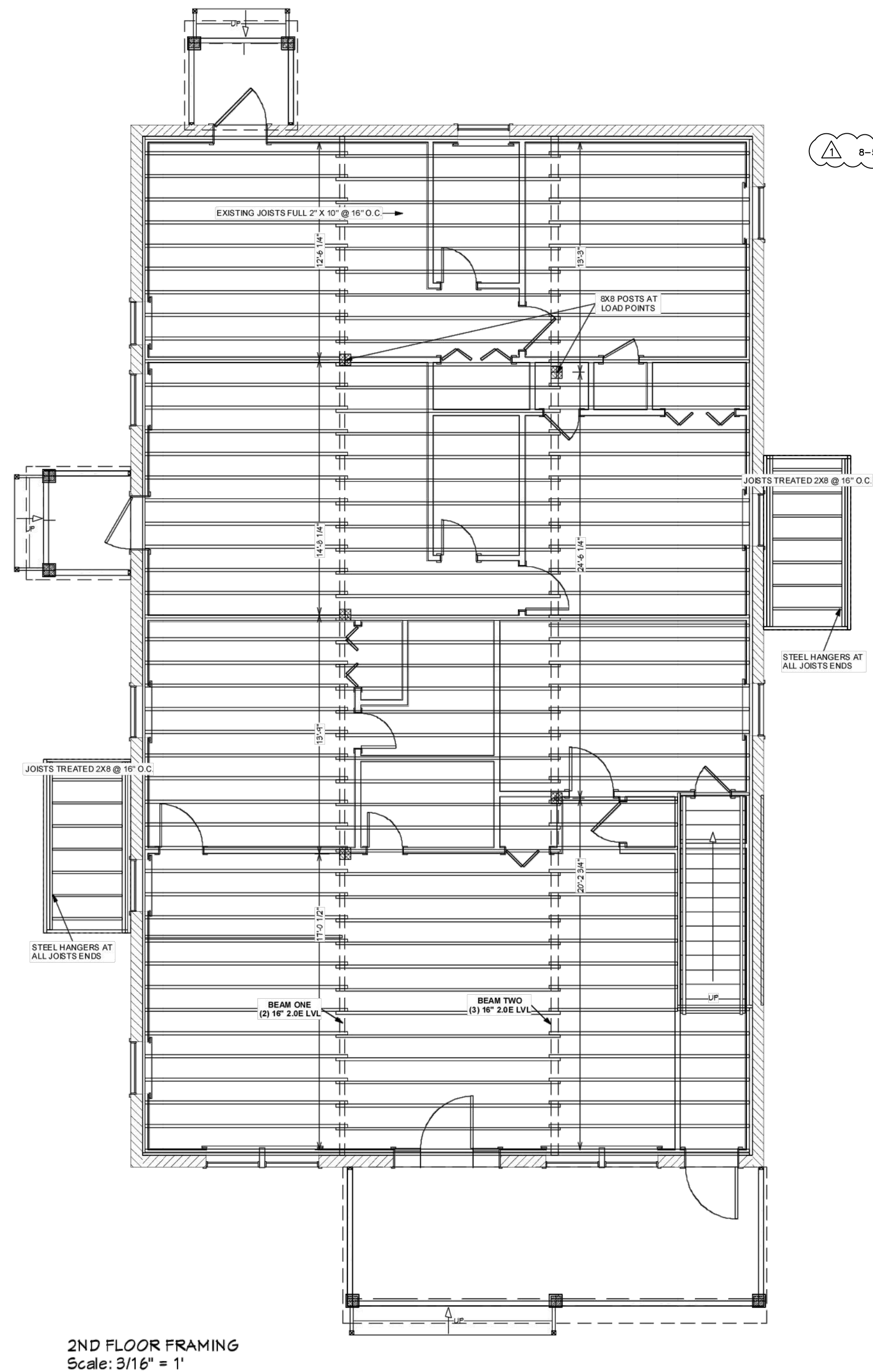
ASSUMED SOIL BEARING CAPACITY 1500 PSF UNLESS DEMONSTRATED TO BE GREATER



DECATUR ST



DECATUR ST



DECATUR ST

8-5-25 JK REMOVED THIRD STORY



CITY/COUNTY APPROVAL:

Drawn by: Mitchell Glasgow
Date: 8/17/25

THESE DRAWINGS ARE THE PROPRIETARY WORK
OF GLASGOW DESIGN SERVICES, LLC. AND THE
USE OF GLASGOW DESIGN SERVICES, LLC. AND THE
CLIENTS FOR WHOM THEY WERE COMMISSIONED.
ONLY TO ILLUSTRATE THE DESIGNER'S CONCEPTS,
AND THEIR ACCURACY IS NOT GUARANTEED. IT IS
THE RESPONSIBILITY OF THE CONTRACTOR TO
VERIFY MEASUREMENTS, SITE CONDITIONS AND
CODE COMPLIANCE BEFORE PROCEEDING.

Apartment Remodel (With Porches)
1900 Decatur Street
Richmond, VA

PROJECT COORDINATOR:

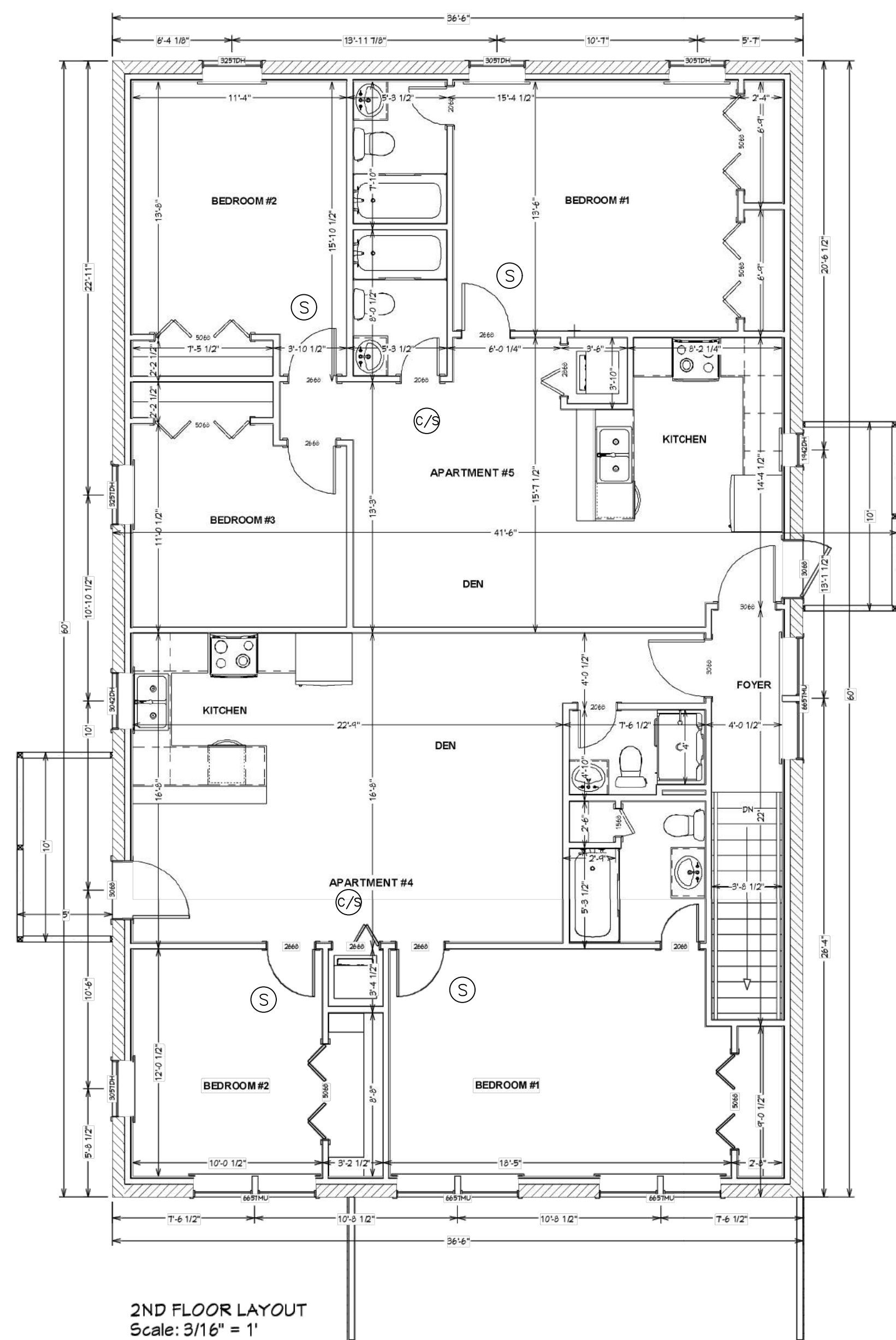
CUSTOMER APPROVAL:

PO BOX 1441
MIDLOTHIAN, VA 23113
(804) 938-1196
www.glasgowdesign.net

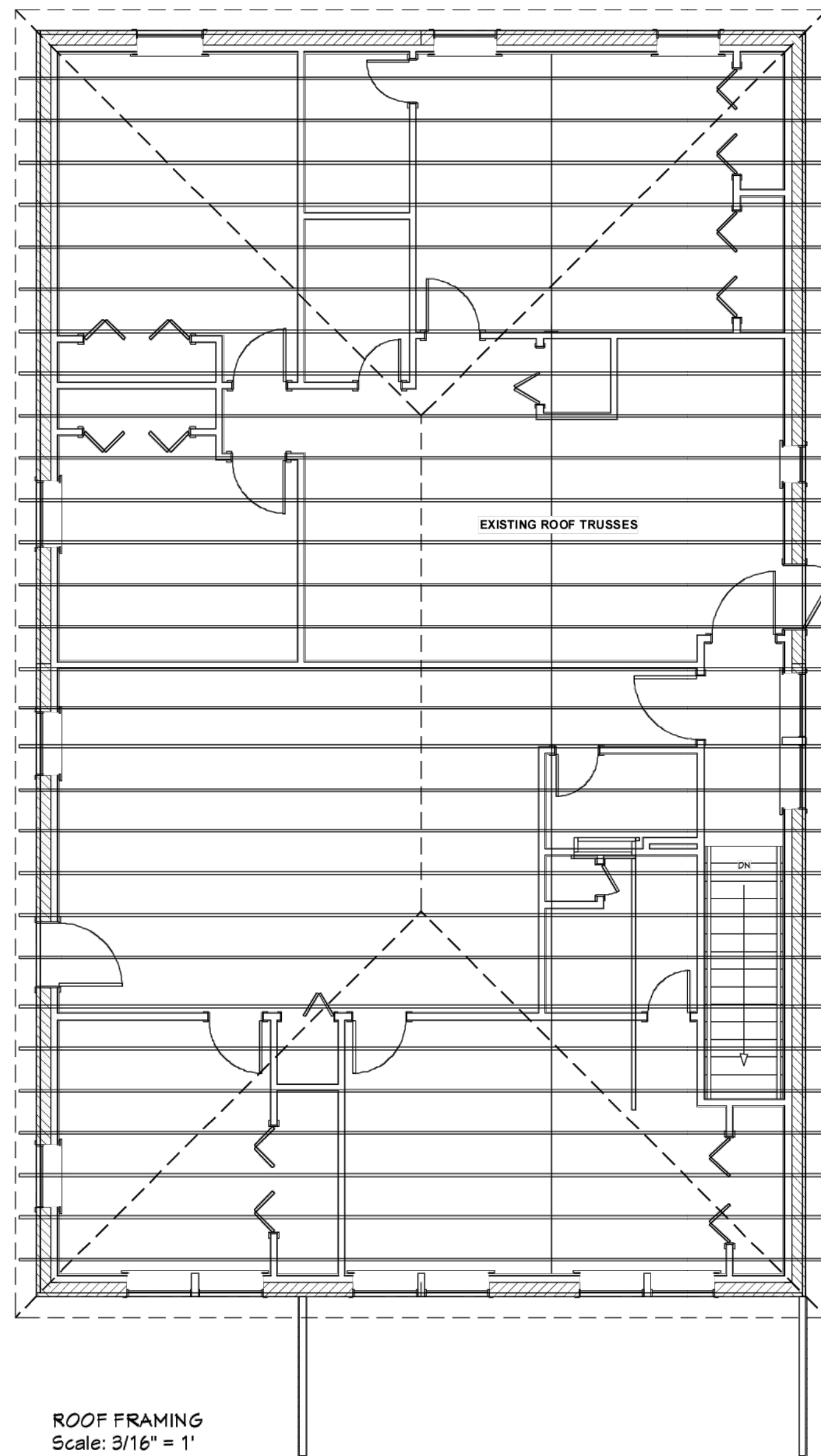


LEGEND

- (S) SMOKE DETECTOR
(C/S) CARBON MONOXIDE/SMOKE DETECTOR



DECATUR ST



DECATUR ST

8-5-25 JK REMOVED THIRD STORY

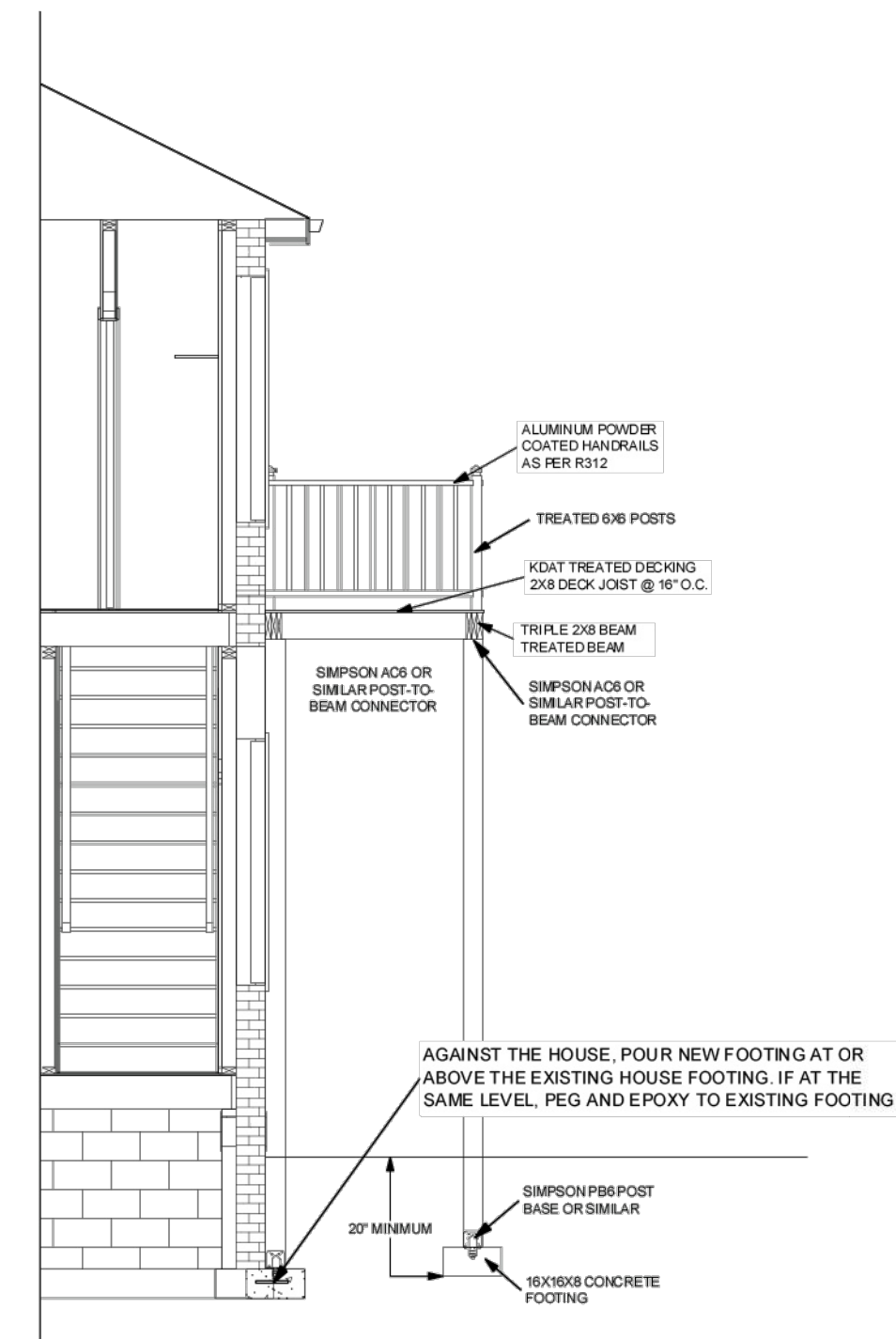
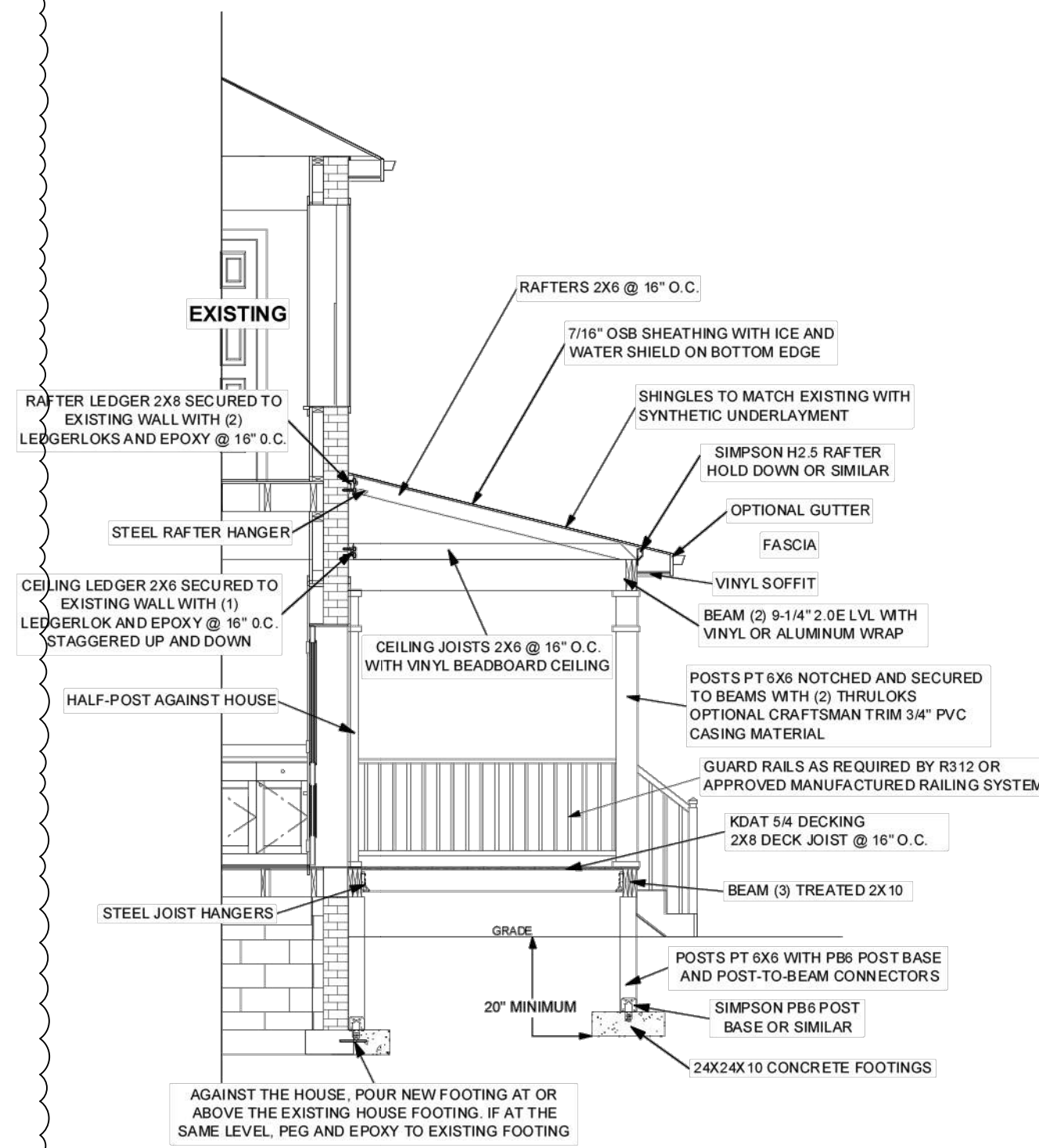
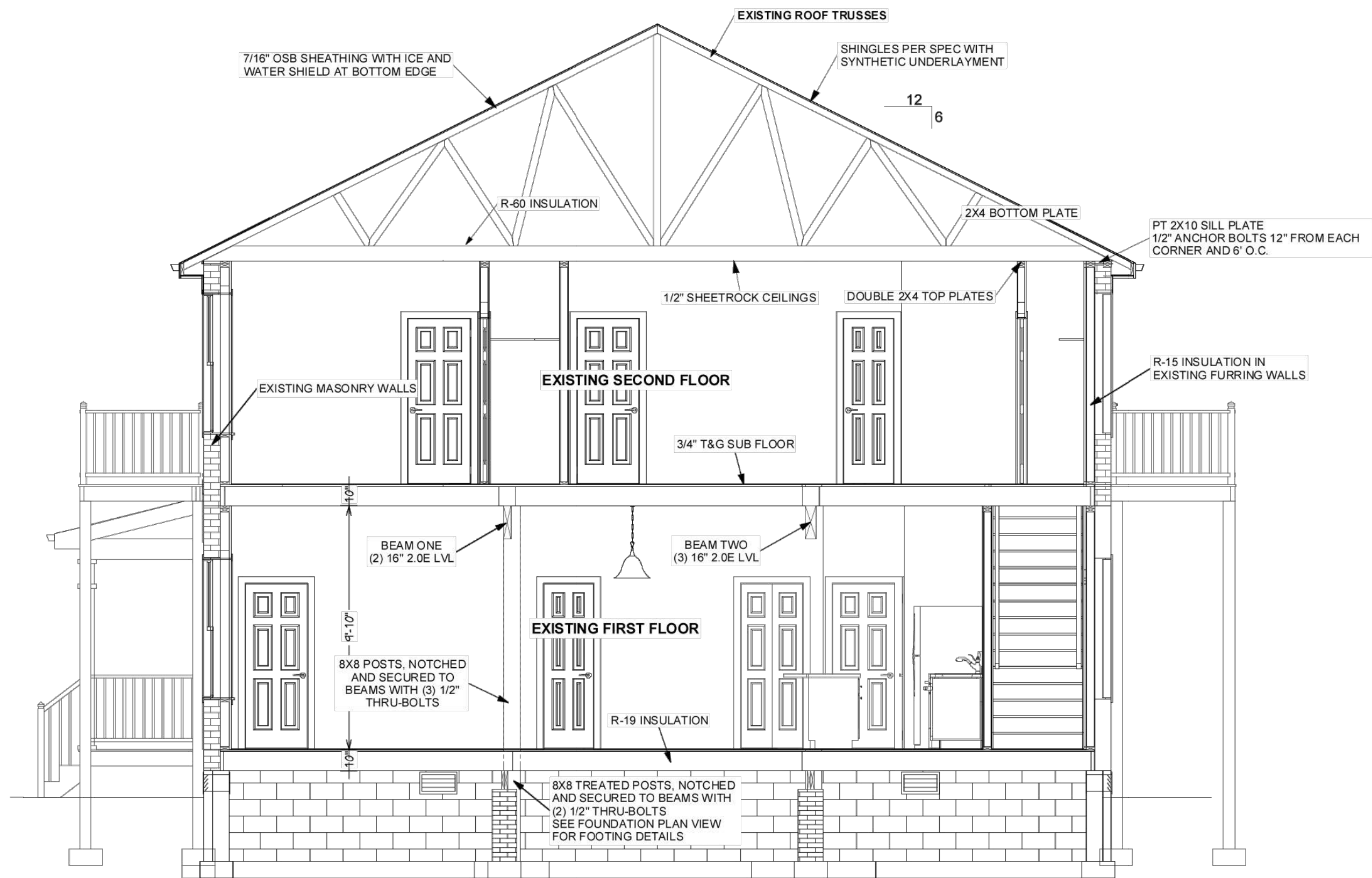


CITY/COUNTY APPROVAL:
PROJECT COORDINATOR:
CUSTOMER APPROVAL:

THESE DRAWINGS ARE THE PROPRIETARY WORK OF GLASGOW DESIGN SERVICES, LLC. DEVELOPED FOR THE EXCLUSIVE USE OF GLASGOW DESIGN SERVICES, LLC. AND THE CLIENTS FOR WHOM THEY WERE COMMISSIONED. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GLASGOW DESIGN SERVICES, LLC. THE DESIGNER'S CONCEPTS, AND THEIR ACCURACY IS NOT GUARANTEED. IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS, VERIFY MEASUREMENTS, SITE CONDITIONS AND CODE COMPLIANCE BEFORE PROCEEDING.

PO BOX 1441
MIDLOTHIAN, VA 23113
(804) 938-1196
www.glasgowdesign.net





8-5-25 JK REMOVED THIRD STORY

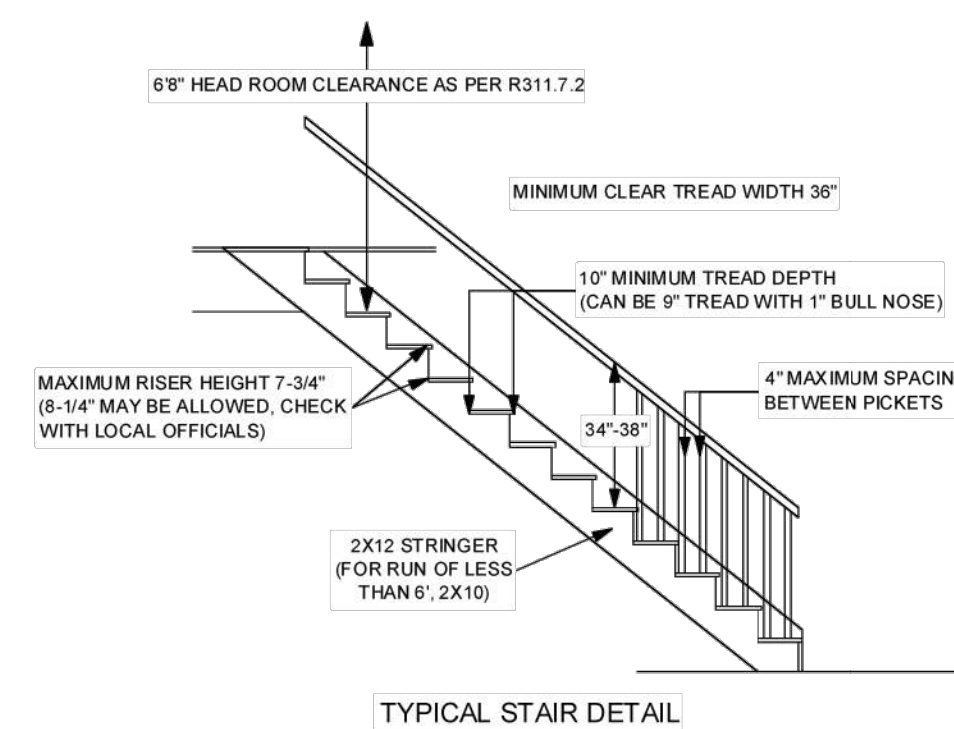
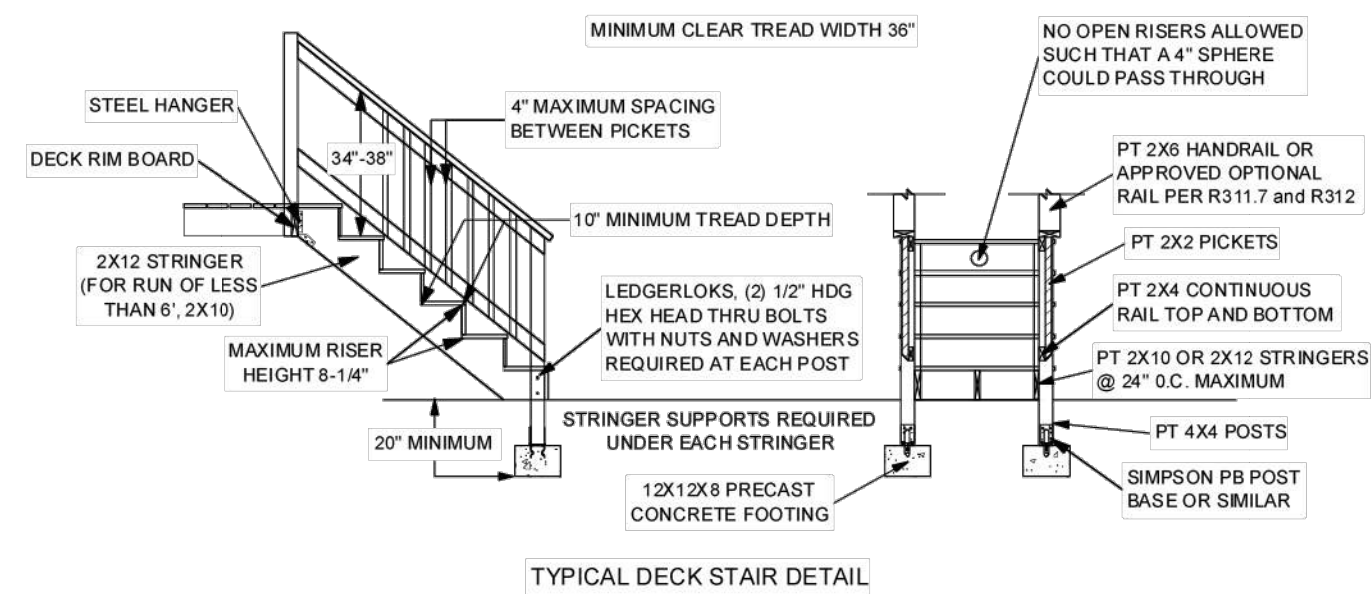


CITY/COUNTY APPROVAL:
Drawn by: Mitchell Glasgow
Date: 8/7/25

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Apartment Remodel (With Porches)
1900 Decatur Street
Richmond, VA
PROJECT COORDINATOR:
CUSTOMER APPROVAL:

PO BOX 1441
MIDLOTHIAN, VA 23113
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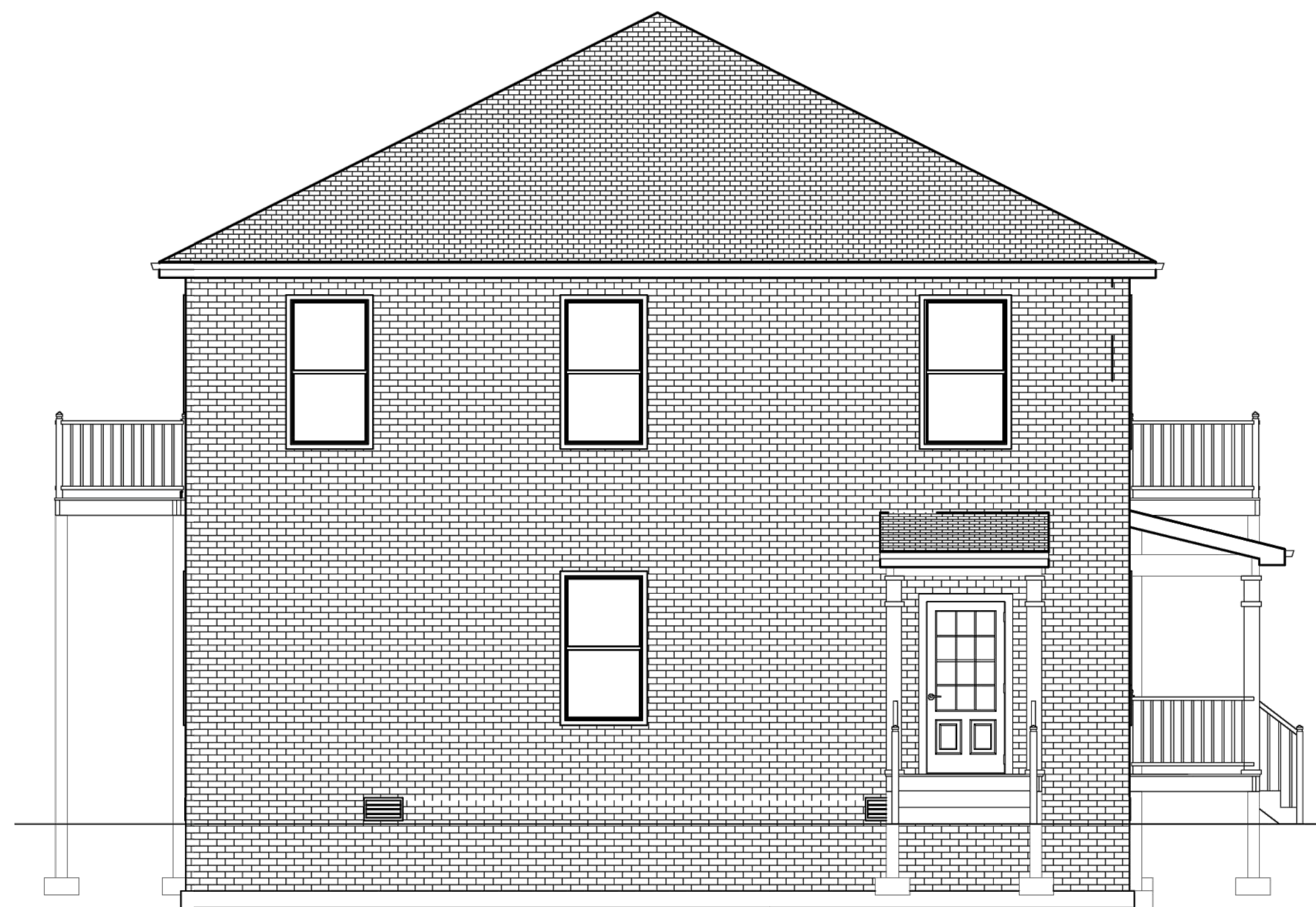


DECATUR ST



RICHMOND HWY

ELEVATIONS
Scale: 1/4" = 1'



REAR ELEVATION



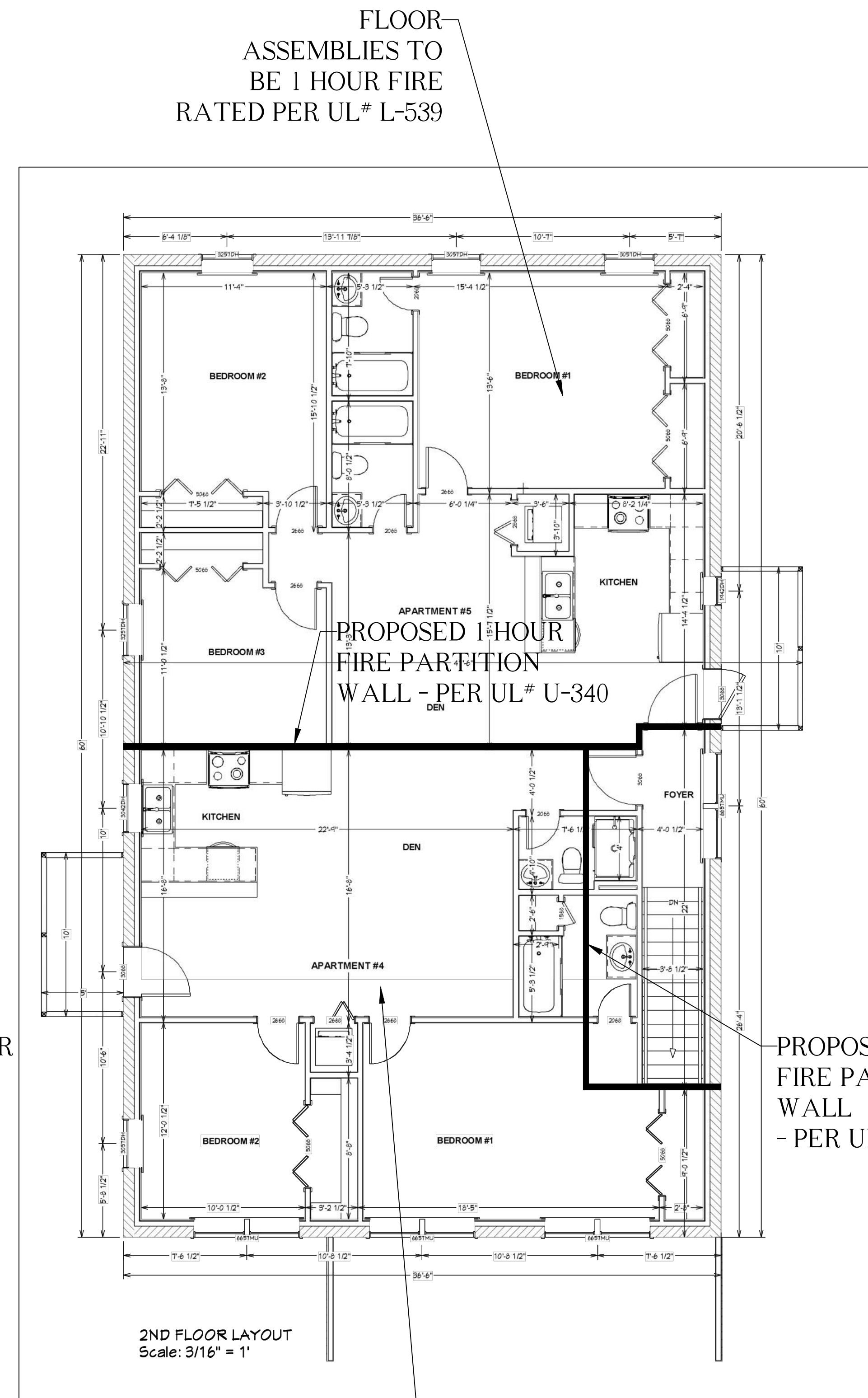
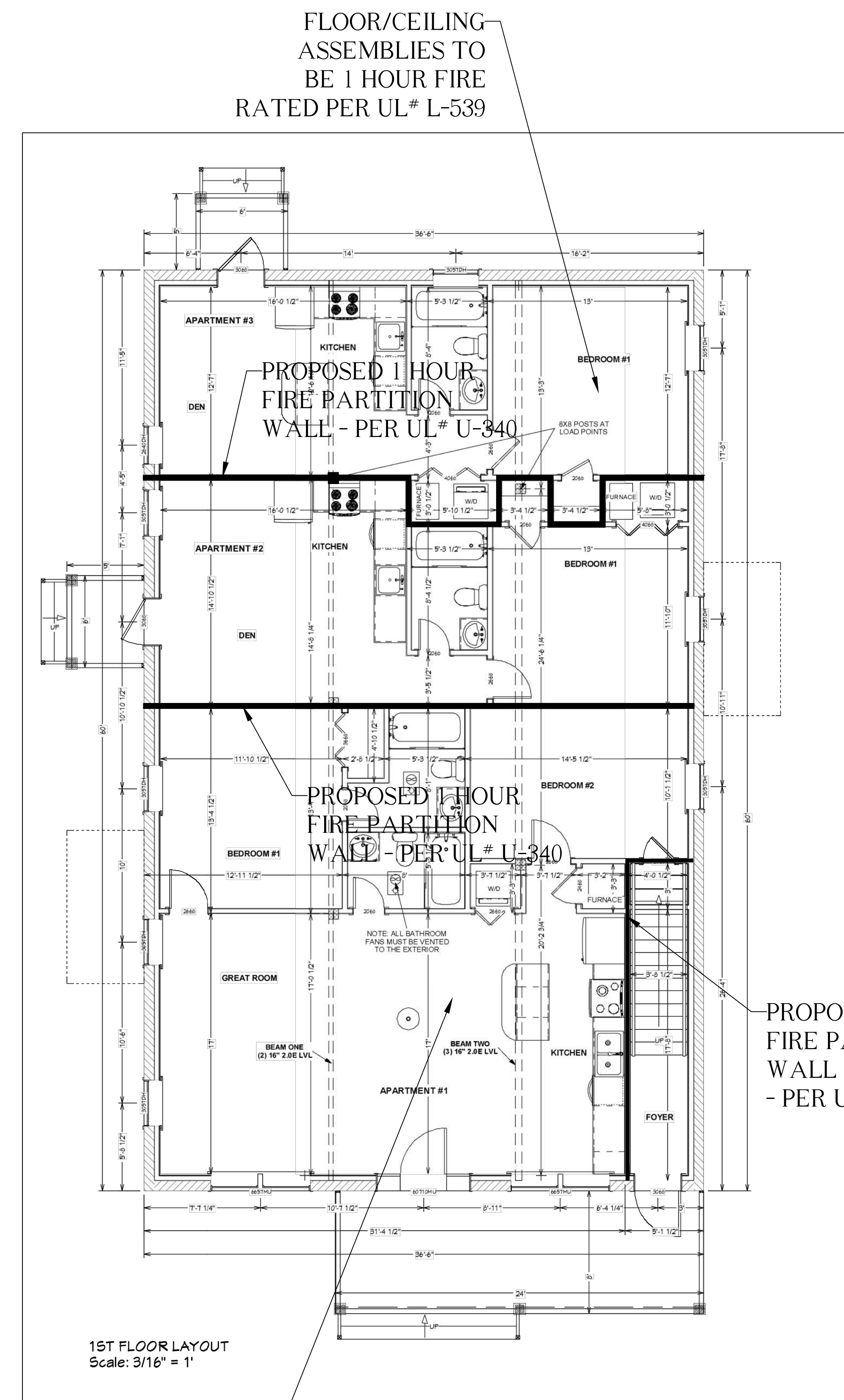
CITY/COUNTY APPROVAL:
Drawn by: Mitchell Glasgow
Date: 8/7/25

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Apartment Remodel (With Porches)
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Richmond, VA
PROJECT COORDINATOR:
CUSTOMER APPROVAL:

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NO.	DATE	BY	REVISION
1	8-5-25	JK	REMOVED THIRD STORY

PROJECT NO.	AS NOTED
SCALE	04/20/25
DATE	JK
DRAWN BY	JK
CHECKED BY	JK
DRAWING NO.	825
PROJECT	FIRE RATED ASSEMBLIES
PROJECT	DECATUR ST APARTMENTS
PROJECT	1900 DECATUR STREET
PROJECT	RICHMOND, VA 23223
PROJECT	Advanced Engineering, LLC
PROJECT	P.O.Box 72692
PROJECT	Richmond, VA. 23235
PROJECT	(804) 909-3633
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