



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

December 14, 2018

Rackley LLC  
2231 Stratford Road  
Richmond, Virginia 23225

Baker Development Resources  
11 South 12th Street, Suite 500  
Richmond, Virginia 23219  
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 05-2019**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, January 2, 2019 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 new single-family detached dwelling at 1601 NORTH 22<sup>nd</sup> STREET (Tax Parcel Number E000-0859/014), located in an R-6 (Single-Family Attached 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

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.

Albritton Grace & Johnson Corey  
1604 N 23rd St  
Richmond VA 23223

Bradley Development LLC & George Owen  
3 Glinhurst Rd  
Richmond VA 23223

Cava Capital LLC  
5310 Markel Rd #104  
Richmond VA 23230

Cox Clarence Jr  
1602 N 23rd St  
Richmond VA 23223

Ellerbe Angus & Annie R  
1803 N 23rd St  
Richmond VA 23223

Farrow Michael & Linda  
2613 North Ave  
Richmond VA 23222

Hargrove Jerry L  
1610 N 23rd St  
Richmond VA 23223

Harris Annie P  
1612 N 22nd St  
Richmond VA 23223

Incta LLC  
11504 Country Oaks Way  
Glen Allen VA 23059

Leigh Rentals LLC  
3321 Patterson Ave #7  
Richmond VA 23221

Mitchell Rashida  
1524 N 23rd St  
Richmond VA 23223

Mount Zion Baptist Church  
1607 N 22nd St  
Richmond VA 23223

Ortiz Laura R  
1600 N 23rd St  
Richmond VA 23223

Robinson Marvin A Sr & Goldie  
1604 N 22nd St  
Richmond VA 23223

Smith Delvin L  
1518 N 23rd St  
Richmond VA 23223

Summerson Beverly M  
1606 N 23rd St  
Richmond VA 23223

Taylor George  
1604 N 22nd St  
Richmond VA 23223

Thornton Raymond J & Queen V  
1122 N 26th St #1n  
Richmond VA 23223

Trent Verely  
1608 North 23rd St  
Richmond VA 23223

Victoni LLC  
3006 Lincoln Ave  
Henrico VA 23228

Williams Clarence Jr  
5270 Sheridan Ln  
Richmond VA 23225

Wilson Demetrius  
1606 N 22nd St  
Richmond VA 23223

**Property:** 1601 N 22nd St **Parcel ID:** E0000859014**Parcel**

**Street Address:** 1601 N 22nd St Richmond, VA 23223-0  
**Owner:** RACKLEY LLC  
**Mailing Address:** 2231 STRATFORD RD, RICHMOND, VA 23225000  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 332 - East End - Fairmont/Creighton  
**Property Class:** 101 - R Single Family Vacant (R1-R7)  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2018  
**Land Value:** \$20,000  
**Improvement Value:**  
**Total Value:** \$20,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 2432.63  
**Acreage:** 0.056  
**Property Description 1:** 0019.50X0124.75 0000.000  
**State Plane Coords( ?<#>):** X= 11798812.500023 Y= 3723643.713938  
**Latitude:** 37.54452952 , **Longitude:** -77.410388

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 19  
**Rear Size:** 124  
**Parcel Square Feet:** 2432.63  
**Acreage:** 0.056  
**Property Description 1:** 0019.50X0124.75 0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?<#>):** X= 11798812.500023 Y= 3723643.713938  
**Latitude:** 37.54452952 , **Longitude:** -77.410388

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$25,000	\$0	\$25,000	Reassessment
2018	\$20,000	\$0	\$20,000	Reassessment
2017	\$20,000	\$0	\$20,000	Reassessment
2016	\$20,000	\$0	\$20,000	Reassessment
2015	\$20,000	\$0	\$20,000	Reassessment
2014	\$20,000	\$0	\$20,000	Reassessment
2013	\$20,000	\$0	\$20,000	Reassessment
2012	\$19,000	\$0	\$19,000	Reassessment
2011	\$19,000	\$0	\$19,000	CarryOver
2010	\$19,000	\$0	\$19,000	Reassessment
2009	\$18,700	\$0	\$18,700	Reassessment
2008	\$18,700	\$0	\$18,700	Reassessment
2007	\$18,700	\$0	\$18,700	Reassessment
2006	\$2,000	\$0	\$2,000	Reassessment
2005	\$2,000	\$0	\$2,000	Reassessment
2004	\$2,000	\$0	\$2,000	Reassessment
2003	\$2,000	\$0	\$2,000	Reassessment
2002	\$2,000	\$0	\$2,000	Reassessment
1998	\$2,000	\$0	\$2,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/02/2007	\$4,000	TUCKER JAMES S	ID2007-26322	2 - INVALID SALE-DO NOT USE
11/14/1984	\$100	Not Available	00023-0341	
07/06/1956	\$6,900	Not Available	000000-00000	

**Planning**

**Master Plan Future Land Use:** SF-MD  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Planning District:** East  
**Traffic Zone:** 1038  
**City Neighborhood Code:** PTPL  
**City Neighborhood Name:** Peter Paul  
**Civic Code:** 1190  
**Civic Association Name:** Unity Civic League  
**Subdivision Name:** NONE  
**City Old and Historic District:**  
**National historic District:** Fairmount  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:**

**Economic Development**

**Care Area:** -  
**Enterprise Zone:**

**Environment**

**100 YEAR Flood Plain Flag:** Contact the Water Resources Division at 646-7586.  
**500 YEAR Flood Plain Flag:** N  
**Resource Protection Flag:** Contact the Water Resources Division at 646-7586.  
**Wetland Flag:** N

**Census**

Census Year	Block	Block Group	Tract
2000	2013	0203002	020300
1990	502	0203005	020300

**Schools**

**Elementary School:** Woodville  
**Middle School:** Martin Luther King Jr  
**High School:** Armstrong

**Public Safety**

**Police Precinct:** 1  
**Police Sector:** 113  
**Fire District:** 11  
**Dispatch Zone:** 107A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 7  
**Voter Precinct:** 702  
**State House District:** 71  
**State Senate District:** 16  
**Congressional District:** 4

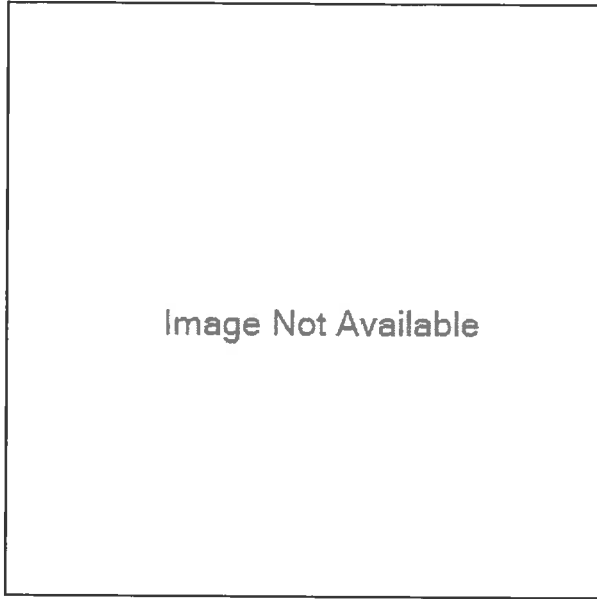
[<#>](#)**Property Images**

Name: E0000859014 Desc:

[Click here for Larger Image](#)

### Sketch Images

Name: Desc:





# 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: Rackley LLC

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

ADDRESS: 2231 Stratford Road

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

Richmond, Virginia 23225

E-mail Address: \_\_\_\_\_

### PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources

PHONE: (Home) ( ) ( ) (Mobile) (804) 822-5428

(Name/Address) 11 South 12<sup>th</sup> Street, Suite 500

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

Richmond, Virginia 23219E-mail Address: markbaker@bakerdevelopmentresources.comAttn: Mark Baker

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES) 1601 North 22<sup>nd</sup> StreetTYPE OF APPLICATION: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER \_\_\_\_\_ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-620.1(c) & 30-630.1(a)APPLICATION REQUIRED FOR: A building permit to construct a new single-family detached dwelling.TAX PARCEL NUMBER(S): E000-0859/014 ZONING DISTRICT: R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The street side yard (setback) requirement is not met. A street side yard of three feet (3') is required; zero (0) is proposed along the V Street frontage.

DATE REQUEST DISAPPROVED: November 16, 2018FEE WAIVER: YES ☐ NO: ☒DATE FILED: November 16, 2018 TIME FILED: 3:33 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-045078-2018AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

### I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) 6 OF THE CHARTER OF THE CITY OF RICHMONDSECTION 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: [Signature]DATE: 11/2-18

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

CASE NUMBER: BZA 05-2019 HEARING DATE: January 2, 2019 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 05-2019  
150' Buffer

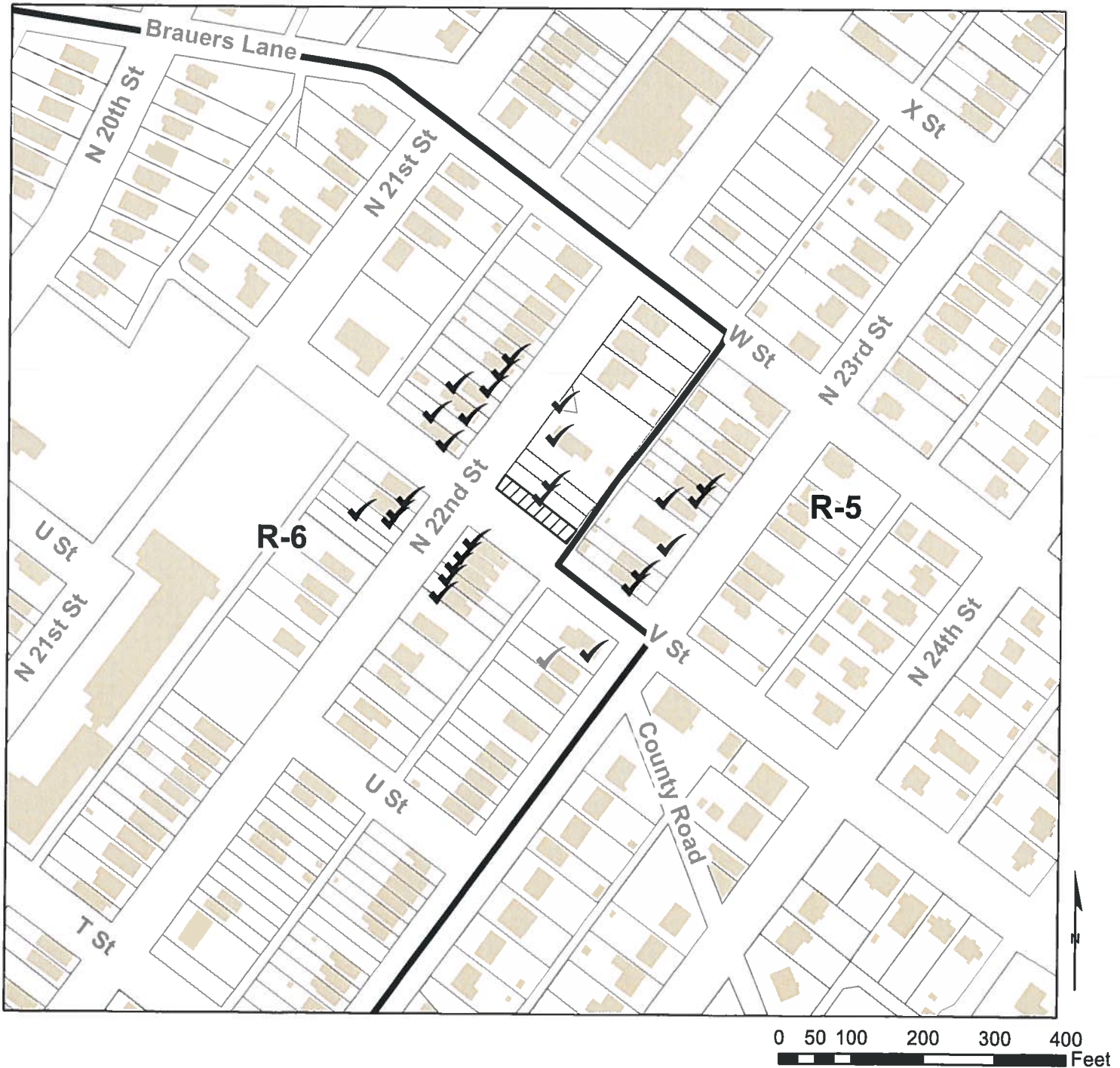
APPLICANT(S): Rackley LLC

PREMISES: 1601 North 22nd Street

(Tax Parcel Number E000-0859/014)

SUBJECT: A building permit to construct a new single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-620.1(c) & 30-630.1(a)  
of the Zoning Ordinance for the reason that:  
The street side yard (setback) requirement is not met.





## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

### CITY OF RICHMOND, VIRGINIA

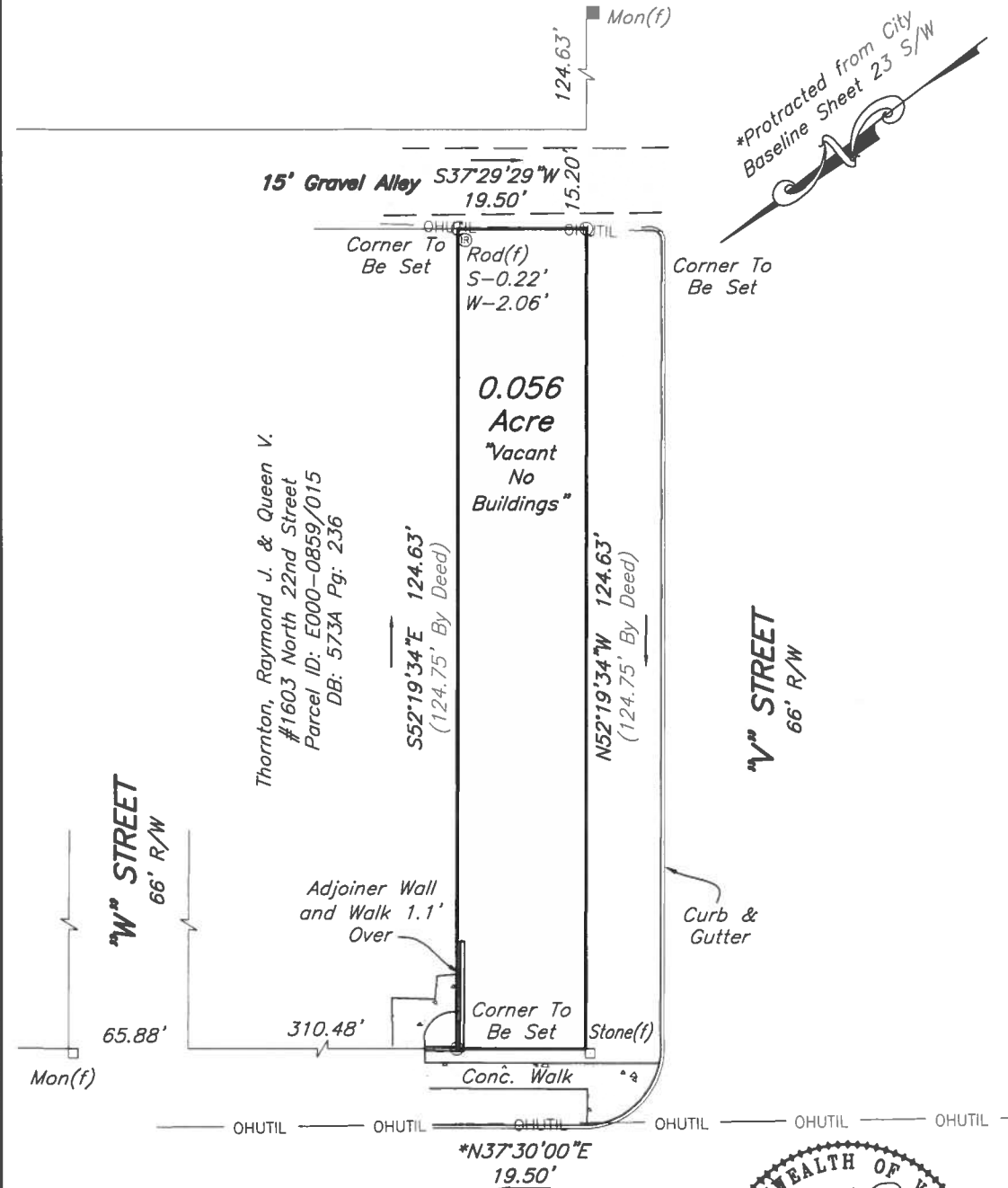
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together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

1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (646-6340/6701). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasassociationgroupinformation.aspx>. Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.
4. **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. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).**
4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow (804-240-2124) well before the hearing.** The Secretary can be helpful by explaining the BZA public hearing process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: \_\_\_\_\_

(Revised: 4/28/16)

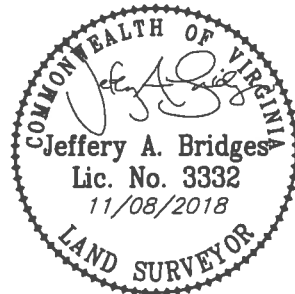
This is to certify that this plat or map was prepared under my direction from an actual field survey without the benefit of a title report. Unless otherwise noted, to the best of my knowledge and belief all visible evidence of improvements, easements and apparent encroachments are shown hereon. Not all easements may be shown.



Current Owner:  
Rackley LLC

#1601 North 22nd Street  
Parcel ID: E000-0859/014  
Inst. No.: 070026322

**NORTH 22ND STREET**  
66' R/W



IMPROVEMENTS ON

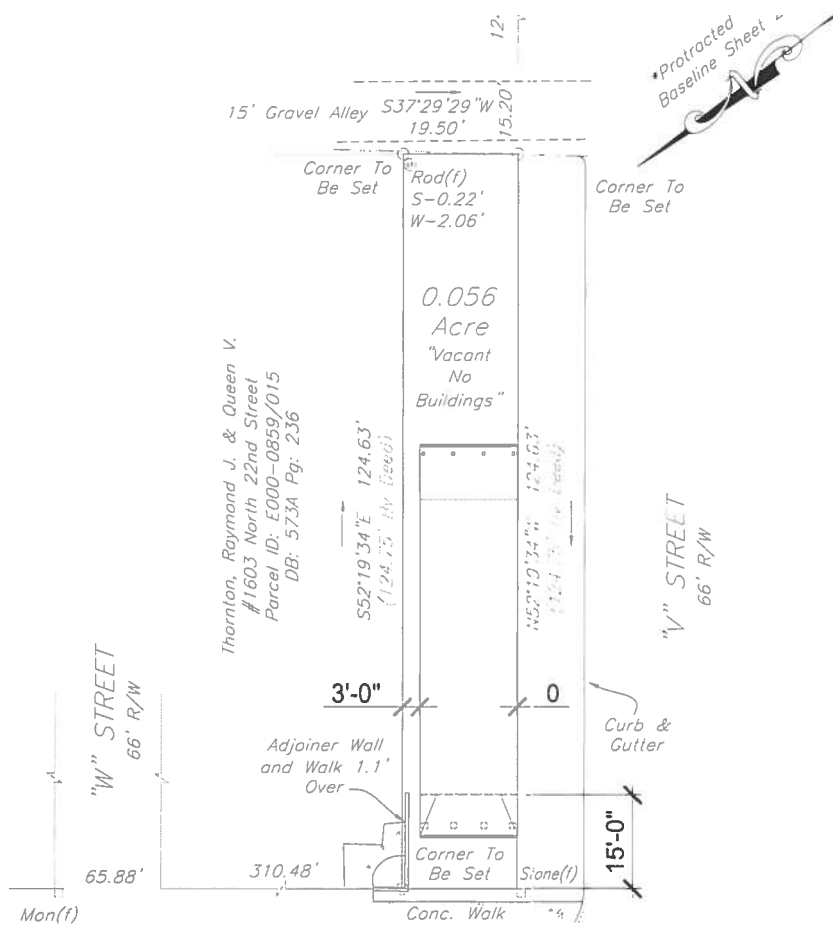
**#1601**

**NORTH 22ND STREET**  
CITY OF RICHMOND, VIRGINIA

RE: Kiwi Development, LLC  
DATE: 11/08/2018  
SCALE: 1"=20'  
JOB NO.:55180267.MS  
DRAWN BY: DSH  
CHECKED BY: JAB

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG  
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc













November 16, 2018

Mr. Roy Benbow  
Secretary to the Board of Zoning Appeals  
Department of Planning and Development Review  
900 East Broad Street, Room 508  
Richmond, Virginia 23219

**RE: BZA Variance Request – 1601 N 22nd (E-000-0859/014)**

Dear Mr. Benbow,

The contract purchaser, Kiwi Development, LLC, is requesting a variance for 1601 N 22nd Street ("the Property") in order to permit the construction of a 1,650 square-foot single-family detached dwelling. The Property is located at the northeast corner of V Street and North 22nd Street. The Property consists of a vacant lot which is approximately 19.5 feet in width and 124.75 feet in depth and contains 2,432.63 square feet of lot area. The Property is zoned R-6 Single-Family Attached Residential, which permits the proposed use. However, because the Property is a corner lot and due to the configuration of the lots in the vicinity, a front yard is required to be provided on the North 22nd Street frontage, as well as a street side yard on the V Street frontage. According to the Zoning Ordinance Section 30-630.1(a), on a corner lot on which side yards are required there shall be a street side yard of not less than ten feet along all other street frontages. The lot is of sufficient depth to permit the provision of a front yard along the N 22nd Street frontage. However, at only 19.5 feet in width, the requirement of a 10-foot street side yard along the V Street frontage renders the site virtually unbuildable. Therefore, a variance from this feature requirement is requested in order to permit the proposed construction.

This request meets the threshold the Board of Zoning Appeals must consider when reviewing an application for variance. The evidence shows that the threshold is met as "the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property." In truth, this threshold is exceeded as the strict application of the street side yard requirement actually creates an undue hardship approaching confiscation – a more difficult test which is no longer applicable to variance requests. The findings with regard to the various tests the Board must consider are summarized below:

- The Property was acquired in good faith. The applicant is a contract purchaser who has not yet purchased the property.
- The hardship was not created by the applicant. This is an existing condition that is a product of the lot configuration in the vicinity – it was not created by any action of the owner nor contract purchaser.
- Granting the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area. The variance would not



be of any detriment. The proposed development is consistent with that of similarly situated corner lots in the vicinity, which historically and predominantly were developed without the requirement for a second front yard. Sanborn maps show that the proposal is consistent with the past development of the Property. The Property was originally occupied by a two-story building and one accessory building, and was similarly situated, providing minimal street side yard. The one-story accessory building was located to the rear, along V Street, and also provided no setback from the street (Exhibit A).

- The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance. The issue is unique and is not generally shared by other properties in the district.
- Granting the variance does not result in a use that is not otherwise permitted on the property or a change in the zoning classification of the property. The proposed single-family detached use is permitted by the R-6 zoning classification.
- The relief or remedy sought by the variance application is not available through a special exception or a zoning modification at the time of the filing of the variance application. There is no special exception available to address this feature requirement.
- The variance is not contrary to the purpose of the ordinance. The proposal is not contrary to the purpose outlined in Section 30-100 of the zoning ordinance as it relates to: lessening congestion in streets; securing safety from fire, flood, etc.; promoting health, sanitation and general welfare, providing adequate light and air and convenience of access; preventing the overcrowding of land; avoiding undue concentration of population; facilitating the creation of a convenient, attractive and harmonious community; protect against destruction of or encroachment upon historic areas; encouraging economic development activities that provide desirable employment and enlarge the tax base; and expediting the provision of adequate police and fire protection, etc.

Thank you in advance for your assistance. Should you have any questions after reviewing this request, please feel free to contact me at 874-6275.

Sincerely,



Mark R. Baker  
Baker Development Resources, LLC



11 S 12th Street, Suite 500, Richmond, VA 23219 • (804) 874-6275 • [markbaker@bakerdevelopmentresources.com](mailto:markbaker@bakerdevelopmentresources.com)

**INSTRUCTIONS:**  
**DO NOT**  
**DETACH THIS STUB**

**COMPLETE ALL ITEMS ON THIS SIDE OF FORM**  
**NOTE: FAILURE TO FOLLOW THESE INSTRUCTIONS**  
**WILL VOID APPLICATION.**



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) <b>1601 North 22nd Street</b>		2 FLOOR/ROOM NO.	
	3 CONTRACTOR NAME		4 LICENSE TYPE	5 CLASS <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C
	7 CONTRACTOR STREET ADDRESS		6 STATE LICENSE NO.	
	9 CITY		STATE	10 CONTRACTOR FAX NO.
BUILDING INFORMATION	11 PROPERTY OWNER NAME <b>Rackley LLC</b>		12 PROPERTY OWNER ADDRESS, ZIP <b>2231 Stratford Road Richmond, Virginia 23225</b>	
	13 DESCRIBE CURRENT STRUCTURE USE		14 DESCRIBE PROPOSED STRUCTURE USE	
	15 OFFICE USE ONLY 10 NEW ACCESSORY BLDG. <input type="checkbox"/> ACC 11 ALTER/REMODEL HEAVY <input type="checkbox"/> AL2 12 DEMOLITION <input type="checkbox"/> DEM 13 TENANT FITUP <input type="checkbox"/> FUP 14 RESIDENTIAL GARAGE <input type="checkbox"/> AD1 15 RESIDENTIAL DECK <input type="checkbox"/> AD2 16 OPEN PORCH <input type="checkbox"/> AD3 17 ENCLOSED PORCH <input type="checkbox"/> AD4 18 ALTER/REMODEL LIGHT <input type="checkbox"/> AL1 19 MOVING/RELOCAT ON <input type="checkbox"/> REL 20 REPAIR/REPLACEMENT <input type="checkbox"/> REP			
	30 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY <input type="checkbox"/>		31 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE <input type="checkbox"/>	
WORK DESCRIPTION	21 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1 LODGING HOUSE <input type="checkbox"/> 2 NURSING HOME <input type="checkbox"/> 3 ADULT CARE RESIDENCE			
	22 INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A, B, C, D, E & F. TOTAL 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 \$
	B. ELEC. COST \$		D. PLUMB. COST \$	F. ELEVATOR COST \$
LIEN INFORMATION	23 DESCRIBE SCOPE OF WORK. <b>Construct a new single-family detached dwelling</b>			
	35 LIEN AGENT NAME		36 PHONE NO.	
	37 ADDRESS		ZIP CODE	
	38 CONTACT PERSON <b>Mark Baker</b>		39 CONTACT PHONE NO. <b>804-822-5428</b>	
CONTACT INFORMATION	41 CONTACT ADDRESS <b>11 South 12th Street, Suite 500 Richmond, Virginia</b>		ZIP CODE <b>23219</b>	42 EMAIL <b>markbaker@bakerdevelopmentresources.com</b>
	43 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO			
	44 ENGINEER/ARCHITECT NAME		45 ENGINEER/ARCHITECT PHONE NO.	46 ENGINEER/ARCHITECT FAX NO.
	47 EMAIL			
PERMITS ONLY	48 ROOF TYPE 1 (SEE BACK FOR LIST)		49 NO. OF SQUARES	50 ROOF TYPE 2 (SEE BACK FOR LIST)
	51 NO. OF SQUARES		52 NO. OF SQUARES	
	53 NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/>		54 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO	
	55 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO			
LOT & BUILDING SIZE	56 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)		57 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)	58 GARAGE AREA (SQ. FT.)
	59 OPEN PORCH AREA (SQ. FT.)		60 ENCLOSED PORCH AREA (SQ. FT.)	
	61 DECK AREA (SQ. FT.)		62 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)	63 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)
	64 TOTAL BUILDING HEIGHT		65 NUMBER OF FLOORS	
PARKING	66 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)		67 NO. OF SPACES AT ANOTHER LOCATION	68 LOCATION
	69 LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO			
	70 WILL THERE BE A <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY		71 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	72 TOTAL AREA TO BE DISTURBED (SQ. FT.)		73 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO	
OWNER'S AFFIDAVIT	74 I HEREBY AFFIRM THAT UNDER THE PROVISIONS OF TITLE 54.1-1191 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.			
	75 PRINTED NAME		76 SIGNATURE	
	77 DATE			
	78 A. (NAME OF APPLICANT) B. CERTIFY THAT THE BUILDING AT (ADDRESS, FLOOR OR SUITE)			
ASBESTOS CERTIFICATION	79 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 (NESHAP) AND OSHA "STANDARDS FOR CONSTRUCTION WORKERS"			
	80 SIGNATURE			
	81 ARTS DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO			
	82 HISTORICAL DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO			
OFFICE USE ONLY	83 VIOLATION ON PROPERTY <input type="checkbox"/> YES <input type="checkbox"/> NO		84 DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	85 ICC TYPE OF CONSTRUCTION			
	86 EXISTING USE GROUP		87 PROPOSED USE GROUP	
	88 FEE CALC. TYPE <input type="checkbox"/> S <input type="checkbox"/> U <input type="checkbox"/> B <input type="checkbox"/> C		89 PERMIT FEE	
90 FEE RECEIVED		91 RECEIPT NO.		
92 CASH <input type="checkbox"/> CHECK <input type="checkbox"/> CREDIT CARD <input type="checkbox"/>				
93 IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input type="checkbox"/> NO		94 FLOOD ELEV.		
95 SITE ELEV.		96 CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO		
97 CHESAPEAKE BAY MANAGEMENT AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO				
98 APPLICATION APPROVED BY		99 DATE		
100 APPLICATION DISAPPROVED BY		101 DATE		

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