



Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510
Richmond, VA 23219 | (804)-646-6569
www.rva.gov/planning-development-review/commission-architectural-review



Property (location of work)

Address: 905 N. Belmont Street

Historic District: Yes, Fan Monument Av.

Applicant Information ☐ Billing Contact

Name: Walid Daniel

Email: Wdaniel69@verizon.net

Phone: 804-513-0071

Company: NWS Holdings

Mailing Address: 3904 Longview Road

Henrico, VA 23233

Applicant Type: ☒ Owner ☐ Agent ☐ Lessee

☐ Architect ☐ Contractor

Other (specify): _____

Owner Information ☐ Billing Contact

☐ Same as Applicant

Name: _____

Email: _____

Phone: _____

Company: _____

Mailing Address: _____

Project Information

Project Type: ☒ Alteration ☐ Demolition ☐ New Construction (Conceptual Review Required)

Project Description (attach additional sheets if needed):
There is an overhang above the building entrance about 3ft wide, we couldn't match the tiles and they were falling, so we had to replace the tiles with dimensional roofing.

Acknowledgement of Responsibility

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission for Architectural Review (CAR). Failure to comply with the conditions of the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required an application materials should be prepared in compliance with zoning.

Signature of Owner [Signature]

Date 12/27/22

City of Richmond

March 8, 2023

Violation for overhang roof tile replacement

Property Location 905 N. Belmont Ave

We were cited back on November 9, 2022, for a roofing violation at the referenced address for the repair or replacement of the Spanish tile roof overhang. Please find attached a copy of the citations from the property maintenance and from zoning (Dated 12/20/22), also, attached are pictures that shows the replacement of the roof overhang with a dimensional roofing.

We have made major repairs on the referenced building like painting and glazing the outside windows, sealing walls, grouting cracks in walls, and coating the main roof, however the problem of stabilizing the overhang roof persisted due to deterioration in the sub roofing and beams support etc., many of the Spanish tiles became dangerously unstable. The overhang roof was creating several problems:

- Leaks to the inside of top units.
- Hazard on the pedestrians and tenants
- Deterioration to the building
- We were “under the gun” from the city to take care of the problem with severe penalties.
- Huge liability on us if someone got hurt.

We were missing many tiles, and some were broken, we looked for similar tiles and we couldn't find a match, so we told the city inspector (Mr. Joseph Walls) we are going to repair the roof quickly due to the urgency and use dimensional roofing. We were told by the inspector that is what most of the owners are doing. **Due to the urgency of the problem, we acted quickly and replaced the overhang roof to protect public safety and preserve the building. We didn't have anytime to go through a red tape with the city to negotiate alternative for the repair or get any permission to use similar tile. Also, since it is an insignificant area of the building and due to the height of the roof it is almost un-noticeable from the street, I didn't think it was going to be a problem. Also, it was still a time, the city was coming back from the COVID mode and reaching someone from the city and making a quick decision is a huge challenge.**

So, I had to make the repairs quickly and after we finished as you can see from the date of Citations, one month apart, we were cited by the Zoning Administrator, Mr. William Davidson that we didn't use the same tile for the repair, so we are in violation and we need to complete a form and ask for the approval of the new roof. So I contacted the City and spoke with Mr. Alex Dandridge and he sent me an application for the COMMISSION FOR ARCHITECTURAL REVIEW,

APPLICATION FOR THE CERTIFICATE OF APPROPRIATENESS. So, I completed the application and sent it to the city to be heard from the board. After following with Mr. Dandridge several times, he told me during our last conversation that he can't get the case on schedule because that is a waist of time for myself and the city, I have to get the same tile or similar approved tile. So, **we are back to square one.**

This letter is to request variance to allow me to keep the dimensional roof tiles we installed for the reasons mentioned above. Due to the height of the overhang roof every time I want to work on the roof I have to rent a bucket lift for \$1000,00/day, that doesn't include the labor and material cost to remove the new roof I just installed and installing a comparable roof. My cost was to install the replacement overhang roof exceeded \$10,000.00, if I remove the new roof and install new approved roof the cost might exceed \$30,000.00. **That would be a great hardship on my business for a roof that no one is going to notice or see.** I also own the sister building next to Belmont on the corner of Belmont and Monument, it has an overhang roof like the Belmont building and it has a rubber roof, that was replaced long time ago before I purchased the buildings 15 years ago. There are many other explanations and reasoning that I can add but I am trying to keep my letter as short as possible.

Also, I would like to add as an owner of huge portfolio of apartment buildings in the fan area in the City of Richmond, I pay more than a \$1Million/year for property taxes and other services from the City. I have been a great owner keeping my buildings in great shape and cooperating with the City on many fronts and helping the city from my own money to keep the fan area in good shape. An example, I would like to mention a big problem that the City has been facing since COVID started and still going on is the trash issue, I still finance a lot of trash removal from behind my buildings for trash that was dumped on my property from neighboring properties and the City can't or refuse to enforce codes on the owners because of the lack of City personnel to take care of these issues. Also, the increase in the City real Estate taxes and many other expenses created by the city it makes it expensive for investors to sustain their presence in the City.

So, I will need your help to get me heard by the decision maker on this issue and get approval on the new installed overhang roof.

Work Order

Savoy Properties, Class A Contractor
From Start to Finish, Historic or New

Date: March 09, 2023
W.O. 9050323
Customer ID: 905

4014 Greyhound Court
Midlothian, VA 23112

Bill to: **Name:** Mr. Walid Daniel
 Company Name: WWS Holding LLC Real E
 Street Address: 3904 Longview Landing Ct.
 City, State, Zip: Henrico, VA 23233
 Phone: 804-513-0071

Job: [[Job Description]] replace
cornice roof shingles with
synthetic barrel tile roofing
located on 905 N. Belmont
Ave

Qty	Description	Unit Price	Line Total
	Remove the non-conforming dimensional shingles from the third story cornice located at 905 N. Belmont Ave. Furnish skilled labor & materials to install historic district synthetic barrel tile roofing. Samples to be provided for approval before ordering. Color to be terracotta red, closely matching the original tiles that were removed due to age & failure of the anchoring devices.		
	A W.I. S. permit will be required, allow 2 weeks to have this submitted & approved. All debris shall be removed from the job site to an appropriate land fill. Pedestrian sidewalk will be barricaded to traffic during working hours of 7:30 to 4:30 M -		
40.00	Skilled roofing contractors, to remove shingles & install tiles	\$ 250.00	\$ 10,000.00
1.00	Man lift rental w/ fuel & shipping to & from site	\$ 3,848.57	\$ 3,848.57
1.00	Land fill disposal fees	\$ 1,100.00	\$ 1,100.00
5.00	Brava Brand synthetic roof tiles, 5 squares	\$ 1,780.00	\$ 8,900.00
1.00	Related accessories for the roof tile installations	\$ 4,650.00	\$ 4,650.00
1.00	W. I. S. permit, approximated	\$ 175.00	\$ 175.00
1.00	Mobilization, set ups, tear downs, etc.	\$ 2,000.00	\$ 2,000.00
1.00	Allowance for unforeseen wood damages, L & M	1,800.00	1,800.00
	<i>Client acceptance & approval by :</i>		
	<i>Dated: / / 2023</i>		
	<i>All workmanship warranted for (1) one full year.</i>		
Subtotal			\$ 32,473.57
Sales Tax			
Total			\$ 32,473.57

VA State Class A Contractor's License Number 2705102867A

Make all checks payable to: Savoy Properties

Thank you for your business!

Celebrating 20 Years of Service!

Voice: 804-241-1955

Fax: 804-739-2626

Email: savoyproperties@verizon.net



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804-646-1125
PROTECTIVE OVERLAY FILM



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