



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

February 2, 2023

Greg DiCrosta and Noelle Giles
4401 South Willetta Dr
Richmond, VA 23221

Branch Builders
4901 Cutshaw Ave
Richmond, VA 23230
Attn: Brian Kreckman

To Whom It May Concern:

RE: BZA 04-2023

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, March 1, 2023 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct an addition to a single-family (detached) dwelling at 4401 SOUTH WILLET TA DRIVE (Tax Parcel Number W019-0309/006, 1st District), located in an R-5 (Single-Family Residential) District. This meeting will be open to in-person participation. To maximize compliance with public health guidance aimed at preventing the spread of COVID-19, the public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **764 300 946#**. 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 2023 drop-down, click meeting details for March 1, 2023 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at Chuck.Davidson@rva.gov for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

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

BZA 04-2023
Page 2
February 2, 2023

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
E-mail: Roy.Benbow@rva.gov

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

Adams Kelly Lee
4314 N Ashlawn Dr
Richmond, VA 23221

Antrim Hugh T Jr And Katharine B
4311 N Ashlawn Dr
Richmond, VA 23226

Battle Laurie Ann
4403 S Willetta Dr
Richmond, VA 23221

Berkowitz Seth J And Connor Lauren O
4400 S Willetta Dr
Richmond, VA 23221

Boyce David G And Sullivan Jennifer F
4402 S Willetta Dr
Richmond, VA 23221

Carpenter Jeffrey K & Mary B
4310 S Ashlawn Dr
Richmond, VA 23221

Cooper Patricia S
4405 S Willette Dr
Richmond, VA 23221

Darling E Suzanne
200 Willetta Drive
Richmond, VA 23221

Gregory William C
4407 S Willetta Dr
Richmond, VA 23221

Mattox William H And Sara Marie
4233 Kingcrest Parkway
Richmond, VA 23221

Moffatt Camilla H
4403 S Ashlawn Dr
Richmond, VA 23221

Moog Evan Dysart And Alison Jacobs
4406 Ashlawn Drive
Richmond, VA 23221

Nette Robert A And Tingley Jane C
4313 N Ashlawn Drive
Richmond, VA 23221

Osborne Gerald W And Sandra
4 Woodlawn Ave
Richmond, VA 23221

Pena Jason D And Sarah R
4312 S Ashlawn Dr
Richmond, VA 23221

Selden Jane T
4402 S Ashlawn Dr
Richmond, VA 23221

Smith Sarah T
4312 N Ashlawn Dr
Richmond, VA 23221

Tempest Douglas M And Lorna B
11 Dartmouth St
Newport, RI 02840

West Randal J
2208 Lastingham Dr
Midlothian, VA 23113

Property: 4401 S Willetta Dr Parcel ID: W0190309006**Parcel**

Street Address: 4401 S Willetta Dr Richmond, VA 23221-
Owner: DICROSTA GREG AND GILES NOELLE J
Mailing Address: 4401 S WILLETТА DR, RICHMOND, VA 23221
Subdivision Name : WILLETТА PLACE
Parent Parcel ID:
Assessment Area: 114 - Thomas Jefferson
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: 01/01/2023
Land Value: \$200,000
Improvement Value: \$363,000
Total Value: \$563,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 5503
Acreage: 0.126
Property Description 1: WILLETТА PLACE L6 BA
Property Description 2: 0046.37X0100.00 IRG0000.000
State Plane Coords(?): X= 11773267.500024 Y= 3729804.477604
Latitude: 37.56224070 , **Longitude:** -77.49825750

Description

Land Type: Residential Lot A
Topology:
Front Size: 46
Rear Size: 100
Parcel Square Feet: 5503
Acreage: 0.126
Property Description 1: WILLETТА PLACE L6 BA
Property Description 2: 0046.37X0100.00 IRG0000.000
Subdivision Name : WILLETТА PLACE
State Plane Coords(?): X= 11773267.500024 Y= 3729804.477604
Latitude: 37.56224070 , **Longitude:** -77.49825750

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2023	\$200,000	\$363,000	\$563,000	Reassessment
2022	\$150,000	\$334,000	\$484,000	Reassessment
2021	\$130,000	\$309,000	\$439,000	Reassessment
2020	\$130,000	\$306,000	\$436,000	Reassessment
2019	\$115,000	\$305,000	\$420,000	Reassessment
2018	\$115,000	\$270,000	\$385,000	Reassessment
2017	\$95,000	\$289,000	\$384,000	Reassessment
2016	\$95,000	\$293,000	\$388,000	Reassessment
2015	\$90,000	\$226,000	\$316,000	Reassessment
2014	\$84,000	\$198,000	\$282,000	Reassessment
2013	\$84,000	\$198,000	\$282,000	Reassessment
2012	\$84,000	\$203,000	\$287,000	Reassessment
2011	\$84,000	\$214,000	\$298,000	CarryOver
2010	\$84,000	\$214,000	\$298,000	Reassessment
2009	\$84,000	\$214,100	\$298,100	Reassessment
2008	\$84,000	\$214,100	\$298,100	Reassessment
2007	\$84,000	\$197,000	\$281,000	Reassessment
2006	\$66,800	\$178,900	\$245,700	Reassessment
2005	\$66,800	\$170,400	\$237,200	Reassessment
2004	\$58,100	\$148,200	\$206,300	Reassessment
2003	\$55,900	\$142,500	\$198,400	Reassessment
2002	\$49,900	\$127,200	\$177,100	Reassessment
2001	\$47,100	\$120,000	\$167,100	Reassessment
2000	\$36,500	\$93,000	\$129,500	Reassessment
1998	\$36,500	\$84,500	\$121,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
01/29/2016	\$371,000	WESSON PROPERTIES LLC	ID2016-1620	1 - VALID SALE-Valid, Use in Ratio Analysis
12/02/2005	\$265,000	FENICK MELINDA	ID2005-42217	
02/07/2005	\$0	RAINE FRANCES B	IW2005-120	
06/03/1975	\$38,500	Not Available	00696-D0611	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: Far West
Traffic Zone: 1119
City Neighborhood Code: MRMF
City Neighborhood Name: Mary Munford
Civic Code: 3010
Civic Association Name: Westhampton Citizens Association
Subdivision Name: WILLETTA PLACE
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	1024	0503001	050300
1990	115	0503001	050300

Schools

Elementary School: Mary Munford
Middle School: Hill
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 18
Dispatch Zone: 053A

Public Works Schedules

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

Government Districts

Council District: 1
Voter Precinct: 105
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1940
Stories: 1.5
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 4
Number Of Full Baths: 2
Number Of Half Baths: 0
Condition: good for age
Foundation Type: Full Crawl
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Comp sh to 235#
Interior Wall: Plaster
Floor Finish: Hardwood-std oak
Heating Type: Hot water or steam
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Detached Garage

Extension 1 Dimensions

Finished Living Area: 1975 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 390 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 130 Sqft
Deck: 0 Sqft

Property Images

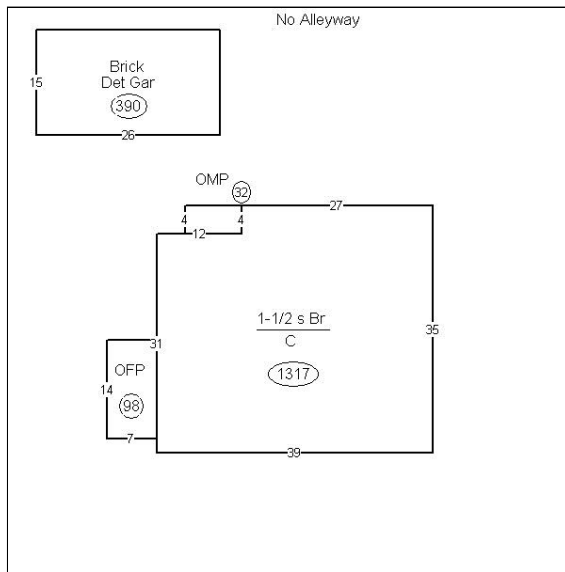
Name:W0190309006 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name: W0190309006 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 Greg DiCrosta & Noelle Giles PHONE: (Home) (804) 229-6734 (Mobile) ()
OWNER: 4401 South Willetta Dr FAX: () (Work) ()
(Name/Address) Richmond, VA 23221 E-mail Address: greg.dicrosta@oldcastle.com
OWNER'S REPRESENTATIVE:
(Name/Address) Brian Kreckman PHONE: (Home) () (Mobile) ()
Branch Builders FAX: () (Work) (804) 339-4521
4901 Gubshaw Ave E-mail Address: _____
Richmond, VA 23230

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES): 4401 South Willetta Drive
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-630.1 (a)
APPLICATION REQUIRED FOR: A building permit to construct an addition to a single-family detached dwelling.
TAX PARCEL NUMBER(S): W019-0309/006 ZONING DISTRICT: R-5 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
REQUEST DISAPPROVED FOR THE REASON THAT: The street side yard requirement is not met. A street side yard of ten feet (10') is required; seven feet (7') is proposed.

DATE REQUEST DISAPPROVED: January 6, 2023 FEE WAIVER: YES ☐ NO: ☒
DATE FILED: January 6, 2023 TIME FILED: 3:58 p.m. PREPARED BY: Matthew West RECEIPT NO. BZAR-124403-2023
AS CERTIFIED BY: [Signature] (ZONING ADMINSTRATOR)

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: Noelle Giles DATE: 2/2/2023

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

CASE NUMBER: BZA 04-2023 HEARING DATE: March 1, 2023 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 04-2023
150' Buffer

APPLICANT(S): Greg DiCrosta and Noelle Giles

PREMISES: 4401 South Willetta Drive
(Tax Parcel Number W019-0309/006)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-630.1(a)
of the Zoning Ordinance for the reason that:
The street side yard (setback) requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).

4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: Greg DiCrosta



BRANCH BUILDERS
Richmond, Virginia
info@branchbuilders.com
branchbuildersrva.com

4401 S. WILLETTA

RESIDENTIAL REMODEL

PERMIT: 10/25/2022

DRAWING INDEX

SHEET	DRAWING TITLE	10/25/2022
CS.01	COVER SHEET	●
AS.01	SITE PLAN	●
S.00	SURVEY	●
A0.01	ASSEMBLIES	●
AD.01	DEMOLITION PLANS	●
AF.00	FRAMING PLANS	●
A1.01	PROPOSED PLANS	●
A1.02	PROPOSED PLANS	●
A2.01	ELEVATION DRAWINGS	●
A3.01	ELECTRICAL PLANS	●
A4.01	FINISH PLANS	●

BUILDING CODE AND ZONING DATA

APPLICABLE CODE:
2018 VIRGINIA RESIDENTIAL CODE
RICHMOND CITY ZONING ORDINANCE

ZONING:
R-5 - RESIDENTIAL [SINGLE FAMILY]

VUSBC OCCUPANCY GROUP CLASSIFICATION:

EXISTING USE: SINGLE FAMILY RESIDENCE

PROPOSED USE: SINGLE FAMILY RESIDENCE

EXISTING RESIDENCE AREA: 1,975 SF
NEW TOTAL RESIDENCE AREA: 2,097 SF

VUSBC CONSTRUCTION CLASSIFICATION: III-B

ALLOWABLE BUILDING HEIGHT: 35 FT
EXISTING BUILDING HEIGHT: 26 FT
PROPOSED BUILDING HEIGHT: UNCHANGED

YARD REQUIREMENTS:
FRONT YARD: 25 FT
SIDE YARD: 5 FT
REAR YARD: 5 FT



ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF BRANCH BUILDERS RVA AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF BRANCH BUILDERS RVA. GC AND CABINET MAKER SHALL BE RESPONSIBLE FOR UNDERSTANDING ANDN COMPLYING WITH THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS INCLUDING GENERAL NOTES INDICATED ON SHEET CS.01

4401 S. WILLETTA

RESIDENTIAL REMODEL

#	REVISION	DATE

DRAWN BY: JG
ISSUE DATE: 10/25/2022
SHEET NAME:

COVER SHEET

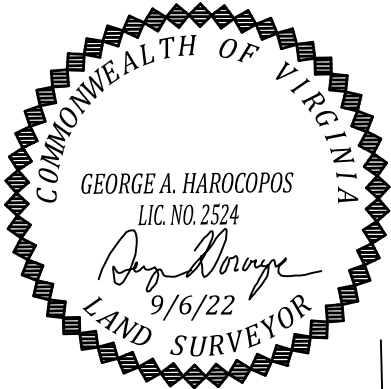
SHEET NUMBER

CS.01

This is to certify that on 9/6/22
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
5101290036D

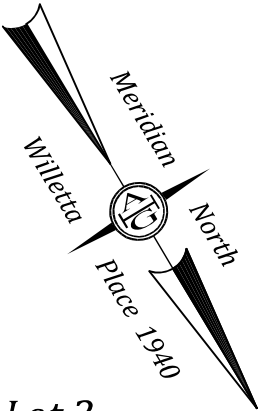
NOTE:
This survey has been prepared without
the benefit of a title report and does
not therefore necessarily indicate all
encumbrances on the property.



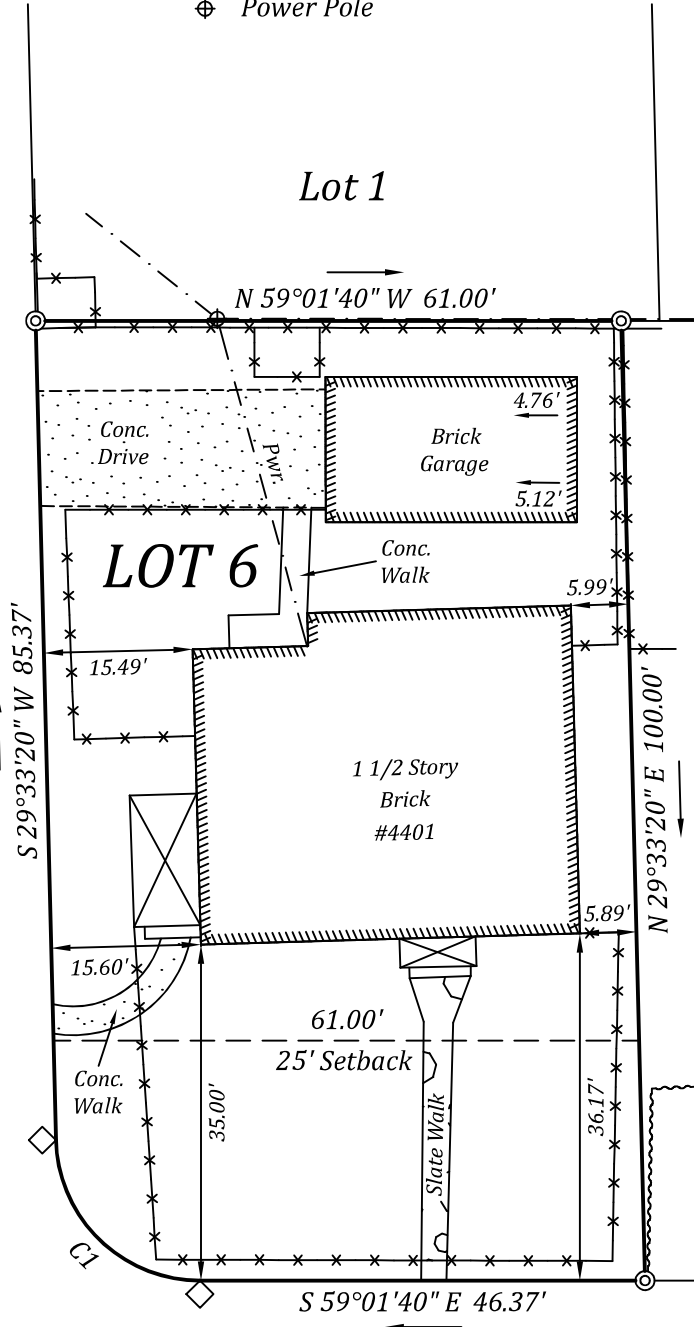
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.19'	20.95'	S 14°44'17" E	88°34'45"

LEGEND

- ⊙ Pipe/F
- ◇ Stone/F
- ⊕ Power Pole



Woodlawn Avenue



S. WILLETTA DRIVE

SURVEY OF
LOT 6 BLOCK A
WILLETTA PLACE
RICHMOND, VIRGINIA

JN 52146

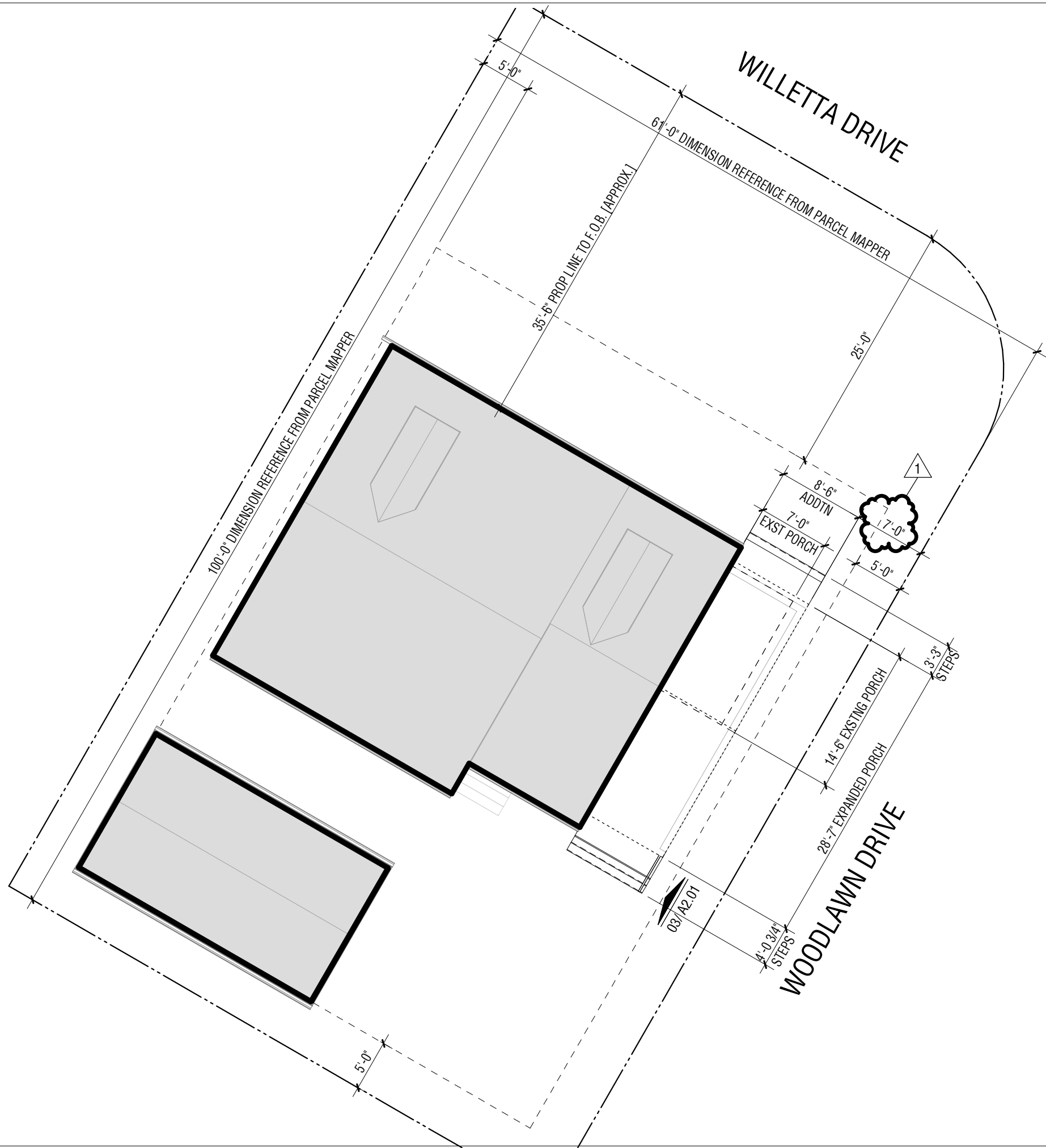
NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF THE CONVEYANCE TO
NOELLE GILES & GREG DICROSTA

A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112
Office 804 744 2630 FAX 804 744 2632
E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=20' Date 9/6/22 Drawn by GAH





BRANCH BUILDERS
Richmond, Virginia
info@branchbuilders.com
branchbuildersva.com

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4401 S. WILLETTA

RESIDENTIAL REMODEL

#	REVISION	DATE
1	REV 1	01/26/2023

DRAWN BY: JG

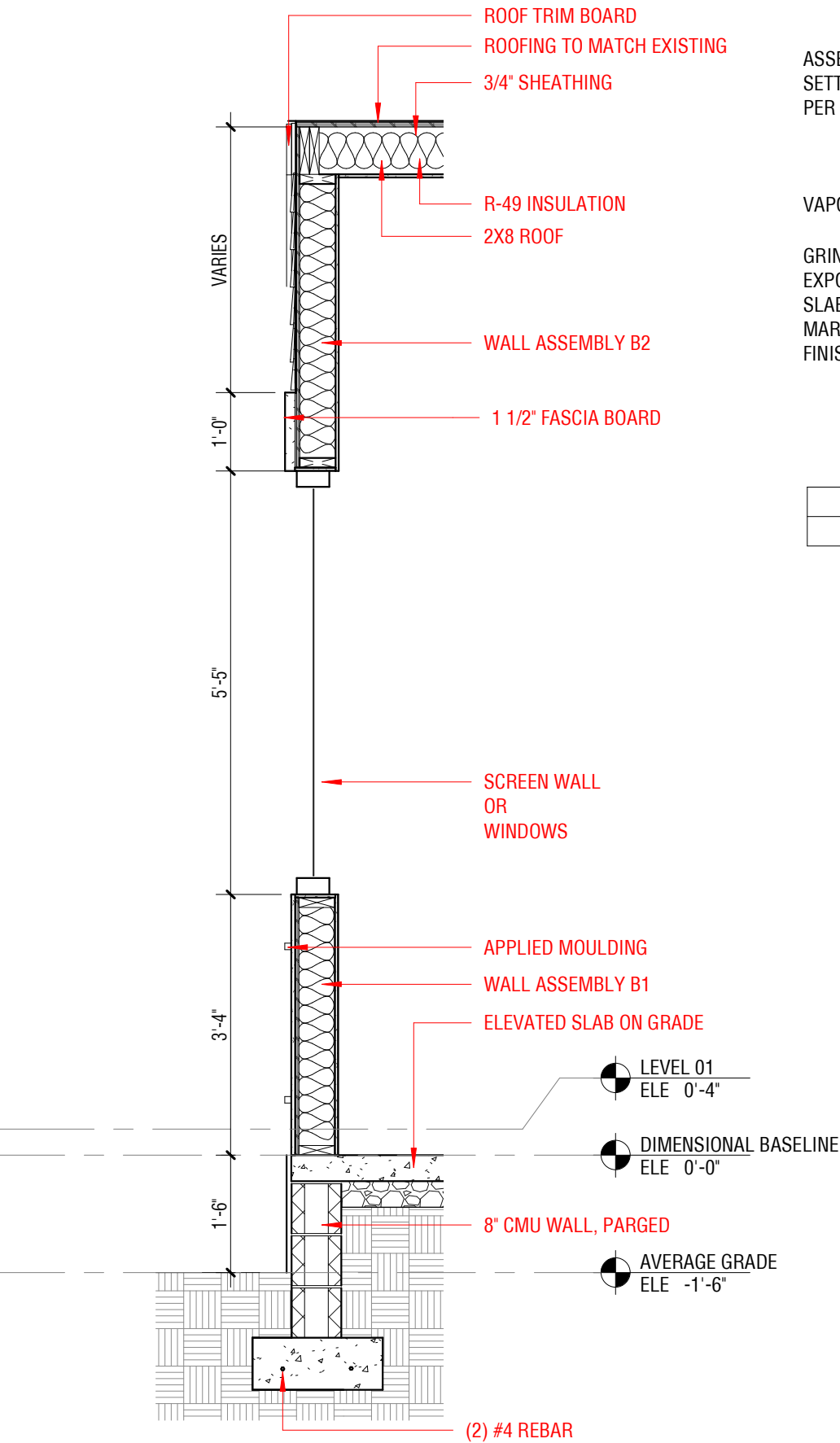
ISSUE DATE: 10/25/2022

SHEET NAME:

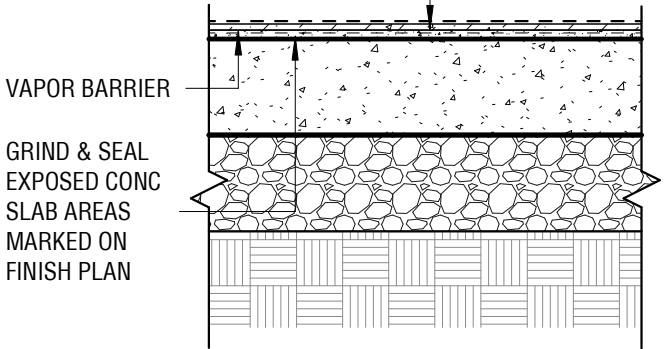
SITE PLAN

SHEET NUMBER

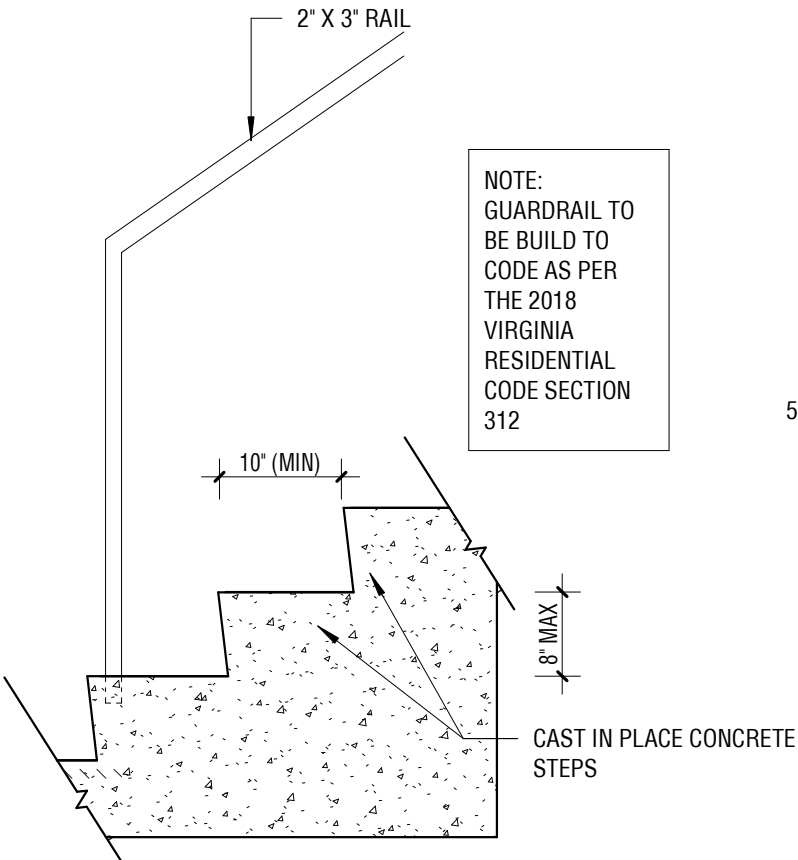
AS.01



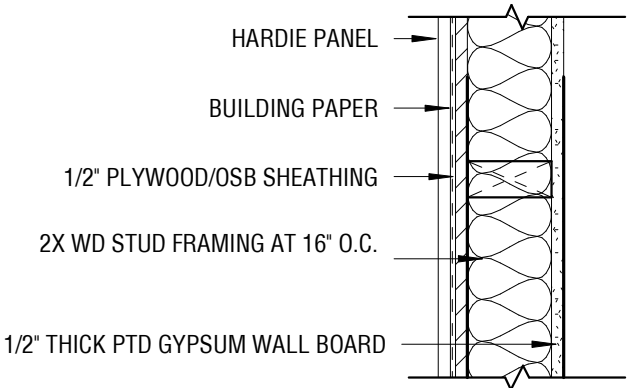
ASSEMBLY A1 INCLUDES GROUT
SETTING BED & CERAMIC TILE
PER FINISH PLAN



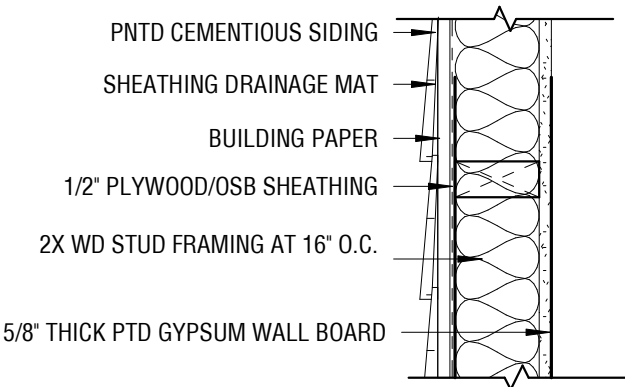
A1	CONCRETE FLOOR W/ CERAMIC TILE & SETTING BED
A2	CONCRETE FLOOR



G1	STEPS AND RAIL
----	----------------



B1	TYPICAL EXTERIOR WALL: R-15
----	-----------------------------



B2	TYPICAL EXTERIOR WALL: R-15
----	-----------------------------

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4401 S. WILLETTA

RESIDENTIAL REMODEL

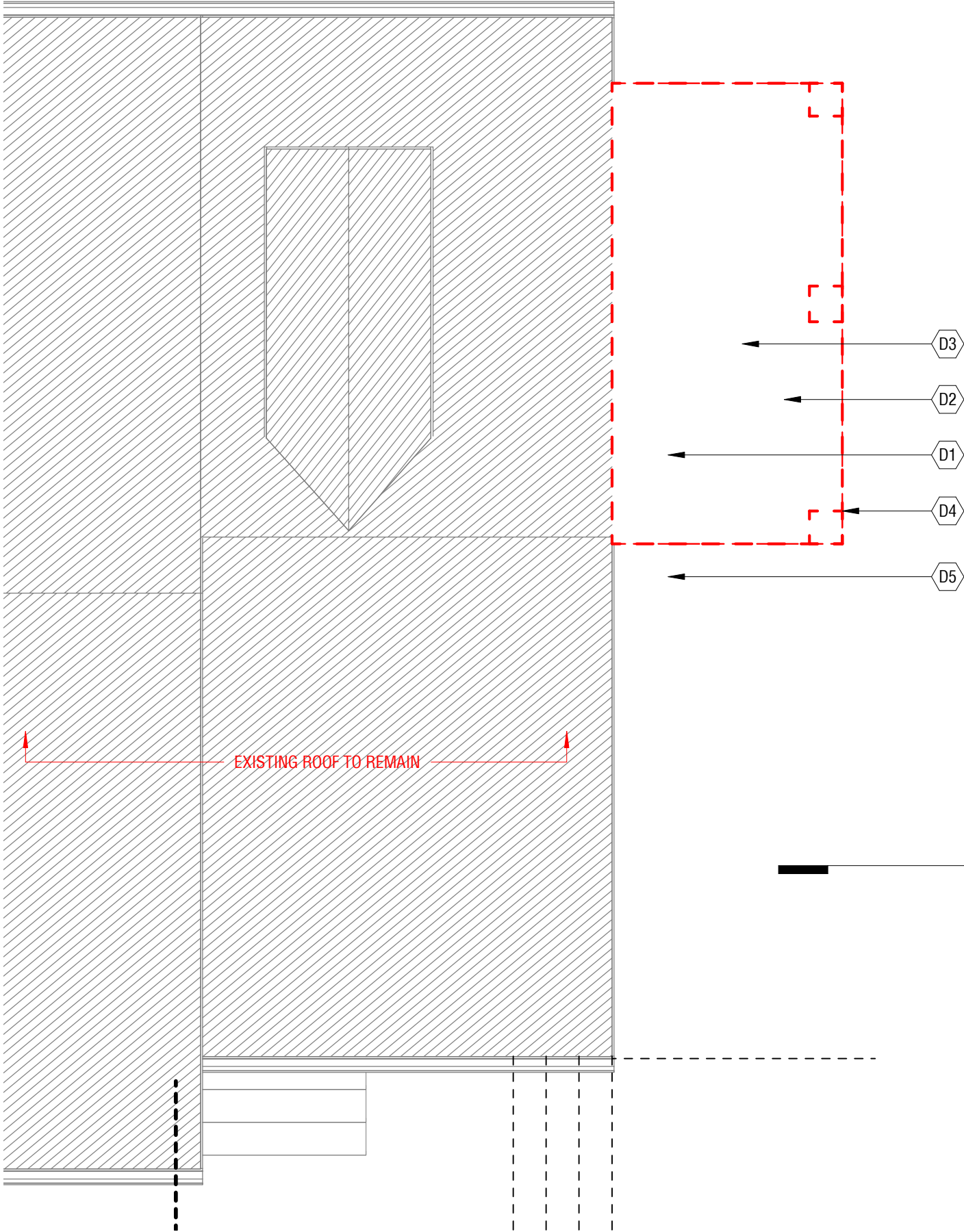
#	REVISION	DATE

DRAWN BY: _____ Author
ISSUE DATE: 10/25/2022
SHEET NAME:

ASSEMBLIES



SHEET NUMBER

A0.01



01 EXISTING / DEMO PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION LEGEND

-  EXISTING WALLS TO REMAIN
-  EXISTING TO BE REMOVED

DEMOLITION KEYNOTES

NO.	KEYNOTE
D1	DEMO EXISTING SCREENED PORCH POSTS, FOUNDATIONS, TRIM. PREP GRADE FOR NEW CONSTRUCTION
D2	DEMO EXISTING SCREENED PORCH FLOORING, STAIRS, RAILINGS, ASSOCIATED FRAMING & TRIM - PREP SUBSTRATES FOR NEW CONSTRUCTION IF REMAINING IN PLACE
D3	REMOVE ALL ELECTRICAL, HVAC, AND PLUMBING INFRASTRUCTURE IF ANY EXIST @ NEW WORK AREA AND PREP ROUGH-IN LOCATIONS FOR NEW CONSTRUCTION WORK
D4	DEMO EXISTING SCREENED PORCH ROOF & SUPPORTING FRAMING, PURLINS, JOISTS, TRIM - PATCH SURFACES @ EXISTING BLDG & PREP FOR NEW CONSTRUCTION
D5	PREP EXISTING SITE FOR NEW CONSTRUCTION - REMOVE EXISTING PLANTING, WALKWAYS, PLANTER BEDS, ETC - PREP FOOTING AREAS FOR NEW CONSTRUCTION

GENERAL SHEET NOTES:
VERIFY ALL DIMENSIONS IN FIELD
U.O.N. ALL DIMENSIONS ARE TO FACE OF EXISTING
FINISH / PROPOSED FINISHES



BRANCH BUILDERS
RICHMOND, VIRGINIA
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branchbuildersrva.com

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4401 S. WILLETTA

RESIDENTIAL REMODEL

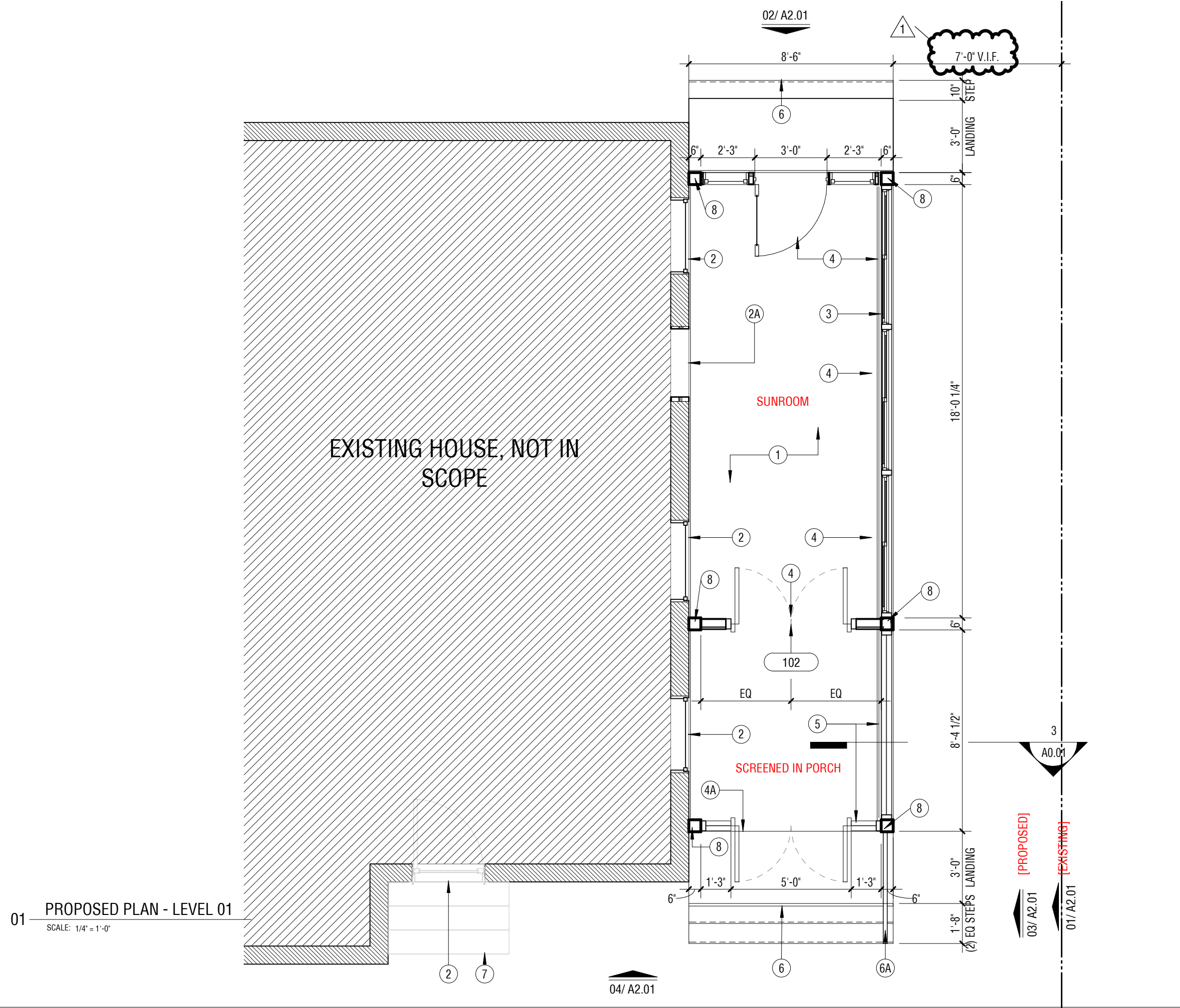
#	REVISION	DATE

DRAWN BY: JG
ISSUE DATE: 10/25/2022
SHEET NAME:

DEMOLITION PLANS

SHEET NUMBER

AD.01



PROPOSED PLAN LEGEND

- EXISTING WALLS
- NEW WALLS
- ABOVE

DRAWING KEYNOTES

- | NO. | KEYNOTE |
|-----|--|
| 1 | NEW CONCRETE SLAB W/ RADIANT FLOOR HEATING SYSTEM 'NVENT NUHEAT' - COORDINATE W/ ELECTRICAL TRADE CONTRACTOR |
| 2 | EXISTING WINDOW / DOOR OPENING TO REMAIN |
| 2A | CASED OPENNIG IN FORMER DOOR LOCATION |
| 3 | NEW CONCRETE & UNIT MASONRY FOOTING TO MATCH ADJACENT / EXISTING RESIDENTIAL STRUCTURE |
| 4 | INSTALL DOORS & WINDOWS PROVIDED BY OWNER [ALREADY PROCURED & ON-SITE] |
| 4A | PURCHASE AND INSTALL DOUBLE SCREEN DOOR IN PORCH WALL, 60" X 80" |
| 5 | FURNISH & INSTALL NEW SCREENED-IN PORCH ENCLOSURE W/ 'SCREENEZE' SYSTEM |
| 6 | NEW CAST IN PLACE CONCRETE LANDING AND STAIRS |
| 6A | FLOOR MOUNTED PVC GUARDRAIL, SEE A0.01 |
| 7 | EXISTING REAR PORCH STAIR TO REMAIN |
| 8 | 6X6 POST CLAD W/ 1/4" PNTD PANEL |

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branchbuildersrva.com

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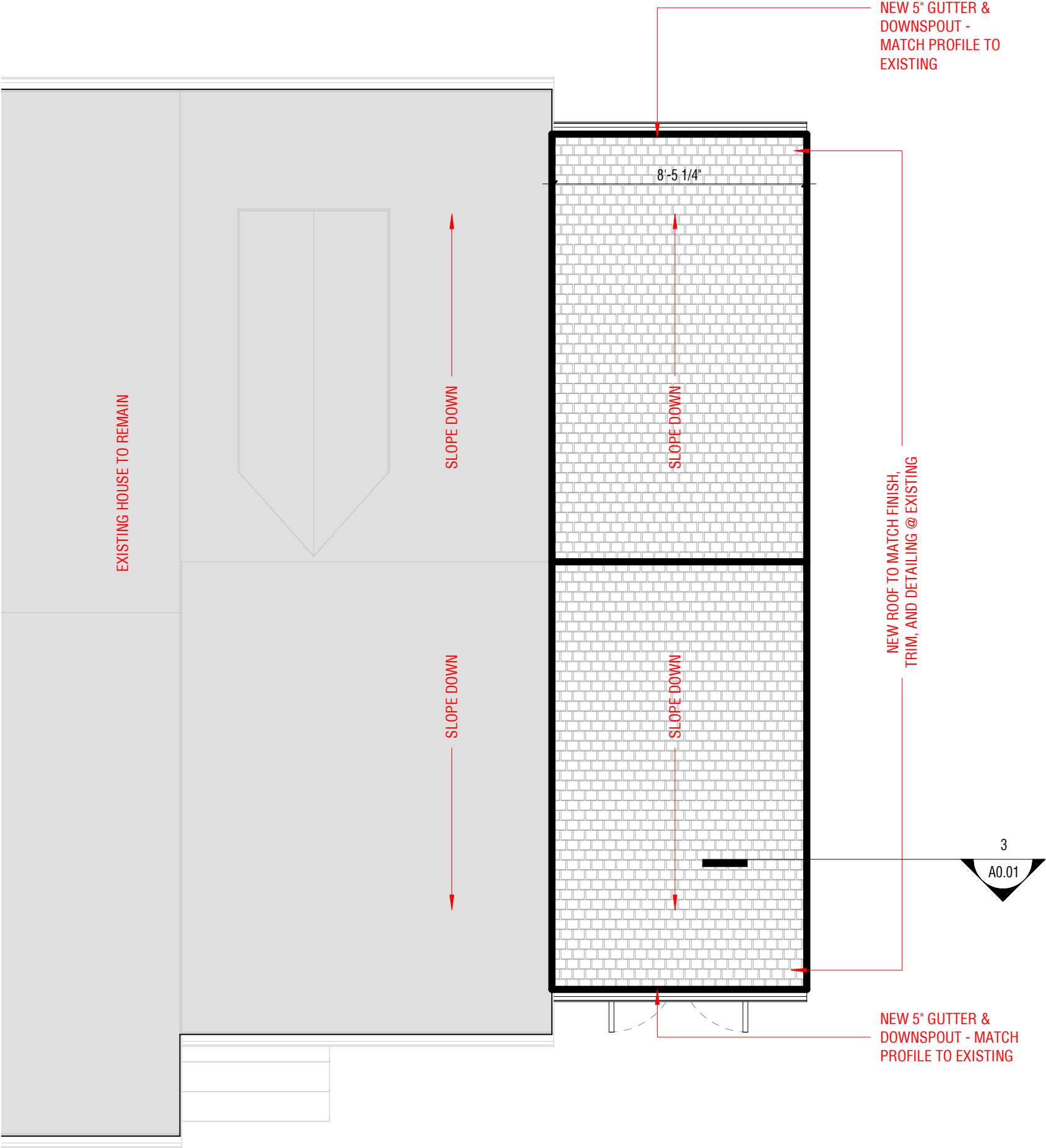
#	REVISION	DATE
1	REV 1	01/26/2023

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ISSUE DATE: 10/25/2022
SHEET NAME:




PROPOSED PLANS

SHEET NUMBER

A1.01



PROPOSED PLAN LEGEND

-  EXISTING WALLS
-  NEW WALLS
-  ABOVE



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ISSUE DATE: 10/25/2022

SHEET NAME:

PROPOSED PLANS

SHEET NUMBER

A1.02



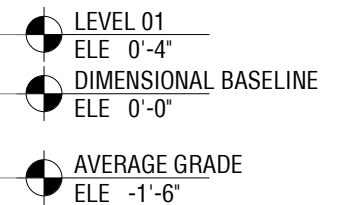
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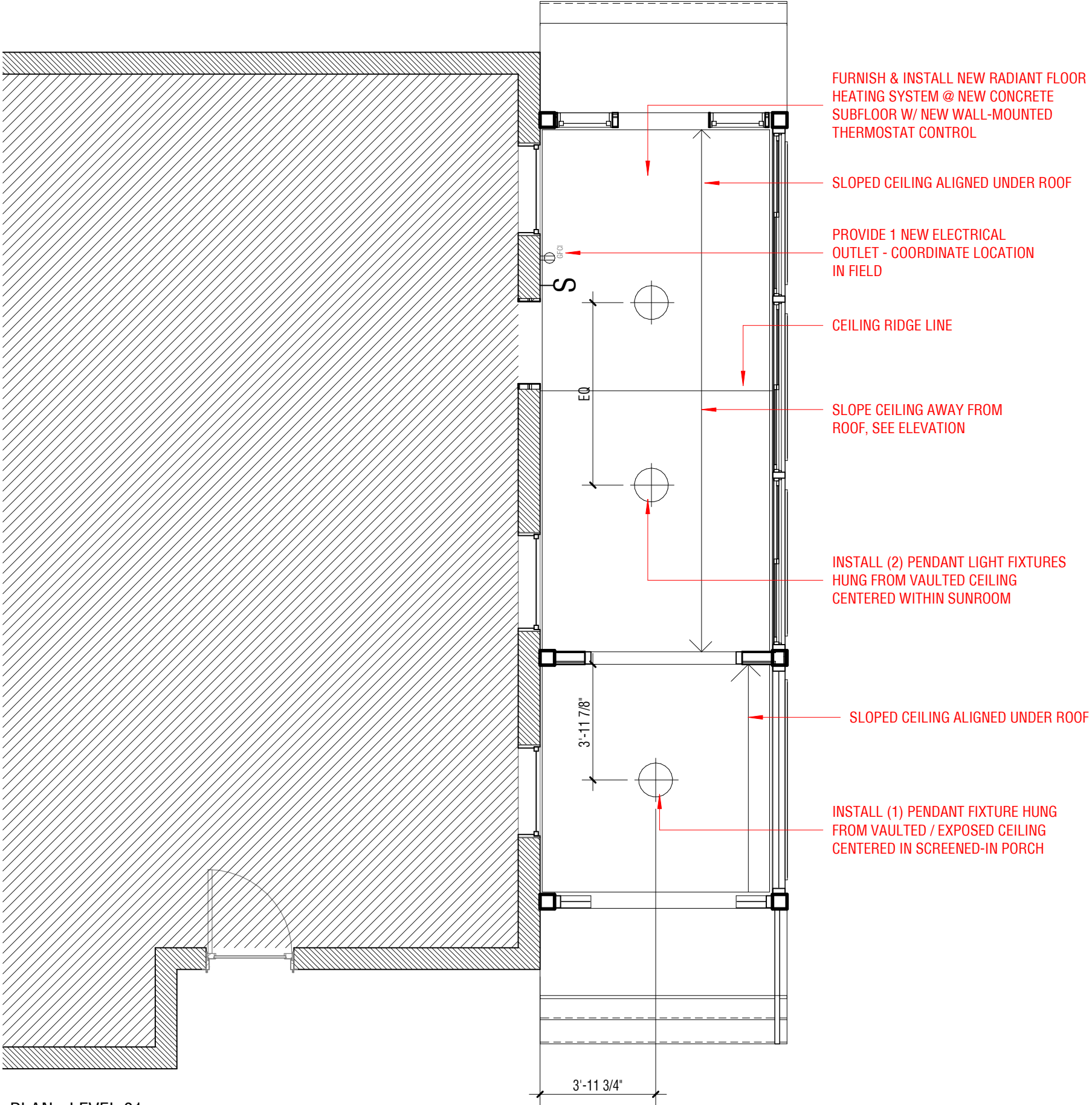
02



03



01



01 ELECTRICAL PLAN - LEVEL 01
SCALE: 1/4" = 1'-0"

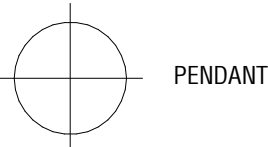
PROPOSED PLAN LEGEND

- EXISTING WALLS
- NEW WALLS
- ABOVE

ELECTRICAL LEGEND

SWITCHES & LIGHTS

- 3 3 WAY SWITCH WITH DIMMER
- S SWITCH



PENDANT

PLUG OUTLETS

- GFCI OUTLET

GENERAL NOTES:

- ALL LIGHTS TO BE SET TO 3000K
- ALL CAN LIGHTS TO RECEIVE LED DIMMABLE SWITCH
- INSTALL OUTLETS PER CODE

VERIFY ALL DIMENSIONS IN FIELD, TYP.



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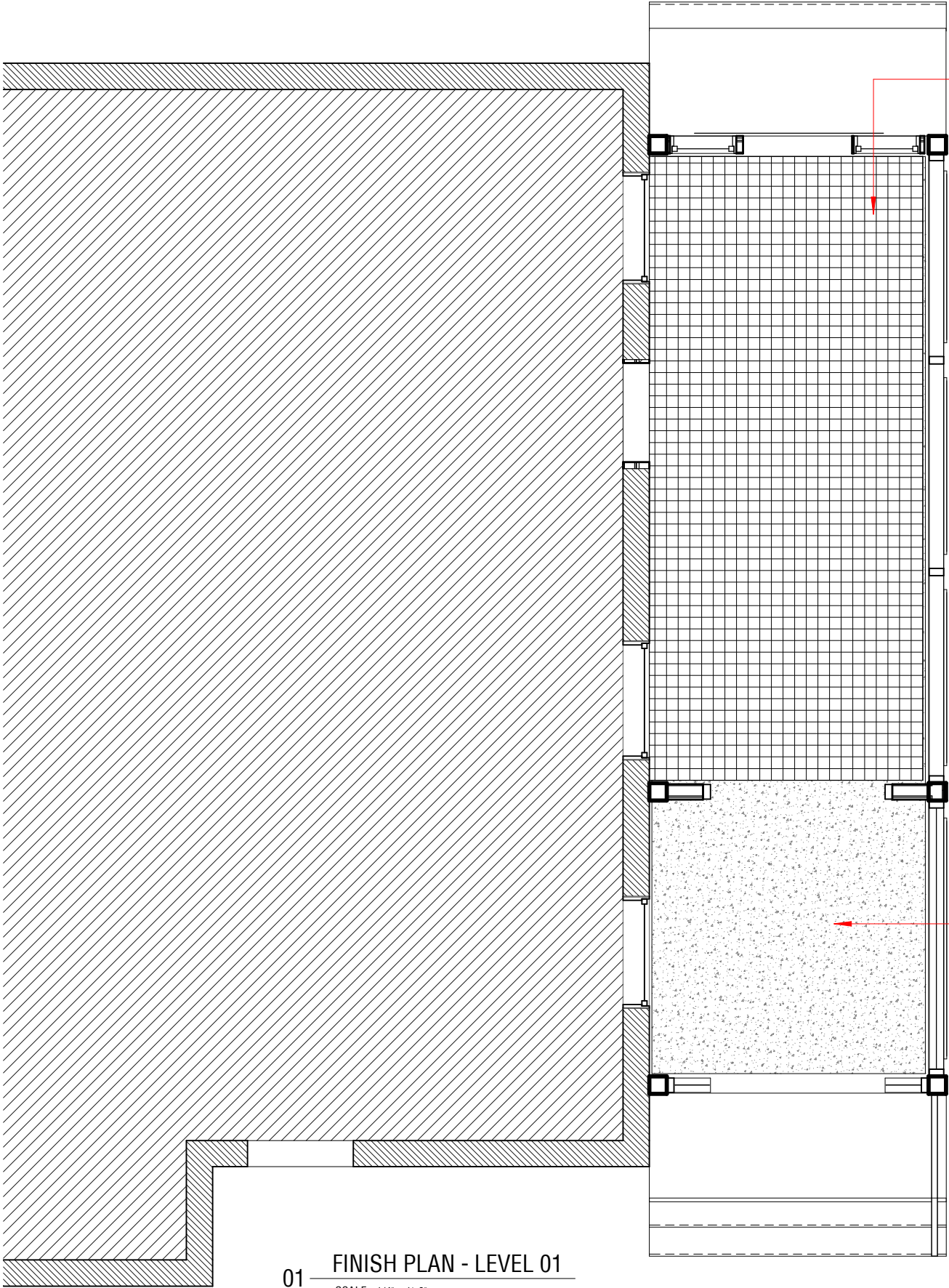
#	REVISION	DATE

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ISSUE DATE: 10/25/2022
SHEET NAME:

ELECTRICAL PLANS

SHEET NUMBER

A3.01






FURNISH NEW TILE FLOOR
W/ RADIANT FLOOR
HEATING SYSTEM OVER
NEW CONCRETE
SUBFLOOR

EXPOSED CONCRETE

01 FINISH PLAN - LEVEL 01
SCALE: 1/4" = 1'-0"

PROPOSED PLAN LEGEND

-  EXISTING WALLS
-  NEW WALLS
-  ABOVE



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4401 S. WILLETTA

RESIDENTIAL REMODEL

#	REVISION	DATE

DRAWN BY: JG
ISSUE DATE: 10/25/2022
SHEET NAME:

FINISH PLANS

SHEET NUMBER

A4.01

Mercer, Brian P. - PDR

From: Alex Nette <alex.nette@gmail.com>
Sent: Wednesday, February 1, 2023 7:58 PM
To: Greg D.
Cc: Giles, Noelle
Subject: Re: : [EXT] Re: BLDR-122826-2022 (4401 S Willetta Dr Richmond, VA 23221)

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Greg,

Yes, I support the home improvement project at 4401 S Willetta Drive Richmond, VA 23221

Name: Alex Nette
Address: 4313 N Ashlawn Drive Richmond, VA 23221
Phone number: 703-328-1196
Email address: alex.nette@gmail.com

--

Alex Nette

From: Greg D. <gdicrosta@gmail.com>
Date: February 1, 2023 at 3:49:18 PM
To: Alex Nette <alex.nette@gmail.com>
CC: Noelle <ngiles@harriswilliams.com>
Subject: Fwd: [EXT] Re: BLDR-122826-2022 (4401 S Willetta Dr Richmond, VA 23221)

Alex,

Per our conversation, appreciate your support of our home improvement project. Please see below for the renderings of the proposed closed-in patio & screen porch. Please reply to this email with your address, name, contact information and confirmation that you're supportive of the project.

- Name:
- Address:
- Phone Number:
- Email Address:
- Yes, I support the home improvement project at 4401 S Willetta Dr, Richmond, VA 23221

Much thanks,

Greg & Noelle



Mercer, Brian P. - PDR

From: Lorna Tempest <lornatempest@gmail.com>
Sent: Wednesday, February 1, 2023 6:16 PM
To: Doug Tempest
Cc: Greg D.; Giles, Noelle
Subject: Re: [EXT] Re: BLDR-122826-2022 (4401 S Willetta Dr Richmond, VA 23221)

Follow Up Flag: Follow up
Flag Status: Flagged

Ditto!! ❤️ ❤️

Sent from my iPhone

On Feb 1, 2023, at 6:14 PM, Doug Tempest <dougtempest@gmail.com> wrote:

Greg,

Happy to help. Here is all my info and approval:

- Name: Doug Tempest
- Address: 4400 S Ashlawn Dr, Richmond, VA 23221
- Phone Number: 757-303-8689
- Email Address: dougtempest@gmail.com
- Yes, I support the home improvement project at 4401 S Willetta Dr, Richmond, VA 23221

Regards,
Doug

On Wed, Feb 1, 2023 at 3:53 PM Greg D. <gdicrosta@gmail.com> wrote:

Doug & Lorna,

Per our conversation, appreciate your support of our home improvement project. Please see below for the renderings of the proposed closed-in patio & screen porch. Please reply to this email with your address, name, contact information and confirmation that you're supportive of the project.

- Name:
- Address:
- Phone Number:
- Email Address:

Mercer, Brian P. - PDR

From: Jason Pena <penajd@gmail.com>
Sent: Wednesday, February 1, 2023 4:22 PM
To: Greg D.
Cc: Giles, Noelle
Subject: Re: [EXT] Re: BLDR-122826-2022 (4401 S Willetta Dr Richmond, VA 23221)

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Greg & Noelle,

Below is my contact info and confirmation of my support for this project.

- Name: Jason Peña
- Address: 4312 S. Ashlawn Dr, Richmond, VA 23221
- Phone Number: 804-514-9143
- Email Address: penajd@gmail.com
- **Yes, I support the home improvement project at 4401 S Willetta Dr, Richmond, VA 23221**

Best of luck with the project,
Jason Peña

On Wed, Feb 1, 2023 at 3:57 PM Greg D. <gdicrosta@gmail.com> wrote:

Jason,

Per our conversation, appreciate your support of our home improvement project. Please see below for the renderings of the proposed closed-in patio & screen porch. Please reply to this email with your address, name, contact information and confirmation that you're supportive of the project.

- Name:
- Address:
- Phone Number:
- Email Address:
- Yes, I support the home improvement project at 4401 S Willetta Dr, Richmond, VA 23221

Much thanks,

Greg & Noelle