

INTRODUCED: July 22, 2024

AN ORDINANCE No. 2024-201

To authorize the special use of the property known as 601 Levering Lane for the purpose of a single-family detached dwelling with an attached garage and an accessory structure, upon certain terms and conditions. (1st District)

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 9 2024 AT 6 P.M.

WHEREAS, the owner of the property known as 601 Levering Lane, which is situated in a R-2 Single-Family Residential District, desires to use such property for the purpose of a single-family detached dwelling with an attached garage and an accessory structure, which use, among other things, is not currently allowed by section 30-404.5, concerning yards, 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

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 9 2024 REJECTED: _____ STRICKEN: _____

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 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 601 Levering Lane and identified as Tax Parcel No. W021-0253/005 in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Improvements on Lot 5, ‘Robfin’ in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated November 1, 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 a single-family detached dwelling with an attached garage and an accessory structure, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Addition & Alteration to Kletzick Residence, 601 Levering Lane, Richmond, Virginia 23227,” prepared by Charles A. Carbonaro Architect, P.C., dated May 26, 2023, and last revised February 10, 2024, 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 a single-family detached dwelling with an attached garage and an accessory structure, substantially as shown on the Plans.

(b) No off street-parking shall be required.

(c) The height of the garage shall not exceed two stories, substantially as shown on the Plans.

(d) The height of the accessory structure shall not exceed one story, substantially as shown on the Plans.

(e) Elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans. Brick, brick veneer, stone, stone veneer, masonry, vinyl, fiber cement, and engineered wood shall be permitted building siding materials. Vinyl siding shall have a minimum wall thickness of 0.044 inches, as evidenced by the manufacturer's printed literature.

(f) 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.

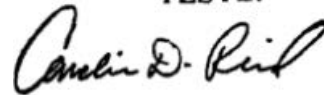
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days 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.

APPROVED AS TO FORM:

CITY ATTORNEY'S OFFICE

**A TRUE COPY:
TESTE:**



City Clerk



City of Richmond

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

Master

File Number: Admin-2024-0504

File ID: Admin-2024-0504

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department:

Cost:

File Created: 05/20/2024

Subject:

Final Action:

Title:

Internal Notes:

Code Sections:

Agenda Date: 07/22/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Scanned SUP - 601 Levering Lane AATF, Admin-2024-0504 - Application Documents

Enactment Number:

Contact:

Introduction Date:

Drafter: Shaianna.Trump@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/28/2024	Matthew Ebinger	Approve	7/2/2024
1	2	6/28/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	6/28/2024	Kevin Vonck	Approve	7/5/2024
1	4	6/28/2024	Alecia Blackwell - FYI	Notified - FYI	
1	5	6/28/2024	Sharon Ebert	Approve	7/2/2024
1	6	6/28/2024	Caitlin Sedano - FYI	Notified - FYI	
1	7	7/9/2024	Jeff Gray	Approve	7/2/2024
1	8	7/11/2024	Lincoln Saunders	Approve	7/11/2024
1	9	7/15/2024	Mayor Stoney	Approve	7/15/2024

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-2024-0504

City of Richmond
Intracity Correspondence

O&R Transmittal

DATE: June 28, 2024

TO: The Honorable Members of City Council
THROUGH: The Honorable Levar M. Stoney, Mayor (by request)
(This is no way reflects a recommendation on behalf of the Mayor)
THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer
FROM: Kevin J. Vonck, Director of Planning & Development Review
RE: To authorize the special use of the property known as 601 Levering Lane for the purpose of a single-family detached dwelling with an attached garage and an accessory structure, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize a single-family detached dwelling with an attached garage and an accessory structure within a R-2 Single Family Residential District. While the use is permitted, requirements regarding yards cannot be met. Therefore, a Special Use Permit is needed.

BACKGROUND: The property is in the Three Chopt neighborhood, between Three Chopt Road and Wesley Road. The property is a 19,645.56 square foot (0.25 acre) parcel of land, improved with a single-family detached dwelling. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as a "neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature" (Richmond 300, p. 54).

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural.

Secondary uses may be found along major streets

The current zoning for this property is R-2 Single-Family District. The area is generally residential properties.

COMMUNITY ENGAGEMENT: The Westhampton Citizens Association is being engaged as part of this process.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan;

FISCAL IMPACT: \$300 Application Fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 22, 2024

CITY COUNCIL PUBLIC HEARING DATE: September 9, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, September 3, 2024

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of the draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

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

STAFF:

Matthew Ebinger, Planning Supervisor, Land Use Administration (Room 511) 646-6308
Shaianna Trump, Planner Associate, Land Use Administration (Room 511) 646-7319

**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: 601 Levering Lane Date: _____

Tax Map #: W021025300 Fee: \$300

Total area of affected site in acres: 0.451 acres

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

Zoning

Current Zoning: R-2

Existing Use: Single-Family Detached Dwelling

Proposed Use

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

Construct an attached 2-story garage and accessory building

Existing Use: Single-Family Detached Dwelling

Is this property subject to any previous land use cases?

Yes
☐

No
☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: Ariel and Yael Klestzick

If Business Entity, name and title of authorized signer: _____

(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: 601 Levering Lane

City: RICHMOND State: VA Zip Code: 23226

Telephone: () Fax: ()

Email: _____

Property Owner 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)

APPLICANT'S REPORT

November 13th, 2023

*Special Use Permit Request
601 Levering Lane, Richmond, Virginia
Map Reference Number: W021-0253/005*

Submitted to:	City of Richmond Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	Baker Development Resources 530 East Main Street, Suite 730 Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for 601 Levering Lane (the "Property"). The SUP would authorize the construction of a new two-story attached garage and an accessory shed on the Property. While the proposed uses are permitted by the underlying R-2 Single-Family Residential District, certain feature requirements are not met, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the southern intersection of Levering Lane and Wesley Road and is referenced by the City Assessor as tax parcel W021-0253/005. The Property is currently improved with an owner-occupied single-family detached dwelling. The Property is approximately 131 feet in width and contains roughly 19,646 square feet of lot area.



The properties in the immediate vicinity are developed primarily with residential uses though institutional uses (The University of Richmond and St. Christopher's School) can also be found nearby. Single-family detached dwellings are the most prevalent residential use.

EXISTING ZONING

The Property and those immediately to the southwest are zoned R-2 Single Family Residential. Properties to the west are located within a R-1 Single Family Residential District and to the east are located within a R-4 Single Family Residential District. Beyond that to the southwest is the University of Richmond campus which is zoned Institutional.

MASTER PLAN DESIGNATION

The request is consistent with the Richmond 300 Master Plan (the “Master Plan”), which suggests “Residential” for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages developments to reinforce a gridded street pattern in order to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54).

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

TRANSPORTATION

The Property is not immediately serviced by a bus route. The closest active route is Route 79 which runs along Patterson Avenue and provides connection from Gayton Crossing to Staples Mill.

Proposal

PROJECT SUMMARY

The SUP would authorize the construction of a new two-story attached garage along the northeast side of the Property which would be accessed by the existing driveway. Additionally, the SUP contemplates a new shed to the rear of the existing dwelling.

PURPOSE OF REQUEST

The property is irregularly shaped with roughly 196 feet of frontage onto Levering Lane and 87 feet onto Wesley Road. The owner is proposing to construct a two-story attached garage along the northeast side of the Property in order to utilize the existing driveway. Additionally, the owner is proposing to locate an accessory shed towards the rear of the existing dwelling. While the proposed garage and accessory building are permitted by the underlying R-2 zoning regulations, by virtue of being a corner lot, the Property is subject to two front yard requirements and does not have a rear yard from a zoning perspective. As a result, the attached two-story garage would encroach approximately 10.94' into the required front yard setback along Wesley Road and the accessory building would be located within a side yard, which is prohibited by Sec. 30-680.1 of the Zoning Ordinance. Therefore, in order to allow the proposed garage and accessory shed, a SUP is required.

In exchange for the SUP, the intent of this request is to provide thoughtfully designed new construction in a manner not otherwise assured by-right. Furthermore, the quality assurances conditioned through the SUP would guarantee a high-quality development and ensure an appropriately scaled use that is compatible with and complementary to the surrounding residential neighborhood.

PROJECT DETAILS

When complete, the proposed two-story attached garage would be located toward the northeast side of the Property. The footprint of the structure is approximately 33 feet by 24.5 feet. The first floor includes space for three cars and the second floor would be open and accessible from the second floor of the main house. The exterior would be designed to match the existing house with the same quality building materials. Ample sunlight will be allowed in the unit through the proposed windows. In exchange for the SUP, the intent of this request is to more efficiently utilize the Property to create a high-quality accessory garage for the current resident. The footprint of the shed would be approximately 12' by 10' with a height of roughly 11'. The accessory structure would be of typical wood frame design.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for an accessory garage will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The proposed accessory use will create no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The accessory structure will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to overcrowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The special use permit would not adversely affect the above-referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed structure is of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of a two-story attached garage and accessory shed. This Special Use Permit proposal represents an ideal, small-scale development for this location that is mindful of its surroundings and limits the impact on the existing landscaping and infrastructure on the Property. In exchange for the SUP, the quality assurances and conditions related to the construction of the structure would guarantee the construction of a new accessory structure that meets the need of the Property and would provide thoughtfully designed new construction in a manner not otherwise assured by-right.



FD LETTERHEAD

The submitted plans for your commercial or multi-family project are under review with Fire & Emergency Services. Applications which only require conceptual plans will be reviewed to the appropriate level of detail for this stage of development planning.

Per the Department of Planning & Development Review, Final Subdivision Plat site plan and Building Permit architectural plan reviews require 100% construction drawings. When applicable, the following sheets should be noted in the Table of Contents of the plan set. Any symbols, fire lines, hydrants, etc. pertaining to our review should be noted in red.

- Site Layout
- Utility Layout
- First Floor Plan
- Life Safety Plan
- Roof Plan
- Elevation Drawings

Please respond to the checklist items below **and include the corresponding sheet number when asked to provide locations** to expedite our review process. Further discussion may be necessary to provide approval from this department on your application's plans.

We reserve the right to change or amend our decisions should new evidence be discovered, site conditions change during the review period, or revisions on subsequent submissions for this application modify previously approved items which fall within our scope of review.

We look forward to working with you to design a safe project for our city's residents and visitors.

Office of the Fire Marshal
City of Richmond Fire Department
201 East Franklin Street
Richmond, VA 23219



FD LETTERHEAD
FIRE & EMERGENCY PLAN REVIEW CHECKLIST

Project Summary

1. Is this new construction or a rehabilitation project?
New Construction of a attached garage.
2. What is the height of the building(s)? How many stories?
Two (2) stories.
3. Is there an accessory parking garage or parking garage levels?
No
4. Are any levels below street level or below grade?
No

Building Occupant Egress

5. Provide locations of roof access points on the plans.
N/A
6. If there is a basement or floors below street level, provide locations for egress on the plans.
N/A
7. For projects with 6 stories or more, stairways must be noted with compass directions (North, South, etc.) and the inside of stairwells must note each floor number.
N/A
8. If a fire escape is part of the structure, it must be inspected by a design engineer and necessary repairs or replacements must be made before a Certificate of Occupancy can be issued.
N/A

Suppression Systems

9. A temporary standpipe is required on site during construction. Its operative should be on the finished floor below the next floor being constructed. Provide the location on the plans.
N/A
10. Alarm panel box. This must be in the first-floor lobby area on the street address side of the building. Provide location on the plans.
N/A
11. Knox-Box® Rapid Entry System. One is required on any new construction or renovated enclosed multi-story building. Provide the location on the plans.
N/A
12. Fire pump(s). Provide the location on the plans.
N/A
13. Command Center. This needs to be clearly marked outside of the door. Provide the location on the plans.
N/A
14. Sprinkler shut off valve. Provide the location on the plans.
N/A
15. Sprinkler connections. There should be two on either side of the building. Provide the location on the plans.
N/A



FD LETTERHEAD

Hydrants & Fire Department Connections

16. More than one hydrant may be required to support the project. How many existing hydrants are near the project? How many are proposed? Provide the locations on the plans.

N/A

17. The dedicated hydrant should be public. Special circumstances may allow for a private hydrant if an ISO Class 1 Rating can be maintained and the Department of Public Utilities approves of it. A private hydrant must also be maintained in accordance with NFPA 291 and the current Virginia Statewide Fire Prevention Code.

N/A

18. The FDC for each building. Provide the location on the plans. Signage is required around it (i.e. FDC Connection, No Parking) and curbing before it must be painted yellow. We highly recommend a Knox FDC secure system to safeguard the sprinkler system.

N/A

19. The FDC should be at least 50 feet from its dedicated hydrant, but no more than 100 feet.

N/A

Emergency Vehicle Access to Site

20. New construction projects require at least (2) two roads for emergency vehicles *to access the site* and shall comply with Chapter 5 of Statewide Virginia Fire Prevention Code Fire Service Features.

This site is bound by a public street and a public alley; as such, these public roads satisfy Chapter 5 of the Statewide Virginia Fire Prevention Code Fire Service Features.

21. Proposed or improved road surfaces used for emergency access must be able to support a minimum weight of 75,000 lbs.

This site is bound by a public street and a public alley; as such, these public roads will support the minimum weight.

22. Proposed or improved road surfaces used for emergency access must be at least 20 feet in width. In some cases, 27 feet may be required.

This site is bound by a public street and a public alley; as such, these public roads are of sufficient width.

23. Curb cuts into and around the site for emergency access must support a fire apparatus turning radii of 36' inside and 52' outside.

This site is bound by a public street and a public alley.

24. New construction projects may require *access to all sides of the building* for emergency vehicles.

N/A

Environmental Concerns

25. Are you aware of any underground storage tanks (USTs) or above ground storage tanks (ASTs) which currently hold, or may have at one time held, flammable or combustible substances? If any are discovered during land disturbance, excavation, or construction activities, they must be immediately reported to the Fire Marshal's Office. A permit is required before removal or abandonment. All documents pertaining environment reports shall be forwarded to the Fire Marshal's Office.

Noted. The owner is not currently aware of any such tanks.

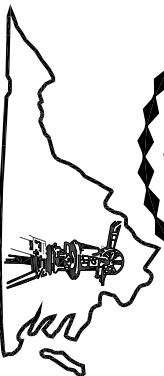
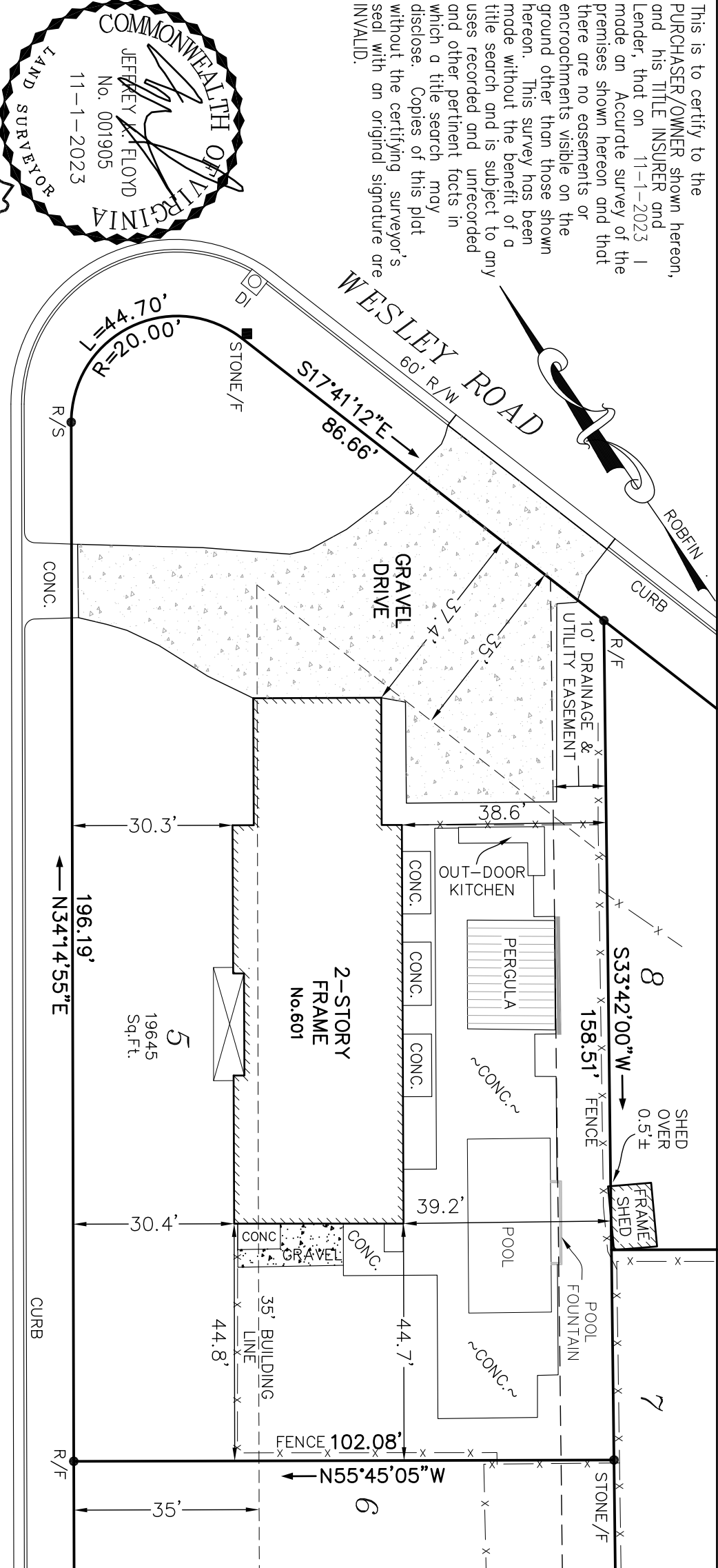
26. Are you aware of any environmental concerns that need to be mitigated before construction, i.e. leaks, spills, etc.?

No, The owner is not currently aware of any environmental concerns.

27. Will this project involve any rock blasting? A rock blasting permit shall be obtained from the Fire Marshal's Office.

No, this project will not involve any rock blasting.

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 11-1-2023 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



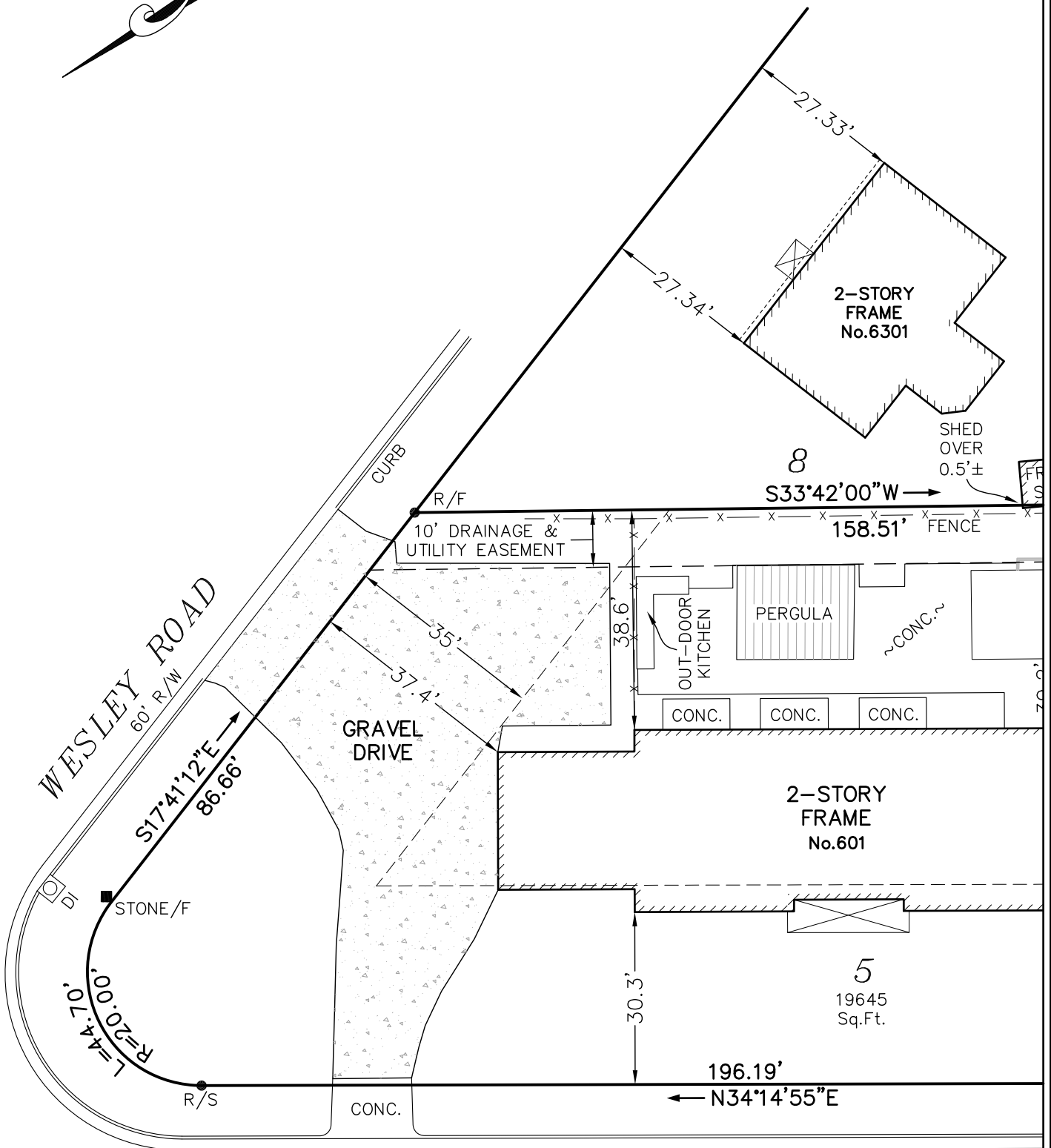
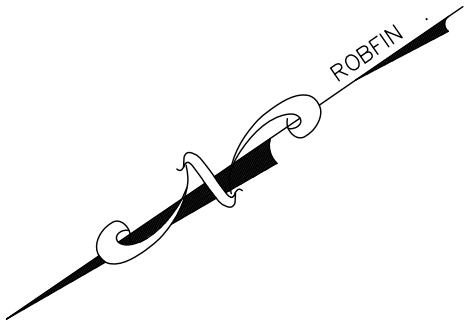
Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
COPYRIGHT © VIRGINIA SURVEYS
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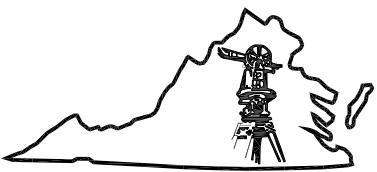
DATE: 11-1-2023
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=25'
JOB NO. 231016022

MAP SHOWING THE IMPROVEMENTS
ON LOT 5, "ROBFIN"
IN THE CITY OF RICHMOND, VA.



LEVERING LANE
50' R/W








Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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SKETCH SHOWING THE IMPROVEMENTS
ON LOT 5, "ROBFIN"
IN THE CITY OF RICHMOND, VA.

DATE: 11-1-2023
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905
SCALE: 1"=25'
JOB NO. 231016022

WALL LEGEND	
	EXISTING WALLS TO BE REMOVED
	EXISTING WOOD FRAME WALLS TO REMAIN
	EXISTING FOUNDATION WALLS TO REMAIN
	NEW WOOD FRAME WALL CONSTRUCTION
	NEW FOUNDATION WALLS

DESIGN LOADS		
ROOF LOAD	LIVE LOAD	= 20 LB/S.F.
	DEAD LOAD	= 15 LB/S.F.
	TOTAL LOAD	= 35 LB/S.F.
CEILING LOAD	LIVE LOAD	= 20 LB/S.F.
	DEAD LOAD	= 10 LB/S.F.
	TOTAL LOAD	= 30 LB/S.F.
FLOOR LOAD (SLEEPING AREAS)	LIVE LOAD	= 30 LB/S.F.
	DEAD LOAD	= 10 LB/S.F.
	TOTAL LOAD	= 40 LB/S.F.
FLOOR LOAD	LIVE LOAD	= 40 LB/S.F.
	DEAD LOAD	= 10 LB/S.F.
	TOTAL LOAD	= 50 LB/S.F.

REFERENCES
1. THE STATE OF VIRGINIA RESIDENTIAL BUILDING CODE
2. WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (HIGH WIND EDITION)

MECHANICAL NOTES
<p>1. ALL MECHANICAL WORK SHALL CONFORM TO THE MECHANICAL CODE AND THE FUEL CODE OF THE STATE OF VIRGINIA RESIDENTIAL BUILDING CODE AND THE REQUIREMENTS OF ALL LOCAL MUNICIPALITIES.</p> <p>2. HVAC CONTRACTOR TO SHALL COORDINATE ALL DUCTWORK, CEILING/WALL REGISTERS IN ACCORDANCE WITH THE WORK OF THE OTHER TRADES SHOWN ON THESE DRAWINGS.</p> <p>3. HVAC CONTRACTOR TO VERIFY THE LOCATION AND SIZE OF ALL EXISTING DUCTWORK AND REGISTERS PRIOR TO BEGINNING OF CONSTRUCTION.</p> <p>4. WHERE LOCAL EXHAUST AND WHOLE-HOUSE MECHANICAL VENTILATING IS PROVIDED, THE EQUIPMENT SHALL BE DESIGNED AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND AS PER SECTION M1507 OF THE STATE OF VIRGINIA RESIDENTIAL BUILDING CODE.</p>

PLUMBING NOTES

1. ALL PLUMBING WORK SHALL CONFORM TO THE PLUMBING CODE AND THE FUEL CODE OF THE STATE OF VIRGINIA AND ENERGY CONSERVATION CODE (2016) AND ALL REQUIREMENTS OF LOCAL MUNICIPALITIES.
2. ALL DRAINAGE AND VENT PIPING SHALL COMPLY WITH ALL LOCAL BUILDING CODES; DOMESTIC WATER PIPING SHALL BE TYPE "L" COPPER, TYPE "K" WHEN BELOW GRADE, DRAINAGE, WASTE & VENT ABOVE GRADE SHALL BE SCHEDULE 40 P.V.C. OR GREATER.
3. ALL FIXTURES TO COMPLY WITH VIRGINIA STATE D.E.C., REQUIREMENTS FOR CERTIFIED WATER SAVING PLUMBING FIXTURES.
4. PLUMBING CONTRACTOR SHALL COORDINATE ALL PIPING, FIXTURE LOCATIONS, AND EQUIPMENT IN ACCORDANCE WITH THE WORK OF THE OTHER TRADES SHOWN ON THESE DRAWINGS.

ELECTRICAL NOTES
1. ALL ELECTRICAL WORK SHALL CONFORM TO THE STATE OF VIRGINIA RESIDENTIAL BUILDING CODE, THE NATIONAL ELECTRIC CODE AND THE VIRGINIA BOARD OF UNDERWRITERS 2. GROUND FAULT INTERRUPTER (GFI) TO BE INSTALLED AT LOCATIONS AS SPECIFIED BY CODE. 3. CONTRACTOR TO VERIFY LOCATION AND SIZE OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION.

CONSTRUCTION NOTES

1. PROVIDE "SIMPSON 8 SERIES" JOIST HANGERS AT ALL APPLICABLE LOCATIONS.
2. ALL BUILT UP MICROLAM HEADERS TO BE BOLTED OR NAILED AS PER MANUFACTURER'S REQUIREMENTS.
3. DOUBLE ALL FLOOR JOISTS UNDER PARALLEL WALLS.
4. ALL HEADERS NOT INDICATED TO BE MIN. (2) 2X8" DOUG. FIR. LARCH # 2.
5. DOUBLE ALL JOISTS AROUND ALL STAIR, FLOOR, CEILING & ROOF OPENINGS. (TYP.)
6. ALL CATHEDRAL CEILINGS TO RECEIVE 5 1/2" R=21 BATT INSULATION WITH "RAFTER-R-MATE" BY OWENS CORNING TO ALLOW FOR ADEQUATE VENTING
7. ALL POSTS TO RECEIVE SOLID WOOD BLOCKING TO FOUNDATION WALL OR GIRDER BELOW.
8. ALL WINDOWS TO BE HIGH PERFORMANCE INSULATING GLASS AS MANUFACTURED BY "ANDERSEN" OR EQUAL. DP30 200 SERIES.
9. ALL CONNECTORS/CONNECTIONS IN CONTACT WITH ACQ (PRESSURE TREATED) LUMBER MUST BE APPROVED BY MANUFACTURER AND HAVE A FINISH WITH EXTRA CORROSION RESISTANCE. EITHER STAINLESS STEEL, HOT DIP GALVANIZED (HDG) OR ZMAX PROTECTION.

ARCHITECTS STATEMENT ENERGY CODE
1. TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF THE STATE OF VIRGINIA.

LIGHTING & VENT NOTE:
AS PER THE VIRGINIA CODE SECTION 303, ALL HABITABLE ROOMS SHALL BE PROVIDED WITH A MIN. OF 4% NATURAL OR MECHANICAL VENTILATION & A MIN. OF 8% NATURAL OR ARTIFICIAL LIGHT.

EMERGENCY ESCAPE AND RESCUE OPENINGS NOTES:
SECTION R310 OF THE VIRGINIA RESIDENTIAL CODE

R310.1: EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

R310.1.1: MINIMUM OPENING AREA.
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.

R310.2.2 WINDOW SILL HEIGHT.
WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 4 INCHES ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

R310.2: WINDOW WELLS.
THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET, WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES. THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

R3102.2.1. LADDER AND STEPS.

THE LADDER OR STEPS REQUIRED BY THIS SECTION, SHALL BE PERMITTED TO ENCRoACH NOT MORE THAN 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPENED POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED WITH SECTIONS R311.7 AND R311.8. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES, SHALL PROJECT NOT LESS THAN 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

CONSTRUCTION DRAWINGS NOTE:
THE CONSTRUCTION DRAWINGS SHALL BE IN COMPLIANCE IN ACCORDANCE WITH SECTION 103 WITH THE VIRGINIA ENERGY CONSERVATION CODE.

MANUFACTURER'S MANUALS NOTE:

MAINTENANCE INSTRUCTIONS SHALL BE FURNISHED FOR EQUIPMENT AND SYSTEMS THAT REQUIRE PREVENTIVE MAINTENANCE. REQUIRED REGULAR MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL SHALL INCLUDE THE TITLE OR PUBLICATION NUMBER FOR THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF PRODUCT IN ACCORDANCE WITH SECTION C303.3 WITH THE VIRGINIA ENERGY CONSERVATION CODE.

VENT NOTES: CHAPTER 31 OF THE VA RESID. CODE

P3101.1: GENERAL
THIS CHAPTER SHALL GOVERN THE SELECTION AND INSTALLATION OF PIPING, TUBING AND FITTINGS FOR VENT SYSTEMS. THIS CHAPTER SHALL CONTROL THE MINIMUM DIAMETER OF VENT PIPES, CIRCUIT VENTS, WARM-UP AND INDIVIDUAL VENTS, AND THE SIZE AND LENGTH OF VENTS AND VARIOUS ASPECTS OF VENT STACKS AND STACK VENTS. ADDITIONALLY, THIS CHAPTER REGULATES VENT GRADES AND CONNECTIONS, HEIGHT ABOVE FIXTURES AND RELIEF VENTS FOR STACK AND FIXTURE TRAPS, AND THE VENTING OF SUMPS AND SEWERS.

P3101.4: EXTENSION OUTSIDE A STRUCTURE.
WHERE THE WORK VENT IS USED FOR DESIGN TEMPERATURE IS 0°F OR LESS, VENT EXTENSIONS THROUGH A ROOF OR WALL SHALL BE NOT LESS THAN 3 INCHES IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1 FOOT INSIDE THE THERMAL ENVELOPE OF THE BUILDING.

SMOKE ALARMS NOTES:
SECTION R314 OF THE VIRGINIA RESIDENTIAL CODE
SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314.

SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217.
COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.

SMOKE ALARMS SHALL BE PROVIDED IN THE LOCATIONS DETERMINED PURSUANT TO SECTION R314.3.

CARBON MONOXIDE DETECTION SYSTEMS NOTES:
SECTION 315 OF THE VIRGINIA CODE

315.1: CARBON MONOXIDE ALARMS
 CARBON MONOXIDE ALARMS AND DETECTORS SHALL BE PROVIDED IN THE LOCATIONS DETERMINED PURSUANT TO SECTION 315.1, AND IN ACCORDANCE WITH THE PROVISIONS OF NFPA 720.

VECC CODE NOTES:

1. PROVIDE PROGRAMMABLE THERMOSTATS TO CONTROL HEATING AND COOLING ON A DAILY SCHEDULE IN ACCORDANCE WITH R-403.1.1.
2. INSULATION FOR SUPPLY DUCTS IN ATTICS SHALL BE A MINIMUM OF R-8. ALL OTHER DUCTS OUTSIDE THE THERMAL ENVELOPE SHALL BE R-6 AS PER SECTION R-403.3.
3. ALL DUCTS, AIR HANDLERS, FILTER BOXES SHALL BE SEALED PER R-403.3.2. JOINTS AND SEAMS SHALL COMPLY WITH M-1601.4.4

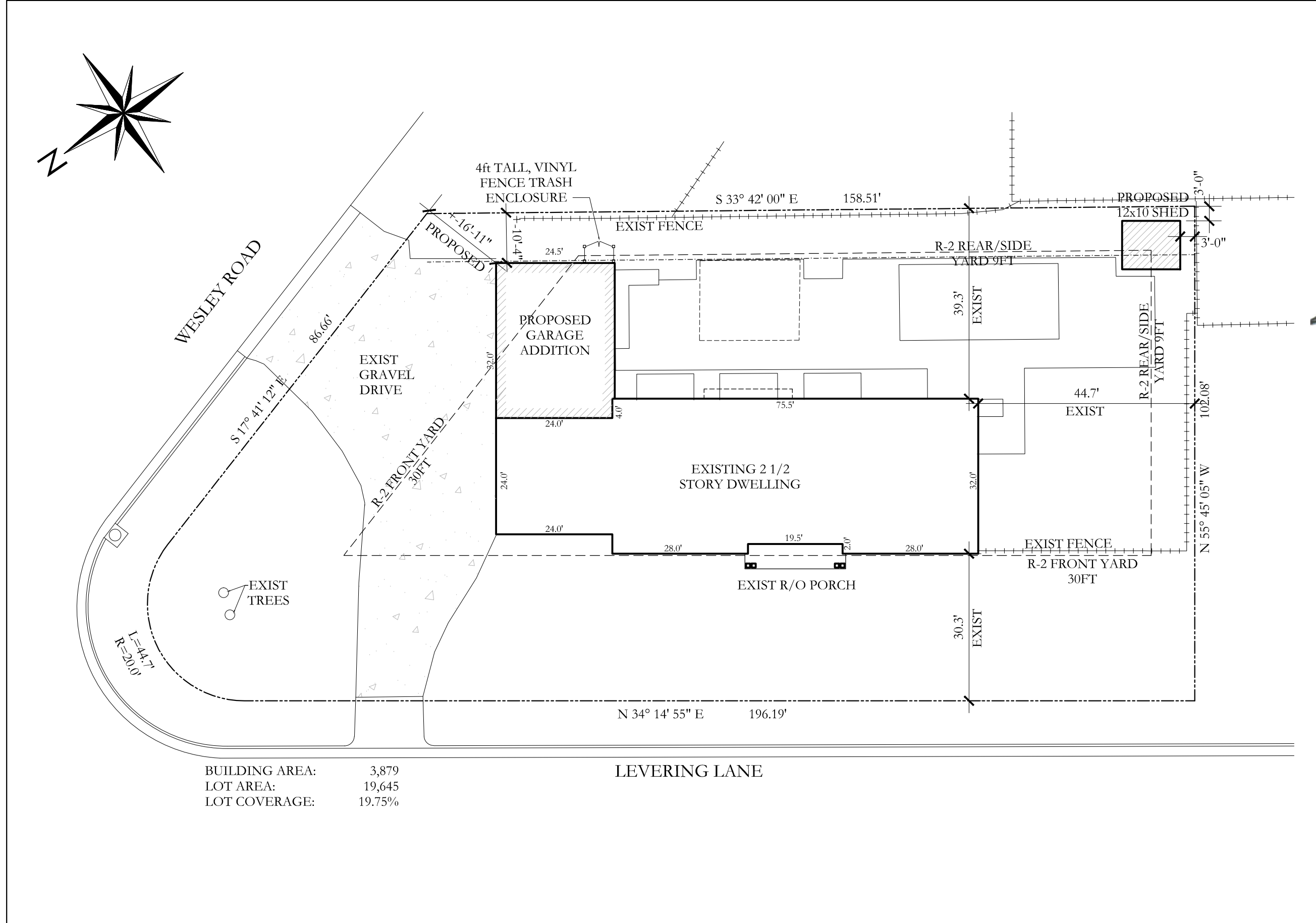
LIGHTING NOTES:

1. AS PER R 404 OF THE IECC 2015. NOT LESS THAN 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS OR NOT LESS THAN 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICIENCY LAMPS.

A detailed Google Map of the Three Chopt area in Westhampton, Virginia. The map shows a network of streets including Westhampton Road, Westhampton Lane, and various local roads like Bunting Rd, Tuckahoe Rd, and Lanes Rd. Key landmarks and businesses are labeled, such as St. Christopher's School, St. Stephen's Episcopal Church, The Country Club of Virginia - Westhampton, and several local businesses like 'The Shekel' and 'Jewish Family Services'. A red pin marks the 'PROPERTY LOCATION' in the center of the map, near the intersection of Westhampton Road and Tuckahoe Rd. The map also shows green spaces like 'Sandy Field Nature Park' and 'The Country Club of Virginia - Westhampton'. The map is credited to Google at the bottom.



SITE PLAN 1"=20.0'



SET BACK REQUIREMENTS				SQUARE FOOTAGE CALCULATIONS	
LOT AREA	REQUIRED 15,000 SF	EXISTING 19,645 SF	PROPOSED NO CHANGE	ZONING R-2 SITE	19,645 SF
LOT WIDTH			NO CHANGE		
FRONT YARD	30.0'	30.3	NO CHANGE	FIRST FLOOR	2,953 SF
2ND FRONT YARD	30.0'	37.3	16'-11"	SECOND FLOOR	2,953 SF
SIDE YARD	9.0'	44.7	NO CHANGE	ATTIC FLOOR	451 SF
REAR YARD	9.0'	39.3	9'-4"	R/O PORCH	104 SF
BUILDING HEIGHT	35.0'	24'-6"	NO CHANGE	PROPOSED 1ST FLOOR ADDITION	806 SF
LOT COVERAGE	25%	15.03%	19.75%	PROPOSED 2ND FLOOR ADDITION	806 SF
				PROPOSED SHED	120 SF
				TOTAL HEATED FLOOR AREA	7,749 SF
				TOTAL BUILDING AREA	3,879 SF

** INFORMATION FOR THIS MEASUREMENT EXTRACTED FROM SITE PLAN CREATED BY:
BALZER & ASSOCIATES, P.C.

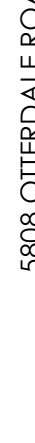
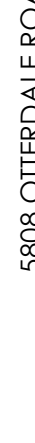
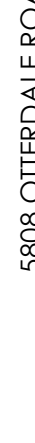
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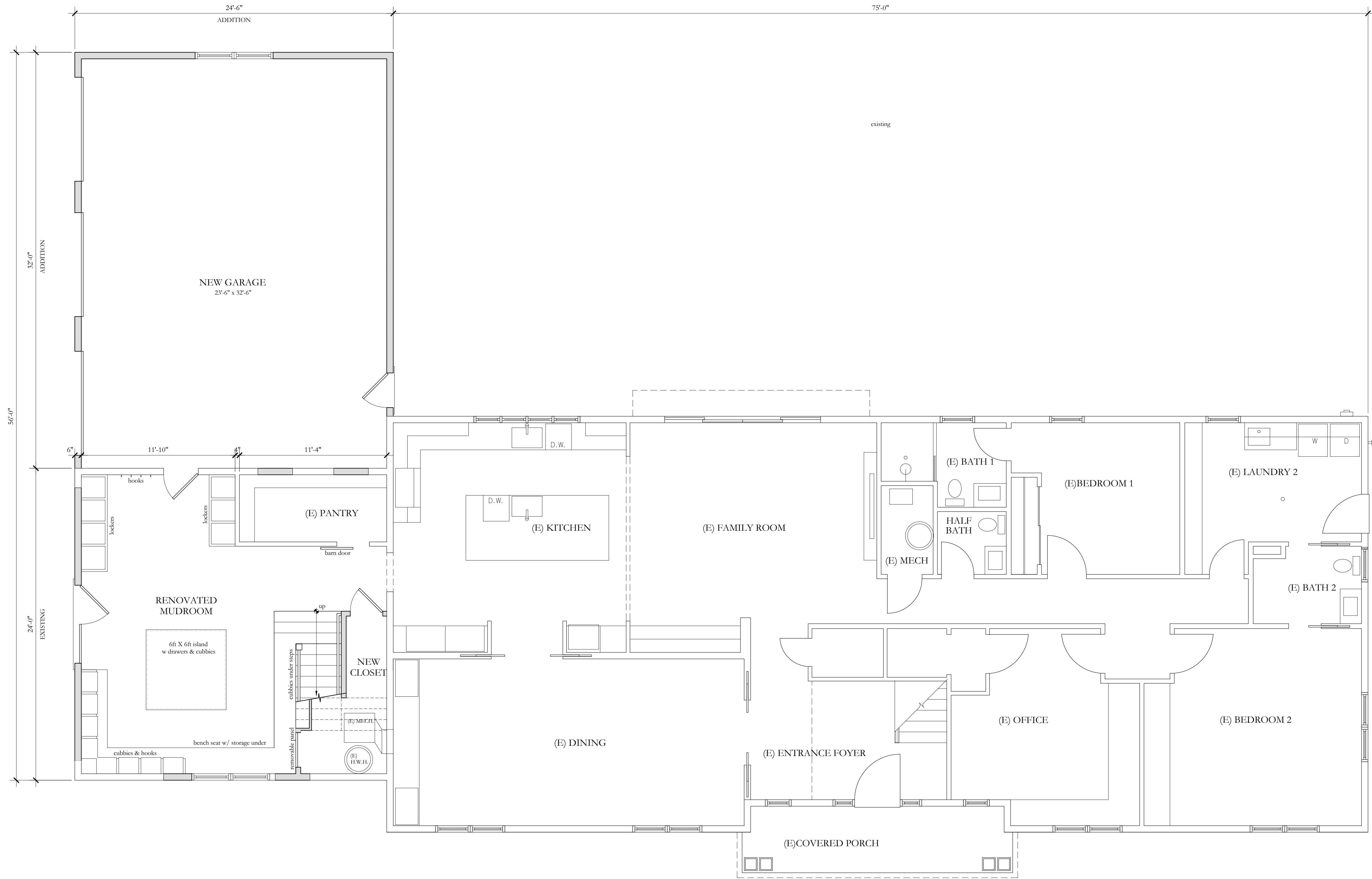
PLAN EXAMINER NOTE

CITY OF RICHMOND PLANS EXAMINER SHALL REVIEW THE ENCLOSED DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE CITY OF RICHMOND AS SPECIFIED IN THE BUILDING AND / OR THE STATE OF VIRGINIA RESIDENTIAL CODE. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THE DOCUMENTS IS:

- ACCURATE,
- CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION,
- CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE, AND
- IS THE RESPONSIBILITY OF THE LICENSEE.

THESE PLANS ARE IN COMPLIANCE WITH THE STATE OF VIRGINIA RESIDENTIAL CODE

		5806 OTTERDALE ROAD MOSELEY, VIRGINIA 23120	
		516-356-6389 CHUCK.CARBONARO@GMAIL.COM	
IT IS A VIOLATION OF ANY LAW, FOR ANYONE EXCEPTED, TO ARCHITECT TO ALTER THESE PLANS IN ANYWAY		CHARLES A. CARBONARO ARCHITECT, P.C.	
CONSULTANTS			
			
Drawing		Project Name & Address	
TITLE SHEET		addition and alteration to 601 LEVERING LANE RICHMOND, VIRGINIA 23227	
Date	Revision / Issue		
09/10/2023	SCHEMATIC DESIGN		
02/10/2024	STAFF COMMENTS		
Drawn By: C CARBONARO			
Project # MMXXIII-06			
Scale AS NOTED			
Date MAY 26, 2023			
Sheet # T-1			



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

5808 OTTERDALE ROAD
MOSELEY, VIRGINIA 23120

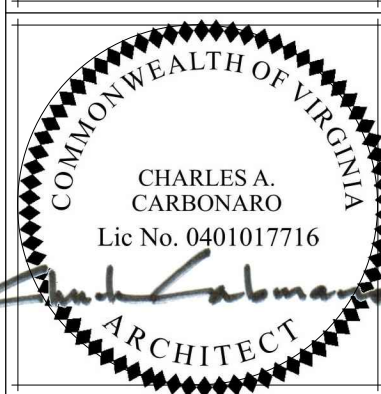


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Drawing

FIRST FLOOR DESIGN PLAN

addition and alteration to
601 LEVERING LANE
RICHMOND, VIRGINIA 23227

Project Name & Address

Date	Revision / Issue
09/10/2023	SCHEMATIC DESIGN
02/10/2024	STAFF COMMENTS

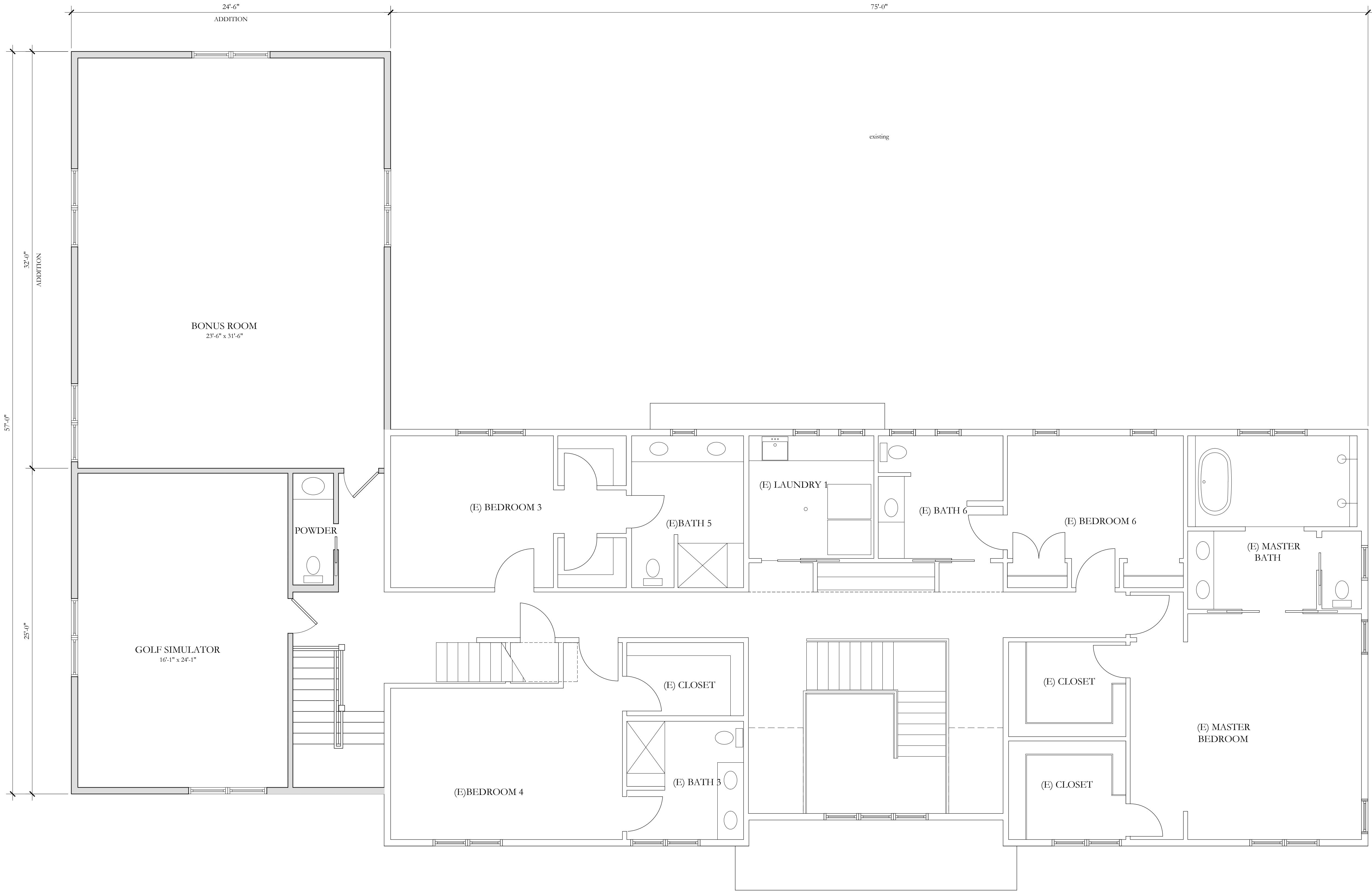
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Project #
MMXXIII-06

Scale
- AS NOTED

Date
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SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

5808 OTTERDALE ROAD
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Drawing

SECOND FLOOR DESIGN PLAN

Project Name & Address

addition and alteration to
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RICHMOND, VIRGINIA 23227

Date	Revision / Issue
09/10/2023	SCHEMATIC DESIGN
02/10/2024	STAFF COMMENTS

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Date
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SK-02



FRONT ELEVATION

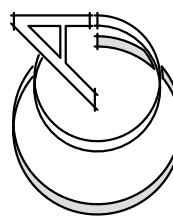
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LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

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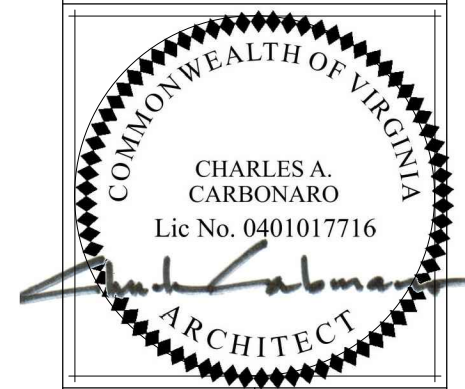


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ELEVATIONS & DETAILS

addition and alteration to
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RICHMOND, VIRGINIA 23227

Drawing

Project Name & Address

Date	Revision / Issue
09/10/2023	SCHEMATIC DESIGN
02/10/2024	STAFF COMMENTS

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Date
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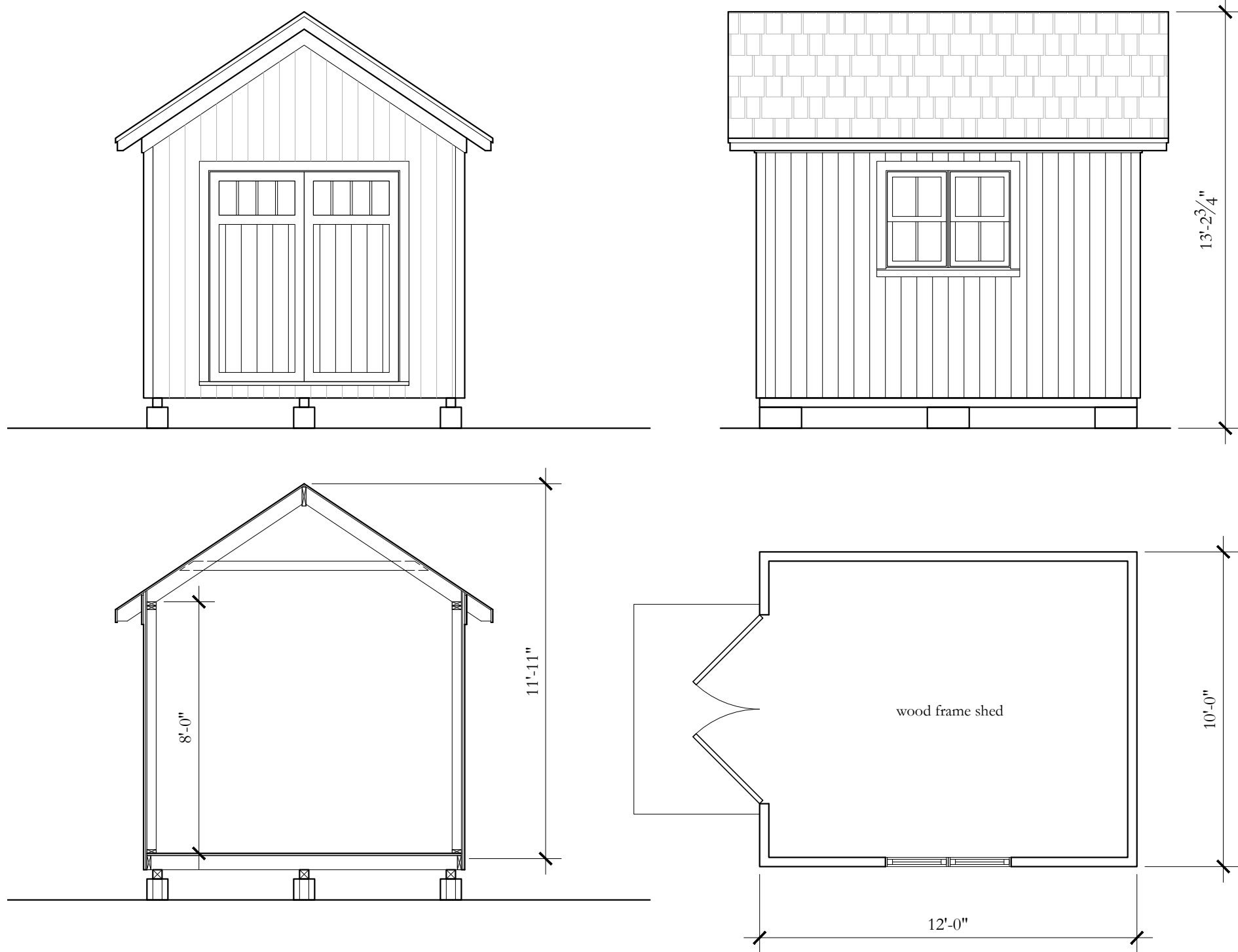
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REAR ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED SHED

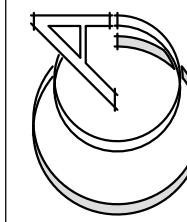
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RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"

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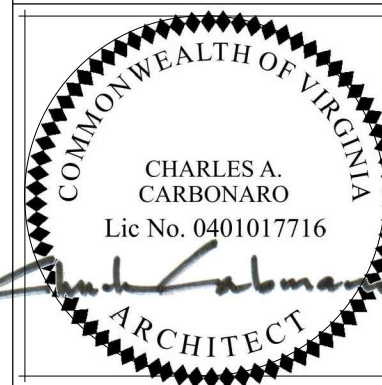


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ELEVATIONS & DETAILS

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Project Name & Address

Date	Revision / Issue
09/10/2023	SCHEMATIC DESIGN
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Scale
AS NOTED

Date
MAY 26, 2023

Sheet #

SK-04