



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

July 9, 2021

Turnage Properties, LLC  
2082 Maple Street  
North Baldwin, NY 11510

Stephanie Dixon  
P.O. Box 6386  
Richmond, Virginia 23230

To Whom It May Concern:

RE: **BZA 44-2021**

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 2908 LAWSON STREET (Tax Parcel Numbers S000-1343/004), 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.

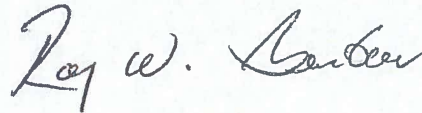
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

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, reading "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.

Booker Jean P 2909 Lawson St Richmond, VA 23224	Calnick Tita Etals 2907 Lawson St Richmond, VA 23224	Coleman J Management Group LLC 703 Edgemont Dr Richmond, VA 23225
Conner Manchester Properties LLC 13312 Marshall Point Trail Richmond, VA 23832	Cooper Alvin L 6075 Worthington Rd Richmond, VA 23225	Darden Kimberly 2917 Hull Street Rd Richmond, VA 23224
Fenner Rita A & James F & Renee D & Roslyn A & Shelton J D 2903 Lawson St Richmond, VA 23224	Ferguson Robert E Jr 2913 Lawson St Richmond, VA 23224	First And Ten LLC 719 Catherine St Richmond, VA 23220
Gapinske Michael S 2864 Lawson St Richmond, VA 23224	Gayton Investment Corporation 210 E Main St Richmond, VA 23219	Guardado Moises Mena 4426 Clairton Rd N Chesterfield, VA 23234
Harris Shaneka Nicole 2910 Lawson St Richmond, VA 23224	Hicks Properties LLC 7927 Eagle Cir New Kent, VA 23124	Home Solutions Of Virginia LLC 13813 Gallant Fox Dr Midlothian, VA 23112
Knoch Robert Nelson And Brittany 200 E 30th St Richmond, VA 23224	Living In Faith LLC 6554 Clishby Rd Richmond, VA 23225	Pride Joan C R 2967 Blendwell Rd Richmond, VA 23224
Reavis David L 3001 Lawson St Richmond, VA 23224	S A Shitta Bey Llc 5601 Hereld Green Dr Chesterfield, VA 23832	Silver Runnings Holding Corp 1109 Maryland Ave Henrico, VA 23060
Sims Otis 8305 Wigmore Ct Richmond, VA 23227	Urban Management LLC P O Box 11651 Richmond, VA 23230	Vaughan Darrell 3016 Hanes Ave Richmond, VA 23222
Ward Minnie M 2912 Lawson St Richmond, VA 23224	Zeidan Taimour 7505 Patterson Ave Richmond, VA 23229	

**Property: 2908 Lawson St Parcel ID: S0001343004****Parcel**

**Street Address:** 2908 Lawson St Richmond, VA 23224-  
**Owner:** TURNAGE PROPERTIES LLC  
**Mailing Address:** 2082 MAPLE ST, NORTH BALDWIN, NY 11510  
**Subdivision Name :** BURFOOTS  
**Parent Parcel ID:**  
**Assessment Area:** 248 - Newtown South  
**Property Class:** 120 - R Two Story  
**Zoning District:** R-5 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2021  
**Land Value:** \$20,000  
**Improvement Value:** \$49,000  
**Total Value:** \$69,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 7920  
**Acreage:** 0.182  
**Property Description 1:** BURFOOTS ADD L4-5 B2  
**Property Description 2:** 0066.00X0120.00 0000.000  
**State Plane Coords( ?):** X= 11784193.000027 Y= 3711195.120272  
**Latitude:** 37.51084042 , **Longitude:** -77.46143501

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 66  
**Rear Size:** 120  
**Parcel Square Feet:** 7920  
**Acreage:** 0.182  
**Property Description 1:** BURFOOTS ADD L4-5 B2  
**Property Description 2:** 0066.00X0120.00 0000.000  
**Subdivision Name :** BURFOOTS  
**State Plane Coords( ?):** X= 11784193.000027 Y= 3711195.120272  
**Latitude:** 37.51084042 , **Longitude:** -77.46143501

**Other**

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

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$20,000	\$49,000	\$69,000	Reassessment
2020	\$20,000	\$44,000	\$64,000	Reassessment
2019	\$20,000	\$42,000	\$62,000	Reassessment
2018	\$20,000	\$39,000	\$59,000	Reassessment
2017	\$20,000	\$39,000	\$59,000	Reassessment
2016	\$20,000	\$39,000	\$59,000	Reassessment
2015	\$20,000	\$39,000	\$59,000	Reassessment
2014	\$20,000	\$39,000	\$59,000	Reassessment
2013	\$33,000	\$46,000	\$79,000	Reassessment
2012	\$33,000	\$51,000	\$84,000	Reassessment
2011	\$33,000	\$54,000	\$87,000	CarryOver
2010	\$33,000	\$54,000	\$87,000	Reassessment
2009	\$33,000	\$53,800	\$86,800	Reassessment
2008	\$33,000	\$53,800	\$86,800	Reassessment
2007	\$33,000	\$51,700	\$84,700	Reassessment
2006	\$13,700	\$51,700	\$65,400	Reassessment
2005	\$13,000	\$49,700	\$62,700	Reassessment
2004	\$6,600	\$24,900	\$31,500	Reassessment
2003	\$6,600	\$24,900	\$31,500	Reassessment
2002	\$6,500	\$24,700	\$31,200	Reassessment
2001	\$6,250	\$23,750	\$30,000	Reassessment
1998	\$5,000	\$19,000	\$24,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/12/2021	\$112,000	GREEN ENDERS LLC	ID2021-7250	1 - VALID SALE-Valid, Use in Ratio Analysis
03/17/2020	\$78,600	COLEMAN VALERIE AND WALTER	ID2020-5787	2 - INVALID SALE-Foreclosure, Forced Sale etc.
07/09/2014	\$79,000	BELCORP PROPERTIES INC	ID2014-11646	1 - VALID SALE-DO NOT USE
03/04/1992	\$0	Not Available	00294-1641	
03/12/1990	\$24,000	Not Available	000229-01408	
02/14/1990	\$28,800	Not Available	000227-01086	

**Planning**

**Master Plan Future Land Use:** COMM-MU  
**Zoning District:** R-5 - Residential (Single Family)  
**Planning District:** Old South  
**Traffic Zone:** 1181  
**City Neighborhood Code:** SWNO  
**City Neighborhood Name:** Swansboro  
**Civic Code:**  
**Civic Association Name:** Swansboro Neighborhood Association  
**Subdivision Name:** BURFOOTS  
**City Old and Historic District:**  
**National historic District:**  
**Neighborhoods in Bloom:** Swansboro  
**Redevelopment Conservation Area:** Swansboro

**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	5002	0604005	060400
1990	518	0604005	060400

**Schools**

**Elementary School:** Swansboro  
**Middle School:** River City  
**High School:** Wythe

**Public Safety**

**Police Precinct:** 2  
**Police Sector:** 211  
**Fire District:** 17  
**Dispatch Zone:** 164B

**Public Works Schedules**

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

**Government Districts**

**Council District:** 5  
**Voter Precinct:** 510  
**State House District:** 69  
**State Senate District:** 16  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1925  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 7  
**Number Of Bed Rooms:** 4  
**Number Of Full Baths:** 2  
**Number Of Half Baths:** 0  
**Condition:** poor for age  
**Foundation Type:** Full Crawl  
**1st Predominant Exterior:** Stucco  
**2nd Predominant Exterior:** Alum/Vinyl  
**Roof Style:** Hip  
**Roof Material:** Metal  
**Interior Wall:** Plaster  
**Floor Finish:** Hardwood-std oak, Carpet  
**Heating Type:** Forced hot air  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** Y  
**Building Description (Out Building and Yard Items) :** Residential Detached Garage

**Extension 1 Dimensions**

**Finished Living Area:** 1748 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 0 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 222 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 85 Sqft  
**Deck:** 0 Sqft

**Property Images**

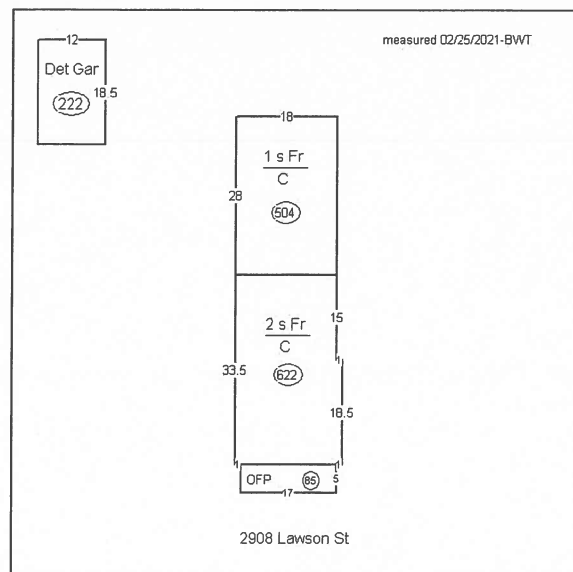
Name:S0001343004 Desc:R01

[Click here for Larger Image](#)



## Sketch Images

Name:S0001343004 Desc:R01



BZA 44-2021

## 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:** Turnage Properties, LLC **PHONE:** (Home) ( ) (Mobile) (804) 641-0806  
**ADDRESS:** 2082 Maple Street **FAX:** ( ) (Work) ( )  
North Baldwin, NY 11510 **E-mail Address:**

**PROPERTY OWNER'S REPRESENTATIVE:** Stephanie Dixon **PHONE:** (Home) ( ) (Mobile) (804) 641-0806  
**(Name/Address):** P.O. Box 6386 **FAX:** ( ) (Work) ( )  
Richmond, Virginia 23230 **E-mail Address:** sdixon05@aol.com

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

**PROPERTY ADDRESS (ES):** 2908 Lawson 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):** S000-1343/004 **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 7,920.0 square feet and a lot width of 66.0 feet currently exists; lot areas of 3,720.0 square feet (#2908) and 4,200.0 square feet (#2906) and lot widths of 31.0 feet (#2908) and 35.0 feet (#2906) are proposed.

**DATE REQUEST DISAPPROVED:** June 11, 2021 **FEE WAIVER:** YES ☐ NO: ☒

**DATE FILED:** June 23, 2021 **TIME FILED:** 10:53 a.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-094410-2021

**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 at which my request will be considered.**

**SIGNATURE OF OWNER OR AUTHORIZED AGENT:** [Signature] **DATE:** 6/29/21

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

**CASE NUMBER:** BZA 44-2021 **HEARING DATE:** August 4, 2021 **AT** 1:00 **P.M.**



BOARD OF ZONING APPEALS CASE BZA 44-2021  
150' Buffer

APPLICANT(S): Turnage Properties, LLC

PREMISES: 2908 Lawson Street  
(Tax Parcel Number S000-1343/004)

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.

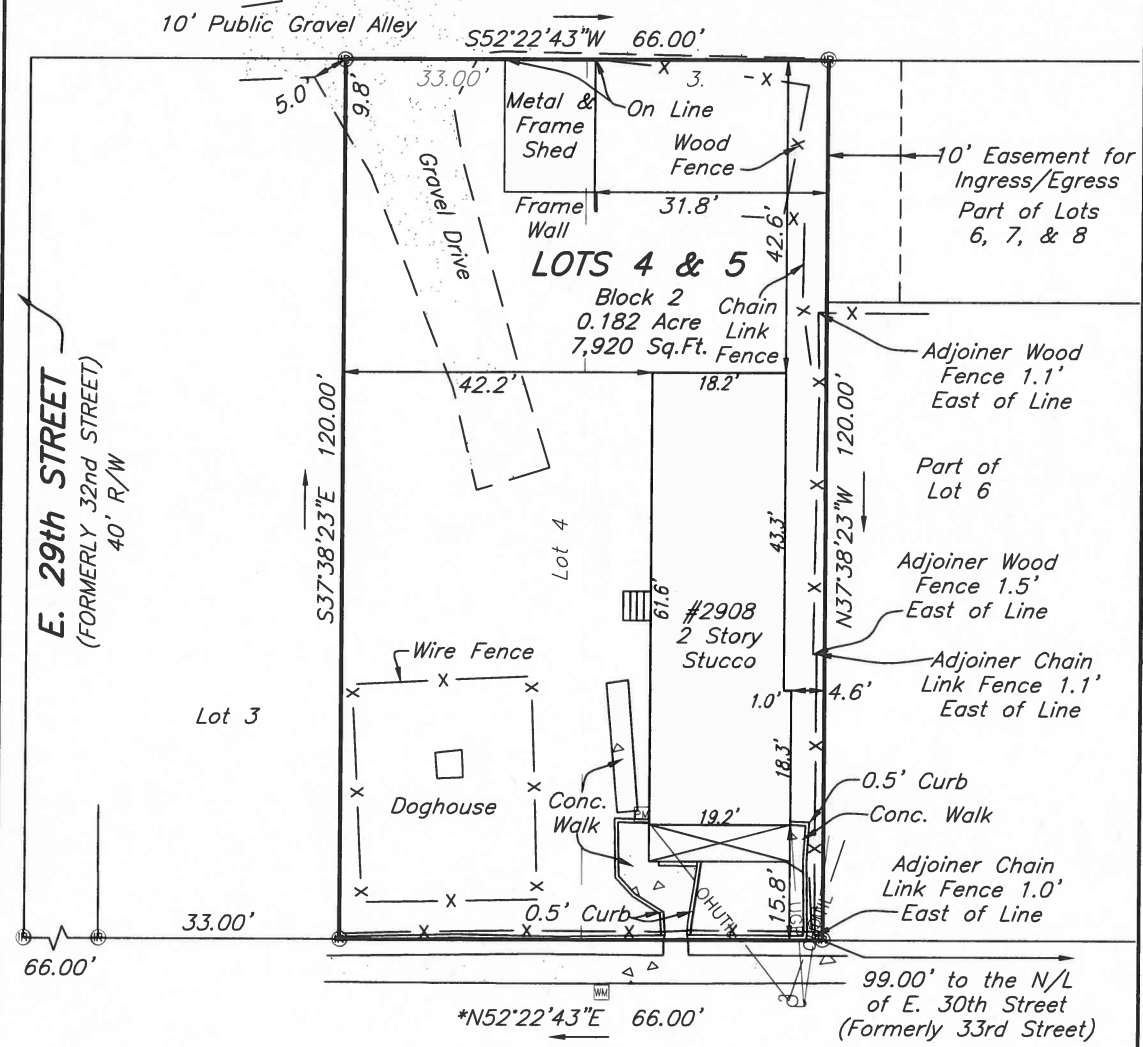
Acknowledgement of Receipt by Applicant or Authorized Agent: 

Revised: November 4, 2020

This is to certify that this plat or map was prepared under my direction from an actual field survey without the benefit of a title report. Unless otherwise noted, to the best of my knowledge and belief all visible evidence of improvements, easements and apparent encroachments are shown hereon. Not all easements may be shown.

Burfoot's Addition, Block 2  
PB: 1, Pg: 255 (CCC)

\*Protracted from Richmond  
City Baseline 29 SW



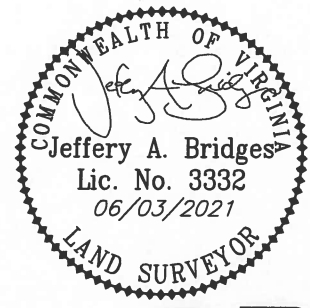
### LEGEND

- Ⓡ Rod Found
- Ⓜ Power Meter
- Ⓜ Water Meter
- Ⓜ Utility Pole

Current Owner:  
Turnage Properties, LLC.  
PID: S000-1343/004  
ID: 2100-07250

**LAWSON STREET**  
50' R/W

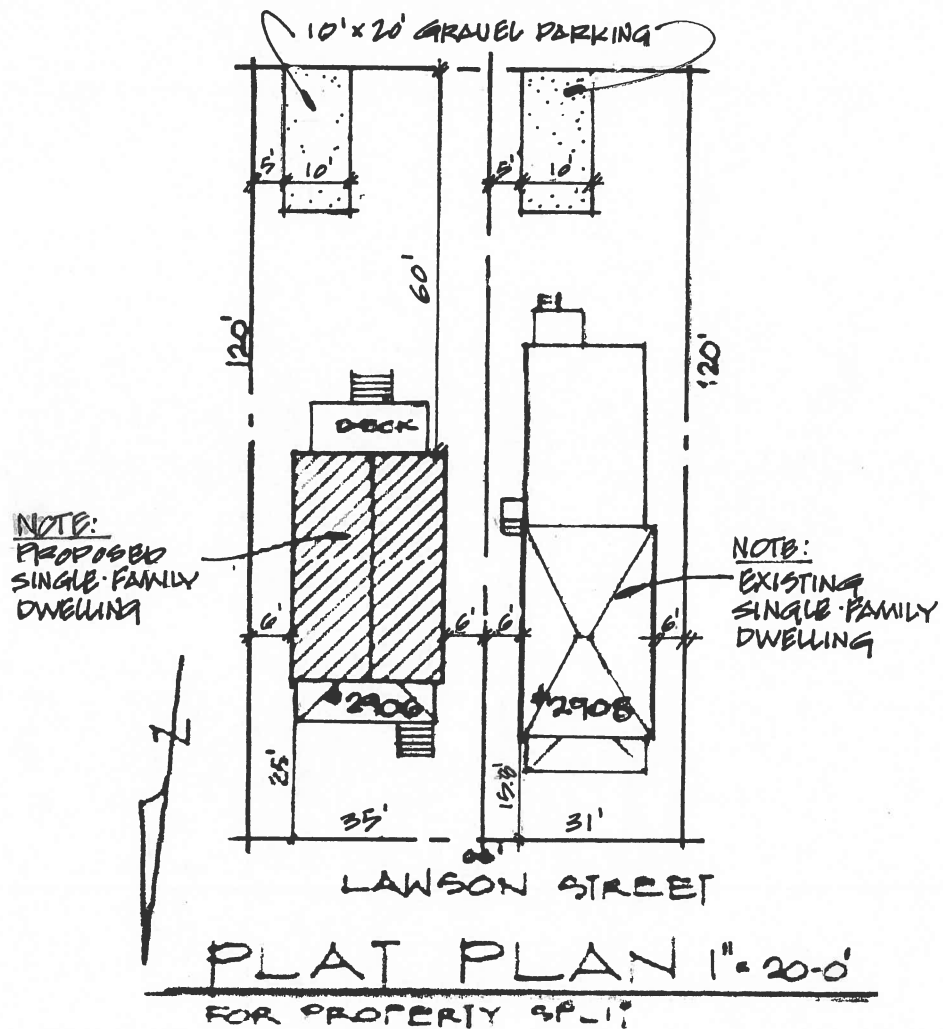
IMPROVEMENTS ON  
**LOTS 4 & 5, BLOCK 2**  
**BURFOOTS ADDITION**  
CITY OF RICHMOND, VIRGINIA



RE: Noxid Enterprises, LLC.  
DATE: 06/03/2021  
SCALE: 1"=20'  
JOB NO.: 55210202.MS  
DRAWN BY: NWD  
CHECKED BY: JAB

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG  
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc



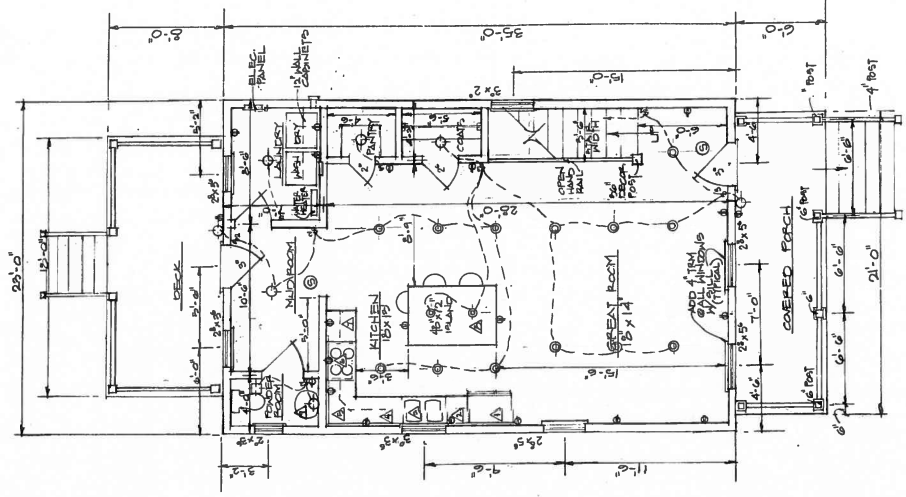




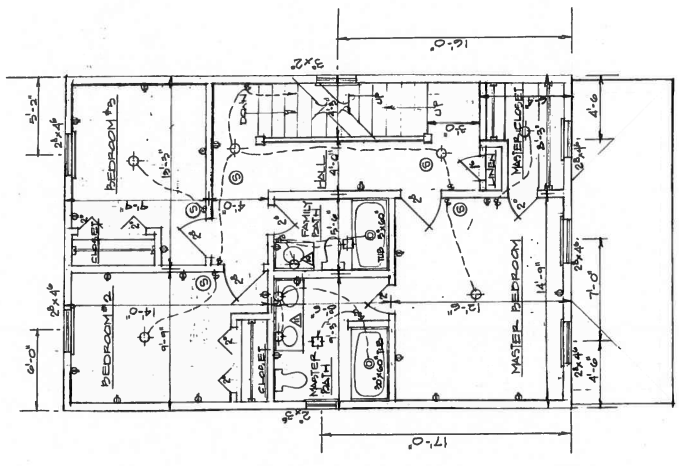
Date	5-8-21
Scale	$\frac{1}{4}" = 1' - 0"$
Drawn	mb
Job	LAWSON
Sheet	1
Of	3 Sheets

DESCRIPTION OF PROJECT: CONSTRUCTION OF A NEW TWO STORY SINGLE-FAMILY HOME WITH THIRD LEVEL BONUS ROOM

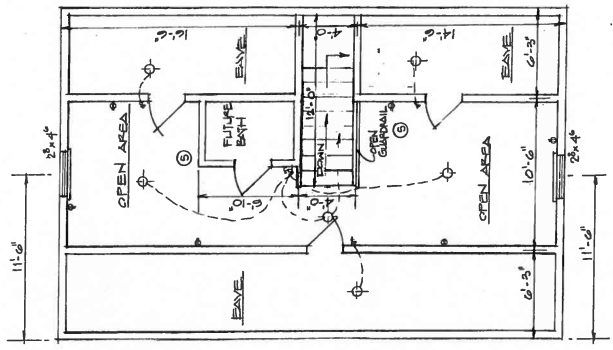
PROJECT LOCATION: 2906 LAWSON ST.










FIRST FLOOR PLAN  $\frac{1}{4}'' = 1'-0''$   
205 SQ. FT.



SECOND FLOOR PLAN  $\frac{1}{4}'' = 1'-0''$   
205 SQ. FT.



THIRD LEVEL BONUS

- FLOOR PLAN LEGEND**
- |   |                                |
|---|--------------------------------|
|  | NEW WALLS TO BE CONSTRUCTED    |
|  | DUPLEX ELECTRICAL OUTLETS      |
|  | CEILING OR WALL LIGHT FIXTURES |
|  | 4" RECESSED CAN LIGHT FIXTURES |
|  | SMOKE DETECTORS                |
|  | WALL SWITCH                    |
|  | EXHAUST FAN                    |

1. CONTRACTOR SHALL BUILD IN ACCORDANCE WITH THE VIRGINIA UNITED COMMERCIAL CODE 2013 EDITION AND THE VIRGINIA UNIFORM BUILDING CODE.
2. OWNER SHALL SELECT AND APPROVE ALL FINISHES, TEXTURES, AND MATERIALS TO BE USED IN THE PROJECT.
3. ALL BUILDING MATERIALS SHALL MEET THE STANDARD QUALITY AND PERFORMANCE CRITERIA SET FORTH IN THE SPECIFICATIONS AND SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL UPGRADE ALL EXISTING WALLS, CEILING, AND FLOOR FINISHES TO MEET THE STANDARD QUALITY AND PERFORMANCE CRITERIA SET FORTH IN THE SPECIFICATIONS AND SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
5. ALL EXTERIOR FINISHES, BRICK, BLOCK, COLOR, TIE, FINISH, AND MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION AND SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
6. PAINTED TWO COAT WHITE SHALL BE PRIMER, ONE COAT OF PRIMER, AND ONE COAT OF FINISH. ALL OTHER FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
7. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY ELECTRICAL CONNECTIONS, ELECTRICAL LIGHTING, ELECTRICAL WIRING, AND ELECTRICAL MATERIALS.
8. MECHANICAL CONTRACTOR SHALL PROVIDE HEATING, VENTILATING, AND AIR CONDITIONING SERVICE DESIGN AND INSTALLATION.
9. PLUMBER SHALL PROVIDE NECESSARY SERVICE DIAGRAMS, PLUMBING MATERIALS, AND PLUMBING WORK. ALL WORK SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
10. ALL INTERIOR FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
11. ALL EXTERIOR FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
12. THE ROOF FINISH SHALL BE DIMENSIONAL ASPHALT SHINGLES.

- KITCHEN CABINET LEGEND** (COUNTER TOPS - MATERIAL TO BE DETERMINED BY OWNER)
- △ 3" HIGH GLOSS FINISHED (PROVIDED BY OWNER) WITH 3/8" WIDE X 1/2" HIGH DOUBLE DOOR WALL CABINET ABOVE
  - △ 1" BASE CABINET WITH 4" X 36" WALL CABINET ABOVE
  - △ SINK BASE CABINET - DOUBLE STAINLESS STEEL SINK WITH COOK TOP VALVE WITH HANDHELD SPRAYER
  - △ DISHWASHER UNIT (PROVIDED BY OWNER) WITH 24" X 36" DOUBLE DOOR WALL CABINET ABOVE
  - △ 3" BASE AND WALL CABINET
  - △ 3" RANGE WITH HOOD VENT ABOVE
  - △ 3" BASE AND WALL CABINET
  - △ 12" BASE CABINETS - PROVIDE AT LEAST ONE (1) DRAWER BASE
  - △ PEDIestal SINK - FOUNTAIN
  - △ 36" VANTY BASE CABINET WITH 1" WALL MIRROR ABOVE - PAINT
  - △ 60" DOUBLE BASE CABINET WITH 2" WALL MIRRORS ABOVE - PAINT











Image capture: Aug 2014 © 2021 Google

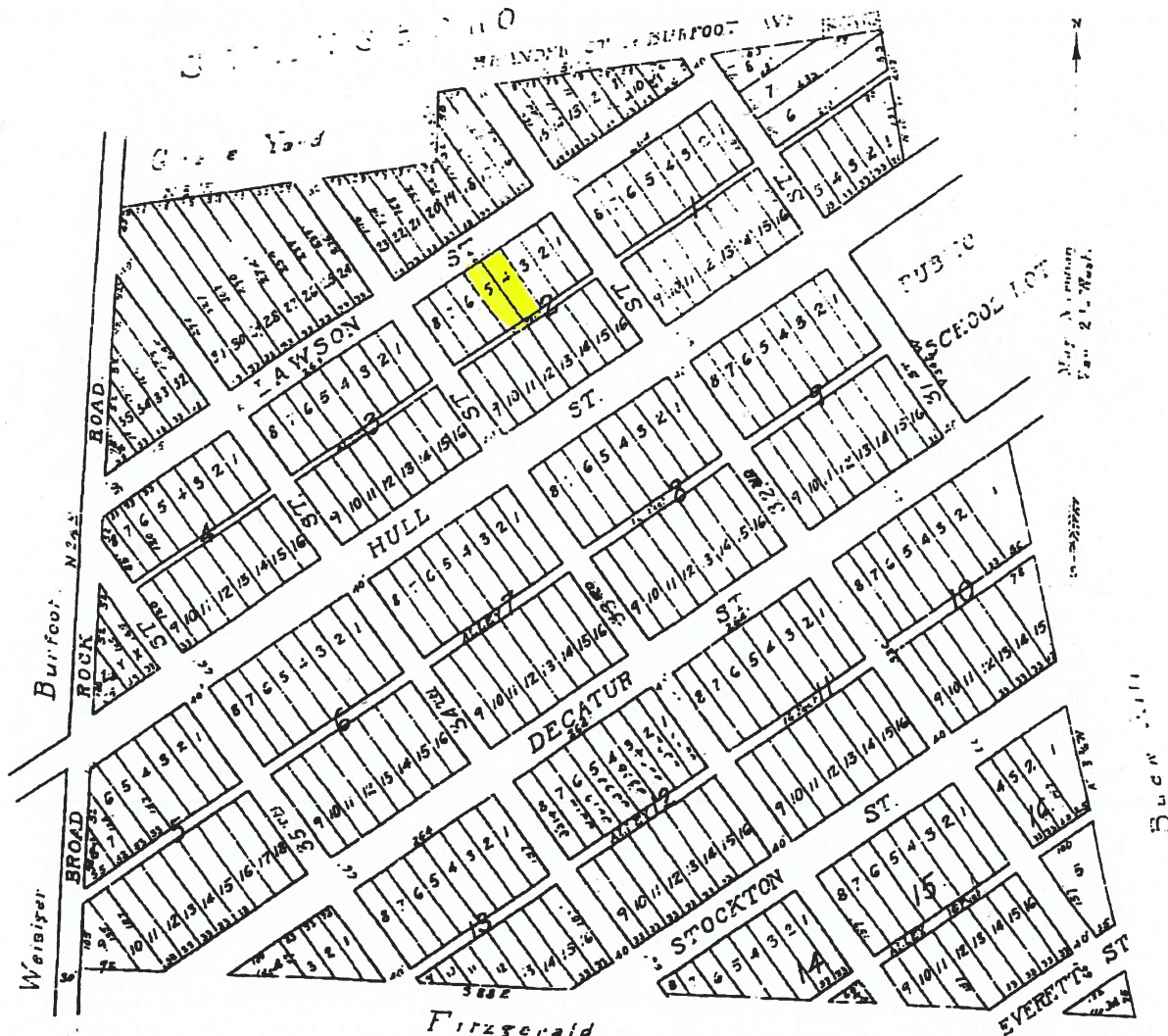
Richmond, Virginia



Street View







Fitzgerald  
 PLAN OF PART OF THE  
**BURFOOT'S ESTATE.**

MAY 15, 1889. J. E. LAPRADE C. C. S.

SCALE: 1" = 150'

Traced from  
 P.S. 1-255 Sec.  
 May 8, 1916  
 W. E. Niphan



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

**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) <b>2908 LAWSON STREET</b>						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 <b>TURNAGE PROPERTIES, LLC</b>			12 PROPERTY OWNER ADDRESS/ZIP <b>2082 MAPLE ST. N. BALDWIN, N.Y.</b>		13 OWNER DAYTIME TELEPHONE NO.		
	14 DESCRIBE CURRENT STRUCTURE USE <b>VACANT</b>			15 DESCRIBE PROPOSED STRUCTURE USE <b>SINGLE FAMILY DETACHED</b>				
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 HEAVY <input type="checkbox"/> AL2		23 DEMOLITION <input type="checkbox"/> DEM	24 TENANT FITUP <input type="checkbox"/> FUP	25 FOUNDATION ONLY <input type="checkbox"/> FOU	26 NEW BUILDING <input type="checkbox"/> NB	27 MOVING/RELOCATION <input type="checkbox"/> REL	
	28 REPAIR/REPLACEMENT <input type="checkbox"/> REP							
CONSTRUCTION COST	29 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY			30 ATTACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		31 DETACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		
	32 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE			33 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1. LODGING HOUSE <input type="checkbox"/> 3. ADULT CARE RESIDENCE <input type="checkbox"/> 2. NURSING HOME				
	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 \$	
WORK DESCRIPTION	34 DESCRIBE SCOPE OF WORK <b>CONSTRUCT SINGLE FAMILY DWELING</b>							
LIEN INFORMATION	35 LIEN AGENT NAME				36 PHONE NO.			
	37 ADDRESS				ZIP CODE			
	38 CONTACT PERSON <b>STEPHANIE DIXON</b>				39 CONTACT PHONE NO. <b>(804) 641-0806</b>		40 CONTACT FAX NO.	
CONTACT INFORMATION	41 CONTACT ADDRESS <b>P.O. Box 6386 RICHMOND, VA 23230</b>			ZIP CODE	42 EMAIL			
	43 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO			NAME				
	44 ENGINEER/ARCHITECT NAME			45 ENGINEER/ARCHITECT PHONE NO.	46 ENGINEER/ARCHITECT FAX NO.	47 EMAIL		
RE-ROOF ONLY	48 ROOF TYPE 1 (SEE BACK FOR LIST)			49 NO. OF SQUARES	50 ROOF TYPE 2 (SEE BACK FOR LIST)		51 NO. OF SQUARES	
	52 NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/>			53 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO		54 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO		
	55 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)			56 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)	57 GARAGE AREA (SQ. FT.)	58 OPEN PORCH AREA (SQ. FT.)	59 ENCLOSED PORCH AREA (SQ. FT.)	
LOT & BUILDING SIZE	60 DECK AREA (SQ. FT.)			61 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)	62 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)		63 TOTAL BUILDING HEIGHT	
	64 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)			65 NO. OF SPACES AT ANOTHER LOCATION	66 LOCATION		67 LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	68 WILL THERE BE A <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY			69 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO		70 TOTAL AREA TO BE DISTURBED (SQ. FT.)		
PARKING	71 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO							
	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	
OWNERS AFFIDAVIT	A   _____ B CERTIFY THAT THE BUILDING AT _____ (ADDRESSES, FLOOR OR SUITE)							
	(NAME OF APPLICANT)							
	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".							
ASBESTOS CERTIFICATION	C SIGNATURE _____							
	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	
	ICC TYPE OF CONSTRUCTION							
OFFICE USE ONLY	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	
	FLOOD ELEV.		SITE ELEV.		CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO		CHESAPEAKE BAY MANAGEMENT AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	APPLICATION APPROVED BY		DATE		APPLICATION DISAPPROVED BY			

**A COPY OF YOUR STATE CONTRACTOR'S LICENSE AND BUSINESS LICENSE MUST BE ON FILE BEFORE A PERMIT WILL BE ISSUED.**