



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

June 7, 2019

Mark Julian and Natalie Newfield
3866 Fauquier Avenue
Richmond, Virginia 23227-4067

Lally Construction
210 W Hillcroft Avenue
Richmond, Virginia 23220
Attn: Paul Salvucci

To Whom It May Concern:

RE: **BZA 31-2019**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, July 3, 2019 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for a building permit to construct a one-story addition (32' x 12') and a one-story detached garage (24' x 24') in the rear of a single-family detached dwelling at 3866 FAUQUIER AVENUE (Tax Parcel Number N000-1895/010), located in an R-5 (Single Family Residential District).

Please be advised that the applicant or the applicant's representative must be present at the hearing. 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.

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

June 7, 2019

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 <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasassociationgroupinformation.aspx> . 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.

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. Please note that 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 neighbors and neighborhood association(s). Please contact your neighborhood association to determine their meeting schedule. Be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. For your convenience a list of the property owner(s) which have been identified based on the City Assessor's records as being located within a 150' radius of subject property is being provided to you (see attachment).

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,



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.

Abrams Sara A
1302 Greycourt Ave
Richmond VA 23227

Bassler David L
1304 Greycourt Ave
Richmond VA 23227

Boggs George L Iii
10089 Holly Rd
Mechanicsville VA 23116

Dalton Deann S
1317 Greycourt Ave
Richmond VA 23227

Dorsey Holdings Inc
8801 Borown Summit Rd
N Chesterfield VA 23235

Johns James Michael And Nancy Weatherly
1313 Greycourt Ave
Richmond VA 23227

Levenberg Allan S & Phipps Paula J
3858 Fauquier Ave
Richmond VA 23227

Mitchell Bertram E
3864 Fauquier Ave
Richmond VA 23227

Morris Monica Living Trust Trs
1754 Goode's Ferry Rd
South Hill VA 23970

Netto Lindsey
1319 Greycourt Ave
Richmond VA 23227

Osborne Casey E
3902 Fauquier Ave
Richmond VA 23227

Peters Kim C & Donna R
3865 Fauquier Ave
Richmond VA 23227

Sigmon Jeffrey L And Tracey B
9050 Dewitt Dr
Mechanicsville VA 23116

Sipe Mary Hedley
3900 Fauquier Avenue
Richmond VA 23227

Souser Richard B & Dana M
3862 Fauquier Ave
Richmond VA 23227

Stauffer Patricia P
3901 Fauquier Ave
Richmond VA 23227

Sutton Scott And Lynne Siewers Sutton
3860 Fauquier Ave
Richmond VA 23227

Teitelman Jodi L
3867 Fauquier Ave
Richmond VA 23227

Property: 3866 Fauquier Ave **Parcel ID:** N0001895010**Parcel**

Street Address: 3866 Fauquier Ave Richmond, VA 23227-4067
Owner: NEWFIELD MARK JULIAN AND NATALIE A K
Mailing Address: 3866 FAUQUIER AVE, RICHMOND, VA 23227
Subdivision Name : BROOKDALE
Parent Parcel ID:
Assessment Area: 206 - Bellevue South
Property Class: 115 - R One Story+ (1.25, 1.5, 1.75)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2019
Land Value: \$60,000
Improvement Value: \$199,000
Total Value: \$259,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 6591.2
Acreage: 0.151
Property Description 1: BROOKDALE L9 BR
Property Description 2: 0047.08X0140.00 0000.000
State Plane Coords(?<#>): X= 11785904.949320 Y= 3738748.299130
Latitude: 37.58647848 , **Longitude:** -77.45424307

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 47
Rear Size: 140
Parcel Square Feet: 6591.2
Acreage: 0.151
Property Description 1: BROOKDALE L9 BR
Property Description 2: 0047.08X0140.00 0000.000
Subdivision Name : BROOKDALE
State Plane Coords(?<#>): X= 11785904.949320 Y= 3738748.299130
Latitude: 37.58647848 , **Longitude:** -77.45424307

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$60,000	\$199,000	\$259,000	Reassessment
2018	\$60,000	\$187,000	\$247,000	Reassessment
2017	\$55,000	\$190,000	\$245,000	Reassessment
2016	\$50,000	\$188,000	\$238,000	Reassessment
2015	\$45,000	\$179,000	\$224,000	Reassessment
2014	\$45,000	\$179,000	\$224,000	Reassessment
2013	\$45,000	\$179,000	\$224,000	Reassessment
2012	\$45,000	\$190,000	\$235,000	Reassessment
2011	\$45,000	\$197,000	\$242,000	CarryOver
2010	\$45,000	\$197,000	\$242,000	Reassessment
2009	\$44,500	\$197,000	\$241,500	Reassessment
2008	\$44,500	\$197,000	\$241,500	Reassessment
2007	\$42,000	\$191,000	\$233,000	Reassessment
2006	\$36,500	\$176,400	\$212,900	Reassessment
2005	\$24,300	\$168,000	\$192,300	Reassessment
2004	\$20,600	\$142,400	\$163,000	Reassessment
2003	\$19,600	\$135,600	\$155,200	Reassessment
2002	\$17,700	\$122,200	\$139,900	Reassessment
2001	\$15,400	\$106,300	\$121,700	Reassessment
2000	\$14,000	\$96,600	\$110,600	Reassessment
1998	\$14,000	\$87,800	\$101,800	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
12/18/2018	\$312,500	JENKINS HELEN L	ID2018-25583	1 - VALID SALE-Valid, Use in Ratio Analysis
11/16/2005	\$0	LEATH GUY A JR	IW2005-330	
05/19/1978	\$20,400	Not Available	00736-1924	
05/16/1977	\$0	Not Available	000115-00379	

Planning

Master Plan Future Land Use: SF-LD
Zoning District: R-5 - Residential (Single Family)
Planning District: North
Traffic Zone: 1003
City Neighborhood Code: BLVU
City Neighborhood Name: Bellevue
Civic Code: 0040
Civic Association Name: Bellevue Civic Association
Subdivision Name: BROOKDALE
City Old and Historic District:
National historic District:
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	5024	0104005	010400
1990	506	0104005	010400

Schools

Elementary School: Linwood Holton
Middle School: Henderson
High School: Marshall

Public Safety

Police Precinct: 4
Police Sector: 412
Fire District: 16
Dispatch Zone: 076A

Public Works Schedules

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

Government Districts

Council District: 3
Voter Precinct: 307
State House District: 71
State Senate District: 9
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1938
Stories: 1.5
Units: 0
Number Of Rooms: 6
Number Of Bed Rooms: 3
Number Of Full Baths: 2
Number Of Half Baths: 0
Condition: normal for age
Foundation Type: Full Bsmt
1st Predominant Exterior: Alum/Vinyl
2nd Predominant Exterior: N/A
Roof Style: Gable
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) :**

Extension 1 Dimensions

Finished Living Area: 1468 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 979 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 112 Sqft
Deck: 0 Sqft

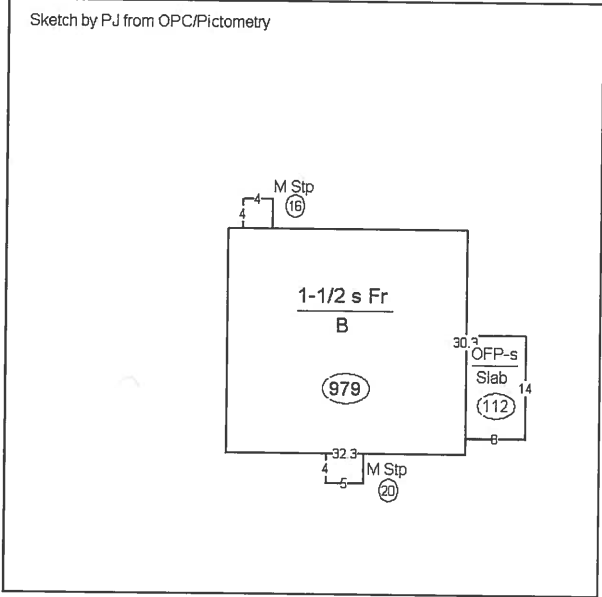
[<#>](#)**Property Images**

Name:N0001895010 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:N0001895010 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

TO BE COMPLETED BY THE APPLICANT

PROPERTY

OWNER: Mark Julian and Natalie Newfield PHONE: (Home) () () (Mobile) () ()
ADDRESS: 3866 Fauquier Avenue FAX: () () (Work) () ()
Richmond, Virginia 23227-4067 E-mail Address: () ()

PROPERTY OWNER'S

REPRESENTATIVE: Lally Construction PHONE: (Home) () () (Mobile) (804) 305-0363
(Name/Address) 210 W Hillcroft Avenue FAX: () () (Work) () ()
Richmond, Virginia 23220 E-mail Address: paul@lallyconstruction.com
Attn: Paul Sahrucel

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 3866 Fauquier Avenue

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER () ()

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-410.5(1), 30-630.2(h)(2) & 30-810.1

APPLICATION REQUIRED FOR: A building permit to construct a one-story addition (32'x12') and a one-story detached garage (24'x24') in the rear of a single-family detached dwelling.

TAX PARCEL NUMBER(S): N000-1895/010 ZONING DISTRICT: R-5 (Single Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) and the nonconforming feature requirements are not met. A front yard of 24.92' is required along the Greycourt Avenue frontage, as established by 1313 Greycourt Avenue. A nonconforming front yard of 10.9 feet exists/ is proposed for the addition and 17.0 feet ± is proposed for the detached garage. An increase in the extent of the nonconforming front yard feature is not permitted.

DATE REQUEST DISAPPROVED: April 24, 2019

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: May 3, 2019 TIME FILED: 1:00 pm PREPARED BY: Sandra Escorcia RECEIPT NO. BZAR-054371-2019

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: 5/29/2019

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

CASE NUMBER: BZAR-054371-2019 HEARING DATE: July 3, 2019 AT 1:00 P.M.

BZA 31-2019

BOARD OF ZONING APPEALS CASE BZA 31-2019
150' Buffer

APPLICANT(S): Mark Julian and Natalie Newfield

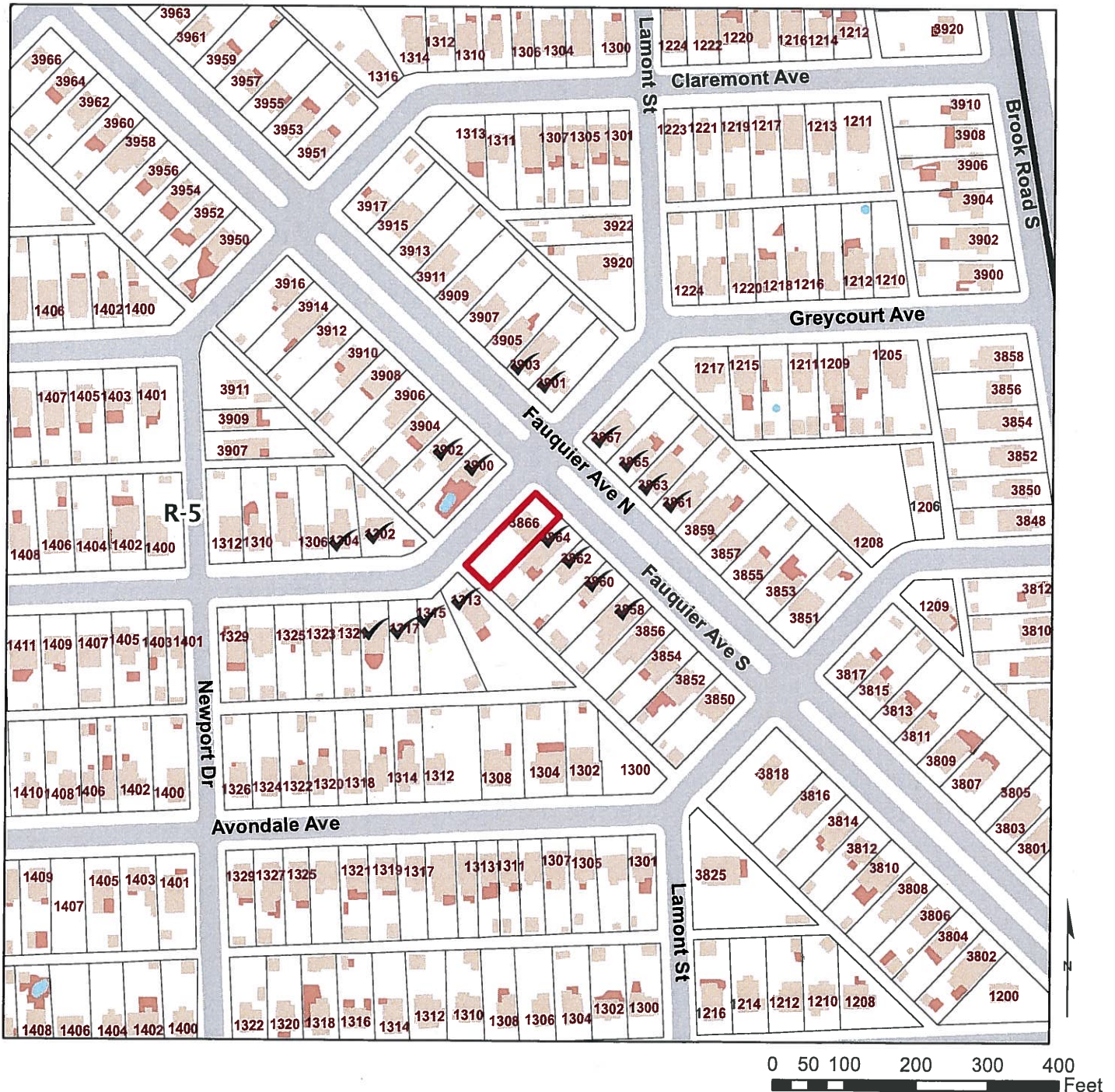
PREMISES: 3866 Fauquier Avenue

(Tax Parcel Number N000-1895/010)

SUBJECT: A building permit to construct a one-story addition (32' x 12') and
a one-story detached garage (24' x 24') in the rear of a single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-410.5.(1), 30-630.2(b)(1) & 30-810.1
of the Zoning Ordinance for the reason that:

The front yard (setback) and the nonconforming feature 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/civicasassociationgroupinformation.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.

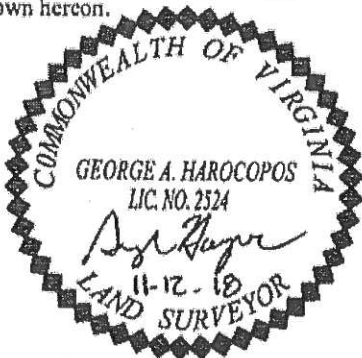
Acknowledgement of Receipt by Applicant or Authorized Agent: _____

(Revised: 4/28/16)

This is to certify that on 11/12/18
 I made an accurate field survey of the known premises
 shown hereon; that all improvements known or visible
 are shown hereon; that there are no encroachments by
 improvements either from adjoining premises, or from
 subject premises upon adjoining premises, other than
 shown hereon.

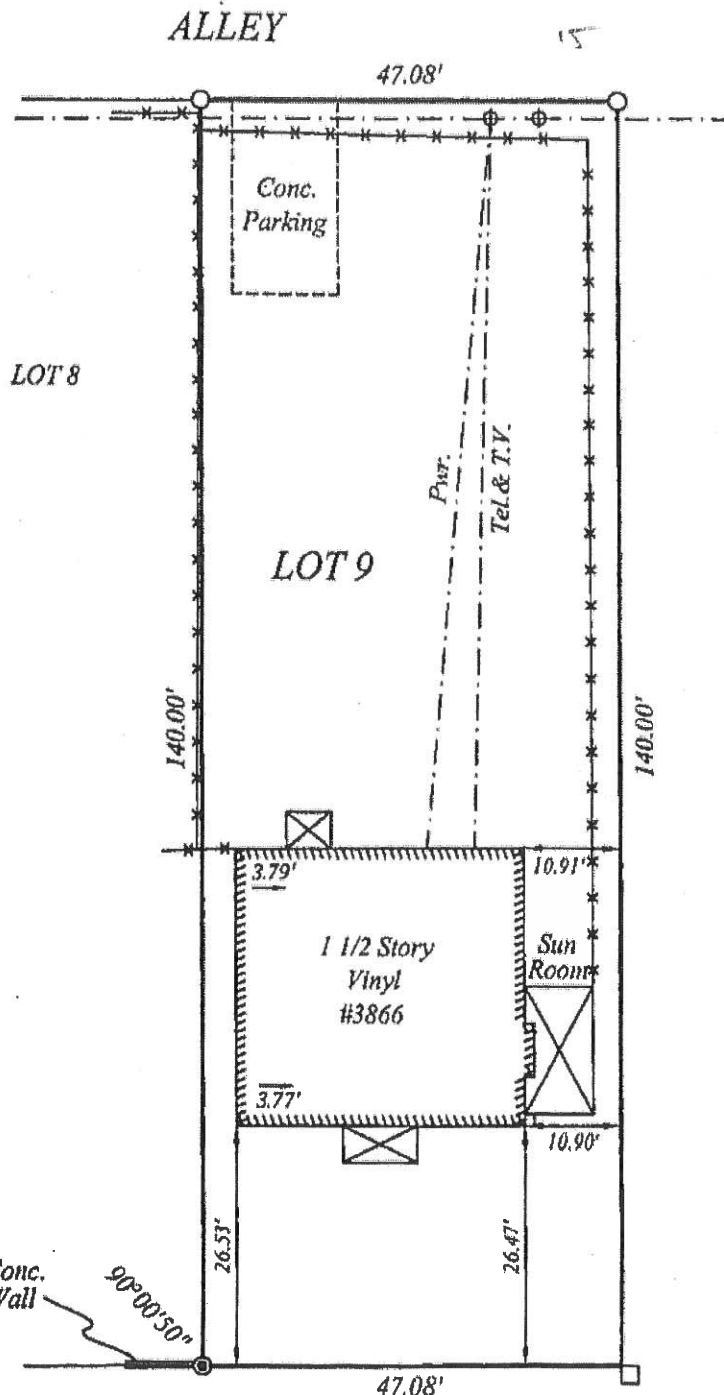
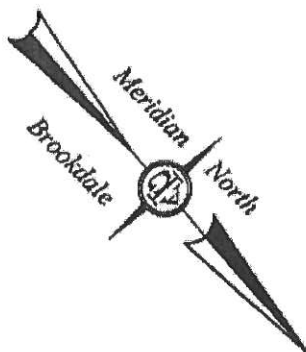
NOTE: THIS LOT APPEARS
 TO BE IN FEMA FLOOD ZONE
X AS SHOWN ON HUD
 COMMUNITY PANEL NUMBERS
5101290029D

NOTE:
 This survey has been prepared without
 the benefit of a title report and does
 not therefore necessarily indicate all
 encumbrances on the property.



LEGEND

- ◇ Stone/F
- ◆ Power Pole
- Pipe/F
- ⊙ Nail/F

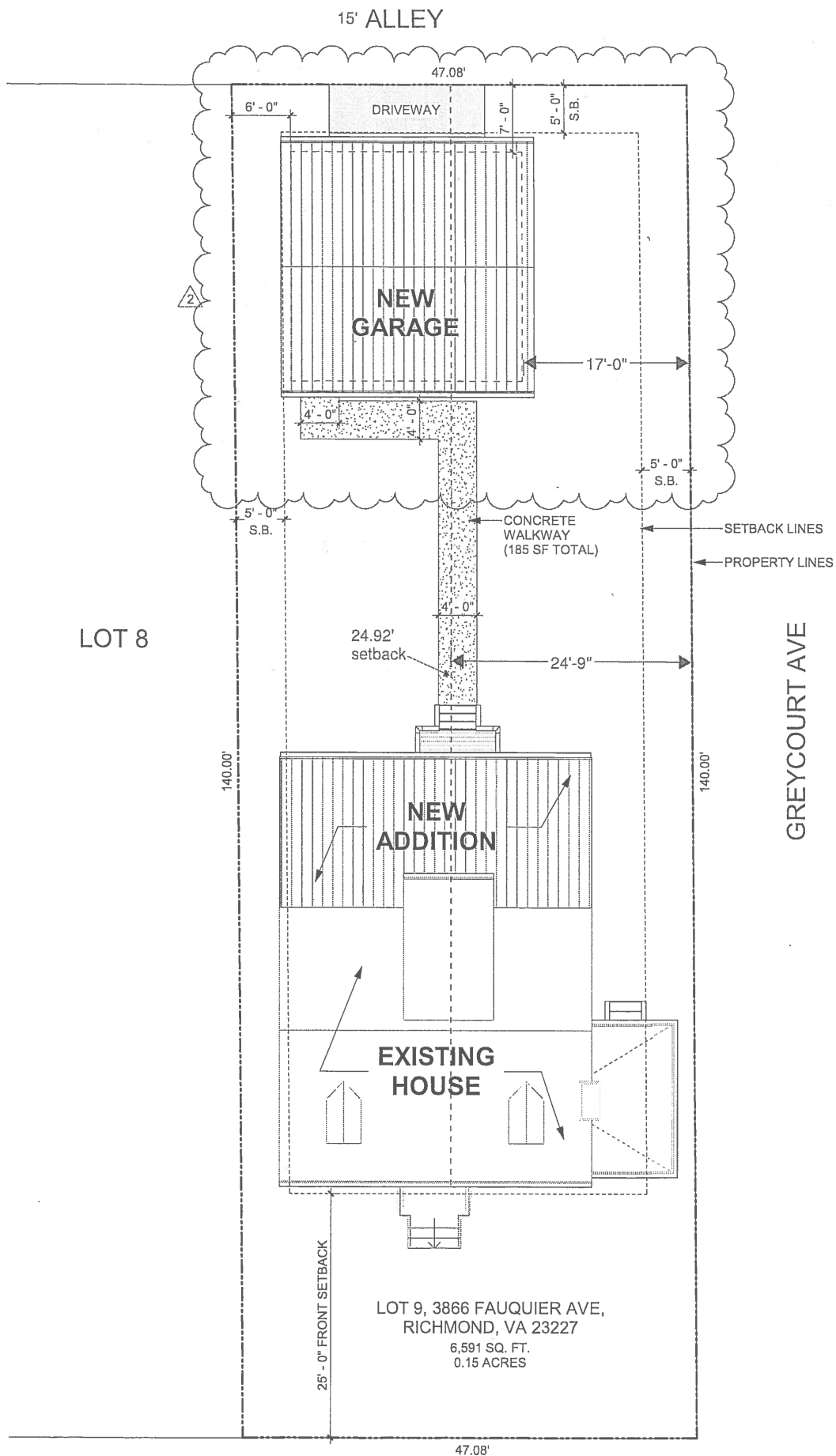


GREYCOURT AVENUE

[illegible]

(804) 748-9481
COPYRIGHT © VIRGINIA SURVEYS
All rights reserved.

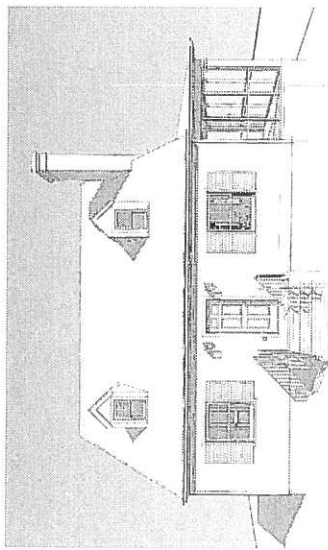
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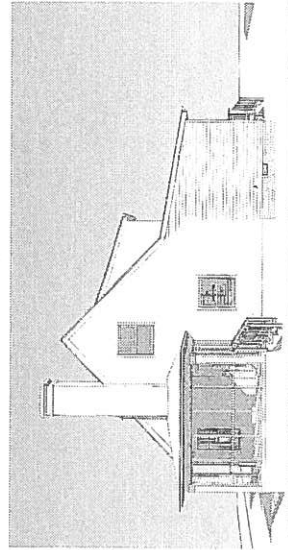
PERSPECTIVE NOTES

1. ALL OTHERS SHOWN ARE FOR INFORMATION ONLY. THEY DO NOT REPRESENT EXACT FINISHED STYLE OF EXISTING OR NEW CONSTRUCTION. PHOTOGRAPHS ARE RELATIVELY ACCURATE. REFER TO SURVEY PHOTOS FOR EXISTING.
2. MATERIAL PATTERNS AND TINTS SHOWN MAY NOT BE THE EXACT FINISHED STYLE OF EXISTING OR NEW CONSTRUCTION. PHOTOGRAPHS ARE RELATIVELY ACCURATE. REFER TO SURVEY PHOTOS FOR EXISTING OR NEW.
3. DOORS AND WINDOWS SHOWN MAY NOT REPRESENT EXACT FINISHED STYLE OF EXISTING OR NEW CONSTRUCTION. PHOTOGRAPHS ARE RELATIVELY ACCURATE. REFER TO SURVEY PHOTOS FOR EXISTING OR NEW.
4. EXISTING ROOF IS SHOWN AS RELATIVE TO EXISTING, BUT NOT TO SCALE. REFER TO SURVEY PHOTOS FOR EXISTING (IF OTHERS).

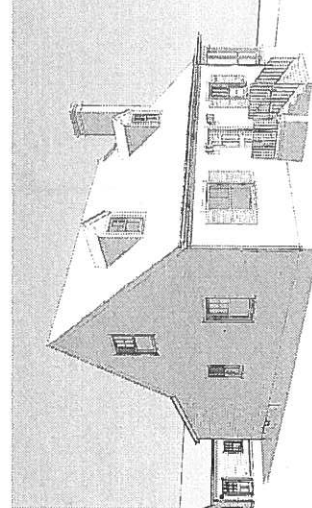
PERMIT SET



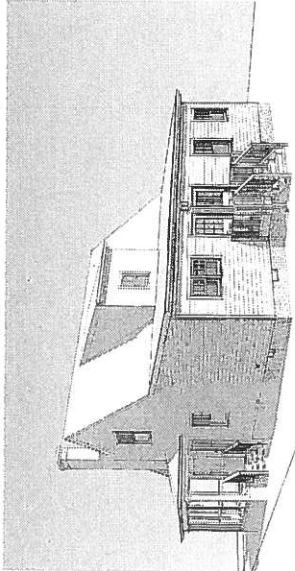
EXTERIOR PERSPECTIVE - 1
NOT TO SCALE



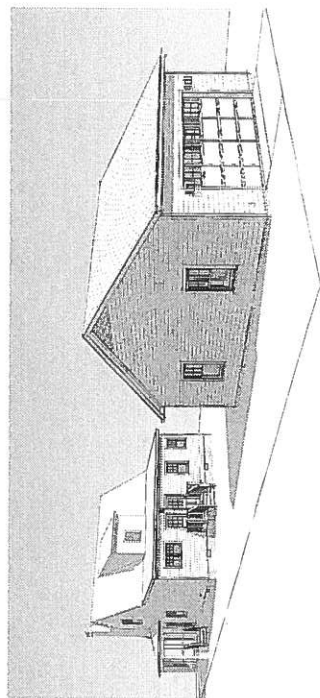
EXTERIOR PERSPECTIVE - 2
NOT TO SCALE



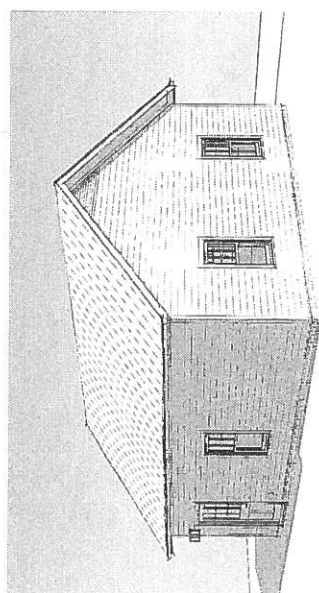
EXTERIOR PERSPECTIVE - 3
NOT TO SCALE



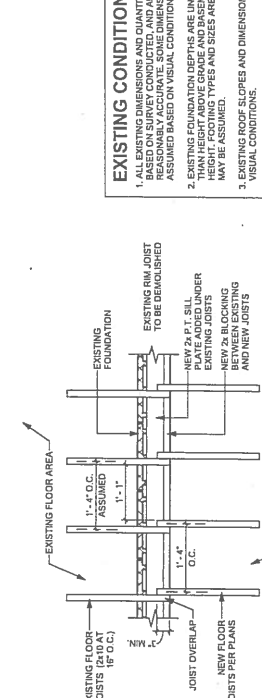
EXTERIOR PERSPECTIVE - 4
NOT TO SCALE



EXTERIOR PERSPECTIVE - 5
NOT TO SCALE



EXTERIOR PERSPECTIVE - 6
NOT TO SCALE



1. FOUNDATION WALLS TO BE CONCRETE (CMU) WITH BRICK VENER TO GRADE. IT SHALL BE INSTALLED AT 24" MIN. BELOW GRADE. REFER TO WALL LEGEND AND SEE ASSEMBLY INFORMATION AND THICKNESS OTHER SHEET IN SET.
2. FOOTINGS ARE CAST IN-PLACE AND DUE TO 10 DAYS. TO BE SIZED PER LOCAL CODES. SHALL BE INSTALLED AT 24" MIN. BELOW GRADE. REFER TO SITE TOPOGRAPHY AND REQUIREMENTS. NEW FOOTINGS SHALL BE CONCRETE. THE STRUCTURAL INTEGRITY OF ANY ADJACENT EXISTING FOOTING THAT IS TO REMAIN.
3. CRAWL ACCESS TO BE PROVIDED, 16" x 16" PERIMETER WALL, PROVIDE CLEARANCE TO GRADE. IF NECESSARY, REFERENCE NOTES TO GRADE.
4. 16" x 16" FOUNDATION VENTS TO BE PROVIDED TO UNCONDITIONED CRAWL SPACES, MIN. Q



NOTE:

- FOUNDATION PLAN VIEW CUT RANGE SET AT 4'-0" ABOVE SLAB. ELEV. MARKERS BASED ON SLAB AS 0'-0".
- VERIFY ALL STRUCTURAL ITEMS NOTED ON PLANS WITH LICENSED STRUCTURAL ENGINEER (PENDING REVIEW).
- REFER TO JOIST LAYOUT (BY OTHERS) FOR FLOOR FRAMING DETAILS.

[illegible]

GARAGE FL
SCALE: 1/4" = 1'-0"

EXISTING CONDITIONS

1. ALL EXISTING DIMENSIONS AND QUANTITIES ARE BASED ON SURVEY CONDUCTED, AND ARE BELIEVED TO BE REASONABLY ACCURATE. SOME DIMENSIONS ARE ASSUMED BASED ON VISUAL CONDITIONS. FIELD
2. EXISTING FOUNDATION DEPTHS ARE UNKNOWN. THE HEIGHT ABOVE GRADE AND BASEMENT OF EXISTING BUILDING, FOOTING TYPES AND SIZES ARE UNKNOWN. MAY BE ASSUMED.
3. EXISTING ROOF SLOPES AND DIMENSIONS ARE BASED ON VISUAL CONDITIONS.

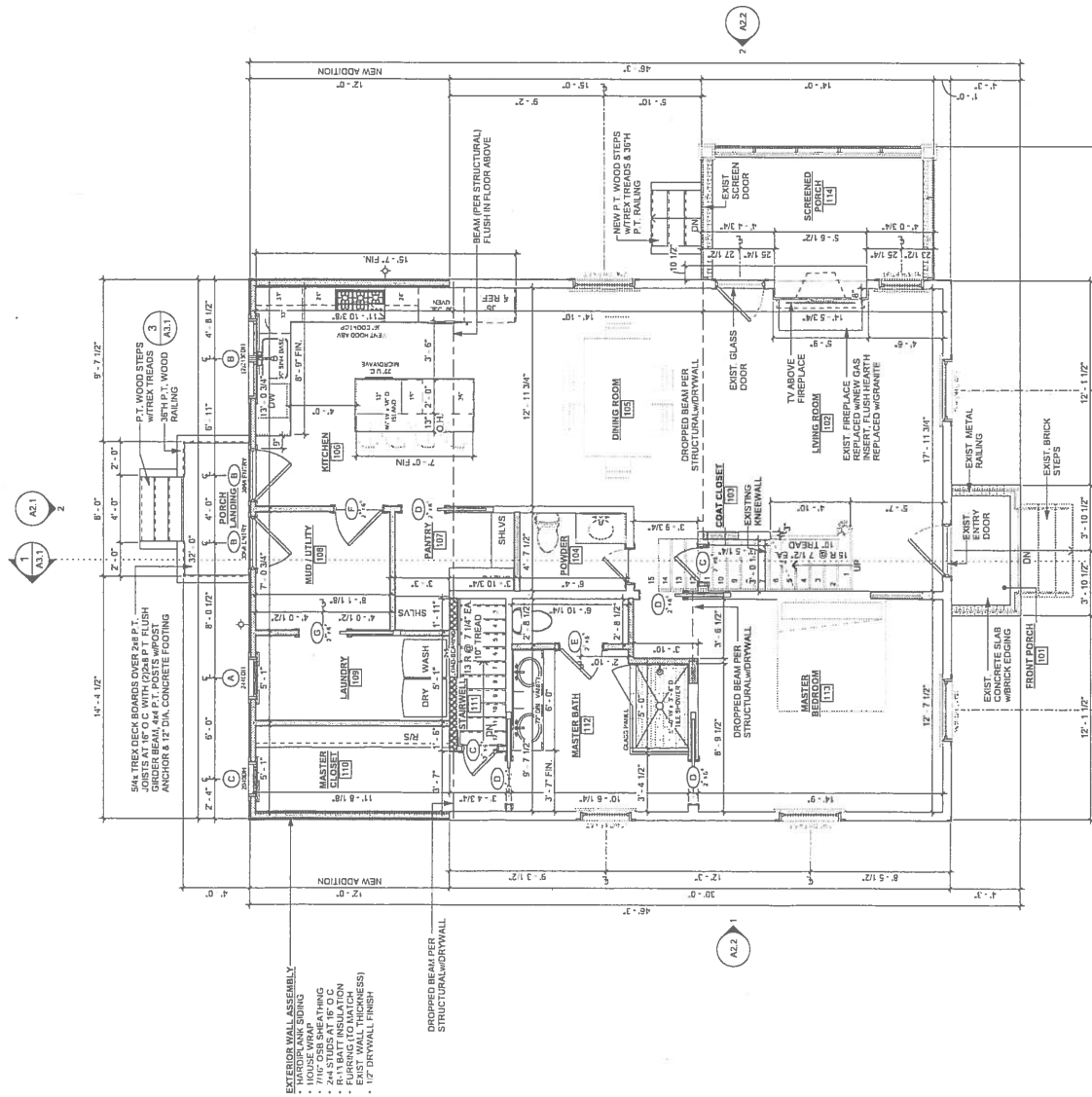
FLOOR PLAN NOTE

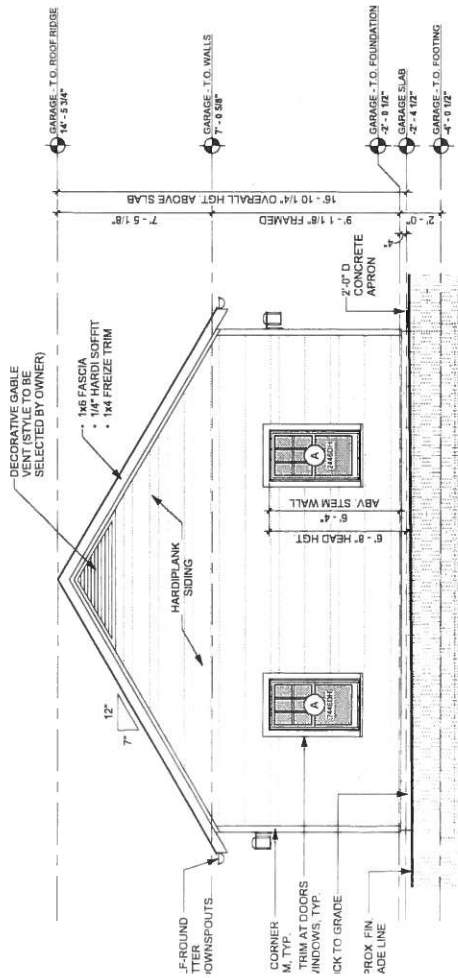
1. ALL EXTERIOR FRAMING DIMENSIONS ARE TO THE OUTSIDE SURFACE OF THE STUD. SHEATHING / FACE OF FOUNDATION. INTERIOR DIMENSIONS ARE TO FACE OF STUD. U.N.O. THICKNESS OF FLOOR WALLS = 4". INT. 2x4 WALLS = 3-1/2", AND INT. 2x6 WALLS = 5-1/2".

2. ALL WINDOW AND DOOR DIMENSIONS ARE TO THE INSIDE SURFACE OF THE ROUGH OPENING. U.N.O.

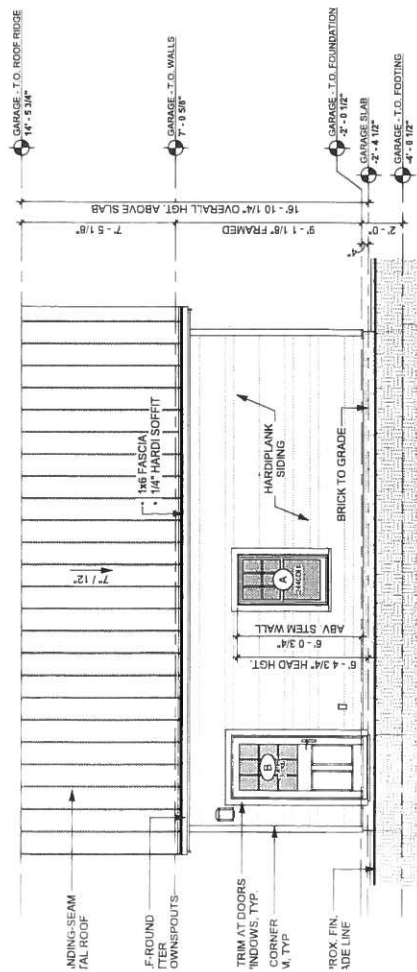
1. ALL EXTERIOR FRAMING DIMENSIONS ARE TO SHEATHING / FACE OF FOUNDATION. INTERIOR DIMENSIONS ARE TO FINISH SURFACES. WALLS: 4" - 12" WALLS = 3'-10", AND INT 2" = 5'-10".
2. ALL WINDOW AND DOOR DIMENSIONS ARE TO ROUGH OPENING, U.O.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE OPENINGS. ALL WORK TO BE DONE SHALL COMPLY WITH ALL APPLICABLE CODES.
4. ALL EXTERIOR WALL FINISHING TO BE 24" STUD U.O. TO THE 24" U.O. ALL INTERIOR WALLS TO BE 24" U.O. U.O. TO THE 24" U.O. IF WALL TAGS ARE SHOWN, CONTRACTOR SHALL VERIFY ALL DIMENSIONS, INFORMATION AND THICKNESSES, SHOWN ON DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN ORDER TO MEET FINISHES / FLUSH WITH EXISTING SURFACES.
5. HATCHED AREAS INDICATE DROPPED CEILING. ALL WINDOWS AT BEDROOM TO MEET FINISHES. ALL WINDOW AND DOOR LOCATIONS AS REQUIRED. SEE REFERENCE SECTIONS 5.02B.

NEW CONSTRUCTION

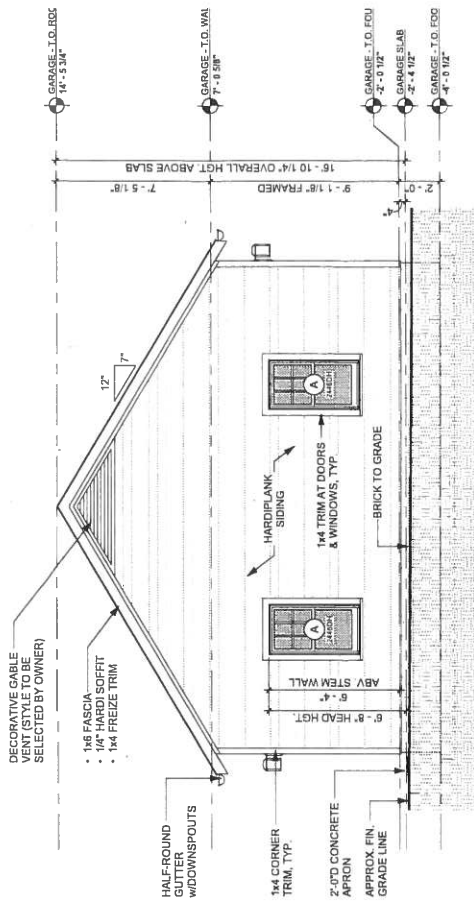




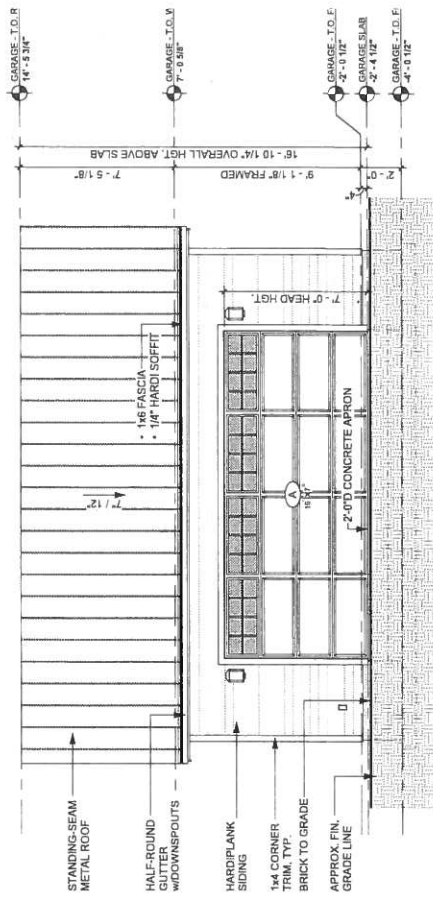
1 GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 GARAGE LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 GARAGE RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ROOF STRUCTURE
• 1x6 STUDS @ 16" O.C.
• SYNTHETIC UNDERLAYMENT
• 7/16" CDX PLYWOOD SHEATHING
• 7/4" ENGINEERED ATTIC JOISTS AT 24" O.C.

INSTRUCTIONS:
DO NOT
DETACH THIS STUB

COMPLETE ALL ITEMS ON THIS SIDE OF FORM
NOTE: FAILURE TO FOLLOW THESE INSTRUCTIONS
WILL VOID APPLICATION.



DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW
BUREAU OF PERMITS AND INSPECTION
ROOM 110 CITY HALL
900 E. BROAD STREET
RICHMOND, VIRGINIA 23219
PHONE (804) 646-4169
FAX (804) 646-1569

BUILDING
PERMIT/CERTIFICATE
APPLICATION

PERMIT NO.

B

TRACK 1 TRACK 2

THIS IS AN APPLICATION ONLY. IT IS NOT AUTHORIZATION TO START ANY WORK.
NO WORK SHALL START UNTIL A PERMIT IS POSTED ON THE JOB SITE.

CONTRACTOR/OWNER INFORMATION	1 JOB/PROPERTY ADDRESS (STREET & NUMBER) 3860 FAUQUIER AVE						2 FLOOR/ROOM NO.	
	3 CONTRACTOR NAME			4 LICENSE TYPE	5 CLASS <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	6 STATE LICENSE NO.		
	7 CONTRACTOR STREET ADDRESS			8 CONTRACTOR TELEPHONE NO / EMAIL ADDRESS				
	9 CITY			STATE	ZIP CODE	10 CONTRACTOR FAX NO.		
BUILDING INFORMATION	11 PROPERTY OWNER NAME MARK & NATALIE NEWFIELD			12 PROPERTY OWNER ADDRESS/ZIP 3860 FAUQUIER AVE		13 OWNER DAYTIME TELEPHONE NO		
	14 DESCRIBE CURRENT STRUCTURE USE SINGLE FAMILY DWELLING			15 DESCRIBE PROPOSED STRUCTURE USE SINGLE FAMILY DWELLING				
	16 OFFICE USE ONLY <input type="checkbox"/> NEW ACCESSORY BLDG. <input type="checkbox"/> ALTER/REMODEL LIGHT <input type="checkbox"/> ALTER/REMODEL HEAVY		<input type="checkbox"/> ADDITION <input type="checkbox"/> DEMOLITION	<input type="checkbox"/> RESIDENTIAL GARAGE <input type="checkbox"/> TENANT FITUP	<input type="checkbox"/> RESIDENTIAL DECK <input type="checkbox"/> FOUNDATION ONLY	<input type="checkbox"/> OPEN PORCH <input type="checkbox"/> NEW BUILDING	<input type="checkbox"/> ENCLOSED PORCH <input type="checkbox"/> MOVING/RELOCATION	<input type="checkbox"/> ALTER/REMODEL LIGHT <input type="checkbox"/> REPAIR/REPLACEMENT
	<input type="checkbox"/> 1 OR 2 FAMILY <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		<input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		17 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE		18 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1. LODGING HOUSE <input type="checkbox"/> 3. ADULT CARE RESIDENCE <input type="checkbox"/> 2. NURSING HOME	
WORK DESCRIPTION	19 INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A, B, C, D, E & F. TOTAL A, B, C, D, E & F. SUBTRACT THIS TOTAL FROM A TO OBTAIN G. COSTS ARE TO INCLUDE MATERIAL, LABOR, SUBCONTRACTS OVERHEAD & PROFIT.							
	A. TOTAL CONST. COST OF ENTIRE JOB \$		C. MECH. COST \$		E. SPRINKLER COST \$		G. TOTAL CONSTRUCTION COST LESS TRADE PERMITS \$	
	B. ELEC. COST \$		D. PLUMB. COST \$		F. ELEVATOR COST \$			
	20 DESCRIBE SCOPE OF WORK BUILDING PERMIT TO CONSTRUCT A ONE-STORY ADDITION (32'x12') AND A ONE-STORY DETACHED GARAGE (24'x24') IN REAR							
LIEN INFORMATION	21 LIEN AGENT NAME			22 PHONE NO				
	23 ADDRESS			ZIP CODE				
	24 CONTACT PERSON PAUL SALVUCCI			25 CONTACT PHONE NO. 804. 305-0303		26 CONTACT FAX NO.		
	27 CONTACT ADDRESS 210W. HILLCROST AV. RICHMOND VA			28 ZIP CODE 23220	29 EMAIL Paul@lallyconstruction.com			
REPAIR/REMODEL	30 ENGINEER/ARCHITECT NAME			31 ENGINEER/ARCHITECT PHONE NO		32 ENGINEER/ARCHITECT FAX NO		
	33 ROOF TYPE 1 (SEE BACK FOR LIST)			34 NO. OF SQUARES		35 ROOF TYPE 2 (SEE BACK FOR LIST)		
	36 NOT REQUIRED FOR 1 & 2 FAMILY			37 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO		38 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO		
	39 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)		40 GARAGE AREA (SQ. FT.)		41 OPEN PORCH AREA (SQ. FT.)		42 ENCLOSED PORCH AREA (SQ. FT.)	
PARKING	43 DECK AREA (SQ. FT.)		44 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		45 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)		46 TOTAL BUILDING HEIGHT	
	47 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)		48 NO. OF SPACES AT ANOTHER LOCATION		49 LOCATION		LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	50 WILL THERE BE A <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY		51 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO		52 TOTAL AREA TO BE DISTURBED (SQ. FT.)		53 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	54 I HEREBY AFFIRM THAT UNDER THE PROVISIONS OF TITLE 54.1-1101 OF THE CODE OF VIRGINIA, I AM NOT SUBJECT TO LICENSURE AS A CONTRACTOR OR SUBCONTRACTOR. BY THIS AFFIDAVIT I ASSUME FULL RESPONSIBILITY FOR COMPLETION OF THE PROPOSED WORK IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LAW. I ALSO UNDERSTAND IT IS A VIOLATION OF STATE LAW TO KNOWINGLY HIRE AN UNLICENSED CONTRACTOR.							
OWNERS AFFIDAVIT	55 PRINTED NAME			56 SIGNATURE		57 DATE		
	58 A I (NAME OF APPLICANT)			59 CERTIFY THAT THE BUILDING AT (ADDRESSES, FLOOR OR SUITE)				
	HAS BEEN INSPECTED OR MEETS THE EXCEPTIONS OF SECTION 110.3, THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. THE ASBESTOS ABATEMENT WILL BE DONE AS PER REQUIREMENT OF THE "CLEAN AIR ACT" NATIONAL EMISSION STANDARD FOR THE HAZARDOUS AIR POLLUTANT (NESHAPS) AND OSHA "STANDARDS FOR CONSTRUCTION WORKERS"							
	60 SIGNATURE							
OFFICE USE ONLY	ARTS DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		HISTORICAL DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		VIOLATION ON PROPERTY <input type="checkbox"/> YES <input type="checkbox"/> NO		DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	EXISTING USE GROUP		PROPOSED USE GROUP		FEE CALC. TYPE <input type="checkbox"/> S <input type="checkbox"/> U <input type="checkbox"/> B <input type="checkbox"/> C		PERMIT FEE	
	IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input type="checkbox"/> NO		FLOOD ELEV.		SITE ELEV.		CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	APPLICATION APPROVED BY		DATE		APPLICATION DISAPPROVED BY		DATE	

A COPY OF YOUR STATE CONTRACTOR LICENSE AND VA SS LICEN T BE ON FILE BEFORE A PERMIT WILL BE ISSUED.