



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

June 7, 2019

Robert and Magdalen Ferguson
315 Overbrook Road
Richmond, Virginia 23222

Claireview ENT I, LLC
7330 Staples Mill Road #184
Richmond, Virginia 23228
Attn: E. Pou, Jr.

To Whom It May Concern:

RE: BZA 17-2019 (CONTINUED FROM MAY 1, 2019 MEETING)

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, July 3, 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 detached dwelling at 411 NORTH 22nd STREET (Tax Parcel Number E000-0257/020), located in an R-8 (Urban Residential District).

Please be advised that the applicant or the applicant's representative must be present at the hearing. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

June 7, 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.

2108 LLC
5 Paige Court
Charleston SC 29403

404 N 23rd St LLC
411 N 23rd St
Richmond VA 23223

417 North 22nd Street LLC
515 North 22nd St
Richmond VA 23223

Addoms Ellen M And Malcomb
412 N 23rd St
Richmond VA 23223

Barrineau Erin E W And Michael C
2216 E Marshall St
Richmond VA 23233

Beller Michael S Trust Trustee
2200 E Marshall St
Richmond VA 23223

Brennan Thomas D And Alexandra
2115 Jefferson Ave
Richmond VA 23223

Chubb William S Iii
415 N 22nd St
Richmond VA 23223

Colen Eva M And Salerno Derek A
2207 Jefferson Ave
Richmond VA 23223

Flores John A
9511 Lakewater Ct
Henrico VA 23229

Hartsock William H
2202 E Marshall St
Richmond VA 23223

Heindl Louis A & Virlinda U
9129 Fernway Dr
Mechanicsville VA 23116

Hsc Renovation LLC
11494 Bienvenue Rd
Rockville VA 23146

Hystoric Properties One LLC
2910 Libby Terrace
Richmond VA 23223

J E Realty LLC
6209 Greenwick Drive
Glen Allen VA 23059

Jacobs Audrey F
2214 E Marshall St
Richmond VA 23223

Kojcsic Thomas M
2218 E Marshall St
Richmond VA 23223

Langston Ashley
2204 E Marshall St
Richmond VA 23223

Lynch Dodie A
1712 Ellen Road
Richmond VA 23230

Schreher Leigh H & Jeremy A & Iwashyna Brian J
412 Kilmarnock Dr
Richmond VA 23229

Shubert Mark B
2220 E Marshall St
Richmond VA 23223

Sterling Bilder LLC
17 S Belmont Ave
Richmond VA 23221

Stiles Joseph Lee
2122 E Marshall St
Richmond VA 23223

Stokes Margaret A
2124 E Marshall St
Richmond VA 23223

Sykes Robert K Jr And Donna J Hancock
406 N 23rd St
Richmond VA 23223

Tjc Realty Homes LLC
1401 E Cary St
Richmond VA 23219

Wagstaff Jamie Anita And Sampson Bertha D
408 N 23rd St
Richmond VA 23223

Wiedeman David M & Melissa T
403 Mashie Dr S E
Vienna VA 22180

Property: 411 N 22nd St **Parcel ID:** E0000257020**Parcel**

Street Address: 411 N 22nd St Richmond, VA 23223-0
Owner: FERGUSON ROBERT & MAGDALEN
Mailing Address: 315 OVERBROOK RD, RICHMOND, VA 2322200000
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 334 - Tobacco Row/Undertakers Row
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-8 -
Exemption Code: -

Current Assessment

Effective Date: 01/01/2019
Land Value: \$60,000
Improvement Value:
Total Value: \$60,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 1760
Acreage: 0.04
Property Description 1: 0020.00X0088.00 0000.000
State Plane Coords(?<#>): X= 11796028.224349 Y= 3719893.899175
Latitude: 37.53431722 , **Longitude:** -77.42013102

Description

Land Type: Residential Lot A
Topology:
Front Size: 20
Rear Size: 88
Parcel Square Feet: 1760
Acreage: 0.04
Property Description 1: 0020.00X0088.00 0000.000
Subdivision Name : NONE
State Plane Coords(?<#>): X= 11796028.224349 Y= 3719893.899175
Latitude: 37.53431722 , **Longitude:** -77.42013102

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$60,000	\$0	\$60,000	Reassessment
2018	\$60,000	\$0	\$60,000	Reassessment
2017	\$40,000	\$0	\$40,000	Reassessment
2016	\$25,000	\$0	\$25,000	Reassessment
2015	\$25,000	\$0	\$25,000	Reassessment
2014	\$25,000	\$0	\$25,000	Reassessment
2013	\$25,000	\$0	\$25,000	Reassessment
2012	\$23,000	\$0	\$23,000	Reassessment
2011	\$23,000	\$0	\$23,000	CarryOver
2010	\$23,000	\$0	\$23,000	Reassessment
2009	\$23,000	\$0	\$23,000	Reassessment
2008	\$23,000	\$0	\$23,000	Reassessment
2007	\$22,800	\$0	\$22,800	Reassessment
2006	\$4,100	\$0	\$4,100	Reassessment
2005	\$3,900	\$0	\$3,900	Reassessment
2004	\$3,400	\$0	\$3,400	Reassessment
2003	\$3,100	\$0	\$3,100	Reassessment
2002	\$2,800	\$0	\$2,800	Reassessment
1998	\$2,500	\$0	\$2,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
07/23/1968	\$4,900	Not Available	00653-B0195	

Planning

Master Plan Future Land Use: SF-MD
Zoning District: R-8 -
Planning District: East
Traffic Zone: 1062
City Neighborhood Code: CH
City Neighborhood Name: Church Hill
Civic Code: 0200
Civic Association Name: Church Hill Association of RVA
Subdivision Name: NONE
City Old and Historic District: Church Hill North
National historic District: Church Hill North
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	2013	0206002	020600
1990	305	0206003	020600

Schools

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

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 1
Dispatch Zone: 120A

Public Works Schedules

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

Government Districts

Council District: 7
Voter Precinct: 707
State House District: 71
State Senate District: 16
Congressional District: 4

<#>

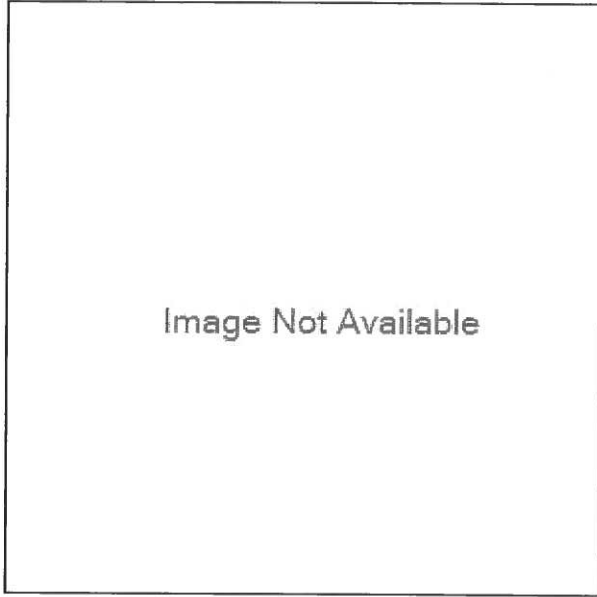
Property Images

Name: Desc:

A large rectangular box with a black border. Inside the box, the text "Image Not Available" is centered in a black, sans-serif font.[Click here for Larger Image](#)

Sketch Images

Name: Desc:



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



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

TO BE COMPLETED BY THE APPLICANT

PROPERTY

OWNER: Robert and Magdalen Ferguson

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

ADDRESS 315 Overbrook Road

FAX: () (Work) ()

Richmond, Virginia 23222

E-mail Address:

PROPERTY OWNER'S

REPRESENTATIVE: Claireview ENT I, LLC

PHONE: (Home) (804) 482-0806 (Mobile) (804) 370-9208

(Name/Address) 7330 Staples Mill Road #184

FAX: (804) 755-6659 (Work) ()

Richmond, Virginia 23228E-mail Address: epoujr@cvel.comAttn: E. Pou, Jr.

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 411 North 22nd StreetTYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHERZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-413.15(2)a & 30-710.1(a)(1)APPLICATION REQUIRED FOR: A building permit to construct a new single-family detached dwelling.TAX PARCEL NUMBER(S): E000-0257/020 ZONING DISTRICT: R-8 (Urban Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The side yard (setback) requirement is not met. A side yard of three feet (3') is required; none is proposed. The off-street parking requirement is not met. One (1) space is required; none is proposed.

DATE REQUEST DISAPPROVED: February 15, 2019FEE WAIVER: YES ☐ NO: ☒DATE FILED: February 15, 2019 TIME FILED: 3:15 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAR:049470-2019AS CERTIFIED BY: William C. J. (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND

SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]SECTION 1040.3 PARAGRAPH(S) 1 & 11 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: Eunice YoungAGENT DATE: 5/31/2019

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

CASE NUMBER: BZA 17-2019 HEARING DATE: July 3, 2019 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 17-2019 (CONTINUED FROM MAY 1, 2019 MEETING)
150' Buffer

APPLICANT(S): Robert and Magdalen Ferguson

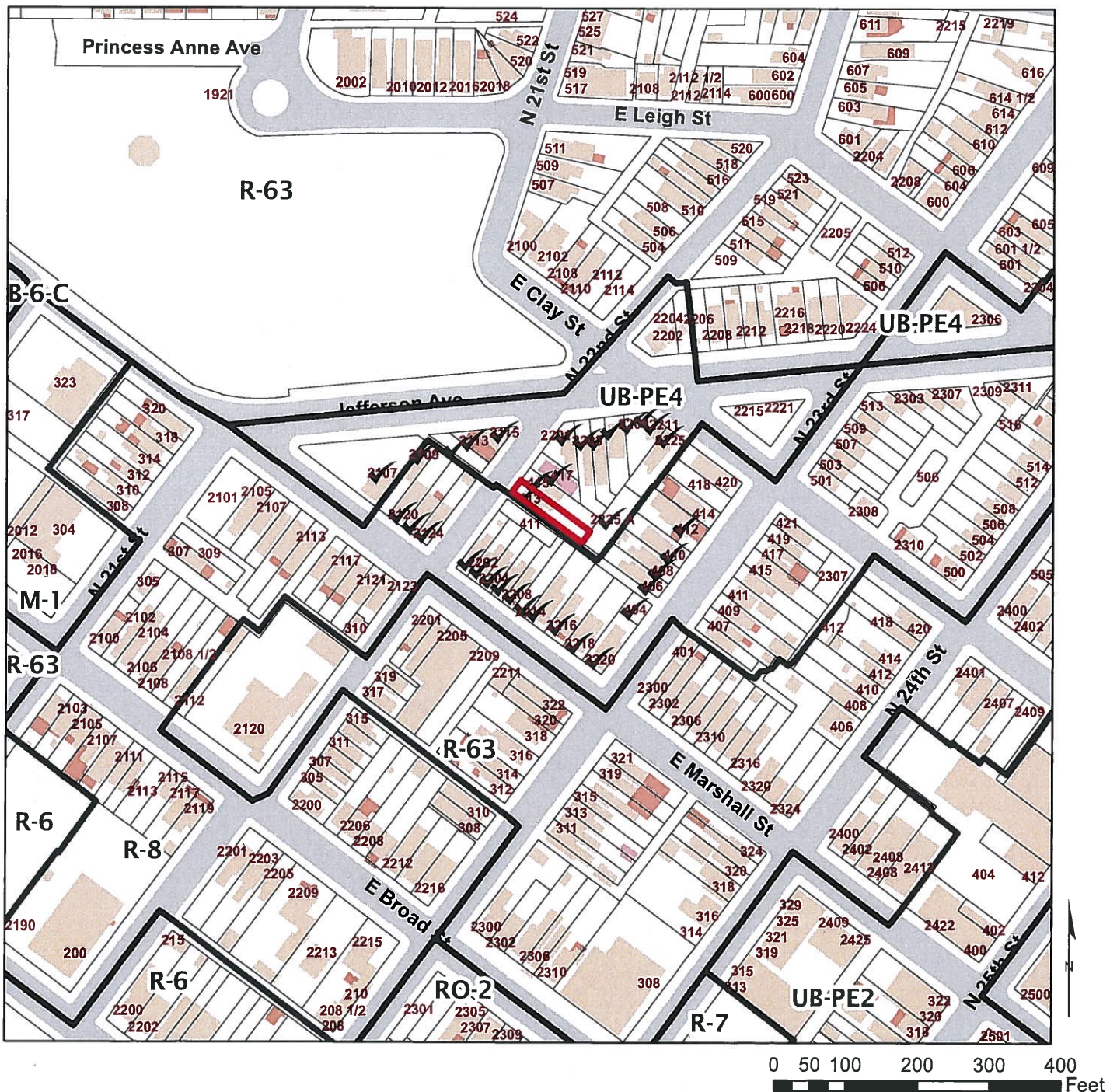
PREMISES: 411 North 22nd Street

(Tax Parcel Number E000-0257/020)

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

REASON FOR THE REQUEST: Based on Sections 30-300, 30-413.15(2)a & 30-710.1(a)(1)
of the Zoning Ordinance for the reason that:

The side yard (setback) and off-street parking 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). 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:

Enal P. MGR 2/15/19
E. POUL JR., MGR
CLAREVIEW ENTERPRISES I, LLC
(Revised: 8/8/14)

C.A.R. FINAL REVIEW

411 N 22ND ST, RICHMOND, VA 23223

DRAWING INDEX:

- T-1 TITLE SHEET
- A-1 ARCHITECTURAL SITE PLAN
- A-2 FIRST & SECOND FLOOR PLAN
- A-3 ELEVATION - NORTH
- A-4 ELEVATION - WEST
- A-5 ELEVATION - SOUTH
- A-6 ELEVATION - EAST
- A-7 DOOR & WINDOW DETAILS
- C-1 CONTEXT DRAWINGS
- C-2 LINE OF SIGHT - STATION POINT 'A'
- C-3 LINE OF SIGHT - STATION POINT 'B'
- C-4 TOPOGRAPHIC SURVEY
- C-5 TOPOGRAPHIC SURVEY + PROPOSED PLAN

VICINITY MAP

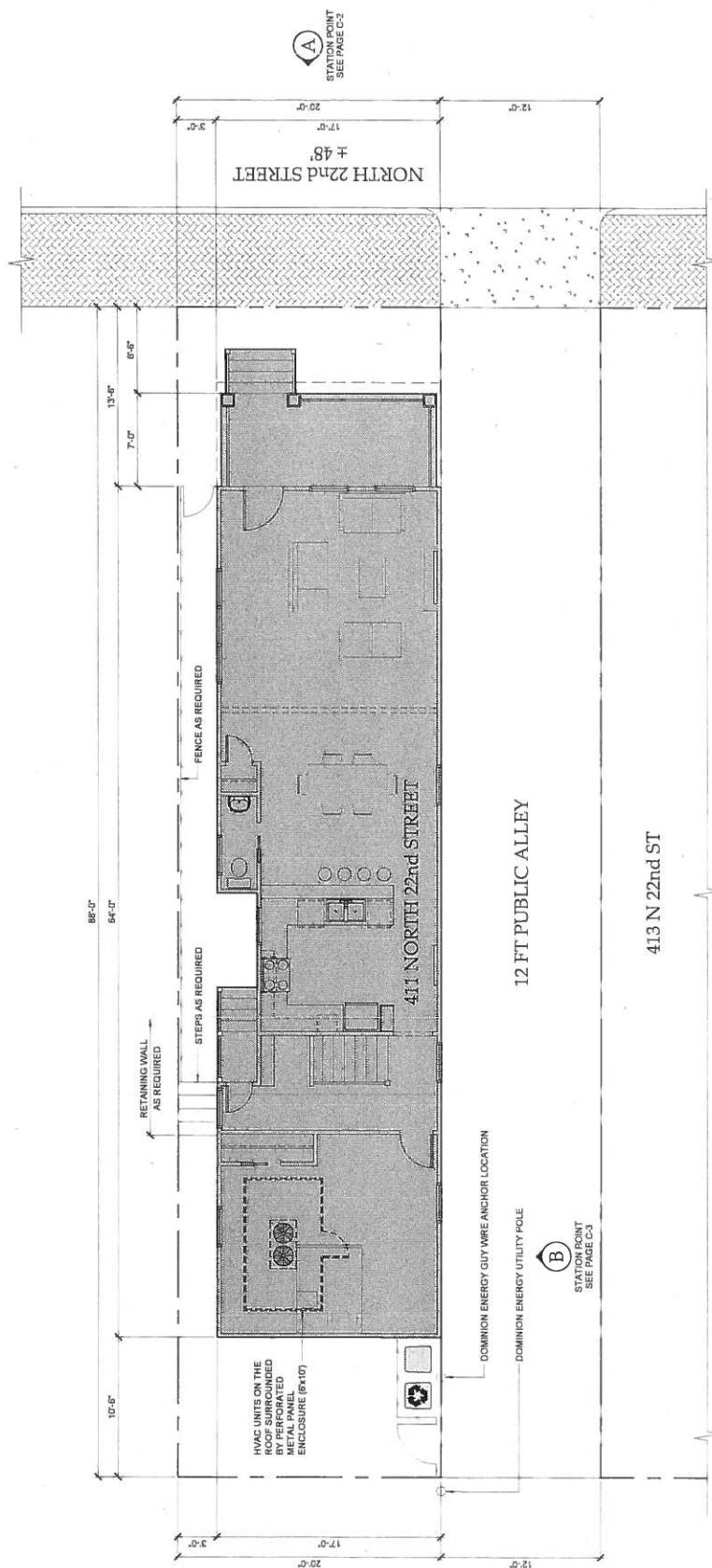


LOCATION MAP

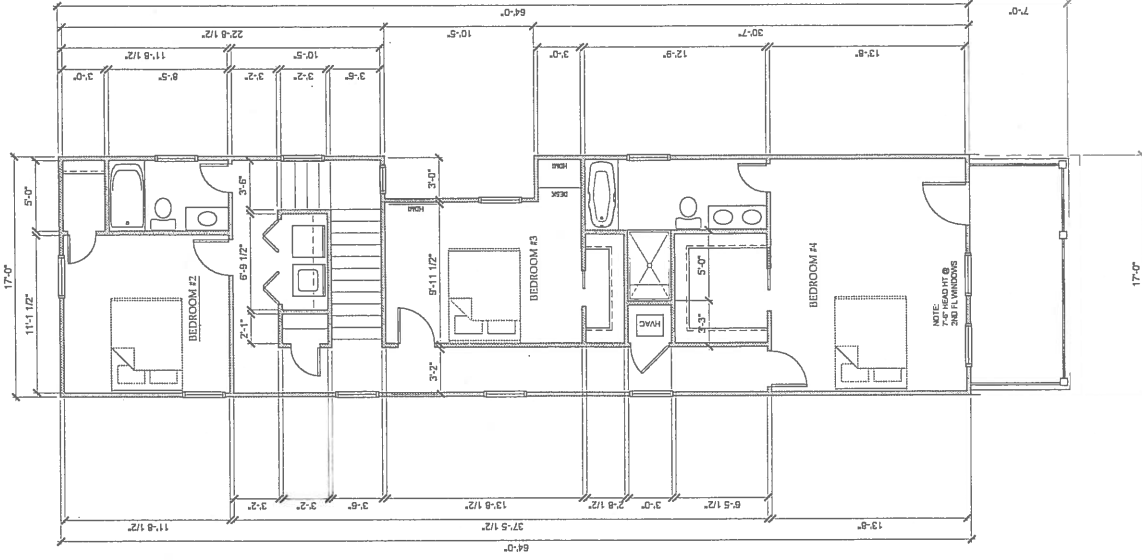


BUILDING INFORMATION:

1ST FLOOR:	1,057 S.F.
2ND FLOOR:	1,057 S.F.
TOTAL GROSS SQUARE FOOTAGE	2,114 S.F.
FRONT ELEVATION HEIGHT:	± 26'

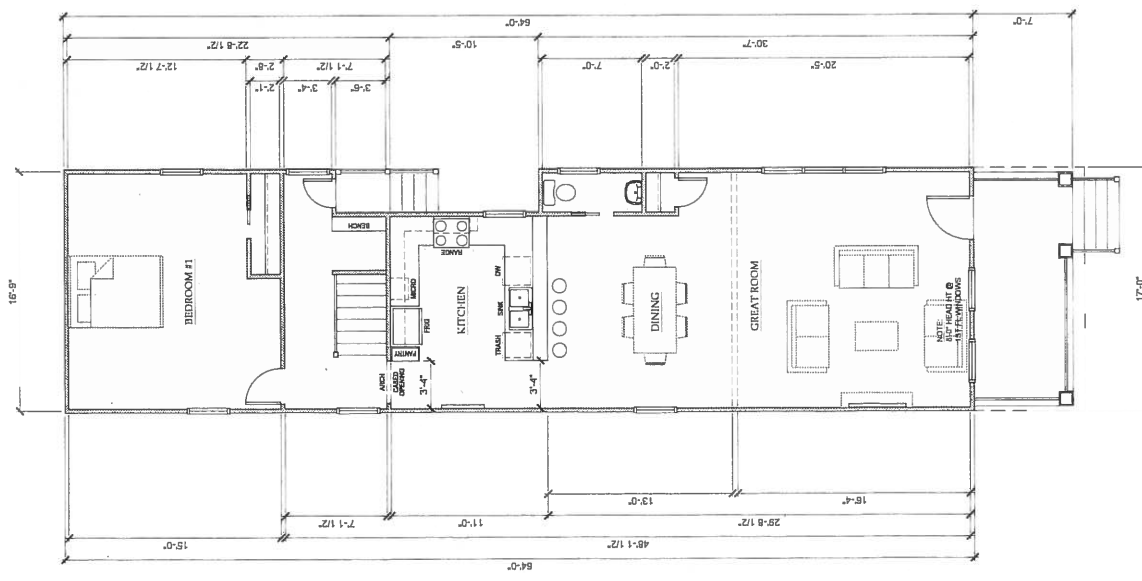


ARCHITECTURAL SITE PLAN



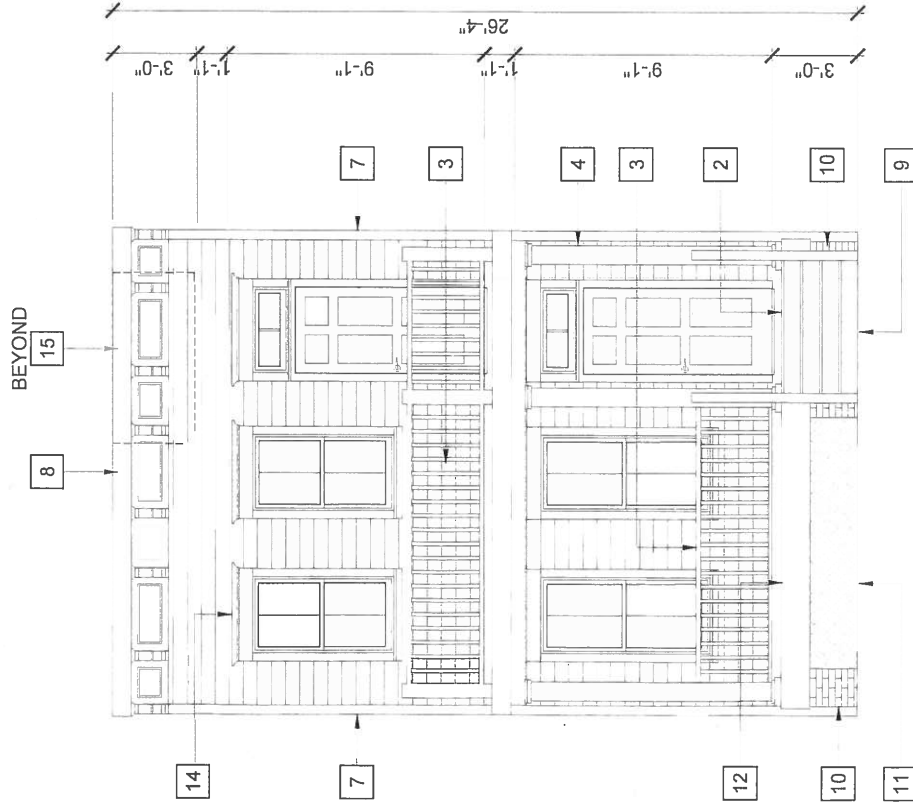
SQUARE FOOTAGE

1ST FLOOR:	1,057 S.F.
2ND FLOOR:	1,057 S.F.
TOTAL GROSS	2,114 S.F.
SQUARE FOOTAGE	



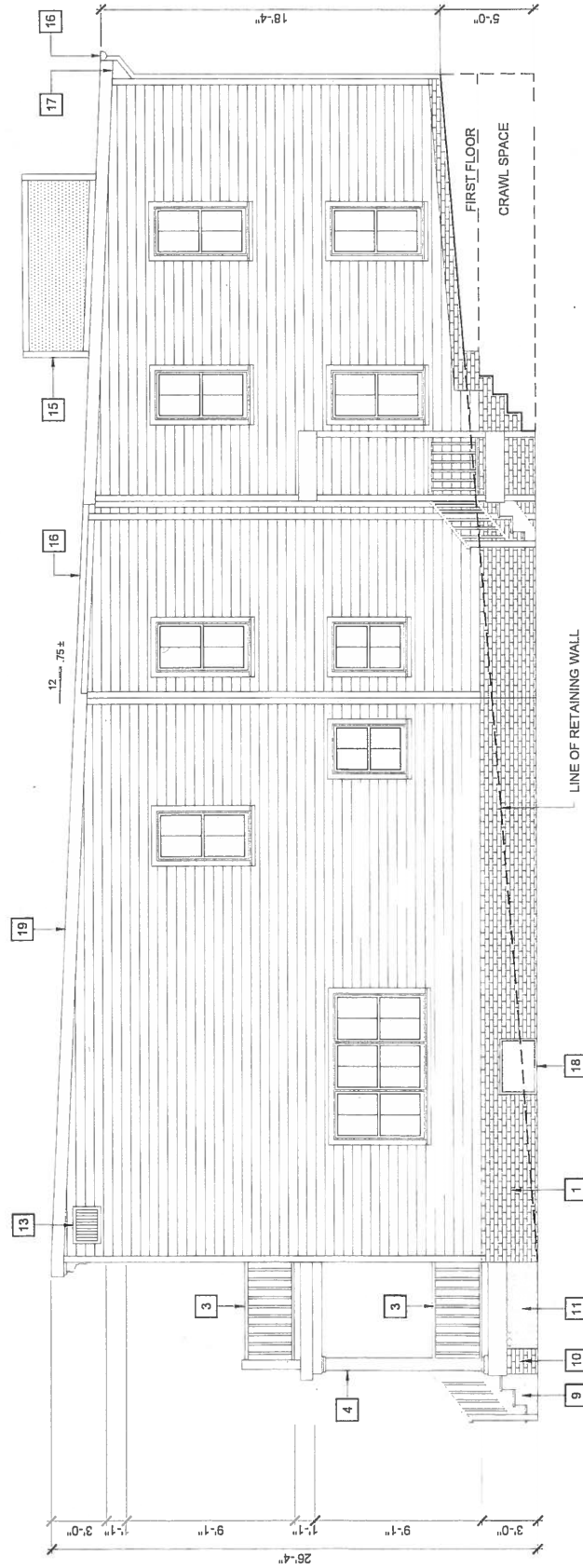
ARCHITECTURAL KEY NOTES: 1

1. FOUNDATION: BRICK EXTERIOR
2. FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
3. RAILING: RICHMOND RAIL, PAINTED
4. FRONT COLUMNS: 8X8 SQUARE WOOD COLUMNS, PAINTED
5. WINDOWS: ALUMINUM CLAD WOOD; BLACK
6. DOORS: SEE PLAN & SCHEDULE FOR SIZE
7. SIDING AND TRIM: FIBER-CEMENT ('HARDIPANEL' MATERIAL OR EQUAL)
8. FASCIA BOARD: FIBER-CEMENT, EDWARDS CORBEL (FYRON)
9. WOOD STEPS & RAILING: RICHMOND STYLE
10. PORCH PIER: 16"X16" BRICK PIER. 24"X24"X12" CONCRETE FOOTING. (3) #4 REBAR HORIZONTAL
11. WOOD LATTICE PANEL (PAINTED)
12. P.T. WOOD PORCH FRAMING, PAINTED
13. 18" x 24" ATTIC VENT
14. CROSSHEAD 6" (FYRON)
15. PERFORATED METAL PANEL
16. 6" HALF ROUND GUTTER
17. VENTED SOFFIT
18. 24x36 FOUNDATION ACCESS PANEL
19. UPPER ROOF: MEMBRANE ROOFING OVER 5/8" OSB SHEATHING ON TRUSSES PER MANUFACTURER



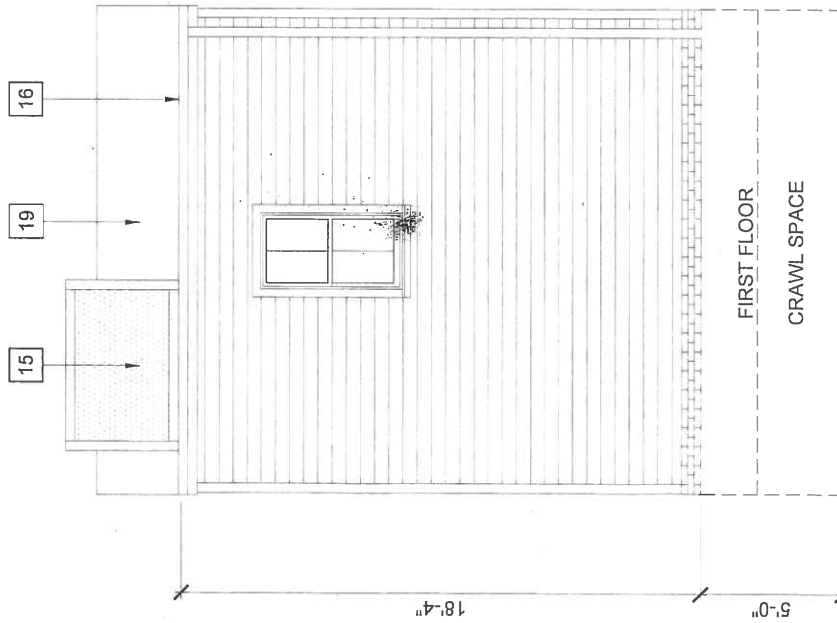
NORTH ELEVATION

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



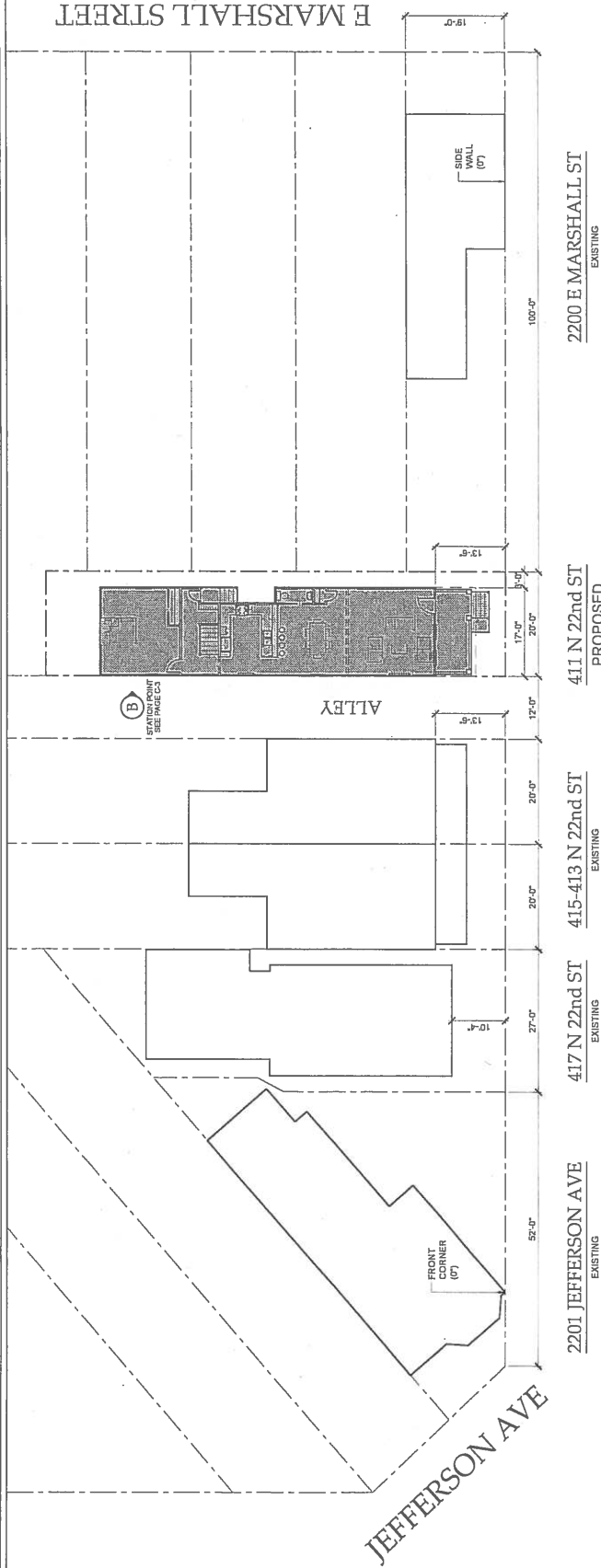
WEST ELEVATION
SCALE: 1/4"=1'-0"

ARCHITECTURAL KEY NOTES: 1	
1.	FOUNDATION: BRICK EXTERIOR
2.	FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
3.	RAILING: RICHMOND RAIL, PAINTED
4.	FRONT COLUMNS: 8X8 SQUARE WOOD COLUMNS, PAINTED
5.	WINDOWS: ALUMINUM CLAD WOOD; BLACK
6.	DOORS: SEE PLAN & SCHEDULE FOR SIZE
7.	SIDING AND TRIM: FIBER-CEMENT ('HARDIPANEL' MATERIAL OR EQUAL)
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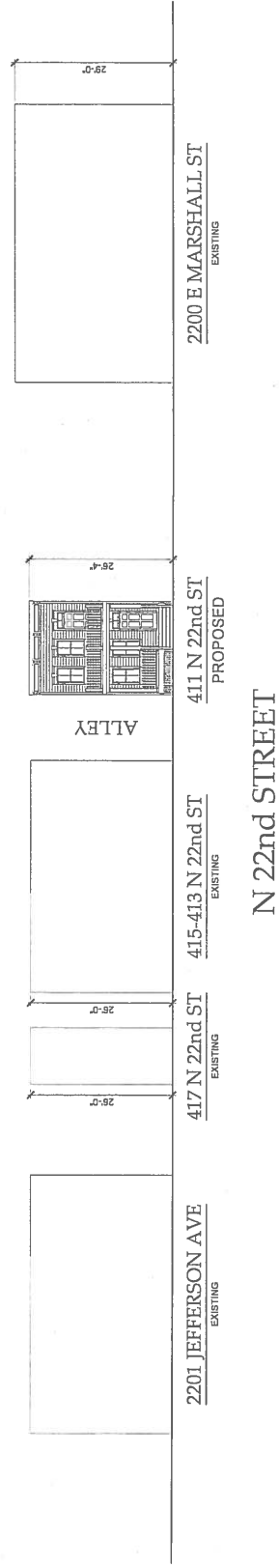
SOUTH ELEVATION

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

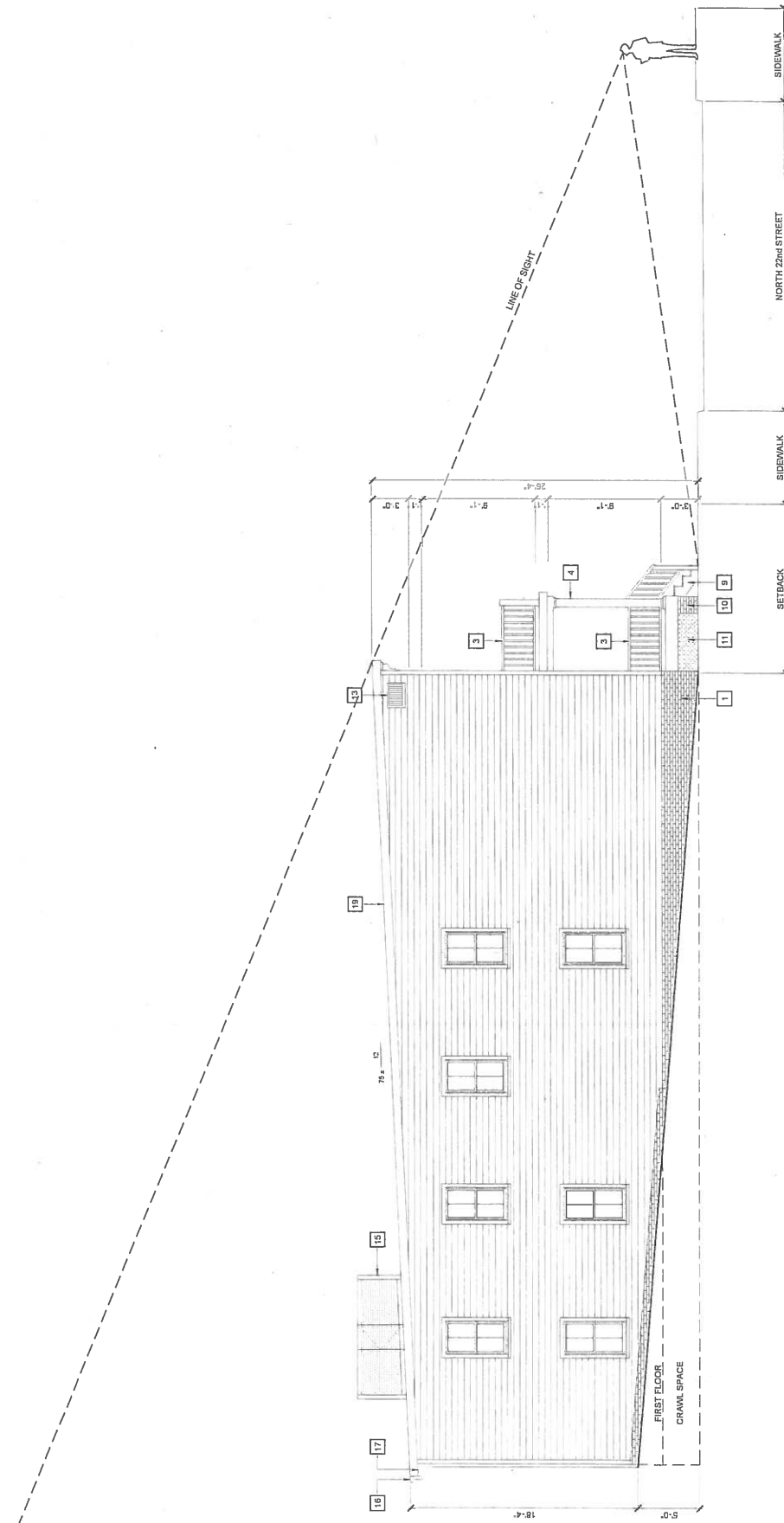


CONTEXT SETBACK PLANS

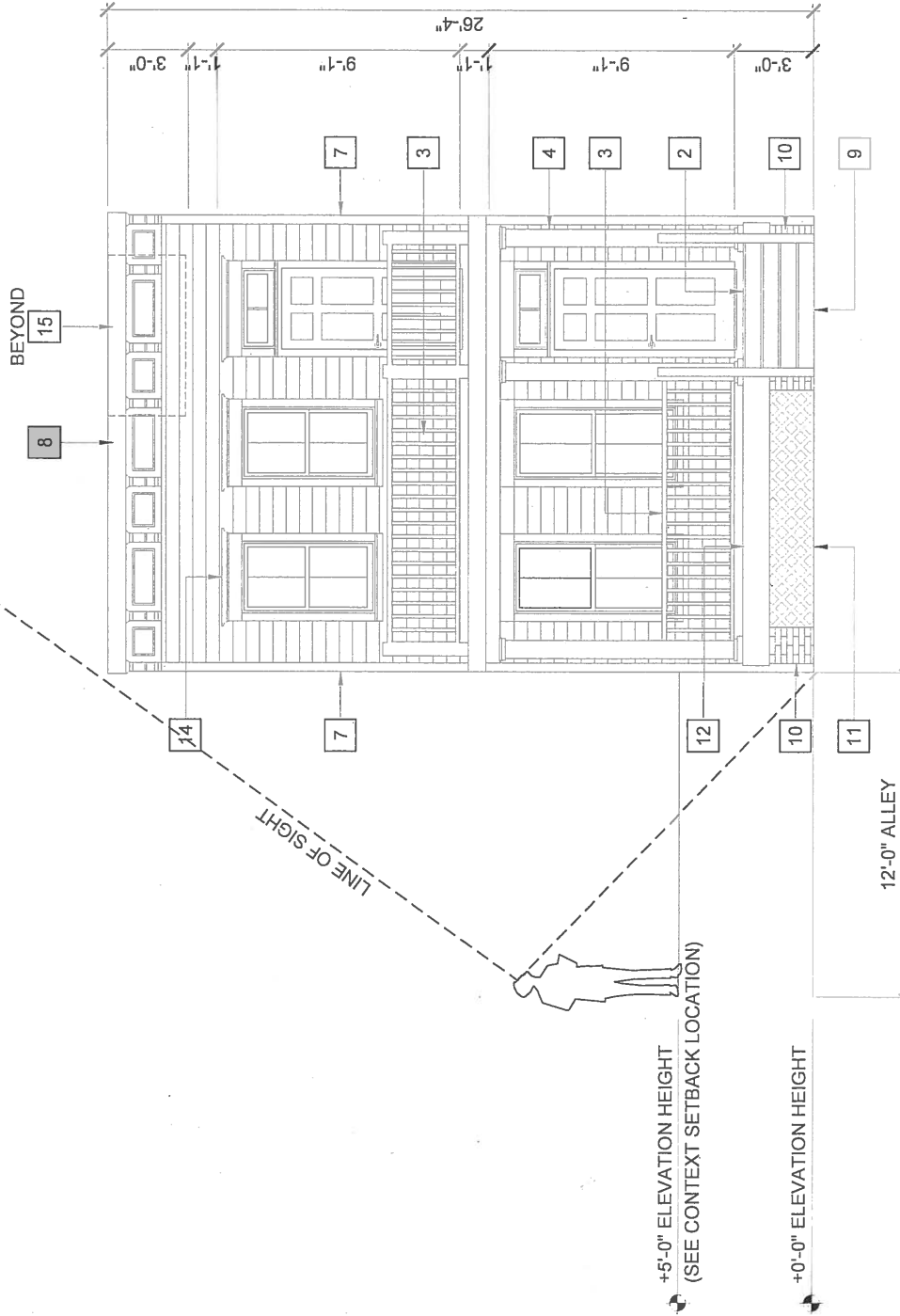
SCALE: 1"=10'-0"



CONTEXT ELEVATIONS
SCALE: 1"=10'-0"



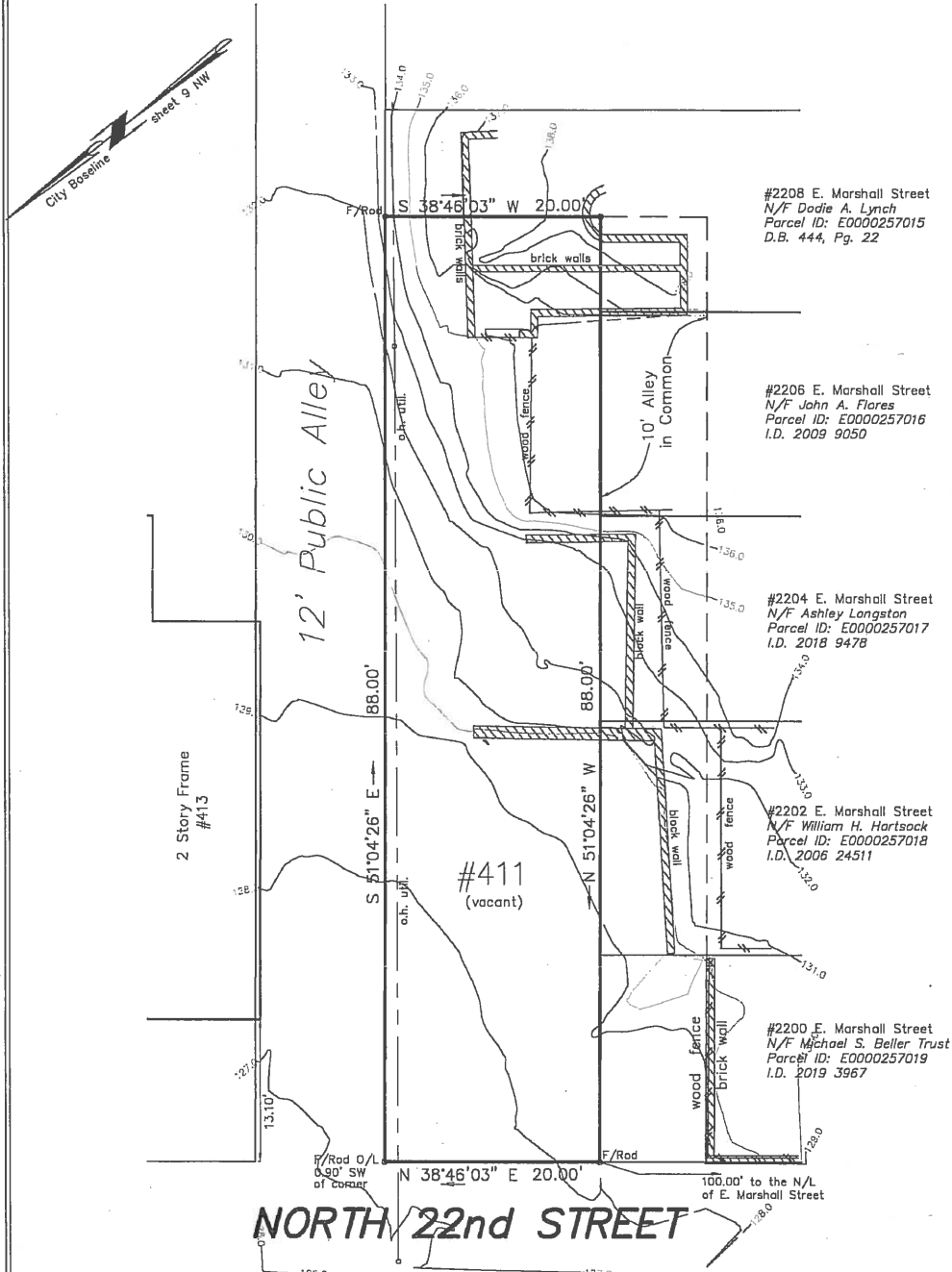
STATION POINT 'A'



B STATION POINT 'B'

Address: #411 N. 22nd Street
Current Owners: Robert & Magdalen Ferguson
Parcel ID: E0000257020
D.B. 653B, Pg. 195

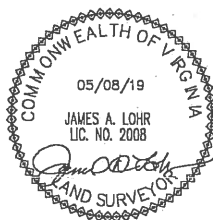
Note: Bearings protracted from City
Baseline sheet 9 NW.



NORTH 22ND STREET

Topographic Survey of

**The Property Known as
#411 North 22nd Street in
the City of Richmond, VA**



This is to certify that on 05/08/19 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X. of the Flood Insurance Rate Map, Community Panel No. 5101290041E effective date of 07/16/14. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

4914 Radford Avenue, Suite 206
Richmond, Virginia, 23230
Phone (804) 673-9666
Fax (804) 673-9990

Scale: 1"=10'
Drawn: TCJ
Job: 1250-19

Date: 05/09/19
Checked: JAL

C-4

DATE: 06/11/19

SINGLE FAMILY RESIDENCE

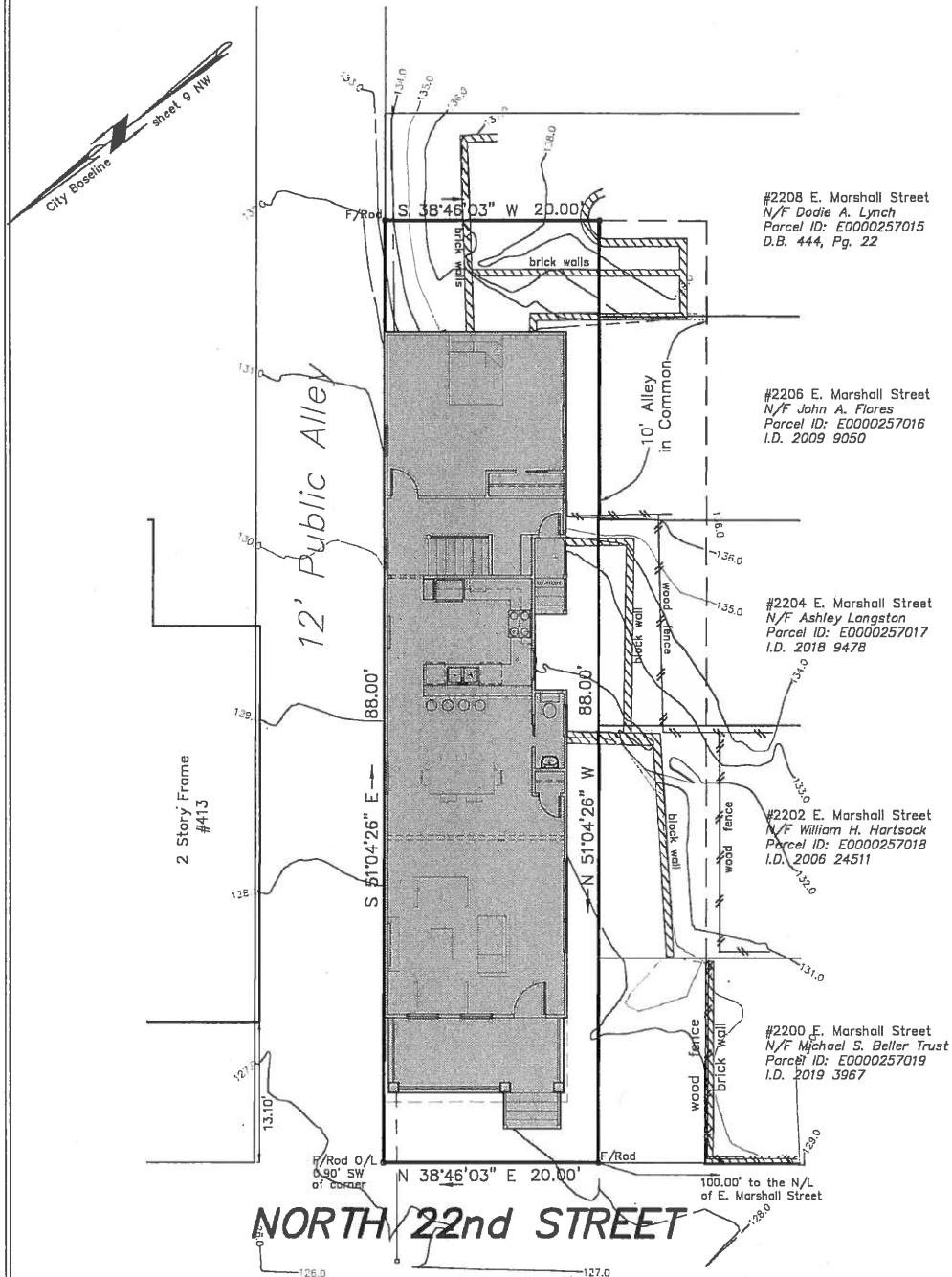
411 N 22ND STREET

RICHMOND, VA 23223

PFV CONSTRUCTION & DESIGN, LLC

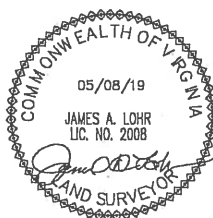
Address: #411 N. 22nd Street
Current Owners: Robert & Magdalen Ferguson
Parcel ID: E0000257020
D.B. 653B, Pg. 195

Note: Bearings protracted from City
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NORTH 22nd STREET

Topographic Survey of
**The Property Known as
#411 North 22nd Street in
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Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

4914 Radford Avenue, Suite 206
Richmond, Virginia, 23230
Phone (804) 673-9668
Fax (804) 673-9990

Scale: 1"=10'
Drawn: TCJ
Job: 1250-19

Date: 05/09/19
Checked: JAL

C-5

DATE: 05/11/19

SINGLE FAMILY RESIDENCE

411 N 22ND STREET

RICHMOND, VA 23223

PFV CONSTRUCTION & DESIGN, LLC

The Honorable Council of the City of Richmond, Virginia

**c/o The Dept. of Planning and Development Review
Land Use Administration Division
900 East Broad Street
Room 511
Richmond, VA 23219**

Board of Zoning Appeals Special Exception Request Application

Applicant's Report (July 2019)

Subject Property

411 North 22nd Street

Tax Parcel Number

E-000-0257/020

Owner/Contact

Robert Ferguson and Magdalen Ferguson
c/o ClaireView Enterprises I, LLC
7330 Staples Mill Road, #184
Richmond, VA 23228
Office: (804) 482-0806
Fax: (804) 755-6659

Proposed Use

The applicant is proposing to construct a detached, single family home on the currently vacant and buildable lot.

Reason

The subject property has been verified as a legal lot of record by the Zoning Administrator. The current R-8, Urban Residential District zoning allows a zero lot line option to be utilized. The Applicant is requesting that they be allowed to utilize the zero lot line option along a twelve foot wide public alley adjacent to the lot and have a minimum three foot (3'0") setback on the opposite side of the same lot. The front and rear yard setback requirements and Lot Coverage Ratio restrictions will be met.

I. Property Description

The lot is currently zoned R-8, Urban Residential District (Single Family) and has 20.00 feet of frontage along North 22nd Street and has 88.00 feet of depth for a total square footage of 1,760 square feet. The lot rests approximately midway between East Marshall Street and Jefferson Avenue in the Church Hill North neighborhood (see Photos 1-4).

The site slopes slightly from south to north. It is bounded on its northern property line by North 22nd Street, on the east by a public alley 12'0" in width, on the south by the northern property line of 2208 East Marshall Street, and on the west by the rear property lines of the addresses of 2200 through 2208 East Marshall Street (see the enclosed General Parcel Map). A Site Plan showing boundaries and proposed physical features, is included in the attached Plans on page A-1. The lot is currently vacant. The site will be cleared of any encroaching materials and leveled as needed prior to development.

The R-8 zoning classification requires a minimum side yard setback of not less than three feet in width with one permissible exception being where the zero lot line option is utilized (*Sec. 30-413.15, Yards*). The zoning classification also requires a front yard of not less than 10 feet and not more than 18 feet, a rear yard of not less than 5 feet in depth, and lot coverage of not more than 65 percent of the area of the lot (*Sec. 30-413.16, Lot Coverage*).

The R-8 zoning classification also has a provision to allow for a zero lot line, thereby allowing one side yard for a single-family detached dwelling to be equal to zero.

Via the submission of this Application, we are requesting a Special Exception to allow a zero lot line along the twelve foot wide alley with a width of three feet on the opposite side yard.

What follows is information garnered from the City Assessor's Office as it pertains to Building and Lot Widths of properties, as shown on the General Parcel Map, along the 400 block of North 22nd Street and properties along East Marshall Street that are adjacent to the subject lot:

ADDRESS	BUILDING WIDTH	LOT WIDTH
413 N. 22 nd St	20.0 ft	20.0 ft
415 N. 22 nd St	20.3 ft	21.82 ft
417 N. 22 nd St	21.0 ft	26.92 ft
2200 E. Marshall St	18.5 ft	19.1 ft
2202 E. Marshall St	19.0 ft	21.75 ft
2204 E. Marshall St	19.0 ft	19.0 ft
2206 E. Marshall St	18.0 ft	19.0 ft
2208 E. Marshall St	19.0 ft	19.0 ft

As represented by the information immediately above, and on the enclosed map entitled Building and Lot Widths, none of the existing structures would meet the current zoning requirement of a minimum of three feet between structures. Also, because, 1) the physical structures along East

Marshall Street have rear elevations of significant distance from the western property line of the subject, and 2) the City has deeded the property Owners in the 2200 Block of East Marshall Street a 10 foot alley in common that essentially has added to their rear yards, there will be more than adequate distance between structures if 411 North 22nd Street is granted the requested variance. The 10 foot alley in common is shown on the Topographic Survey submitted on page C-5 of the attached Plans.

II. Concept of Proposed New Construction

As previously existed on the site, we are proposing to build a single-family detached dwelling on the site. There will be two levels of living space. As the enclosed Elevations show (see Plans, Elevations, pages A-3 thru A6), at both levels, all elevations will have hardiplank siding.

We have taken great care to design a structure that emulates many homes throughout the immediate neighborhood in appearance and scale. Because the lot is located within a City Old and Historic District, the enclosed plans were presented to the Commission of Architectural Review and the plans received Final Approval at their May 28, 2019 meeting.

III. Size, Front Yard Setbacks, and Amenities

The home will consist of a 4-bedroom, 2.5 bath home with approximately 2,114 square feet of finished living space. The size and scale of the home will be in keeping with other homes in the vicinity. As shown on the Context Elevations (see Plans, Context Exterior Elevations, page C-1) submitted with this Application, the height of the home is congruent with the height of its immediate neighbors.

The home is also congruent, per Zoning requirements, with the front yard setbacks of its immediate neighbors. North 22nd Street is considered a front yard for both 2200 East Marshall Street and 2201 Jefferson Avenue. Both of those properties have a zero lot line at the section of the physical structure that rests along North 22nd Street. The double house at 413/415 North 22nd Street has a 13'6" front yard setback with a six foot deep front porch (see Photos 5 and 6). The commercial property at 417 North 22nd Street has a 10'4" front yard setback. In accordance with the R-8 Zoning requirements, the proposed dwelling at 411 North 22nd Street is required to have a 13'6" front yard setback. It will have a seven foot deep front porch. The front yard setbacks are shown on the Context Setbacks (see Plans, Context Setbacks, page C-1) submitted with this Application.

The massing of the home is within the prescribed Lot Coverage Ratio and is in accordance with the Board of Zoning Appeals Intent Statement reflected in *Section 30-1040.3* of the Zoning Ordinance which reads as follows: Many existing lots in the city are characterized by such small size, irregular configuration or other condition that current yard and/or lot coverage requirements severely inhibit their development for permitted dwelling use consistent with modern day

dwelling needs. Also, a large number of dwellings in the city were constructed many years ago and do not meet contemporary needs of owners or occupants with regard to size, number, function or amenities of rooms and other living spaces. Many dwellings were constructed on relatively small lots and/or were constructed in a manner that current yard or lot coverage requirements do not enable additions to or construction of accessory structures for dwellings that are desired by owners or occupants to modernize or improve the functionality and livability of their properties. It is often desirable to permit construction of new dwellings, additions or accessory structures to encourage improvement of property, increase opportunities for home ownership, retain residents in the city and promote neighborhood improvement.

The home will contain two zones of central heating and air conditioning, a security system, high-speed internet connections, dishwasher, gas range, disposal, microwave, refrigerator, washer and dryer connections, solid surface countertops, hardwood flooring throughout, and porcelain tile in the kitchens and bathrooms.

The home will make use of the water, sewer, trash, and natural gas services offered by the City of Richmond. All of which are readily available to the site.

IV. Off-Street Parking

There is no access to the southern (rear) property line of the lot. Also, there is a Dominion Energy power pole with a guy wire that is anchored along the eastern property line of the lot (see Photo 2 and the Site Plan, page A-1). The placement of this guy wire prevents vehicular access to the very rear of the lot and therefore negates the possibility of using the rear portion of the lot for off-street parking. The topography of the lot makes the possibility of an functional internal garage an impossibility. Even with the combined width of the alley and the proposed home, the turning ability and depth into a theoretical garage would only be 29 feet. The Zoning Ordinance requires at least one off-street parking opportunity for new single-family homes.

Hence, via the submission of this Application, we are requesting a Special Exception to waive the off-street parking requirement.

There is abundant on-street parking on both sides of the street in the immediate vicinity of the proposed home. Within this block, the northern line of North 22nd Street has 199 linear feet of curb (not including the alley) and the southern line of North 22nd Street has 240.49 linear feet of curb (not including the alley). With parking available on both sides of the street, this gives a total of over 439 feet of parking opportunity. Within this block, there are four structures and two vacant lots, one of which is 411 North 22nd Street. Presuming a majority 22 foot parking space and 17.5 foot spaces at the end of each side of the street, given the linear footage of both sides of the street, there are approximately 20 parking opportunities on the street within this block. With five structures (including the subject property) on this block, there will be more than adequate parking opportunities for the future homeowner.

The request that the off-street requirement be waived due to the inaccessibility of the rear of the lot and the shallow aspect of the depth of the lot is in accordance with *Section 30-710.2:2 Off-street parking not required on certain lots*, of the Zoning Ordinance which reads, in part, as follows: In addition, off-street parking shall not be required for a single-family attached dwelling, a single-family detached dwelling, or a two-family detached dwelling constructed after the effective date of the ordinance adopting this sentence on any lot for which the City, based on engineering or safety concerns, does not permit any vehicular access to the right-of-way from any part of the lot.

V. Required Findings of Fact as Specified in the City Charter and Zoning Ordinance

The Special Exception Requests for both the zero lot line and on-street parking will not:

- a) be detrimental to the safety, health, morals and general welfare of the community involved;

This proposal represents a significant investment for the predevelopment, utility connections, and construction costs associated with taking an unused, vacant lot toward a homeownership opportunity in a highly visible and thriving area of the city. The proposed construction will have a positive effect on the community involved by placing a vacant lot into service.

- b) tend to create congestion in street, roads, alley and other public ways and places in the area involved;

The proposed development does not encroach upon any right of way to include the street and adjacent alley. There will be no congestion on the street nor in the alley.

- c) create hazards from fire, panic or other dangers;

The existing thoroughfares, both North 22nd Street and the public alley immediately adjacent to the parcel, will meet the access requirements necessary for fire and any other emergency vehicles. All construction materials will be consistent with building and fire code requirements.

- d) tend to cause overcrowding of land and an undue concentration of population;

This development will be a single-family home as are the homes in the immediate vicinity and most of the structures in the Church Hill North community. It will be built on an existing legal lot of record that does not require subdivision of a larger parcel.

- e) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements;

This proposal offers the opportunity to significantly increase the taxable value of an underutilized parcel of real estate without creating additional demands for City services, such as schools, social service needs, or infrastructure development. The property is in very close proximity to public transportation.

f) interfere with adequate light and air;

The house is designed to be in keeping with the height and scale of other buildings in the immediate vicinity as well as the community. As the Context Elevations show (see Plans, Context Exterior Elevations, page C-1), the overall house height is in keeping with its immediate neighbors. Because it will be bound on the west elevation by the rear property line of the neighboring properties perpendicular to it and along East Marshall Street, it will in no way interfere with adequate light and air of any properties in the community.

Conclusion

Throughout this Applicant's Report, we have offered evidence to support the following request:

That a Special Exception to Sec. 30-413.15(2)a, Yards of the R-8 Zoning Classification and that a Special Exception to Sec. 30-710(a)(1), Number of spaces required for particular uses, be granted for the development of a detached, single-family dwelling allowing a zero lot line at the alley along the eastern property line. There will be a three foot setback along the opposite property line. All other setback and lot coverage requirements will be met in accordance with the R-8 Zoning. Due to engineering and safety concerns, parking will be on-street parking only.

During its planning of the single-family home at 411 North 22nd Street the applicant has made tremendous efforts to address the nature of the immediate community while working to be part of the City's desire for infill housing and homeownership opportunities on currently vacant lots.

Respectfully submitted,

Robert Ferguson and Magdalen Ferguson

enclosures

General Parcel Map

Photos

Building and Lot Width Map

CAR Certificate of Appropriateness

Plans

411 North 22nd Street
Richmond, VA 23223-7001
Church Hill North - City Old and Historic District
(all photos taken February 2019)

Photo 1. Subject property at center with 12 foot alley at eastern property line; 413 North 22nd Street immediately across alley; rear of 2200 East Marshall Street at far right



Photo 2. View from rear of lot to North 22nd Street; 413 N 22nd St at right of alley



411 North 22nd Street
Richmond, VA 23223-7001
Church Hill North - City Old and Historic District

Photo 3. Streetscape; subject at left; 2200 E. Marshall St at right



Photo 4. Streetscape; subject at right; 413 N 22nd St with zero lot line at left;
2201 Jefferson Ave is the yellow building at far left



411 North 22nd Street
Richmond, VA 23223-7001
Church Hill North - City Old and Historic District

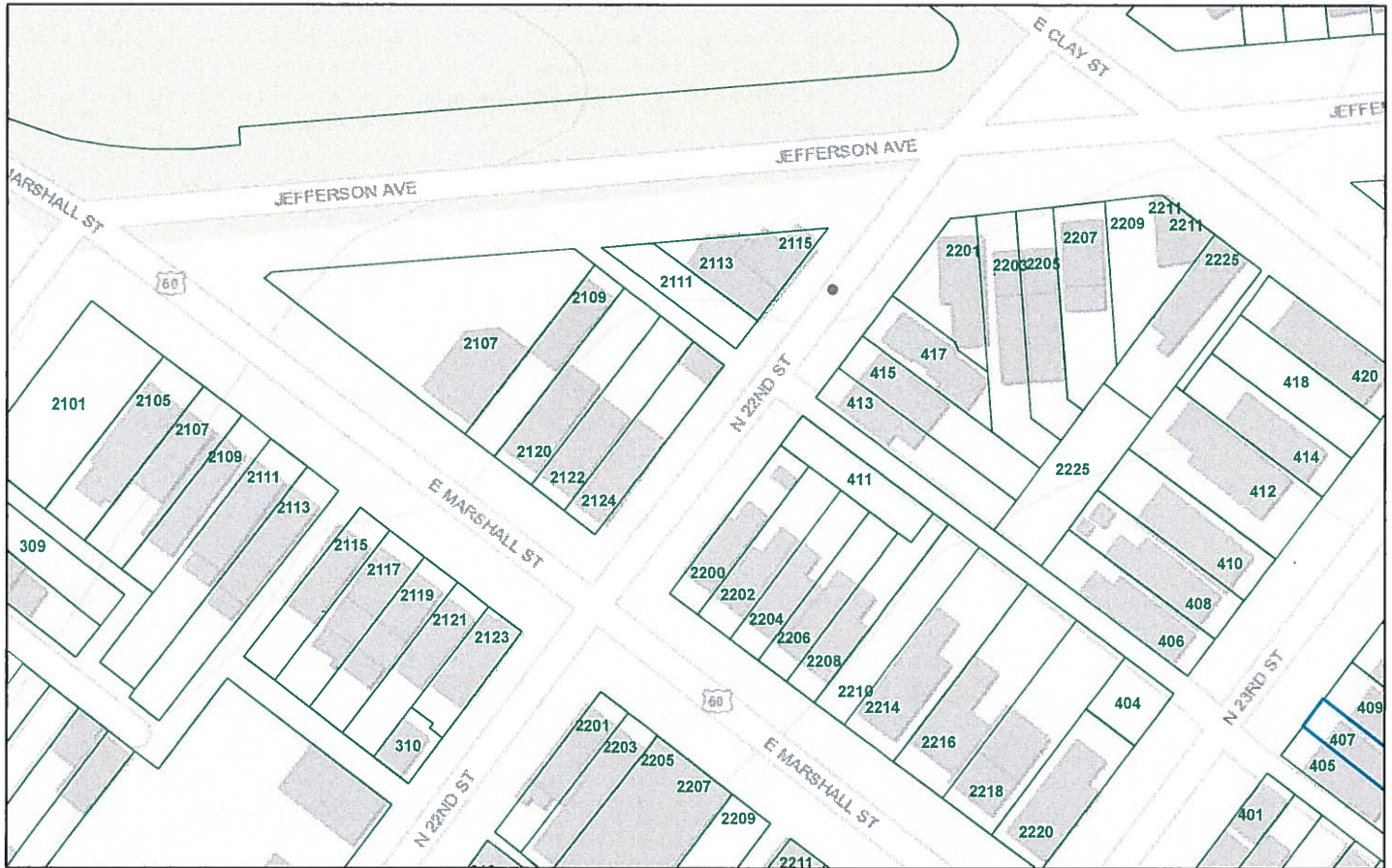
Photo 5. Front Porch at 413 and 415 N 22nd St with 13'6" setback from property line to the structure



Photo 6. Front Porch at 413 and 415 N 22nd St; 12 foot alley shared with 411 N 22nd St at right



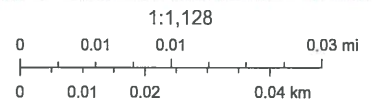
411 N. 22nd St, General Area



1/22/2019, 1:51:36 PM

 CityBoundary  Parcels

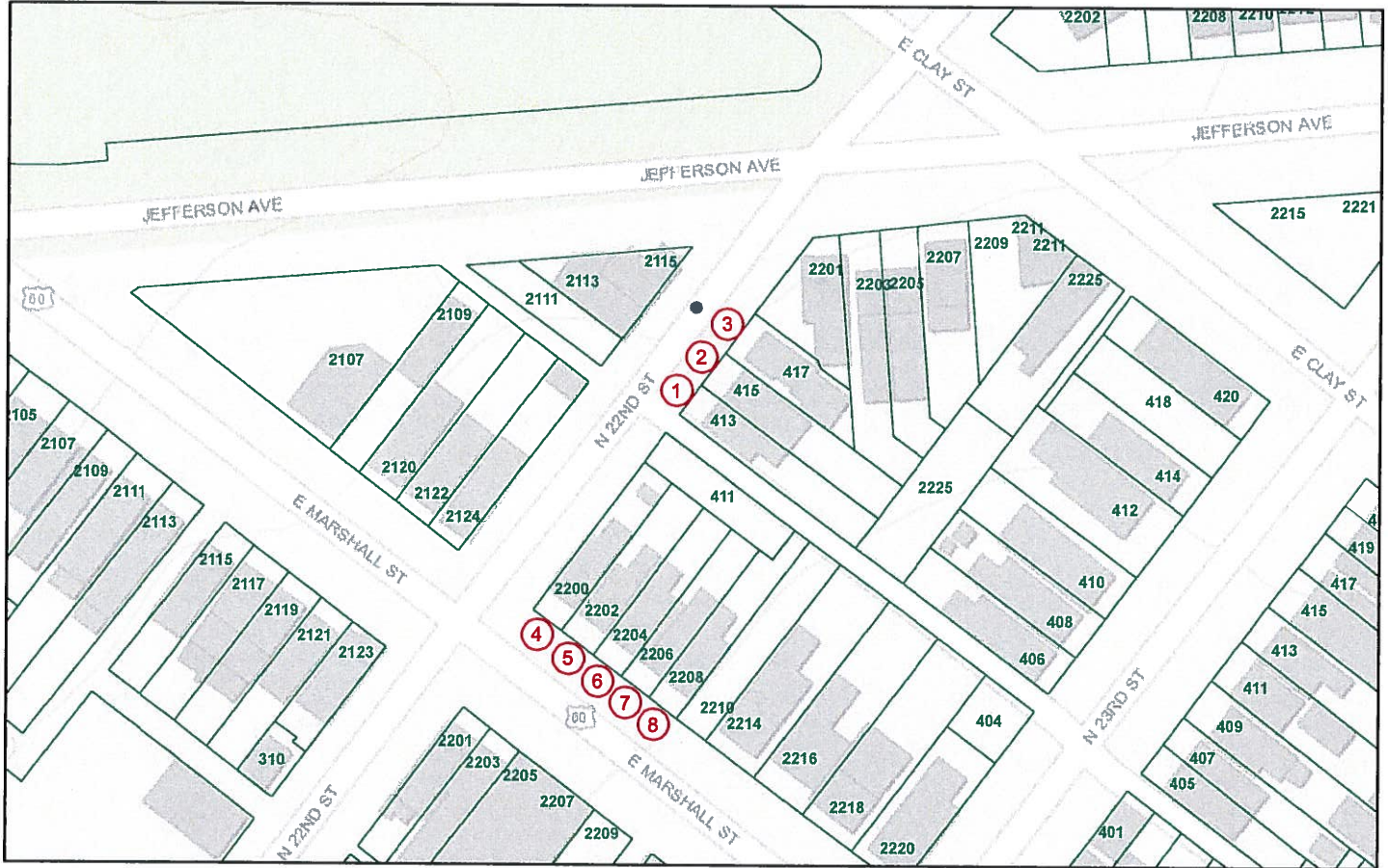
Address Labels



Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS,

Citations appear in map service do not include Richmond. However, this map product is produced from a City of Richmond application source. The default map service is provided by ESRI and the City has no control over metadata tags appearing therein.

411 N. 22nd St, Building and Lot Widths

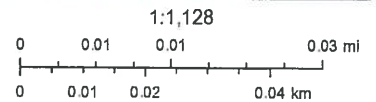


Address Labels

CityBoundary Parcels

B = BUILDING WIDTH
L = LOT WIDTH

- | | |
|------------------------------|------------------------------|
| 1. B = 20.0 FT, L = 20.0 FT | 5. B = 19.0 FT, L = 21.75 FT |
| 2. B = 20.3 FT, L = 21.82 FT | 6. B = 19.0 FT, L = 19.0 FT |
| 3. B = 21.0 FT, L = 26.92 FT | 7. B = 18.0 FT, L = 19.0 FT |
| 4. B = 18.5 FT, L = 19.10 FT | 8. B = 19.0 FT, L = 19.0 FT |





CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
COMMISSION OF ARCHITECTURAL REVIEW

May 29, 2019

Robert & Magdalen Ferguson
315 Overbrook Road
Richmond, VA 23222

RE: 411 N 22ND ST
Application No. COA-052322-2019

Dear Applicant:

At the May 28, 2019 meeting of the Commission of Architectural Review, the review of your application for a Certificate of Appropriateness resulted in the following action: **approved with conditions**. Specifically, the Commission approved the application for the reasons cited in the staff report provided the following conditions are met: the HVAC equipment be moved to the center of the building mass; the applicant work with staff to design a stepped foundation design; the applicant provide information about the how the grade will be addressed from the area indicated from the steps to the rear of the property for staff review and approval; and the details of the fence and retaining wall be submitted to staff for review and approval.

You, or any aggrieved party, have the right to appeal a decision of the Commission of Architectural Review to City Council as specified in Section 30.930 of the Richmond City Code. A petition stating reasons for the appeal must be filed with the City Clerk within 15 days of this meeting.

If you have any questions, please contact me at (804) 646-7550 or by e-mail at Carey.Jones@richmondgov.com.

Sincerely,

A handwritten signature in black ink that reads "Carey Jones". The signature is written in a cursive, flowing style.

Carey L. Jones, Secretary
Commission of Architectural Review



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

January 22, 2019

Attorney John L. Taylor III
P.O. Box 8027
Richmond, Virginia 23223

Attn: Robert Ferguson, Owner

RE: 411 North 22nd Street
Tax Parcel: E000-0257/020

Dear Mr. Ferguson:

Thank you for your request of a Zoning Confirmation Letter regarding the above referenced property. In response to your request, as of the date of this letter, be advised of the following:

The property is located within an R-8 (Urban Residential) zoning district. The R-8 District requires a minimum lot area of not less than three thousand square feet (3,000 SF) and a minimum lot width of not less than twenty-five feet (25') for single family detached dwellings. According to the City Assessor's records and deeds, the subject property has a lot width of twenty feet (20'), and a lot depth of eighty-eight feet (88'), which results in a lot area of 1,760 square feet.

According to a July 8, 1963, Deed (most current), the property has been conveyed as "*All that certain lot of land, with the improvements thereon, designated by Street No. 411 North 22nd Street, Richmond, Virginia, and described as follows:*

Commencing at a point on the east line of 22nd Street between Marshall Street and Jefferson Avenue, distant 100 from the northeastern intersection of 22nd and Marshall Streets, thence running northwardly along the east line of 22nd Street, and fronting thereon 20 feet, more or less, then running back between parallel lines 88 feet, more or less." The property is deeded as an independent lot of record and has been since at least 1939. The property is currently unimproved.

Note: A recent site visit revealed that adjacent property owners have utilized the lot as access to the rear of their parcels for the purpose of off-street parking and have installed of landscaping and other decorative structures on the parcel.

In summary, based on the information available to me at this time, it is my determination that the lot is buildable from the zoning perspective for a single-family detached dwelling. Other zoning requirements that would affect the potential development of the site are as follows:

1. Front yard – not less than ten feet (10') and not greater than eighteen feet (18'), provided that:
 - Where existing buildings are located on both adjacent lots along the same street frontage, the front yard shall be the same as the front yard provided for the existing building closest to the street, except that if the front yard of the existing building furthest

Robert Ferguson
RE: 411 North 22nd Street
January 22, 2019
Page 2

from the street more closely represents the average of the front yards for all buildings on the block, the front yard shall be the same as the front yard provided for the building furthest from the street.

2. Side yards – not less than three feet (3').
3. Rear yard – not less than five feet (5').
4. Lot coverage – not to exceed sixty-five percent (65%) of the area of the lot.
5. First floor elevation – the finished elevation of the first floor of a building devoted to a dwelling use shall not be less than two (2) feet above the mean grade level at the building façade along the street frontage of the lot.
6. Building height – no building or structure shall exceed three (3) stories in height. Every main building hereinafter constructed shall have a minimum height of not less than two (2) stories, except that porches, porticos, and similar structures attached to a main building may be of lesser height. No accessory building shall exceed twenty feet (20') in height.
7. Parking – minimum of one (1) on-site parking space.

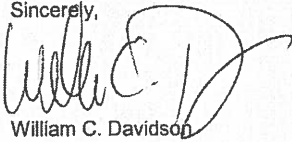
For information concerning environmental concerns that may affect these lots such as grading, erosion control issues, wetland, floodplain and Chesapeake Bay Preservation Areas, please contact the Water Resources Division of the Department of Public Utilities at (804) 646-7674.

Upon submittal of specific development plans, including detailed floor plans, for any proposed use(s), this office will evaluate for conformance with all zoning requirements in effect at that time.

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 to 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 this information is sufficient. Should you have any additional questions, please contact Zoning Officer Josh Young by E-mail at: joshua.young@richmondgov.com or by telephone at: (804) 646-6923.

Sincerely,



William C. Davidson
Zoning Administrator

Cc: Robert & Magdalen Ferguson
315 Overbrook Road
Richmond, Virginia 23222

Mr. Roy Benbow, Secretary
City of Richmond Board of Zoning Appeals
900 E. Broad Street
Richmond, VA 23219

RE: Case No. BZA 17-2019: Robert and Magdalen Ferguson
411 N. 22nd Street, Parcel E000-0257/020, R-8 (Urban Residential District)

Dear Mr. Benbow and members of the Board of Zoning Appeals:

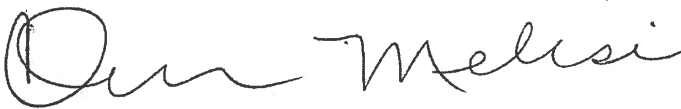
At the April 16, 2019 meeting of the Church Hill Association (CHA), Mr. Enoch Pou, representative of the owners of 411 N. 22nd Street, presented the details of this BZA application to the membership requesting a waiver for the side yard setback requirements as well as the parking requirements for this parcel in order to accommodate the construction of a new two-story single-family detached dwelling. This letter is to inform you that our membership did review and discuss the details related to the application and voted to support this request.

Please note, however, the membership did state its support was conditioned upon the applicant's compliance with the final comments and recommendations of the Commission of Architectural Review with regard to overall exterior design of this building.

Again, as long as the CAR's final conditions are met, the CHA membership supports the applicant's request to the BZA.

Thank you in advance for including our letter of support for the Ferguson's application.

Best regards,

A handwritten signature in black ink, appearing to read "Debra Melisi". The signature is fluid and cursive, with a large initial "D" and a stylized "M".

Debra Melisi,
CHA President

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	11 JOB/PROPERTY ADDRESS (STREET & NUMBER) 411 North 22nd Street						12 FLOOR/ROOM NO.	
	13 CONTRACTOR NAME			14 ICE TYPE	15 CLASS <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	16 STATE LICENSE NO.		
	17 CONTRACTOR STREET ADDRESS			18 CONTRACTOR TELEPHONE / EMAIL ADDRESS				
	19 CITY		20 STATE	21 ZIP CODE		22 CONTRACTOR FAX NO.		
BUILDING INFORMATION	23 PROPERTY OWNER NAME Robert & Magdalen Ferguson			24 PROPERTY OWNER ADDRESS/ZIP 315 Overbrook Road Richmond, VA 23220			25 OWNER DAYTIME TELEPHONE NO.	
	26 DESCRIBE CURRENT STRUCTURE USE			27 DESCRIBE PROPOSED STRUCTURE USE				
	28 OFFICE USE ONLY <input type="checkbox"/> ACC <input type="checkbox"/> AL2		<input type="checkbox"/> ADD <input type="checkbox"/> DEM	<input type="checkbox"/> AD1 <input type="checkbox"/> FUP	<input type="checkbox"/> AD2 <input type="checkbox"/> FOU	<input type="checkbox"/> AD3 <input type="checkbox"/> NB	<input type="checkbox"/> AD4 <input type="checkbox"/> REL	<input type="checkbox"/> AL1 <input type="checkbox"/> REP
	29 IF 1 OR 2 FAMILY <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		30 IF ATTACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		31 IF DETACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		32 IF MULTIFAMILY NUMBER OF UNITS PER STRUCTURE	
CONSTRUCTION COSTS	33 INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A, B, C, D, E & F. TOTAL A, B, C, D, E & F. SUBTRACT THIS TOTAL FROM A TO OBTAIN G. COSTS ARE TO INCLUDE MATERIAL, LABOR, SUBCONTRACTS OVERHEAD & PROFIT.			34 A. TOTAL CONST. COST OF ENTIRE JOB		35 C. MECH. COST		
				36 B. ELEC. COST		37 E. SPRINKLER COST		
				38 D. PLUMB. COST		39 F. ELEVATOR COST		
				40 G. TOTAL CONSTRUCTION COST LESS TRADE PERMITS				
WORK DESCRIPTION	41 DESCRIBE SCOPE OF WORK Construct a new single-family detached dwelling							
	42 LEN							
	43 ADDRESS							
	44 ZIP CODE							
CONTACT INFORMATION	45 CONTACT PERSON Claireview ENT I, LLC Attn: E. Pou, Jr.			46 CONTACT PHONE NO. 804-370-9208		47 CONTACT FAX NO.		
	48 CONTACT ADDRESS 7330 Staples Mill Road #184 Richmond, VA			49 ZIP CODE 23228		50 EMAIL epoujr@cve1.com		
	51 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO			52 NAME PHONE NO.				
	53 ENGINEER/ARCHITECT NAME			54 ENGINEER/ARCHITECT PHONE NO.		55 ENGINEER/ARCHITECT FAX NO.		
READY TO BUILD	56 ROOF TYPE 1 (SEE BACK FOR LIST)			57 NO. OF SQUARES		58 ROOF TYPE 2 (SEE BACK FOR LIST)		
	59 NO. OF SQUARES			60 NO. OF SQUARES				
	61 NOT REQUIRED FOR 1 & 2 FAMILY <input type="checkbox"/> YES <input type="checkbox"/> NO			62 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO				
	63 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)			64 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)		65 GARAGE AREA (SQ. FT.)		
CITY & BUILDING SIZE	66 DECK AREA (SQ. FT.)			67 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		68 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)		
	69 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)			70 NO. OF SPACES AT ANOTHER LOCATION		71 LOCATION		
	72 WILL THERE BE A NEW CURB <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY			73 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO		74 TOTAL AREA TO BE DISTURBED (SQ. FT.)		
	75 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO			76 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO				
OWNERS AFFIDAVIT	77 I HEREBY AFFIRM THAT UNDER THE PROVISIONS OF TITLE 54.1-1131 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.							
	78 PRINTED NAME			79 SIGNATURE		80 DATE		
	81 A. I (NAME OF APPLICANT)			82 B. CERTIFY THAT THE BUILDING AT (ADDRESSES, FLOOR OR SUITE)				
	83 HAS BEEN INSPECTED OR MEETS THE EXCEPTIONS OF SECTION 110.3, THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. THE ASBESTOS ABATEMENT WILL BE DONE AS PER REQUIREMENT OF THE "CLEAN AIR ACT" NATIONAL EMISSION STANDARD FOR THE HAZARDOUS AIR POLLUTANT (NESHAPS) AND OSHA "STANDARDS FOR CONSTRUCTION WORKERS"							
ASBESTOS CERTIFICATION	84 C. SIGNATURE							
	85 ARTS DI							
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OFFICE USE ONLY	88 A COPY OF YOUR STATE CONTRACTOR'S LICENSE AND BUSINESS LICENSE MUST BE ON FILE BEFORE A PERMIT WILL BE ISSUED.							
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