



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

January 11, 2021

CCRII Holdings, LLC
11 S 12th Street #115
Richmond, VA 23219

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

To Whom It May Concern:

RE: BZA 01-2021 (CONTINUED FROM JANUARY 6, 2021 MEETING)

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, February 3, 2021 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2020-232 to consider an application for a lot split and building permit to construct a new single-family detached dwelling at 1201 IDLEWOOD AVENUE (Tax Parcel Number W000-0437/025), located in an R-6 (Single-Family Attached Residential) District.

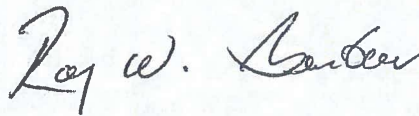
Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 171 258 480# beginning at 1:00 p.m. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2021 drop-down, click meeting details for February 3, 2021 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. 2020-232, please be advised that an inability to access one of the enumerated public hearing through video means shall not be considered a prerequisite for participating in the subject public hearing. It will be necessary for you to stay on the line until such time as your case is called. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

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

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasassociationgroupinformation.aspx>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

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

Very truly yours,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

Roy W. Benbow, Secretary
Phone: (804) 240-2124
Fax: (804) 646-5789
E-mail: Roy.Benbow@richmondgov.com

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

1205 Idlewood Ave Llc
2618 W Main St
Richmond VA 23220

1206 Wallace Llc
2305 W Main St Apt A
Richmond VA 23220

1212 Wallace Street Llc
1603 Treboy Ave
Richmond VA 23226

Abel Robert And Julie Anne
2303 Claridge Ct
Enola PA 17025

Bland Larry J
1207 Idlewood Avenue
Richmond VA 23220

Brady Kathleen
1203 Idlewood Ave
Richmond VA 23220

Cabana Celeste
402 S Harrison St
Richmond VA 23220

Clements Clark S C/o Henry Briggs & Assoc
2912 W Moore St
Richmond VA 23230

Cobb James Bryan Trs And Joy Rene Trs
13325 Tucker Swamp Road
Zuni VA 23898

Cook Nelson Bernard And Rachal Valencia A
2300 Rosewood Ave
Richmond VA 23220

Dstar Properties Llc
407 S Harrison St
Richmond VA 23220

Dstar Properties Llc
617 Albemarle St
Richmond VA 23220

Dubois Ronald L
416 S Harrison St
Richmond VA 23220

Eidson Ian R
1213 Idlewood Ave
Richmond VA 23220

Elmore Angelia N
3523 Enslow Avenue
Richmond VA 23222

Fanning William L And Christina M
404 S Harriston St
Richmond VA 23220

France Naakoshie
410 S Harrison St
Richmond VA 23220

H Madison Llc
8115 Dabney Ave
Springfield VA 22152

Harris Donta
414 S Harrison St
Richmond VA 23220

Howard Michele And Joshua
1200 Wallace St
Richmond VA 23220

Ibrahimi Naiym M And Sonny
409 S Harrison St
Richmond VA 23220

Lewis Sheila A
1211 Idlewood Ave
Richmond VA 23220

Marcuson Zandria
1221 Massachusetts Ave Nw
Washington DC 20005

Mcmoore Chandra S
1204 Wallace St
Richmond VA 23220

Parsons H Dean Jr
P.o. Box 29527
Richmond VA 23242

Phan Daniel And Huynh Angelina
408 S Harrison St
Richmond VA 23220

River City Grp Llc
2308 Victoria Crossing Ln
Midlothian VA 23113

Robertson Linda D
380 Carrollwood Drive
Tarrytown NY 10591

Rose L C Llc
513 Forest Ave Ste 207a
Henrico VA 23229

Sidestreet Properties Llc
4212 Stuart Ave
Richmond VA 23221

Spragg Dermon D
1206 Idlewood Ave
Richmond VA 23220

Toomer Brenda F
304 S Harrison St
Richmond VA 23220

Trant Cameron
6502 Monument Ave
Richmond VA 23226

Tribeca Brownstones Association Inc
1904 Byrd Ave #100
Richmond VA 23220

Vu Duyanh The And Ngoc Thi Bich Tran
5854 Saddle Downs Pl
Centreville VA 20120

Wang Zhifei
4051 Dominion Drive
Dumfries VA 22026

Wright David C
306 S Harrison St
Richmond VA 23220

Ziegelbaur Gita
5512 Woolshire Pl
Glen Allen VA 23059

Property: 1201 Idlewood Ave **Parcel ID:** W0000437025**Parcel**

Street Address: 1201 Idlewood Ave Richmond, VA 23220-
Owner: CCR II HOLDINGS LLC
Mailing Address: 11 S 12TH ST #118, RICHMOND, VA 23219
Subdivision Name : WALLACE MANOR
Parent Parcel ID:
Assessment Area: 236 - New Randolph
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$80,000
Improvement Value:
Total Value: \$80,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 2781.25
Acreage: 0.064
Property Description 1: 0022.25X0125.00 0000.000
State Plane Coords(?): X= 11785087.315128 Y= 3722551.130409
Latitude: 37.54204751 , **Longitude:** -77.45771652

Description

Land Type: Residential Lot A
Topology:
Front Size: 22
Rear Size: 125
Parcel Square Feet: 2781.25
Acreage: 0.064
Property Description 1: 0022.25X0125.00 0000.000
Subdivision Name : WALLACE MANOR
State Plane Coords(?): X= 11785087.315128 Y= 3722551.130409
Latitude: 37.54204751 , **Longitude:** -77.45771652

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$80,000	\$0	\$80,000	Reassessment
2020	\$70,000	\$0	\$70,000	Reassessment
2019	\$42,000	\$0	\$42,000	Reassessment
2018	\$42,000	\$0	\$42,000	Reassessment
2017	\$42,000	\$0	\$42,000	Reassessment
2016	\$42,000	\$0	\$42,000	Reassessment
2015	\$41,000	\$0	\$41,000	Reassessment
2014	\$41,000	\$0	\$41,000	Reassessment
2013	\$41,000	\$0	\$41,000	Reassessment
2012	\$41,000	\$0	\$41,000	Reassessment
2010	\$41,000	\$0	\$41,000	Reassessment
2009	\$41,000	\$0	\$41,000	Reassessment
2008	\$41,000	\$0	\$41,000	Reassessment
2007	\$41,000	\$0	\$41,000	Reassessment
2005	\$12,400	\$0	\$12,400	Reassessment
2004	\$11,500	\$0	\$11,500	Reassessment
2003	\$11,400	\$0	\$11,400	Reassessment
2002	\$10,100	\$0	\$10,100	Reassessment
2001	\$10,100	\$0	\$10,100	Reassessment
2000	\$9,500	\$0	\$9,500	Reassessment
1998	\$9,500	\$0	\$9,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Referen	V ri Mark t ale Description
08/28/2020	\$20,452	RICHMOND REDEVELOPMENT AND	ID2020-19495	
04/09/1976	\$0	Not Available	00705-0405	

Planning**Master Plan Future Land Use:** SF-MD**Zoning District:** R-6 - Residential (Single Family Attached)**Planning District:** Near West**Traffic Zone:** 1133**City Neighborhood Code:** RDPH**City Neighborhood Name:** Randolph**Civic Code:** 4014**Civic Association Name:** Randolph Neighborhood Association**Subdivision Name:** WALLACE MANOR**City Old and Historic District:****National historic District:****Neighborhoods in Bloom:****Redevelopment Conservation Area:** Randolph**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	2012	0413002	041300
1990	207	0413002	041300

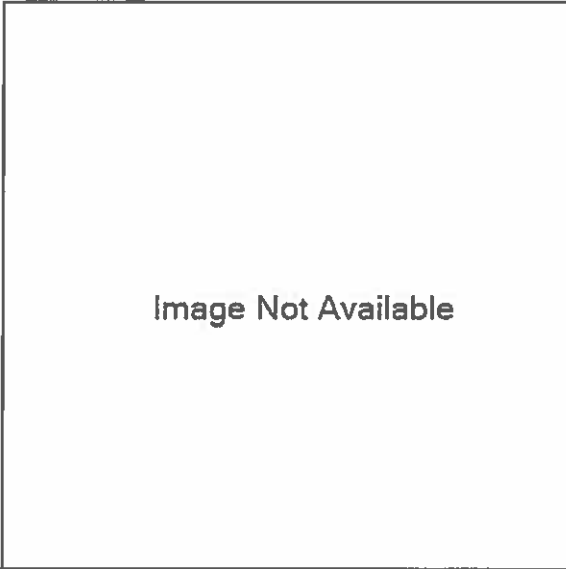
Schools**Elementary School:** Cary**Middle School:** Binford**High School:** Jefferson**Public Safety****Police Precinct:** 3**Police Sector:** 313**Fire District:** 6**Dispatch Zone:** 032B**Public Works Schedules****Street Sweep:** TBD**Leaf Collection:** TBD**Refuse Collection:** Wednesday**Bulk Collection:** TBD**Government Districts****Council District:** 5**Voter Precinct:** 504**State House District:** 69**State Senate District:** 9**Congressional District:** 4

Name:W0000437025 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name: Desc:



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

BZA 01-2021

TO BE COMPLETED BY THE APPLICANT

PROPERTY OWNER: QCRH Holdings, LLC **PHONE: (Home)** () **(Mobile)** ()

ADDRESS 118 12th Street #115 **FAX: ()** **(Work)** ()

Richmond, VA 23219 **E-mail Address:** greg@centercrackhomes.com

PROPERTY OWNER'S

REPRESENTATIVE: Mark Baker **PHONE: (Home)** () **(Mobile)** (804) 874-6275

(Name/Address) 1519 Summit Avenue, Suite 102 **FAX: ()** **(Work)** ()

Richmond, VA 23230 **E-mail Address:** markbaker@bakerdevelopmentresources.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1201 Idlewood Avenue

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-412.4(1)

APPLICATION REQUIRED FOR: A lot split and building permit to construct a new single-family detached dwelling.

TAX PARCEL NUMBER(S): W000-0437/025 **ZONING DISTRICT:** R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of five thousand square feet (5,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 5,925.1 square feet and a lot width of forty-seven and four tenths feet (47.40') currently exists. A lot area of 2,781.3 square feet and width of 22.25 feet is proposed for No. 1201. A lot area of 3,143.8 square feet and width of 25.15 feet is proposed for No. 1203.

DATE REQUEST DISAPPROVED: November 6, 2020 **FEE WAIVER:** YES ☐ NO: ☒

DATE FILED: November 13, 2020 **TIME FILED:** 10:00 a.m. **PREPARED BY:** Josh Young **RECEIPT NO.** BZAR-082371-2020

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:** 11/25/2020

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

CASE NUMBER: BZA 01-2021 **HEARING DATE:** February 3, 2021 **1:00 P.M.**

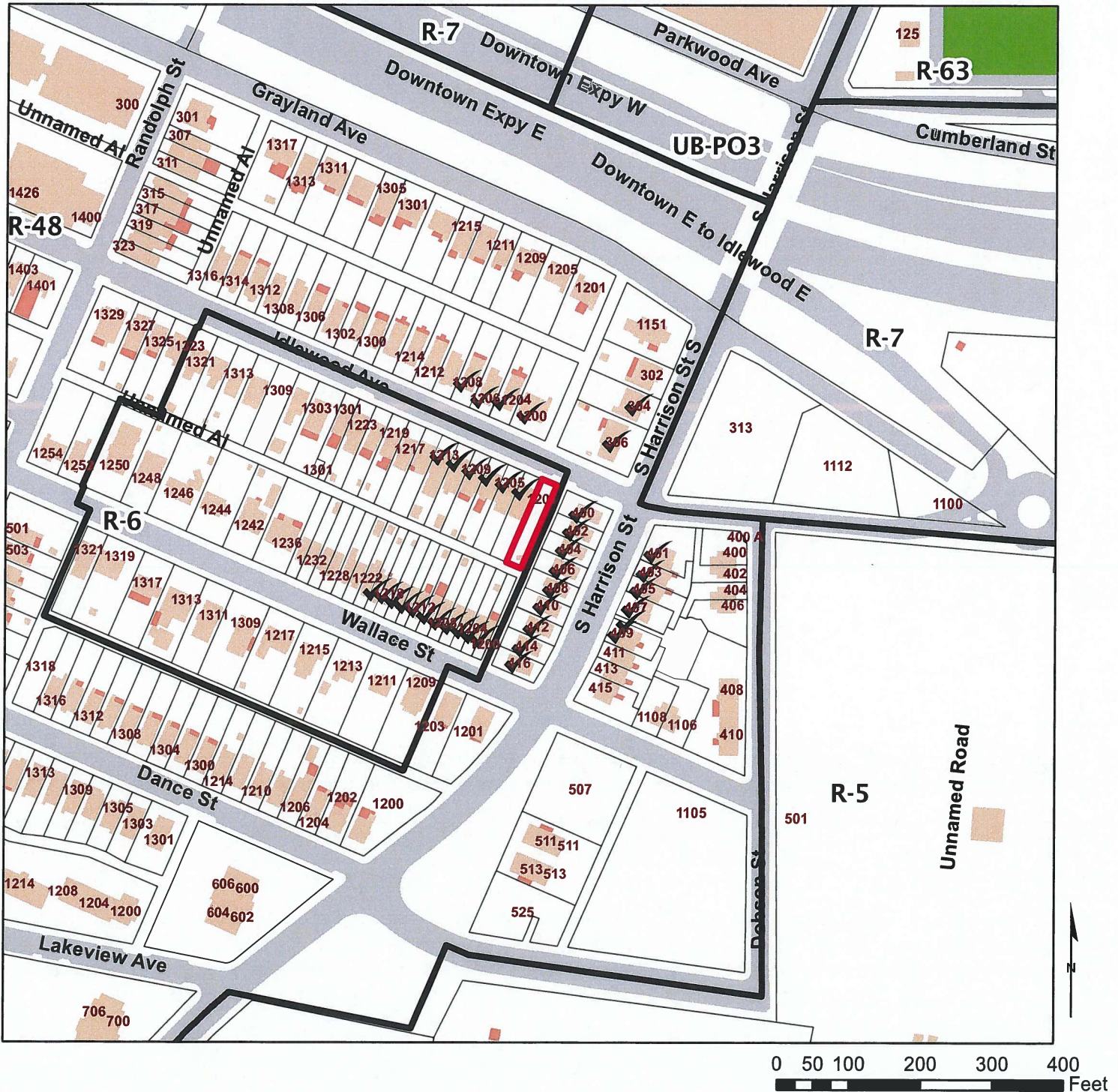
BOARD OF ZONING APPEALS CASE BZA 01-2021
(CONTINUED FROM JANUARY 6, 2021 MEETING)
150' Buffer

APPLICANT(S): CCR II Holdings, LLC

PREMISES: 1201 Idlewood Avenue
(Tax Parcel Number W000-0437/025)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.4(1)
of the Zoning Ordinance for the reason that:
The lot area and lot width 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/civicasassociationgroupinformation.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)

[illegible]

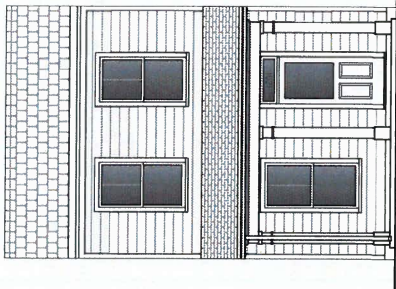
50' +/- R/W



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

JOB NUMBER: 90052401

SCALE: 1" = 20'



PROJECT CONTACTS:
DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727
ARCHITECT:
CHRIS WOLF
804-362-7727
804-514-7644

NEW 2-STORY, SINGLE-FAMILY DETACHED RESIDENCE
IN RICHMOND'S RANDOLPH NEIGHBORHOOD
1201 IDLEWOOD AVENUE
RICHMOND, VIRGINIA 23220

NOT FOR
CONSTRUCTION

SET/REVISION:
B.Z.A. INITIAL SUBMITTAL
DATE/MARK:
01.13.2021

COVER SHEET
CS

NEW 2-STORY, SINGLE-FAMILY DETACHED RESIDENCE
IN RICHMOND'S RANDOLPH NEIGHBORHOOD

1201 IDLEWOOD AVE. HOUSE

1201 IDLEWOOD AVENUE
RICHMOND, VIRGINIA 23220

CODE/ORDINANCE ANALYSIS

BUILDING AREA, HEIGHT, LOT COVERAGE:
CONDITIONED AREA:
FIRST FLOOR: 816 S.F.
SECOND FLOOR: 816 S.F.
TOTAL CONDITIONED AREA: 1,632 S.F.
SETBACKS/LOT COVERAGE/HEIGHT:
SETBACKS: 10' (FRONT), 5' (SIDE), 5' (REAR)
HOUSE HEIGHT: 2 STORIES, 23'-7 1/2"

DRAWING INDEX

DRAWINGS

SHEET TITLE

CS COVER SHEET

A1.1 FIRST AND SECOND FLOOR PLANS

A2.1 FRONT & LEFT SIDE EXTERIOR ELEVATIONS

A2.2 REAR & RIGHT SIDE EXTERIOR ELEVATIONS

DRAWING SYMBOLS

MATERIAL PATTERNS SCALED FOR CLARITY

DRAWING NUMBER DESIGNATION

01 DRAWING TITLE

DRAWING SCALE

ROOM NAME & NUMBER, ASSOCIATED WITH ROOM FINISH SCHEDULE

101

DOOR NUMBER, ASSOCIATED WITH DOOR SCHEDULE

101A

WINDOW NUMBER, ASSOCIATED WITH WINDOW SCHEDULE

A

WALL NUMBER, ASSOCIATED WITH WALL TYPE IN WALL SCHEDULE

01

NOTE, ASSOCIATED WITH CORRESPONDING SCHEDULE

01

COLUMN CENTER LINE

01

REVISION CLOUD WITH REVISION NUMBER MARK

01

ELEVATION MARK INDICATING ELEVATION VIEW OR SECTION INDICATION LOCATION OF ELEVATION DRAWING

01

SECTION MARK INDICATING SECTION LOCATION OF SECTION DRAWING

01

DETAIL MARK WITH MARK INDICATING LOCATION OF DETAIL DRAWING

01

BRICK (SECTION)

CONCRETE

GRAVEL FILL

EARTH OR COMPACTED FILL

CMU BLOCK

INSULATION-SEE SPECIFICATIONS

RIGID INSULATION-SEE SPECIFICATIONS

WOOD SHEATHING-SEE SPECIFICATIONS

CONTINUOUS 2X WOOD

SOLID WOOD BLOCKING

PROJECT CONTACTS:

DEVELOPER:
CC CENTER CREEK HOMES
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

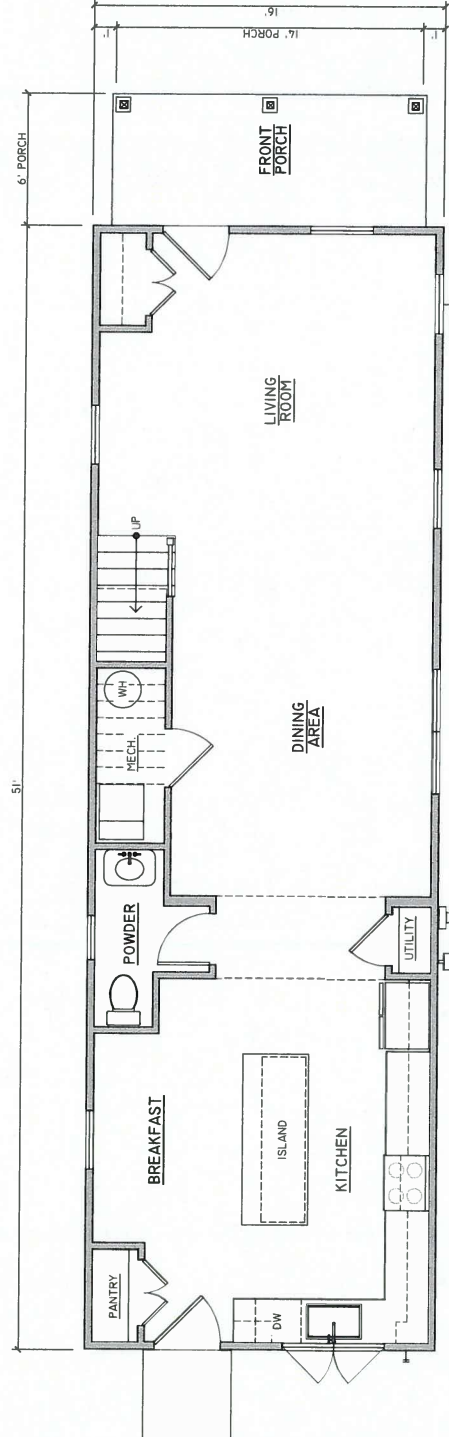
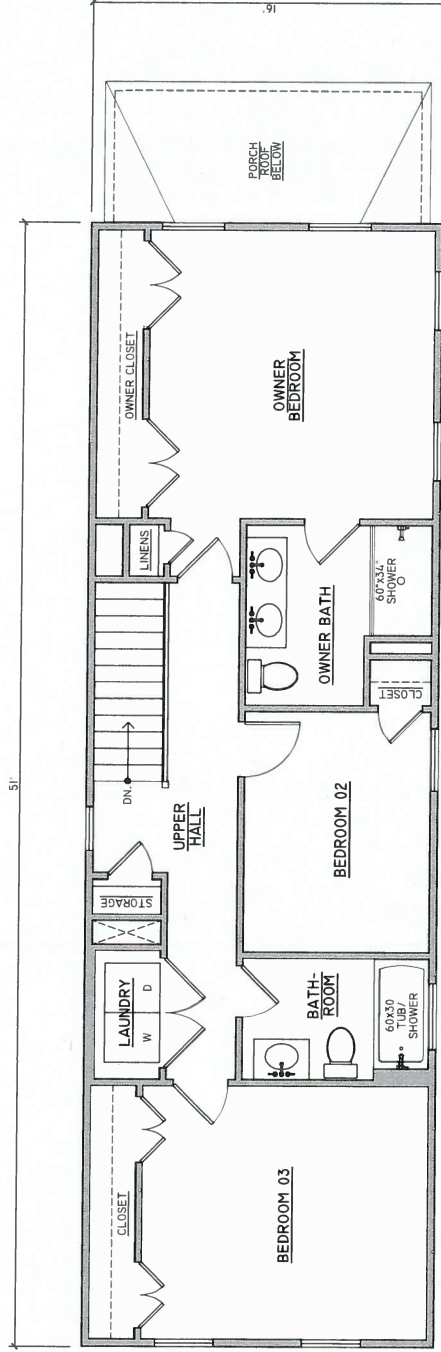
ARCHITECT:
CHRIS WOLF
PACIFIC ARCHITECTURE, PLLC
804-514-7844

1201 IDLEWOOD AVE. HOUSE
NEW 2-STORY, SINGLE-FAMILY DETACHED RESIDENCE
IN RICHMOND'S RANDOLPH NEIGHBORHOOD
1201 IDLEWOOD AVENUE
RICHMOND, VIRGINIA 23220

NOT FOR CONSTRUCTION

SET/REVISION:
B.Z.A. INITIAL SUBMITTAL
DATE/MARK:
01.13.2021

AI.1
FIRST FLOOR PLANS





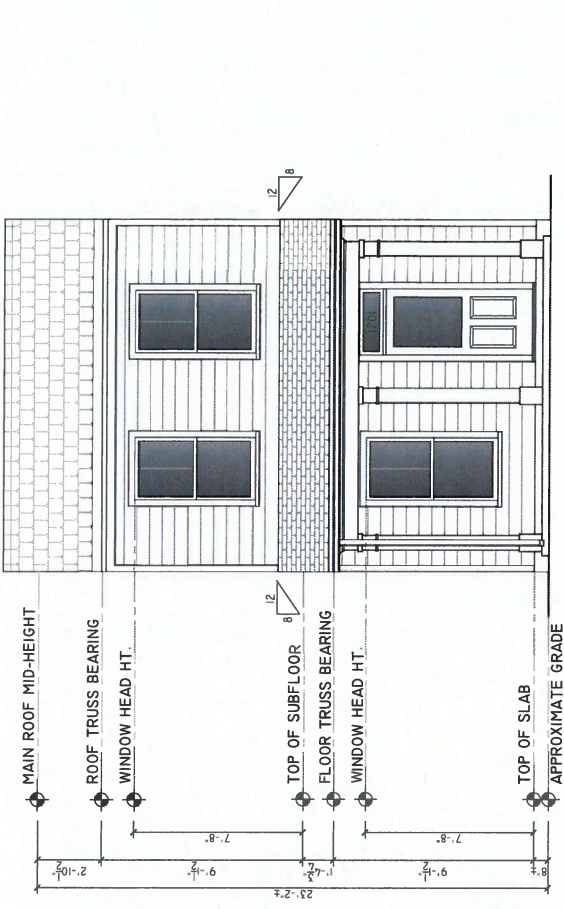
CENTER CREEK
-HOMES-

PROJECT CONTACTS:
DEVELOPER:
C/O RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7127
ARCHITECT:
CHRIS WOLF
ARCHITECTURE, PLLC
804-514-7644

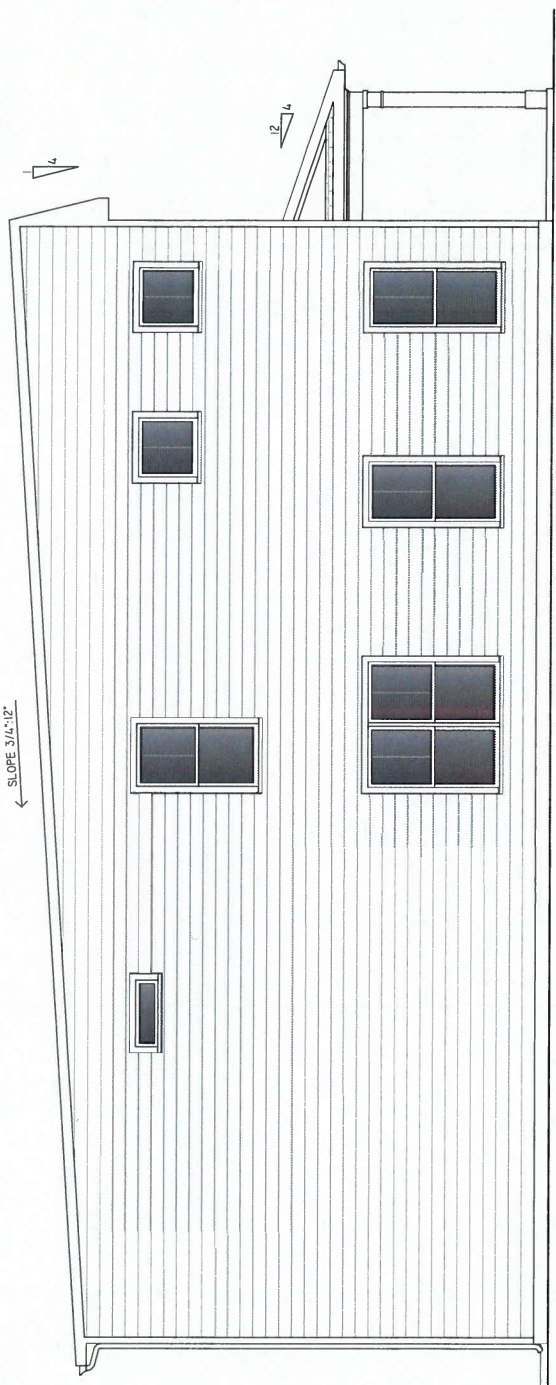
NEW 2-STORY, SINGLE-FAMILY DETACHED RESIDENCE
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1201 IDLEWOOD AVE. HOUSE

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SET/REVISION:
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01.15.2021
FRONT & LEFT SIDE
EXTERIOR ELEVATIONS
A2.1



01 FRONT ELEVATION
1/4" = 1'



02 LEFT SIDE ELEVATION
1/4" = 1'

EXTERIOR FINISH SCHEDULE	
NO.	COMPONENT/MATERIAL
01	CONCRETE PORCHES/PATIOS
02	CONCRETE
03	THRU-COLOR TANT/GRAY
04	COLOR PER DEVELOPER
05	FIBER-CEMENT LAP SIDING
06	PAINTED WHITE
07	VINYL SOFFIT-SEE WALL SECTION
08	NON-VENTED, FACTORY WHITE
09	FACTORY WHITE
10	FACTORY WHITE
11	FACTORY WHITE
12	FACTORY WHITE
13	FACTORY WHITE
14	FACTORY WHITE
15	FACTORY WHITE
16	FACTORY WHITE
17	FACTORY WHITE
18	FACTORY WHITE

EXTERIOR FINISH NOTES:
1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNO
2. GRADES SHOWN APPROXIMATE. V.I.F.
3. SEE SPECIFICATIONS BY OWNER
4. VERIFY ALL MATERIAL & COLOR SELECTIONS WITH DEVELOPER



CENTER CREEK
-HOMES-

PROJECT CONTACTS:

DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

ARCHITECT:
CHRIS WOLF
ARCHITECTURE, PLLC
804-514-7644

1201 IDLEWOOD AVE. HOUSE

NEW 2-STORY, SINGLE-FAMILY DETACHED RESIDENCE
IN RICHMOND'S RANDOLPH NEIGHBORHOOD

1201 IDLEWOOD AVENUE
RICHMOND, VIRGINIA 23220

NOT FOR
CONSTRUCTION

SET/REVISION:
B.Z.A. INITIAL SUBMITTAL

DATE/MARK:
01/15/2021

REAR & RIGHT SIDE
EXTERIOR ELEVATIONS

A2.2

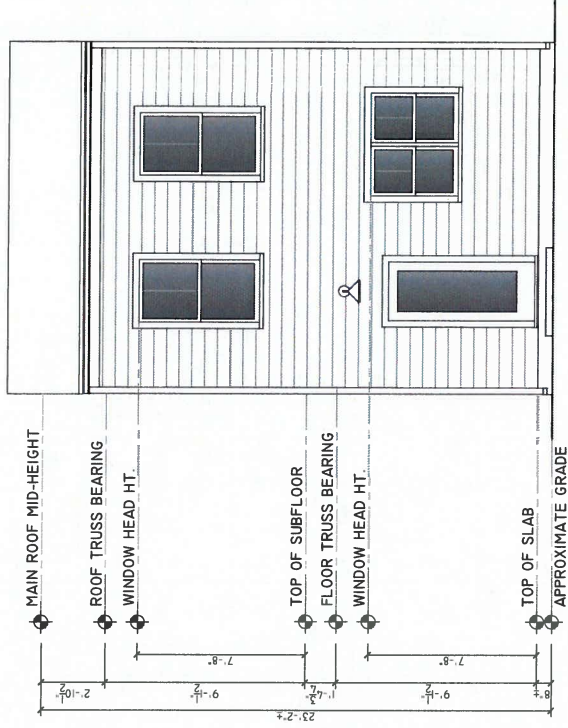




Image capture: Jul 2011 © 2020 Google

Richmond, Virginia



Street View