



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

April 8, 2019

Watchtower Homes and Construction  
3912 Seminary Avenue  
Richmond, Virginia 23227

Baker Development Resources  
11 S. 12th Street, Suite 500  
Richmond, VA 23219  
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 21-2019**

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 new single-family attached dwelling at 1213 NORTH 32<sup>nd</sup> STREET (Tax Parcel Number E000-0802/018), 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 21-2019

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.

Cava Capital LLC  
5310 Markel Rd #104  
Richmond VA 23230

Cavanaugh Thomas Edward  
1219 N 32nd St  
Richmond VA 23223

Cc Richmond li Lp  
11 S 12th Street Suite #108  
Richmond VA 23219

Dabney Columbus R  
908 1/2 W Clay St  
Richmond VA 23220

Dabney Melvin & Rosetta O  
3443 Old Chruch Rd  
Mechanicsville VA 23111

Eastern Edge Development LLC  
249 Larchmont Blvd Unit C  
Los Angeles CA 90004

Equity Trust Cc Fbo Richard W Reese Ira  
15 James Fall Dr  
Richmond VA 23221

Evolve Hld LLC  
519 N 30th St #2  
Richmond VA 23223

Evolve Hld LLC  
3420 Pump Rd #169  
Richmond VA 23233

Gayton Investment Corporation  
210 E Main St  
Richmond VA 23223

Glorious Church Of God In Christ li Tr  
1200 N 33rd St  
Richmond VA 23223

Harris Christian Allen  
1201 N 32nd St  
Richmond VA 23223

Imani Contractors LLC  
3910 Bangor Se Ste 102  
Washington DC 20020

Iwc Capital Partners LLC  
19142 Stream Crossing Ct  
Leesburg VA 20176

Jackson Linda D  
5907 Ridge Road  
Richmond VA 23227

James John W  
2409 Royal Ave  
Richmond VA 23224

Joseph Michael Jeanmal  
1208 N 33rd St  
Richmond VA 23223

Lane Beatrice B & Bernard Jr  
1211 N 32nd St  
Richmond VA 23223

Massenburg Herman I  
815 W Clay St  
Richmond VA 23220

Moncure Randolph M & Sarah D  
5414 Park Ave  
Richmond VA 23226

Mosely Charles E  
1218 N 33rd St  
Richmond VA 23223

Nelson Dale E Jr  
1212 N 32nd St  
Richmond VA 23223

Richmond Lot Recycle LLC  
2317 Carrington St  
Richmond VA 23223

Ryland James L  
2207 E Marshall St  
Richmond VA 23223

Sc Cliff Ave LLC  
3420 Pump Rd #148  
Richmond VA 23233

Van Gordon Todd D & Mcnaught Patricia J  
1216 N 33rd St  
Richmond VA 23223

Viola Luqa Carli A & Rafy E Luqa  
1228 N 32nd St  
Richmond VA 23223

Watchtower Homes & Construction LLC  
3803 Noble Ave  
Richmond VA 23222

Wood lana T  
1202 N 33rd St  
Richmond VA 23223

Woodley Leigh A  
1217 N 32nd St  
Richmond VA 23223

**Property:** 1213 N 32nd St **Parcel ID:** E0000802018**Parcel**

**Street Address:** 1213 N 32nd St Richmond, VA 23223-6711  
**Owner:** WATCHTOWER HOMES AND CONSTRUCTION LLC  
**Mailing Address:** 3912 SEMINARY AVE, RICHMOND, VA 23227  
**Subdivision Name :** GALWAY  
**Parent Parcel ID:**  
**Assessment Area:** 342 - Oakwood  
**Property Class:** 110 - R One Story  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2019  
**Land Value:** \$23,000  
**Improvement Value:** \$20,000  
**Total Value:** \$43,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 1860  
**Acreage:** 0.043  
**Property Description 1:** 0015.00X0124.00 0000.000  
**State Plane Coords( ?<#>):** X= 11800603.000008 Y= 3720496.792054  
**Latitude:** 37.53589607 , **Longitude:** -77.40443776

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 15  
**Rear Size:** 124  
**Parcel Square Feet:** 1860  
**Acreage:** 0.043  
**Property Description 1:** 0015.00X0124.00 0000.000  
**Subdivision Name :** GALWAY  
**State Plane Coords( ?<#>):** X= 11800603.000008 Y= 3720496.792054  
**Latitude:** 37.53589607 , **Longitude:** -77.40443776

**Other**

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

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$23,000	\$20,000	\$43,000	Reassessment
2018	\$18,000	\$19,000	\$37,000	Reassessment
2017	\$18,000	\$19,000	\$37,000	Reassessment
2016	\$18,000	\$7,000	\$25,000	Reassessment
2015	\$23,000	\$7,000	\$30,000	Reassessment
2014	\$23,000	\$7,000	\$30,000	Reassessment
2013	\$23,000	\$7,000	\$30,000	Reassessment
2012	\$23,000	\$27,000	\$50,000	Reassessment
2011	\$23,000	\$28,000	\$51,000	CarryOver
2010	\$23,000	\$28,000	\$51,000	Reassessment
2009	\$23,200	\$27,800	\$51,000	Reassessment
2008	\$23,200	\$27,800	\$51,000	Reassessment
2007	\$23,200	\$27,800	\$51,000	Reassessment
2006	\$20,000	\$27,800	\$47,800	Reassessment
2005	\$10,000	\$27,800	\$37,800	Reassessment
2004	\$1,600	\$15,100	\$16,700	Reassessment
2003	\$1,500	\$14,200	\$15,700	Reassessment
2002	\$1,500	\$13,900	\$15,400	Reassessment
1998	\$1,500	\$13,500	\$15,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
02/07/2019	\$22,000	TAYLORS VISION LLC	ID2019-2438	2 - INVALID SALE-Foreclosure, Forced Sale etc.
03/24/2009	\$0	TAYLOR JOHN L JR AND	ID2009-5832	2 - INVALID SALE-Relation Between Buyer/Seller
12/13/1965	\$2,300	Not Available	00000-0000	

**Planning**

**Master Plan Future Land Use:** SF-MD  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Planning District:** East  
**Traffic Zone:** 1061  
**City Neighborhood Code:** CHN  
**City Neighborhood Name:** Church Hill North  
**Civic Code:** 3000  
**Civic Association Name:** Church Hill Central Civic Association  
**Subdivision Name:** GALWAY  
**City Old and Historic District:**  
**National historic District:**  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:**

**Economic Development**

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

**Environment**

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

**Census**

Census Year	Block	Block Group	Tract
2000	3004	0209003	020900
1990	409	0209004	020900

**Schools**

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

**Public Safety**

**Police Precinct:** 1  
**Police Sector:** 111  
**Fire District:** 11  
**Dispatch Zone:** 109A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 7  
**Voter Precinct:** 703  
**State House District:** 70  
**State Senate District:** 16  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1900  
**Stories:** 1  
**Units:** 0  
**Number Of Rooms:** 5  
**Number Of Bed Rooms:** 3  
**Number Of Full Baths:** 1  
**Number Of Half Baths:** 0  
**Condition:** poor for age  
**Foundation Type:** Full Crawl  
**1st Predominant Exterior:** Wood siding / Wood shake  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Gable  
**Roof Material:** Metal  
**Interior Wall:** Plaster  
**Floor Finish:** Softwood-standard, Linoleum  
**Heating Type:** No Heat  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and Yard Items) :**

**Extension 1 Dimensions**

**Finished Living Area:** 696 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 0 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 81 Sqft  
**Open Porch:** 70 Sqft  
**Deck:** 0 Sqft

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

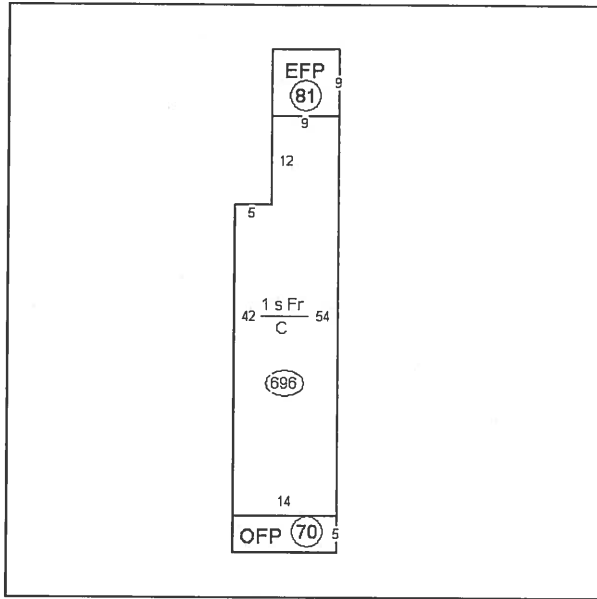
Name:E0000802018 Desc:R01

[Click here for Larger Image](#)



**Sketch Images**

Name:E0000802018 Desc:R01



# RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE  
ROOM 110, CITY HALL, 900 EAST BROAD STREET  
RICHMOND, VIRGINIA 23219  
(804) 646-6340

## TO BE COMPLETED BY THE APPLICANT

### PROPERTY

OWNER: Watchtower Homes and Construction PHONE: (Home) ( ) (Mobile) (804) 486-0386  
ADDRESS 3912 Seminary Avenue FAX: ( ) (Work) ( )  
Richmond, Virginia 23227 E-mail Address: kyle@watchtowerllc.com

### PROPERTY OWNER'S

REPRESENTATIVE: Mark Baker PHONE: (Home) (804) 874-6275 (Mobile) ( )  
(Name/Address) Baker Development Resources FAX: ( ) (Work) ( )  
11 South 12<sup>th</sup> Street, Suite 500 E-mail Address: markbaker@bakerdevelopmentresources.com  
Richmond, Virginia 23219

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1213 North 32<sup>nd</sup> Street  
TYPE OF APPLICATION: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER \_\_\_\_\_  
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-412.5(2)b  
APPLICATION REQUIRED FOR: A building permit to construct a new single-family attached dwelling.  
TAX PARCEL NUMBER(S): E000-0802/018 ZONING DISTRICT: R-6 (Single-Family Attached Residential)  
REQUEST DISAPPROVED FOR THE REASON THAT: The side yard (setback) requirement is not met. A side yard of three feet (3') is required; one foot (1') is proposed along the southern property line.

DATE REQUEST DISAPPROVED: March 15, 2019 FEE WAIVER: YES ☐ NO: ☒  
DATE FILED: March 15, 2019 TIME FILED: 9:00 a.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-050999-2019  
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) \_\_\_\_\_ 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 21-2019 HEARING DATE: May 1, 2019 AT 1:00 P.M.



BOARD OF ZONING APPEALS CASE BZA 21-2019  
150' Buffer

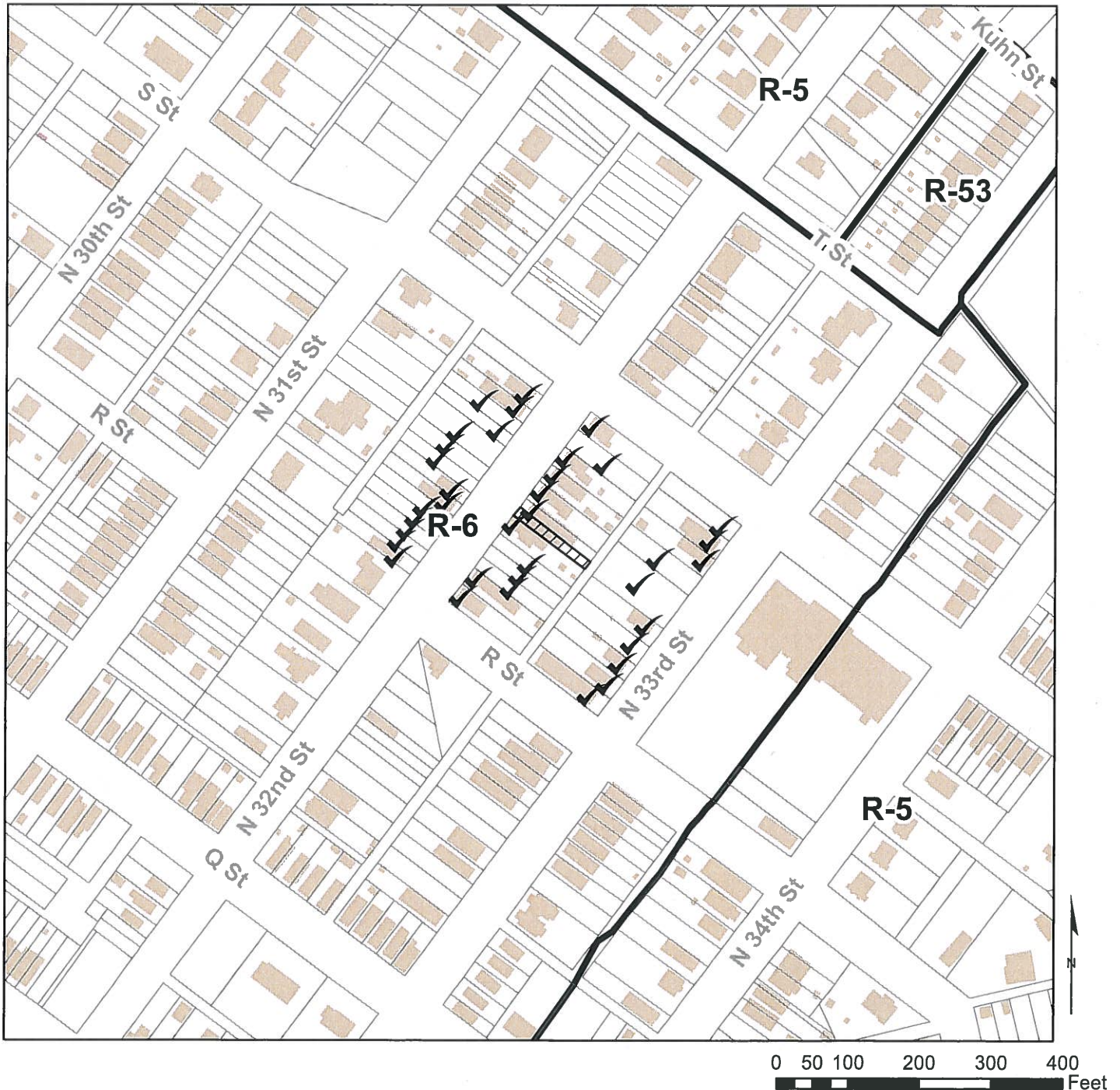
APPLICANT(S): Watchtower Homes and Construction

PREMISES: 1213 North 32nd Street

(Tax Parcel Number E000-0802/018)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.5(2)b  
of the Zoning Ordinance for the reason that:  
The side yard (setback) requirement is not met.





## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

### CITY OF RICHMOND, VIRGINIA

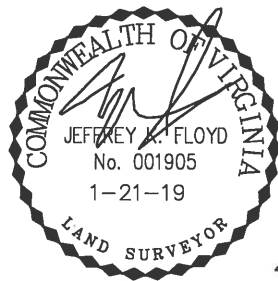
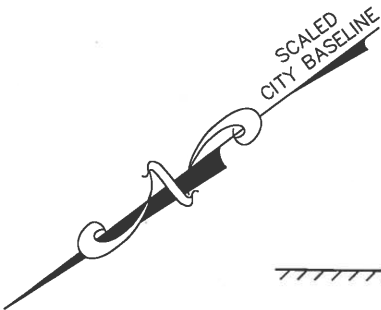
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together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

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

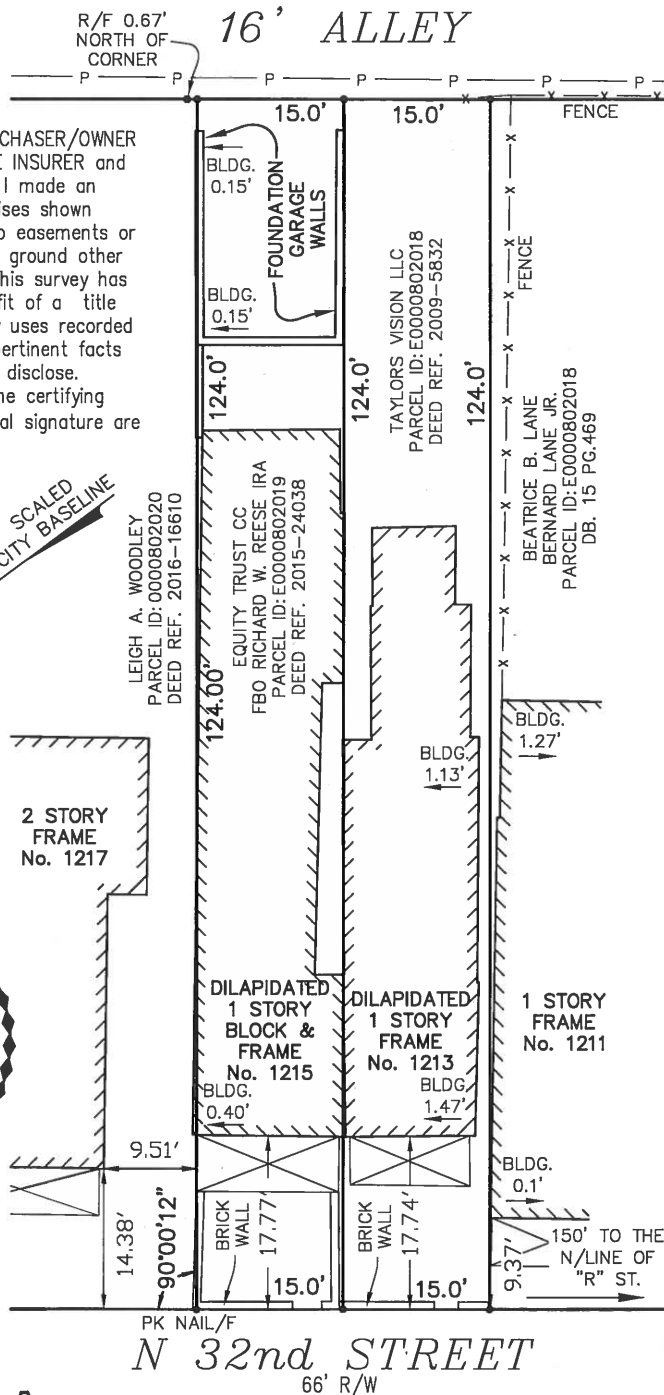
Acknowledgement of Receipt by Applicant or Authorized Agent: \_\_\_\_\_

(Revised: 4/28/16)

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 1-21-19 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



**Virginia Surveys**  
P.O. BOX 118  
CHESTERFIELD, VA 23832  
(804) 748-9481  
COPYRIGHT © VIRGINIA SURVEYS  
All rights reserved.



MAP SHOWING THE IMPROVEMENTS ON  
No. 1213 & No. 1215 N 32nd STREET  
IN THE CITY OF RICHMOND, VA.

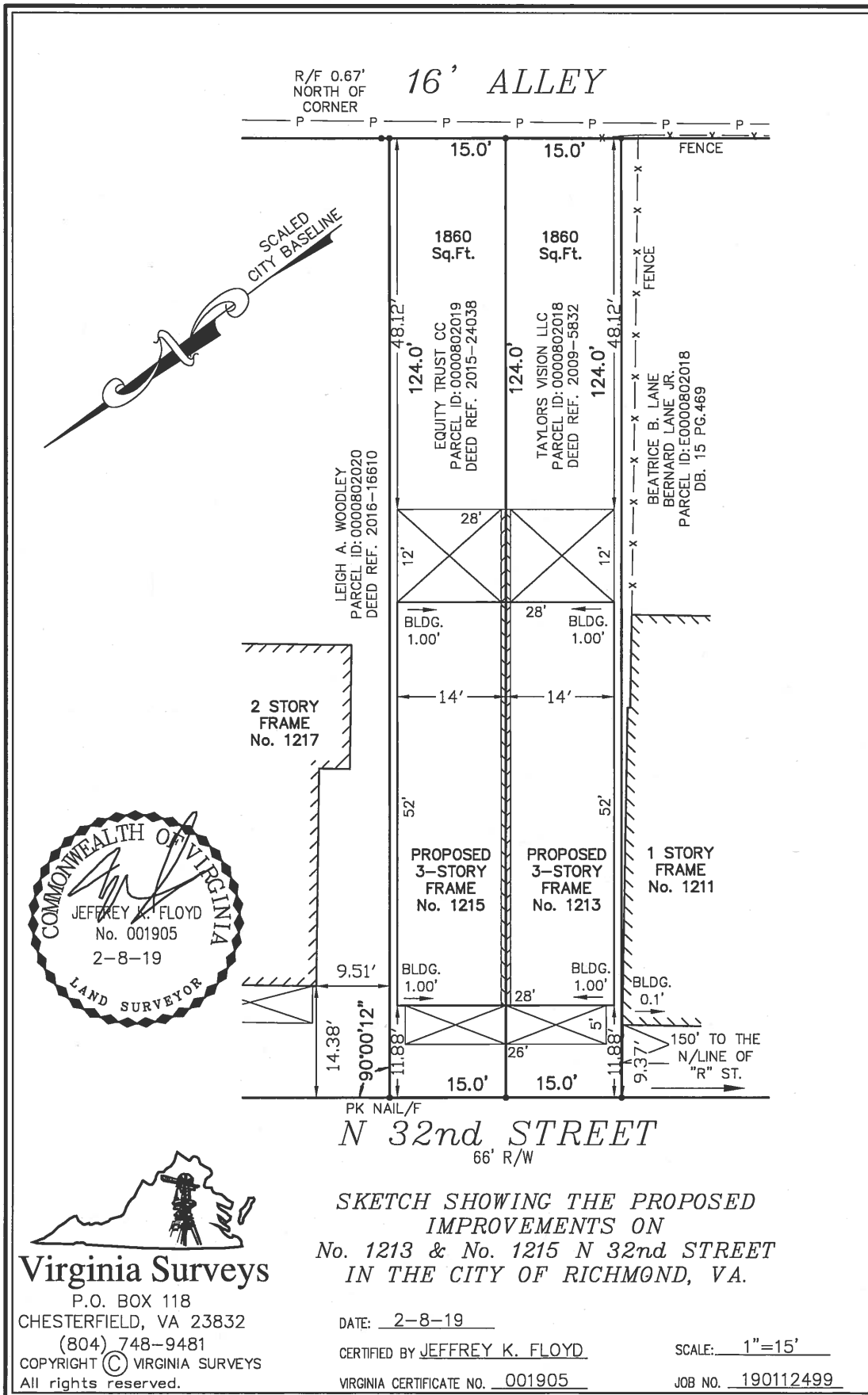
DATE: 1-21-19

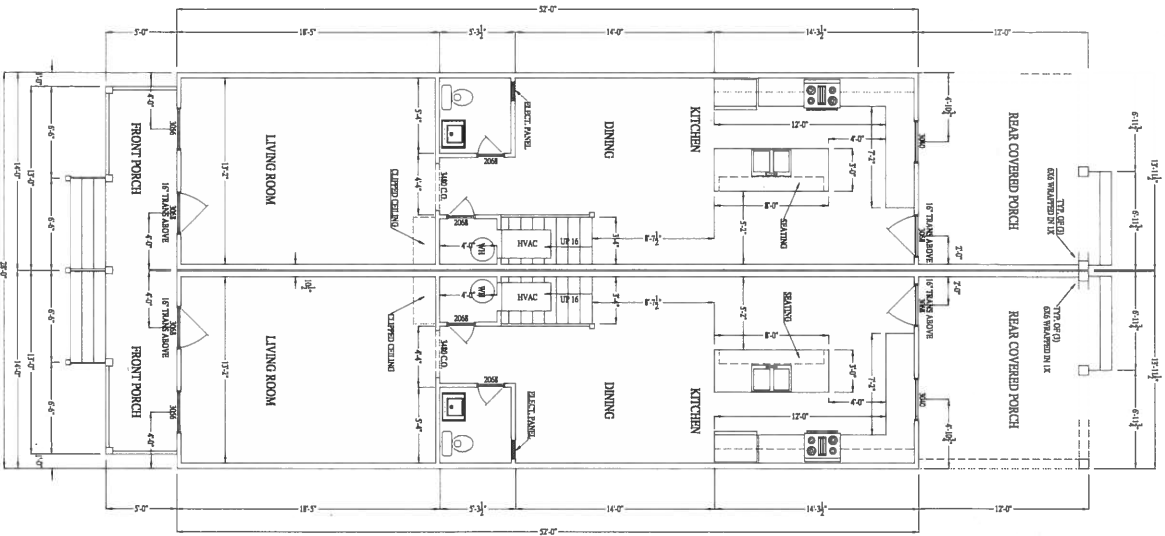
CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

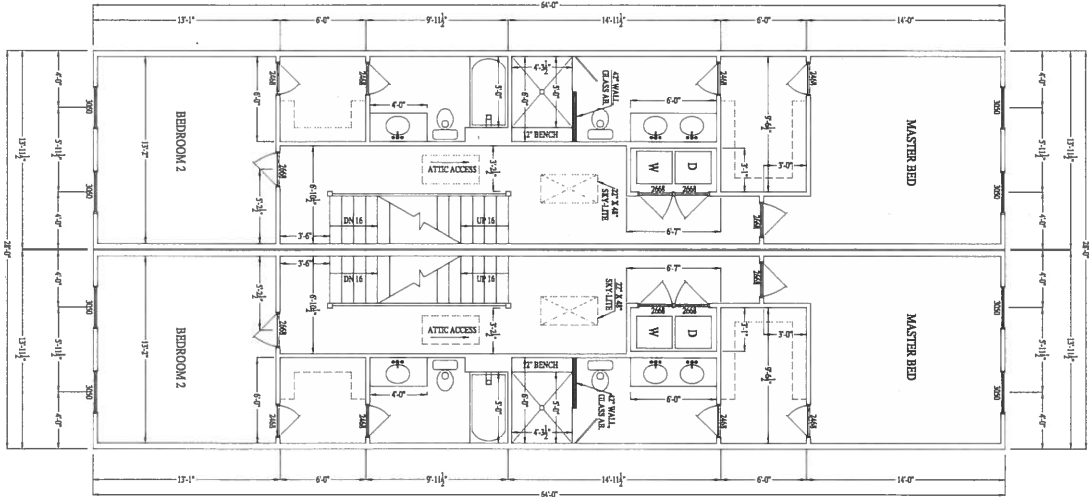
SCALE: 1"=15'

JOB NO. 190112499

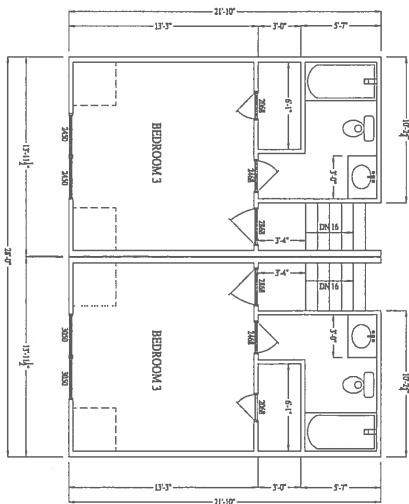




FIRST FLOOR PLAN

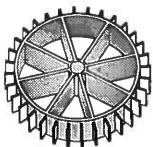


SECOND FLOOR PLAN



THIRD FLOOR PLAN

1ST FLOOR HEATED SQ. FOOTAGE: 685 S.F.  
 2ND FLOOR HEATED SQ. FOOTAGE: 865 S.F.  
 3RD FLOOR HEATED SQ. FOOTAGE: 298 S.F.  
 TOTAL SQ. FOOTAGE HEATED: 1748 S.F.



**RIVER MILL**  
 DEVELOPMENT

SHEET:  
 1 OF 2

DATE:  
 1-24-19

SCALE:  
 1/4" = 1'-0"

REVISION NOTES	
1-24-19	ISSUED

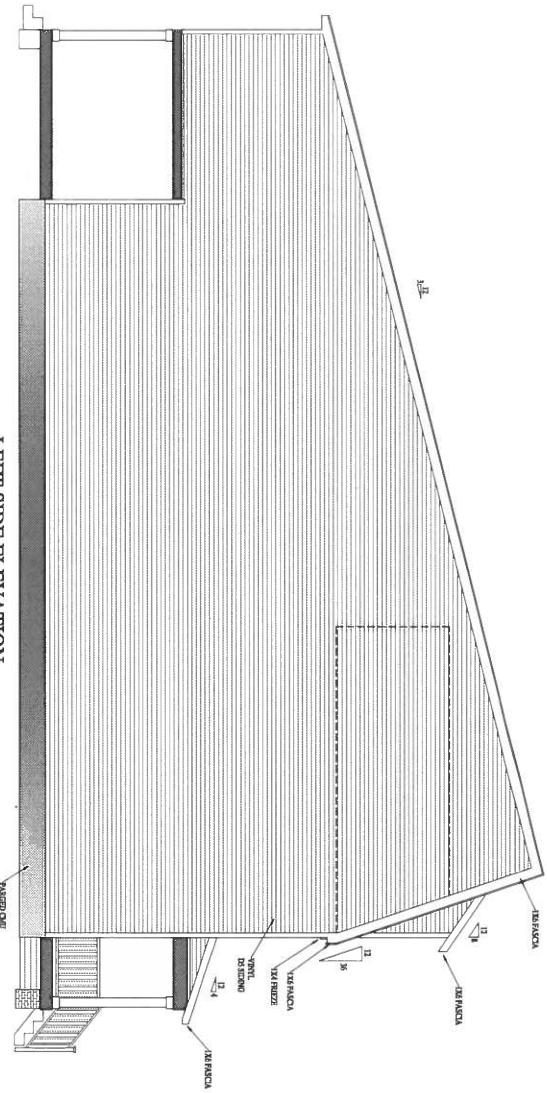
1213 & 1215 N 32ND ST.

**RIVER MILL DEVELOPMENT**

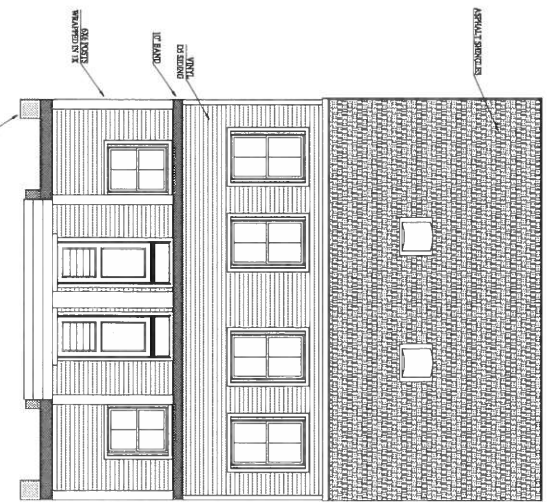
RIVERMILLDEVELOPMENT@GMAIL.COM



LEFT SIDE ELEVATION



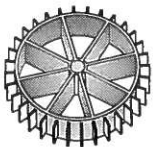
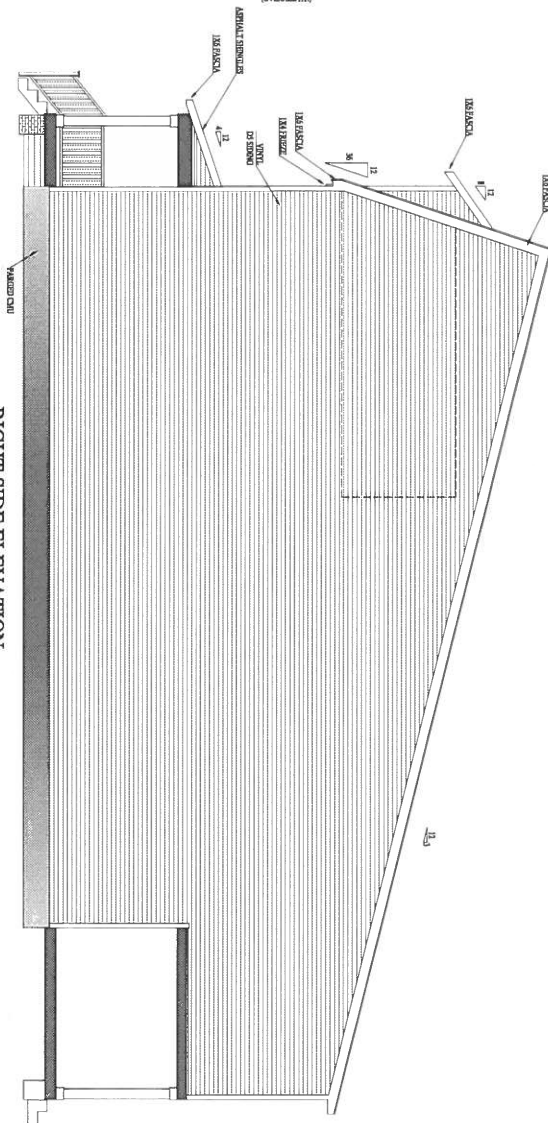
REAR ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



**RIVER MILL**  
DEVELOPMENT

SHEET:  
2 OF 2

DATE:  
1-24-19

SCALE:  
1/4" = 1'-0"

REVISION NOTES	
1.4.0	START

1213 & 1215 N 32ND ST.

**RIVER MILL DEVELOPMENT**

RIVERMILLDEVELOPMENT@GMAIL.COM



INSTRUCTIONS:  
DO NOT  
DETACH THIS STUB

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



DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW  
BUREAU OF PERMITS AND INSPECTION  
ROOM 110 CITY HALL  
900 E. BROAD STREET  
RICHMOND, VIRGINIA 23219  
PHONE (804) 646-4169  
FAX (804) 646-1569

BUILDING  
PERMIT/CERTIFICATE  
APPLICATION

PERMIT NO.

B

TRACK 1 TRACK 2

THIS IS AN APPLICATION ONLY. IT IS NOT AUTHORIZATION TO START ANY WORK.  
NO WORK SHALL START UNTIL A PERMIT IS POSTED ON THE JOB SITE.

CONTRACTOR/OWNER INFORMATION	1 JOB/PROPERTY ADDRESS (STREET & NUMBER) 1213 North 32nd Street		2 FLOOR/ROOM NO.	
	3 CONTRA TOR NAME	4 CENSE TYPE	5 CLASS	6 STATE LICENSE NO.
	7 CONTRA TOR STREET ADDRESS		8 CONTRA TOR TELEPHONE (HOME/CELL/WORK)	
BUILDING INFORMATION	9 CITY		10 STATE	
	11 PROPERTY OWNER NAME Watchtower Homes and Construction LLC		12 PROPERTY OWNER ADDRESS 3912 Seminary Avenue Richmond, VA 23227	
	13 DESCRIBE CURRENT STRUCTURE USE		14 DESCRIBE PROPOSED STRUCTURE USE	
CONSTRUCTION COST	15 OFFICE USE ONLY		16 NEW ACCESSORY BLDG.	
	17 ADDITION		18 RESIDENTIAL GARAGE	
	19 RESIDENTIAL DECK		20 OPEN PORCH	
WORK DESCRIPTION	21 ALTER/REMODEL HEAVY		22 DEMOLITION	
	23 TENANT FITUP		24 FOUNDATION ONLY	
	25 NEW BUILDING		26 MOVING/RELOCATION	
LIEN INFORMATION	27 IF 1 OR 2 FAMILY		28 ATTACHED	
	29 DETACHED		30 F MULTIFAM LV.	
	31 CH (IF)		32 FLOODING HOUSE	
CONTACT INFORMATION	33 INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A, B, C, D, E & F. TOTAL B, C, D, E & F. SUBTRACT THIS TOTAL FROM A TO OBTAIN G. COSTS ARE TO INCLUDE MATERIAL, LABOR, SUBCONTRACTS OVERHEAD & PROFIT.		34 A. TOTAL CONST COST OF ENTIRE JOB	
	35 B. ELEC COST		36 C. MECH COST	
	37 D. P. UMB COST		38 E. SPRINKLER COST	
PERMITS & FEES	39 DESCRIBE SCOPE OF WORK Construct a new single-family attached dwelling		40 F. ELEVATOR COST	
	41 LIEN		42 ADDRESS	
	43 CONTACT PERSON Mark Baker		44 CONTACT PHONE NO. 804-874-6275	
SPECIAL REQUIREMENTS	45 CONTACT ADDRESS 11 South 12th Street, Suite 500 Richmond, VA		46 ZIP CODE 23219	
	47 DO YOU WANT TO BE CALLED TO PICK UP PERMITS WHEN ISSUED?		48 ENGINEER/ARCHITECT NAME	
	49 ENGINEER/ARCHITECT PHONE NO.		50 ENGINEER/ARCHITECT FAX NO.	
BUILDING SIZE	51 ROOF TYPE (SEE BACK FOR LIST)		52 NO. OF SQUARES	
	53 NOT REQUIRED FOR 1 & 2 FAMILY		54 AUTOMATIC SPRINKLERS	
	55 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)		56 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)	
PERMITS & FEES	57 DECK AREA (SQ. FT.)		58 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)	
	59 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)		60 TOTAL EXISTING FLOOR AREA (SQ. FT.)	
	61 NO. OF SPACES AT ANOTHER LOCATION		62 LOCATION	
SPECIAL REQUIREMENTS	63 WILL THERE BE A NEW CURB?		64 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY?	
	65 TOTAL AREA TO BE DISTURBED (SQ. FT.)		66 IS SURVEY OR SITE PLAN ATTACHED?	
	67 I HEREBY AFFIRM THAT UNDER THE PROVISIONS OF TITLE 54.1-1101 OF THE CODE OF VIRGINIA, I AM NOT SUBJECT TO LICENSURE AS A CONTRACTOR OR SUBCONTRACTOR. BY THIS AFFIDAVIT I ASSUME FULL RESPONSIBILITY FOR COMPLETION OF THE PROPOSED WORK IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LAW. I ALSO UNDERSTAND IT IS A VIOLATION OF STATE LAW TO KNOWINGLY HIRE AN UNLICENSED CONTRACTOR.		68 PRINTED	
ASBESTOS CERTIFICATION	69 SIGNATURE		70 CERTIFY THAT THE BUILDING AT	
	71 HAS BEEN INSPECTED OR MEETS THE EXCEPTION STANDARD FOR THE HAZARDOUS AIR POLLUTANT		72 ADDRESS (FLOOR OR SUITE)	
	73 ARTS DIS		74 EXISTING	
OFFICE USE ONLY	75 IS PROPE FLOOD P		76 APPLICATION APPROVED BY	
	77 DATE		78 DATE	
	79 A COPY OF YOUR STATE CONTRACTOR'S LICENSE AND BUSINESS LICENSE MUST BE ON FILE BEFORE A PERMIT WILL BE ISSUED.		80	