



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

February 5, 2021

Robert Richardson  
1015 Park Avenue  
Richmond, VA 23220

To Whom It May Concern:

RE: **BZA 10-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, March 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 building permit to construct a rear second-story screened porch onto an existing single-family detached dwelling at 1015 PARK AVENUE (Tax Parcel Number W000-0459/005), 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 802 929 136# 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 March 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.

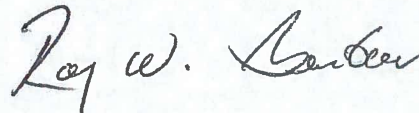
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 10-2021  
Page 2  
February 5, 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.

1011-13 Park Ave LLC  
P.o. Box 17918  
Richmond, VA 23226

1106 Grove Avenue LLC  
1106 Grove Ave  
Richmond, VA 23220

2317 Park Properties LLC  
2317 Park Ave Apt B  
Richmond, VA 23220

Arden Theodore  
1104 Grove Ave  
Richmond, VA 23220

Booker Michelle Katherine  
1200 Park Ave #5  
Richmond, VA 23220

Cheek Clayton L  
1210 Park Ave  
Richmond, VA 23220

Gardner Sean  
206 N Harrison Street  
Richmond, VA 23220

Giavos John & Von Ofenheim Ernest  
2101 W Main Street  
Richmond, VA 23220

Hall Daniel W And Margot Elise  
Ackermann  
1202 Park Ave  
Richmond, VA 23220

Hamm Jeffrey P Trustee  
P.o. Box 17918  
Richmond, VA 23226

Hats Properties LLC  
3428 Ellwood Ave  
Richmond, VA 23221

Ilog Rebecca P  
1100 Grove Ave  
Richmond, VA 23220

Moore Theresa D  
1023 Park Ave  
Richmond, VA 23220

Nixon Ronald T  
926 W Franklin St  
Richmond, VA 23220

Oak Grove Properties LLC  
11224 Ensley Ct  
Richmond, VA 23233

Pulley Andrew B And Laura P  
2100 Gateshead Dr  
N Chesterfield, VA 23235

Purcell W Riker And Virginia S  
1208 Park Ave  
Richmond, VA 23220

Scott Barry K & Julia S  
1204 Park Ave  
Richmond, VA 23220

Scruggs Kerry I & Doris J  
4435 Old Fox Trail  
Midlothian, VA 23113

Spacek Helen P & Sharon E  
4103 Forest Hill Ave  
Richmond, VA 23225

Stratiou R K  
P O Box 2336  
Glen Allen, VA 23058

Temple Lawrence A Jr & Jean K  
3920 Hughes Creek Road  
Powhatan, VA 23139

Veech Thomas H Trs And Creswick  
Heather Alison Trs  
1112 Grove Avenue  
Richmond, VA 23220

Vlp Westchester LLC  
Po Box 3437  
North Chesterfield, VA 23235

Wade Donald R & Josey L Tr For D R & J  
A L Wade Living Trust  
2423 Hanover Ave  
Richmond, VA 23220

Weaver Kassceen  
Po Box 5861  
Midlothian, VA 23112

Witt Richard T  
612 W Franklin Street #8c  
Richmond, VA 23220

Wws Iii LLC  
3904 Longview Landing Ct  
Henrico, VA 23233

**Property:** 1015 Park Ave **Parcel ID:** W0000459005**Parcel**

**Street Address:** 1015 Park Ave Richmond, VA 23220-  
**Owner:** RICHARDSON ROBERT E AND DEROSEAR KATHERINE A  
**Mailing Address:** 1015 PARK AVE, RICHMOND, VA 23220  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 216 - Fan District 1  
**Property Class:** 120 - R Two Story  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2021  
**Land Value:** \$130,000  
**Improvement Value:** \$429,000  
**Total Value:** \$559,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 1804  
**Acreage:** 0.041  
**Property Description 1:** 0022.00X0097.33 IRG0000.000  
**State Plane Coords( ?):** X= 11785564.897667 Y= 3725145.838833  
**Latitude:** 37.54913774 , **Longitude:** -77.45601490

**Description**

**Land Type:** Residential Lot C  
**Topology:** Level  
**Front Size:** 22  
**Rear Size:** 97  
**Parcel Square Feet:** 1804  
**Acreage:** 0.041  
**Property Description 1:** 0022.00X0097.33 IRG0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11785564.897667 Y= 3725145.838833  
**Latitude:** 37.54913774 , **Longitude:** -77.45601490

**Other**

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

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$130,000	\$429,000	\$559,000	Reassessment
2020	\$115,000	\$444,000	\$559,000	Reassessment
2019	\$115,000	\$414,000	\$529,000	Reassessment
2018	\$95,000	\$412,000	\$507,000	Reassessment
2017	\$85,000	\$390,000	\$475,000	Reassessment
2016	\$85,000	\$382,000	\$467,000	Reassessment
2015	\$85,000	\$168,000	\$253,000	Reassessment
2014	\$85,000	\$143,000	\$228,000	Reassessment
2013	\$93,000	\$143,000	\$236,000	Reassessment
2012	\$93,000	\$143,000	\$236,000	Reassessment
2011	\$93,000	\$162,000	\$255,000	CarryOver
2010	\$93,000	\$162,000	\$255,000	Reassessment
2009	\$93,400	\$168,500	\$261,900	Reassessment
2008	\$100,400	\$193,600	\$294,000	Reassessment
2007	\$100,400	\$193,600	\$294,000	Reassessment
2006	\$100,400	\$161,300	\$261,700	Reassessment
2005	\$57,200	\$158,600	\$215,800	Reassessment
2004	\$49,700	\$137,900	\$187,600	Reassessment
2003	\$49,700	\$137,900	\$187,600	Reassessment
2002	\$42,100	\$97,600	\$139,700	Reassessment
2001	\$34,500	\$80,000	\$114,500	Reassessment
2000	\$30,000	\$80,000	\$110,000	Reassessment
1998	\$30,000	\$80,000	\$110,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
04/14/2020	\$520,000	1015 PARK AVENUE LLC	ID2020-7868	1 - VALID SALE-Valid, Use in Ratio Analysis
04/14/2020	\$0	1015 PARK AVENUE LLC	ID2020-7867	2 - INVALID SALE-Relation Between Buyer/Seller
08/17/2015	\$0	DENTON C & BAKER LAURA S TRUST	ID2015-15276	2 - INVALID SALE-Relation Between Buyer/Seller
11/21/2014	\$270,000	KRICORIAN JOHN JR	ID2014-20171	1 - VALID SALE-Valid, Use in Ratio Analysis
09/08/2006	\$0	KRICORIAN JOHN	IW2006-750	2 - INVALID SALE-Relation Between Buyer/Seller
12/18/1989	\$0	Not Available	00222-0935	
05/16/1986	\$74,000	Not Available	000079-01457	
04/27/1984	\$0	Not Available	000001-00374	

**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:** Fan Area

**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	2000	0404002	040400
1990	201	0404002	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:** 208  
**State House District:** 71  
**State Senate District:** 9  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - \

**Year Built:** 1910

**Stories:** 2

**Units:** 0

**Number Of Rooms:** 9

**Number Of Bed Rooms:** 4

**Number Of Full Baths:** 2

**Number Of Half Baths:** 1

**Condition:** good for age

**Foundation Type:** 1/4 Bsmt, 3/4 Crawl

**1st Predominant Exterior:** Brick

**2nd Predominant Exterior:** N/A

**Roof Style:** Flat or Shed

**Roof Material:** Metal

**Interior Wall:** Sheetrock

**Floor Finish:** Hardwood-std oak, Ceramic tile

**Heating Type:** Heat pump

**Central Air:** Y

**Basement Garage Car #:** 0

**Fireplace:** Y

**Building Description (Out Building and Yard Items):** Residential Detached Garage

**Extension 1 Dimensions**

**Finished Living Area:** 2436 Sqft

**Attic:** 0 Sqft

**Finished Attic:** 0 Sqft

**Basement:** 192 Sqft

**Finished Basement:** 0 Sqft

**Attached Garage:** 0 Sqft

**Detached Garage:** 180 Sqft

**Attached Carport:** 0 Sqft

**Enclosed Porch:** 0 Sqft

**Open Porch:** 176 Sqft

**Deck:** 0 Sqft



**Property Images**

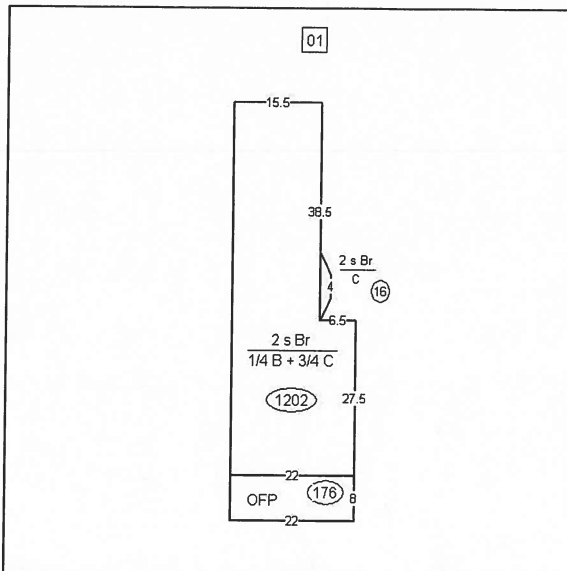
Name:W0000459005 Desc:R01

[Click here for Larger Image](#)



## Sketch Images

Name:W0000459005 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:** Robert Richardson
**PHONE:** (Home) ( ) ( ) (Mobile) (804) 248-1698

**ADDRESS** 1015 Park Avenue
**FAX:** ( ) ( ) (Work) ( ) ( )

Richmond, VA 23220
**E-mail Address:** Robert.E.Richardson@dominionenergy.com
**PROPERTY OWNER'S**
**REPRESENTATIVE:** \_\_\_\_\_

**PHONE:** (Home) ( ) ( ) (Mobile) ( ) ( )

**(Name/Address)** \_\_\_\_\_

**FAX:** ( ) ( ) (Work) ( ) ( )

**E-mail Address:** \_\_\_\_\_

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

**PROPERTY ADDRESS (ES)** 1015 Park Avenue
**TYPE OF APPLICATION:** ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER \_\_\_\_\_

**ZONING ORDINANCE SECTION NUMBERS(S):** 30-300 & 30-412.5(2)b & 30-412.5(2)c
**APPLICATION REQUIRED FOR:** Building permit to construct a second-story screened porch.
**TAX PARCEL NUMBER(S):** W000-0459/005 **ZONING DISTRICT:** R-6 (Single-Family Attached Residential)

**REQUEST DISAPPROVED FOR THE REASON THAT:** The side yard (setback) and rear yard (setback) requirements are not met. A side yard of three feet (3') is required; 0' is proposed along the eastern property line and 0' is proposed along the western property line. A rear yard of five feet (5') is required; 1.57' is proposed along the rear property line.

**DATE REQUEST DISAPPROVED:** December 7, 2020
**FEE WAIVER:** YES ☐ NO: ☒
**DATE FILED:** December 7, 2020 **TIME FILED:** 12:00 p.m. **PREPARED BY:** Rich Saunders **RECEIPT NO.** BZAR-083136-2020
**AS CERTIFIED BY:** William C. [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)** 1 **OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND**

## TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☒

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

**SIGNATURE OF OWNER OR AUTHORIZED AGENT:** Robert Richardson **DATE:** 1-29-21

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

**CASE NUMBER:** BZA 10-2021 **HEARING DATE:** March 3, 2021 **AT** 1:00 **P.M.**



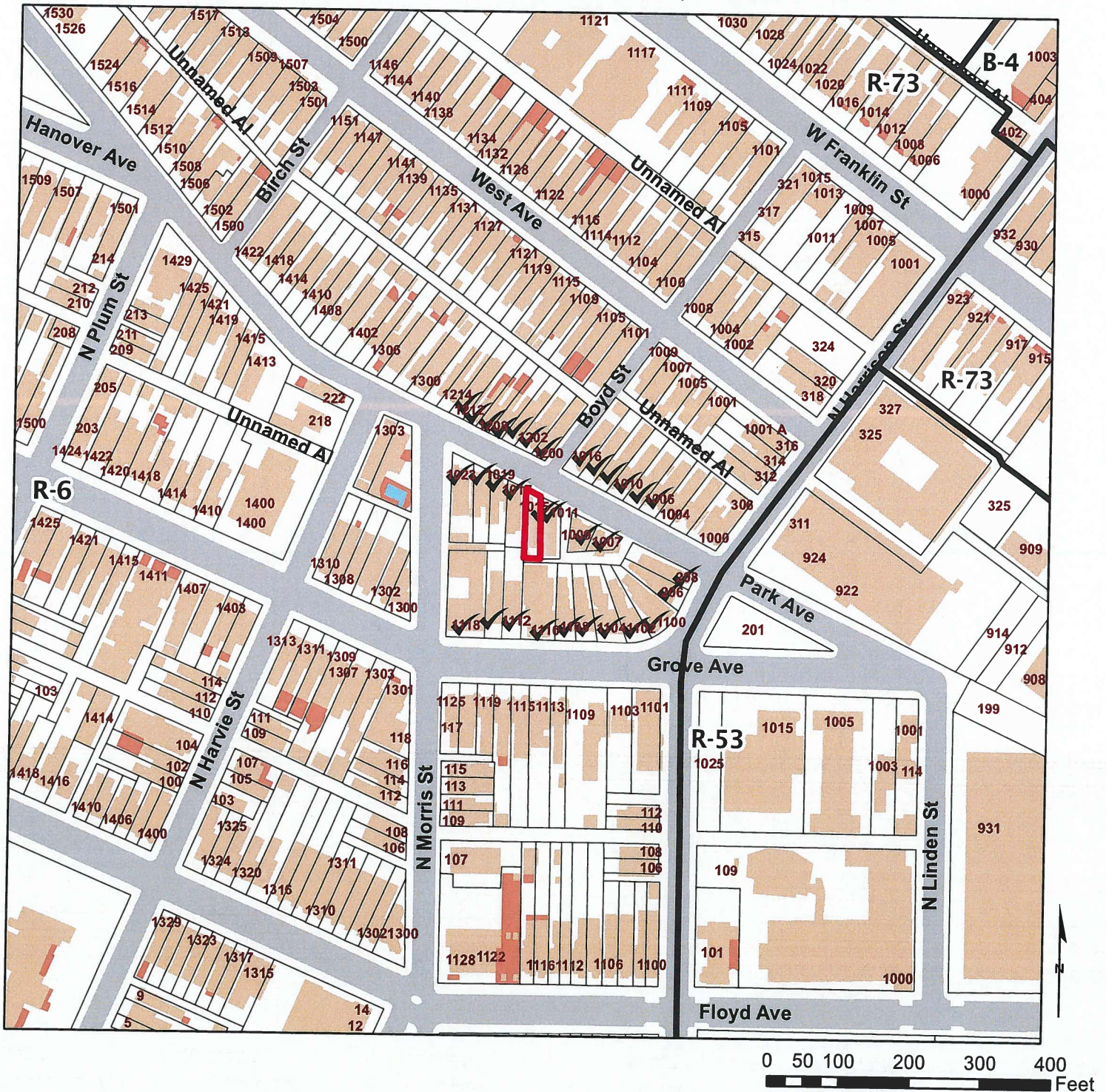
BOARD OF ZONING APPEALS CASE BZA 10-2021  
150' Buffer

APPLICANT(S): Robert Richardson

PREMISES: 1015 Park Avenue  
(Tax Parcel Number W000-0459/005)

SUBJECT: A building permit to construct a rear second-story screened porch  
onto an existing single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.5(2)b & 30-412.5(2)c  
of the Zoning Ordinance for the reason that:  
The side yard (setback) and rear yard (setback) requirements are not met.







## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

### CITY OF RICHMOND, VIRGINIA

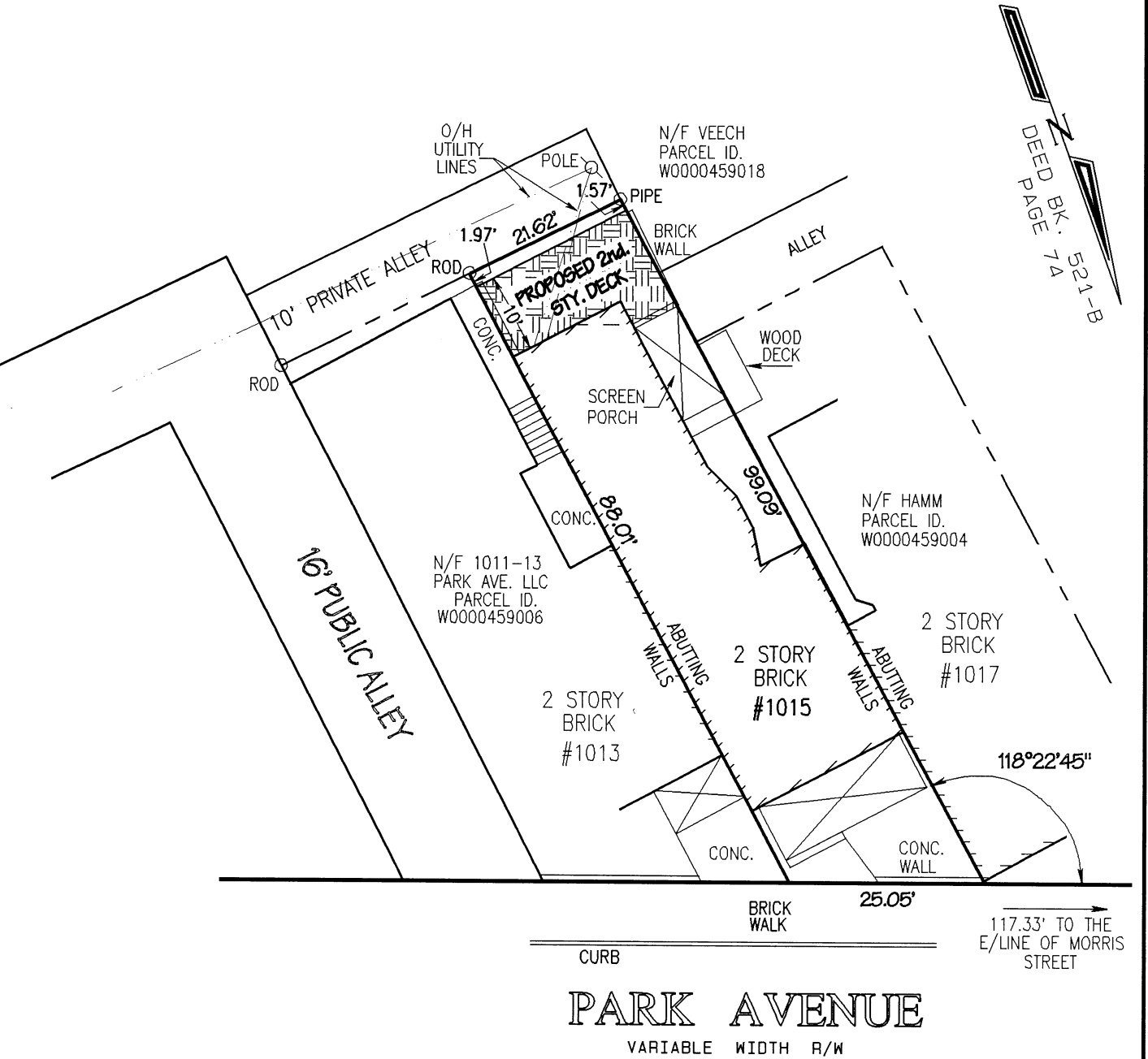
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together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

FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS,CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES.  
CURRENT OWNER(S): ROBERT E. RICHARDSON & KATHERINE A. DEROSEAR ID 2020-7868 PARCEL ID W0000459005



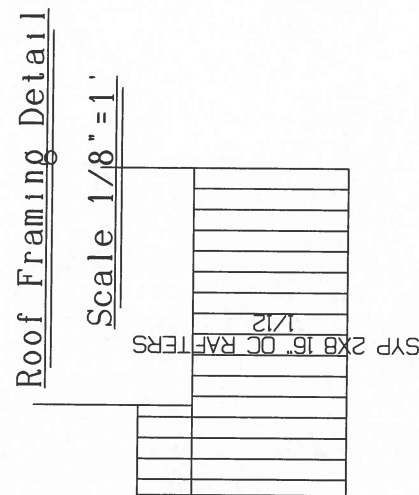
(PHYSICAL SURVEY)  
**PLAT SHOWING IMPROVEMENTS ON No. 1015 PARK AVENUE,  
IN THE CITY OF RICHMOND, VIRGINIA**  
SCALE: 1" = 20'

THIS IS TO CERTIFY THAT ON NOVEMBER 19, 2020, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT 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 PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

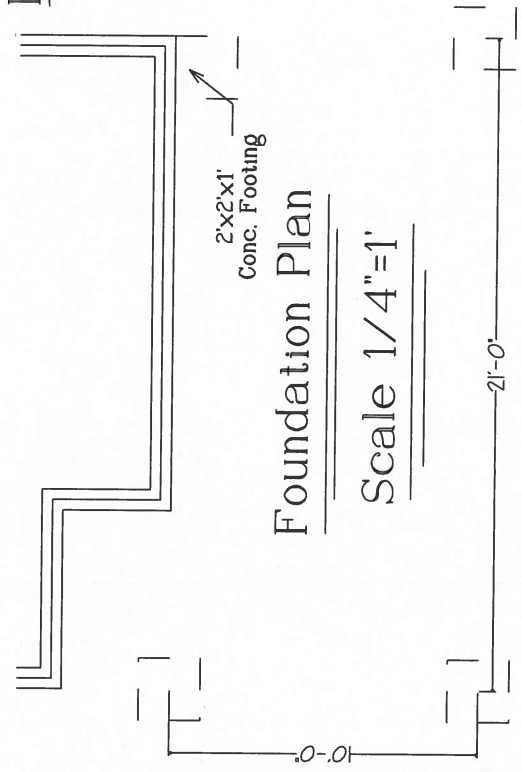
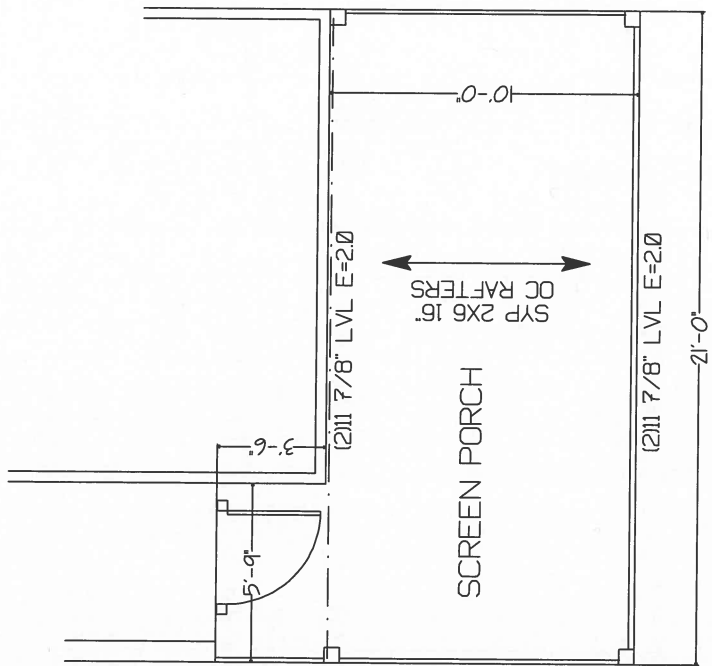
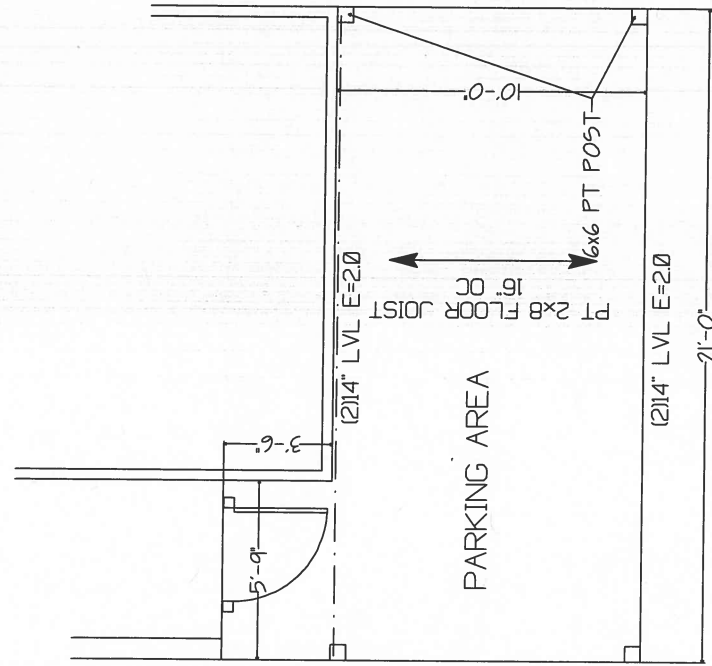


**FREDERICK A. GIBSON  
& ASSOCIATES, P.C.**  
LAND SURVEYORS  
11521-G MIDLOTHIAN TURNPIKE  
NORTH CHESTERFIELD, VIRGINIA 23235  
PHONE 804 378-4485 FAX 804 378-4487

LEGEND	
○	= IRON ROD FOUND
●	= IRON ROD SET
UNLESS OTHERWISE NOTED.	
PROJECT # 9407-21 M	







5/4 BOARD OR 2x6 GUARDRAIL  
CAP AND 2x4 RAIL  
(TOP AND BOTTOM)

4x4 GUARDRAIL POST  
WITH MAX SPACING OF 8'-0"  
\*\*\*NOTE - DO NOT NOTCH  
GUARDRAIL POSTS

2x2 PICKETS  
SCREWED OR SHANK  
NAILED TO OUTSIDE  
OF RAILS

4" MAX. OPENING

DECK JOISTS

GIRDER BEAM  
ATTACHED TO POSTS  
WITH MIN.  
(2) 1/2" DIA HDG THRU  
BOLTS

CONCRETE FOOTING

MIN. 36"  
IF DECK IS  
30" ABOVE GRADE

NOTE:  
GUARDRAIL POST MAY BE  
ATTACHED TO THE OUTSIDE  
OF THE RIM BOARD  
PROVIDED ONE OF THE  
OPTIONAL ATTACHMENT  
METHODS SHOWN ON SEE  
SHEET 10 IS USED

CORROSION  
RESISTANT FLASHING  
TO EXTEND AT LEAST  
6" BEHIND SIDING  
AND CONTINUE  
DOWN BETWEEN P.T.  
HOUSE RIM BOARD  
AND NEW P.T.  
LEDGER BOARD

1/2" DIA. HDG THRU  
BOLTS OR LAG  
SCREWS THRU RIM  
BD SPACED PER TABLE

OPTIONAL  
2x2 P.T. LEDGER  
BOARD  
FASTENED TO LARGE  
LEDGER BOARD  
UNDER EACH DECK  
JOISTS

CONTINUOUS 2x8 (MINIMUM)  
P.T. LEDGER BOARD WITH  
1/2" DIA. HDG THRU BOLTS  
SPACED (PER TABLE)  
THRU MASONRY

OPTIONAL HDG DECK  
JOISTHANGERS  
MAY BE USED ON  
EITHER/BOTH  
ENDS OF DECK JOISTS

## CANTILEVER DECK

ATTACHMENT OF DECK TO HOUSE  
RIM BOARD

ATTACHMENT OF DECK TO HOUSE  
MASONRY FOUNDATION WALL

NOTE: DO NOT ATTACH DECK TO HOUSE THROUGH THE SIDING.

On-Center Spacing for Fasteners Attaching Decks to Houses

Joist span (ft)	6'	6'-1"	8'-1"	10'-1"	10'-0"	8'-0"	6'-0"	and less	6'	10'-1"	12'-1"	14'-1"	16'-1"	18'-1"
1/2" x 4"														
Lag Screws														
1/2" Bolt w/ washers														

- Notes:
- The maximum gap between the face of the ledger board and face of the house band joist shall be 1/2".
  - The tip of the lag screw shall fully extend beyond the inside of the band joist (board).
  - Lag screws shall be flashed to prevent water from contacting the house band joist (board).
  - Lag screws and bolts shall be staggered and shall not be closer than 2" to the top and bottom of the ledger.
  - Deck ledgers shall be 2x8 preservative treated Southern Pine (minimum) or other approved method and material as established by standard engineering practice.

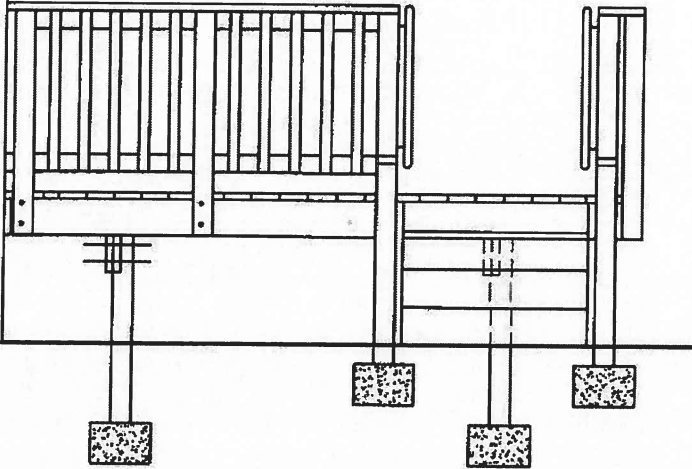
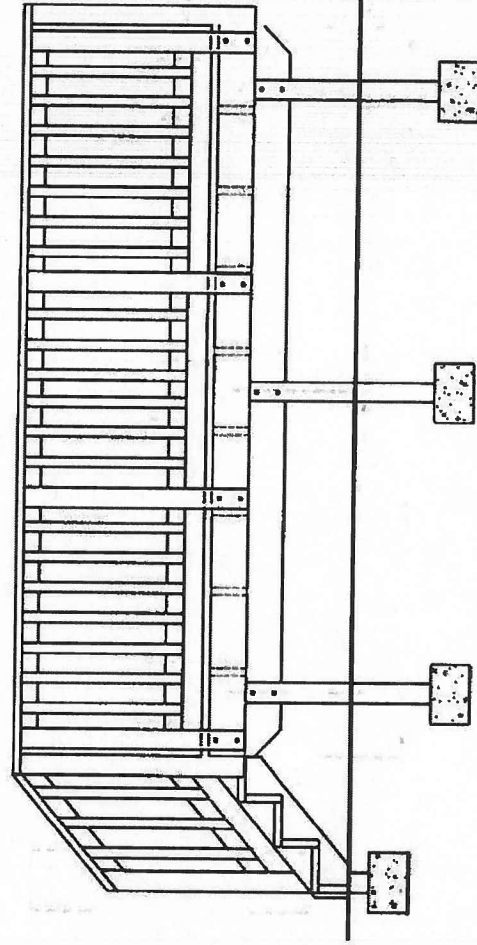
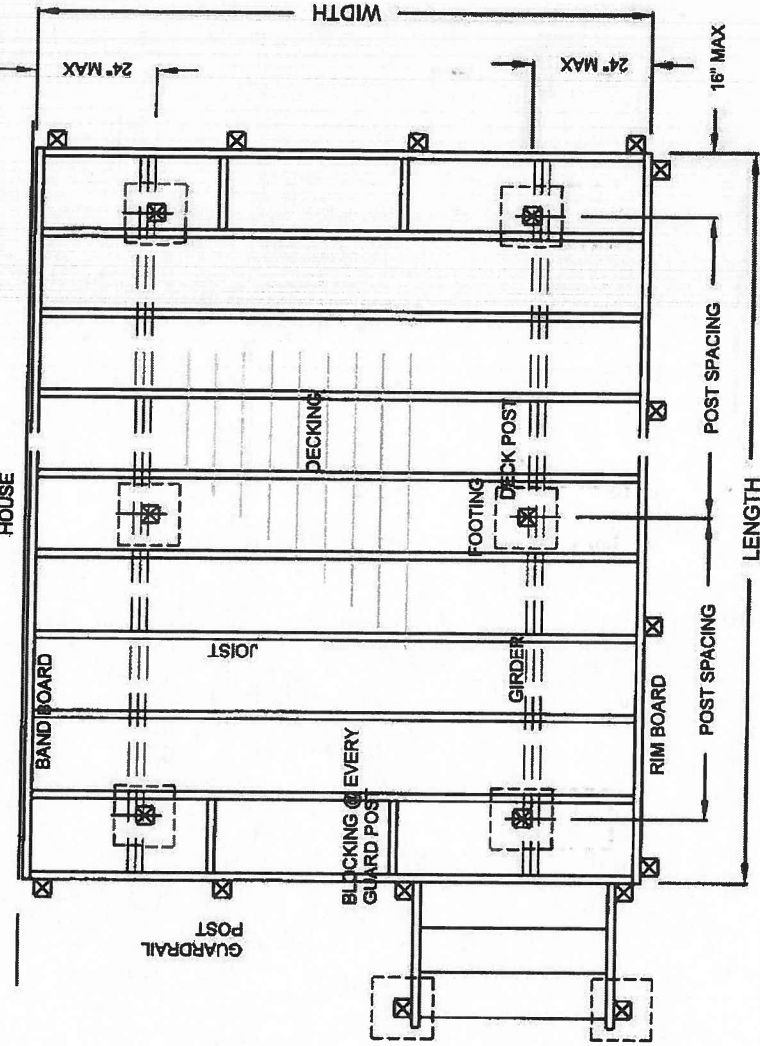
# CANTILEVER DECK DETAILS

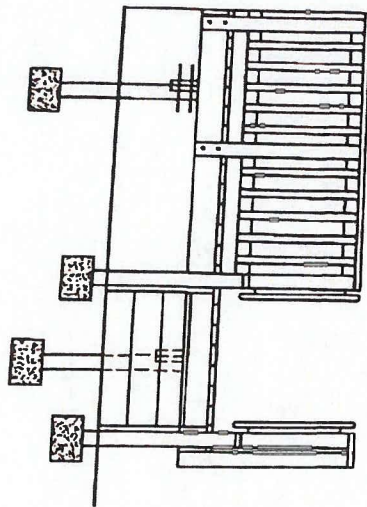
# FREE STANDING DECK PLAN

## FREE STANDING DECK PLAN SPECIFICATIONS

LENGTH \_\_\_\_\_ FT  
 WIDTH \_\_\_\_\_ FT  
 POST SPACING \_\_\_\_\_ FT O.C.  
 FOOTING DEPTH \_\_\_\_\_ IN  
 POST SIZE \_\_\_\_\_ x \_\_\_\_\_  
 GIRDER SIZE ( ) 2x \_\_\_\_\_  
 JOIST SIZE 2 x \_\_\_\_\_ @ \_\_\_\_\_ IN O.C.

Fill in all the blanks

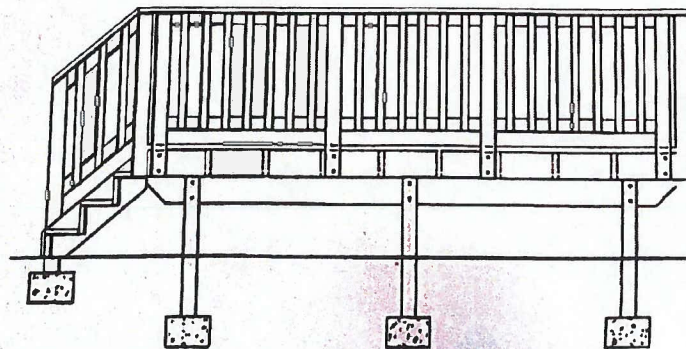
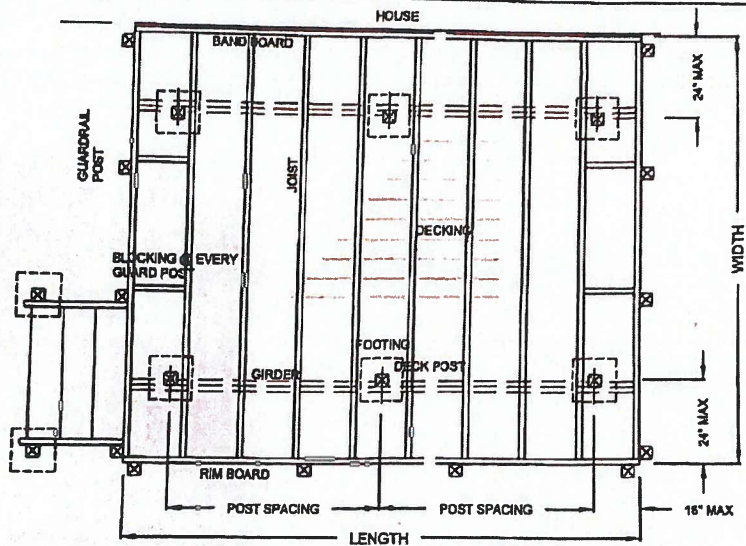




### FREE STANDING DECK PLAN SPECIFICATIONS

LENGTH 22 FT  
 WIDTH 10 FT  
 POST SPACING 12 FT O.C.  
 FOOTING DEPTH 18 IN  
 POST SIZE 6 x 6  
 GIRDER SIZE (2) 2x12  
 JOIST SIZE 2 x 10 @ 16 IN O.C.

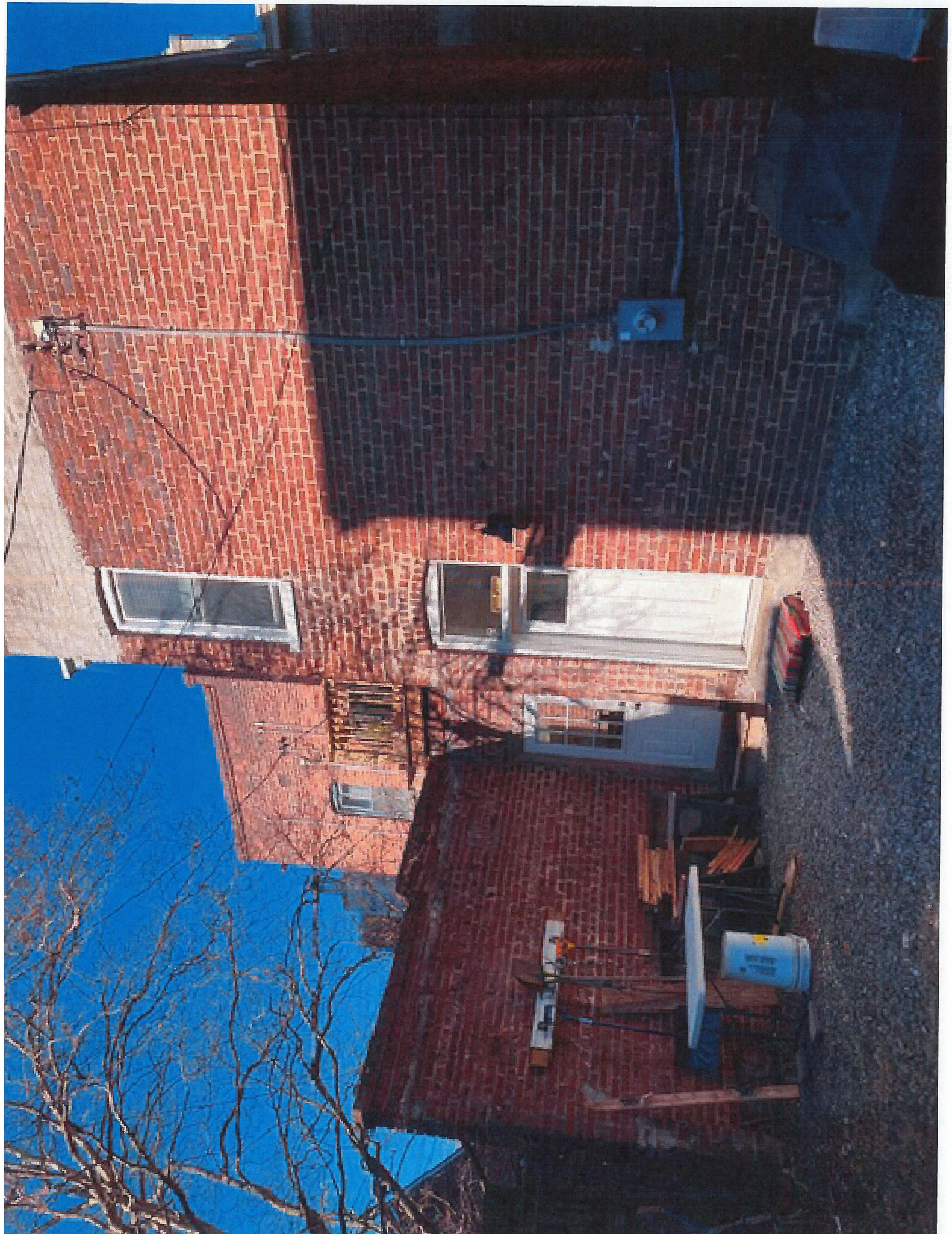
Fill in all the blanks



## FREE STANDING DECK PLAN

4









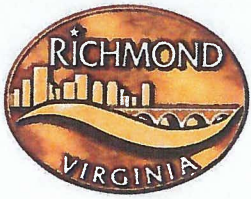












CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

December 7, 2020

Robert Richardson  
1015 Park Avenue  
Richmond, Virginia 23220

**RE: 1015 Park Avenue – Plan No. AV-081914-2020 (Case No. 40A-20)**

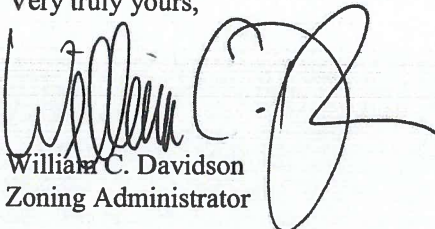
Dear Mr. Richardson:

Your Administrative Variance to, “to construct a covered second-story deck to an existing single-family attached dwelling” has been denied, as an adjoining property owner has objected to the request. As specified in Section 30-1040.4(a)(3), your request shall be transferred to the Board of Zoning Appeals (BZA) should you desire to continue to pursue your request. You will, however, be required to pay the normal filing fee of one-hundred fifty dollars (\$175) and re-submit the required plans in order for you case to be docketed.

If you wish for your case to be heard by the Board of Zoning Appeals (BZA), please file said request and pay the appropriate fee. I have included information on the submission requirements.

Now, therefore, be it resolved by the Zoning Administrator that a request for an Administrative Variance from the side yard (setback) requirement along the eastern and western property lines and rear yard (setback) requirement along the southern property line is denied.

Very truly yours,

A handwritten signature in black ink, appearing to read "William C. Davidson".  
William C. Davidson  
Zoning Administrator

cc: Roy W. Benbow, Secretary, Board of Zoning Appeals