



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

September 9, 2025

David and Kristin Bush
5900 York Road
Richmond, VA 23226

To Whom It May Concern:

RE: BZA 34-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, October 1, 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 construct a one-story addition to an existing single-family (detached) dwelling at 5900 YORK ROAD (Tax Parcel Number W021-0308/014), located in an R-2 (Single-Family Residential) 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 **899 614 784#**. 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 October 1, 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 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 34-2025
Page 2
September 9, 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, 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
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.

315 Maple Llc
1906 Hickoryridge Rd
Henrico, VA 23238

5809 York Llc
5809 York Rd
Richmond, VA 23226

Boykin Robert A Jr & Jane N
810 Arlington Cir
Richmond, VA 23229

Calderon Jose L And Eugenie
5905 York Rd
Richmond, VA 23226

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

Fisher Hugh P Iii & Joanne M
408 Maple Ave
Richmond, VA 23226

Goff James M Ii & Jennifer S
5902 York Rd
Richmond, VA 23226

Hollomon Matthew R And Margaret W
5904 York Rd
Richmond, VA 23226

Maple Llc
1906 Hickoryridge Rd
Henrico, VA 23838

Munford Charles C And Torrey M
5906 York Rd
Richmond, VA 23226

Pounders Robert M & Jennifer S
8002 Spottswood Rd
Henrico, VA 23229

Schlesinger Cora K
407 Maple Ave
Richmond, VA 23226

Taylor Zachary D & Patricia D
5903 York Rd
Richmond, VA 23226

White Elizabeth H
310 Maple Ave
Richmond, VA 23226

Wood Bettie D
5901 York Rd
Richmond, VA 23226

City of Richmond, VA Report

Property Owner

Name: BUSH DAVID P & KRISTIN P

Mailing Address: 5900 YORK RD
RICHMOND, VA 2322600000

Parcel Use: R One Story+ (1.25, 1.5, 1.75)

Neighborhood: Saint Christophers

Property Information

Property Address: 5900 York Road

PIN W0210308014

Size: 0.331 Acres, 14412.000 Square Feet

Property Description: CLUB VIEW L52; 0090.00X0125.00 IRG0000.000

Current Assessment

Year	Land	Improvements	Total
2026	\$220,000	\$690,000	\$910,000

Deed Transfers

Recordation Date	Book	Page	Deed Type	Consideration	🔍 Grantee
6/28/2005	ID2005	21118	QC	\$0	BUSH DAVID P & KRISTIN P
9/23/1996	09600	19769	N/A	\$156,500	BUSH DAVID P AND
9/14/1995	009500	107309	N/A	\$160,000	Not Available
5/28/1981	000782	00741	N/A	\$69,200	Not Available
5/26/1978	000737	00334	N/A	\$50,000	Not Available
1/1/1900	000737	00334	N/A	\$50,000	Not Available

Residential Card 1 Details

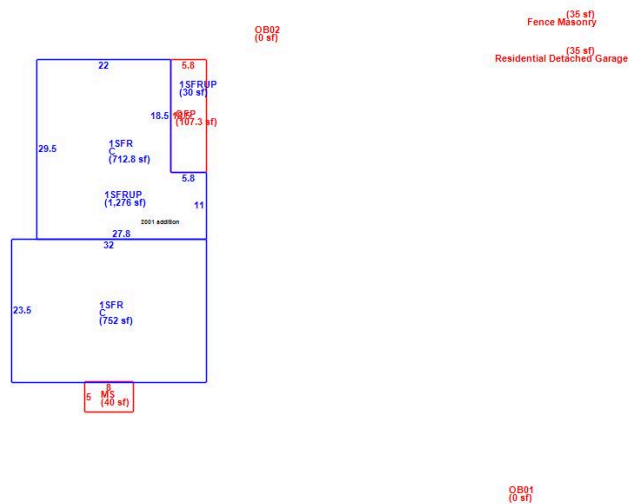
Story	Style	Total Liv	Year Built
1.75	125,15,175 Sty Oldest	2,771	1941

Model:	RESIDENTIAL	Rooms:	Beds: 3
Interior Wall:	Drywall	Bathrooms:	Full: 3 Half: 0
Interior Wall 2:		Central AC:	Central air
Exterior Wall:	Wood Siding	Heat/Cool:	Hot Water Or Steam
Exterior Wall 2:		Floor Cover:	Hardwood
Roof Type:	Gable	Floor Cover 2:	N/A
Roof Cover:	Slate or tile	Floor Cover 3:	N/A

Residential Card 1 Photo



Residential Card 1 Sketch



Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SFR	1 Story Frame - Fin	1,465	1,465
1SFRUP	1 Story Frame - Upper - Fin	1,306	1,306
C	Crawl Space	1,465	0
MS	Stoop - Masonry	40	0
OB01	Outbuilding	0	0
OB02	Outbuilding	0	0
OFP	Porch - Open - Frame	107	0
Totals		4,383	2,771

Outbuildings

Code	Description	Sub Code-Description	Size
DETGAR	Residential Detached Garage	Wood Frame	480.00 SF
FENCER	Fence Masonry	Typical	280.00 LF

Assessment History			
Year	Land	Improvements	Total
2025	\$220,000	\$634,000	\$854,000
2024	\$200,000	\$612,000	\$812,000
2023	\$182,000	\$588,000	\$770,000
2022	\$152,000	\$552,000	\$704,000
2021	\$152,000	\$519,000	\$671,000
2020	\$124,000	\$519,000	\$643,000
2019	\$124,000	\$480,000	\$604,000
2018	\$124,000	\$448,000	\$572,000
2017	\$99,000	\$455,000	\$554,000
2016	\$99,000	\$437,000	\$536,000
2015	\$99,000	\$425,000	\$524,000
2014	\$87,000	\$446,000	\$533,000
2013	\$87,000	\$446,000	\$533,000
2012	\$87,000	\$446,000	\$533,000
2011	\$87,000	\$453,000	\$540,000
2010	\$87,000	\$453,000	\$540,000
2009	\$87,000	\$452,900	\$539,900
2008	\$87,000	\$452,900	\$539,900
2007	\$76,000	\$445,300	\$521,300
2006	\$76,000	\$425,300	\$501,300
2005	\$75,300	\$362,500	\$437,800

Map



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: David and Kristin Bush

PHONE: (Home) () _____ **(Mobile)** (804) 338-1545

ADDRESS 5900 York Road
Richmond, Virginia 23226

FAX: () _____ **(Work)** (804) 793-0134

E-mail Address: sendtobush@gmail.com

Attn: David Bush

PROPERTY OWNER'S

REPRESENTATIVE: _____

PHONE: (Home) () _____ **(Mobile)** () _____

(Name/Address) _____

FAX: () _____ **(Work)** () _____

E-mail Address: _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES) 5900 York Road

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-404.5(1) & 30-630.2(b)(2)

APPLICATION REQUIRED FOR: A building permit to construct a one-story addition to a single-family detached dwelling.

TAX PARCEL NUMBER(S): W021-0308/014

ZONING DISTRICT: R-2 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. As per the "1 in 4 Rule", a yard varying in depth from 45.01 feet ± to 39.12 feet ± is required for the proposed addition along the Maple Avenue frontage; 34.43 feet ± is proposed.

DATE REQUEST DISAPPROVED: August 18, 2024

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: August 7, 2025 **TIME FILED:** 10:00 a.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-170699-2025

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) (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: 8/29/25

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

CASE NUMBER: BZA 34-2025 **HEARING DATE:** October 1, 2025 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 34-2025
150' Buffer

APPLICANT(S): David and Kristin Bush

PREMISES: 5900 York Road
(Tax Parcel Number W021-0308/014)

SUBJECT: A building permit to construct a one-story addition to an existing single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-404.5(1) & 30-630.2(b)(2)
of the Zoning Ordinance for the reason that:
The front yard (setback) requirement is 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.

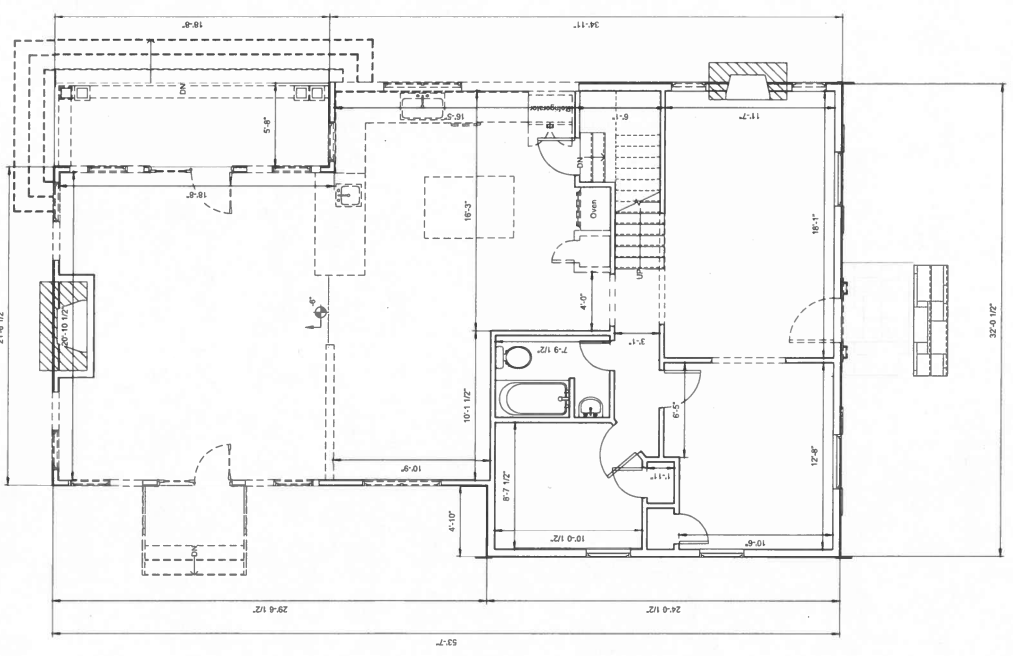
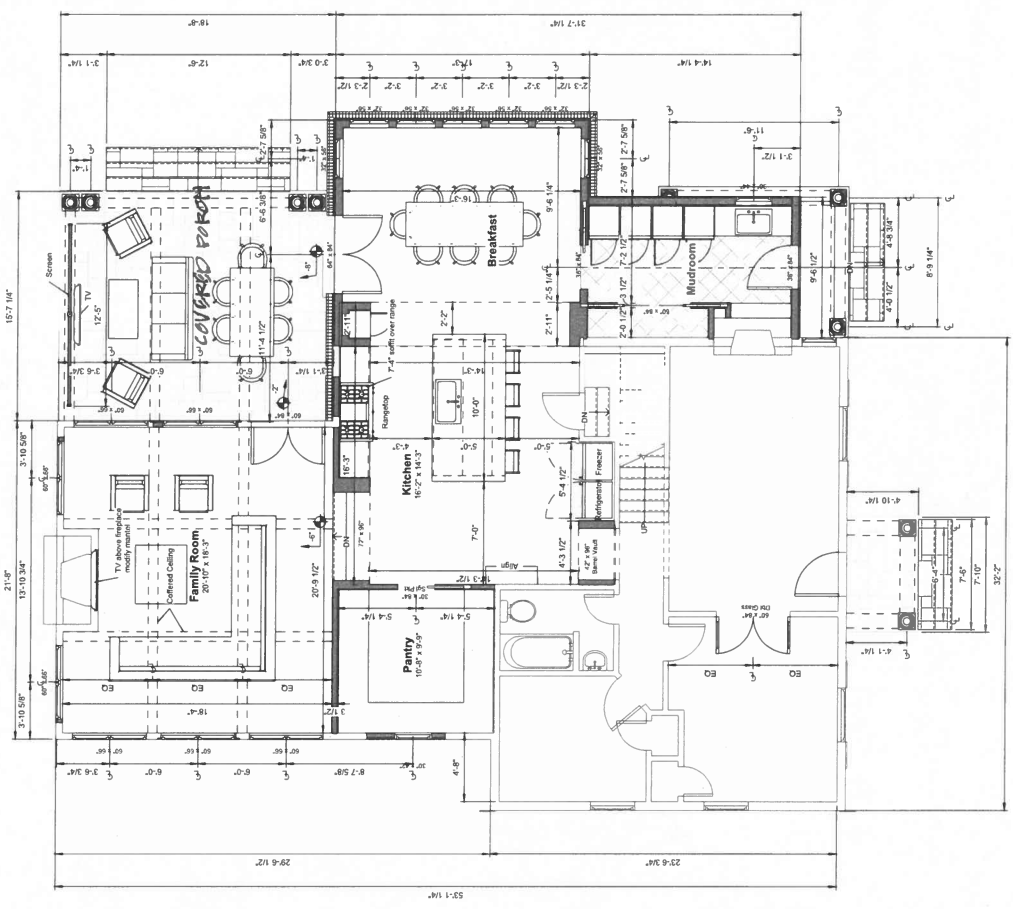
Acknowledgement of Receipt by Applicant or Authorized Agent: _____



First Floor Plans
PROJECT NAME AND LOCATION:
Bush Residence
5900 York Road
SHEET NAME

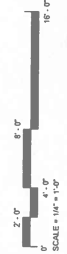
NO.	REVISIONS / ISSUES	DATE

CLIENT NAME: Bush
DATE: May 9, 2025
REV: 7/2/2025
SHEET NUMBER: A1.1



2 1st Floor - Proposed
1/8" = 1'-0"

1 1st Floor - Existing
1/8" = 1'-0"



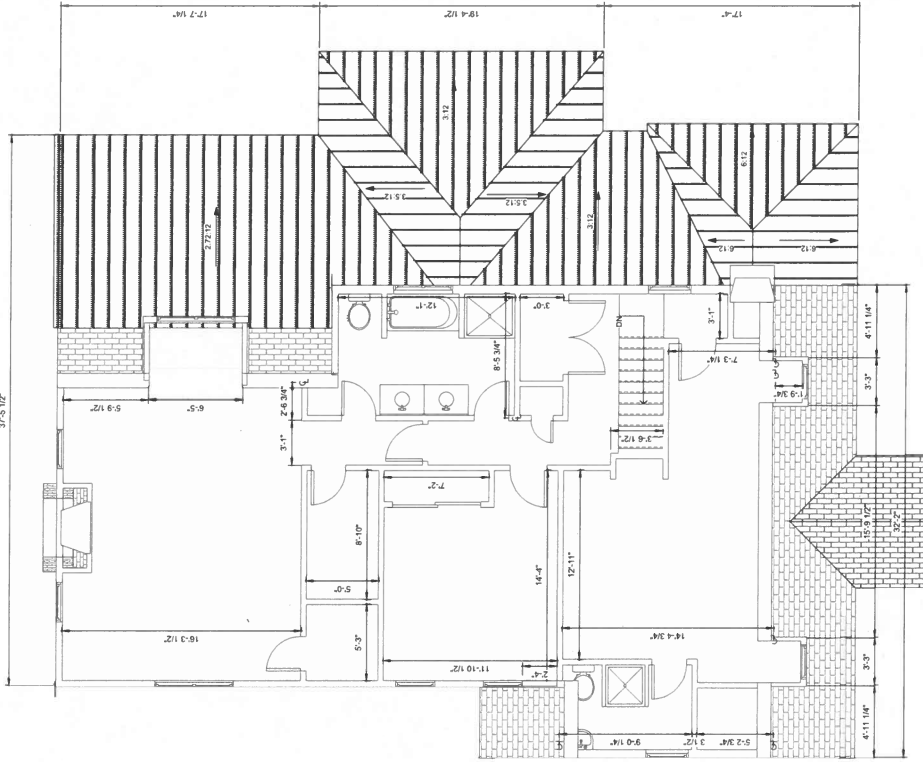
7/2/2025



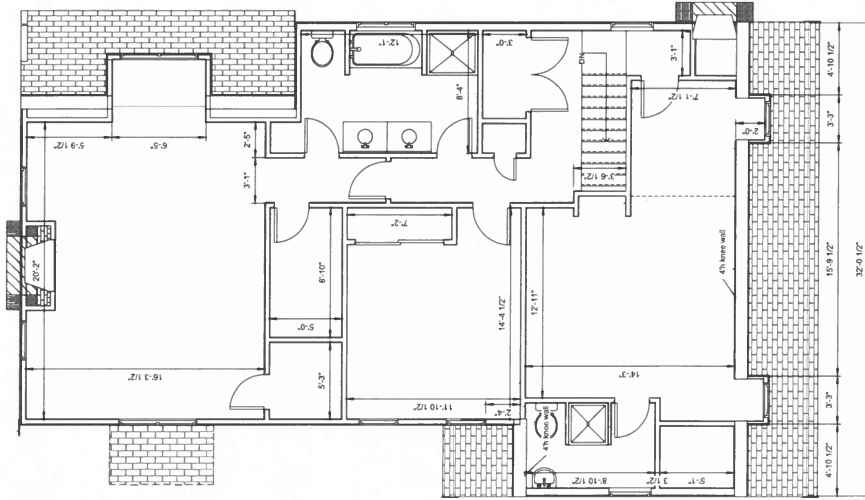
Second Floor Plans
PROJECT NAME AND LOCATION:
Bush Residence
5900 York Road

NO.	REVISIONS / ISSUES	DATE

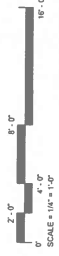
CLIENT NAME: Bush
DATE: May 9, 2025
REV: 7/2/2025
SHEET NUMBER: A1.2



② 2nd Floor - Proposed
1/8" = 1'-0"



① 2nd Floor - Existing
1/8" = 1'-0"



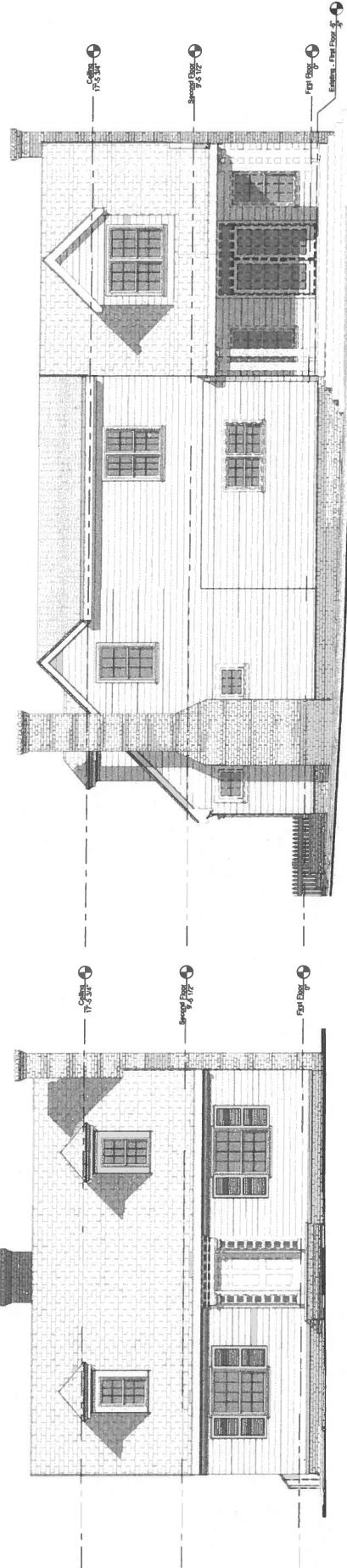
7/2/2025



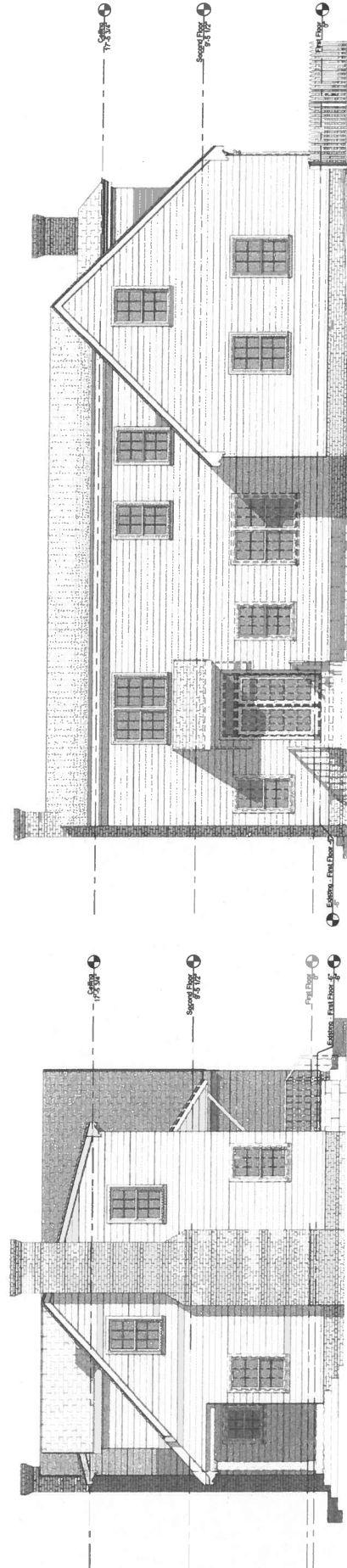
Existing Elevations
PROJECT NAME AND LOCATION:
Bush Residence
5900 York Road

NO.	REVISION / ISSUES	DATE

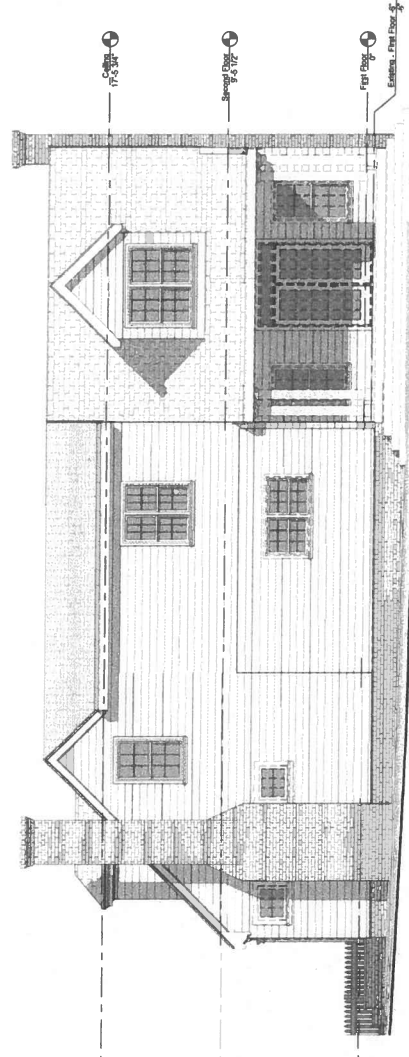
CLIENT NAME: Bush
DATE: May 9, 2025
REV: 7/2/2025
SHEET NUMBER: A2.1



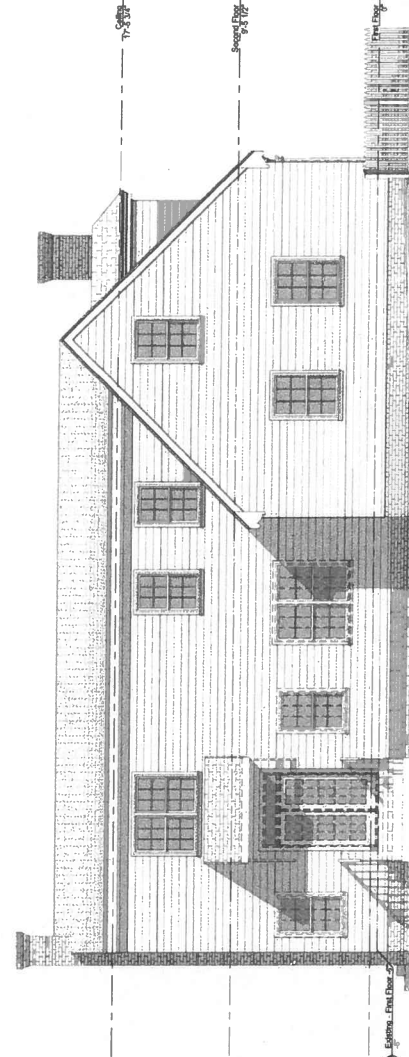
Existing South
1/4" = 1'-0"



Existing North
1/4" = 1'-0"



Existing East
1/4" = 1'-0"

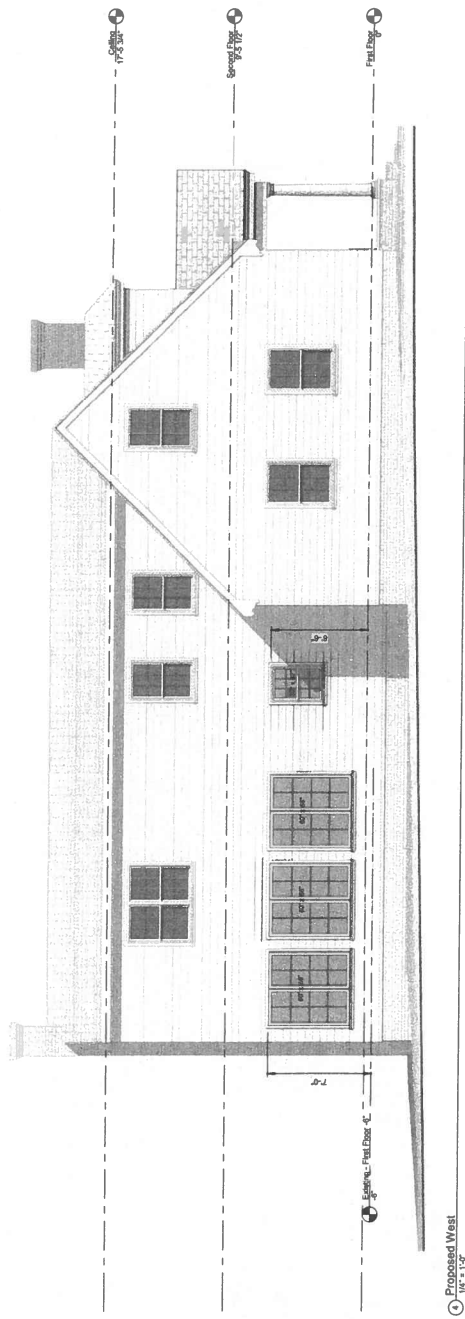
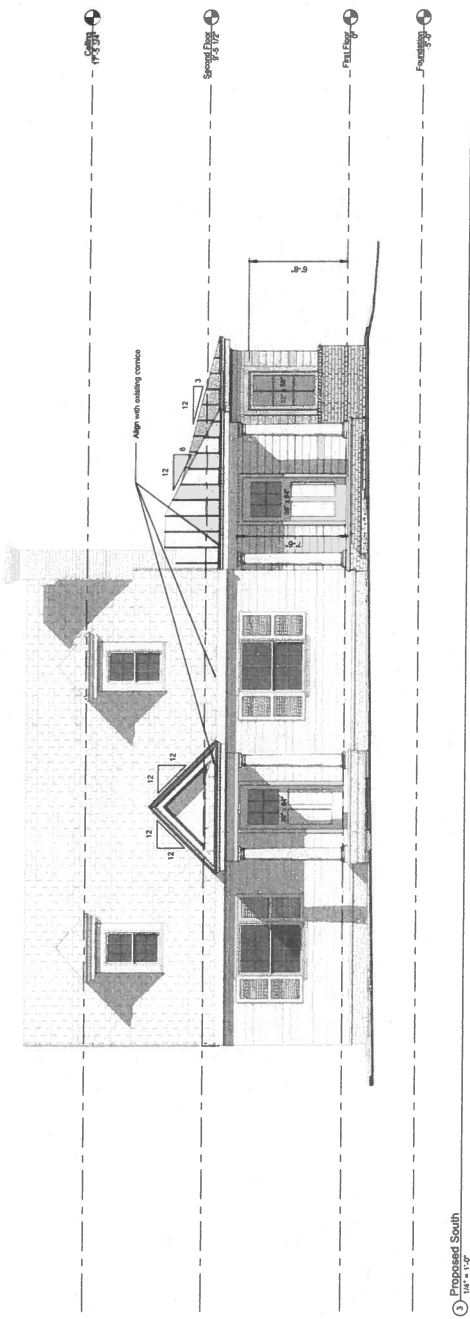
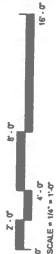


Existing West
1/4" = 1'-0"

7/2/2025
SCALE: 1/4" = 1'-0"
18'-0"

[illegible]

CLIENT NAME: Bush
DATE: May 9, 2025
REV.: 7/2/2025
SHEET NUMBER: A2.2

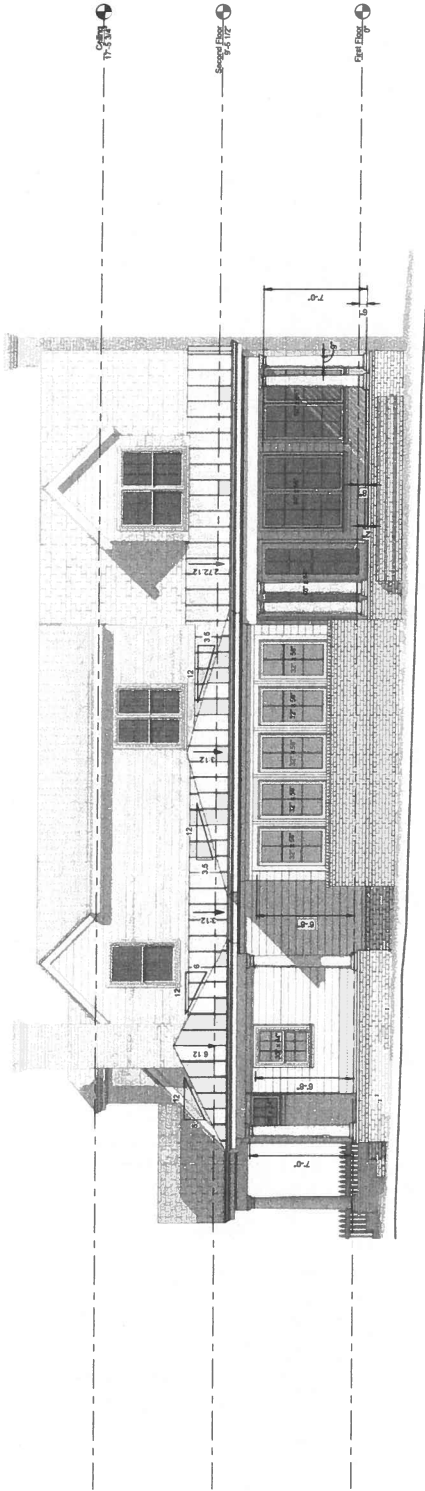




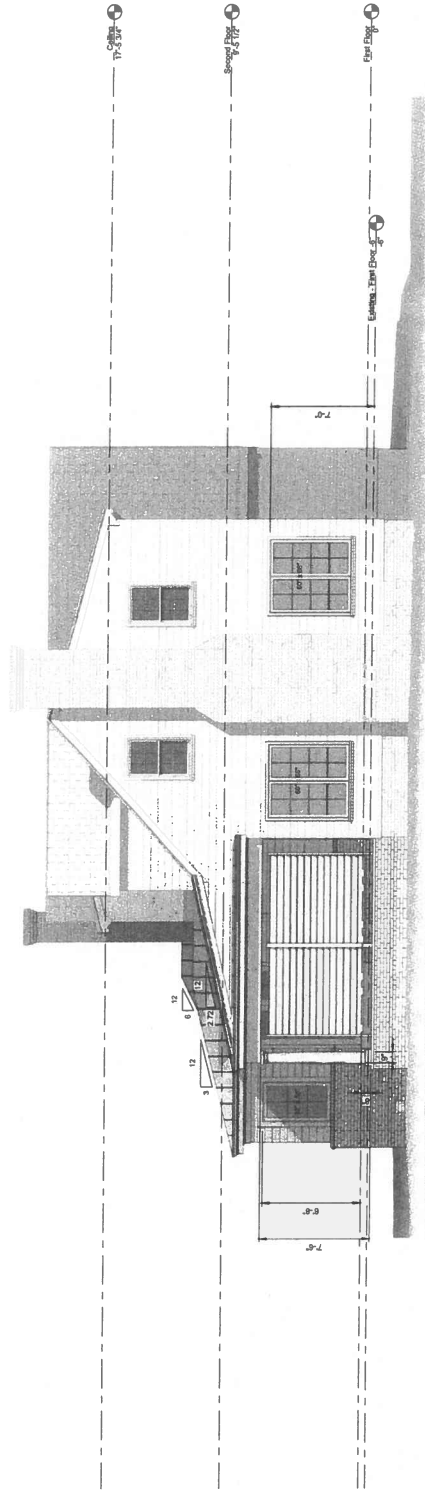
PROPOSED ELEVATIONS
PROJECT NAME AND LOCATION:
Bush Residence
5900 York Road

NO.	REVISIONS / ISSUES	DATE

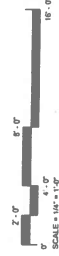
CLIENT NAME: Bush
DATE: May 9, 2025
REV: 7/2/2025
SHEET NUMBER: A2.3



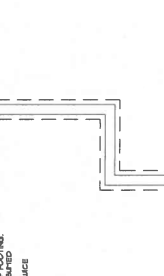
1 Proposed East
1/4" = 1'-0"



2 Proposed North
1/4" = 1'-0"



7/2/2025



9-1/4" (2 x 10 F.J.) ASSUMED
3/4" SHEATHING
1-1/2" GILL PLATE - TWICE



Scale: 1" = 1'-0"

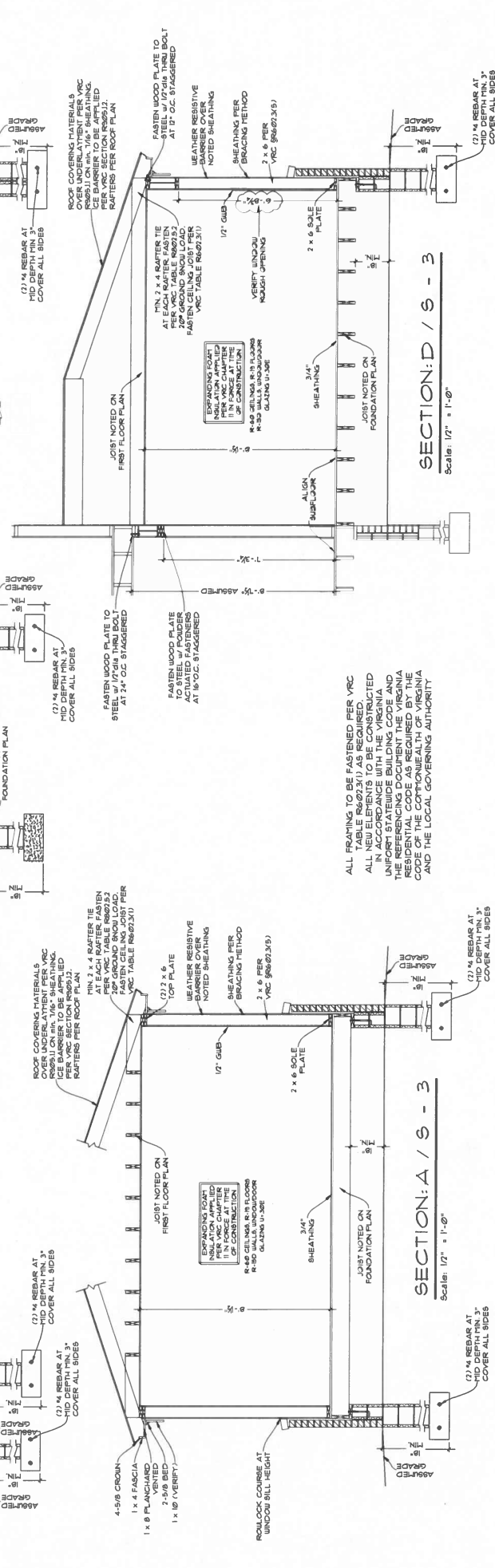
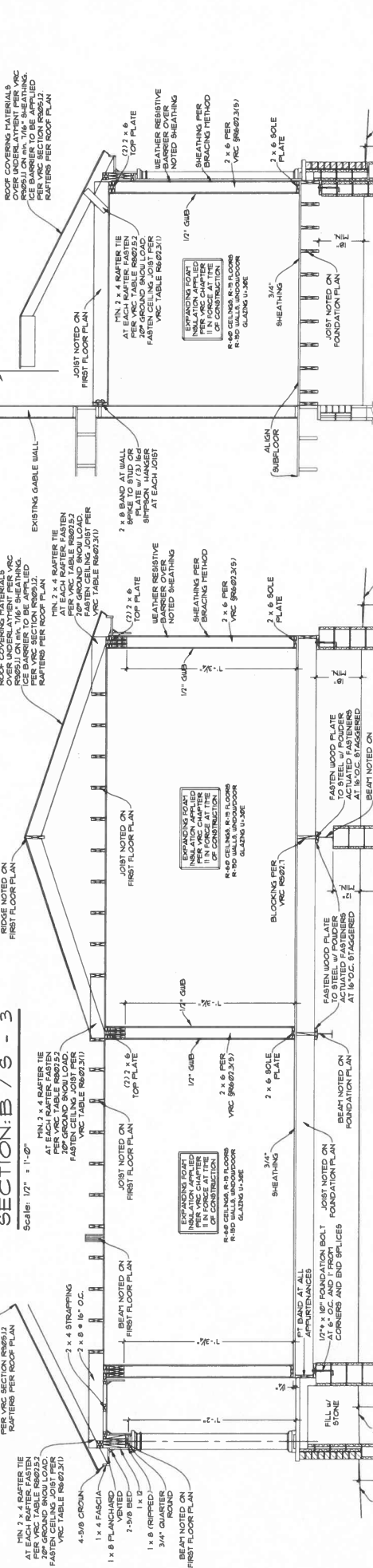


☒ DENOTES LOAD PATH
 ☒ BEAR ON FOUNDATION
 BEARING CAPACITY
 COLUMN, JOIST, BEAM, OR GROUND
 BEARING CAPACITY
 - PER A.I.D. 115 AND 116
 - PER A.I.D. 117 AND 118
 - PER A.I.D. 119 AND 120
 - PER A.I.D. 121 AND 122
 - PER A.I.D. 123 AND 124
 - PER A.I.D. 125 AND 126
 - PER A.I.D. 127 AND 128
 - PER A.I.D. 129 AND 130
 - PER A.I.D. 131 AND 132
 - PER A.I.D. 133 AND 134
 - PER A.I.D. 135 AND 136
 - PER A.I.D. 137 AND 138
 - PER A.I.D. 139 AND 140
 - PER A.I.D. 141 AND 142
 - PER A.I.D. 143 AND 144
 - PER A.I.D. 145 AND 146
 - PER A.I.D. 147 AND 148
 - PER A.I.D. 149 AND 150
 - PER A.I.D. 151 AND 152
 - PER A.I.D. 153 AND 154
 - PER A.I.D. 155 AND 156
 - PER A.I.D. 157 AND 158
 - PER A.I.D. 159 AND 160
 - PER A.I.D. 161 AND 162
 - PER A.I.D. 163 AND 164
 - PER A.I.D. 165 AND 166
 - PER A.I.D. 167 AND 168
 - PER A.I.D. 169 AND 170
 - PER A.I.D. 171 AND 172
 - PER A.I.D. 173 AND 174
 - PER A.I.D. 175 AND 176
 - PER A.I.D. 177 AND 178
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 - PER A.I.D. 217 AND 218
 - PER A.I.D. 219 AND 220
 - PER A.I.D. 221 AND 222
 - PER A.I.D. 223 AND 224
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 - PER A.I.D. 299 AND 300
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 - PER A.I.D. 325 AND 326
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 - PER A.I.D. 341 AND 342
 - PER A.I.D. 343 AND 344
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BUILDER OR BUILDERS AGENT TO NOTIFY DESIGNER OF ANY PLAN DEFICIENCIES PRIOR TO CONSTRUCTION.

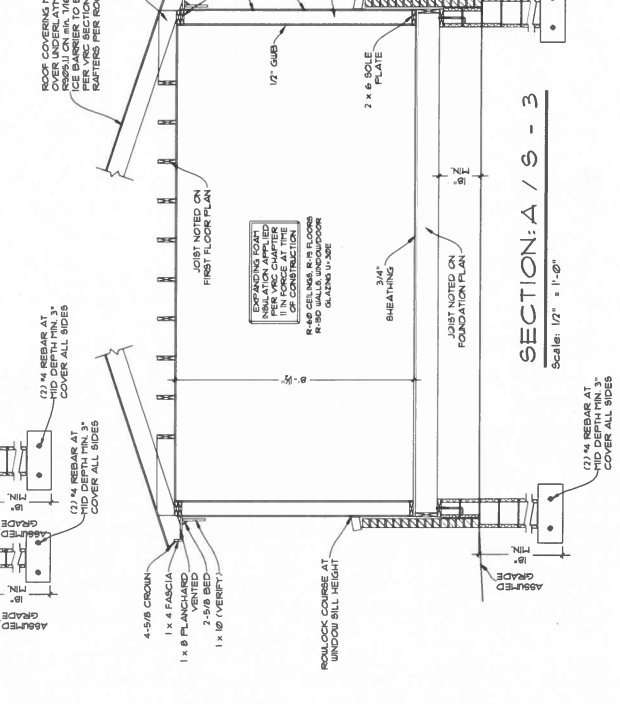
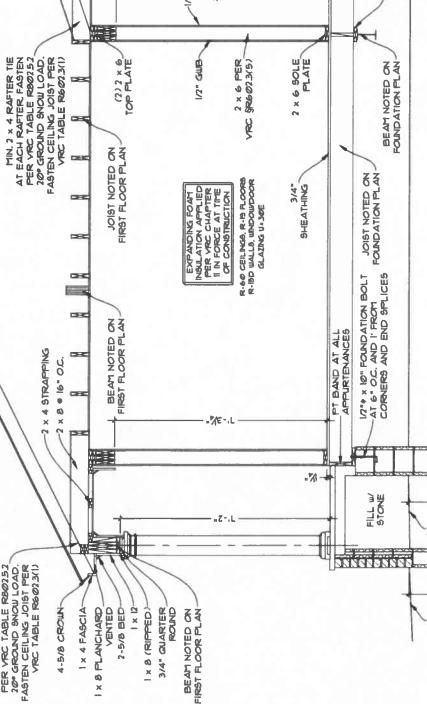
SECTION: C / S - 3

Scale: 1/2" = 1'-0"



SECTION: B / S - 3

Scale: 1/2" = 1'-0"



S3

SCALE 1/4" = 1'-0"

SECTIONS

JOB #: 25-023A
 Lot = 52
 Blk = CLUB VIEW
 Sec = RICHMOND
 BUSH 5900 YORK ROAD 23226
 STRUCTURAL

BUILDER OR BUILDERS AGENT TO NOTIFY DESIGNER OF ANY PLAN DEFICIENCIES PRIOR TO CONSTRUCTION



PRO
 PROFESSIONAL
 REMODELING
 ORGANIZATION
 C. NATA YOUNG A

C.L. Shade Drafting
 7700 West Road P.O. Box 400-031
 Chesapeake, VA 23040
 410-546-0000
 cshadedrafting.com

B.9.2025

Duckhardt, David F. - PDR

From: Dan Ensminger <dan@ensmingerarchitecture.com>
Sent: Thursday, August 21, 2025 11:29 AM
To: Duckhardt, David F. - PDR
Subject: Re: BLDR-166517-2025 (5900 York Road)

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.

Hey David,

The exterior siding will be painted cypress wood siding to match the original.

The roof is pre-finished metal, probably a bronze color to mimic aged copper.

The foundation is brick to match existing.

Windows and french doors are clad SDL both in a double hung format, and casement format.

Let me know anything else you need, thanks!



Dan Ensminger, AIA
Ensminger Architecture
c: 804-314-1147

On Thu, Aug 21, 2025 at 10:43 AM Duckhardt, David F. - PDR <David.Duckhardt@rva.gov> wrote:

Dan,

Would you do one more thing for me on this project? Please provide me with an exterior construction materials list (i.e. siding spec, roof shingles, foundation...).

You can email this information to me, it does not need to be formal...