



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

July 9, 2021

El Channun, LLC
P.O. Box 17352
Richmond, Virginia 23226

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

To Whom It May Concern:

RE: **BZA 42-2021**

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 1230 ½ NORTH 38th STREET (Tax Parcel Number E000-1411/024), 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 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.

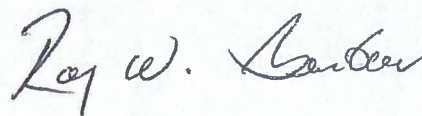
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 42-2021
Page 2
July 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 <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 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.

Alfaro Melissa
1225 N 38th St
Richmond, VA 23223

Bjorklund Monica Ann & Eva Rivers Lengyel
1241 37th St
Richmond, VA 23223

Cava Capital
5310 Markel Rd #104
Richmond, VA 23230

City Of Richmond Public Works
900 E Broad St Rm 701
Richmond, VA 23279

Coles Diane L
P.o. Box 26035
Richmond, VA 23260

Cox Church Hill LLC
Po Box 23171
Richmond, VA 23223

Cox Dana Marie
1227 N 38th St
Richmond, VA 23223

Damiano Brad T And Carrie L
1222 N 38th St
Richmond, VA 23223

Devan Lindsay And David
503 N 31st St
Richmond, VA 23223

Evolve Development Inc
3420 Pump Rd #169
Richmond, VA 23233

First And Ten LLC
719 Catherine St
Richmond, VA 23220

Jones James
1300 N 38th St
Richmond, VA 23223

Jones Lashi C
3402 Prince Robert Ct Apt M
Henrico, VA 23223

King Jairus S
1226 N 38th Street
Richmond, VA 23223

Mcginnis Maria Lyn
319 N 25th St
Richmond, VA 23223

Morris Wanda Lee And Lee Belinda And
Kelvin
1229 N 37th St
Richmond, VA 23223

Thomas Bryant J
1228 North 38th St
Richmond, VA 23223

Whiting Hezekiah J Jr & Georgianna P
1232 N 38th St
Richmond, VA 23223

Wills Tom And Jane
1239 N 37th St
Richmond, VA 23223

Property: 1230 1/2 N 38th St **Parcel ID:** E0001411024**Parcel**

Street Address: 1230 1/2 N 38th St Richmond, VA 23223-
Owner: EL CHANNUN LLC
Mailing Address: PO BOX 17352, RICHMOND, VA 23226
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: 3563.23
Acreage: 0.082
Property Description 1: L1
Property Description 2: 0033.90X0105.11 0000.000
State Plane Coords(?): X= 11802193.999990 Y= 3718714.859375
Latitude: 37.53088611 , **Longitude:** -77.39892360

Description

Land Type: Residential Lot A
Topology:
Front Size: 33
Rear Size: 105
Parcel Square Feet: 3563.23
Acreage: 0.082
Property Description 1: L1
Property Description 2: 0033.90X0105.11 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11802193.999990 Y= 3718714.859375
Latitude: 37.53088611 , **Longitude:** -77.39892360

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	\$18,000	\$0	\$18,000	Reassessment
2006	\$7,600	\$0	\$7,600	Reassessment
2005	\$4,800	\$0	\$4,800	Reassessment
2004	\$4,000	\$0	\$4,000	Reassessment
2003	\$4,000	\$0	\$4,000	Reassessment
2002	\$4,000	\$0	\$4,000	Reassessment
1998	\$4,000	\$0	\$4,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/16/2019	\$22,655	DAVIS KAREN & ROSEBORO KIMBERLY	ID2019-16770	2 - INVALID SALE-Asmnt/Sale Desc Doesn't Match
06/20/2018	\$0	SPIVEY MANROSS & RUTH	IW2018-389	2 - INVALID SALE-Relation Between Buyer/Seller
12/17/1975	\$1,200	Not Available	00701-A0271	
01/24/1975	\$165,600	Not Available	000694-D00054	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-5 - Residential (Single Family)
Planning District: East
Traffic Zone: 1061
City Neighborhood Code: OKW
City Neighborhood Name: Oakwood
Civic Code: 3000
Civic Association Name: Church Hill Central Civic Association
Subdivision Name: NONE
City Old and Historic District:
National historic District:
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	1019	0209001	020900
1990	106	0209001	020900

Schools

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

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 11
Dispatch Zone: 109C

Public Works Schedules

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

Government Districts

Council District: 7
Voter Precinct: 703
State House District: 70
State Senate District: 16
Congressional District: 4

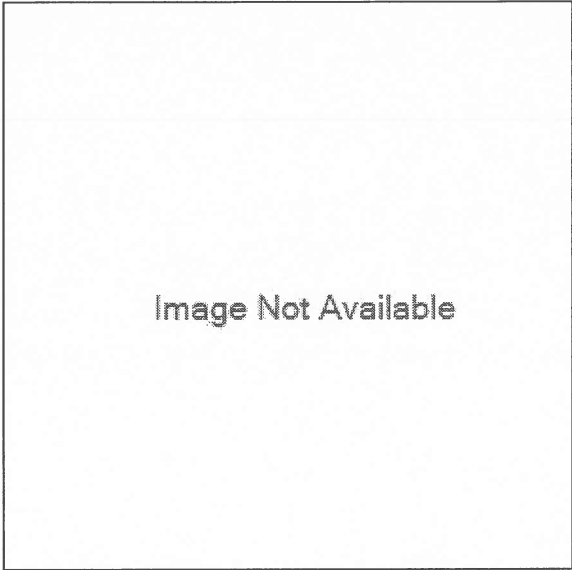
Property Images

Name:E0001411024 Desc:

[Click here for Larger Image](#)

Sketch Images

Name: Desc:



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: El Channun, LLC **PHONE: (Home)** () **(Mobile)** (804) 874-6275

ADDRESS P.O. Box 17352 **FAX: ()** **(Work)** ()

Richmond, Virginia 23226 **E-mail Address:**

PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources **PHONE: (Home)** () **(Mobile)** (804) 874-6275

(Name/Address) 1519 Summit Avenue, Suite 102 **FAX: ()** **(Work)** ()

Richmond, Virginia 23230 **E-mail Address:** markbaker@bakerdevelopmentresources.com

Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1230 1/2 North 38th Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER

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

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

TAX PARCEL NUMBER(S): E000-1411/024 **ZONING DISTRICT:** R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of six thousand square feet (6,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 6,680.0 square feet and a lot width of 65.5 feet currently exists; lot areas of 3,110.0 square feet (#1230 1/2) and 3,570.0 square feet (#1230) and lot widths of 31.6 feet (#1230 1/2) and 33.9 feet (#1230) are proposed.

DATE REQUEST DISAPPROVED: June 14, 2021

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: June 9, 2021 **TIME FILED:** 11:37 a.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-093701-2021

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 1040.3 PARAGRAPH(S) 2 **OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND**

TO BE COMPLETED BY APPLICANT

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

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

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature]

DATE: 6/29/2021

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

CASE NUMBER: BZA 42-2021 **HEARING DATE:** August 4, 2021 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 42-2021
150' Buffer

APPLICANT(S): EI Channun, LLC

PREMISES: 1230 1/2 North 38th Street
(Tax Parcel Number E000-1411/024)

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

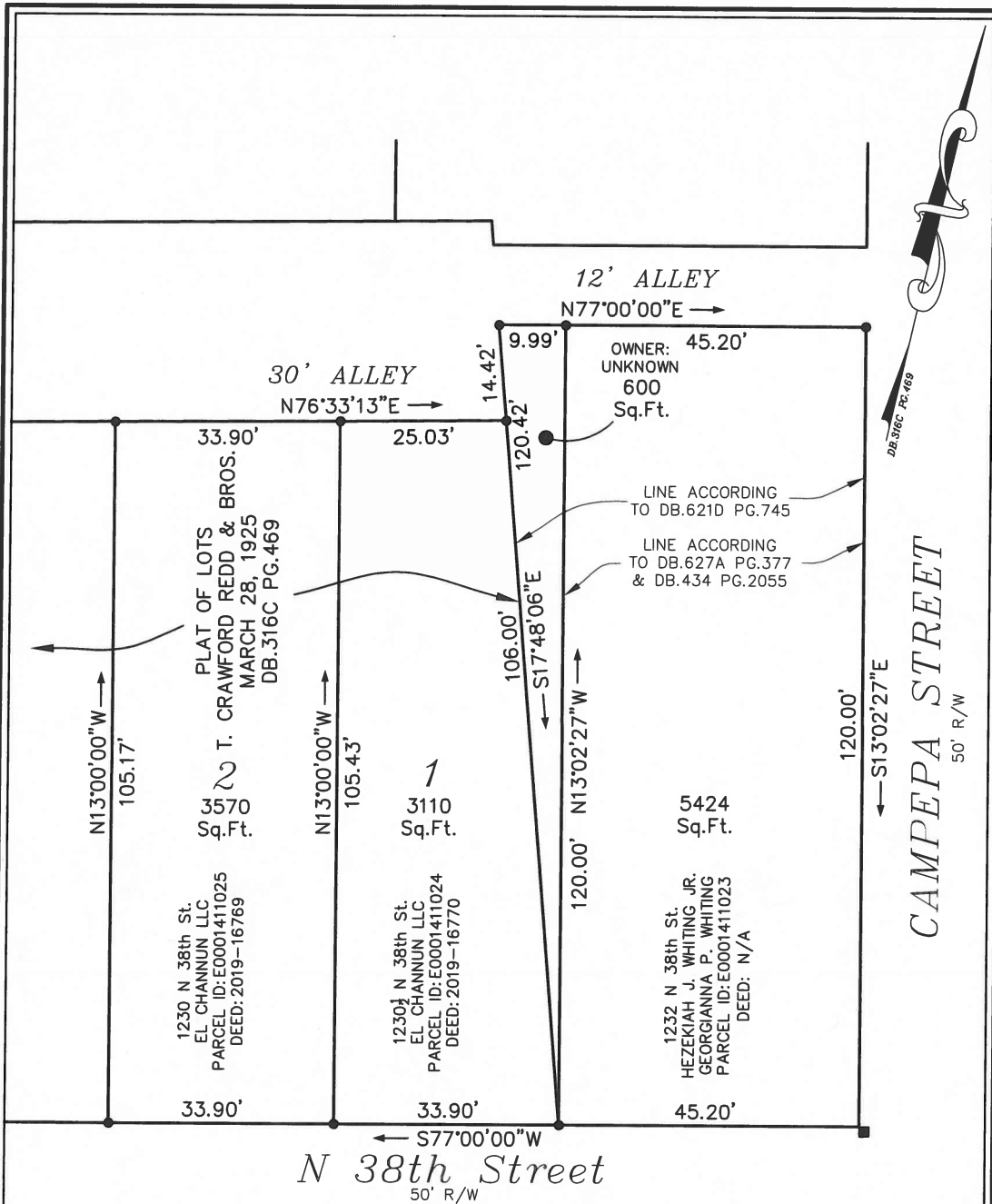
CITY OF RICHMOND, VIRGINIA

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 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/civicassociationgroupinformation.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)



COMPILES PLAT SHOWING SEVERAL
PARCELS SITUATED ON THE
NORTH SIDE ON N 38th STREET
IN THE CITY OF RICHMOND VA.



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481

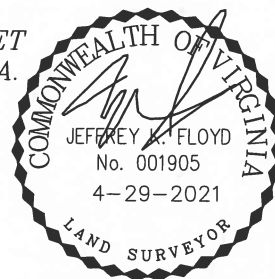
COPYRIGHT © VIRGINIA SURVEYS

All rights reserved.

DATE: 4-29-2021

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905



SCALE: 1"=20'

JOB NO. 210414086



DATE: -24-2021

SCALE: 1/8" = 1'-0"

[illegible]

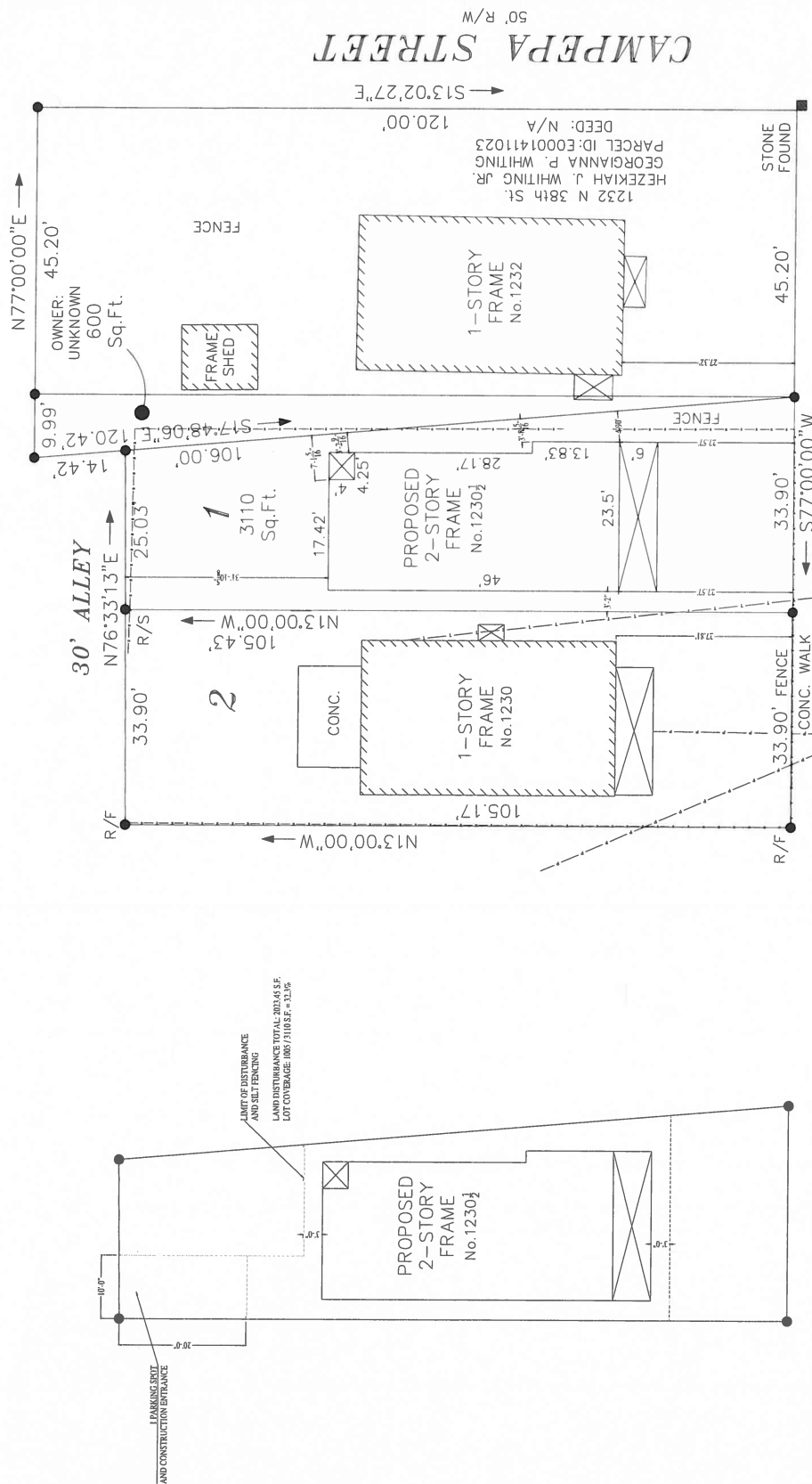
1230.5 N 38TH ST.

PHONE: (434) 774-4535

1230.5 N 38TH ST.

SITE PLAN

REFER TO ACTUAL SURVEY FOR SPECIFICS



GENERAL NOTES AND DESIGN CRITERIA

FOLLOW LATEST BUILDING CODE: IRC 2015

DESIGN LOADS (MIN.):

FLOOR: 40 PSF LIVE LOAD
10 PSF DEAD LOAD
CEILING: 20 PSF LIVE LOAD
10 PSF DEAD LOAD
ROOF: 20 PSF LIVE LOAD
10 PSF DEAD LOAD
ROOF DESIGN WIND SPEED: 115 MPH
(TRUSSES: TC AND BC DEAD LOAD OF 10 PSF EACH)
SLEEPING AREAS: 30 PSF LIVE LOAD
SOIL BEARING ASSUMED CAPACITY: ASSUMED 1500 PSF
LIVE LOADS, DEAD LOADS, WIND LOADS, SNOW LOADS, LATERAL LOADS, SEISMIC ZONING, AND ANY OTHER SPECIALTY LOADING WILL NEED TO BE CONFIRMED BEFORE CONSTRUCTION AND DEALT WITH ACCORDINGLY.

FRAMING MEMBERS:

UNLESS OTHERWISE NOTED, ALL FRAMING LUMBER TO BE #2 OR BETTER.
CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS.
ALL EXTERIOR WALLS AND CEILING/ROOF ARE TO BE INSULATED BY CODE.
ENGINEERED WOOD PRODUCTS TO BE ENGINEERED BY MANUFACTURER/SUPPLIER.
TRUSSES TO BE ENGINEERING BY TRUSS MANUFACTURER/SUPPLIER.
FOLLOW BRACING GUIDELINES SUBMITTED BY TRUSS MANUFACTURER.

CONCRETE AND FOUNDATIONS:

ALL SLABS ON GRADE SHALL BE 3500 PSI MIN.
ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6X6 MIN. WELDED WIRE MESH (WWM).
INTERIOR SLABS SHALL HAVE A 6 MIL. MIN. PLOTETHYLENE VAPOR BARRIER UNDERNEATH.
PROVIDE PROPER EXPANSION AND CONTROL JOINTS.
PROVIDE REINFORCING WHERE NEEDED ACCORDING TO LOCAL CODES, REQUIREMENTS, AND DESIGN.
FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL STRUCTURAL FRAMING IS COMPLETE.
VERIFY DEPTH OF FOOTINGS TO MAKE SURE IT IS BELOW FROST LINE.

STEEL:

ALL STRUCTURAL STEEL TO COMPLY WITH ASTM STANDARDS AND SPECIFICATIONS.

SAFETY GLAZING IS REQUIRED PER CODE INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GLAZING IN SWINGING DOORS EXCEPT JALOUSIES. GLAZING IN FIXED AND SLIDING PANEL DOORS. GLAZING IN STORM DOORS. GLAZING IN ALL UN-FRAMED DOORS, GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS WHOSE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE WALKING/STANDING SURFACE. GLAZING IN PANELS ADJACENT TO AND WITHIN 24" OF THE EDGE OF A SWINGING DOOR. GLAZING LESS THAN 18" ABOVE THE FLOOR. GLAZING IN RAILINGS. GLAZING IN FENCES OR WALLS ENCLOSING SWIMMING POOLS-HOT TUBS-SPAS. GLAZING IN STAIRWAYS-LANDINGS-RAMPS. GLAZING WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY.

PER CODE, A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. (24" HIGH X 20" WIDE) AND A MAX SILL HEIGHT OF 44" ABOVE FINISH FLOOR IS REQUIRED FOR ALL EMERGENCY ESCAPE AND RESCUE WINDOWS. THE WINDOW DIMENSIONS SHOWN ON THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER. CONTRACTOR MUST VERIFY THE CHOSEN WINDOWS MEET THE EGRESS REQUIREMENTS. PROVIDE WINDOW WELLS AS REQUIRED. COMPLIANCE TO EMERGENCY EGRESS IS REQUIRED.

COMPLIANCE TO SECTION R313 FOR SMOKE & CO2 DETECTORS IS REQUIRED. SMOKE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH CURRENT UL AND HARDWIRED, INTERCONNECTED, AND ARC FAULT PROTECTED WITH A BATTERY BACKUP.
GARAGE WALLS ARE TO BE COVERED PER CODE. TYPICAL GARAGE WALLS AND ATTIC SPACE/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 1/2" GYPSUM WALLBOARD. GARAGE RESIDENCE SEPARATION WALLS AND FLOOR/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 5/8" TYPE "X" GYPSUM WALLBOARD. DOORS SEPARATING THE GARAGE AND RESIDENCE ARE TO BE MIN. 20-MINUTE FIRE RATED OR SOLID WOOD. NOT LESS THAN 1-3/8" THICK.

DRAWING INDEX

COVER PAGE	C1.0
SITE	A1.0
FLOOR PLANS	A1.1
ELEVATIONS	A2.1
FRAMING PLANS	A3.1
SECTIONS / DETAILS	D1.0

BUILDING INFORMATION

1ST FL. HEATED S.F.	1001
2ND FL. HEATED S.F.	492

DESIGNER: NICK MEDLIN

POSITION: OWNER / OPERATOR

179 MURIEL DR. HEATHSVILLE, VA 22473

COMPLIANCE IS REQUIRED FOR EXIT DOOR STAIRS, RAMPS, AND LANDINGS. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXT. DOOR EXCEPT WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. OF 36" IN DIRECTION OF TRAVEL.

COMPLIANCE IS REQUIRED FOR HANDRAILS (TYPE 1) AND GUARDRAILS. ALL INT. AND EXT. RAILINGS ARE TO BE A CONTINUOUS AND MIN. 36" IN HEIGHT. BE ABLE TO WITHSTAND 200 LBS OF FORCE. AND NOT ALLOW A SPHERE GREATER THAN 4" IN DIAMETER TO PASS THROUGH. GUARDRAILS ARE TO BE 36" HIGH WITH MAX SPACING BETWEEN PICKETS OF LESS THAN 4". HANDRAILS ARE TO BE BETWEEN 34"-36" HIGH WITH MAX SPACING BETWEEN PICKETS NOT LESS THAN 4".

DRAFT-STOPPING IS REQUIRED PER CODE. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT-STOPS SHALL BE INSTALLED SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFT-STOPPING SHALL BE INSTALLED SO AS TO DIVIDE THE SPACE EVENLY. DRAFT-STOPPING IS REQUIRED IN SUSPENDED CEILINGS UNDER THE FLOOR SYSTEM AND WHEN THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.

FIRE-BLOCKING IS REQUIRED. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES.

1230.5 N 38TH ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE (434) 774-4353

REVISION NOTES
11-03-2021 START

SCALE:
1/4" = 1'-0"

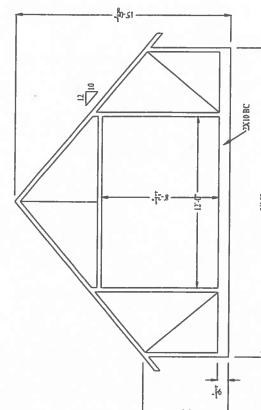
DATE:
3-24-2021

SHEET:
C1.0

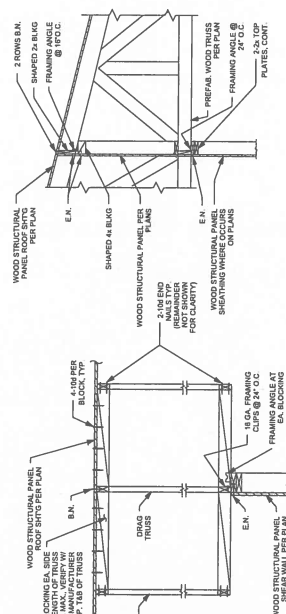
RIVER MILL DEVELOPMENT

2ND FLOOR HEATED SQ. FOOTAGE: 492 S.F.

1ST FLOOR HEATED SQ. FOOTAGE: 1001 S.F.



ATTIC TRUSS SECTION



CORNER DETAIL

See Table R602.3(1) for fastening

orientation of stud may vary. See Figure R602.3(2).

Figure R602.3(2).

Figure 1

will board as required.

all board as required
in accordance with CTR

7 (of the

27

1

and structural model of

board braced wall line

[illegible]

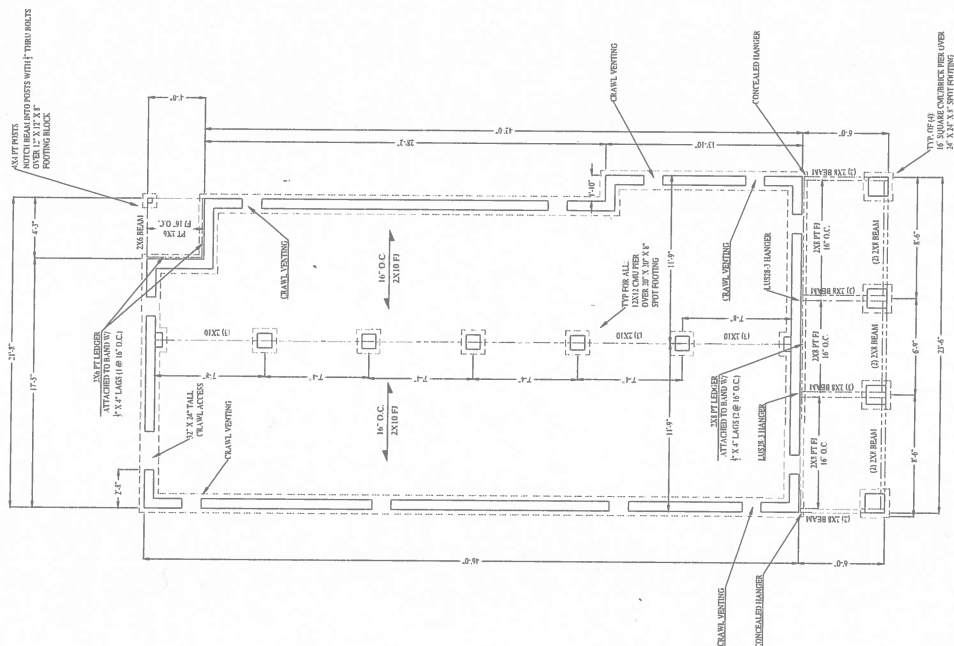


SHEET:
A2.1

[illegible]

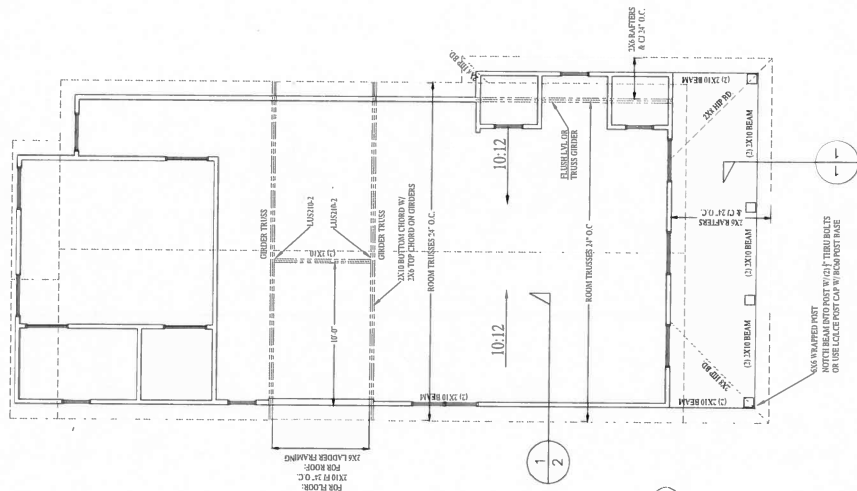
1230.5 N 38TH ST.



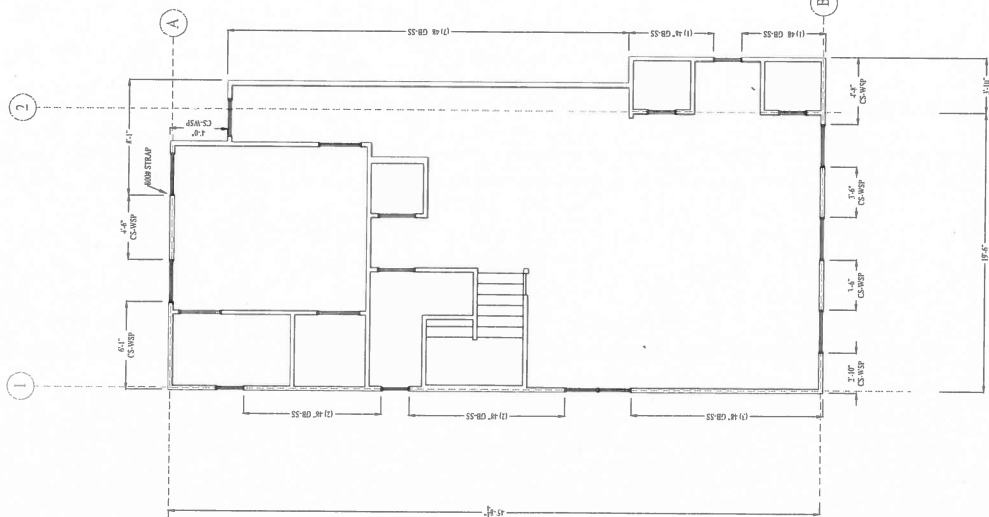


FOUNDATION PLAN

VERIFY SOIL BEARING CAPACITY.



SECOND FL. / ROOF



WALL BRACING PLAN

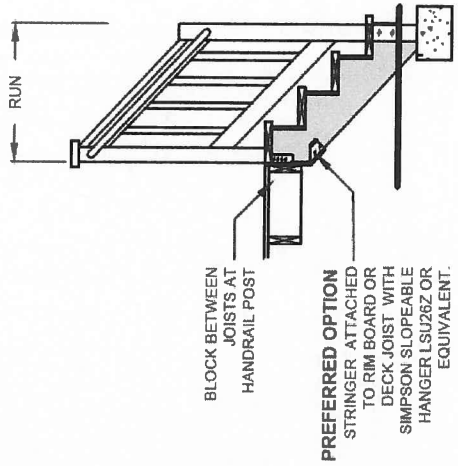
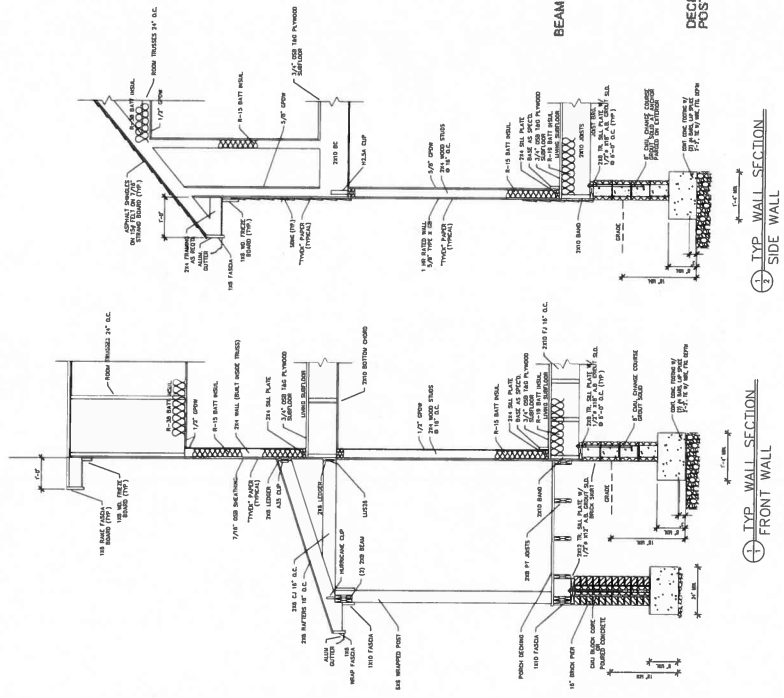
[illegible][illegible]

Ultimate Wind Speed (mph)										115			
BWL Designation										1	2	A	B
No. of Floors above BWL										0	0	0	0
BWL Method										GB	GB	CS-WSP	CS-WSP
Average BWL Spacing (ft)										19.5	10.5	46	48
Tidegate Requirement (ft)										6.35	6.35	6.90	6.90
Exposure										B	1.00	1.00	1.00
Envelopes-Higher (H, ft)										15.50	1.33	15.50	1.33
Max. Wtr. Fr. (ft)										5.00	0.95	5.00	0.95
No. of BWLs										2	100	2	100
Onsite Internal Fringe?										No	1.00	No	1.00
Added Draft-Down?										No	1.00	No	1.00
South Block?										Yes	1.00	Yes	1.00
Perimeter (or, P, ft.)										No	1.00	No	1.00
Required BWL Length (ft)										8.02	8.02	8.72	8.72
BWL Method										CS-WSP	CS-WSP	CS-WSP	CS-WSP
1 GB (ft)										4.00	CS-WSP	4.00	CS-WSP
2 GB (ft)										4.00	GB (ft)	14.00	CS-WSP
3 GB (ft)										6.00	GB (ft)	2.00	CS-WSP
4 GB (ft)										6.00	GB (ft)	2.00	CS-WSP
5 GB (ft)										2.00	CS-WSP	4.67	CS-WSP
6 Actual													
7 Actual													
Actual BWL length (ft)										14.00	22.00	10.55	14.50
Actual 2 Required?										PASS	PASS	PASS	PASS
BWPs 2 20' Apart?										Yes	Yes	Yes	Yes
≥ 2 Pallets in BWL?										Yes	Yes	Yes	Yes
BWPL 10' from BWL?										Yes	Yes	Yes	Yes
Continuous Sealing										End 1	End 2	End 3	End 4
BWL Compliance										1	1	5	1
BWL Compliance										PASS	PASS	PASS	PASS

[illegible]

SCALE:
1/4" = 1'-0"

DATE: 3-24-2021

D1.0
SHEET:



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

March 10, 2020

Craig Johnson
El Channun LLC
P.O. Box 17352
Richmond, Virginia 23226

RE: 1230 ½ North 38th Street
Tax Parcel: E000-1411/024

Dear Mr. Johnson:

Thank you for your request for a *Zoning Confirmation Letter* regarding the above referenced property. In response to your letter, be advised of the following:

The property is located within an R-5 (Single-Family Residential) zoning district. The R-5 District requires a minimum lot area of not less than six thousand square feet (6,000 SF) and a minimum lot width of not less than fifty feet (50') for single-family detached dwellings. According to City Assessor's records and deeds, the subject property has a road frontage of 33.9 feet along North 38th Street and an approximate lot depth of 105.1 feet, which results in an approximate lot area of 3,563.2 square feet. A recent site visit revealed the subject property was improved with a shed at the rear of the property and a chain link fence that encloses both the subject Tax Parcel and the adjacent Tax Parcel E000-1411/025 (1230 North 38th Street), which is improved with a single-family dwelling.

As proposed, your intent is to determine whether the subject lot as described by deeds is considered buildable for the construction of a new single-family dwelling. The subject lot has conveyed as an independent lot of record since, at least 1942. However, based on the information available to me at this time, it is my determination that the subject lot is not buildable from the zoning perspective. Both aforementioned Tax Parcels (#024 & 025) have been under common ownership since, at least 1943. As per Section 30-1220 of the Zoning Ordinance, a lot is defined as "a single lot of record or a combination of contiguous lots of record". The previous shed and fence resulted in the combination of the lots into one (1) lot for zoning purposes. Once parcels are combined, any subsequent division thereof must be done in compliance with applicable regulations. Since, the minimum lot area and lot width requirements would not be met for a proposed lot split, requesting a special exception from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) from City Council may be a possibility. Be advised, it may be difficult to obtain approval from the Board unless you can prove the lot area and lot width would be consistent with the predominate lot areas and lot

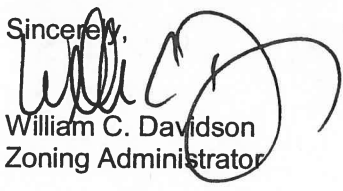
Craig Johnson
El Channun LLC
RE: 1230 ½ North 38th Street
March 10, 2020
Page 2

widths within the block. For information concerning the BZA process, please contact the Zoning Administration Office at 646-6340. For information concerning the SUP process, please contact the Land Use Administration Office at 646-6304.

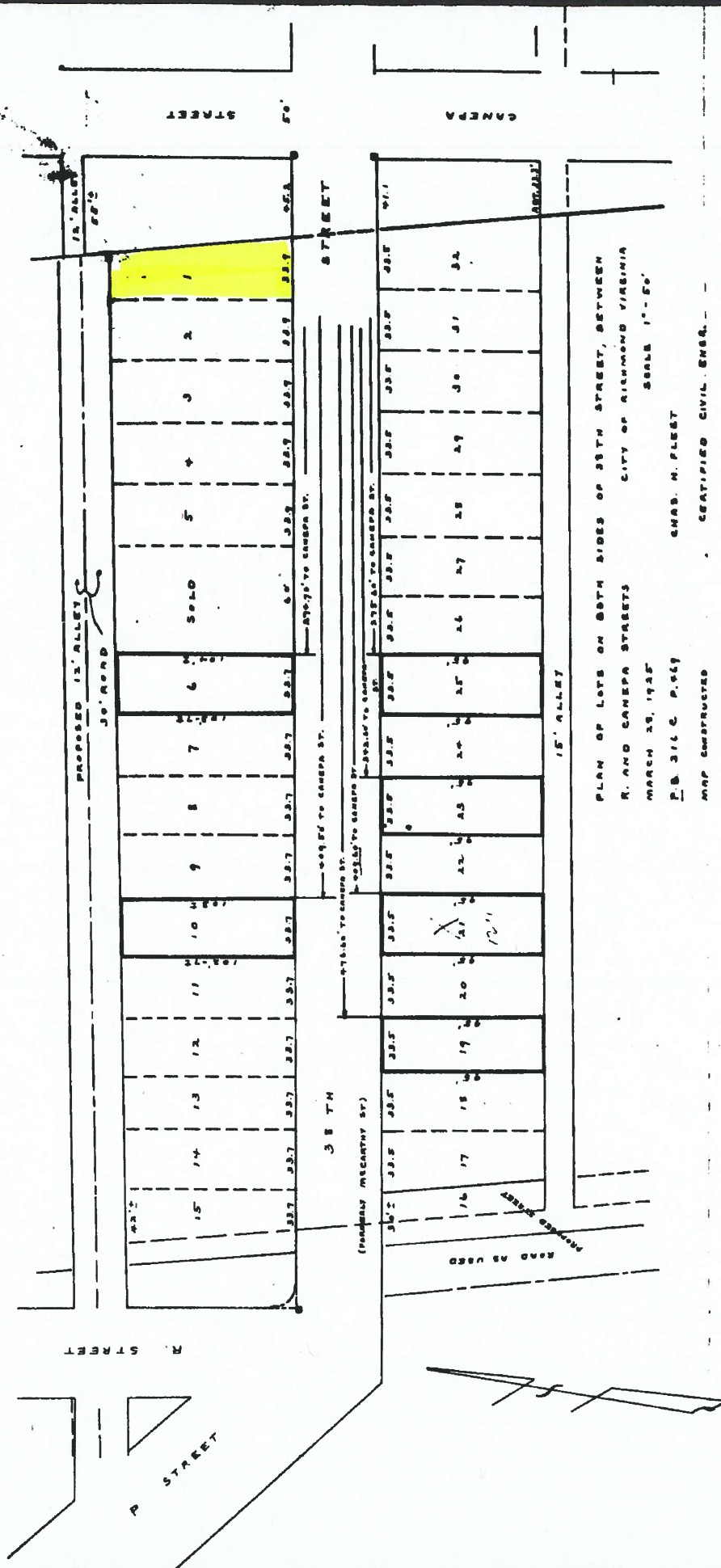
You are hereby advised that you have thirty (30) days from this notice in which to appeal this decision to the Board of Zoning Appeals, in accordance with §15.2-2311 of the Code of Virginia and §17.19 of the Richmond City Charter, or this decision shall be final and unappealable. Such appeal must be in writing and must be filed with the Secretary to the Board of Zoning Appeals. Said appeal shall indicate in specific terms the grounds for the appeal and must be accompanied by a filing fee of two hundred fifty dollars (\$250.00).

I hope this information is sufficient. Should you have any additional questions, please contact Senior Planner David Duckhardt at 646-6917.

Sincerely,



William C. Davidson
Zoning Administrator





DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW
BUREAU OF PERMITS AND INSPECTION
ROOM 110 CITY HALL
900 E. BROAD STREET
RICHMOND, VIRGINIA 23219
PHONE (804) 646-4169
FAX (804) 646-1569

BUILDING PERMIT/CERTIFICATE APPLICATION

PERMIT NO.

B

TRACK 1 TRACK 2

**THIS IS AN APPLICATION ONLY. IT IS NOT AUTHORIZATION TO START ANY WORK.
NO WORK SHALL START UNTIL A PERMIT IS POSTED ON THE JOB SITE.**

CONTRACTOR/OWNER INFORMATION	1 JOB/PROPERTY ADDRESS (STREET & NUMBER) 1230 1/2 NORTH 38TH STREET						2 FLOOR/ROOM NO.	
	3 CONTRACTOR NAME			4 LICENSE TYPE	5 CLASS <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	6 STATE LICENSE NO.		
	7 CONTRACTOR STREET ADDRESS			8 CONTRACTOR TELEPHONE NO. / EMAIL ADDRESS				
BUILDING INFORMATION	9 CITY		STATE		ZIP CODE		10 CONTRACTOR FAX NO.	
	11 PROPERTY OWNER NAME EL CHANNON LLC			12 PROPERTY OWNER ADDRESS/ZIP P.O. Box 17352 - RICHMOND VA 23216		13 OWNER DAYTIME TELEPHONE NO.		
	14 DESCRIBE CURRENT STRUCTURE USE VACANT			15 DESCRIBE PROPOSED STRUCTURE USE SINGLE-FAMILY DETACHED				
OFFICE USE ONLY	16 NEW ACCESSORY BLDG. <input type="checkbox"/> ACC	17 ADDITION <input type="checkbox"/> ADD	18 RESIDENTIAL GARAGE <input type="checkbox"/> AD1	19 RESIDENTIAL DECK <input type="checkbox"/> AD2	20 OPEN PORCH <input type="checkbox"/> AD3	21 ENCLOSED PORCH <input type="checkbox"/> AD4	22 ALTER/REMODEL LIGHT <input type="checkbox"/> AL1	
	23 ALTER/REMODEL HEAVY <input type="checkbox"/> AL2	24 DEMOLITION <input type="checkbox"/> DEM	25 TENANT FITUP <input type="checkbox"/> FUP	26 FOUNDATION ONLY <input type="checkbox"/> FOU	27 NEW BUILDING <input type="checkbox"/> NB	28 MOVING/RELOCATION <input type="checkbox"/> REL	29 REPAIR/REPLACEMENT <input type="checkbox"/> REP	
	30 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY			31 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE		32 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1. LODGING HOUSE <input type="checkbox"/> 3. ADULT CARE RESIDENCE <input type="checkbox"/> 2. NURSING HOME		
CONSTRUCTION COST	INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A, B, C, D, E & F. TOTAL A, B, C, D, E & F. SUBTRACT THIS TOTAL FROM A TO OBTAIN G. COSTS ARE TO INCLUDE MATERIAL, LABOR, SUBCONTRACTS OVERHEAD & PROFIT.		A. TOTAL CONST. COST OF ENTIRE JOB \$	C. MECH. COST \$	E. SPRINKLER COST \$	G. TOTAL CONSTRUCTION COST LESS TRADE PERMITS \$		
	B. ELEC. COST \$		D. PLUMB. COST \$	F. ELEVATOR COST \$				
	34 DESCRIBE SCOPE OF WORK CONSTRUCT SINGLE-FAMILY DWELLING							
WORK DESCRIPTION	35 LIEN AGENT NAME						36 PHONE NO.	
	37 ADDRESS						ZIP CODE	
	38 CONTACT PERSON MARK BAKER BAKER DEVELOPMENT RESOURCES						39 CONTACT PHONE NO. 804-874-0215	
CONTACT INFORMATION	40 CONTACT ADDRESS 1519 SUMMIT AVE. SUITE 102 RICHMOND, VA 23230			ZIP CODE		41 EMAIL		
	42 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO						PHONE NO.	
	43 ENGINEER/ARCHITECT NAME		44 ENGINEER/ARCHITECT PHONE NO.		45 ENGINEER/ARCHITECT FAX NO.		46 EMAIL	
ROOF ONLY	47 ROOF TYPE 1 (SEE BACK FOR LIST)		48 NO. OF SQUARES		49 ROOF TYPE 2 (SEE BACK FOR LIST)		50 NO. OF SQUARES	
	51 NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/>		52 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO		53 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO			
	54 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)		55 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)		56 GARAGE AREA (SQ. FT.)		57 ENCLOSED PORCH AREA (SQ. FT.)	
LOT & BUILDING SIZE	58 DECK AREA (SQ. FT.)		59 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		60 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)		61 TOTAL BUILDING HEIGHT	
	62 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)		63 NO. OF SPACES AT ANOTHER LOCATION		64 LOCATION		LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	65 WILL THERE BE A <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY		66 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO		67 TOTAL AREA TO BE DISTURBED (SQ. FT.)		68 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO	
PARKING	I HEREBY AFFIRM THAT UNDER THE PROVISIONS OF TITLE 54.1-1101 OF THE CODE OF VIRGINIA, I AM NOT SUBJECT TO LICENSURE AS A CONTRACTOR OR SUBCONTRACTOR. BY THIS AFFIDAVIT I ASSUME FULL RESPONSIBILITY FOR COMPLETION OF THE PROPOSED WORK IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LAW. I ALSO UNDERSTAND IT IS A VIOLATION OF STATE LAW TO KNOWINGLY HIRE AN UNLICENSED CONTRACTOR.							
	PRINTED NAME			SIGNATURE			DATE	
	ASBESTOS CERTIFICATION A. I _____ B. CERTIFY THAT THE BUILDING AT _____ (ADDRESSES, FLOOR OR SUITE) HAS BEEN INSPECTED OR MEETS THE EXCEPTIONS OF SECTION 110.3, THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. THE ASBESTOS ABATEMENT WILL BE DONE AS PER REQUIREMENT OF THE "CLEAN AIR ACT" NATIONAL EMISSION STANDARD FOR THE HAZARDOUS AIR POLLUTANT (NESHAPS) AND OSHA "STANDARDS FOR CONSTRUCTION WORKERS". C. SIGNATURE _____							
OWNERS AFFIDAVIT	ARTS DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		HISTORICAL DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		VIOLATION ON PROPERTY <input type="checkbox"/> YES <input type="checkbox"/> NO		DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	EXISTING USE GROUP		PROPOSED USE GROUP		FEE CALC. TYPE <input type="checkbox"/> S <input type="checkbox"/> U <input type="checkbox"/> B <input type="checkbox"/> C		PERMIT FEE	
	IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input type="checkbox"/> NO		FLOOD ELEV.		SITE ELEV.		CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO	
OFFICE USE ONLY	APPLICATION APPROVED BY		DATE		APPLICATION DISAPPROVED BY		DATE	
	IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input type="checkbox"/> NO		FLOOD ELEV.		SITE ELEV.		CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	APPLICATION APPROVED BY		DATE		APPLICATION DISAPPROVED BY		DATE	

A COPY OF YOUR STATE CONTRACTORS LICENSE AND BUSINESS LICENSE MUST BE ON FILE BEFORE A PERMIT WILL BE ISSUED.