



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

May 12, 2020

Urban Land Solutions, LLC  
1410 West Monmouth Court  
Richmond, Virginia 23238  
Attn: Douglas Harley

To Whom It May Concern:

RE: **BZA 21-2020**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, June 3, 2020 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2020-093 to consider an application for a building permit to construct a new single-family (detached) dwelling at 3016 2<sup>nd</sup> AVENUE (Tax Parcel Number N000-0989/003), located in an R-6 (Single-Family Attached Residential District).

Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 743 918 389# beginning at 1:00 p.m. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2020 drop-down, click meeting details for June 3, 2020 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at [William.Davidson@richmondgov.com](mailto:William.Davidson@richmondgov.com) for assistance. In accordance with Ordinance No. 2020-093, please be advised that an inability to access one of the enumerated public hearing through video means shall not be considered a prerequisite for participating in the subject public hearing. It will be necessary for you to stay on the line until such time as your case is called. 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. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

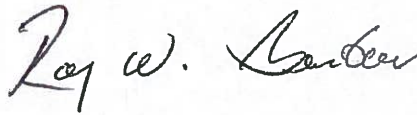
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 21-2020  
Page 2  
May 12, 2020

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/civicasociationgroupinformatio n.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.

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,

A handwritten signature in black ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

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.

3008 2nd Avenue Series A Series Of The  
Affordable Housing Assoc  
10307 W Broad St #335  
Glen Allen VA 23060

Abdullah Ali & Mujtaba M Ali & Mustafa  
Mohammad Ali  
3013 2nd Ave  
Richmond VA 23222

Bell Justin  
3022 2nd Ave  
Richmond VA 23222

Boaz & Ruth Inc  
Po Box 6129  
Richmond VA 23222

Cava Capital L  
5301 Markel Rd #104  
Richmond VA 23230

Cunningham Dwuana R  
3021 2nd Ave  
Richmond VA 23222

D & L Investments li LLC  
Po Box 1653  
Midlothian VA 23113

Fresh Anointing Cathedral Inc  
3001 2nd Ave  
Richmond VA 23222

Highland Park United Methodist Church Tr  
3001 Second Ave  
Richmond VA 23222

Holmes Zellena  
3011 1st Ave  
Richmond VA 23222

Hp Firehouse LLC  
Po Box 6129  
Richmond VA 23222

Live N Luxury LLC  
3021 2nd Ave  
Richmond VA 23222

Matthews Realty Group LLC  
9601 Gayton Rd #100 B-t  
Henrico VA 23228

Parsons Jeffrey Scott  
3009 2nd Ave  
Richmond VA 23222

Sumler Bernard  
Po Box 24893  
Richmond VA 23224

Syria Aaron  
3020 2nd Ave  
Richmond VA 23222

Tjc Realty 2nd Ave LLC  
1401 E Cart St  
Richmond VA 23219

Willis Tiffani Terri  
3015 1st Ave  
Richmond VA 23222

Wilson Jasper D Jr & Irene C  
3010 Second Ave  
Richmond VA 23222

Yasini Brothers LLC  
409 Fortress Way  
Occoquan VA 22125

**Property:** 3801 Decatur St **Parcel ID:** C0060125010**Parcel**

**Street Address:** 3801 Decatur St Richmond, VA 23224-  
**Owner:** PROPERTY KEY SOLUTIONS LLC  
**Mailing Address:** 12124 SWIFT CROSSING DR, MIDLOTHIAN, VA 23113  
**Subdivision Name :** BROAD ROCK HEIGHTS  
**Parent Parcel ID:**  
**Assessment Area:** 380 - Midlo / Belt / Broad Rock  
**Property Class:** 110 - R One Story  
**Zoning District:** R-4 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2020  
**Land Value:** \$25,000  
**Improvement Value:** \$47,000  
**Total Value:** \$72,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 9300  
**Acreage:** 0.213  
**Property Description 1:** BROAD ROCK HGTS L1-2 B6  
**Property Description 2:** 0060.00X0155.00 0000.000  
**State Plane Coords( ?):** X= 11781676.999996 Y= 3708177.378799  
**Latitude:** 37.50273083 , **Longitude:** -77.47016184

**Description**

**Land Type:** Residential Lot A  
**Topology:** Level  
**Front Size:** 60  
**Rear Size:** 155  
**Parcel Square Feet:** 9300  
**Acreage:** 0.213  
**Property Description 1:** BROAD ROCK HGTS L1-2 B6  
**Property Description 2:** 0060.00X0155.00 0000.000  
**Subdivision Name :** BROAD ROCK HEIGHTS  
**State Plane Coords( ?):** X= 11781676.999996 Y= 3708177.378799  
**Latitude:** 37.50273083 , **Longitude:** -77.47016184

**Other**

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

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$25,000	\$47,000	\$72,000	Reassessment
2019	\$25,000	\$47,000	\$72,000	Reassessment
2018	\$20,000	\$44,000	\$64,000	Reassessment
2017	\$20,000	\$43,000	\$63,000	Reassessment
2016	\$20,000	\$35,000	\$55,000	Reassessment
2015	\$20,000	\$35,000	\$55,000	Reassessment
2014	\$20,000	\$35,000	\$55,000	Reassessment
2013	\$14,000	\$33,000	\$47,000	Reassessment
2012	\$14,000	\$34,000	\$48,000	Reassessment
2011	\$14,000	\$40,000	\$54,000	CarryOver
2010	\$14,000	\$40,000	\$54,000	Reassessment
2009	\$13,500	\$40,400	\$53,900	Reassessment
2008	\$13,500	\$40,400	\$53,900	Reassessment
2007	\$13,500	\$40,400	\$53,900	Reassessment
2006	\$11,900	\$38,500	\$50,400	Reassessment
2005	\$6,600	\$33,200	\$39,800	Reassessment
2004	\$6,300	\$31,600	\$37,900	Reassessment
2003	\$6,100	\$30,400	\$36,500	Reassessment
2002	\$6,000	\$29,800	\$35,800	Reassessment
2001	\$5,950	\$29,750	\$35,700	Reassessment
1998	\$5,000	\$25,000	\$30,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
11/04/2019	\$63,000	ANDERSON JOHN P REVOCABLE TRUST	ID2019-23116	1 - VALID SALE-Asmnt/Sale Desc Doesn't Match
02/15/2012	\$0	ANDERSON JOHN P	ID2012-2868	2 - INVALID SALE-Relation Between Buyer/Seller
10/10/1989	\$28,500	Not Available	00216-0540	
12/17/1987	\$27,000	Not Available	000151-00834	
07/08/1983	\$20,700	Not Available	000595-00426	

**Planning**

**Master Plan Future Land Use:** SF-LD  
**Zoning District:** R-4 - Residential (Single Family)  
**Planning District:** Broad Rock  
**Traffic Zone:** 1185  
**City Neighborhood Code:** MCG  
**City Neighborhood Name:** McGuire  
**Civic Code:**  
**Civic Association Name:**  
**Subdivision Name:** BROAD ROCK HEIGHTS  
**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	1015	0706001	070600
1990	114	0706001	070600

**Schools**

**Elementary School:** Elizabeth D Redd  
**Middle School:** Thompson  
**High School:** Wythe

**Public Safety**

**Police Precinct:** 2  
**Police Sector:** 211  
**Fire District:** 22  
**Dispatch Zone:** 168A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 8  
**Voter Precinct:** 810  
**State House District:** 69  
**State Senate District:** 16  
**Congressional District:** 4

**Extension 1 Details****Extension Name:** R01 - Residential record #01**Year Built:** 1924**Stories:** 1**Units:** 0**Number Of Rooms:** 5**Number Of Bed Rooms:** 2**Number Of Full Baths:** 1

0

**Number Of Half Baths:****Condition:** fair for age**Foundation Type:** Full Crawl**1st Predominant Exterior:** Alum/Vinyl**2nd Predominant Exterior:** N/A**Roof Style:** Gable**Roof Material:** Comp sh to 235#**Interior Wall:** Plaster**Floor Finish:** Hardwood-std oak**Heating Type:** Forced hot air**Central Air:** Y**Basement Garage Car #:** 0**Fireplace:** N**Building Description (Out Building and  
Yard Items) :** Residential Detached Garage**Extension 1 Dimensions****Finished Living Area:** 720 Sqft**Attic:** 0 Sqft**Finished Attic:** 0 Sqft**Basement:** 0 Sqft**Finished Basement:** 0 Sqft**Attached Garage:** 0 Sqft**Detached Garage:** 440 Sqft**Attached Carport:** 0 Sqft**Enclosed Porch:** 0 Sqft**Open Porch:** 120 Sqft**Deck:** 0 Sqft

**Property Images**

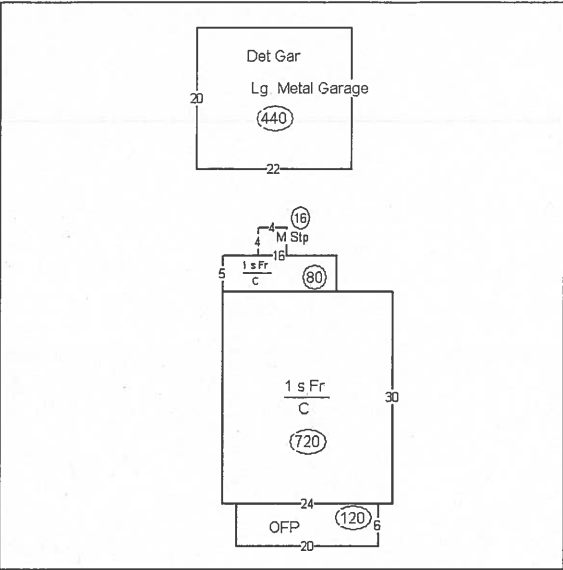
Name:C0060125010 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:C0060125010 Desc:R01



BZA 21-2020

**TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE**

CASE NUMBER: BZA 21-2020 HEARING DATE: May 6, 2020 AT 1:00 P.M.

June 3

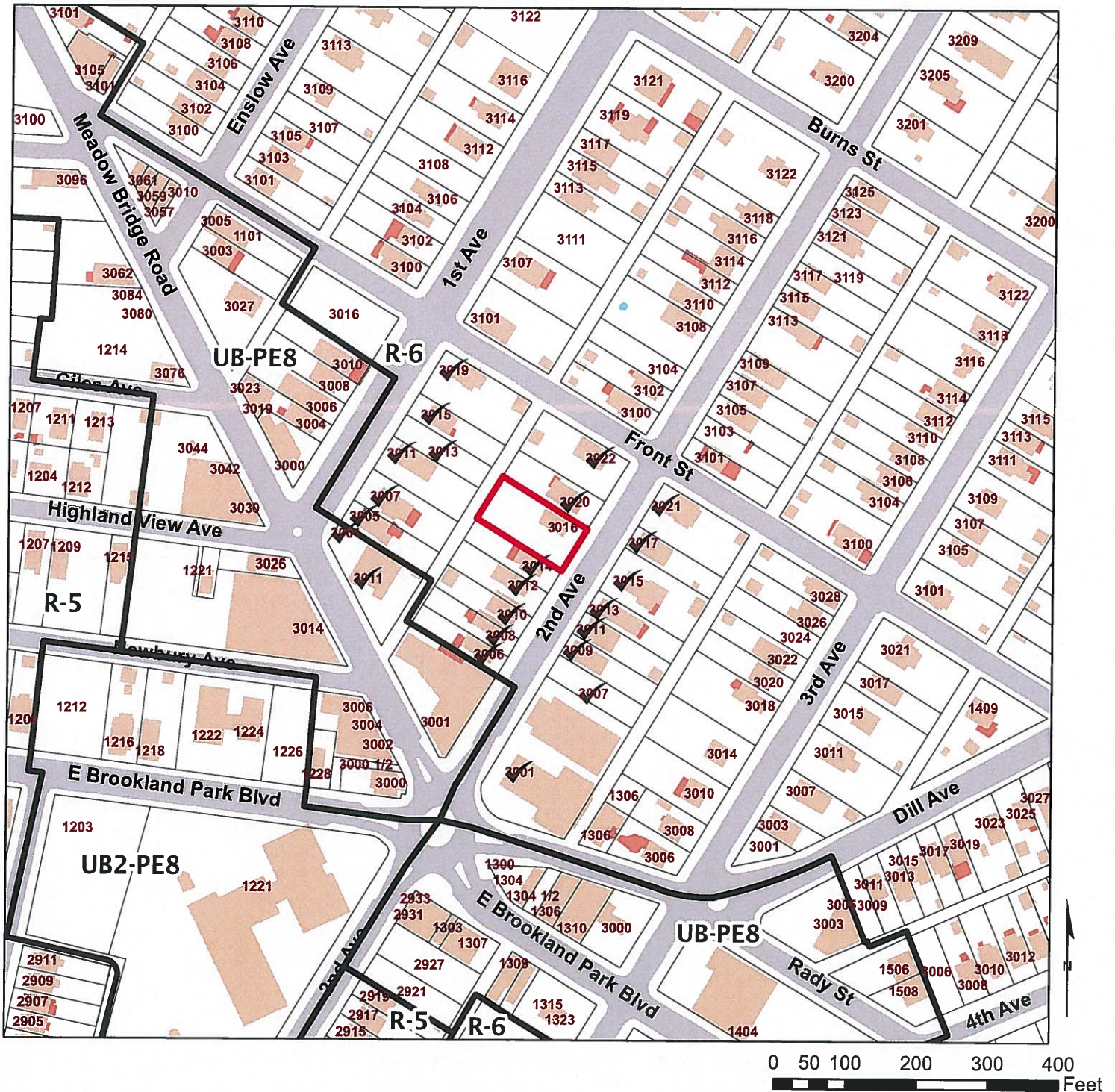
BOARD OF ZONING APPEALS CASE BZA 21-2020  
150' Buffer

APPLICANT(S): Urban Land Solutions, LLC

PREMISES: 3016 2nd Avenue  
(Tax Parcel Number N000-0989/003)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.4(1)  
of the Zoning Ordinance for the reason that:  
The lot area and lot width requirements are not met.





## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

### CITY OF RICHMOND, VIRGINIA

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

1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (646-6340/6701). 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: \_\_\_\_\_

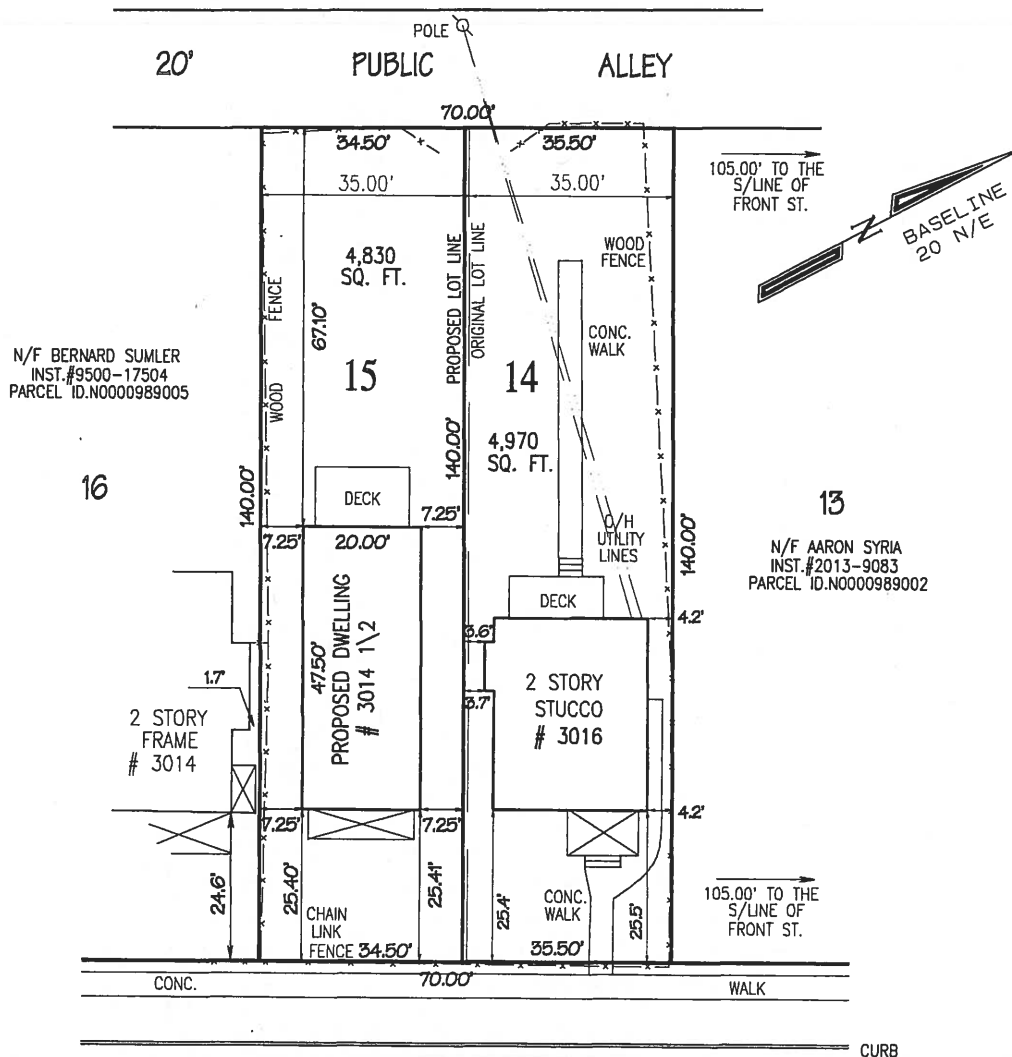
(Revised: 4/28/16)

[illegible]

**FREDERICK A. GIBSON  
& ASSOCIATES, P.C.**  
LAND SURVEYORS  
11521-G MIDLOTHIAN TURNPIKE  
NORTH CHESTERFIELD, VIRGINIA 23235  
PHONE 804 378-4485 FAX 804 378-4487

PROJECT # 8806-87 LS

NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): URBAN LAND SOLUTIONS, LLC INST.#190026113 PARCEL ID N0000989003



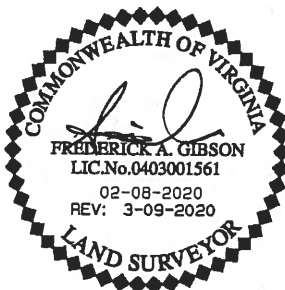
## 2nd AVENUE

VARIABLE WIDTH R/W

(PHYSICAL SURVEY)  
**PLAT SHOWING EXISTING & PROPOSED IMPROVEMENTS  
 & PROPOSED DIVISION OF # 3016 2nd AVENUE,  
 AND BEING ALL OF LOTS 14 & 15, BLOCK 2, PLAN OF  
 HIGHLAND PARK, IN THE CITY OF RICHMOND, VIRGINIA**

SCALE: 1" = 25'

REV: 3-09-2020  
 ADDED PROPOSED DWELLING



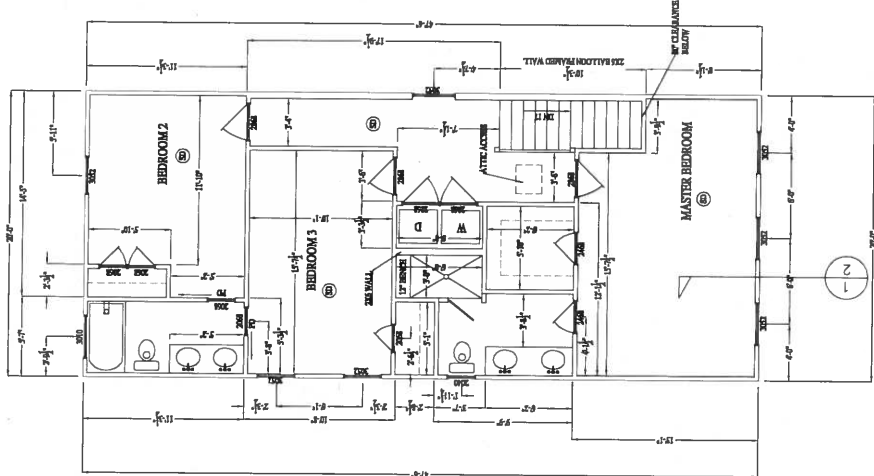
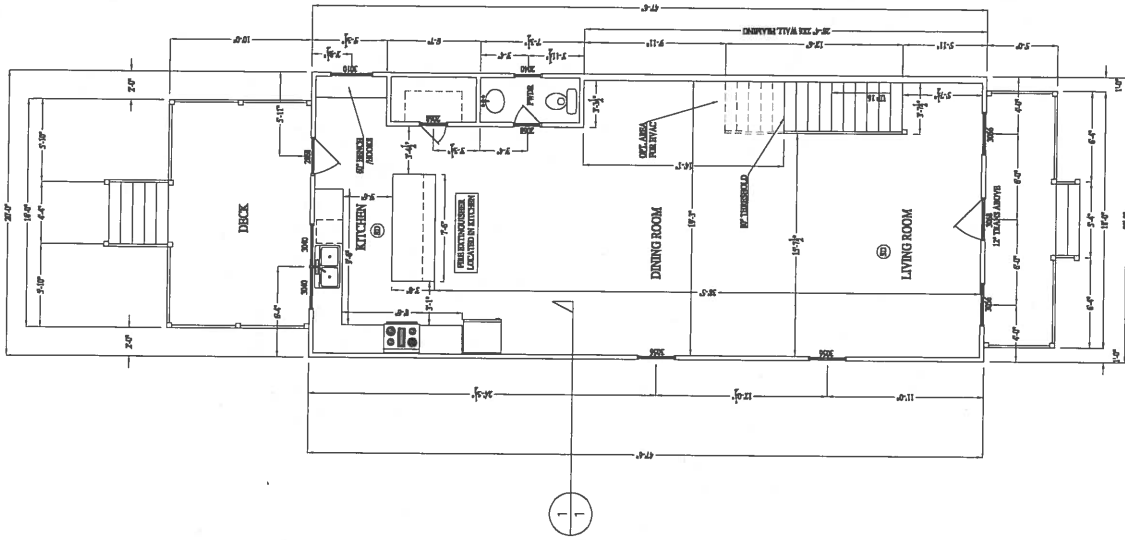
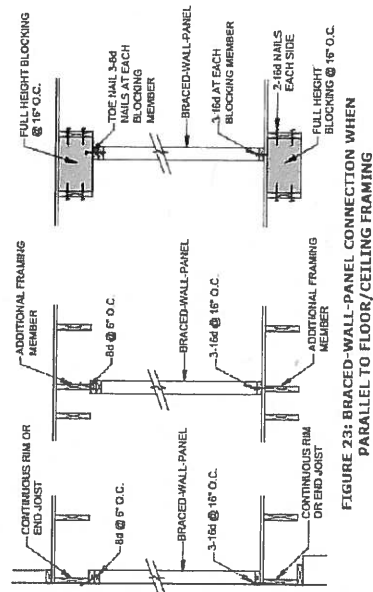
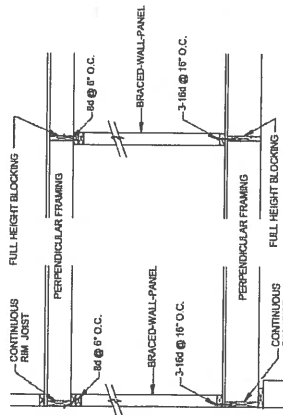
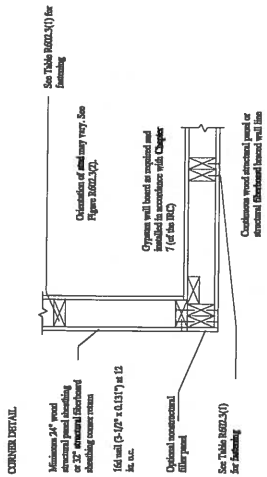
**FREDERICK A. GIBSON  
 & ASSOCIATES, P.C.**

LAND SURVEYORS  
 11521-G MIDLOTHIAN TURNPIKE  
 NORTH CHESTERFIELD, VIRGINIA 23235  
 PHONE 804 378-4485 FAX 804 378-4487

THIS IS TO CERTIFY THAT ON FEBRUARY 8, 2020, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

PROJECT # 8806-87 LS

1ST FLOOR HEATED SQ. FOOTAGE: 930 S.F.  
2ND FLOOR HEATED SQ. FOOTAGE: 914 S.F.



3014.5 2ND AVE  
RIVER MILL DEVELOPMENT  
RIVERMILLDEVELOPMENT@GMAIL.COM

REVISION NOTES
2/17/2020 [REDACTED]

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

DATE:  
2-17-2020

SHEET:  
A.1.1

**RIVER MILL DEVELOPMENT**

RIVERMILLDEVELOPMENT@GMAIL.COM



## INTRODUCTION

**SHEET:**  
**A2.1**

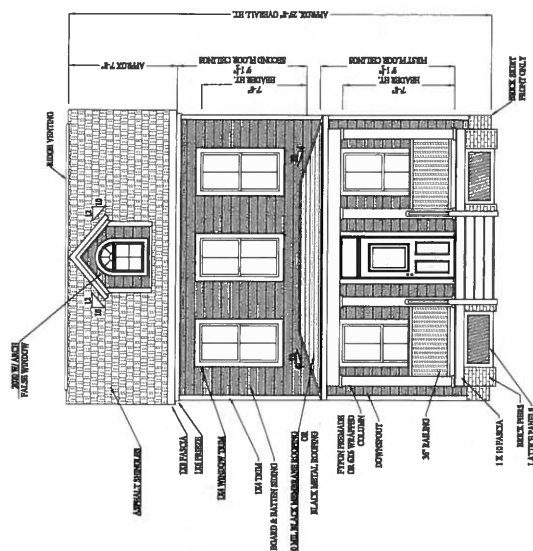
DATE: 2-17-2020

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

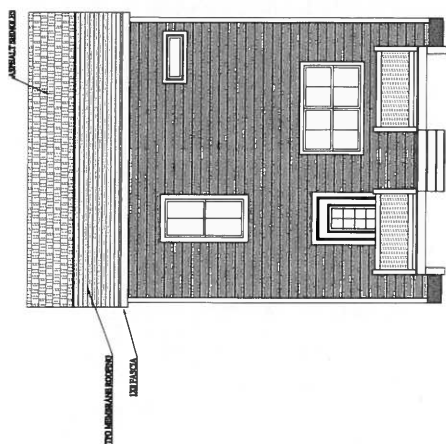
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## RIVER MILL DEVELOPMENT

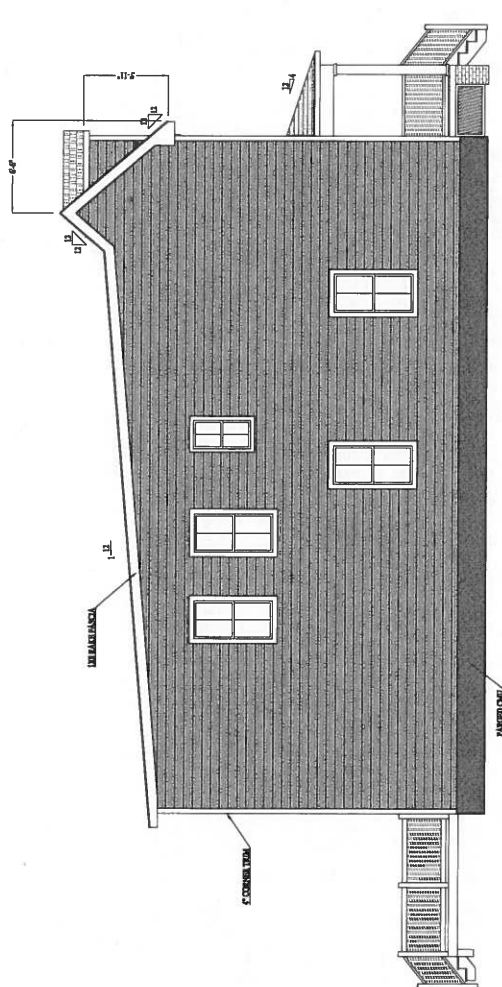
3014.5 2ND AVE



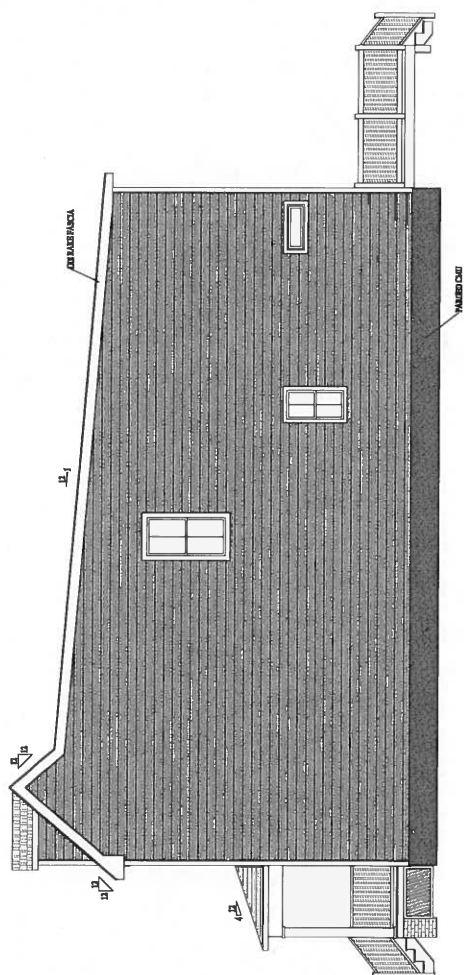
## FRONT ELEVATION



## REAR ELEVATION



## LEFT ELEVATION



## RIGHT ELEVATION



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

December 26, 2019

Douglas M. Harley  
Urban Land Solutions, LLC  
1410 West Monmouth court  
Henrico, Virginia 23222

**RE: 3016 2<sup>nd</sup> Avenue**  
Tax Parcel: N000-0989/003

Dear Mr. Harley:

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

The property is located within an R-6 (Single Family Attached Residential) zoning district. The R-6 District requires a minimum lot area of not less than five thousand square feet (5,000 SF) and a minimum lot width of not less than fifty feet (50') for single-family detached dwellings. According to City Assessor's records, the subject lot has a road frontage of seventy feet (70') along 2<sup>nd</sup> Avenue and a lot depth of one hundred forty feet (140'), which results in a lot area of 9,800.0 square feet (0.225 Acres). The subject property is improved with a single-family detached dwelling.

According to a December 6, 2019 (current owner), the subject property has been conveyed as *"All that certain lot or parcel of land, with all improvements thereon and appurtenances thereunto belonging, lying and being in the City of Richmond, Virginia, known as 3016 2<sup>nd</sup> Avenue, and being further known and designated as Lots No's. 14 and 15, in Block 2, Plan of Highland Park, the same being recorded in the Circuit court of Henrico County, Virginia...as shown on plat of survey made by Raleigh E Phelps, dated December 15, 1976...Being the same real estate conveyed..."*. According to the aforementioned Subdivision Map, Entitled, Highland Park, dated, July 1, 1890, the subject lots 14 and 15 were shown as having lot widths of thirty-five feet (35') each.

As proposed, your intent is to split the subject property retaining the existing single-family dwelling and creating a new independent vacant lot for the construction of a future single-family dwelling. The subject Tax Parcel has conveyed as one (1) independent lot of record and has been since, at least 1924. As per Section 30-1220 of the Zoning Ordinance, a lot is defined as *"a single lot of record or a combination of contiguous lots of record"*. The description of the property by deeds resulted in the combination of the aforementioned subdivision lots into one (1) lot for zoning purposes. Therefore, once parcels are combined, any subsequent division thereof must be done in compliance with applicable zoning

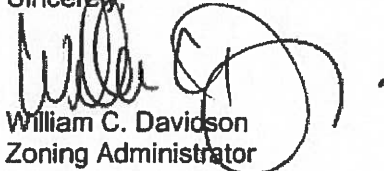
Douglas M. Harley  
Urban Land Solutions, LLC  
RE: 3016 2<sup>nd</sup> Avenue  
December 26, 2019  
Page 2

regulations. Since, the minimum lot area and lot width would not be met for any proposed division of this property, requesting and obtaining special approval from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) may be a possibility. Be advised, it may be difficult to obtain approval from the BZA unless you can prove the lot is consistent with the predominant lot areas and lot widths within the block (s). 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.

**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 Senior Planner David Duckhardt at 646-6917.

Sincerely,



William C. Davidson  
Zoning Administrator



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) 3016 (3014 1/2) 2nd AVENUE		2 FLOOR/ROOM NO.		
	3 CONTRACTOR NAME		4 LICENSE TYPE	5 CLASS A B C	
	7 CONTRACTOR STREET ADDRESS		8 CONTRACTOR TELEPHONE NO. / EMAIL ADDRESS		
BUILDING INFORMATION	9 CITY		STATE		10 CONTRACTOR FAX NO.
	11 PROPERTY OWNER NAME URBAN LAND SOLUTIONS		12 PROPERTY OWNER ADDRESS/ZIP 1410 W. MONMOUTH CT. RICHMOND		13 OWNER DAYTIME TELEPHONE NO. 804-221-0629
	14 DESCRIBE CURRENT STRUCTURE USE		15 DESCRIBE PROPOSED STRUCTURE USE SINGLE FAMILY DETACHED		
CONSTRUCTION COST	16 NEW ACCESSORY BLDG. ACC		17 ADDITION ADD	18 RESIDENTIAL GARAGE AD1	19 RESIDENTIAL DECK AD2
	20 ALTER/REMODEL HEAVY AL2		21 DEMOLITION DEM	22 TENANT FITUP FUP	23 FOUNDATION ONLY FOU
	24 IF 1 OR 2 FAMILY 1 FAMILY 2 FAMILY		25 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE		26 CHECK ONE (IF APPLICABLE) 1. LODGING HOUSE 2. NURSING HOME 3. ADULT CARE RESIDENCE
WORK DESCRIPTION	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.				
	30 DESCRIBE SCOPE OF WORK CONSTRUCT SINGLE FAMILY DETACHED DWELLING.				
	31 LIEN AGENT NAME				
LIEN INFORMATION	32 ADDRESS		33 PHONE NO.		
	34 CONTACT PERSON DOUGLAS HARLEY URBAN LAND SOLUTIONS		35 CONTACT PHONE NO. 804-221-0629		36 CONTACT FAX NO.
	37 CONTACT ADDRESS 1410 W. MONMOUTH CT. RICHMOND		38 EMAIL		
CONTACT INFORMATION	39 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? YES NO		40 ENGINEER/ARCHITECT NAME		
	41 ENGINEER/ARCHITECT PHONE NO.		42 ENGINEER/ARCHITECT FAX NO.		43 EMAIL
	44 ROOF TYPE 1 (SEE BACK FOR LIST)		45 NO. OF SQUARES		46 ROOF TYPE 2 (SEE BACK FOR LIST)
RE-ROOF ONLY	47 NOT REQUIRED FOR 1 & 2 FAMILY		48 AUTOMATIC SPRINKLERS YES NO		49 FIRE ALARM SYSTEM YES NO
	50 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)		51 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)		52 GARAGE AREA (SQ. FT.)
	53 DECK AREA (SQ. FT.)		54 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		55 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)
LOT & BUILDING SIZE	56 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)		57 NO. OF SPACES AT ANOTHER LOCATION		58 LOCATION
	59 WILL THERE BE A NEW CURB NEW CURB RELOCATED CURB DRIVEWAY		60 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? YES NO		61 TOTAL AREA TO BE DISTURBED (SQ. FT.)
	62 IS SURVEY OR SITE PLAN ATTACHED? YES NO		63 IS SURVEY OR SITE PLAN ATTACHED? YES NO		
PARKING	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.				
	PRINTED NAME		SIGNATURE		DATE
	A I (NAME OF APPLICANT) 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".				
OWNERS AFFIDAVIT	C SIGNATURE				
	ARTS DISTRICT YES NO		HISTORICAL DISTRICT YES NO		VIOLATION ON PROPERTY YES NO
	DELINQUENT TAXES DUE? YES NO		ICC TYPE OF CONSTRUCTION		
OFFICE USE ONLY	EXISTING USE GROUP		PROPOSED USE GROUP		FEE CALC. TYPE S U B C
	PERMIT FEE		FEE RECEIVED		RECEIPT NO.
	IS PROPERTY IN 100 YR FLOOD PLAIN? YES NO		FLOOD ELEV.		SITE ELEV.
CHESAPEAKE BAY PROTECTION AREA? YES NO		CHESAPEAKE BAY MANAGEMENT AREA? YES 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.			