



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

September 9, 2020

Kirk Washington
216 Casey Street
Sandston, Virginia 23150

To Whom It May Concern:

RE: **BZA 39-2020**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, October 7, 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 1921 5th AVENUE (Tax Parcel Number N000-0508/019), 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 915 316 105# 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 October 7, 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 39-2020
Page 2
September 9, 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. 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.

Brown Stephanie D
2006 5th Ave
Richmond VA 23222

Chao Hung-lo
1911 5th Ave
Richmond VA 23222

Hb6 LLC
2155 Lanier Lane Space P
Rockville VA 23146

Hingley Paul R
816 W Clay St
Richmond VA 23220

Jones Peter Trust Trs
155 Helmsley Dr
Atlanta GA 30327

Kayimbula Vianney K And Lubuto
Immaculee M
2004 5th Ave
Richmond VA 23222

Mnk Properties LLC
2500 E Leigh St
Richmond VA 23223

Sixth Avenue Associates Inc C/o S B Cox Inc
Po Box 7737
Richmond VA 23231

Smith Belinda M
1909 Fifth St
Richmond VA 23222

Tartakovsky Yevgeny
6050 California Cir Apt 610
Rockville MD 20852

Woody Esseline
1916 5th Ave
Richmond VA 23222

Property: 1921 5th Ave **Parcel ID:** N0000508019**Parcel**

Street Address: 1921 5th Ave Richmond, VA 23222-
Owner: WASHINGTON KIRK
Mailing Address: 804 STONEMEADOWS DR, GLEN ALLEN, VA 23060
Subdivision Name : CHESTNUT HILL
Parent Parcel ID:
Assessment Area: 312 - Chestnut Hills
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

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

Land Description

Parcel Square Feet: 4200
Acreage: 0.096
Property Description 1: CHESTNUT HILL L10 B38
Property Description 2: 0030.00X0140.00 0000.000
State Plane Coords(?): X= 11795380.000017 Y= 3728808.421338
Latitude: 37.55882108 , **Longitude:** -77.42202319

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 30
Rear Size: 140
Parcel Square Feet: 4200
Acreage: 0.096
Property Description 1: CHESTNUT HILL L10 B38
Property Description 2: 0030.00X0140.00 0000.000
Subdivision Name : CHESTNUT HILL
State Plane Coords(?): X= 11795380.000017 Y= 3728808.421338
Latitude: 37.55882108 , **Longitude:** -77.42202319

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$32,000	\$0	\$32,000	Reassessment
2020	\$32,000	\$0	\$32,000	Reassessment
2019	\$23,000	\$0	\$23,000	Reassessment
2018	\$23,000	\$0	\$23,000	Reassessment
2017	\$22,000	\$0	\$22,000	Reassessment
2016	\$22,000	\$0	\$22,000	Reassessment
2015	\$22,000	\$0	\$22,000	Reassessment
2014	\$22,000	\$0	\$22,000	Reassessment
2013	\$22,000	\$0	\$22,000	Reassessment
2012	\$22,000	\$0	\$22,000	Reassessment
2011	\$22,000	\$0	\$22,000	CarryOver
2010	\$22,000	\$0	\$22,000	Reassessment
2009	\$22,000	\$0	\$22,000	Reassessment
2008	\$22,000	\$0	\$22,000	Reassessment
2007	\$20,000	\$0	\$20,000	Reassessment
2006	\$10,600	\$0	\$10,600	Reassessment
2005	\$8,000	\$0	\$8,000	Reassessment
2004	\$4,000	\$0	\$4,000	Reassessment
2003	\$4,000	\$0	\$4,000	Reassessment
2002	\$4,000	\$0	\$4,000	Reassessment
2000	\$4,000	\$0	\$4,000	Reassessment
1998	\$4,000	\$0	\$4,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
07/24/2018	\$8,000	MAZYCK JOEL L	ID2018-15069	2 - INVALID SALE-DO NOT USE
11/19/1997	\$1,500	BARNES J ODELL	09700-25524	
09/26/1997	\$1,000	MADDEN SAMUEL A ETALS	1997-21049	
09/27/1995	\$0	Not Available	000034-01218	

Planning

Master Plan Future Land Use: SF-MD
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: North
Traffic Zone: 1025
City Neighborhood Code: HPST
City Neighborhood Name: Highland Park Southern Tip
Civic Code:
Civic Association Name:
Subdivision Name: CHESTNUT HILL
City Old and Historic District:
National historic District: Chestnut Hill-Plateau
Neighborhoods in Bloom: Highland Park Southern Tip
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	4032	0109004	010900
1990	426	0109004	010900

Schools

Elementary School: Overby Sheppard
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 4
Police Sector: 411
Fire District: 15
Dispatch Zone: 093B

Public Works Schedules

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

Government Districts

Council District: 6
Voter Precinct: 604
State House District: 71
State Senate District: 9
Congressional District: 4

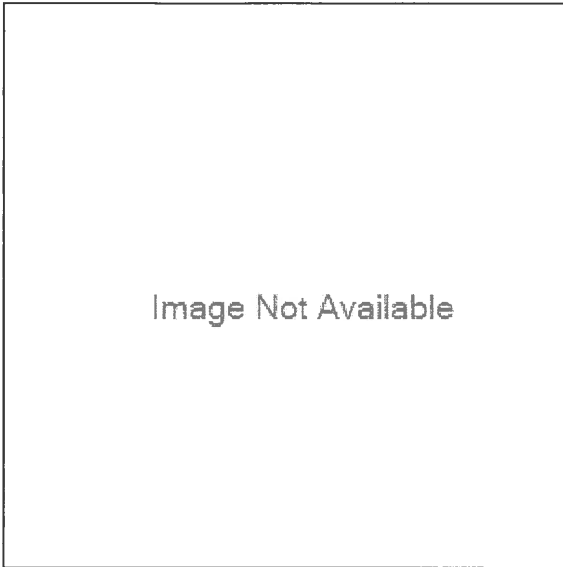
Property Images

Name:N0000508019 Desc:

[Click here for Larger Image](#)

Sketch Images

Name: Desc:



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>Kirk Washington</u>	PHONE: (Home) () _____ (Mobile) (804) 683-8026		
ADDRESS: <u>216 Casey Street</u>	FAX: () _____ (Work) () _____		
<u>Sandston, Virginia 23150</u>	E-mail Address: <u>kirkwashington33@gmail.com</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) 1921 5th Avenue

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.5(1)a & 30-630.1(a)(1)

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

TAX PARCEL NUMBER(S): N000-0508/019 ZONING DISTRICT: R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. A front yard of fifteen feet (15') is required along the Althea Street frontage; five feet (5') ± is proposed.

DATE REQUEST DISAPPROVED: August 19, 2020 FEE WAIVER: YES ☐ NO: ☒

DATE FILED: August 13, 2020 TIME FILED: 08:00 a.m. REPAIRED BY: David Duckhardt RECEIPT NO. BZAR-077673-2020

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 <input type="checkbox"/> OF THE CODE OF VIRGINIA	[OR]
SECTION 1040.3 PARAGRAPH(S) <u>(1)</u>	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 <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.	
SIGNATURE OF OWNER OR AUTHORIZED AGENT: <u>[Signature]</u>	DATE: <u>8/24/20</u>

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

CASE NUMBER: BZA 39-2020 HEARING DATE: October 7, 2020 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 39-2020
150' Buffer

APPLICANT(S): Kirk Washington

PREMISES: 1921 5th Avenue
(Tax Parcel Number N000-0508/019)

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

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.5(1)a & 30-630.1(a)(1)
of the Zoning Ordinance for the reason that:
The front yard (setback) requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

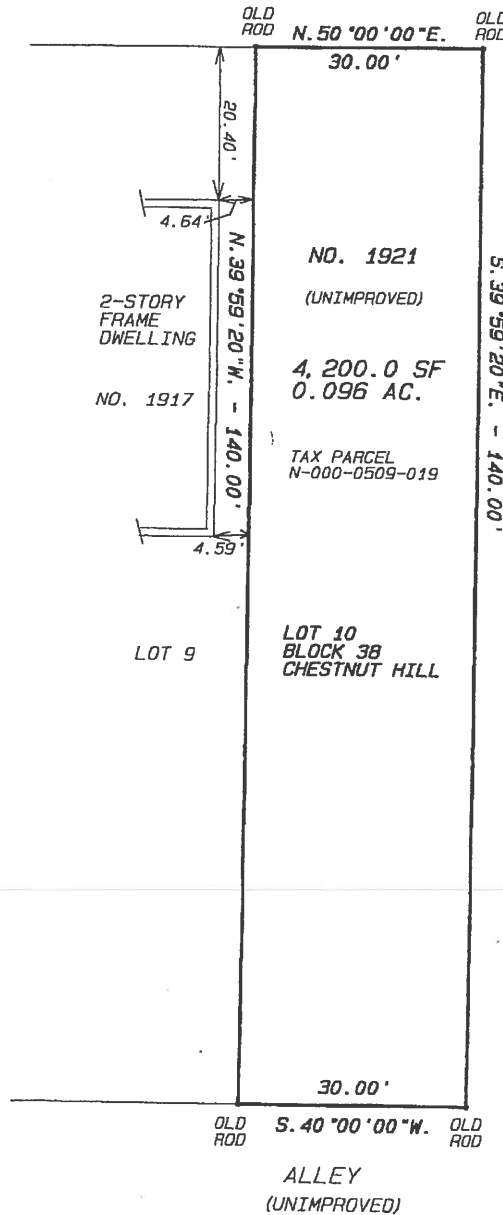
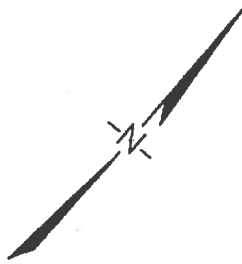
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together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

1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (646-6340/6701). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/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: Karl W. [Signature]

(Revised: 4/28/16)

5TH. AVENUE



ALTHEA STREET
(UNIMPROVED)

NOTE: THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

PLAT OF PROPERTY SITUATED
ON THE SOUTHEAST CORNER
OF 5TH. AVENUE AND
ALTHEA STREET
CITY OF RICHMOND, VIRGINIA
MAY 17, 2018 SCALE: 1"=20'

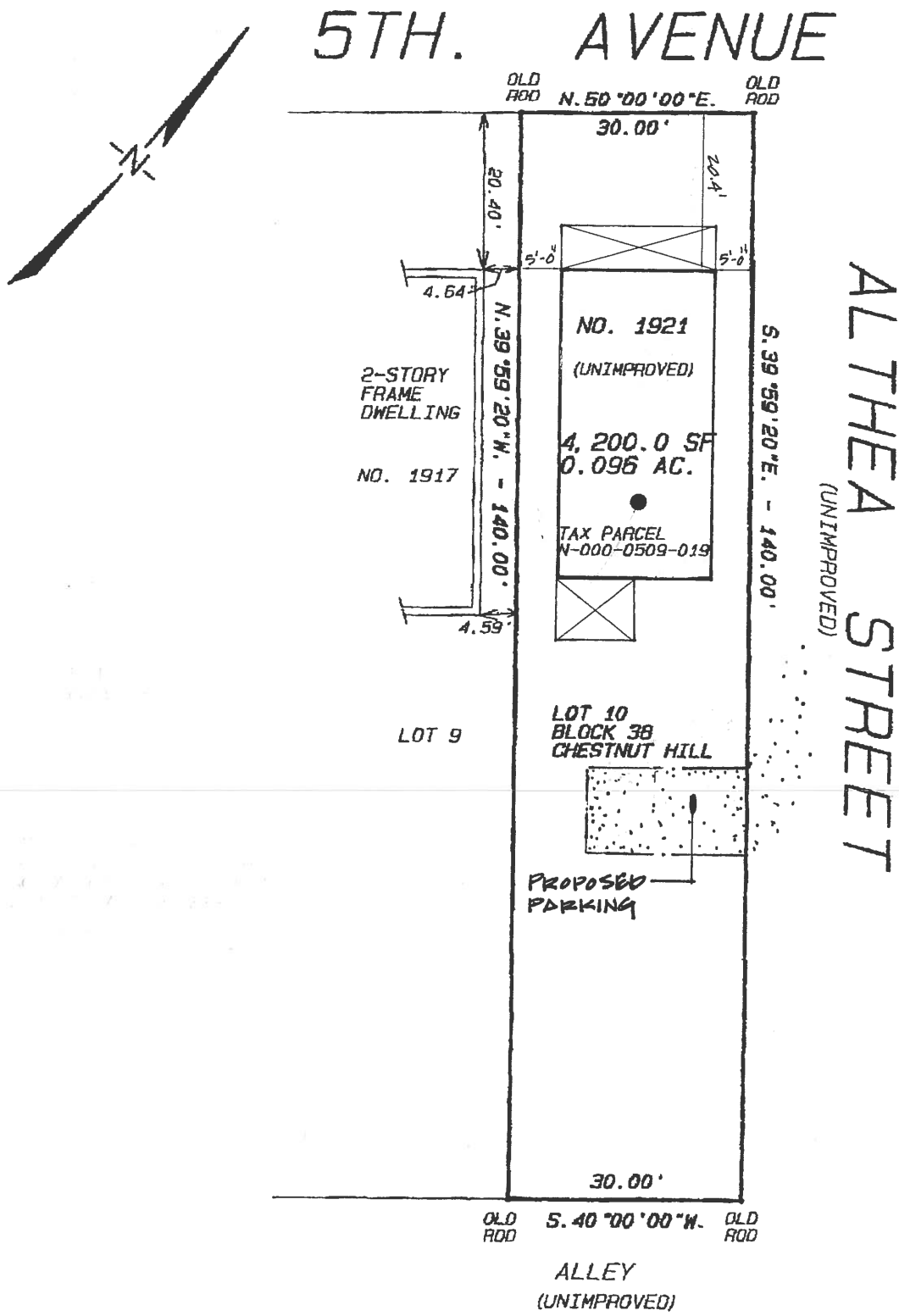


STEVEN B. KENT & ASSOCIATES, P.C.
LAND SURVEYORS
1521 Brook Road
Richmond, VA 23220
PH. 804-643-6113

CERTIFICATION

THIS IS TO CERTIFY THAT WE MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON, THAT ALL IMPROVEMENTS AND VISIBLE EASEMENTS ARE SHOWN HEREON, THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES, OR FROM SUBJECT PREMISES, OTHER THAN SHOWN HEREON.

FILE A-509



SCHEMATIC FLOOR DESIGN FOR 1921 5TH AVE. RICHMOND
DATE: 11-18-19

*Trinity*HDC

COMMERCIAL & RESIDENTIAL BUILDING DESIGN

1. ALL HEADERS 5'-0" TO BE 72 3/8" W DOUBLE JACKS IN/D.
2. ALL HEADERS OVER 5'-0" TO BE 72 3/8" W DOUBLE JACKS IN/D.
3. HN 3 STUDS UNDER ALL BEAM ENDS
4. LAMBER SUEL WITH STEEL PLATE CONTINUOUS FOR ENTIRE SPAN
5. FRAMER SHALL PROVIDE BLOCKING AND BRACING FOR ALL CABINETS, WARDROBES, BEDDING CABINETS AND ACCESSIBLE TOILETS
6. REQUIREMENTS FOR HEAD DOOR, BOTTOM DOORS AND DOORS FEET MINIMUM
7. CONTRACTOR TO INSTALL NEW DOOR WARDENB THAT IS REQUIRED

COMBINATION: 121512L

1. BAND TO BE PREPARE TREATED AT STOOD DECKS AND PORCHES
2. COORDINATE FLOOR JOIST LAYOUT WITH PLUMBING FUTURE LOCATION
3. BACKFILL AS REQUIRED TREAT GROUND COVER WITH 6" FILL POLY

[illegible]

WINDOW NOTES:
WINDOWS ARE DESIGNED WITH SILVERLINE® WINDOWS. PLEASE VERIFY WINDOWS SIZE AND ROUGH OPENINGS NEEDED PRIOR TO CONSTRUCTION.
WINDOWS ARE TO COMPLY WITH SECTION R502 EMERGENCY ESCAPE AND RESCUE OPENINGS



Plot Date: 02-Jul-20	19-037	SHEET NUMBER A1-0
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CLIENT APPROVAL

REV DATE	A

Trinity HDG
COMMERCIAL & RESIDENTIAL BUILDING DESIGN

1901 E. FRANKLIN STREET, SUITE 110, RICHMOND, VA 23223
Voice: 804.615.2527 Email: andrea_marshall@comcast.net

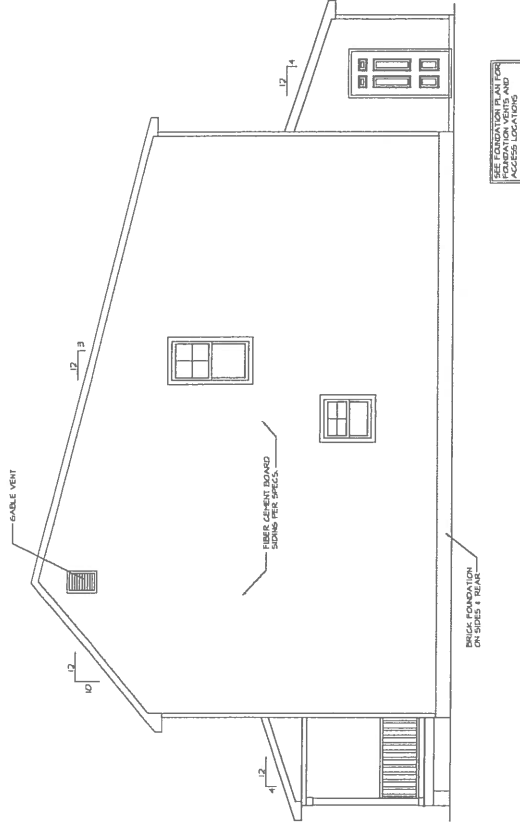
SQUARE FOOTAGE	
FIRST FLOOR SF.	800 SF.
SECOND FLOOR SF.	800 SF.
TOTAL PROJECT SF.	1,600 SF.
APPROXIMATE GARAGE SF.	40 SF.
TOTAL WORK ROOM SF.	1,640 SF.

[illegible]

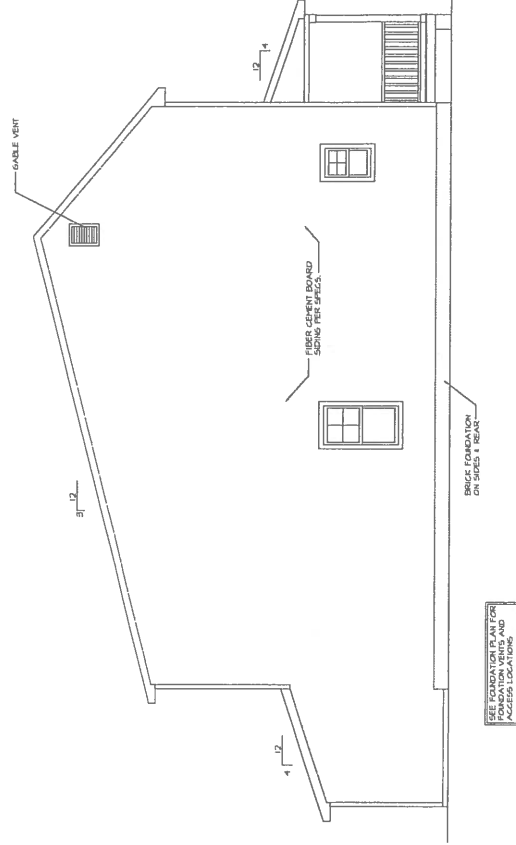
1921 5th Avenue
Richmond, VA
CLIENT APPROVAL

DRAWING INDEX	
C4	COVER AND INFORMATION SHEET
A-0	DESIGNED/REV'D PLANS
A-1	PROPOSED PLANS / SECTIONS
A-2	REVISION PLANS
A-5	TYPICAL WALL SECTIONS / ROOF PLAN
A-4	HOUSE SECTIONS / ELEVATIONS

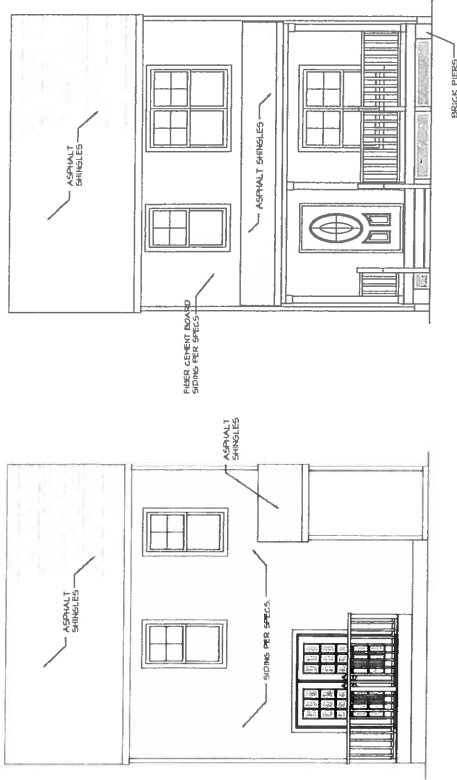
Plot Date:	02-Jul-20
	19-037
SHEET NUMBER	A2-0



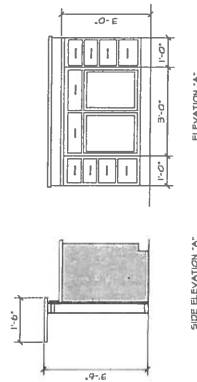
RIGHT ELEVATION



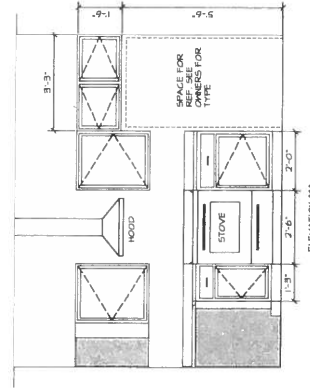
LEFT ELEVATION



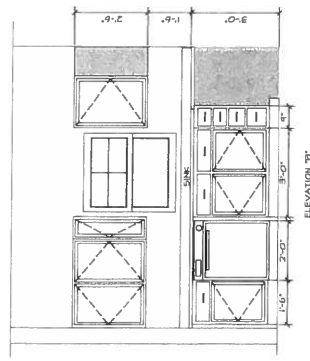
FRONT ELEVATION



ELEVATION "A"



ELEVATION "C."



KITCHEN CABINETS



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

April 27, 2018

Cass Smith
6012 Faulkner Drive
Richmond, Virginia 23234

Re: 1921 5th Avenue (Tax Map: N000-0508/019)

Dear Mr. Smith:

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

The property is located within a R-6 (Single-Family Attached Residential) zoning district, which 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 dwellings. According to City Assessor's records, the subject lot has a lot width of thirty feet (30') and a lot depth of one hundred forty feet (140'), which results in a lot area of 4,200 square feet. As shown on a July 9, 1892, Subdivision Map, by James T. Redd & Sons, the subject lot is indicated as Lot 10, Block 38, "Chestnut Hill". This office cannot find any recorded deeds at the Richmond Circuit Court describing the subject lot prior to a 1997 Deed. Without recorded deeds describing the subject lot since 1942, this office cannot determine whether the lot has conveyed as an independent lot of record. However, the adjacent lot known as 1919 5th Avenue has conveyed as independent lot of record since, at least 1937. Therefore, since the subject lot (#1921) is a corner lot and since the adjacent lot (#1919) has conveyed as an independent lot of record, the subject lot (#1921) would also be deemed to be an independent lot of record. The minimum lot area and lot width requirements are deemed to be nonconforming (grandfathered) for the subject lot.

In summary, based on the information available to me at this time, it is my determination that the lot is buildable from the zoning perspective. Other zoning requirements that may affect the potential development of the site are as follows:

1. Front yard – not less than fifteen feet (15') along 5th Avenue and along Althea Street (as determined by property that fronts on Althea Street, known as 1621 Althea Street - See attachment) or as determined by the existing setbacks of adjacent dwellings within one hundred feet (100').
2. Interior side yard - not less than three feet (3') [Sec. 114-620.1(c)].
3. Rear yard – not less than five feet (5').

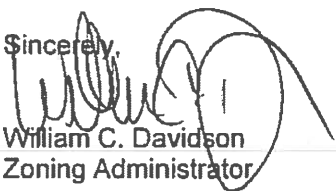
Cass Smith
Re: 1921 5th Avenue
April 27, 2018
Page 2

4. Lot coverage – not to exceed fifty-five percent (55%) of the area of the lot.
5. Building height – not to exceed thirty-five feet (35'). No accessory building shall exceed twenty feet (20') in height.
6. Parking – minimum of one (1) on-site parking space.

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 Zoning Officer Janell Baker at 646-6493.

Sincerely,



William C. Davidson
Zoning Administrator



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

August 13, 2020

Kirk Washington
216 Casey Street
Sandston, Virginia 23150

RE: 1921 5th Avenue – Plan No. AV-076318-2020 (Case No. 30A-20)

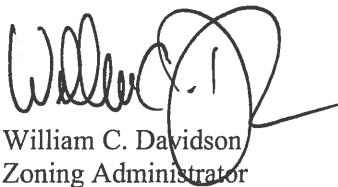
Dear Mr. Washington:

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

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

Now, therefore, be it resolved by the Zoning Administrator that a request for an Administrative Variance from the front yard (setback) requirement along the Althea Street frontage has been denied.

Very truly yours,



William C. Davidson
Zoning Administrator

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



DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW
BUREAU OF PERMITS AND INSPECTION
ROOM 110 CITY HALL
900 E. BROAD STREET
RICHMOND, VIRGINIA 23219
PHONE (804) 646-4169
FAX (804) 646-1569

BUILDING PERMIT/CERTIFICATE APPLICATION

PERMIT NO.

B

TRACK 1 | TRACK 2

**THIS IS AN APPLICATION ONLY. IT IS NOT AUTHORIZATION TO START ANY WORK.
NO WORK SHALL START UNTIL A PERMIT IS POSTED ON THE JOB SITE.**

CONTRACTOR/OWNER INFORMATION	1 JOB/PROPERTY ADDRESS (STREET & NUMBER) 1921 5th AVENUE		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 ZIP CODE		11 CONTRACTOR FAX NO.	
	12 PROPERTY OWNER NAME KIRK WASHINGTON		13 PROPERTY OWNER ADDRESS/ZIP 216 CASEY STREET · SANDSTON	
CONSTRUCTION COST	14 OWNER DAYTIME TELEPHONE NO. 804-683-8026		15 DESCRIBE CURRENT STRUCTURE USE UNIMPROVED LOT	
	16 DESCRIBE PROPOSED STRUCTURE USE SINGLE-FAMILY DWELLING		17 NEW ACCESSORY BLDG. <input type="checkbox"/> ACC	
	18 ADDITION <input type="checkbox"/> ADD		19 RESIDENTIAL GARAGE <input type="checkbox"/> AD1	
WORK DESCRIPTION	20 RESIDENTIAL DECK <input type="checkbox"/> AD2		21 OPEN PORCH <input type="checkbox"/> AD3	
	22 ENCLOSED PORCH <input type="checkbox"/> AD4		23 ALTER/REMODEL LIGHT <input type="checkbox"/> AL1	
	24 ALTER/REMODEL HEAVY <input type="checkbox"/> AL2		25 DEMOLITION <input type="checkbox"/> DEM	
LIEN INFORMATION	26 TENANT FITUP <input type="checkbox"/> FUP		27 FOUNDATION ONLY <input type="checkbox"/> FOU	
	28 NEW BUILDING <input type="checkbox"/> NB		29 MOVING/RELOCATION <input type="checkbox"/> REL	
	30 REPAIR/REPLACEMENT <input type="checkbox"/> REP		31 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE	
CONTACT INFORMATION	32 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		33 IF ATTACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY	
	34 IF DETACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		35 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1. LODGING HOUSE <input type="checkbox"/> 3. ADULT CARE RESIDENCE	
	36 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 2. NURSING HOME		37 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.	
RE-UP-DATE	38 A. TOTAL CONST. COST OF ENTIRE JOB \$		39 C. MECH. COST \$	
	40 B. ELEC. COST \$		41 D. PLUMB. COST \$	
	42 E. SPRINKLER COST \$		43 F. ELEVATOR COST \$	
LOT & BUILDING SIZE	44 G. TOTAL CONSTRUCTION COST LESS TRADE PERMITS \$		45 DESCRIBE SCOPE OF WORK CONSTRUCT NEW SINGLE-FAMILY DETACHED DWELLING.	
	46 LIEN AGENT NAME		47 PHONE NO.	
	48 ADDRESS		49 ZIP CODE	
PARKING	50 CONTACT PERSON KIRK WASHINGTON		51 CONTACT PHONE NO. 804-683-8026	
	52 CONTACT ADDRESS 216 CASEY STREET · SANDSTON		53 CONTACT FAX NO.	
	54 ZIP CODE		55 EMAIL	
SITE WORK	56 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO		57 NAME	
	58 ENGINEER/ARCHITECT NAME		59 ENGINEER/ARCHITECT PHONE NO.	
	60 ENGINEER/ARCHITECT FAX NO.		61 EMAIL	
OWNERS AFFIDAVIT	62 ROOF TYPE 1 (SEE BACK FOR LIST)		63 NO. OF SQUARES	
	64 ROOF TYPE 2 (SEE BACK FOR LIST)		65 NO. OF SQUARES	
	66 NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/>		67 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO	
ASBESTOS CERTIFICATION	68 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO		69 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)	
	70 GARAGE AREA (SQ. FT.)		71 OPEN PORCH AREA (SQ. FT.)	
	72 ENCLOSED PORCH AREA (SQ. FT.)		73 DECK AREA (SQ. FT.)	
OFFICE USE ONLY	74 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		75 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)	
	76 TOTAL BUILDING HEIGHT		77 NUMBER OF FLOORS	
	78 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)		79 NO. OF SPACES AT ANOTHER LOCATION	
80 LOCATION		81 LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO		
82 WILL THERE BE A <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY		83 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO		
84 TOTAL AREA TO BE DISTURBED (SQ. FT.)		85 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO		
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		DATE		
A (NAME OF APPLICANT) B CERTIFY THAT THE BUILDING AT (ADDRESSES, FLOOR OR SUITE)				
HAS BEEN INSPECTED OR MEETS THE EXCEPTIONS OF SECTION 110.3, THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. THE ASBESTOS ABATEMENT WILL BE DONE AS PER REQUIREMENT OF THE "CLEAN AIR ACT" NATIONAL EMISSION STANDARD FOR THE HAZARDOUS AIR POLLUTANT (NESHAPS) AND OSHA "STANDARDS FOR CONSTRUCTION WORKERS".				
C SIGNATURE				
ARTS DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		HISTORICAL DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		
VIOLATION ON PROPERTY <input type="checkbox"/> YES <input type="checkbox"/> NO		DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input type="checkbox"/> NO		
ICC TYPE OF CONSTRUCTION		EXISTING USE GROUP		
PROPOSED USE GROUP		FEE CALC. TYPE <input type="checkbox"/> S <input type="checkbox"/> U <input type="checkbox"/> B <input type="checkbox"/> C		
PERMIT FEE		FEE RECEIVED		
RECEIPT NO.		<input type="checkbox"/> CASH <input type="checkbox"/> CHECK <input type="checkbox"/> CREDIT CARD		
IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input type="checkbox"/> NO		FLOOD ELEV.		
SITE ELEV.		CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO		
CHESAPEAKE BAY MANAGEMENT AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO		APPLICATION APPROVED BY		
DATE		APPLICATION DISAPPROVED BY		
DATE		DATE		

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