



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

July 16, 2021

Urban Grounds Consulting, LLC  
6924 Lakeside Avenue, Suite 103B  
Richmond, Virginia 23228

Dennis Smith  
6924 Lakeside Avenue, Suite 103B  
Richmond, Virginia 23228

To Whom It May Concern:

**RE: BZA 38-2021 (CONTINUED FROM JULY 7, 2021 MEETING)**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, August 4, 2021 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2021-181 to consider an application for a building permit to construct a new single-family detached dwelling at 616 NORTH 37<sup>th</sup> STREET (Tax Parcel Number E000-1283/015), 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 330 500 226# 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 August 4, 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. 2021-181, 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 38-2021

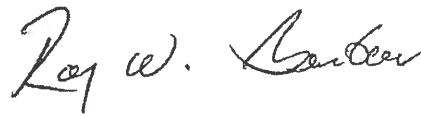
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association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups> . 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, flowing style.

Roy W. Benbow, Secretary

Phone: (804) 240-2124

Fax: (804) 646-5789

E-mail: [Roy.Benbow@richmondgov.com](mailto: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 David M  
Po Box 291  
Richmond, VA 23218

Battle Lee Roy And Sharleene E  
613 N 37th St  
Richmond, VA 23223

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

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

Cummings Johnson Audrey And Cummings  
Chambliss Carolyn  
8230 Cromarty Ct  
Chesterfield, VA 23838

Depriest Mary L And Leroy E Jr  
606 N 37th St  
Richmond, VA 23223

Glenwood To M Street Llc C/o Frank Wood  
1603 Ownby Lane  
Richmond, VA 23220

Herlick Blakely J Jr & Kerri C  
617 N 37th St  
Richmond, VA 23223

Kmg1 LLC  
14212 Camack Trail  
Midlothian, VA 23114

Mangrove Properties LLC  
2019 Drumone Ct  
Midlothian, VA 23112

Mclane William Chad P Iii  
619 N 37th St  
Richmond, VA 23223

Miller Jeffrey P And Burkett Diana  
620 N 37th St  
Richmond, VA 23223

Parker Sarah Anne  
21119 Baileys Grove Dr  
S Chesterfield, VA 23803

Quinn Michael S  
621 N 37th St  
Richmond, VA 23223

Sd Smith Llc  
3101 Abruzzo Pl  
Glen Allen, VA 23059

Trumbo Tyler And Caron  
611 N 37th St  
Richmond, VA 23223

Williams Jeraldine E  
614 N 37th St  
Richmond, VA 23223

**Property:** 616 N 37th St **Parcel ID:** E0001283015**Parcel**

**Street Address:** 616 N 37th St Richmond, VA 23223-  
**Owner:** URBAN GROUNDS CONSULTING LLC  
**Mailing Address:** 8306 AUDLEY LANE, RICHMOND, VA 23223  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 342 - Oakwood  
**Property Class:** 101 - R Single Family Vacant (R1-R7)  
**Zoning District:** R-5 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2021  
**Land Value:** \$40,000  
**Improvement Value:**  
**Total Value:** \$40,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 3720  
**Acreage:** 0.085  
**Property Description 1:** 0030.00X0124.00 0000.000  
**State Plane Coords( ?):** X= 11800432.000024 Y= 3717786.310199  
**Latitude:** 37.52839240 , **Longitude:** -77.40503672

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 30  
**Rear Size:** 124  
**Parcel Square Feet:** 3720  
**Acreage:** 0.085  
**Property Description 1:** 0030.00X0124.00 0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11800432.000024 Y= 3717786.310199  
**Latitude:** 37.52839240 , **Longitude:** -77.40503672

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$40,000	\$0	\$40,000	Reassessment
2020	\$35,000	\$0	\$35,000	Reassessment
2019	\$25,000	\$0	\$25,000	Reassessment
2018	\$20,000	\$0	\$20,000	Reassessment
2017	\$20,000	\$0	\$20,000	Reassessment
2016	\$20,000	\$0	\$20,000	Reassessment
2015	\$20,000	\$0	\$20,000	Reassessment
2014	\$20,000	\$0	\$20,000	Reassessment
2013	\$20,000	\$0	\$20,000	Reassessment
2012	\$20,000	\$0	\$20,000	Reassessment
2011	\$20,000	\$0	\$20,000	CarryOver
2010	\$20,000	\$0	\$20,000	Reassessment
2009	\$20,000	\$0	\$20,000	Reassessment
2008	\$20,000	\$0	\$20,000	Reassessment
2007	\$19,000	\$0	\$19,000	Reassessment
2006	\$9,100	\$0	\$9,100	Reassessment
2005	\$5,600	\$0	\$5,600	Reassessment
2004	\$4,700	\$0	\$4,700	Reassessment
2003	\$4,700	\$0	\$4,700	Reassessment
2002	\$4,700	\$0	\$4,700	Reassessment
2001	\$4,560	\$0	\$4,560	Reassessment
1998	\$4,000	\$0	\$4,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
02/10/2021	\$76,500	WALTERS ROBINETTE L	ID2021-4201	2 - INVALID SALE-Asmnt/Sale Desc Doesn't Match
02/01/2017	\$0	WILLIAMS JERALDINE E	ID2017-2183	2 - INVALID SALE-Relation Between Buyer/Seller
01/05/1993	\$0	Not Available	00330-1594	
08/13/1982	\$0	Not Available	000800-00068	
02/16/1982	\$0	Not Available	000792-01834	

**Planning**

**Master Plan Future Land Use:** NH-MU  
**Zoning District:** R-5 - Residential (Single Family)  
**Planning District:** East  
**Traffic Zone:** 1064  
**City Neighborhood Code:** CHBZ  
**City Neighborhood Name:** Chimborazo  
**Civic Code:** 3000  
**Civic Association Name:** Church Hill Central Civic Association  
**Subdivision Name:** NONE  
**City Old and Historic District:**  
**National historic District:** Oakwood-Chimborazo  
**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	2009	0209002	020900
1990	210	0209002	020900

**Schools**

**Elementary School:** Chimborazo  
**Middle School:** Martin Luther King Jr  
**High School:** Armstrong

**Public Safety**

**Police Precinct:** 1  
**Police Sector:** 111  
**Fire District:** 1  
**Dispatch Zone:** 110B

**Public Works Schedules**

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

**Government Districts**

**Council District:** 7  
**Voter Precinct:** 705  
**State House District:** 70  
**State Senate District:** 16  
**Congressional District:** 4

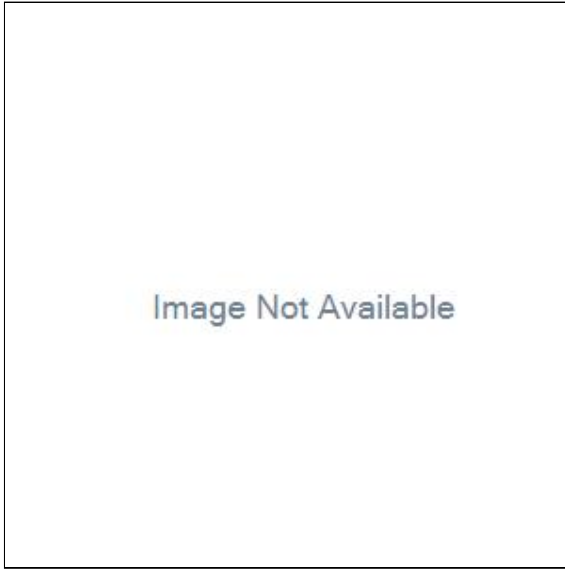
**Property Images**

Name:E0001283015 Desc:

[Click here for Larger Image](#)

**Sketch Images**

Name: Desc:





## RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



**THE RICHMOND ZONING ADMINISTRATION OFFICE  
ROOM 118, CITY HALL, 900 EAST BROAD STREET  
RICHMOND, VIRGINIA 23219  
(804) 646-6340**

## TO BE COMPLETED BY THE APPLICANT

**PROPERTY OWNER:** Titus Grant Creative LLC      **PHONE (Home) ( )** \_\_\_\_\_ **(Office) (907) 272-2811**

**ADDRESS:** 621 Lakemore Avenue, Suite 110B      **FAX: ( )** \_\_\_\_\_ **(Work) ( )**

Pittsburgh, Virginia 22201      **E-mail Address:** \_\_\_\_\_

**PROPERTY OWNER'S REPRESENTATIVE:** Brian Bink      **PHONE (Home) ( )** \_\_\_\_\_ **(Office) (907) 272-2811**

**(Night Address)** 621 Lakemore Avenue, Suite 110B      **FAX: ( )** \_\_\_\_\_ **(Work) ( )**

Pittsburgh, Virginia 22201      **E-mail Address:** bink@titusgrantcreative.com

**TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE**

PROPERTY ADDRESS (EN): 816 North 37<sup>th</sup> Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER

ZONING ORDINANCE SECTION NUMBER(S): 20-300 & 20-110.4

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

TAX PARCEL NUMBER(S): 0000-1283-015 ZONING DISTRICT: B-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 7,500.0 square feet and a lot width of sixty feet (60') currently exists. Lot areas of 3,750.0 square feet and a lot width of 30.0 feet are proposed for #614 and #616.

DATE REQUEST DISAPPROVED: April 16, 2021 FEE WAIVER: YES ☐ NO: ☒

DATE FILED: April 16, 2021 TIME FILED: 5:00 p.m. PREPARED BY: David Douthard RECEIPT NO. BZAR-04612-2021

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 15.2-209.1 § \_\_\_\_\_ OF THE CODE OF VIRGINIA [OR]  
SECTION 104.3 PARAGRAPH(S) \_\_\_\_\_ 2 \_\_\_\_\_ OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

## TO BE COMPLETED BY AFFIDAVANT

I have received the documents, suggestions for streamlining your case to the Board & message from the City Council. ☒  
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: Ken Price DATE: Jan 12

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

CASE NUMBER: BZA 38-2021 HEARING DATE: July 1, 2021 AT 1:00 P.M.  
August 4, 2021



BOARD OF ZONING APPEALS CASE BZA 38-2021  
150' Buffer

APPLICANT(S): Urban Grounds Consulting, LLC

PREMISES: 616 North 37th Street  
(Tax Parcel Number E000-1283/015)

SUBJECT: A 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 (BZA) 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 (804-646-6340/6701). 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 essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). 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.

**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 \$175.00 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 at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and 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: November 4, 2020

ADDRESS: 616 N. 37TH  
PARCEL: E0001283015  
ZONED: R-5  
SETBACKS

FRONT: 25'

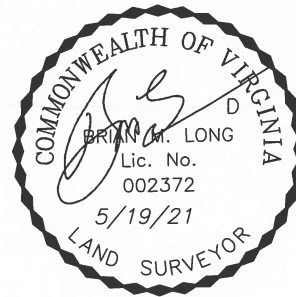
SIDE: 3'

REAR: 3'

LOT SIZE: 3750 SQ. FT.

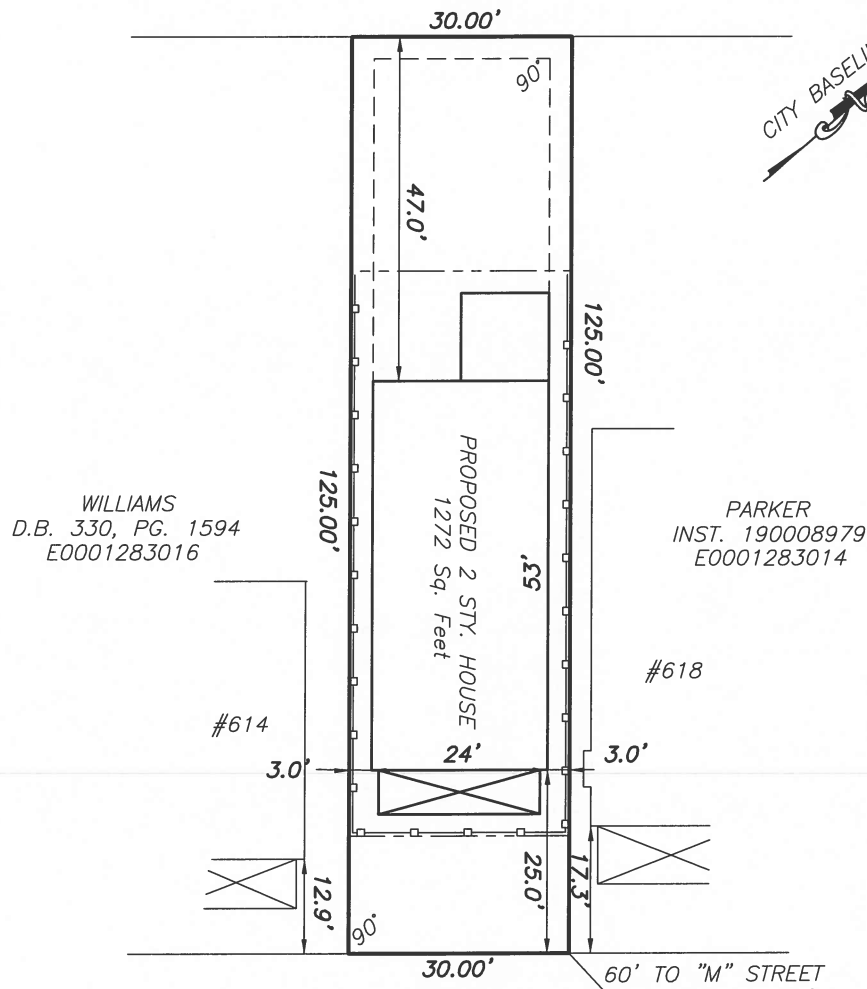
AREA OF DISTURBANCE: 2310 Sq. Feet

ONCE CONSTRUCTION IS COMPLETE SITE  
IS TO BE PERMANENTLY SEEDDED.



----- SET BACKS  
---□--- SILT FENCE  
----- LIMITS OF DISTURBANCE

PUBLIC ALLEY



**N. 37TH STREET**

VAR. WIDTH PUBLIC R/W

**SITE PLAN**  
**616 N 37TH STREET**

CITY OF RICHMOND  
VIRGINIA

LONG SURVEYING, LLC  
4650 FACTORY MILL ROAD  
MAIDENS, VA 23012  
804-314-5620

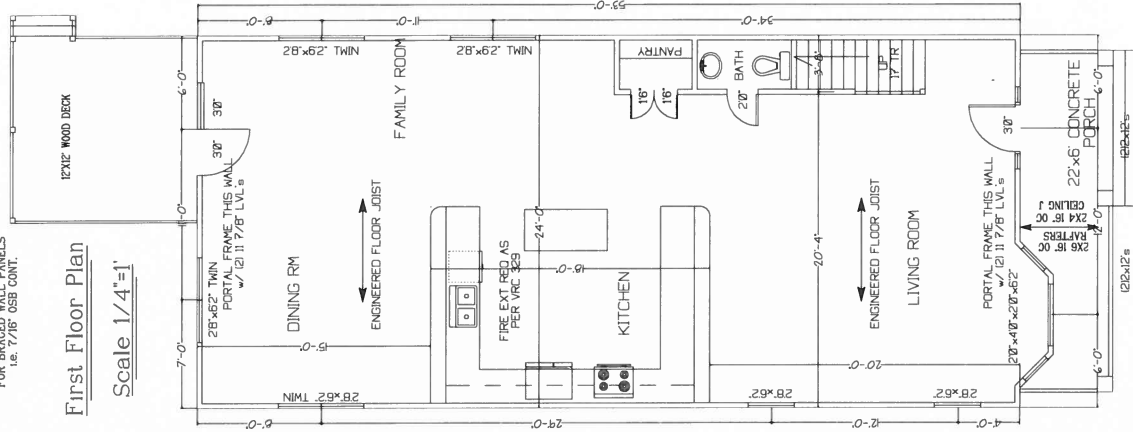
MAY 19, 2021  
SCALE: 1"=20'



TO COMPLY WITH IRC SECTION 602.10.3, THESE PLANS ARE DESIGNED USING CS-NSP FOR 15' TALL WALLS AND 7/16" OSB CONT.

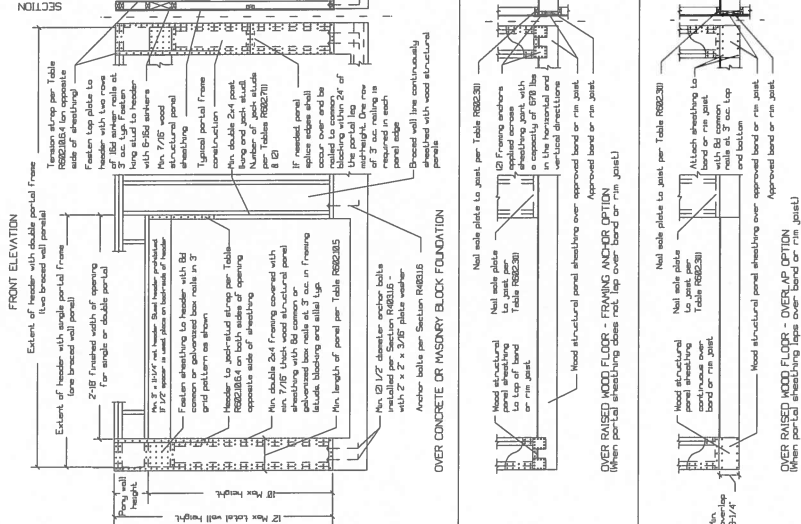
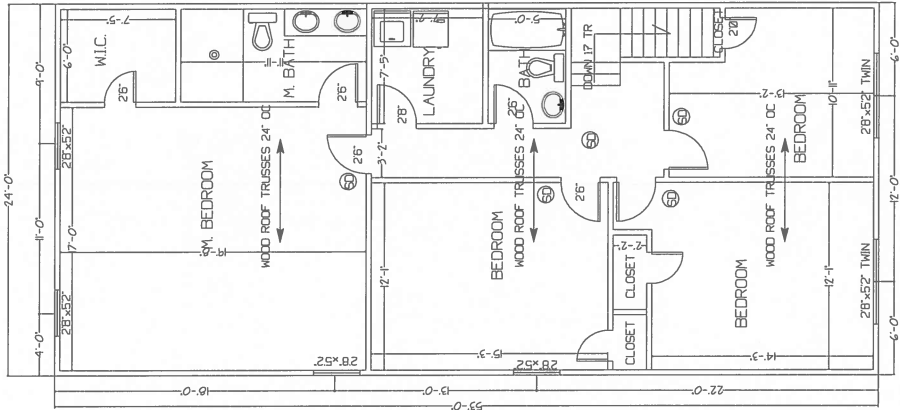
## First Floor Plan

Scale 1/4"=1'



## Second Floor Plan

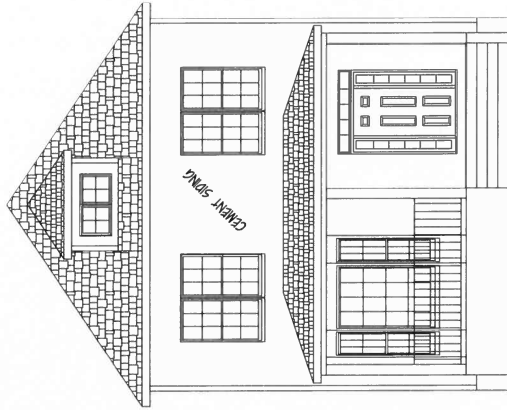
Scale 1/4"=1'



## Foundation Plan

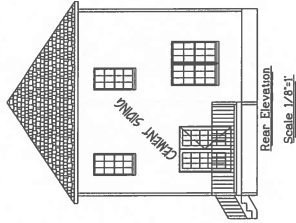
Scale 1/4"=1'

NOTE: UNLESS OTHERWISE NOTED ALL HEADERS ARE AS FOLLOWS: 48" TO 60" - 82x108 60" TO 72" - 82x126 72" TO 84" - 82x144 84" TO 96" - 82x162 96" TO 108" - 82x180 108" TO 120" - 82x200 120" TO 132" - 82x220 132" TO 144" - 82x240 144" TO 156" - 82x260 156" TO 168" - 82x280 168" TO 180" - 82x300 180" TO 192" - 82x320 192" TO 204" - 82x340 204" TO 216" - 82x360 216" TO 228" - 82x380 228" TO 240" - 82x400 240" TO 252" - 82x420 252" TO 264" - 82x440 264" TO 276" - 82x460 276" TO 288" - 82x480 288" TO 300" - 82x500 300" TO 312" - 82x520 312" TO 324" - 82x540 324" TO 336" - 82x560 336" TO 348" - 82x580 348" TO 360" - 82x600 360" TO 372" - 82x620 372" TO 384" - 82x640 384" TO 396" - 82x660 396" TO 408" - 82x680 408" TO 420" - 82x700 420" TO 432" - 82x720 432" TO 444" - 82x740 444" TO 456" - 82x760 456" TO 468" - 82x780 468" TO 480" - 82x800 480" TO 492" - 82x820 492" TO 504" - 82x840 504" TO 516" - 82x860 516" TO 528" - 82x880 528" TO 540" - 82x900 540" TO 552" - 82x920 552" TO 564" - 82x940 564" TO 576" - 82x960 576" TO 588" - 82x980 588" TO 600" - 82x1000 600" TO 612" - 82x1020 612" TO 624" - 82x1040 624" TO 636" - 82x1060 636" TO 648" - 82x1080 648" TO 660" - 82x1100 660" TO 672" - 82x1120 672" TO 684" - 82x1140 684" TO 696" - 82x1160 696" TO 708" - 82x1180 708" TO 720" - 82x1200 720" TO 732" - 82x1220 732" TO 744" - 82x1240 744" TO 756" - 82x1260 756" TO 768" - 82x1280 768" TO 780" - 82x1300 780" TO 792" - 82x1320 792" TO 804" - 82x1340 804" TO 816" - 82x1360 816" TO 828" - 82x1380 828" TO 840" - 82x1400 840" TO 852" - 82x1420 852" TO 864" - 82x1440 864" TO 876" - 82x1460 876" TO 888" - 82x1480 888" TO 900" - 82x1500 900" TO 912" - 82x1520 912" TO 924" - 82x1540 924" TO 936" - 82x1560 936" TO 948" - 82x1580 948" TO 960" - 82x1600 960" TO 972" - 82x1620 972" TO 984" - 82x1640 984" TO 996" - 82x1660 996" TO 1008" - 82x1680 1008" TO 1020" - 82x1700 1020" TO 1032" - 82x1720 1032" TO 1044" - 82x1740 1044" TO 1056" - 82x1760 1056" TO 1068" - 82x1780 1068" TO 1080" - 82x1800 1080" TO 1092" - 82x1820 1092" TO 1104" - 82x1840 1104" TO 1116" - 82x1860 1116" TO 1128" - 82x1880 1128" TO 1140" - 82x1900 1140" TO 1152" - 82x1920 1152" TO 1164" - 82x1940 1164" TO 1176" - 82x1960 1176" TO 1188" - 82x1980 1188" TO 1200" - 82x2000 1200" TO 1212" - 82x2020 1212" TO 1224" - 82x2040 1224" TO 1236" - 82x2060 1236" TO 1248" - 82x2080 1248" TO 1260" - 82x2100 1260" TO 1272" - 82x2120 1272" TO 1284" - 82x2140 1284" TO 1296" - 82x2160 1296" TO 1308" - 82x2180 1308" TO 1320" - 82x2200 1320" TO 1332" - 82x2220 1332" TO 1344" - 82x2240 1344" TO 1356" - 82x2260 1356" TO 1368" - 82x2280 1368" TO 1380" - 82x2300 1380" TO 1392" - 82x2320 1392" TO 1404" - 82x2340 1404" TO 1416" - 82x2360 1416" TO 1428" - 82x2380 1428" TO 1440" - 82x2400 1440" TO 1452" - 82x2420 1452" TO 1464" - 82x2440 1464" TO 1476" - 82x2460 1476" TO 1488" - 82x2480 1488" TO 1500" - 82x2500 1500" TO 1512" - 82x2520 1512" TO 1524" - 82x2540 1524" TO 1536" - 82x2560 1536" TO 1548" - 82x2580 1548" TO 1560" - 82x2592" - 82x2600 1560" TO 1572" - 82x2620 1572" TO 1584" - 82x2640 1584" TO 1596" - 82x2660 1596" TO 1608" - 82x2680 1608" TO 1620" - 82x2700 1620" TO 1632" - 82x2720 1632" TO 1644" - 82x2740 1644" TO 1656" - 82x2760 1656" TO 1668" - 82x2780 1668" TO 1680" - 82x2800 1680" TO 1692" - 82x2820 1692" TO 1704" - 82x2840 1704" TO 1716" - 82x2860 1716" TO 1728" - 82x2880 1728" TO 1740" - 82x2900 1740" TO 1752" - 82x2920 1752" TO 1764" - 82x2940 1764" TO 1776" - 82x2960 1776" TO 1788" - 82x2980 1788" TO 1800" - 82x3000 1800" TO 1812" - 82x3020 1812" TO 1824" - 82x3040 1824" TO 1836" - 82x3060 1836" TO 1848" - 82x3080 1848" TO 1860" - 82x3100 1860" TO 1872" - 82x3120 1872" TO 1884" - 82x3140 1884" TO 1896" - 82x3160 1896" TO 1908" - 82x3180 1908" TO 1920" - 82x3200 1920" TO 1932" - 82x3220 1932" TO 1944" - 82x3240 1944" TO 1956" - 82x3260 1956" TO 1968" - 82x3280 1968" TO 1980" - 82x3300 1980" TO 1992" - 82x3320 1992" TO 2004" - 82x3340 2004" TO 2016" - 82x3360 2016" TO 2028" - 82x3380 2028" TO 2040" - 82x3400 2040" TO 2052" - 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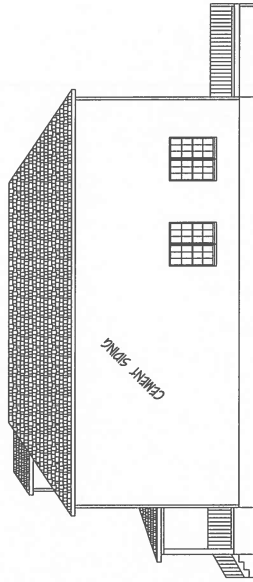


Front Elevation

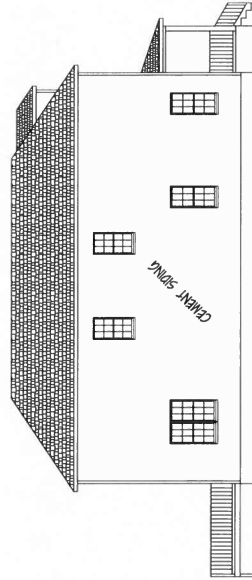
Scale 1/4"=1'



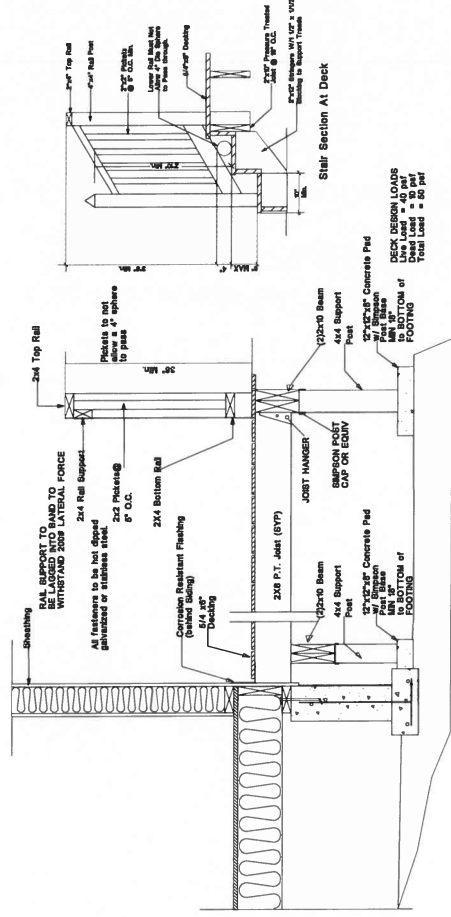
Rear Elevation  
Scale 1/8"=1'



Right Elevation  
Scale 1/8"=1'

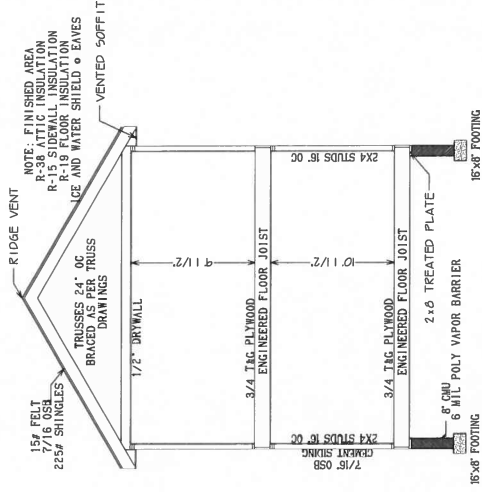


Left Elevation  
Scale 1/8"=1'

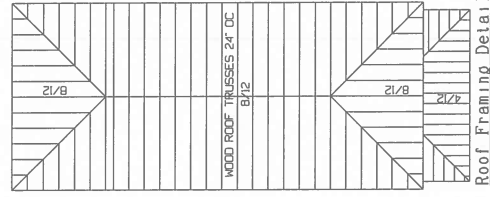


DECK SECTION

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



THRU WALL SECTION  
SCALE 1/4"=1'



Roof Framing Detail  
Scale 1/8"=1'

DATE OF PLANS  
11/20/19  
PLANS DRAWN BY  
BRAD PRICE

TWO STORY  
ELEVATIONS

804-640-074  
www.netcaddrafting.com

NetCaddrafting  
THIS PLAN DESIGNED BY

THIS PLAN WAS DESIGNED FOR  
616 N 37th ST  
RICHMOND, VA

1 of 2



Image capture: Jul 2019 © 2021 Google

Richmond, Virginia



Street View

<b>616 N. 37th House/Lot Comparisons</b>					
Address	House Sqft	Lot Size	Parcel Sqft	Basement Sqft	Total Sqft
620 N. 37th St	2,592	30x125	3,750	n/a	2,592
618 N. 37th St	2,592	30x125	3,750	1,296	3,888
614 N. 37th St	1,880	30x125	3,750	940	2,820
612 N. 37th St	1,604	30x125	3,750	n/a	1,640
610 N. 37th St	1,904	30x125	3,750	n/a	1,904
608 N. 37th St	n/a	30x125	3,750	n/a	n/a
606 N. 37th St	1,033	50x150	6,233	n/a	1,033
619 N. 37th St.	1,678	30x127	3,820.16	839	2,517
*617 N. 37th St	2,308	30x124	3,729.92	1,154	3,462
615 N. 37th St	1,518	34x125	4,269	759	2,277
*613 N. 37th St	1,472	30x120	3,631.56	736	2,208.00
*611 N. 37th St	1,518	30x120	3,631.56	759	2,277.00
609 N. 37th St	1,472	30x118	3,565.68	736	2,208.00
*607 N. 37th St	1,840	30x116	3,499.51	n/a	1,840
*605 N. 37th St	1,578	30x111	3,367.46	759	2,337.00
*603 N. 37th St	1,578	30x111	3,367.46	759	2,337.00
*601 N. 37th St	1,551	30x109	3,291.35	759	2,310.00
<b>616 N. 37th St</b>	n/a	<b>30x124</b>	<b>3,720</b>	n/a	n/a
<b>Note that all properties with an asterick are parcels smaller than 616 N. 37th St.</b>					