



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

February 15, 2019

Kurt Engleman
1657 West Broad Street, Unit 16
Richmond, VA 23220

To Whom It May Concern:

RE: **BZA 10-2019**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, March 6, 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 masonry wall at 2308 IDLEWOOD AVENUE (Tax Parcel Number W000-1032/040), 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.

2311 Idlewood Avenue Series Of Rva Dreams Big
Business Trust
10307 W Broad St #335
Glen Allen VA 23060

Barnes Conner
2315 Idlewood Ave
Richmond VA 23220

Brown Jason W
2317 Idlewood Ave
Richmond VA 23220

Burkhardt Amber S
405 S Stafford Ave
Richmond VA 23220

Byrds Nest Building LLC
3213 Garrett St
Richmond VA 23221

City Of Richmond Public Works
900 E Broad St Rm 701
Richmond VA 23279

Davis Mary Carr
407 S Stafford Ave
Richmond VA 23220

Goodman Suttle Elaine
2323 Idlewood Ave
Richmond VA 23220

Hickman Mark P
403 S Stafford Ave
Richmond VA 23220

Johnson Lorraine M
409 S Stafford Ave
Richmond VA 23220

Leib Lynsey E
2319 Idlewood Ave
Richmond VA 23220

Martin Joshua
2302 Idlewood Ave
Richmond VA 23220

Paul Thomas G
15 E Glenbrooke Cir
Richmond VA 23229

Rife Lila M
2313 Idlewood Avenue
Richmond VA 23220

Riley James Llc
2306 Idlewood Ave
Richmond VA 23220

Sixth Baptist Church Tr
400 S Addison St
Richmond VA 23220

Stine Sharon K
2321 Idlewood Ave
Richmond VA 23220

Wakefield Ericka C
2304 Idlewood Ave
Richmond VA 23220

Wilkes Veola & Rosa Ruffin & Constance Thomas
2309 Idlewood Ave
Richmond VA 23220

Property: 2308 Idlewood Ave **Parcel ID:** W0001032040**Parcel**

Street Address: 2308 Idlewood Ave Richmond, VA 23220-0
Owner: ENGLEMAN KURT
Mailing Address: 1657 W BROAD ST UNIT 16, RICHMOND, VA 23220
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 230 - Rosewood/Idlewood
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2019
Land Value: \$95,000
Improvement Value:
Total Value: \$95,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 5596
Acreage: 0.128
Property Description 1: 0122.00X0072.34 IRG0000.000
State Plane Coords(?<#>): X= 11780939.356233 Y= 3724500.886352
Latitude: 37.54736860 , **Longitude:** -77.47196610

Description

Land Type: Residential Lot A
Topology:
Front Size: 122
Rear Size: 72
Parcel Square Feet: 5596
Acreage: 0.128
Property Description 1: 0122.00X0072.34 IRG0000.000
Subdivision Name : NONE
State Plane Coords(?<#>): X= 11780939.356233 Y= 3724500.886352
Latitude: 37.54736860 , **Longitude:** -77.47196610

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$95,000	\$0	\$95,000	Reassessment
2018	\$53,000	\$0	\$53,000	Reassessment
2017	\$53,000	\$0	\$53,000	Reassessment
2016	\$53,000	\$0	\$53,000	Reassessment
2015	\$51,000	\$0	\$51,000	Reassessment
2014	\$51,000	\$0	\$51,000	Reassessment
2013	\$51,000	\$0	\$51,000	Reassessment
2012	\$51,000	\$0	\$51,000	Reassessment
2011	\$51,000	\$0	\$51,000	CarryOver
2010	\$51,000	\$0	\$51,000	Reassessment
2009	\$51,300	\$0	\$51,300	Reassessment
2008	\$41,000	\$0	\$41,000	Reassessment
2007	\$41,000	\$0	\$41,000	Reassessment
2006	\$22,200	\$0	\$22,200	Reassessment
2005	\$13,400	\$0	\$13,400	Reassessment
2004	\$12,200	\$0	\$12,200	Reassessment
2003	\$12,200	\$0	\$12,200	Correction
2002	\$10,400	\$0	\$10,400	Reassessment
2001	\$8,750	\$0	\$8,750	Reassessment
2000	\$7,000	\$0	\$7,000	Reassessment
1998	\$7,000	\$0	\$7,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
11/15/2017	\$0	ENGLEMAN KURT	ID2017-24085	2 - INVALID SALE-Relation Between Buyer/Seller
09/25/2017	\$0	ENGLEMAN KURT	ID2017-20172	2 - INVALID SALE-Relation Between Buyer/Seller
09/25/2017	\$68,200	CITY OF RICHMOND	ID2017-20171	1 - VALID SALE-Special Financing/Terms, etc.
09/08/1976	\$0	Not Available	00711-1730	

Planning

Master Plan Future Land Use: SF-MD
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: Near West
Traffic Zone: 1131
City Neighborhood Code: BYDP
City Neighborhood Name: Byrd Park
Civic Code: 0130
Civic Association Name: Byrd Park Civic League
Subdivision Name: NONE
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area: Randolph

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

C nsus Year	Block	Block Group	Ti
2000	1003	0414001	041400
1990	108	0414001	041400

Schools

Elementary School: Cary
Middle School: Binford
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 313
Fire District: 12
Dispatch Zone: 039A

Public Works Schedules

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

Government Districts

Council District: 5
Voter Precinct: 503
State House District: 69
State Senate District: 10
Congressional District: 4

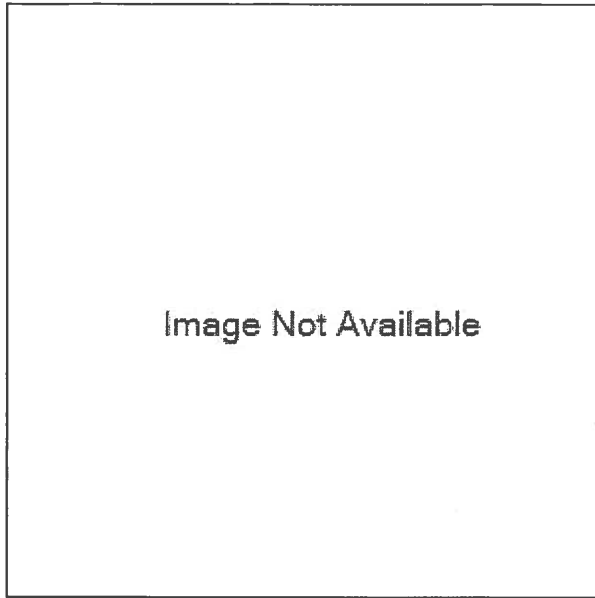
[<#>](#)**Property Images**

Name: W0001032040 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: Kurt Engleman PHONE: (Home) () (Mobile) (817) 937-3797
ADDRESS 1657 West Broad Street, Unit 16 FAX: () (Work) ()
Richmond, Virginia 23220 E-mail Address: kurt_engleman@yahoo.com

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) 2308 Idlewood Avenue
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER
ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.5(1)(a) & 30-630.9(b)
APPLICATION REQUIRED FOR: A building permit to construct a masonry wall.
TAX PARCEL NUMBER(S): W000-1032/040 ZONING DISTRICT: R-6 (Single-Family Attached Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) and maximum allowable height limit for a wall within a required front yard is exceeded. In the R-6 zoning district fences and walls located within required front yards shall not exceed four feet (4') in height; six feet six inches (6'6") is proposed.

DATE REQUEST DISAPPROVED: January 18, 2019 FEE WAIVER: YES ☐ NO: ☒
DATE FILED: January 18, 2019 TIME FILED: 9:08 a.m. PREPARED BY: Joshua Young RECEIPT NO. BZAR-047903-2019
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) 1 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: Kurt Engleman DATE: 2/11/19

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

CASE NUMBER: BZA 10-2019 HEARING DATE: March 6, 2019 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 10-2019
150' Buffer

APPLICANT(S): Kurt Engleman

PREMISES: 2308 Idlewood Avenue

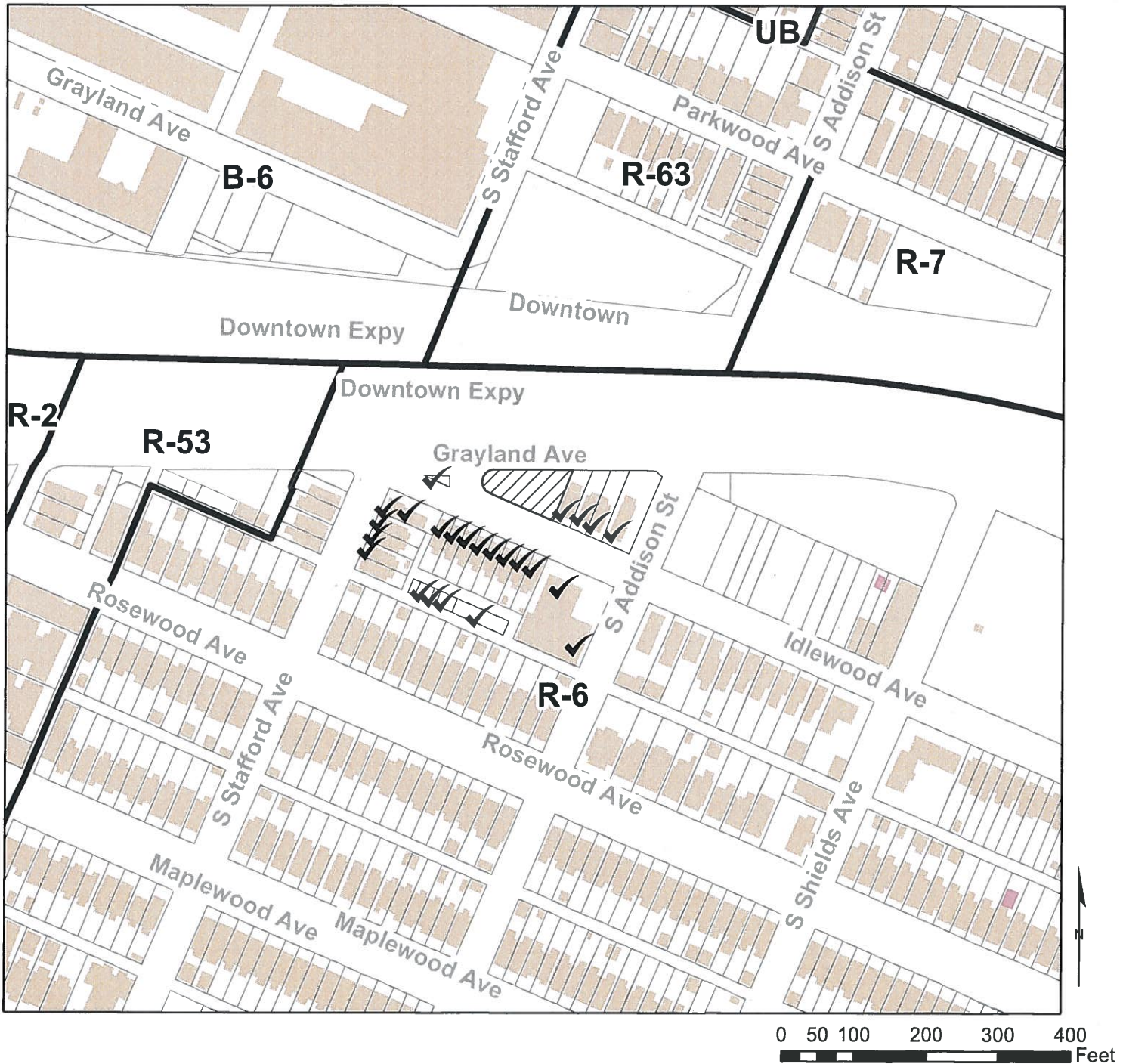
(Tax Parcel Number W000-1032/040)

SUBJECT: A building permit to construct a masonry wall.

REASON FOR THE REQUEST: Based on Sections 30-300,
30-412.5(1)(a) & 30-630.9(b)

of the Zoning Ordinance for the reason that:

The front yard (setback) requirement is not met and the maximum
allowable height limit for a wall within a required front yard is exceeded.





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: Kurt Huffman (Revised: 8/8/14)

THIS PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2" ANNUAL CHANCE FLOODPLAIN). FLOOD INSURANCE RATE MAP: 5101290036D; EFFECTIVE DATE: APRIL 2, 2009.

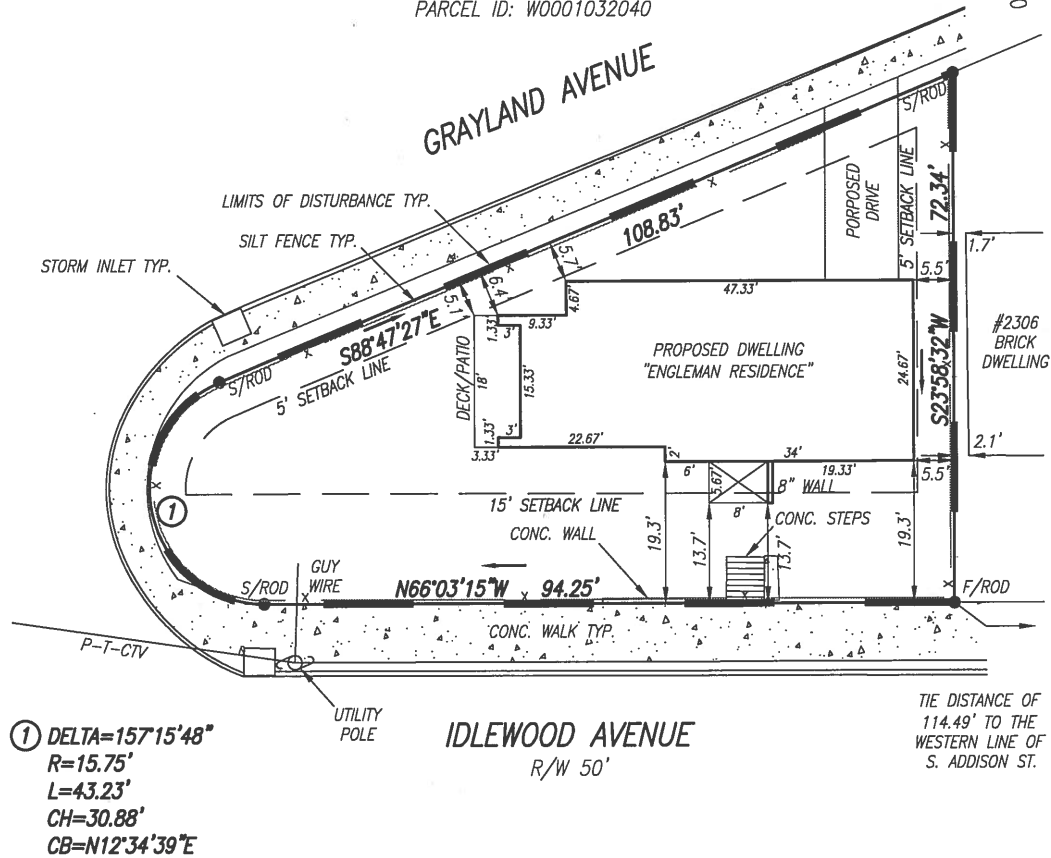
LIMITS OF DISTURBANCE AREA = 5,349 SQ.FT.
ZONED: R-6

SETBACKS:

FRONT = 15'
SIDES = 5'
REAR = 5'

OWNER: KURT ENGLEMAN
INSTRUMENT: ID2017-24085

#2308
0.123 ACRE
PARCEL ID: W0001032040



PLOT PLAN OF 2308 IDLEWOOD AVENUE DISTRICT 5, CITY OF RICHMOND, VIRGINIA

DATE: AUGUST 13, 2018

SCALE: 1" = 20'



E.D. Consulting Engineers · Land Surveyors & Planners
LEWIS & ASSOCIATES P.C.
2116 Spencer Road · Richmond, VA 23230

0918PP

TO: City of Richmond Board of Zoning Appeals (BZA)
FROM: Kurt Engleman
RE: Variance to maximum permitted height for a wall in required front yard along Idlewood Avenue frontage and return to house at 2308 Idlewood Avenue / Tax Parcel W000-1032-040
DATE: January 18, 2019

Summary

I seek a variance from Section 30-630.9(b) of the Zoning Ordinance for modification of building permit BLDR-041788-2018 to construct a 6.5' high wall around part of the Idlewood Avenue frontage and return to the house at 2308 IDLEWOOD AVENUE (Tax Parcel Number W000-1032-040), located in an R-6 district (Single Family Attached Residential District). The maximum permitted height for a wall located within a required front yard requirement is not met.

Building permit BLDR-041788-2018 was issued on 09/24/2018 for 2308 Idlewood Avenue based on plans that are substantially in compliance with unanimous BZA approval from case number 08-18. The permit and BZA approval allows for a single family home (a conforming dwelling use) and a wall of 6.5' in height on the north side of the property.

The irregular shape of the lot and location next to the Downtown Expressway creates conditions such that the private yard area of the property lacks security and privacy while being subject to highway traffic noise. Following refinement of site plans after 2018 BZA approval and beginning construction, I realized that a wall height of 6.5' should extend around part of the property's Idlewood Avenue frontage and return to the house in order to provide for full security, privacy, and traffic noise abatement of the private yard area. Approval of a 6.5' wall height would keep with the intent of Section 30-1040.3(10) of the Zoning Ordinance that permits higher than allowed wall heights for properties whereby adequate security or privacy cannot be afforded under normal fence and wall height limitations as means to promote dwelling use and enjoyment of the property.

I appreciate the City of Richmond Zoning Department and BZA taking the time and effort to review my variance request.

Property Overview

The property lies at the intersection of Idlewood Ave and Grayland Ave in the Byrd Park neighborhood in District 5 of the City of Richmond. It is an irregularly shaped lot with sides along Idlewood Ave and Grayland Ave. The properties to the east, south, and west are occupied by single-family dwellings, and the Downtown Expressway is located to the north. See Figure 2 for a map of the property and Figure 3 for a three-dimensional view of the property in relation to the Downtown Expressway.

Per a zoning confirmation letter from the City, property sides along both Idlewood Avenue and Grayland Avenue are considered front yards. Given the shape of the property, there is no area considered a rear yard. The only side of the property not considered a front yard contains the house because that is the only portion that is large enough for a building footprint. Thus, the only private yard space is to the west side of the house and is all considered a front yard.

There are signs of criminal activity at and around the property based on graffiti tags on both the street and sidewalk adjacent to the property and on the nearby Downtown Expressway pedestrian bridge. See Figure 5 for photos of the graffiti tags.

The property abuts the Downtown Expressway. An average of approximately 54,000 vehicles use the Downtown Expressway each day.¹ At the property site, the Downtown Expressway is six lanes wide with a 55 mile per hour speed limit. The only physical barrier between 2308 Idlewood Ave and the Downtown Expressway is Grayland Ave and a grassy median with a chain link fence and several trees. See Figure 7 for a photo taken from 2308 Idlewood Ave while facing Grayland Ave and the Downtown Expressway.

Without any sound barrier between the Downtown Expressway and 2308 Idlewood Ave, conditions at the property are loud. The U.S. Department of Health and Human Services reports that the average decibel rating of noise from heavy city traffic is 85 decibels. They also report that long or repeated exposure to sounds at or above 85 decibels can cause hearing loss². Other scientific studies have shown that exposure to traffic noise is correlated to higher blood pressure, disrupted sleep, and increased stress.³

Wall Height Request

Section 30-630.9(b) of the Zoning Ordinance requires that fences and walls in required yards not exceed 6.5' in height; except that in the R-6 district, fences or walls within required front yards shall not exceed 4.0' in height.

Following refinement of site plans after 2018 BZA approval and beginning construction, I realized that a wall height of 6.5' should extend around part of the property's Idlewood Avenue frontage and return to the house in order to provide for full security, privacy, and traffic noise abatement of the private yard area. Two facts led me to this conclusion:

- The private yard space will not be sufficiently secured for pets and children or have privacy with only a 4' high wall facing Idlewood Avenue, which is a through street with an average daily traffic volume of 1,800 vehicles per the most recent Virginia Department of Transportation estimate.⁴
- Noise from the Downtown Expressway reverberates off of brick houses on the south side of Idlewood Avenue and will create loud conditions in the private yard space without a 6.5' wall height.

Plans and renderings of the wall and connected gate are depicted in Exhibit D and Figure 11.

The 6.5' wall height would conform to the neighborhood. Within a 500-foot radius of 2308 Idlewood Ave, there are 9 instances of fences or walls abutting a street that are at least 6.5' in

¹ "Downtown Expressway." http://www.rmtaonline.org/facilities/#downtown_expressway. Richmond Metropolitan Transportation Authority. Web. 23 November 2017.

² "Noise-Induced Hearing Loss." <https://www.nidcd.nih.gov/health/noise-induced-hearing-loss>. U.S. Department of Health and Human Services: National Institutes of Health: National Institute on Deafness and Other Communication Disorders. Web. 01 December 2017.

³ "6 Unfortunate Ways Traffic Noise Affects People (Research Findings)." <http://reflectd.co/2014/01/27/6-unfortunate-ways-traffic-noise-affects-people/>. reflectd. Web. 01 December 2017.

⁴ Virginia Department of Transportation Traffic Engineering Division. "2012 Daily Traffic Volume Estimates Including Vehicle Classification Estimates – Special Locality Report – 127 City of Richmond." http://www.virginiadot.org/info/resources/Traffic_2012/AADT_127_Richmond_2012.pdf. Web. 01 January 2019.

height, many of which are solid wood or masonry. The locations and photos of these are shown in Figure 8.

Approval of a 6.5' wall height would keep with the intent of Section 30-1040.3(10) of the Zoning Ordinance that permits higher than allowed wall heights for properties whereby adequate security, privacy, and traffic noise reduction cannot be afforded under normal fence and wall height limitations as means to promote dwelling use and enjoyment of the property. All conditions of Section 30-1040.3(10) are met with this request as follows:

- a. The property is devoted to conforming dwelling use.
- b. The proposed wall height is reasonably necessary to provide security and to buffer noise and activity on the adjacent street.
- c. The design and construction materials of the wall are compatible with the main building and other structures located on the lot and with the general character of development in the immediate surrounding area.
- d. The wall will not unreasonably impair light and air to adjacent property, and the wall will not impair necessary visibility for operators of motor vehicles at any intersection of the adjacent street with an alley, driveway, or other street.
- e. The wall will be constructed with applicable requirements of the Virginia Uniform Statewide Building Code.

To fully shield the private yard area from traffic noise generated by the Downtown Expressway and to provide for adequate privacy and security of the private yard area, I ask the Board to permit the construction of up to 6.5' high wall and connected gate as depicted in Exhibit D and Figure 11.

Figure 2: Map of 2308 Idlewood Ave and surrounding area.

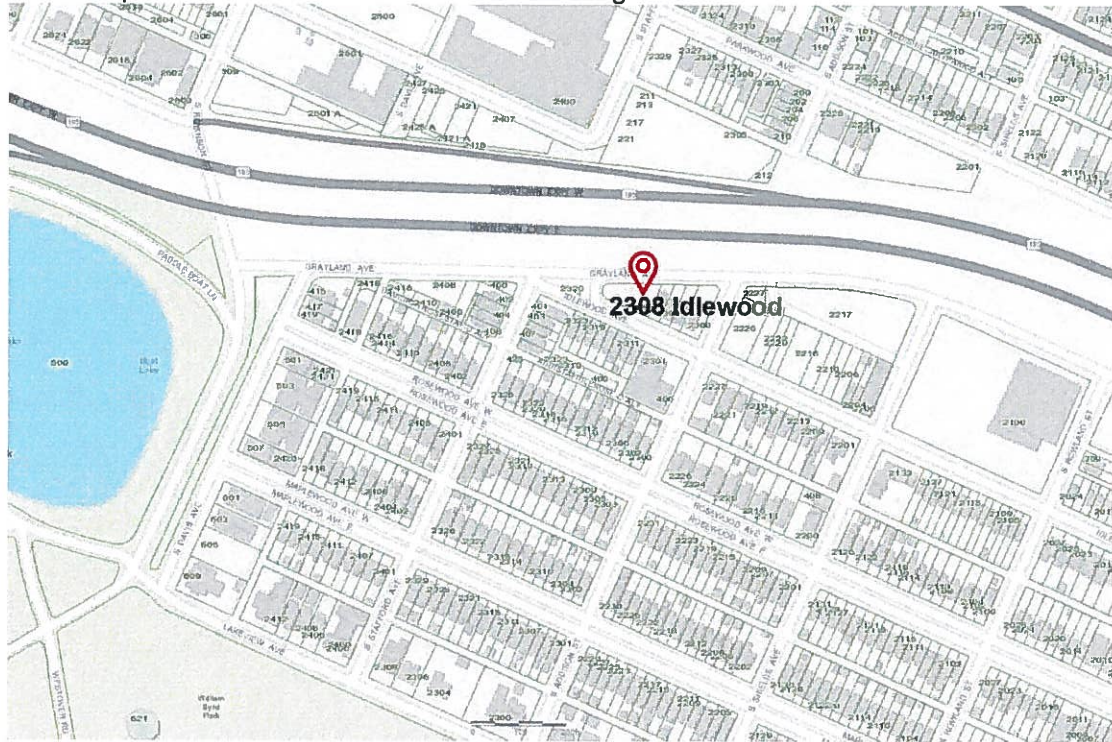


Figure 3: Three-dimensional view of 2308 Idlewood Ave.

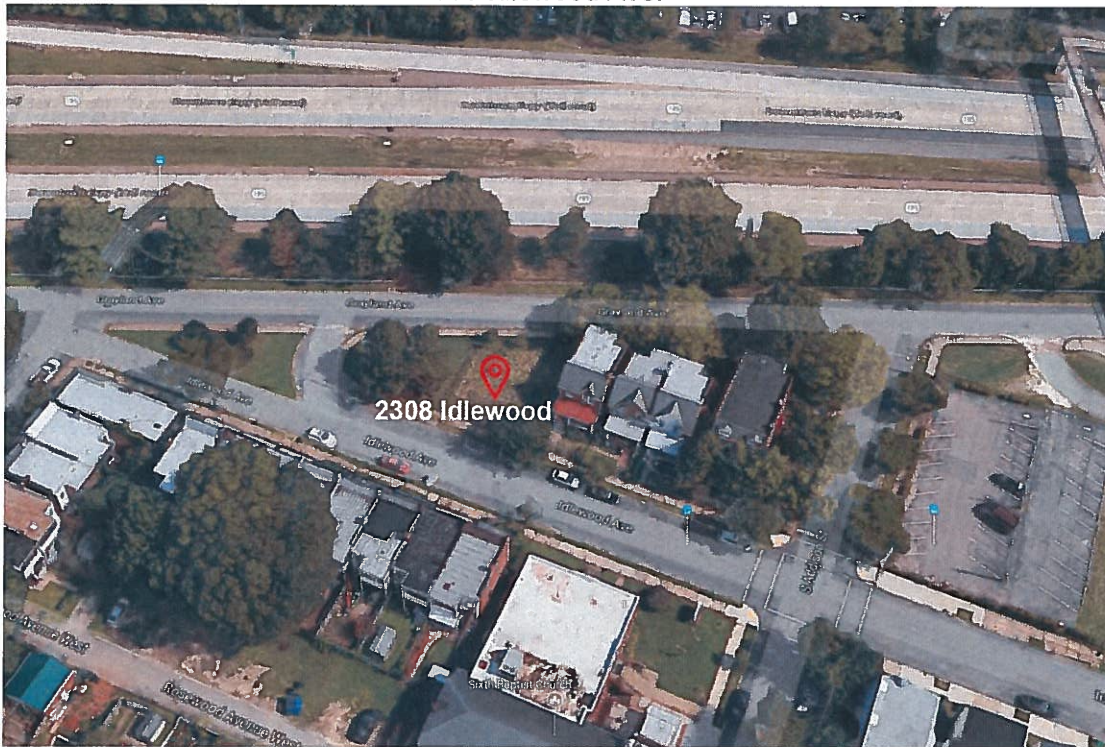


Figure 5: Photos of graffiti tags at and around 2308 Idlewood Ave.



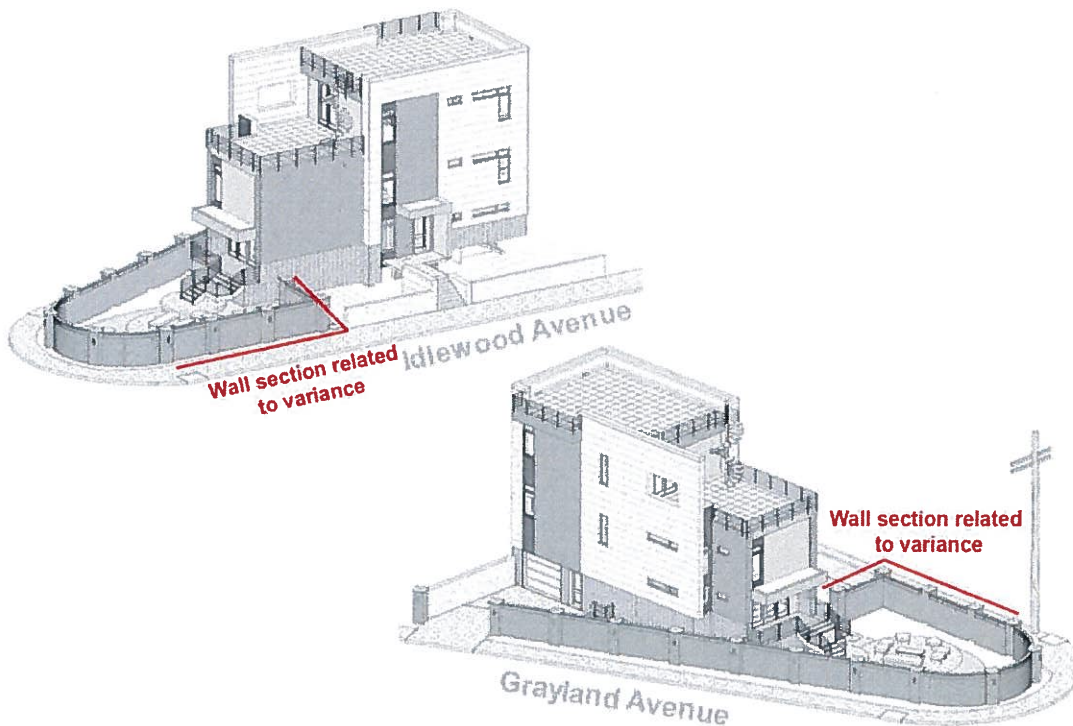
Figure 7: Photo taken from 2308 Idlewood Ave while facing Grayland Ave and the Downtown Expressway.



Figure 8: Photos of properties within 500 feet of 2308 Idlewood with fences or walls of at least 6.5' in height abutting a sidewalk and facing a street. These properties include 2400, 2327, 2401, 2228, 2232, and 2301 Rosewood Ave.



Figure 11. Three-dimensional renderings based on the site plan and wall elevation from Exhibit D.



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

PLANS
BUILDING
PERMIT/CERTIFICATE
APPLICATION

PERMIT NO.
BLDR-041170
2018

TRACK 1 TRACK 2
01 08
05
07

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 & MAINST.) 2308 Idlewood Avenue, Richmond, VA 23220				2 FLOOR/HOOM NO.																
	3 CONTRACTOR NAME Spruce Homes, LLC		4 LICENSE TYPE BLD	5 CLASS <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	6 STATE LICENSE NO. 2705152633																
	7 CONTRACTOR STREET ADDRESS P.O. Box 8268		8 CONTRACTOR TELEPHONE NO. / EMAIL ADDRESS 804-316-3667/jordan@sprucerv.com																		
	9 CITY Richmond		10 STATE VA	11 ZIP CODE 23226	12 CONTRACTOR FAX NO. n/a																
BUILDING INFORMATION	13 PROPERTY OWNER NAME Engleman Kurt		14 PROPERTY OWNER ADDRESS/ZIP 1657 W. Broad Street, Unit 16, Richmond, VA 23220		15 OWNER (DAYTIME TELEPHONE NO.) n/a																
	16 DESCRIBE CURRENT STRUCTURE USE		17 DESCRIBE PROPOSED STRUCTURE USE Single family dwelling																		
	<table border="1"><tr><td>18 OFFICE USE ONLY</td><td>19 NEW ACCESSORY BLDG. <input type="checkbox"/> ADD <input type="checkbox"/> ALN</td><td>20 ADDITION <input type="checkbox"/> ADD <input type="checkbox"/> ALN</td><td>21 RESIDENTIAL GARAGE <input type="checkbox"/> ADD <input type="checkbox"/> ALN</td><td>22 RESIDENTIAL DECK <input type="checkbox"/> ADD <input type="checkbox"/> ALN</td><td>23 OPEN PORCH <input type="checkbox"/> ADD <input type="checkbox"/> ALN</td><td>24 ENCLOSED PORCH <input type="checkbox"/> ADD <input type="checkbox"/> ALN</td><td>25 ALTER/REMODEL LIGHT <input type="checkbox"/> ALN</td></tr><tr><td></td><td>26 ALTER/REMODEL HEAVY <input type="checkbox"/> ALN</td><td>27 DEMOLITION <input type="checkbox"/> ADD <input type="checkbox"/> ALN</td><td>28 TENANT FITUP <input type="checkbox"/> ADD <input type="checkbox"/> ALN</td><td>29 FOUNDATION ONLY <input type="checkbox"/> ADD <input type="checkbox"/> ALN</td><td>30 NEW BUILDING <input type="checkbox"/> ADD <input type="checkbox"/> ALN</td><td>31 MOVING/RELOCATION <input type="checkbox"/> ADD <input type="checkbox"/> ALN</td><td>32 REPAIR/REPLACEMENT <input type="checkbox"/> ADD <input type="checkbox"/> ALN</td></tr></table>					18 OFFICE USE ONLY	19 NEW ACCESSORY BLDG. <input type="checkbox"/> ADD <input type="checkbox"/> ALN	20 ADDITION <input type="checkbox"/> ADD <input type="checkbox"/> ALN	21 RESIDENTIAL GARAGE <input type="checkbox"/> ADD <input type="checkbox"/> ALN	22 RESIDENTIAL DECK <input type="checkbox"/> ADD <input type="checkbox"/> ALN	23 OPEN PORCH <input type="checkbox"/> ADD <input type="checkbox"/> ALN	24 ENCLOSED PORCH <input type="checkbox"/> ADD <input type="checkbox"/> ALN	25 ALTER/REMODEL LIGHT <input type="checkbox"/> ALN		26 ALTER/REMODEL HEAVY <input type="checkbox"/> ALN	27 DEMOLITION <input type="checkbox"/> ADD <input type="checkbox"/> ALN	28 TENANT FITUP <input type="checkbox"/> ADD <input type="checkbox"/> ALN	29 FOUNDATION ONLY <input type="checkbox"/> ADD <input type="checkbox"/> ALN	30 NEW BUILDING <input type="checkbox"/> ADD <input type="checkbox"/> ALN	31 MOVING/RELOCATION <input type="checkbox"/> ADD <input type="checkbox"/> ALN	32 REPAIR/REPLACEMENT <input type="checkbox"/> ADD <input type="checkbox"/> ALN
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33 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY <input type="checkbox"/> 3 FAMILY <input type="checkbox"/> 4 FAMILY																					
34 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE																					
FINANCIAL INFORMATION	35 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY <input type="checkbox"/> 3 FAMILY <input type="checkbox"/> 4 FAMILY		36 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1 LOGGING HOUSE <input type="checkbox"/> 2 ADULT CARE RESIDENCE																		
	37 TOTAL CONSTRUCTION COST OF ENTIRE JOB \$		38 MECH. COST \$		39 SPRAWLER COST \$																
	40 ELEC. COST \$		41 PLUMB. COST \$		42 ELEVATOR COST \$																
	43 TOTAL CONSTRUCTION COST LESS TRADE FEES \$ 650,000																				
WORK DESCRIPTION	44 DESCRIBE SCOPE OF WORK Construct single family dwelling per plans																				
	45 *Note for Zoning: Per my conversation with Mr. Young and Mr. Duckhardt, the extension of the privacy wall, exceeding the length approved by the BZA is noted on page A1.2. BZA approval for this extension is being applied for. Applying for this permit now, per direction of Zoning, so approval without extension can move forward while BZA case is being heard.																				
	46 VEN AGENT NAME John Chaplin (Chaplin & Qureshi, PLC Attorneys at Law)																				
	47 PHONE NO. 804-353-5800																				
CONTACT INFORMATION	48 ADDRESS 4900 Cox Road, Suite 235, Glen Allen, VA		49 ZIP CODE 23060																		
	50 CONTACT PERSON Harvey C. Johnson, III - Concierge Construction Consulting, LLC		51 CONTACT PHONE NO. 804-938-6690		52 CONTACT FAX NO. n/a																
	53 CONTACT ADDRESS 402 N. 2nd Street, Richmond, VA		54 ZIP CODE 23219	55 EMAIL hjohnson@ccclcrva.com																	
	56 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Email as is customary																				
LOT & BUILDING DATA	57 ENGINEER/ARCHITECT NAME		58 ENG/NEER ARCHITECT PHONE NO.		59 ENGINEER/ARCHITECT FAX NO.																
	60 ENGINEER/ARCHITECT EMAIL		61 NO. OF SQUARES																		
	62 ROOF TYPE 1 (SEE BACK FOR LIST)		63 NO. OF SQUARES		64 ROOF TYPE 2 (SEE BACK FOR LIST)																
	65 NO. OF SQUARES		66 NO. OF SQUARES																		
FINANCIAL DATA	67 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.) 3,062		68 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)		69 GARAGE AREA (SQ. FT.)																
	70 DECK AREA (SQ. FT.)		71 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		72 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)																
	73 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)		74 NO. OF SPACES AT ANOTHER LOCATION		75 LOCATION																
	76 WILL THERE BE A NEW CURB <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY		77 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		78 TOTAL AREA TO BE DISTURBED (SQ. FT.)																
OTHER INFORMATION	79 I HEREBY AFFIRM THAT UNDER THE PROVISIONS OF TITLE 54.1-1101 OF THE CODE OF VIRGINIA I AM NOT SUBJECT TO LIEN-SURE AS A CONTRACTOR OR SUBCONTRACTOR. BY THIS AFFIDAVIT I ASSUME 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.		80 SIGNATURE																		
	81 PRINTED NAME		82 DATE																		
	83 I CERTIFY THAT THE BUILDING AT (ADDRESS, FLOOR OR SUITE) HAS BEEN INSPECTED OR MEETS THE EXCEPTIONS OF SECTION 112.3, THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. THE ASBESTOS ABATEMENT WILL BE DONE AS PER REQUIREMENT OF THE "CLEAN AIR ACT" NATIONAL STANDARD FOR THE HAZARDOUS AIR POLLUTANT (RESHAPE) AND OTHER STANDARDS FOR CONSTRUCTION WORKERS.																				
	84 SIGNATURE																				
OFFICE USE ONLY	85 HISTORICAL DISTRICT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		86 VIOLATION ON PROPERTY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		87 DELINQUENT TAXES DUE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																
	88 EXISTING USE GROUP		89 FEE CALC. TYPE <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K <input type="checkbox"/> L <input type="checkbox"/> M <input type="checkbox"/> N <input type="checkbox"/> O <input type="checkbox"/> P <input type="checkbox"/> Q <input type="checkbox"/> R <input type="checkbox"/> S <input type="checkbox"/> T <input type="checkbox"/> U <input type="checkbox"/> V <input type="checkbox"/> W <input type="checkbox"/> X <input type="checkbox"/> Y <input type="checkbox"/> Z		90 PERMIT FEE <input type="checkbox"/> CASH <input type="checkbox"/> CHECK <input type="checkbox"/> CREDIT CARD																
	91 PROPERTY IN 100 YR. FLOOD PLAIN? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		92 CHESAPEAKE BAY PROTECTION AREA <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		93 CHESAPEAKE BAY MANAGEMENT AREA <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																
	94 APPLICATION APPROVED BY		95 APPLICATION DISAPPROVED BY																		