



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

March 11, 2019

Cava Capital LLC  
5310 Markel Road Suite 104  
Richmond, Virginia 23230  
Attn: Kelly Henderson

To Whom It May Concern:

RE: **BZA 14-2019**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, April 3, 2019 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for building permits to divide an existing lot into two (2) lots and to construct a new single-family detached dwelling on each of the vacant lots at 1727 NORTH 28th STREET (Tax Parcel Number E000-0951/062), located in an R-5 (Single-Family 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

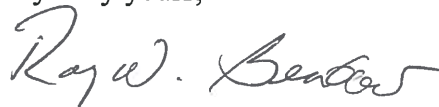
BZA 14-2019  
Page 2  
March 11, 2019

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.

Aramin Real Estate LLC  
2840 Braidwood Rd  
Richmond VA 23225

Cava Capital LLC  
5310 Markel Rd #104  
Richmond VA 23230

Davis Gloria  
1806 N 29th St  
Richmond VA 23223

Edmunds Richard C Jr  
1500 Westbrook Ct. Apt 3129  
Richmond VA 23227

Good Shepherd Baptist Church  
1127 N 28th Street  
Richmond VA 23223

Hanover Presbytery Inc Tr  
1728 N 28th St  
Richmond VA 23223

Jordan Adell C  
1739 N 28th St  
Richmond VA 23223

King Williams Properties Li LLC  
Po Box 24034  
Richmond VA 23224

Lumpkin Emma M Etal  
8345 Golden Oak Ln  
Mechanicsville VA 23111

Mead Logan D & Traylor Laura A  
1812 N 29th St  
Richmond VA 23223

Mickens Thomas  
221 Beach 80th St Apt 6h  
Rockingham NY 11693

Miller Betty & Roddy  
1801 N 29th St  
Richmond VA 23223

Mulatu Meskerem  
6161 Glen Eagles Ct  
Falls Church VA 22044

Mulatu Yemeserach  
2909 Willston Place #101  
Falls Church VA 22044

Pernik LLC  
3006 Lincoln Ave  
Henrico VA 23228

Seuffert Lynn P  
825 N 33rd St  
Richmond VA 23223

Shulman Mark H & Ileana E  
13256 Barwick Lane  
Richmond VA 23238

Sofia LLC  
3006 Lincoln Ave  
Richmond VA 23228

Taylor Mark C  
1731 N 28th St  
Richmond VA 23223

Thomas Helen G Est  
Po Box 6357  
Glen Allen VA 23058

Williams Erika P  
1733 N 28th St  
Richmond VA 23223

**Property:** 1727 N 28th St **Parcel ID:** E0000951062**Parcel**

**Street Address:** 1727 N 28th St Richmond, VA 23223-0  
**Owner:** CAVA CAPITAL LLC  
**Mailing Address:** 5310 MARKEL RD #104, RICHMOND, VA 23230  
**Subdivision Name :** VALENTINE HECHLER PLAN  
**Parent Parcel ID:**  
**Assessment Area:** 328 - Fairfield  
**Property Class:** 101 - R Single Family Vacant (R1-R7)  
**Zoning District:** R-5 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2019  
**Land Value:** \$18,000  
**Improvement Value:**  
**Total Value:** \$18,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 7800  
**Acreage:** 0.179  
**Property Description 1:** 0060.00X0130.00 0000.179 AC  
**State Plane Coords( ?<#>):** X= 11800870.586711 Y= 3723079.235980  
**Latitude:** 37.54290959 , **Longitude:** -77.40331270

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 60  
**Rear Size:** 130  
**Parcel Square Feet:** 7800  
**Acreage:** 0.179  
**Property Description 1:** 0060.00X0130.00 0000.179 AC  
**Subdivision Name :** VALENTINE HECHLER PLAN  
**State Plane Coords( ?<#>):** X= 11800870.586711 Y= 3723079.235980  
**Latitude:** 37.54290959 , **Longitude:** -77.40331270

**Other**

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

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$18,000	\$0	\$18,000	Reassessment
2018	\$18,000	\$0	\$18,000	Reassessment
2017	\$18,000	\$0	\$18,000	Reassessment
2016	\$18,000	\$0	\$18,000	Reassessment
2015	\$29,000	\$0	\$29,000	Reassessment
2014	\$29,000	\$0	\$29,000	Reassessment
2013	\$29,000	\$0	\$29,000	Reassessment
2012	\$29,000	\$0	\$29,000	Reassessment
2005	\$10,000	\$75,900	\$85,900	Reassessment
2004	\$4,000	\$0	\$4,000	Reassessment
2003	\$3,800	\$0	\$3,800	Reassessment
2002	\$3,700	\$15,900	\$19,600	Reassessment
1998	\$3,600	\$15,400	\$19,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/16/2018	\$20,850	MYRIE LLC	ID2018-5023	1 - VALID SALE-Valid, Use in Ratio Analysis
07/31/2000	\$0	BROOKS ARLENE F	ID2000-18048	
12/29/1975	\$0	Not Available	00111-0000	

**Planning**

**Master Plan Future Land Use:** SF-MD  
**Zoning District:** R-5 - Residential (Single Family)  
**Planning District:** East  
**Traffic Zone:** 1038  
**City Neighborhood Code:** WDV L  
**City Neighborhood Name:** Woodville  
**Civic Code:**  
**Civic Association Name:**  
**Subdivision Name:** VALENTINE HECHLER PLAN  
**City Old and Historic District:**  
**National historic District:**  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:** Woodville/Creighton 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	1003	0203001	020300
1990	106	0203001	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:** 701**State House District:** 70**State Senate District:** 16**Congressional District:** 4

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

Name:E0000951062 Desc:

[Click here for Larger Image](#)

**Sketch Images**

Name: Desc:

A rectangular box with a black border containing the text "Image Not Available".



# 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: Cava Capital LLC PHONE: (Home) ( ) (Mobile) (804) 647-1041  
ADDRESS 5310 Markel Road Suite 104 FAX: ( ) (Work) ( )  
Richmond, Virginia 23230 E-mail Address: khenderson@becava.com  
Attn: Kelly Henderson

### PROPERTY OWNER'S

REPRESENTATIVE: (Name/Address) PHONE: (Home) ( ) (Mobile) ( )  
FAX: ( ) (Work) ( )  
E-mail Address:

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1727 North 28<sup>th</sup> Street  
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER  
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.4  
APPLICATION REQUIRED FOR: Building permits to divide an existing lot into two (2) lots and to construct a new single-family detached dwelling on each of the vacant lots.  
TAX PARCEL NUMBER(S): E000-0951/062 ZONING DISTRICT: R-5 (Single-Family Residential)  
REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of six thousand square feet (6,000 sq ft) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having an area of 7,800 square feet and a lot width of sixty feet (60') currently exists; lot areas of 3,900 square feet and lot widths of 30.0 feet are proposed for both 1725 & 1727 North 28<sup>th</sup> Street.  
DATE REQUEST DISAPPROVED: February 11, 2019 FEE WAIVER: YES ☐ NO: ☒  
DATE FILED: February 14, 2019 TIME FILED: 9:30 a.m. PREPARED BY: Richard Saunders RECEIPT NO. BZAR-049321-2019  
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) (2) 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: Kelly Henderson DATE: \_\_\_\_\_

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

CASE NUMBER: BZA 14-2019 HEARING DATE: April 3, 2019 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 14-2019  
150' Buffer

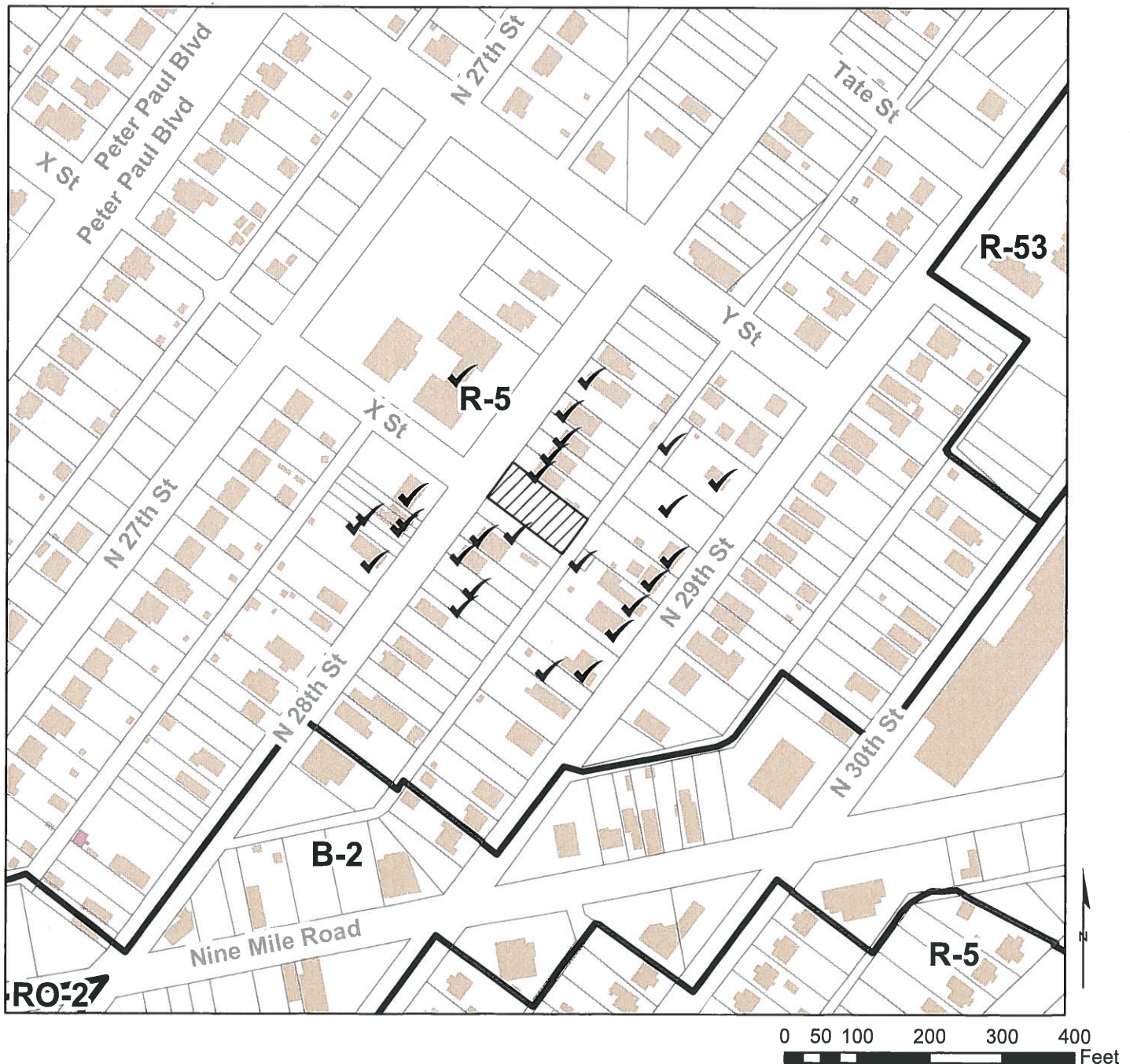
APPLICANT(S): Cava Capital LLC

PREMISES: 1727 North 28th Street

(Tax Parcel Number E000-0951/062)

SUBJECT: Building permits to divide an existing lot into two (2) lots and to construct a new single-family detached dwelling on each of the vacant lots.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4  
of the Zoning Ordinance for the reason that:  
The lot area, lot width, and side yard (setback) requirements are 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: Kelly Hender

(Revised: 4/28/16)

**GENERAL NOTES:**

1. OWNER OF RECORD: MYRIE LLC C/O R. EDWARDS
2. LEGAL REFERENCES: INST. 000018048
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
4. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON THE FEMA F.I.R.M. #5101290042D EFFECTIVE DATE OF APRIL 2, 2009. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

**LEGEND**

IRF = IRON ROD FOUND

PUBLIC ALLEY  
10' R/W

(60.00')

E0000951076  
CALVIN JOHNSON

E0000951062  
(VACANT LOT)

E0000951061  
CAVA CAPITOL

(130.00')

(130.00')

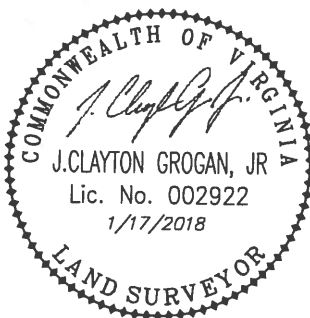
300'± TO THE  
INTERSECTION OF  
Y STREET

IRF

IRF

(60.00')

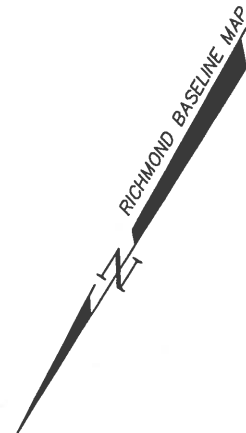
N 28TH STREET  
50' R/W



PHYSICAL IMPROVEMENT SURVEY

**1727 N 28TH STREET**

RICHMOND, VIRGINIA  
SCALE: 1"=20'



TAX #. E0000951062

DRAWN MGM

CALC. MGM CHK'D JCG

CLOSED: MGM



**parker**  
DESIGN GROUP, INC.

ENGINEERS \* SURVEYORS \* PLANNERS \* LANDSCAPE ARCHITECTS

1915-B W. Cary Street  
Richmond, Virginia 23220

Phone: 804-358-2947

Fax: 804-359-9645

www.parkerdg.com

DATE: 17 JANUARY 2018

D-

N.B.

W.O.: 18-5002

**GENERAL NOTES:**

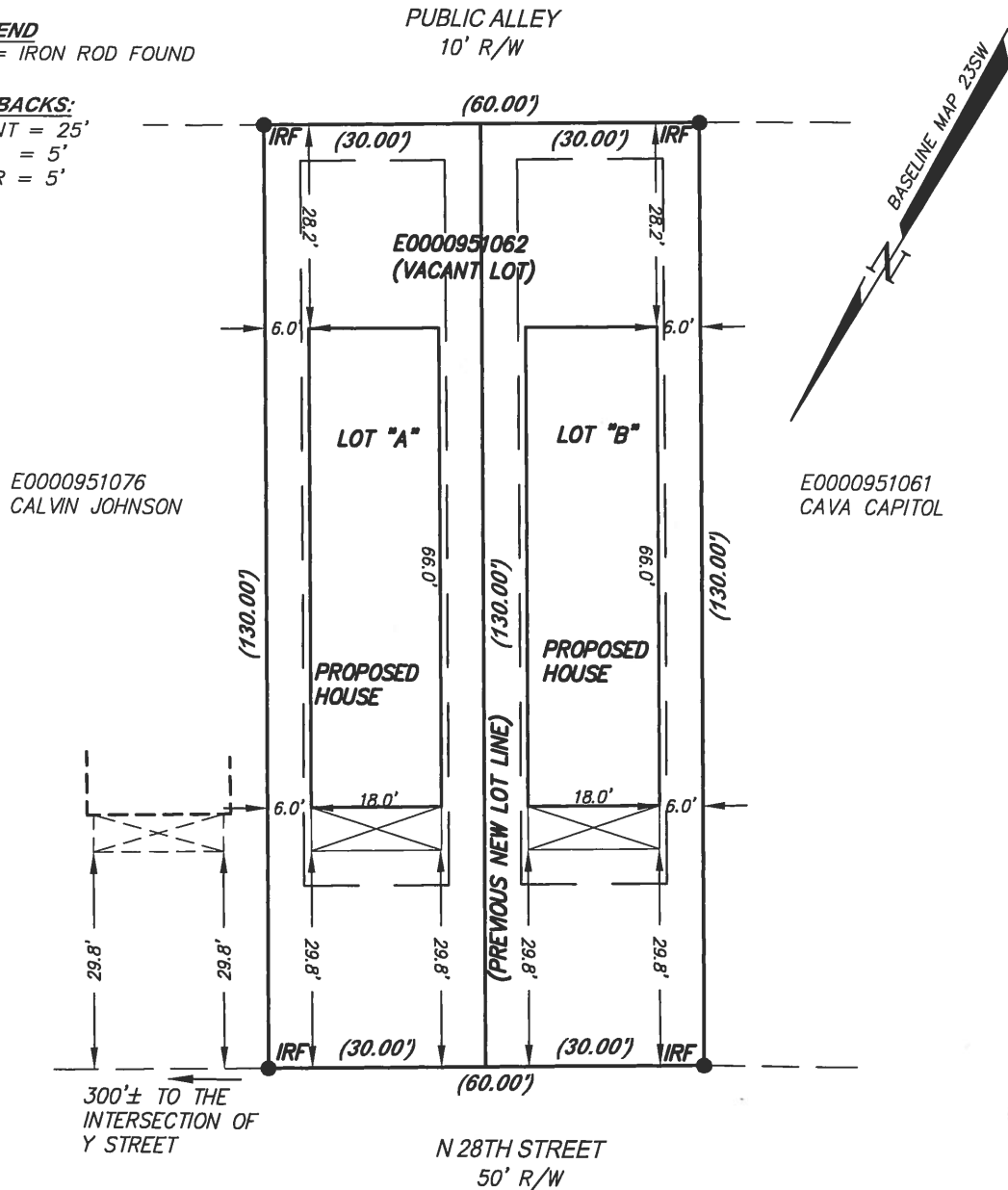
1. OWNER OF RECORD: CAVA CAPITOL LLC.
2. LEGAL REFERENCES: INST.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
4. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON THE FEMA F.I.R.M. #5101290042D EFFECTIVE DATE OF APRIL 2, 2009. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

**LEGEND**

IRF = IRON ROD FOUND

**SETBACKS:**

FRONT = 25'  
SIDE = 5'  
REAR = 5'



PROPOSED LOT SPLIT  
**1727 N 28TH STREET**

RICHMOND, VIRGINIA  
SCALE: 1"=20'

TAX # E0000951062

DRAWN MGM

CALC. MGM CHK'D JCG

CLOSED: MGM



**parker**  
DESIGN GROUP, INC.

ENGINEERS \* SURVEYORS \* PLANNERS \* LANDSCAPE ARCHITECTS

1915-B W. Cary Street

Richmond, Virginia 23220

Phone: 804-358-2947

Fax: 804-359-9645

www.parkerdg.com

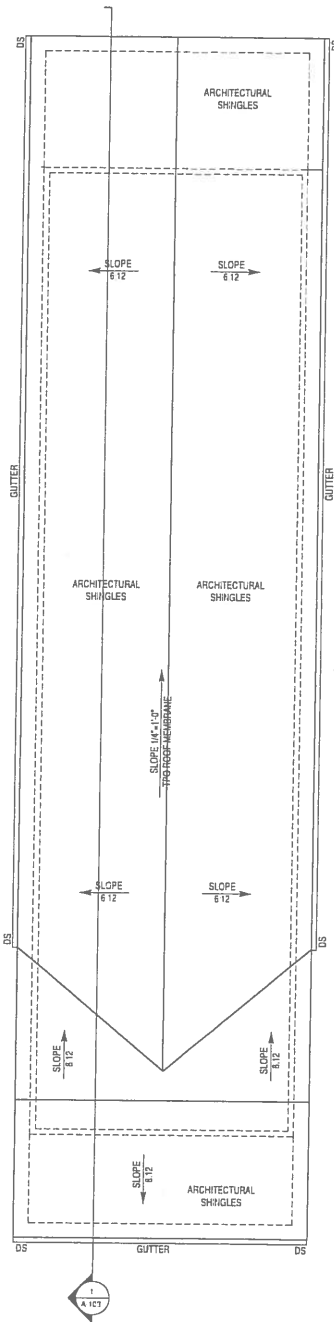
DATE: 8 FEBRUARY 2019

REV: 14 FEBRUARY 2019

N.B.

W.O.: 18-5002-1





ROOF PLAN

PLAN NOTES

1. 12' OVERHANGES AND 12' GABLE END EXTENSIONS TYP
2. ALL ROOFING TO BE ARCHITECTURAL SHINGLES, TYP

PRE-ENGINEERED, PRE-FABRICATED WOOD TRUSSES

1. THE DESIGN, FABRICATION AND INSTALLATION OF ALL PRE-ENGINEERED, PRE-FABRICATED WOOD TRUSSES SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE STANDARDS AND MATERIAL SPECIFICATIONS REFERENCED HEREIN
2. REFERENCE STANDARDS
  - 2.1 NDS "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" BY THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA)
  - 2.2 TPI-1, "DESIGN STANDARDS FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" BY THE TRUSS PLATE INSTITUTE
3. MATERIALS
  - 3.1 THE TERM "TRUSS" USED IN THIS SECTION APPLIES TO TRUSSES THAT ARE DESIGNED AND FABRICATED AS SEPARATE ENGINEERED PRODUCTS, AND DELIVERED TO THE PROJECT SITE FOR INSTALLATION.
  - 3.2 LUMBER: SPECIES PER DESIGN BY THE TRUSS MANUFACTURER. NO 2 GRADE OR BETTER, 15% MAXIMUM M.C. EXCEPT THE TRUSS MANUFACTURER MAY USE STUD GRADE FOR WEB MEMBERS
4. DESIGN
  - 4.1 THE TRUSS MANUFACTURER SHALL DESIGN, DETAIL, PROVIDE AND INSTALL ALL INTERNAL TRUSS COMPONENT CONNECTIONS
  - 4.2 THE TRUSS MANUFACTURER SHALL DESIGN AND DESIGNATE ALL TRUSS-TO-TRUSS HANGERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TRUSS-TO-TRUSS HANGERS IN ACCORDANCE WITH THE HANGER MANUFACTURER'S SPECIFICATIONS
  - 4.3 METAL CONNECTOR PLATES: USE GALVANIZED SHEET STEEL CONFORMING WITH ASTM A553, COATING CLASS G60. MANUFACTURE WITH HOLES, PLUGS, TEETH, OR PROTRUSIONS UNIFORMLY SPACED AND FORMED
  - 4.4 IN ADDITION TO THE UNIFORM LOADS INDICATED BELOW, DESIGN TRUSSES FOR ALL SUPERIMPOSED DEAD LOADS INCLUDING BUT NOT LIMITED TO OVERLAY FRAMING, CHIMNEYS, MECHANICAL EQUIPMENT, ETC. DESIGN TRUSSES AND REQUIRED BRACING TO RESIST THE NET WIND UPLIFT INDICATED ON THE DRAWINGS
  - 4.5 DESIGN OF MEMBERS AND CONNECTIONS SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER, REGISTERED IN THE DISTRICT OF COLUMBIA, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER
  - 4.6 DESIGN BOTTOM CHORDS OF GIRDER TRUSSES FOR THE END REACTIONS OF SUPPORTED TRUSSES.
  - 4.7 DESIGN ALL TRUSSES FOR ADDITIONAL SERVICE LOADS INDICATED ON PLAN.
5. DESIGN LOADS
  - 5.1 FLOOR
    - 5.1.1 TOP CHORD DEAD LOAD = 10 PSF
    - 5.1.2 TOP CHORD LIVE LOAD = 20 PSF
    - 5.1.3 BOTTOM CHORD DEAD LOAD = 10 PSF
    - 5.1.4 BOTTOM CHORD LIVE LOAD = 0 PSF
    - 5.1.5 WIND LOADING: SEE DESIGN LOADS SECTION ON SHEET S-001
  - 5.1.5.1 NET WIND UPLIFT = 8 PSF
  - 5.2 DEFLECTIONS
    - 5.2.1 ROOF
      - 5.2.1.1 MAXIMUM LIVE LOAD DEFLECTION = L/360, OR 62" MAXIMUM
      - 5.2.1.2 MAXIMUM TOTAL LOAD DEFLECTION = L/240, OR 1.0" MAXIMUM
  - 5.3 DESIGN ALL BRACING AND BRACING CONNECTIONS FOR ALL TRUSS TO CHORDS, BOTTOM CHORDS AND WEB MEMBERS. PARTICULAR ATTENTION SHALL BE GIVEN TO AREAS IN THE FINISHED STRUCTURE WHICH CONTAIN TRUSSES WITH UN-SHEATHED TOP AND OR BOTTOM CHORD MEMBERS
6. SUBMITTALS
  - 6.1 SUBMIT TRUSS SHOP DRAWINGS WHICH EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR TRUSS DESIGN
  - 6.2 SUBMIT LAYOUT DRAWING WHICH INDICATES THE LOCATION OF EACH TRUSS
  - 6.3 SUBMIT HANGER CONNECTOR TYPES AND LOCATIONS
  - 6.4 INDICATE ALL TEMPORARY AND PERMANENT BRACING REQUIREMENTS OF TRUSS MEMBERS. IN AREAS WHERE TRUSS TOP CHORDS AND/OR BOTTOM CHORDS DO NOT RECEIVE SHEATHING, INDICATE THE REQUIRED CHORD BRACING AND BRACE SPACINGS FOR ALL APPLICABLE LOAD CASES. INDICATE ANCHORAGE OF "CAP" TRUSSES AND/OR "OVERLAY" TRUSSES

CONTRACT NO. 2714, CITY OF RICHMOND, VIRGINIA. THESE PLANS ARE THE PROPERTY OF PENN & CO. AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PENN & CO.

PENN & CO.

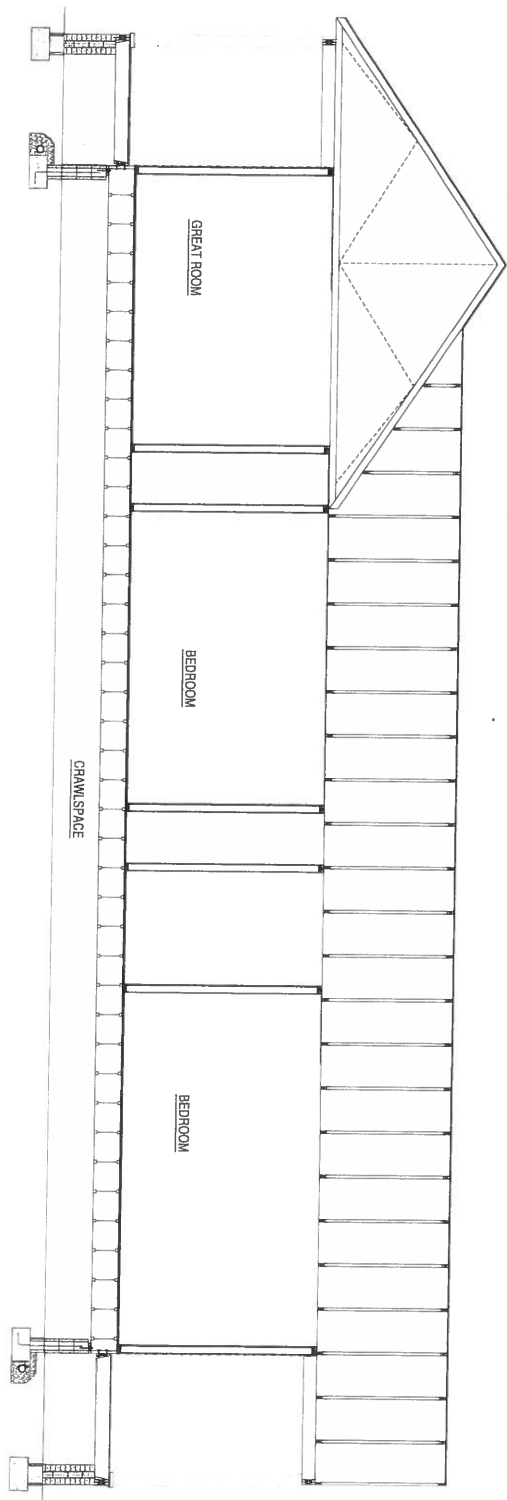
A-102	SINGLE FAMILY RESIDENCE		CAVA CAPITAL, LLC. 1115 SUNSET HILL ROAD, SUITE 304 RESTON, VA 20191 11-11-10-107	PENN & CO. 1220 MARKET STREET PHILADELPHIA, PA 19104	CLIENT REVIEW	2-5-19	DATE
	CITY OF RICHMOND, VIRGINIA						
	SECOND FLOOR PLAN AND ROOF LINE						

COMPANY: PENN & CO. 4200 NEW OLD SQUARE  
 4200 NEW OLD SQUARE  
 RICHMOND, VA 23060  
 TEL: 800-368-7777 FAX: 800-368-7777  
 WWW.PENNANDCO.COM



DATE	BY	REVISION
2-5-19	2-5-19	CLIENT REVIEW

R VALUE	INSULATION LOCATION
R-15	EXTERIOR WALLS
R-19	FLOORS
R-30	CANTILEVERS & OVERHANGS
R-19	FLOOR ABOVE GARAGE
R-38	ALL CEILINGS



**CAVA CAPITAL, LLC.**

1115 SUNSET HILL ROAD SUITE 305  
 RESTON, VA 20191  
 401-315-1514

**PENN & CO.**

4200 NEW OLD SQUARE  
 RICHMOND, VA 23060  
 800-368-7777

**SINGLE FAMILY RESIDENCE**

CITY OF RICHMOND, VIRGINIA

**BUILDING SECTION**

DATE: 2-5-19

BY: [Signature]

PROJECT: 1115 SUNSET HILL ROAD SUITE 305

SCALE: 1/8" = 1'-0"

NOTES:

A-103



CLIENT REVIEW		2-5-19
SYM	DESCRIPTION	DATE



**OPTIONS:**

- 5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY
- 2 IN. X 4 IN. WOOD STUDS SPACED MAX. 24 IN. O.C.
- MIN. 1/2 IN. THICK FIBERGLASS FRICTION FIT
- MIN. 1/2 IN. THICK PL WOOD APPLIED VERTICALLY WITH VERTICAL JOINTS
- CONCRETE ON STUDS. SHEATHING ATTACHED TO STUDS WITH 60 CENT
- GRADED STEEL RODS W/ 6 IN. SPACED 12 IN. O.C. ALONG INTERIOR STUDS AND
- 6 IN. X 1 IN. FEMURALS
- 5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY

70N

1. (3) HINGES, ENTRY HANDLE LOCK SET, DEAD BOLT.

## SCHEDULES AND

1. GENERAL: CLEANING OR SHALL VERIFY ALL WINDOW SCHEDULE INFORMATION PRIOR TO OPENING WINDOWS AND PARTS.
2. ALL WINDOWS NORMAL: GENERAL CONTRACTOR TO VERIFY ACTUAL SIZE AND FINISH REQUIREMENTS WITH WINDOW MANUFACTURER.
3. CLEANING: ALL WINDOWS REQUIRED FOR EMBARKMENT, EGRESS SHALL MEET THE REQUIREMENTS OF IRC 310.1, GENERALLY 27 IN. CLEAR WIDTH, 24 IN. CLEAR HEIGHT, AND 5.7 SQUARE FEET MIN CLEAR OPENING.
4. WINDOW GLAZING SHALL BE WITHIN 1/8" OF FINISH FLOOR.
5. SAFETY GLAZING SHALL BE TEMPERED.

THESE DRAWINGS ARE THE PROPERTY OF PENNCO, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PENNCO, INC.

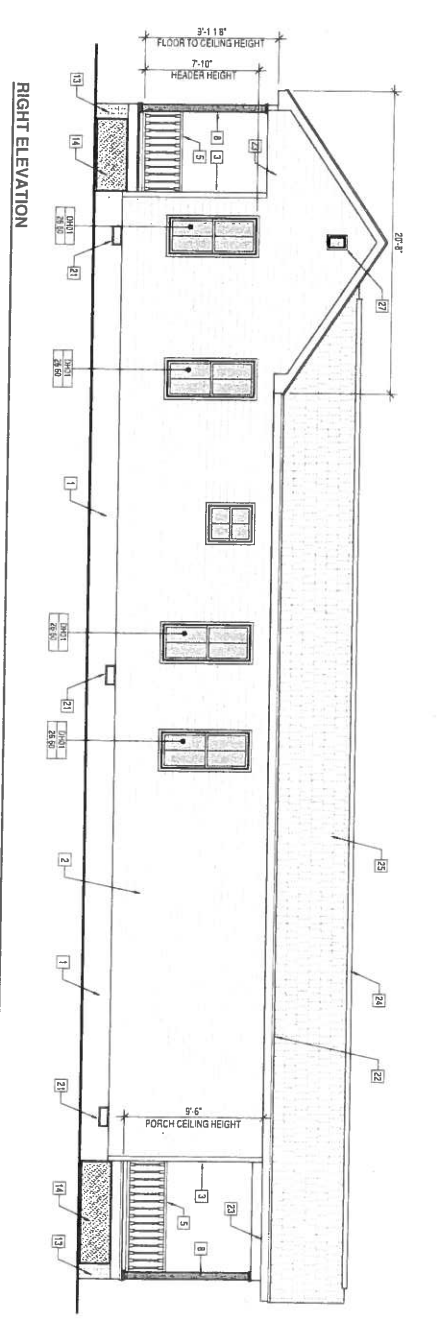
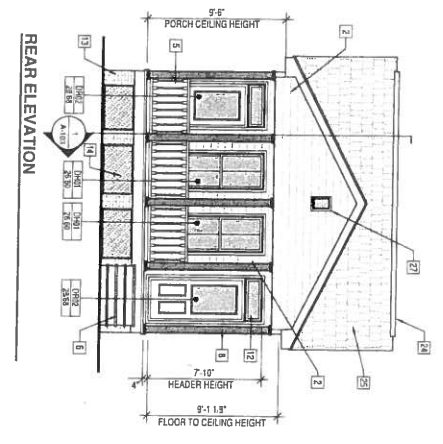
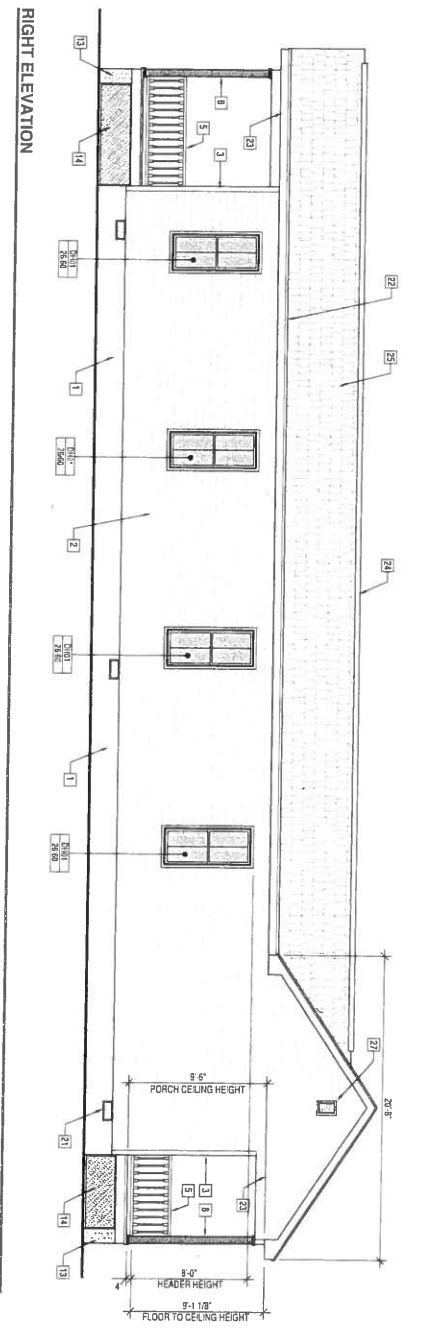
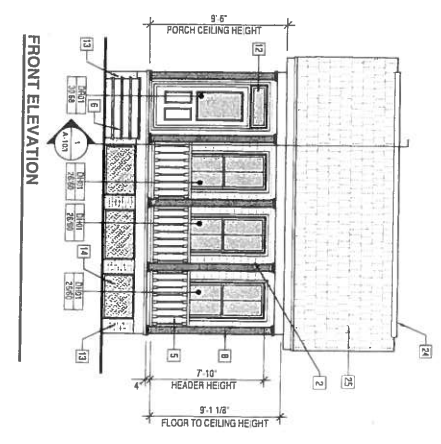
**PENNCO, INC.**

4220 N. HILL ROAD  
SUNSET HILL, VA 20191  
(703) 544-4400

**CAVA CAPITAL, LLC.**  
115 SUNSET HILL ROAD, SUITE 309  
RESTON, VA 20191  
703-441-1111

**SINGLE FAMILY RESIDENCE**  
CITY OF RICHMOND, VIRGINIA  
ALL VIEW ELEVATIONS

DATE	DESCRIPTION
2-5-19	2-5-19



- BLDG ELEVATION MATERIAL LEGEND**
- 1 PAVED FOUNDATION WALL, TYP
  - 2 EXPOSURE FIBER CEMENT HORIZONTAL LAP SHINGLE, PAINT FINISH
  - 3 FIBER CEMENT SIDING TBM AT CORNERS
  - 4 PVC BRACKET BRICK TYP
  - 5 WOOD SHIMONARD BAL, RAILING, PAINT FINISH
  - 6 WOOD FRAMED PORCH AND STEPS, PAINTED
  - 7 HARDWOOD DECKING W/ PAINTED BUILT UP TRIM AT PORCH BARGE BOARD
  - 8 4x4 DECORATIVE WOOD PAINTED COLUMN
  - 9 1x6 PAINTED WOOD TRIM FASCIA
  - 10 FOUR PANEL WOOD DOOR W/ TRANSOM & MOULD SURROUND
  - 11 STEEL DOOR W/ TRANSOM AND PAINTED MOLDING SURROUND
  - 12 9x14 TYP ROOFING
  - 13 BRICK FLIES, TYP
  - 14 WOOD LATTICE BELOW DECK
  - 15 DECORATIVE PVCW WINDOW HEADER
  - 16 EPDM ROOFING AT PORCH ROOF
  - 17 BEADED WM, SKEFF, TYP
  - 18 PVC PICTURE FRAME MOLDING, TYP
  - 19 PVC BEAUT. MOLDING PVCW MOLDING
  - 20 PVC BRACKET PVCW BRKT 11
  - 21 VENTS, SEE FOUNDATION PLAN
  - 22 1x6 PAINTED BARGE BOARD
  - 23 PVC BEADED PORCH PANELING
  - 24 ROOF VENTS
  - 25 ARCHITECTURAL SHINGLES
  - 26 12x12 FOUNDATION VENT
  - 27 18x24 GABLE VENT TYP

Given under my hand this 5th day of March, 1936.

Clarence S. Wallerstein, Notary Public.

CITY OF RICHMOND, to-wit:

In the Office of the Court of Chancery for said City,  
the 12th., day of March, 1936.

This deed was presented, and with the Certificates annexed,  
admitted to record at 12 o'clock M.

Testes:

Chas. O. Saville, Clerk.

Craddock, &c.

To- B & B

McNeil, &c.

3-12-36/ 165

Rev. Stamps,  
\$1.00  
Cancelled.

*James M. McNeil*  
Notary Public  
Richmond, Va.  
Mar 13 1936

THIS DEED, Made this Ninth day of March, in the year 1936, be-  
tween Josie L. Craddock and William T. Craddock, her husband, of the City of  
Richmond, Virginia, parties of the first part, and James M. McNeil and Margaret  
Etta McNeil, of the said City parties of the second part,

WITNESSETH: That in consideration of the sum of Ten Dollars  
(\$10.00) and other good and valuable consideration the said parties of the first  
part do grant unto the said parties of the second part, with General Warranty,  
jointly, for and during the term of their natural lives, with remainder in fee to  
the survivor of them, the following described property, to-wit:

All that certain lot of land, in the City of Richmond, Virginia,  
with the improvements thereon, known as No. 1719 North 28th Street, bounded and  
described as follows:

Beginning at a point on the east line of 23th Street 330 feet  
south of Mill Road, or County Road, thence running southwardly along and fronting  
on the said east line of 28th Street 60 feet, thence extending back from said front  
in an eastwardly direction and between parallel lines 130 feet to an alley 20  
feet wide; being lots 49 and 50 in block 4, in the plan of Valentine Hechler's  
estate.

Being the same real estate conveyed to Josie L. Hunter by Mattie  
J. Haywood, widow, by her deed dated July 22, 1926, and recorded in the clerk's  
Office of Richmond Chancery Court in D.B. 333-2, page 158; the said Josie L. Hunter  
having since married William T. Craddock.

This conveyance is made subject to a certain deed of trust from  
Josie L. Craddock and husband to Pollard & Bagby, Inc., Trustee, dated February 9,  
1931, and duly recorded, securing the principal sum of \$1250. and interest, on  
which there is a balance due of \$875.00 on the principal.

The said parties of the second part as evidenced by their  
signatures hereto covenant and bind themselves to pay off and discharge the  
said debt when due.

The said parties of the first part covenant that they have the  
right to convey the said land to grantee; that they have done no act to encumber

THIS DEED, Made this 9th day of January, 1952, by and between James M. McNeil and Rosa McNeil, his wife, parties of the first part, and James M. McNeil and Rosa McNeil, husband and wife, parties of the second part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars, (\$10.00), and other good and valuable considerations, receipt of which is hereby acknowledged, the said parties of the first part do grant and convey, with General Warranty, unto the said parties of the second part, as tenants by the entireties, with the right of survivorship as at common law, the following described real estate, to-wit:

All that certain lot of land, in the City of Richmond, Virginia, with the improvements thereon, known as No. 1719 North 28th Street, formerly, and now known as No. 1727 North 28th Street, bounded and described as follows:

Beginning at a point on the east line of 28th Street 330 feet south of Mill Road, or County Road, thence running southwardly along and fronting on the said east line of 28th Street 60 feet, thence extending back from said front in an eastwardly direction and between parallel lines 130 feet to an alley 20 feet wide; being lots 49 and 50 in Block 4, in the plan of Valentine Hechler's estate.

Being the same real estate conveyed to James M. McNeil, one of the parties of the first part, and his then wife, Margaret Etta McNeil, now deceased, by deed dated March 9th, 1936, from Josie L. Craddock and William T. Craddock, her husband, and duly recorded in the Clerk's Office of the Chancery Court of the City of Richmond, Virginia, in Deed Book 401-A, page 85.

The said parties of the first part covenant that they have the right to convey the said land to the grantees; that they have done no act to encumber the said land; that the grantees shall have quiet possession of said land, free from all encumbrances, and that they will execute such further assurances of the said land as may be requisite.

In Witness Whereof, the said parties of the first part have hereunto affixed their hands and seals this 9th day of January, 1952.

*James M. McNeil* (S.S.L.)

*Rosa McNeil* (S.S.L.)

State of Virginia,

City of Richmond, to-wit:-

I, Bernice P. Willis, a Notary Public in and for the City and State aforesaid, do certify that James M. McNeil and Rosa McNeil, his wife, whose names are signed to the foregoing writing, bearing date on the 9th day of January, 1952, have each acknowledged the same before me in my City aforesaid.

My commission expires December 27, 1953.

Given under my hand this 9th day of January, 1952.

*Bernice P. Willis*  
Notary Public.

ORIGINAL DEED  
DELIVERED

*Rosa McNeil*  
Y RECPY





CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

February 9, 2018

Cava Capital LLC  
5310 Markel Road  
Suite 104  
Richmond, VA 23230

ATTN: Kelly Henderson

**RE: 1727 North 28<sup>th</sup> Street (Tax Map #: E000-0951/062)**

Dear Ms. Henderson:

In response to your request for a Lot Split Validation Letter for the above-referenced property, please be advised of the following:

The property is located within an R-5 (Single-Family Residential) zoning district, which permits single family detached dwelling uses and additional principal and accessory uses that are permitted in the R-1 zoning district. The R-5 District requires a minimum lot area of not less than six thousand square feet (6,000 SF) and a minimum lot width of not less than fifty feet (50') for single-family detached dwellings.

According to City Assessor's records and deeds, the subject property has a lot area of seven thousand eight hundred square feet (7,800) square feet, with a width of sixty feet (60') and length of one hundred and thirty feet (130').

According to an April 26, 2000, Deed (current owner), the subject property has been conveyed as "*All that certain lot of land, in the City of Richmond, Virginia, with the improvements thereon, shown as No. 1719 North 28<sup>th</sup> Street, formerly, and now known as No. 1727 N. 28<sup>th</sup> Street, bounded and described as follows: Beginning at a point of the east line of 28<sup>th</sup> Street, 330 feet south of Mill Road, or County Road, thence running southwardly along and fronting on the said east line of 28<sup>th</sup> Street 60 feet; thence extending back from said front in an eastwardly direction and between parallel lines 130 feet to an alley 20 feet wide; being Lot 49 and 50 in Block 4, in the plan of Valentine's Hechler's Estate.*" A copy of the deed is attached. The property is deeded as one (1) independent lot of record and has been since, at least 1942.

As proposed, your intent is to split the subject property, creating a new independent vacant lot for the construction of one single-family detached dwelling on each lot. Since the minimum lot area and lot width requirements would not be met for any proposed division of this property, requesting a variance from the Board of Zoning Appeals (BZA) per Section 30-1040.3(2) of the zoning ordinance (copy attached) may be possible; additionally, a Special Use Permit (SUP) from City Council may be a possibility. Be advised, it may be difficult to obtain approval from the Board unless you can prove the lot width would be consistent with the predominant lot widths within the block. For information concerning the BZA process, please contact the Zoning Administration office at 646-6340. For information concerning the SUP process, please contact the Land Use Administration Office at 646-6304.

In summary, based on the information available at this time, it is my determination that the lot cannot be legally split into two new lots and without a variance from the BZA or SUP from City Council. A single family detached home may be built on the existing lot without special approval and would be required to meet the following provisions:

1. Front yard- not less than 25 feet (25'), provided that additional distance may be required based on the front yard of adjacent buildings located within 100 feet of any new building.
2. Side yards- not less than five feet (5'); *three feet (3') or 10% of the width of the new lot, whichever is greater, would be required if a variance were to be granted for a lot split for each lot that is less than fifty feet (50') in width.*
3. Rear yard- not less than five feet (5')
4. Lot coverage- not to exceed thirty-five percent (35%) of the area of the lot.
5. Building height- not to exceed thirty-five feet (35')
6. Parking- minimum of one (1) on-site parking space per dwelling unit.

***You are hereby advised that you have thirty (30) days from this notice in which to appeal this decision to the Board of Zoning Appeals, in accordance with §15.2-2311 of the Code of Virginia and §17.19 of the Richmond City Charter, or this decision shall be final and unappealable. Such appeal must be in writing and must be filed with the Secretary of the Board of Zoning Appeals. Said appeal shall indicate in specific terms the grounds for the appeal and must be accompanied by a filing fee of two hundred fifty dollars (\$250.00).***

I hope that this information is sufficient. If you should desire additional information or have questions concerning this letter, please contact Rich Saunders by Email: at: [Richard.Saunders@Richmondgov.com](mailto:Richard.Saunders@Richmondgov.com) Or by telephone at: (804) 646-6356.

Sincerely,



William C. Davidson  
Zoning Administrator

Cc: Myrie LLC c/o R Edwards  
P.O. Box 1115  
Ashland, Virginia 23005