

INTRODUCED: July 24, 2023

AN ORDINANCE No. 2023-227

To authorize the special use of the property known as 2715 Hull Street for the purpose of an accessory garage, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEPT 11 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 2715 Hull Street, which is situated in a B-3 General Business District, desires to use such property for the purpose of an accessory garage, which use, among other things, is not currently allowed by section 30-680.4, concerning height and size limits, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 11 2023 REJECTED: _____ STRICKEN: _____

an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 2715 Hull Street and identified as Tax Parcel No. S000-1002/016 in the 2023 records of the City Assessor, being more particularly shown on sheet SP-1 of the plans entitled “2715 Hull Street, Richmond, Virginia 23224, Detached Garage,” prepared by Contemporary Concepts & Designs LLC, and dated March, 2023, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of an accessory garage, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2715 Hull Street, Richmond, Virginia 23224, Detached Garage,” prepared by Contemporary Concepts & Designs LLC, and dated March, 2023, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as an accessory garage, substantially as shown on the Plans.

(b) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

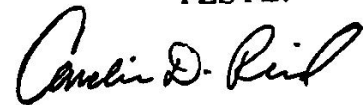
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building

permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Carolyn D. Reed". The signature is written in a cursive style with a large initial 'C'.

City Clerk



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Master

File Number: Admin-2023-0169

File ID: Admin-2023-0169

Type: Request for Ordinance or Resolution

Status: Approval Review

Version: 2

Reference:

In Control: Planning Commission

Department:

Cost:

File Created: 04/17/2023

Subject:

Final Action:

Title: To authorize the special use of the property known as 2715 Hull Street for the purpose of an accessory garage, upon certain terms and conditions.

Internal Notes:

Code Sections:

Agenda Date: 06/12/2023

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2023-0169 - Application Packet,
Admin-2023-0169 - Map

Enactment Number:

Contact:

Introduction Date:

Drafter: Raymond.Roakes@rva.gov

Effective Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	5/16/2023	Matthew Ebinger	Approve	5/18/2023
2	2	5/16/2023	Kevin Vonck	Approve	5/23/2023
2	3	5/16/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
2	4	5/16/2023	Sharon Ebert	Approve	5/23/2023
2	5	5/16/2023	Alecia Blackwell - FYI	Notified - FYI	
2	6	5/19/2023	Allison Beatty	Approve	5/18/2023
Notes: should have been a FYI hagensj					
2	7	5/19/2023	Jeff Gray - FYI	Notified - FYI	
2	8	5/19/2023	Lincoln Saunders	Approve	5/23/2023
2	9	5/24/2023	Mayor Stoney (By Request)	Approve	5/23/2023
Notes: bypassed to correct account Levar Stoney - Kit Hagen					
2	10		Mayor Stoney		5/26/2023

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2023-0169

Title

To authorize the special use of the property known as 2715 Hull Street for the purpose of an accessory garage, upon certain terms and conditions.

Body

O & R Request

DATE: May 17, 2023 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Kevin J. Vonck, Acting Director, Dept. of Planning and Development Review

RE: To authorize the special use of the property known as 2715 Hull Street for the purpose of an accessory garage, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 2715 Hull Street for the purpose of an accessory garage, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit which would allow for the construction of an accessory garage, which does not meet accessory building dimensional requirements of the City Zoning Code. A Special Use Permit is therefore requested.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council.

BACKGROUND: The property is located in the Swansboro neighborhood at 2715 Hull Street, between East 27th and 28th Streets. The property is currently 13,490 sq. ft. (0.31 acre) in size. The application requests to allow the construction of an accessory garage.

The Richmond 300 master plan recommends a future land use of “Neighborhood Mixed Use” for the property. The primary uses recommended for Neighborhood Mixed Use are single family houses, accessory dwelling units, duplexes, small multifamily buildings (typically 3-10 units) and open space. Secondary uses include large multifamily buildings (10+ units), retail/office/personal service, institutional, cultural and government. The intensity recommended for Neighborhood mixed use is typically two to four stories, which more height permissible along major streets. The development style should be compatible with the existing context. Setbacks, plazas and parks can help create a sense of place and community gathering areas. New developments on larger parcels should continue or introduce a gridded street pattern. In historic neighborhoods, small scale commercial buildings should be introduced. Ground floors should engage the street with features such as street oriented facades. Appropriate setbacks, open space, front porches, elevated ground floors and other features that provide a sense of privacy should be provided for residential uses.

The property is located in the B-3 - Business (General Business) zone. Adjacent properties are zoned the same B-3 zone to the east, west, and south with properties zoned R-5 to the north. Surrounding land uses include commercial and residential with industrial uses within the larger neighborhood.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City’s budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 12, 2023

CITY COUNCIL PUBLIC HEARING DATE: July 24, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission July 3, 2023

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

STAFF: Ray Roakes, Planner, Land Use Administration (Room 511) 804-646 5467

..Recommended Action

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike Withdrawn --- Continue to:



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

Project Name/Location

Property Address: 2715 Hull St. Richmond, VA, 23224 Date: 12-16-21

Tax Map #: _____ Fee: _____

Total area of affected site in acres: 0.31 - Total Acreage

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: B-3

Existing Use: Single Family Dwelling

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

1 Story Detached Garage
Existing Use: _____

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Barbara Roxana Quiroga

Company: N/A

Mailing Address: 8330 Claremont Woods Dr.

City: Alexandria State: VA Zip Code: 22309

Telephone: (571) 230-0671 Fax: ()

Email: Barbara0462@icloud.com

Property Owner: Barbara Roxana Quiroga

If Business Entity, name and title of authorized signee: N/A

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 8330 Claremont Woods Dr.

City: Alexandria State: VA Zip Code: 22309

Telephone: (571) 230-0671 Fax: ()

Email: Barbara0462@icloud.com

Property Owner Signature: [Signature]

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

To Whom it May Concern,

I am requesting permission to build a 50' x 22' detached garage at my property located at 7215 Hull Street. I have formally applied for the Building Permit as of 12/15/2021

My property consists of .31 acres and is currently zoned B-3. I was advised by Brian Mercer that my submission would require a special use permit prior to my Building Permit being Issued. I retained a design profession who assisted me with creating blueprints and an initial plat, which you will find attached. If possible, I would like to request any response to me regarding this request be made by a staff member who speaks Spanish, as English is not my first language. I can be contacted at Barbara0462@icloud.com, my cell phone (571) 230-0671, or at my current mailing address, which is 8330 Claremont Wood Drive, Alexandria Virginia, 22309. Thank you for your consideration.

Respectfully,



Barbara Quiroga

Hello Mr. Roakes and to whom it may concern,

This letter is to provide you clarification on the proposed detached garage at my property located at 2715 Hull Street. The vehicles parked in the garage will only be for use by myself, the owner or the property or others that live in my house. The structure is only for our personal use, it will not be rented for any other purpose. Thank you for your continued assistance in this matter.

Regards,

Barbara Quiroga



(571) 230-0671

Barbara0462@lcloud.com

PRIOR TO APPROVING ANY BUILDING PERMITS, A PLAN MUST BE SUBMITTED SHOWING HOW THESE VEHICULAR ACCESS POINTS ARE TO BE CONSTRUCTED THAT THEY TIE IN TO THE EXISTING STREET SURFACE AND HOW STORMWATER WILL BE MANAGED? FINISHED FLOOR ELEVATION MUST BE SET TO ACCOMMODATE ANY FUTURE SIDEWALK THAT MAY BE CONSTRUCTED BY THE CITY. THIS ELEVATION SHALL BE APPROVED BY DPW PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.

2715 HULL STREET RICHMOND, VA 23224 DETACHED GARAGE

CONSULTANT STATEMENT & DISCLAIMER

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWINGS. CONTEMPORARY CONCEPTS & DESIGNS LLC, IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

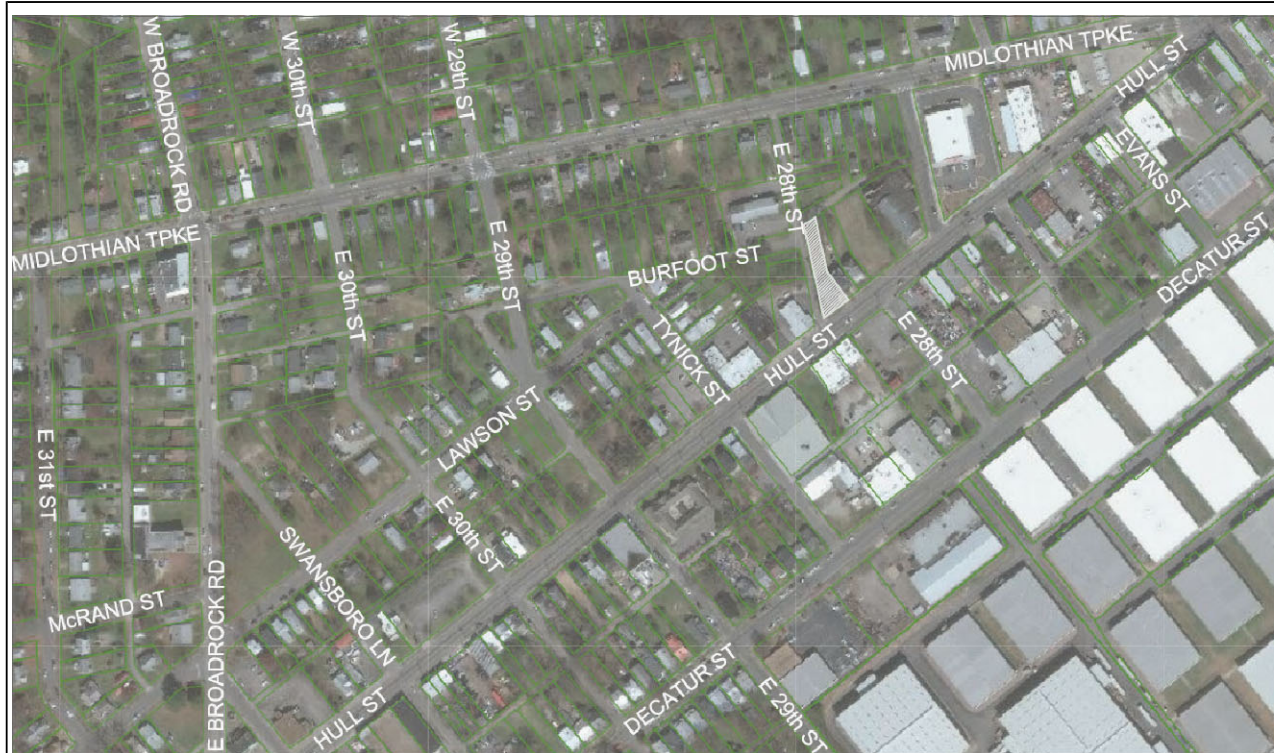
THE CONTRACTOR SHALL NOT SCALE THESE DRAWINGS. DIMENSIONS INDICATED ON THESE DRAWINGS SHALL BE USED. THE CONTRACTOR SHALL READ AND VERIFY ALL AND SHALL NOTIFY THE CONSULTANT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

THESE DRAWINGS AND DESIGN SHOWN HEREON ARE THE PROPERTY OF CONTEMPORARY CONCEPTS & DESIGNS LLC, AND HAVE BEEN DEVELOPED FOR THE CONSTRUCTION OF THIS PROJECT ONLY. THE REPRODUCTION, COPYING OR USE OF THESE DRAWINGS WITHOUT WRITTEN CONSENT OF CONTEMPORARY CONCEPTS & DESIGNS LLC, IS STRICTLY PROHIBITED AND INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

UNLESS OTHERWISE NOTED, THESE DESIGN ILLUSTRATIONS HAVE BEEN DEVELOPED WITHOUT THE BENEFIT OF A COMPLETED TOPOGRAPHIC SURVEY AND SOIL BORING INVESTIGATION REPORT ALTHOUGH BOTH HAVE BEEN RECOMMENDED BY CONTEMPORARY CONCEPTS & DESIGNS LLC, FOR THIS PROJECT SITE. UNLESS OTHERWISE CONTRACTED, CONTEMPORARY CONCEPTS & DESIGNS LLC, ASSUMES NO CONTRACTUAL RESPONSIBILITY FOR SECURING OF SUCH INFORMATION AND THEREFORE ASSUMES NO LIABILITY FOR THE LACK THEREOF.

CONTRACTOR WILL BE REQUIRED TO SUBMIT A DETAILED "DESCRIPTION OF MATERIALS" WITH CONTRACTOR BID DOCUMENTS FOR ALL BUILDING MATERIALS, INCLUDING, PLUMBING, ELECTRICAL, AND HVAC FIXTURES, EQUIPMENT AND APPARATUSES.

THE OWNER AND PROFESSIONAL ENCOURAGES BARRIER FREE DESIGN AND CONSTRUCTION REGARDING INDIVIDUALS WITH PHYSICAL DISABILITIES. THE OWNER AND DESIGN PROFESSIONAL WILL ENSURE THAT REQUIREMENTS OF THE COMMONWEALTH OF VIRGINIA 2015 RESIDENTIAL CODE ARE COMPLIED WITH.



SITE LOCATION MAP

GENERAL CONTRACTOR

TO BE DETERMINED BY HOME OWNER

PROJECT DESCRIPTION

THIS PROJECT WILL INCLUDE THE CONSTRUCTION OF A NEW 50'x22' DETACHED GARAGE

SHEET INDEX

- CS-1 COVER SHEET
- SP1 SITE PLAN
- A-1 FLOOR PLAN
- A-2 ELEVATIONS
- A-3 FOUNDATION PLAN
- A-4 ROOF FRAMING PLAN
- A-5 SECTION AND DETAILS
- A-6 DRIVEWAY ENTRANCE

PROPERTY INFORMATION

YEAR BUILT : 1920
 PARCEL: S0001002016
 LOT: LOT A
 PROPERTY CLASS: 120 - R TWO STORY
 ZONING: B-3 BUSINESS



CONTEMPORARY CONCEPTS & DESIGNS LLC

9137 CHAMBERLAYNE RD #103
 MECHANICSVILLE, VA 23116
 TEL. (804) 304-6110
 EMAIL W.JOSEPH3RD@CCDLLC.NET

2715 HULL STREET
 DETACHED GARAGE
 COVER SHEET

DRAWN BY: WLJ

CHECKED BY: WLJ

DATE: MARCH 2023

PROJECT # 00166.000

SCALE: N.T.S.

CS-1

HULL STREET

Lot A

2715

Existing House

W 28th STREET

Ex. Utility Pole

New 22'x50' Garage

Gravel Pad (22'x20')

40'-0"

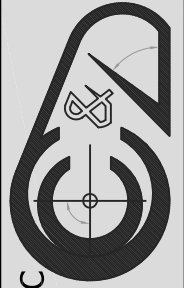
48'-1"

ALLEY



PRIOR TO APPROVING ANY BUILDING PERMITS, A PLAN MUST BE SUBMITTED SHOWING HOW THESE VEHICULAR ACCESS POINTS ARE TO BE CONSTRUCTED THAT THEY TIE IN TO THE EXISTING STREET SURFACE AND HOW STORMWATER WILL BE MANAGED? FINISHED FLOOR ELEVATION MUST BE SET TO ACCOMMODATE ANY FUTURE SIDEWALK THAT MAY BE CONSTRUCTED BY THE CITY. THIS ELEVATION SHALL BE APPROVED BY DPW PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.

NOTE:
EXISTING PROPERTY HAS NOT BEEN RECENTLY SURVEYED AND THE INFORMATION FOR THIS DRAWING IS BASED OFF OF A PREVIOUS SURVEY, GOOGLE MAPS, AND THE CITY OF RICHMOND GIS.



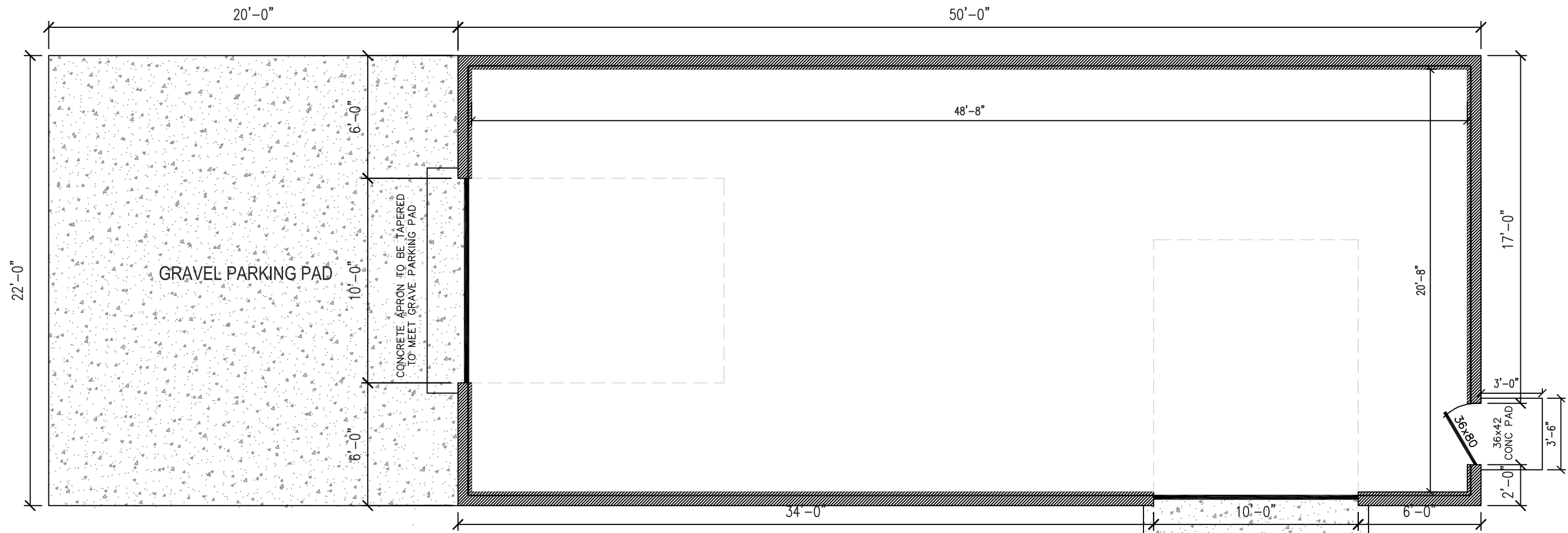
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MECHANICSVILLE, VA 23116
TEL. (804) 304-6110
EMAIL WJOSEPH3RD@CCDLLC.NET

2715 HULL STREET
DETACHED GARAGE
SITE PLAN

DRAWN BY: WLJ
CHECKED BY: WLJ
DATE: MARCH 2023
PROJECT # 00166.000
SCALE: 1/16" = 1'

SP-1

PRIOR TO APPROVING ANY BUILDING PERMITS, A PLAN MUST BE SUBMITTED SHOWING HOW THESE VEHICULAR ACCESS POINTS ARE TO BE CONSTRUCTED THAT THEY TIE IN TO THE EXISTING STREET SURFACE AND HOW STORMWATER WILL BE MANAGED? FINISHED FLOOR ELEVATION MUST BE SET TO ACCOMMODATE ANY FUTURE SIDEWALK THAT MAY BE CONSTRUCTED BY THE CITY. THIS ELEVATION SHALL BE APPROVED BY DPW PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.



PLAN VIEW
SCALE: 3/16" = 1'

CONCRETE APRON TO BE EXTENDED AND TAPERED TO MEET THE EXISTING GRADE AT EDGE OF STREET



CONTEMPORARY CONCEPTS & DESIGNS LLC

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2715 HULL STREET
DETACHED GARAGE
FLOOR PLAN

DRAWN BY: WLJ

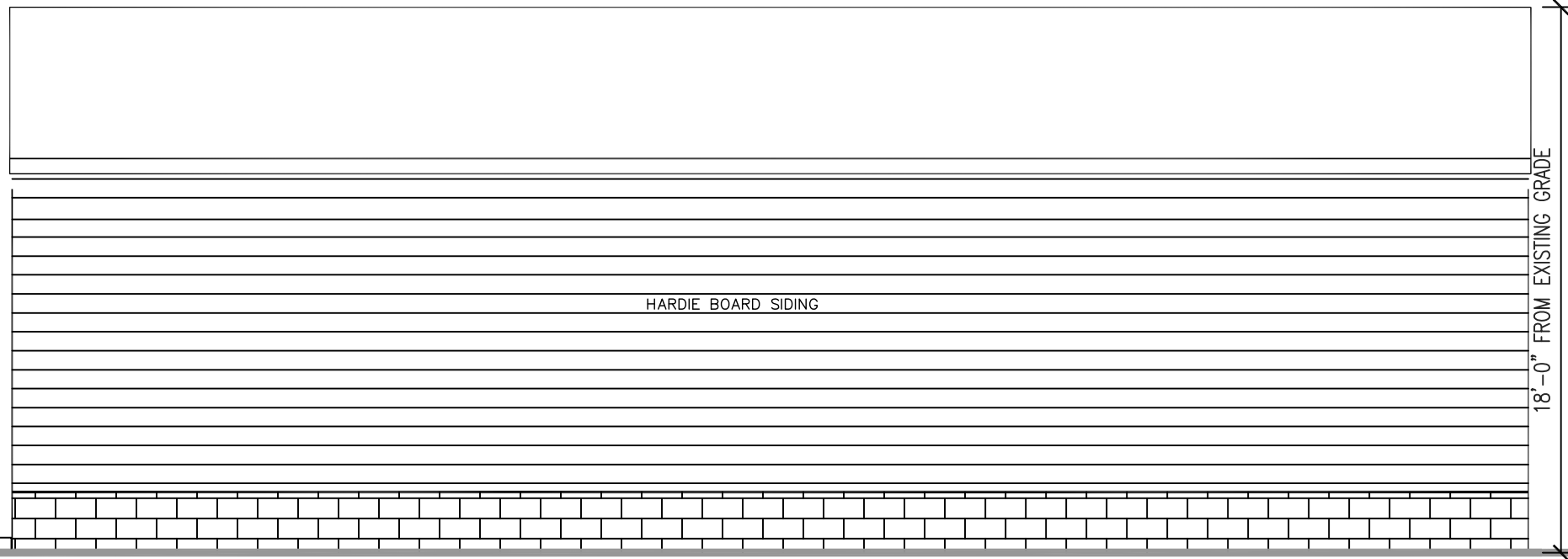
CHECKED BY: WLJ

DATE: MARCH 2023

PROJECT # 00166.000

SCALE: 3/16" = 1'

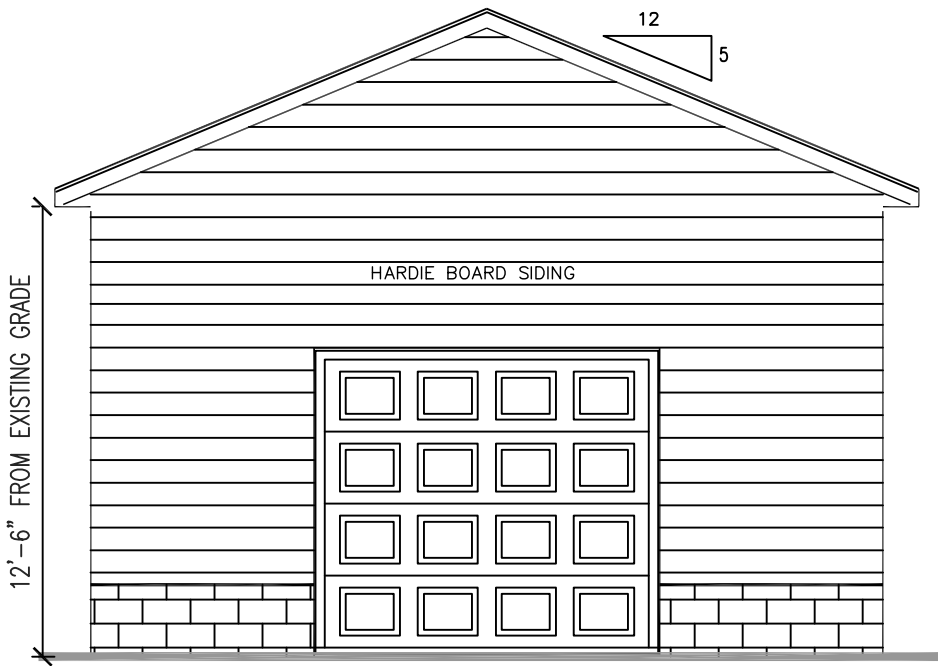
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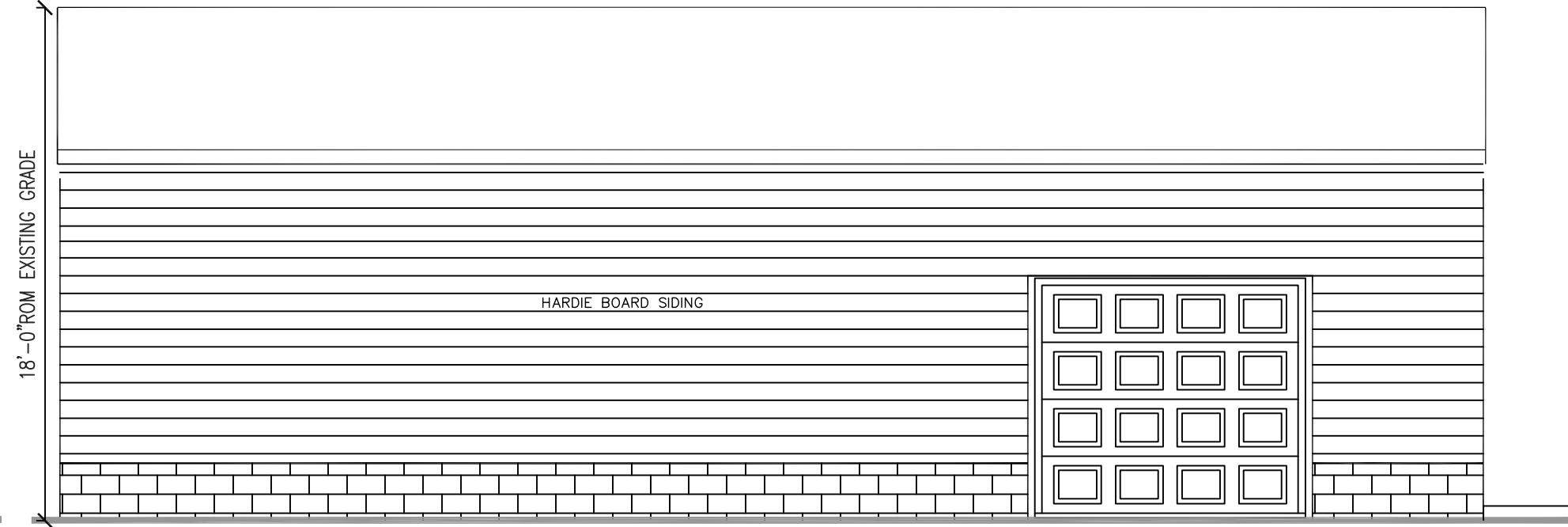
SIDE ELEVATION (VIEW FROM SIDE YARD)
SCALE: 3/16" = 1'



REAR ELEVATION (VIEW FROM BACKYARD)
SCALE: 3/16" = 1'



FRONT ELEVATION (VIEW FROM ALLEY)
SCALE: 3/16" = 1'



SIDE ELEVATION (VIEW FROM 28TH ST)
SCALE: 3/16" = 1'



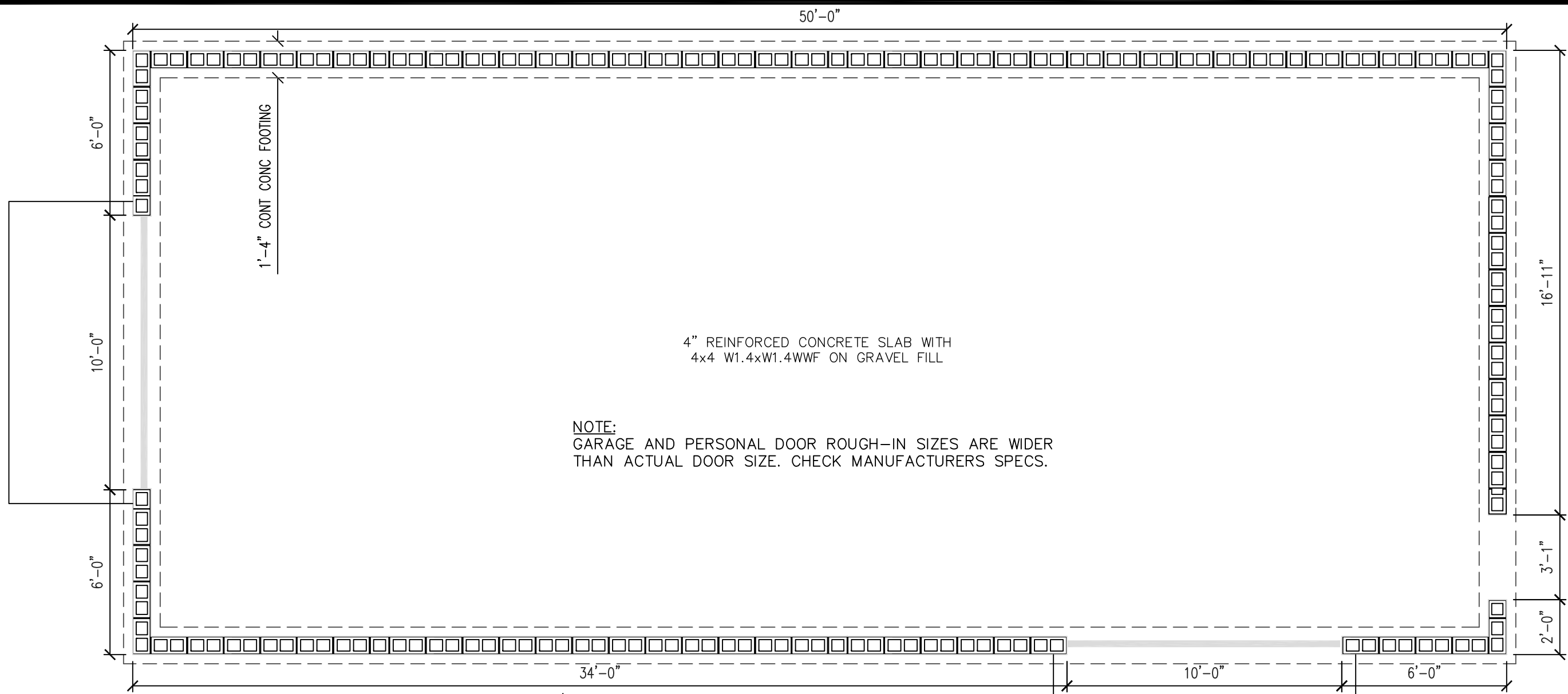
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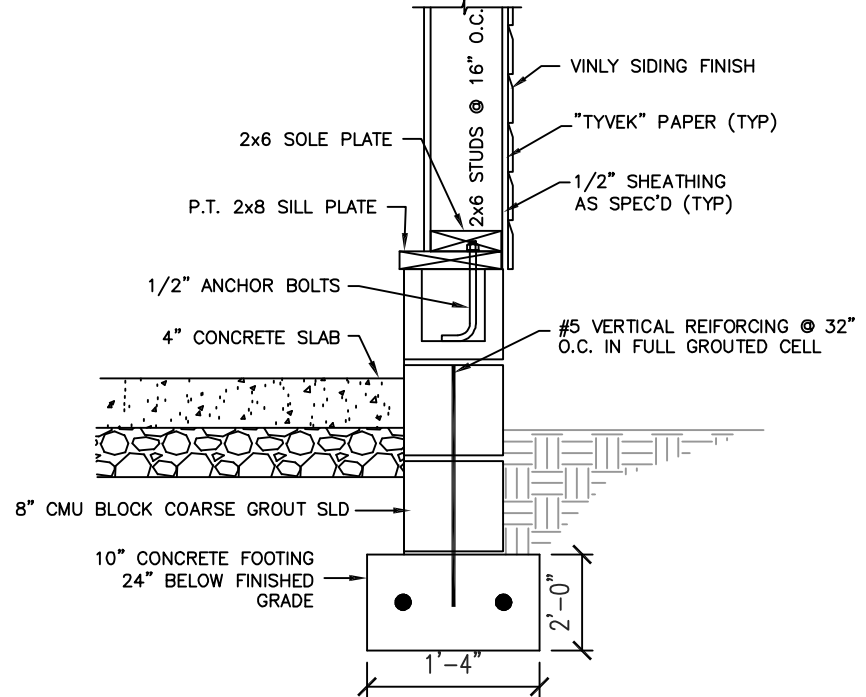
2715 HULL STREET
DETACHED GARAGE
ELEVATIONS

DRAWN BY: WLJ
CHECKED BY: WLJ
DATE: MARCH 2023
PROJECT # 00166.000
SCALE: 3/16" = 1'

A-2



FOUNDATION PLAN
SCALE: 1/4" = 1'



FOOTING & FOUNDATION WALL DETAIL
SCALE: N.T.S.

PRIOR TO APPROVING ANY BUILDING PERMITS, A PLAN MUST BE SUBMITTED SHOWING HOW THESE VEHICULAR ACCESS POINTS ARE TO BE CONSTRUCTED THAT THEY TIE IN TO THE EXISTING STREET SURFACE AND HOW STORMWATER WILL BE MANAGED? FINISHED FLOOR ELEVATION MUST BE SET TO ACCOMMODATE ANY FUTURE SIDEWALK THAT MAY BE CONSTRUCTED BY THE CITY. THIS ELEVATION SHALL BE APPROVED BY DPW PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.

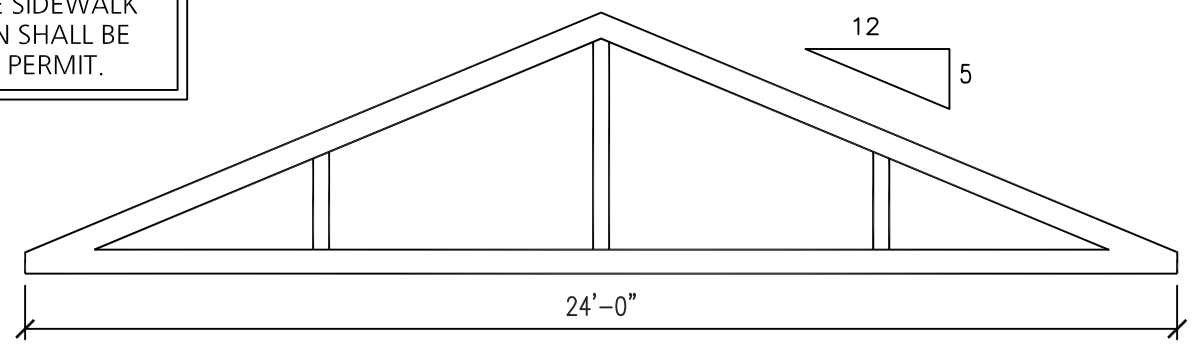
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**2715 HULL STREET
DETACHED GARAGE
FOUNDATION PLAN**

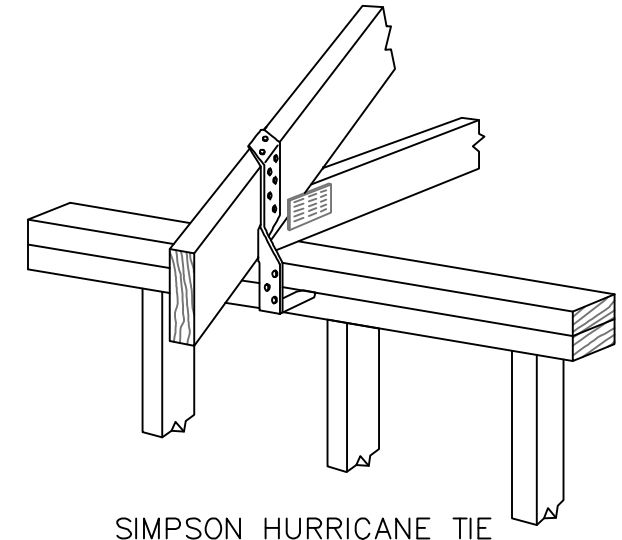
DRAWN BY:	WLJ
CHECKED BY:	WLJ
DATE:	MARCH 2023
PROJECT #	00166.000
SCALE:	1/4" = 1'

A-3

PRIOR TO APPROVING ANY BUILDING PERMITS, A PLAN MUST BE SUBMITTED SHOWING HOW THESE VEHICULAR ACCESS POINTS ARE TO BE CONSTRUCTED THAT THEY TIE IN TO THE EXISTING STREET SURFACE AND HOW STORMWATER WILL BE MANAGED? FINISHED FLOOR ELEVATION MUST BE SET TO ACCOMMODATE ANY FUTURE SIDEWALK THAT MAY BE CONSTRUCTED BY THE CITY. THIS ELEVATION SHALL BE APPROVED BY DPW PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.

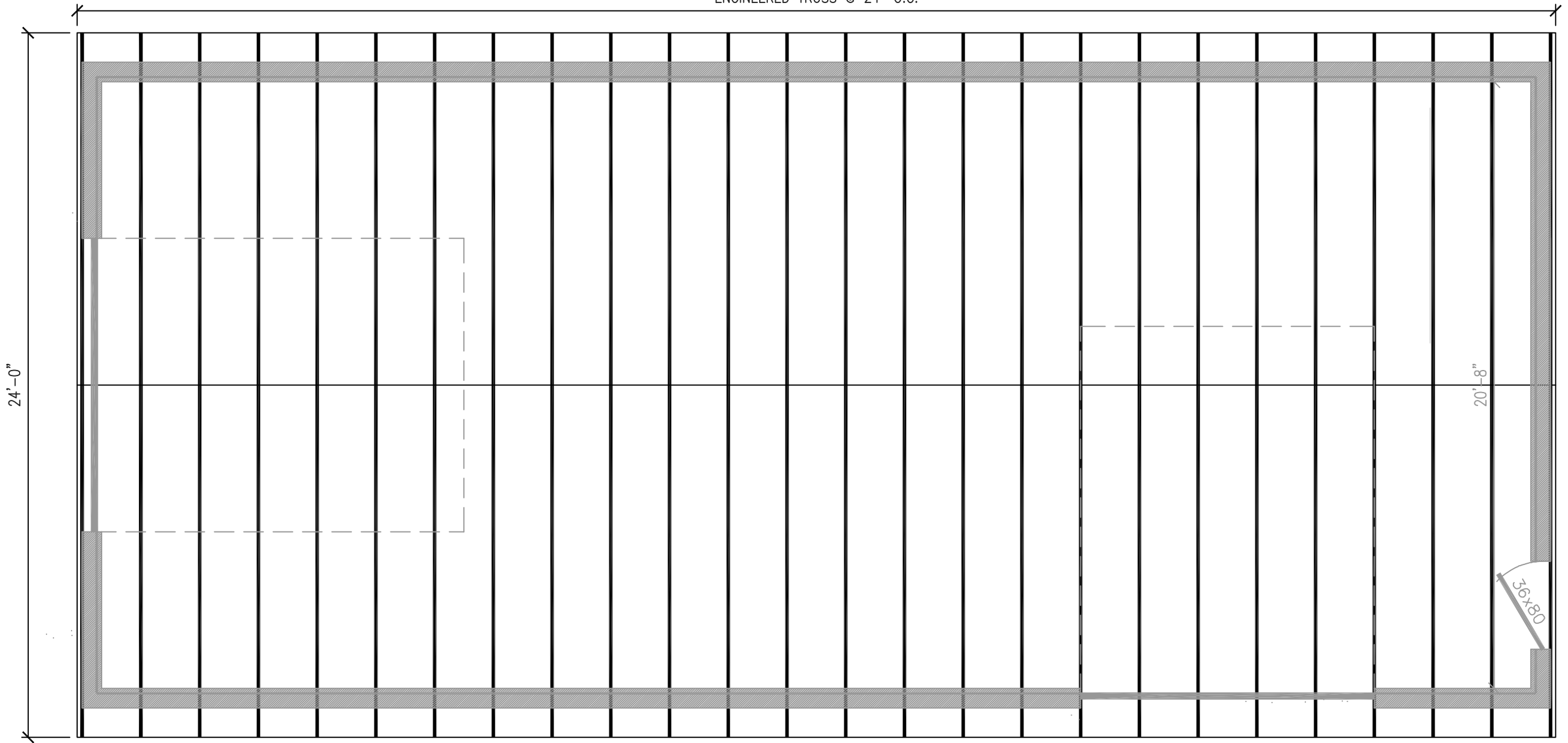


ENGINEERED TRUSS



SIMPSON HURRICANE TIE

ENGINEERED TRUSS @ 24" O.C.



ROOF TRUSS FRAMING PLAN

SCALE: 1/4" = 1'



CONTEMPORARY CONCEPTS & DESIGNS LLC

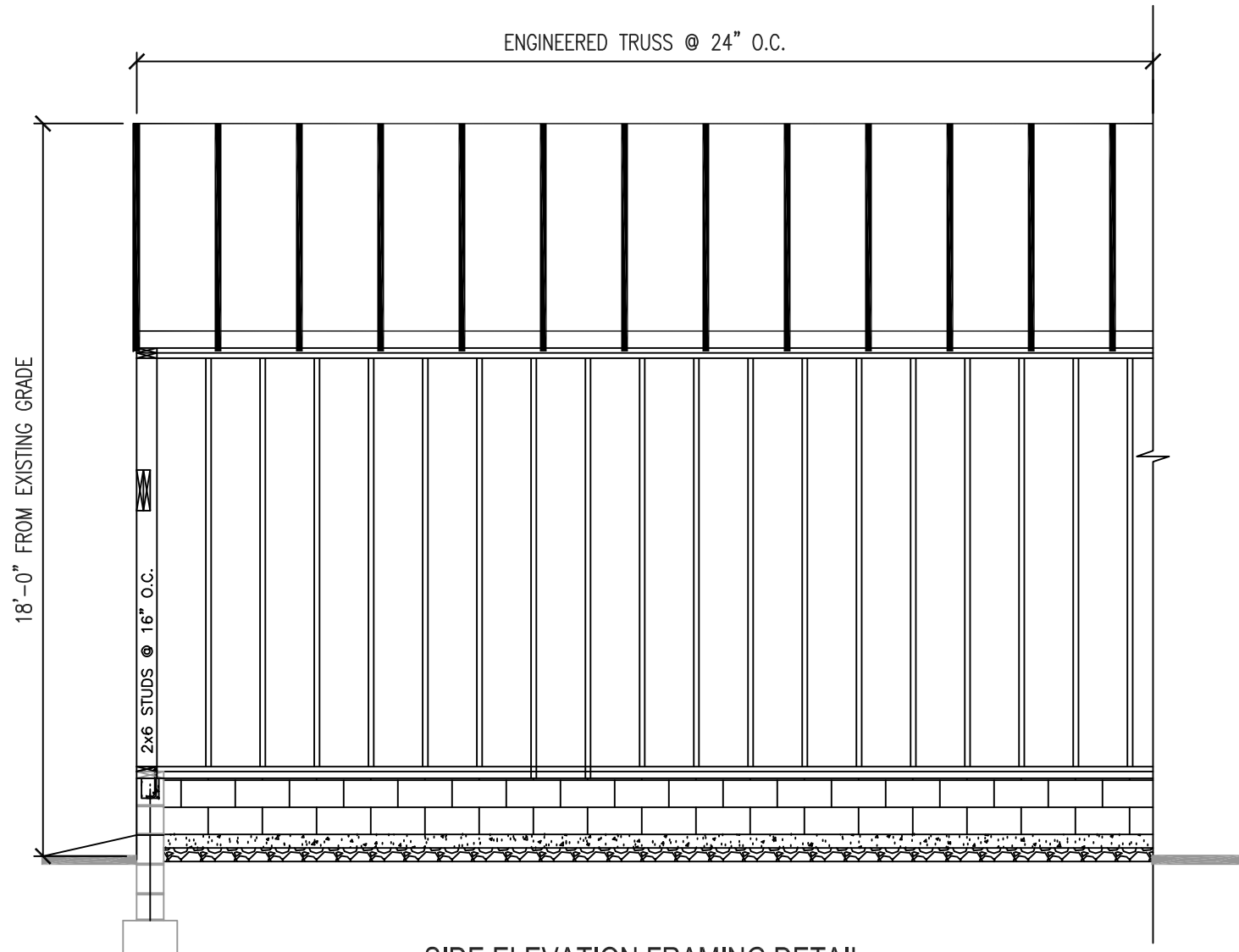
9137 CHAMBERLAYNE RD #103
MECHANICSVILLE, VA 23116
TEL. (804) 304-6110
EMAIL WJOSEPH3RD@CCDLLC.NET

2715 HULL STREET
DETACHED GARAGE
ROOF FRAMING PLAN

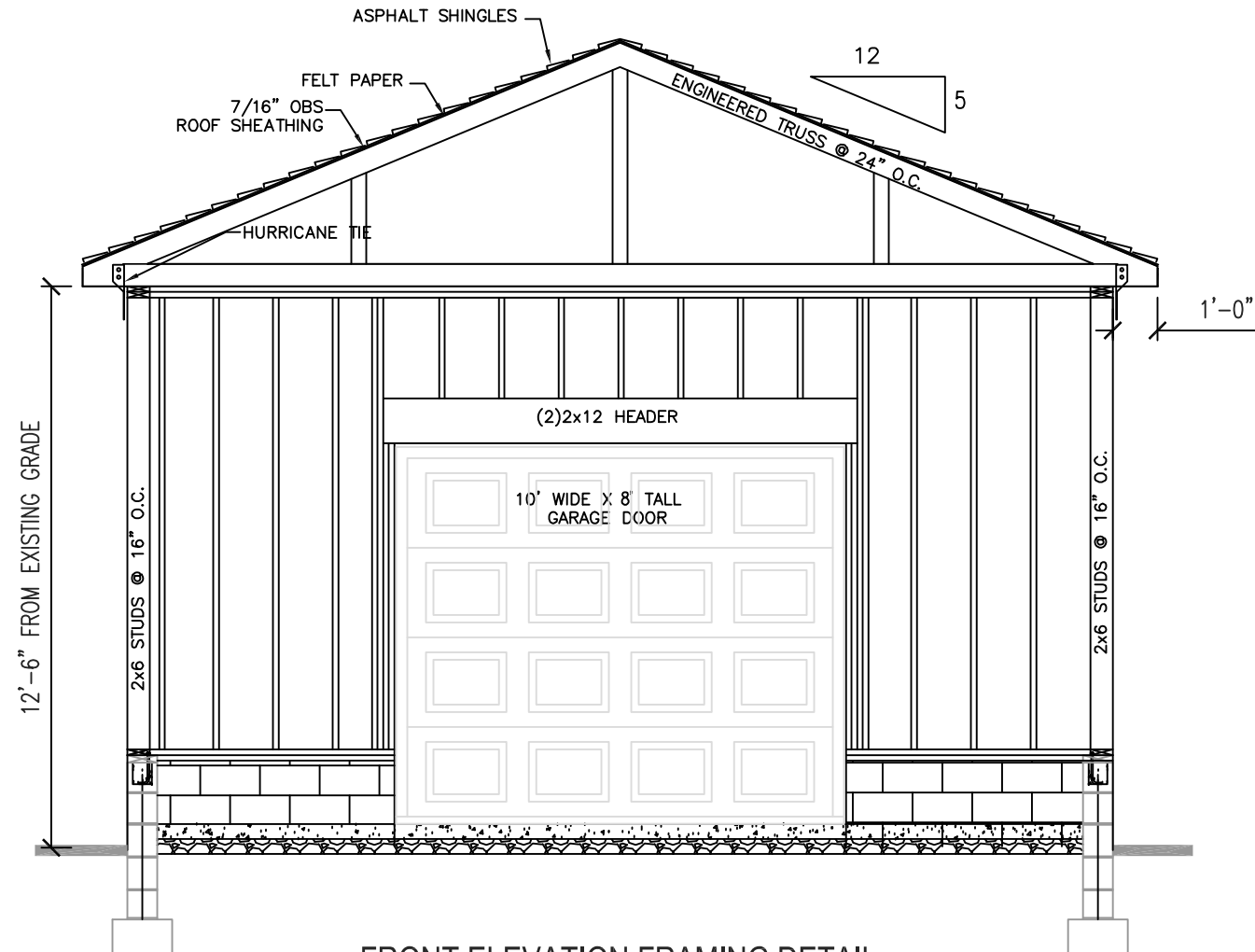
DRAWN BY: WLJ
CHECKED BY: WLJ
DATE: MARCH 2023
PROJECT # 00166.000
SCALE: 1/4" = 1'

A-4

PRIOR TO APPROVING ANY BUILDING PERMITS, A PLAN MUST BE SUBMITTED SHOWING HOW THESE VEHICULAR ACCESS POINTS ARE TO BE CONSTRUCTED THAT THEY TIE IN TO THE EXISTING STREET SURFACE AND HOW STORMWATER WILL BE MANAGED? FINISHED FLOOR ELEVATION MUST BE SET TO ACCOMMODATE ANY FUTURE SIDEWALK THAT MAY BE CONSTRUCTED BY THE CITY. THIS ELEVATION SHALL BE APPROVED BY DPW PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.



SIDE ELEVATION FRAMING DETAIL
SCALE: 1/4" = 1'



FRONT ELEVATION FRAMING DETAIL
SCALE: 1/4" = 1'



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2715 HULL STREET
DETACHED GARAGE
SECTION AND DETAILS

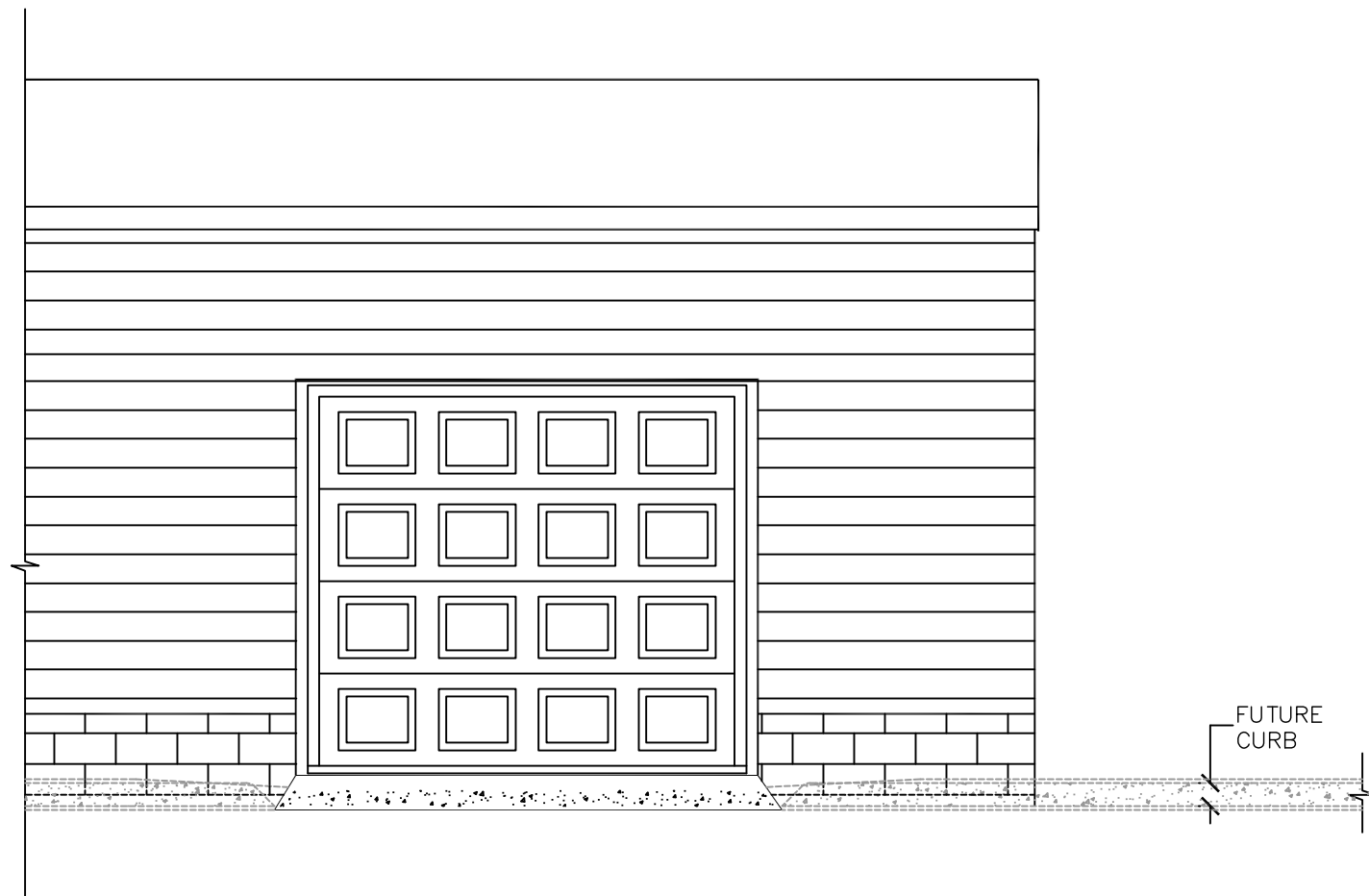
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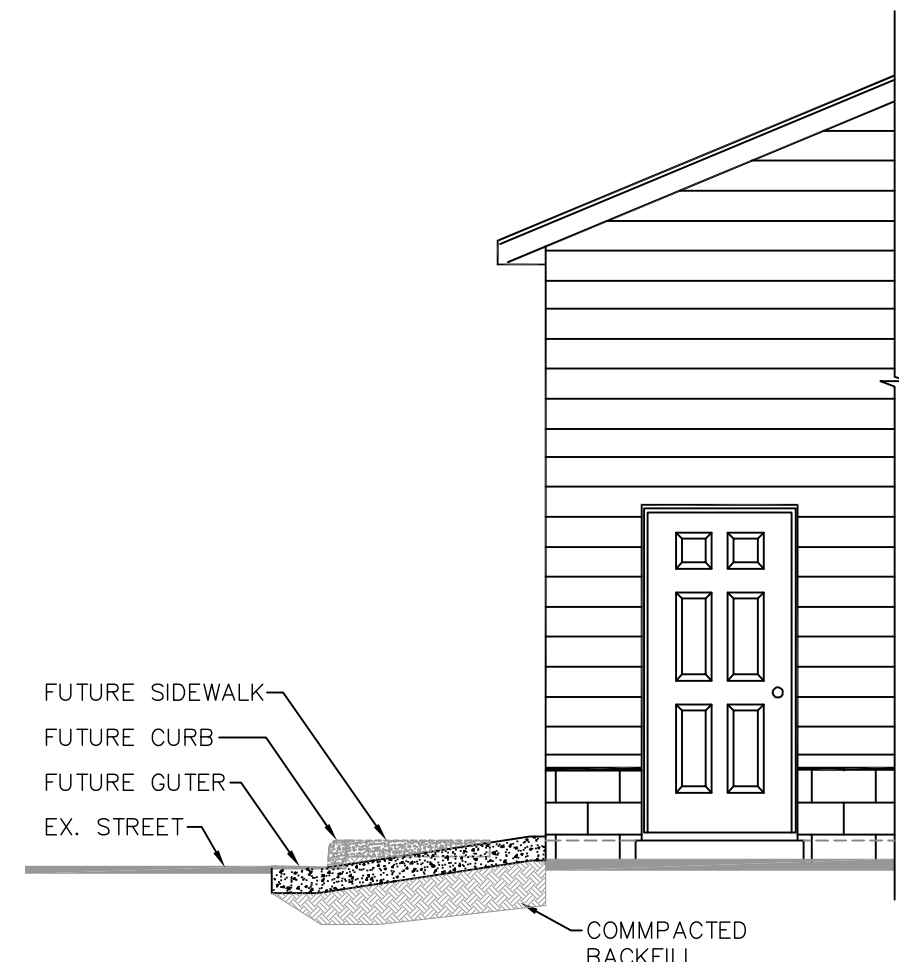
DATE: MARCH 2023

PROJECT # 00166.000

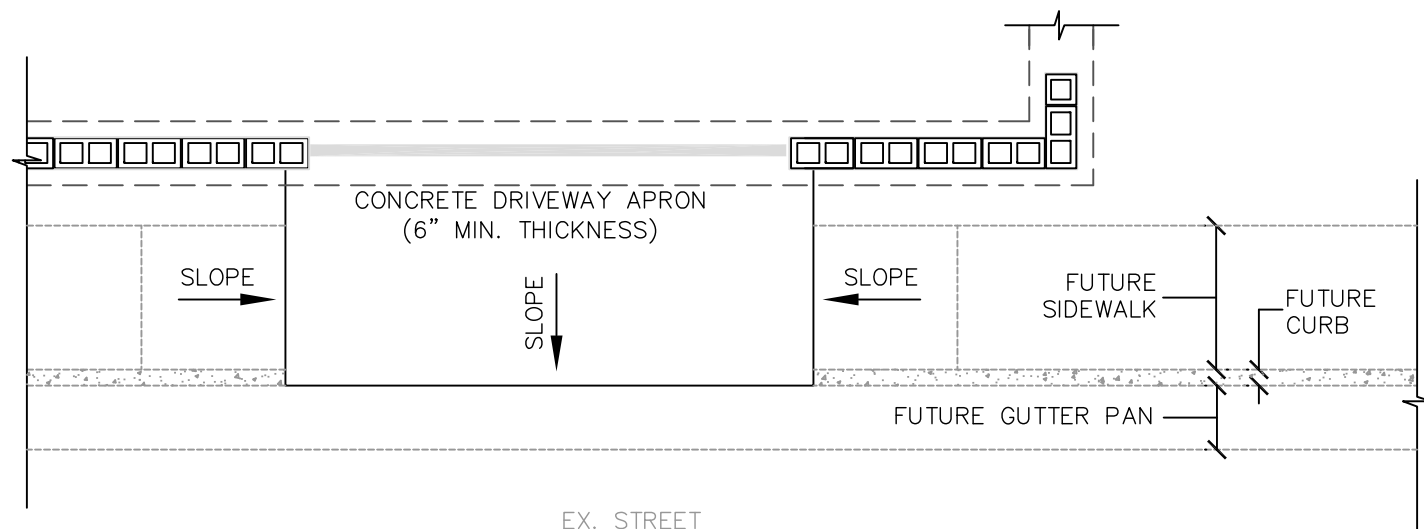
SCALE: 1/4" = 1'



ELEVATION
SCALE: 1/4" = 1'



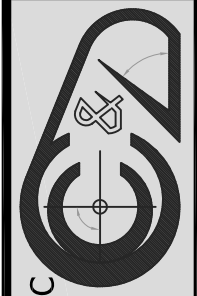
ELEVATION
SCALE: 1/4" = 1'



PLAN VIEW
SCALE: 1/4" = 1'

NOTE:
THE DIMENSIONS AND ELEVATIONS OF FUTURE SIDEWALKS, CURBS AND GUTTERS ARE UNKNOWN AND WILL BE DECIDED BY OTHER.

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2715 HULL STREET
DETACHED GARAGE
DRIVEWAY ENTRANCE

DRAWN BY: WLJ
CHECKED BY: WLJ
DATE: MARCH 2023
PROJECT # 00166.000
SCALE: 1/4" = 1'

A-6