



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

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/civicassociationgroupinformation.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 lii  
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

2

**Number Of Full Baths:** 0**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

&lt;#&gt;

**Property Images**

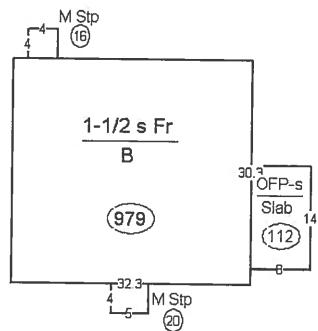
Name:N0001895010 Desc:R01

[Click here for Larger Image](#)

**Sketch Images**

Name:N0001895010 Desc:R01

Sketch by PJ from OPC/Pictometry



## 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@lally.construction.com  
Attn: Paul Salvucci

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 3866 Fauquier AvenueTYPE OF APPLICATION:  VARIANCE  SPECIAL EXCEPTION  OTHER \_\_\_\_\_ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-410.5.(1), 30-630.2(h)(2) & 30-810.1APPLICATION 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): N000-1895010 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 Escoria RECEIPT NO. BZAR-054371-2019AS CERTIFIED BY: Willie C. C. (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 handout, 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: PJ 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

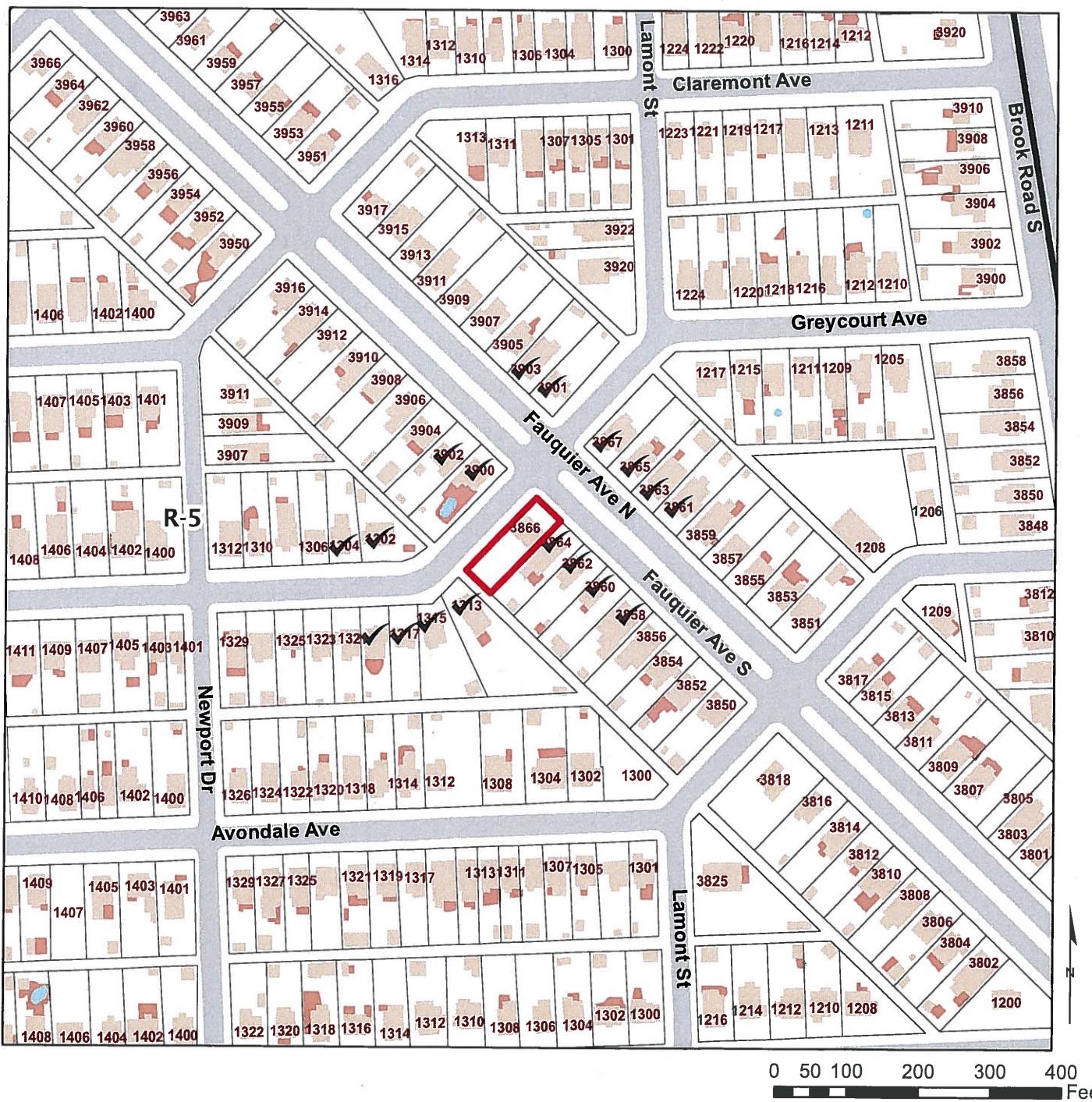
PREMISES: 3866 Fauquier Avenue

(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.richmongov.com/PlanningAndDevelopmentReview/civicassociationgroupinformation.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).
5. 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.
6. 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.
7. 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.

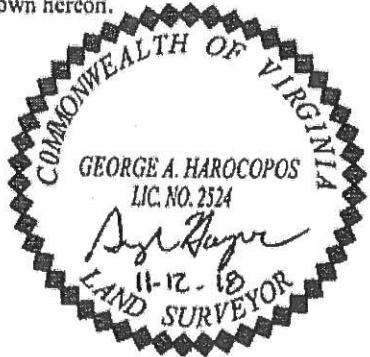
Acknowledgement of Receipt by Applicant or Authorized Agent: \_\_\_\_\_

(Revised: 4/28/16)

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

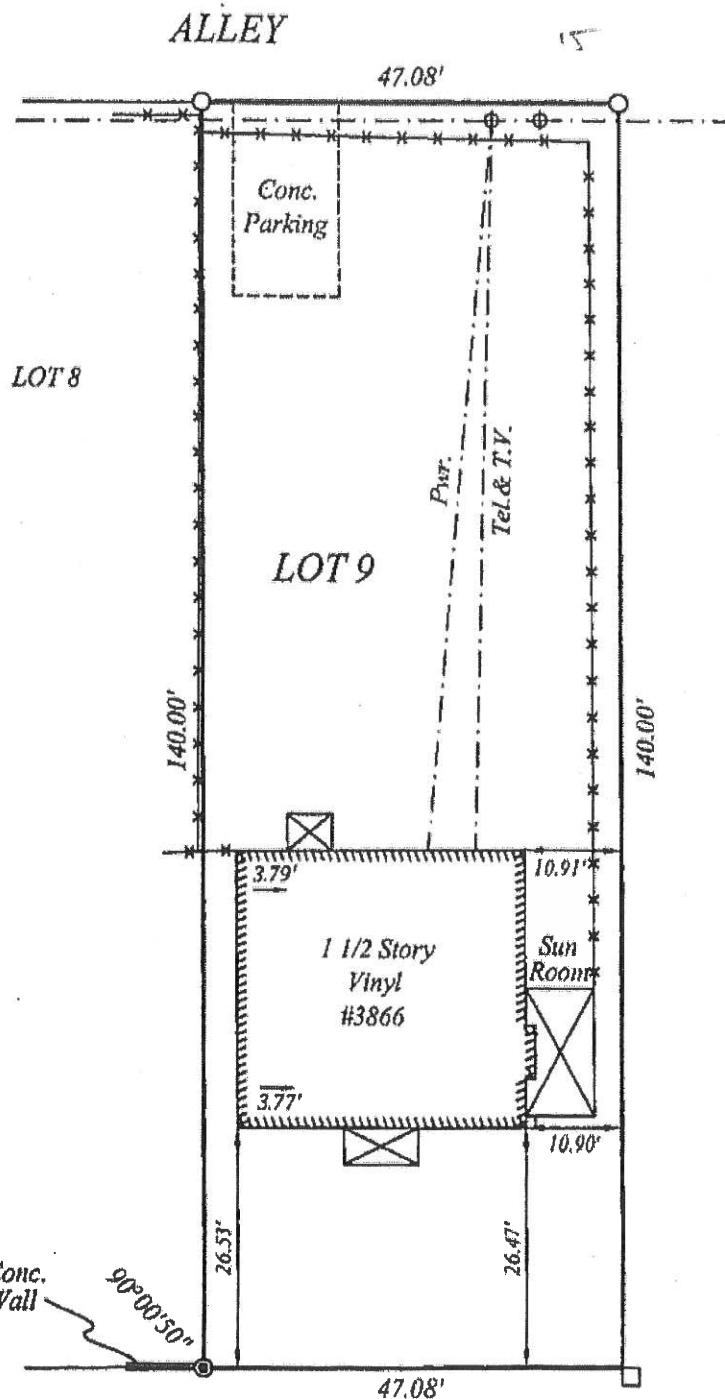
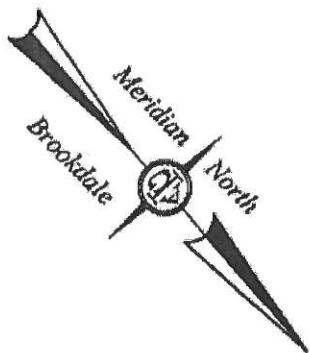
NOTE: THIS LOT APPEARS  
 TO BE IN FEMA FLOOD ZONE  
 AS SHOWN ON HUD  
 COMMUNITY PANEL NUMBERS  
5101290029D

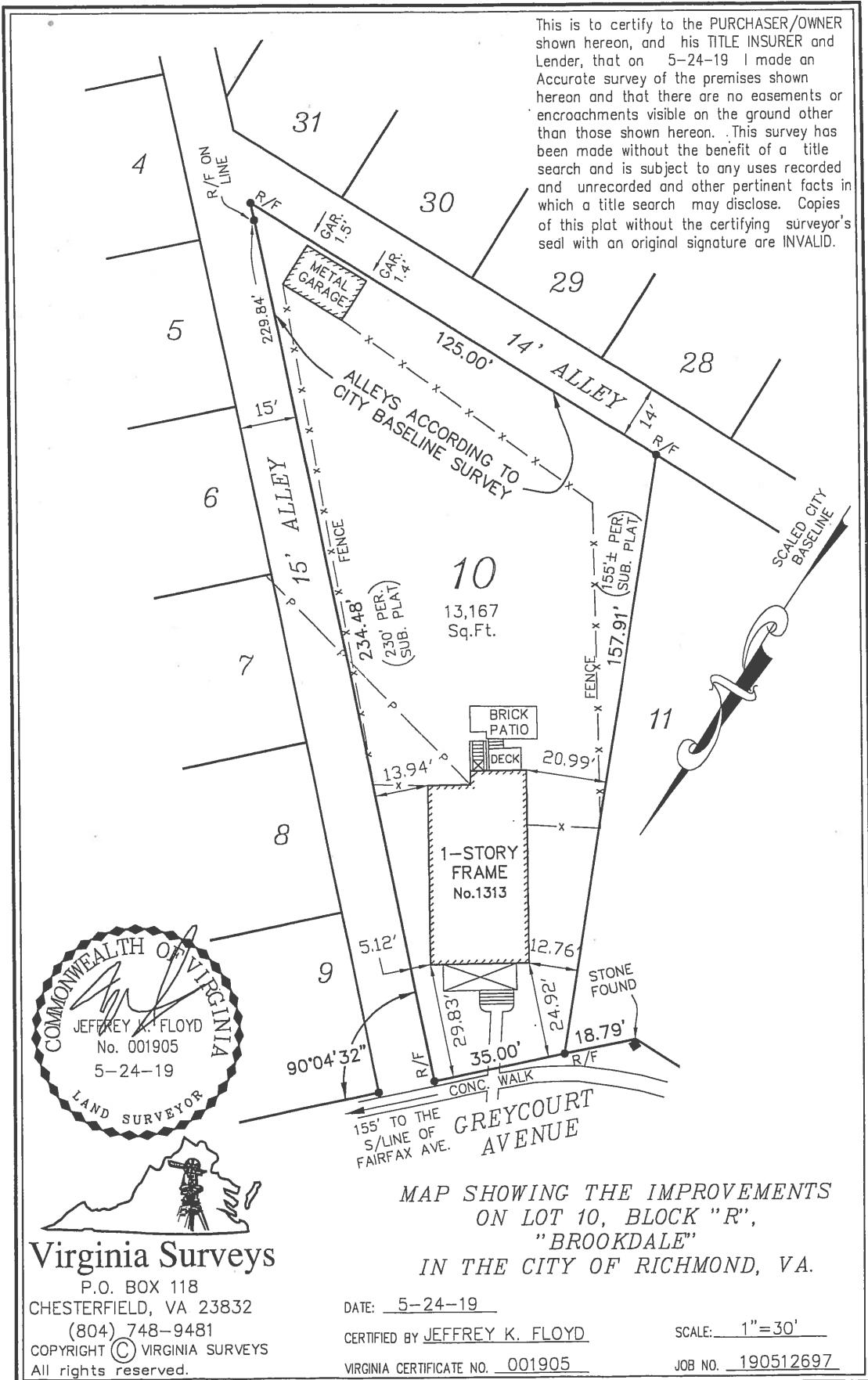
NOTE:  
 This survey has been prepared without  
 the benefit of a title report and does  
 not therefore necessarily indicate all  
 encumbrances on the property.



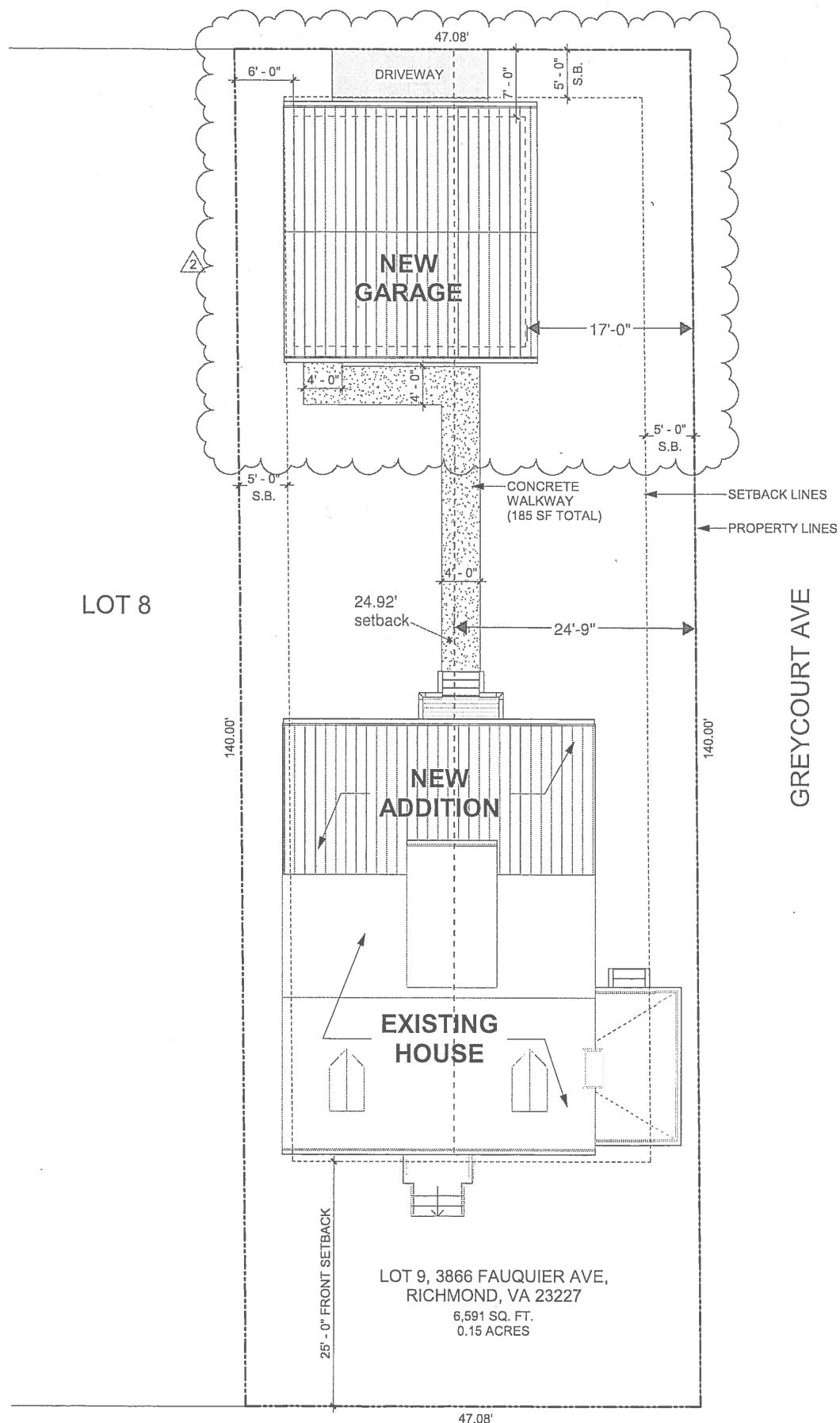
### LEGEND

- ◊ Stone/F
- ◆ Power Pole
- Pipe/F
- ◎ Nail/F





15' ALLEY





INFORMATION  
TECHNOLOGY  
CONSULTING

INC.

ROANOKE, VA 24014

804.522.3236

www.nvisiontek.com

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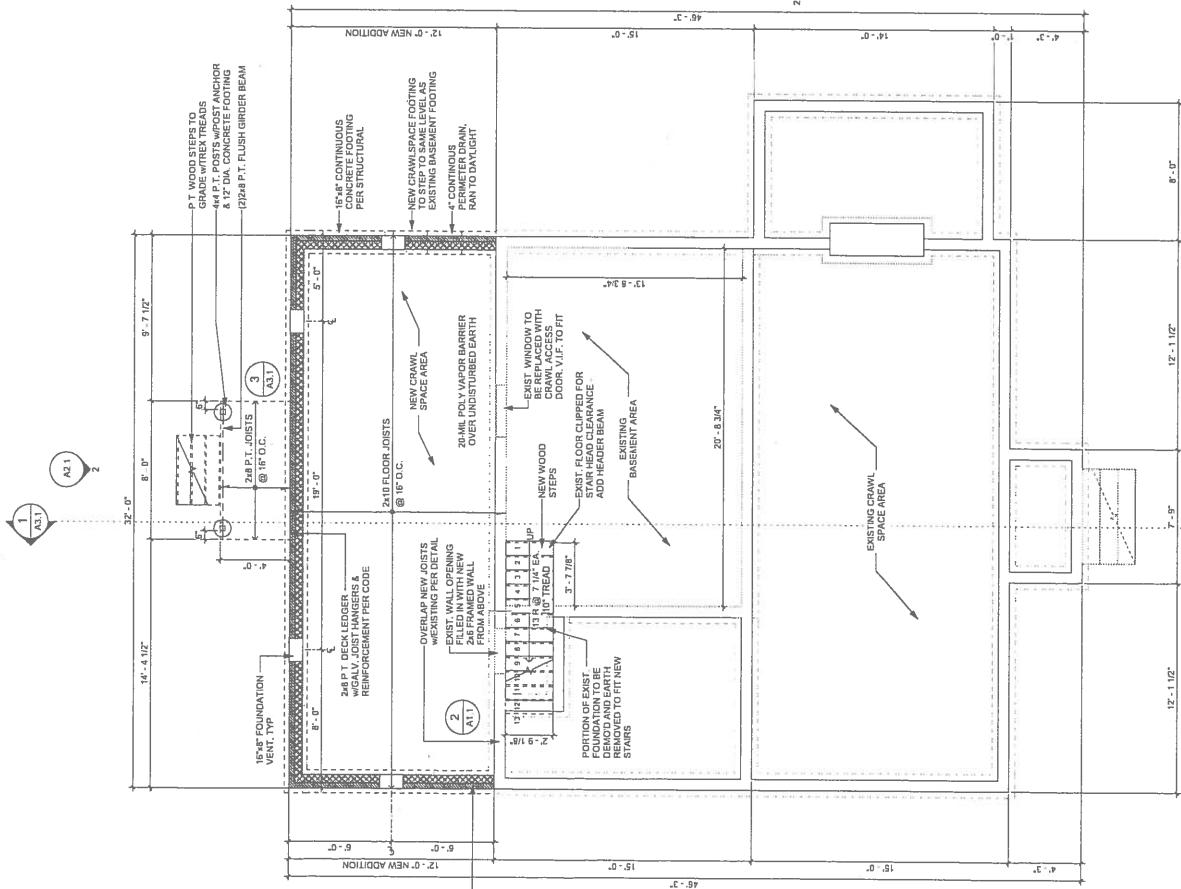
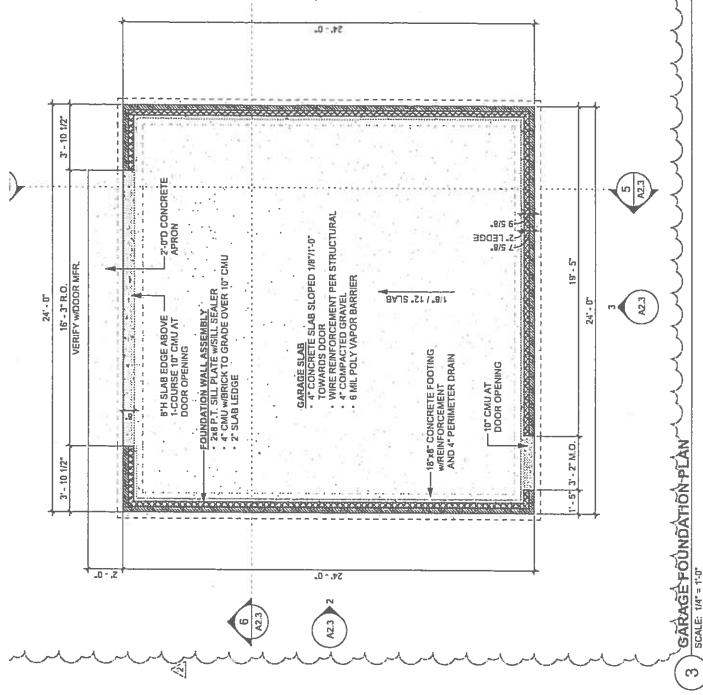
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FOUNDATION NO. 1  
FOUNDATION WALLS TO BE CONCRETE

**EXISTING CONDITION**

1. ALL EXISTING DIMENSIONS AND QUANTITIES ARE TO BE DETERMINED AND DOCUMENTED BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT ASSUME ANYTHING, UNLESS IT IS STATED IN THE CONTRACT DOCUMENTS.
2. EXISTING FOUNDATION DEPTHS ARE UNKNOWN, SO THEY ARE NOT TO BE DETERMINED. THE CONTRACTOR SHALL NOT ASSUME ANYTHING, UNLESS IT IS STATED IN THE CONTRACT DOCUMENTS.
3. EXISTING ROOF SLOPES AND DIMENSIONS ARE TO BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT ASSUME ANYTHING, UNLESS IT IS STATED IN THE CONTRACT DOCUMENTS.

**FOUNDATION NOTES**

1. FOUNDATION WALLS TO BE CONCRETE 24" X 12" X 12" THICK. WALLS TO BE SHOWN REFER TO DRAWING FOR THICKNESS AND OTHER SHEET IN SET.

2. DOORINGS ARE CAST IN PLACE AND REINFORCED 24" X 12" X 12" THICK. DOORINGS TO BE PROVIDED PER LOCAL CODE.

3. SHALL BE INSTALLED IN 24" X 12" X 12" THICK CONCRETE WALLS. TO BE LOCATED AS SHOWN ON THE DRAWINGS. TO BE PROVIDED BY THE CONTRACTOR. TO BE LOCATED AS SHOWN ON THE DRAWINGS. TO BE PROVIDED BY THE CONTRACTOR.

4. 15' X 15' FOUNDATION VENTS TO BE PROVIDED IN UNCONDITIONED CAVITY SPACES, AS SHOWN ON THE DRAWINGS. TO BE PROVIDED BY THE CONTRACTOR.

5. PERIMETER WALL TO PROVIDE CLEARANCE AS SHOWN ON THE DRAWINGS. TO BE PROVIDED BY THE CONTRACTOR.

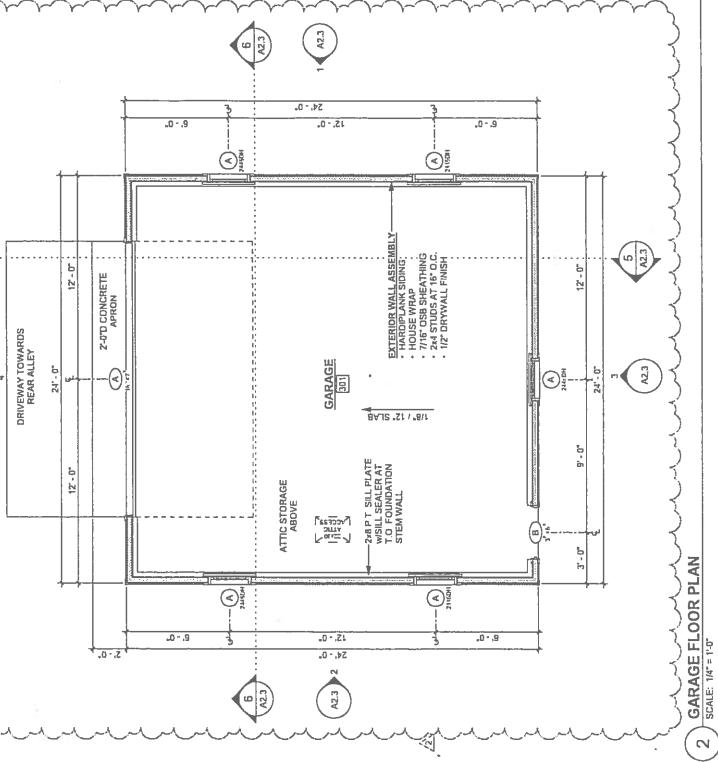
6. GRADE IF NECESSARY. REFERENCE DRAWING.

**2** TYPICAL DETAIL - JOIST OVERLAP  
SCALE: 3/4" = 1'-0"

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 TO DETERMINE JOIST SPACING.

2

**2** TYPICAL DETAIL - JOIST OVERLAP  
SCALE: 3/4" = 1'-0"



## EXISTING CONDITIONS

1.11 EXISTING DIMENSIONS AND QUANTITIES

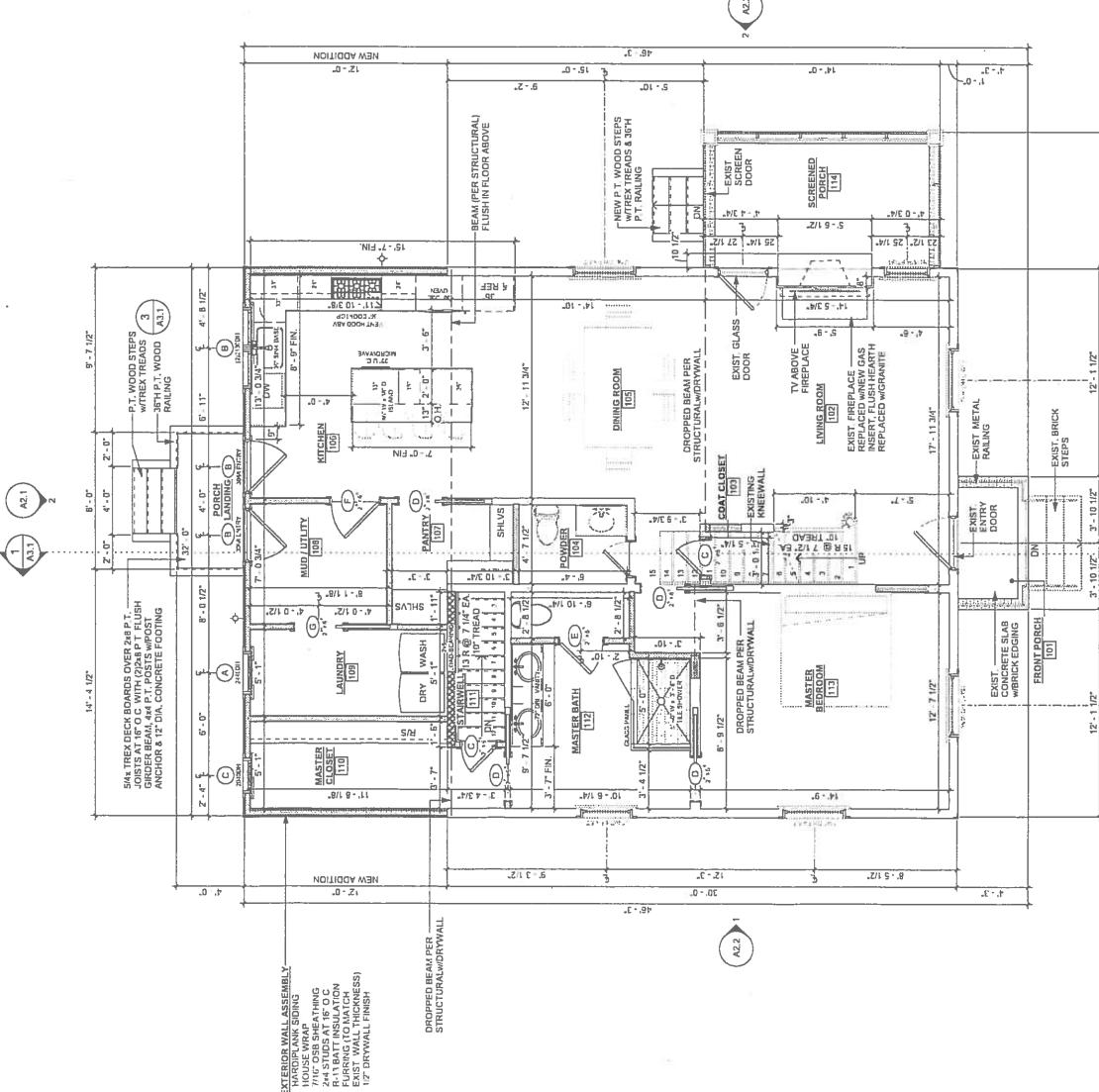
1. ALL EARTHWORKS ARE TO BE CONDUCTED AND ARE BASED ON SURVEY CONDUCTED. SOME DIMENSIONS ARE REASONABLY ACCURATE. OTHER DIMENSIONS ARE ASSUMED BASED ON VISUAL CONDITIONS. FILED.
2. EXISTING FOUNDATION DEPTHS ARE UNKNOWN. AT HEIGHT ABOVE GRADE AND BASEMENT ARE UNKNOWN. HEIGHT, FOOTING TYPES AND SIZES ARE UNKNOWN. MAY BE ASSUMED.
3. EXISTING ROOF SLOPES AND DIMENSIONS ARE VISUAL CONDITIONS.

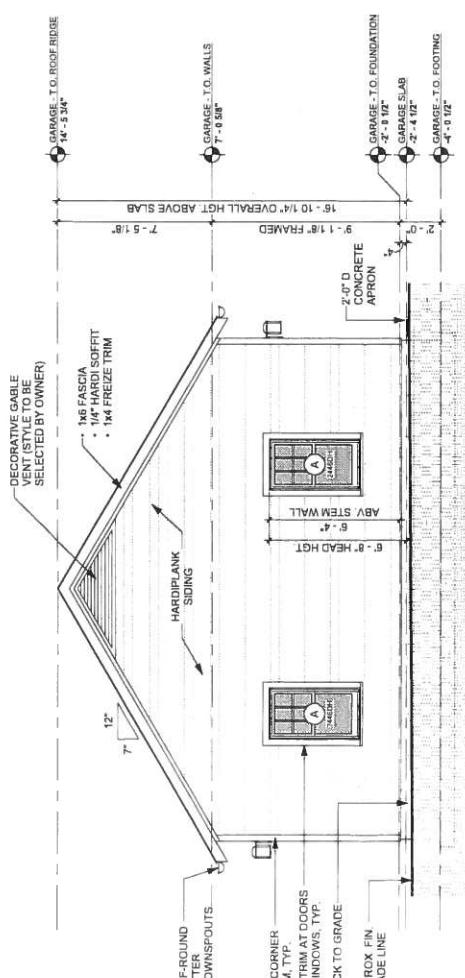
**FLOOR PLAN NOTE**

1. ALL EXTERIOR FRAMING DIMENSIONS ARE TO SHEATHING FACE OF FOUNDATION, INTERIORS ARE TO FACE OF STUD, LINU. THICKNESS OF WALLS = 4", INT. LINU. 3 1/2", AND INT. 1/2".
2. ALL WINDOW AND DOOR DIMENSIONS ARE TO FLOOR OPENING, DU.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ALL APPLICABLE CODES.
4. ALL EXTERIOR WALL FRAMING TO BE 2x6 STUDS, ALL EXTERIOR WALLS TO BE 244 LNU. LNU. ALL INTERIOR WALLS TO BE 244 LNU. LNU. ALL INTERIOR WALLS TO BE 244 LNU. LNU. TO WALL LEGEND AND CHICAGO SOR ASSOCIATION SHEET IN ORDER TO PLAN ANY WALL TO WALL FINISHES.
5. HATCHED AREAS INDICATE PREPARED CERAMIC TILES.
6. ALL WINDOWS AT BEDROOMS TO MEET EGRESS REQUIREMENTS AND EACH BEDROOM SHALL HAVE ONE. CODE, REQUIREMENTS AND EGRESS ARE TO BE FOLLOWED.
7. REFER TO JOIST LAYOUT (BY ONE'S) FOR FLOOR PLANS.

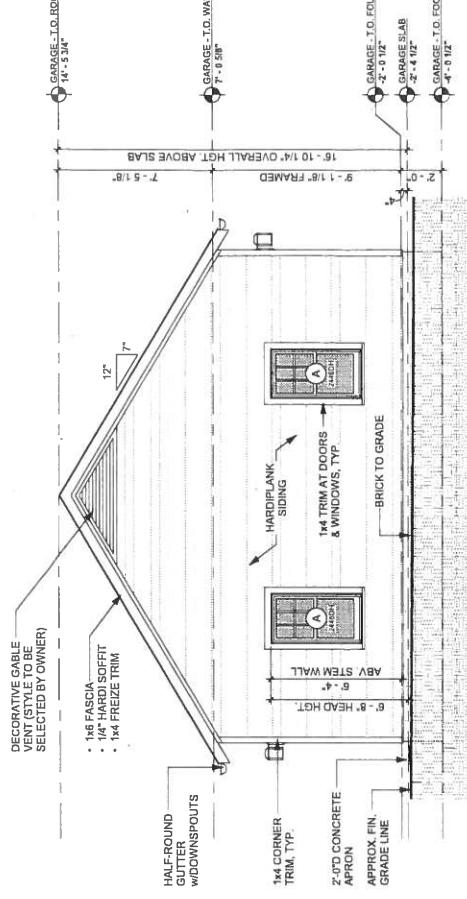
## PHASE LEGEND

NEW CONSTRUCTION

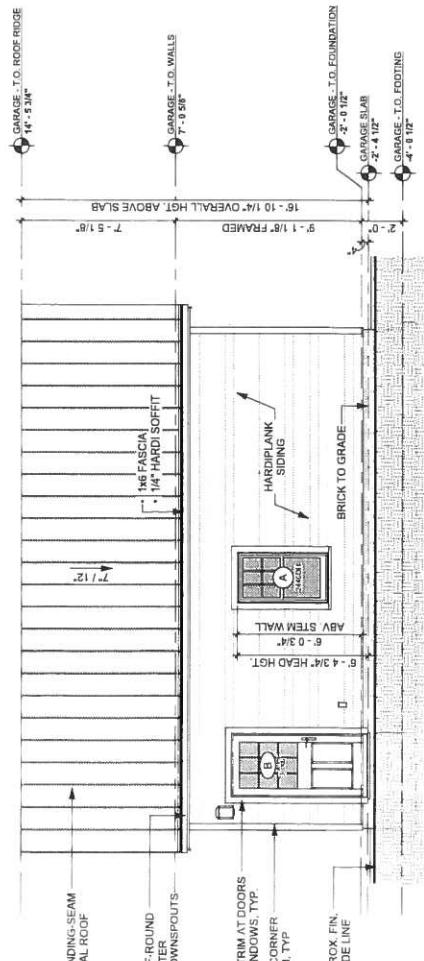




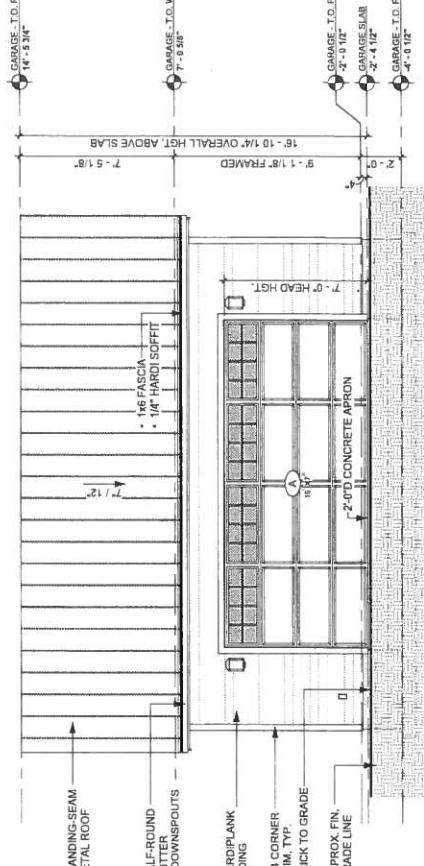
**GARAGE FRONT ELEVATION**



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



**3 GARAGE LEFT SIDE ELEVATION**



**4 GARAGE RIGHT SIDE ELEVATION**

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**ROOF STRUCTURE**

- STANDING-SEAM METAL ROOFING
- SYNTHETIC UNDERLAYMENT
- 7/16" CDX PLYWOOD SHEATHING

INSTRUCTIONS:  
DO NOT  
DETACH THIS STUB

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

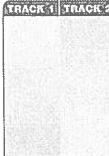


DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW  
BUREAU OF PERMITS AND INSPECTION  
ROOM 110 CITY HALL  
900 E. BROAD STREET  
RICHMOND, VIRGINIA 23219  
PHONE (804) 646-4169  
FAX (804) 646-1569

BUILDING  
PERMIT/CERTIFICATE  
APPLICATION

PERMIT NO.

B



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		11 JOB/PROPERTY ADDRESS (STREET & NUMBER) <b>3860 FAUQUIER AVE</b>				12 FLOOR/ROOM NO.	
		13 CONTRACTOR NAME		14 LICENSE TYPE		15 CLASS <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	16 STATE LICENSE NO.
17 CONTRACTOR STREET ADDRESS		18 CONTRACTOR TELEPHONE NO / EMAIL ADDRESS					
19 CITY		20 STATE		21 ZIP CODE		22 CONTRACTOR FAX NO.	
23 PROPERTY OWNER NAME <b>MARK &amp; NATALIE NEWFIELD</b>		24 PROPERTY OWNER ADDRESS/ZIP <b>3860 FAUQUIER AVE</b>				25 OWNER DAYTIME TELEPHONE NO.	
26 DESCRIBE CURRENT STRUCTURE USE <b>SINGLE FAMILY DWELLING</b>		27 DESCRIBE PROPOSED STRUCTURE USE <b>SINGLE FAMILY DWELLING</b>					
28 OFFICE USE ONLY	<input type="checkbox"/> NEW <input type="checkbox"/> ACCESSORY <input type="checkbox"/> BLDG. <input type="checkbox"/> ADD	<input type="checkbox"/> ADDITION <input type="checkbox"/> ADD	<input type="checkbox"/> RESIDENTIAL GARAGE <input type="checkbox"/> ADD1	<input type="checkbox"/> RESIDENTIAL DECK <input type="checkbox"/> AD2	<input type="checkbox"/> OPEN PORCH <input type="checkbox"/> AD3	<input type="checkbox"/> ENCLOSED PORCH <input type="checkbox"/> AD4	<input type="checkbox"/> ALTER/REMODEL <input type="checkbox"/> LIGHT <input type="checkbox"/> AL1
	<input type="checkbox"/> ALTER/REMODEL <input type="checkbox"/> HEAVY <input type="checkbox"/> DEM <input type="checkbox"/> AL2	<input type="checkbox"/> DEMOLITION <input type="checkbox"/> DEM	<input type="checkbox"/> TENANT FITUP <input type="checkbox"/> FUP	<input type="checkbox"/> FOUNDATION ONLY <input type="checkbox"/> FOU	<input type="checkbox"/> NEW BUILDING <input type="checkbox"/> NB	<input type="checkbox"/> MOVING/RELOCATION <input type="checkbox"/> REL	<input type="checkbox"/> REPAIR/REPLACEMENT <input type="checkbox"/> REP
29 IF 1 OR 2 FAMILY	<input type="checkbox"/> ATTACHED	<input type="checkbox"/> DETACHED	30 IF MULTIFAMILY NUMBER OF UNITS PER STRUCTURE	31 CHECK ONE (IF APPLICABLE) 1. LODGING HOUSE <input type="checkbox"/> 2. NURSING HOME <input type="checkbox"/> 3. ADULT CARE RESIDENCE <input type="checkbox"/>			
32 INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A,B,C,D, E & F. TOTAL B,C,D, E & F SUBTRACT THIS TOTAL FROM A TO OBTAIN G. COSTS ARE TO INCLUDE MATERIAL, LABOR, SUBCONTRACTORS OVERHEAD, & PROFIT.		A. TOTAL CONST. COST OF ENTIRE JOB B. ELEC. COST	\$	C. MECH. COST D. PLUMB COST	\$	E. SPRINKLER COST F. ELEVATOR COST	\$
33 DESCRIBE SCOPE OF WORK		G TOTAL CONSTRUCTION COST LESS TRADE PERMITS \$					
34 BUILDING PERMIT TO CONSTRUCT A ONE-STORY ADDITION (32' x 12') AND A ONE-STORY DETACHED GARAGE (24' x 24') IN REAR							
35 LIEN AGENT NAME		36 PHONE NO.					
37 ADDRESS						38 ZIP CODE	
39 CONTACT PERSON <b>PAUL SALVUCCI</b>		40 CONTACT PHONE NO. <b>804. 305-0363</b>				41 CONTACT FAX NO.	
42 CONTACT ADDRESS <b>210 W. HILLCROST AVE. RICHMOND VA</b>		43 ZIP CODE <b>23220</b>				44 EMAIL <b>PAUL@PLULLY.CONSTRUCTION.COM</b>	
45 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO							
46 ENGINEER/ARCHITECT NAME		47 ENGINEER/ARCHITECT PHONE NO.		48 ENGINEER/ARCHITECT FAX NO.		49 EMAIL	
50 ROOF TYPE 1 (SEE BACK FOR LIST)		51 NO. OF SQUARES		52 ROOF TYPE 2 (SEE BACK FOR LIST)		53 NO. OF SQUARES	
54 NOT REQUIRED FOR 1 & 2 FAMILY		55 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO		56 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO			
57 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)		58 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)		59 GARAGE AREA (SQ. FT.)		60 OPEN PORCH AREA (SQ. FT.)	
61 DECK AREA (SQ. FT.)		62 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		63 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)		64 TOTAL BUILDING HEIGHT	
65 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)		66 NO. OF SPACES AT ANOTHER LOCATION		67 LOCATION		68 NUMBER OF FLOORS	
69 WILL THERE BE A <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY		70 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO		71 TOTAL AREA TO BE DISTURBED (SQ. FT.)		72 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO	
73 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 UNLICENCED CONTRACTOR							
74 PRINTED NAME		75 SIGNATURE				76 DATE	
77 A   (NAME OF APPLICANT)		78 CERTIFY THAT THE BUILDING AT (ADDRESS, FLOOR OR SUITE)					
79 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"							
80 OFFICE USE ONLY		81 SIGNATURE					
82 ARTS DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		83 HISTORICAL DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		84 VIOLATION ON PROPERTY <input type="checkbox"/> YES <input type="checkbox"/> NO		85 DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input type="checkbox"/> NO	
86 EXISTING USE GROUP		87 PROPOSED USE GROUP		88 FEE CALC. TYPE <input type="checkbox"/> S <input type="checkbox"/> U <input type="checkbox"/> B <input type="checkbox"/> C	89 PERMIT FEE	90 FEE RECEIVED	91 RECEIPT NO. <input type="checkbox"/> CASH <input type="checkbox"/> CHECK <input type="checkbox"/> CREDIT CARD
92 IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input type="checkbox"/> NO		93 FLOOD ELEV.		94 SITE ELEV.		95 CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO	
96 CHESAPEAKE BAY MANAGEMENT AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO							
97 APPLICATION APPROVED BY				98 DATE		99 APPLICATION DISAPPROVED BY	

A COPY OF YOUR STATE CONTRACTOR'S LICENSE AND YOUR SS LICENSE MUST BE ON FILE IN THE OFFICE OF THE CITY OF RICHMOND.