



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

July 8, 2020

Cava Capital LLC  
5310 Markel Road, Suite 104  
Richmond, VA 23233

Baker Development Resources  
1519 Summit Avenue, Suite 102  
Richmond, VA 23230  
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 32-2020**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, August 5, 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 lot splits and building permits to divide an existing lot improved with a single-family detached dwelling into three (3) lots and to construct a new single-family detached dwelling on each of the two vacant lots at 1502 WILLIAMSBURG ROAD (Tax Parcel Number E000-2814/029), located in an R-5 (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 964 489 214# 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 August 5, 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 32-2020  
Page 2  
July 8, 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/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. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

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 dark ink, appearing to read "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.

A Solodar Properties LLC  
6804 Patterson Avenue Suite C  
Richmond VA 23226

Alcaire Lisa Michelle  
1516 Williamsburg Rd  
Richmond VA 23231

Bailey Bryan A  
1501 Williamsburg Rd  
Richmond VA 23231

Baim 1 LLC  
5304 Cutshaw Ave  
Richmond VA 23226

Barbour Nateishia R  
1515 National St  
Richmond VA 23231

Bland Kerrick Llc DbA Avl Rentals  
6933 Commons Plaza Ste 189  
Chesterfield VA 23832

Burton Kristopher  
1501 National St  
Richmond VA 23231

Crusta Andrew  
1509 Williamsburg Rd  
Richmond VA 23231

Dovel Nathan E  
1505 Williamsburg Rd  
Richmond VA 23231

Fisher Antjuan  
1508 Williamsburg Rd  
Richmond VA 23231

Gps Associates  
3508 Robious Forest Way  
Midlothian VA 23113

Imajo Anika And Krull Kris P  
1418 Williamsburg Rd  
Richmond VA 23231

James Onell E And Hazel D Simpson  
1511 National St  
Richmond VA 23231

Kather Erik G  
1513 Williamsburg Rd  
Richmond VA 23231

Kelley Linda Jo And Paul Richard Jr  
1506 Williamsburg Rd  
Richmond VA 23231

Kuc LLC  
Po Box 7386  
Richmond VA 23221

Lee Alfred And Edna  
1420 Williamsburg Rd  
Richmond VA 23231

Mclean Gail And Hill Tarrin  
1512 Williamsburg Rd  
Richmond VA 23231

Owens Edward B Iii  
2305 Boulder Run Ct  
Richmond VA 23233

Park David And Anna  
11830 Winterpock Rd  
Chesterfield VA 23238

Pinto Ralph D And Pinto David  
105 Carrsbrook Ct  
Charlottesville VA 22901

Royal Christopher Q And Demetris L  
1508 1/2 Williamsburg Rd  
Richmond VA 23231

Tsiptsis Elizabeth Reed  
1503 Williamsburg Rd  
Richmond VA 23231

Tully Robert M And Lisa K  
2705 E Franklin St  
Richmond VA 23223

Watson Sharon T  
1419 Williamsburg Rd  
Richmond VA 23231

Wu Edith  
6883 S Prescott Street  
Littleton CO 80120

**Property:** 1502 Williamsburg Road **Parcel ID:** E0002814029**Parcel**

**Street Address:** 1502 Williamsburg Road Richmond, VA 23231-  
**Owner:** CAVA CAPITAL LLC  
**Mailing Address:** 5310 MARKEL RD #104, RICHMOND, VA 23230  
**Subdivision Name :** BELMONT  
**Parent Parcel ID:**  
**Assessment Area:** 350 - Fulton Area A/New George Mason  
**Property Class:** 120 - R Two Story  
**Zoning District:** R-5 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2020  
**Land Value:** \$32,000  
**Improvement Value:** \$89,000  
**Total Value:** \$121,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 14000  
**Acreage:** 0.321  
**Property Description 1:** BELMONT L1-3 BB  
**Property Description 2:** 0100.00X0140.00 0000.000  
**State Plane Coords( ?):** X= 11802467.480499 Y= 3712871.930935  
**Latitude:** 37.51476158 , **Longitude:** -77.39821465

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 100  
**Rear Size:** 140  
**Parcel Square Feet:** 14000  
**Acreage:** 0.321  
**Property Description 1:** BELMONT L1-3 BB  
**Property Description 2:** 0100.00X0140.00 0000.000  
**Subdivision Name :** BELMONT  
**State Plane Coords( ?):** X= 11802467.480499 Y= 3712871.930935  
**Latitude:** 37.51476158 , **Longitude:** -77.39821465

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$32,000	\$89,000	\$121,000	Reassessment
2019	\$32,000	\$84,000	\$116,000	Reassessment
2018	\$32,000	\$145,000	\$177,000	Reassessment
2017	\$32,000	\$144,000	\$176,000	Reassessment
2016	\$143,000	\$32,000	\$175,000	Reassessment
2015	\$32,000	\$143,000	\$175,000	Reassessment
2014	\$32,000	\$165,000	\$197,000	Reassessment
2013	\$32,000	\$165,000	\$197,000	Reassessment
2012	\$32,000	\$165,000	\$197,000	Reassessment
2011	\$32,000	\$175,000	\$207,000	CarryOver
2010	\$32,000	\$175,000	\$207,000	Reassessment
2009	\$32,000	\$174,700	\$206,700	Reassessment
2008	\$32,000	\$174,700	\$206,700	Reassessment
2007	\$22,000	\$168,000	\$190,000	Reassessment
2006	\$18,100	\$36,600	\$54,700	Reassessment
2005	\$14,500	\$33,600	\$48,100	Reassessment
2004	\$12,200	\$28,200	\$40,400	Reassessment
2003	\$11,400	\$26,400	\$37,800	Reassessment
2002	\$11,300	\$26,100	\$37,400	Reassessment
2001	\$11,000	\$25,300	\$36,300	Reassessment
1998	\$10,000	\$23,000	\$33,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
01/26/2018	\$94,500	US BANK NA TRS	ID2018-1644	2 - INVALID SALE-Foreclosure, Forced Sale etc.
07/20/2017	\$105,493	COOK JOSEPH C	ID2017-14863	2 - INVALID SALE-Foreclosure, Forced Sale etc.
07/20/2006	\$200,000	DOGTOWN INC	ID2006-24661	2 - INVALID SALE-Asmnt/Sale Desc Doesn't Match
03/01/2006	\$113,500	ROSADO DORIS S	ID2006-6633	
06/01/2004	\$131,000	MEADOR DOUGLAS W	ID2004-17856	
03/16/1994	\$16,720	Not Available	00389-0286	
10/25/1993	\$51,652	Not Available	000369-00017	
12/28/1990	\$64,400	Not Available	000255-01881	

**Planning**

**Master Plan Future Land Use:** SF-LD  
**Zoning District:** R-5 - Residential (Single Family)  
**Planning District:** East  
**Traffic Zone:** 1085  
**City Neighborhood Code:** FLTN  
**City Neighborhood Name:** Fulton  
**Civic Code:** 0450  
**Civic Association Name:** Greater Fulton Civic Association  
**Subdivision Name:** BELMONT  
**City Old and Historic District:**  
**National historic District:**  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:**

**Economic Development**

**Care Area:** - Fulton Hill  
**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	1050	0211001	021100
1990	212	0211002	021100

**Schools**

**Elementary School:** Chimborazo2  
**Middle School:** Martin Luther King Jr  
**High School:** Armstrong

**Public Safety**

**Police Precinct:** 1  
**Police Sector:** 111  
**Fire District:** 8  
**Dispatch Zone:** 112A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 7  
**Voter Precinct:** 706  
**State House District:** 71  
**State Senate District:** 16  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1900  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 7  
**Number Of Bed Rooms:** 3  
**Number Of Full Baths:** 1  
**Number Of Half Baths:** 1  
**Condition:** very poor for age

**Foundation Type:** Full Crawl  
**1st Predominant Exterior:** Brick  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Gable  
**Roof Material:** Comp sh to 235#  
**Interior Wall:** Drywall  
**Floor Finish:** Softwood-standard  
**Heating Type:** Forced hot air  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and Yard Items) :** Residential Detached Garage

**Extension 1 Dimensions**

**Finished Living Area:** 2268 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 0 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 486 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 264 Sqft  
**Open Porch:** 140 Sqft  
**Deck:** 155 Sqft

**Property Images**

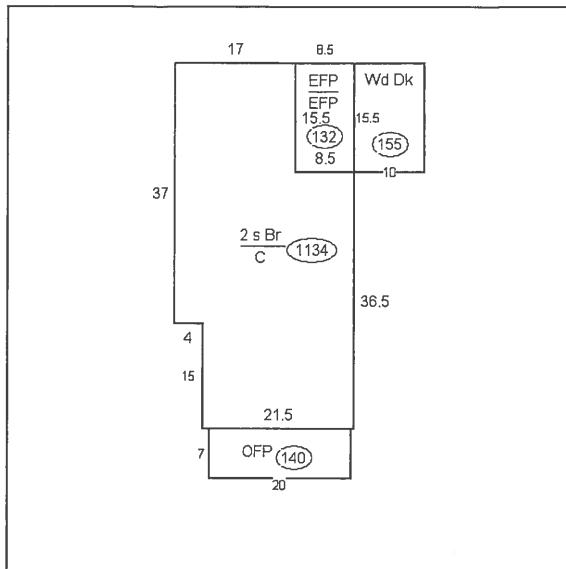
Name:E0002814029 Desc:R01

[Click here for Larger Image](#)



## Sketch Images

Name:E0002814029 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:** Cava Capital LLC **PHONE:** (Home) ( ) (Mobile) (804) 510-0464  
**ADDRESS:** 5310 Market Road, Suite 104 **FAX:** ( ) (Work) ( )  
Richmond, Virginia 23233 **E-mail Address:** aschwartz@cavacompanies.com

**PROPERTY OWNER'S**

**REPRESENTATIVE:** Baker Development Resources **PHONE:** (Home) ( ) (Mobile) (804) 874-6275  
**(Name/Address)** 1519 Summit Avenue, Suite 102 **FAX:** ( ) (Work) (804) 822-5428  
Richmond, VA 23230 **E-mail Address:** markbaker@bakerdevelopmentresources.com  
**Attn:** Mark Baker

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

**PROPERTY ADDRESS (ES)** 1502 Williamsburg Road

**TYPE OF APPLICATION:** ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER \_\_\_\_\_

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

**APPLICATION REQUIRED FOR:** Lot splits and building permits to divide an existing lot improved with a single-family detached dwelling into three (3) lots and to construct a new single-family detached dwelling on each of the two vacant lots.

**TAX PARCEL NUMBER(S):** E000-2814/029 **ZONING DISTRICT:** R-5 (Single-Family Residential)

**REQUEST DISAPPROVED FOR THE REASON THAT:** The lot area and lot width requirements are not met. Lot areas of six thousand square feet (6,000 sq ft) and lot widths of fifty feet (50') are required. One lot having a lot area of 14,000 square feet and a lot width of 100' currently exists. A lot area of 4,200 square feet and a lot width of thirty feet (30') is proposed for the new single-family detached dwelling at 1500 Williamsburg Road. A lot area of 4,620 square feet and a lot width of thirty-three feet (33') is proposed for the existing single-family detached dwelling at 1502 Williamsburg Road. A lot area of 4,340 square feet and a lot width of thirty-one feet (31') is proposed for the new single-family detached dwelling at 1504 Williamsburg Road.

**DATE REQUEST DISAPPROVED:** June 12, 2020

**FEE WAIVER:** YES ☐ NO: ☒

**DATE FILED:** June 12, 2020 **TIME FILED:** 11:32 a.m. **PREPARED BY:** Brian Mercer **RECEIPT NO.** BZAR-074267-2020

**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:** [Signature] **DATE:** 7/6/2020

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

**CASE NUMBER:** BZA 32-2020 **HEARING DATE:** August 5, 2020 **AT** \_\_\_\_\_ **1:00** **P.M.**



BOARD OF ZONING APPEALS CASE BZA 32-2020  
150' Buffer

APPLICANT(S): Cava Capital LLC

PREMISES: 1502 Williamsburg Road  
(Tax Parcel Number E000-2814/029)

SUBJECT: Lot splits and building permits to divide an existing lot improved with a single-family detached dwelling into three (3) lots and to construct a new single-family detached dwelling on each of the two vacant lots.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4  
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)

**GENERAL NOTES:**

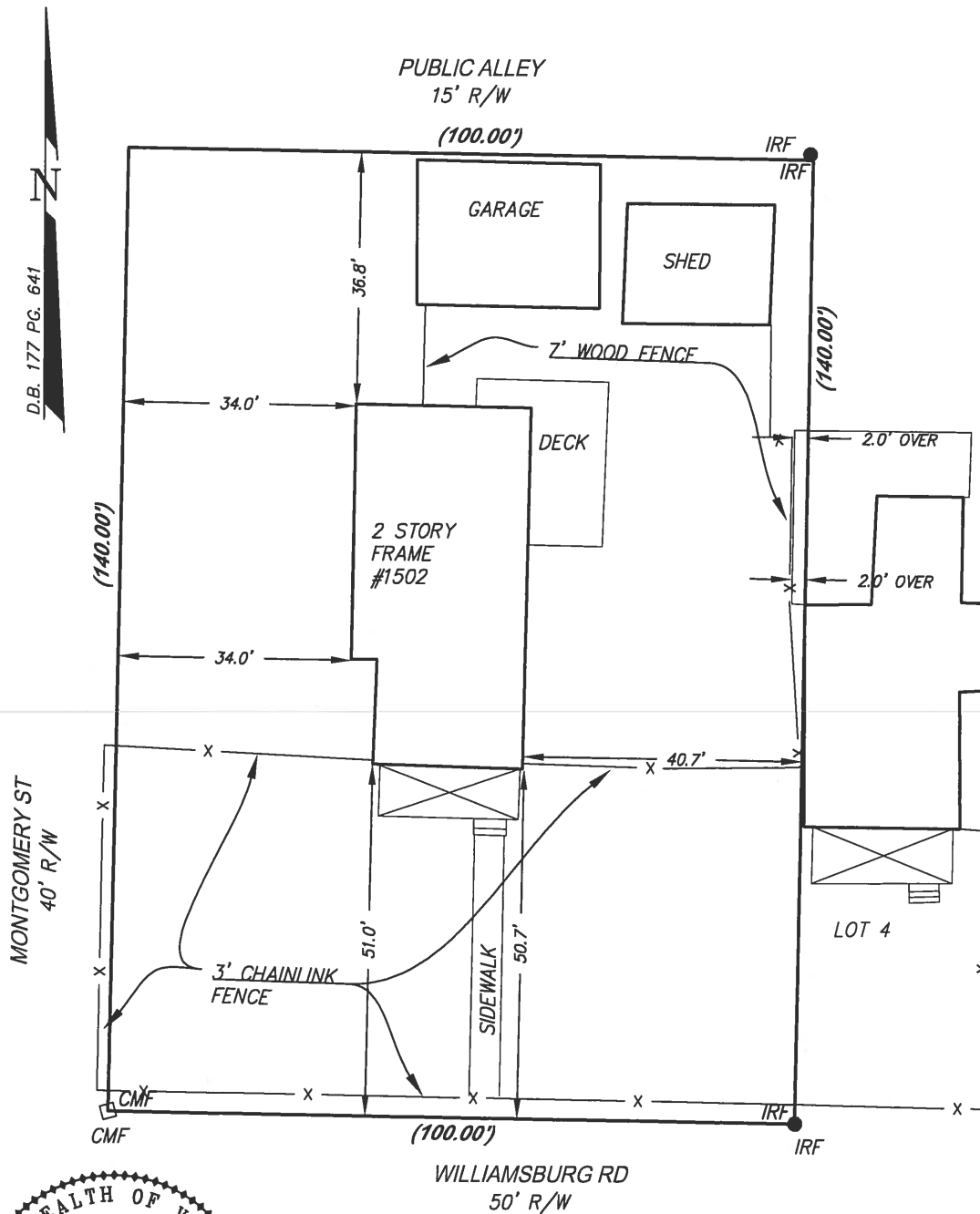
1. OWNER OF RECORD: CAVA CAPITOL LLC
2. LEGAL REFERENCES: INST. 180001644
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
4. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON THE FEMA F.I.R.M. #5101290044D WITH AN EFFECTIVE DATE OF APRIL 2, 2009. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

**LEGEND**

IRF = IRF

CMF = CONCRETE MONUMENT FOUND

OVER = OVER PROPERTY LINE



**PHYSICAL IMPROVEMENT SURVEY**

**1502 WILLIAMSBURG RD**

LOTS 1-3  
BELMONT SUBDIVISION  
RICHMOND, VIRGINIA  
SCALE: 1"=20'

TAX #: E0002814029

DRAWN MGM

CALC. MGM CHK'D JCG

CLOSED: MGM



**parker**  
DESIGN GROUP, INC.

ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS

1915-B W. Cary Street  
Richmond, Virginia 23220

Phone: 804-358-2947

Fax: 804-359-9645

www.parkerdg.com

DATE: 15 FEBRUARY 2018

D-

N.B. XX-XXX

W.O.: 18-5011

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL #5101290044D, EFFECTIVE DATE APRIL 2, 2009.

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.

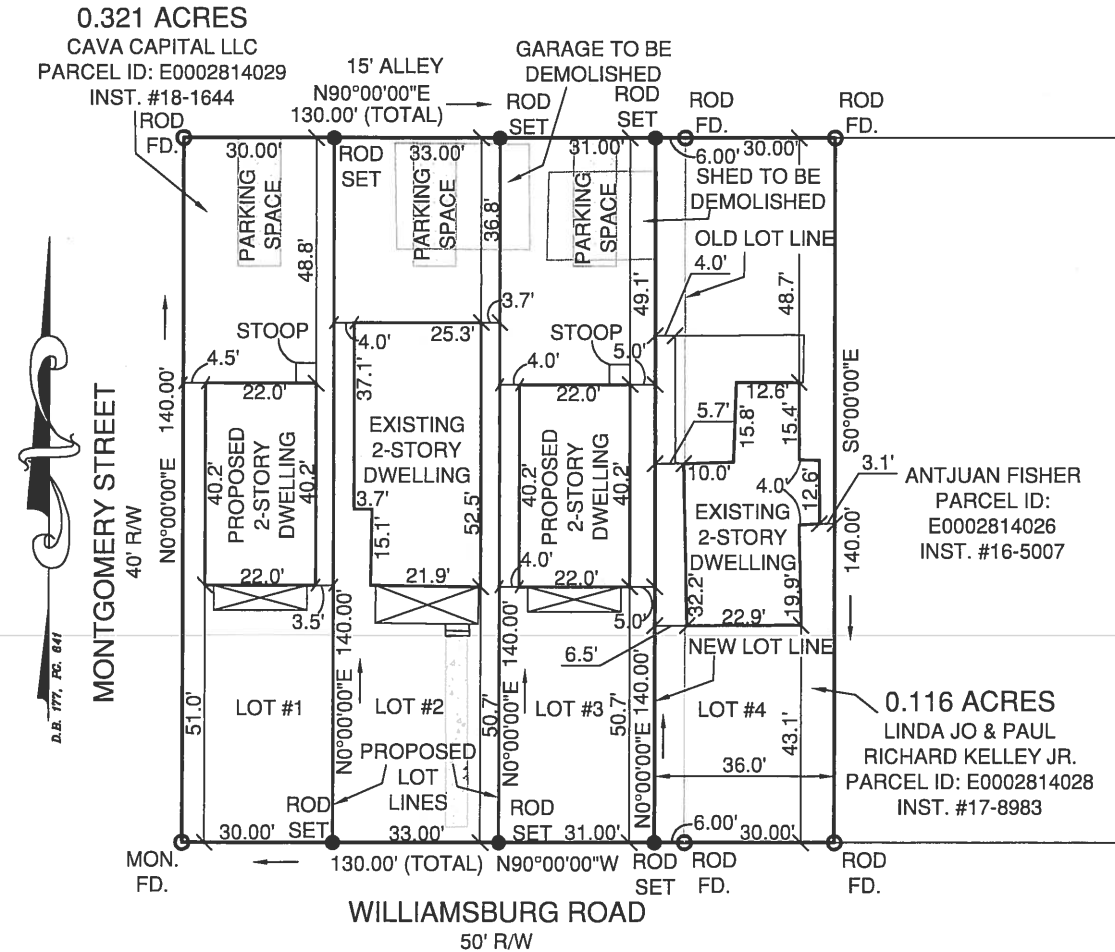
THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

REFERENCE PLAT: PHYSICAL IMPROVEMENT SURVEY 1502 WILLIAMSBURG ROAD LOTS 1-3, BELMONT SUBDIVISION, RICHMOND, VIRGINIA. DATED FEBRUARY 15, 2018 BY PARKER DESIGN GROUP.

**NOTE:**

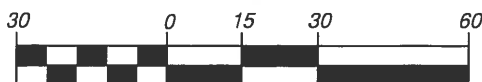
LOT #1 - 4,200 SQ. FT.  
LOT #2 - 4,620 SQ. FT.  
LOT #3 - 4,340 SQ. FT.  
LOT #4 - 5,040 SQ. FT.

PARKING SPACES = 8.5' x 25.5'



*Charles C. Townes, II*  
COMMONWEALTH OF VIRGINIA  
CHARLES C. TOWNES, II  
Lic. No. 2803  
7/2/2020  
LAND SURVEYOR

**GRAPHIC SCALE**



1 inch = 30 feet

**PLAT  
SHOWING  
RESUBDIVISION OF  
LOTS 1-4,  
BELMONT SUBDIVISION  
FOR  
CAVA CAPITAL LLC**

CITY OF RICHMOND, VIRGINIA  
DATE: JUNE 12, 2020 SCALE: 1"=30'  
LAST REVISED: JULY 2, 2020



2463 boulevard  
colonial heights, va 23834  
telephone: 804.520.9015  
facsimile: 804.520.9016  
email: cctownes@townespc.com  
consulting engineers, planners, and land surveyors  
DRAWN BY: T.S.G. CHECKED BY:

ATTN: AMANDA SCHWARTZ

THIS HOME HAS BEEN DESIGNED SPECIFICALLY FOR:

BUILDER:

# 1500 WILLIAMSBURG RD

## CAVA COMPANIES

STREET  
RICHMOND, VA ZIP  
RICHMOND COUNTY

CHAMPION FACTORY 041  
CHAMPION MODULAR, INC.  
10642 S. SUSQUEHANNA TRAIL  
LIVERPOOL, PA 17045

CHAMPION  
MODULAR

BRAND:

excel  
HOMES

BUILDER:

CAVA COMPANIES

CUSTOMER/PROJECT:

1500 WILLIAMSBURG RD

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

PD2

MODIFICATIONS

6-15-20 SAN

PROJECT:

42673  
2 STORY

TITLE:

COVER SHEET

DRAWN BY: SAN

DATE: 06-09-20

SCALE:

FILENAME: 42673 PD

PDI

SHEET:

COVER

PROPRIETARY AND CONFIDENTIAL  
THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL  
PROPERTY OF CHAMPION MODULAR, INC. AND ARE NOT TO BE  
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### NOTES:

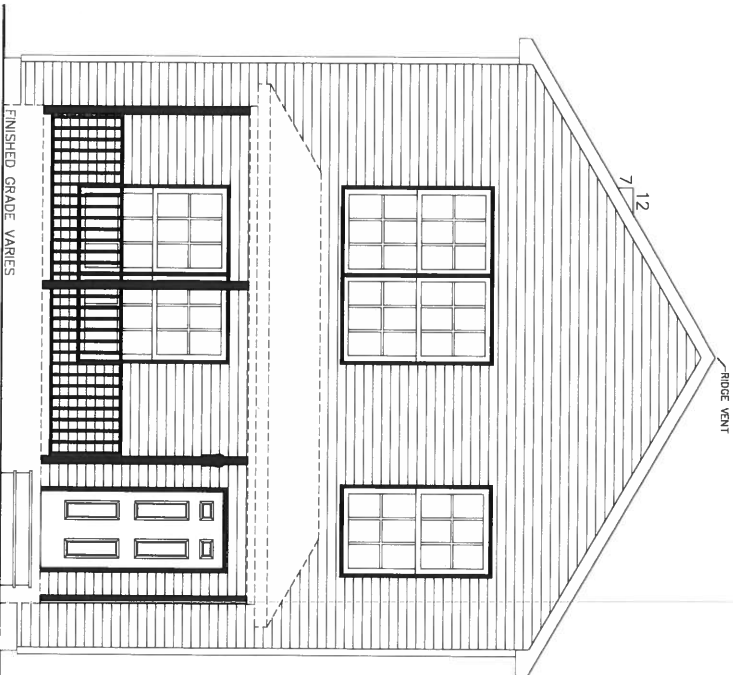
1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY
2. GRILLS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY (SEE WINDOW MANUFACTURER CATALOG FOR ACTUAL GRILL PATTERN)

1ST FLOOR FLOOR  
TOP OF SILL  
GRADE

2ND FLOOR FLOOR  
8'-0" 1ST FLOOR CEILING HEIGHT

8'-0" 2ND FLOOR CEILING HEIGHT

+/- 25'-6" TOP OF SILL TO PEAK



FRONT ELEVATION

#### SITE CONDITIONS:

GROUND SNOW LOAD: 20 PSF  
WIND SPEED: 115 WVI, MPH  
SPRINKLING: B  
SEWAGE CATEGORY: SINGLE FAMILY  
USE GROUP: VAB WOOD FRAME UNPROTECTED  
CONSTRUCTION TYPE: VAB WOOD FRAME UNPROTECTED

#### SQUARE FOOTAGE:

FIRST FLOOR:	SO. FT.
SECOND FLOOR:	SO. FT.
BONUS ROOM:	SO. FT.
GARAGE:	SO. FT.
TOTAL:	SO. FT.
OVERALL SFE	77'-7" x 77'-7"
MODEL:	7

BUILDER / OWNER SIGNATURES:

ACCEPTED BY:

DATE:

TITLE:

CHAMPION FACTORY 041  
CHAMPION MODULAR, INC.  
10642 S. SUSQUEHANNA TRAIL  
LIVERPOOL, PA 17045  
CHAMPION  
MODULAR



BUILDER:  
CAVA COMPANIES  
CUSTOMER/PROJECT:  
1500 WILLIAMSBURG RD  
ENGINEERS / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

PROJECT:  
42673  
2 STORY

TITLE:  
ELEVATIONS

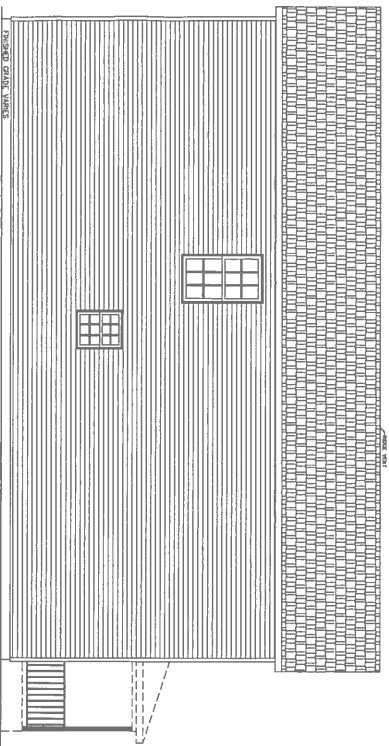
DRAWN BY: SAN  
DATE: 06-09-20  
SCALE:  
FILENAME: 42673 PD  
P01

SHEET:  
ELEVATIONS

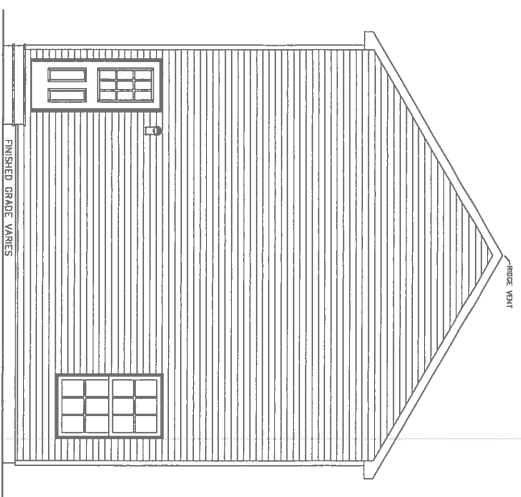
PROPRIETARY AND CONFIDENTIAL  
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NOTES:  
1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

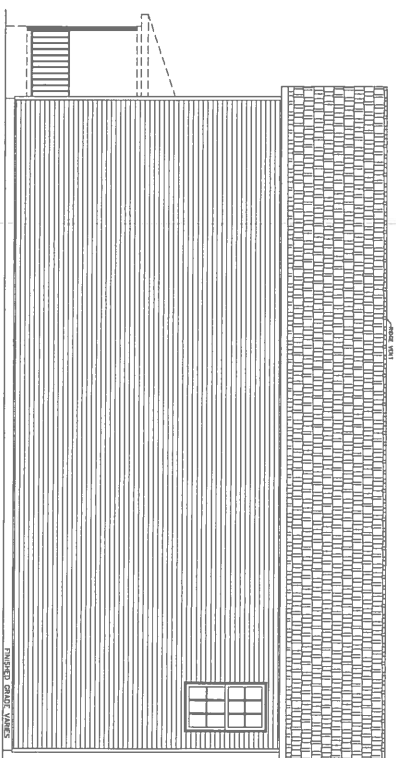
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



ACCEPTED BY:	BUILDER / OWNER SIGNATURES:	DATE:
TITLE:		



CHAMPION FACTORY 041  
CHAMPION MODULAR, INC.  
10642 S. SUSQUEHANNA TRAIL  
LIVERPOOL, PA 17045  
CHAMPION  
MODULAR



BUILDER:  
CAVA COMPANIES  
CUSTOMER/PROJECT:  
1500 WILLIAMSBURG RD  
ENGINEERS / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:  
42673  
2 STORY

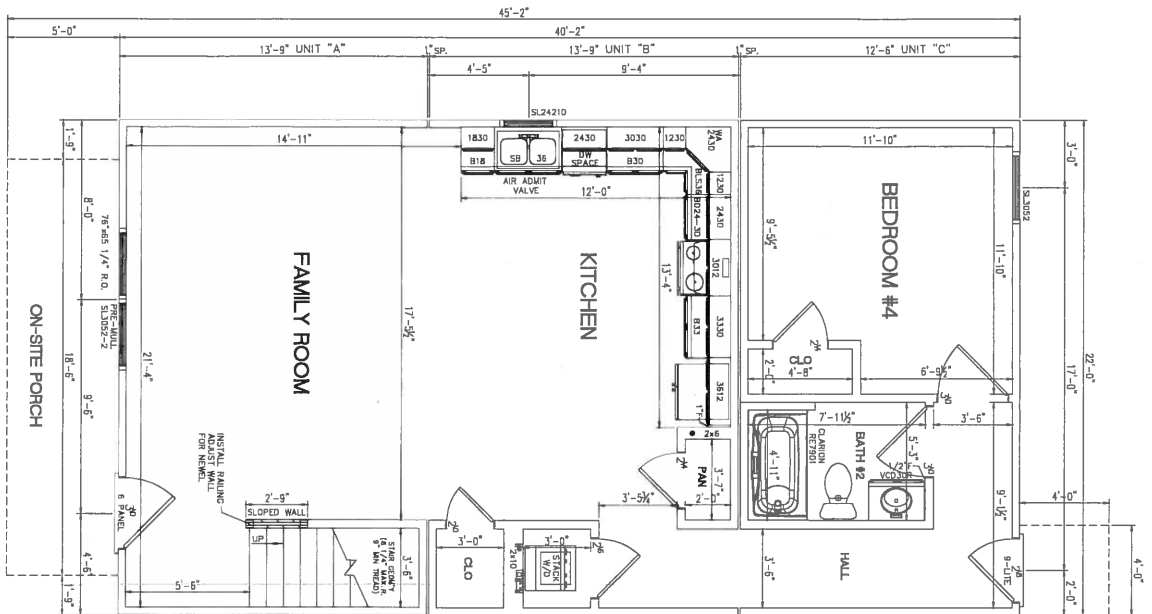
TITLE:  
FIRST FLOOR  
FLOOR PLAN

DRAWN BY: SAN  
DATE: 06-09-20  
SCALE: 3/16" = 1'-0"  
FILENAME: 42673 PD  
PDI

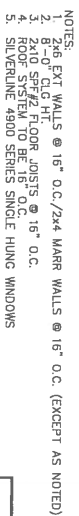
SHEET:  
1ST FLR

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BUILDER / OWNER SIGNATURES:	
ACCEPTED BY:	DATE:
TITLE:	



- NOTES:
1. EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
  2. 6'x6" CLG HT
  3. 2x10 SPF #2 FLOOR JOISTS @ 16" O.C.
  4. SILVERLINE 4800 SERIES SINGLE FLUNG WINDOWING
  5. SILVERLINE 4800 SERIES SINGLE FLUNG WINDOWING
  6. BASED ON 115 VLT MPH WIND LOAD & EXPOSURE "B"
  7. SITE LOCATION: RICHMOND, VA, RICHMOND COUNTY; 20 PSF GROUND SNOW LOAD



ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_

**CHAMPION<sup>®</sup>**  
**MODULAR**



**BUILDER:**  
**CAVA COMPANIES**

**CUSTOMER/PROJECT:**  
**1500 WILLIAMSBURG RD**

**ENGINEERS / ARCHITECTS SEAL**

### MODIFICATIONS

42673  
2 STORY

## SECOND FLOOR FLOOR PLAN

DRAWN BY: SAN
DATE: 06-09-20
SCALE: 3/16" = 1'-0"
FILENAME: 42673 P
PDI

## 2ND FLR

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THIS HOME HAS BEEN DESIGNED SPECIFICALLY FOR:

BUILDER:

1504 WILLIAMSBURG RD

CAVA COMPANIES

STREET  
RICHMOND, VA ZIP  
RICHMOND COUNTY

CHAMPION

MODULAR

CHAMPION MODULAR, INC. - FACTORY 041  
LIVERPOOL, PA 17045

BRAND:

Excel  
HOMES

BUILDER:

CAVA COMPANIES

CUSTOMER/PROJECT:

1504 WILLIAMSBURG RD

ENGINEERS / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

PROJECT:

42678  
2 STORY

TITLE:

COVER SHEET

DRAWN BY: JPS

DATE: 06-10-20

SCALE:

FILENAME: 42678 PD

PD

SHEET:

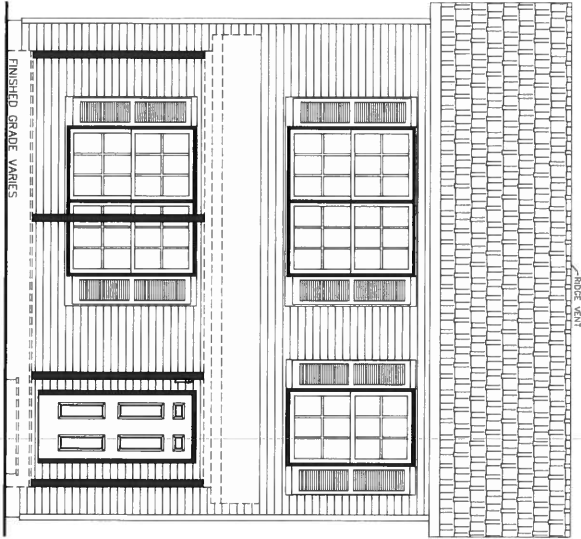
COVER

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BUILDER:

CAVA

COMPANIES



1/2" - 24" - 6" TOP OF SILL TO PEAK  
8'-0" 2ND FLOOR CEILING HEIGHT  
2ND FLOOR FLOOR  
8'-0" 1ST FLOOR CEILING HEIGHT  
1ST FLOOR FLOOR  
TOP OF SILL  
GRADE

NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY  
2. GRILLS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY (SEE WINDOW MANUFACTURER CATALOG FOR ACTUAL GRILL PATTERN)

FRONT ELEVATION

SITE CONDITIONS:

GROUND SNOW LOAD: 20 PSF  
WIND SPEED: 115 MPH  
EXPOSURE: B  
SEISMIC CATEGORY: SINGLE FAMILY  
LIST GROUP: UNPROTECTED  
CONSTRUCTION TYPE: WOOD FRAME

SQUARE FOOTAGE:

FIRST FLOOR: 880 SQ. FT.  
SECOND FLOOR: 880 SQ. FT.  
BONUS ROOM: - SQ. FT.  
GARAGE: 1,790 SQ. FT.  
TOTAL: 22,074 SQ. FT.  
OVERALL SIZE: 22'-0" x 40'-0"  
MODEL: 2 STORY

BUILDER / OWNER SIGNATURES:

ACCEPTED BY:

DATE:

TITLE:

CHAMPION

MODULAR

CHAMPION MODULAR, INC. - FACTORY 041  
LIBERTY, PA 17045

BRAND:

excel  
HOMES

BUILDER:

CAVA COMPANIES

CUSTOMER/PROJECT:

1504 WILLIAMSBURG RD

ENGINEERS / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:

42678  
2 STORY

TITLE:

ELEVATIONS

DRAWN BY: JPF

DATE: 06-10-20

SCALE:

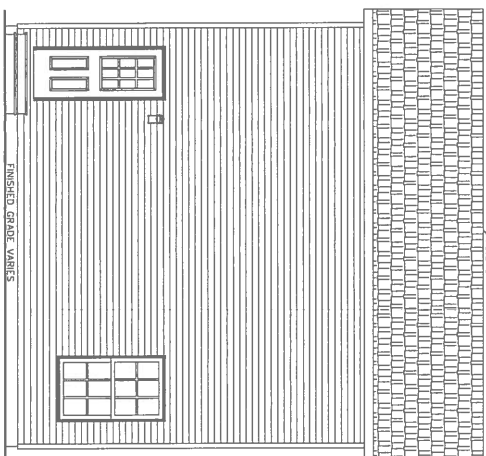
FILENAME: 42678 PD

PD

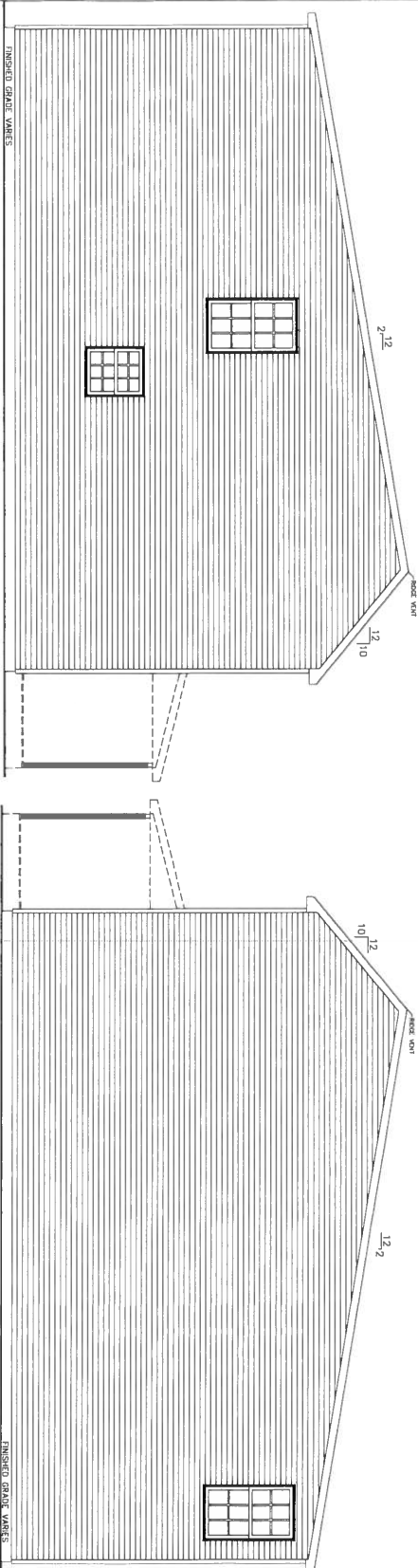
SHEET:

ELEVATIONS

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REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

BUILDER / OWNER SIGNATURES:

ACCEPTED BY:

TITLE:

DATE:

NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

CHAMPION

MODULAR

CHAMPION MODULAR, INC. - FACTORY 041  
LIVERPOOL, PA 17045

BRAND:



BUILDER:

CAVA COMPANIES

CUSTOMER/PROJECT:

1504 WILLIAMSBURG RD

ENGINEERS / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

PROJECT:

42678  
2 STORY

TITLE:

FIRST FLOOR  
FLOOR PLAN

DRAWN BY: JPS

DATE: 06-10-20

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

FILENAME: 42678 PD

PD

SHEET:

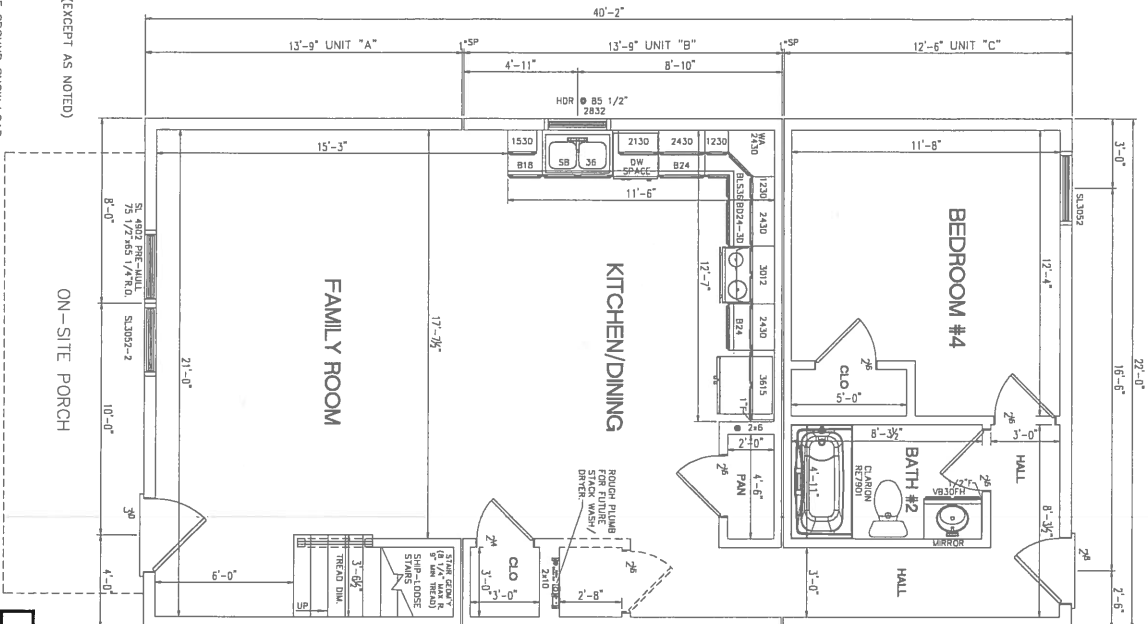
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ACCEPTED BY: **BUILDER / OWNER SIGNATURES:** DATE

TITLE

- NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
  2. 8'-0" SLAB HT
  3. 4'-0" SPACED DOOR ADJUST @ 16" O.C.
  4. ROOF SYSTEM TO BE 24" O.C.
  5. SILVERLINE 4900 SERIES SINGLE HUNG WINDOWS
  6. BASED ON 15 VERTICAL WIND LOAD & EXPOSURE "B"
  7. SITE LOCATION: RICHMOND, VA, RICHMOND COUNTY, 20 PSF GROUND SNOW LOAD



CHAMPION  
MODULAR

CHAMPION MODULAR, INC. - FACTORY 041  
LIVERPOOL, PA 17045

BRAND:



BUILDER:

CAVA COMPANIES

CUSTOMER/PROJECT:

1504 WILLIAMSBURG RD

ENGINEERS / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

PROJECT:

42678  
2 STORY

TITLE:

SECOND FLOOR  
FLOOR PLAN

DRAWN BY: JPC

DATE: 05-10-20

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

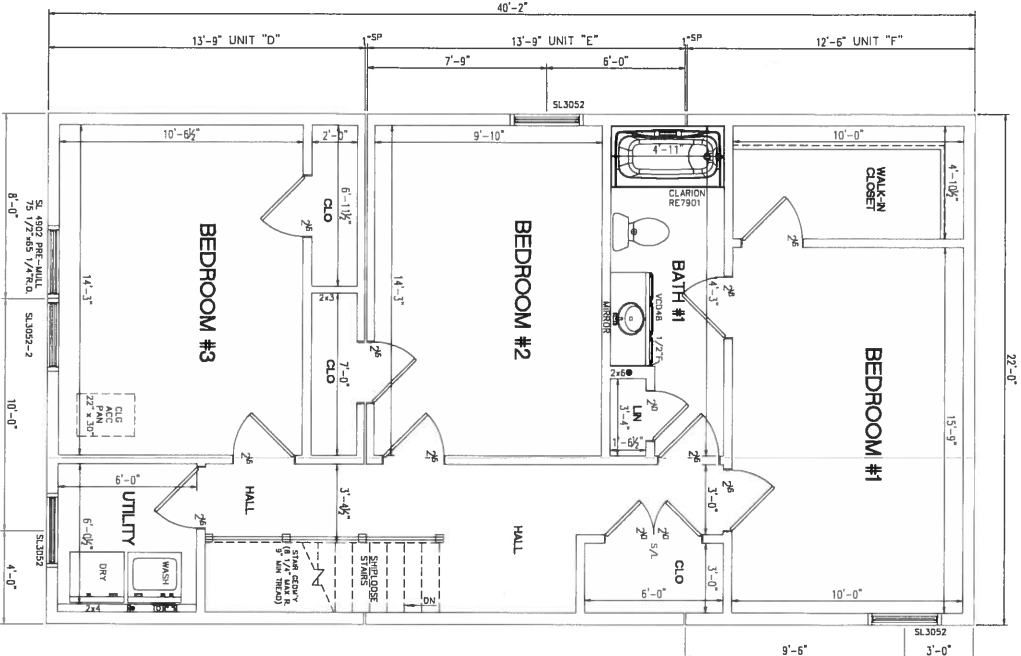
FILENAME: 42678.PD

PO

SHEET:

2ND FLR

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- NOTES:
1. EXT WALLS @ 16" O.C./2x4 MARK WALLS @ 16" O.C. (EXCEPT AS NOTED)
  2. 8'-0" CLG HT
  3. 2x10 SP#2 FLOOR JOISTS @ 16" O.C.
  4. ROOF SYSTEM TO BE 2x4 O.C.
  5. SILVERLINE #900 SERIES SINGLE HUNG WINDOWS

ACCEPTED BY:	BUILDER / OWNER SIGNATURES:
TITLE:	DATE:



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

April 8, 2019

Kelly Henderson  
Cava Capital, LLC  
5310 Market Road, Suite 104  
Richmond, Virginia 23230

**RE: 1502 Williamsburg Road**  
Tax Parcel: E000-2814/029

Dear Ms. Henderson:

Thank you for your request for 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 an August 2, 1988, Survey Plat, by George Stephens Associates and deeds, the subject property has a road frontage of one hundred feet (100') along Williamsburg Road and a road frontage of one hundred forty (140') feet along Montgomery Street, which results in a lot area of 14,000.0 square feet. The lot is deeded as one (1) independent lot of record. According to City records, the subject property is improved with a single-family dwelling and accessory buildings.

As proposed, your intent is to demolish the existing dwelling/ accessory buildings, split the subject property and create two (2) new independent lots for future single-family detached development. Without a more definitive proposal from you (i.e. current survey showing the proposed division line with the proposed use, lot areas, widths, proposed buildings, yards...), this Office cannot determine compliance with the R-5 District requirements. However, according to the aforementioned 1988 Survey Plat, the possibility exists that the minimum lot area and lot width requirements would be met for a lot split for single-family detached development. No subdivision approval would be necessary for this lot split.

In summary, based on the information available to me at this time, it is my determination from a zoning perspective that the possibility exists that splitting the existing lot and creating two (2) newly created lots for single-family detached dwellings would be permitted. Other zoning requirements that would affect the potential development of the site (s) are as follows:

1. Front yard – not less than twenty-five feet (25') or as determined by the existing setbacks of adjacent main buildings within one hundred feet (100').

Kelly Henderson  
RE: 1502 Williamsburg Road  
April 8, 2019  
Page 2


2. Side yard – not less than five feet (5').
3. Street side yard – not less than ten feet (10') along Montgomery Street
4. Rear yard – not less than five feet (5').
5. Lot coverage – not to exceed thirty-five percent (35%) of the area of the lot.
6. Building height – not to exceed thirty-five feet (35'). No accessory building shall exceed twenty feet (20') in height.
7. Parking – minimum of one (1) on-site parking space.

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 Senior Planner David Duckhardt at 646-6917.

Sincerely,



William C. Davidson  
Zoning Administrator