



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

November 16, 2018

Corey and Megan McCalla
2900 East Leigh Street
Richmond, Virginia 23223
Attn: Corey McCalla

To Whom It May Concern:

RE: CASE NO. 44-18

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, December 5, 2018 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for a building permit to construct a wooden 6 ½' privacy fence accessory to a single-family detached dwelling at 2900 EAST LEIGH STREET (Tax Parcel Number E000-0573/037), located in an R-63 (Multi-Family Urban Residential District).

Please be advised that the applicant or the applicant's representative must be present at the hearing. 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.

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

November 16, 2018

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 <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasassociationgroupinformation.aspx>. 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.

Please 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. Please note that the Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbors and neighborhood association(s). Please contact your neighborhood association to determine their meeting schedule. Be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. For your convenience a list of the property owner(s) which have been identified based on the City Assessor's records as being located within a 150' radius of subject property is being provided to you (see attachment).

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,



Roy W. Benbow, Secretary

Phone: (804) 240-2124

Fax: (804) 646-5789

E-mail: Roy.Benbow@richmondgov.com

cc: Zoning Administrator

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

2908 & 2910 E Leigh Street Series Of B&b 98 Prop Bus Trust 4000 Fauquier Ave Richmond VA 23227	Beecroft Erik & Walsh Nancy L 2912 E Leigh St Richmond VA 23223	Benjamin Janie M 526 N 30th St Richmond VA 23223
Bergin Christopher 617 N 29th St Richmond VA 23223	Bright James F & Tiffany N 619 N 30th St Richmond VA 23223	Bromeland Matthew J & Mcclure Helen R 1431 Potomac Ave Se Washington DC 20003
Cap Alpha LLC 730 Lemonie Lane N Chesterfield VA 23236	Carova Development LLC 319 Maple Ave Richmond VA 23226	City Of Richmond Recreation & Parks 1209 Admiral St Richmond VA 23220
Coffin Andrew And Schneider Sarah 517 1/2 N 29th St Richmond VA 23223	Delahunty Alan K & Emily F 609 N 29th St Richmond VA 23223	Dog Town Inc 8761 Riverside Drive Richmond VA 23235
Fendley Edward And Joyce 517 N 29th St Richmond VA 23223	Gallahan Derek Po Box 4792 Glen Allen VA 23058	Ghassemi Khosro And Shahia 626 N 29th St Richmond VA 23223
Green Miles B And Kathryn R 607 N 29th St Richmond VA 23233	Hemmings Donald R 7484 Gold Coast Ln Mechanicsville VA 23111	Henschel Travis & Molly 615 N 29th St Richmond VA 23223
Jones Otis 313 Virginia Center Pkwy Glen Allen VA 23059	Kraminskaya Olga 2904 E Leigh St Richmond VA 23223	Lewis Mark Winston & Matsey Heather Leigh 621 N 29th St Richmond VA 23223
Mckay John & Lauren 602 N 30th St Richmond VA 23223	Modrak Sarah E 616 N 29th St Richmond VA 23223	Nickel B LLC 2009 Vaughn St Titusville FL 32796
Odor Gertrud K 2810 E Leigh St Richmond VA 23223	Orenduff Linwood A & Susan D 519 N 29th St Richmond VA 23223	Robbins Ronald L Iii & Katherine A 612 N 30th St Richmond VA 23223
Runco Jesse G & Castan Kali B 608 N 30th St Richmond VA 23223	Schmuker Sarah E 600 N 30th St Richmond VA 23223	Shaia Edward Gerard & Margaret E 528 N 30th St Richmond VA 23223

Simmons Marsella E T & Agnes Mae
3011 3rd Ave
Richmond VA 23222

Tyler Benjamin Camm & Elizabeth Foster
612 N 29th St
Richmond VA 23223

Walsh Nancy L & Beecroft Erik
2914 E Leigh St
Richmond VA 23223

Property: 2900 E Leigh St **Parcel ID:** E0000573037**Parcel**

Street Address: 2900 E Leigh St Richmond, VA 23223-0
Alternate Street Addresses: 603 N 29th St
: 2902 E Leigh St
Owner: MCCALLA COREY E AND MEGAN K
Mailing Address: 521 NORTH 28TH ST, RICHMOND, VA 23223
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 338 - East End
Property Class: 130 - R Two Story+ (2.5, 3.0, 3+)
Zoning District: R-63 - Residential (Multi-family Urban)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2018
Land Value: \$60,000
Improvement Value:
Total Value: \$60,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 3004
Acreage: 0.069
Property Description 1: 0031.79X0094.50 0000.069 AC
State Plane Coords(?<#>): X= 11798284.051530 Y= 3719122.320337
Latitude: 37.53209417 , **Longitude:** -77.41246082

Description

Land Type: Residential Lot A
Topology:
Front Size: 31
Rear Size: 94
Parcel Square Feet: 3004
Acreage: 0.069
Property Description 1: 0031.79X0094.50 0000.069 AC
Subdivision Name : NONE
State Plane Coords(?<#>): X= 11798284.051530 Y= 3719122.320337
Latitude: 37.53209417 , **Longitude:** -77.41246082

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$60,000	\$352,000	\$412,000	Reassessment
2018	\$60,000	\$0	\$60,000	Reassessment
2017	\$30,000	\$0	\$30,000	Reassessment
2012	\$8,000	\$0	\$8,000	Reassessment
2011	\$8,000	\$0	\$8,000	CarryOver
2010	\$8,000	\$0	\$8,000	Reassessment
2009	\$8,000	\$0	\$8,000	Reassessment
2008	\$8,000	\$0	\$8,000	Reassessment
2007	\$8,000	\$0	\$8,000	Reassessment
2005	\$8,000	\$0	\$8,000	Reassessment
2004	\$6,600	\$0	\$6,600	Reassessment
2003	\$6,500	\$0	\$6,500	Reassessment
2002	\$6,480	\$0	\$6,480	Reassessment
2001	\$6,480	\$0	\$6,480	Reassessment
1998	\$6,000	\$0	\$6,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
02/27/2017	\$90,000	THE RELATED COMPANIES LLC	ID2017-3926	1 - VALID SALE-Sale Includes Multiple Parcels
05/29/2013	\$16,500	JOHNSON THOMAS C	ID2013-11422	2 - INVALID SALE-DO NOT USE
10/17/1986	\$0	Not Available	00008-0351	

Planning

Master Plan Future Land Use: MUR
Zoning District: R-63 - Residential (Multi-family Urban)
Planning District: East
Traffic Zone: 1063
City Neighborhood Code: CH
City Neighborhood Name: Church Hill
Civic Code: 0200
Civic Association Name: Church Hill Association of RVA
Subdivision Name: NONE
City Old and Historic District: Church Hill North
National historic District: Church Hill North
Neighborhoods in Bloom:
Redevelopment Conservation Area: Churchill North

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	1010	0206001	020600
1990	103	0206001	020600

Schools

Elementary School: Chimborazo
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 1
Dispatch Zone: 117A

Public Works Schedules

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

Government Districts

Council District: 7
Voter Precinct: 707
State House District: 71
State Senate District: 16
Congressional District: 4

Extension 1 Details

Extension Name: R02 - Residential record #02
Year Built: 2018
Stories: 2.5
Units: 0
Number Of Rooms: 7
Number Of Bed Rooms: 3
Number Of Full Baths: 2
Number Of Half Baths: 1
Condition: very good for age
Foundation Type: None
1st Predominant Exterior: Hardiplank Siding
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Metal
Interior Wall: Drywall
Floor Finish: Base Allowance
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 2048 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 188 Sqft
Deck: 0 Sqft

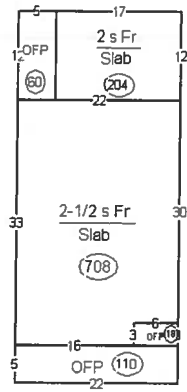
[<#>](#)**Property Images**

Name:E0000573037 Desc:R02

[Click here for Larger Image](#)

Sketch Images

Name: E0000573037 Desc: R02



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT

PROPERTY

OWNER: Cory Ann McCall

PHONE: (Home) () () (Mobile) (804) 606-2726

ADDRESS: 2900 East Leigh Street

FAX: () () (Work) () ()

Richmond, Virginia 23224

E-mail/Address: corymccall@gmail.com

Armi Cory McCall

PROPERTY OWNERS

REPRESENTATIVE: _____

PHONE: (Home) () () (Mobile) () ()

(Name/Address) _____

FAX: () () (Work) () ()

E-mail/Address: _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2900 East Leigh Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-630.1(a)(1) & 30-630.9(b)

APPLICATION REQUIRED FOR: A building permit to construct a wooden 6 1/2' privacy fence accessory to a single-family detached dwelling.

TAX PARCEL NUMBER(S): E000-0573/037 ZONING DISTRICT: R-63 (Multi-Family Urban Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The maximum permitted height for a fence is exceeded. No fence or wall located within a front yard shall exceed four feet (4') in height; a front yard of 6.5 feet exists for the main building along the North 29th Street frontage; none is proposed for the fence.

DATE REQUEST DISAPPROVED: October 17, 2018

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: October 17, 2018 TIME FILED: 1:00 p.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAR-043544-2018

AS CERTIFIED BY: WE 178 (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION: 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND

SECTION: 15.2-2309.2 ☐ OF THE CODE OF VIRGINIA [OR]

SECTION: 1040.3 PARAGRAPH(S) (10) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have read all the ordinances, regulations, and suggestions for presenting your case to the Board & Exceptions from the City Charter. ☒

I have been advised that I or my representative must be present at the Board meeting for my case to be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature]

DATE: 10-30-18

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

CASE NUMBER: 44-18 HEARING DATE: December 5, 2018 AT 1:00 P.M.

RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT

PROPERTY

OWNER: Corey and Megan McCalla PHONE: (Home) () () (Mobile) (804) 306-2726
ADDRESS: 2900 East Leigh Street FAX: () () (Work) () ()
Richmond, Virginia 23223 E-mail Address: corevmccalla@gmail.com
Attn: Corey McCalla

PROPERTY OWNER'S

REPRESENTATIVE: () () () () () () () ()
(Name/Address) () () () () () () () ()
E-mail Address: () () () () () () () ()

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2900 East Leigh Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER () () () () () () () ()

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-630.1(a)(1) & 30-630.9(b)

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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) () () () () () () () () 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: () () () () () () () () DATE: () () () () () () () ()

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

CASE NUMBER: () () () () () () () () HEARING DATE: December 5, 2018 AT () () () () () () () () 1:00 P.M.

BOARD OF ZONING APPEALS CASE NO. 44-18
150' Buffer

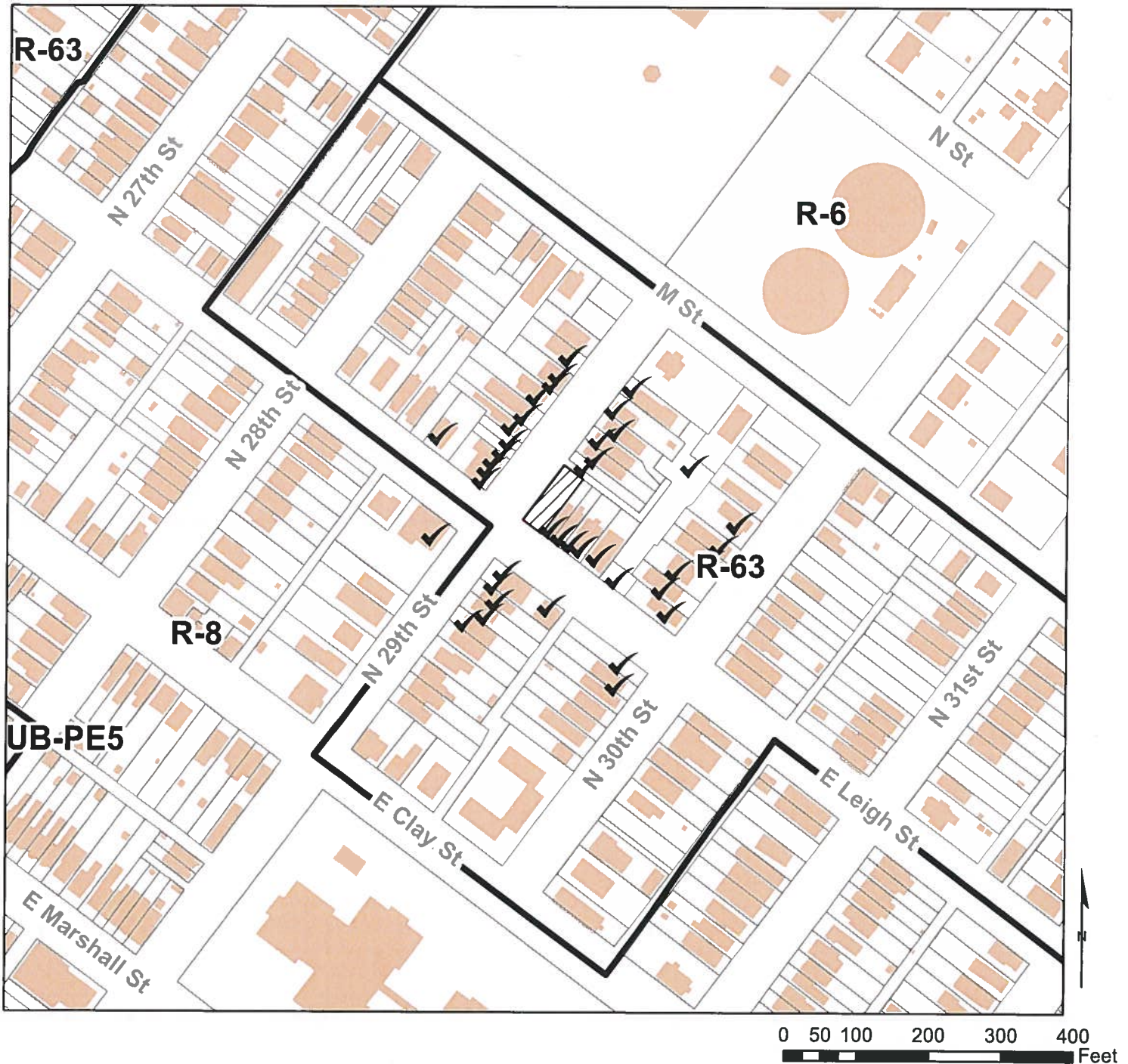
APPLICANT(S): Corey and Megan McCalla

PREMISES: 2900 East Leigh Street

(Tax Parcel Number E000-0573/037)

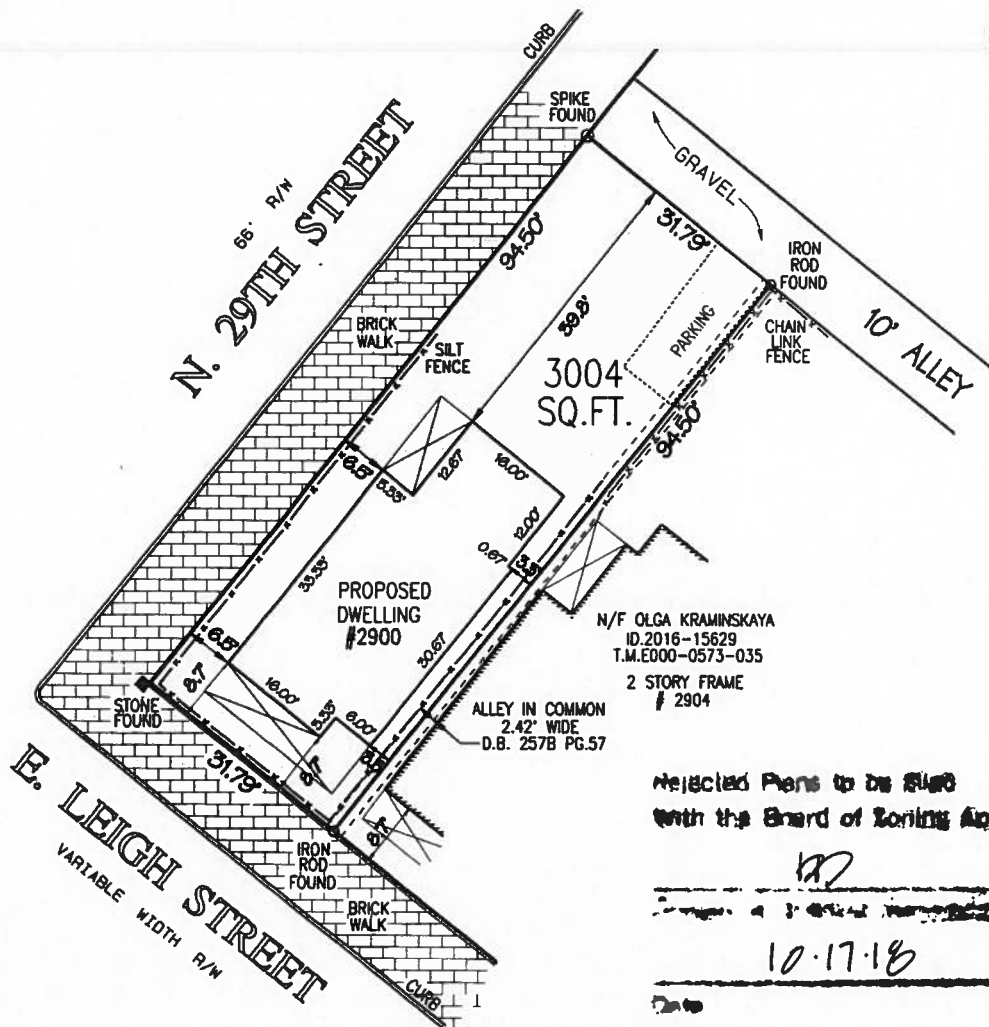
SUBJECT: A building permit to construct a wooden 6 ½' privacy fence accessory to a single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-630.1(a)(1) & 30-630.9(b) of the Zoning Ordinance for the reason that:
The maximum permitted height for a fence is exceeded.



NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE W. MAP # 5101290041 E
 FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES
 SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE
 TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES.
 N/F COREY & MEGAN MCCALLA DEED #2017-3926 PARCEL ID.E000-0573-037 ZONED R-63

CITY BASELINE
 SHEET 9 S/E



Rejected Plans to be filed
 with the Board of Zoning Appeals

10.17.18

LOT COVERAGE RATIO:
 STRUCTURE AREA = 916.0 SQ. FT.
 SITE AREA = 3004 SQ. FT.
 = 30.49 %

IMPERVIOUS SURFACES:
 STRUCTURE = 916 SQ. FT.
 COVERED PORCHES = 195 SQ. FT.
 DRIVEWAY (PROPOSED) = 190 SQ. FT.
 TOTAL = 1,301.0 SQ. FT.

IMPERVIOUS SURFACE RATIO:
 IMPERVIOUS AREA = 1,301.0 SQ. FT. = 43.31 %
 SITE AREA = 3004 SQ. FT.



RESIDENTIAL SITE PLAN
 PLAT SHOWING PROPOSED IMPROVEMENTS ON
 No. 2900 EAST LEIGH STREET
 IN THE CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 20'

FREDERICK A. GIBSON
 & ASSOCIATES, P.C.
 LAND SURVEYORS

J.N.1306-04 SP

11521-G MIDLOTHIAN TURNPIKE NORTH CHESTERFIELD, VIRGINIA 23235 PHONE 804 378-4485

FENCE DETAIL
1/2" = 1'-0"

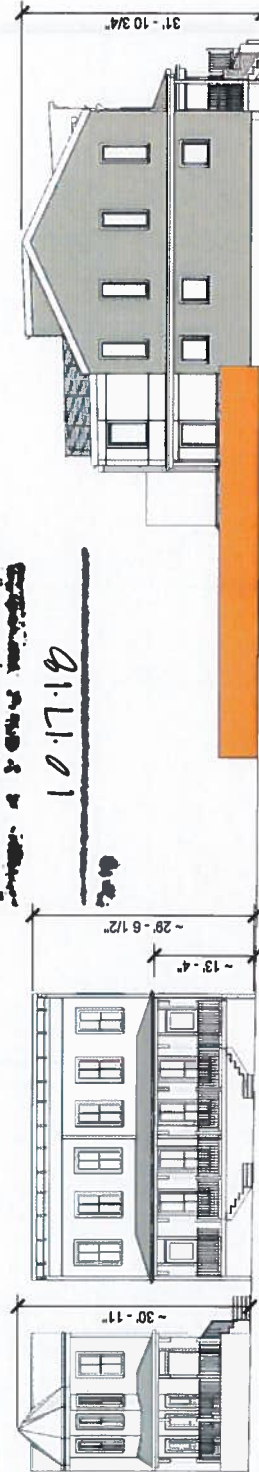


SITE ELEVATION - LEIGH STREET

3/32" = 1'-0"

Rejected Plans to be filed
with the Board of Zoning Appeals

10.17.18



SITE ELEVATION - 29TH STREET

1/16" = 1'-0"

C + M McCalla	DRAWING TITLE: SITE ELEVATIONS	PROJECT: SINGLE FAMILY HOUSE 2900 E. LEIGH STREET, RICHMOND, VA 23223	CAR FINAL REVIEW DATE: 04/25/17	DRAWING: A106

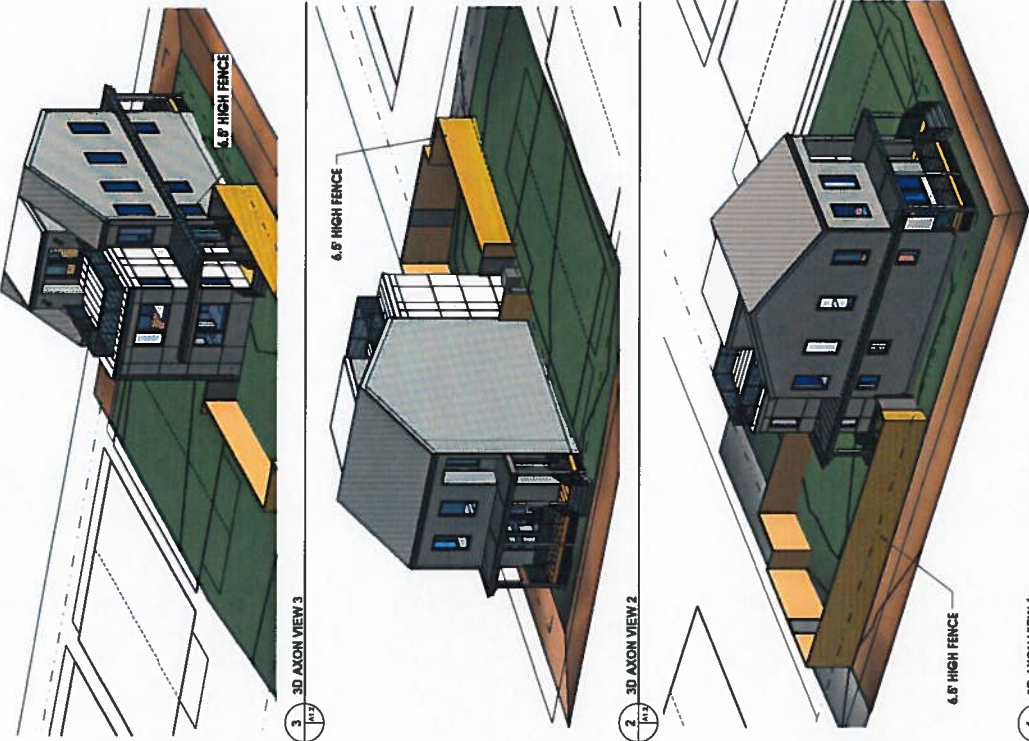
Rejected Plans to be filed
 with the Board of zoning Appeals
 10.17.16

DRAWINGS NOT TO SCALE. TO BE USED FOR VISUAL REFERENCE ONLY.

1 3D AXON VIEW 1

2 3D AXON VIEW 2

3 3D AXON VIEW 3



AXON
 DRAWINGS

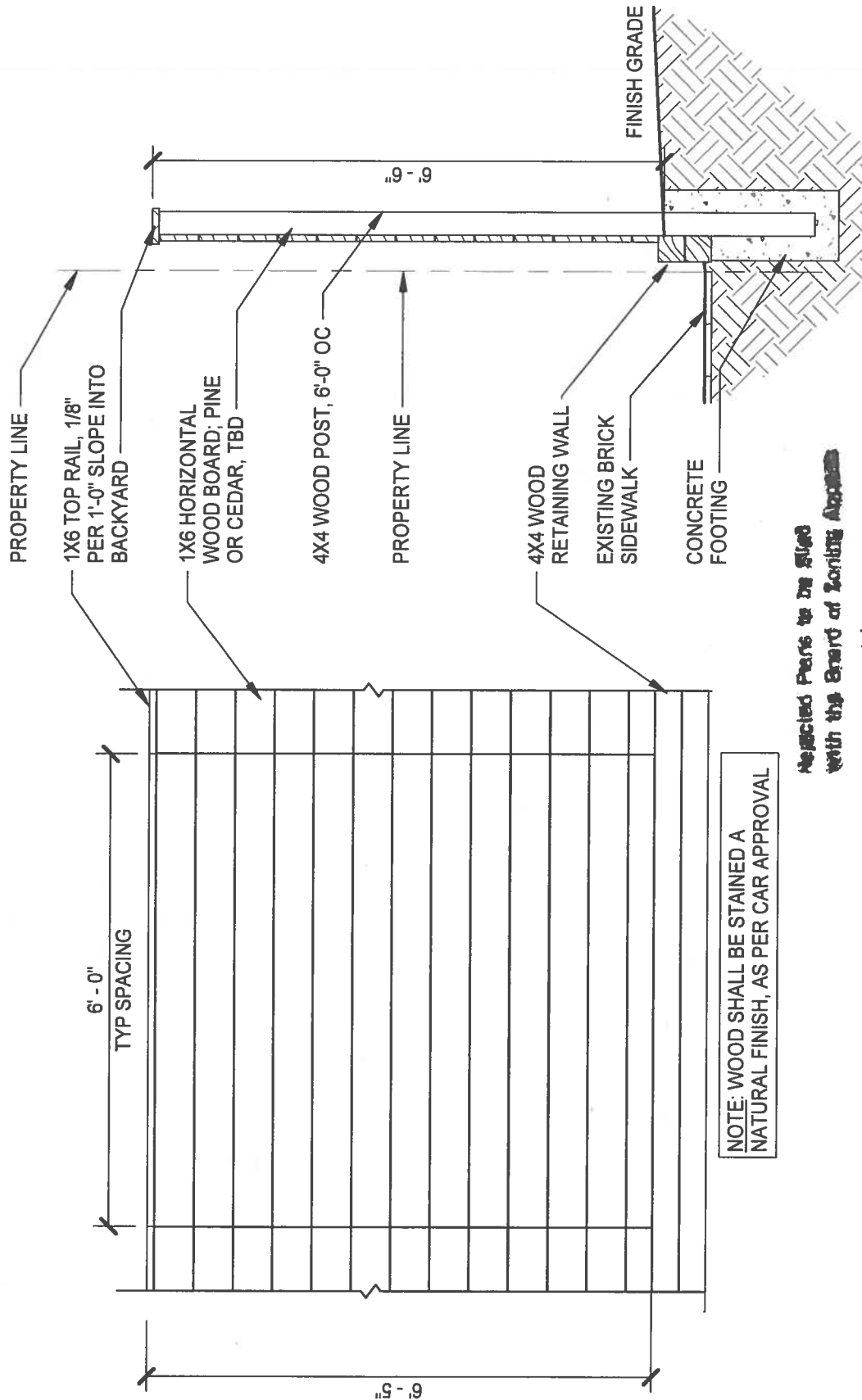
PROJECT NO.	DATE	PROJECT NAME
2900 E. LEIGH STREET, RICHMOND, VA 23223	10.17.16	SINGLE FAMILY HOUSE
DATE	DESCRIPTION	

SINGLE FAMILY HOUSE
 PERMIT REVIEW
 MCCALLA FAMILY
 2900 E. LEIGH STREET, RICHMOND, VA 23223



C + M MCCALLA

A1.2



Rejected Plans to be filed with the Board of Zoning Appeals

[Signature]

10.17.18

Date

Photo References:

Rear View of 2900 East Leigh Street, from 29th Street:



Rejected Plans to be filed
with the Board of Zoning Appeals

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~~Project at 2900 East Leigh Street~~

10.17.18

Date

Rear Elevation of 2900 East Leigh Street, from 29th Street:



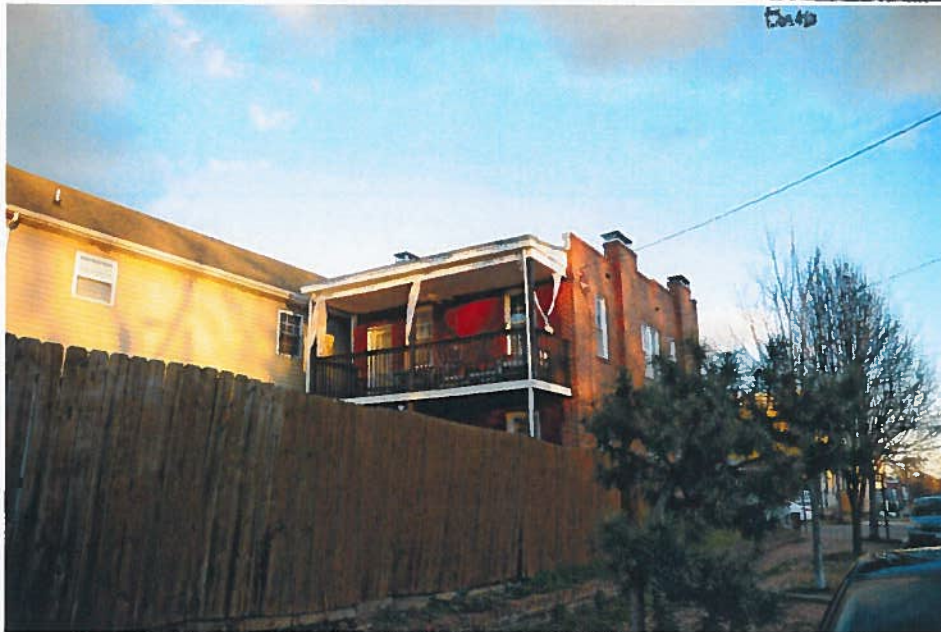
View of house from the intersection of 29th and Leigh Street:



Respected Plans to be Submitted
With the Board of Zoning Appeals

Similar Existing Conditions in Area:

30th and Leigh Street:



10.17.18

Clay and 29th Street:



Rejected Plans on the street
With the Board of zoning

Leigh and 31st Street:



187
10.17.18

October 17, 2018

RE: 2900 East Leigh Street, Single Family House - Fence

Board of Zoning Appeals
Room 110, City Hall
900 East Broad Street
Richmond, VA 23219

Hello:

We (the owners and residents of 2900 East Leigh Street) are appealing to the Board of Zoning Appeals for the attached zoning ordinance, to allow our single-family home to include a 6.5' fence along 29th Street for our rear yard. In the R-63 zoning district, this part of the lot is a front yard, however, we feel that with the location and construction of the house, it shall be considered a side yard. We would like to build a 6.5' fence along the lot line of what we consider or back yard. With two young children, we would like to build the taller fence (taller than the 4' fence allowed on a "front yard") for the safety and privacy of the use of the back yard of our home.

We have attached some photographs of our house during construction for reference. Also, we have included a few images of similar conditions of 6' + fence height on corner lot houses for reference.

We thank you for your consideration for this appeal.

Regards,



Corey McCalla



CITY OF RICHMOND
900 EAST BROAD STREET
RICHMOND VIRGINIA 23219
(804) 646-6335

Administrative Approval

Commission of Architectural Review

October 12, 2018

Mr. Corey McCalla
821 N. 28th Street
Richmond, VA 23223

RE: Administrative Approval (COA-043275-2018) for 2900 East Leigh Street – Shed,
Railing, Windows, Fence and Paint colors

Dear Applicant,

The staff for the Commission of Architectural Review (CAR) have reviewed the materials you submitted for the work at the above-referenced property. With the terms and conditions described below, you are granted administrative approval for this application in accordance with 30-930.6. (h) of the Richmond City Code.

The administrative approval covers the following work items: the shed will be located to the rear corner of the property with room for a 5' setback and one parking space, the railing detail submitted on 10/9/2018 which shows 4'x4' wood end posts, 4' post spacing, a 2'-8" wood top rail, and cable railing. The windows on the west elevation of the portion of the structure will all be 3' in width. The trim, columns, and panel system will be white (SW 7008), the wood handrails and fence will be a natural stain, the doors will be black (SW 6258 or SW 6990), the siding will be gray (similar to SW 2821 or SW 2846), the standing seam metal roof will be gray, the front and rear porch deck and stair tread will be gray (SW 0023), and the stair rises and stringers will be white (SW 7008). Roof materials for the porch will be black TPO and white TPO for the shed.

Therefore all of the work listed in the application can proceed when any necessary permits are received from the Bureau of Permits and Inspections. Any additional work not included in the application will have to be submitted for additional review.

Please call me at 804-646-7550 or e-mail me at Carey.Jones@richmondgov.com if you have any questions.

Sincerely,

Carey L. Jones, CAR Secretary
Planning and Preservation Division



Commission of Architectural Review

CITY OF RICHMOND
900 EAST BROAD STREET
RICHMOND VIRGINIA 23219
(804) 646-6335

CERTIFICATE OF APPROPRIATENESS

This certificate is issued pursuant to Chapter 114, Article IX, Division 4 of the Richmond City Code (Old and Historic Districts) to the applicant:

Corey & Megan McCalla
821 N 28th Street
Richmond, VA 23223

For the property at: 2900 E Leigh Street

with respect to the exterior architectural features as described in the application for this certificate and the information and plans filed with the application for this property, pursuant to the following resolution adopted by the Commission of Architectural Review and recorded in the minutes of the Commission:

RESOLUTION: WHEREAS, the applicant proposes to construct new single family home on a vacant lot, and

WHEREAS, the dormer at the rear be reduced in size as shown in the elevations presented by the applicant at the Commission meeting, and

WHEREAS, the fiber cement siding be smooth and unbeaded, and

WHEREAS, details of the proposed railing be submitted to staff for administrative review and approval, and

WHEREAS, the fence be painted or opaquely stained a color to be reviewed and approved by staff, and


WHEREAS, paint colors not to include a dark gray color as submitted in the application for the siding be submitted to staff for administrative review and approval, and

WHEREAS, the windows on the west elevation of the portion of the structure with a side gable roof be the same width, and

WHEREAS, the application is approved as submitted for the reasons cited in the staff report with the noted conditions, and

NOW, THEREFORE, LET IT BE RESOLVED that the Commission approves the work as being in conformity with the intent of Division 4 Section 30-930 of the Richmond City Code.

The applicant shall comply with all City Codes in the execution of this project. The certificate shall be valid for a period of one year from the date of issuance.



Marianne G. Pitts, CAR Secretary
Commission of Architectural Review

MGP/tmb
Enclosures

Date of Issuance: April 25, 2017
Document Date: June 21, 2017
Certificate No. 015323-2017



DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW
BUREAU OF PERMITS AND INSPECTION
ROOM 110 CITY HALL
900 E. BROAD STREET
RICHMOND, VIRGINIA 23219
PHONE (804) 646-4169
FAX (804) 646-1569

BUILDING PERMIT/CERTIFICATE APPLICATION

PERMIT NO.

B

**THIS IS AN APPLICATION ONLY. IT IS NOT AUTHORIZATION TO START ANY WORK.
NO WORK SHALL START UNTIL A PERMIT IS POSTED ON THE JOB SITE.**

CONTRACTOR/OWNER INFORMATION	1 JOB/PROPERTY ADDRESS (STREET & NUMBER) 2900 EAST LEIGH STREET					2 FLOOR/ROOM NO.	
	3 CONTRACTOR NAME			4 LICENSE TYPE	5 CLASS <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	6 STATE LICENSE NO.	
	7 CONTRACTOR STREET ADDRESS			8 CONTRACTOR TELEPHONE NO. / EMAIL ADDRESS			
BUILDING INFORMATION	9 CITY		STATE	ZIP CODE		10 CONTRACTOR FAX NO.	
	11 PROPERTY OWNER NAME COREY & MEGAN McALLA		12 PROPERTY OWNER ADDRESS/ZIP 2900 EAST LEIGH ST. RICHMOND		13 OWNER DAYTIME TELEPHONE NO. 804-706-2726		
	14 DESCRIBE CURRENT STRUCTURE USE SINGLE FAMILY DWELLING			15 DESCRIBE PROPOSED STRUCTURE USE SINGLE FAMILY DWELLING			
OFFICE USE ONLY	16 NEW ACCESSORY BLDG. <input type="checkbox"/> ACC		17 ADDITION <input type="checkbox"/> ADD		18 RESIDENTIAL GARAGE <input type="checkbox"/> AD1		
	19 ALTER/REMODEL HEAVY <input type="checkbox"/> AL2		20 DEMOLITION <input type="checkbox"/> DEM		21 TENANT FITUP <input type="checkbox"/> FUP		
	22 FOUNDATION ONLY <input type="checkbox"/> FOU		23 NEW BUILDING <input type="checkbox"/> NB		24 MOVING/RELOCATION <input type="checkbox"/> REL		
CONSTRUCTION COST	25 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		26 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE		27 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1. LODGING HOUSE <input type="checkbox"/> 3. ADULT CARE RESIDENCE <input type="checkbox"/> 2. NURSING HOME		
	INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A, B, C, D, E & F. TOTAL A, B, C, D, E & F. SUBTRACT THIS TOTAL FROM A TO OBTAIN G. COSTS ARE TO INCLUDE MATERIAL, LABOR, SUBCONTRACTS OVERHEAD & PROFIT.		A. TOTAL CONST. COST OF ENTIRE JOB	C. MECH. COST	E. SPRINKLER COST	G. TOTAL CONSTRUCTION COST LESS TRADE PERMITS	
	B. ELEC. COST		D. PLUMB. COST	F. ELEVATOR COST			
WORK DESCRIPTION	28 DESCRIBE SCOPE OF WORK CONSTRUCT WOODEN PRIVACY FENCE (6 1/2')						
	29 LIEN AGENT NAME						
	30 PHONE NO.						
LIEN INFORMATION	31 ADDRESS						
	ZIP CODE						
	32 CONTACT PERSON COREY McALLA						
CONTACT INFORMATION	33 CONTACT ADDRESS 2900 EAST LEIGH STREET RICHMOND			34 CONTACT PHONE NO.	35 CONTACT FAX NO.		
	36 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO			37 NAME	38 PHONE NO.		
	39 ENGINEER/ARCHITECT NAME			40 ENGINEER/ARCHITECT PHONE NO.	41 ENGINEER/ARCHITECT FAX NO.		
ROOF & GUTTER	42 ROOF TYPE 1 (SEE BACK FOR LIST)		43 NO. OF SQUARES		44 ROOF TYPE 2 (SEE BACK FOR LIST)		
	45 NO. OF SQUARES		46 ROOF TYPE 2 (SEE BACK FOR LIST)		47 NO. OF SQUARES		
	48 NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/>		49 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO		50 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO		
TYPE & SIZE	51 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)		52 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)		53 GARAGE AREA (SQ. FT.)		
	54 DECK AREA (SQ. FT.)		55 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		56 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)		
	57 TOTAL BUILDING HEIGHT		58 NUMBER OF FLOORS				
PARKING	59 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)		60 NO. OF SPACES AT ANOTHER LOCATION		61 LOCATION		
	62 LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO		63 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO		64 TOTAL AREA TO BE DISTURBED (SQ. FT.)		
	65 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO						
OWNER'S AFFIDAVIT	I HEREBY AFFIRM THAT UNDER THE PROVISIONS OF TITLE 54.1-1101 OF THE CODE OF VIRGINIA, I AM NOT SUBJECT TO LICENSURE AS A CONTRACTOR OR SUBCONTRACTOR. BY THIS AFFIDAVIT I ASSUME FULL RESPONSIBILITY FOR COMPLETION OF THE PROPOSED WORK IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LAW. I ALSO UNDERSTAND IT IS A VIOLATION OF STATE LAW TO KNOWINGLY HIRE AN UNLICENSED CONTRACTOR.						
	PRINTED NAME		SIGNATURE		DATE		
ASBESTOS CERTIFICATION	A I _____ (NAME OF APPLICANT) _____ B CERTIFY THAT THE BUILDING AT _____ (ADDRESSES, FLOOR OR SUITE) _____						
	HAS BEEN INSPECTED OR MEETS THE EXCEPTIONS OF SECTION 110.3, THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. THE ASBESTOS ABATEMENT WILL BE DONE AS PER REQUIREMENT OF THE "CLEAN AIR ACT" NATIONAL EMISSION STANDARD FOR THE HAZARDOUS AIR POLLUTANT (NESHAPS) AND OSHA "STANDARDS FOR CONSTRUCTION WORKERS".						
	C SIGNATURE _____						
OFFICE USE ONLY	ARTS DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		HISTORICAL DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		VIOLATION ON PROPERTY <input type="checkbox"/> YES <input type="checkbox"/> NO		
	DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input type="checkbox"/> NO		ICC TYPE OF CONSTRUCTION				
	EXISTING USE GROUP		PROPOSED USE GROUP		FEE CALC. TYPE <input type="checkbox"/> S <input type="checkbox"/> U <input type="checkbox"/> B <input type="checkbox"/> C		
PERMIT FEE		FEE RECEIVED		RECEIPT NO.			
IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input type="checkbox"/> NO		FLOOD ELEV.		SITE ELEV.			
CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO		CHESAPEAKE BAY MANAGEMENT AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO					
APPLICATION APPROVED BY _____ DATE _____		APPLICATION DISAPPROVED BY _____ DATE _____					

A COPY OF YOUR STATE CONTRACTOR'S LICENSE AND BUSINESS LICENSE MUST BE ON FILE BEFORE A PERMIT WILL BE ISSUED.