



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 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.

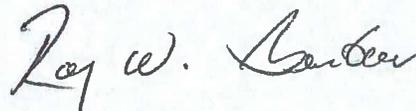
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

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

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

Very truly yours,

A handwritten signature in black ink that reads "Roy W. Benbow". The signature is written in a cursive style with a large initial "R".

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

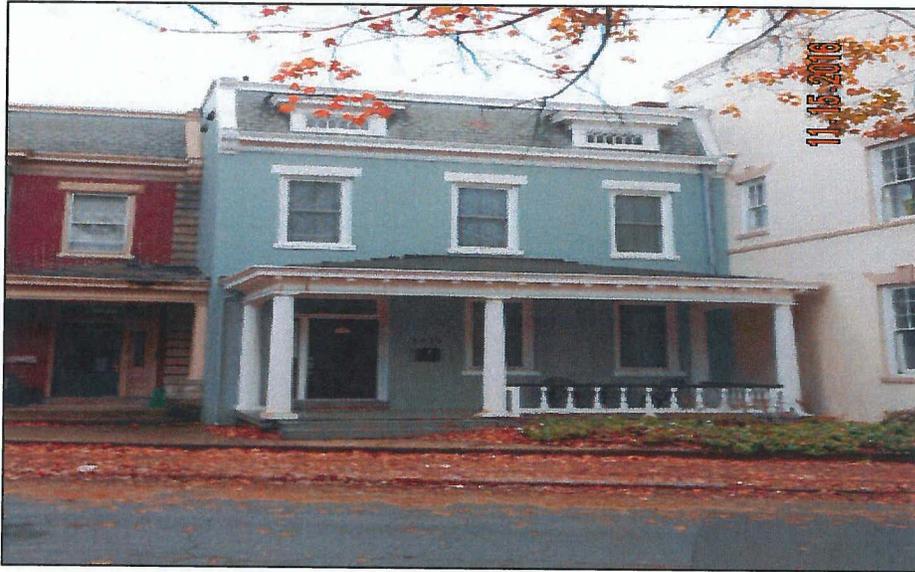
Enclosed Porch: 0 Sqft

Open Porch: 176 Sqft

Deck: 0 Sqft

Property Images

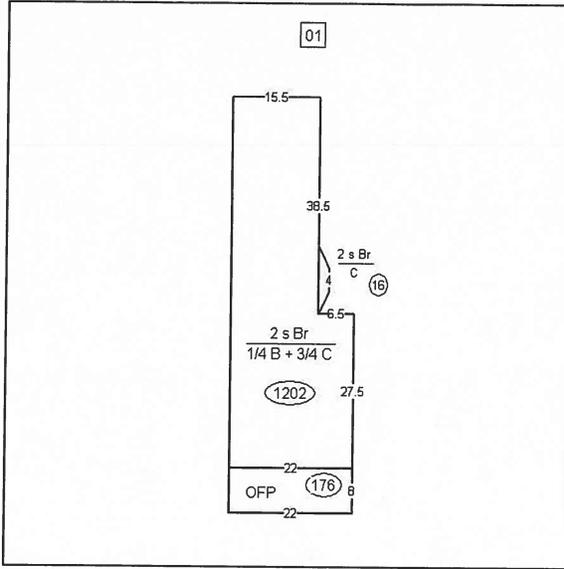
Name:W0000459005 Desc:R01



[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.**

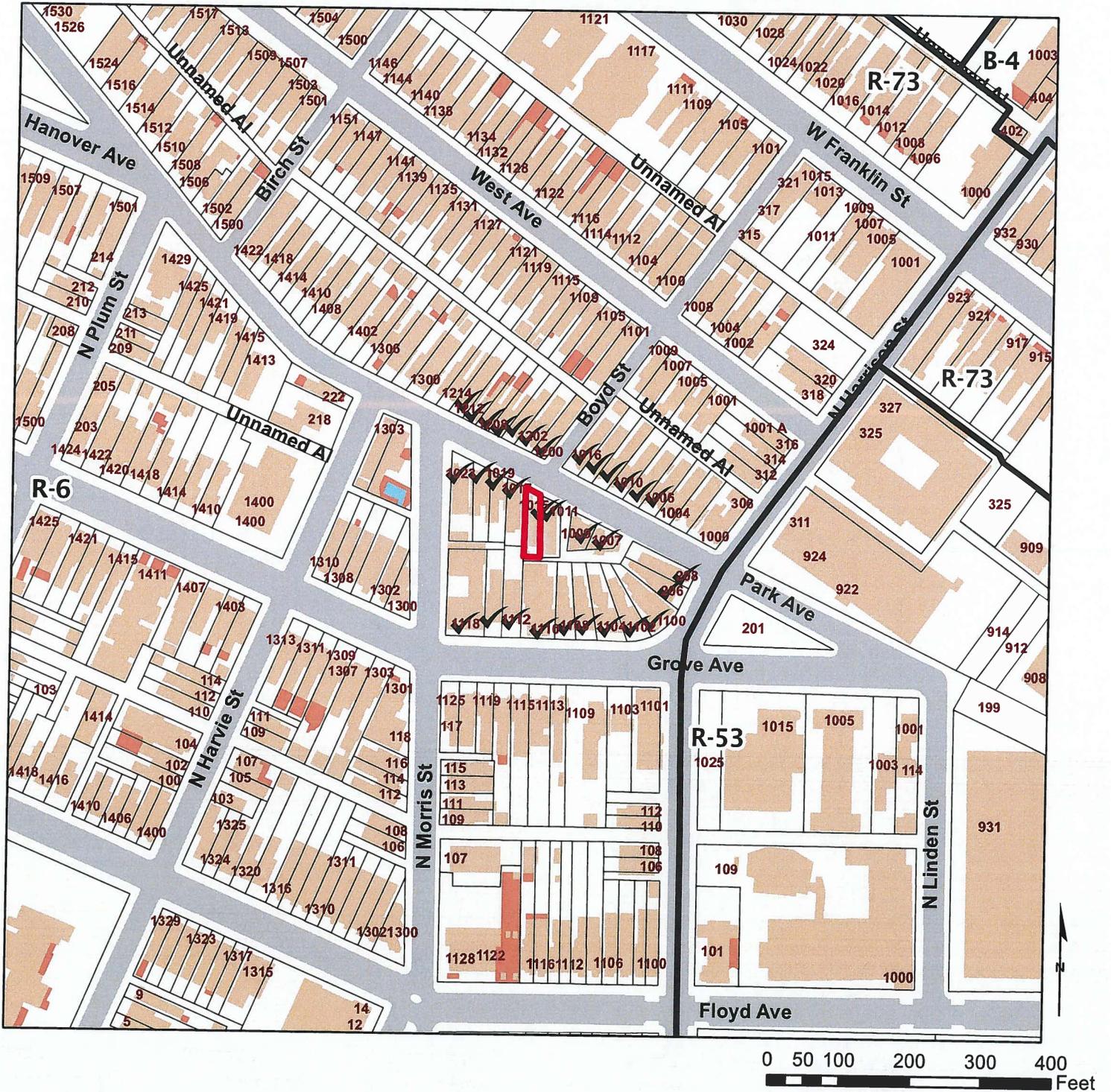
BOARD OF ZONING APPEALS CASE BZA 10-2021
150' Buffer

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

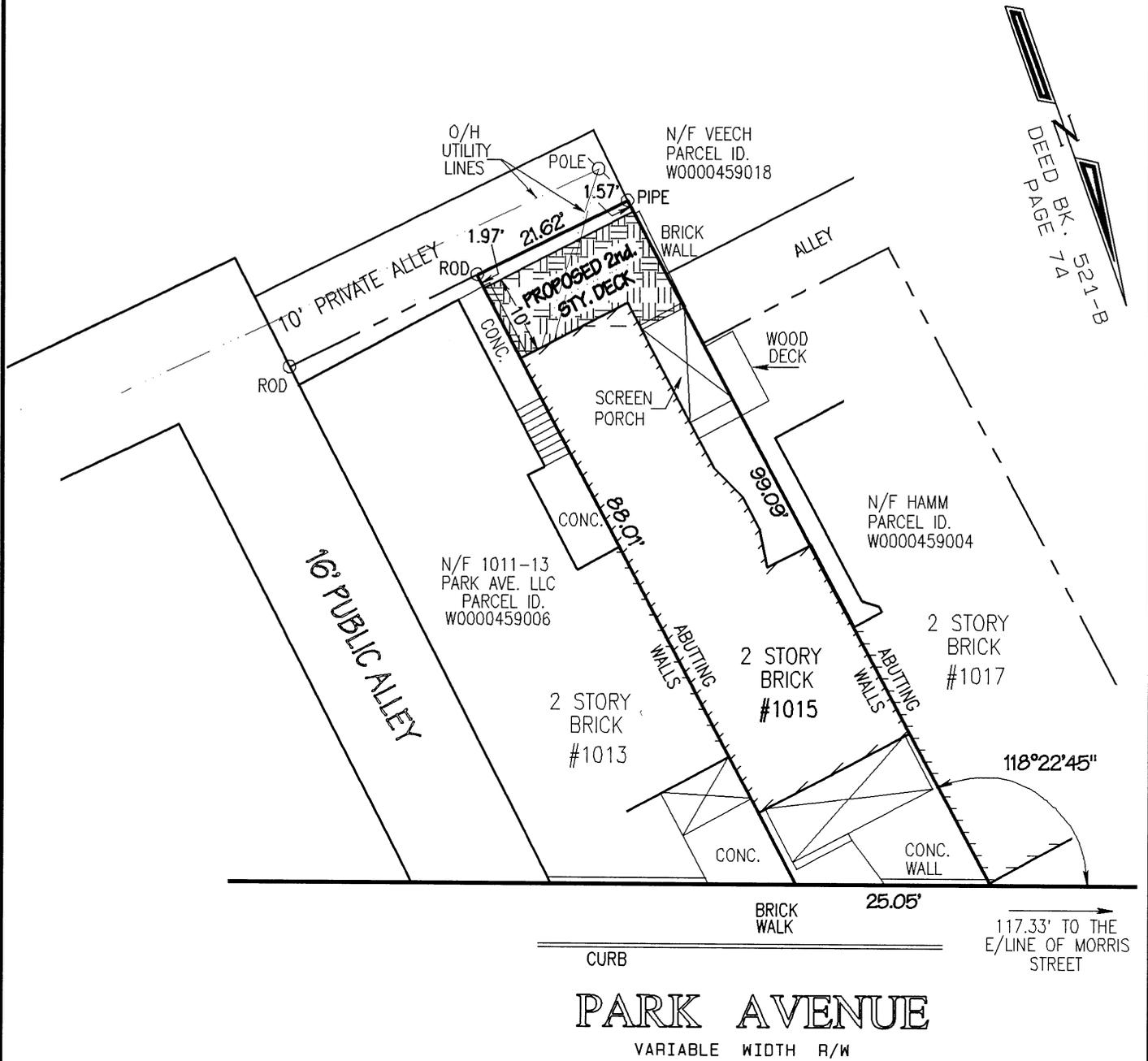
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together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



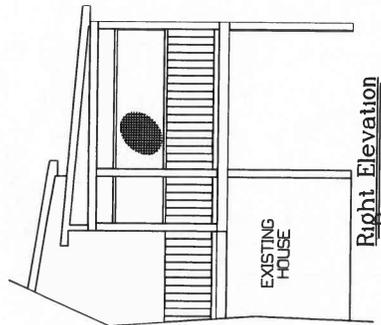
(PHYSICAL SURVEY)
**PLAT SHOWING IMPROVEMENTS ON No. 1015 PARK AVENUE,
 IN THE CITY OF RICHMOND, VIRGINIA**
 SCALE: 1" = 20'

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.

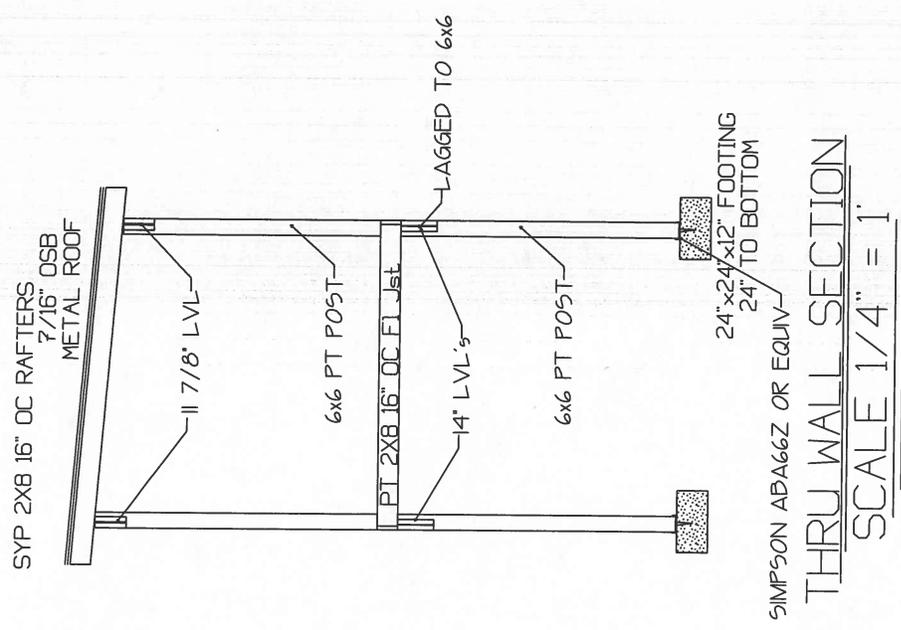
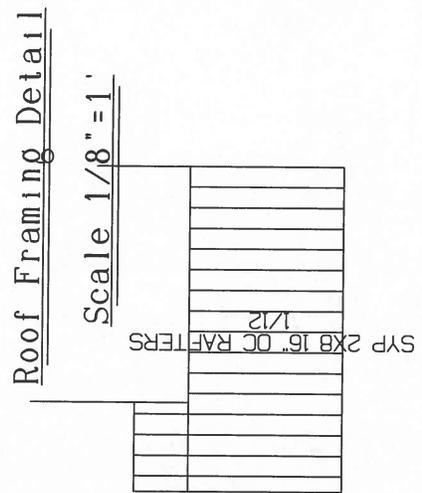
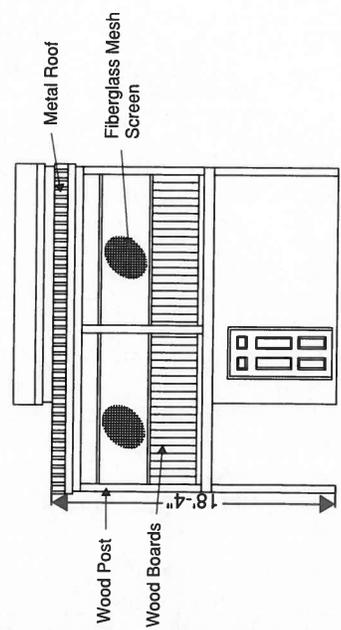


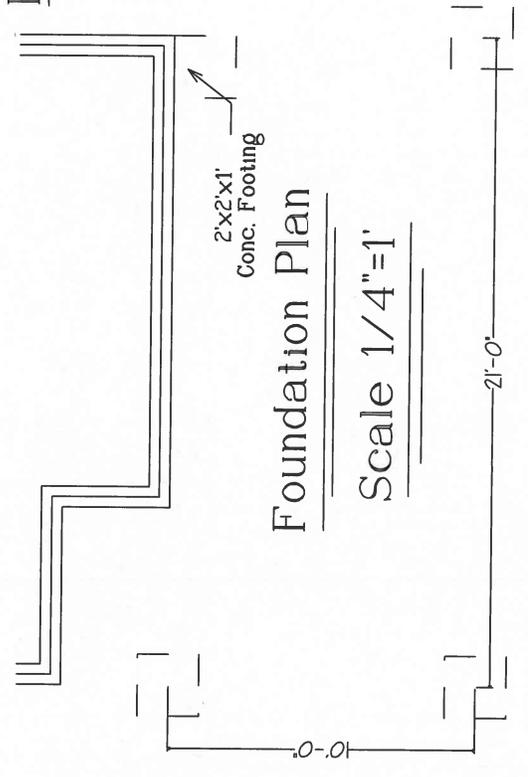
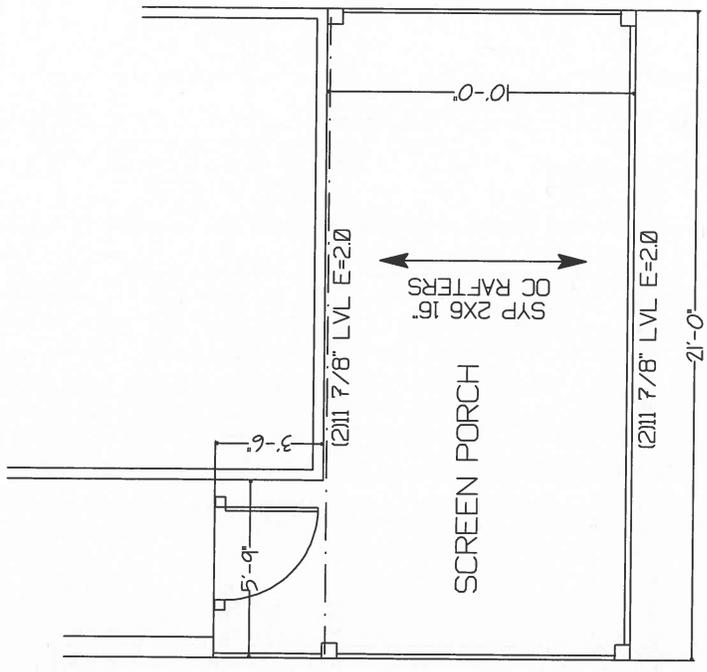
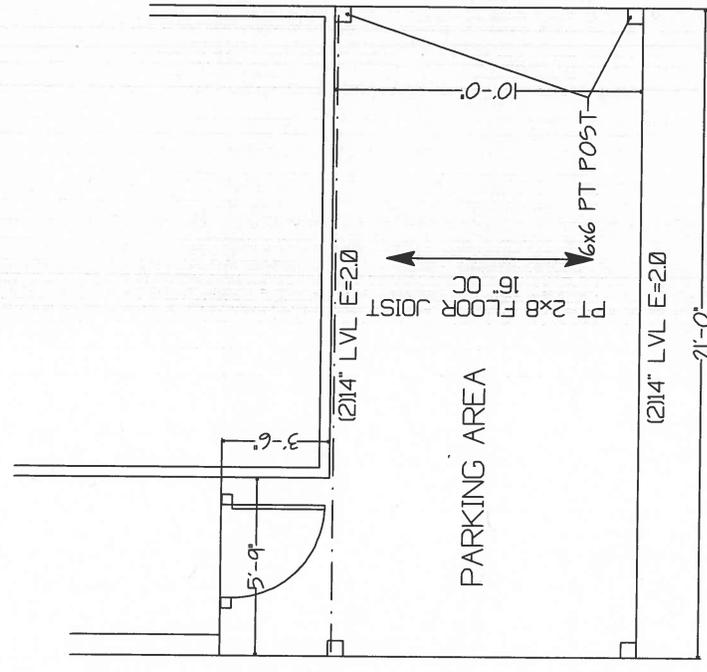
**FREDERICK A. GIBSON
 & ASSOCIATES, P.C.**
 LAND SURVEYORS
 11521-G MIDLOTHIAN TURNPIKE
 NORTH CHESTERFIELD, VIRGINIA 23235
 PHONE 804 378-4485 FAX 804 378-4487

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



THIS PLAN IS DRAWN TO MEET
IRC 2015 & VRC 2015
BRACED WALL LINES USING
PRACTICAL METHOD





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.

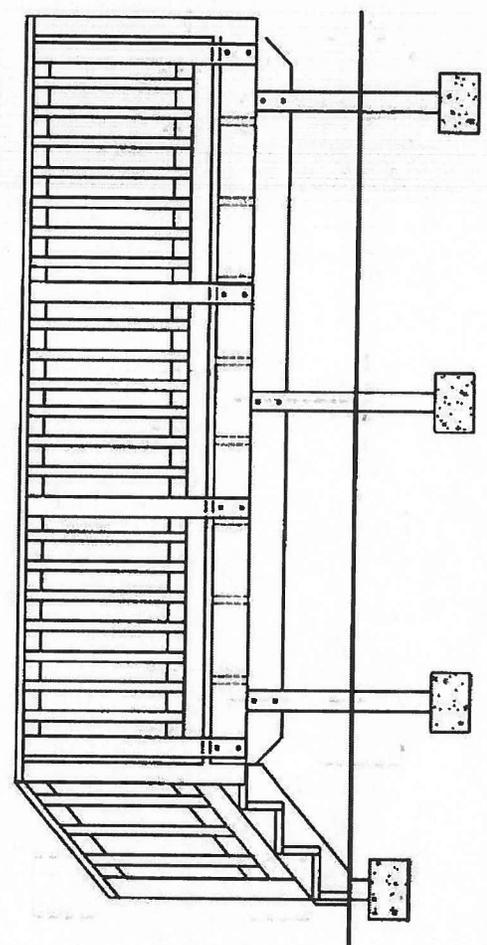
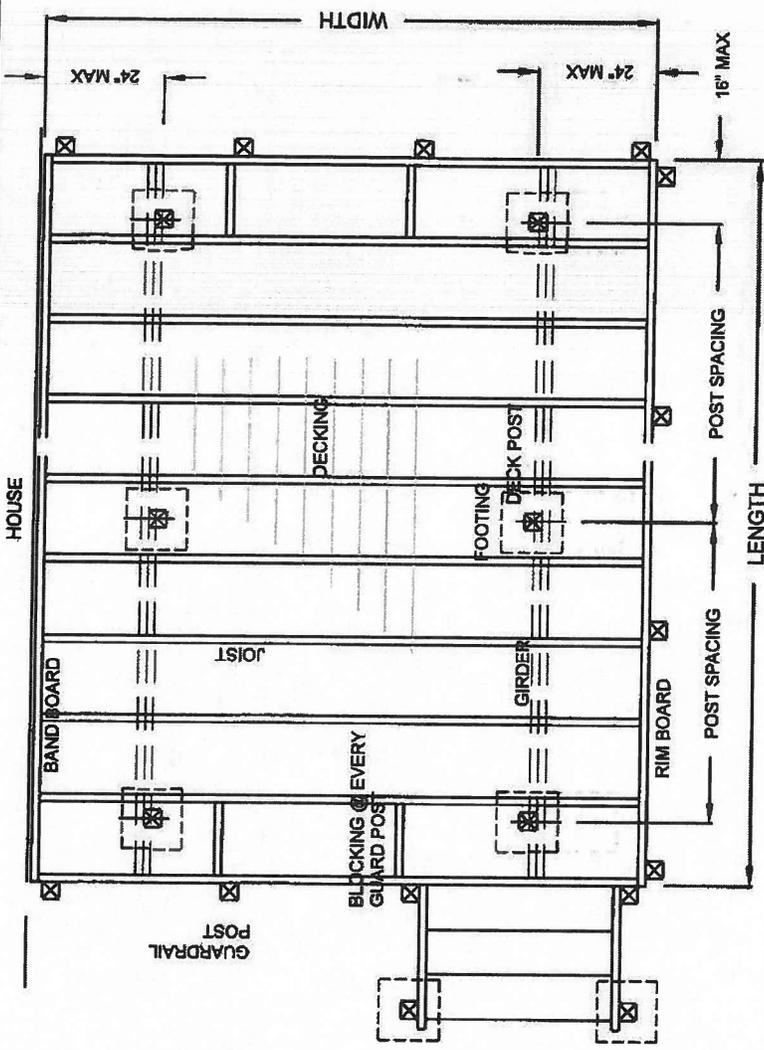
On-Center Spacing for Fasteners Attaching Decks to Houses

Joist span (ft)	6'	6'-1"	6'-0"	8'-1"	8'-0"	10'-1"	10'-0"	12'-1"	12'-0"	14'-1"	14'-0"	16'-1"	16'-0"	18'-1"	18'-0"
1/2" x 4"			30"		23"		18"		15"		13"		11"		10"
1/2" Bolt w/ washers			36"		36"		34"		29"		24"		21"		19"

Notes:

1. The maximum gap between the face of the ledger board and face of the house band joist shall be 1/2".
2. The tip of the lag screw shall fully extend beyond the inside of the band joist (board).
3. Ledgers shall be flashed to prevent water from contacting the house band joist (board).
4. Lag screws and bolts shall be staggered and shall not be closer than 2" to the top and bottom of the ledger.
5. 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

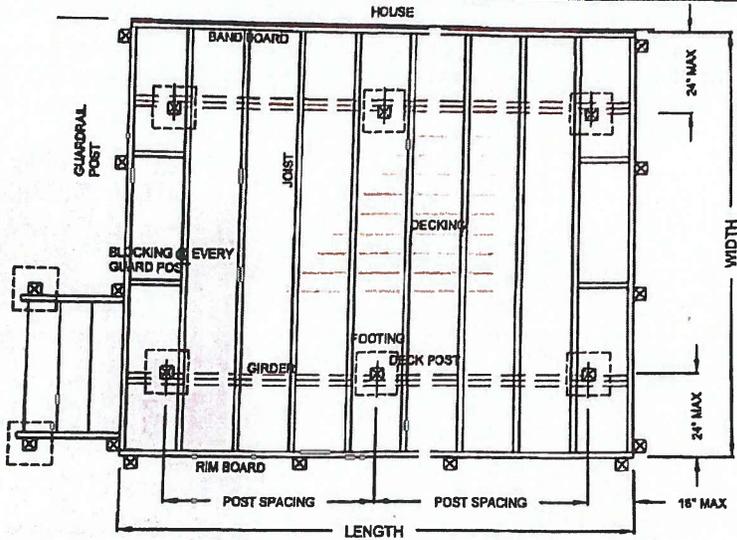
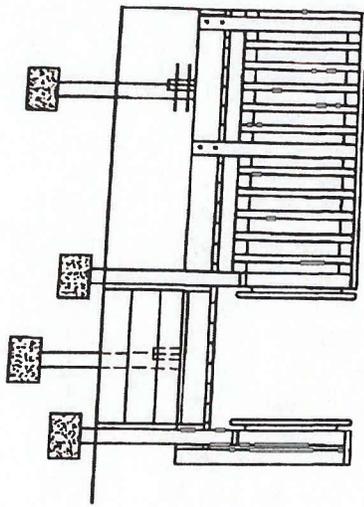


FREE STANDING DECK PLAN SPECIFICATIONS

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

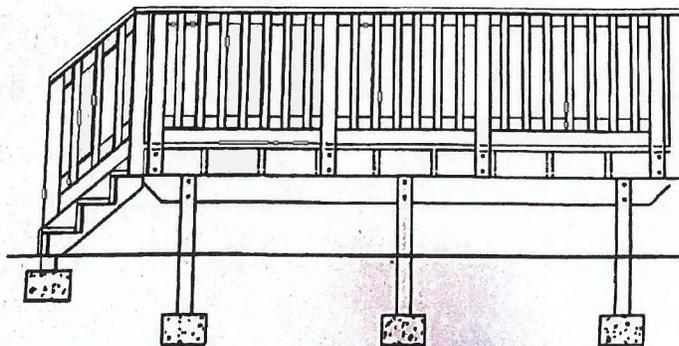
FREE STANDING DECK PLAN



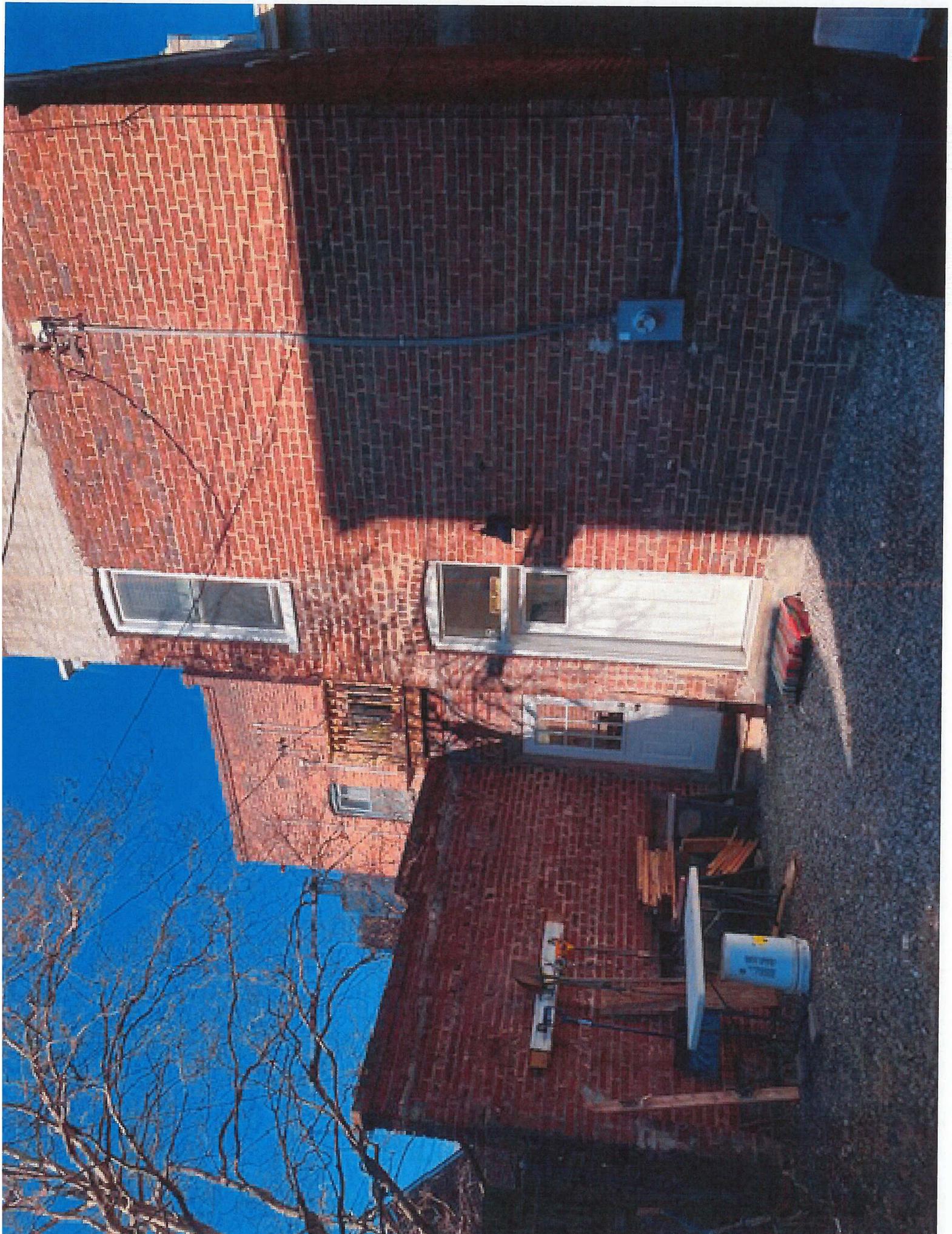
FREE STANDING DECK PLAN SPECIFICATIONS

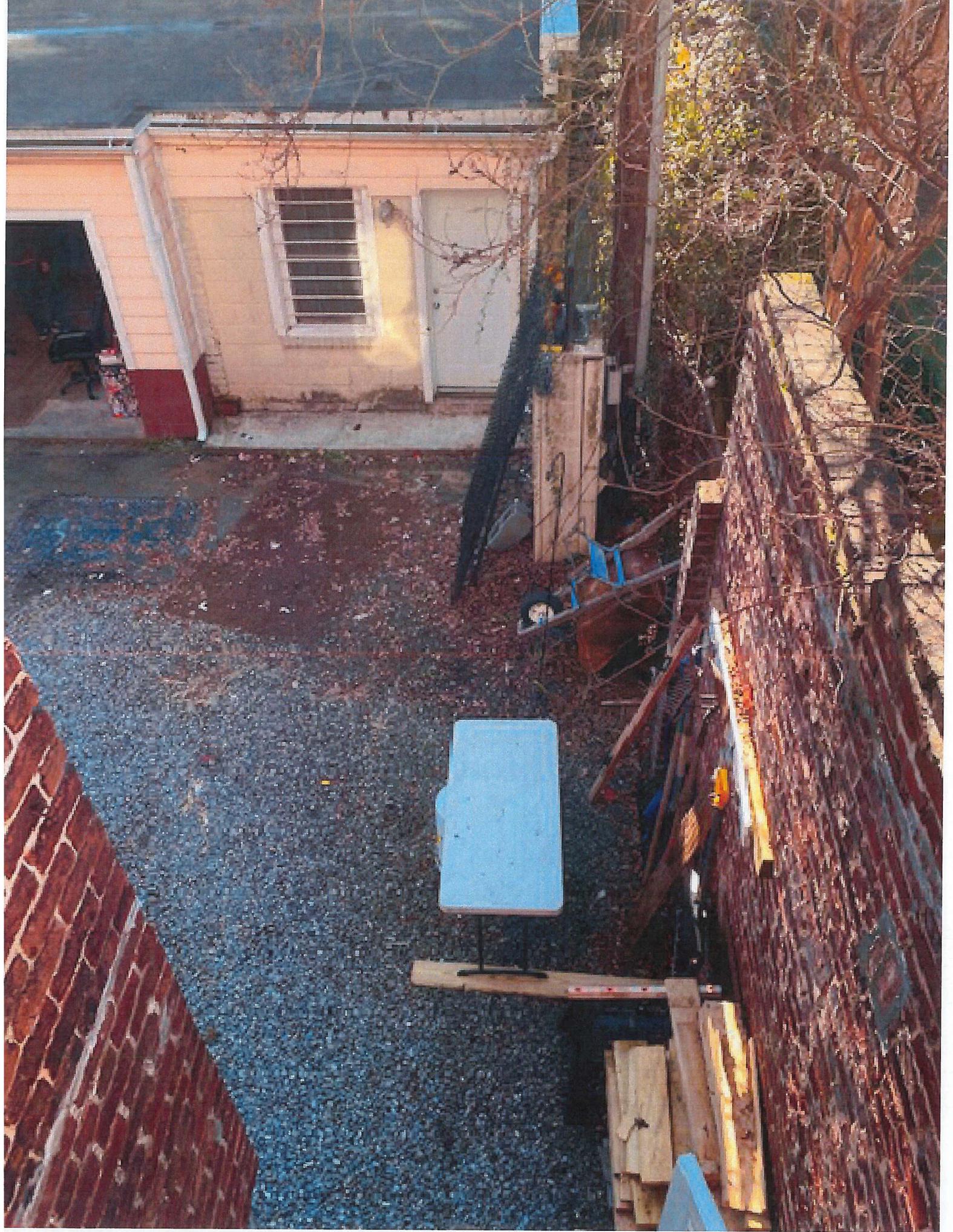
LENGTH	<u>22</u>	FT
WIDTH	<u>10</u>	FT
POST SPACING	<u>12</u>	FT O.C.
FOOTING DEPTH	<u>18</u>	IN
POST SIZE	<u>6 x 6</u>	
GIRDER SIZE	<u>(2) 2x12</u>	
JOIST SIZE	<u>2 x 10 @ 16</u>	IN O.C.

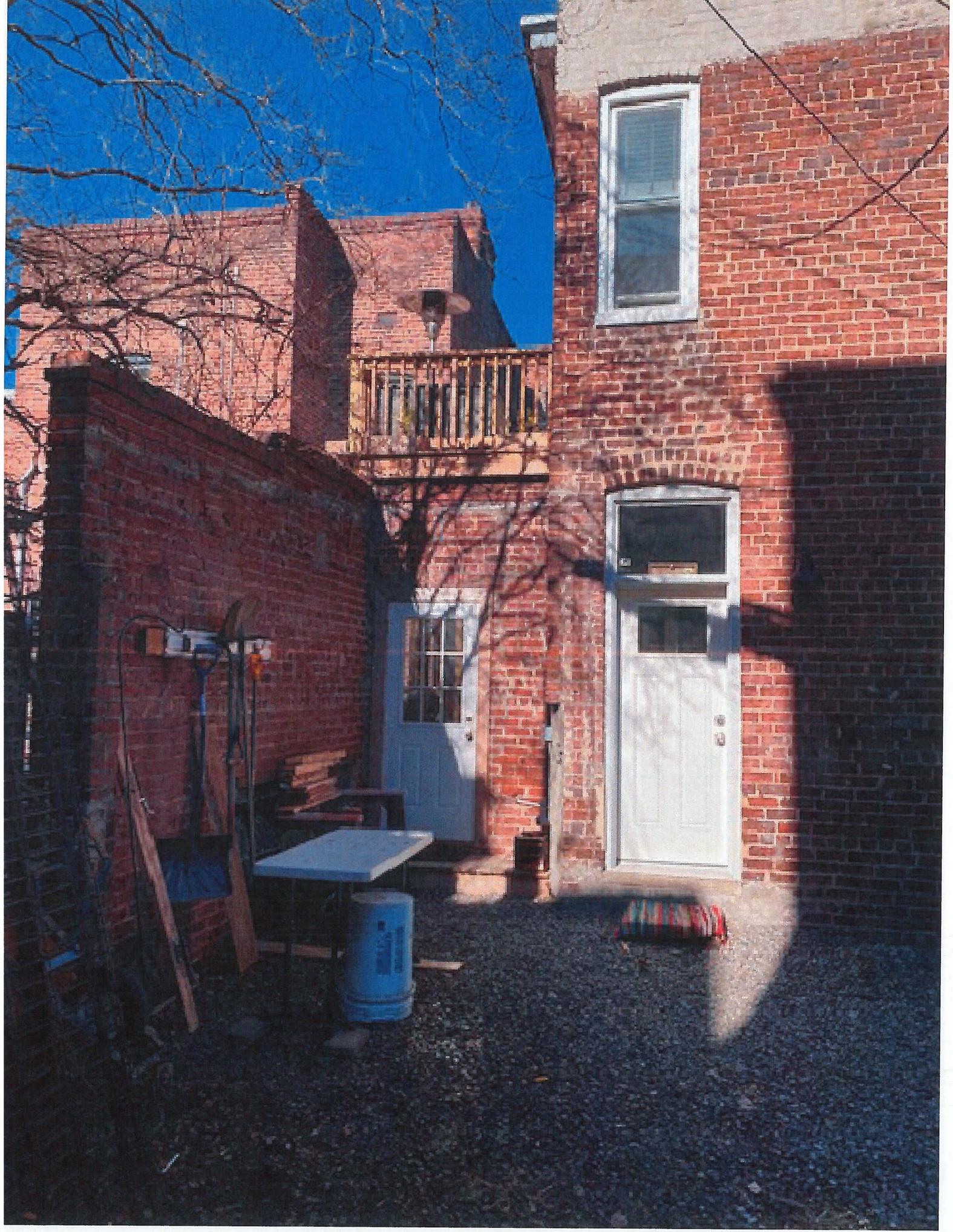
Fill in all the blanks

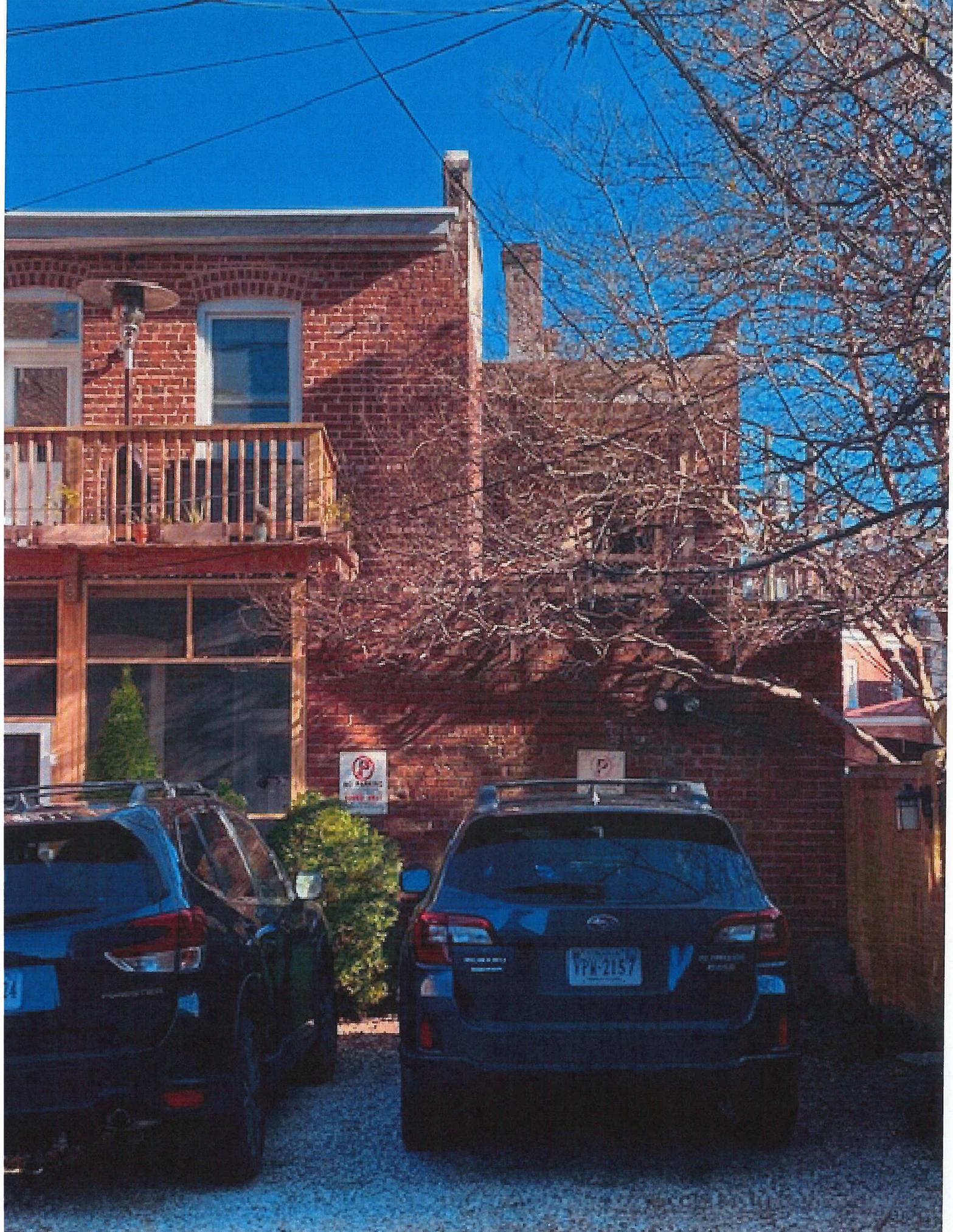


FREE STANDING DECK PLAN











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)

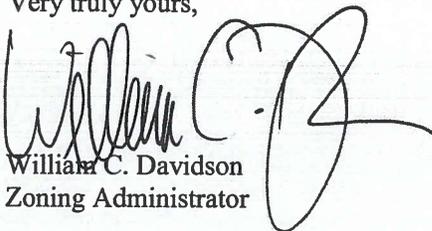
Dear Mr. Richardson:

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,


William C. Davidson
Zoning Administrator

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