



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

October 9, 2020

CAVA Capital LLC
5310 Markel Road, Suite 104
Richmond, Virginia 23230

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

To Whom It May Concern:

RE: **BZA 42-2020**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, November 4, 2020 due to the state of emergency that exists as a result of 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 second-story addition onto an existing single-family attached dwelling at 1117 NORTH 27th STREET (Tax Parcel Number E000-0521/032), 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 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 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.

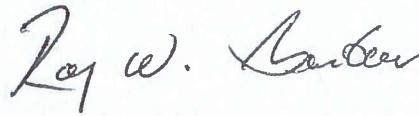
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 42-2020
Page 2
October 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/civicassociationgroupinformation.aspx>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being more 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.

1310 1312 LLC 1001 N 25th St Richmond VA 23223	Blocker Adrienne O 5714 J Street Fairmount Heights MD 20743	Bushaw Neal O 1111 N 27th St Richmond VA 23223
Cava Capital LLC 5310 Markel Rd #104 Richmond VA 23230	Ccree Holdings LLC 11 S 12th St #115 Richmond VA 23219	Coots Jacob M & Silva Gustavo A 1130 N 28th St Richmond VA 23223
Curcio Gabriel P And Moak Kristen L 1126 N 28th St Richmond VA 23223	Darr Evelyn 2911 W Cary St Richmond VA 23221	Ditommaso Anthony M 1116 N 28th St Richmond VA 23223
Drauschak Petra And Heidi Marie 1105 N 27th St Richmond VA 23223	Eco Marble & Granite Inc 4297 Carolina Ave Richmond VA 23222	Ellis Carroll H Iii And Ariel M Taylor-ellis 1118 N 28th St Richmond VA 23223
Forcastle LLC 615 Albemarle St Richmond VA 23220	Geisler Peter L And Caitlan A 1124 N 28th St Richmond VA 23223	Harper Taylor Murray And Merchan Loren Marie 1120 N 27th St Richmond VA 23223
Hiller Daniel M 1113 N 27th St Richmond VA 23223	Historic Richmond Renovations Llc 117 N 29th St Richmond VA 23223	Jones John W Iii And Renee C 2805 Darden Dr Richmond VA 23223
Jordan Rachel 1108 N 27th St Richmond VA 23223	Kirkland Austin 1109 North 27th St Richmond VA 23223	M&t Bank 1 Fountain Plaze 7th Fl Buffalo NY 14203
Mount Sinai Holiness Church Tr 4300 Delmont St Richmond VA 23222	Oferrell James A 1112 N 27th St Richmond VA 23223	Olmeja Advocacy Services Inc 9325 Midlothian Turnpike Ste 13 Richmond VA 23235
O'neal Stephen Vincent And Molly Cook 1128 N 28th St Richmond VA 23223	Pelham James A 178 Pine St Apt M Freeport NY 11520	Richmond Scattered Sites East LLC 23 W Broad Street Ste 100 Richmond VA 23220
Rva Sugar LLC 1704 Avondale Ave Richmond VA 23227	Savage Andrew F And Joanne A 2601 E Franklin St Richmond VA 23223	Spirit Of God Ministries International Inc 2517 Alcott Rd Richmond VA 23237

Stewart Abdalla A And Alexandra H
1120 N 28th St
Richmond VA 23223

Tabb Thomas
1114 N 27th St
Richmond VA 23223

Tdz Properties LLC
Po Box 29003
Henrico VA 23242

Tran Vi
1122 N 28th St
Richmond VA 23223

Tranter Jacqueline L
1123 N 27th St
Richmond VA 23223

Underwood John
1116 North 27th St
Richmond VA 23223

Property: 1117 N 27th St Parcel ID: E0000521032**Parcel**

Street Address: 1117 N 27th St Richmond, VA 23223-
Owner: CAVA CAPITAL LLC
Mailing Address: 5310 MARKEL RD #104, RICHMOND, VA 23230
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 332 - East End - Fairmont/Creighton
Property Class: 161 - R Two Family Converted
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2020
Land Value: \$35,000
Improvement Value: \$177,000
Total Value: \$212,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 2318.25
Acreage: 0.0532
Property Description 1: 0017.52X0132.32 0000.053 AC
State Plane Coords(?): X= 11799037.814130 Y= 3721166.639411
Latitude: 37.53781092 , **Longitude:** -77.40984934

Description

Land Type: Residential Lot A
Topology:
Front Size: 17
Rear Size: 132
Parcel Square Feet: 2318.25
Acreage: 0.0532
Property Description 1: 0017.52X0132.32 0000.053 AC
Subdivision Name : NONE
State Plane Coords(?): X= 11799037.814130 Y= 3721166.639411
Latitude: 37.53781092 , **Longitude:** -77.40984934

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$35,000	\$190,000	\$225,000	Reassessment
2020	\$35,000	\$177,000	\$212,000	Reassessment
2019	\$30,000	\$158,000	\$188,000	Reassessment
2018	\$20,000	\$154,000	\$174,000	Reassessment
2017	\$20,000	\$139,000	\$159,000	Reassessment
2016	\$20,000	\$139,000	\$159,000	Reassessment
2015	\$20,000	\$133,000	\$153,000	Reassessment
2014	\$20,000	\$132,000	\$152,000	Reassessment
2013	\$20,000	\$130,000	\$150,000	Reassessment
2012	\$32,000	\$126,000	\$158,000	Reassessment
2011	\$32,000	\$140,000	\$172,000	CarryOver
2010	\$32,000	\$140,000	\$172,000	Reassessment
2009	\$31,800	\$140,000	\$171,800	Reassessment
2008	\$31,800	\$140,000	\$171,800	Reassessment
2007	\$31,800	\$108,900	\$140,700	Reassessment
2006	\$10,000	\$108,900	\$118,900	Reassessment
2005	\$10,000	\$103,700	\$113,700	Reassessment
2004	\$3,700	\$28,400	\$32,100	Reassessment
2003	\$3,700	\$28,400	\$32,100	Reassessment
2002	\$3,600	\$27,800	\$31,400	Reassessment
1998	\$3,500	\$27,000	\$30,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/22/2018	\$110,000	RICHARDSON HERMAN JR &	ID2018-17494	2 - INVALID SALE-DO NOT USE
08/27/2007	\$0	YOUNG GLORIA F	ID2007-29177	2 - INVALID SALE-Relation Between Buyer/Seller
05/11/2006	\$0	RICHARDSON HERMAN JR &	ID2006-15515	
07/01/1983	\$24,000	Not Available	00814-0128	

Planning

Master Plan Future Land Use: SF-MD
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: East
Traffic Zone: 1059
City Neighborhood Code: CHN
City Neighborhood Name: Church Hill North
Civic Code: 3000
Civic Association Name: Church Hill Central Civic Association
Subdivision Name: NONE
City Old and Historic District:
National historic District: Church Hill North
Neighborhoods in Bloom: Church Hill Central
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	1008	0207001	020700
1990	207	0207002	020700

Schools

Elementary School: George Mason
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 11
Dispatch Zone: 118A

Public Works Schedules

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

Government Districts

Council District: 7
Voter Precinct: 703
State House District: 70
State Senate District: 16
Congressional District: 4

Extension 1 Details**Extension Name:** R01 - Residential record #01**Year Built:** 1920**Stories:** 2**Units:** 0**Number Of Rooms:** 8**Number Of Bed Rooms:** 4

2

Number Of Full Baths:**Number Of Half Baths:** 0**Condition:** normal for age**Foundation Type:** Full Crawl**1st Predominant Exterior:** Alum/Vinyl**2nd Predominant Exterior:** N/A**Roof Style:** Flat or Shed**Roof Material:** Metal**Interior Wall:** Plaster**Floor Finish:** Softwood-standard**Heating Type:** Heat pump**Central Air:** Y**Basement Garage Car #:** 0**Fireplace:** N**Building Description (Out Building and
Yard Items) :****Extension 1 Dimensions****Finished Living Area:** 2617 Sqft**Attic:** 0 Sqft**Finished Attic:** 0 Sqft**Basement:** 0 Sqft**Finished Basement:** 0 Sqft**Attached Garage:** 0 Sqft**Detached Garage:** 0 Sqft**Attached Carport:** 0 Sqft**Enclosed Porch:** 0 Sqft**Open Porch:** 205 Sqft**Deck:** 0 Sqft

Property Images

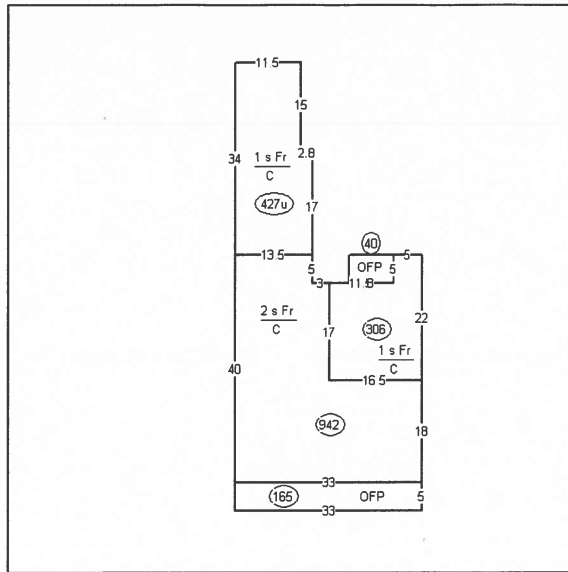
Name:E0000521032 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:E0000521032 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) 510-0333
ADDRESS: 5310 Markel Road, Suite 104 FAX: () (Work) ()
Richmond, Virginia 23230 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) ()
Richmond, VA 23230 E-mail Address: markbaker@bakerdevelopmentresources.com
Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1117 North 27th Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.5.(2)b & 30-810.1

APPLICATION REQUIRED FOR: A building permit to construct a second-story addition onto an existing single-family attached dwelling.

TAX PARCEL NUMBER(S): E000-0521/032 ZONING DISTRICT: R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The side yard (setback) and the nonconforming feature requirements are not met. A side yard of three feet (3') is required along the southern property line; a nonconforming side yard of 1.2 feet exists/is proposed for a portion of the second-story addition. Vertical expansion of that part of a building which is nonconforming with regard to a yard or open space requirement shall be considered an increase in the extent of the nonconforming feature and shall not be permitted.

DATE REQUEST DISAPPROVED: September 18, 2020

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: September 18, 2020 TIME FILED: 1:58 p.m. PREPARED BY: Brian Mercer RECEIPT NO. BZAR-079262-2020

AS CERTIFIED BY: [Signature] (ZONING ADMINSTRATOR)

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) (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: 10/5/2020

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

CASE NUMBER: BZA 42-2020 HEARING DATE: November 4, 2020 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 42-2020
150' Buffer

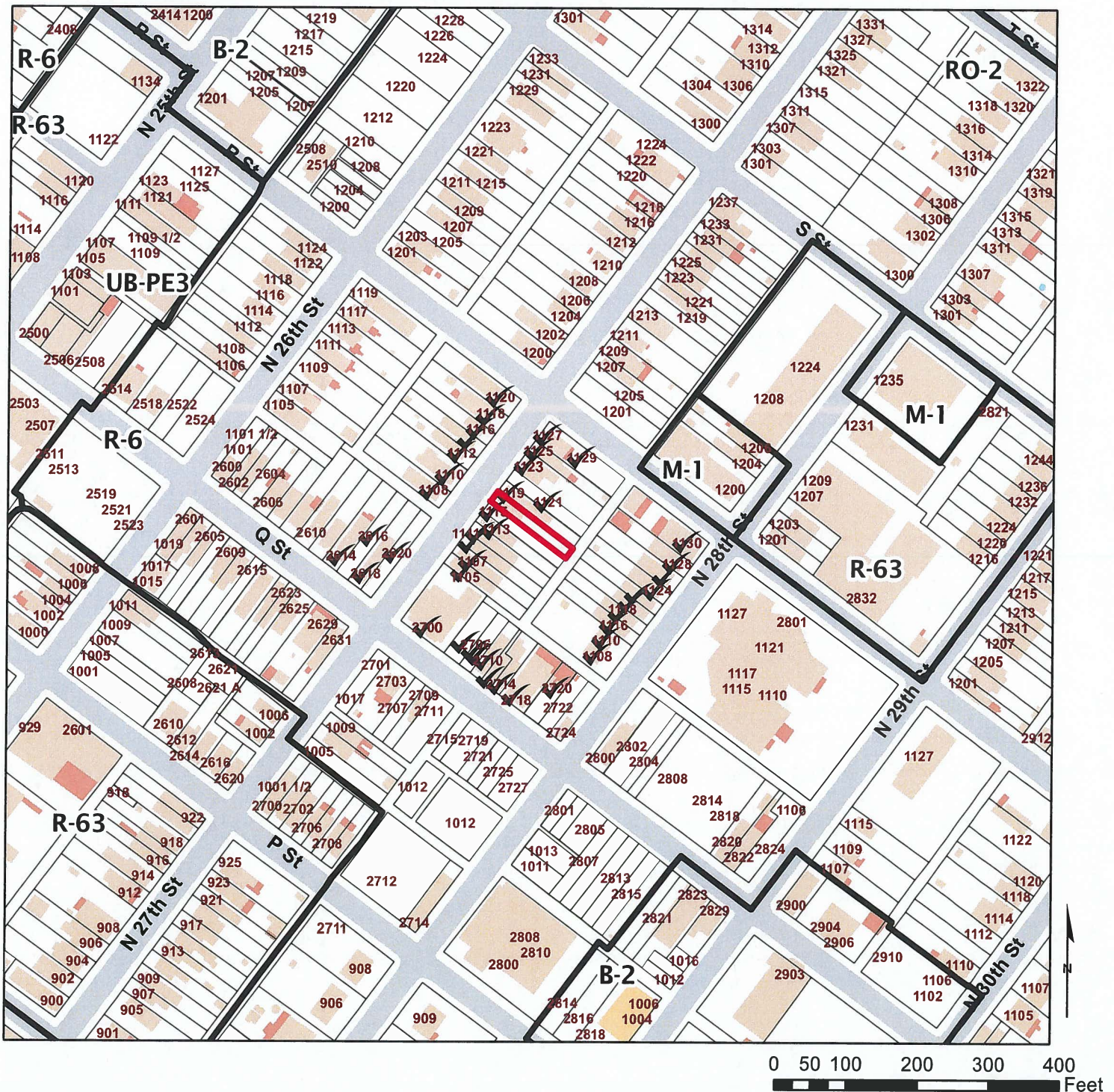
APPLICANT(S): CAVA Capital LLC

PREMISES: 1117 North 27th Street
(Tax Parcel Number E000-0521/032)

SUBJECT: A building permit to construct a second-story addition
onto an existing single-family attached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.5.(2)b & 30-810.1
of the Zoning Ordinance for the reason that:

The side yard (setback) and the nonconforming feature 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)

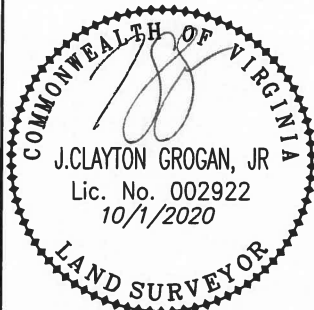
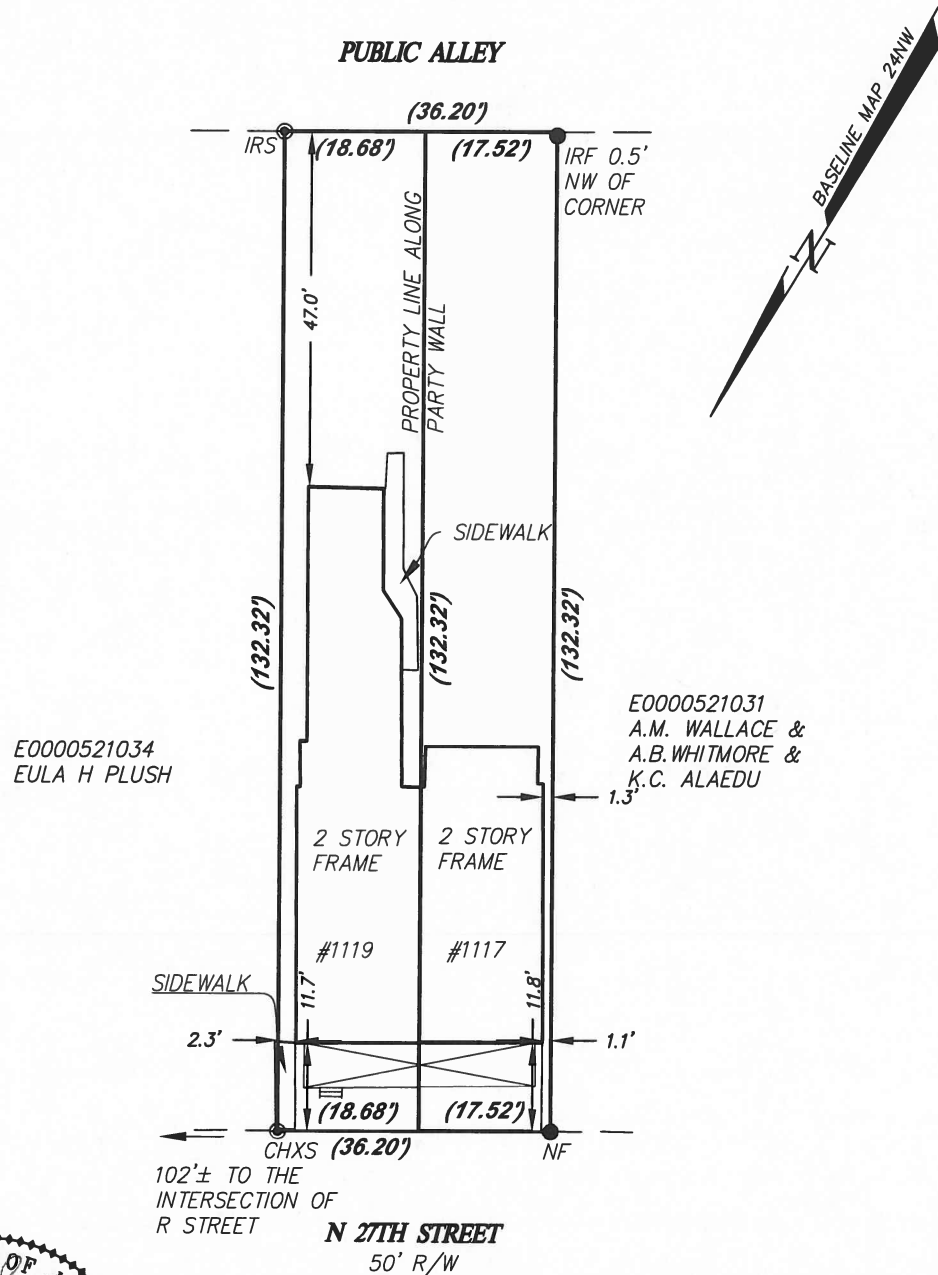


GENERAL NOTES:

1. OWNER OF RECORD: CAVA CAPITAL LLC
2. LEGAL REFERENCES: 180017494
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. #5101290041E WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

LEGEND

IRF = IRON ROD FOUND
 NF = NAIL FOUND
 CHXS = CHISELED X MARKED
 IRS = IRON ROD SET
 OHW = OVERHEAD WIRES



PROPOSED LOT SPLIT
1119/1117 N 27TH STREET

RICHMOND, VIRGINIA
 SCALE: 1"=20'

TAX #. E0000521032

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: 3 MARCH 2019

REV: 1 OCTOBER 2020

N.B.

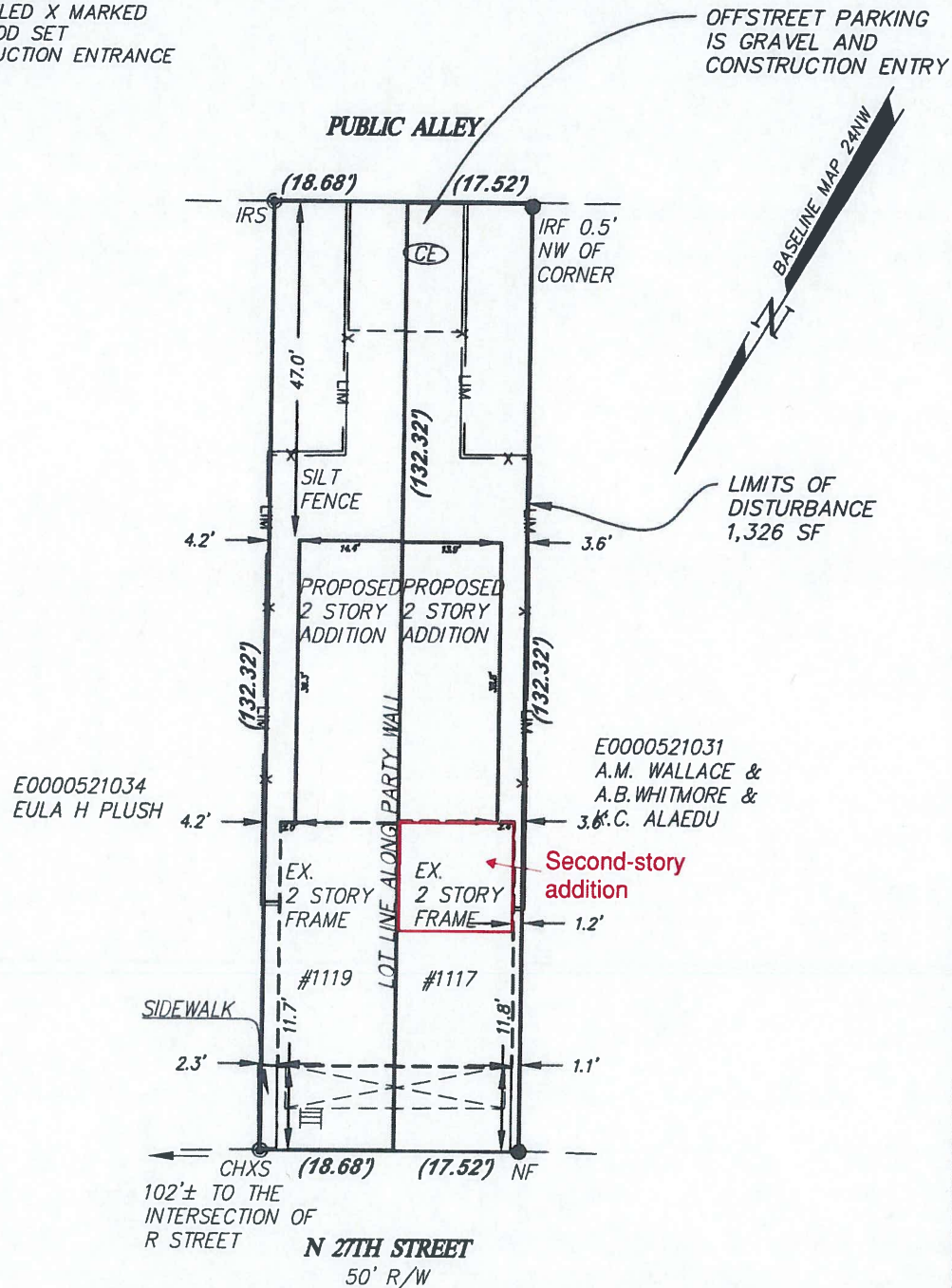
W.O.: 18-5123

GENERAL NOTES:

1. OWNER OF RECORD: CAVA CAPITAL LLC
2. LEGAL REFERENCES: 180017494
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. #5101290041E WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

LEGEND

IRF = IRON ROD FOUND
 NF = NAIL FOUND
 CHXS = CHISELED X MARKED
 IRS = IRON ROD SET
 CE = CONSTRUCTION ENTRANCE



BUILDING PERMIT PLOT PLAN
1119/1117 N 27TH STREET

RICHMOND, VIRGINIA
 SCALE: 1"=20'

TAX #. E0000521032

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: 22 SEPTEMBER 2020

D-

N.B.

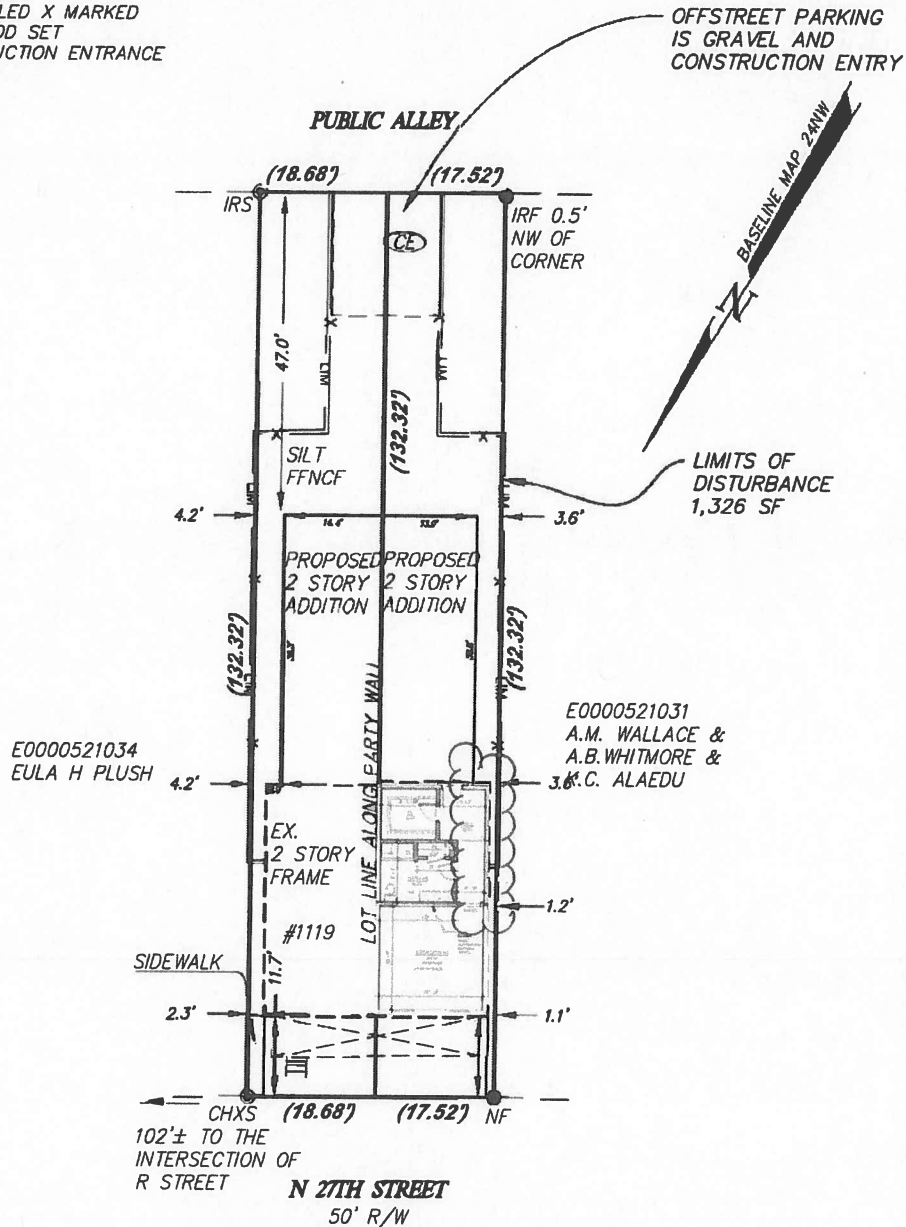
W.O.: 18-5123

GENERAL NOTES:

1. OWNER OF RECORD: CAVA CAPITAL LLC
2. LEGAL REFERENCES: 180017494
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. #5101290041E WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

LEGEND

IRF = IRON ROD FOUND
 NF = NAIL FOUND
 CHXS = CHISELED X MARKED
 IRS = IRON ROD SET
 CE = CONSTRUCTION ENTRANCE



BUILDING PERMIT PLOT PLAN
1119/1117 N 27TH STREET

RICHMOND, VIRGINIA
 SCALE: 1"=20'

TAX # E0000521032
 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: 22 SEPTEMBER 2020
 D-
 N.B.
 W.O.: 18-5123

TWO FAMILY RESIDENCE
RENOVATIONS & ADDITIONS
1117 & 1119 N 27TH STREET
RICHMOND, VA 23223

PROJECT DESCRIPTION:
FRANK CAVA, LLC
RESIDENCE

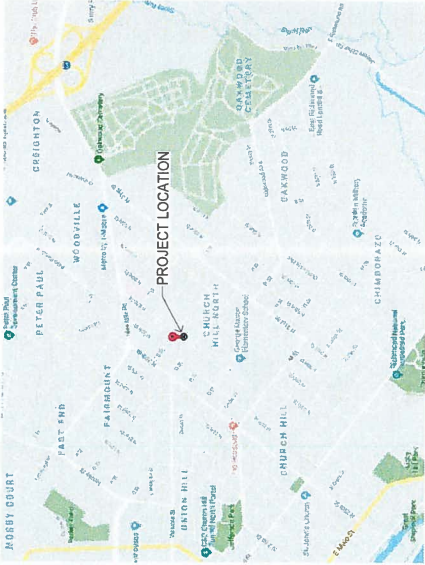
PROPERTY OWNER:
FRANK CAVA, LLC
FRANK CAVA
(804) 510-0887

SQUARE FOOTAGES:

UNIT A
1ST FLOOR: 1,120 SF
2ND FLOOR: 1,120 SF
TOTAL: 2,240 SF
UNIT B
1ST FLOOR: 1,096 SF
2ND FLOOR: 1,096 SF
TOTAL: 2,192 SF

BUILDING CODE:
2015 INTERNATIONAL RESIDENTIAL CODE (IRC 2015) VIRGINIA EDITION

LOCAL CODE DATA:
GROUND SNOW LOAD (Ps): 20 PSF
WIND LOAD: 90 MPH 3 SEC GUST (ASD) 115MPH (ULTIMATE)
WIND PROTECTION CATEGORY: 55.6 DEGREES
MEAN ANNUAL TEMPERATURE: 25 DEGREES
AIR FREEZE INDEX: 18 INCHES
FROST DEPTH: NO WEATHER
MODERATE



GENERAL NOTES:

1. DRAWINGS ARE NOT TO BE SCALED.
2. ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD AND ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BOUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO BEGINNING WORK.
3. ALL GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO CONSTRUCTION.
4. ALL CONSTRUCTION TRADES ARE RESPONSIBLE FOR COMPLIANCE WITH CITY, STATE AND FEDERAL CODES AND, PERMITS AND JOB SAFETY REQUIREMENTS.
5. THIS PLAN HAS BEEN PREPARED TO MEET PROFESSIONAL STANDARDS AND PRACTICES, HOWEVER, BUILDING CODE REQUIREMENTS MAY VARY BY JURISDICTION. THE DESIGNER SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND DETAILS AND SHOULD REVIEW PLANS TO INSURE THEY MEET CURRENT CODE REQUIREMENTS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR VERIFYING CONDITIONS, DIMENSIONS AND STRUCTURAL DETAILS OF THE BUILDING AND ASSUMES FULL LIABILITY FOR ANY ISSUES THAT MAY ARISE FROM THESE PLANS. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, AND TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME ARE AT VARIANCE. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS.
6. REFER TO STRUCTURAL PLANS PROVIDED TO OWNER BY STRUCTURAL TECHNOLOGIES, LLC FOR FRAMING LAYOUTS, SIZES AND CONNECTIONS.

SHEET INDEX		
Sheet Number	Sheet Name	Sheet Issue Date
CS0.1	COVER SHEET	01/30/20
CS0.2	SITE PLAN	01/30/20
A1.1	DEMO PLANS	01/30/20
A1.2	FLOOR PLANS	01/30/20
A1.4	BRACED WALL PLANS & ROOF PLAN	01/30/20
A1.5	BUILDING SECTIONS	01/30/20
A1.6	WALL SECTIONS AND PARTITION TYPES	01/30/20
A2.1	PROPOSED ELEVATIONS	01/30/20

OWNER

CAVA CAPITAL, LLC
5310 MARKEL RD., SUITE 104
RICHMOND, VA 23230
(804) 510-0887

DESIGNER



METRO design, llc
P.O. Box 2378
Richmond, VA 23160
cava@metrodesignva.com
(804) 514-0818

PROJECT INFORMATION

RESIDENTIAL
RENOVATIONS
1117 & 1119 N 27th St
Richmond, VA 23223

ISSUES	DATE	DESCRIPTION
NO	YEAR	PRINT SET

REVISIONS	DATE	DESCRIPTION
NO		

PROJECT NUMBER:
13-209
DRAWN BY:
CML
CHECKED BY:
CML
DATE:
01/30/20

SHEET NAME & TITLE

COVER SHEET
CS0.1

COVER SHEET IS ONE OF AN UNBIDDED SET OF DRAWINGS. THESE DRAWINGS ARE THE PROPERTY OF METRO DESIGN, LLC. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF METRO DESIGN, LLC.

CAVA CAPITAL, LLC
5310 MARKEL RD., SUITE 104
RICHMOND, VA 23230
(804) 510-0667



METRO design, llc
P.O. Box 25788
Richmond, VA 23260
grogan@metrodesignva.com
(804) 814-0818

**RESIDENTIAL
RENOVATIONS**
1117 & 1119 N 27th St
Richmond, VA 23223

[illegible]

PROJECT NUMBER:
DRAWN BY:
SCALE:
DATE:

SITE PLAN
CS0.2

ANY ADVERTISING OR PROMOTIONAL MATERIALS MUST BE RECEIVED BY THE PUBLISHERS AT LEAST 10 BUSINESS DAYS BEFORE THE DEADLINE FOR ADVERTISING. ADVERTISING MATERIALS MUST BE RECEIVED BY THE PUBLISHERS AT LEAST 10 BUSINESS DAYS BEFORE THE DEADLINE FOR ADVERTISING. ADVERTISING MATERIALS MUST BE RECEIVED BY THE PUBLISHERS AT LEAST 10 BUSINESS DAYS BEFORE THE DEADLINE FOR ADVERTISING.

CAVA CAPITAL, LLC
5310 MARKEL RD., SUITE 104
RICHMOND, VA 23230
(804) 510-0667

METRO design
METRO design, llc
P.O. Box 25788
Richmond, VA 23260
crgrogan@metrodesignnva.com
(804) 814-0818

PROJECT INFORMATION

**RESIDENTIAL
RENOVATIONS**
1117 & 1119 N 27th St
Richmond, VA 23223

[illegible]

PROJECT NUMBER: 19-109
DRAWN BY: CRG
SCALE: 1/8" = 1'-0"
DATE: 01/30/20

SHEET NAME & TITLE

DEMO PLANS

A1.1

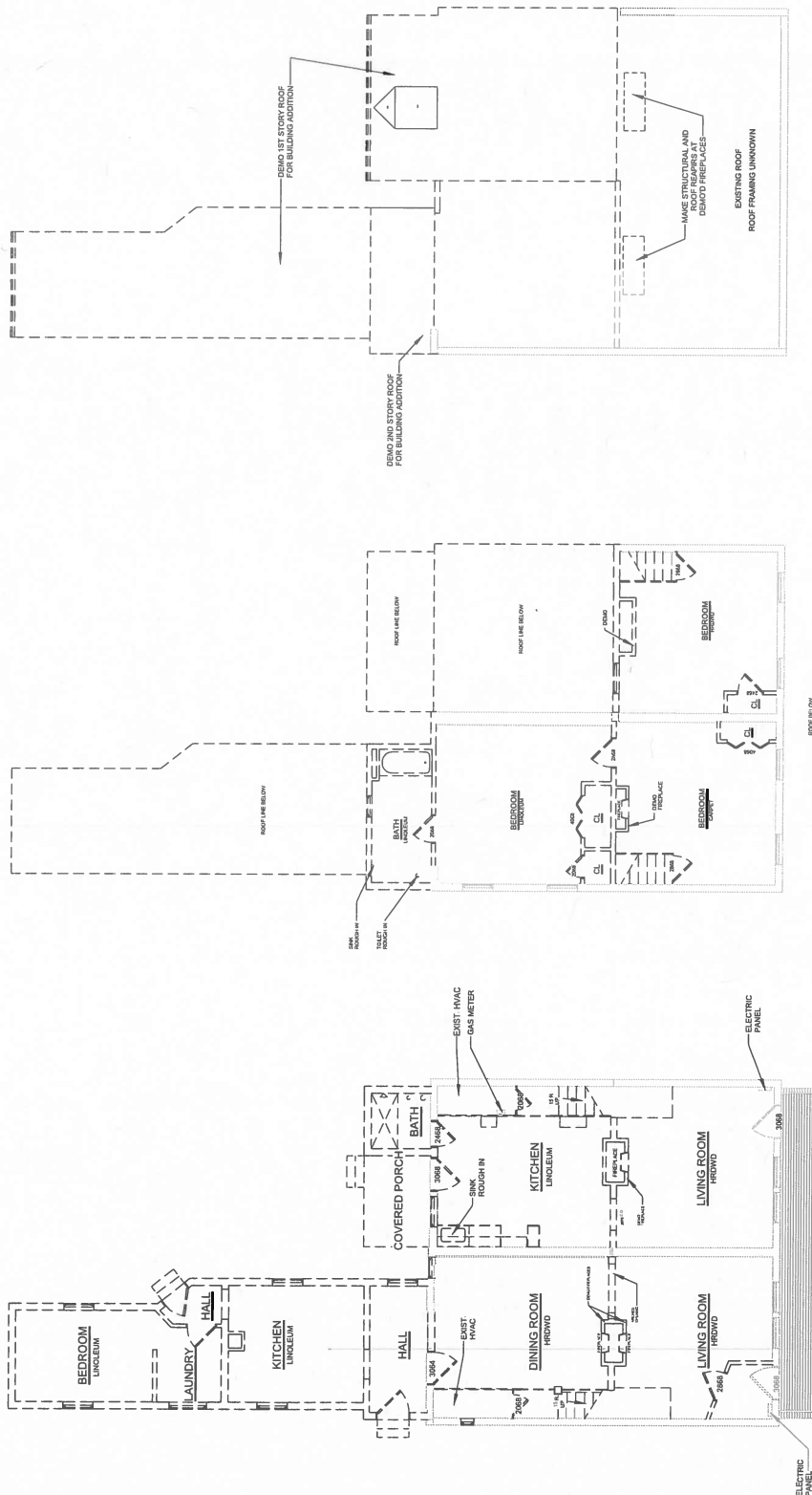
COPYRIGHTED © 2013 BY METRO DESIGN GROUP. THESE PLANS ARE THE PROPERTY OF METRO DESIGN GROUP AND ARE NOT TO BE REPRODUCED, TRACED AND ARE NOT TO BE REPRODUCED BY ANY

1. CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN AND CONTACT DESIGNER OF RECORD OF ANY DISCREPANCIES.

2. EXISTING FLOOR AND ROOF FRAMING NOT INDICATED. CONTRACTOR TO VERIFY STRUCTURAL FRAMING REMOVAL AND NOTIFY DESIGNER OF ANY DISCREPANCIES.

3. WINDOWS AND DOORS WITH (E) NOTATION ARE EXISTING TO REMAIN UNLESS OTHERWISE INDICATED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN FIELD.

4. CONTRACTOR RESPONSIBLE FOR SHORING ALL LOAD BEARING WALLS WHERE NEW STRUCTURAL FRAMING OCCURS.



1 FIRST FLOOR - DEMO PLAN
1/8" = 1'-0"

2 SECOND FLOOR - DEMO PLAN
1/8" = 1'-0"

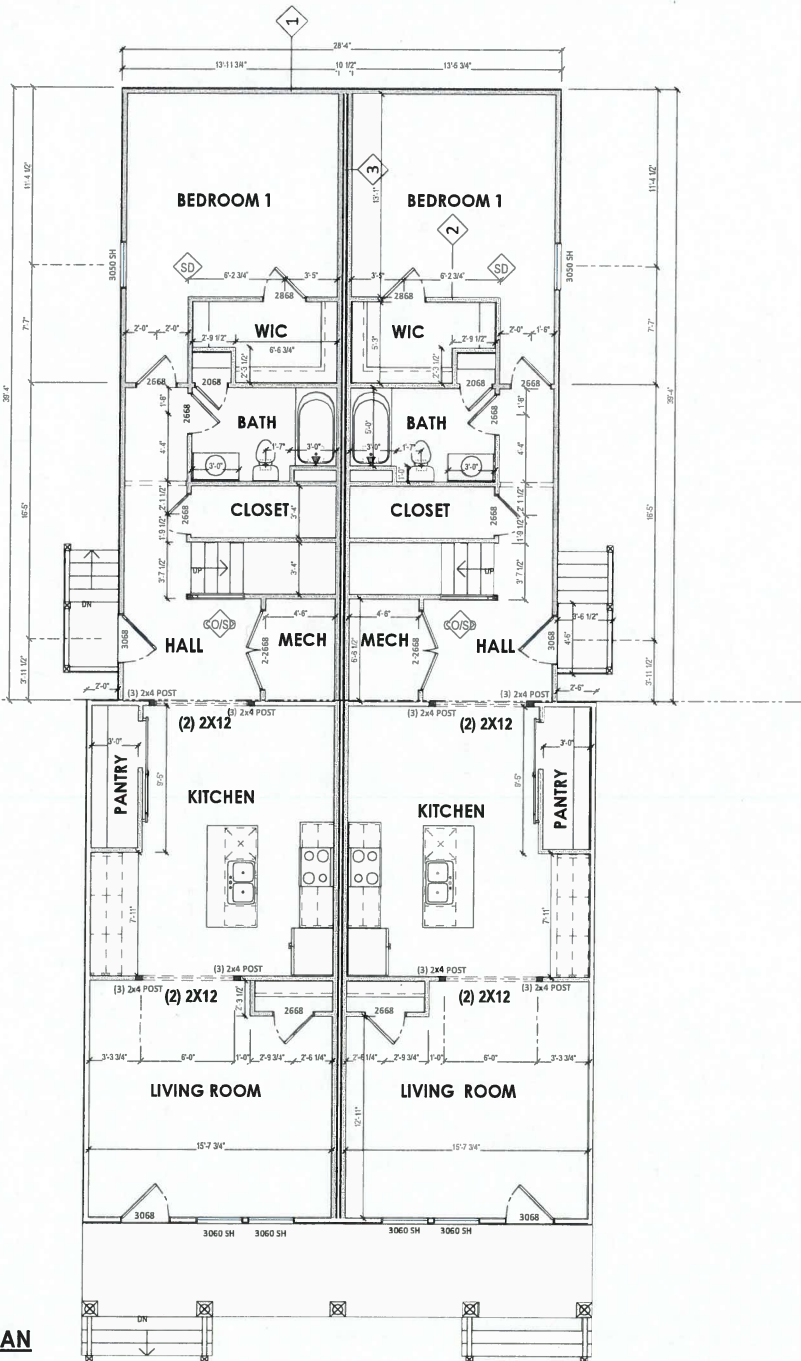
3 ROOF PLAN - DEMO

Revision Number	Revision Description	Revision Date

- FLOOR PLAN NOTES**
FRAMING NOTES
- 1 ALL NEW EXTERIOR WALL FRAMING TO BE PARTITION TYPE 1, 4x6 RAYED U.S. 3A (SEE DETAIL 1A1.6)
 - 2 ALL NEW INTERIOR WALLS (SASH, LOAD BEARING) TO BE PARTITION TYPE 2 (SEE DETAIL 2A1.6)
 - 3 ALL NEW FIRE SEPARATION WALL TO BE PARTITION TYPE 3 (U.S. 55, SEE DETAIL 3A1.5)
 - 4 SECOND FLOOR FRAMING AT NEW ADDITION TO BE 11 7/8" I.F. FLOOR JOIST @ 19" O.C. (SEE LAYOUTS)
 - 5 ADD 1/2" LAYER OF 58" TYPE "X" GWB TO ALL EXISTING EXTERIOR WALLS AND AT EXISTING TENANT FIRE SEPARATION WALL WITH FIRE BLOCKING AS REQUIRED
 - 6 REFER TO SHEET A1.4 FOR BRACED WALL LOCATIONS
 - 7 PROVIDE DOUBLE FLOOR JOIST UNDER ALL INTERIOR PARALLEL WALLS
 - 8 REFER TO STRUCTURAL PLANS PROVIDED FOR FRAMING LAYOUTS, SIZES, AND CONNECTIONS

- PLAN NOTES**
- 1 MEASUREMENTS IN FIELD MAY VARY FROM EXISTING TOP LINES
 - 2 EXISTING WINDOW SIZES TO BE VERIFIED IN FIELD BY CONTRACTOR/OWNER/LES
 - 3 CORNER ELEVATION FOR STOPS AND STAIRS IN FIELD PROVIDE VERTICAL AND HORIZONTALS FOR ELEVATIONS OVER BY
 - 4 FLOOR AND ROOF FRAMING DIRECTION ASSIGNED. CONTRACTOR TO VERIFY FRAMING DURING DEMOLITION AND NOTIFY DESIGNER OF ANY DISCREPANCIES
 - 5 EXISTING STRUCTURAL FRAMING (WALL, FLOOR, AND ROOF FRAMING) NOT RECA-100. CONTRACTOR TO NOTIFY DESIGNER OF STRUCTURAL FRAMING AND ANY STRUCTURAL DAMAGE DURING DEMOLITION
 - 6 STAIR RISERS NOT TO EXCEED 8 1/4" PER CODE. TREADS TO BE 9" MIN WITH 1" nosing
 - 7 BATH FAN AND DRYER VENTS (JABEL LENGTH) TO BE VENTED TO EXTERIOR
 - 8 ALL WINDOW AND DOOR HEADERS TO BE (2) 2x12, JACK STUD U.N.O.
 - 9 PROVIDE WOOD BLOCKING AT ALL CABINERY LOCATIONS AND CLOSET SHELVES
 - 10 DOOR AND WINDOW SIZES PROVIDED ARE NOMINAL. COORDINATE ALL ROUGH OPENINGS WITH WINDOW AND DOOR MANUFACTURER SPECIFICATIONS & CLEARANCE REQUIREMENTS
 - 11 PROVIDE WEATHER STRIPPING AND THRESHOLDS AT ALL EXTERIOR DOORS
 - 12 PROVIDE H-PIPE OR WALL MOUNTED DOOR STOPS AT ALL DOOR DOORS ADJACENT TO PERPENDICULAR WALLS
 - 13 ALL INTERIOR DOORS IN CLOSE PROXIMITY TO PERPENDICULAR WALL JOIST (S) SHALL MAINTAIN A CLEARANCE FROM JOIST TO ADJACENT PERPENDICULAR WALL. COORDINATE LOCATION WITH DOOR IRON CENTER
 - 14 ALL CLOSET DOORS WITHIN THE CLOSET THAT THEY SERVE
 - 15 ALL WINDOWS TO BE TWO OVER TWO DOUBLE HUNG WINDOWS AND SHALL MEET ALL EGRESS REQUIREMENTS AS DESCRIBED. MAX SILL HEIGHT OF 44" FROM F.F. TO BOTTOM OF CLEAR OPENING. 20" MIN CLEAR HEIGHT AND 57" NET CLEAR OPENING
 - 16 ALL FLOOR FINISHES, TRAIL PROFILE SIZES AND PAINT COLORS TO BE DETERMINED BY OWNER
 - 17 HALLWAYS TO BE 30" WIDE HEIGHT AT ALL STAIRS
 - 18 INSULATION VALUES AS NOTED
- EXTERIOR WALLS: R-15
FLOORS: R-15
CEILINGS: R-38

REAR LINE OF EXISTING FOOTPRINT

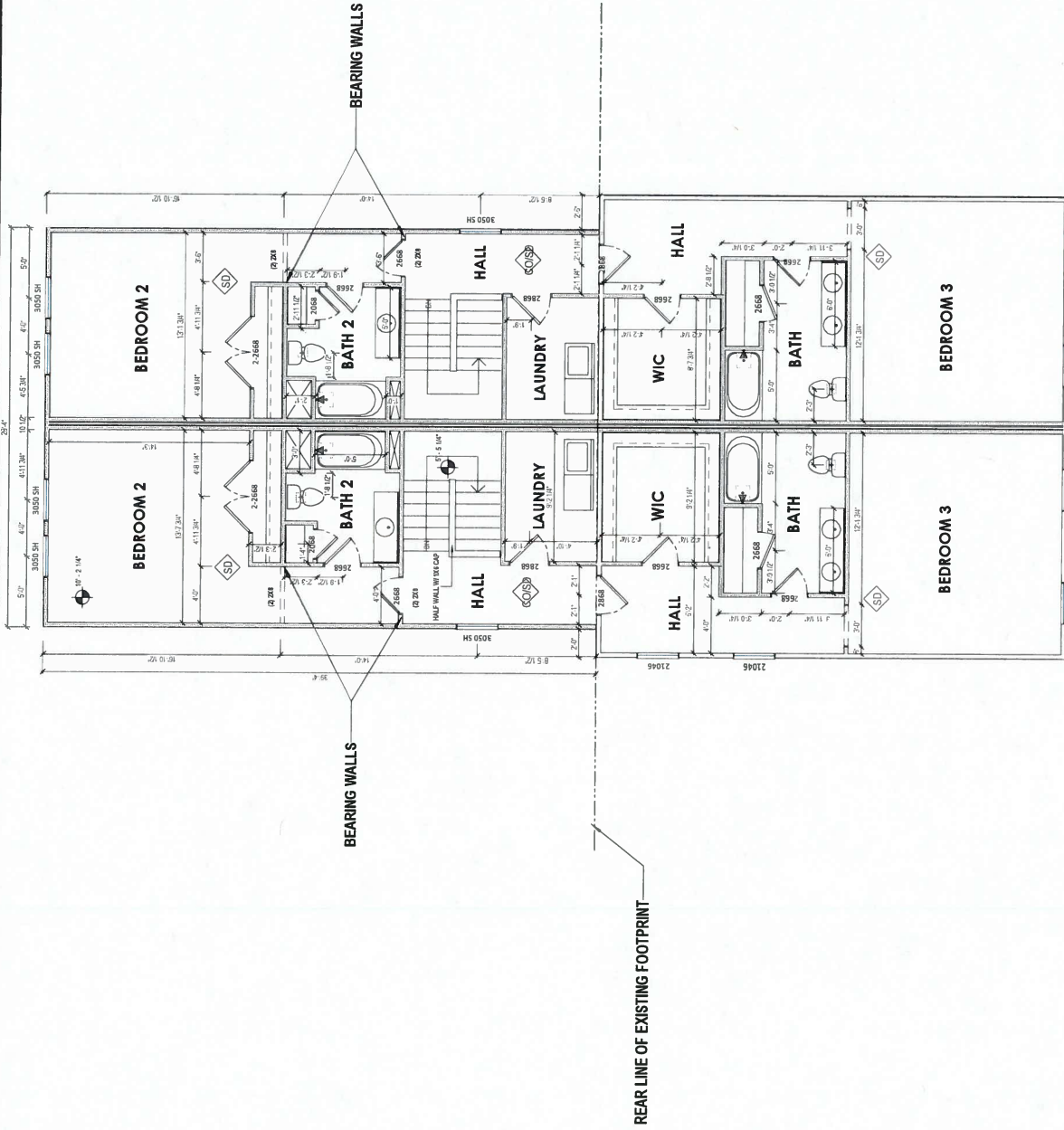


1 PROPOSED 1ST FLOOR PLAN
A-2.20 1/8" = 1'-0" WHEN PRINTED ON 11" x 17" 7 AND 8 PAPER SIZE

A-2.20	PINNACLE DESIGN SHEET NUMBER	ISSUED BY 9/24/20	SHEET DATE	PROJECT	CLIENT
				Renovation	CAVA COMPANIES
				SHEET	ADDRESS
				Proposed First Floor	1117 & 1119 N 27 th



Revision Number	Revision Description	Revision Date



© Copyright 2020
 This Drawings and Design in-whole or in-part shall
 not be reproduced or copied without written
 permission from Cava Companies.

1 2ND FLOOR PLAN
 1/8" = 1'-0" (PRINTED ON 11x17" A/B SIZE PAPER)

PROJECT	Renovation	CLIENT	CAVA COMPANIES
SHEET	2nd Floor Plan	ADDRESS	1117 & 1119 N 27 th
ISSUE DATE	9/24/20		
DRAWN BY	PINNACLE DESIGN		
SHEET NUMBER	A-2.60		



CAVA CAPITAL, LLC
5310 MARKEL RD., SUITE 104
RICHMOND, VA 23230
(804) 510-0667



METRO *Design*

METRO design, llc
P.O. Box 25788
Richmond, VA 23260
grogan@metrodesignva.com
(804) 814-0818

RESIDENTIAL
RENOVATIONS
1117 & 1119 N 27th St
Richmond, VA 23223

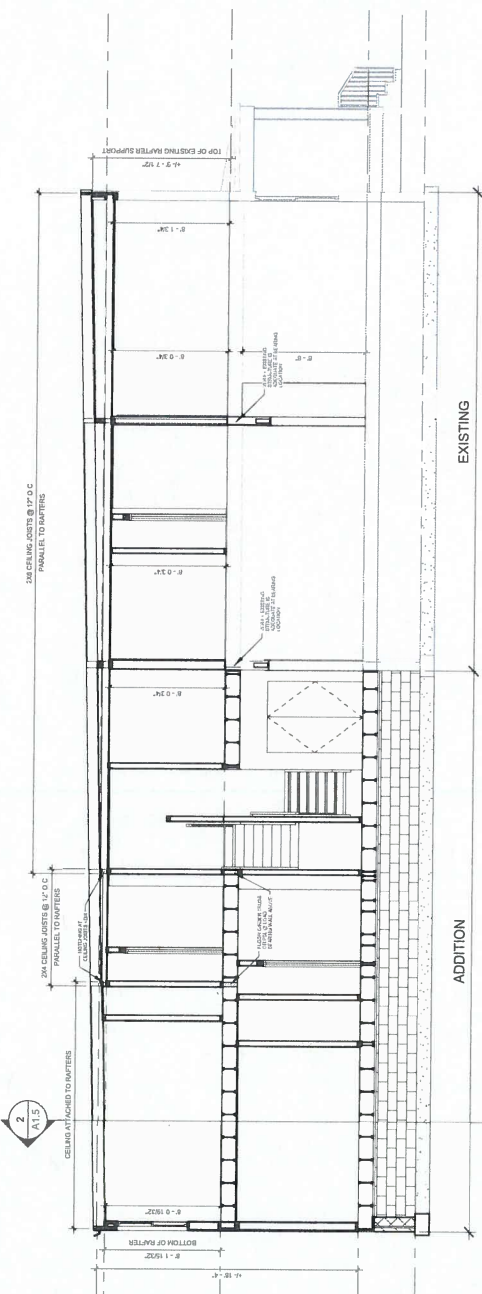
[illegible]

PROJECT NUMBER:
DRAWN BY:
SCALE:
DATE:

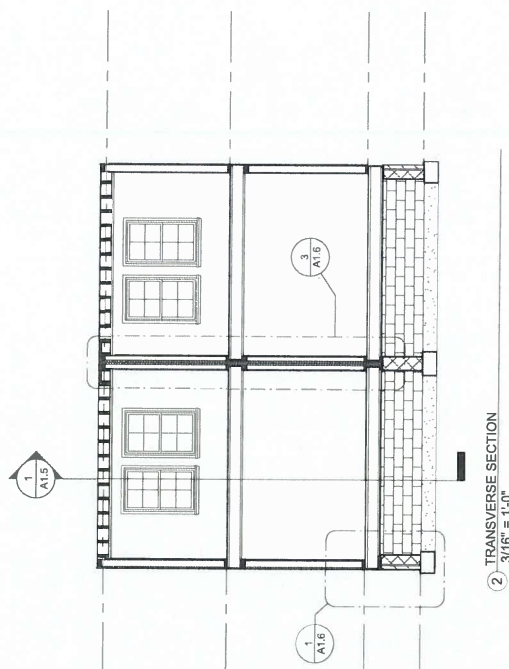
SHEET NAME & TITLE

BUILDING SECTIONS

A1.5

[illegible]

LONGITUDINAL SECTION
3/16" = 1'-0"



2 TRANSVERSE SECTION
3/16" = 1'-0"

CAVA CAPITAL, LLC
5310 MARKEL RD., SUITE 104
RICHMOND, VA 23230
(804) 510-0667



METRO design, llc
P.O. Box 25788
Richmond, VA 23260
grogan@metrodesignva.com
(804) 814-0818

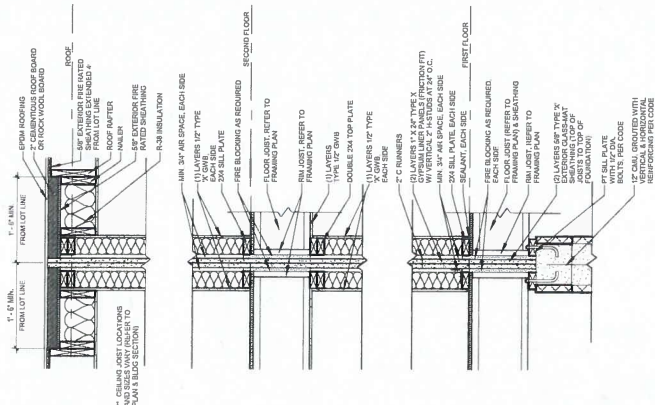
**RESIDENTIAL
RENOVATIONS**
1117 & 1119 N 27th St
Richmond, VA 23223

ISSUES	DATE	DESCRIPTION
1	1/10/09	PRINTER SET

REVISIONS	
NO	DATE DESCRIPTION

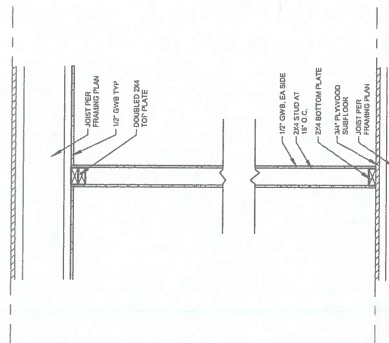
PROJECT NUMBER:
DRAWN BY:
SCALE:
DATE:

WALL SECTIONS AND PARTITION TYPES

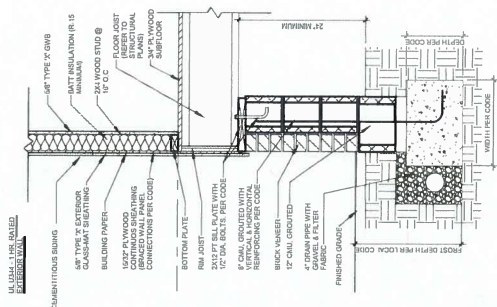
[illegible]

3 PARTITION TYPE 3
3/4" = 1'-0"

REFER TO UL PRODUCT SPEC ONLINE DIRECTORY UL U366 FOR COMPLETE GUIDE INFORMATION, ASSEMBLIES, CONSTRUCTIONS, DESIGNS, SYSTEMS AND/OR CERTIFICATIONS.

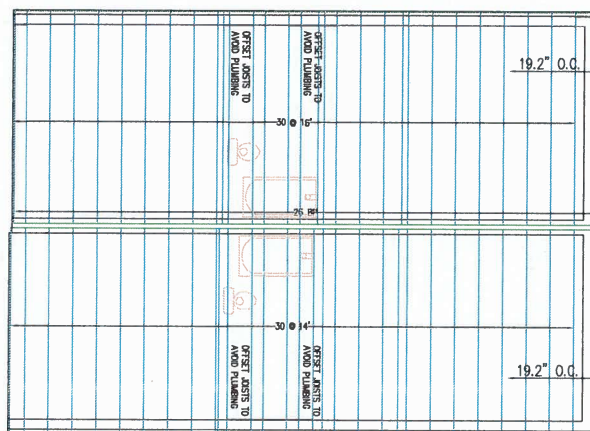


2 PARTITION TYPE 2 - INTERIOR PARTITION, TYP. 3/4" = 1'-0"



1 PARTITION TYPE 1 - EXTERIOR WALL
SECTION - UL U344
3/4" = 1'-0"

REFER TO UL PRODUCT SPEC ONLINE DIRECTORY UL U344 FOR COMPLETE GUIDE INFORMATION, ASSEMBLIES, CONSTRUCTIONS, DESIGNS, SYSTEMS AND/OR CERTIFICATIONS.



FIRST FLOOR

11.7/8" PRI-44
30 @ 14'-0"
30 @ 16'-0"
11.7/8" RIM
17 @ 12'

FIRST FLOOR FRAMING

[illegible]

REVISIONS:
1/24/20

ultralam
LVL 2.0E/2900psi
Telian Tera Produk

NORDIC
ENGINEERED WOOD



SALES PRESENTATION DRAWING

No structural or dimensional check has been made with the design drawings of the building, therefore purchaser is to check and approve all dimensions, quantities, loads, and details carefully. This drawing has not been checked by manufacturer's engineering.

1117 & 1119 N 27 STREET
CAVA COMPANIES

STRUCTURAL TECHNOLOGIES, LLC

17320 Washington Highway, Doswell VA 23047 Phone 888-616-0615

SCALE:

$$1/4'' = 1'-0''$$

DATE: 12/24/19

DRAWN: AUC

JOB #

DWG: 44-30-1

SHEET:

1 OF 2



1 1/8" RIMBOARD CAN NOT BE USED AS HEAVY WHITEFALD.

BUTT SECTIONS END TO END, JOINTS SHOULD BE OPEN BE GREEN JOINTS.

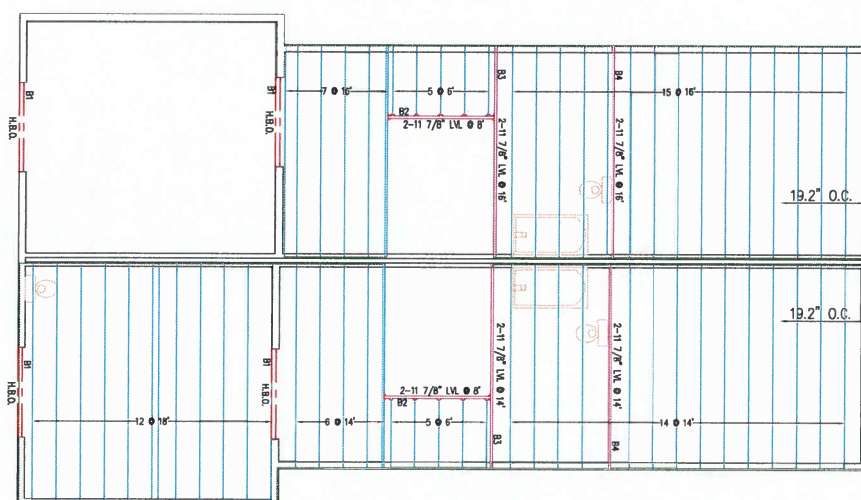
RIMBOARD.

RIMBOARD.

4-JOIST

NOTE: SHIP-AP V/ RIMBOARD PARALLEL TO 1-JOIST.

2 RIMBOARD DETAIL.



SECOND FLOOR
11 7/8" PR-49
10 @ 6'-0"
20 @ 14'-0"
22 @ 16'-0"
12 @ 16'-0"
11 7/8" RM
20 @ 12"
11 7/8" 1A
4 @ 8'-0"
4 @ 14'-0"
4 @ 16'-0"
HANGERS
(4) HHS-410
(10) HTS-56-11.66

SECOND FLOOR FRAMING

DESIGN LOADS

JOIST
LVL
OTHER
RIM BOARD
BEARING

[illegible]

REVISIONS:
1/24/20

ultra/aim
LVL 2.0E/2900PS
Talon Terra product



NORDIC
ENGINEERED WOOD

SALES PRESENTATION DRAWING

No structural or dimensional check has been made with the design drawings of the building, therefore purchaser is to check and approve all dimensions, quantities, loads, and details carefully. This drawing has not been checked by manufacturer's engineering.

1117 & 1119 N 27 STREET
CAVA COMPANIES

STRUCTURAL TECHNOLOGIES, LLC

17320 Washington Highway, Doswell VA 23047 Phone 888-616-0615

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

DATE: 12/24/19

DRAWN: AHC

JOB #

DWG:

SHEET:

2 OF 2



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

August 21, 2018

Cava Capital, LLC
5310 Markel Road, Suite 104
Richmond, Virginia 23230
Attn: Kelly Henderson

RE: 1119 North 27th Street
Tax Parcel: E000-0521/032

Ms. Henderson:

Thank you for your request of 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-6 (Single-Family Attached Residential) zoning district. The R-6 District requires a minimum lot area of not less than two thousand two hundred square feet (2,200 SF) and a minimum unit width of not less than sixteen feet (16') for single-family attached dwellings. According to the City Assessor's records and deeds, the subject property has a lot width of thirty-six and two tenths feet (36.20'), and a lot depth of one hundred thirty-two and thirty-two hundredths feet (132.32'), which results in a lot area of 4,789.98 square feet.

According to a June 30, 1983, Deed (most current) the parcel #1 of the subject property has been conveyed as *"All that certain lot, piece or parcel of land, with improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, known as No. 1119 North 27th Street, all as shown on plat of survey of George M. Stephens, Jr., C.L.S., entitled "Plat of Parcels 1 & 2, Known as 1117 & 1119 N. 27th St., Richmond, Va.", dated June 7, 1983, which plat is attached hereto and made more particular metes and bounds description of the said property."*

Additionally according to an August 14, 2007, Deed (most current) the parcel #2 of the subject property has been conveyed as *"All that certain lot, piece or parcel of land, with improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, commonly known as 1117 North 27th Street and being shown and designated as Parcel #2, on that certain plat dated June 7, 1983 entitled "Plat of Parcels 1 & 2 known as 1117 & 1119 North 27th Street, Richmond, VA", made by George M. Stephens, Jr., C.L.S., a copy of which is recorded in the Clerk's Office, Circuit Court, City of Richmond, Virginia, in Deed Book 814, page 130 to which plat reference is hereby made for a more particular description of said property."*

In summary, based on the information available to me at this time, the tax parcel is deeded as two (2) independent lots of record and has been since, at least 1937. The lot area and width are deemed to be nonconforming (grandfathered). As proposed your intent is to split the existing tax parcel and create two independent lots of record, each containing a single-family attached dwelling. In order to split the tax parcel into two separate legal lots, record a deed of division giving each parcel a new legal description. No subdivision would be required for this lot split.

For information concerning Tax Map Identification Numbers, please contact Mr. W. Parrish Simmons, GIS Project Manager, City Assessors Office at 646-2543.

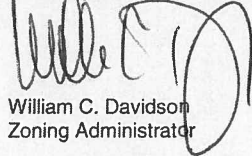
Kelly Henderson
RE: 1119 North 27th Street
August 21, 2018
Page 2

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 Zoning Officer Josh Young by E-mail at: joshua.young@richmondgov.com or by telephone at: (804) 646-6923.

Sincerely,



William C. Davidson
Zoning Administrator

Cc: Richardson, Herman Jr. & Catherine
1119 North 27th Street
Richmond, VA 23223