



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

January 11, 2021

Jordan Clark  
506 Cheatwood Avenue  
Richmond, VA 23222

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

To Whom It May Concern:

RE: **BZA 06-2021**

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 506 CHEATWOOD AVENUE (Tax Parcel Number N018-0455/019), 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 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](mailto: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.

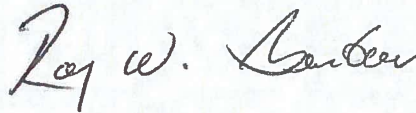
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 06-2021  
Page 2  
January 11, 2021

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,

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

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

cc: Zoning Administrator

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

Bailey Bertha B And Booker Leonard Nathaniel  
Sr  
503 Cheatwood Ave  
Richmond VA 23222

Barnes Brenda G  
512 Cheatwood Ave  
Richmond VA 23222

Bims LLC  
Po Box 6585  
Glen Allen VA 23058

Brown Carlton A & Margaret H  
501 Lincoln Ave  
Richmond VA 23222

City Of Richmond Recreation & Parks  
1209 Admiral St  
Richmond VA 23220

City Of Richmond School Board  
301 N 9th St 17 Fl  
Richmond VA 23219

Dudley Erica L And Archer Roderick Thomas  
505 Lincoln Ave  
Richmond VA 23222

Hill Green Lisa E  
514 Cheatwood Ave  
Richmond VA 23222

Johnson Derrick E  
501 Cheatwood Ave  
Richmond VA 23222

Johnson Sonya Y  
508 Cheatwood Avenue  
Richmond VA 23222

Jones Willie B & Ollie B  
504 Cheatwood Ave  
Richmond VA 23222

Lundy Irene J  
507 Lincoln Avenue  
Richmond VA 23222

Nelson Clyde T & Amelia D  
509 Cheatwood Ave  
Richmond VA 23222

Stamper Robert L li  
11621 Chickahominy Branch Dr  
Glen Allen VA 23259

Vincent Freddie Sr & Dorothy W  
505 Cheatwood Ave  
Richmond VA 23222

**Property: 506 Cheatwood Ave Parcel ID: N0180455019****Parcel**

**Street Address:** 506 Cheatwood Ave Richmond, VA 23222-  
**Owner:** CLARK JORDAN  
**Mailing Address:** 506 CHEATWOOD AVE, RICHMOND, VA 23222  
**Subdivision Name :** WASHINGTON PARK  
**Parent Parcel ID:**  
**Assessment Area:** 207 - Washington Park  
**Property Class:** 120 - R Two Story  
**Zoning District:** R-5 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2021  
**Land Value:** \$20,000  
**Improvement Value:** \$141,000  
**Total Value:** \$161,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 8625  
**Acreage:** 0.198  
**Property Description 1:** WASHINGTON PARK L26-28 B19  
**Property Description 2:** 0075.00X0115.00 0000.000  
**State Plane Coords( ?):** X= 11790397.000016 Y= 3739998.041132  
**Latitude:** 37.589640 , **Longitude:** -77.43886960

**Description**

**Land Type:** Residential Lot A  
**Topology:** Level  
**Front Size:** 75  
**Rear Size:** 115  
**Parcel Square Feet:** 8625  
**Acreage:** 0.198  
**Property Description 1:** WASHINGTON PARK L26-28 B19  
**Property Description 2:** 0075.00X0115.00 0000.000  
**Subdivision Name :** WASHINGTON PARK  
**State Plane Coords( ?):** X= 11790397.000016 Y= 3739998.041132  
**Latitude:** 37.589640 , **Longitude:** -77.43886960

**Other**

**Street improvement:** Paved  
**Sidewalk:** Yes

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$20,000	\$141,000	\$161,000	Reassessment
2020	\$20,000	\$98,000	\$118,000	Reassessment
2019	\$20,000	\$92,000	\$112,000	Reassessment
2018	\$20,000	\$86,000	\$106,000	Reassessment
2017	\$20,000	\$84,000	\$104,000	Reassessment
2016	\$20,000	\$84,000	\$104,000	Reassessment
2015	\$20,000	\$67,000	\$87,000	Reassessment
2014	\$20,000	\$49,000	\$69,000	Reassessment
2013	\$26,000	\$52,000	\$78,000	Reassessment
2012	\$26,000	\$52,000	\$78,000	Reassessment
2011	\$26,000	\$61,000	\$87,000	CarryOver
2010	\$26,000	\$61,000	\$87,000	Reassessment
2009	\$25,500	\$60,500	\$86,000	Reassessment
2008	\$25,500	\$60,500	\$86,000	Reassessment
2007	\$23,000	\$54,000	\$77,000	Reassessment
2006	\$16,000	\$54,400	\$70,400	Reassessment
2005	\$14,200	\$54,400	\$68,600	Reassessment
2004	\$11,300	\$43,200	\$54,500	Reassessment
2003	\$10,800	\$41,100	\$51,900	Reassessment
2002	\$10,300	\$39,100	\$49,400	Reassessment
2000	\$10,000	\$38,000	\$48,000	Reassessment
1998	\$10,000	\$34,500	\$44,500	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
09/04/2020	\$115,000	SECRETARY OF HOUSING & URBAN	ID2020-20560	2 - INVALID SALE-Foreclosure, Forced Sale etc.
05/04/2020	\$84,339	WILLIAMS GLADYS C	ID2020-9463	2 - INVALID SALE-Foreclosure, Forced Sale etc.
08/06/2014	\$106,000	ROSENEATH ASSOCIATES LLC	ID2014-13579	1 - VALID SALE-Valid, Use in Ratio Analysis
07/06/2004	\$55,000	EPPS REGINALD	ID2004-22482	
05/14/2004	\$37,000	WILLIAMS BARBARA	ID2004-15713	
05/14/2004	\$37,000	SECRETARY OF HOUSING AND URBAN	ID2004-15712	
12/11/2003	\$38,855	ELLISON CLARENCE H T	ID2003-47600	
06/24/1994	\$37,350	Not Available	00403-0400	
02/03/1994	\$51,350	Not Available	000384-00542	
06/17/1988	\$41,500	Not Available	000169-00342	

**Planning**

**Master Plan Future Land Use:** SF-LD  
**Zoning District:** R-5 - Residential (Single Family)  
**Planning District:** North  
**Traffic Zone:** 1008  
**City Neighborhood Code:** WSHP  
**City Neighborhood Name:** Washington Park  
**Civic Code:** 4024  
**Civic Association Name:** Washington Park Civic Association  
**Subdivision Name:** WASHINGTON PARK

**City Old and Historic District:**                      **National historic District:**

**Neighborhoods in Bloom:**

**Redevelopment Conservation Area:** Washington Park

**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	1011	0103001	010300
1990	111	0103001	010300

**Schools**

**Elementary School:** Ginter Park  
**Middle School:** Henderson  
**High School:** Marshall

**Public Safety**

**Police Precinct:** 4  
**Police Sector:** 412  
**Fire District:** 16  
**Dispatch Zone:** 079A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 3  
**Voter Precinct:** 301  
**State House District:** 71  
**State Senate District:** 9  
**Congressional District:** 4



**Extension 1 Details**

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1925  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 5  
**Number Of Bed Rooms:** 2  
**Number Of Full Baths:** 1  
**Number Of Half Baths:** 1  
**Condition:** normal for  
age  
**Foundation Type:** Full Bsmt  
**1st Predominant Exterior:** Asbestos siding  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Hip  
**Roof Material:** Metal stand seam  
**Interior Wall:** Drywall  
**Floor Finish:** Hardwood-std oak  
**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:** 1023 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 480 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 144 Sqft  
**Deck:** 0 Sqft

**Property Images**

Name:N0180455019 Desc:R01

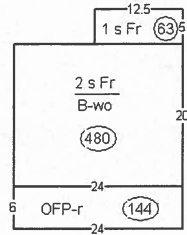
[Click here for Larger Image](#)



**Sketch Images**

Name:N0180455019 Desc:R01

Sketch by PJ 8/12/2008



# 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:** Jordan Clark **PHONE: (Home) ( ) (Mobile) (804) 350-8622**

**ADDRESS** 506 Cheatwood Avenue **FAX: ( ) (Work) ( )**

Richmond, VA 23222 **E-mail Address: jdclark762@gmail.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@bakerdevelopmentresoures**

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

**PROPERTY ADDRESS (ES)** 506 Cheatwood Avenue

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

**ZONING ORDINANCE SECTION NUMBERS(S):** 30-300 & 30-410.4

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

**TAX PARCEL NUMBER(S):** N018-0455/019 **ZONING DISTRICT:** R-5 (Single-Family Residential)

**REQUEST DISAPPROVED FOR THE REASON THAT:** The lot area and lot width 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 8,625 square feet and a lot width of seventy-five feet (75') currently exists. A lot area of 4,830 square feet and width of 42.0 feet is proposed for No. 506. A lot area of 3,795 square feet and width of 33.0 feet is proposed for No. 504 1/2.

**DATE REQUEST DISAPPROVED:** December 16, 2020 **FEE WAIVER: YES ☐ NO: ☒**

**DATE FILED:** December 16, 2020 **TIME FILED:** 10:00 a.m. **PREPARED BY:** Josh Young **RECEIPT NO.** BZAR-083920-2020

**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:** 1/5/2021

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

**CASE NUMBER:** BZA 06-2021 **HEARING DATE:** February 3, 2021 **AT** 1:00 **P.M.**



BOARD OF ZONING APPEALS CASE BZA 06-2021  
150' Buffer

APPLICANT(S): Jordan Clark

PREMISES: 506 Cheatwood Avenue  
(Tax Parcel Number N018-0455/019)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4  
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.

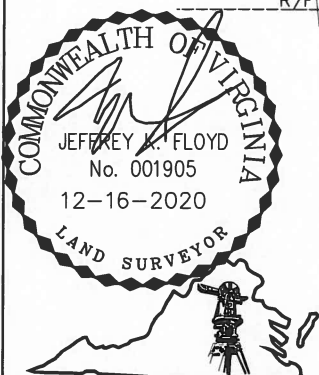
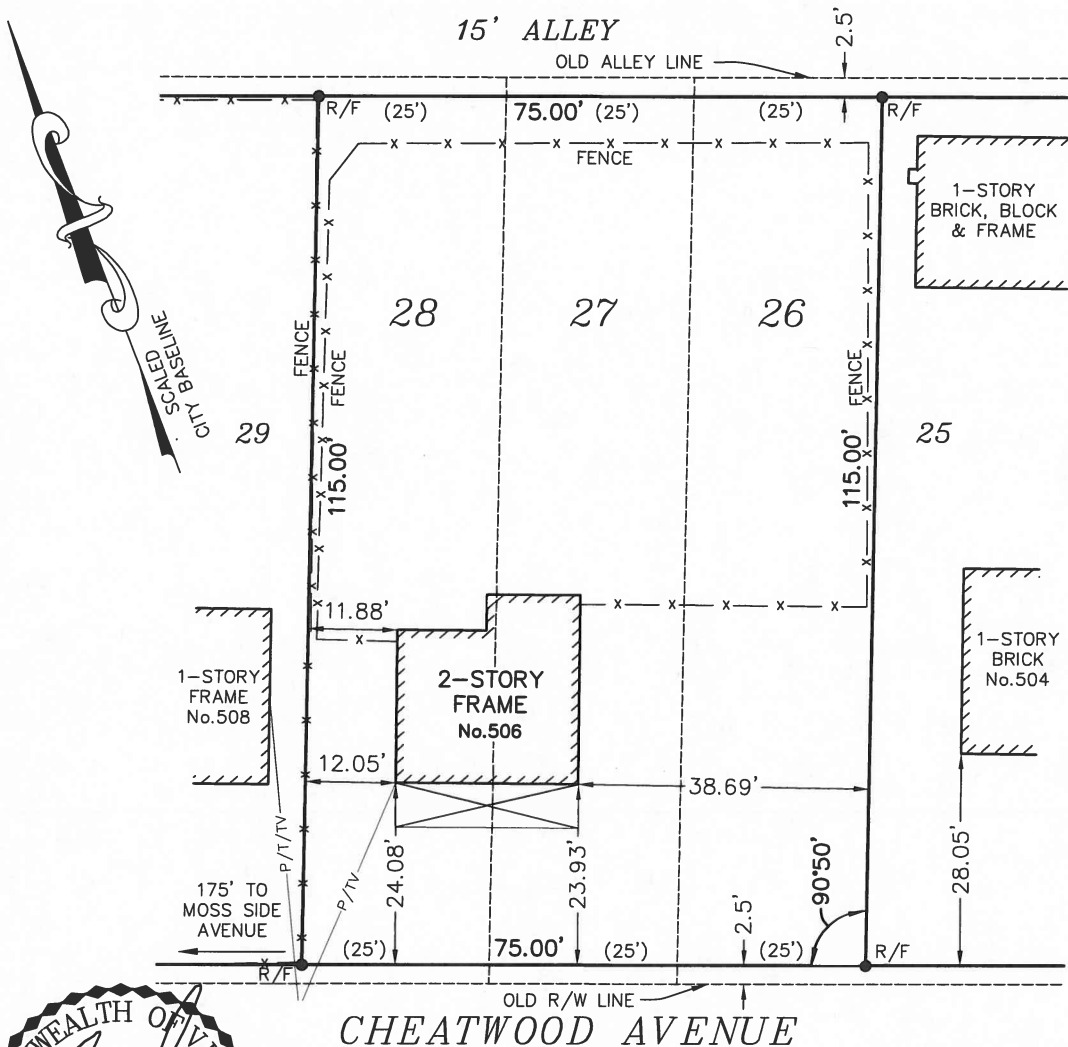
Acknowledgement of Receipt by Applicant or Authorized Agent: \_\_\_\_\_

(Revised: 4/28/16)



This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 7-31-2020 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.

This property IS NOT within a FEMA Floodway Hazard as shown on Comm. Panel # 5101290029D  
Zone: "X" DATED: 4-02-2009



CHEATWOOD AVENUE

MAP SHOWING THE IMPROVEMENTS  
ON A PORTION OF  
LOTS 26, 27 AND 28, BLOCK 19,  
"WASHINGTON PARK"  
IN THE CITY OF RICHMOND, VA.

Virginia Surveys

P.O. BOX 118  
CHESTERFIELD, VA 23832  
(804) 748-9481  
COPYRIGHT © VIRGINIA SURVEYS  
All rights reserved.

REVISED: 12-16-2020

DATE: 7-31-2020

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 200613426



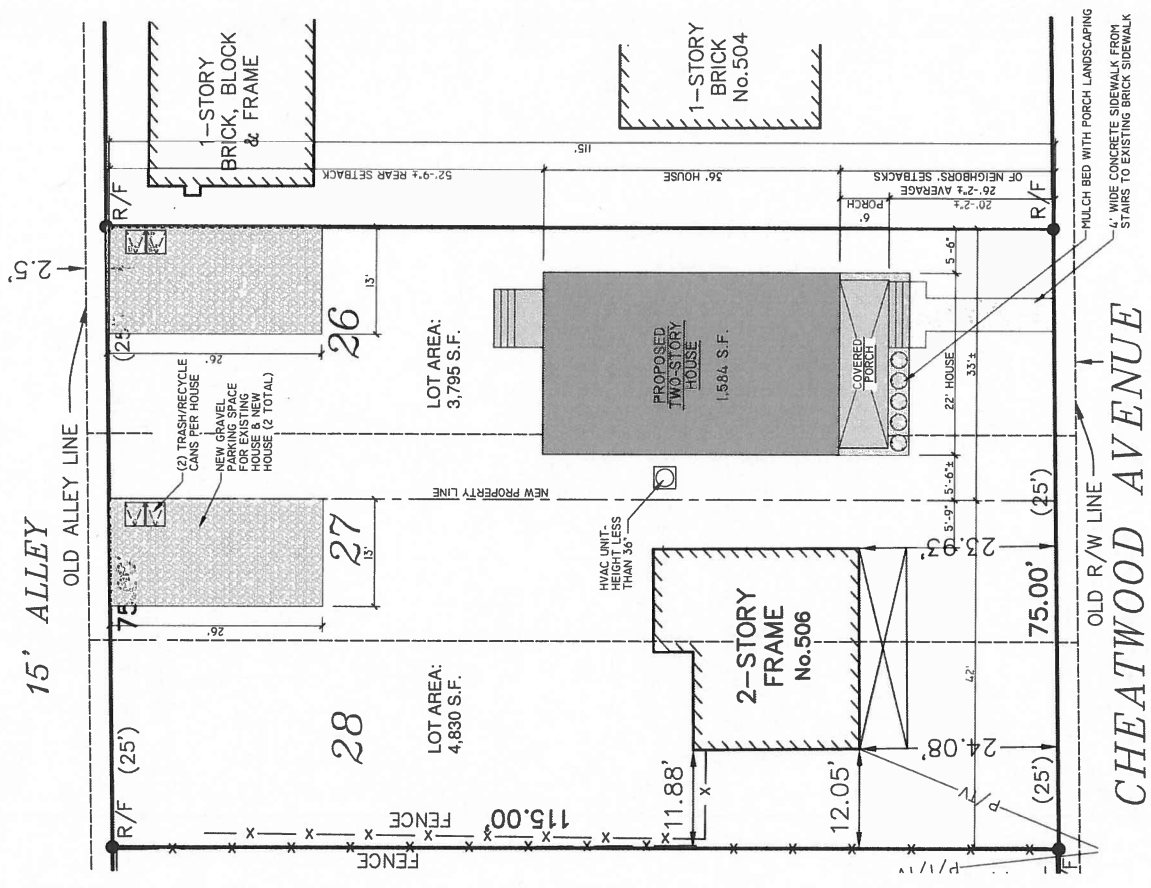


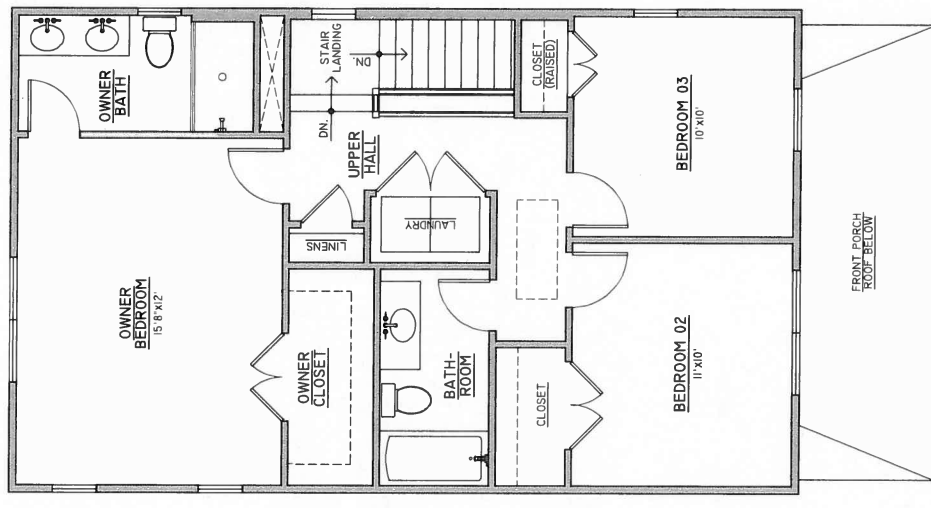
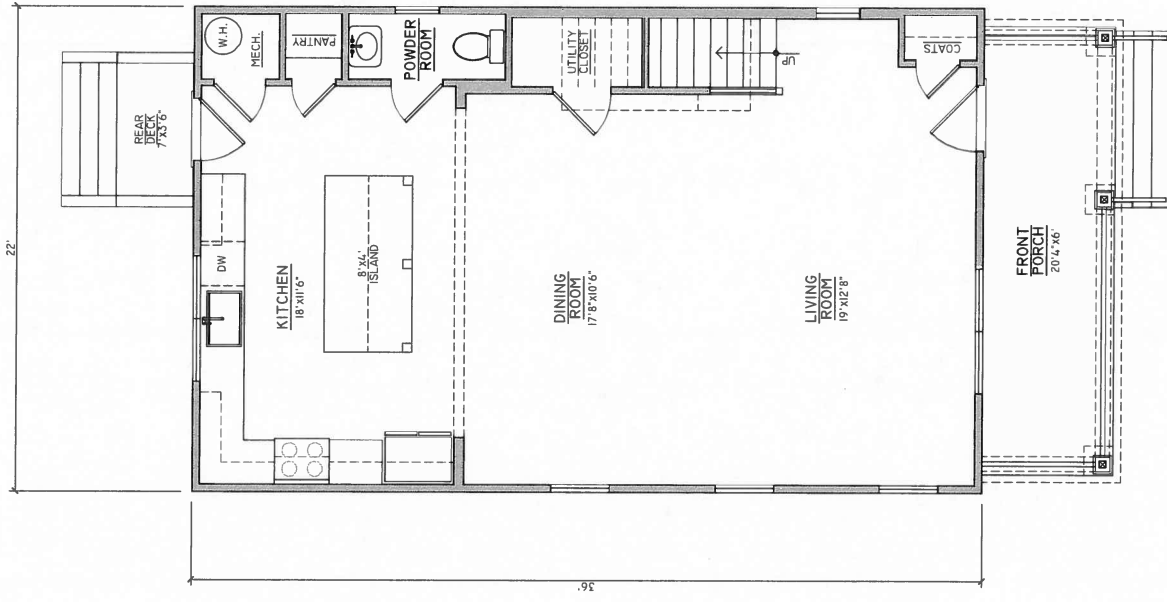
PROJECT CONTACTS:  
OWNER:  
JORDAN CLARK  
JDCLARK762@GMAIL.COM  
800-350-8622  
ARCHITECT:  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
800-314-7644

S.U.P. FOR NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S WASHINGTON PARK NEIGHBORHOOD  
506 CHEATWOOD AVE. HOUSE  
506 CHEATWOOD AVENUE  
RICHMOND, VIRGINIA 23220

NOT FOR  
CONSTRUCTION

SET/REVISION:  
B.Z.A. INITIAL SUBMITTAL  
DATE/MARK:  
12.14.2020  
ARCHITECTURAL  
SITE PLAN  
C.I.1



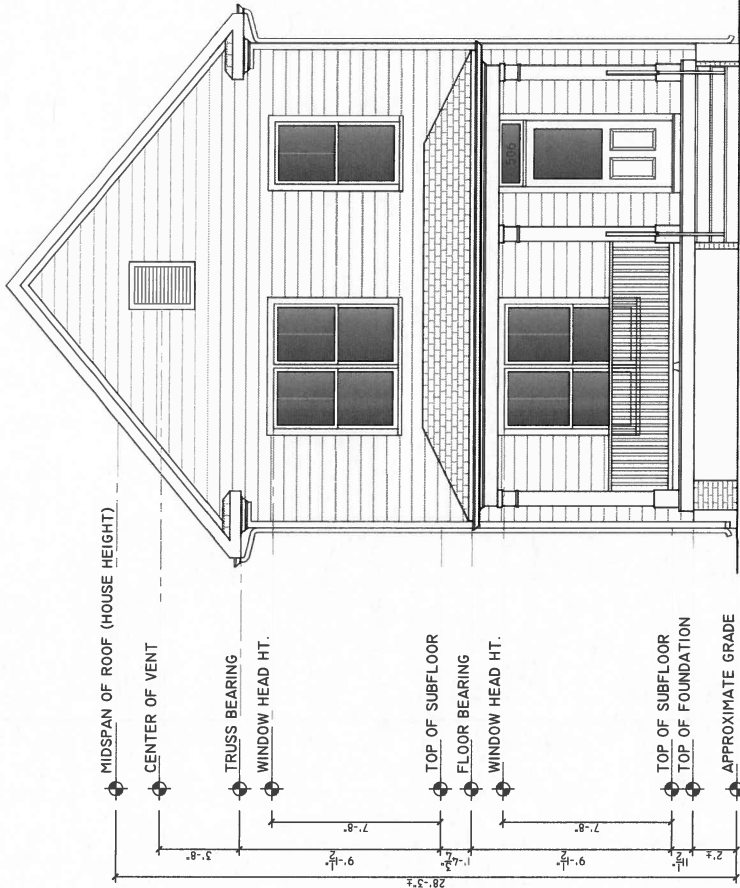


NOT FOR  
CONSTRUCTION

SET REVISION  
B.Z.A. INITIAL SUBMITTAL  
DATE MARK:  
12.14.2020  
FIRST & SECOND  
FLOOR PLANS  
**A1.1**

S.U.P. FOR NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S WASHINGTON PARK NEIGHBORHOOD  
**506 CHEATWOOD AVE. HOUSE**  
506 CHEATWOOD AVENUE  
RICHMOND, VIRGINIA 23220

PROJECT CONTACTS:  
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804-350-8622  
ARCHITECT:  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-314-7644



01 FRONT ELEVATION  
1/4" = 1'

#### EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH	REMARKS
01	BRICKS	RICHMOND RED	
02	PAVED FOUNDATION	PAVED CEMENT TANGRAY	
03	FIBER-CEMENT LAP SIDING (HARDIE OR EQUAL)	COLOR TBD	
04	FIBER-CEMENT BOARD & BATTEN GABLES	COLOR TBD	
05	COMPOSITE TRIM- SEE WALL SECTION	PAINTED WHITE	
06	TRUSS ROOFING	FACTORY WHITE	
07	VINYL BEADBOARD PORCH CEILING	NON-VENTED, FACTORY WHITE	
08	ENTRY DOOR	PAINTED, COLOR TBD	
09	5/4x2x6 COMPOSITE DOOR/WINDOW TRIM	PAINTED WHITE	
10	PAVED WALKWAY/STAIRS/POUR SIZES	PAVED CEMENT TANGRAY	
11	8" SQUARE DECORATIVE PORCH COLUMN	PAINT-FINISHED WHITE	
12	COMPOSITE STAIRS/TRIM WITH P.T. WOOD DECKING	PAINTED WHITE	
13	STEEL FRONT PORCH RAILING/HANDRAIL	FACTORY WHITE	
14	TREATED WOOD DECK/STAIRS/RAILING	NATURAL TREATED WOOD	
15	ASPHALT ROOFING	TBD	
16	ASPHALT SHINGLE ROOF	TBD	
17	26"x30" ATTIC VENT	PAINTED WHITE	
18	FRIEZE CROWN MOULDING- SEE WALL SECTION	PROFILE TBD, PAINTED WHITE	

EXTERIOR FINISH NOTES:  
1. FINISH SCHEDULE NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS U.N.O.  
2. GRADES SHOWN APPROXIMATE U.N.O.  
3. SEE ADDITIONAL SPECIFICATIONS BY DEVELOPER  
4. G.C. VERIFY ALL MATERIAL & COLOR SELECTIONS WITH DEVELOPER PRIOR TO CONSTRUCTION

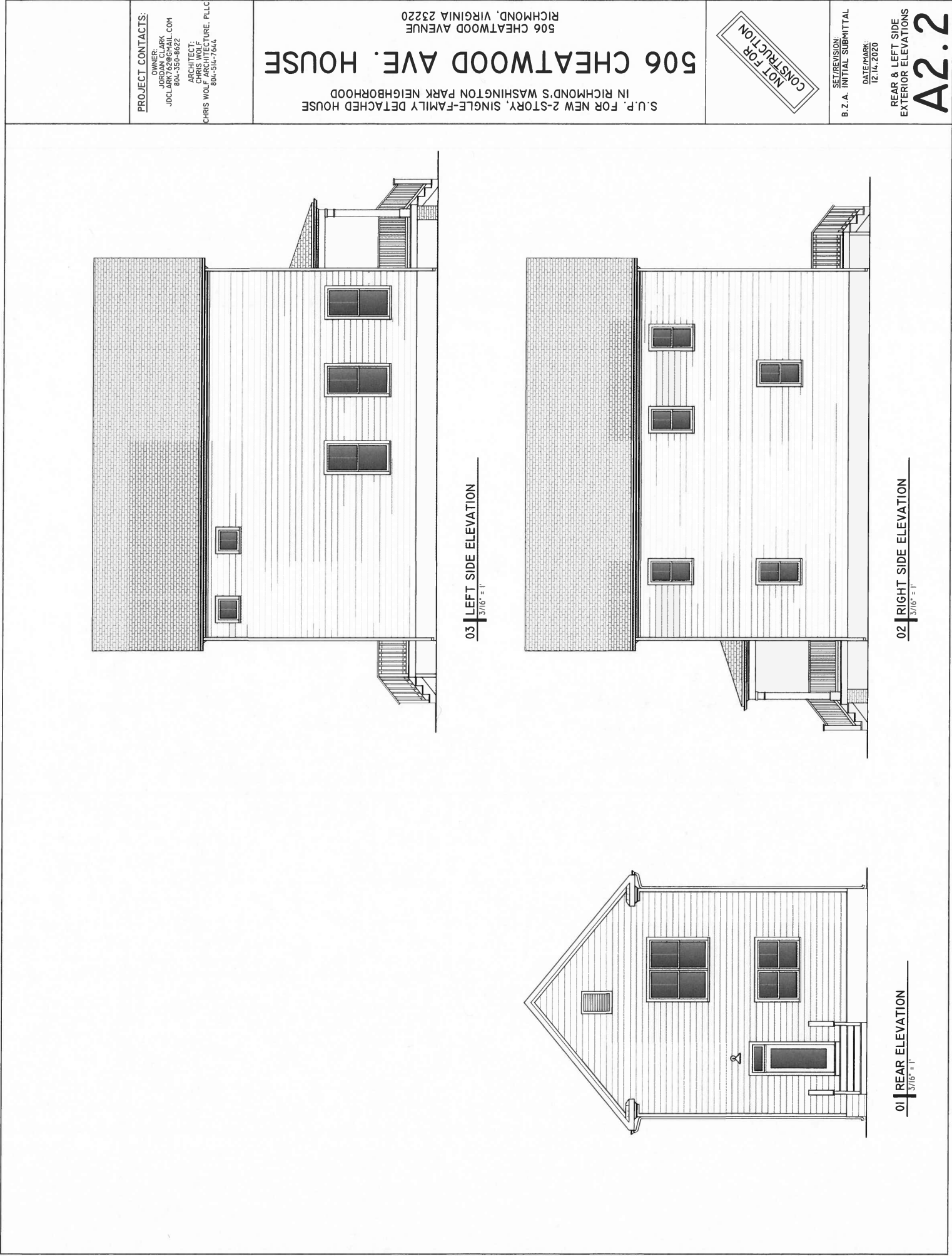
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S.U.P. FOR NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S WASHINGTON PARK NEIGHBORHOOD  
506 CHEATWOOD AVE. HOUSE  
506 CHEATWOOD AVENUE  
RICHMOND, VIRGINIA 23220

NOT FOR  
CONSTRUCTION

SET/REVISION:  
B.Z.A. INITIAL SUBMITTAL  
DATE/MARK:  
12.14.2020

FRONT ELEVATION  
A2.1



PROJECT CONTACTS:  
OWNER:  
JOSEPH W. PARK  
JDCLARK762@GMAIL.COM  
804-350-8622  
ARCHITECT:  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

S.U.P. FOR NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S WASHINGTON PARK NEIGHBORHOOD  
506 CHEATWOOD AVE. HOUSE  
506 CHEATWOOD AVENUE  
RICHMOND, VIRGINIA 23220

NOT FOR  
CONSTRUCTION

SET/REVISION  
B.Z.A. INITIAL SUBMITTAL  
DATE MARK:  
12.14.2020  
REAR & LEFT SIDE  
EXTERIOR ELEVATIONS  
A2.2

THIS PROPERTY IS NOT LOCATED  
IN A SPECIAL FLOOD HAZARD AREA  
AS DESIGNATED BY THE SECRETARY (IN ZONE C)  
OF HOUSING & URBAN DEVELOPMENT.

[illegible]

PLAT OF PROPERTY SITUATED  
ON THE NORTHERN LINE OF  
CHEATWOOD AVENUE AND EAST  
OF MOSS SIDE AVENUE.

A circular professional seal for Robert F. Jett, a Certified Land Surveyor in the Commonwealth of Virginia. The seal features a scalloped outer border. Inside the border, the words "COMMONWEALTH OF VIRGINIA" are written in a circular path at the top, and "CERTIFIED LAND SURVEYOR" is written at the bottom. In the center of the seal, the name "ROBERT F. JETT" is printed in a bold, sans-serif font, followed by "CERTIFICATE No." and the number "14 &amp; 545". A handwritten signature, "Robert F. Jett", is written across the top of the seal, overlapping the "COMMONWEALTH OF VIRGINIA" text.

**CERTIFICATION**  
This is to certify that on 6-8-88  
we made an accurate field survey of the premises  
shown hereon, that all improvements and visible  
encroachments are shown hereon, that there are no en-  
croachments by improvements either from adjoining  
premises, or from subject premises upon adjoining  
premises, other than as shown hereon.

*[Signature]*

BK-561-79

FILE WASHINGTON PARK



Google Maps 506 Cheatwood Ave

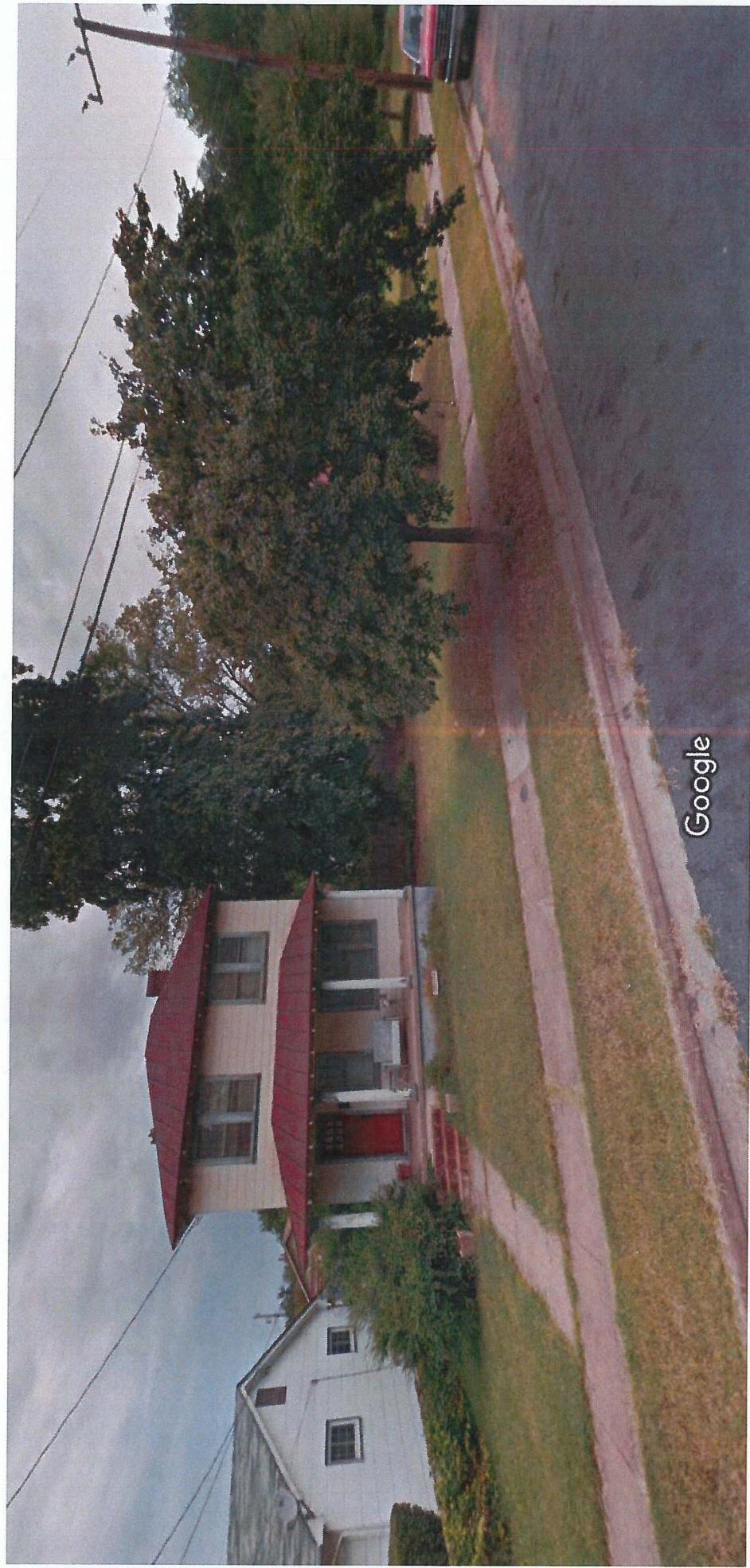


Image capture: Aug 2011 © 2020 Google

Richmond, Virginia



Street View