



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

December 10, 2021

Andrea Daniela Galina
2907 West Grace Street
Richmond, Virginia 23221

Framework Homes, LLC
3300 West Clay Street
Richmond, Virginia 23230
Attn: Jay McGee

To Whom It May Concern:

RE: **BZA 02-2022**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, January 5, 2022 at **1:00 PM** to consider an application for a building permit to construct a one-story detached garage accessory to a single-family (detached) dwelling at 2907 WEST GRACE STREET (Tax Parcel Number W000-1370/010, 2nd District), located in an R-6 (Single-Family Attached Residential) District. To maximize compliance with public health guidance aimed at preventing the spread of COVID-19 and pursuant to the current ongoing declaration of a local emergency confirmed by Res. No. 2020-R025, adopted March 16, 2020 and as permitted by §2.2-3708.2(A)(3) of the Virginia Freedom of Information Act, the meeting will be closed to in person participation but 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. In order to ensure your teleconference/videoconference participation it will be necessary for you to access the meeting as described below at 1 PM and stay connected until such time as your case is called. For teleconference participation call 804-316-9457 and enter code 559 459 007#. 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 2022 drop-down, click meeting details for January 5, 2022 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 William.Davidson@richmondgov.com 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.

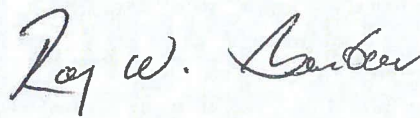
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 02-2022
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association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

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.

807 N Sheppard Llc
10910 Forestgate Place
Glenn Dale, MD 20769

Bryant L Preston Jr And Elizabeth W
2901 W Grace St
Richmond, VA 23221

Burton Haley Frances
2917 W Grace St
Richmond, VA 23221

Custer Allen And John H And Susan B
2911 W Grace Street
Richmond, VA 23221

Dickson Properties Llc
2826 Monument Ave #1
Richmond, VA 23221

Dickson Tommy D Jr And Karen Q
Revocable Trust Trs
2826 Monument Avenue
Richmond, VA 23221

Elmore A Russell Jr And Christine I
2905 W Grace St
Richmond, VA 23221

Greek David E
2900 W Grace Street
Richmond, VA 23221

Jordan Properties Llc
P.o. Box 7408
Richmond, VA 23221

Lebar Llc
3 Summit Dr
Richmond, VA 23229

Litterst Justin
2902 W Grace St
Richmond, VA 23221

Mattox Richard Davis Iii
2915 W Grace St
Richmond, VA 23221

Preisner Kristina
2831 W Grace St
Richmond, VA 23221

Richmond Homes Llc
3420 Pump Rd Box #347
Richmond, VA 23233

Shaw Justin M And Brenner Zachary L
2904 W Grace St
Richmond, VA 23221

Sheppard One Llc
Po Box 9415
Henrico, VA 23150

Virginia Pjb Llc
11700 Kimbolton Pl
Glen Allen, VA 23059

Walsh Marshall F
4255 Cheyenne Rd
Richmond, VA 23235

Warren Brett P And Turley Chelsey L
2903 W Grace St
Richmond, VA 23221

Winter Joan E
2910 Monument Av
Richmond, VA 23221

Wws V Llc
3904 Longview Landing Court
Richmond, VA 23233

Property: 2907 W Grace St Parcel ID: W0001370010**Parcel**

Street Address: 2907 W Grace St Richmond, VA 23221-
Owner: GALINA ANDREA DANIELA
Mailing Address: 2907 WEST GRACE ST, RICHMOND, VA 23221
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 214 - Museum District 1
Property Class: 120 - R Two Story
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$90,000
Improvement Value: \$471,000
Total Value: \$561,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 3432.15
Acreage: 0.079
Property Description 1: 0023.67X0145.00 0000.000
State Plane Coords(?): X= 11780625.500007 Y= 3729970.852205
Latitude: 37.56257372 , **Longitude:** -77.47277892

Description

Land Type: Residential Lot B
Topology: Level
Front Size: 23
Rear Size: 145
Parcel Square Feet: 3432.15
Acreage: 0.079
Property Description 1: 0023.67X0145.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11780625.500007 Y= 3729970.852205
Latitude: 37.56257372 , **Longitude:** -77.47277892

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$110,000	\$480,000	\$590,000	Reassessment
2021	\$90,000	\$471,000	\$561,000	Reassessment
2020	\$90,000	\$413,000	\$503,000	Reassessment
2019	\$90,000	\$390,000	\$480,000	Reassessment
2018	\$90,000	\$343,000	\$433,000	Reassessment
2017	\$80,000	\$344,000	\$424,000	Reassessment
2016	\$80,000	\$338,000	\$418,000	Reassessment
2015	\$80,000	\$369,000	\$449,000	Reassessment
2014	\$75,000	\$285,000	\$360,000	Reassessment
2013	\$75,000	\$285,000	\$360,000	Reassessment
2012	\$75,000	\$285,000	\$360,000	Reassessment
2011	\$75,000	\$297,000	\$372,000	CarryOver
2010	\$75,000	\$297,000	\$372,000	Reassessment
2009	\$75,000	\$303,200	\$378,200	Reassessment
2008	\$57,500	\$280,100	\$337,600	Reassessment
2007	\$57,500	\$280,100	\$337,600	Reassessment
2006	\$57,900	\$279,700	\$337,600	Reassessment
2005	\$45,600	\$237,000	\$282,600	Reassessment
2004	\$39,000	\$202,600	\$241,600	Reassessment
2003	\$39,000	\$188,000	\$227,000	Reassessment
2002	\$28,000	\$163,000	\$191,000	Reassessment
2001	\$23,500	\$137,000	\$160,500	Reassessment
2000	\$17,000	\$99,300	\$116,300	Reassessment
1998	\$17,000	\$90,300	\$107,300	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
06/24/2020	\$575,000	HUGHES GORDON JR AND	ID2020-13646	1 - VALID SALE-Valid, Use in Ratio Analysis
07/16/2015	\$399,000	PISKO ROBERT B AND JEANENNE M	ID2015-13030	2 - INVALID SALE-Foreclosure, Forced Sale etc.
08/01/2005	\$370,000	BOOTH BRUCE W & CASSIANNE S	ID2005-25502	
05/24/2002	\$0	RUSSELL FELICIA C AND	ID2002-16645	
05/24/2002	\$250,000	RUSSELL FELICIA C	ID2002-16646	
10/28/1999	\$189,950	LEANZA JOHN & MARY	ID9900-29642	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: Near West
Traffic Zone: 1071
City Neighborhood Code: MUSD
City Neighborhood Name: The Museum District
Civic Code:
Civic Association Name: Fan Area Business Alliance
Subdivision Name: NONE
City Old and Historic District:
National historic District: Monument Avenue
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	1011	0406001	040600
1990	109	0406001	040600

Schools

Elementary School: Cary
Middle School: Hill
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 18
Dispatch Zone: 046A

Public Works Schedules

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

Government Districts

Council District: 2
Voter Precinct: 204
State House District: 71
State Senate District: 10
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Detached Brick Twnhse
Year Built: 1917
Stories: 2
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 4
Number Of Full Baths: 2
Number Of Half Baths: 1
Condition: normal for age

Foundation Type: 1/2 Bsmt, 1/2 Crawl
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Flat or Shed
Roof Material: Metal
Interior Wall: Plaster
Floor Finish: Hardwood-std oak
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 2694 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 612 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 80 Sqft
Open Porch: 240 Sqft
Deck: 0 Sqft

Property Images

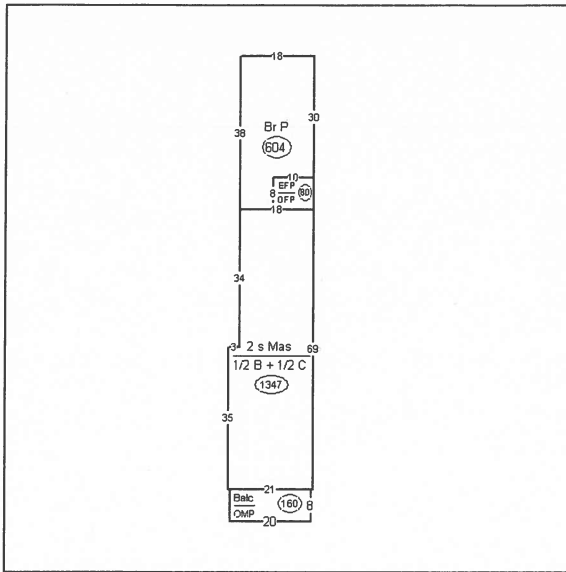
Name:W0001370010 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:W0001370010 Desc:R01



BZA 02-2022

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: Andrea Daniela Gallia PHONE: (Home) () () (Mobile) (631) 236-7028
ADDRESS: 2907 West Grace Street FAX: () () (Work) ()
Richmond, Virginia 23221 E-mail Address: andregallia@gmail.com

PROPERTY OWNER'S

REPRESENTATIVE: Framework Homes, LLC PHONE: (Home) () () (Mobile) (804) 426-5774
(Name/Address): 3300 West Clay Street FAX: () () (Work) (804) 426-5774
Richmond, Virginia 23230 E-mail Address: jay@frameworkhomes.com
Attn: Jay McGee

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2907 West Grace Street
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-412.6
APPLICATION REQUIRED FOR: A building permit to construct a one-story detached garage accessory to a single-family detached dwelling.
TAX PARCEL NUMBER(S): W000-1370/010 ZONING DISTRICT: R-6 (Single-Family Attached Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The lot coverage requirement is not met. Maximum lot coverage shall not exceed fifty-five percent (55%) of the area of the lot. A lot coverage of 1,887.6 square feet (55%) is permitted; 1,427.0 square feet (42%) exists; 1,989.0 square feet (58%) is proposed.
DATE REQUEST DISAPPROVED: November 16, 2021 FEE WAIVER: YES ☐ NO: ☒
DATE FILED: November 12, 2021 TIME FILED: 07:30 a.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAR-102282-2021
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: 11/12/21

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

CASE NUMBER: BZA 02-2022 HEARING DATE: January 5, 2022 AT 1:00 P.M.

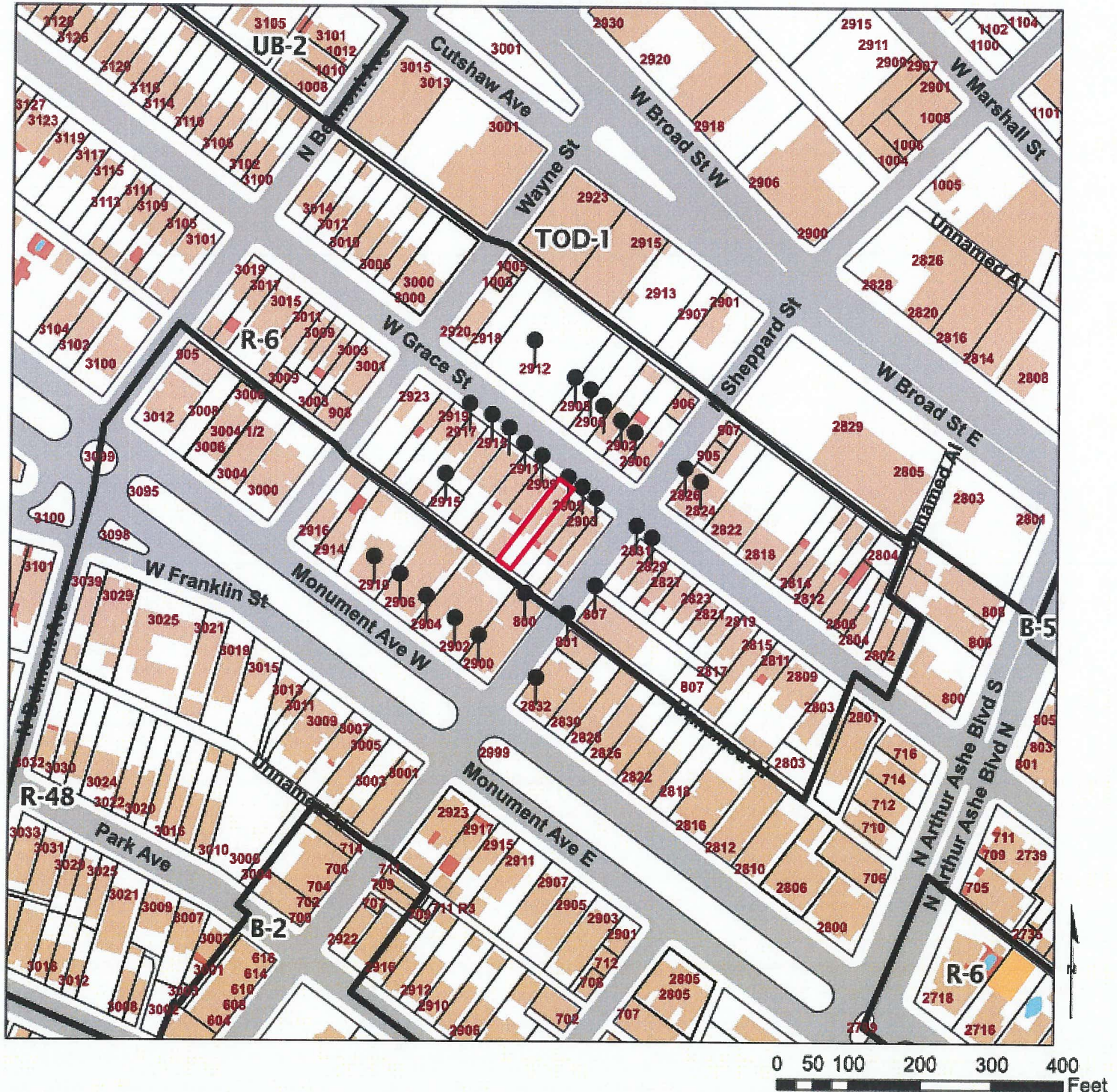
BOARD OF ZONING APPEALS CASE BZA 02-2022
150' Buffer

APPLICANT(S): Andrea Daniela Galina

PREMISES: 2907 West Grace Street
(Tax Parcel Numbers W000-1370/010)

SUBJECT: A building permit to construct a one-story detached
garage accessory to a single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.6
of the Zoning Ordinance for the reason that:
The lot coverage 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 (804-646-6340/6701). 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 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 \$175.00 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 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: _____

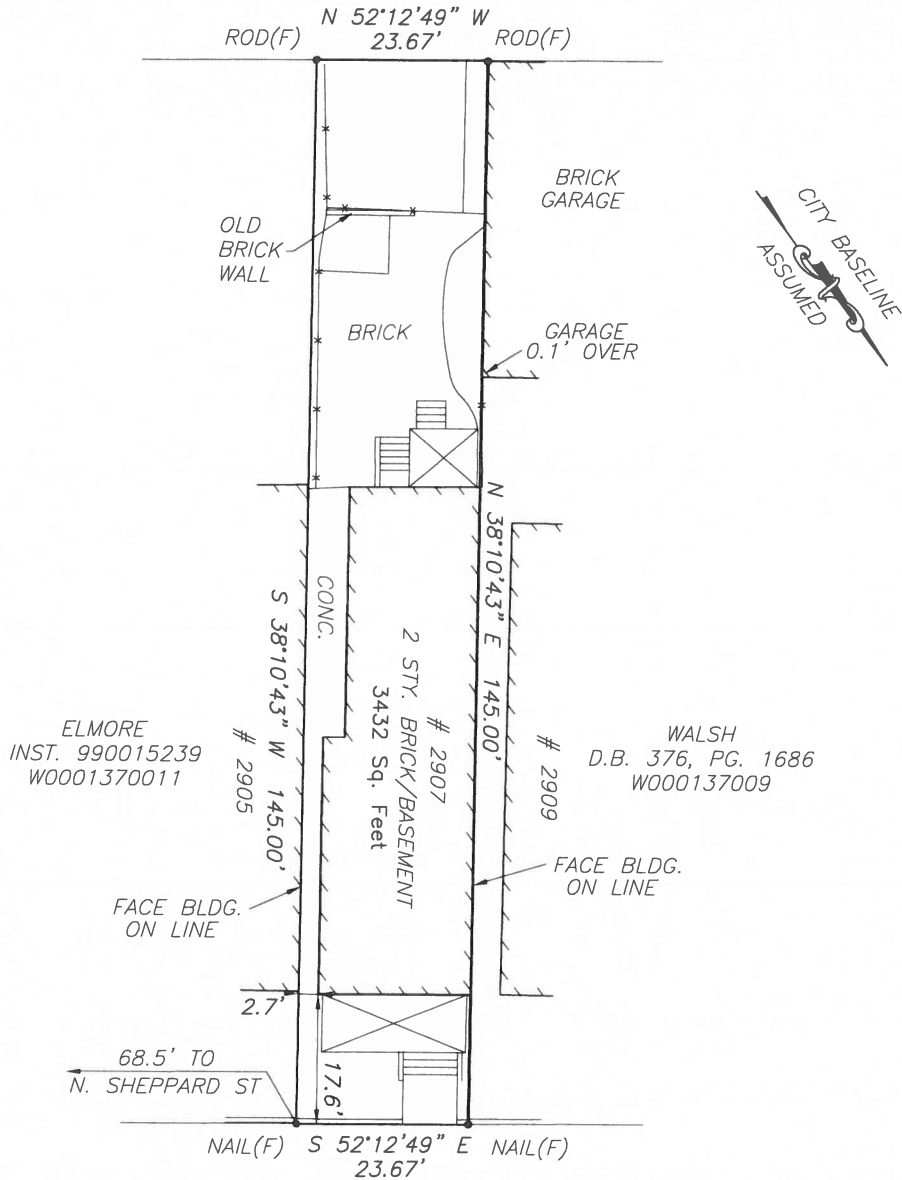
Revised: November 4, 2020

THIS IS TO CERTIFY THAT ON 7/26/21 I SURVEYED
THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE
LINES AND WALLS OF THE BUILDING ARE AS SHOWN ON
THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE
LINES AND THERE ARE NO ENCROACHMENTS OF OTHER
BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN

BRIAN LONG, L.S.



- 1) THIS PARCEL IS NOT IN A FEMA FLOOD HAZARD ZONE
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT
OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES
MAY NOT BE SHOWN



W. GRACE
VAR. WIDTH PUBLIC R/W
SURVEY OF
2907 WEST GRACE

LONG SURVEYING, LLC
4650 FACTORY MILL ROAD
MAIDENS, VA 23012
804-314-5620

CITY OF RICHMOND
VIRGINIA
JULY 26, 2021
SCALE: 1"=20'

FOR: GALINA

ADDRESS: 2907 GRACE STREET

PARCEL: W00013700109

ZONED R-6

SETBACKS

FRONT: 15'

SIDE: 3'

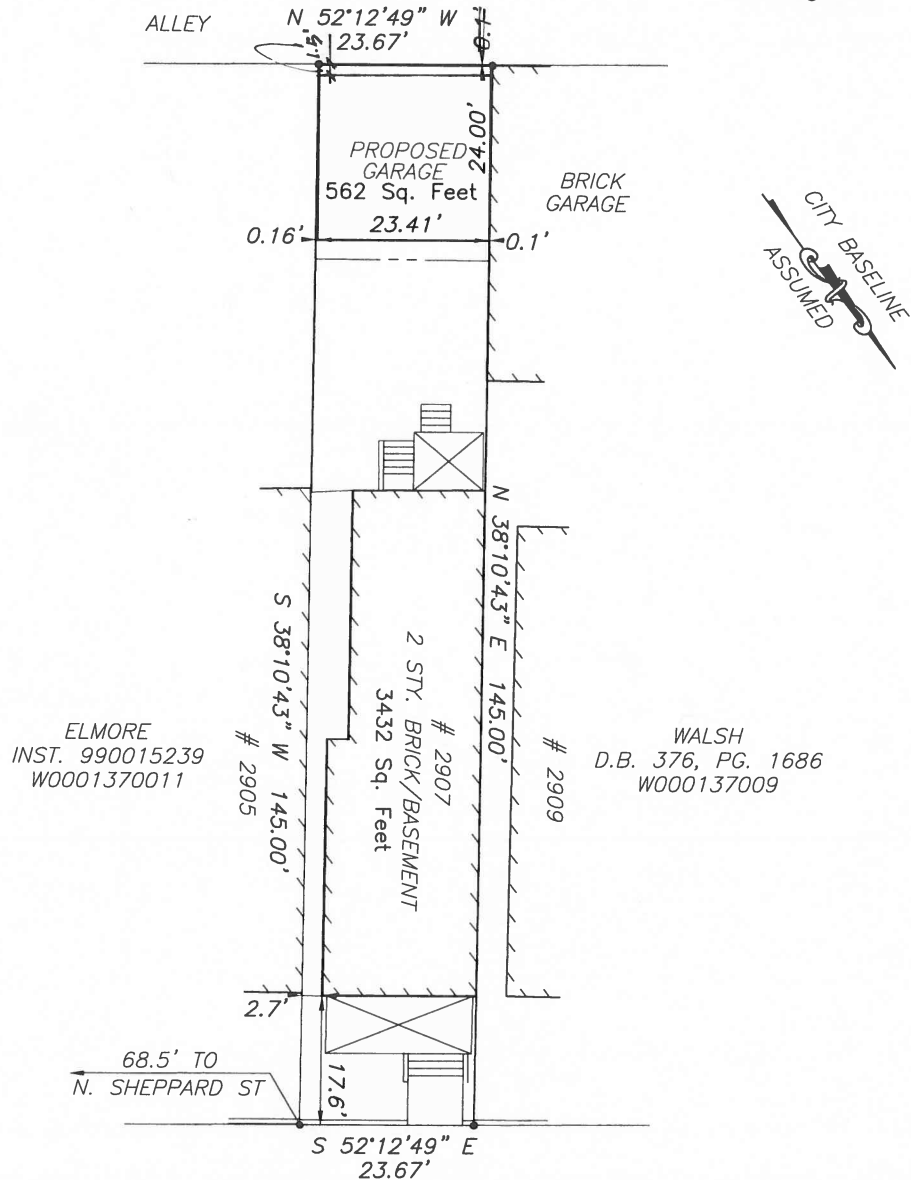
REAR: 5'

EX. LOT SIZE: 3432 SQ.FT.

AREA OF DISTURBANCE: 629 Sq. Feet

ONCE CONSTRUCTION IS COMPLETE SITE
IS TO BE PERMANENTLY SEEDED.

--- LIMITS OF DISTURBANCE



W. GRACE
VAR. WIDTH PUBLIC R/W
GARAGE SITE PLAN
2907 WEST GRACE

LONG SURVEYING, LLC
4650 FACTORY MILL ROAD
MAIDENS, VA 23012
804-314-5620

CITY OF RICHMOND
VIRGINIA
OCT. 20, 2021
SCALE: 1"=20'

GENERAL NOTES AND DESIGN CRITERIA

FOLLOW LATEST BUILDING CODE: IRC 2015

DESIGN LOADS (MIN.):

FLOOR:	40 PSF LIVE LOAD 10 PSF DEAD LOAD	CEILING:	20 PSF LIVE LOAD 10 PSF DEAD LOAD
ROOF:	20 PSF LIVE LOAD 10 PSF DEAD LOAD	ROOF DESIGN WIND SPEED:	115 MPH (TRUSSES: TC AND BC DEAD LOAD OF 10 PSF EACH)
SLEEPING AREAS:	30 PSF LIVE LOAD		

SOIL BEARING ASSUMED CAPACITY: ASSUMED 1500 PSF
LIVE LOADS, DEAD LOADS, WIND LOADS, SNOW LOADS, LATERAL LOADS, SEISMIC ZONING, AND ANY OTHER
SPECIALTY LOADING WILL NEED TO BE CONFIRMED BEFORE CONSTRUCTION AND DEALT WITH ACCORDINGLY.

FRAMING MEMBERS:

UNLESS OTHERWISE NOTED, ALL FRAMING LUMBER TO BE #2 OR BETTER.
CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS.
ALL EXTERIOR WALLS AND CEILING/ROOF ARE TO BE INSULATED BY CODE.
ENGINEERED WOOD PRODUCTS TO BE ENGINEERED BY MANUFACTURER/SUPPLIER.
TRUSSES TO BE ENGINEERING BY TRUSS MANUFACTURER/SUPPLIER.
FOLLOW BRACING GUIDELINES SUBMITTED BY TRUSS MANUFACTURER.

CONCRETE AND FOUNDATIONS:

ALL SLABS ON GRADE SHALL BE 3500 PSI MIN.
ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6X6 MIN. WELDED WIRE MESH (WWM).
INTERIOR SLABS SHALL HAVE A 6 MIL. MIN. POLYETHYLENE VAPOR BARRIER UNDERNEATH.
PROVIDE PROPER EXPANSION AND CONTROL JOINTS.
PROVIDE REINFORCING WHERE NEEDED ACCORDING TO LOCAL CODES, REQUIREMENTS, AND DESIGN.
FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL STRUCTURAL FRAMING IS COMPLETE.
VERIFY DEPTH OF FOOTINGS TO MAKE SURE IT IS BELOW FROST LINE.

STEEL:

ALL STRUCTURAL STEEL TO COMPLY WITH ASTM STANDARDS AND SPECIFICATIONS.

SAFETY GLAZING IS REQUIRED PER CODE INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GLAZING IN SWINGING DOORS EXCEPT JALOUSIES, GLAZING IN FIXED AND SLIDING PANEL DOORS, GLAZING IN STORM DOORS, GLAZING IN ALL UN-FRAMED DOORS, GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS WHOSE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE WALKING/STANDING SURFACE, GLAZING IN PANELS ADJACENT TO AND WITHIN 24" OF THE EDGE OF A SWINGING DOOR, GLAZING LESS THAN 18" ABOVE THE FLOOR, GLAZING IN RAILINGS, GLAZING IN FENCES OR WALLS ENCLOSING SWIMMING POOLS-HOT TUBS-SPAS, GLAZING IN STAIRWAYS-LANDINGS-RAMPS, GLAZING WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY.

PER CODE, A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. (24" HIGH X 20" WIDE) AND A MAX SILL HEIGHT OF 44" ABOVE FINISH FLOOR IS REQUIRED FOR ALL EMERGENCY ESCAPE AND RESCUE WINDOWS. THE WINDOW DIMENSIONS SHOWN ON THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER. CONTRACTOR MUST VERIFY THE CHOSEN WINDOWS MEET THE EGRESS REQUIREMENTS. PROVIDE WINDOW WELLS AS REQUIRED. COMPLIANCE TO EMERGENCY EGRESS IS REQUIRED.

COMPLIANCE TO SECTION R313 FOR SMOKE & CO2 DETECTORS IS REQUIRED. SMOKE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH CURRENT UL AND HARDWIRED, INTERCONNECTED, AND ARC FAULT PROTECTED WITH A BATTERY BACKUP.
GARAGE WALLS ARE TO BE COVERED PER CODE. TYPICAL GARAGE WALLS AND ATTIC SPACE/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 1/2" GYPSUM WALLBOARD. GARAGE RESIDENCE SEPARATION WALLS AND FLOOR/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 5/8" TYPE "X" GYPSUM WALLBOARD. DOORS SEPARATING THE GARAGE AND RESIDENCE ARE TO BE MIN. 20-MINUTE FIRE RATED OR SOLID WOOD, NOT LESS THAN 1-3/8" THICK.

2907 W GRACE ST.
DETACHED GARAGE

LOCATION:
RICHMOND, VA

DRAWING INDEX

COVER PAGE	C1.0
FLOOR PLANS	A1.1
ELEVATIONS	A2.1
ELEVATIONS	A2.2
FOUNDATION	A3.1
ROOF/WALL BRACING	A3.2
SECTIONS / DETAILS	D1.0

BUILDING INFORMATION

GARAGE S.F.	539

DESIGNER: NICK MEDLIN
POSITION: OWNER / OPERATOR
179 MURIEL DR. HEATHSVILLE VA 22473

COMPLIANCE IS REQUIRED FOR EXIT DOOR STAIRS, RAMPS, AND LANDINGS. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXT. DOOR EXCEPT WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. OF 36" IN DIRECTION OF TRAVEL.

COMPLIANCE IS REQUIRED FOR HANDRAILS (TYPE 1) AND GUARDRAILS. ALL INT. AND EXT. RAILINGS ARE TO BE A CONTINUOUS AND MIN. 36" IN HEIGHT, BE ABLE TO WITHSTAND 200 LBS OF FORCE, AND NOT ALLOW A SPHERE GREATER THAN 4" IN DIAMETER TO PASS THROUGH. GUARDRAILS ARE TO BE 36" HIGH WITH MAX SPACING BETWEEN PICKETS OF LESS THAN 4". HANDRAILS ARE TO BE BETWEEN 34"-36" HIGH WITH MAX SPACING BETWEEN PICKETS NOT LESS THAN 4".

DRAFT-STOPPING IS REQUIRED PER CODE. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT-STOPS SHALL BE INSTALLED SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFT-STOPPING SHALL BE INSTALLED SO AS TO DIVIDE THE SPACE EVENLY. DRAFT-STOPPING IS REQUIRED IN SUSPENDED CEILINGS UNDER THE FLOOR SYSTEM AND WHEN THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.

FIRE-BLOCKING IS REQUIRED. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES.

2907 W GRACE ST.
RIVER MILL DEVELOPMENT RIVERMILLDEVELOPMENT@GMAIL.COM PHONE: (434) 774-4535

REVISION NOTES	
DATE	REVISION

SCALE:
N/A

DATE:
8-31-2021

SHEET:
C1.0

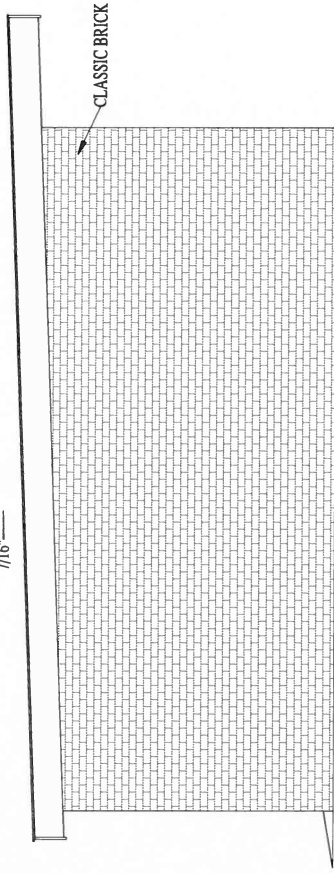




BUILDING INFORMATION

GARAGE S.F.	539
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7/16" 12"



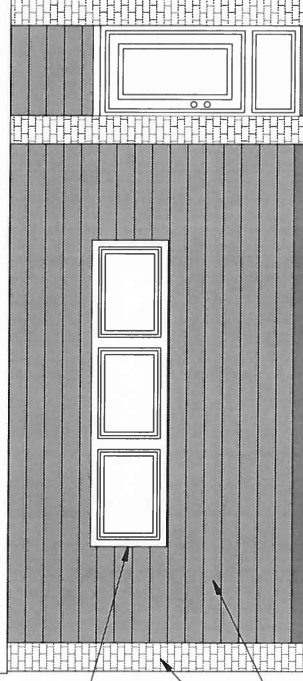
RIGHT ELEVATION

1X FASCIA, SEE SECTIONS

1X4 TRIM

CLASSIC BRICK

8" HARDIE LAP SIDING
SMOOTH UNBEADED



REAR ELEVATION

(FACING HOME)

REVISION NOTES	
DATE	START

2907 W GRACE ST.
RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (414) 774-5355

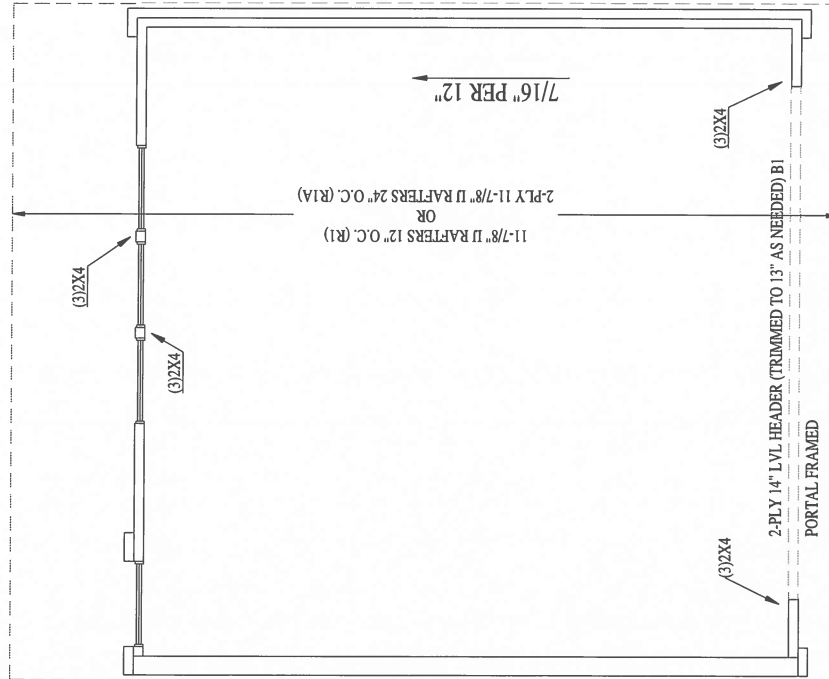
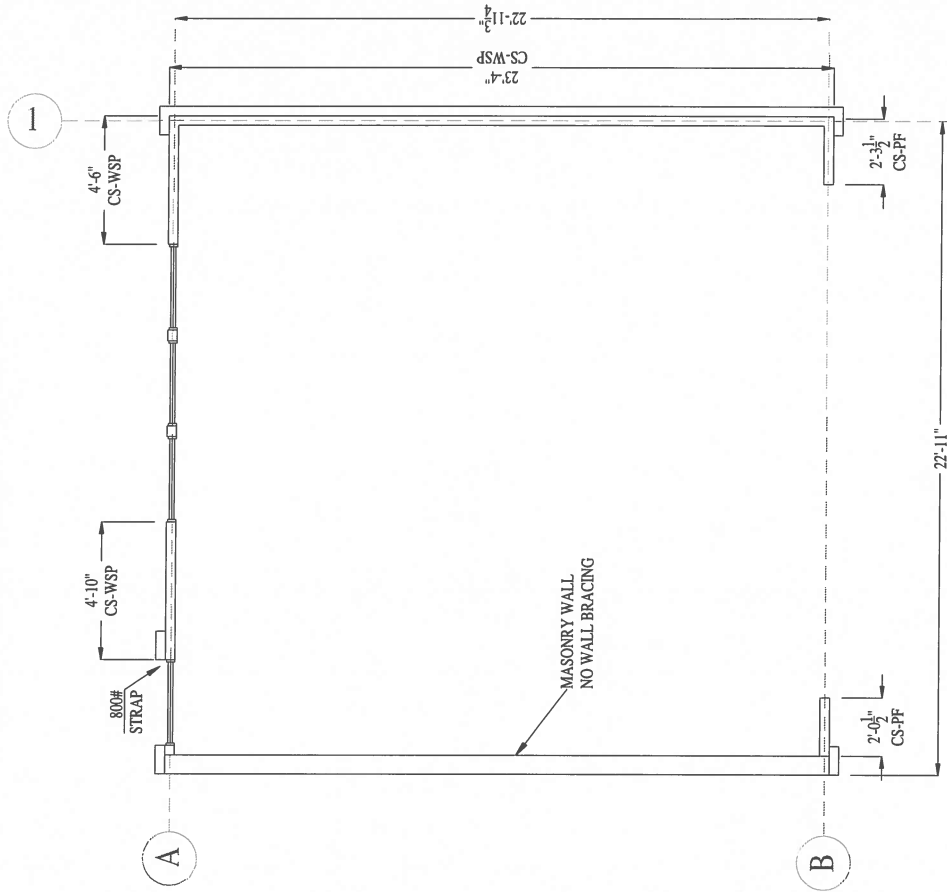
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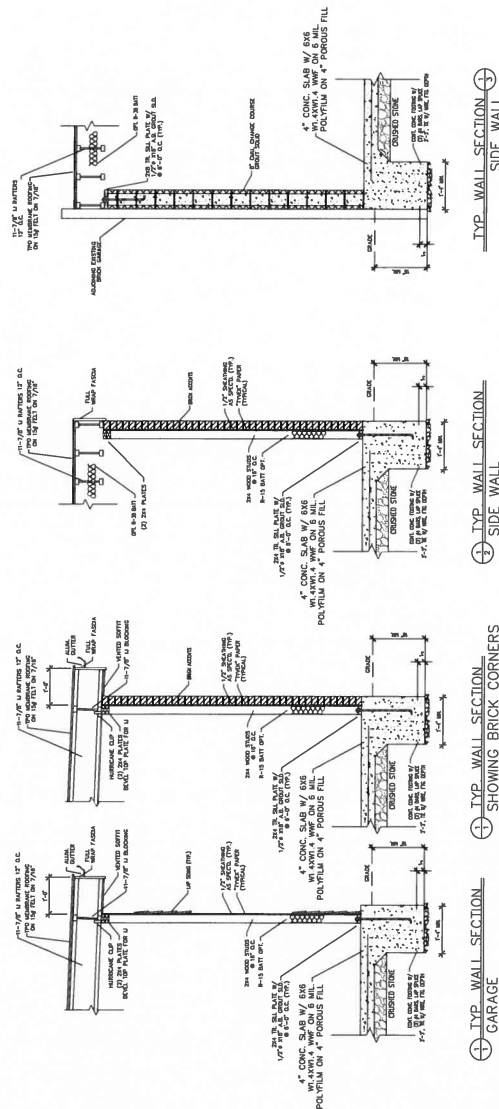
SCALE:
1/2" = 1'-0"

DATE:
8-31-2021

SHEET:
A3.1

[illegible]



[illegible]



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	1 JOB/PROPERTY ADDRESS (STREET & NUMBER) 2907 WEST GRACE STREET						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				
BUILDING INFORMATION	9 CITY			STATE	ZIP CODE	10 CONTRACTOR FAX NO.		
	11 PROPERTY OWNER NAME ANDREA DANIELA GALINA			12 PROPERTY OWNER ADDRESS/ZIP 2907 W. GRACE ST. RICHMOND		13 OWNER DAYTIME TELEPHONE NO.		
	14 DESCRIBE CURRENT STRUCTURE USE SINGLE FAMILY DWELLING			15 DESCRIBE PROPOSED STRUCTURE USE				
CONSTRUCTION COST	16 NEW ACCESSORY BLDG. <input type="checkbox"/> ACC		17 ADDITION <input type="checkbox"/> ADD	18 RESIDENTIAL GARAGE <input type="checkbox"/> AD1	19 RESIDENTIAL DECK <input type="checkbox"/> AD2	20 OPEN PORCH <input type="checkbox"/> AD3	21 ENCLOSED PORCH <input type="checkbox"/> AD4	
	22 ALTER/REMODEL LIGHT <input type="checkbox"/> AL1		23 ALTER/REMODEL HEAVY <input type="checkbox"/> AL2	24 DEMOLITION <input type="checkbox"/> DEM	25 TENANT FITUP <input type="checkbox"/> FUP	26 FOUNDATION ONLY <input type="checkbox"/> FOU	27 NEW BUILDING <input type="checkbox"/> NB	
	28 MOVING/RELOCATION <input type="checkbox"/> REL		29 REPAIR/REPLACEMENT <input type="checkbox"/> REP					
WORK DESCRIPTION	30 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY			31 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE		32 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1. LODGING HOUSE <input type="checkbox"/> 3. ADULT CARE RESIDENCE <input type="checkbox"/> 2. NURSING HOME		
	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		
LIEN INFORMATION	34 DESCRIBE SCOPE OF WORK CONSTRUCT ONE STORY DETACHED GARAGE.							
	35 LIEN AGENT NAME			36 PHONE NO.				
	37 ADDRESS			ZIP CODE				
CONTACT INFORMATION	38 CONTACT PERSON JAY MCGEE			39 CONTACT PHONE NO. 804-426-5714				
	40 CONTACT ADDRESS 3300 W. CLAY STREET, RICHMOND			ZIP CODE 23230	41 EMAIL			
	42 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO			NAME				
RE-ROOF ONLY	43 ENGINEER/ARCHITECT NAME			44 ENGINEER/ARCHITECT PHONE NO.		45 ENGINEER/ARCHITECT FAX NO.		
	46 ROOF TYPE 1 (SEE BACK FOR LIST)			47 NO. OF SQUARES		48 ROOF TYPE 2 (SEE BACK FOR LIST)		
	49 NO. OF SQUARES			50 ROOF TYPE 2 (SEE BACK FOR LIST)		51 NO. OF SQUARES		
LOT & BUILDING SIZE	52 NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/>			53 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO		54 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO		
	55 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)			56 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)		57 GARAGE AREA (SQ. FT.)		
	58 DECK AREA (SQ. FT.)			59 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		60 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)		
PARKING	61 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)			62 NO. OF SPACES AT ANOTHER LOCATION		63 LOCATION		
	64 WILL THERE BE A <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY			65 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO		66 TOTAL AREA TO BE DISTURBED (SQ. FT.)		
	67 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO			68 LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO				
OWNERS AFFIDAVIT	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.							
	PRINTED NAME			SIGNATURE			DATE	
ASESTOS CERTIFICATION	A (NAME OF APPLICANT)						B 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"							
	C 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'S LICENSE AND BUSINESS LICENSE MUST BE ON FILE BEFORE A PERMIT WILL BE ISSUED.