



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

November 10, 2020

Sanford Bond
1518 West Avenue
Richmond, Virginia 23220

To Whom It May Concern:

RE: **BZA 44-2020**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, December 2, 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 detached garage accessory to a single-family attached dwelling at 1518 WEST AVENUE (Tax Parcel Number W000-0613/024), 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 324 061 705# 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 December 2, 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.

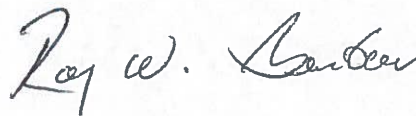
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

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Page 2
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association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. 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,



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.

Agw1 LLC
1510 West Avenue
Richmond VA 23220

Amrhein James D & Debra B
413 Stuart Cir #1-b
Richmond VA 23220

Barong Real Estate Associates LLC
3 Summit Dr
Richmond VA 23229

Beverage Revocable Trust Trustees
413 Stuart Cir Unit 6c
Richmond VA 23220

Blackwell Emmett Scott Revocable Trust Trs
1524 West Ave Unit 32
Richmond VA 23220

Brazier Frederick D & Loryn E
1524 West Ave Unit 11
Richmond VA 23220

Bussey Dennis R
413 Stuart Cir Unit Pl-f
Richmond VA 23220

Cavedo Bradley B & Pamela A
1513 West Avenue
Richmond VA 23220

Chewning Robert L And Anne T
1515 West Ave
Richmond VA 23220

Clark Craig E And Deborah N
413 Stuart Cir Unit 5b
Richmond VA 23220

Collins John E And Sheilla K
1527 West Ave
Richmond VA 23220

Duncan David A
413 Stuart Cir Unit A
Richmond VA 23220

Dunlap Susan Alderman
413 Stuart Cir Unit 4d
Richmond VA 23220

Edwards Christopher Kelly And Jennifer
Robin
1211 W Franklin Street
Richmond VA 23220

Gessler James C And Jennifer C
1506 West Avenue
Richmond VA 23220

Goodall Mcchesney Iii & Anne H
1516 West Ave
Richmond VA 23220

Gordon George
1524 West Ave Unit 2
Richmond VA 23220

Gugino Penelope C
1524 West Ave Unit 31
Richmond VA 23220

Haddad Farrah
413 Stuart Cir Unit 4e
Richmond VA 23220

Hebert Bernard
1118 West Ave
Richmond VA 23220

Jamison Russell D And Judith A
413 Stuart Ave #6a
Richmond VA 23220

Kellermann Arthur Lodge And Taaffe Leila
Christine
1509 West Ave
Richmond VA 23220

Kenley Gregory G And Stets Julie K
300 Commercial St #308
Boston MA 2109

Kjerulf Heyn V And Sandra Lee
413 Stuart Cir Unit 2-a
Richmond VA 23220

Kohler David P Trustee Of David P Kohler
Living Trust
1523 West Ave
Richmond VA 23220

Kumar Dhiren
413 Stuart Cir Unit 3c
Richmond VA 23220

Laurel Hill House Condominium Unit
Owners Association
1524 West Ave
Richmond VA 23220

Longo Joseph And Joanna
413 Stuart Cir Unit 2c
Richmond VA 23220

Makris John And Janet K
1504 West Avenue
Richmond VA 23220

Manning Karen
413 Stuart Cir Unit Pl D
Richmond VA 23220

Marshall John L Jr And Dyson Charles W Jr
413 Stuart Cir Unit 5c
Richmond VA 23220

Mcdermott Eileen M
413 Stuart Cir Unit 4c
Richmond VA 23226

Mcnelis Edward J Iii And Grace Morse
1209 W Franklin St
Richmond VA 23220

Mikell Elizabeth G
1524 West Avenue Unit 21
Richmond VA 23220

Munyan Franklin D & Traci D
1529 West Avenue
Richmond VA 23220

Oma Unit 3d LLC
Po Box 7439
Richmond VA 23221

One Monument Ave 4b Llc C/o Philip
Goodpasture
200 S 10th St #1600
Richmond VA 23219

One Monument Avenue Condominium Unit
Owners Association
152 W 57th St 22nd Fl
New York NY 10022

Opalesky Jill L And Bolling Patrick S
413 Stuart Cir Unit Plg
Richmond VA 23220

Owen Deborah R
413 Stuart Cir Unit Pl B
Richmond VA 23220

Peel Carolyn A And Christopher W Davis
1521 West Ave
Richmond VA 23220

Pflugrath Family Revocable Trust Trustee
413 Stuart Cir #3b
Richmond VA 23220

Pinter Douglas Frederick Revocable Trust
Trustee
413 Stuart Cir Unit 3a
Richmond VA 23220

Pitney Brian R And Muriel T
1517 West Avenue
Richmond VA 23220

Reich Howard E And Kimberly D
1519 West Ave
Richmond VA 23220

Ricdl1 LLC
152 W 57th St 22nd Fl
New York NY 10022

Riggs Suzanne Price
315 Constitution Ave Ne
Washington DC 20002

Roark Elizabeth
1525 West Avenue
Richmond VA 23220

Saint James Protestant Episcopal Church Tr
1201 W Franklin St
Richmond VA 23220

Saunders Catherine P
413 Stuart Cir Unit 2e
Richmond VA 23220

Saunders Paul G Ii And Susan R
413 Stuart Cir Unit 2b
Richmond VA 23220

Schettine Alexander D
1524 West Ave Unit 33
Richmond VA 23220

Schewel Laura B
1512 West Ave
Richmond VA 23220

Starr John W Iii And Lynda S
1524 West Avenue Unit 12
Richmond VA 23220

Stephens Alice F
3333 E Platte Ave
Greenwood Village CO 80121

Stuart Hall Apartments LLC
1665 Broad Street Rd
Maidens VA 23102

Sutherling Susan J
1511 West Ave
Richmond VA 23220

Tanner Carol G Revocable Trust Trustee
502 Kellogg Dr
Charlottesville VA 22903

Thomas James E
1514 West Ave
Richmond VA 23220

Waleski Anne G
1508 West Avenue
Richmond VA 23220

Walton Duront A Jr And Susan F Trustees
1507 West Ave
Richmond VA 23220

Water Tower Associates Iii LLC
5300 Hickory Park Dr #200
Glen Allen VA 23059

Whiting Paul K And Kristin A L
413 Stuart Cir Unit 1c
Richmond VA 23220

Woodson Dorothy C
1524 West Ave #1
Richmond VA 23220

Property: 1518 West Ave **Parcel ID:** W0000613024**Parcel**

Street Address: 1518 West Ave Richmond, VA 23220-
Owner: BOND SANFORD & PAGE W
Mailing Address: 1518 WEST AVE, RICHMOND, VA 2322000000
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 216 - Fan District 1
Property Class: 130 - R Two Story+ (2.5, 3.0, 3+)
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2020
Land Value: \$175,000
Improvement Value: \$640,000
Total Value: \$815,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 2664.55
Acreage: 0.061
Property Description 1: 0023.17X0115.00 0000.000
State Plane Coords(?): X= 11785146.499995 Y= 3725982.124990
Latitude: 37.55129989 , **Longitude:** -77.45751420

Description

Land Type: Residential Lot B
Topology: Level
Front Size: 23
Rear Size: 115
Parcel Square Feet: 2664.55
Acreage: 0.061
Property Description 1: 0023.17X0115.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11785146.499995 Y= 3725982.124990
Latitude: 37.55129989 , **Longitude:** -77.45751420

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$180,000	\$647,000	\$827,000	Reassessment
2020	\$175,000	\$640,000	\$815,000	Reassessment
2019	\$175,000	\$632,000	\$807,000	Reassessment
2018	\$155,000	\$591,000	\$746,000	Reassessment
2017	\$160,000	\$553,000	\$713,000	Reassessment
2016	\$150,000	\$533,000	\$683,000	Reassessment
2015	\$150,000	\$505,000	\$655,000	Reassessment
2014	\$145,000	\$502,000	\$647,000	Reassessment
2013	\$135,000	\$487,000	\$622,000	Reassessment
2012	\$135,000	\$487,000	\$622,000	Reassessment
2011	\$135,000	\$487,000	\$622,000	CarryOver
2010	\$135,000	\$487,000	\$622,000	Reassessment
2009	\$135,300	\$507,700	\$643,000	Reassessment
2008	\$141,800	\$501,200	\$643,000	Reassessment
2007	\$128,900	\$501,200	\$630,100	Reassessment
2006	\$111,500	\$429,500	\$541,000	Reassessment
2005	\$59,000	\$482,000	\$541,000	Reassessment
2004	\$59,000	\$395,300	\$454,300	Reassessment
2003	\$59,000	\$395,300	\$454,300	Reassessment
2002	\$50,000	\$335,000	\$385,000	Reassessment
2001	\$34,500	\$297,000	\$331,500	Reassessment
2000	\$30,000	\$297,000	\$327,000	Reassessment
1998	\$30,000	\$270,000	\$300,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
05/04/1979	\$52,900	Not Available	00751-1448	

Planning

Master Plan Future Land Use: SF-MD
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: Near West
Traffic Zone: 1096
City Neighborhood Code: FAN
City Neighborhood Name: The Fan
Civic Code:
Civic Association Name: Fan Area Business Alliance
Subdivision Name: NONE
City Old and Historic District:
National historic District: Monument Avenue
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	1008	0404001	040400
1990	109	0404001	040400

Schools

Elementary School: Fox
Middle School: Binford
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 313
Fire District: 10
Dispatch Zone: 034A

Public Works Schedules

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

Government Districts

Council District: 2
Voter Precinct: 206
State House District: 71
State Senate District: 9
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1911
Stories: 3
Units: 0
Number Of Rooms: 9
Number Of Bed Rooms: 5
Number Of Full Baths: 3
Number Of Half Baths: 1
Condition: good for age
Foundation Type: 1/2 Bsmt, 1/2 Crawl
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Flat or Shed
Roof Material: Metal
Interior Wall: Plaster
Floor Finish: Softwood-standard, Ceramic tile
Heating Type: Hot water or steam
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 3562 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 659 Sqft
Finished Basement: 312 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 98 Sqft
Deck: 0 Sqft

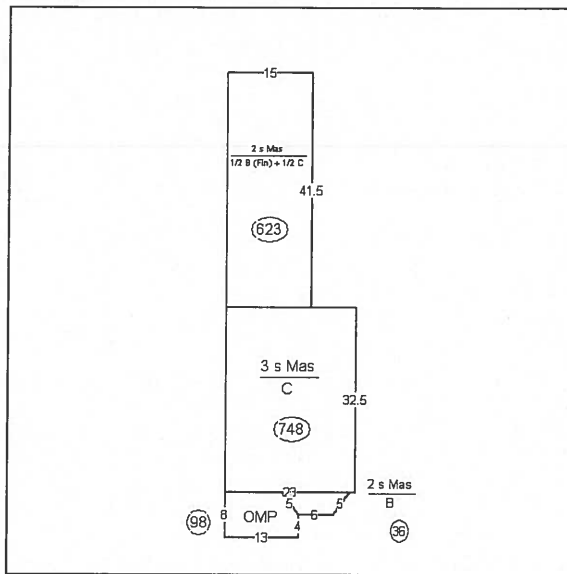
Property Images

Name:W0000613024 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:W0000613024 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: Sanford BondPHONE: (Home) () (Mobile) (804) 690-1351ADDRESS 1518 West Avenue

FAX: () (Work) ()

Richmond, VA 23220E-mail Address: sbond@3north.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1518 West AvenueTYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.6, 30-710.3:1(a)APPLICATION REQUIRED FOR: A building permit to construct a detached garage accessory to a single-family attached dwelling.TAX PARCEL NUMBER(S): W000-0613/024 ZONING DISTRICT: R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot coverage requirement is not met. A maximum lot coverage of fifty-five (55) percent is permitted; 51.7%± exists; 67.1%± is proposed. The off-street parking requirements are not met. One (1) parking space is required; two (2) parking spaces, which do not meet parking space dimension requirements (drive aisle width), are proposed.

DATE REQUEST DISAPPROVED: October 5, 2020FEE WAIVER: YES ☐ NO: ☒DATE FILED: October 16, 2020 TIME FILED: 10:00 a.m. PREPARED BY: Rich Saunders RECEIPT NO. BZAR-080701-2020AS CERTIFIED BY: Willie C. J. (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND

SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]SECTION 1040.3 PARAGRAPH(S) 1 & 11 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: Sanford BondDATE: 10.30.20

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

CASE NUMBER: BZA 44-2020 HEARING DATE: December 2, 2020 AT 1:00 P.M.

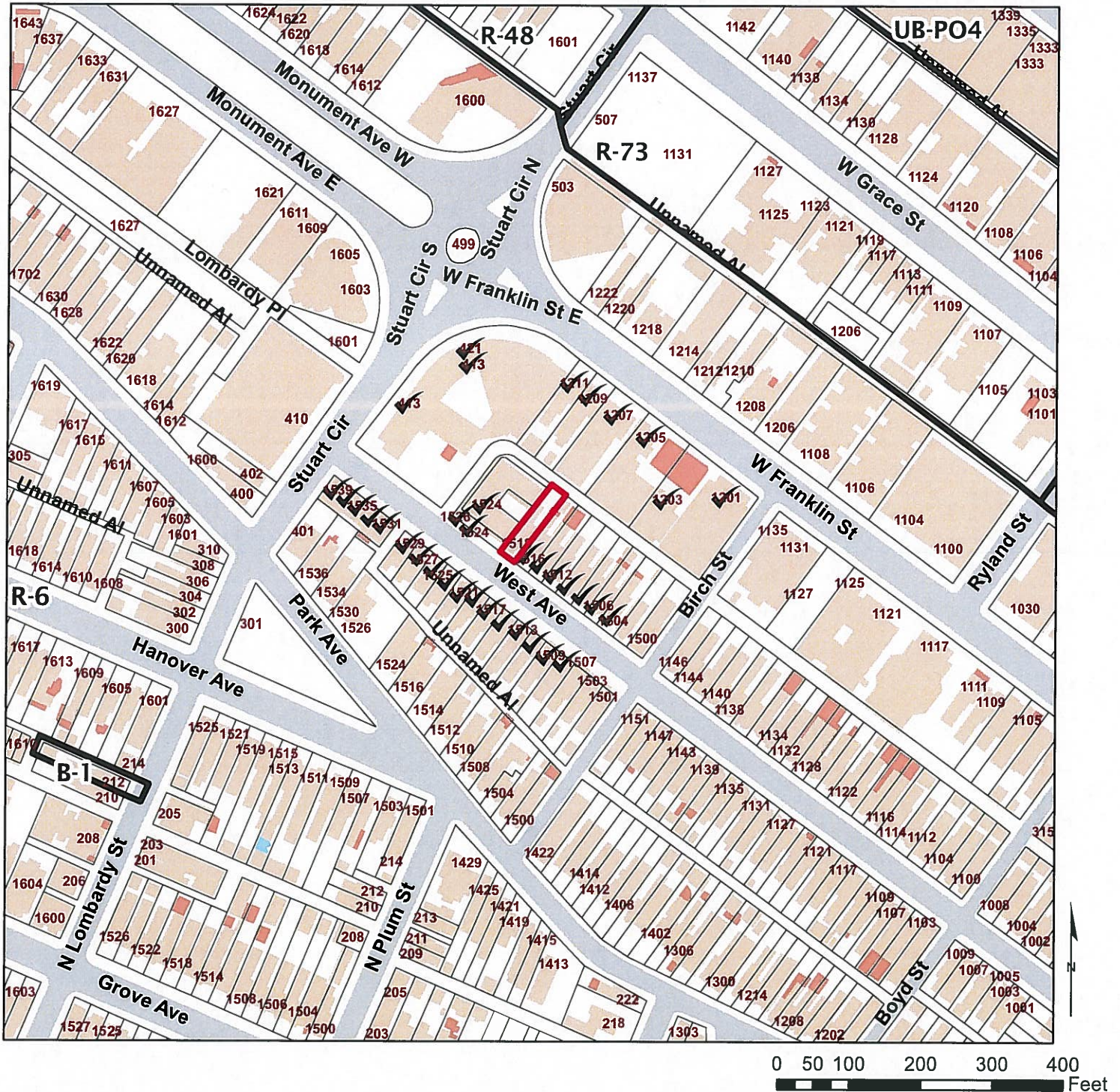
BOARD OF ZONING APPEALS CASE BZA 44-2020
150' Buffer

APPLICANT(S): Sanford Bond

PREMISES: 1518 West Avenue
(Tax Parcel Number W000-0613/024)

SUBJECT: A building permit to construct a detached garage
accessory to a single-family attached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.6 & 30-710.3:1(a)
of the Zoning Ordinance for the reason that:
The lot coverage and off-street parking requirements are not met.





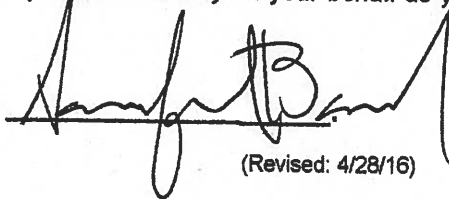
BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

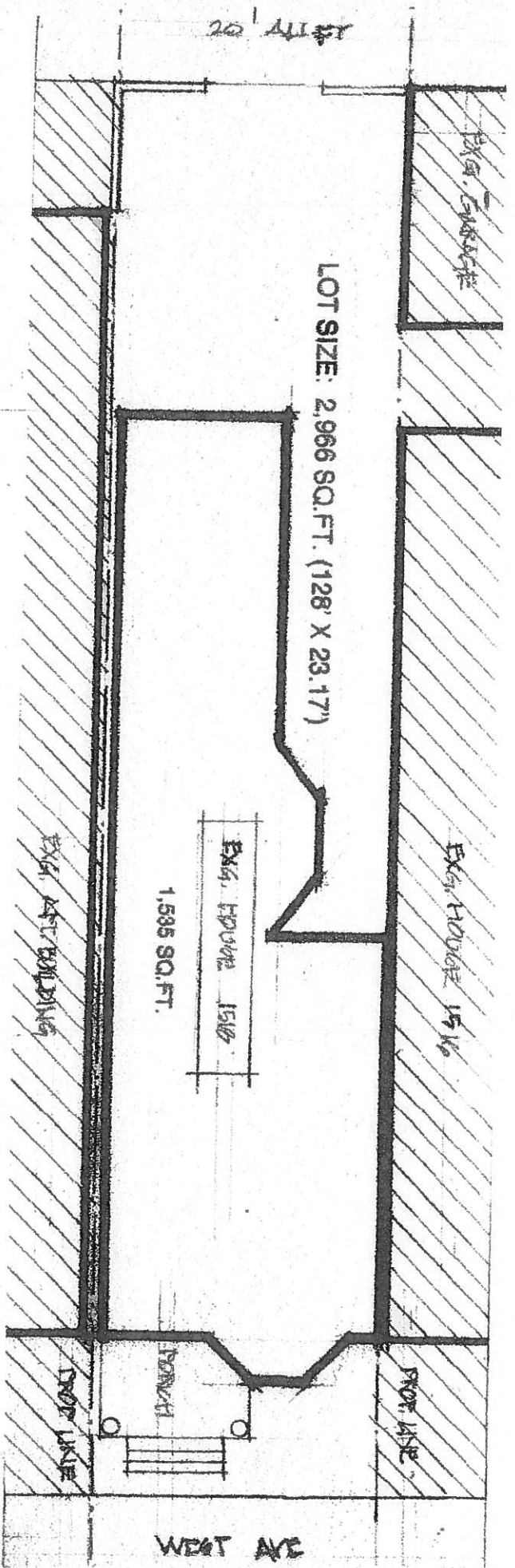
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together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

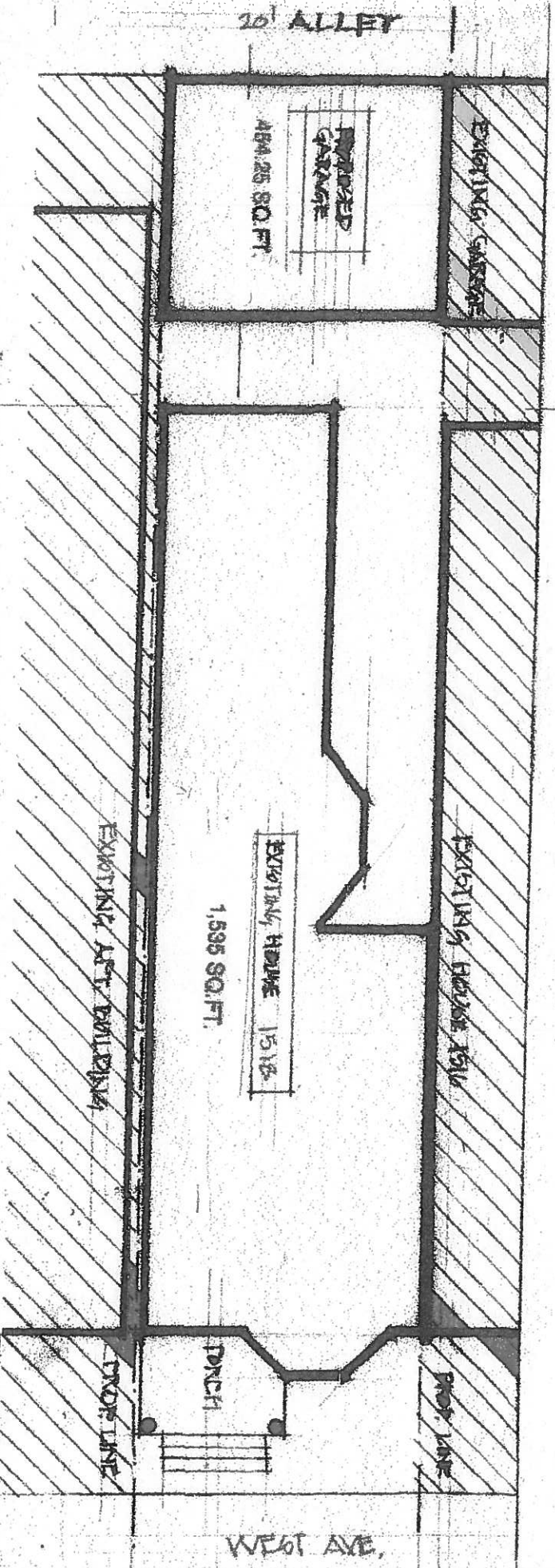
Acknowledgement of Receipt by Applicant or Authorized Agent:



(Revised: 4/28/16)

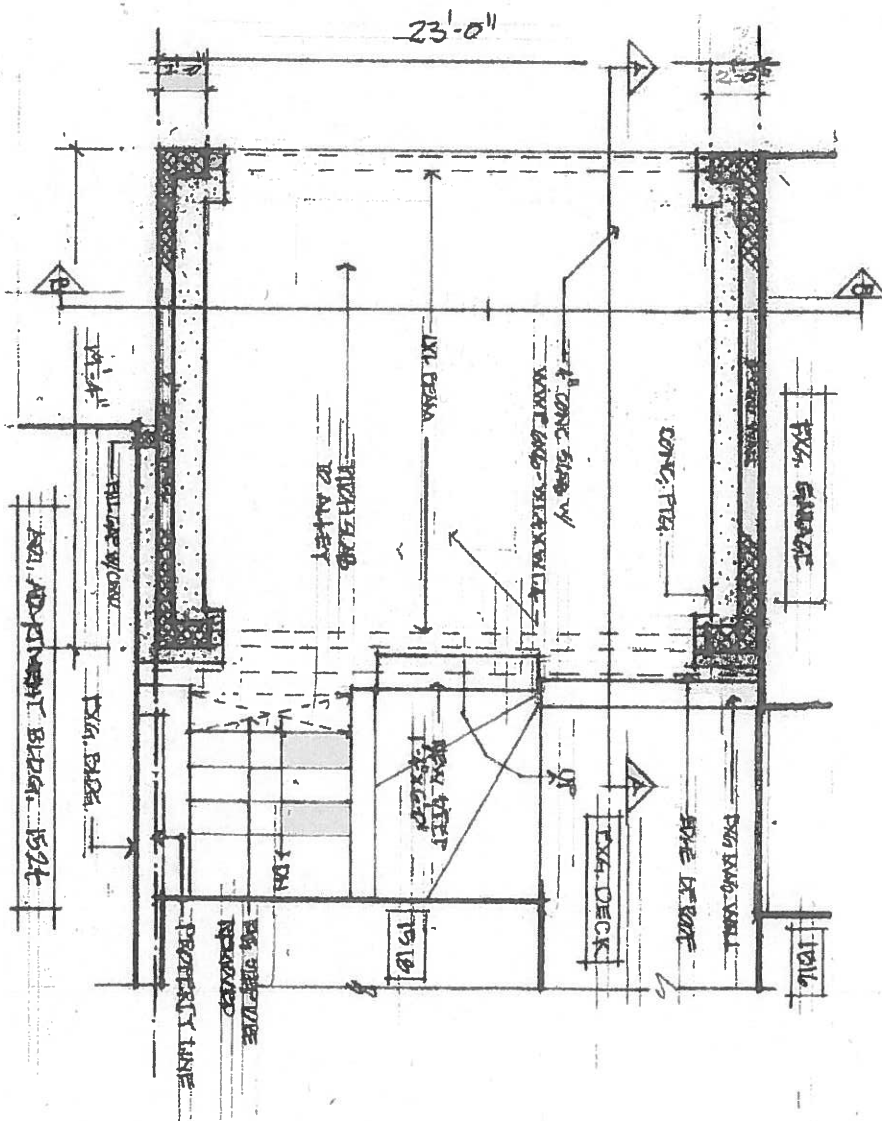


EXISTING LOT COVERAGE: 52% (1,535 SQ.FT.)



PROPOSED LOT COVERAGE: 67% (1,989.75 SQ.FT.)

GARAGE ADDITION
1518 WEST AVENUE
RICHMOND, VIRGINIA

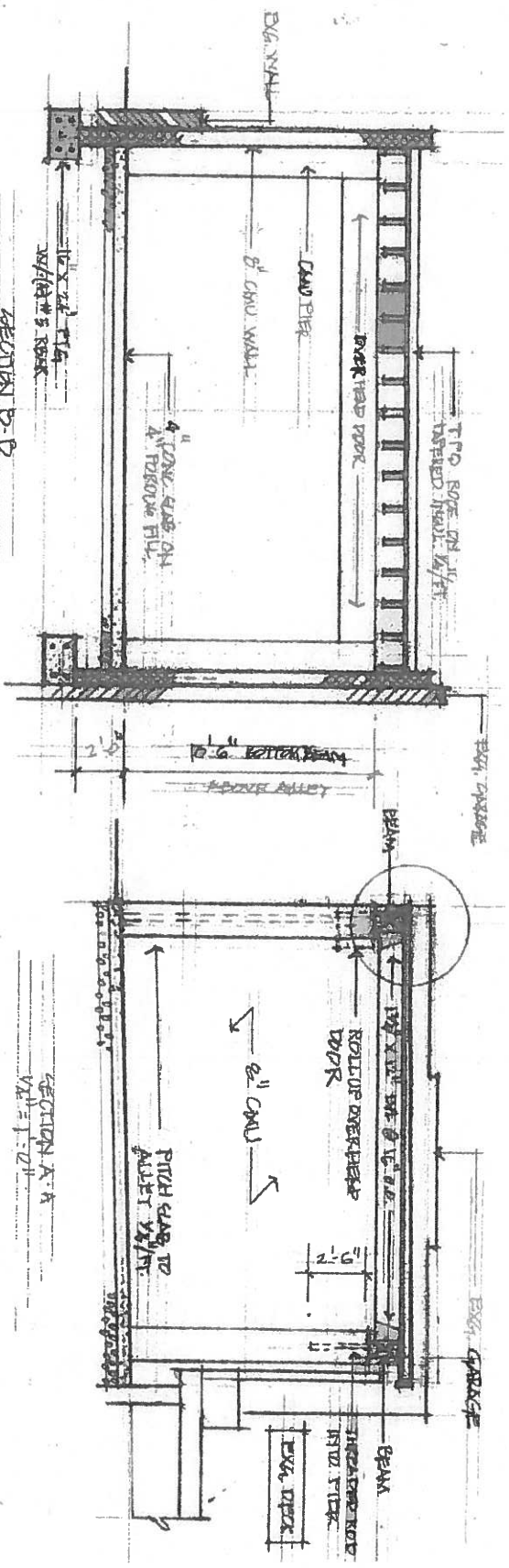


PLAN
1/4" = 1'-0"

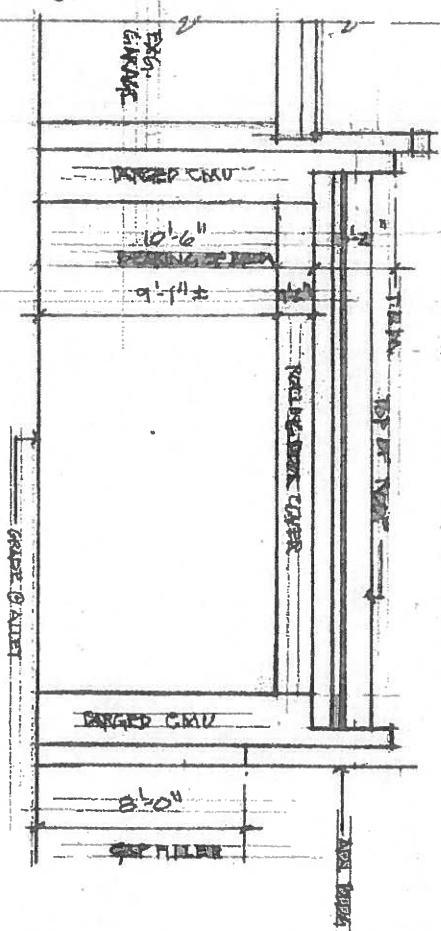


GARAGE ADDITION
1518 WEST AVENUE,
RICHMOND, VIRGINIA
SANFORD BOND P.A.A.
00416, 1381
SBOND@ANGRILL.COM

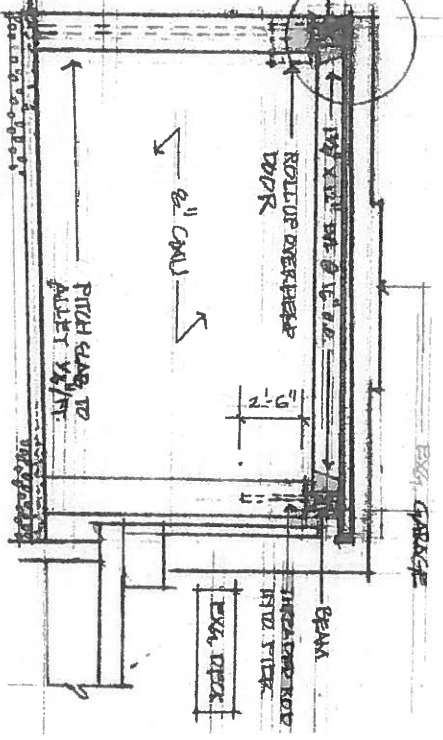
SHEET
OF 6
2
JULY 17, 2020



SECTION B-B
1/4" = 1'-0"



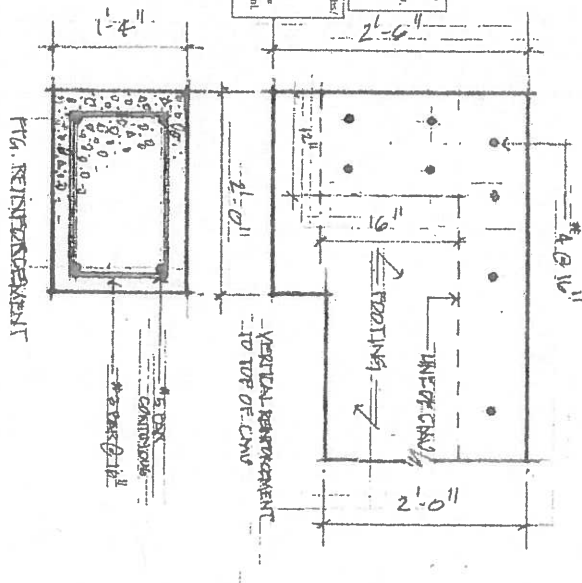
SECTION A-A
1/4" = 1'-0"



ALTERATION
1/4" = 1'-0"



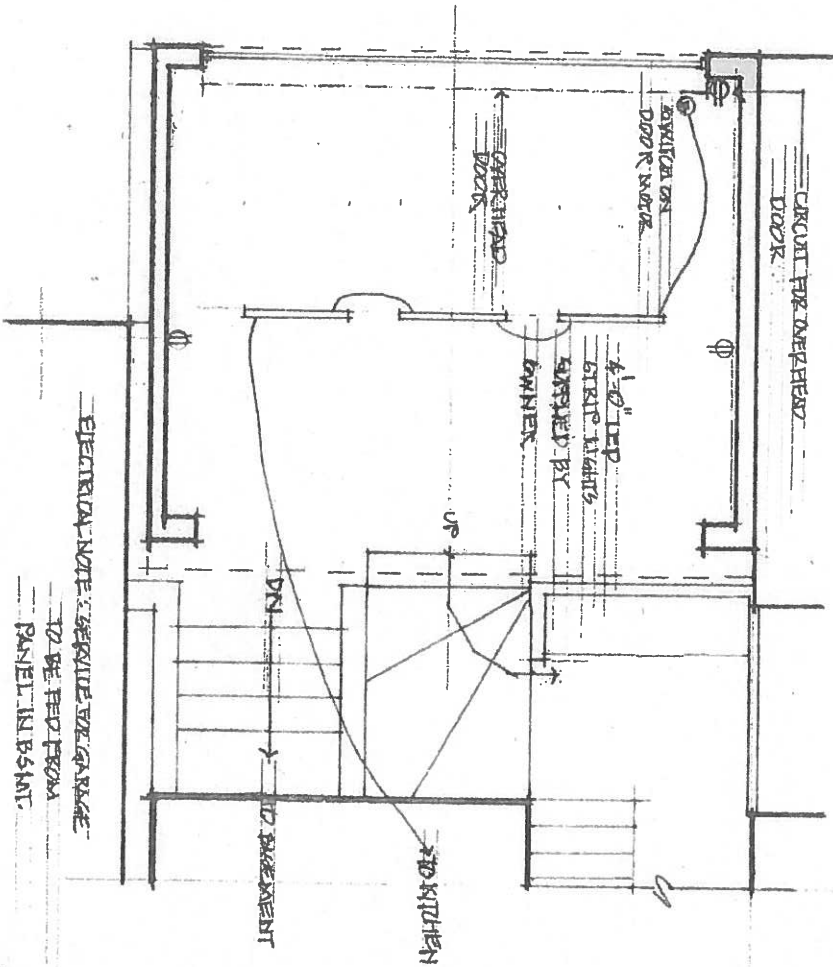
GARAGE ADDITION
1518 WEST AVENUE
RICHMOND, VIRGINIA
SANFORD BOND P.A.A.
804.690.1381
SBOND@SANBOND.COM



GARAGE ADDITION
1818 WEST AVENUE
RICHMOND, VIRGINIA

SHEET 4
OF 6
JULY 17, 2020

SANFORD BOWD FALA
804.470.1281
SEBOND@GMAIL.COM

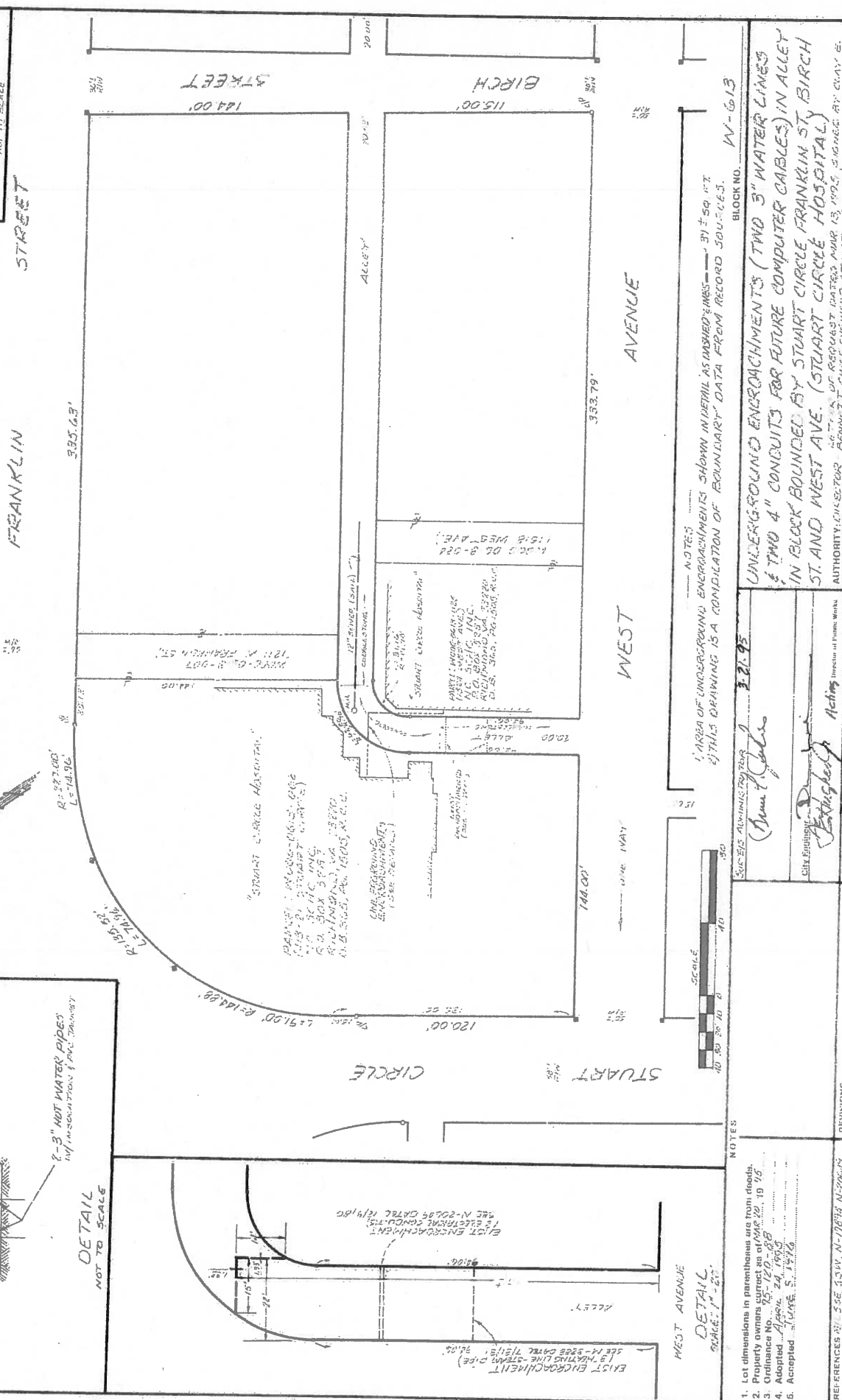
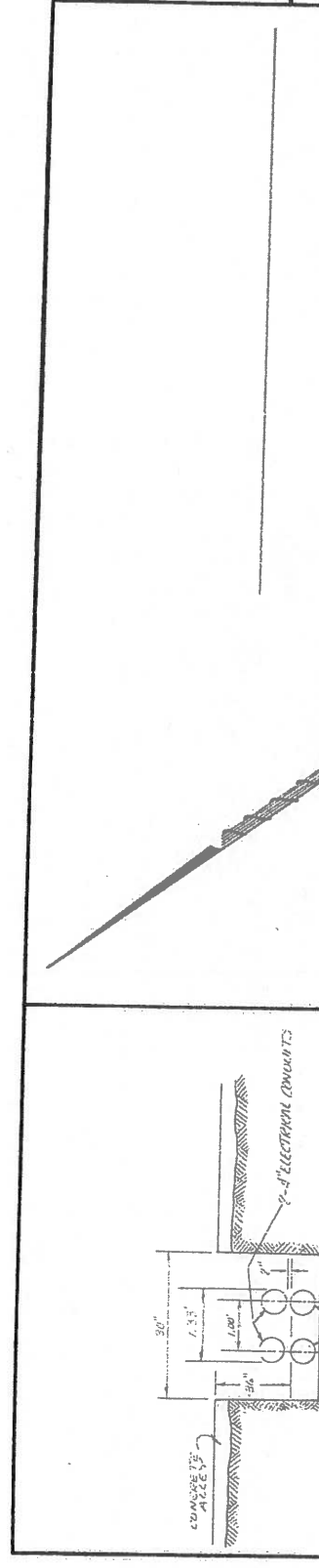
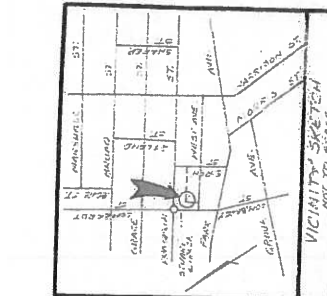


ELECTRICAL NOTE: WIRING TO BE FED FROM PANEL IN BSMT.

ELECTRICAL PLAN
1/4" = 1'-0"



GARAGE ADDITION
1518 WEST AVENUE,
RICHMOND, VIRGINIA
SANFORD BOND F.A.A.
B66479.1361
SBOND@GMAIL.COM



<p>NOTES</p> <p>1. AREA OF UNDERGROUND ENCROACHMENTS SHOWN IN DETAIL AS DASHED LINES - 3" T 5" W.T.</p> <p>2. THIS DRAWING IS A COMPILATION OF BOUNDARY DATA FROM RECORD SURVEYS.</p>	<p>SCALE</p> <p>1" = 40'</p> <p>0 20 40 60 80 100</p>	<p>STUART CIRCLE HOSPITAL</p> <p>PROPOSED: 12" DIAMETER (12" DIA) CONDUITS</p> <p>STUART CIRCLE HOSPITAL</p> <p>PROPOSED: 12" DIAMETER (12" DIA) CONDUITS</p> <p>STUART CIRCLE HOSPITAL</p> <p>PROPOSED: 12" DIAMETER (12" DIA) CONDUITS</p>	<p>STUART CIRCLE HOSPITAL</p> <p>PROPOSED: 12" DIAMETER (12" DIA) CONDUITS</p> <p>STUART CIRCLE HOSPITAL</p> <p>PROPOSED: 12" DIAMETER (12" DIA) CONDUITS</p> <p>STUART CIRCLE HOSPITAL</p> <p>PROPOSED: 12" DIAMETER (12" DIA) CONDUITS</p>	<p>STUART CIRCLE HOSPITAL</p> <p>PROPOSED: 12" DIAMETER (12" DIA) CONDUITS</p> <p>STUART CIRCLE HOSPITAL</p> <p>PROPOSED: 12" DIAMETER (12" DIA) CONDUITS</p> <p>STUART CIRCLE HOSPITAL</p> <p>PROPOSED: 12" DIAMETER (12" DIA) CONDUITS</p>
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