



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.richmondgov.com/>

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: 2036 BROAD ROCK BLVD Date: 2/15/2023
 Parcel I.D. #: CDD 60508018 Fee: _____
 Total area of affected site in acres: 0.33

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

Zoning

Current Zoning: R-4

Richmond 300 Land Use Designation: RESIDENTIAL

Proposed Use

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

SUB DIVIDE AND BUILD NEW SINGLE FAMILY HOUSE
 Existing Use: SINGLE FAMILY HOUSE

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: KEITH HIGSMITH

Company: _____

Mailing Address: 7336 PART SIDE DR.

City: MIDDLETON State: VA Zip Code: 23112

Telephone: (804) 869-1427 Fax: _____

Email: KHIGHS002@ICLOUD.COM

Property Owner: Keith Higsmith Calvin Carter

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: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ Fax: _____

Email: _____

Property Owner Signature: Keith Higsmith Calvin Carter

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)

March 24, 2023

Caldon Curtis

Keith Highsmith

2036 Broad Rock Blvd

Richmond VA 23224

To Whom It May Concern:

Re: Applicant's Report

This report was drafted to describe the proposed use for 2036 Broad Rock Blvd: the property will be utilized as a single family residence. In fact, the property, which is ~ 14,500 SF, will be split into two properties, with a single family dwelling on each split lot. The current home will be an existing residence on one lot and the split area will have another single family residence on it. In fact, the plans for the single family home are located on the flash drive. By right, a property must have 15,000 SF to split it. We have just under that amount, hence our application for a special use permit. Thanks.

Respectfully,

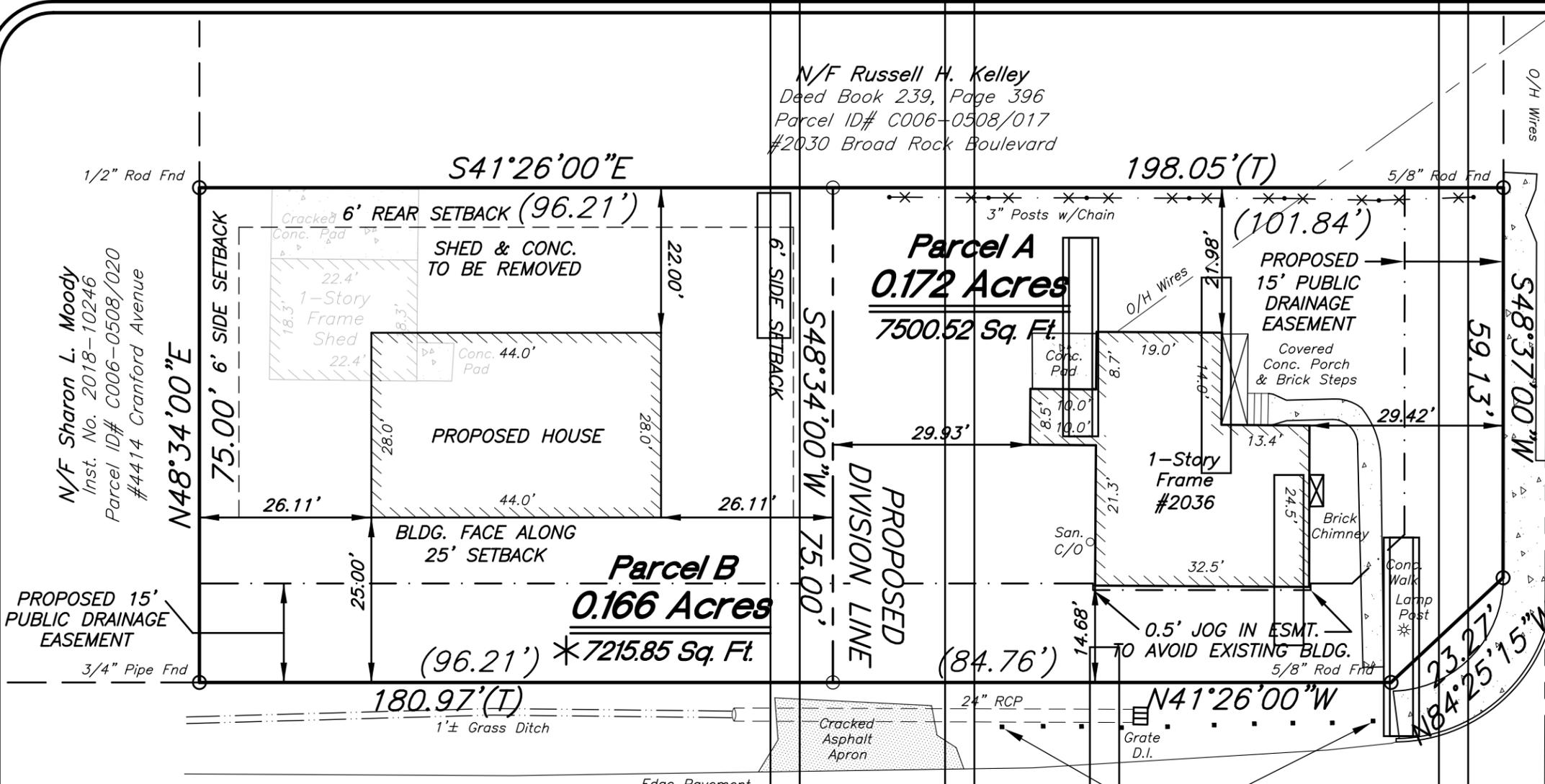
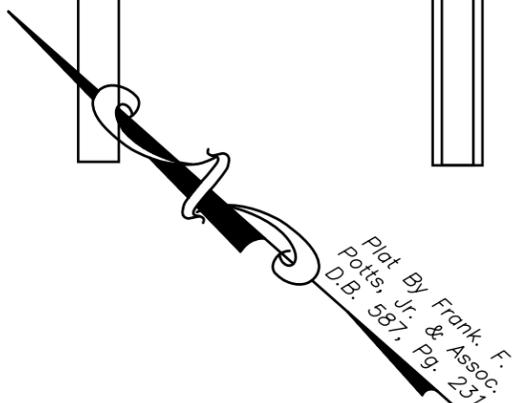
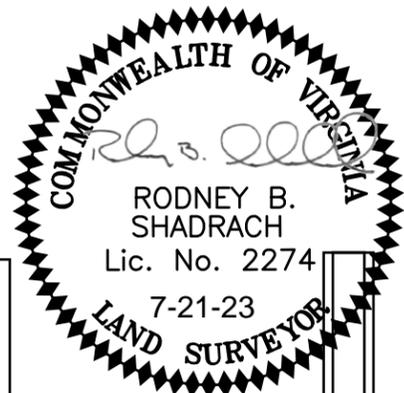
Caldon Curtis, Keith Highsmith

FACTS ABOUT PROPOSED NEW SINGLE FAMILY DWELLING ON CRANFORD AVE

1. House will be a single family dwelling that will NOT be detrimental to the safety, health, morals, and general welfare of the community involved.
2. Single family dwelling will NOT cause congestion in streets, roads, alleys, and other public ways and places in the area involved. In fact, entire initial lot was over 14,500 SF, under 500 SF from the ability to split the lot by right. There is ample space to fit a 28' X 44' single family dwelling.
3. Single family dwelling will NOT create hazards from fire, panic, or other dangers.
4. Single family dwelling will NOT cause overcrowding of land or an undue concentration of population. There is ample space to place the single family dwelling.
5. Single family dwelling will NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements.
6. Single family dwelling will NOT interfere with adequate light and air.

ALL FACTS ATTESTED TO BY CALDON CURTIS AND KEITH HIGHSMITH

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



Broad Rock Boulevard
(Var. Width Public R/W)

Cranford Avenue
(Var. Width Public R/W)

SURVEY PLAT
SHOWING EXISTING IMPROVEMENTS
AND PROPOSED DIVISION AT
#2036 BROAD ROCK BOULEVARD
CITY OF RICHMOND, VIRGINIA

DATE: JULY 21, 2023



Scale: 1" = 20'



Shadrach & Associates LLC

LAND SURVEYING

430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • Email: rod@shadrachsveys.com

N/F Russell H. Kelley
Deed Book 239, Page 396
Parcel ID# C006-0508/017
#2030 Broad Rock Boulevard

N/F Sharon L. Moody
Inst. No. 2018-10246
Parcel ID# C006-0508/020
#4414 Cranford Avenue

* LOT DOES NOT MEET R-4
MINIMUM LOT SIZE (7500 Sq. Ft.)
VARIANCE APPLICATION
HAS BEEN SUBMITTED

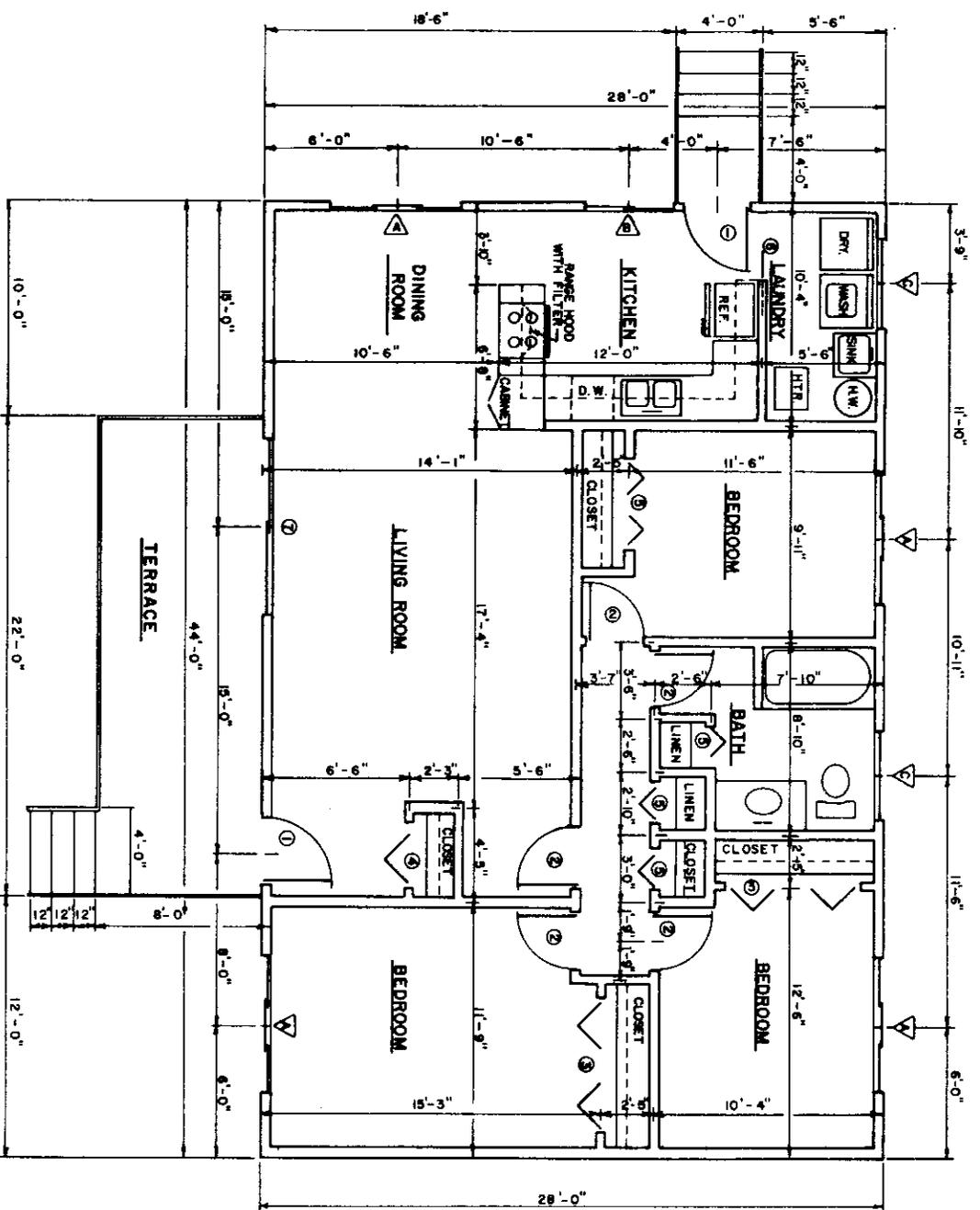
Notes:

1. The subject property is not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community-Panel No. 510129-0076-D, effective date: April 2, 2009 (Zone X).
2. This survey plat represents a current and accurate field transit survey of the premises shown hereon.
Date of last physical survey: July 6, 2023.
3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which affect the subject property not reflected hereon.

Legal Reference:

Caldon S. Curtis & Keith Highsmith
Instrument No. 2005-41151
Parcel ID# C006-0508/018
#2036 Broad Rock Boulevard
ZONED: R-4

Total Acreage
0.338 Acres
14,716.36 Sq. Ft.

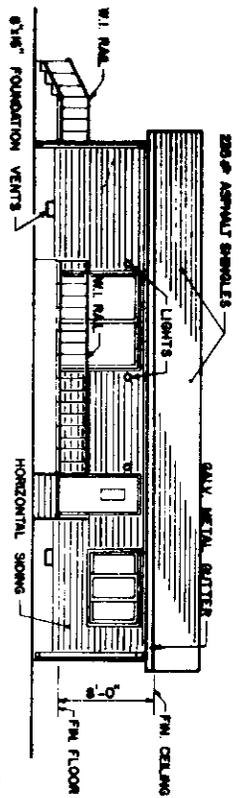


FLOOR PLAN
SCALE

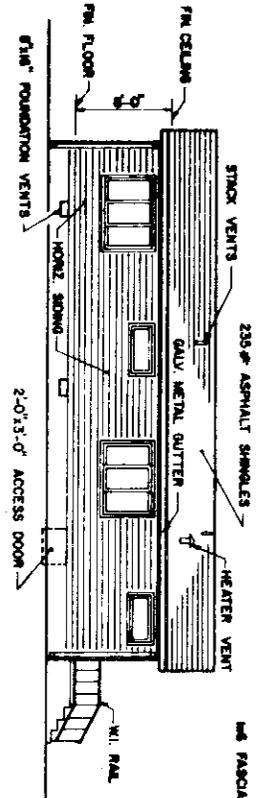
DOOR SCHEDULE		
MARK	SIZE	DESCRIPTION
1	3'-0" x 6'-8"	Wood, Solid Core, Exterior - 1 Tight
2	2'-8" x 6'-8"	Wood, Hollow Core, Interior
3	6'-0" x 6'-8"	Wood, Bitoid (4 panels)
4	3'-0" x 6'-8"	" (2 panels)
5	2'-0" x 6'-8"	"
6	3'-0" x 6'-8"	Pocket Door
7	8'-0" x 6'-8"	Glass, Sliding

WINDOW SCHEDULE		
MARK	SIZE	DESCRIPTION
A	6'-0" x 4'-0"	Aluminum, Sliding (S-F-S)
B	4'-0" x 4'-0"	Aluminum, Sliding (S-F)
C	4'-0" x 1'-5"	Aluminum, Awning

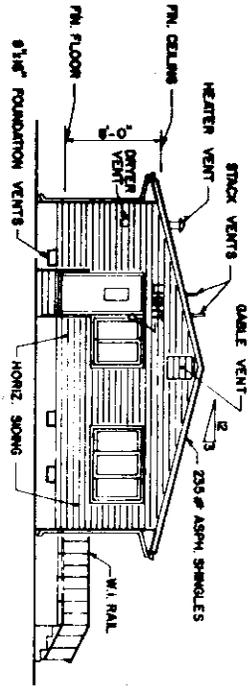
COOPERATIVE EXTENSION SERVICE
 AGRICULTURE AND HOME ECONOMICS
 UNITED STATES DEPARTMENT OF AGRICULTURE COOPERATING
3-BEDROOM FRAME HOUSE
 USDA 84 7249 SHEET 1 OF 3



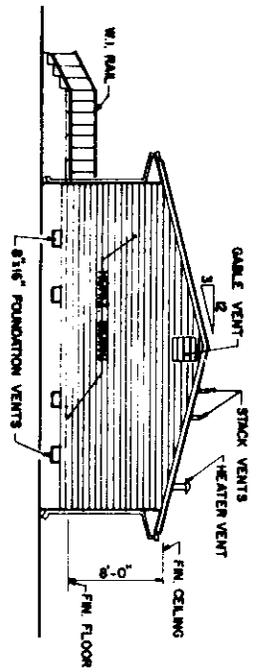
FRONT ELEV.



REAR ELEV.



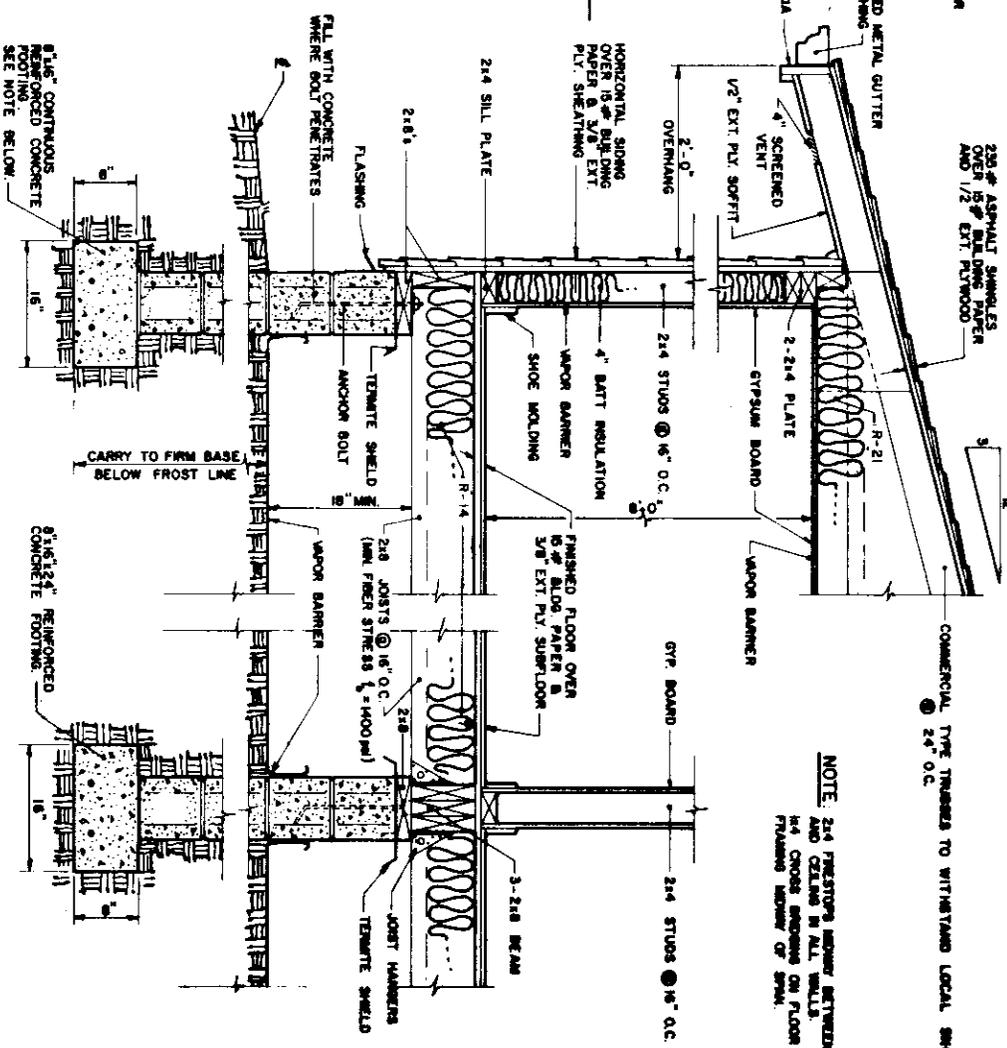
LEFT ELEV.



RIGHT ELEV.

20' 1" 4' 1" SCALE

ELEVATIONS



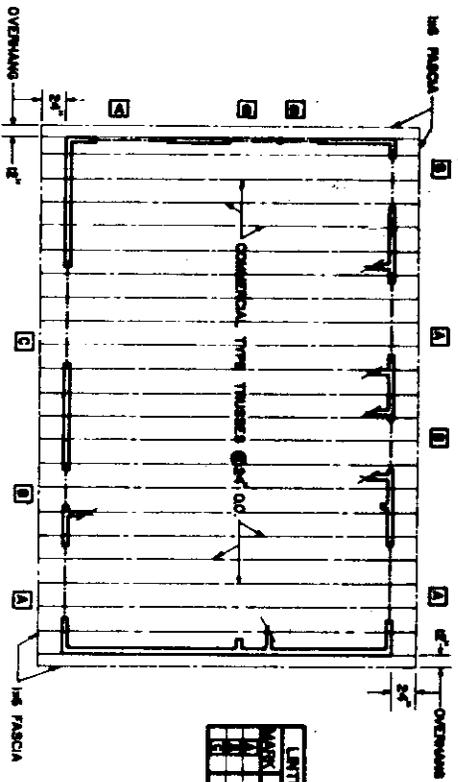
TYPICAL WALL SECTION

12' 9" 6' 3" 0" SCALE

SECTION @ PIER

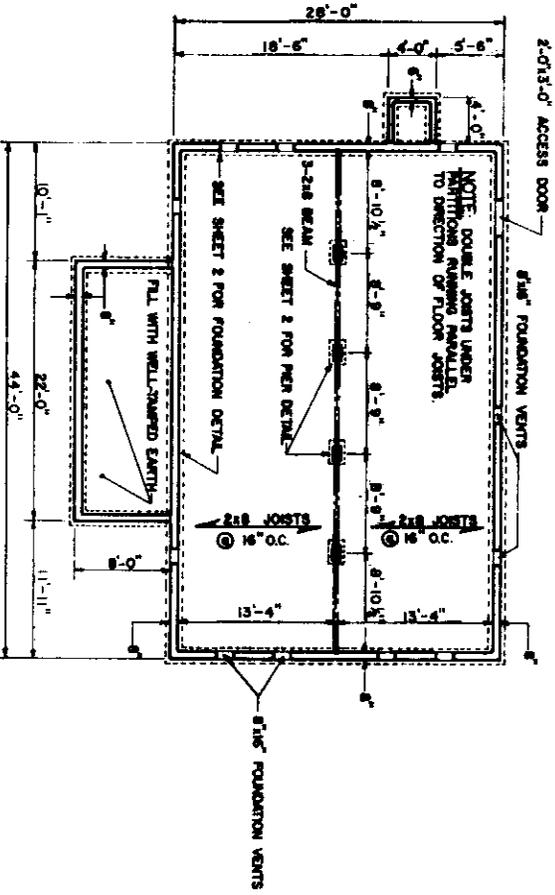
NOTE: 2x4 TRUSSES SPACED BETWEEN FLOOR AND CEILING IN ALL WALLS. 1/4" CROSS BRACING ON FLOOR. FLASHING NUMBER OF SPIN.

UNITED STATES DEPARTMENT OF AGRICULTURE COOPERATING			
COOPERATIVE EXTENSION SERVICE			
AGRICULTURE AND HOME ECONOMICS			
3 - BEDROOM FRAME HOUSE			
USDA '84	7249	SHEET 2 OF 3	



LATEL SCHEDULE		
TYPE	SIZE	QUANTITY
M	2-2x8's	4
N	2-2x8's	9
R	2-2x10's	1

ROOF FRAMING PLAN



FOUNDATION PLAN

CONSTRUCTION CHECK LIST

1. CHECK LOCAL BUILDING CODE & LOAN COMPANY CRITERIA.
2. ADEQUATELY NAIL & ANCHOR JOISTS.
3. DOUBLE JOISTS UNDER TUBS & OTHER HEAVY LOADS.
4. SHEATH CORNERS WITH 1/2" PLYWOOD OR HIGH DENSITY FIBERBOARD OR USE DIAGONAL BRACING.
5. USE EXTERIOR GRADED PLYWOOD WHENEVER IT MAY BE WETTED DURING OR AFTER CONSTRUCTION.
6. PRESSURE TREAT ALL WOOD WITH GROUND CONTACT AND PROVIDE OTHER NEEDED TERMITE CONTROL.
7. R VALUES DEPEND ON LOCAL CLIMATE AND FUEL COST.
8. PROVIDE 1 SQ FT OF ATTIC VENT OPENINGS FOR EACH 150 SQ FT OF CEILING.
9. WEATHERIZE ALL OPENINGS AND JOINTS.



SCALE

COOPERATIVE EXTENSION SERVICE
AGRICULTURE AND HOME ECONOMICS

UNITED STATES DEPARTMENT OF AGRICULTURE COOPERATING

3-BEDROOM FRAME HOUSE

USDA '84 7249 SHEET 3 OF 3