



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

November 10, 2020

HH Grubb, LLC/ Heather Grubb
4711 Ironbridge Road
North Chesterfield, VA 23234

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

To Whom It May Concern:

RE: BZA 45-2020

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 building permit to construct a new single-family detached dwelling at 1505 OAKWOOD AVENUE (Tax Parcel Number E000-1406/002), located in an R-5 (Single-Family Residential) District.

Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 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.

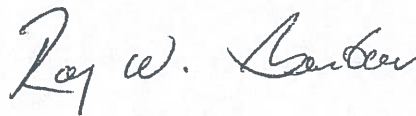
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 45-2020
Page 2
November 10, 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/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.

Anderson Donna L
1511 Oakwood Ave
Richmond VA 23223

Begala John Paul
1520 Oakwood Ave
Richmond VA 23223

Booker Janice D & Joyce E
1506 Oakwood Ave
Richmond VA 23223

Brooks Elizabeth J
1502 Oakwood Ave
Richmond VA 23223

Buskey Harmon Jr & Doris
1516 Oakwood Ave
Richmond VA 23223

Edwards Mary R
7333 Dabneys Mill Rd
Manquin VA 23106

Gass Eugene & Muriel R
1300 N 35th St
Richmond VA 23223

Gentry Laverne C
1302 N 35th St
Richmond VA 23223

Gross Angelique K
1428 Oakwood Ave
Richmond VA 23223

Harris Courtney Beth
207 E 16th St
Richmond VA 23224

Hierholzer Jonathan G And Jessica L
1501 Oakwood Ave
Richmond VA 23223

Hunt Katharine T
1432 Oakwood Ave
Richmond VA 23223

Illian Matthew And Catherine
1520 Oakwood Ave
Richmond VA 23223

Jarrell Kevin L
1513 Oakwood Ave
Richmond VA 23223

Jones Edward L R Jr
1105 N 25th St
Richmond VA 23223

Lal Lsl 1 LLC
8324 Brookfield Rd
Richmond VA 23227

Lekhraj Dutam
9410 Tuxford Rd
Richmond VA 23236

Miller Marilyn & Rosa L
1228 N 35th St
Richmond VA 23223

Munford Juanita S
1514 Oakwood Ave
Richmond VA 23223

Ogrodnik Jenny & Caceres Oscar F
1504 Oakwood Ave
Richmond VA 23223

Poole Stephen & Wood Cristina
1500 Oakwood Ave
Richmond VA 23223

Popovich Stephen John
611 North 37th St
Richmond VA 23223

Rasheed James H
2003 Mansion Ave
Richmond VA 23224

Robertson Hunter
1910 Princess Anne Ave
Richmond VA 23223

Scott Carl
4915 Radford Ave #200
Richmond VA 23230

Via Derek R
1306 N 35th St
Richmond VA 23223

Property: 1505 Oakwood Ave **Parcel ID:** E0001406002**Parcel**

Street Address: 1505 Oakwood Ave Richmond, VA 23223-
Owner: HHGRUBB LLC
Mailing Address: 4711 CHONBRIDGE RD, N CHESTERFIELD, VA 23234
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 342 - Oakwood
Property Class: 120 - R Two Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2020
Land Value: \$45,000
Improvement Value: \$153,000
Total Value: \$198,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 7454.4
Acreage: 0.171
Property Description 1: 0060.00X0124.24 0000.000
State Plane Coords(?): X= 11802119.500010 Y= 3719795.216212
Latitude: 37.53394577 , **Longitude:** -77.39911478

Description

Land Type: Residential Lot A
Topology:
Front Size: 60
Rear Size: 124
Parcel Square Feet: 7454.4
Acreage: 0.171
Property Description 1: 0060.00X0124.24 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11802119.500010 Y= 3719795.216212
Latitude: 37.53394577 , **Longitude:** -77.39911478

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$50,000	\$162,000	\$212,000	Reassessment
2020	\$45,000	\$153,000	\$198,000	Reassessment
2019	\$40,000	\$134,000	\$174,000	Reassessment
2018	\$35,000	\$130,000	\$165,000	Reassessment
2017	\$35,000	\$128,000	\$163,000	Reassessment
2016	\$35,000	\$101,000	\$136,000	Reassessment
2015	\$27,000	\$104,000	\$131,000	Reassessment
2014	\$27,000	\$104,000	\$131,000	Reassessment
2013	\$27,000	\$104,000	\$131,000	Reassessment
2012	\$27,000	\$113,000	\$140,000	Reassessment
2011	\$27,000	\$125,000	\$152,000	CarryOver
2010	\$27,000	\$125,000	\$152,000	Reassessment
2009	\$27,000	\$125,000	\$152,000	Reassessment
2008	\$27,000	\$125,000	\$152,000	Reassessment
2007	\$27,000	\$125,000	\$152,000	Reassessment
2006	\$20,500	\$173,300	\$193,800	Reassessment
2005	\$12,900	\$77,700	\$90,600	Reassessment
2004	\$10,800	\$65,300	\$76,100	Reassessment
2003	\$10,800	\$65,300	\$76,100	Reassessment
2002	\$10,600	\$64,000	\$74,600	Reassessment
2001	\$10,260	\$62,130	\$72,390	Reassessment
1998	\$9,000	\$54,500	\$63,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
09/21/2020	\$210,000	WILSON PAMELA A	ID2020-21777	1 - VALID SALE-Valid, Use in Ratio Analysis
07/28/2015	\$0	WILSON ROY L & PAMELA A	IW2015-653	
10/13/2006	\$0	WILSON ROY L & QUEEN E &	ID2006-35560	
08/23/1974	\$13,900	Not Available	00692-B0167	

Planning

Master Plan Future Land Use: SF-LD
Zoning District: R-5 - Residential (Single Family)
Planning District: East
Traffic Zone: 1061
City Neighborhood Code: OKW
City Neighborhood Name: Oakwood
Civic Code: 3000
Civic Association Name: Church Hill Central Civic Association
Subdivision Name: NONE
City Old and Historic District:
National historic District: Oakwood-Chimborazo
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	1006	0209001	020900
1990	102	0209001	020900

Schools

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

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 11
Dispatch Zone: 109A

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: 1910
Stories: 2
Units: 0
Number Of Rooms: 7
Number Of Bed Rooms: 3
Number Of Full Baths: 2
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: Gable
Roof Material: Comp sh to 235#
Interior Wall: Drywall
Floor Finish: Base Allowance, Base Allowance
Heating Type: Forced hot air
Central Air: Y
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) : Residential Detached Garage, Miscellaneous, Carport

Extension 1 Dimensions

Finished Living Area: 2416 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 300 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 168 Sqft
Deck: 308 Sqft

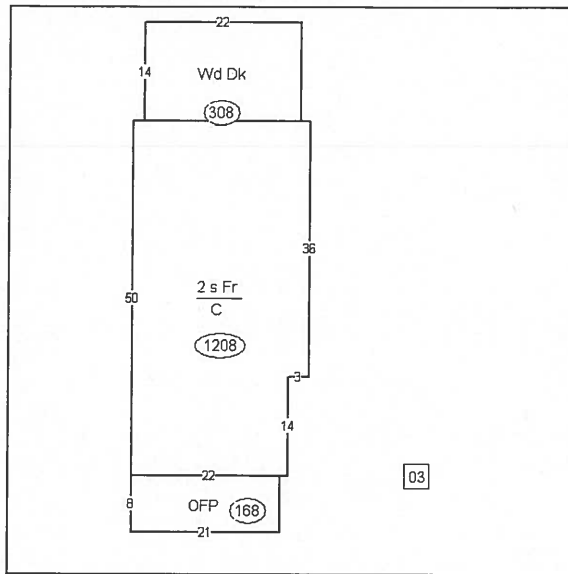
Property Images

Name:E0001406002 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:E0001406002 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: HH Grubb, LLC/ Heather Grubb PHONE: (Home) () (Mobile) (804) 304-7578
ADDRESS: 4711 Ironbridge Road FAX: () (Work) ()
North Chesterfield, VA 23234 E-mail Address: hgrubbs19@aol.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) 1505 Oakwood Avenue
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-410.4 & 30-410.6
APPLICATION REQUIRED FOR: A building permit to construct a new single-family detached dwelling.
TAX PARCEL NUMBER(S): E000-1406/002 ZONING DISTRICT: R-5 (Single-Family Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The lot area, lot width and the lot coverage requirements are not met. Lot areas of six thousand square feet (6,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 7,453.8 square feet and a lot width of sixty feet (60') currently exists; lot areas of 4,559.44 square feet (#1505) and 2,894.39 square feet (#1503) and lot widths of 36.7 feet (#1505) and 23.3 feet (#1503) are proposed. A maximum lot coverage of thirty-five percent (35%) is permitted; 281.0 square feet (10%) exists/ 1,233.0 square feet (43%) is proposed (#1503).
DATE REQUEST DISAPPROVED: October 21, 2020 FEE WAIVER: YES ☐ NO: ☒
DATE FILED: October 16, 2020 TIME FILED: 12:24 p.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAR-080889-2020
AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:
SECTION 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND
SECTION 15.2-2309.2 ☒ OF THE CODE OF VIRGINIA [OR]
SECTION 1040.3 PARAGRAPH(S) 2 OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter ☒
I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.
SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 10/16/2020

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

CASE NUMBER: BZA 45 2020 HEARING DATE: December 2, 2020 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 45-2020
150' Buffer

APPLICANT(S): HH Grubb, LLC/ Heather Grubb

PREMISES: 1505 Oakwood Avenue
(Tax Parcel Number E000-1406/002)

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

REASON FOR THE REQUEST: Based on Sections 30-300, 30-410.4 & 30-410.6
of the Zoning Ordinance for the reason that:
The lot area, lot width and the lot coverage requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

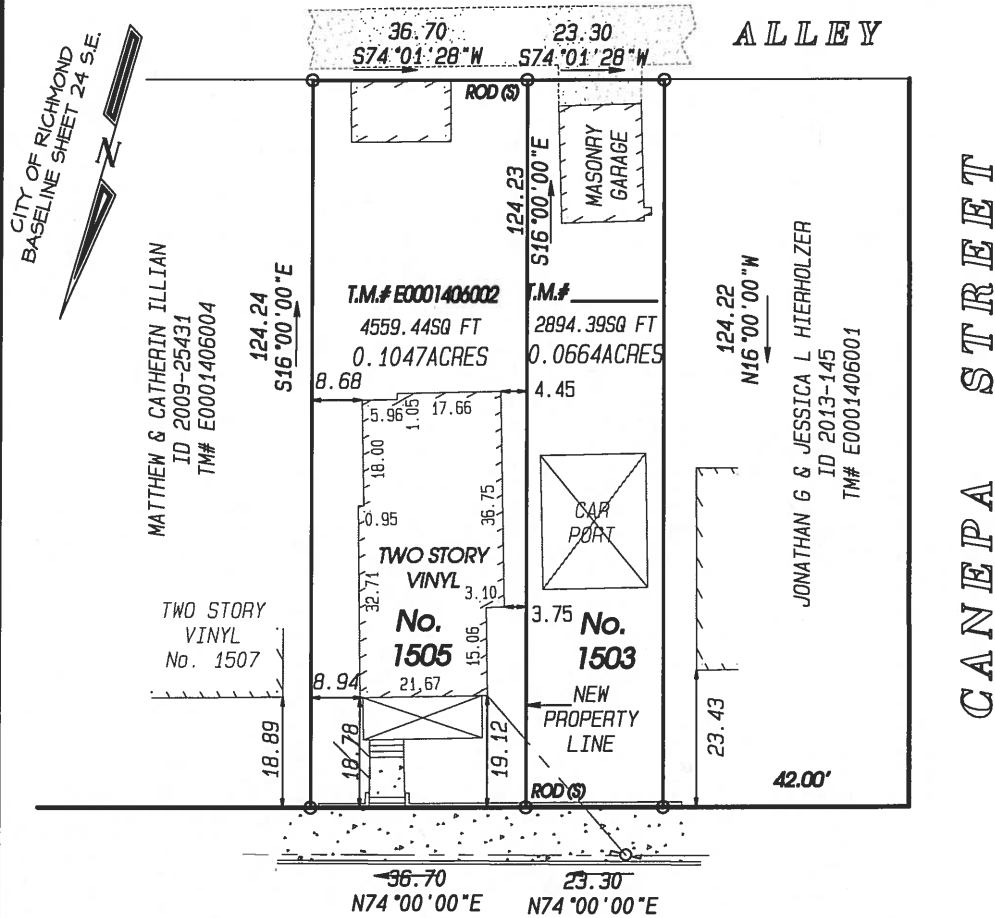
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together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

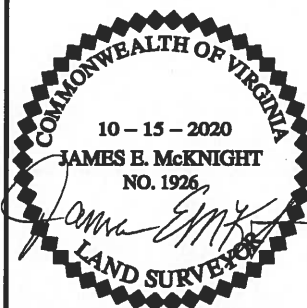
NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: HHGRUBB LLC ID 2020-21777



OAKWOOD AVENUE

60' +/- R/W

PLAT SHOWING LOT SPLIT OF
No. 1505 OAKWOOD AVENUE, IN
THE CITY OF RICHMOND, VIRGINIA.



THIS IS TO CERTIFY THAT ON OCTOBER 15, 2020, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS. SCALE: 1" = 25'



LAND SURVEYORS PLANNERS

**McKNIGHT
& ASSOCIATES, P.C.**

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 91024303dlv

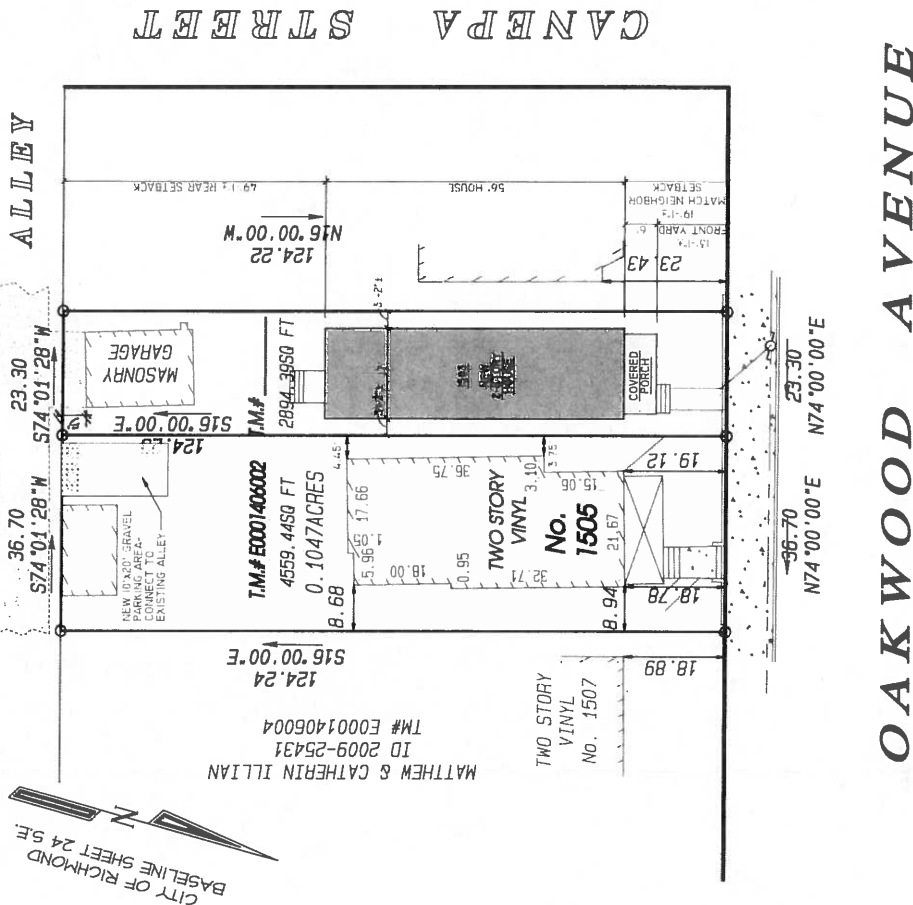


PROJECT CONTACTS:
DEVELOPER: CENTER CREEK HOMES, LLC
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727
ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 2-STORY (WITH HABITABLE ATTIC) DETACHED SINGLE-FAMILY HOUSE
IN RICHMOND'S OAKWOOD NEIGHBORHOOD
1503 OAKWOOD AVENUE
RICHMOND, VIRGINIA 23223

NOT FOR CONSTRUCTION

SET/REVISION:
B.2.A. SUBMITTAL SET
DATE/MARK:
10.22.2020
ARCHITECTURAL
SITE PLAN
C.I.I.



60' +/- ROW

PLAT SHOWING LOT SPLIT OF
No. 1505 OAKWOOD AVENUE, IN
THE CITY OF RICHMOND, VIRGINIA.

01 | ARCHITECTURAL SITE PLAN
1/16" = 1'
PROPOSED CONSTRUCTION OVERLAIN ON PLAT BY OTHERS
FORMAL LOT DIVISION BY OTHERS

ZONING INFORMATION:

LOT ZONED R-5	1505	2.446 S.F.
FIRST FLOOR CONDITIONED AREA	1505	952 S.F.
SECOND FLOOR CONDITIONED AREA	1505	374 S.F.
HABITABLE ATTIC	1505	2,278 S.F.
TOTAL CONDITIONED AREA	1505	3,604 S.F.
SETBACKS/YARDS	1505	19'-7"
FRONT YARD	1505	3'-2"
LEFT SIDE YARD	1505	3'-2"
RIGHT SIDE YARD	1505	4'-0"
REAR YARD	1505	19'-7"
HEIGHT	1505	2 STORIES
LOT SIZE & COVERAGE	1505	23,300 S.F.
LOT WIDTH	1505	1,380 S.F.
LOT DEPTH	1505	1,380 S.F.
LOT COVERAGE (HOUSE + GARAGE/SHED)	1505	31%



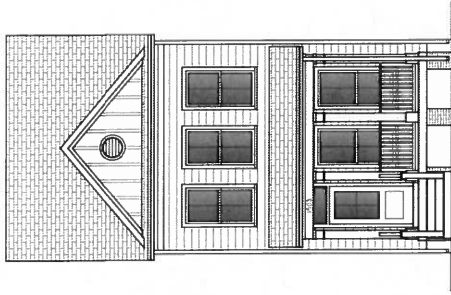
CENTER CREEK
-HOMES-

PROJECT CONTACTS:
DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHROD
804-362-7727
ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-311-7644

NEW 2-STORY (WITH HABITABLE ATTIC) DETACHED SINGLE-FAMILY HOUSE
IN RICHMOND'S OAKWOOD NEIGHBORHOOD
1503 OAKWOOD AVENUE
RICHMOND, VIRGINIA 23223
1503 OAKWOOD AVE. HOUSE

NOT FOR
CONSTRUCTION

SET/REVISION:
B.Z.A. SUBMITTAL SET
DATE/MARK:
10.22.2020
COVER SHEET
CS



NEW 2-STORY (WITH HABITABLE ATTIC) DETACHED SINGLE-FAMILY HOUSE
IN RICHMOND'S OAKWOOD NEIGHBORHOOD

1503 OAKWOOD AVE. HOUSE

1503 OAKWOOD AVENUE
RICHMOND, VIRGINIA 23223

DRAWING INDEX

DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
CI.1	ARCHITECTURAL SITE PLAN
AI.1	FLOOR PLANS
AE.1	FRONT EXTERIOR ELEVATION & EXTERIOR MATERIAL SCHEDULE
AE.2	FRONT LEFT & RIGHT SIDE EXTERIOR ELEVATIONS



CENTER CREEK
- HOMES -

PROJECT CONTACTS:

DEVELOPER:
CC RICHMOND II, LP
10000 CENTER CREEK HOMES
B06-562-7727

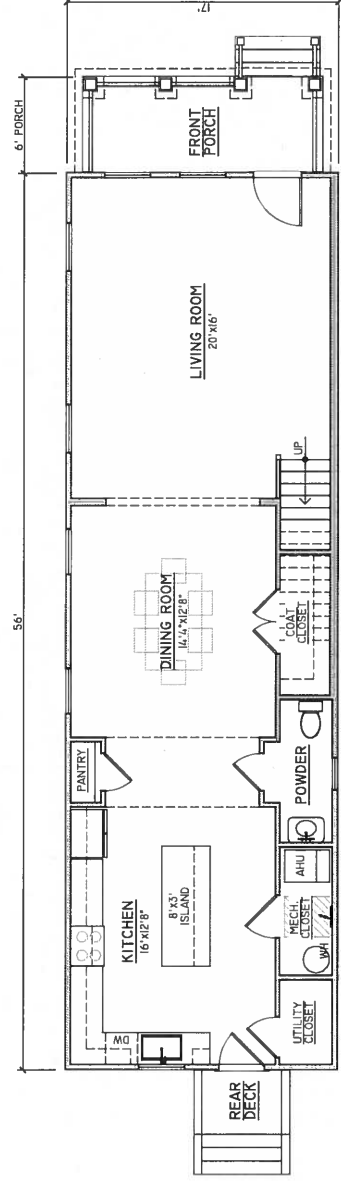
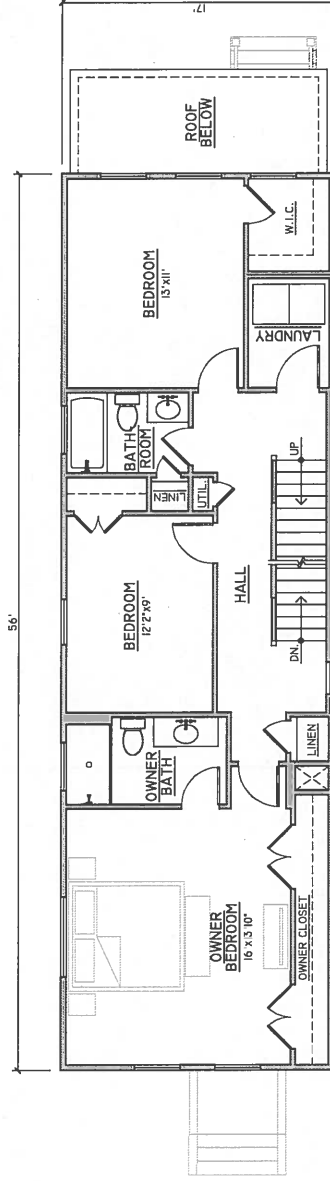
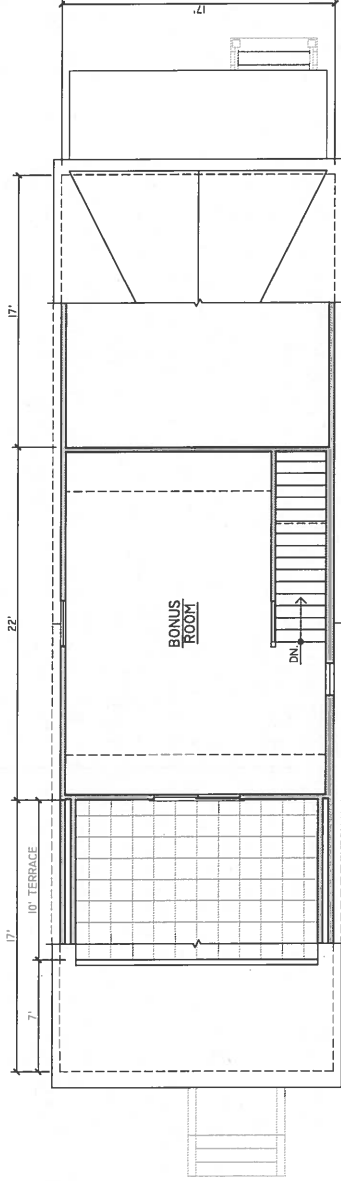
ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
800-304-7844

NEW 2-STORY (WITH HABITABLE ATTIC) DETACHED SINGLE-FAMILY HOUSE
IN RICHMOND'S OAKWOOD NEIGHBORHOOD
1503 OAKWOOD AVE. HOUSE
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RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
B.Z.A. SUBMITTAL SET
DATE/MARK:
10.22.2020

FLOOR PLANS
A1.1





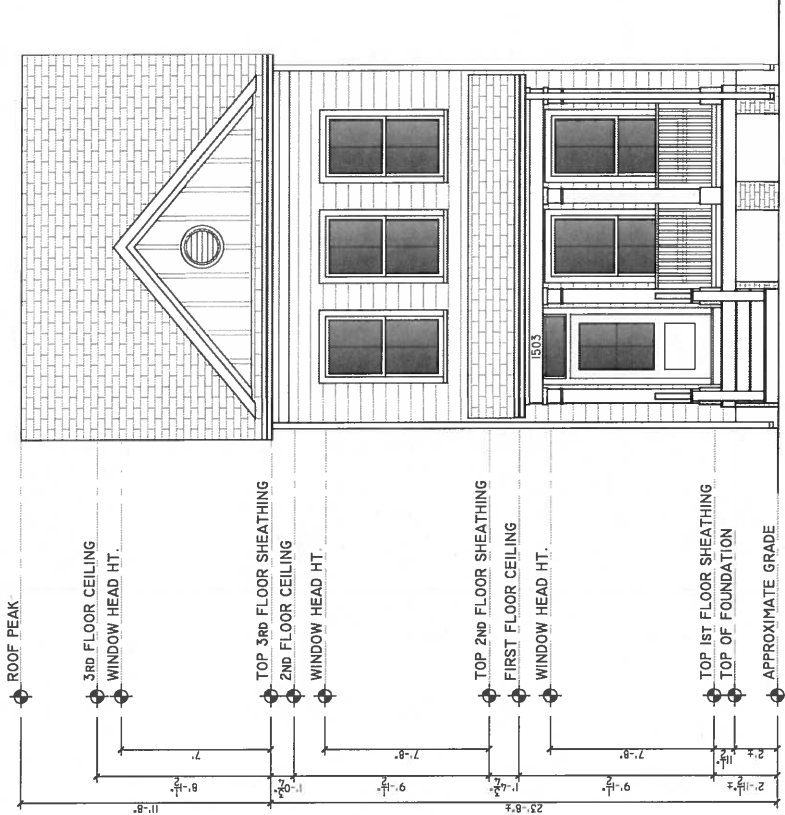
CENTER CREEK
- HOMES -

PROJECT CONTACTS:
DEVELOPER:
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C/O CENTER CREEK HOMES
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1503 OAKWOOD AVENUE
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
B.Z.A. SUBMITTAL SET
DATE/MARK:
10.22.2020
FRONT EXTERIOR
ELEV. & MATERIALS
A2.1



01 FRONT ELEVATION
1/4" = 1'

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	BRICK PIERS	RICHMOND RED (VERIFY WITH DEVELOPER)
02	PAVED FOUNDATION	THIRD-COLOR TAN/GRAY PER DEVELOPER
03	BRICK CHIMNEY SIDING	COLOR PER DEVELOPER
04	BRICK CHIMNEY TOP - SEE WALL SECTION	COLOR PER DEVELOPER
05	VINYL SOFFIT	VENTED FACTORY WHITE
06	VINYL PORCH CEILING	NON-VENTED, FACTORY WHITE
07	BOARD & BATTEN DORMER	COLOR PER DEVELOPER
08	SHUTTER	COLOR PER DEVELOPER
09	5/4"X4" COMPOSITE DOOR/WINDOW TRIM	PER OWNER, PAINTED WHITE
10	VINYL WINDOWS	PRE-FINISHED WHITE
11	BRICK CHIMNEY	PAINTED WHITE
12	COMPOSITE STAIRS/TRIM WITH WOOD DECKING	PAINTED WHITE FRAME, P.T. WOOD DECKING
13	STEEL HANDRAIL	PAINTED BLACK
14	TREATED WOOD DECK/STAIRS/RAILING	NATURAL TREATED WOOD
15	DOWNSPOUTS	PRE-FINISHED WHITE
16	ASPHALT SIDING	PER OWNER

EXTERIOR FINISH NOTES:
1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS U.N.O.
2. GRADES SHOWN APPROXIMATE. V.I.F.
3. SEE SPECIFICATIONS BY OWNER



CENTER CREEK
- HOMES -

PROJECT CONTACTS:

DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
800-362-7727

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
800-514-7644

NEW 2-STORY (WITH HABITABLE ATTIC) DETACHED SINGLE-FAMILY HOUSE
IN RICHMOND'S OAKWOOD NEIGHBORHOOD

1503 OAKWOOD AVE. HOUSE

1503 OAKWOOD AVENUE
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

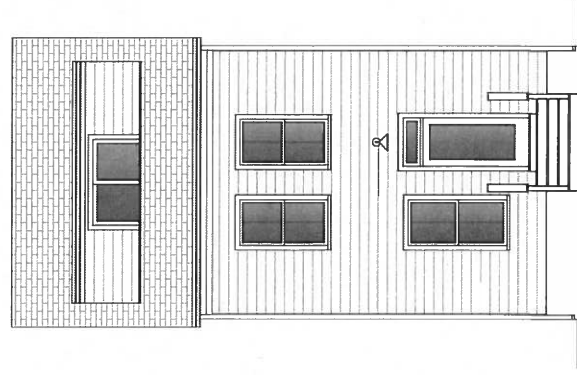
SET/REVISION:
B Z.A. SUBMITTAL SET

DATE/MARK:
10.22.2020

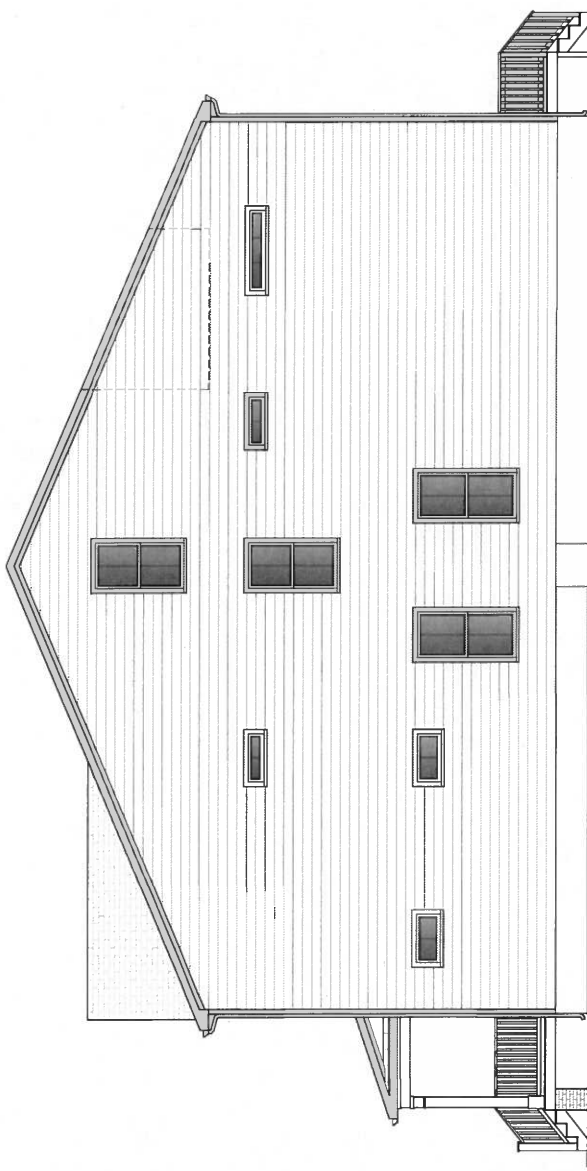
LEFT & RIGHT SIDE
EXTERIOR ELEVATIONS

A2.2

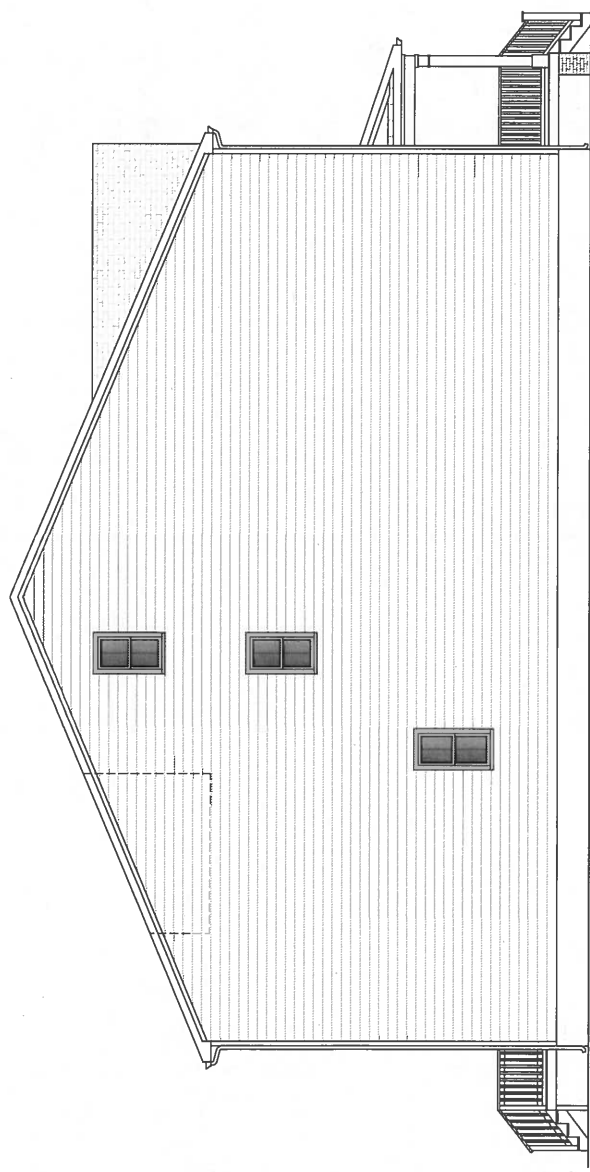
01 REAR ELEVATION
3/16" = 1'



03 RIGHT SIDE ELEVATION
3/16" = 1'



02 LEFT SIDE ELEVATION
3/16" = 1'





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) 1503 OAKWOOD AVENUE						2 FLOOR/ROOM NO.							
	3 CONTRACTOR NAME			4 LICENSE TYPE		5 CLASS <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C		6 STATE LICENSE NO.						
	7 CONTRACTOR STREET ADDRESS			8 CONTRACTOR TELEPHONE NO. / EMAIL ADDRESS										
BUILDING INFORMATION	9 CITY		STATE		ZIP CODE		10 CONTRACTOR FAX NO.							
	11 PROPERTY OWNER NAME MILTRUBS, LLC			12 PROPERTY OWNER ADDRESS/ZIP 4711 IRONBRIDGE RD. N. CHESTERFIELD			13 OWNER DAYTIME TELEPHONE NO. 804-358-1978							
	14 DESCRIBE CURRENT STRUCTURE USE VACANT LOT				15 DESCRIBE PROPOSED STRUCTURE USE SINGLE FAMILY DETACHED									
OFFICE USE ONLY	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	
	30 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 OR 2 FAMILY		ATTACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		DETACHED <input 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					
CONSTRUCTION COST	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 CONSTRUCT SINGLE FAMILY DETACHED DWELLING.													
LIEN INFORMATION	35 LIEN AGENT NAME						36 PHONE NO.							
	37 ADDRESS						ZIP CODE							
	38 CONTACT PERSON						39 CONTACT PHONE NO.		40 CONTACT FAX NO.					
CONTACT INFORMATION	41 CONTACT ADDRESS						ZIP CODE		42 EMAIL					
	43 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO						NAME		PHONE NO.					
	44 ENGINEER/ARCHITECT NAME						45 ENGINEER/ARCHITECT PHONE NO.		46 ENGINEER/ARCHITECT FAX NO.		47 EMAIL			
RE-ROOF ONLY	48 ROOF TYPE 1 (SEE BACK FOR LIST)						49 NO. OF SQUARES		50 ROOF TYPE 2 (SEE BACK FOR LIST)		51 NO. OF SQUARES			
	NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/>						52 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO		53 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO					
	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 NUMBER OF FLOORS			
LOT & BUILDING SIZE	59 DECK AREA (SQ. FT.)		60 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		61 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)		62 TOTAL BUILDING HEIGHT		63					
	64 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)		65 NO. OF SPACES AT ANOTHER LOCATION		66 LOCATION		LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO							
	67 WILL THERE BE A <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY		68 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO		69 TOTAL AREA TO BE DISTURBED (SQ. FT.)		70 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". C. SIGNATURE													
OFFICE USE ONLY	ARTS DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		HISTORICAL DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		VIOLATION ON PROPERTY <input type="checkbox"/> YES <input type="checkbox"/> NO		DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input type="checkbox"/> NO		ICC TYPE OF CONSTRUCTION					
	EXISTING USE GROUP		PROPOSED USE GROUP		FEE CALC. TYPE <input type="checkbox"/> S <input type="checkbox"/> U <input type="checkbox"/> B <input type="checkbox"/> C		PERMIT FEE		FEE RECEIVED		RECEIPT NO. <input type="checkbox"/> CASH <input type="checkbox"/> CHECK <input type="checkbox"/> CREDIT CARD			
	IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input type="checkbox"/> NO		FLOOD ELEV.		SITE ELEV.		CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO		CHESAPEAKE BAY MANAGEMENT AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO					
APPLICATION APPROVED BY						DATE		APPLICATION DISAPPROVED BY				DATE		

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



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

August 28, 2020

Heather Grubb
HH Grubb LLC
4711 Iron Bridge Road
North Chesterfield, Virginia 23234

RE: 1505 Oakwood Avenue
Tax Parcel: E000-1406/002

Dear Ms. Grubb:

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

The property is located within an R-5 (Single-Family Residential) zoning district. The R-5 District requires a minimum lot area of not less than six thousand square feet (6,000 SF) and a minimum lot width of not less than fifty feet (50') for single-family detached dwellings. According to City Assessor's records, the subject property has a road frontage of sixty feet (60') along Oakwood Avenue and an approximate lot depth of 124.2 feet, which results in an approximate lot area of 7,450.0 square feet (0.171 Acres). A recent site visit revealed the subject property is improved with a single-family detached dwelling, an accessory structure (carport) and a chain link fence.

According to a September 22, 2006, Deed (most current), the subject property has been conveyed as *"All that certain lot or parcel of land, with all improvements thereon, situated in the City of Richmond, Virginia, known as 1505 Oakwood Avenue, further described as follows: Commencing at a point on the south line of Oakwood Avenue 20 feet west of the intersection of the south line of Oakwood Avenue with the west line of East Richmond Road (formerly Mill Avenue), said point of beginning being also distant 180 feet west of the western line of Boxley Street; thence extending westwardly along and fronting on the south line of Oakwood Avenue 60 feet; thence extending back southwardly from said point between parallel lines to a 16 foot alley, the eastern line being 124.2 feet, all as more particularly shown and described on plat of survey prepared by Barton-Corso & Associates, Ltd., dated August 15, 1974, attached hereto and made a part hereto and to which reference is hereby made...Being the same property conveyed..."*

As proposed, your intent is to split the subject property retaining the existing single-family detached dwelling and create a new independent vacant lot for the construction of a future single-family detached dwelling fronting on Oakwood Avenue. The subject Tax Parcel has conveyed as one (1) independent lot of record and has been since, at least 1919. According to an August 15, 1974, Survey Plat, by Barton Corso & Associates, LTD., Entitled, *"Map Showing Property 0With Improvements Thereon, No. 1505, Situated On The South Side Of*

Heather Grubb
HH Grubb LLC
RE: 1505 Oakwood Avenue
August 28, 2020
Page 2

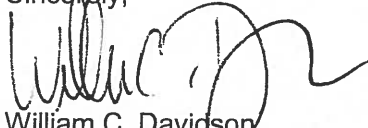
Oakwood Avenue, Between Canepa And Boxley Streets, In The City of Richmond, Virginia, Being Lots 25 & 26, On A Plat Made By John W. Turner, Surveyor, Dated March 18, 1889, And Recorded in Clerk's Office Of Henrico Circuit Court, In D.B. 126-A, Page 447...", the subject property is comprised of two (2) platted lots which were created in Henrico County prior to a 1906 City Annexation. It is advisable that a real estate professional conduct research at Henrico County Circuit Court and retrieve the 1889 Plat to verify the existence of the platted lots within this Block face. As per Section 30-1220 of the Zoning Ordinance, a lot is defined as "a single lot of record or a combination of contiguous lots of record". The description of the property by deeds resulted in the combination of the aforementioned platted lots into one (1) lot for zoning purposes. Therefore, once parcels are combined, any subsequent division thereof must be done in compliance with applicable zoning regulations.

Since, the minimum lot area and lot width would not be met for any proposed division of this property, requesting and obtaining special approval from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) may be a possibility. Be advised, it may be difficult to obtain approval from the BZA unless you can prove the proposed lots are consistent with the predominant lot areas and lot widths within the block (s). For information concerning the BZA process, please contact the Zoning Administration Office at 646-6340. For information concerning the SUP process, please contact the Land Use Administration Office at 646-6304.

You are hereby advised that you have thirty (30) days from this notice in which to appeal this decision to the Board of Zoning Appeals, in accordance with §15.2-2311 of the Code of Virginia and §17.19 of the Richmond City Charter, or this decision shall be final and unappealable. Such appeal must be in writing and must be filed with the Secretary to the Board of Zoning Appeals. Said appeal shall indicate in specific terms the grounds for the appeal and must be accompanied by a filing fee of two hundred fifty dollars (\$250.00).

I hope this information is sufficient. Should you have any additional questions, please contact Senior Planner David Duckhardt at 646-6917.

Sincerely,



William C. Davidson
Zoning Administrator

cc: Pamela Wilson
1505 Oakwood Avenue
Richmond, Virginia 23223