



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

December 14, 2018

Cheshire Developments
400A Southlake Blvd
Richmond, Virginia 23236
Attn: Jason Bhattacharya

To Whom It May Concern:

RE: **BZA 02-2019**

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 enclose an existing covered front porch on a single-family dwelling at 309 WEST 14th STREET (Tax Parcel Number S000-0122/024), located in an R-8 (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

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.

City Of Richmond Recreation & Parks
1209 Admiral St
Richmond VA 23220

Dilorenzo Francis X The Most Reverend
Bishop
1400 Perry Street
Richmond VA 23224

Dv Manchester Park LLC
3800 Patterson Ave
Richmond VA 23221

Johnson J Smith
P O Box 8874
Richmond VA 23225

Kieff Kelly J & Mccloskey Nicola J
8301 Seaview Dr
Chesterfield VA 23838

Mcdonald Realty LLC
201 Hull Street Ste A
Richmond VA 23224

Smith Martha S
10630 Genito Rd
Chesterfield VA 23832

Sullivan Walter F Bishop C/o Catholic
Diocese Of Richmond
7800 Carousel Ln
Richmond VA 23294

Property: 309 W 14th St Parcel ID: S0000122024

Parcel

Street Address: 309 W 14th St Richmond, VA 23224-2125
Owner: CHESHIRE DEVELOPMENT LLC
Mailing Address: 4308 KETCHAM DR, CHESTERFIELD, VA 23832
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 352 - Bainbridge/Manchester/Blackwell North
Property Class: 120 - R Two Story
Zoning District: R-8 -
Exemption Code: -

Current Assessment

Effective Date: 01/01/2018
Land Value: \$19,000
Improvement Value: \$37,000
Total Value: \$56,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 1897.5
Acreage: 0.044
Property Description 1: 0057.50X0033.00 0000.000
State Plane Coords(?<#>): X= 11787850.144577 Y= 3715638.194431
Latitude: 37.52289162 , **Longitude:** -77.44851015

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 57
Rear Size: 33
Parcel Square Feet: 1897.5
Acreage: 0.044
Property Description 1: 0057.50X0033.00 0000.000
Subdivision Name : NONE
State Plane Coords(?<#>): X= 11787850.144577 Y= 3715638.194431
Latitude: 37.52289162 , **Longitude:** -77.44851015

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$24,000	\$32,000	\$56,000	Reassessment
2018	\$19,000	\$37,000	\$56,000	Reassessment
2017	\$19,000	\$35,000	\$54,000	Reassessment
2016	\$19,000	\$21,000	\$40,000	Reassessment
2015	\$19,000	\$21,000	\$40,000	Reassessment
2014	\$19,000	\$21,000	\$40,000	Reassessment
2013	\$19,000	\$21,000	\$40,000	Reassessment
2012	\$19,000	\$25,000	\$44,000	Reassessment
2011	\$19,000	\$26,000	\$45,000	CarryOver
2010	\$19,000	\$26,000	\$45,000	BOR
2009	\$19,000	\$61,000	\$80,000	Reassessment
2008	\$19,000	\$61,000	\$80,000	Reassessment
2007	\$18,000	\$13,300	\$31,300	Reassessment
2006	\$9,500	\$13,300	\$22,800	Reassessment
2005	\$9,500	\$11,900	\$21,400	Reassessment
2004	\$8,000	\$10,000	\$18,000	Reassessment
2003	\$6,900	\$11,000	\$17,900	Reassessment
2002	\$6,800	\$10,900	\$17,700	Reassessment
1998	\$6,500	\$10,500	\$17,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/16/2004	\$12,000	HOULIARES FRANCES M AND	ID2004-8168	
08/16/1990	\$8,000	Not Available	00244-1106	
05/03/1983	\$20,000	Not Available	000593- 00141	
01/21/1983	\$0	Not Available	000043- 00883	

Planning

Master Plan Future Land Use: DT-GUA
Zoning District: R-8 -
Planning District: Old South
Traffic Zone: 1172
City Neighborhood Code: MNCH
City Neighborhood Name: Manchester
Civic Code: 3009
Civic Association Name: Manchester Alliance
Subdivision Name: NONE
City Old and Historic District:
National historic District: Manchester Residential and Commercial
Neighborhoods in Bloom:
Redevelopment Conservation Area: Old Manchester (Southern Gateway)

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	1002	0603001	060300
1990	216	0603002	060300

Schools

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

Public Safety

Police Precinct: 1
Police Sector: 112
Fire District: 13
Dispatch Zone: 160A

Public Works Schedules

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

Government Districts

Council District: 6
Voter Precinct: 609
State House District: 69
State Senate District: 16
Congressional District: 4

Extension 1 Details

Extension Name: R01 - R#204187
Year Built: 1913
Stories: 2
Units: 0
Number Of Rooms: 9
4
Number Of Bed Rooms: 2
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition: very poor for age
Foundation Type: 1/4 Bsmt, 3/4 Crawl
1st Predominant Exterior: Brick artificial siding
2nd Predominant Exterior: N/A
Roof Style: Hip
Roof Material: Metal
Interior Wall: Plaster
Floor Finish: Softwood-standard
Heating Type: Undefined
Central Air: N
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Miscellaneous

Extension 1 Dimensions

Finished Living Area: 1608 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 201 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 336 Sqft
Deck: 0 Sqft

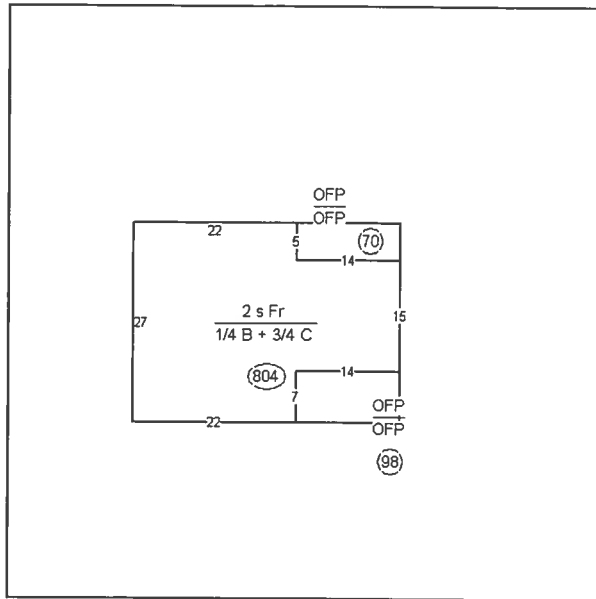
[<#>](#)**Property Images**

Name:S0000122024 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:S0000122024 Desc:R01



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: Cheshire Developments

PHONE: (Home) () (Mobile) (804) 307-2247

ADDRESS: 400A Southlake Blvd

FAX: () (Work) ()

Richmond, Virginia 23236

E-mail Address: jason@plumblineconstruction.com

Attn: Jason Bhattacharya

PROPERTY OWNER'S

REPRESENTATIVE: _____

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

(Name/Address) _____

FAX: () (Work) ()

E-mail Address: _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 309 West 14th Street

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-413.15(1)(c)

APPLICATION REQUIRED FOR: A building permit to enclose an existing covered front porch on a single-family dwelling.

TAX PARCEL NUMBER(S): S000-0122/024 ZONING DISTRICT: R-8 (Urban Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. A front yard of 4.62' is required; zero (0) is proposed.

DATE REQUEST DISAPPROVED: November 15, 2018

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: November 15, 2018 TIME FILED: 11:48 am PREPARED BY: Josh Young RECEIPT NO. BZAR-044969-2018

AS CERTIFIED BY: [Signature] (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) 4 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: 11.30.18

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

CASE NUMBER: BZA 02-2019 HEARING DATE: January 2, 2019 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 02-2019
150' Buffer

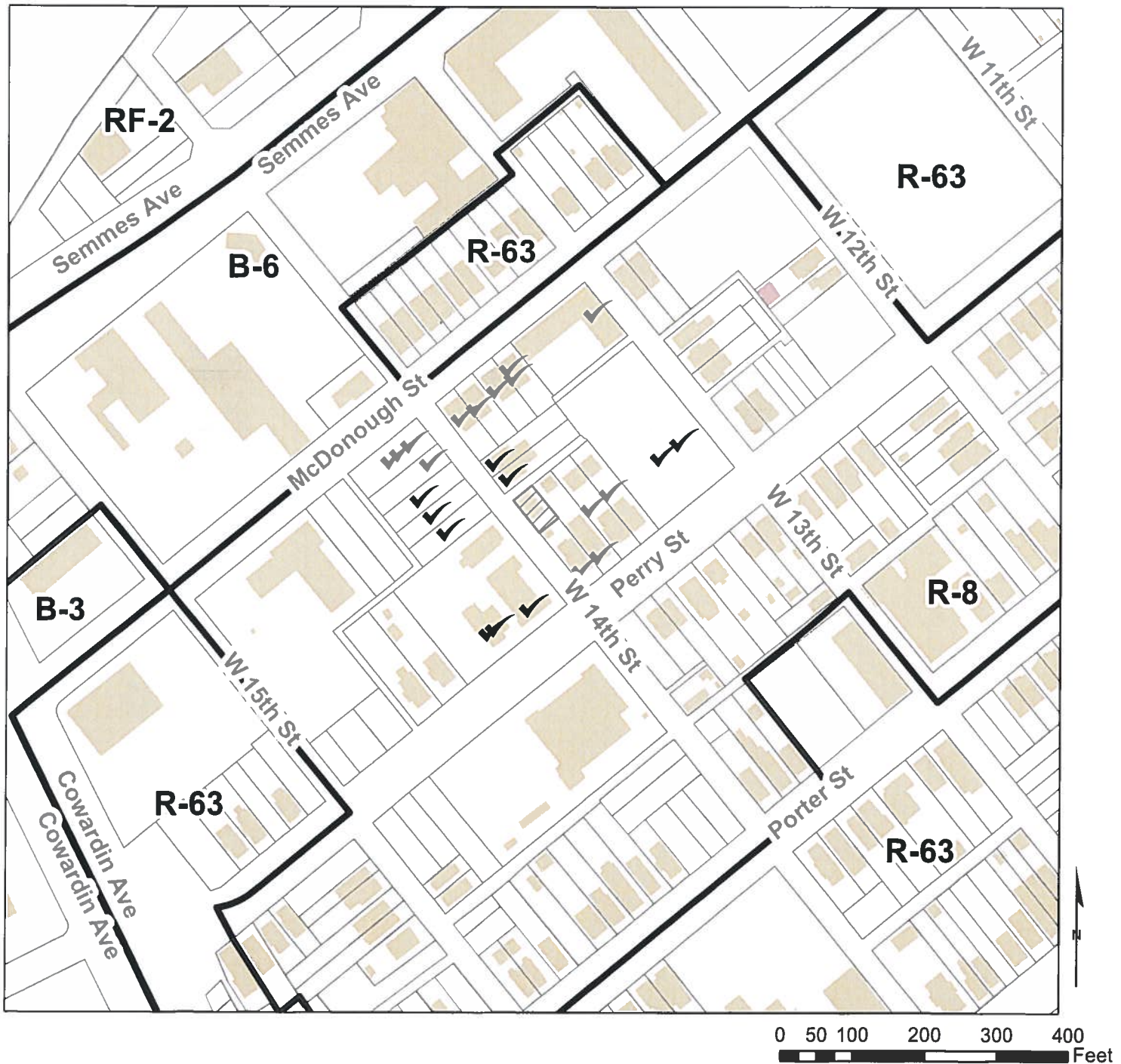
APPLICANT(S): Cheshire Developments

PREMISES: 309 West 14th Street

(Tax Parcel Number S000-0122/024)

SUBJECT: A building permit to enclose an existing covered
front porch on a single-family dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-413.15(1)(c)
of the Zoning Ordinance for the reason that:
The front 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). 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 8/8/14)

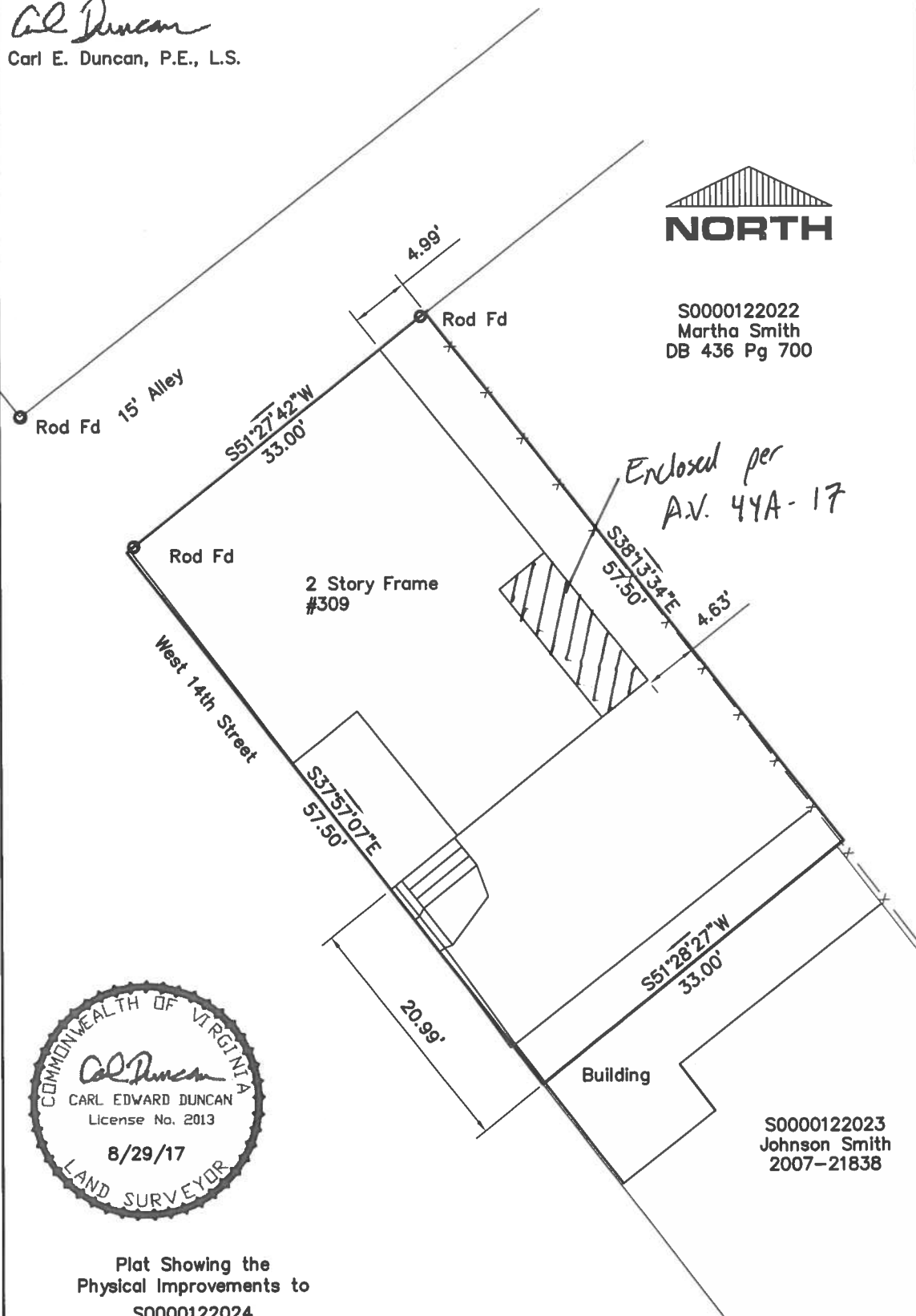
I hereby certify that an accurate survey of the property was made on August 29, 2017 and that any encroachments are noted hereon. This survey was made without benefit of a title report and there may be encumbrances present that are not shown.

Carl E. Duncan

Carl E. Duncan, P.E., L.S.



S0000122022
Martha Smith
DB 436 Pg 700



Plat Showing the
Physical Improvements to

S0000122024

309 West 14th Street
Plumblin Construction Company












6th District

City of Richmond

S0000122023
Johnson Smith
2007-21838

C. E. Duncan & Associates, Inc.	
2608 Rocky Oak Road	
POWHATAN, VIRGINIA 23139	
(804) 598-8240 Fax (804) 598-9240	
DATE: 8/29/17	SCALE: 1"=10'
DRAWN BY: CED JOB NO.: 17-1050	

Proposed Improvements to
309 WEST 14th STREET
Richmond, Virginia 23224
(OWNER: Cheshire Development, LLC)

CONTACT INFORMATION	
CHESHIRE DEVELOPMENT, LLC 309 WEST 14TH STREET RICHMOND, VIRGINIA 23220 TEL: 804-357-2717 info@cheshiredevelopment.com	DAVID CLINGER, JR. Architectural Design & Planning 300 West Franklin Street Richmond, VA 23220 clingerdhp@gmail.com 804.683.5718
BUILDING & CODE DATA	
APPLICABLE CODES: INTERNATIONAL RESIDENTIAL CODE 2012 EDITION FIRE ALARM & SIGNALING CODE 2012 EDITION PROJECT SQUARE FOOTAGE: 1,000 S.F. (APPROXIMATE) FLOOR AREA: 770 S.F. (ESTIMATED) + 87 S.F. (ESTIMATED) = 857 S.F. TOTAL: 1,827 S.F.	
DRAWING INDEX	
C-1 COVER SHEET - GENERAL NOTES & DESIGN DATA A-1 DEMOLITION PLANS A-2 NEW WORK PLANS A-3 DETAILS & ELEVATIONS	
DRAWING SYMBOLS (NOT ALL SYMBOLS SHOWN)	
 PROPOSED ADDITION  EXISTING ADDITION  EXISTING STRUCTURE  SHEET NUMBER  ELEVATION NUMBER  DETAIL NUMBER  DETAIL DESCRIPTION	 SECTION LINE  SECTION LINE  SECTION LINE  SECTION LINE
GENERAL NOTES	
1. ALL WALLS ARE TO BE CONSTRUCTED OF 8" SUDS AT 16" O.C. UNLESS NOTED OTHERWISE. 2. ALL ROOFING SHALL BE 12" GUTTER WITH 1" DRAINAGE. ALL ROOFING SHALL BE 12" GUTTER WITH 1" DRAINAGE. 3. ALL ROOFING ARE TO BE 12" GUTTER WITH 1" DRAINAGE. ALL ROOFING SHALL BE 12" GUTTER WITH 1" DRAINAGE. 4. CONSTRUCTION IS RESPONSIBLE FOR CORRECTING ALL EXISTING CONDITIONS BEFORE ANY WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY TO REVIEW AND DIRECT.	

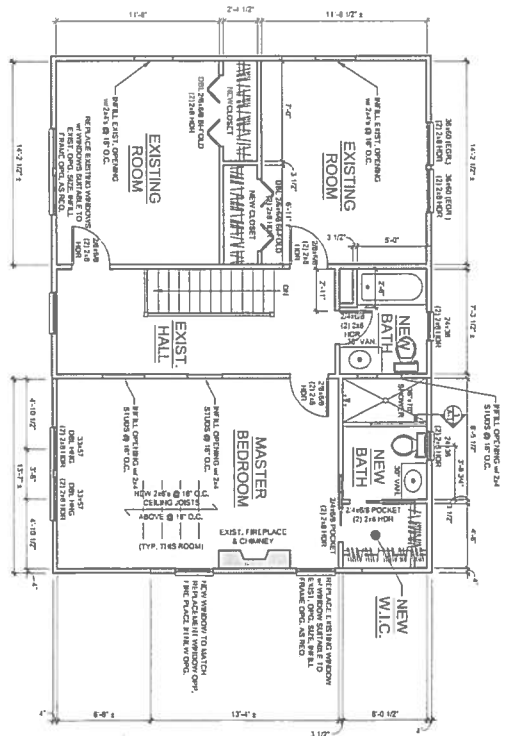
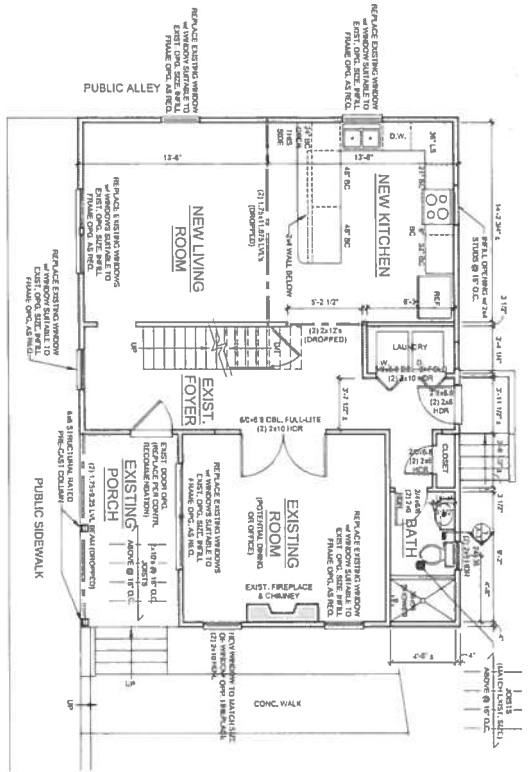
Proposed Improvements to
309 WEST 14th STREET
Richmond, Virginia 23224
(OWNER: Cheshire Development, LLC)

REVISIONS:

#	DATE

DATE: 8/7/17

C-1
COVER SHEET



FIRST FLOOR NEW WORK PLAN

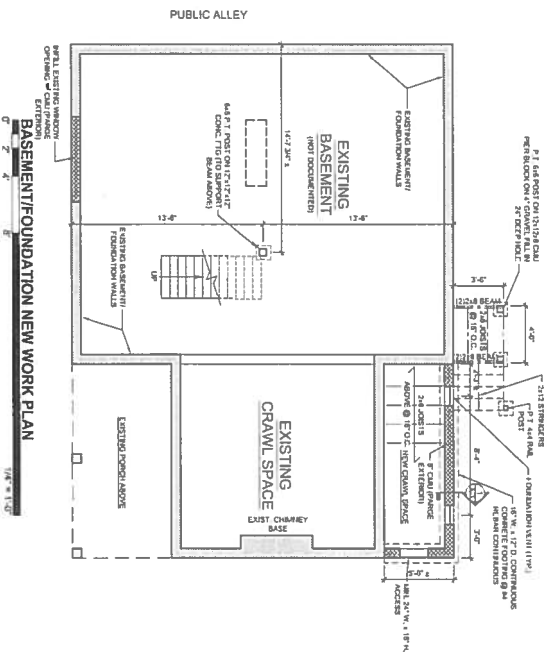
W. 14th STREET

SECOND FLOOR NEW WORK PLAN

174. m. bfl.

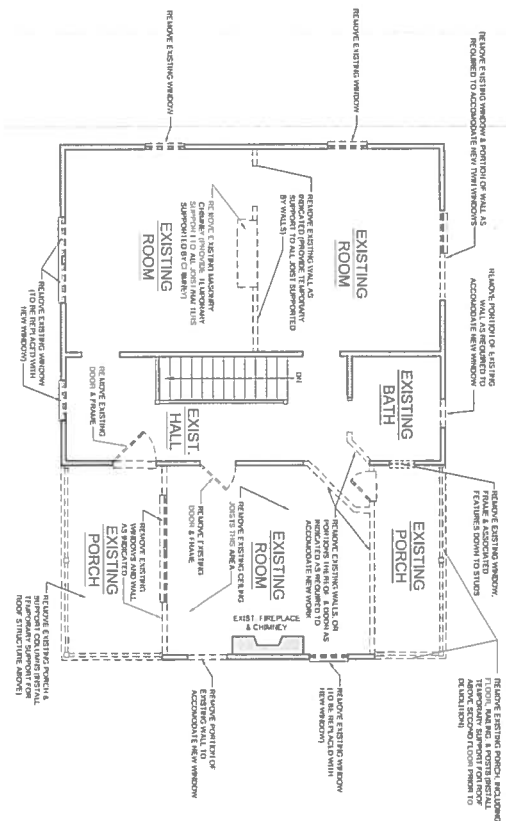
LEGEND:

☐ EXISTING WALLS TO REMAIN
☐ NEW WALL OR INFILL WALLS



BASEMENT/FOUNDATION NEW WORK PLAN

 $\Omega_{\text{eff}} = 1.5 \Omega_{\text{eff}}^{\text{eff}}$



SECOND FLOOR DEMOLITION PLAN

C
N
A
G

S
J
E
-

C
 M
 A



274-01-01

**DAVID
CLINGER, JR.**
Architectural
Design &
Planning
300 West Franklin Street
Suite 1507W
Richmond, VA 23220
clinger@clingerjones.com
804.683.5718

A-1

DEMOLITION PLANS

Google Maps 309 W 14th St



Image capture: Aug 2014 © 2018 Google

Richmond, Virginia



Google, Inc.

Street View - Aug 2014

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

TRACK 1 TRACK 2

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) 309 West 14th Street						2 FLOOR, ROOM NO.	
	3 CONTRACTOR NAME			4 LICENSE TYPE	5 CLASS A B C	6 STATE LICENSE NO.		
	7 CONTRACTOR STREET ADDRESS			8 CONTRACTOR TELEPHONE NO. / EMAIL ADDRESS				
	9 CITY	STATE		ZIP CODE		10 CONTRACTOR FAX NO.		
BUILDING INFORMATION	11 PROPERTY OWNER NAME Cheshire Development LLC			12 PROPERTY OWNER ADDRESS/ZIP 4308 KETCHAM DR, CHESTERFIELD, VA 23832		13 OWNER DAYTIME TELEPHONE NO. 804-307-2247		
	14 DESCRIBE CURRENT STRUCTURE USE			15 DESCRIBE PROPOSED STRUCTURE USE				
	16 NEW ACCESSORY BLDG. ACC		17 ADDITION ADD	18 RESIDENTIAL GARAGE ADD	19 RESIDENTIAL DECK ADD	20 OPEN PORCH ADD	21 ENCLOSED PORCH ADD	22 ALTER/REMODEL LIGHT AL1
	23 ALTER/REMODEL HEAVY AL2		24 DEMOLITION DEM	25 TENANT FITUP FUP	26 FOUNDATION ONLY FOU	27 NEW BUILDING NB	28 MOVING/RELOCATION REL	29 REPAIR/REPLACEMENT REP
CONSTRUCTION COST	30 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		31 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE		32 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1. LODGING HOUSE <input type="checkbox"/> 2. NURSING HOME <input type="checkbox"/> 3. ADULT CARE RESIDENCE			
	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				
	33 DESCRIBE SCOPE OF WORK Enclose an existing covered front porch on an existing single-family dwelling							
LIEN INFORMATION	34 LIEN AGENT NAME			35 PHONE NO.				
	36 ADDRESS			37 ZIP CODE				
CONTACT INFORMATION	38 CONTACT PERSON Jason Bjattacharya			39 CONTACT PHONE NO. 804-307-2247		40 CONTACT FAX NO.		
	41 CONTACT ADDRESS 400 A Southlake Blvd Richmond, Virginia			42 ZIP CODE 23236	43 EMAIL jason@plumblineconstruction			
	44 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO							
	45 ENGINEER/ARCHITECT NAME			46 ENGINEER/ARCHITECT PHONE NO.	47 ENGINEER/ARCHITECT FAX NO.	48 EMAIL		
REOF TYPE	49 ROOF TYPE 1 (SEE BACK FOR LIST)			50 NO. OF SQUARES	51 ROOF TYPE 2 (SEE BACK FOR LIST)		52 NO. OF SQUARES	
	53 NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/>			54 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		55 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input checked="" 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? YES NO		
	70 WILL THERE BE A NEW CURB? YES NO		71 WILL THERE BE AN EXISTING CURB? YES NO		72 TOTAL AREA TO BE DISTURBED (SQ. FT.)		73 IS SURVEY OR SITE PLAN ATTACHED? YES NO	
OWNER'S AFFIDAVIT	74 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 ASUME FULL RESPONSIBILITY FOR COMPLETION OF THE PROPOSED WORK IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LAWS. I ALSO UNDERSTAND IT IS A VIOLATION OF STATE LAW TO KNOWINGLY HIRE AN UNLICENSED CONTRACTOR.							
	75 PRINTED NAME			76 SIGNATURE		77 DATE		
ASBESTOS CERTIFICATION	78 (NAME OF APPLICANT)			79 CERTIFY THAT THE BUILDING AT (ADDRESS, FLOOR OR SUITE)				
	80 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 "STANDARD FOR CONSTRUCTION WORKERS."							
OFFICE USE ONLY	81 ARTS DISTRICT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		82 HISTORICAL DISTRICT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		83 VIOLATION ON PROPERTY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		84 DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
	85 EXISTING USE GROUP		86 PROPOSED USE GROUP		87 FEE CALC. TYPE <input type="checkbox"/> S <input type="checkbox"/> U <input type="checkbox"/> S <input type="checkbox"/> C		88 PERMIT FEE	
	89 IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		90 FLOOD ELEV.		91 SITE ELEV.		92 CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
	93 APPLICATION APPROVED BY		94 DATE		95 APPLICATION DISAPPROVED BY		96 DATE	

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



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

December 8, 2017

Jason Bhattacharya
400 A Southlake Blvd
North Chesterfield, VA 23236

RE: 309 West 14th Street (Administrative Variance No. 44A-17)

Dear Mr. Bhattacharya:

Your *Administrative Variance* has been approved, as it has been determined that:

- a. *The strict application of the ordinance would produce undue hardship;*
- b. *Such hardship is not shared generally by other properties in the same zoning district and vicinity;*
- c. *The authorization of the variance will not be of substantial detriment to adjacent property, and the character of the zoning district will not be changed by the granting of the variance; and*
- d. *The variance granted by the Zoning Administrator shall be the minimum necessary to relieve the hardship.*

I base these findings on the following:

- The adjacent property owner(s) most directly impacted has been notified via U.S. Mail and has not expressed any opposition to the proposal as shown on the plans.
- The enclosure of an existing rear porch on a single-family dwelling does not detract from, and is consistent with, the residential and historic character of the neighborhood.
- The enclosure of an existing rear porch on a single-family dwelling will not be detrimental to the adjacent property through the affecting of light, access, or safety.

Now, therefore, be it resolved by the Zoning Administrator that a request for an Administrative Variance from the rear yard (setback) (4.63' proposed vs 5' required) is approved.

You have two (2) years to obtain the necessary permit to implement this approval or your Administrative Variance is deemed to be null and void.

Very truly yours,

A handwritten signature in black ink, appearing to read "William C. Davidson".

William C. Davidson
Zoning Administrator

cc: Roy Benbow, BZA Secretary
Richard Morton, GIS Analyst, DP & DR