



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

November 8, 2019

DMS Construction
P.O. BOX 35437
Richmond, VA 23235

Three Miles Design & Construction
1723 Arlington Road
Richmond, VA 23230

To Whom It May Concern:

RE: **BZA 49-2019**

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 an addition (basement, 1st & 2nd floor) and a two-story deck on the rear of a single-family attached dwelling at 2318 VENABLE STREET (Tax Parcel Number E0000-425/019), 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


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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.

2209 Carrington Street Rva LLC
2209 Carrington St
Richmond VA 23223

2400 Venable Restroation LLC
P.o. Box 8150
Richmond VA 23223

7th Day Praise & Worship Church Inc
912 Tulip St
Richmond VA 23223

909 Tulip LLC
Po Box 14807
Richmond VA 23221

Casolaro Colby
2319 Venable St
Richmond VA 23223

Church Hill Fairmount Apartments Limited
Partnership
6 Faneuil Hall Marketplace
Boston MA 2109

Coleman Alexander & Florence
2312 Burton St
Richmond VA 23223

Collier John W
310 Sleepy Hollow Rd
Richmond VA 23229

Cp & Cp LLC
9470 Osbourne Tpk
Richmond VA 23231

Duke Douglas C
P O Box 26268
Richmond VA 23260

Eastern Edge Development LLC
448 South Arden Blvd
Los Angeles CA 90020

Eco Marble & Granite Inc
4297 Carolina Ave
Richmond VA 23222

Ellison Janice
2307 Venable St
Richmond VA 23223

Evans Lillian Williams
1901 Monteiro St
Richmond VA 23222

Evolve Hld LLC
3420 Pump Rd #169
Richmond VA 23233

Gwade Group LLC
8003 Studley Rd
Mechanicsville VA 23116

Hudson Lucy
976 Pink St
Richmond VA 23223

Johnson James And Kathryn
2309 Venable St
Richmond VA 23223

Jsb Investments LLC
507 Gardiner Rd
Henrico VA 23229

Nest Builders LLC
2317 Carrington St
Richmond VA 23223

Reid Lucy E And Reid Daisy And Read Marvin N
And Angelita
2316 Venable St
Richmond VA 23223

Richmond Lot Recycle LLC
2317 Carrington St
Richmond VA 23223

Rlr 2 LLC
2317 Carrington St
Richmond VA 23223

Roane Rodney R
403 Mansfield Dr
Richmond VA 23223

Scheetz David B Trs & Blackburn C S Trs & Collin
T
2021 Christendom Dr
Midlothian VA 23113

Seibert David
717 W Clay St
Richmond VA 23220

Smith Sharron Jackson
2311 Venable St
Richmond VA 23223

Staysail LLC
615 Albemarle St
Richmond VA 23220

Streetcar Properties LLC
615 N 25th St
Richmond VA 23223

Williams Marie & Nay C
108 Trafton St
Richmond VA 23222

Property: 2318 Venable St **Parcel ID:** E0000425019**Parcel**

Street Address: 2318 Venable St Richmond, VA 23223-
Owner: DMS CONSTRUCTION LLC
Mailing Address: PO BOX 35437, RICHMOND, VA 23235
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 332 - East End - Fairmont/Creighton
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: \$25,000
Improvement Value: \$27,000
Total Value: \$52,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 2446.13
Acreage: 0.056
Property Description 1: 0017.79X0137.50 0000.000
State Plane Coords(?): X= 11797571.000026 Y= 3721481.297414
Latitude: 37.53848319 , **Longitude:** -77.41475776

Description

Land Type: Residential Lot A
Topology:
Front Size: 17
Rear Size: 137
Parcel Square Feet: 2446.13
Acreage: 0.056
Property Description 1: 0017.79X0137.50 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11797571.000026 Y= 3721481.297414
Latitude: 37.53848319 , **Longitude:** -77.41475776

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$35,000	\$29,000	\$64,000	Reassessment
2019	\$25,000	\$27,000	\$52,000	Reassessment
2018	\$20,000	\$10,000	\$30,000	Reassessment
2017	\$20,000	\$8,000	\$28,000	Reassessment
2016	\$20,000	\$4,000	\$24,000	Reassessment
2015	\$20,000	\$3,000	\$23,000	Reassessment
2014	\$20,000	\$17,000	\$37,000	Reassessment
2013	\$20,000	\$25,000	\$45,000	Reassessment
2012	\$21,000	\$27,000	\$48,000	Reassessment
2011	\$21,000	\$29,000	\$50,000	CarryOver
2010	\$21,000	\$29,000	\$50,000	Reassessment
2009	\$21,400	\$30,000	\$51,400	Reassessment
2008	\$21,400	\$64,500	\$85,900	Reassessment
2007	\$21,400	\$64,500	\$85,900	Reassessment
2006	\$11,500	\$64,500	\$76,000	Reassessment
2005	\$6,800	\$31,300	\$38,100	Reassessment
2004	\$6,600	\$30,400	\$37,000	Reassessment
2003	\$6,000	\$27,600	\$33,600	Reassessment
2002	\$5,900	\$27,100	\$33,000	Reassessment
2001	\$4,800	\$22,000	\$26,800	Reassessment
1998	\$4,000	\$22,000	\$26,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
07/30/2018	\$93,500	WOODY VERNON	ID2018-15537	2 - INVALID SALE-Foreclosure, Forced Sale etc.
11/18/2009	\$20,000	TAYLOR PAUL & CLAUDINE M &	ID2009-25544	2 - INVALID SALE-Foreclosure, Forced Sale etc.
06/28/1989	\$34,500	Not Available	00206-0628	
03/24/1978	\$3,300	Not Available	000734-00898	

Planning

Master Plan Future Land Use: MUR
Zoning District: R-63 - Residential (Multi-family Urban)
Planning District: East
Traffic Zone: 1058
City Neighborhood Code: UNHL
City Neighborhood Name: Union Hill
Civic Code: 0820
Civic Association Name: Union Hill Civic Association
Subdivision Name: NONE
City Old and Historic District: Union Hill
National historic District: Union Hill
Neighborhoods in Bloom: Church Hill Central
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	2002	0207002	020700
1990	415	0207004	020700

Schools

Elementary School: George Mason
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 11
Dispatch Zone: 119B

Public Works Schedules

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

Government Districts

Council District: 7
Voter Precinct: 702
State House District: 70
State Senate District: 16
Congressional District: 4

Extension 1 Details

age

Extension Name: R01 - Residential record #01
Year Built: 1910
Stories: 2
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0

Condition: very poor for

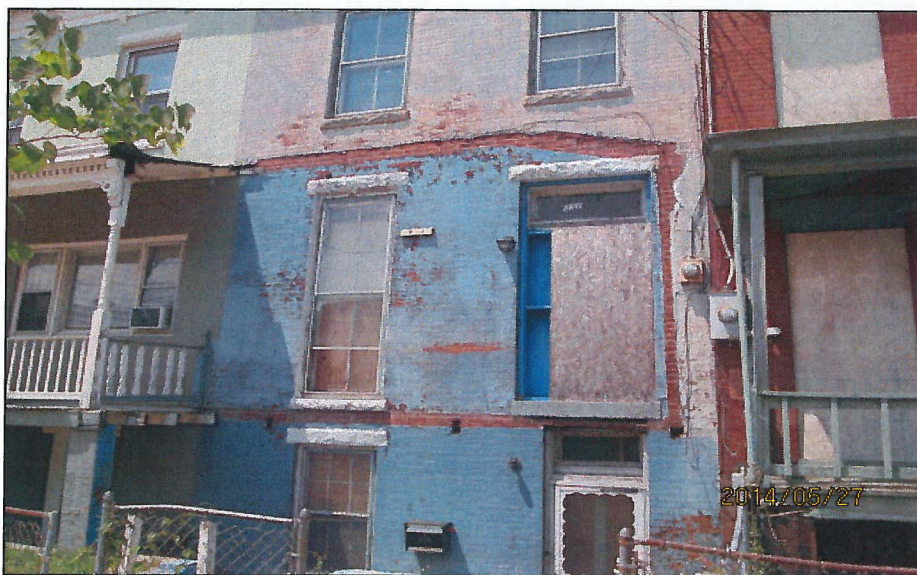
Foundation Type: 3/4 Bsmt, 1/4 Crawl
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Flat or Shed
Roof Material: Metal
Interior Wall: Plaster
Floor Finish: Softwood-standard
Heating Type: No Heat
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) : Residential Shed - Small Utility

Extension 1 Dimensions

Finished Living Area: 1614 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 612 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

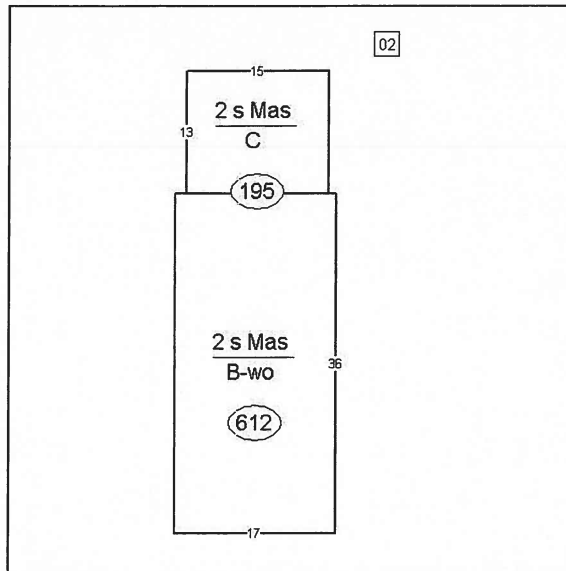
Property Images

Name:E0000425019 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:E0000425019 Desc:R01



BZA 49-2019

RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



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

PROPERTY		TO BE COMPLETED BY THE APPLICANT	
OWNER:	<u>DMS Construction</u>	PHONE: (Home) ()	(Mobile) (804) <u>380-9786</u>
ADDRESS	<u>PO BOX 35437</u>	FAX: ()	(Work) ()
	<u>Richmond, VA 23235</u>	E-mail Address: <u>haleym@va-hsa.com</u>	
PROPERTY OWNER'S			
REPRESENTATIVE:	<u>Three Miles Design & Construction</u>	PHONE: (Home) ()	(Mobile) (804) <u>677-1151</u>
(Name/Address)	<u>1723 Arlington Road</u>	FAX: ()	(Work) (804) <u>334-2146</u>
	<u>Richmond, VA 23230</u>	E-mail Address: <u>christ@treemiles.com</u> <u>aaron@treemiles.com</u>	

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 2318 Venable Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-419.6(2) & 30-630.9(1)

APPLICATION REQUIRED FOR: A building permit to construct an addition (basement, 1st & 2nd floor) and a two-story deck on the rear of a single-family attached dwelling.

TAX PARCEL NUMBER(S): E0000-425/019 ZONING DISTRICT: R-63 (Multifamily Urban Residential District)

REQUEST DISAPPROVED FOR THE REASON THAT: The side yard (setback) requirement is not met. A side yard of three (3') foot is required; an 0.9' ± side yard setback is proposed along the eastern property line and none along the western property line.

DATE REQUEST DISAPPROVED: August, 2019

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: October 18, 2019 TIME FILED: 1:30 pm PREPARED BY: Sandra Escoria RECEIPT NO. BZAR-062680-2019

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) (1) 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: BZAR-062680-2019 HEARING DATE: December 4, 2019 AT 1:00 P.M.

BZA 49-2019

BOARD OF ZONING APPEALS CASE BZA 49-2019

150' Buffer

APPLICANT(S): DMS Construction

PREMISES: 2318 Venable Street

(Tax Parcel Number E0000-425/019)

SUBJECT: A building permit to construct an addition (basement, 1st & 2nd floor)
and a two-story deck on the rear of a single-family attached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-419.6(2)a & 30-630.9(i)
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)

THREE MILES
DESIGN + CONSTRUCTION

1723 Arlington Road
Richmond, VA 23230
804-677-1151
chrish@threemiles.com

PROJECT INFORMATION

Name: 2318

Address:
2318 Venable Street
Richmond, VA 23223

Owner:
DMS Construction LLC
PO Box 35437
Richmond, VA 23235

[illegible]

Jurisdictional Stamp:

Notes:

SHEET INFORMATION

Name: _____

PROJECT INFORMATION

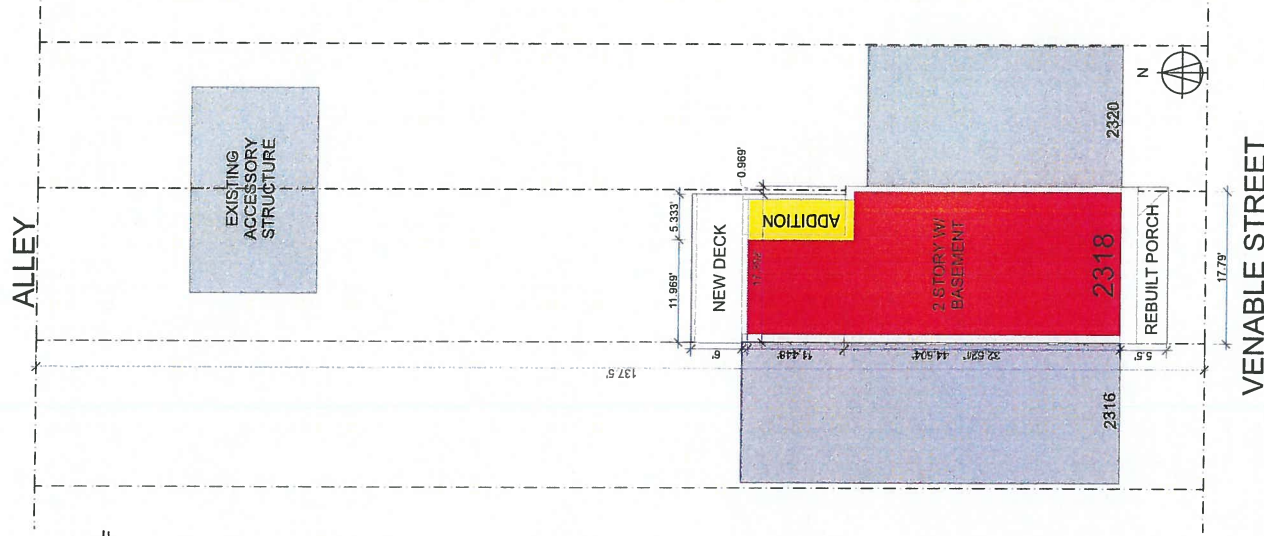
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G-100

Page:

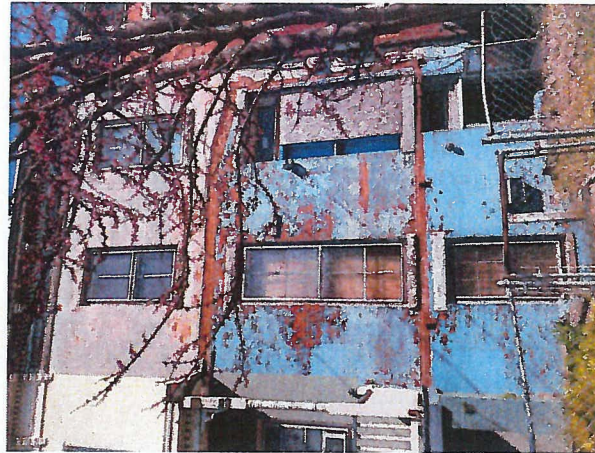
1 of 14

DRAWING INDEX		REV.
SHEET	NAME	
G-100	PROJECT INFORMATION	
D-101	DEMOLITION PLANS	
D-102	DEMOLITION PLANS	
A-101	CONSTRUCTION PLANS	
A-102	CONSTRUCTION PLANS	
A-103	FRAMING PLANS	
A-201	EAST ELEVATION	
A-202	WEST ELEVATION	
A-203	NORTH AND SOUTH ELEVATIONS	
A-301	SECTION	
A-401	ENLARGED KITCHEN PLAN	
A-402	ENLARGED BATHROOM PLANS	
A-403	ENLARGED MASTER BATH	
A-501	WALL AND FLOOR TYPES	



SITE PLAN

SCALE: 1" = 10'



EXISTING PHOTO

PROJECT DESCRIPTION:

THE INTENT OF THESE DRAWINGS IS TO PROVIDE GUIDANCE IN THE
GUT RENOVATION OF THE STRUCTURE AT 2318 VENABLE STREET.
THERE IS NO CHANGE TO USE OR OCCUPANCY TYPE, FLOOR
STRUCTURES, AND STAIRS WILL BE REMOVED AND REPLACED WITH
NEWER, CODE COMPLIANT MEMBERS. ALL NEW KITCHEN AND
BATHROOMS TO BE INSTALLED. REBUILD THE FRONT PORCH TO
HISTORICAL ACCURACY. INCLUDED ALSO, AN ADDITION AT THE REAR OF
THE HOUSE, WITH DECK AT FIRST AND SECOND STORIES.

UTILITY CONNECTIONS WILL NEED TO BE REPAIRED OR RECONNECTED. EXISTING STRUCTURE HAS PREVIOUSLY UNDERGONE INTERIOR GUT DEMOLITION.

REVIEW IS REQUESTED UNDER THE 2012 VIRGINIA RESIDENTIAL CODE

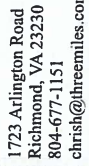
LOT INFORMATION:

OWNER - DMS CONSTRUCTION LLC
ADDRESS - PO BOX 35437, RICHMOND, VA 23235
DIMENSIONS - 17.79' x 137.50'
AREA - 2446.13 SF
ACREAGE - 0.056
ZONE - R-63

ZONING INFORMATION:

ZONE - R-63
 NEIGHBORHOOD - UNION HILL
 MAX. LOT COVERAGE - 65%
 MIN. LOT WIDTH - 18'

AlumWarmedVorbereitung2318 Variable CD 189608 20170425 000



Address:
2318 Venable Street
Richmond, VA 23223

Owner:
DMS Construction LLC
PO Box 35437
Richmond, VA 23235

Jurisdictional Stamp:

2 of 14

1. EXISTING BASEMENT FLOOR IS WOOD JOISTS LAID ON BARE EARTH WITH PLANK SUBFLOOR
2. EXISTING STATE OF STRUCTURE:
 - A. WALLS BARE TO BRICK AND STUDS
 - B. SUBFLOOR FAILING
 - C. WOOD IN WINDOWS ROTTED
3. CONTRACTOR TO PROVIDE SHORING WHEN STRUCTURAL ELEMENTS ARE EITHER ALTERED OR DEMOLISHED





DESIGN + CONSTRUCTION

1723 Arlington Road
Richmond, VA 23230
804-677-1151
chrish@threemiles.com

PROJECT INFORMATION

Name: 2318
Address: 2318 Venable Street
Richmond, VA 23223
Owner: DMS Construction LLC
PO Box 35437
Richmond, VA 23235

[illegible]

Jurisdictional Stamp:

Notes:

SHEET INFORMATION

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DEMOLITION PLANS

Sheet:

D-102

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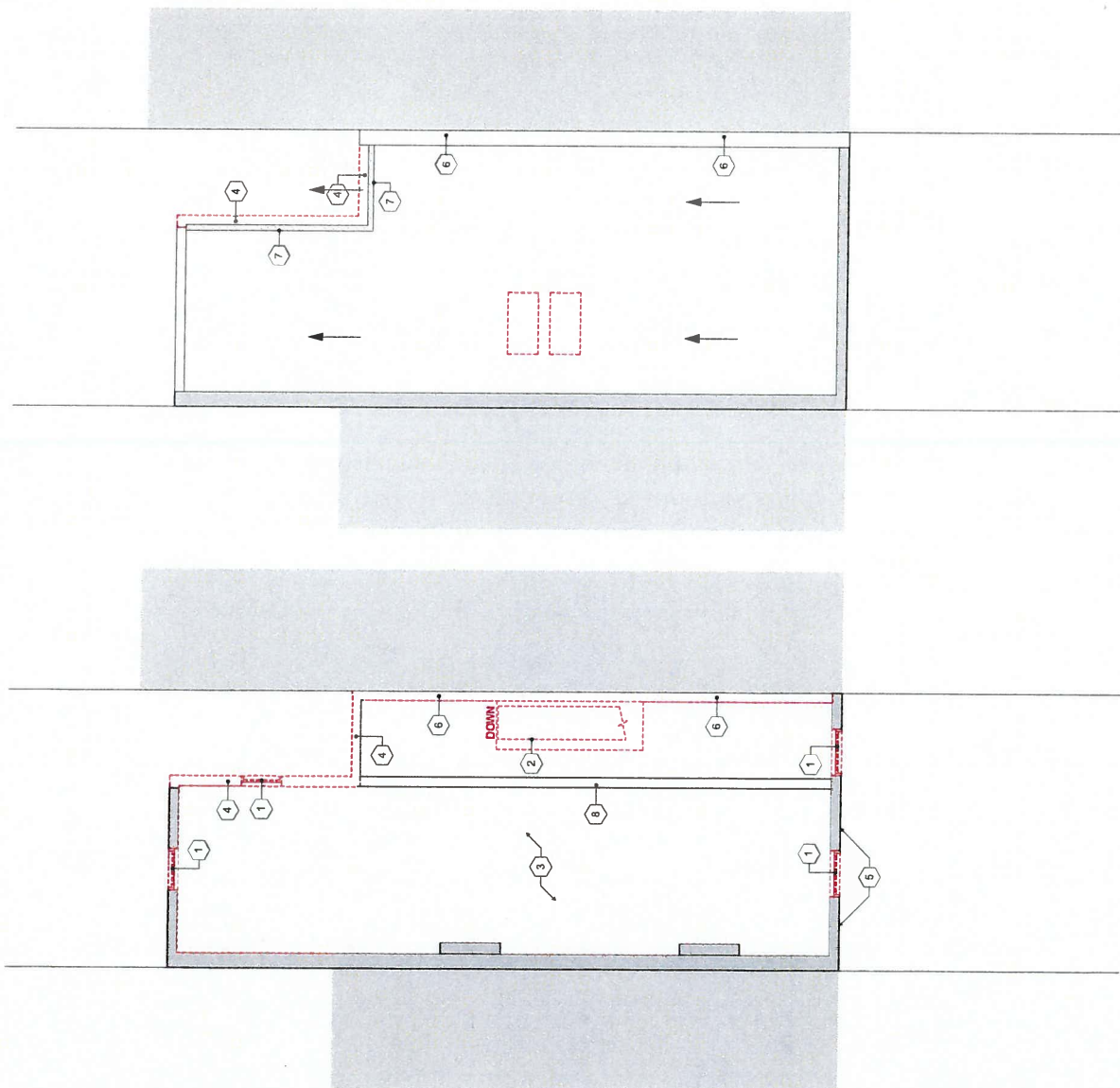
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SHEET KEYNOTES

- REMOVE WINDOW
DEMOLISH STAIRS
DEMOLISH FLOOR STRUCTURE
DEMOLISH WALL
DETAIL CLEAN AND STRIP OLD BRICK
WALL REBUILT UNDER BLDG-051719-2019
-REP ROOF FOR ADDITION TIE IN
EXISTING TEMPORARY SHORING

GENERAL NOTES

- EXISTING BASEMENT FLOOR IS WOOD JOISTS LAID ON BARE EARTH WITH PLANK SUBFLOOR. EXISTING STATE OF STRUCTURE:
1. WALLS BARE TO BRICK AND STUDS
 2. SUBFLOOR FAILING
 3. WOOD IN WINDOWS ROTTED
- CONTRACTOR TO PROVIDE SHORING WHEN STRUCTURAL ELEMENTS ARE EITHER ALTERED OR



2ND FLOOR DEMOLITION PLAN

CALE: 3/16" = 1'-0"

2 ROOF DEMOLITION PLAN

SCALE: 2/4" = 1' 0"



1723 Arlington Road
Richmond, VA 23230
804-677-1151
chrish@threemiles.com

PROJECT INFORMATION

Name: 2318
Address: 2318 Venable Street
Richmond, VA 23223
Owner: DMS Construction LLC
PO Box 35437
Richmond, VA 23235

[illegible]

Jurisdictional Stamp:

Notes:

SHEET INFORMATION

Name: _____

CONSTRUCTION PLANS

Sheet:

A-101

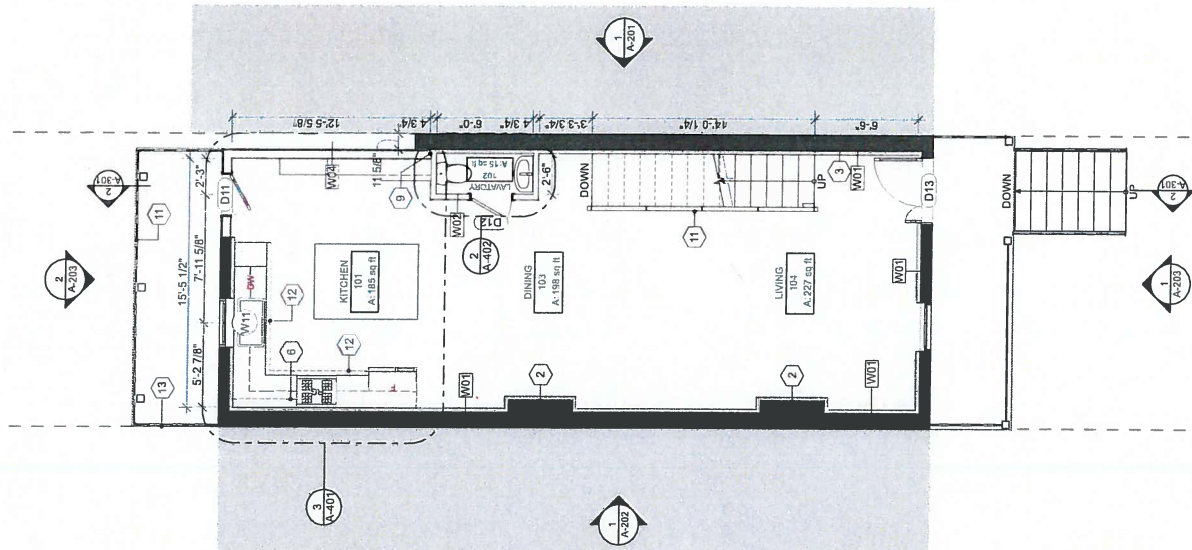
4 of 14

SHEET KEYNOTES

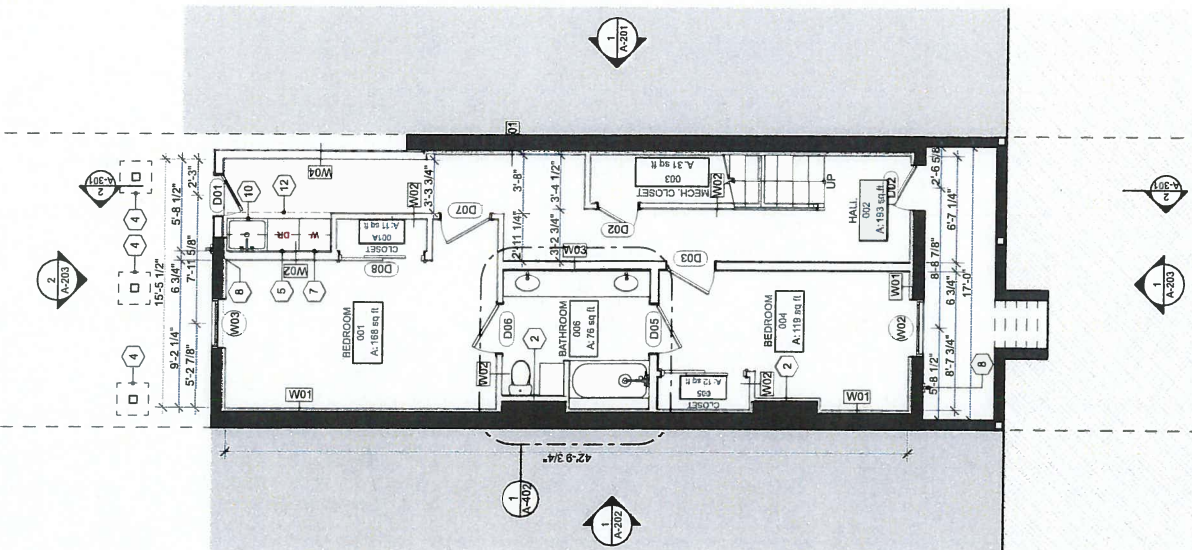
1. CLOSET UNDER STAIR
2. CLOSE OFF AND SEAL FLUE
3. FILL IN CAVITY WITH BRICK
4. 2W x2L DTD FOOTING FOR DECK
5. DRYER VENT
6. HOOD VENT
7. WASHER CONNECTION
8. HOSE SPIGOT
9. 1" RIGID INSULATION BEHIND WALL
10. LAUNDRY SINK
11. 42" RAILING
12. SOFFIT
13. PRIVACY FENCE

GENERAL NOTES

- REPLACE FENESTRATION THROUGHOUT, COMPLY WITH 2012 VIRGINIA BUILDING CODE
FIX STRUCTURAL BRICK THROUGHOUT, AS NEEDED FOR KITCHEN AND BATH INFORMATION SEE ENLARGED PLANS ON A-40x



2 1ST FLOOR CONSTRUCTION
SCALE 3/16" = 1'-0"



1 BASEMENT CONSTRUCTION



1723 Arlington Road
Richmond, VA 23230
804-677-1151
chrish@threemiles.com

PROJECT INFORMATION

Name: 22318
Address: 22318
Richm
Owner: DMS
PO Box
Richm

MARK	DATE	DESCRIPTION
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[illegible]

Jurisdictional Stamp:

Notes:

SHEET INFORMATION

Name: _____
CON: _____

Sheet:

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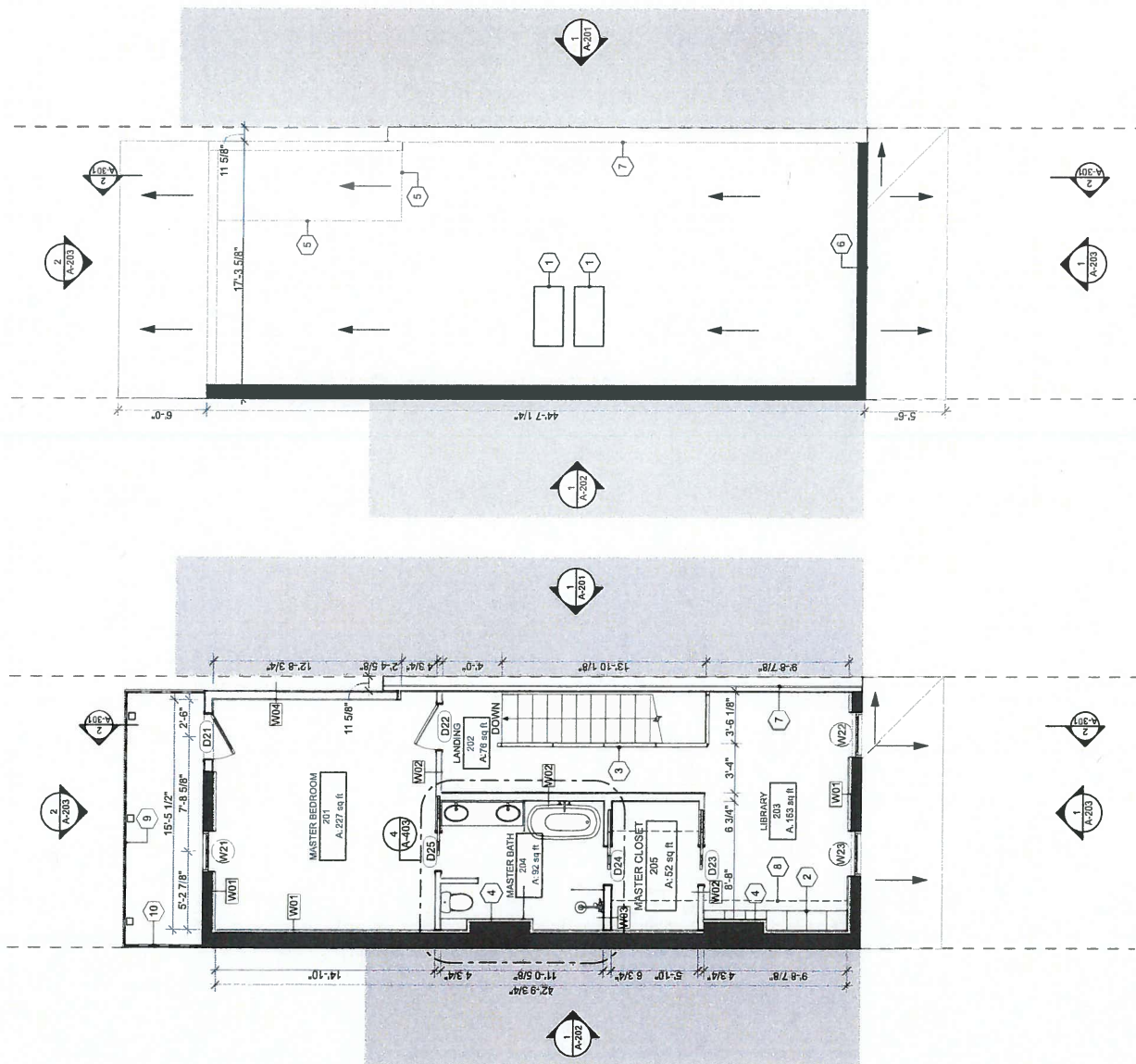
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GENERAL NOTES

1. REPLACE FENESTRATION THROUGHOUT, COMPLY
2. WITH 2012 VIRGINIA BUILDING CODE
3. FIX STRUCTURAL BRICK THROUGHOUT, AS NEEDED
4. FOR KITCHEN AND BATH INFORMATION SEE
5. ENLARGED PLANS ON A-40x

SHEET KEYNOTES

- SKYLIGHTS CENTERED OVER BATHING AREA
BUILT IN SHELVING AND CABINETRY
38" RAILING AT STAIR OPENING
CLOSE OFF AND SEAL FLUE
TIE IN NEW ROOF MIN. OVERLAP 12"
REPAIR CORNICE
WALL REBUILT UNDER BLDR-051719-2019
SOFFIT OVER BUILT-IN
42" RAILING AT DECK
PRIVACY FENCE



1 2ND FLOOR CONSTRUCTION

ROOF CONSTRUCTION





1723 Arlington Road
Richmond, VA 23230
804-677-1151
chrish@threemiles.com

PROJECT INFORMATION

Name: _____

2318

Address:

2318 Venable Street
Richmond, VA 23223

Owner: _____

DMS Construction LLC
PO Box 35437

Richmond, VA 23235

[illegible]

Jurisdictional Stamp:

Notes:

SHEET INFORMATION

Name: _____

FRAMING PLANS

Sheet:

A-103

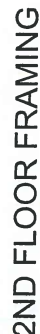
Page:

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3

SCALE: 3/16" = 1'-0"



2

SCALE: 3/16" = 1'-0"



→

SCALE: 3/16" = 1'-0"



1723 Arlington Road
Richmond, VA 23230
804-677-1151
chrish@threemiles.com

PROJECT INFORMATION

Name: 2318
Address: 2318 V
Richm
Owner: DMS C
PO Bo
Richm

[illegible]

Jurisdictional Stamp:

Notes:

SHEET INFORMATION

Name: _____

EAST ELEVATION

Sheet:

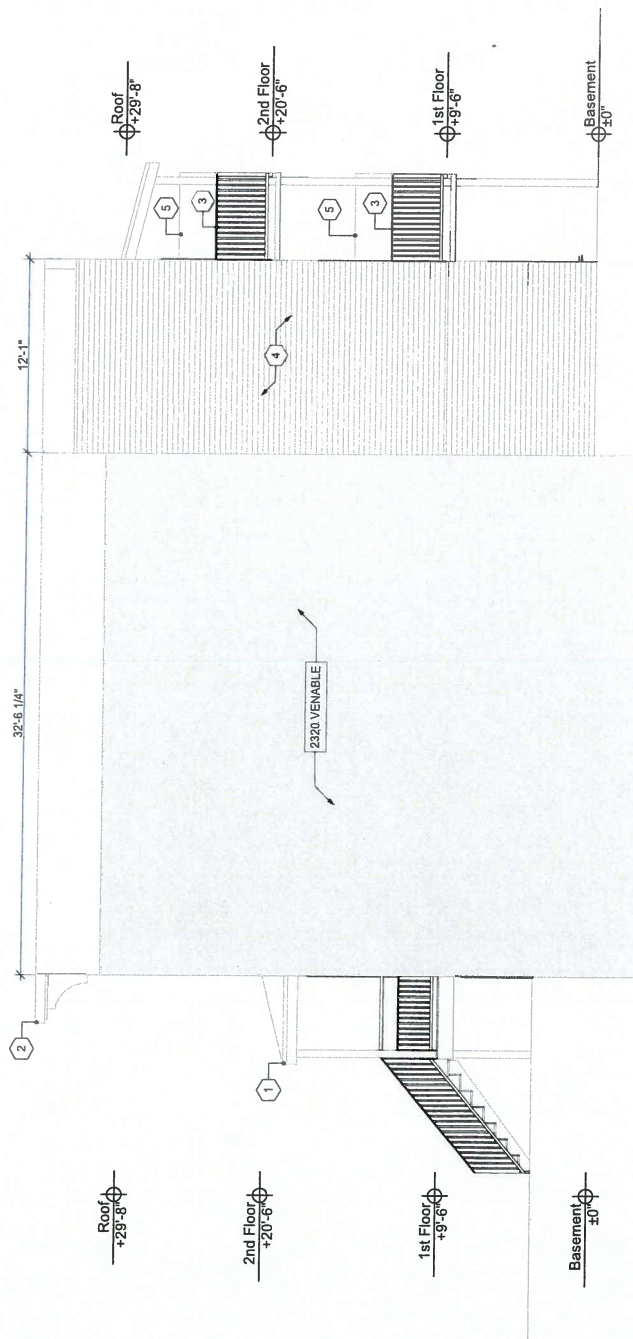
A-201

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SHEET KEYNOTES

1. REBUILD PORCH TO ENTRY- BUILT TO HISTORICAL PRECEDENT
2. REPAIR/REPLACE ELEMENTS OF CORNICE, PAINT
3. CONSTRUCT DECK WITH 42" GUARDRAIL AT PERIMETER
4. WALL OF ADDITION, EXPOSED BRICK
5. PRIVACY FENCE



1 EAST ELEVATION

SCALE: 3/16" = 1'-0"

J.Jarosz@univ.kyushu-u.ac.jp Variable CD 190528 ArtOfScience



DESIGN + CONSTRUCTION

1723 Arlington Road
Richmond, VA 23230
804-677-1151
chrish@threemiles.com

PROJECT INFORMATION

Name: 2318

Address:

2318 Venable Street
Richmond, VA 23223

Owner:

DMS Construction LLC
PO Box 35437

Richmond, VA 23235

[illegible]

Jurisdictional Stamp:

otes:

SHEET INFORMATION

ame:

WEST ELEVATION

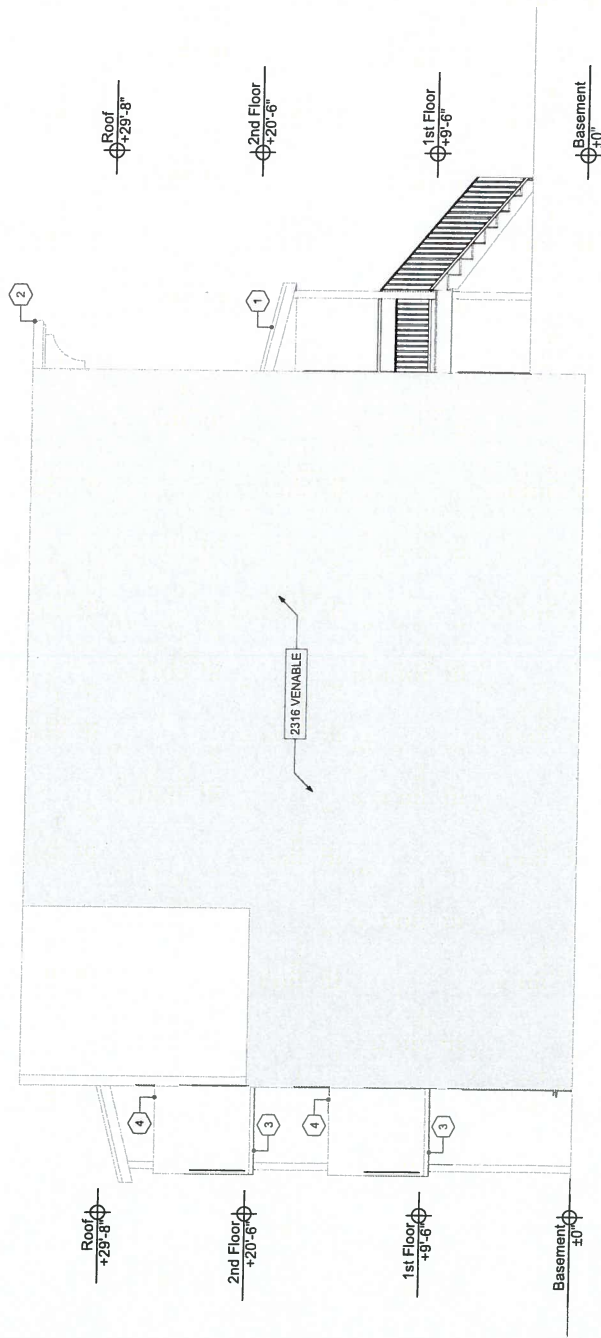
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A-202

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SHEET KEYNOTES

1. REBUILD PORCH TO ENTRY- BUILT TO HISTORICAL PRECEDENT
2. REPAIR/REPLACE ELEMENTS OF CORNICE, PAINT
3. CONSTRUCT DECK WITH 42" GUARDRAIL AT PERIMETER
4. PRIVACY FENCE



WEST ELEVATION

SCALE: 3/16" = 1'-0"



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) 2318 Venable street				2 FLOOR/ROOM NO.	
	3 CONTRACTOR NAME		4 LICENSE TYPE	5 CLASS <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	6 STATE LICENSE NO.	
	7 CONTRACTOR STREET ADDRESS		8 CONTRACTOR TELEPHONE NO / EMAIL ADDRESS			
	9 CITY		STATE	ZIP CODE	10 CONTRACTOR FAX NO.	
	11 PROPERTY OWNER NAME DMS CONSTRUCTION		12 PROPERTY OWNER ADDRESS/ZIP PO BOX 35437 RICHMOND VA 23235		13 OWNER DAYTIME TELEPHONE NO.	
	14 DESCRIBE CURRENT STRUCTURE USE SINGLE FAMILY ATTACHED DWELLING		15 DESCRIBE PROPOSED STRUCTURE USE SINGLE FAMILY ATTACHED DWELLING			
	16 NEW ACCESSORY BLDG. <input type="checkbox"/> ACC		17 ADDITION <input type="checkbox"/> ADD	18 RESIDENTIAL GARAGE <input type="checkbox"/> AD1	19 RESIDENTIAL DECK <input type="checkbox"/> AD2	20 OPEN PORCH <input type="checkbox"/> AD3
	21 ALTER/REMODEL LIGHT <input type="checkbox"/> AL1		22 ALTER/REMODEL HEAVY <input type="checkbox"/> AL2	23 DEMOLITION <input type="checkbox"/> DEM	24 TENANT FITUP <input type="checkbox"/> FUP	25 FOUNDATION ONLY <input type="checkbox"/> FOU
	26 NEW BUILDING <input type="checkbox"/> NB		27 MOVING/RELOCATION <input type="checkbox"/> REL	28 REPAIR/REPLACEMENT <input type="checkbox"/> REP		
	29 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		30 ATTACHED <input type="checkbox"/> DETACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		31 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE	
32 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1. LODGING HOUSE <input type="checkbox"/> 3. ADULT CARE RESIDENCE <input type="checkbox"/> 2. NURSING HOME						
CONSTRUCTION COSTS	33 DISTURBANCES: 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.		A. TOTAL CONST. COST OF ENTIRE JOB	C. MECH. COST	E. SPRINKLER COST	G. TOTAL CONSTRUCTION COST LESS TRADE PERMITS
	B. ELEC. COST	D. PLUMB. COST	F. ELEVATOR COST			
	34 DESCRIBE SCOPE OF WORK BUILDING PERMIT TO CONSTRUCT AN ADDITION (BASEMENT, 1st & 2ND FLOOR) AND A TWO-STORY DECK IN REAR OF A SINGLE FAMILY ATTACHED DWELLING					
	35 LIEN AGENT NAME					
	36 PHONE NO.					
	37 ADDRESS					
	ZIP CODE					
	38 CONTACT PERSON THREE MILES DESIGN & CONSTRUCTION					
	39 CONTACT ADDRESS 1723 ARLINGTON RD, RICHMOND VA 23230					
	40 CONTACT PHONE NO. (804)677-1151 / (804)334-2146					
CONTACT INFORMATION	41 CONTACT FAX NO.					
	42 EMAIL chris@treemiles.com					
	43 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO					
	44 ENGINEER/ARCHITECT NAME					
	45 ENGINEER/ARCHITECT PHONE NO.					
	46 ENGINEER/ARCHITECT FAX NO.					
	47 EMAIL					
	48 ROOF TYPE 1 (SEE BACK FOR LIST)					
	49 NO. OF SQUARES					
	50 ROOF TYPE 2 (SEE BACK FOR LIST)					
51 NO. OF SQUARES						
REQUIREMENTS	52 NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
	53 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO					
	54 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO					
	55 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)					
	56 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)					
	57 GARAGE AREA (SQ. FT.)					
	58 OPEN PORCH AREA (SQ. FT.)					
	59 ENCLOSED PORCH AREA (SQ. FT.)					
	60 BUILDING AREA (SQ. FT.)					
	61 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)					
62 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)						
63 TOTAL BUILDING HEIGHT						
64 NUMBER OF FLOORS						
PARKING	65 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)					
	66 NO. OF SPACES AT ANOTHER LOCATION					
	67 LOCATION					
	68 LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO					
	69 WILL THERE BE A NEW CURB <input type="checkbox"/> YES <input type="checkbox"/> NO					
	70 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO					
	71 TOTAL AREA TO BE DISTURBED (SQ. FT.)					
	72 IS SURVEY OR SITE PLAN ATTACHED? <input 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					
75 SIGNATURE						
76 DATE						
OWNERS AFFIDAVIT	77 A I CERTIFY THAT THE BUILDING AT (NAME OF APPLICANT) (ADDRESSES FLOOR OR SUITE)					
	78 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"					
	79 SIGNATURE					
	80 ARTS DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO					
	81 HISTORICAL DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO					
	82 VIOLATION ON PROPERTY <input type="checkbox"/> YES <input type="checkbox"/> NO					
	83 DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input type="checkbox"/> NO					
	84 ICC TYPE OF CONSTRUCTION					
	85 EXISTING USE GROUP					
	86 PROPOSED USE GROUP					
87 FEE CALC. TYPE <input type="checkbox"/> S <input type="checkbox"/> U <input type="checkbox"/> B <input type="checkbox"/> C						
88 PERMIT FEE						
89 FEE RECEIVED						
90 RECEIPT NO.						
91 CASH <input type="checkbox"/> CHECK <input type="checkbox"/> CREDIT CARD						
92 IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input type="checkbox"/> NO						
93 FLOOD ELEV.						
94 SITE ELEV.						
95 CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO						
96 CHESAPEAKE BAY MANAGEMENT AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO						
97 APPLICATION APPROVED BY						
98 DATE						
99 APPLICATION DISAPPROVED BY						
100 DATE						

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



CITY OF RICHMOND

**DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION**

August 15, 2019

Aaron Kirchhoff
1723 Arlington Road
Richmond, Virginia 23230

RE: 2318 Venable Street – Plan No. AV-057443-2019 (Case No.30A-19)

Dear Mr. A Kirchhoff:

Your Administrative Variance to, “to construct a three-story addition (basement, 1st floor & 2nd floor), and a two-story deck (1st floor & 2nd floor in rear of an existing single-family attached dwelling” has been denied, as an adjoining property owner has objected to the request. As specified in Section 30-1040.4(a)(3), your request shall be transferred to the Board of Zoning Appeals (BZA) should you desire to continue to pursue your request. You will, however, be required to pay the normal filing fee of one-hundred fifty dollars (\$175) and re-submit the required plans in order for you case to be docketed.

If you wish for your case to be heard by the Board of Zoning Appeals (BZA), please file said request and pay the appropriate fee. I have included information on the submission requirements.

Now, therefore, be it resolved by the Zoning Administrator that a request for an Administrative Variance from the side yard (setback) requirement along the western property line is denied.

Very truly yours,

William C. Davidson
Fax: / William C. Davidson
Zoning Administrator

cc: Roy W. Benbow, Secretary, Board of Zoning Appeals