

## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

October 9, 2020

Kees and Vera Davison  
17-4 Malvern Avenue  
Richmond, Virginia 23221  
Attn: Vera Davison

To Whom It May Concern:

**RE: BZA 38-2020 (CONTINUED FROM OCTOBER 7, 2020 MEETING)**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, November 4, 2020 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinances 2020-093 & 2020-183 to consider an application for a building permit to construct a new single-family (detached) dwelling at 2793 STRATFORD ROAD (Tax Parcel Number C003-0134/029), located in an R-2 (Single-Family Residential District).

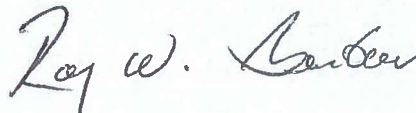
Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 761 392 456# beginning at 1:00 p.m. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2020 drop-down, click meeting details for November 4, 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 & 2020-183, 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

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](http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformatio) . 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.

Abbott Joyce M  
2784 Stratford Rd  
Richmond VA 23225

Abbott Keith S  
2792 Stratford Rd  
Richmond VA 23225

Bailey Stephen W & Cynthia D  
7808 Ardendale Rd  
Richmond VA 23225

Harsh Nancy A  
2789 Stratford Rd  
Richmond VA 23225

Hill Robert A Iii And Jennifer S  
2799 Stratford Rd  
Richmond VA 23225

Howell Halstead D & Lorna J  
7816 Ardendale Rd  
Richmond VA 23225

Johann Peyton R Sr And Sally S  
7800 Ardendale Rd  
Richmond VA 23225

Prado Richard And Kimberly  
7832 Ardendale Rd  
Richmond VA 23225

Sherman Cornelius W And Deborah  
Jewell-sherman  
7824 Ardendale Rd  
Richmond VA 23225

**Property:** 2793 Stratford Road **Parcel ID:** C0030134029**Parcel**

**Street Address:** 2793 Stratford Road Richmond, VA 23225-  
**Owner:** DAVISON VERA AND KEES  
**Mailing Address:** 11323 MYRTLE LANE, RESTON, VA 20191  
**Subdivision Name :** STRATFORD HILLS  
**Parent Parcel ID:** C0030134024  
**Assessment Area:** 148 - SouthHampton/Oxford  
**Property Class:** 101 - R Single Family Vacant (R1-R7)  
**Zoning District:** R-2 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2020  
**Land Value:** \$50,000  
**Improvement Value:**  
**Total Value:** \$50,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 17772.48  
**Acreage:** 0.408  
**Property Description 1:** STRATFORD HILLS PLU  
**Property Description 2:** 0121.33X0197.23 IRG0000.408 AC  
**State Plane Coords( ?):** X= 11761080.561305 Y= 3720481.938681  
**Latitude:** 37.53710820 , **Longitude:** -77.54069089

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 121  
**Rear Size:** 197  
**Parcel Square Feet:** 17772.48  
**Acreage:** 0.408  
**Property Description 1:** STRATFORD HILLS PLU  
**Property Description 2:** 0121.33X0197.23 IRG0000.408 AC  
**Subdivision Name :** STRATFORD HILLS  
**State Plane Coords( ?):** X= 11761080.561305 Y= 3720481.938681  
**Latitude:** 37.53710820 , **Longitude:** -77.54069089

**Other**

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

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$50,000	\$0	\$50,000	Reassessment
2020	\$50,000	\$0	\$50,000	AdminCorrect

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
05/29/2020	\$101,000	8025 MARILEA ROAD LLC	ID2020-11487	1 - VALID SALE-Valid, Use in Ratio Analysis
11/12/2019	\$0	8025 MARILEA ROAD LLC	ID2019-21622	2 - INVALID SALE-Relation Between Buyer/Seller

**Planning**

**Master Plan Future Land Use:** SF-LD  
**Zoning District:** R-2 - Residential (Single Family)  
**Planning District:** Huguenot  
**Traffic Zone:** 1159  
**City Neighborhood Code:** OXFD  
**City Neighborhood Name:** Oxford  
**Civic Code:** 3004  
**Civic Association Name:** Cherokee Area Neighbors  
**Subdivision Name:** STRATFORD HILLS  
**City Old and Historic District:**  
**National historic District:**  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:**

**Economic Development**

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

**Environment**

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

**Census**

Census Year	Block	Block Group	Tract
2000	1019	0703001	070300
1990	115	0703001	070300

**Schools**

**Elementary School:** Fisher Model  
**Middle School:** Thompson  
**High School:** Huguenot

**Public Safety**

**Police Precinct:** 3  
**Police Sector:** 312  
**Fire District:** 24  
**Dispatch Zone:** 187D

**Public Works Schedules**

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

**Government Districts**

**Council District:** 4  
**Voter Precinct:** 410  
**State House District:** 69  
**State Senate District:** 10  
**Congressional District:** 4



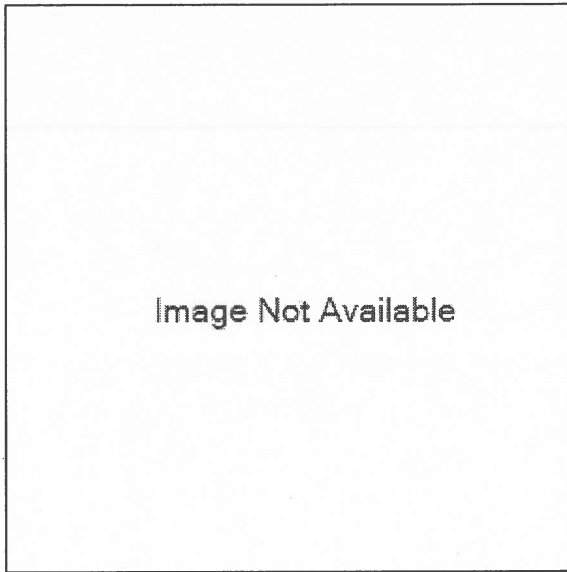
**Property Images**

Name:C0030134029 Desc:

[Click here for Larger Image](#)

**Sketch Images**

Name: Desc:





BOARD OF ZONING APPEALS CASE BZA 38-2020  
(CONTINUED FROM OCTOBER 7, 2020 MEETING)  
150' Buffer

APPLICANT(S): Kees and Vera Davison

PREMISES: 2793 Stratford Road  
(Tax Parcel Number C003-0134/029)

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

REASON FOR THE REQUEST: Based on Sections 30-300, 30-404.5(1) & 30-630.2(a)(2)  
of the Zoning Ordinance for the reason that:  
The front yard (setback) requirement is not met.



# 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	
<b>PROPERTY</b>	
OWNER: <u>Kees and Vera Davison</u>	PHONE: (Home) ( ) ( ) ( ) ( ) ( ) (Mobile) <u>(703) 965-5110</u>
ADDRESS: <u>174 Melvern Avenue</u>	FAX: ( ) ( ) ( ) ( ) ( ) ( ) (Work) ( ) ( ) ( )
<u>Richmond, Virginia 23211</u>	E-mail Address: <u>vera@davison@gmail.com</u>
Attn: <u>Vera Davison</u>	
<b>PROPERTY OWNER'S</b>	
REPRESENTATIVE: _____	PHONE: (Home) ( ) ( ) ( ) ( ) ( ) (Mobile) ( ) ( ) ( )
(Name/Address) _____	FAX: ( ) ( ) ( ) ( ) ( ) ( ) (Work) ( ) ( ) ( )
_____	E-mail Address _____

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2793 Stratford Road

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-404.5(1) & 30-630.2(a)(2)

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

TAX PARCEL NUMBER(S): C003-0134-029 ZONING DISTRICT: R-2 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. A front yard of one hundred feet (100') is required along Stratford Road; thirty-nine and one-half feet (39.5') is proposed.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DATE REQUEST DISAPPROVED: August 14, 2020 FEE WAIVER: YES ☐ NO: ☒

DATE FILED: August 11, 2020 TIME FILED: 10:00 a.m. REPAIRED BY: David Duckhardt RECEIPT NO. BZAR-077385-2020

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 1840.3 PARAGRAPH(S) (1) 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: 08-25-20

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

CASE NUMBER: BZA 38-2020 HEARING DATE: November 4, 2020 AT 1:00 P.M.





## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

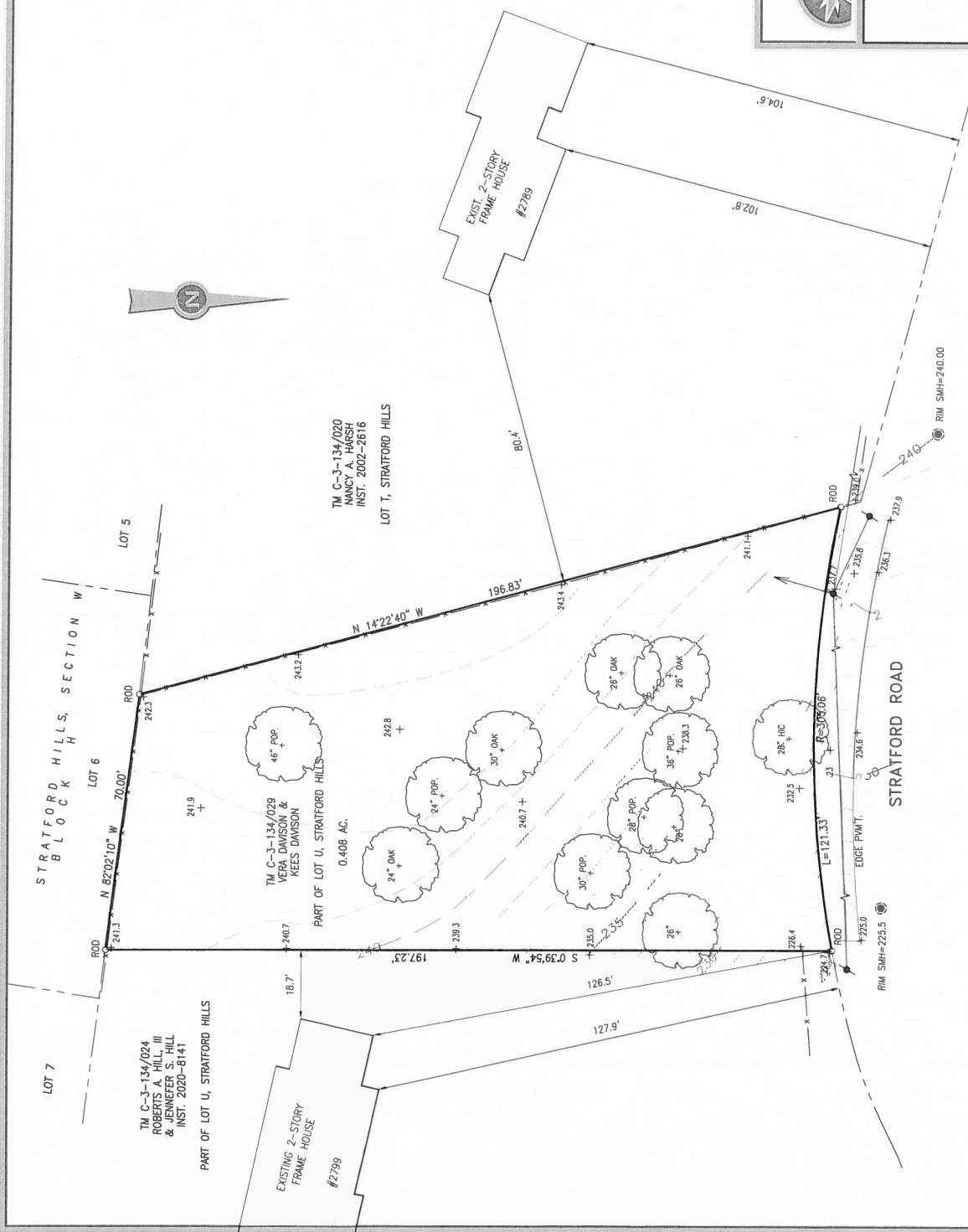
### CITY OF RICHMOND, VIRGINIA

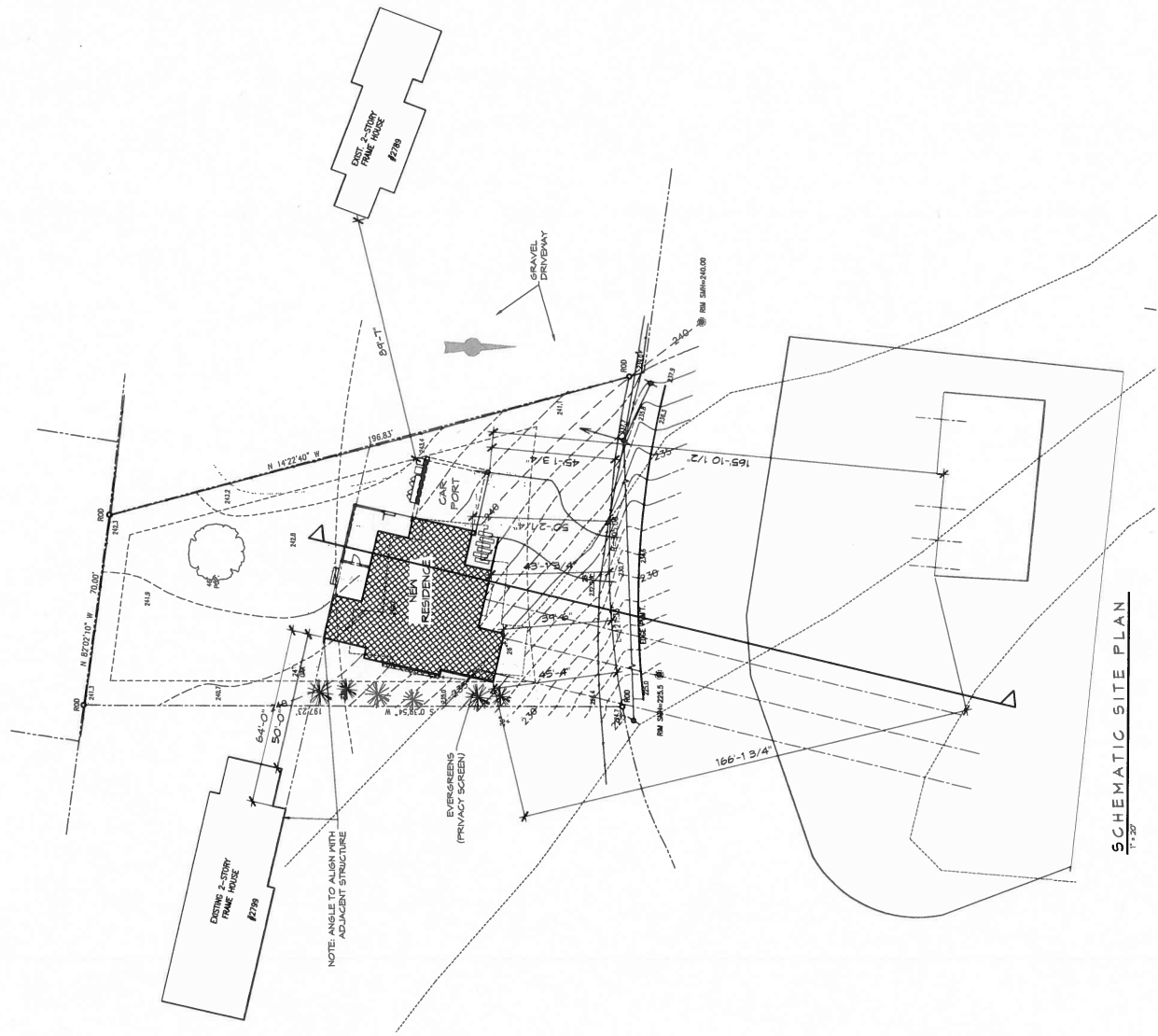
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together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

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





**SCHEMATIC SITE PLAN**  
 T-220



DESIGNS BY AARON OLSON

804-560-4234

aaron@dbao.design

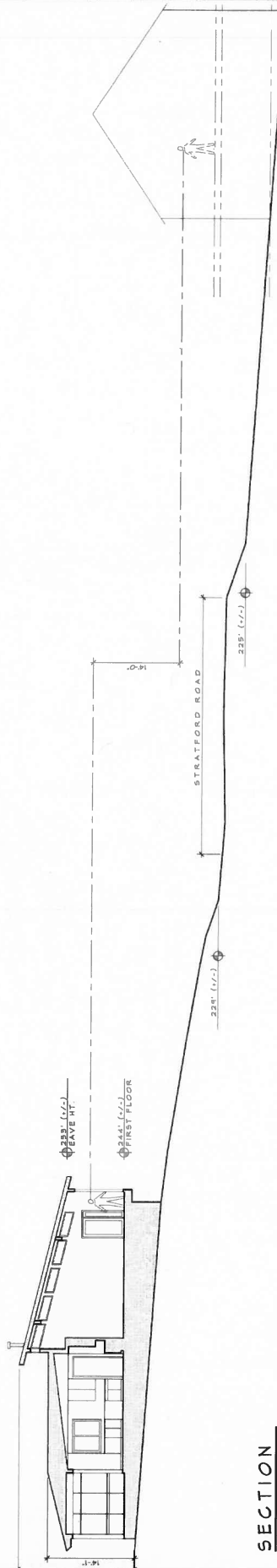
Vera and Kees Davison  
Proposed Residence for:  
2793 Stratford Road  
Richmond, Virginia

Issued: 10.14.2020

Revised:

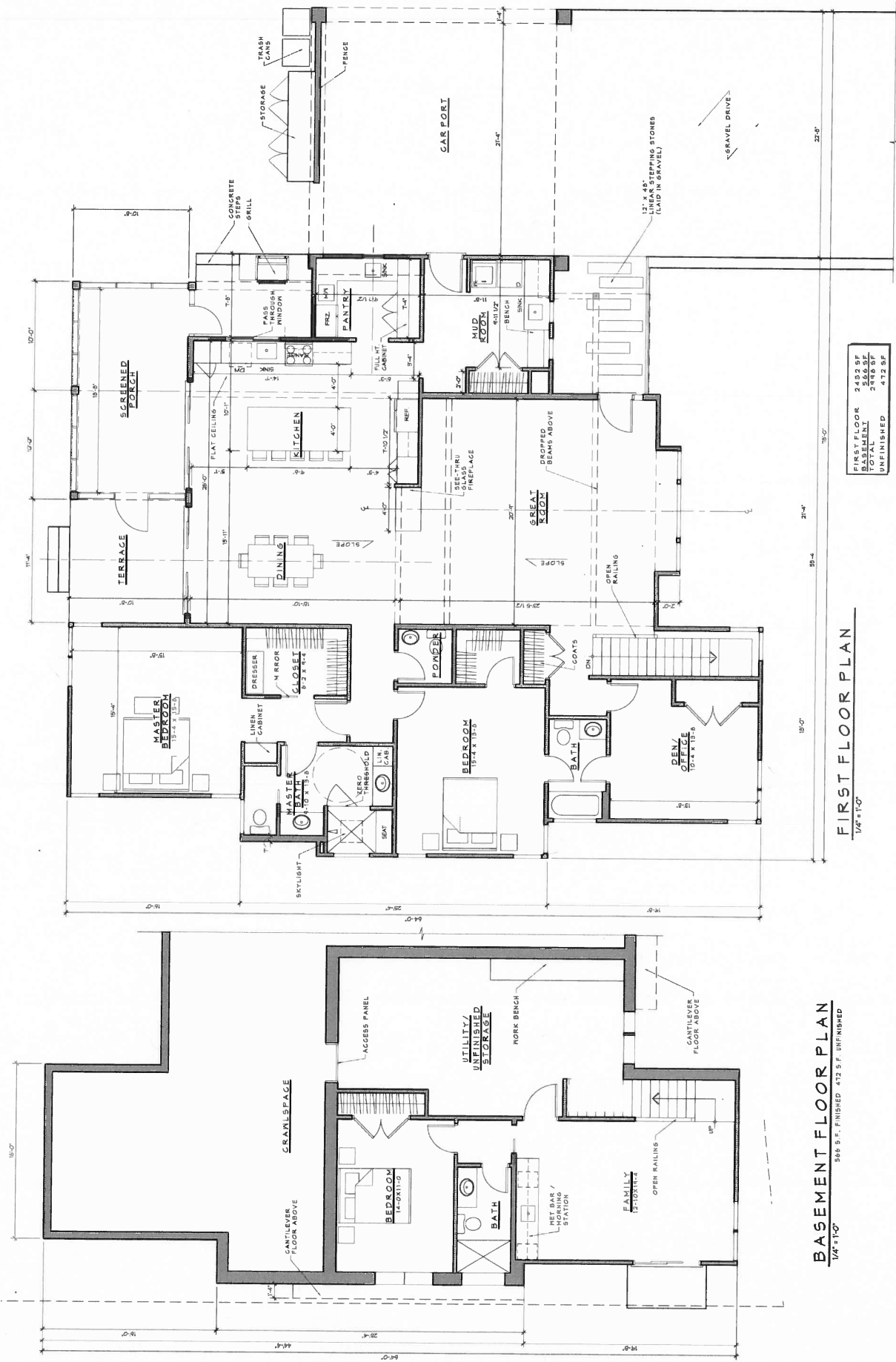
Sheet:

© Drawn by Aaron Olson, Inc. All rights reserved. This drawing is the property of Aaron Olson, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without obtaining the expressed written consent of Drawn by Aaron Olson, Inc.

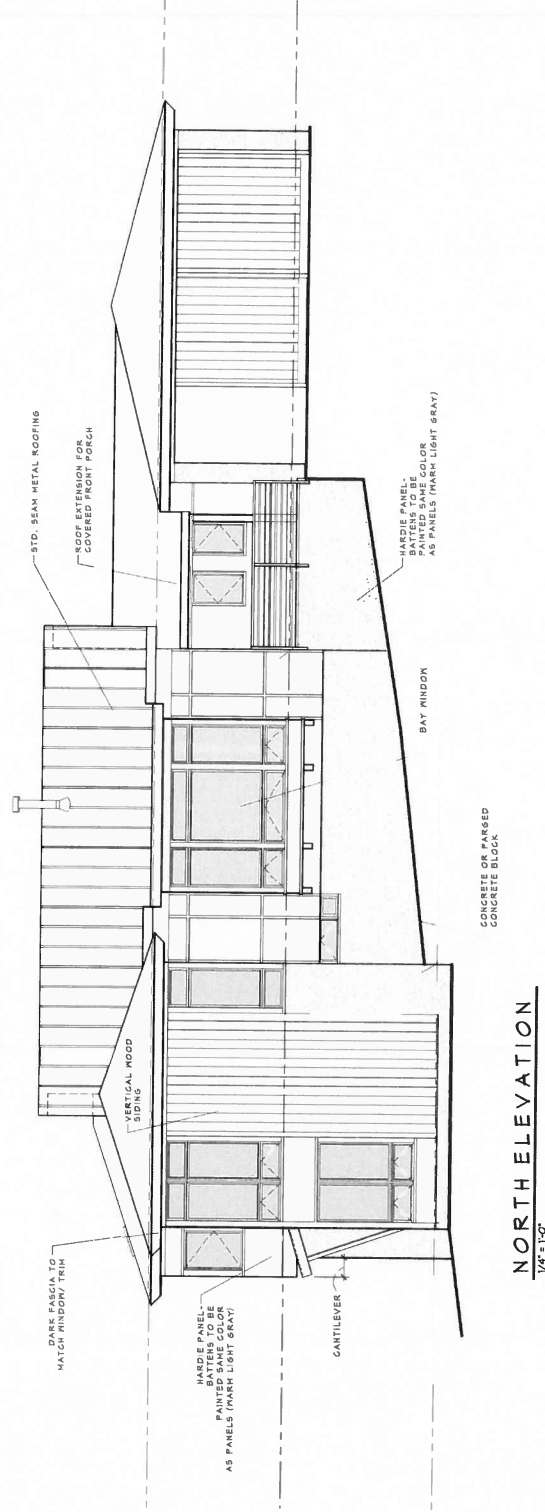
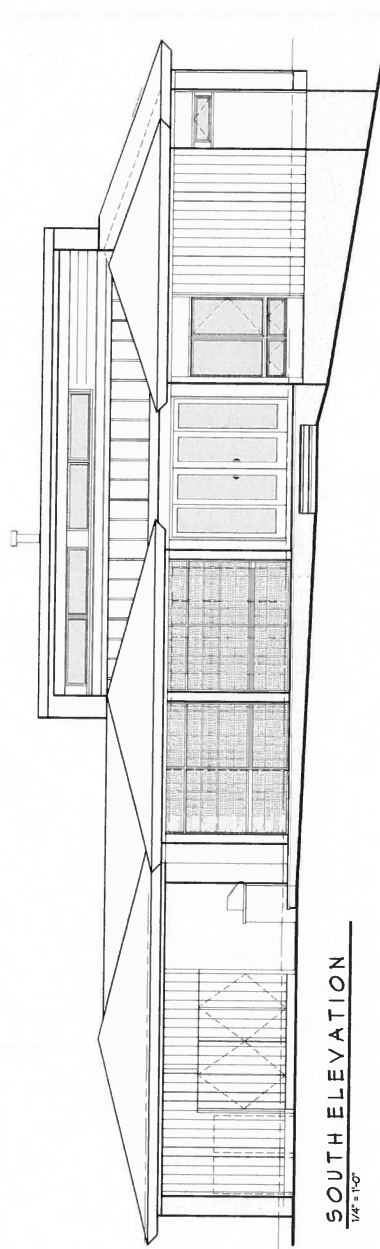


SECTION  
1/8" = 1'-0"

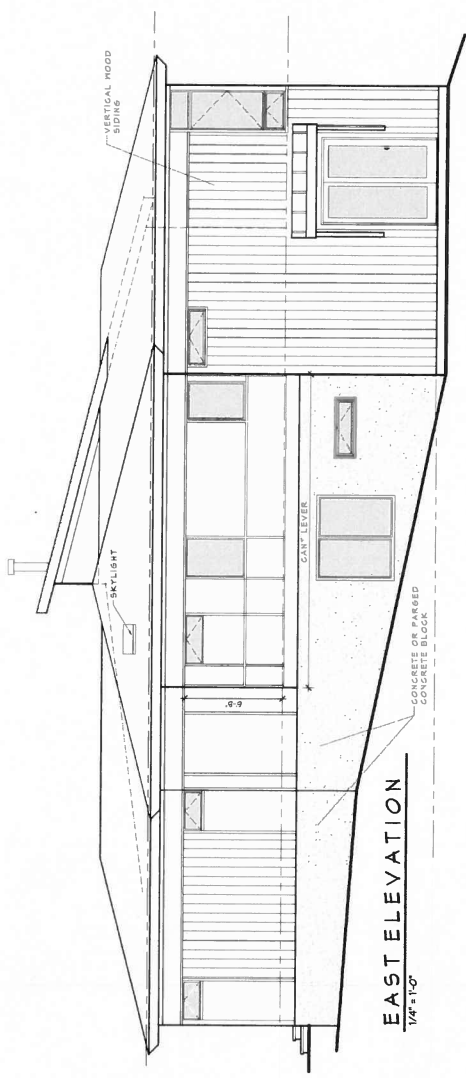
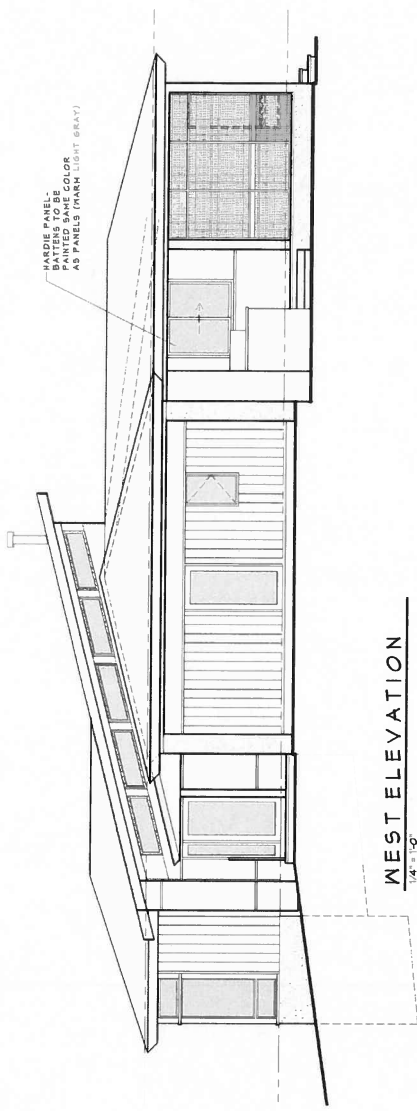
© Design by Aaron Olson, Inc. expressly reserves copyright and all other proprietary rights in this plan. Plans are not to be reproduced, altered, or used for any other project without the written consent of Design by Aaron Olson, Inc. No part of this plan may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written consent of Design by Aaron Olson, Inc.



FIRST FLOOR	2452 SF
BASEMENT	2452 SF
TOTAL	4904 SF
UNFINISHED	472 SF









CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

September 9, 2019

Fall Line Properties  
7700 Rockfalls Drive  
Richmond, Va 23225  
Attn: Mr. Ed Gill

**RE: 2799 Stratford Road**

Tax parcel: C003-0134/024

Dear Mr. Gill:

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

The property is located within the R-2 (Single-family Residential) zoning district. Lot area and width requirements for the R-2 district are as follows: Lot Area - 15,000 square feet, Lot Width - 90'. According to the city's Assessor's records, the above property has a lot area of 75,358.8 square feet, and lot width of 410'.

The above parcel was formerly located in Chesterfield County and is described in Deed 98-3115, the most recent deed, as, *"Parcel I: All that certain lot, piece or parcel of land, with improvements thereon and appurtenances thereto, lying and being in the City of Richmond, Virginia (formerly Chesterfield County), containing 1.872 acres, as shown on a certain plat of survey prepared by T. Crawford Redd and Brothers, Inc. Civil engineers, dated April 1, 1938, and recorded in the Clerk's office, Circuit Court, Chesterfield County, Virginia, to which plat reference is hereby made for a more particular description."*

*"Less and except 0.142 acre parcel conveyed to Phil Gardner Company, Inc. a Virginia corporation, by Deed dated May 3, 1989, and recorded May 26, 1989, in the Clerk's Office, Circuit Court, City of Richmond, Virginia, in deed Book 0203, page 135."*

*"Less and except 0.408 acre parcel as shown on plat of survey prepared by Charles H. Fleet and Associates, P. C., dated August 23, 1996, and revised September 6, 1996, entitled "Plat of Property Situated on The*

*Southern Line of Stratford Road and East of Kenbury Road, Richmond, Virginia" a copy of which plat is attached to that certain deed recorded in the aforesaid Clerk's Office, as Deed Number 97-0021622."*

Parcel II is described as: *"All that certain lot, piece or parcel of land, with improvements thereon and appurtenances thereto, lying and being in the City of Richmond, Virginia (formerly Chesterfield County), containing 0.408 acres, as shown on a certain plat prepared by Charles H. Fleet and Associates, P. C., dated August 23, 1996, and revised September 6, 1996, entitled "Plat of Property Situated On the Southern Line of Stratford Road and East of Kenbury Road, Richmond, Virginia", a copy of which plat is attached to that certain deed recorded in the aforesaid Clerk's Office, as Deed Number 97-0021622."*

Based on the information provided, as it relates to the unimproved parcel II described above, it has been determined that this split was entitled and The Zoning Confirmation Letter written on September 23, 1997, remains valid with regard to confirmation that parcel II is in compliance with the minimum requirements of the R-2 district for lot area and width. The lot line adjustment regarding the 0.142 acre parcel conveyed by Deed dated May 26, 1989, carries no negative impact on splitting off parcel II. Other requirements of the district are as follows:

**Sec. 30-404.5. Yards:**

Front yard - There shall be a front yard with a depth of not less than 30 feet (or as determined by existing setbacks of adjacent main buildings within 100 feet.)

Side yards - There shall be side yards not less than nine feet in width.

Rear yard - There shall be a rear yard with a depth of not less than nine feet.

**Sec. 30-404.6. Lot Coverage:**

Maximum lot coverage in the R-2 single-family residential district shall not exceed 25 percent of the area of the lot.

**Sec. 30-404.7. Height:**

No building or structure in the R-2 single-family residential district shall exceed 35 feet in height.

**Sec. 30-680.3. Accessory Building Erection and use:**

No permanent accessory building shall be erected on a lot until the construction of the main building is commenced, and no permanent accessory building shall be used until the main building is completed and a certificate of occupancy for such building has been issued.

**Sec. 30-680.4. Height and size limits:**

In addition to height limits set forth elsewhere in this division, no building accessory to a single-family or two-family dwelling shall exceed 20 feet in height, nor shall the building area of all accessory buildings on any lot devoted to single-family or two-family dwelling use exceed the building area of the main building on the lot.

**Sec. 30-710.1 Number of spaces required for particular uses.**

Dwelling use, single-family detached requires one off street parking space per unit.

**Conclusion:**

Parcel II, remains under common ownership along with Parcel I and share the same deed and Tax ID numbers. A separate deed is required to be recorded at The John Marshall Courthouse. Once the deed for

Parcel II has been recorded, the City's Assessor's office will generate a unique Tax ID number and this split will be reflected in the Assessor's records and The City of Richmond Zoning Map.

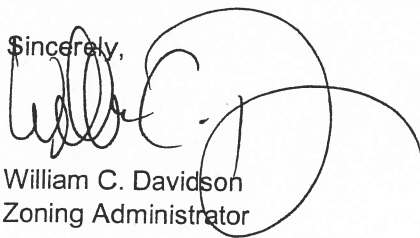
Upon submittal of specific development plans, including detailed floor plans, for any proposed use(s), this office will evaluate them for conformance with all zoning requirements in effect at that time.

Please contact the Water Resources Division of the department of Public Utilities at (804)646-7674 to obtain information concerning grading, erosion control issues, wetland, floodplain and Chesapeake Bay Preservation areas.

**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, Andrea Cuffee by e-mail at: [andrea.cuffee@richmondgov.com](mailto:andrea.cuffee@richmondgov.com) or by telephone at: (804) 646-4025.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Davidson', with a large, loopy flourish extending from the end of the signature.

William C. Davidson  
Zoning Administrator

Cc: Charles F. and Brenda Finley  
2799 Stratford Road  
Richmond, VA 23225



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

# BUILDING PERMIT/CERTIFICATE APPLICATION

PERMIT NO.

B

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

CONTRACTOR/OWNER INFORMATION	1 JOB/PROPERTY ADDRESS (STREET & NUMBER) <b>2193 STRATFORD ROAD</b>						2 FLOOR/ROOM NO.	
	3 CONTRACTOR NAME			4 LICENSE TYPE	5 CLASS <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	6 STATE LICENSE NO.		
	7 CONTRACTOR STREET ADDRESS			8 CONTRACTOR TELEPHONE NO. / EMAIL ADDRESS				
	9 CITY			STATE	ZIP CODE	10 CONTRACTOR FAX NO.		
BUILDING INFORMATION	11 PROPERTY OWNER NAME <b>KEES &amp; VERA DAVISON</b>			12 PROPERTY OWNER ADDRESS/ZIP <b>17-4 MALVERN AVE. RICHMOND, VA</b>		13 OWNER DAYTIME TELEPHONE NO. <b>703-965-3110</b>		
	14 DESCRIBE CURRENT STRUCTURE USE <b>UNIMPROVED LOT</b>			15 DESCRIBE PROPOSED STRUCTURE USE <b>SINGLE-FAMILY DWELLING</b>				
	16 NEW ACCESSORY BLDG. <input type="checkbox"/> ACC		17 ADDITION <input type="checkbox"/> ADD	18 RESIDENTIAL GARAGE <input type="checkbox"/> AD1	19 RESIDENTIAL DECK <input type="checkbox"/> AD2	20 OPEN PORCH <input type="checkbox"/> AD3	21 ENCLOSED PORCH <input type="checkbox"/> AD4	22 ALTER/REMODEL LIGHT <input type="checkbox"/> AL1
	23 ALTER/REMODEL HEAVY <input type="checkbox"/> AL2		24 DEMOLITION <input type="checkbox"/> DEM	25 TENANT FITUP <input type="checkbox"/> FUP	26 FOUNDATION ONLY <input type="checkbox"/> FOU	27 NEW BUILDING <input type="checkbox"/> NB	28 MOVING/RELOCATION <input type="checkbox"/> REL	29 REPAIR/REPLACEMENT <input type="checkbox"/> REP
WORK DESCRIPTION	30 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY			31 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE		32 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1. LODGING HOUSE <input type="checkbox"/> 3. ADULT CARE RESIDENCE <input type="checkbox"/> 2. NURSING HOME		
	33 INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A, B, C, D, E & F. TOTAL B, C, D, E & F. SUBTRACT THIS TOTAL FROM A TO OBTAIN G. COSTS ARE TO INCLUDE MATERIAL, LABOR, SUBCONTRACTS OVERHEAD & PROFIT.			A. TOTAL CONST. COST OF ENTIRE JOB	C. MECH. COST	E. SPRINKLER COST	G. TOTAL CONSTRUCTION COST LESS TRADE PERMITS	
				B. ELEC. COST	D. PLUMB. COST	F. ELEVATOR COST		
	34 DESCRIBE SCOPE OF WORK <b>CONSTRUCT NEW SINGLE-FAMILY DETACHED DWELLING.</b>							
LIEN INFORMATION	35 LIEN AGENT NAME						36 PHONE NO.	
	37 ADDRESS						ZIP CODE	
CONTACT INFORMATION	38 CONTACT PERSON <b>VERA DAVISON</b>				39 CONTACT PHONE NO. <b>703-965-3110</b>		40 CONTACT FAX NO.	
	41 CONTACT ADDRESS <b>17-4 MALVERN AVE. RICHMOND, VA</b>				ZIP CODE <b>23221</b>	42 EMAIL		
RE-ROOF DAILY	43 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO				NAME			
	44 ENGINEER/ARCHITECT NAME				45 ENGINEER/ARCHITECT PHONE NO.	46 ENGINEER/ARCHITECT FAX NO.	47 EMAIL	
THE APPROX.	48 ROOF TYPE 1 (SEE BACK FOR LIST)			49 NO. OF SQUARES	50 ROOF TYPE 2 (SEE BACK FOR LIST)		51 NO. OF SQUARES	
	52 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO			53 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO				
LOT & BUILDING SIZE	54 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)		55 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)		56 GARAGE AREA (SQ. FT.)		57 OPEN PORCH AREA (SQ. FT.)	
	58 ENCLOSED PORCH AREA (SQ. FT.)		59 DECK AREA (SQ. FT.)		60 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		61 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)	
PARKING	62 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)			63 NO. OF SPACES AT ANOTHER LOCATION		64 LOCATION		
	65 LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO							
SITE WORK	66 WILL THERE BE A <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY			67 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO		68 TOTAL AREA TO BE DISTURBED (SQ. FT.)		
	69 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO							
OWNERS AFFIDAVIT	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	
ASBESTOS CERTIFICATION	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".							
OFFICE USE ONLY	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	
	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	
	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	
APPLICATION APPROVED BY		DATE		APPLICATION DISAPPROVED BY		DATE		

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

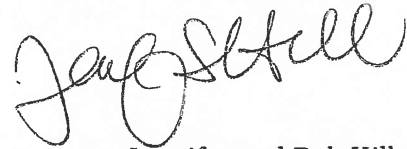
## Acknowledgement of Communication Regarding Intent to Build

8 August 2020

This letter is meant to serve as confirmation that the owners of the lot at 2793 Stratford Road, Richmond VA, Mr. and Mrs. Davison, have approached us regarding their plans to build a home at that address.

We have reviewed the site plan and the sketches of the designed elevations that the Davisons shared with us on August 8, 2020; we have no objection to the Davisons' plans to proceed with construction as has been shown.

We understand that the house that the Davisons intend to construct is less than 100' from our property and will project in front of our house.



Jennifer and Bob Hill  
2799 Stratford Road

