



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

April 8, 2019

Congregation Beth Ahabah  
1111 W Franklin Street  
Richmond, VA 23220

Larry Salzman  
1501 Harborough Road  
Richmond, VA 23238

To Whom It May Concern:

RE: **BZA 18-2019**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, May 1, 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 metal 8' security fence accessory to an existing place of worship at 1111 WEST FRANKLIN STREET (Tax Parcel Number W000-0531/009), 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

BZA 18-2019

Page 2

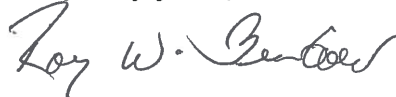
April 8, 2019

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.

1022 West Franklin LLC  
200 W Franklin St  
Richmond VA 23220

1028 West Franklin Street LLC  
12918 Grendon Drive  
Midlothian VA 23113

1102 West Avenue LLC  
2513 W Main Street  
Richmond VA 23220

1103 Franklin LLC  
10910 Forest Gate Place  
Glenn Dale MD 20769

1126 West Corp  
6401 Cobbs Drive  
Waco TX 76710

Beckstoffer Brian J & Mary W  
1120 West Ave  
Richmond VA 23220

Cabaniss Amy  
1100 West Ave  
Richmond VA 23220

Campus Holding 4 LLC  
200 W Franklin St  
Richmond VA 23220

Campus Holding 5 LLC  
200 W Franklin St  
Richmond VA 23220

Coburn Samuel Perry & Jessica Jones  
1110 West Ave  
Richmond VA 23220

Congregation Beth Ahaban Trs & St James's  
Episcopal Church Trs  
1205 W Franklin St  
Richmond VA 23220

Deep Bluewater LLC  
2111 West Main St  
Richmond VA 23220

Dendy H Benson Iii  
1142 West Ave  
Richmond VA 23220

Garage Stewart H & Tompkins Edward G  
1128 West Ave  
Richmond VA 23220

Gresham Court II LLC  
2111 W Main St  
Richmond VA 23220

Hebert Bernard J  
1118 West Ave  
Richmond VA 23220

Kogan Sanford D  
1138 West Ave  
Richmond VA 23220

Kraft Living Trust Trs  
1122 West Ave  
Richmond VA 23220

Kreckman Paul W & Linn P  
1134 West Ave  
Richmond VA 23220

Levy Mark M & Christine N  
1144 West Ave  
Richmond VA 23220

Lighthouse LLC  
2111 W Main Street  
Richmond VA 23220

Lindholm Christina O & Richard Lee Harris  
1116 West Ave  
Richmond VA 23220

Longest Jean M & George C  
1136 West Ave  
Richmond VA 23220

Marcello David E Iii & Sardegna Kathleen M  
1008 West Ave  
Richmond VA 23220

Mccard John F & Cynthia K  
1104 West Ave  
Richmond VA 23220

Mihtis Reynalda R & Athanasios  
1107 W Franklin St  
Richmond VA 23220

Militana Mark D  
1101 W Franklin St  
Richmond VA 23220

Muth Family 2013 Revocable Trust Trs  
1130 West Ave  
Richmond VA 23220

Nassif Douglas S Trust Trs & Fullerton Taryn  
L Trust Trs  
1124 West Ave  
Richmond VA 23220

O'Brien Sean D & Elisabeth B  
1134 1/2 West Ave  
Richmond VA 23220

Potter Laura  
1112 West Ave  
Richmond VA 23220

Powell 1024 LLC  
9000 Matoaka Glen Rd  
Quinton VA 23141

Reed Frederic Scott & Anna W  
1140 West Ave  
Richmond VA 23220

Saint James Prot Episcopal Church & Beth  
Ahabah Tr  
1201 W Franklin St  
Richmond VA 23220

Shukla LLC  
3418 Robious Forest Way  
Midlothian VA 23113

St James Protestant Episcopal Church  
1205 W Franklin St  
Richmond VA 23220

Van Blaricom David  
1005 W Franklin St Unit 5  
Richmond VA 23220

Vetter Roland & Laura B  
1132 West Avenue  
Richmond VA 23220

Watkinson Wayne P Trustee Nelson Nannie  
Rev Living Trust  
Po Box 18175  
Richmond VA 23226

West Franklin Street LLC  
10910 Forest Gate Pl  
Glenn Dale MD 20768

Williams Michael D & Jill T  
1146 West Ave  
Richmond VA 23220

**Property:** 1117 W Franklin St **Parcel ID:** W0000531009**Parcel**

**Street Address:** 1117 W Franklin St Richmond, VA 23220-0  
**Alternate Street Addresses:** 1121 W Franklin St  
: 1125 W Franklin St  
: 1109 W Franklin St  
: 1111 W Franklin St  
**Owner:** BETH AHABA CONGREGATION TR  
**Mailing Address:** 1117 W FRANKLIN ST, RICHMOND, VA 2322000000  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 440 - VCU  
**Property Class:** 468 - B Religious/Church/Synagogue  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Exemption Code:** 400 - Place of Worship, Convent, Monastery, Abbey

**Current Assessment**

**Effective Date:** 01/01/2019  
**Land Value:** \$1,272,000  
**Improvement Value:** \$3,514,000  
**Total Value:** \$4,786,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 40382.79  
**Acreage:** 0.927  
**Property Description 1:** 0279.95X0144.25 0000.927 AC  
**State Plane Coords( ?<#>):** X= 11785665.2861 Y= 3725782.0832  
**Latitude:** 37.55089249 , **Longitude:** -77.45550819

**Description**

**Land Type:** Primary Commercial/Indust Land  
**Topology:**  
**Front Size:** 279  
**Rear Size:** 144  
**Parcel Square Feet:** 40382.79  
**Acreage:** 0.927  
**Property Description 1:** 0279.95X0144.25 0000.927 AC  
**Subdivision Name :** NONE  
**State Plane Coords( ?<#>):** X= 11785665.2861 Y= 3725782.0832  
**Latitude:** 37.55089249 , **Longitude:** -77.45550819

**Other**

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

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$1,272,000	\$3,514,000	\$4,786,000	Reassessment
2018	\$1,131,000	\$3,458,000	\$4,589,000	Reassessment
2017	\$1,131,000	\$3,150,000	\$4,281,000	Reassessment
2016	\$1,131,000	\$3,150,000	\$4,281,000	Reassessment
2015	\$1,275,000	\$3,150,000	\$4,425,000	Reassessment
2014	\$1,275,000	\$3,150,000	\$4,425,000	Reassessment
2013	\$1,275,000	\$3,150,000	\$4,425,000	Reassessment
2012	\$1,275,000	\$3,150,000	\$4,425,000	Reassessment
2011	\$1,275,000	\$3,150,000	\$4,425,000	CarryOver
2010	\$1,275,000	\$3,150,000	\$4,425,000	Reassessment
2009	\$1,275,000	\$3,150,000	\$4,425,000	Reassessment
2008	\$1,275,000	\$3,150,000	\$4,425,000	Reassessment
2007	\$1,274,800	\$2,607,000	\$3,881,800	Reassessment
2006	\$637,400	\$2,607,000	\$3,244,400	Reassessment
2005	\$607,000	\$2,607,000	\$3,214,000	Reassessment
2004	\$665,500	\$2,793,800	\$3,459,300	Reassessment
2003	\$578,700	\$2,539,800	\$3,118,500	Reassessment
2002	\$578,700	\$2,539,800	\$3,118,500	Reassessment
2001	\$287,500	\$750,000	\$1,037,500	Reassessment
2000	\$250,000	\$750,000	\$1,000,000	Reassessment
1998	\$250,000	\$750,000	\$1,000,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
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**Planning**

**Master Plan Future Land Use:** SF-MD  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Planning District:** Near West  
**Traffic Zone:** 1096  
**City Neighborhood Code:** FAN  
**City Neighborhood Name:** The Fan  
**Civic Code:** 0350  
**Civic Association Name:** Fan District Association  
**Subdivision Name:** NONE  
**City Old and Historic District:** West Franklin Street  
**National historic District:** West Franklin Street  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:**

**Economic Development**

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

**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	1011	0404001	040400
1990	108	0404001	040400

**Schools**

**Elementary School:** Fox  
**Middle School:** Binford  
**High School:** Jefferson

**Public Safety**

**Police Precinct:** 3  
**Police Sector:** 313  
**Fire District:** 10  
**Dispatch Zone:** 034A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 2  
**Voter Precinct:** 206  
**State House District:** 71  
**State Senate District:** 9  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** C01 - 1109-1111 W Franklin  
**Year Built:** 1900  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 0  
**Number Of Bed Rooms:** 0  
**Number Of Full Baths:** 0  
**Number Of Half Baths:** 0  
**Condition:** normal for age  
**Foundation Type:**  
**1st Predominant Exterior:**  
**2nd Predominant Exterior:** N/A  
**Roof Style:** 1  
**Roof Material:**  
**Interior Wall:**  
**Floor Finish:**  
**Heating Type:** 0 sf  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and Yard Items) :**

**Extension 1 Dimensions**

**Finished Living Area:** 8008 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 3916 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 0 Sqft  
**Deck:** 0 Sqft

**Extension 2 Details**

**Extension Name:** C02 - 1117-21 W Franklin  
**Year Built:** 1930  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 0  
**Number Of Bed Rooms:** 0  
**Number Of Full Baths:** 0  
**Number Of Half Baths:** 0  
**Condition:** normal for age  
**Foundation Type:**  
**1st Predominant Exterior:**  
**2nd Predominant Exterior:** N/A  
**Roof Style:** 1  
**Roof Material:**  
**Interior Wall:**  
**Floor Finish:**  
**Heating Type:** 0 sf  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N



**Building Description (Out Building and  
Yard Items) :****Extension 2 Dimensions**

**Finished Living Area:** 30726 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 7731 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 0 Sqft  
**Deck:** 0 Sqft

**Extension 3 Details**

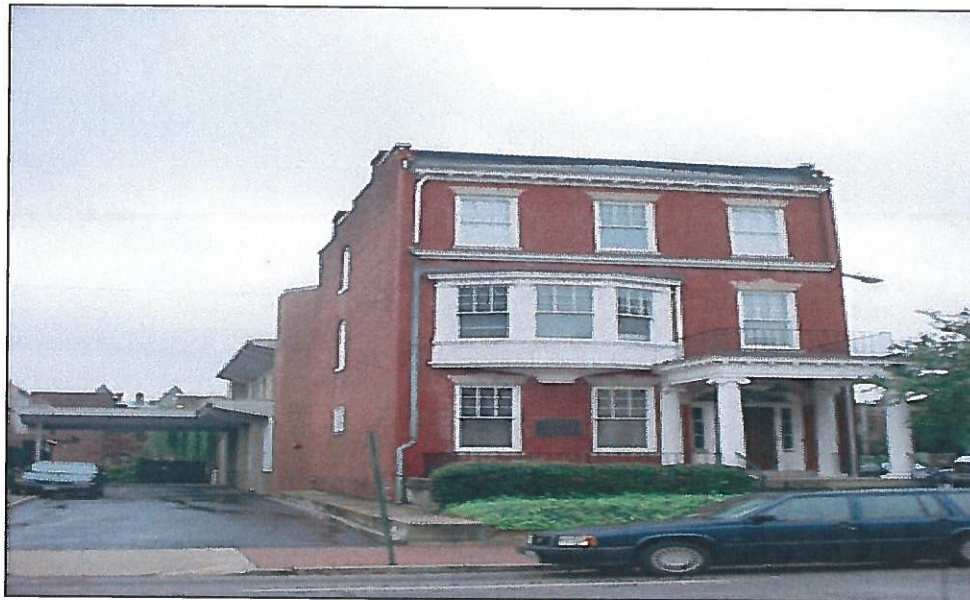
**Extension Name:** R01 - 1125 W Franklin 2 & 3 story  
**Year Built:** 1900  
**Stories:** 3  
**Units:** 0  
**Number Of Rooms:** 6  
**Number Of Bed Rooms:** 4  
**Number Of Full Baths:** 1  
**Number Of Half Baths:** 0  
**Condition:** normal for age  
**Foundation Type:** None  
**1st Predominant Exterior:** Brick  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Gable  
**Roof Material:** Asphalt shingles  
**Interior Wall:** Drywall  
**Floor Finish:** Carpet, Vinyl tile  
**Heating Type:** Forced hot air  
**Central Air:** Y  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and  
Yard Items) :** Residential Detached Garage

**Extension 3 Dimensions**

**Finished Living Area:** 7781 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 0 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 224 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 0 Sqft  
**Deck:** 0 Sqft

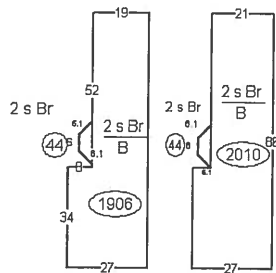
[<#>](#)**Property Images**

Name:W0000531009 Desc:C01

[Click here for Larger Image](#)

**Sketch Images**

Name: W0000531009 Desc: C01



# 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

PROPERTY		TO BE COMPLETED BY THE APPLICANT	
OWNER:	<u>Congregation Beth Ahabah</u>	PHONE: (Home) (804) <u>358-6757</u>	(Mobile) ( ) _____
ADDRESS	<u>1111 W Franklin Street</u>	FAX: ( ) _____	(Work) ( ) _____
	<u>Richmond, VA 23220</u>	E-mail Address: _____	
PROPERTY OWNER'S			
REPRESENTATIVE:	<u>Larry Salzman</u>	PHONE: (Home) (804) <u>740-6904</u>	(Mobile) ( ) _____
(Name/Address)	<u>1501 Harborough Road</u>	FAX: ( ) _____	(Work) ( ) _____
	<u>Richmond, VA 23238</u>	E-mail Address: <u>lsalzman@salzmanrealestate.net</u>	

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1111 West Franklin Street

TYPE OF APPLICATION: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER \_\_\_\_\_

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.5(1)c & 30-630.9(b)

APPLICATION REQUIRED FOR: A building permit to construct a metal 8' security fence accessory to an existing place of worship.

TAX PARCEL NUMBER(S): W000-0531/009 ZONING DISTRICT: R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The maximum permitted height for a fence is exceeded. No fence or wall located within a rear yard shall exceed six and a half feet (6.5') in height. An eight foot (8') fence is proposed on the rear property line.

DATE REQUEST DISAPPROVED: March 13, 2019 FEE WAIVER: YES ☐ NO: ☒

DATE FILED: March 13, 2019 TIME FILED: 11:11 a.m. PREPARED BY: Brian Mercer RECEIPT NO. BZAC-050867-2019

AS CERTIFIED BY: [Signature] (ZONING ADMINSTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) \_\_\_\_\_ OF THE CHARTER OF THE CITY OF RICHMOND

SECTION 15.2 -2309.2 ☒ OF THE CODE OF VIRGINIA [OR]

SECTION 1040.3 PARAGRAPH(S) \_\_\_\_\_ OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter ☐

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 3/27/19

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

CASE NUMBER: BZA 18-2019 HEARING DATE: May 1, 2019 AT 1:00 P.M.



BOARD OF ZONING APPEALS CASE BZA 18-2019  
150' Buffer

APPLICANT(S): Congregation Beth Ahabah

PREMISES: 1111 West Franklin Street

(Tax Parcel Number W000-0531/009)

SUBJECT: A building permit to construct a metal 8' security fence  
accessory to an existing place of worship.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.5(1)c & 30-630.9(b)  
of the Zoning Ordinance for the reason that:  
The maximum permitted height for a fence 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 (646-6340/6701). 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/PlanningAndDevelopment/ReviewCivicAssociationGroupInformation.aspx>. Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.
4. **Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting.** It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow (804-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

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

(Revised: 4/28/16)





CONGREGATION  
**BETH AHABAH**

March 13, 2019

City of Richmond  
Board of Zoning Appeals  
Application – Congregation Beth Ahabah

Congregation Beth Ahabah has a 5-building campus located at 1109 – 1125 W. Franklin Street. We recently completed new construction which closed a driveway that ran from W. Franklin St. to the rear alley. This driveway was located between 1121 and 1125 W. Franklin St. The area behind the new construction is now a paved courtyard that will be used for education, worship and recreation.

We have been approved by CAR (letter attached) to construct an opaque metal fence along the rear of the courtyard. This fence will enclose the courtyard and make it more suitable for the uses described above. The fence will be 6 ½ feet tall and will be located very close to the property line between our campus and the alley.

We are requesting a variance / special exception to allow us to add 18” finials to the top of the fence. These finials will provide additional security. These finials have been approved by CAR subject to zoning compliance. We will contact St. James’ Episcopal Church (our next-door neighbor) and the West Avenue Civic Association well in advance of our appearance before the BZA on May 1, 2019.

A package of information is attached.

Please contact me if you have questions or would like additional information.

Sincerely,

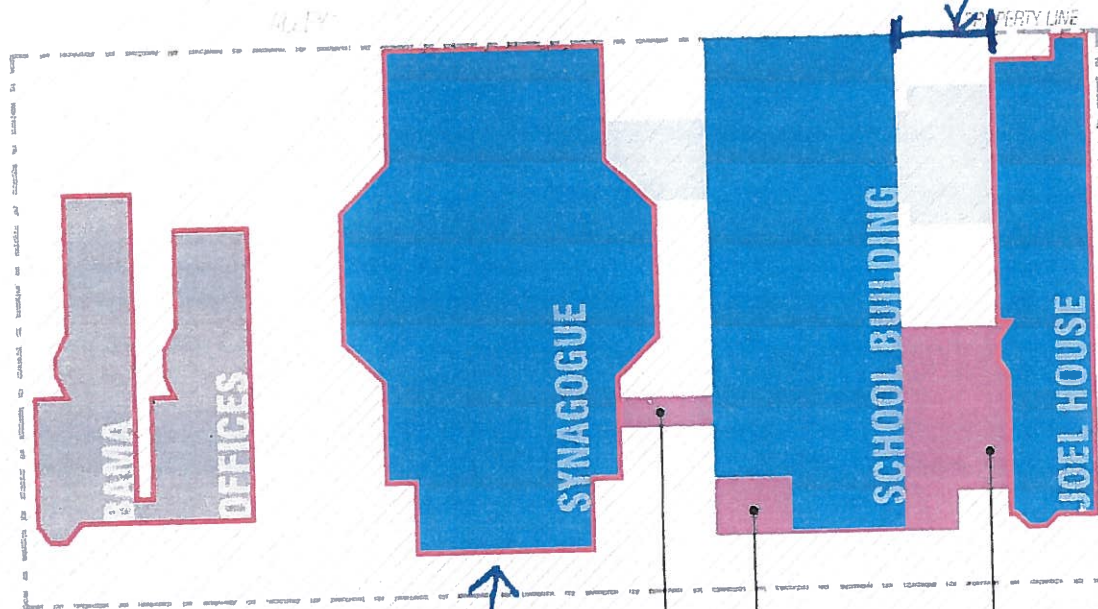
Lawrence A. Salzman  
President, Congregation Beth Ahabah



FENCE LOCATION

PROPOSED

ALLEY



WEST FRANKLIN STREET

Bridge connection

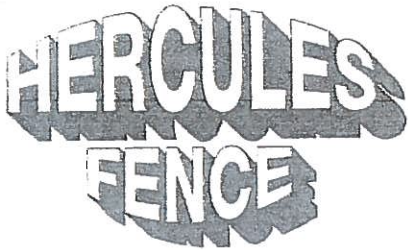
New Entrance

Infill Addition

1111 W. FRANKLIN ST.







"Security in Every Job"

## Job Summary

Job Name:  
Contractor:  
Estimator:  
Days In Job:  
Utilities:

Contact:  
Contact Phone:  
Pager Number:  
Fax Number:

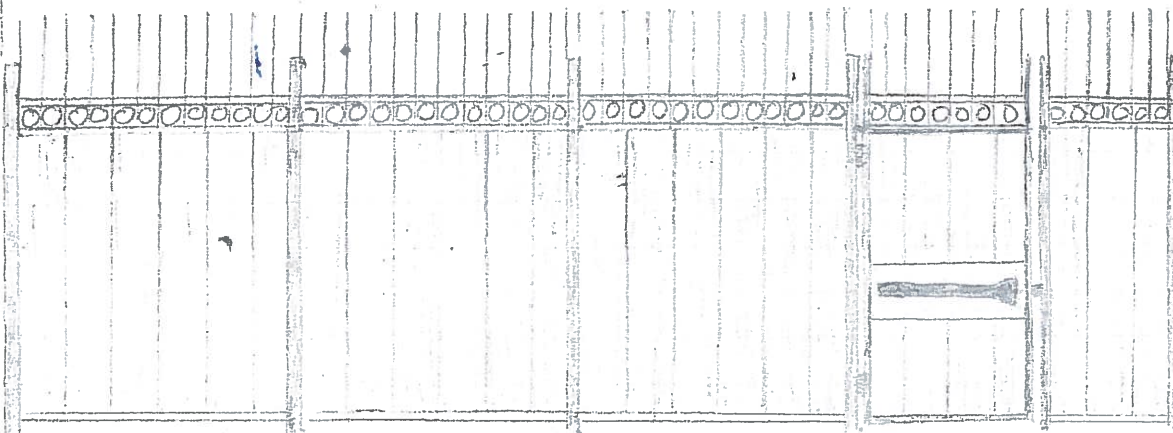
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Height \_\_\_\_\_ Footage \_\_\_\_\_  
LPOC \_\_\_\_\_ Ftg Dia. \_\_\_\_\_ X \_\_\_\_\_  
LPOC \_\_\_\_\_ Ftg Dia. \_\_\_\_\_ X \_\_\_\_\_  
Rail O.D. \_\_\_\_\_ Gg: \_\_\_\_\_  
Bracing \_\_\_\_\_ T.Wire Top \_\_\_\_\_  
Access \_\_\_\_\_ Grade \_\_\_\_\_  
Special Equip: \_\_\_\_\_

Selvage  $\uparrow$  \_\_\_\_\_ Strands \_\_\_\_\_  
Selvage  $\uparrow$  \_\_\_\_\_ Strands \_\_\_\_\_  
E/C/P \_\_\_\_\_ X \_\_\_\_\_ G.P. \_\_\_\_\_ X \_\_\_\_\_

Directions to Job

THE 6' FENCE IS  
ALREADY APPROVED.  
WE SEEK A VARIANCE  
FOR THE FINIALS.  
THE FENCE WILL BE  
OPAQUE BROWN METAL.

- 3 6x6 Panels  
1 6x3 Panel  
6 Posts 4"  
1 4" Single Gate Egress  
Panic hardware keyed to outside  
Self closing hinges



inside looking out

NTS



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

**Administrative Approval**  
Commission of Architectural Review

January 29, 2019

Mr. Lawrence A. Salzman, MAI  
P.O. Box 29806  
Richmond, VA 23242

RE: Administrative Approval (COA-048413-2019) for 1111 W. Franklin Street – Fence

Dear Applicant

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

The administrative approval covers the following work items: installation of a metal fence at the rear of the property.

The approval is conditioned on the following: The fence will not exceed the height allowed by the zoning designation and the fence and gate will be painted white, dark brown, or stained a neutral color.

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

Please call me at 804.646.7550 or e-mail me at [Carey.Jones@richmondgov.com](mailto:Carey.Jones@richmondgov.com) if you have any questions.

Sincerely,

Carey L. Jones, Secretary Commission of Architectural Review  
Planning and Preservation Division

# DESCRIPTION OF THE FENCE



## Ornamental Privacy Screen Fence Section 32 31 19

### PART 1 GENERAL

#### 1.01 SECTION INCLUDES

A. Furnish labor, materials and equipment to include privacy fencing for the referenced project.

#### 1.02 SUBMITTALS

A. Changes in specification are only upon written approval by customer.

B. Shop Drawings: Shall consist of dimensions, sizes, finishes and post foundations.

C. Product Data: Manufacturer's certification indicating material compliance and installation.

D. Samples: Color selections for polyester powder coated finishes. If requested, samples of fence components delivered to customer. *Color to be Brown*

### PART 2 PRODUCTS

#### 2.01 MANUFACTURER

A. Iron World, 9390 Davis Ave. Howard County, MD 20743 (phone (301) 766-7448 fax (301) 776-7449, web-site [www.IronWorldFencing.com](http://www.IronWorldFencing.com)).

Additional qualified manufacturers having a minimum of 5 years experience manufacturing ornamental picket fencing will be reviewed by the customer to determine conformity to the following specifications for design, size, gauge of metal parts and fabrication.

B. Ornamental Privacy Fence:

Style: Industrial (Height: 6'-6"  
*Guardian Picket 4 Rings* 1'-6")

C. Approved Manufacturer:

Iron World, Howard County, MD  
Telephone 301-776-7448  
Fax 301-776-7449

[www.IronWorldFencing.com](http://www.IronWorldFencing.com)

## 2.02 ORNAMENTAL PRIVACY FENCE

A. Fence Boards: Boards shall be 25 gauge steel min, conforming to the requirements of ASTM A-653 and shall have a hot-dipped galvanized coating designation G-60, zinc coating (0.60 oz/ft<sup>2</sup>).

B. Rails: Horizontal U" channels shall be 1½" x 1 ⅜" x 1 ½" 11 gauge wall thickness (.120") and galvanized: G60 zinc coating 0.60 oz/ft<sup>2</sup>. Manufactured per ASTM A653 with a 50,000 psi (344 mpa) yield strength. Rails shall be mechanically punched to receive pickets and drive rivets. Attach rails to brackets using 2 each 1/4" industrial drive rivets.

C. Posts: Manufactured using galvanized steel tube, inside and outside, produced per ASTM A787 with a G60 zinc coating, 0.60 oz/ft<sup>2</sup>. steel to have 45,000 psi (310 mpa) yield strength. Post size 4" square minimum having a 12 gauge wall thickness.

D. Finish: All posts, caps and fence panels shall be polyester coated individually after fabrication to thoroughly coat all surfaces for additional corrosion protection. All components enter a 5 stage in line cleaning process to prepare the galvanized surfaces for complete adhesion of the finish coat. Components are given a TGIC polyester resin powder coating applied by the electrostatic spray process to 3.0 mil thickness. The finish is baked in an oven for 15 — 20 minutes at a temperature ranging from 400°F. Colors are available in black or white (brown, ensor green, woodland green and specials).

## 2.03 ACCESSORIES

A. Post Caps: Aluminum or formed steel manufactured to form a weather-tight closure. Caps shall be ball type or flat top (choose one) style on each post.

B. Rail/Post Brackets: Standard 1½" x 1 ⅜" x 1 ½", 11 gauge galvanized steel channels. Cover to be pressed to bracket for permanent installation. Bracket shall be fastened to post with one spray galvanized hex bolt. Rails shall be fastened to bracket with aluminum air craft rivets with 1500# break load.

C. Rings: Cast aluminum rings attached to rails by insertion of mounting block into upper rail. Rings attached to rails with standard drive rivet to prevent removal.

D. Boards shall be secured to rails with ¼" aluminum industrial drive rivets to prevent movement. Rivets have a shear strength of 1,500# and a holding power of 1,100#.

## 2.04 GATES

Ornamental privacy swing gates (see additional specifications).

## 2.05 SETTING MATERIALS

A. Concrete: Minimum 28 day compressive strength of 2,500 psi.

B. Plated Post: Provide 3/8" steel base plates with 4 holes for surface mounting where indicated.

## PART 3 EXECUTIONS

### 3.01 EXAMINATION

A. Fence layout to be surveyed and staked by customer on finish grades.

B. Property lines and legal boundaries of work to be clearly established by the general contractor or property owner.

### 3.02 FENCE INSTALLATION

A. Install fence per fence industry standards.

B. Set post by calling manufacturer for exact settings.

C. Set posts in concrete having a diameter 4 times the diameter of the post, and 6" deeper than the bottom of the post. Forms are not necessary or recommended.

D. Check each post for vertical and top alignment.

E. Attach panels to brackets using two 1/4 aluminum air craft rivets.

### 3.03 INSTALL AND SECURE SPECIFIED POST TOPS

### 3.04 CLEANING

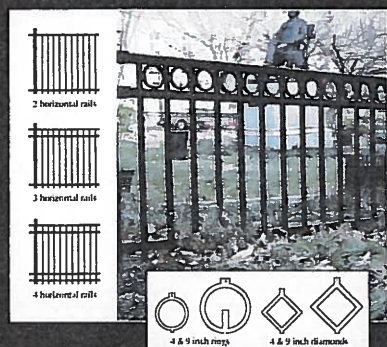
A. Clean up debris and remove from the site.



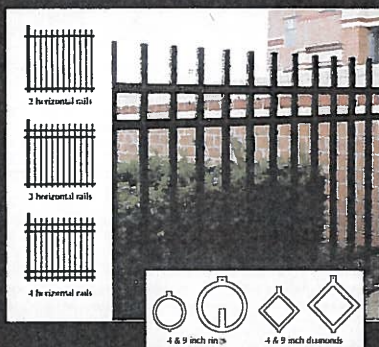
# MAVERICK™ - C (Commercial)

The Maverick™ - C (Commercial) is the Maverick™ - I (Industrial) with a 15 gauge channel. The commercial line is available in both 3/4 and 1 inch steel pickets. These pickets are available in 16 gauge and 18 gauge steel. Industrial Aircraft Rivets are used to attach each individual picket to the rail allowing the section to rack to your job specifications. These rivets provide the strength of a welded product without the rusting that accompanies them. The Maverick™ - C can rack up to 24 inches on a standard punch channel. The following styles are available in Maverick™ - C:

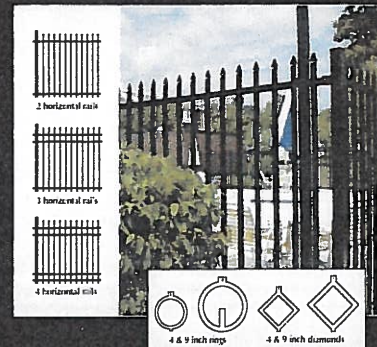
Aberdeen



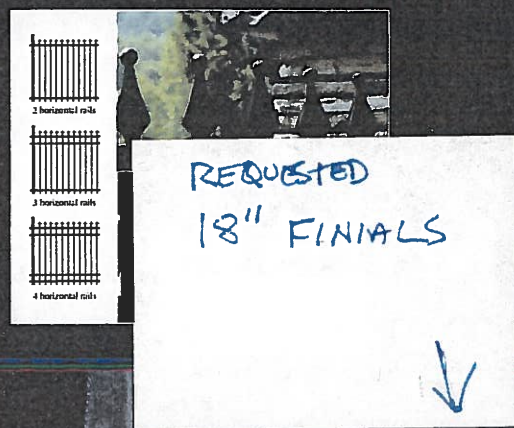
Canterbury



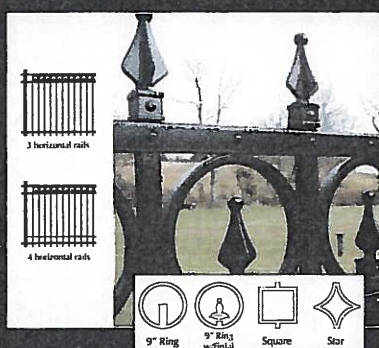
Barcelona



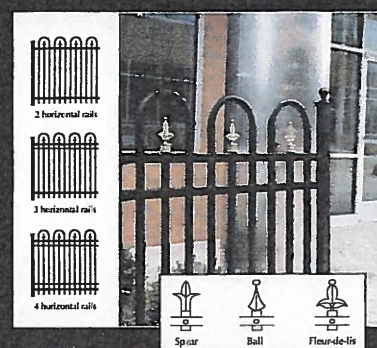
Georgetown



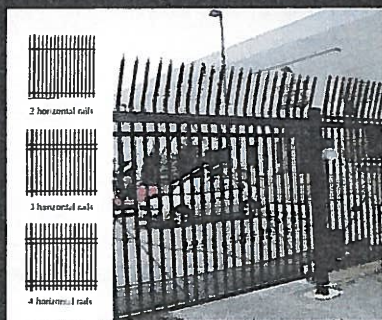
Old Town Series



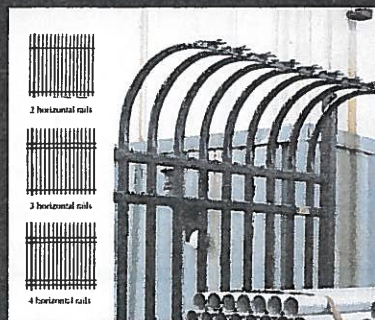
St. Vincent



Guardian (17°)



Guardian Plus















ANOTHER EXAMPLE OF FINIALS ON THE ALLEY





EXAMPLE OF A FENCE ON THE ALLEY  
THIS IS NOT FIVE FEET FROM THE  
PROPERTY LINE AND IS TALLER THAN 6' $\frac{1}{2}$  FEET





ANOTHER EXAMPLE IN THE ALLEY



SOLID FENCE TALLER THAN 6 1/2 FEET  
LOCATED IN THE ALLEY





THIS FENCE IS LOCATED ON WEST AVENUE.  
IT IS NOT WITHIN THE FRONT YARD SETBACK  
AND IS TALLER THAN 6'1/2 FEET.





A CLOSE UP OF THE PREVIOUS PAGE  
SHOWING FINIALS ON TOP

[Print](#) | [Close Window](#)

**Subject:** RE: Congregation Beth Ahabah

**From:** "Mercer, Brian P. - PDR" <Brian.Mercer@richmondgov.com>

**Date:** Tue, Mar 12, 2019 8:38 am

**To:** "lsalzman@salzmanrealestate.net" <lsalzman@salzmanrealestate.net>

**Attach:** image002.jpg

*Intent statement.* In many neighborhoods in the city, corner properties are situated at intersections where the street along the side of the property carries volumes of traffic or generates traffic noise that is disruptive to and not conducive to dwelling use of the property or to the use and enjoyment of the rear yard area of the lot. In addition, such corner properties are sometimes in need of enhanced security measures for the property in general and the rear yard area in particular. Also, many properties are situated adjacent to alleys or constitute through lots, resulting in similar traffic or security issues, or are situated relative to adjacent properties whereby adequate security or privacy cannot be afforded under normal fence and wall height limitations. It is often desirable in such situations to permit greater height of fences and walls than normally permitted by the zoning regulations in order to provide a more effective buffer from the street, alley or adjacent property or to provide greater security and privacy for the property as means to promote dwelling use and enjoyment of the property.

**Brian P. Mercer**

Planner II - Zoning

Planning and Development Review

City of Richmond, VA

[Brian.Mercer@richmondgov.com](mailto:Brian.Mercer@richmondgov.com)

304-646-6704

**Zoning Administration Division**

900 E. Broad St. Room 110

Richmond, VA 23219

304-646-6340