



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

December 6, 2019

DJS Investment, LLC  
7193 Chestnut Church Road  
Mechanicsville, Virginia 23116  
Attn: Dennis Smith

To Whom It May Concern:

RE: **BZA 04-2020**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Thursday, January 2, 2020 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 split an existing lot improved with a single-family detached dwelling and to construct a new single-family detached dwelling on the proposed vacant lot at 3422 GARLAND AVENUE (Tax Parcel Number N000-1249/023), located in an R-5 (Single-Family 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

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).

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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.

Bowers Tracy  
3411 Garland Ave  
Richmond VA 23222

Brown Julia T  
3414 Garland Ave  
Richmond VA 23222

Cooper Laverne W  
3331 Hanes Ave  
Richmond VA 23222

Davis Deidre  
3420 Garland Ave  
Richmond VA 23222

De Abreu Fernando Bertol And Moss  
Anjelica Noel  
3418 Garland Ave  
Richmond VA 23222

De Valencia Christina  
2604 El Camino Real  
Carlsbad CA 92008

Dyer Lloyd P Jr  
3327 Hanes Ave  
Richmond VA 23222

Fitzpatrick Bridget A  
3504 Garland Ave  
Richmond VA 23222

Friend Wilson H & Margie C  
3401 Fendall Ave  
Richmond VA 23222

Harris Elsie F  
3325 Hanes Ave  
Richmond VA 23222

Jackson Rasheika  
3416 Garland Ave  
Richmond VA 23222

Jlm Custom Homes Inc  
3300 W Clay St  
Richmond VA 23230

Leavitt Christopher S And Michael J  
3426 Garland Ave  
Richmond VA 23222

Littleton Gerald M  
3412 Garland Avenue  
Richmond VA 23222

Lowry Percell L & Geraldine L  
3502 Garland Ave  
Richmond VA 23222

Mattox Rachel E  
9503 Meadowgreen Road  
Richmond VA 23294

Meadows Shirley P & Johnson Sheree  
M  
221 Weymouth Street  
Upper Marlboro MD 20774

Mitchell Magdeline  
3323 Hanes Ave  
Richmond VA 23222

Parker Alice H  
3419 Garland Ave  
Richmond VA 23222

Patterson Abigail S  
3500 Garland Ave  
Richmond VA 23222

Pittman Willis S  
3421 Garland Ave  
Richmond VA 23222

Sauder Julia G Trustee  
3417 Garland Ave  
Richmond VA 23222

Shannon Cynthia S And Xavier  
3501 Garland Ave  
Richmond VA 23222

Smith Laken Nicole  
3505 Garland Ave  
Richmond VA 23222

Stamper Audrey N  
3333 Hanes Ave  
Richmond VA 23222

**Property:** 3422 Garland Ave **Parcel ID:** N0001249023**Parcel**

**Street Address:** 3422 Garland Ave Richmond, VA 23222-  
**Owner:** DJS INVESTMENT LLC  
**Mailing Address:** 7193 CHESTNUT CHURCH RD, MECHANICSVILLE, VA 23116  
**Subdivision Name :** GREENLAWN SUMMIT  
**Parent Parcel ID:**  
**Assessment Area:** 209 - Providence Park  
**Property Class:** 120 - R Two Story  
**Zoning District:** R-5 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2019  
**Land Value:** \$42,000  
**Improvement Value:** \$85,000  
**Total Value:** \$127,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 10671.5  
**Acreage:** 0.245  
**Property Description 1:** GREENLAWN SUMMIT L38-39  
**Property Description 2:** 0070.00X0152.45 0000.000  
**State Plane Coords( ?):** X= 11791635.500013 Y= 3736002.547659  
**Latitude:** 37.57867318 , **Longitude:** -77.43448842

**Description**

**Land Type:** Residential Lot A  
**Topology:** Level  
**Front Size:** 70  
**Rear Size:** 152  
**Parcel Square Feet:** 10671.5  
**Acreage:** 0.245  
**Property Description 1:** GREENLAWN SUMMIT L38-39  
**Property Description 2:** 0070.00X0152.45 0000.000  
**Subdivision Name :** GREENLAWN SUMMIT  
**State Plane Coords( ?):** X= 11791635.500013 Y= 3736002.547659  
**Latitude:** 37.57867318 , **Longitude:** -77.43448842

**Other**

**Street improvement:** Paved  
**Sidewalk:** Yes

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$42,000	\$90,000	\$132,000	Reassessment
2019	\$42,000	\$85,000	\$127,000	Reassessment
2018	\$42,000	\$77,000	\$119,000	Reassessment
2017	\$33,000	\$78,000	\$111,000	Reassessment
2016	\$33,000	\$76,000	\$109,000	Reassessment
2015	\$33,000	\$75,000	\$108,000	Reassessment
2014	\$31,000	\$76,000	\$107,000	Reassessment
2013	\$31,000	\$86,000	\$117,000	Reassessment
2012	\$31,000	\$90,000	\$121,000	Reassessment
2011	\$31,000	\$95,000	\$126,000	CarryOver
2010	\$31,000	\$95,000	\$126,000	Reassessment
2009	\$31,000	\$96,000	\$127,000	Reassessment
2008	\$31,000	\$96,000	\$127,000	Reassessment
2007	\$31,000	\$96,000	\$127,000	Reassessment
2006	\$27,200	\$78,000	\$105,200	Reassessment
2005	\$22,700	\$66,700	\$89,400	Reassessment
2004	\$22,700	\$66,700	\$89,400	Reassessment
2003	\$21,600	\$63,500	\$85,100	Reassessment
2002	\$20,600	\$60,500	\$81,100	Reassessment
2000	\$20,000	\$58,700	\$78,700	Reassessment
1998	\$20,000	\$57,000	\$77,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
11/12/2019	\$125,000	LOGAN DAWN R	ID2019-23778	1 - VALID SALE-Foreclosure, Forced Sale etc.
11/12/2019	\$199,900	K C ENTERPRISES OF VA LLC	ID2019-23779	2 - INVALID SALE-Relation Between Buyer/Seller
07/28/1980	\$4,500	Not Available	00770-0027	
04/20/1979	\$0	Not Available	000751-00207	
02/04/1966	\$12,700	Not Available	000637-A00326	

**Planning**

**Master Plan Future Land Use:** SF-LD  
**Zoning District:** R-5 - Residential (Single Family)  
**Planning District:** North  
**Traffic Zone:** 1009  
**City Neighborhood Code:** EGWD  
**City Neighborhood Name:** Edgewood  
**Civic Code:**  
**Civic Association Name:** North Central Civic Association  
**Subdivision Name:** GREENLAWN SUMMIT  
**City Old and Historic District:**  
**National historic District:**  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:**

**Economic Development**

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

**Environment**

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

**Census**

Census Year	Block	Block Group	Tract
2000	2005	0105002	010500
1990	207	0105002	010500

**Schools**

**Elementary School:** Ginter Park  
**Middle School:** Henderson  
**High School:** Marshall

**Public Safety**

**Police Precinct:** 4  
**Police Sector:** 412  
**Fire District:** 14  
**Dispatch Zone:** 082B

**Public Works Schedules**

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

**Government Districts**

**Council District:** 3  
**Voter Precinct:** 303  
**State House District:** 71  
**State Senate District:** 9  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1925  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 7  
**Number Of Bed Rooms:** 0  
**Number Of Full Baths:** 1  
**Number Of Half Baths:** 1  
**Condition:** fair for age  
**Foundation Type:** 3/4 Bsmt, 1/4 Crawl  
**1st Predominant Exterior:** Stucco  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Hip  
**Roof Material:** Slate or tile  
**Interior Wall:** Plaster  
**Floor Finish:** Hardwood-std oak  
**Heating Type:** Hot water or steam  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** Y  
**Building Description (Out Building and Yard Items) :** Residential Detached Garage

**Extension 1 Dimensions**

**Finished Living Area:** 1494 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 672 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 324 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 150 Sqft  
**Open Porch:** 176 Sqft  
**Deck:** 113 Sqft

**Property Images**

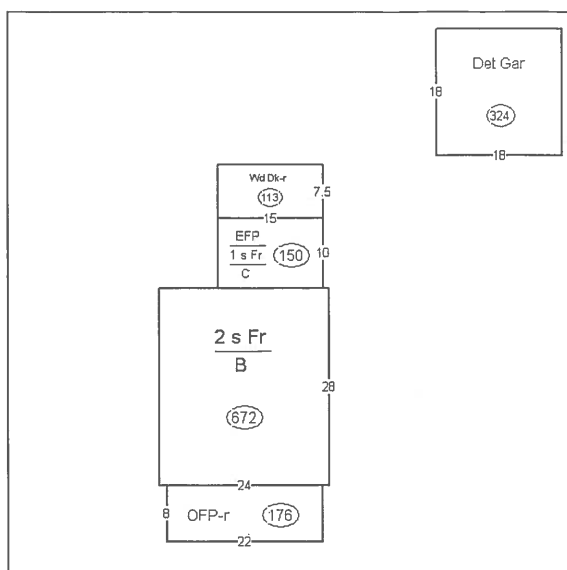
Name:N0001249023 Desc:R01

[Click here for Larger Image](#)



## Sketch Images

Name:N0001249023 Desc:R01



# RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



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

## TO BE COMPLETED BY THE APPLICANT

### PROPERTY

OWNER: DJS Investment, LLC PHONE: (Home) ( ) \_\_\_\_\_ (Mobile) (804) 307-9961  
ADDRESS: 7193 Chestnut Church Road FAX: ( ) \_\_\_\_\_ (Work) ( ) \_\_\_\_\_  
Mechanicsville, Virginia 23116 E-mail Address: dj.smith0319@gmail.com  
Attn: Dennis Smith

### PROPERTY OWNER'S

REPRESENTATIVE: \_\_\_\_\_ PHONE: (Home) ( ) \_\_\_\_\_ (Mobile) ( ) \_\_\_\_\_  
(Name/Address) \_\_\_\_\_ FAX: ( ) \_\_\_\_\_ (Work) ( ) \_\_\_\_\_  
\_\_\_\_\_ E-mail Address: \_\_\_\_\_

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 3422 Garland Avenue  
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER \_\_\_\_\_

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.4

APPLICATION REQUIRED FOR: A building permit to split an existing lot improved with a single-family detached dwelling and to construct a new single-family detached dwelling on the proposed vacant lot.

TAX PARCEL NUMBER(S): N000-1249/023 ZONING DISTRICT: R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. A lot area of six thousand square feet (6,000 SF) and a lot width of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 10,360.0 square feet and a lot width of seventy feet (70') currently exists; lot areas of 5,208.0 square feet (#3422) and 5,152.0 square feet (#3424) and lot widths of 35.0 feet (#3422 & #3424) are proposed.

DATE REQUEST DISAPPROVED: November 15, 2019

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: November 15, 2019 TIME FILED: 2:00 p.m. REPAIRED BY: David Duckhardt RECEIPT NO. BZAR-064377-2019

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) (2) 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 ☒

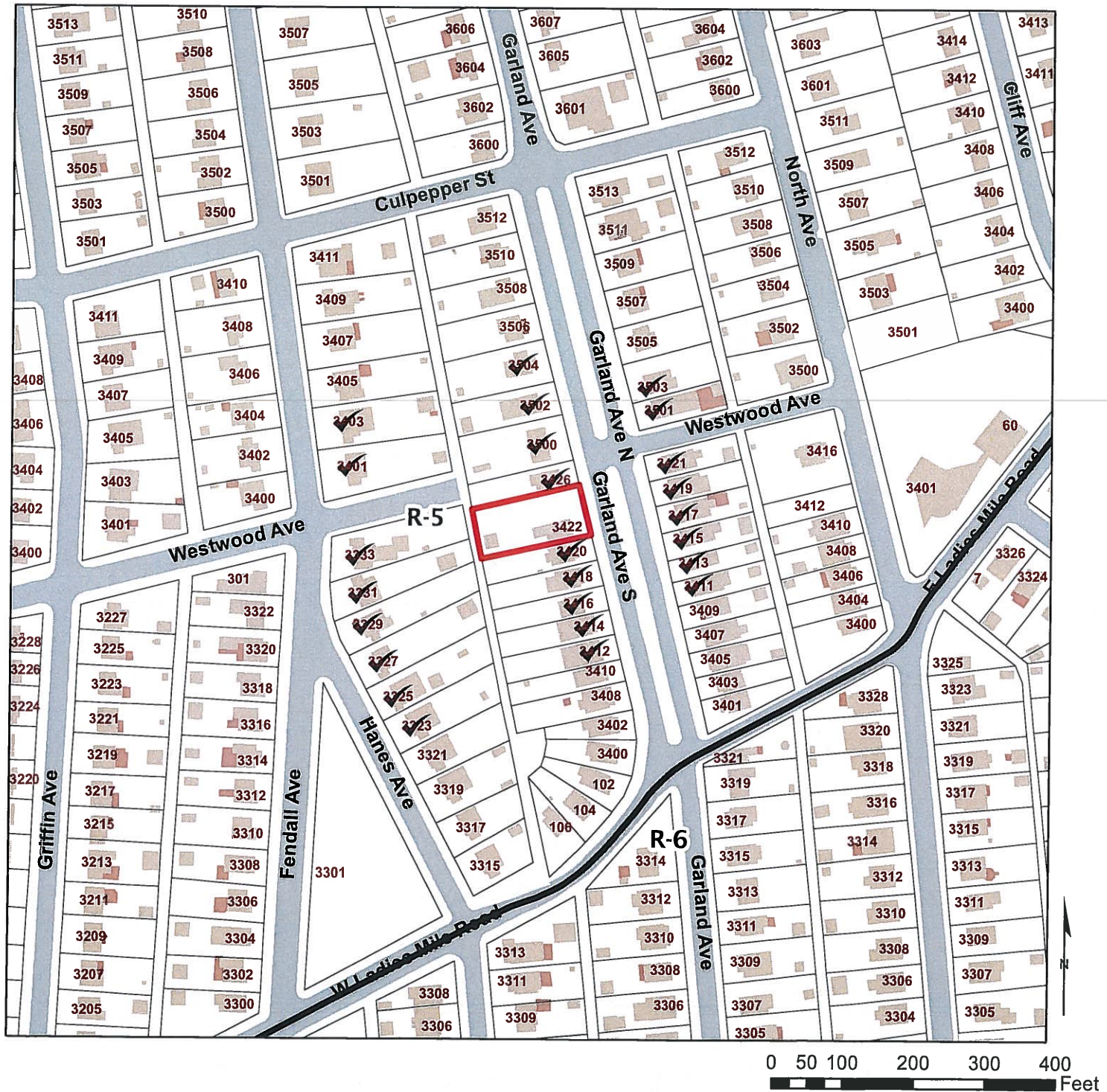
I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: Dennis E. Smith Jr DATE: 11/15/19

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

CASE NUMBER: BZA 04-2020 HEARING DATE: January 2, 2020 AT 1:00 P.M.







## 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: Dennis Smith (Revised: 8/8/14)

ADDRESS: 3422 GARLAND AVE.  
PARCEL: N0001249023  
ZONED R-5 (SINGLE FAMILY ATTACHED)  
SETBACKS

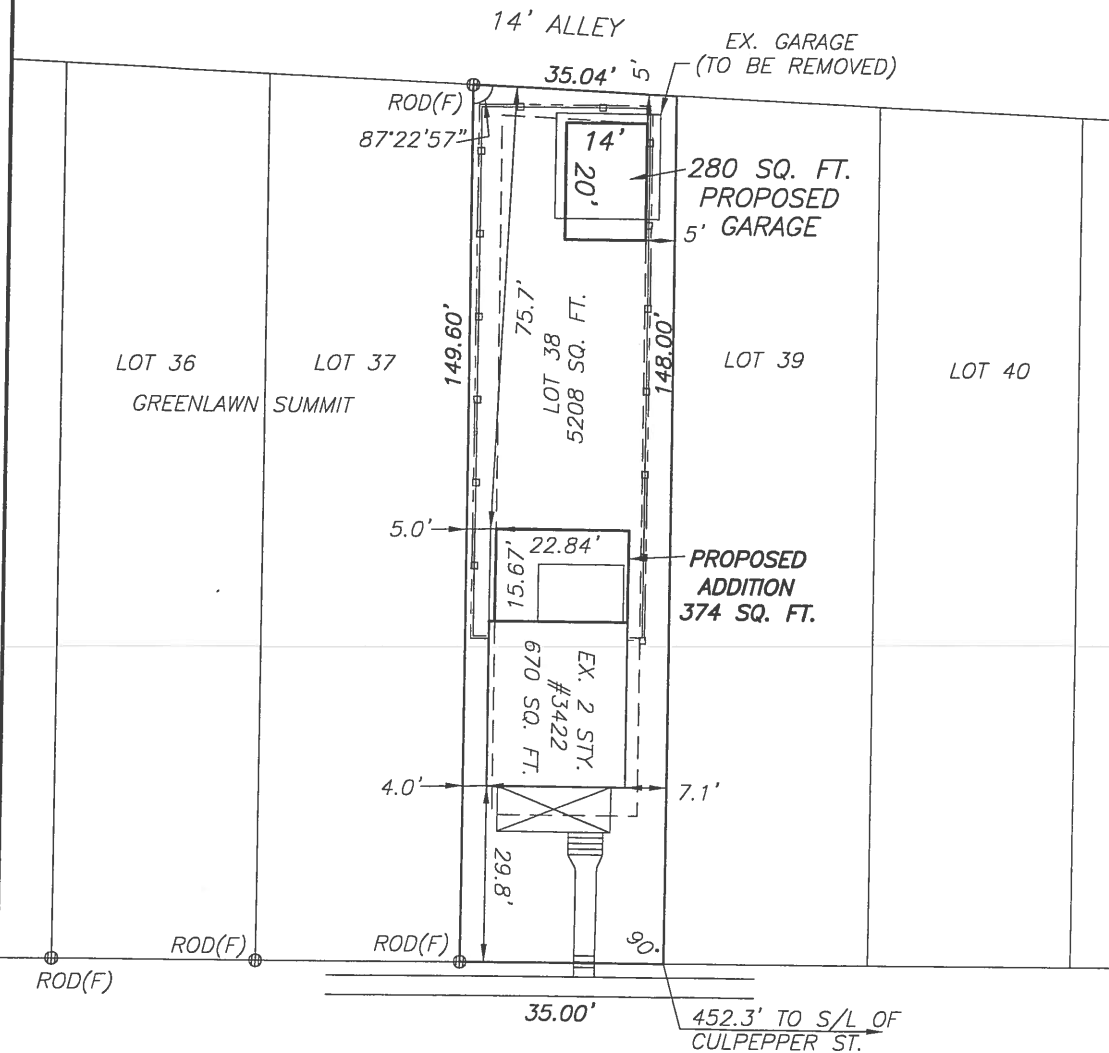
FRONT: 25'  
SIDE: 5'  
REAR: 5'

LOT SIZE: 5208 SQ. FT.

AREA OF DISTURBANCE: 575 Sq. Feet

ONCE CONSTRUCTION IS COMPLETE SITE  
IS TO BE PERMANENTLY SEEDED.

P.B. 11, PG. 60 (HC)



GARLAND AVE.  
100' PUBLIC R/W

— SILT FENCE  
--- SETBACKS  
- - - LIMITS OF DISTURBANCE

## SITE PLAN 3422 GARLAND AVE.

CITY OF RICHMOND  
VIRGINIA

LONG SURVEYING, LLC  
4650 FACTORY MILL ROAD  
MAIDENS, VA 23012  
804-314-5620

NOV. 13, 2019  
SCALE: 1"=25'

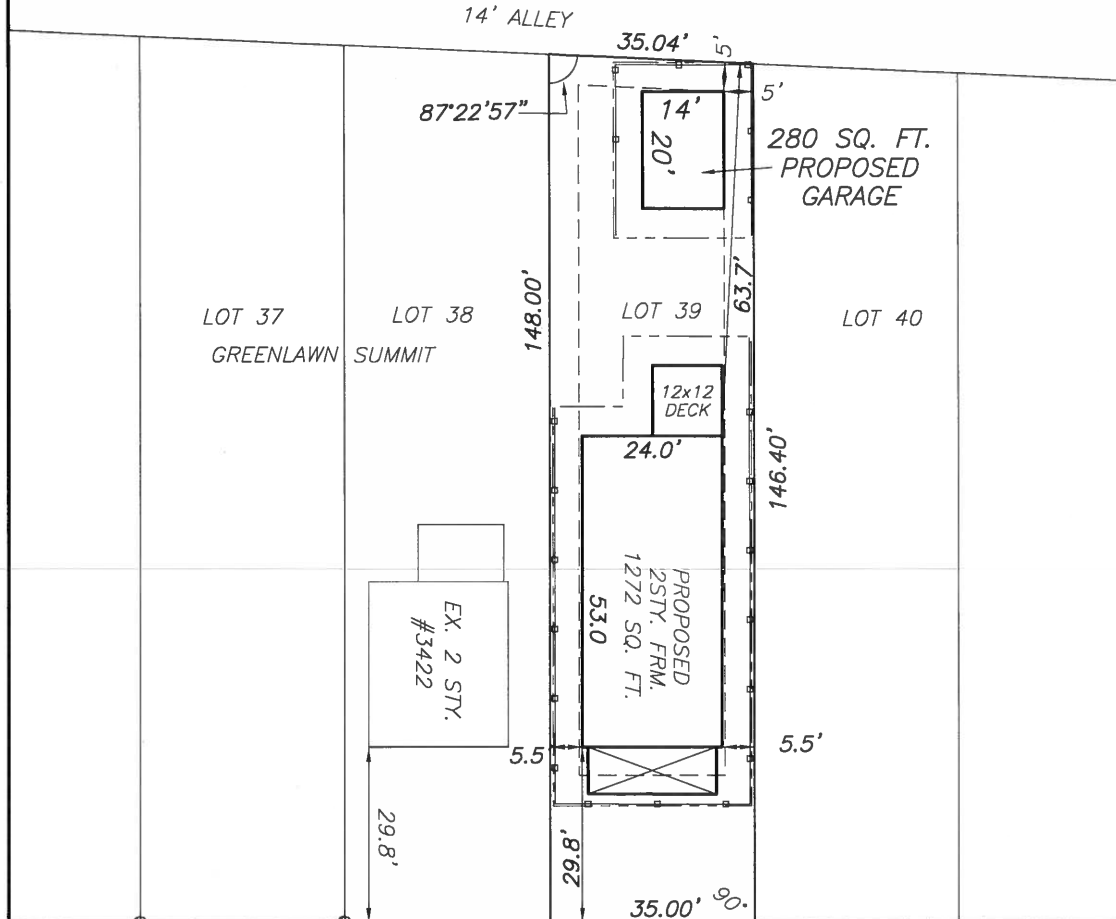
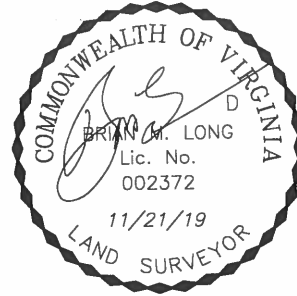
ADDRESS: 3424 GARLAND AVE.  
PARCEL: N0001249024  
ZONED R-5 (SINGLE FAMILY ATTACHED)  
SETBACKS

FRONT: 25'  
SIDE: 5'  
REAR: 5'

LOT SIZE: 5152 SQ. FT.

AREA OF DISTURBANCE: 3295 Sq. Feet  
ONCE CONSTRUCTION IS COMPLETE SITE  
IS TO BE PERMANENTLY SEEDED.

P.B. 11, PG. 60 (HC)



GARLAND AVE.  
100' PUBLIC R/W

—●— SILT FENCE  
--- SETBACKS  
- - - LIMITS OF DISTURBANCE

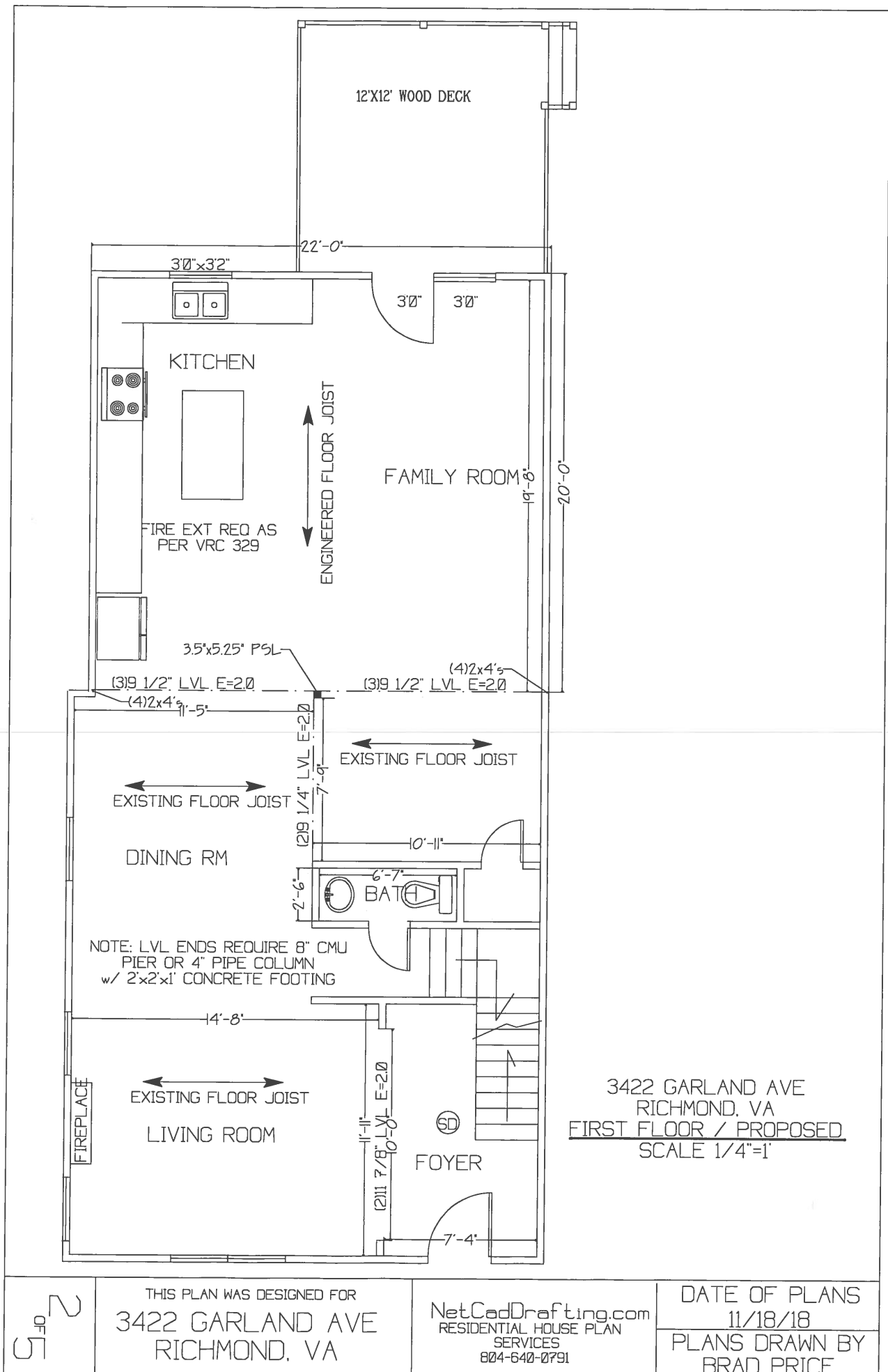
# SITE PLAN 3424 GARLAND AVE.

LONG SURVEYING, LLC  
4650 FACTORY MILL ROAD  
MAIDENS, VA 23012  
804-314-5620

CITY OF RICHMOND  
VIRGINIA

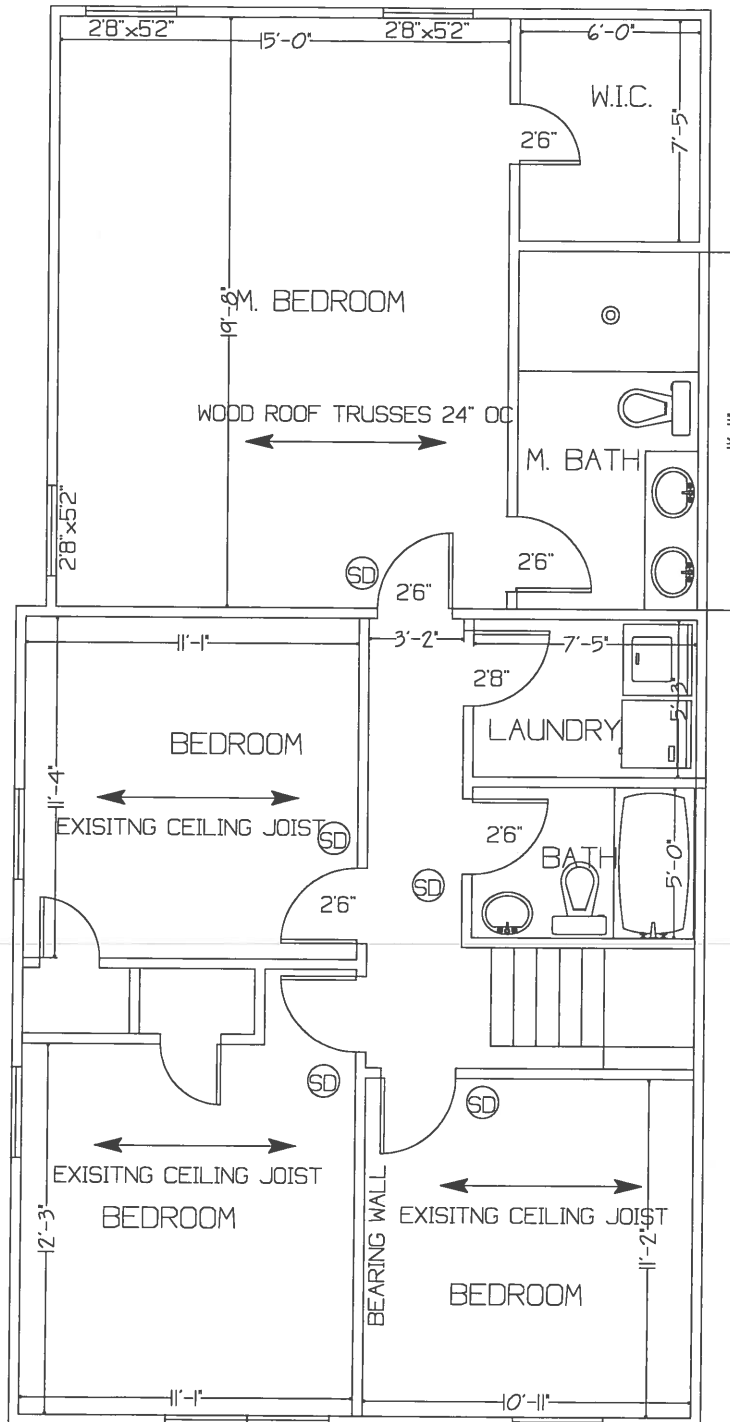
NOV. 21, 2019  
SCALE: 1"=25'

3422 GARLAND AVE  
RICHMOND, VA  
SECOND FLOOR / EXISTING  
SCALE 3/16"=1'



<p>2 S of</p>	<p>THIS PLAN WAS DESIGNED FOR 3422 GARLAND AVE RICHMOND, VA</p>	<p>NetCadDrafting.com RESIDENTIAL HOUSE PLAN SERVICES 804-640-0791</p>	<p>DATE OF PLANS 11/18/18 PLANS DRAWN BY BRAD PRICE</p>
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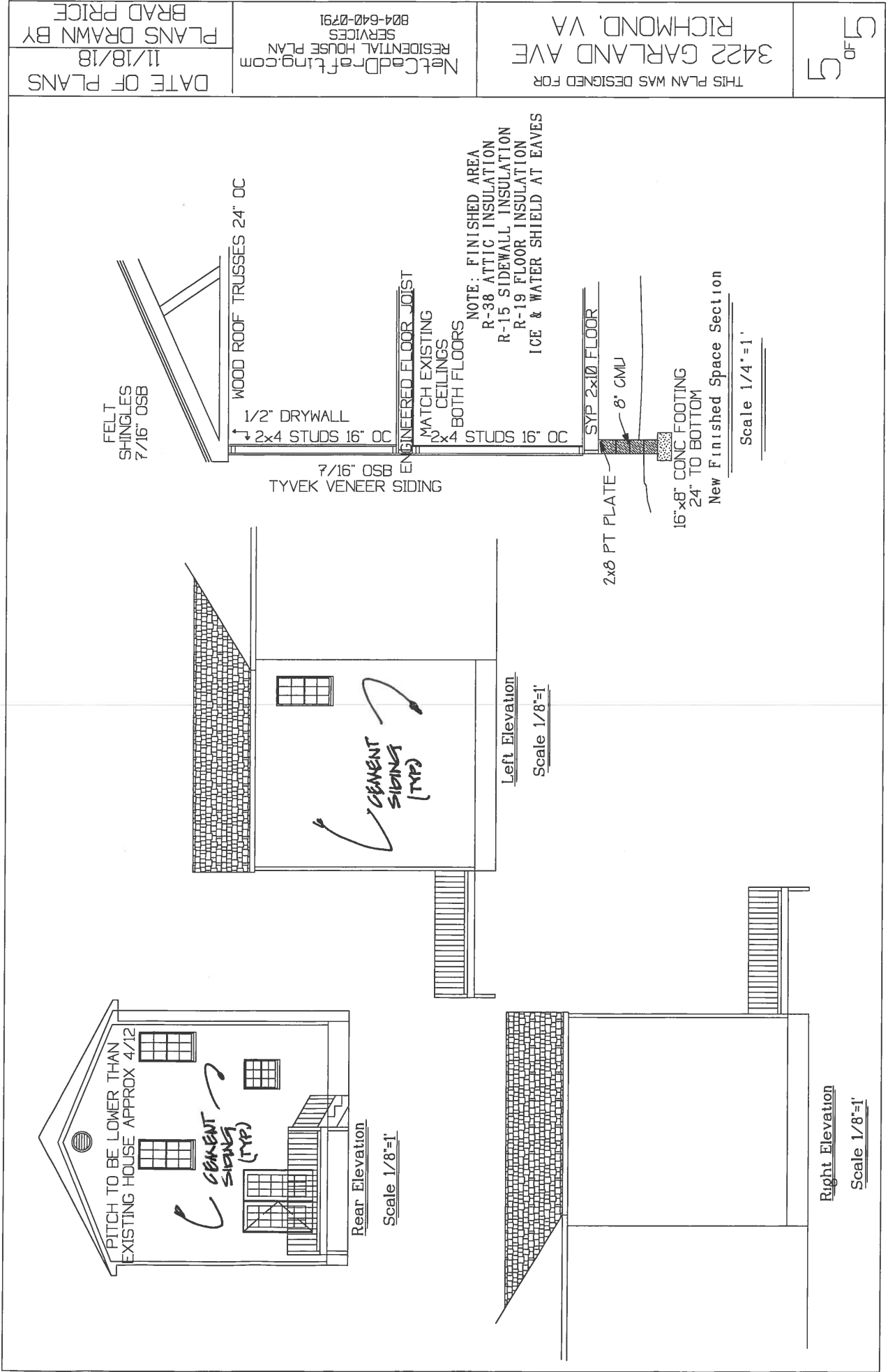
3422 GARLAND AVE  
 RICHMOND, VA  
SECOND FLOOR / PROPOSED  
 SCALE 1/4"=1'

W  
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THIS PLAN WAS DESIGNED FOR  
 3422 GARLAND AVE  
 RICHMOND, VA

NetCadDrafting.com  
 RESIDENTIAL HOUSE PLAN  
 SERVICES  
 804-640-0791

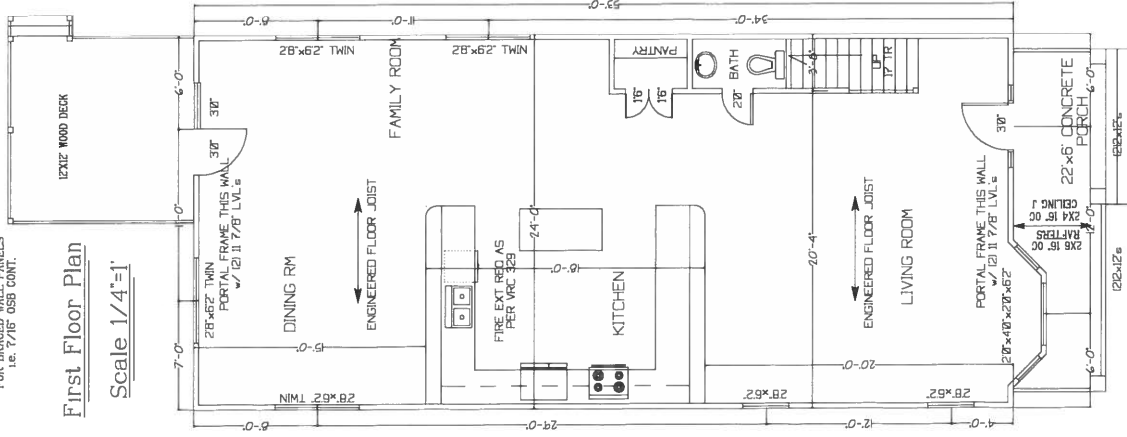
DATE OF PLANS  
 11/18/18  
 PLANS DRAWN BY  
 BRAD PRICE



TO COMPLY WITH IRC SECTION 602.10.3, THESE PLANS ARE DESIGNED USING OS-NSP FOR BRICKS AND CONCRETE BLOCKS.

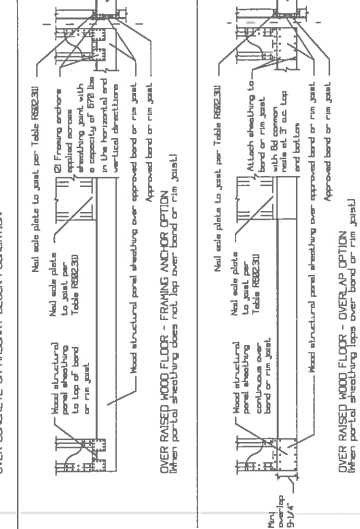
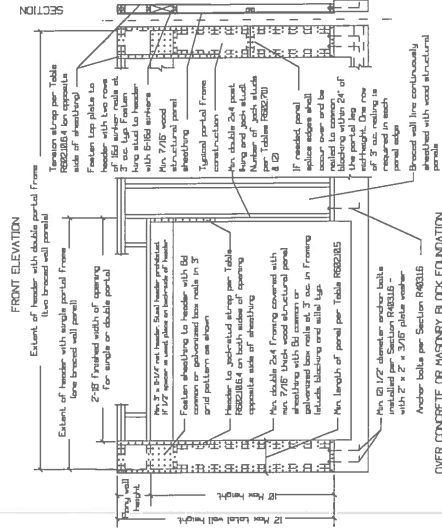
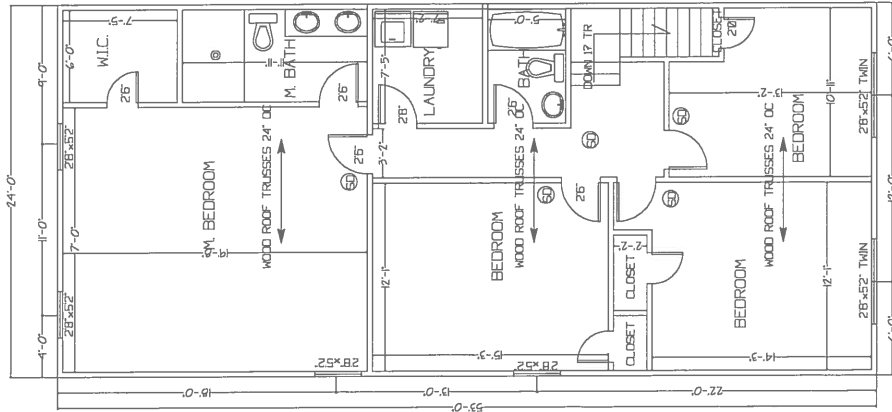
# First Floor Plan

Scale 1/4"=1'



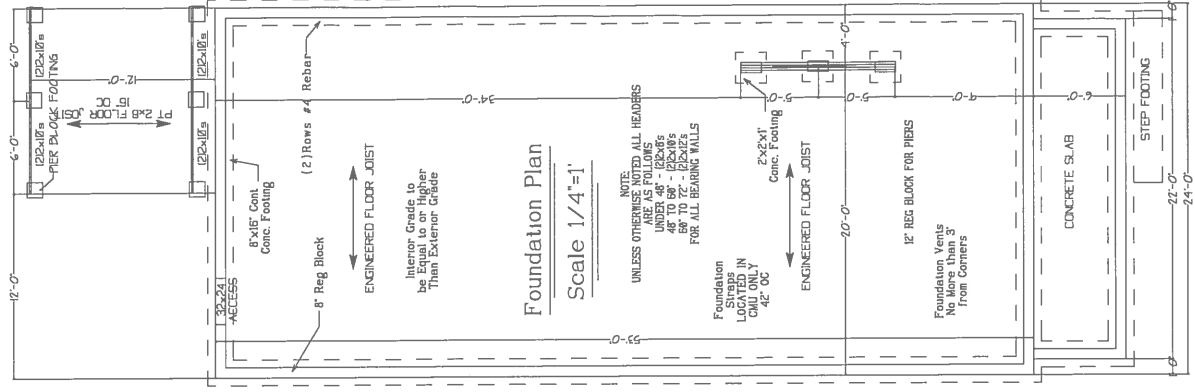
# Second Floor Plan

Scale 1/4"=1'

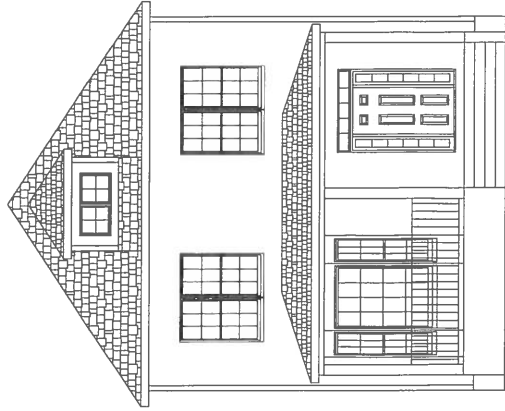


# Foundation Plan

Scale 1/4"=1'

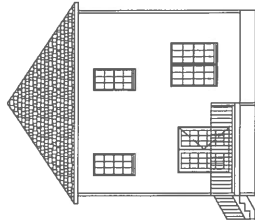


NOTE: UNLESS OTHERWISE NOTED, ALL HEADERS ARE AS FOLLOWS: UNDER 48" - (2) 2x6's 48" TO 96" - (2) 2x8's 96" TO 144" - (2) 2x10's 144" TO 192" - (2) 2x12's 192" TO 240" - (2) 2x14's 240" TO 288" - (2) 2x16's 288" TO 336" - (2) 2x18's 336" TO 384" - (2) 2x20's 384" TO 432" - (2) 2x22's 432" TO 480" - (2) 2x24's 480" TO 528" - (2) 2x26's 528" TO 576" - (2) 2x28's 576" TO 624" - (2) 2x30's 624" TO 672" - (2) 2x32's 672" TO 720" - (2) 2x34's 720" TO 768" - (2) 2x36's 768" TO 816" - (2) 2x38's 816" TO 864" - (2) 2x40's 864" TO 912" - (2) 2x42's 912" TO 960" - (2) 2x44's 960" TO 1008" - (2) 2x46's 1008" TO 1056" - (2) 2x48's 1056" TO 1104" - (2) 2x50's 1104" TO 1152" - (2) 2x52's 1152" TO 1200" - (2) 2x54's 1200" TO 1248" - (2) 2x56's 1248" TO 1296" - (2) 2x58's 1296" TO 1344" - (2) 2x60's 1344" TO 1392" - (2) 2x62's 1392" TO 1440" - (2) 2x64's 1440" TO 1488" - (2) 2x66's 1488" TO 1536" - (2) 2x68's 1536" TO 1584" - (2) 2x70's 1584" TO 1632" - (2) 2x72's 1632" TO 1680" - (2) 2x74's 1680" TO 1728" - (2) 2x76's 1728" TO 1776" - (2) 2x78's 1776" TO 1824" - (2) 2x80's 1824" TO 1872" - (2) 2x82's 1872" TO 1920" - (2) 2x84's 1920" TO 1968" - (2) 2x86's 1968" TO 2016" - (2) 2x88's 2016" TO 2064" - (2) 2x90's 2064" TO 2112" - (2) 2x92's 2112" TO 2160" - (2) 2x94's 2160" TO 2208" - (2) 2x96's 2208" TO 2256" - (2) 2x98's 2256" TO 2304" - (2) 2x100's 2304" TO 2352" - (2) 2x102's 2352" TO 2400" - (2) 2x104's 2400" TO 2448" - (2) 2x106's 2448" TO 2496" - (2) 2x108's 2496" TO 2544" - (2) 2x110's 2544" TO 2592" - (2) 2x112's 2592" TO 2640" - (2) 2x114's 2640" TO 2688" - (2) 2x116's 2688" TO 2736" - (2) 2x118's 2736" TO 2784" - (2) 2x120's 2784" TO 2832" - (2) 2x122's 2832" TO 2880" - (2) 2x124's 2880" TO 2928" - (2) 2x126's 2928" TO 2976" - (2) 2x128's 2976" TO 3024" - (2) 2x130's 3024" TO 3072" - (2) 2x132's 3072" TO 3120" - (2) 2x134's 3120" TO 3168" - (2) 2x136's 3168" TO 3216" - (2) 2x138's 3216" TO 3264" - (2) 2x140's 3264" TO 3312" - (2) 2x142's 3312" TO 3360" - (2) 2x144's 3360" TO 3408" - (2) 2x146's 3408" TO 3456" - (2) 2x148's 3456" TO 3504" - (2) 2x150's 3504" TO 3552" - (2) 2x152's 3552" TO 3600" - (2) 2x154's 3600" TO 3648" - (2) 2x156's 3648" TO 3696" - (2) 2x158's 3696" TO 3744" - (2) 2x160's 3744" TO 3792" - (2) 2x162's 3792" TO 3840" - (2) 2x164's 3840" TO 3888" - (2) 2x166's 3888" TO 3936" - (2) 2x168's 3936" TO 3984" - (2) 2x170's 3984" TO 4032" - (2) 2x172's 4032" TO 4080" - (2) 2x174's 4080" TO 4128" - (2) 2x176's 4128" TO 4176" - (2) 2x178's 4176" TO 4224" - (2) 2x180's 4224" TO 4272" - (2) 2x182's 4272" TO 4320" - (2) 2x184's 4320" TO 4368" - (2) 2x186's 4368" TO 4416" - (2) 2x188's 4416" TO 4464" - (2) 2x190's 4464" TO 4512" - (2) 2x192's 4512" TO 4560" - (2) 2x194's 4560" TO 4608" - (2) 2x196's 4608" TO 4656" - (2) 2x198's 4656" TO 4704" - (2) 2x200's 4704" TO 4752" - (2) 2x202's 4752" TO 4800" - (2) 2x204's 4800" TO 4848" - (2) 2x206's 4848" TO 4896" - (2) 2x208's 4896" TO 4944" - (2) 2x210's 4944" TO 4992" - (2) 2x212's 4992" TO 5040" - (2) 2x214's 5040" TO 5088" - 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(2) 2x286's 6768" TO 6816" - (2) 2x288's 6816" TO 6864" - (2) 2x290's 6864" TO 6912" - (2) 2x292's 6912" TO 6960" - (2) 2x294's 6960" TO 7008" - (2) 2x296's 7008" TO 7056" - (2) 2x298's 7056" TO 7104" - (2) 2x300's 7104" TO 7152" - (2) 2x302's 7152" TO 7200" - (2) 2x304's 7200" TO 7248" - (2) 2x306's 7248" TO 7296" - (2) 2x308's 7296" TO 7344" - (2) 2x310's 7344" TO 7392" - (2) 2x312's 7392" TO 7440" - (2) 2x314's 7440" TO 7488" - (2) 2x316's 7488" TO 7536" - (2) 2x318's 7536" TO 7584" - (2) 2x320's 7584" TO 7632" - (2) 2x322's 7632" TO 7680" - (2) 2x324's 7680" TO 7728" - (2) 2x326's 7728" TO 7776" - (2) 2x328's 7776" TO 7824" - (2) 2x330's 7824" TO 7872" - (2) 2x332's 7872" TO 7920" - (2) 2x334's 7920" TO 7968" - (2) 2x336's 7968" TO 8016" - (2) 2x338's 8016" TO 8064" - (2) 2x340's 8064" TO 8112" - (2) 2x342's 8112" TO 8160" - (2) 2x344's 8160" TO 8208" - (2) 2x346's 8208" TO 8256" - (2) 2x348's 8256" TO 8304" - (2) 2x350's 8304" TO 8352" - (2) 2x352's 8352" TO 8400" - (2) 2x354's 8400" TO 8448" - (2) 2x356's 8448" TO 8496" - (2) 2x358's 8496" TO 8544" - (2) 2x360's 8544" TO 8592" - (2) 2x362's 8592" TO 8640" - (2) 2x364's 8640" TO 8688" - (2) 2x366's 8688" TO 8736" - (2) 2x368's 8736" TO 8784" - (2) 2x370's 8784" TO 8832" - (2) 2x372's 8832" TO 8880" - (2) 2x374's 8880" TO 8928" - (2) 2x376's 8928" TO 8976" - (2) 2x378's 8976" TO 9024" - (2) 2x380's 9024" TO 9072" - (2) 2x382's 9072" TO 9120" - (2) 2x384's 9120" TO 9168" - (2) 2x386's 9168" TO 9216" - (2) 2x388's 9216" TO 9264" - (2) 2x390's 9264" TO 9312" - (2) 2x392's 9312" TO 9360" - (2) 2x394's 9360" TO 9408" - (2) 2x396's 9408" TO 9456" - (2) 2x398's 9456" TO 9504" - (2) 2x400's 9504" TO 9552" - (2) 2x402's 9552" TO 9600" - (2) 2x404's 9600" TO 9648" - (2) 2x406's 9648" TO 9696" - (2) 2x408's 9696" TO 9744" - (2) 2x410's 9744" TO 9792" - (2) 2x412's 9792" TO 9840" - (2) 2x414's 9840" TO 9888" - (2) 2x416's 9888" TO 9936" - (2) 2x418's 9936" TO 9984" - (2) 2x420's 9984" TO 10032" - (2) 2x422's 10032" TO 10080" - (2) 2x424's 10080" TO 10128" - (2) 2x426's 10128" TO 10176" - (2) 2x428's 10176" TO 10224" - (2) 2x430's 10224" TO 10272" - (2) 2x432's 10272" TO 10320" - (2) 2x434's 10320" TO 10368" - (2) 2x436's 10368" TO 10416" - (2) 2x438's 10416" TO 10464" - (2) 2x440's 10464" TO 10512" - (2) 2x442's 10512" TO 10560" - (2) 2x444's 10560" TO 10608" - (2) 2x446's 10608" TO 10656" - (2) 2x448's 10656" TO 10704" - (2) 2x450's 10704" TO 10752" - (2) 2x452's 10752" TO 10800" - (2) 2x454's 10800" TO 10848" - (2) 2x456's 10848" TO 10896" - (2) 2x458's 10896" TO 10944" - (2) 2x460's 10944" TO 10992" - (2) 2x462's 10992" TO 11040" - (2) 2x464's 11040" TO 11088" - (2) 2x466's 11088" TO 11136" - (2) 2x468's 11136" TO 11184" - (2) 2x470's 11184" TO 11232" - (2) 2x472's 11232" TO 11280" - (2) 2x474's 11280" TO 11328" - (2) 2x476's 11328" TO 11376" - (2) 2x478's 11376" TO 11424" - (2) 2x480's 11424" TO 11472" - (2) 2x482's 11472" TO 11520" - (2) 2x484's 11520" TO 11568" - (2) 2x486's 11568" TO 11616" - (2) 2x488's 11616" TO 11664" - (2) 2x490's 11664" TO 11712" - 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(2) 2x558's 13296" TO 13344" - (2) 2x560's 13344" TO 13392" - (2) 2x562's 13392" TO 13440" - (2) 2x564's 13440" TO 13488" - (2) 2x566's 13488" TO 13536" - (2) 2x568's 13536" TO 13584" - (2) 2x570's 13584" TO 13632" - (2) 2x572's 13632" TO 13680" - (2) 2x574's 13680" TO 13728" - (2) 2x576's 13728" TO 13776" - (2) 2x578's 13776" TO 13824" - (2) 2x580's 13824" TO 13872" - (2) 2x582's 13872" TO 13920" - (2) 2x584's 13920" TO 13968" - (2) 2x586's 13968" TO 14016" - (2) 2x588's 14016" TO 14064" - (2) 2x590's 14064" TO 14112" - (2) 2x592's 14112" TO 14160" - (2) 2x594's 14160" TO 14208" - (2) 2x596's 14208" TO 14256" - (2) 2x598's 14256" TO 14304" - (2) 2x600's 14304" TO 14352" - (2) 2x602's 14352" TO 14400" - (2) 2x604's 14400" TO 14448" - (2) 2x606's 14448" TO 14496" - (2) 2x608's 14496" TO 14544" - (2) 2x610's 14544" TO 14592" - (2) 2x612's 14592" TO 14640" - (2) 2x614's 14640" TO 14688" - (2) 2x616's 14688" TO 14736" - (2) 2x618's 14736" TO 14784" - (2) 2x620's 14784" TO 14832" - (2) 2x622's 14832" TO 14880" - 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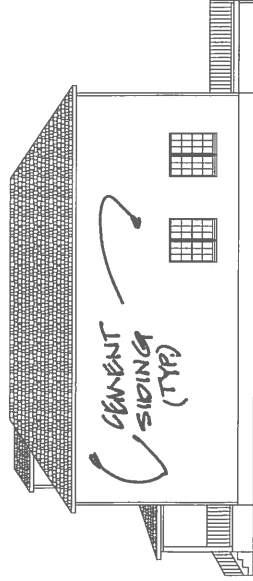
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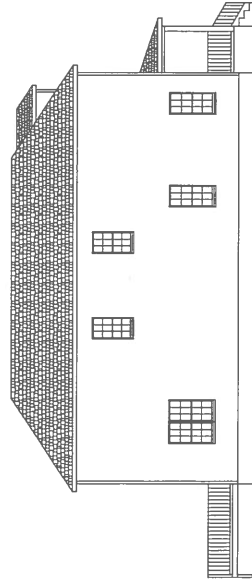
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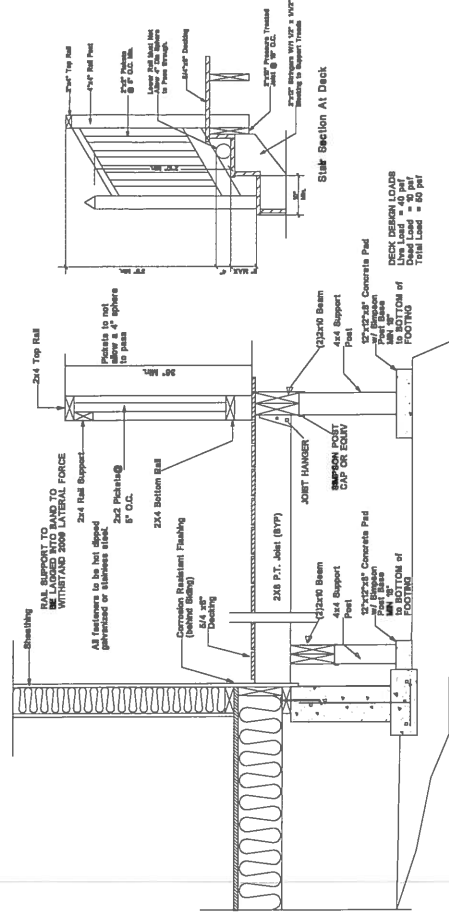
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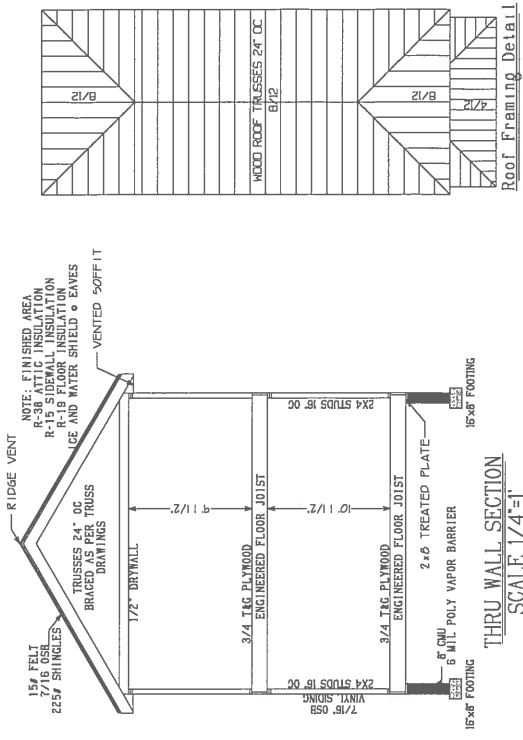
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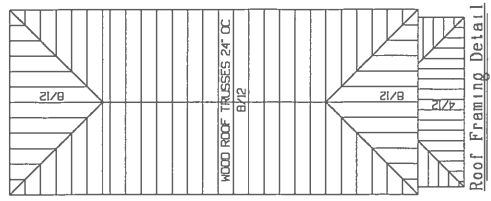
DECK SECTION

THIS PLAN IS DRAWN TO MEET  
IRC 2015 & VRC 2015  
BROKEN WALL LINES USING  
FRACTIONAL INCHES



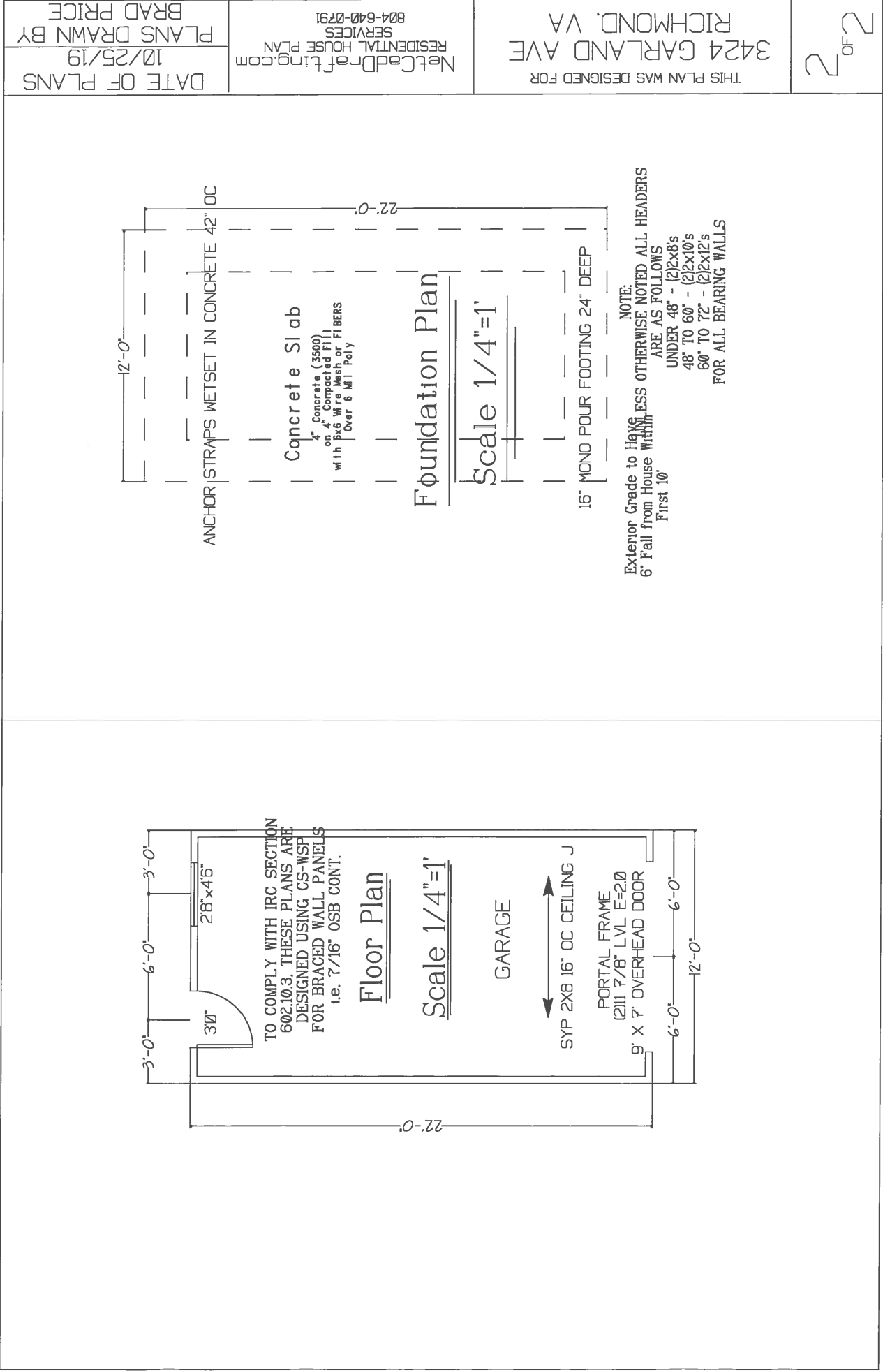
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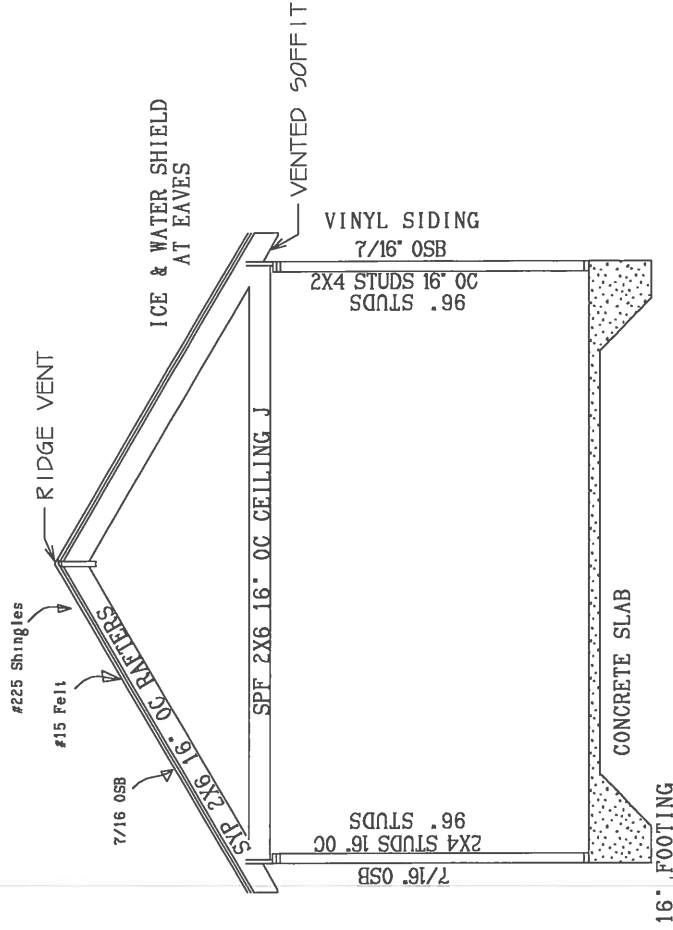
SCALE 1/4"=1'



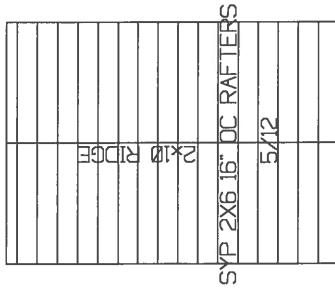
Roof Framing Detail

Scale 1/8"=1'



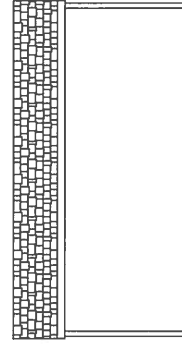
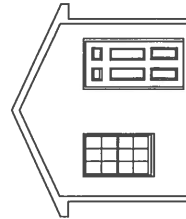
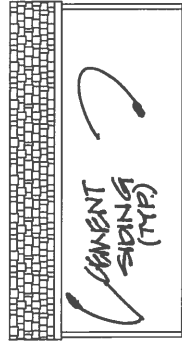
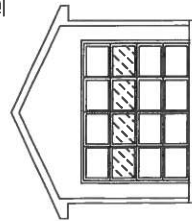


THRU WALL SECTION  
SCALE 1/4"=1'



## Roof Framing Detail

Scale 1/8"=1'





CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

May 30, 2019

Jasmine Douglas  
3407 Donnan Street  
Richmond, Virginia 23222

RE: **3422 Garland Avenue**  
Tax Parcel: N000-1249/023

Ms. Douglas:

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-5 (Single-Family Residential) zoning district. The R-5 District requires a minimum lot area of not less than six thousand square feet (6,000 SF) and a minimum lot width of not less than fifty feet (50') for single-family detached dwellings. According to the City Assessor's records and deeds, the subject property has a lot width of seventy feet (70'), and a lot depth of one hundred fifty-two feet (152'), which results in a lot area of 10,671 square feet. The property is currently improved with a single-family dwelling and accessory structure.

According to a July 25, 1980, Deed (most current) the parcel has been conveyed as "All that certain lot, piece or parcel of land, lying and being in the City of Richmond, Virginia (formerly Henrico County), with all the improvements thereon and appurtenances thereto belonging, being known as No. 3422 Garland Avenue (formerly Greenlawn Avenue), designated as lots Nos. 38 and 39 in the Plan of "Greenlawn Summit", plat of which is recorded in the Clerk's Office of the Circuit Court of Henrico County in Plat Book 11, page 60, and further described as follows: Beginning at a point on the western line of Garland Avenue distant 417.32 feet south of its intersection with the south line of Culpepper Street, thence running southwardly along and fronting 70 feet on the western line of Garland Avenue; thence extending back westwardly from said front between parallel lines to a 16 foot alley in the rear, the northern rear frontage on the alley is 70.06 feet, as shown by the plat attached to the original deed referred to below."

Based on the information available to me at this time, the tax parcel is deeded as one (1) independent lot of record and has been since, at least 1923. As proposed, your intent is to determine whether Lot 39 in the Plan of "Greenlawn Summit" as described by deeds is considered a separate buildable lots for the construction of a future single-family detached dwelling. It is my determination that the subject lot is **not a buildable lot from the zoning perspective**. The determination is based on the following:

1. The subject property has been consolidated by deed and described as a singular lot. The current R-5 lot area and width requirements cannot be met without the incorporation of additional property.
2. The subject property is being used as a side yard for the dwelling at 3422 Garland Avenue, which includes an accessory building. According to a survey recorded with a January 20, 1966 deed the accessory building has encumbered the adjacent lot (Lot 39).

Jasmine Douglas  
RE: 3422 Garland Avenue  
May 30, 2019  
Page 2

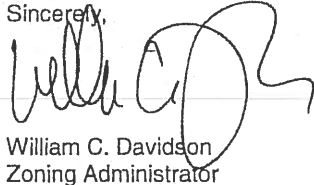
Per Section 30-1220.54 of the Zoning Ordinance, a lot is defined as "a single lot of record or a combination of contiguous lots of record." Once parcels are combined, any subsequent division thereof must be done in compliance with applicable regulations. Requesting and obtaining a Special Exception from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) from City Council may be a possibility. Be advised, it may be difficult to obtain approval from the BZA unless you can prove that the lot is consistent with the predominate lot widths within the block. For information concerning the BZA process, please contact the Zoning Administration Office at 646-6340. For information concerning the SUP process, please contact the Land Use Administration Office at 646-6304.

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 Planning Associate Josh Young by E-mail at: [joshua.young@richmondgov.com](mailto:joshua.young@richmondgov.com) or by telephone at: (804) 646-6923.

Sincerely,



William C. Davidson  
Zoning Administrator

Cc: Dawn R. Logan  
3422 Garland Avenue  
Richmond, VA 23222





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

**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) <b>3422/3424 GARLAND AVENUE</b>				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			
BUILDING INFORMATION	9 CITY		STATE	ZIP CODE	10 CONTRACTOR FAX NO.	
	11 PROPERTY OWNER NAME <b>DJS INVESTMENT, LLC</b>		12 PROPERTY OWNER ADDRESS/ZIP <b>7193 CHESTNUT CHURCH RD MECHANICSVILLE 804-307-9961</b>		13 OWNER DAYTIME TELEPHONE NO.	
	14 DESCRIBE CURRENT STRUCTURE USE <b>SINGLE FAMILY</b>		15 DESCRIBE PROPOSED STRUCTURE USE			
OFFICE USE ONLY	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 ENCLOSED PORCH <input type="checkbox"/> AD4
	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					
CONSTRUCTION COST	30 IF 1 OR 2 FAMILY <input checked="" 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"/> 2. NURSING HOME <input type="checkbox"/> 3. ADULT CARE RESIDENCE	
	33 INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A, B, C, D, E & F. TOTAL B, C, D, E & F. SUBTRACT THIS TOTAL FROM A TO OBTAIN G. COSTS ARE TO INCLUDE MATERIAL, LABOR, SUBCONTRACTS OVERHEAD & PROFIT.		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		
WORK DESCRIPTION	34 DESCRIBE SCOPE OF WORK <b>SPLIT LOT IMPROVED WITH A SINGLE FAMILY DETACHED DWELLING AND TO CONSTRUCT A NEW SINGLE FAMILY DWELLING ON PROPOSED VACANT LOT.</b>					
	35 LIEN AGENT NAME				36 PHONE NO.	
	37 ADDRESS				ZIP CODE	
CONTACT INFORMATION	38 CONTACT PERSON <b>DENNIS SMITH DJS INVESTMENT, LLC</b>		39 CONTACT PHONE NO. <b>804-307-9961</b>		40 CONTACT FAX NO.	
	41 CONTACT ADDRESS		ZIP CODE	42 EMAIL		
	43 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO		NAME		PHONE NO.	
RE-DEVELOPMENT	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)	
FIRE SPRINKLERS	51 NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/>		52 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO		53 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO	
	54 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)		55 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)		56 GARAGE AREA (SQ. FT.)	
	57 OPEN PORCH AREA (SQ. FT.)		58 ENCLOSED PORCH AREA (SQ. FT.)		59 DECK AREA (SQ. FT.)	
BUILDING SIZE	60 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		61 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)		62 TOTAL BUILDING HEIGHT	
	63 NUMBER OF FLOORS					
	64 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)		65 NO. OF SPACES AT ANOTHER LOCATION		66 LOCATION	
PARKING	67 WILL THERE BE A <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY		68 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO		69 TOTAL AREA TO BE DISTURBED (SQ. FT.)	
	70 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO					
	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.					
OWNERS AFFIDAVIT	PRINTED NAME		SIGNATURE		DATE	
	A   (NAME OF APPLICANT) B CERTIFY THAT THE BUILDING AT (ADDRESSES, FLOOR OR SUITE)					
	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	C SIGNATURE					
	ARTS DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		HISTORICAL DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		VIOLATION ON PROPERTY <input type="checkbox"/> YES <input type="checkbox"/> NO	
	DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input type="checkbox"/> NO		ICC TYPE OF CONSTRUCTION			
OFFICE USE ONLY	EXISTING USE GROUP		PROPOSED USE GROUP		FEE CALC. TYPE <input type="checkbox"/> S <input type="checkbox"/> U <input type="checkbox"/> B <input type="checkbox"/> C	
	PERMIT FEE		FEE RECEIVED		RECEIPT NO.	
	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK <input type="checkbox"/> CREDIT CARD					
IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input type="checkbox"/> NO		FLOOD ELEV.		SITE ELEV.		
CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO		CHESAPEAKE BAY MANAGEMENT AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO				
APPLICATION APPROVED BY		DATE		APPLICATION DISAPPROVED BY		
DATE						

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