



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

April 9, 2021

Danielle Antonacci
508 Arnold 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 30-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, May 5, 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 508 ARNOLD AVENUE (Tax Parcel Number N000-1147/020), 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 741 815 968# 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 May 5, 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

BZA 30-2021

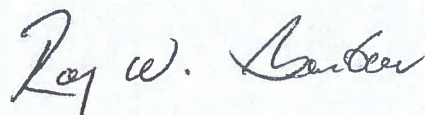
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April 9, 2021

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/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,



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.

Abney Nikka L 3112 Richmond Henrico Tpk Richmond, VA 23222	Belle Properties LLC Po Box 4579 Richmond, VA 23220	Costa Christian A And Heyd Rachel 503 Arnold Ave Richmond, VA 23222
Davis Mary M 512 Arnold Ave Richmond, VA 23222	Dobbins Frances C 519 Northside Ave Richmond, VA 23222	Fresh Start Holdings LLC 15430 Pouncey Tract Rd Rockville, VA 23146
Hb 4 Llc 2155 Lanier Lane Space P Rockville, VA 23146	James Nay Llc 710 Nailor Way Midlothian, VA 23114	Johnson Alice S 505 Arnold Ave Richmond, VA 23222
Johnson Kelsey Ann 517 Northside Ave Richmond, VA 23222	Katz Alexander James And Crossley Emily Taylor 504 Arnold Ave Richmond, VA 23222	King Barbara A & Baker Evelyn & Duff Gloria Y 507 Arnold Ave Richmond, VA 23222
Kreyling Anna C/o Peter A Kreyling Po Box 131 Washington, DC 22747	Marcus Joshua Michael And Thoms Paul Richard Christopher 521 Northside Ave Richmond, VA 23222	Nelson Alfred 515 Arnold Ave Richmond, VA 23222
Peyton Vanessa H 3110 Richmond Henrico Tnpk Richmond, VA 23222	Pond Joseph M 507 Northside Ave Richmond, VA 23222	Porr Matthew W 3102 Richmond Henrico Tpke Richmond, VA 23222
Salyards Lindsay A 520 Arnold Ave Richmond, VA 23222	Shiloh Enterprise Properties LLC 3333 W Marshall St Richmond, VA 23230	St John Thomas 511 Arnold Ave Richmond, VA 23222
Thomas Cauble B 510 Arnold Ave Richmond, VA 23222	Thompson Kim 1704 Almond Creek Place Richmond, VA 23231	Walker Oather J Jr 513 Arnold Ave Richmond, VA 23222
White Kayla 516 Arnold Ave Richmond, VA 23222	Wilson Charles And Vansteenburgh Jennifer 513 Northside Ave Richmond, VA 23222	

Property: 508 Arnold Ave Parcel ID: N0001147020**Parcel**

Street Address: 508 Arnold Ave Richmond, VA 23222-
Owner: ANTONACCI DANIELLE
Mailing Address: 508 ARNOLD AVE, RICHMOND, VA 23222
Subdivision Name : NORTHSIDE PLACE
Parent Parcel ID:
Assessment Area: 314 - Barton Heights
Property Class: 120 - R Two Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$34,000
Improvement Value: \$184,000
Total Value: \$218,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 7949.55
Acreage: 0.182
Property Description 1: NORTHSIDE PLACE L29-31PT28 B7
Property Description 2: 0075.71X0105.00 0000.000
State Plane Coords(?): X= 11794204.499993 Y= 3734244.274252
Latitude: 37.57369110 , **Longitude:** -77.42583387

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 75
Rear Size: 105
Parcel Square Feet: 7949.55
Acreage: 0.182
Property Description 1: NORTHSIDE PLACE L29-31PT28 B7
Property Description 2: 0075.71X0105.00 0000.000
Subdivision Name : NORTHSIDE PLACE
State Plane Coords(?): X= 11794204.499993 Y= 3734244.274252
Latitude: 37.57369110 , **Longitude:** -77.42583387

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$34,000	\$184,000	\$218,000	Reassessment
2020	\$34,000	\$162,000	\$196,000	Reassessment
2019	\$25,000	\$214,000	\$239,000	Reassessment
2018	\$25,000	\$71,000	\$96,000	Reassessment
2017	\$25,000	\$71,000	\$96,000	Reassessment
2016	\$25,000	\$69,000	\$94,000	Reassessment
2015	\$25,000	\$68,000	\$93,000	Reassessment
2014	\$25,000	\$68,000	\$93,000	Reassessment
2013	\$25,000	\$68,000	\$93,000	Reassessment
2012	\$25,000	\$68,000	\$93,000	Reassessment
2011	\$25,000	\$75,000	\$100,000	CarryOver
2010	\$25,000	\$75,000	\$100,000	Reassessment
2009	\$25,000	\$93,800	\$118,800	Reassessment
2008	\$25,000	\$85,800	\$110,800	Reassessment
2007	\$23,000	\$79,400	\$102,400	Reassessment
2006	\$12,500	\$79,400	\$91,900	Reassessment
2005	\$7,300	\$53,300	\$60,600	Reassessment
2004	\$6,800	\$49,800	\$56,600	Reassessment
2003	\$6,700	\$48,800	\$55,500	Reassessment
2002	\$6,500	\$47,400	\$53,900	Reassessment
2000	\$6,500	\$47,400	\$53,900	Reassessment
1998	\$6,500	\$39,500	\$46,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
04/29/2019	\$214,000	AVENS OTIS A	ID2019-7915	1 - VALID SALE-Valid, Use in Ratio Analysis
10/31/1995	\$44,000	Not Available	09502-00929	
08/13/1984	\$0	Not Available	000014-00962	
06/11/1984	\$42,000	Not Available	000007-01765	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: North
Traffic Zone: 1019
City Neighborhood Code: HGTR
City Neighborhood Name: Highland Terrace
Civic Code:
Civic Association Name:
Subdivision Name: NORTHSIDE PLACE
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area: Northside Area 10

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	3019	0108003	010800
1990	303	0108003	010800

Schools

Elementary School: Stuart
Middle School: Henderson
High School: Marshall

Public Safety

Police Precinct: 4
Police Sector: 411
Fire District: 15
Dispatch Zone: 092A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Wednesday
Bulk Collection: TBD

Government Districts

Council District: 6
Voter Precinct: 606
State House District: 71
State Senate District: 9
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1924
Stories: 2
Units: 0
Number Of Rooms: 9
Number Of Bed Rooms: 4
Number Of Full Baths: 1
Number Of Half Baths: 1

Condition: very good for

age

Foundation Type: 1/2 Bsmt, 1/2 Crawl
1st Predominant Exterior: Stucco
2nd Predominant Exterior: N/A
Roof Style: Hip
Roof Material: Metal
Interior Wall: Drywall
Floor Finish: Hardwood-std oak
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y

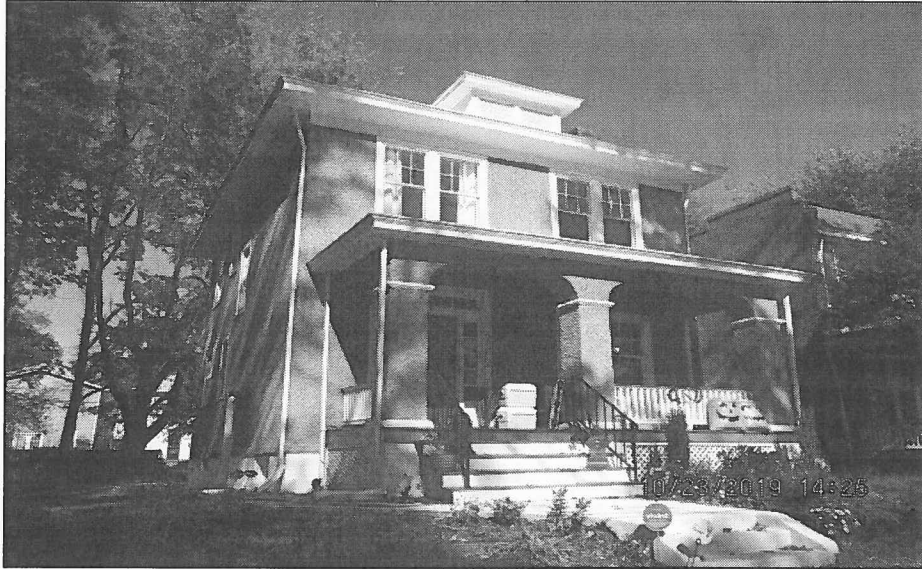
**Building Description (Out Building and
Yard Items) :**

Extension 1 Dimensions

Finished Living Area: 1440 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 360 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 176 Sqft
Deck: 60 Sqft

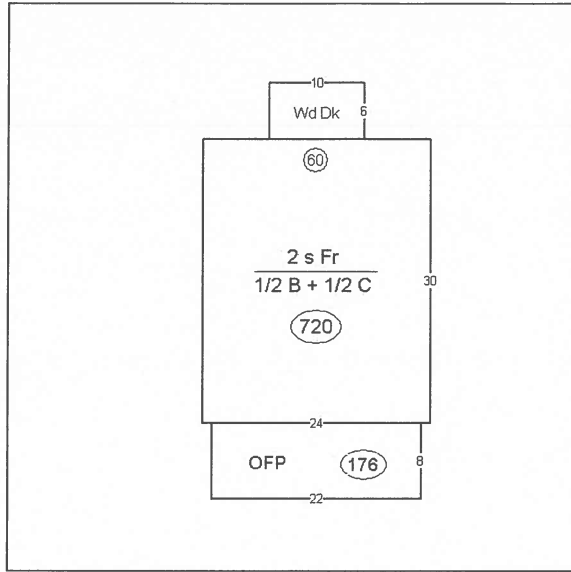
Property Images

Name:N0001147020 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:N0001147020 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 Danielle Antonacci PHONE: (Home) () () () (Mobile) () () ()
OWNER: 508 Arnold Avenue FAX: (Home) () () () (Mobile) () () ()
(Name/Address) Richmond VA 23222 E-mail Address: _____

OWNER'S Mark Baker PHONE: (Home) (804) 874-6275 (Mobile) (804) 822-5428
REPRESENTATIVE Baker Development Resources FAX: (Home) () () () (Mobile) () () ()
(Name/Address) 1519 Summit Avenue, Suite 102 E-mail Address: markbaker@bakerdevelopmentresources.com
Richmond, VA 23219

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 508 Arnold Avenue
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): Sec 30-300, Sec 30-410.4
APPLICATION REQUIRED FOR: A building permit to split an existing lot and construct a single-family detached dwelling.

TAX PARCEL NUMBER(S): N000-1147/020 ZONING DISTRICT: R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and width requirements are not met. A lot area of six thousand square feet (6,000 SF) and a width of fifty feet (50') are required. One lot, (consisting of lots 29, 30, 31 and a portion of lot 28) having an area of seven thousand nine hundred forty-nine, zero point 55 square feet (7,949.55 SF) and seventy five, point 71 feet (75.71') wide currently exists. A lot area of 4,176 SF ± and 39.78' wide and 3,773 SF ± and 35.93' wide is being proposed.

DATE REQUEST DISAPPROVED: 3/19/2021 FEE WAIVER: ☐ YES ☒ NO
DATE FILED: 3/19/2021 TIME FILED: 11:10 a.m. PREPARED BY: Andrea Cuffee RECEIPT NO. BZAR-088772-2021
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 1640.3 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: 4/7/2021

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

CASE NUMBER: BZA 30-2021 HEARING DATE: May 5, 2021 AT 1:00 P.M.

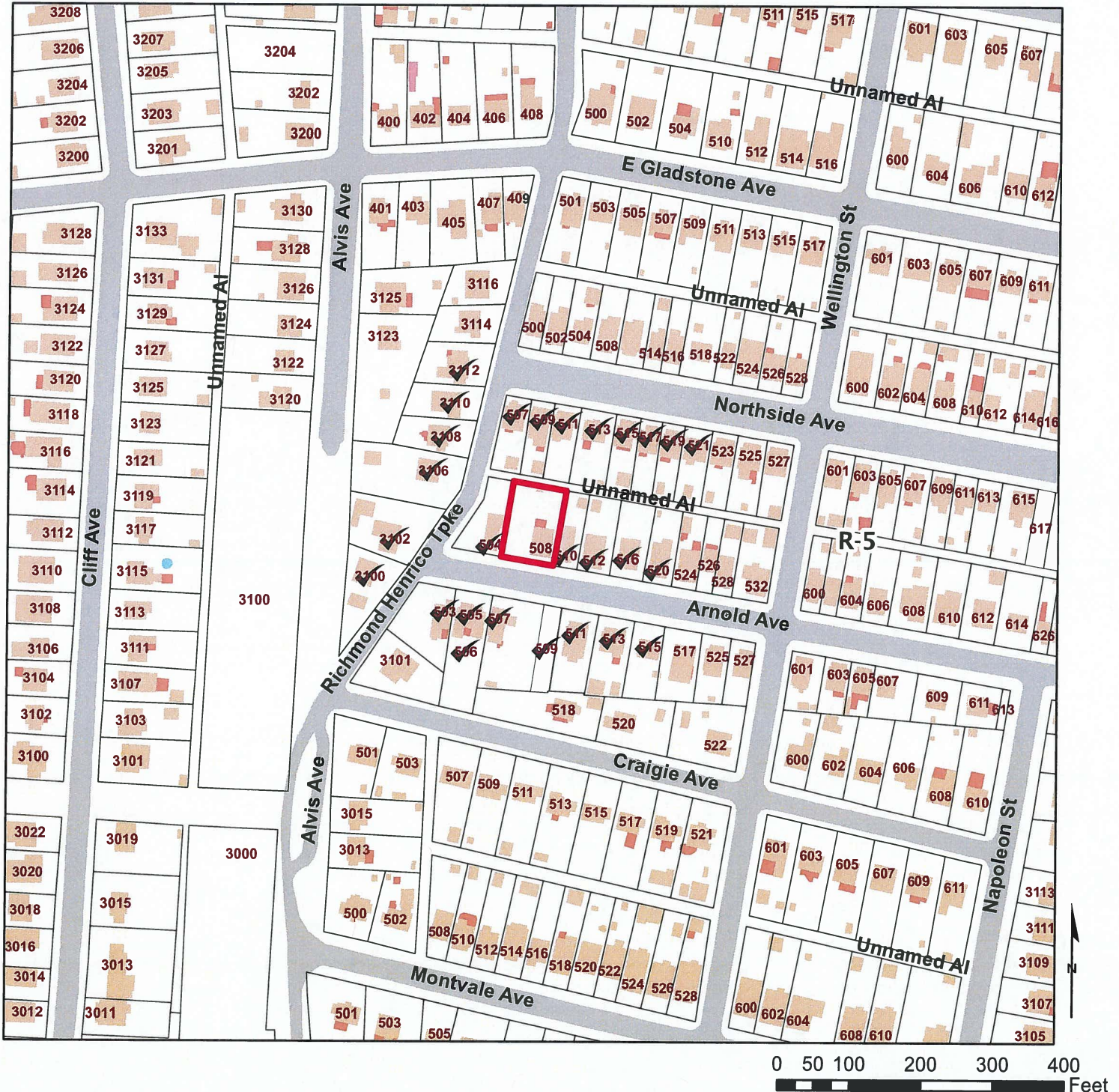
BOARD OF ZONING APPEALS CASE BZA 30-2021
150' Buffer

APPLICANT(S): Danielle Antonacci

PREMISES: 508 Arnold Avenue
(Tax Parcel Number N000-1147/020)

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: _____

Address: #508 Arnold Avenue
Current Owner: Danielle Antonacci
Parcel ID: N0001147020
I.D. 2019 7915

Note: Bearings protracted from City
Baseline sheet 41 SW.

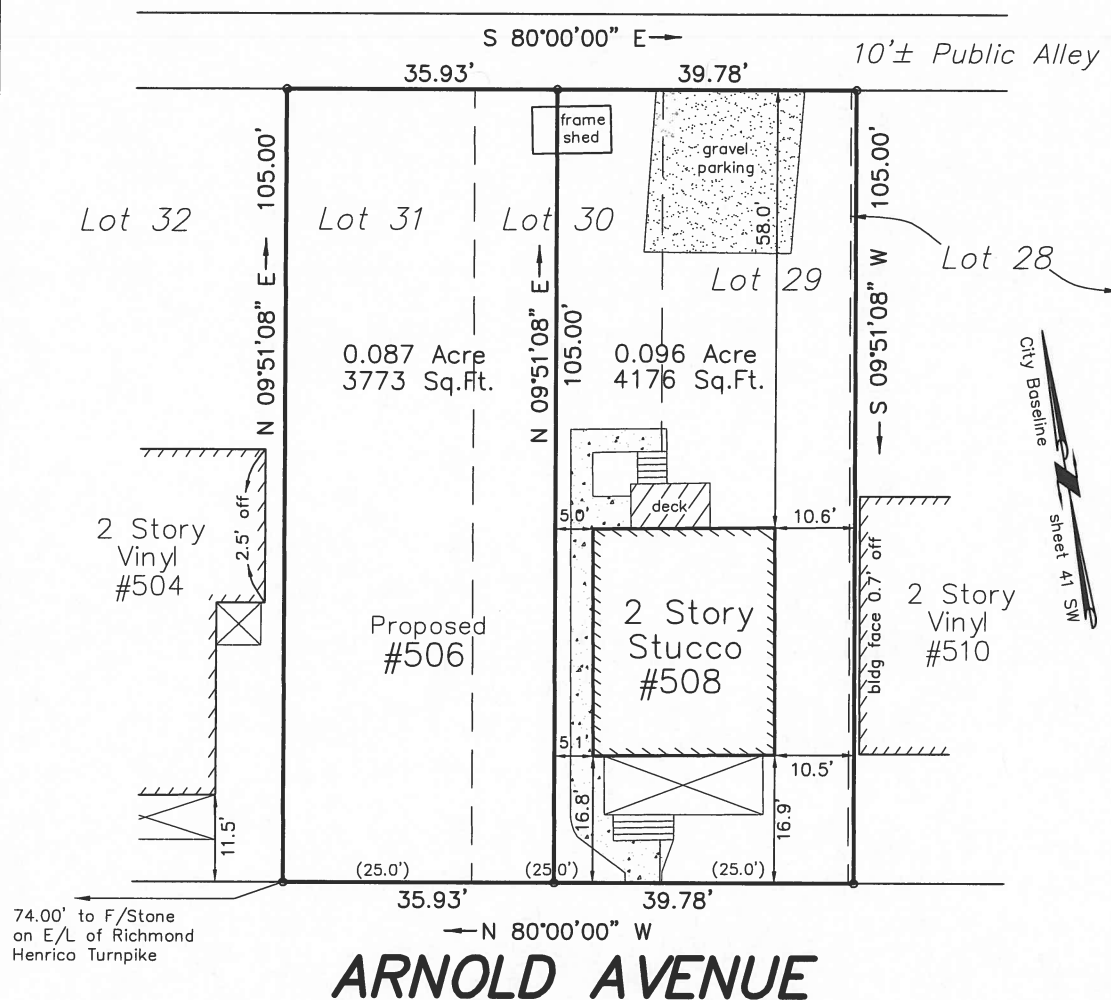


Exhibit Plat of Division for

Part of Lot 28 and
Lots 29, 30, & 31, Block 7,
Northside Place in the
City of Richmond, VA



This is to certify that on 02/15/21 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 510129 00330 effective date of 04/02/09. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



DAVISON LAND SURVEYING
AND MAPPING

8306 Longlands Pl.

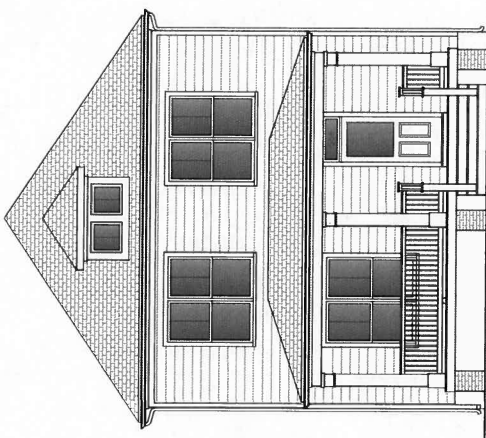
Chesterfield, Virginia 23832

(804)314-7441 davisonlandsurveying@gmail.com

DATE: 02/23/21

SCALE: 1"=20'

JN: 21-035



NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S HIGHLAND TERRACE NEIGHBORHOOD

508 ARNOLD AVE. HOUSE

508 ARNOLD AVENUE
RICHMOND, VIRGINIA 23222

NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S HIGHLAND TERRACE NEIGHBORHOOD
508 ARNOLD AVENUE
RICHMOND, VIRGINIA 23222

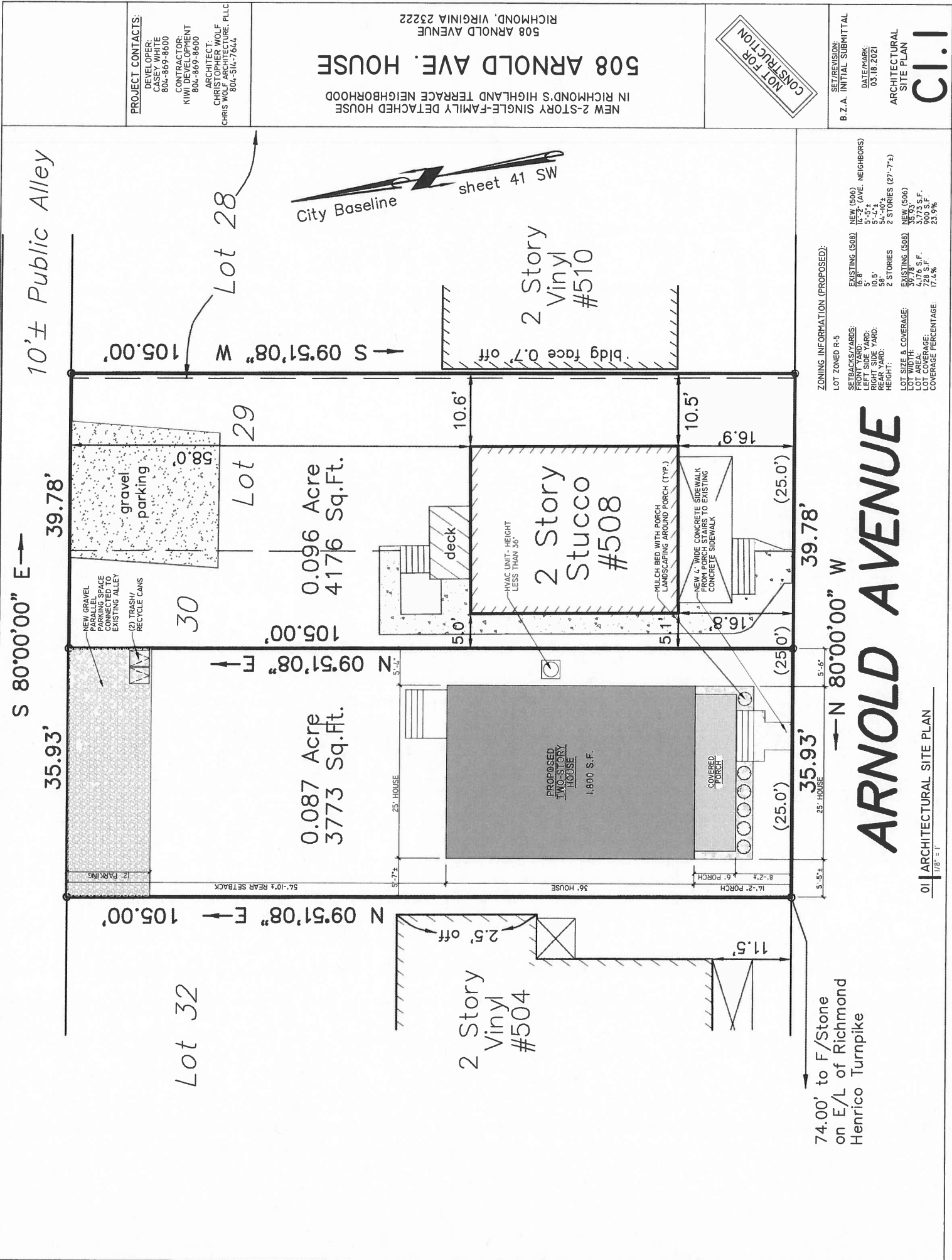
PROJECT CONTACTS:
DEVELOPER:
CASEY WHITE
804-869-8600
CONTRACTOR:
KIWI DEVELOPMENT
804-869-8600
ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NOT FOR
CONSTRUCTION

SET/REVISION:
B.Z.A. INITIAL SUBMITTAL
DATE/MARK:
03.16.2021
COVER SHEET
CS

DRAWING INDEX

DRAWINGS NO.	SHEET TITLE
CS	COVER SHEET
CI	ARCHITECTURAL SITE PLAN
FI	FIRST & SECOND FLOOR PLANS
EA	FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
ES	REAR & SIDE EXTERIOR ELEVATIONS



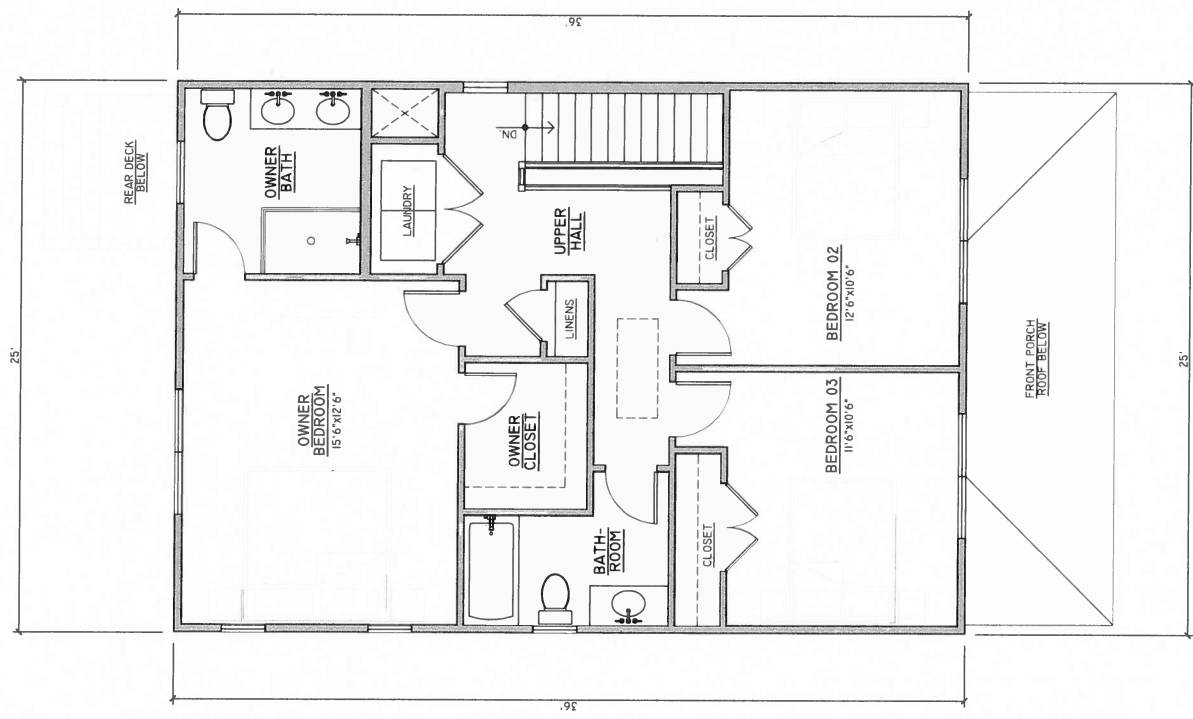
PROJECT CONTACTS:
 DEVELOPER:
 CASEY WHITE
 804-869-8600
 CONTRACTOR:
 KIWI DEVELOPMENT
 804-869-8600
 ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

508 ARNOLD AVE. HOUSE
 NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE
 IN RICHMOND'S HIGHLAND TERRACE NEIGHBORHOOD
 508 ARNOLD AVENUE
 RICHMOND, VIRGINIA 23222

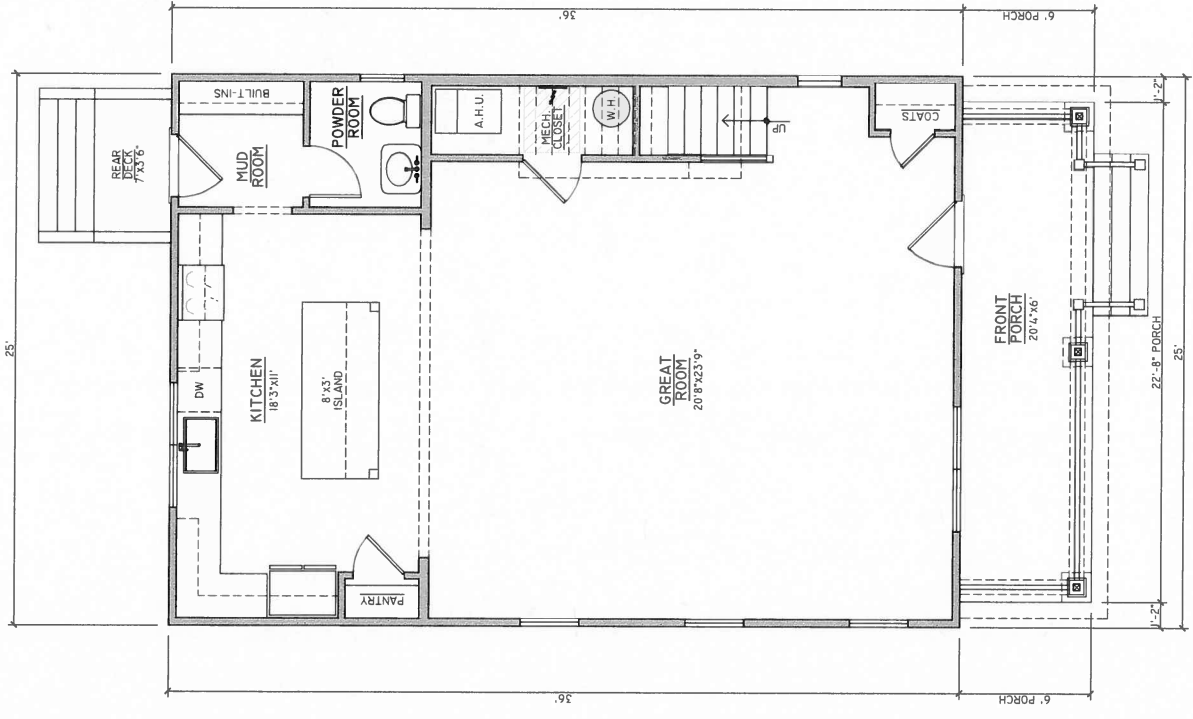
NOT FOR
 CONSTRUCTION

SET/REVISION:
 B.Z.A. INITIAL SUBMITTAL
 DATE/MARK:
 03.18.2021
 FIRST & SECOND
 FLOOR PLANS

AI.1



02 SECOND FLOOR PLAN
 1/4" = 1'



01 FIRST FLOOR PLAN
 1/4" = 1'



LAT LEXION FINISH SCHEDULE			
NO.	COMPONENT/MATERIAL	COLOR/FINISH	REMARKS
01	BRICK PERS	RICHMOND RED	
02	FOUNDATION	PRIMER OR TAN/GRAY	
03	FIBER-CEMENT LAP SIDING (HARDIE OR EQUAL)	COLOR TBD	
04	COMPOSITE TRIM- SEE WALL SECTION	PAINTED WHITE	
05	FIBER-CEMENT SOFFIT	FACTORY WHITE	
06	VINYL BEARBOARD PORCH CEILING	NON-VENTED FACTORY WHITE	
07	CEILING	PAINTED: COLOR TBD	
08	STAIR COMPOSITE DOOR/WINDOW TRIM	PREFINISHED WHITE	
09	VINYL WINDOWS - SEE FLOOR PLANS FOR SIZES	PAINTED WHITE	
10	10" SQUARE DECORATIVE PORCH COLUMN	PAINTED WHITE	
11	COMPOSITE STAIRS/TRIM WITH P.T. ROOF DECKING	PAINTED WHITE FRAME NATURAL WOOD DECKING	
12	METAL AND/OR WOOD FRONT PORCH RAILING HANDRAIL	WHITE OR BLACK	
13	ALUMINUM FRONT PORCH RAILING	PAINTED OR TREATED WOOD	
14	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE	
15	ASPHALT SHINGLE ROOF	TBD	
16	FRIEZE CROWN MOULDING- SEE WALL SECTION	PROFILE TBD PAINTED WHITE	

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

A2.1

NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S HIGHLAND TERRACE NEIGHBORHOOD

508 ARNOLD AVE. HOUSE

508 ARNOLD AVENUE
RICHMOND, VIRGINIA 23222

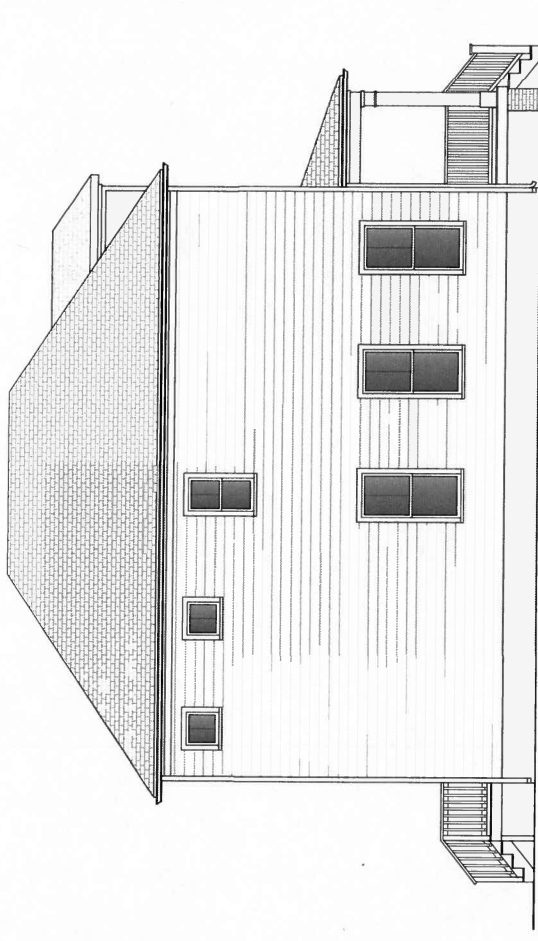
PROJECT CONTACTS:
DEVELOPER:
CASEY WHITE
802-869-8600
CONTRACTOR:
KIWI DEVELOPMENT
802-869-8600
ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
802-514-7644

NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S HIGHLAND TERRACE NEIGHBORHOOD
508 ARNOLD AVE.
RICHMOND, VIRGINIA 23222

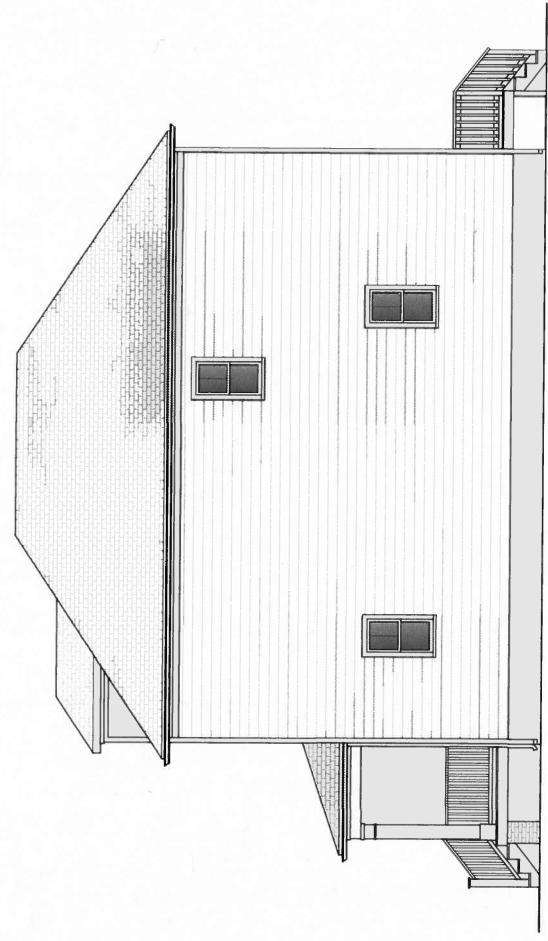
NOT FOR
CONSTRUCTION

SET/REVISION:
B.Z.A. INITIAL SUBMITTAL
DATE/MARK:
03.18.2021
REAR & LEFT SIDE
EXTERIOR ELEVATIONS

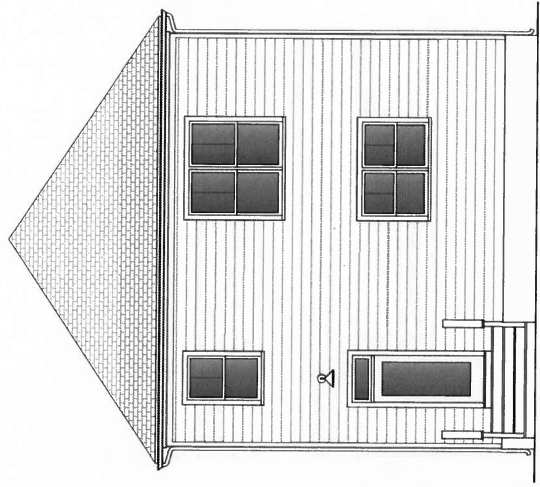
A2.2



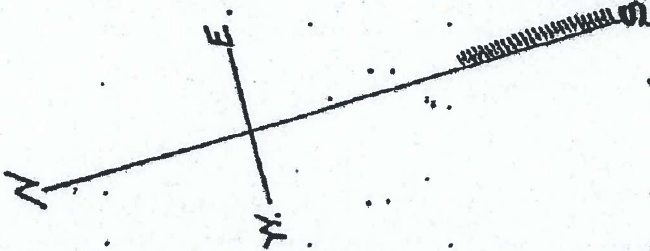
03 | LEFT SIDE ELEVATION
3/16" = 1'



02 | RIGHT SIDE ELEVATION
3/16" = 1'



01 | REAR ELEVATION
3/16" = 1'



TURNPIKE

15' ALLEY

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
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HENRICO

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
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WELLINGTON

STREET

NORTH SIDE

1	2	3	4	5	6	7	8	9	10	11	12	13
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1	2	3	4	5	6	7	8	9	10	11	12	13
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RICHMOND

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
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VIRGINIA

1	2	3	4	5	6	7
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