



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

November 8, 2019

John Wilson
505 N. 24th Street
Richmond, VA 23223

To Whom It May Concern:

RE: **BZA 48-2019**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, December 4, 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 accessory building (approximately 16' X 8') and to use a portion thereof (79 sq. ft.) for use as a home occupation (art studio) at 505 NORTH 24th STREET (Tax Parcel Number E000-0336/019), located in an R-63 (Multifamily 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

BZA 48-2019

Page 2

November 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.

2402 E Clay Street Series Of B&b 98 Properties
Business Trst
4000 Fauquier Ave
Richmond VA 23227

2404 E Clay Street LLC
2513 W Main St
Richmond VA 23220

2406 E Clay Street LLC
2513 W Main St
Richmond VA 23220

2408 E Clay Street LLC
2513 W Main St
Richmond VA 23220

Burgess Richard Court
514 N 24th St
Richmond VA 23223

Casad Scott S And Mckenzie D
2405 E Clay St
Richmond VA 23223

Cava Capital LLC
5310 Markel Rd #104
Richmond VA 23230

Corrigan Bonnie And O'hara Jonathan M
518 N 25th St
Richmond VA 23223

Crouch Bryan A And Amanda G
2401 E Clay St
Richmond VA 23223

Depodesta Cheryl A
517 N 24th St
Richmond VA 23223

Glenn Kay S
507 N 24th St
Richmond VA 23223

Goodmundson Alex
512 N 25th St
Richmond VA 23218

Groppuso Jamie & Jennifer Groppuso
502 N 24th St
Richmond VA 23223

Hinds Gerard E And Carolyn S Eyler
2403 E Clay St
Richmond VA 23223

Johnson Martin B And Hardy Valerie
424 N 25th St
Richmond VA 23223

King Elizabeth & Carlton Newton
P O Box 8062
Richmond VA 23223

Kinsley William E
P O Box 8069
Richmond VA 23223

Krabill Ann Vickrey
2400 East Clay St Apt B
Richmond VA 23223

Matthews Peter James Iii And Callan Margaret
Elaine
505 1/2 N 24th St
Richmond VA 23223

Minor Elaine C
513 N 24th St
Richmond VA 23223

Newton Carlton R & Elizabeth C King
Po Box 8062
Richmond VA 23223

Nguyen Phuong N
506 N 24th St
Richmond VA 23223

Palmer James Gilbert And Jill
9036 Hopkins Branch Way
Mechanicsville VA 23116

Peace Karen A
508 N 24th St
Richmond VA 23223

Queen William L Jr And Lynn Ellen
514 N 25th St
Richmond VA 23223

Richmond Association Of Masonic Lodges
520 N 25th St
Richmond VA 23223

Richmond Scattered Sites East LLC
23 W Broad Street Ste 100
Richmond VA 23220

Roane Lenoa D
500 N 24th St
Richmond VA 23223

Spruell Emily M
510 N 24th St
Richmond VA 23223

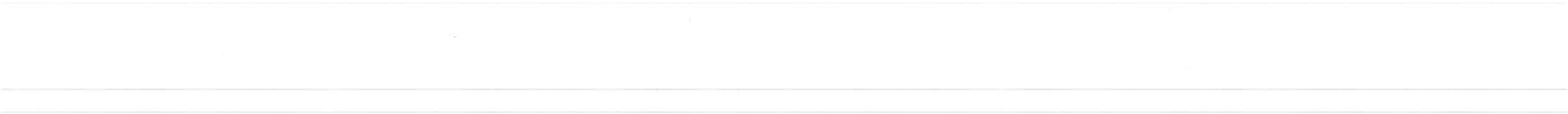
Stanback Yvette
516 N 24th St
Richmond VA 23223

Sterling Bilder LLC
17 S Belmont Ave
Richmond VA 23221

Warmolts Earl K And Anna And Sara
3210 Appleford Dr
Chester VA 23831

Watkins Venice
518 N 24th St
Richmond VA 23223

Wise Denise L
512 N 24th St
Richmond VA 23223



Property: 505 N 24th St **Parcel ID:** E0000336019**Parcel**

Street Address: 505 N 24th St Richmond, VA 23223-
Owner: WILSON JOHN M AND JANELLE M
Mailing Address: 505 N 24TH ST, RICHMOND, VA 23223
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 338 - East End
Property Class: 120 - R Two Story
Zoning District: R-63 - Residential (Multi-family Urban)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2019
Land Value: \$55,000
Improvement Value: \$347,000
Total Value: \$402,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 2865.36
Acreage: 0.066
Property Description 1: 0023.45X0122.19 0000.000
State Plane Coords(?): X= 11796790.1341 Y= 3719802.181833
Latitude: 37.534107 , **Longitude:** -77.41761763

Description

Land Type: Residential Lot A
Topology:
Front Size: 23
Rear Size: 122
Parcel Square Feet: 2865.36
Acreage: 0.066
Property Description 1: 0023.45X0122.19 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11796790.1341 Y= 3719802.181833
Latitude: 37.534107 , **Longitude:** -77.41761763

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$55,000	\$386,000	\$441,000	Reassessment
2019	\$55,000	\$347,000	\$402,000	Reassessment
2018	\$55,000	\$332,000	\$387,000	Reassessment
2017	\$45,000	\$334,000	\$379,000	Reassessment
2016	\$45,000	\$106,000	\$151,000	AdminCorrect
2015	\$45,000	\$157,000	\$202,000	Reassessment
2014	\$44,000	\$136,000	\$180,000	Reassessment
2013	\$46,000	\$143,000	\$189,000	Reassessment
2012	\$46,000	\$151,000	\$197,000	Reassessment
2011	\$46,000	\$164,000	\$210,000	CarryOver
2010	\$46,000	\$164,000	\$210,000	Reassessment
2009	\$46,000	\$169,200	\$215,200	Reassessment
2008	\$46,000	\$169,200	\$215,200	Reassessment
2007	\$46,000	\$169,200	\$215,200	Reassessment
2006	\$25,000	\$169,200	\$194,200	Reassessment
2005	\$14,000	\$38,700	\$52,700	Reassessment
2004	\$11,900	\$32,800	\$44,700	Reassessment
2003	\$10,800	\$29,800	\$40,600	Reassessment
2002	\$10,600	\$29,200	\$39,800	Reassessment
2001	\$8,640	\$23,760	\$32,400	Reassessment
1998	\$8,000	\$22,000	\$30,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
07/26/2016	\$387,450	PITT BETTY C AND	ID2016-14210	1 - VALID SALE-Valid, Use in Ratio Analysis
06/08/2015	\$195,000	KALMAN CHARLES	ID2015-10013	2 - INVALID SALE-DO NOT USE
10/31/1983	\$0	Not Available	00821-0026	
01/10/1977	\$61,600	Not Available	000716-01042	

Planning

Master Plan Future Land Use: MUR
Zoning District: R-63 - Residential (Multi-family Urban)
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: Churchill North

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	2017	0206002	020600
1990	405	0206004	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: TBD

Government Districts

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

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1895
Stories: 2
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 3
Number Of Full Baths: 2
Number Of Half Baths: 1
Condition: very good for age

Foundation Type: Full Crawl
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Flat or Shed
Roof Material: Membrane
Interior Wall: Drywall
Floor Finish: Softwood-standard
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Fencing

Extension 1 Dimensions

Finished Living Area: 2024 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: 0 Sqft
Open Porch: 120 Sqft
Deck: 0 Sqft

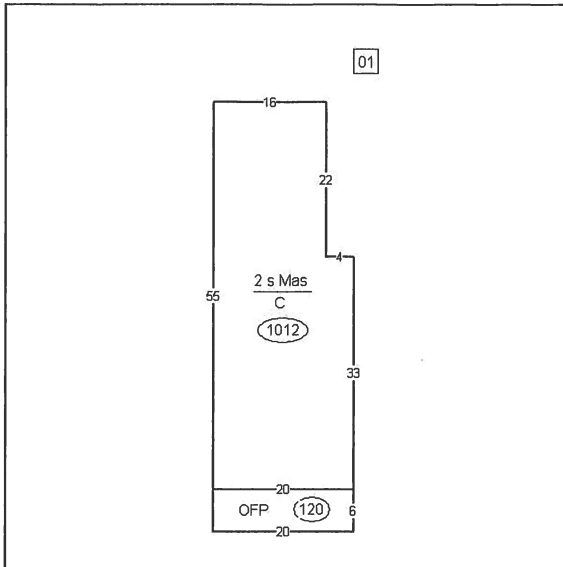
Property Images

Name:E0000336019 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:E0000336019 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 <u>John Wilson</u>	PHONE: (Home) (718) 541-7030 (Mobile) ()
OWNER: <u>505 N. 24th Street</u>	FAX: (Home) () (Mobile) ()
(Name/Address) <u>Richmond VA 23223</u>	E-mail Address: <u>johnmarchwilson@gmail.com</u>
OWNER'S <u>Same</u>	PHONE: (Home) (718) 541-7030 (Mobile) ()
REPRESENTATIVE _____	FAX: (Home) () (Mobile) ()
(Name/Address) _____	E-mail Address: <u>johnmarchwilson@gmail.com</u>

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 505 North 24th Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): Sec. 30-300, 30-419.4 and 30-694.1(2)

APPLICATION REQUIRED FOR: A building permit to construct a new accessory building (approximately 16' X 8') and to use a portion thereof (79 sq.ft.) for use as a home occupation (art studio).

TAX PARCEL NUMBER(S): E000-0336/019 ZONING DISTRICT: R-63 (Multi-family Urban Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The proposed Home Occupation is not permitted.

Home occupation use of an accessory building shall be permitted only when authorized by exception granted by the Board of Zoning Appeals.

DATE REQUEST DISAPPROVED: 10/04/2019 FEE WAIVER: ☐ YES ☒ NO

DATE FILED: 10/4/2019 TIME FILED: 12:02 p.m. PREPARED BY: A. Cuffee RECEIPT NO. 82AR-061853
TRC 070115-2019

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) (9) 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: 11-1-2019

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

CASE NUMBER: BZA 48-2019 HEARING DATE: December 4, 2019 AT 1 P.M.

BOARD OF ZONING APPEALS CASE BZA 48-2019

150' Buffer

APPLICANT(S): John Wilson

PREMISES: 505 North 24th Street

(Tax Parcel Number E000-0336/019)

SUBJECT: A building permit to construct a new accessory building (approximately 16' X 8') and to use a portion thereof (79 sq. ft.) for use as a home occupation (art studio).

REASON FOR THE REQUEST: Based on Sections 30-300, 30-419.4 and 30-694.1(2) of the Zoning Ordinance for the reason that:
The proposed home occupation is not permitted.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

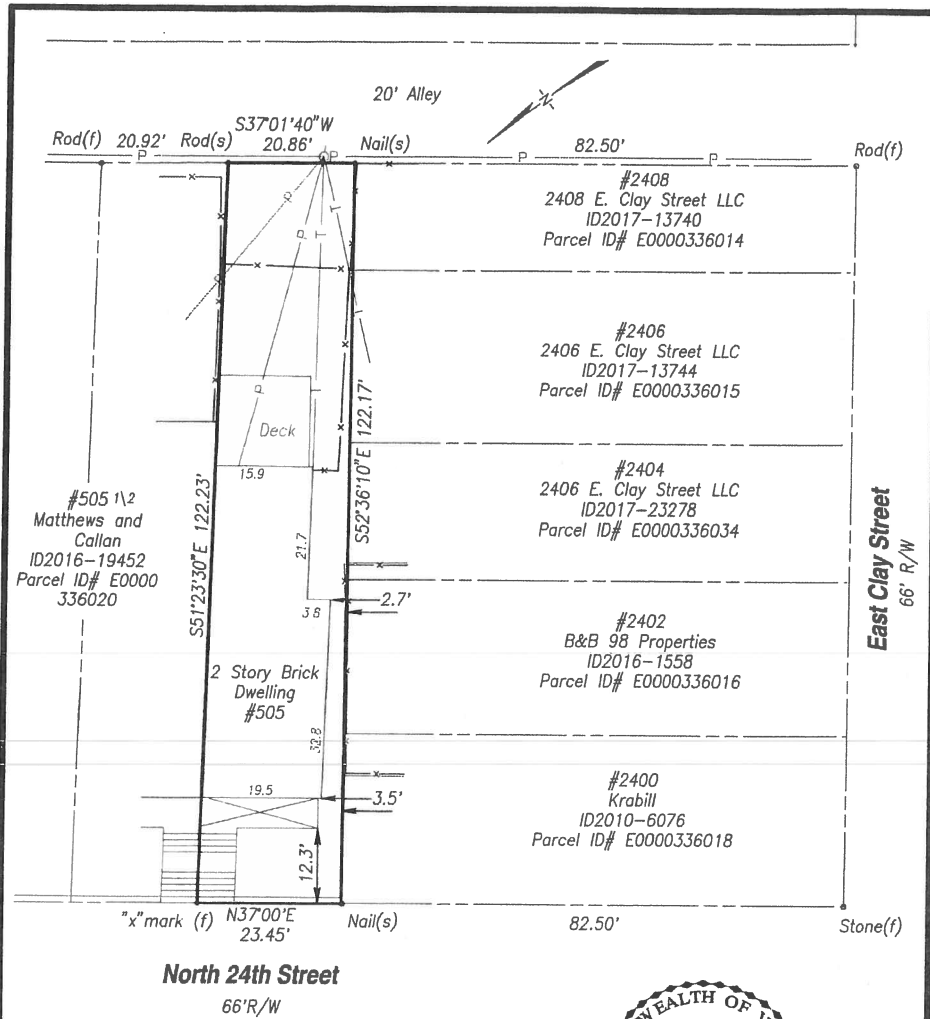
CITY OF RICHMOND, VIRGINIA

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/civicasociationgroupinformation.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: _____

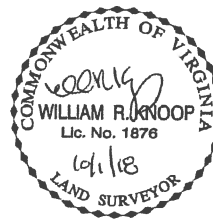
(Revised: 4/28/16)



I hereby certify that this Physical Improvement Survey, to the best of my knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.

Notes:

1. Owners: John & Janelle Wilson
2. Zoning: R-63
3. This survey performed without benefit of a title report.
4. Property shown hereon is in Flood Zone "X", a non hazard Flood Zone, from FEMA community panel 5101290041E, dated 7/16/2014.
5. Parcel ID# E0000336019



**Plat Showing
Improvements on
#505 North 24th Street
Richmond, Virginia**

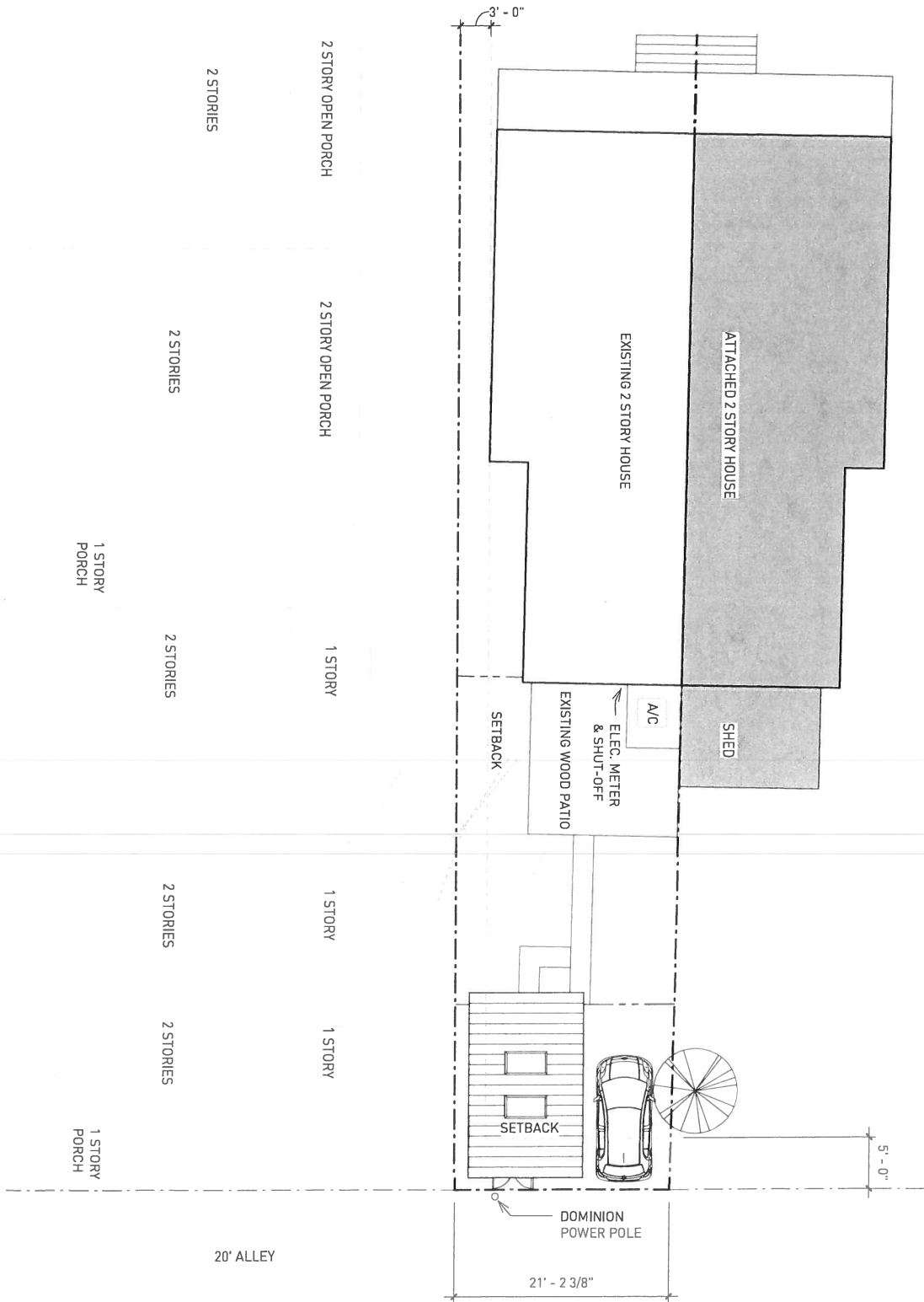
Date: Oct 1, 2018 Scale: 1" = 20' JN: 60500018



Goodfellow, Galbert, Beard, and Associates Inc.

7104 Mechanicsville Turnpike / P.O. Box 539
Mechanicsville, Virginia 23111
(804) 746-7097 Fax (804) 730-7275

ENGINEERING - SURVEYING - PLANNING



Site 1
1" = 10'-0"

<p>ADS ©2019 718-541-7030</p>	<p>A100 SITE PLAN</p>	<p>505 N24TH ACCESSORY STRUCTURE 505 N24th Street Richmond, Va. 23223 8/28/2019</p>	<p>PERMIT SET</p>	<p>REVISIONS</p>
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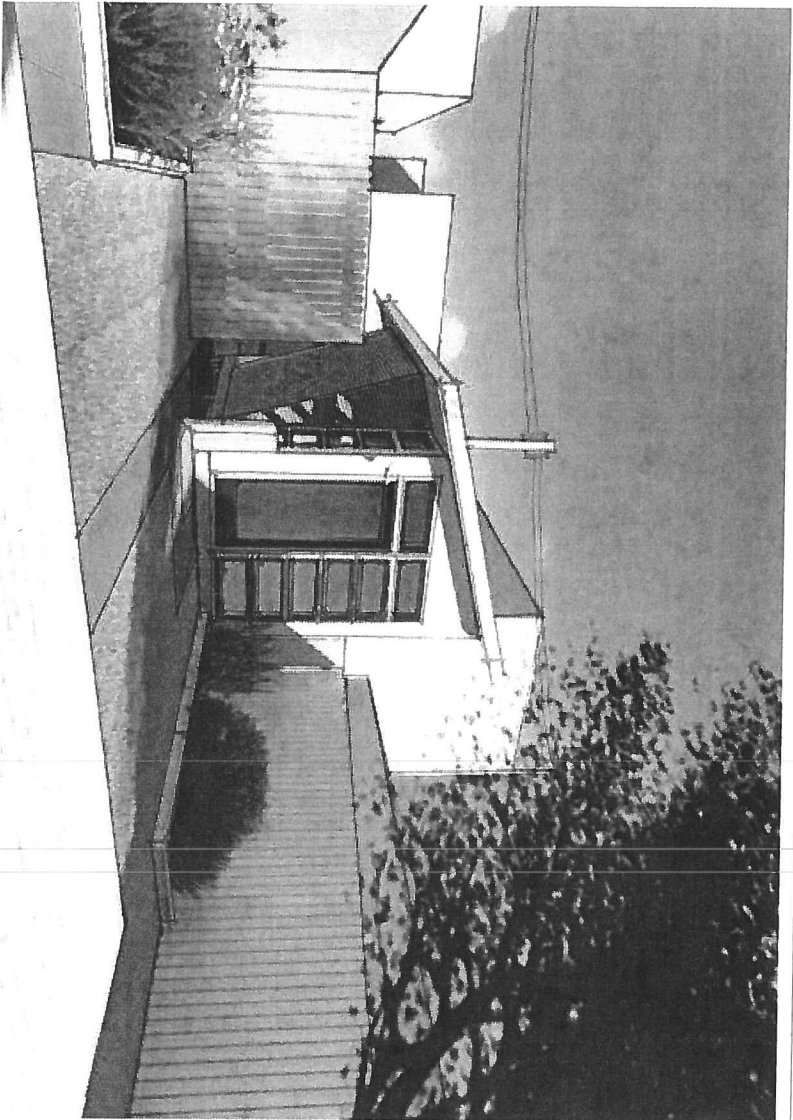
PERMIT SET

REVISION 1 - 10/4/2019

505 N24TH ACCESSORY STRUCTURE

505 N24th Street
Richmond, Va. 23223

8/28/2019



#	DRAWING TITLE
GENERAL INFORMATION	
A000	COVER
A001	INDEX
A002	TYPICAL ASSEMBLIES & SCHEDULES
A003	SITE PHOTOS
A004	EXISTING PLAT
ARCHITECTURAL	
A100	SITE PLAN
A101	PLANS
A110	REFLECTED CEILING PLAN
A200	EXTERIOR ELEVATIONS
A300	BUILDING SECTIONS

REVISIONS

PROJECT DESCRIPTION

PROJECT CONSISTS OF A NEW 1 STORY ACCESSORY STRUCTURE TO BE USED AS A HOME OFFICE AND STORAGE AREA. THE STRUCTURE WILL BE WOOD FRAMED WITH PRESSURE TREATED WOOD PIER FOUNDATIONS ON CONCRETE FOOTINGS. EXTERIOR CLADDING WILL CONSIST OF CYPRESS RAISCREEN AND PEARL GRAY HARDIE PLANK SIDING WITH 5" EXPOSURE. WINDOWS WILL BE CUSTOM FABRICATED, FIXED WINDOWS PAINTED DARK BLUE WITH CYPRESS TRIM. DOORS TO BE PAINTED THE SAME DARK BLUE AS WINDOWS, WITH CYPRESS TRIM. STRUCTURE TO HAVE A SHED ROOF WITH CORRUGATED METAL AND WOOD FASGA PAINTED TO MATCH HARDIE SIDING.

THE NEW STRUCTURE WILL BE SITED AT THE REAR CORNER OF THE PROPERTY AND WILL NOT BE VISIBLE FROM THE MAIN STREET FRONTAGE. STRUCTURE WILL BE PARTIALLY VISIBLE FROM THE ALLEY ENTRANCE ON LEIGH STREET. THE NEW ACCESSORY STRUCTURE IS SIZED TO BE SUBORDINATE TO THE MAIN BUILDING AND IS IN CONTEXTUAL ALIGNMENT WITH THE REAR ADDITIONS OF THE ADJACENT BUILDINGS ALONG THE SIDE YARD. THE FORM AND MATERIALS OF THE NEW STRUCTURE ARE COMPATIBLE WITH THE ARCHITECTURAL CHARACTER OF THE SURROUNDING BUILDINGS. EXISTING BUILDINGS ALONG THE SIDE YARD AND ACROSS THE ALLEY USE LAP SIDING IN A LIGHT COLOR AS CLADDING AND MANY BUILDINGS IN THE AREA USE A SINGLE SLOPED ROOF.

CODE INFORMATION

SITE ADDRESS:

505 N24TH STREET
RICHMOND, VA, 23223

APPLICABLE CODES:

2015 VA UNIFORM STATEWIDE
BUILDING CODE
RICHMOND CITY ZONING
R-63 MULTI-FAMILY URBAN
RESIDENTIAL DISTRICT

ZONING DISTRICT:

SQUARE FOOTAGE:

100 SF ACCESSORY STRUCTURE

SETBACKS:

NO SETBACKS REQUIRED AS PER ZONING
ORDINANCE DIV.9 SEC.30-680.1 (b)

PROJECT TEAM

OWNER:

John M. Wilson &
Janelle M. Wilson

CONTRACTOR:

John M. Wilson
505 N24th Street
Richmond, Va, 23223
johnmarchwilson@gmail.com
718-541-7030

505 N24TH ACCESSORY STRUCTURE

505 N24th Street
Richmond, Va, 23223

8/28/2019

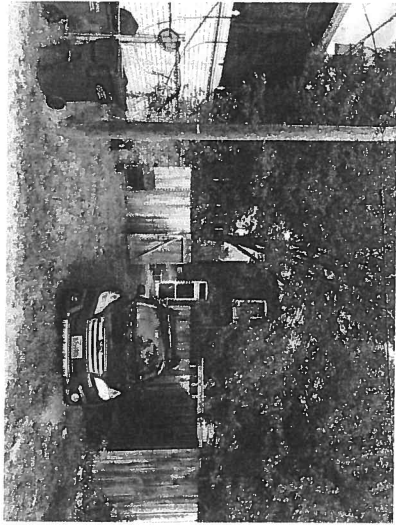
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A001
INDEX

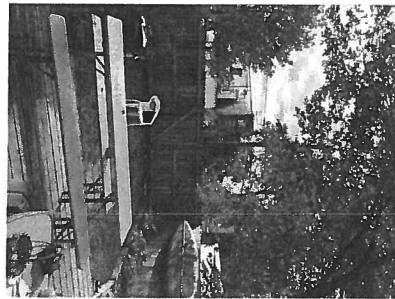
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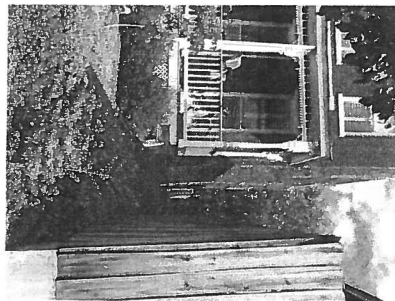
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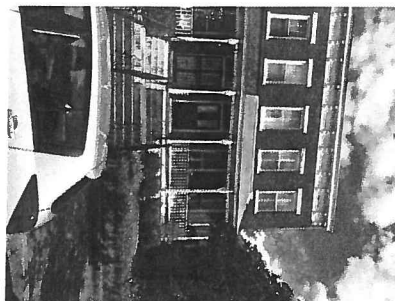
FROM ALLEY



FROM WOOD PATIO IN REAR YARD



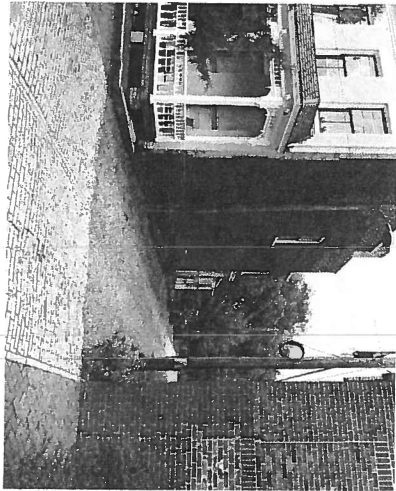
FROM 25TH STREET



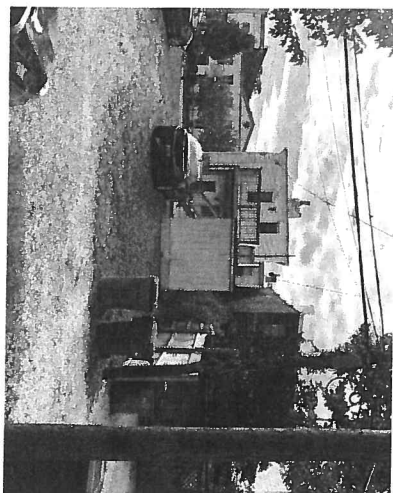
FROM 25TH STREET



FROM ALLEY TOWARDS LEIGH STREET



FROM LEIGH STREET DOWN ALLEY



FROM REAR YARD TOWARDS ALLEY

REVISIONS

505 N24TH ACCESSORY STRUCTURE

505 N24th Street
Richmond, Va. 23223

8/28/2019

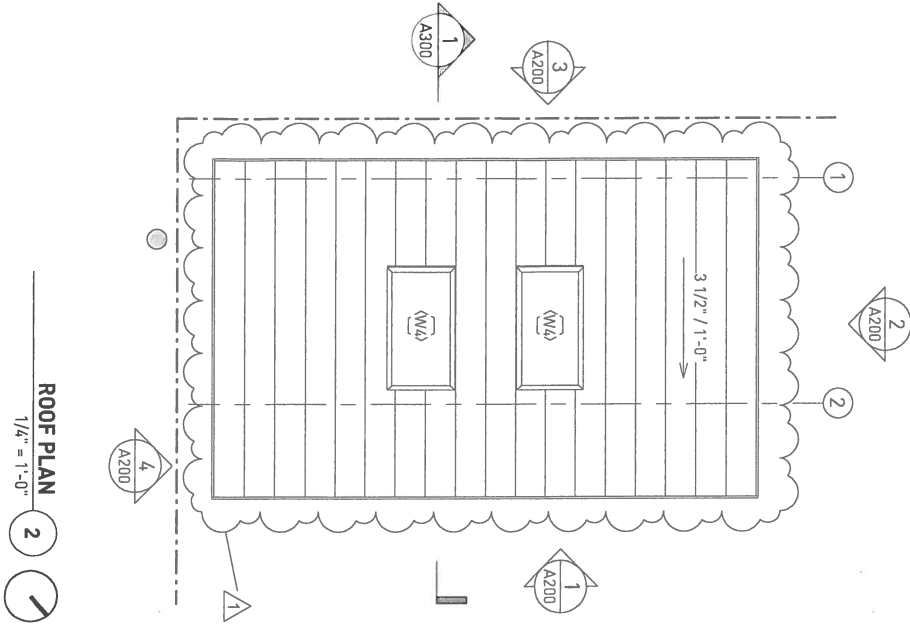
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A003
SITE PHOTOS

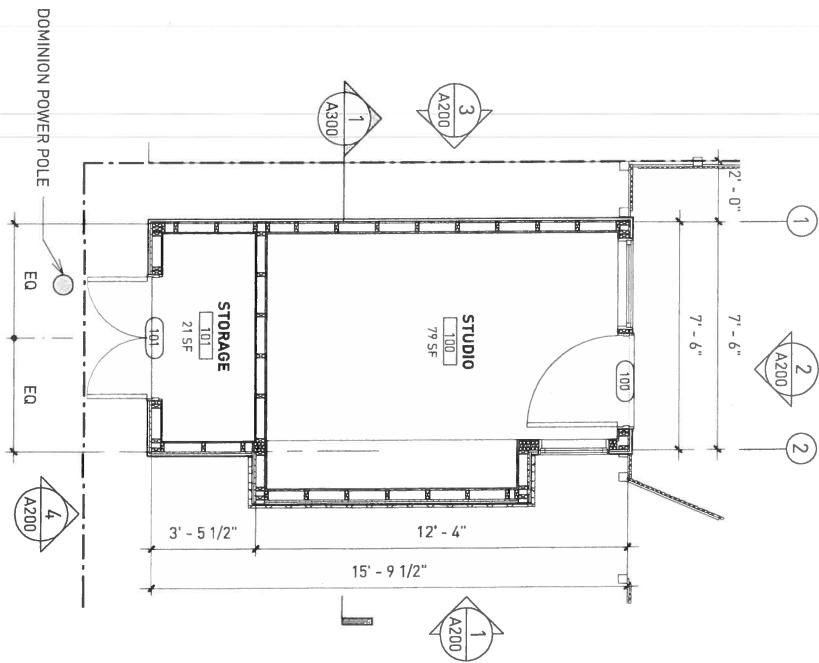
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©2019

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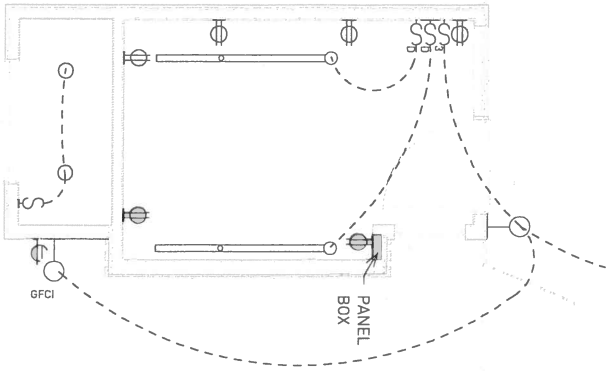
ROOF PLAN 2
1/4" = 1'-0"



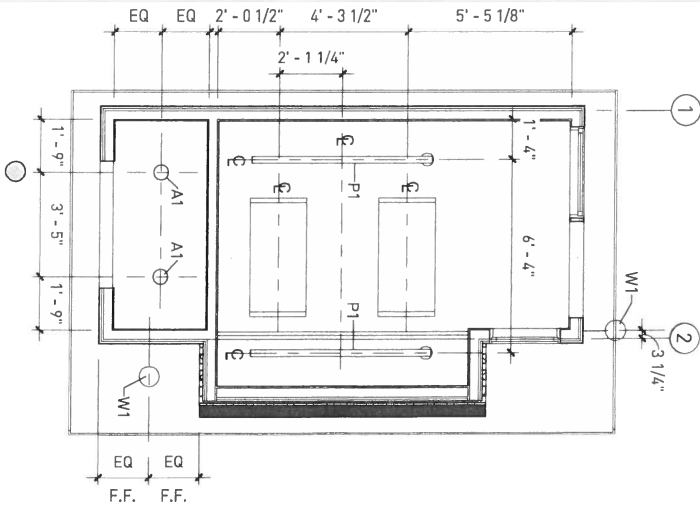
LEVEL 1 PLAN 1
1/4" = 1'-0"

<p>ADS ©2019 718-541-7030</p>	<p>A101 PLANS</p> <p>505 N24TH ACCESSORY STRUCTURE 505 N24th Street Richmond, Va. 23223</p> <p>8/28/2019</p>	<p>PERMIT SET</p>	<p>REVISIONS 1. 10/4/2019</p>
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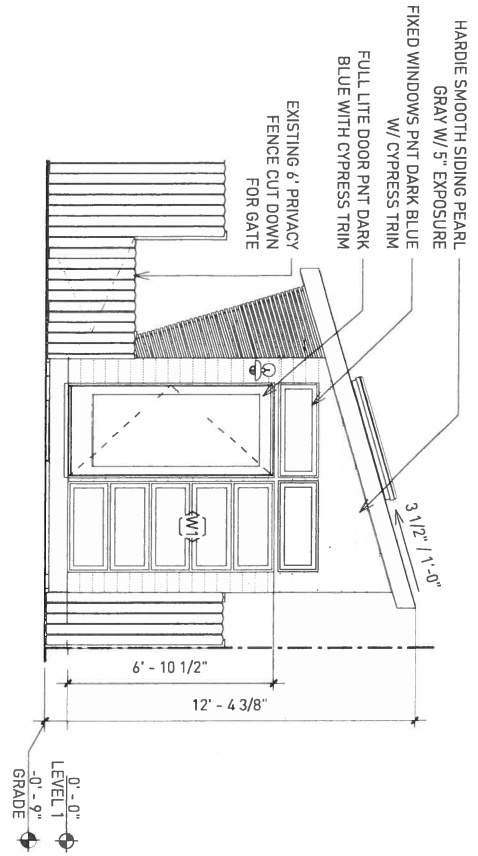
LIGHTING FIXTURE SCHEDULE			
TYPE MARK	MODEL	DESCRIPTION	MANUFACTURER
A1	HALO ESICAT	5" Recessed Fixture	Halo
P1	LL12P	6'-0" - Luminaire 2" Pendant - Direct/Indirect Lighting	Luminaire
W1	BLE-G-DBW	Wilcox Deep Bowl Gooseneck Sconce	Barn Light Electric



LEVEL 1 ELECTRICAL PLAN
1/4" = 1'-0"

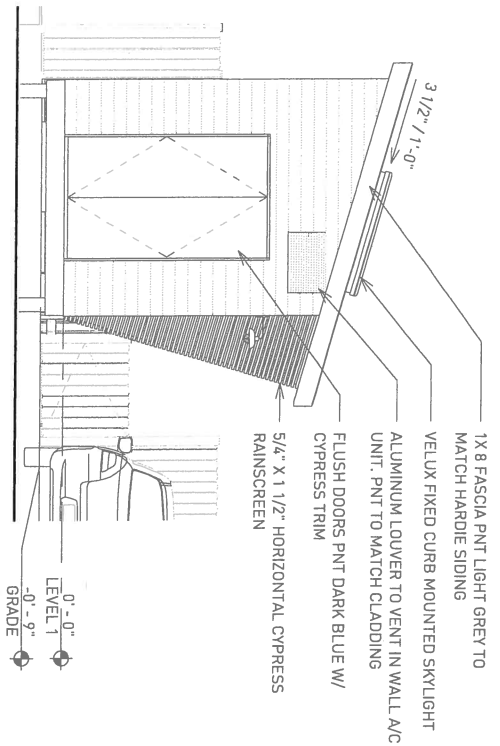


LEVEL 1 REFLECTED CEILING PLAN
1/4" = 1'-0"



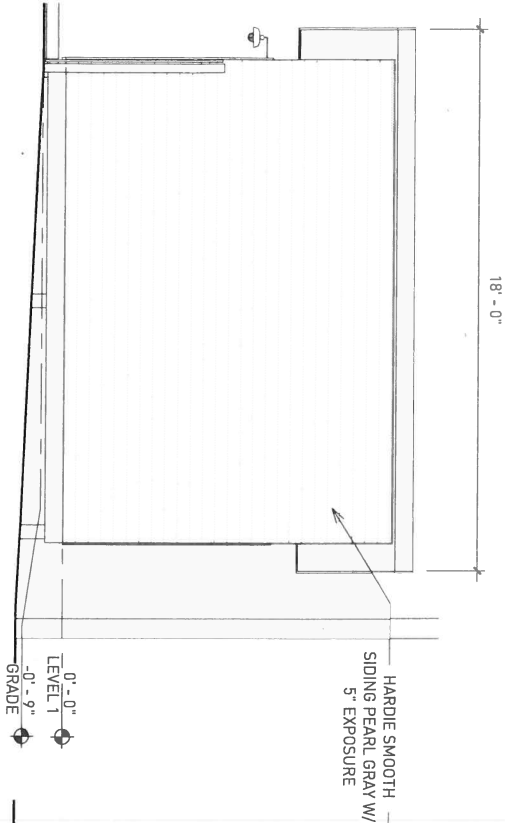
WEST ELEVATION
1/4" = 1'-0"

2



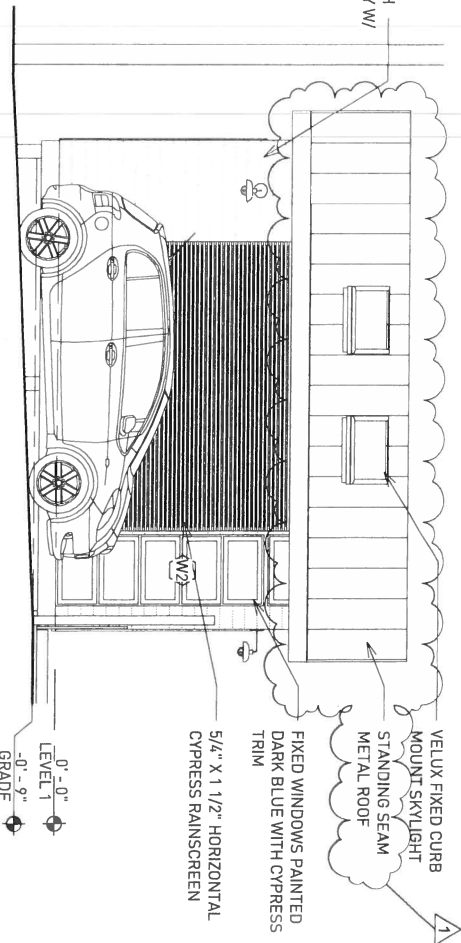
EAST ELEVATION
1/4" = 1'-0"

4



SOUTH ELEVATION
1/4" = 1'-0"

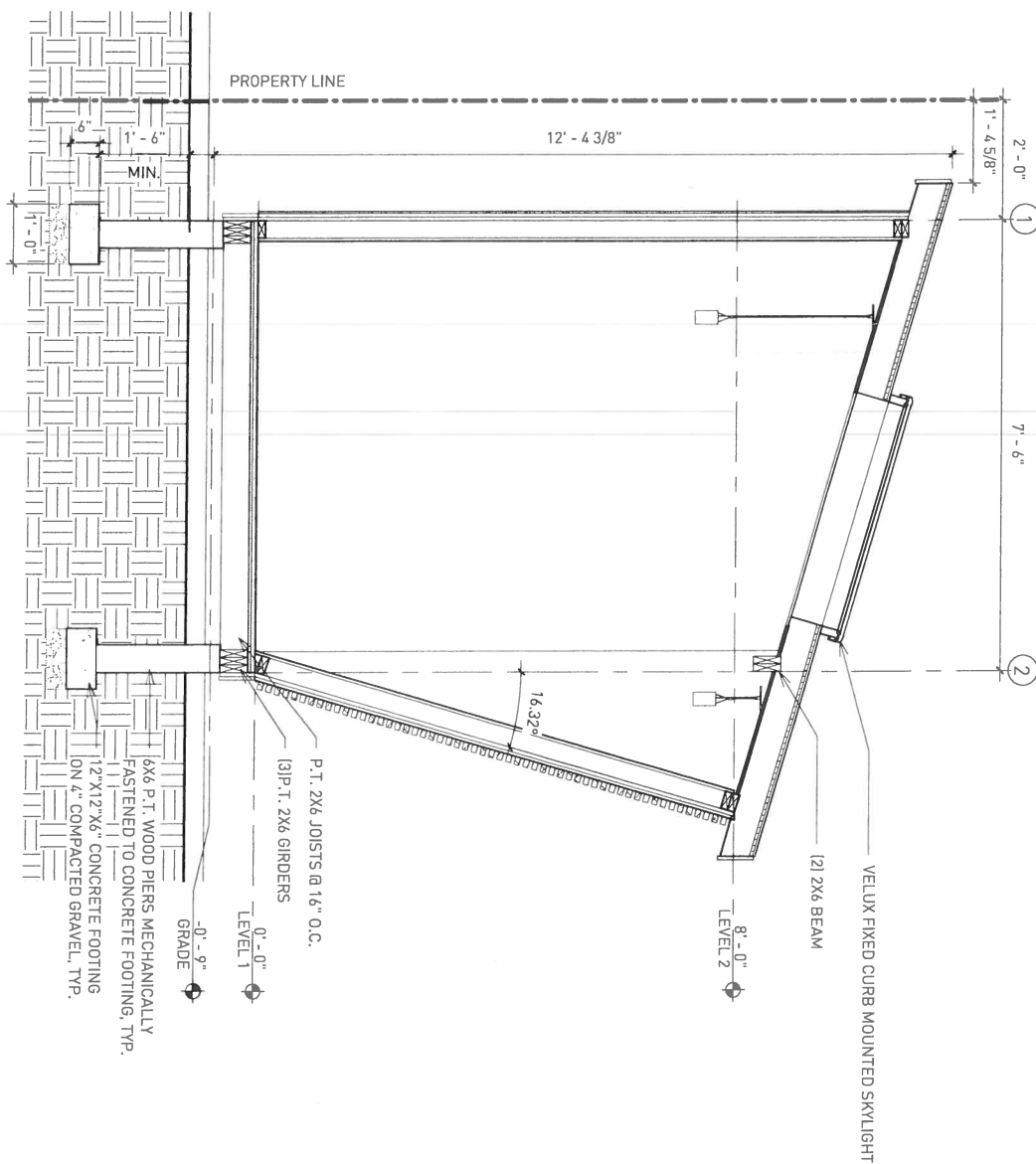
3



NORTH ELEVATION
1/4" = 1'-0"

1

ADS ©2019 718-541-7030	A200 EXTERIOR ELEVATIONS	505 N24TH ACCESSORY STRUCTURE 505 N24th Street Richmond, Va. 23223 8/28/2019	PERMIT SET	REVISIONS 1. 10/4/2019
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CROSS SECTION

1/2" = 1'-0"

1

ADS

A300
BUILDING SECTIONS

505 N24TH ACCESSORY STRUCTURE
505 N24th Street
Richmond, Va. 23223

9/28/2019

PERMIT SET

REVISIONS

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718-541-7030



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

BLP-059816-2019

TRACK 1 TRACK 2

01
05
09

**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) 505 N 24th Street Richmond Va 23223		2 FLOOR/ROOM NO		
	3 CONTRACTOR NAME OWNER		4 LICENSE TYPE	5 CLASS <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	
	6 CONTRACTOR STREET ADDRESS		7 CONTRACTOR TELEPHONE NO. / EMAIL ADDRESS		
BUILDING INFORMATION	8 CITY		9 STATE		10 ZIP CODE
	11 CONTRACTOR FAX NO		12 PROPERTY OWNER NAME John M. Wilson		
	13 PROPERTY OWNER ADDRESS/ZIP 505 N 24th Street 23223		14 OWNER DAYTIME TELEPHONE NO 718 541 7030		
OFFICE USE ONLY	15 DESCRIBE CURRENT STRUCTURE USE		16 DESCRIBE PROPOSED STRUCTURE USE Work Studio/Storage		
	17 NEW ACCESSORY BLDG. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		18 ADDITION <input type="checkbox"/> ADD		
	19 ALTER/REMODEL LIGHT <input type="checkbox"/> AL1		20 ALTER/REMODEL HEAVY <input type="checkbox"/> AL2		
WORK DESCRIPTION	21 DEMOLITION <input type="checkbox"/> DEM		22 TENANT FITUP <input type="checkbox"/> FUP		
	23 FOUNDATION ONLY <input type="checkbox"/> FOU		24 NEW BUILDING <input type="checkbox"/> NB		
	25 MOVING/RELOCATION <input type="checkbox"/> REL		26 REPAIR/REPLACEMENT <input type="checkbox"/> REP		
LIEN INFORMATION	27 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		28 ATTACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		29 DETACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY
	30 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE		31 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1 LODGING HOUSE <input type="checkbox"/> 2 NURSING HOME <input type="checkbox"/> 3 ADULT CARE RESIDENCE		
	32 INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A, B, C, D, E & F. TOTAL A, C, D, E & F. SUBTRACT THIS TOTAL FROM A TO OBTAIN G. COSTS ARE TO INCLUDE MATERIAL, LABOR, SUBCONTRACTS OVERHEAD & PROFIT.		33 TOTAL CONSTRUCTION COST LESS TRADE PERMITS \$ 8,900		
CONTACT INFORMATION	34 DESCRIBE SCOPE OF WORK Construction of a new 100sf accessory building of 1 story. Wood framed construction with pressure treated pier foundations on concrete block. Electrical line will be run from shut off @ rear of house		35 LIEN AGENT NAME		
	36 PHONE NO		37 ADDRESS		
	38 ZIP CODE		39 CONTACT PERSON John M. Wilson		
REBUDG ONLY	40 CONTACT ADDRESS 505 N 24th St		41 CONTACT PHONE NO 718 541 7030		42 CONTACT FAX NO
	43 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		44 NAME John M. Wilson		
	45 ENGINEER/ARCHITECT NAME		46 ENGINEER/ARCHITECT PHONE NO		
LOT & BUILDING SIZE	47 ENGINEER/ARCHITECT FAX NO		48 EMAIL		
	49 ROOF TYPE 1 (SEE BACK FOR LIST)		50 NO OF SQUARES		51 ROOF TYPE 2 (SEE BACK FOR LIST)
	52 NO OF SQUARES		53 NO OF SQUARES		
SITE WORK	54 NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		55 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		56 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	57 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.) 100sf		58 GARAGE AREA (SQ. FT.)		59 OPEN PORCH AREA (SQ. FT.)
	60 BUILDING AREA EXISTING (SQ. FT.)		61 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR) 100sf		62 TOTAL BUILDING HEIGHT 10'-4"
OWNERS AFFIDAVIT	63 DECK AREA (SQ. FT.)		64 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR) 100sf		65 NUMBER OF FLOORS 1
	66 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)		67 NO. OF SPACES AT ANOTHER LOCATION		68 LOCATION
	69 WILL THERE BE A <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY		70 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		71 TOTAL AREA TO BE DISTURBED (SQ. FT.)
ASBESTOS CERTIFICATION	72 IS SURVEY OR SITE PLAN ATTACHED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		73 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.		
	74 PRINTED NAME John M. Wilson		75 SIGNATURE [Signature]		76 DATE 8-28-2019
	77 A. John M. Wilson (NAME OF APPLICANT)		78 B. CERTIFY THAT THE BUILDING AT 505 N 24th St (ADDRESS, FLOOR OR SUITE)		
OFFICE USE ONLY	79 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 WORKER"		80 SIGNATURE		
	81 ARTS DISTRICT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		82 HISTORICAL DISTRICT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		83 VIOLATION ON PROPERTY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	84 DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		85 ICC TYPE OF CONSTRUCTION		
86 EXISTING USE GROUP RSA		87 PROPOSED USE GROUP RSA		88 FEE CALC. TYPE <input type="checkbox"/> S <input type="checkbox"/> U <input type="checkbox"/> B <input type="checkbox"/> C	
89 PERMIT FEE		90 FEE RECEIVED		91 RECEIPT NO	
92 IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		93 FLOOD ELEV.		94 SITE ELEV.	
95 CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		96 CHESAPEAKE BAY MANAGEMENT AREA? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
97 APPLICATION APPROVED BY		98 DATE		99 APPLICATION DISAPPROVED BY	
100 DATE		101 DATE			

A COPY OF YOUR STATE CONTRACTOR'S LICENSE AND BUSINESS LICENSE MUST BE ON FILE BEFORE A PERMIT WILL BE ISSUED.