



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

May 12, 2020

Property Key Solutions, LLC
12124 Swift Crossing Drive
Midlothian, Virginia 23113
Attn: Monica Belmar

To Whom It May Concern:

RE: **BZA 22-2020**

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 3801 DECATUR STREET (Tax Parcel Number C006-0125/010), located in an R-4 (Single-Family 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 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 22-2020

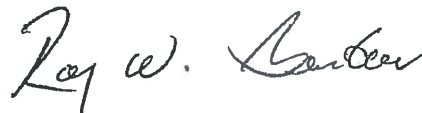
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May 12, 2020

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/civicasociationgroupinformation.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 letters of the first and last names being capitalized and 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.

Cava Delaware 1 LLC
5310 Markel Rd #104
Richmond VA 23230

Cerritos Jesus
2801 Blendwell Rd
Richmond VA 23224

Harrison John W
3812 Decatur St
Richmond VA 23224

Jasey Davis Rosalyn Antonette S
3721 Decatur St
Richmond VA 23224

Jeat LLC
2913 Edgewood Ave
Richmond VA 23222

Jones Angela M
3813 Decatur St
Richmond VA 23224

Jones Mary A
1118 Hollister Ave
Richmond VA 23224

Madgar Enterprises LLC
4673 Melody Rd
N Chesterfield VA 23234

Meadows Billy R & Janice
3933 Berrybrook Dr
Richmond VA 23234

Moore Betty J
3805 Decatur St
Richmond VA 23224

Seans Interior LLC
8051 Pembelton Landing
Amelia VA 23002

Solferino Raymond
Po Box 69
Moseley VA 23120

Tams 3800 LLC
2601 Sandhurst Ln
Midlothian VA 23113

Tartakovsky Steven
P.o. Box 25989
Richmond VA 23060

Tucker Diane K
3804 Stockton St
Richmond VA 23224

Tucker Nedra
3812 Stockton Rd
Richmond VA 23224

Williams Darrell
2500 Wright Ave
Richmond VA 23224

Property: 3016 2nd Ave **Parcel ID:** N0000989003**Parcel**

Street Address: 3016 2nd Ave Richmond, VA 23222-
Owner: URBAN LAND SOLUTIONS LLC
Mailing Address: 1410 W MONMOUTH CT, RICHMOND, VA 23238
Subdivision Name : HIGHLAND PARK
Parent Parcel ID:
Assessment Area: 308 - Highland Park Plaza
Property Class: 120 - R Two Story
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2020
Land Value: \$45,000
Improvement Value: \$95,000
Total Value: \$140,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 9800
Acreage: 0.225
Property Description 1: HIGHLAND PARK L14-15 B2
Property Description 2: 0070.00X0140.00 0000.000
State Plane Coords(?): X= 11796583.999993 Y= 3733272.962513
Latitude: 37.57102925 , **Longitude:** -77.41754482

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 70
Rear Size: 140
Parcel Square Feet: 9800
Acreage: 0.225
Property Description 1: HIGHLAND PARK L14-15 B2
Property Description 2: 0070.00X0140.00 0000.000
Subdivision Name : HIGHLAND PARK
State Plane Coords(?): X= 11796583.999993 Y= 3733272.962513
Latitude: 37.57102925 , **Longitude:** -77.41754482

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$45,000	\$95,000	\$140,000	Reassessment
2019	\$40,000	\$86,000	\$126,000	Reassessment
2018	\$25,000	\$85,000	\$110,000	Reassessment
2017	\$25,000	\$84,000	\$109,000	Reassessment
2016	\$25,000	\$70,000	\$95,000	Reassessment
2015	\$27,000	\$68,000	\$95,000	Reassessment
2014	\$27,000	\$68,000	\$95,000	Reassessment
2013	\$27,000	\$71,000	\$98,000	Reassessment
2012	\$27,000	\$79,000	\$106,000	Reassessment
2011	\$27,000	\$84,000	\$111,000	CarryOver
2010	\$27,000	\$84,000	\$111,000	Reassessment
2009	\$27,000	\$105,500	\$132,500	Reassessment
2008	\$27,000	\$105,500	\$132,500	Reassessment
2007	\$24,500	\$100,500	\$125,000	Reassessment
2006	\$15,600	\$25,900	\$41,500	Reassessment
2005	\$9,100	\$25,900	\$35,000	Reassessment
2004	\$7,300	\$10,700	\$18,000	Reassessment
2003	\$7,200	\$10,500	\$17,700	Reassessment
2002	\$7,000	\$10,200	\$17,200	Reassessment
2000	\$7,000	\$10,200	\$17,200	Reassessment
1998	\$7,000	\$10,000	\$17,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
12/10/2019	\$147,500	BAIM REALTY 2 LLC	ID2019-26113	1 - VALID SALE-Valid, Use in Ratio Analysis
04/12/2017	\$0	MIRZAKANDOV ALEKSANDR	ID2017-7203	2 - INVALID SALE-Relation Between Buyer/Seller
09/12/2016	\$41,100	WELLS FARGO BANK NA	ID2016-17724	2 - INVALID SALE-Foreclosure, Forced Sale etc.
03/07/2016	\$31,004	AHMED RUKHSANA & 3016 2ND AVE	ID2016-4018	2 - INVALID SALE-Foreclosure, Forced Sale etc.
09/11/2012	\$0	AHMED RAIS & RUKHSANA	ID2012-18063	2 - INVALID SALE-Relation Between Buyer/Seller
06/17/2005	\$20,000	TURNER SAMUEL	ID2005-19722	
11/08/1989	\$20,000	Not Available	00219-0070	
02/25/1981	\$24,200	Not Available	000778-01546	
06/29/1977	\$21,600	Not Available	000723-00555	

Planning

Master Plan Future Land Use: SF-MD
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: North
Traffic Zone: 1020
City Neighborhood Code: NHP
City Neighborhood Name: North Highland Park
Civic Code: 0540
Civic Association Name: Highland Park Plaza Civic Association
Subdivision Name: HIGHLAND PARK
City Old and Historic District:
National historic District: Highland Park Plaza
Neighborhoods in Bloom:
Redevelopment Conservation Area: Highland Park

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	2011	0108002	010800
1990	214	0108002	010800

Schools

Elementary School: Overby Sheppard
Middle School: Henderson
High School: Marshall

Public Safety

Police Precinct: 4
Police Sector: 411
Fire District: 15
Dispatch Zone: 092A

Public Works Schedules

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

Government Districts

Council District: 6
Voter Precinct: 606
State House District: 71
State Senate District: 9
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1919
Stories: 2
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 4
Number Of Full Baths: 1
Number Of Half Baths: 1

Condition: normal for

age

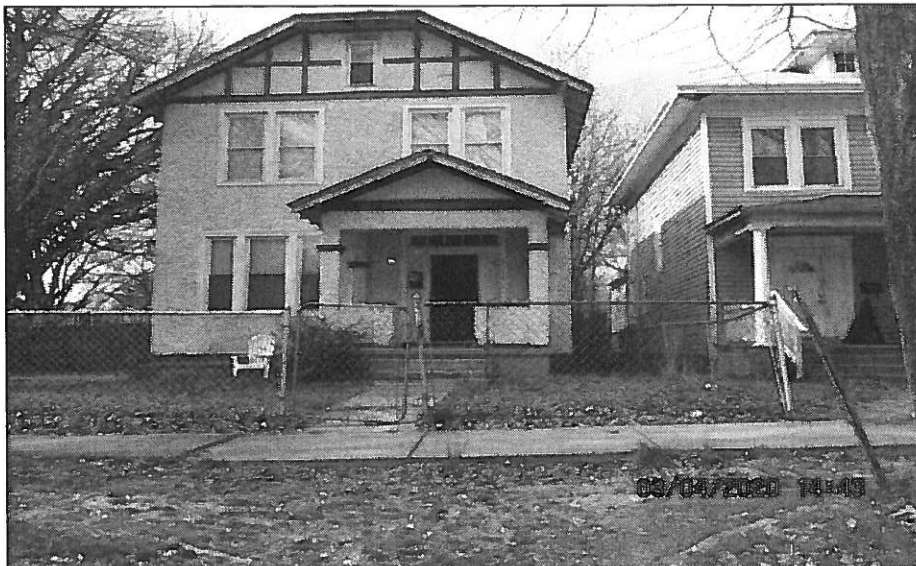
Foundation Type: Full Bsmt
1st Predominant Exterior: Stucco
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Comp sh to 235#
Interior Wall: Plaster
Floor Finish: Softwood-standard
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Miscellaneous Yard Items) :

Extension 1 Dimensions

Finished Living Area: 1680 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 840 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 80 Sqft
Deck: 112 Sqft

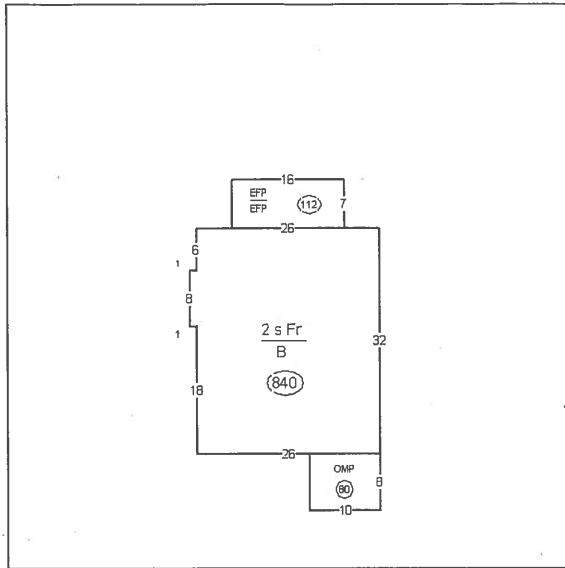
Property Images

Name:N0000989003 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:N0000989003 Desc:R01



BZA 22-2020

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>Property Key Solutions, LLC</u>	PHONE: (Home) () _____	(Mobile) (804) 922-3270
ADDRESS:	<u>12124 Swift Crossing Drive</u>	FAX: () _____	(Work) () _____
	<u>Middleton, Virginia 23113</u>	E-mail Address: <u>pks@propertykeysolutions.com</u>	
	<u>Attn: Monica Belmar</u>		
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) 3801 Decatur Street

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-408.4

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

TAX PARCEL NUMBER(S): C006-0125/010 ZONING DISTRICT: R-4 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. A lot area of seven thousand five hundred square feet (7,500 SF) and a lot width of sixty feet (60') are required. For zoning purposes, one (1) lot having a lot area of 9,300.0 square feet and a lot width of sixty feet (60') currently exists; a lot area of 4,758.0 square feet (#3801) and 4,542.0 square feet (#3803) and lot widths of 30.7 feet (#3801) and 29.3 feet (#3803) are proposed.

DATE REQUEST DISAPPROVED: March 13, 2020 FEE WAIVER: YES ☐ NO: ☒

DATE FILED: March 13, 2020 TIME FILED: 12:15 p.m. REPAIRED BY: David Duckhardt RECEIPT NO. BZAR-070943-2020

AS CERTIFIED BY: WCA (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, <i>Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter</i>	<input checked="" type="checkbox"/>
I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.	<input checked="" type="checkbox"/>
SIGNATURE OF OWNER OR AUTHORIZED AGENT: <u>Monica Belmar</u>	DATE: <u>4/29/2020</u>

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

CASE NUMBER: BZA 22-2020 HEARING DATE: May 6, 2020 AT _____ 1:00 P.M.

June 3,





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

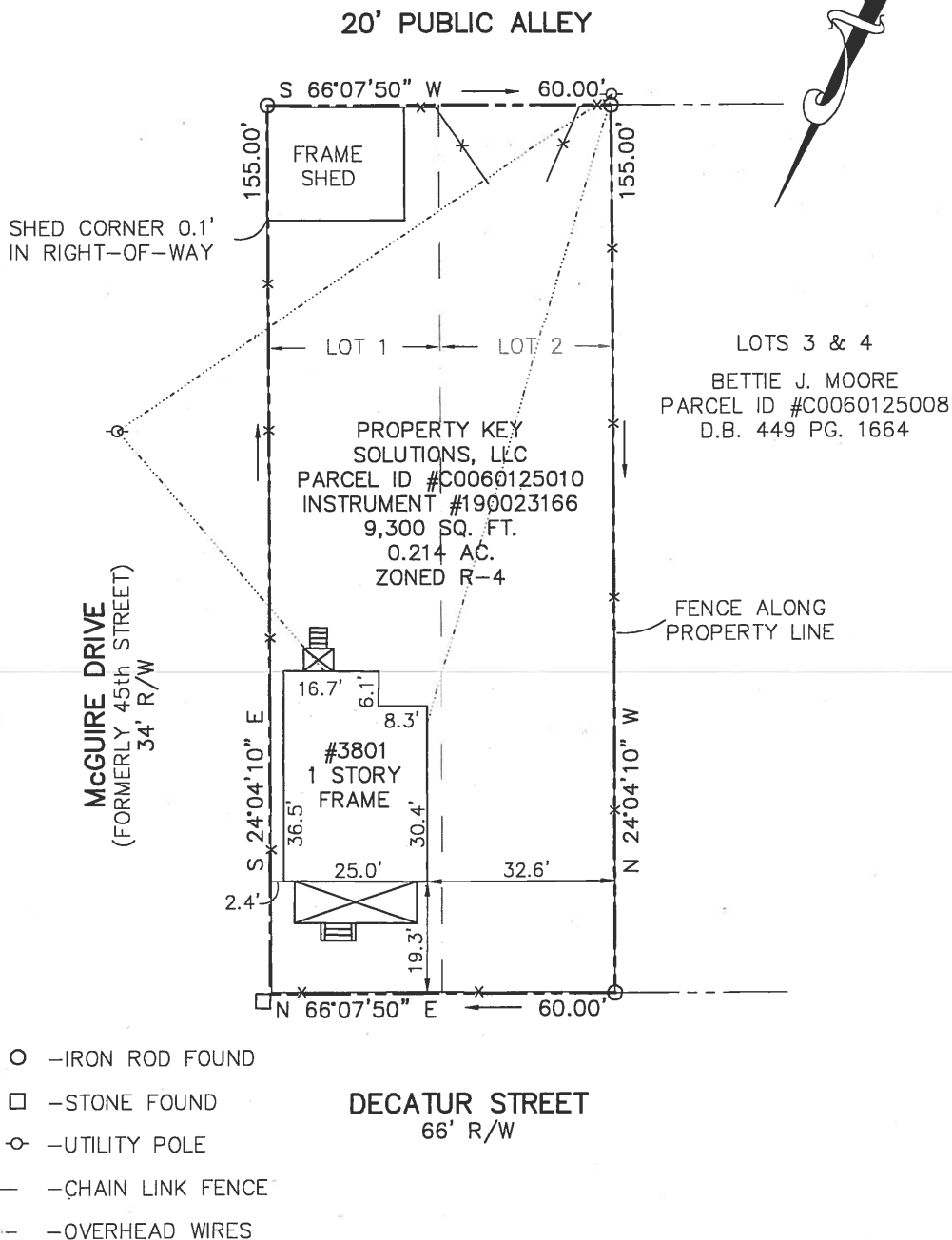
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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/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: MJ Connor . (Revised: 8/8/14)

THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF
A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS
AND ENCUMBRANCES OF RECORD.



PHYSICAL IMPROVEMENT SURVEY OF
LOTS 1 AND 2 BLOCK 6
MAP OF BROAD ROCK HEIGHTS
CITY OF RICHMOND, VIRGINIA

DEITZ LAND SURVEYING PLLC
12310 LULLINGTON DRIVE
RICHMOND, VA. 23238
804-750-1337

J.N. 1984
DATE: 12/03/19
SCALE: 1" = 25'

THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF
A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS
AND ENCUMBRANCES OF RECORD.

OWNER: PROPERTY KEY SOLUTIONS, LLC
PARCEL ID: #C0060125010
ACQUISITION: INSTRUMENT #190023166
ZONED: R-4

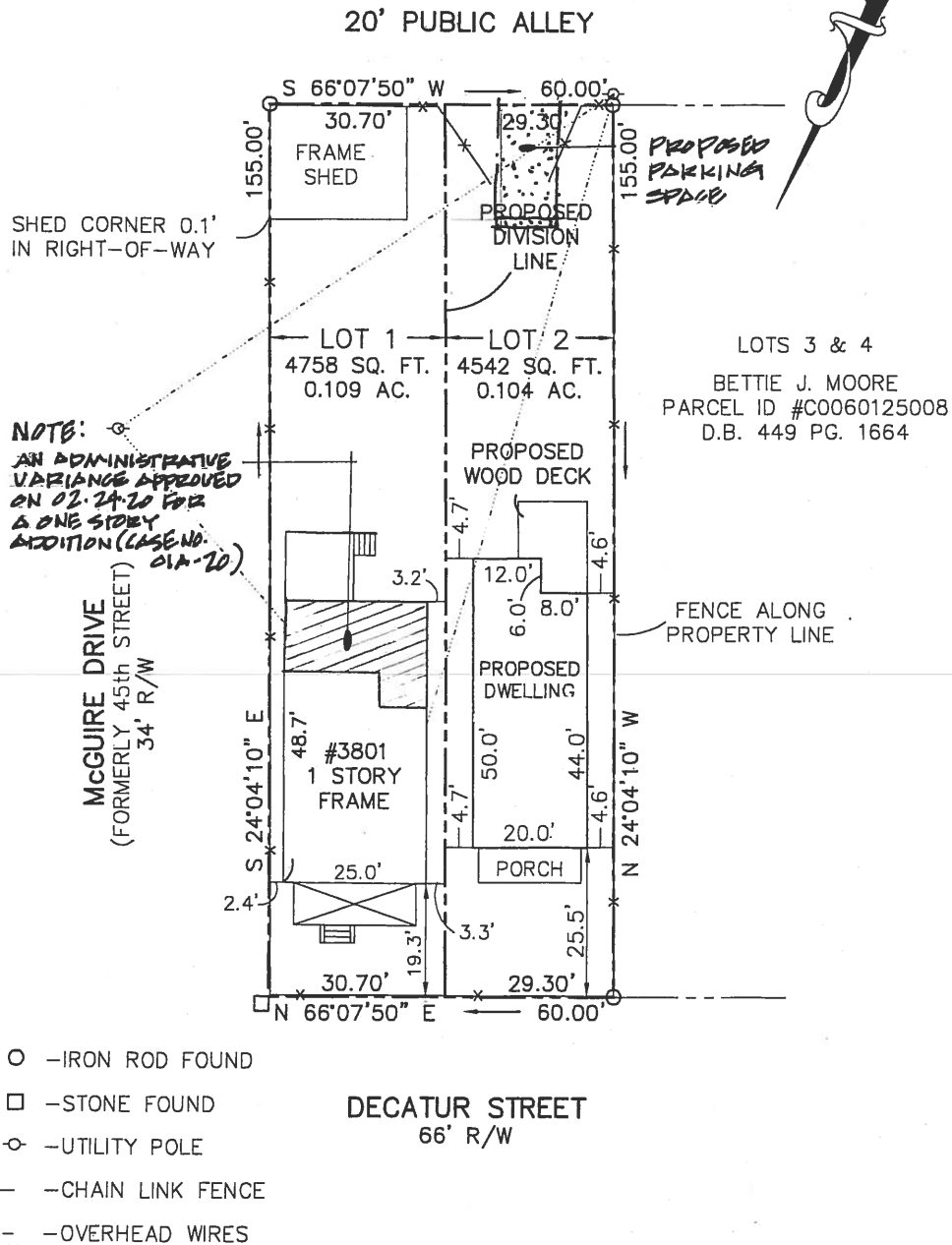


EXHIBIT SHOWING
**PROPOSED IMPROVEMENTS AND NEW DIVISION LINE
FOR LOTS 1 AND 2 BLOCK 6
MAP OF BROAD ROCK HEIGHTS
CITY OF RICHMOND, VIRGINIA**

DEITZ LAND SURVEYING PLLC
12310 LULLINGTON DRIVE
RICHMOND, VA. 23238
804-750-1337

J.N. 1984
DATE: 03/10/20
SCALE: 1" = 25'

2/20/2019

To the City of Richmond:

On Wednesday morning 2/19/2019, the owners of Property Key Solutions stopped by my home and discussed their plans for the home and lot adjacent to my home. Their house address is 3801 Decatur St. I understand that they will be renovating this home and that they are working on plans to build a new home on the lot directly beside my home of 3805 Decatur St. I have no objections to their plans and I also understand from speaking with Melanie and with Monica that they want to rejuvenate the area and they will continue to communicate with me and others in the neighborhood during this process.

Sincerely,

A handwritten signature in cursive script that reads "Betty J. Moore". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Ms. Betty Moore



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

TABLE 1, PAGE 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) 3801 (3603)		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	
BUILDING INFORMATION	8 CONTRACTOR TELEPHONE NO. / EMAIL ADDRESS		9 CITY	
	10 STATE		11 ZIP CODE	
	12 CONTRACTOR FAX NO.		13 PROPERTY OWNER NAME PROPERTY KEY SOLUTIONS	
CONSTRUCTION COST	14 PROPERTY OWNER ADDRESS/ZIP 12124 SWIFT CROSSING DR. MYROTHIAN		15 OWNER DAYTIME TELEPHONE NO. 804.922.3270	
	16 DESCRIBE CURRENT STRUCTURE USE VACANT		17 DESCRIBE PROPOSED STRUCTURE USE SINGLE FAMILY DETACHED	
	18 OFFICE USE ONLY <input type="checkbox"/> ACC <input type="checkbox"/> AL1 <input type="checkbox"/> AL2		19 ADDITION <input type="checkbox"/> ADD <input type="checkbox"/> DEM	
WORK DESCRIPTION	20 RESIDENTIAL GARAGE <input type="checkbox"/> AD1 <input type="checkbox"/> AD2		21 RESIDENTIAL DECK <input type="checkbox"/> AD3 <input type="checkbox"/> AD4	
	22 ALTER/REMODEL HEAVY <input type="checkbox"/> AL1 <input type="checkbox"/> AL2		23 ALTER/REMODEL LIGHT <input type="checkbox"/> AL1 <input type="checkbox"/> AL2	
	24 DEMOLITION <input type="checkbox"/> DEM <input type="checkbox"/> FUP		25 TENANT FITUP <input type="checkbox"/> FOU <input type="checkbox"/> NB	
LIEN INFORMATION	26 FOUNDATION ONLY <input type="checkbox"/> FOU <input type="checkbox"/> NB		27 NEW BUILDING <input type="checkbox"/> REL <input type="checkbox"/> REP	
	28 MOVING/RELOCATION <input type="checkbox"/> REL <input type="checkbox"/> REP		29 REPAIR/REPLACEMENT <input type="checkbox"/> REP <input type="checkbox"/> REP	
	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 <input type="checkbox"/> 1 LODGING HOUSE <input type="checkbox"/> 2 NURSING HOME <input type="checkbox"/> 3 ADULT CARE RESIDENCE	
CONTACT INFORMATION	32 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.		33 A. TOTAL CONST. COST OF ENTIRE JOB \$	
	34 B. ELEC. COST \$		35 C. MECH. COST \$	
	36 D. PLUMB. COST \$		37 E. SPRINKLER COST \$	
PARKING	38 DESCRIBE SCOPE OF WORK CONSTRUCT SINGLE FAMILY DETACHED DWELLING.		39 F. ELEVATOR COST \$	
	40 G. TOTAL CONSTRUCTION COST LESS TRADE PERMITS \$		41 NO. OF SQUARES	
	42 ROOF TYPE 1 (SEE BACK FOR LIST)		43 ROOF TYPE 2 (SEE BACK FOR LIST)	
SITE WORK	44 LIEN AGENT NAME		45 PHONE NO.	
	46 ADDRESS		47 ZIP CODE	
	48 CONTACT PERSON MONICA BELMAR		49 CONTACT PHONE NO. 804.922.3	
OWNERS AFFIDAVIT	50 CONTACT ADDRESS 12124 SWIFT CROSSING DR. MYROTHIAN		51 CONTACT FAX NO.	
	52 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO		53 EMAIL	
	54 ENGINEER/ARCHITECT NAME		55 ENGINEER/ARCHITECT PHONE NO.	
ASBESTOS CERTIFICATION	56 ENGINEER/ARCHITECT FAX NO.		57 NO. OF SQUARES	
	58 ROOF TYPE 1 (SEE BACK FOR LIST)		59 ROOF TYPE 2 (SEE BACK FOR LIST)	
	60 NO. OF SQUARES		61 NO. OF SQUARES	
OFFICE USE ONLY	62 NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		63 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO	
	64 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)		65 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)	
	66 GARAGE AREA (SQ. FT.)		67 OPEN PORCH AREA (SQ. FT.)	
ARTS DISTRICT	68 DECK AREA (SQ. FT.)		69 ENCLOSURE PORCH AREA (SQ. FT.)	
	70 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		71 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)	
	72 TOTAL BUILDING HEIGHT		73 NUMBER OF FLOORS	
HISTORICAL DISTRICT	74 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)		75 NO. OF SPACES AT ANOTHER LOCATION	
	76 LOCATION		77 LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	78 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO		79 TOTAL AREA TO BE DISTURBED (SQ. FT.)	
VIOLATION ON PROPERTY	80 WILL THERE BE A NEW CURB <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY		81 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	82 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.		83 PRINTED NAME	
	84 SIGNATURE		85 DATE	
DELINQUENT TAXES DUE?	86 A (NAME OF APPLICANT)		87 B CERTIFY THAT THE BUILDING AT (ADDRESSES, FLOOR OR SUITE)	
	88 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".		89 C SIGNATURE	
	90 ARTS DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		91 HISTORICAL DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO	
ICC TYPE OF CONSTR	92 VIOLATION ON PROPERTY <input type="checkbox"/> YES <input type="checkbox"/> NO		93 DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	94 EXISTING USE GROUP		95 PROPOSED USE GROUP	
	96 FEE CALC. TYPE <input type="checkbox"/> S <input type="checkbox"/> U <input type="checkbox"/> B <input type="checkbox"/> C		97 PERMIT FEE	
FEE RECEIVED	98 IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input type="checkbox"/> NO		99 FLOOD ELEV.	
	100 SITE ELEV.		101 CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	102 CHESAPEAKE BAY MANAGEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO		103 APPLICATION APPROVED BY	
RECEIPT NO.	104 DATE		105 APPLICATION DISAPPROVED BY	
	106 DATE		107 DATE	
	108 DATE		109 DATE	

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



Property Key Solutions

Turning 1 Key at a Time

**A Real Estate Solutions
Company**

Who Are We?

Property Key Solutions, LLC is a professional, full service real estate solutions firm that buys and sells properties throughout Virginia. We specialize in buying distressed homes at a significant discount, and renovate and resell them to retail home buyers and landlords.

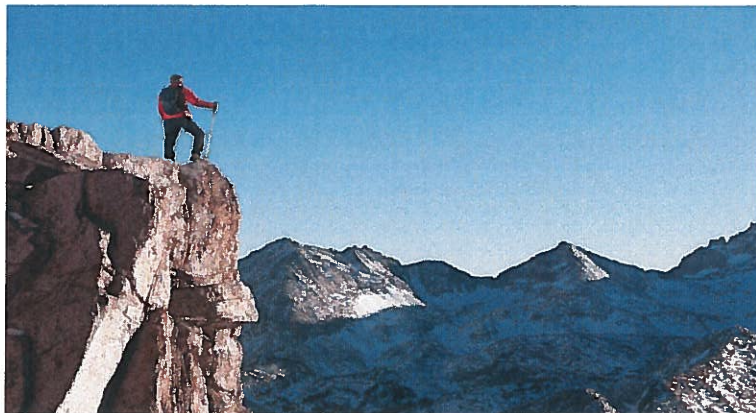
Founded in 2018 by Monica Belmar and Melanie Connor, Property Key Solutions, LLC is excited to be part of the area's renaissance and we aspire to continue contributing to the economic rejuvenation of Virginia and its neighborhoods.

Important Facts About Property Key Solutions, LLC

- Leading full service real estate solutions company in Virginia, specialized in buying and selling property
- We provide solutions for homeowners and value for investors and buyers by locating and renovating distressed properties.
- Our goal is to provide the absolute highest level of service to our clients

OUR MISSION

Our mission is to rejuvenate neighborhoods and increase the standard of living by improving the overall quality of housing for the residents. When a passion for real estate is combined with talented individuals who have an uncompromising drive to succeed, amazing things will happen. At Property Key Solutions, LLC, it's our goal to not only have a positive effect on ourselves and our families - but also to inspire, motivate and create lasting change in everyone we encounter. We will treat our clients and team members with respect at all times. One of our motto's is "How you do anything is how you do everything." Our company will dedicate itself to everlasting education and professional growth that will make the leaders of tomorrow.



Who Are We?



***Monica Belmar,
Co-Owner***



***Melanie Connor,
Co-Owner***

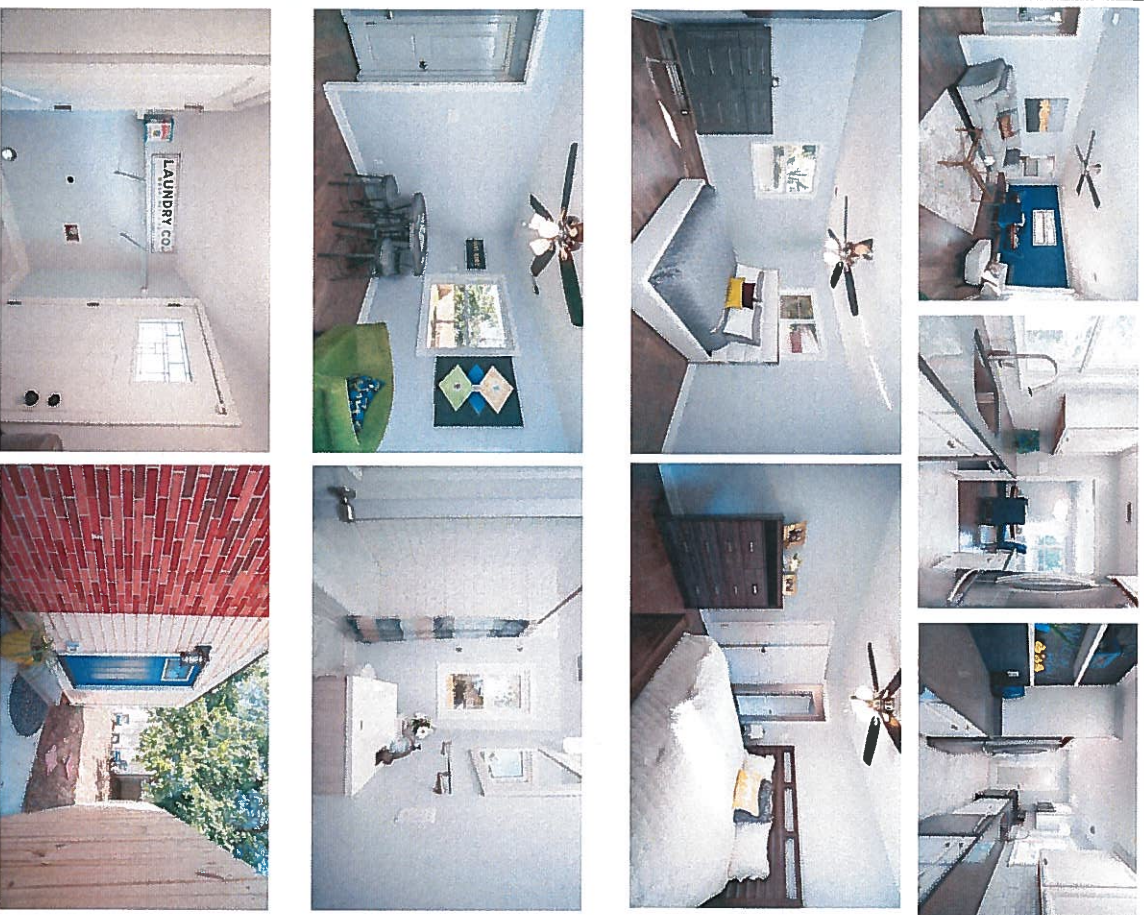
THE STORY OF PROPERTY KEY SOLUTIONS, LLC

After leaving management positions in corporate America, we set our sights on real estate investing and founded Property Key Solutions, LLC. Monica's passion for architectural and interior design and Melanie's prior experience as a licensed Realtor made for a great partnership.

We are both experienced in "DIY" renovation projects. We have both been successful in projects stemming from kitchens, bathrooms, bedrooms, additions and outdoor spaces. It is our goal to increase the value of each community that we service.

At Property Key Solutions, LLC, our team is highly motivated, knowledgeable, ethical and resourceful. Qualified to handle any real estate transaction, our dedicated team is committed to helping people with their real estate needs and making successful deals happen. Our team of professionals has the integrity to follow up on our promises, and the expertise to navigate any transaction to ensure you're fully informed for making the best decision possible.

A TOUR OF 1104 CARLISLE AVENUE...



JOYNER FINE PROPERTIES IS PROUD TO PRESENT



1104 CARLISLE AVENUE

RICHMOND, VIRGINIA 23231

RENOVATED & EVERYTHING NEW! Beautiful Brick Ranch home has all the modern conveniences for today's family. Featuring 3 Bedrooms & 1.5 Baths w/ NEW Hardwood & Luxury vinyl tile floors & stylish light fixtures throughout the house, including NEW Roof, Windows, HVAC, Heat Pump, Plumbing, Electrical Wiring and Insulation! Love to cook? This Kitchen has it all - Quartz countertops w/ white subway tile backsplash, Samsung stainless steel appliances, upgraded American Woodmark cabinets w/ quiet close doors & drawers, chalkboard wall w/ floating shelves, & custom glass door leading to a step-down Mud Room/Laundry Room w/ access to an upscale Half Bath & rear yard. Bedrooms features ceiling fans w/ lights & enlarged closets to provide additional storage. Wind down in a relaxing Full Bath & soak in a cast iron tub/shower w/ tile surround & high-end fixtures. Single vanity w/ under sink cabinet & open shelves provide more storage. NEW front yard railing, lighting, shutters, window box, rear privacy fence & farm-style garage door. Close proximity to RVAs thriving lifestyle, including James River, parks, eateries, breweries, wineries, nightlife, festivals & more! It's TIME TO COME HOME!



LIL RACELIS
(804) 677-6282

Office: 804-270-9440

E-mail: lil.racelis@JoynerFineProperties.com

WELCOME TO 1104 CARLISLE AVENUE

PROPERTY SPECIFICS

Legal Description	MOUNT ERIN ESTATES L13 B52 0050.00X0112.08 0000.000
City/County	Richmond City
Lot Size	0.13 Acres
Style	Ranch
Year Built	1957
Siding	Brick, Vinyl
Roof	Asphalt
Square Footage	1,034 Sq. Ft.
Annual Taxes	\$1,296
Heating/Cooling	Electric, Natural Gas / Central Air
Utilities	Public Water / Public Sewer
Hot Water	

ROOM MEASUREMENTS AND DESCRIPTIONS

~ FIRST LEVEL ~

Great Room	21'5" x 11'8"	Opens to dining room, hardwood floors, recessed lighting, chandelier
Kitchen	13' x 7'6"	Stainless steel appliances, Quartz countertops, upgraded cabinets
Master Bedroom	12'6" x 11'9"	Hardwood flooring, ceiling fan, closet
Bedroom #2	10'6" x 10'1"	Hardwood flooring, ceiling fan, closet
Bedroom #3	10'7" x 9'	Hardwood flooring, ceiling fan, closet
Laundry/Utility	7'7" x 5'3"	Located off kitchen, access to half bath and yard

SCHOOLS

Chimborazo Elementary
Martin Luther King Jr. Middle
Armstrong High

PLEASE NOTE:

Appliances convey in as-is condition.
No known defects.

All information is deemed reliable, but is not guaranteed.

SPECIAL FEATURES & UPGRADES

Interior:

- New Kitchen -
 - ⇒ Upgraded American woodmark cabinets with quiet close doors and drawers including wastebasket cabinet, drawer with tray dividers and custom molding
 - ⇒ Quartz countertops
 - ⇒ Samsung stainless steel appliances
 - * Refrigerator - counter depth with automatic filter ice maker & twin cooling system to help keep food fresher for longer period
 - * Gas range with self cleaning and fan
 - * Convection oven with removable griddle
 - * Microwave with fingerprint resistant finish
 - * Dishwasher-effective cleaning power with stainless steel interior door, tall adjustable rack to accommodate various dish shapes and sizes, & digital leak sensor to identify leaks before it happens
 - ⇒ White subway tile backsplash
 - ⇒ Chalkboard wall with floating shelves
- New custom glass door leading to mud room / laundry room / utility room
- New mud room / laundry room / utility room
- New half bath - stylish and spacious with single vanity and under sink cabinets, toilet
- New full bath - cast iron tub with shower with subway tile surround and waterfall design and built-in storage niche
 - ⇒ Floating shelves for additional storage
 - ⇒ Single vanity and under sink cabinets, mirror and glass floating shelf
 - ⇒ Toilet
- New linen closet with new door
- New hall closet with new door
- Three new bedrooms with ceiling fan/light, extended closet for additional storage
- New hardwood floors
- New waterproof luxury vinyl tile floors in kitchen, baths and laundry room
- New fixtures

Exterior:

- New roof
- New windows
- New siding
- New fence
- New garage door
- New lights
- New concrete patio
- New doors
- New railings
- New window planter box
- New sod
- New security system
- New heat pump
- New electrical wiring
- New plumbing
- New HVAC
- New security system

Mechanicals:

Everything is new and renovated!

Check out some of the great things to do close to home:

Close proximity to RVA's eateries, breweries, wineries (yes, RVA is a foodie and drinking city), shopping, night-light, museums (RVA is also known for it's diverse culture), festivals (RVA loves all festivals), plus...

Rockett's Landing
Downtown RVA
Shochoe Bottom
Church Hill
Chimborazo Park
Walk/Bike to Powhatan Hill Park & Playground
Welcome Home!

Gillies Creek Park
Libby Hill Park
Great Shiplock Park
James River
And More!