CITY OF RICHMOND
DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

September 3, 2021

Matthew and Catherine Illian
1520 Oakwood Avenue
Richmond, Virginia 23223

Maggie Walker Community Land Trust
203 N. Robinson Street
Richmond, Virginia 23220
Attn: Erica Sims

To Whom It May Concern:

RE: **BZA 49-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, October 6, 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 1507 OAKWOOD AVENUE (Tax Parcel Number E000-1406/004), located in an R-5 (Single-Family Residential) District.

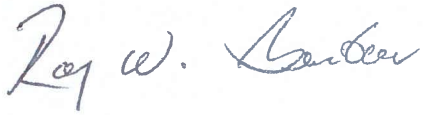
Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 601 258 242# beginning at 1:00 p.m. For video access by computer, smart phone or tablet visit https://richmondva.legistar.com/Calendar.aspx. Select the Board of Zoning Appeals drop-down and 2021 drop-down, click meeting details for October 6, 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

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,



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.

Alshami Ezaddin And Faten
14301 Aldengate Rd
Midlothian, VA 23114

Anderson Donna L
1511 Oakwood Ave
Richmond, VA 23223

Barringer Legacy LLC
9176 Cudlipp Avenue
Mechanicsville, VA 23116

Begala John Paul
1520 Oakwood Ave
Richmond, VA 23223

Booker Janice D & Joyce E
1506 Oakwood Ave
Richmond, VA 23223

Brooks Elizabeth J
1502 Oakwood Ave
Richmond, VA 23223

Buskey Harmon Jr & Doris
1516 Oakwood Ave
Richmond, VA 23223

Campbell Louise B & Earl A
1522 Oakwood Ave
Richmond, VA 23223

Ccrii Holdings LLC
15 S 12th St #115
Richmond, VA 23219

Edwards Mary P
7333 Dabneys Mill Rd
Manquin, VA 23106

Gass Eugene & Muriel R
1300 N 35th St
Richmond, VA 23223

Gentry Laverne C
1302 N 35th St
Richmond, VA 23223

Harris Courtney Beth
207 E 16th St
Richmond, VA 23224

Hierholzer Jonathan G And Jessica L
1501 Oakwood Ave
Richmond, VA 23223

Hunt Katharine T
1432 Oakwood Ave
Richmond, VA 23223

Jarrell Kevin L
1513 Oakwood Ave
Richmond, VA 23223

Jones Edward L R Jr
1105 N 25th St
Richmond, VA 23223

Lal Lsl 1 LLC
8324 Brookfield Rd
Richmond, VA 23227

Munford Juanita S
1514 Oakwood Ave
Richmond, VA 23223

Ogrodnik Jenny And Caceres Oscar F
1504 Oakwood Ave
Richmond, VA 23223

Poole Stephen And Wood Cristina
1500 Oakwood Ave
Richmond, VA 23223

Popovich Stephen John
611 North 37th St
Richmond, VA 23223

Rasheed James H
2003 Mansion Ave
Richmond, VA 23224

Via Derek R
1306 N 35th St
Richmond, VA 23223

Wisner Nicholas A
1505 Oakwood Ave
Richmond, VA 23223

Property: 1507 Oakwood Ave **Parcel ID:** E0001406004

Parcel

Street Address: 1507 Oakwood Ave Richmond, VA 23223-
Alternate Street Addresses: 1509 Oakwood Ave
Owner: ILLIAN MATTHEW AND CATHERINE
Mailing Address: 1520 OAKWOOD AVE, RICHMOND, VA 23223
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 342 - Oakwood
Property Class: 120 - R Two Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: $50,000
Improvement Value: $219,000
Total Value: $269,000
Area Tax: $0
Special Assessment District: None

Land Description

Parcel Square Feet: 7440
Acreage: 0.171
Property Description 1: 0060.00X0124.00 0000.000
State Plane Coords(?): X= 11802170.076895 Y= 3719822.173596
Latitude: 37.53397741 , **Longitude:** -77.39900237

Description

Land Type: Residential Lot A
Topology:
Front Size: 60
Rear Size: 124
Parcel Square Feet: 7440
Acreage: 0.171
Property Description 1: 0060.00X0124.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11802170.076895 Y= 3719822.173596
Latitude: 37.53397741 , **Longitude:** -77.39900237

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	$65,000	$337,000	$402,000	Reassessment
2021	$50,000	$219,000	$269,000	Reassessment
2020	$45,000	$214,000	$259,000	Reassessment
2019	$40,000	$194,000	$234,000	Reassessment
2018	$35,000	$188,000	$223,000	Reassessment
2017	$35,000	$184,000	$219,000	Reassessment
2016	$35,000	$162,000	$197,000	Reassessment
2015	$27,000	$167,000	$194,000	Reassessment
2014	$27,000	$167,000	$194,000	Reassessment
2013	$27,000	$167,000	$194,000	Reassessment
2012	$27,000	$167,000	$194,000	Reassessment
2011	$27,000	$26,000	$53,000	CarryOver
2010	$27,000	$26,000	$53,000	Reassessment
2009	$27,000	$98,000	$125,000	Reassessment
2008	$27,000	$98,000	$125,000	Reassessment
2007	$27,000	$98,000	$125,000	Reassessment
2006	$20,500	$89,300	$109,800	Reassessment
2005	$12,900	$47,500	$60,400	Reassessment
2004	$10,800	$39,900	$50,700	Reassessment
2003	$10,800	$39,900	$50,700	Reassessment
2002	$10,600	$39,100	$49,700	Reassessment
2001	$10,260	$38,000	$48,260	Reassessment
1998	$9,000	$38,000	$47,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
11/17/2009	$52,800	AVULA DENNY T K AND	ID2009-25431	2 - INVALID SALE-DO NOT USE
08/26/2009	$51,000	DEUTSCHE BANK NATIONAL TRUST CO	ID2009-19426	2 - INVALID SALE-DO NOT USE
07/31/2009	$29,750	HOLMAN ANTHONY E	ID2009-17227	2 - INVALID SALE-Foreclosure, Forced Sale etc.
06/23/2000	$57,000	FRAZIER JAMES P SR & ALMA R	ID2000-15098	
12/15/1980	$38,900	Not Available	00776-0542	
12/03/1979	$8,000	Not Available	000761-00724	

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: 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	1006	0209001	020900
1990	102	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: 109A

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

Extension 1 Details

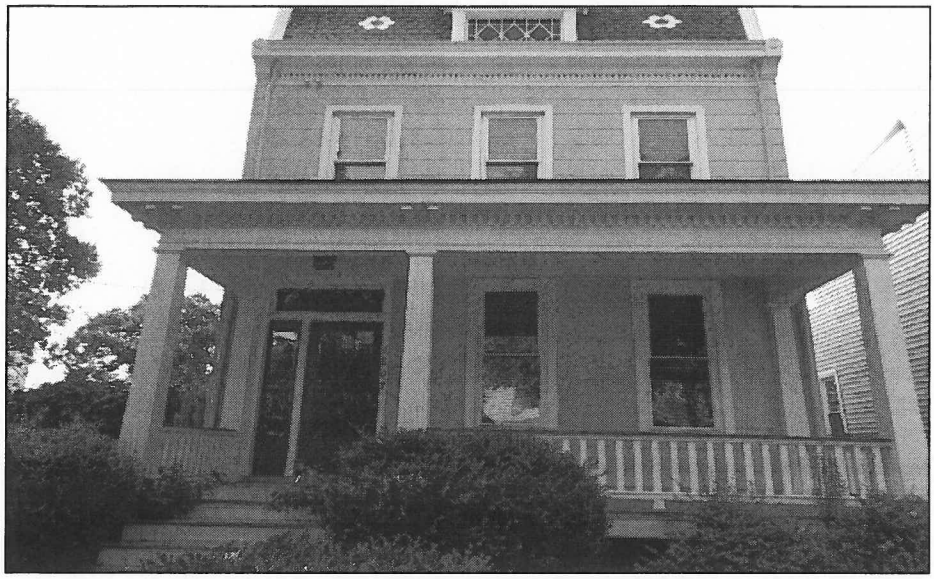
Extension Name: R01 - Residential record #01
Year Built: 1910
Stories: 2
Units: 0
Number Of Rooms: 7
Number Of Bed Rooms: 3
Number Of Full Baths: 2
Number Of Half Baths: 1
Condition: good for age
Foundation Type: Full Crawl
1st Predominant Exterior: Asbestos siding
2nd Predominant Exterior: N/A
Roof Style: Flat or Shed
Roof Material: Membrane
Interior Wall: Plaster
Floor Finish: Hardwood-std oak
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Shed - Small Utility, Residential Fencing

Extension 1 Dimensions

Finished Living Area: 2318 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 172 Sqft
Deck: 0 Sqft

Property Images

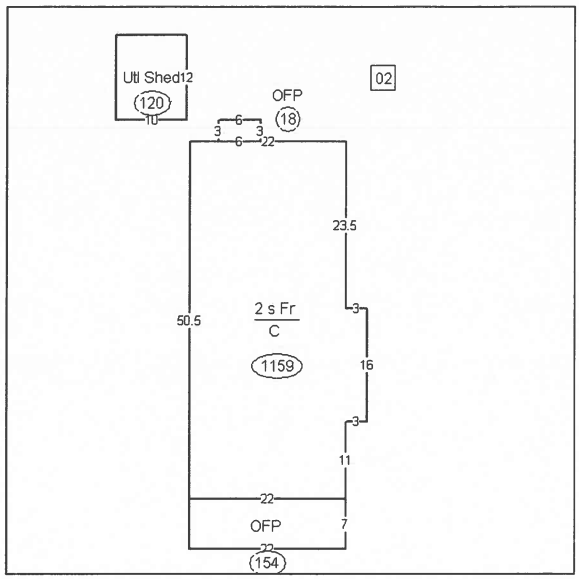
Name:E0001406004 Desc:R01



Click here for Larger Image

Sketch Images

Name:E0001406004 Desc:R01



BZA 49-2021

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

PROPETY OWNER: Matthew and Catherine Illian — PHONE: (Home) (804) 687-7694 (Mobile) (__) _____

ADDRESS 1520 Oakwood Avenue — FAX: (__) _____ (Work) (__) _____

Richmond, Virginia 23223 — E-mail Address: matt.illian@gmail.com

PROPERTY OWNER'S

REPRESENTATIVE: Maggie Walker Community Land Trust — PHONE: (Home) (__) _____ (Mobile) (617) 821-1343

(Name/Address) 203 N. Robinson Street — FAX: (__) _____ (Work) (804) 915-4940

Richmond, VA 23220 — E-mail Address: erica@hdadvisors.net

Attn: Erica Sims

TO BE COMPLETED BY THE ZONING ADMINSTRATION OFFICE

PROPERTY ADDRESS (ES) 1507 Oakwood Avenue

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): E000-1406/004 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 7,455.36 square feet and a lot width of sixty feet (60') currently exists; lot areas of 3,727.49 square feet (#1507) and 3,727.87 square feet (#1509) and lot widths of 30.0 feet are proposed.

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

DATE FILED: August 12, 2021 TIME FILED: 5:24 p.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAR-097292-2021

AS CERTIFIED BY: _____ (ZONING ADMINSTRATOR)

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: _____ DATE: 8.24.21

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

CASE NUMBER: BZA 49-2021 HEARING DATE: October 6, 2021 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 49-2021
150' Buffer

APPLICANT(S): Matthew and Catherine Illian

PREMISES: 1507 Oakwood Avenue
(Tax Parcel Number E000-1406/004)

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.

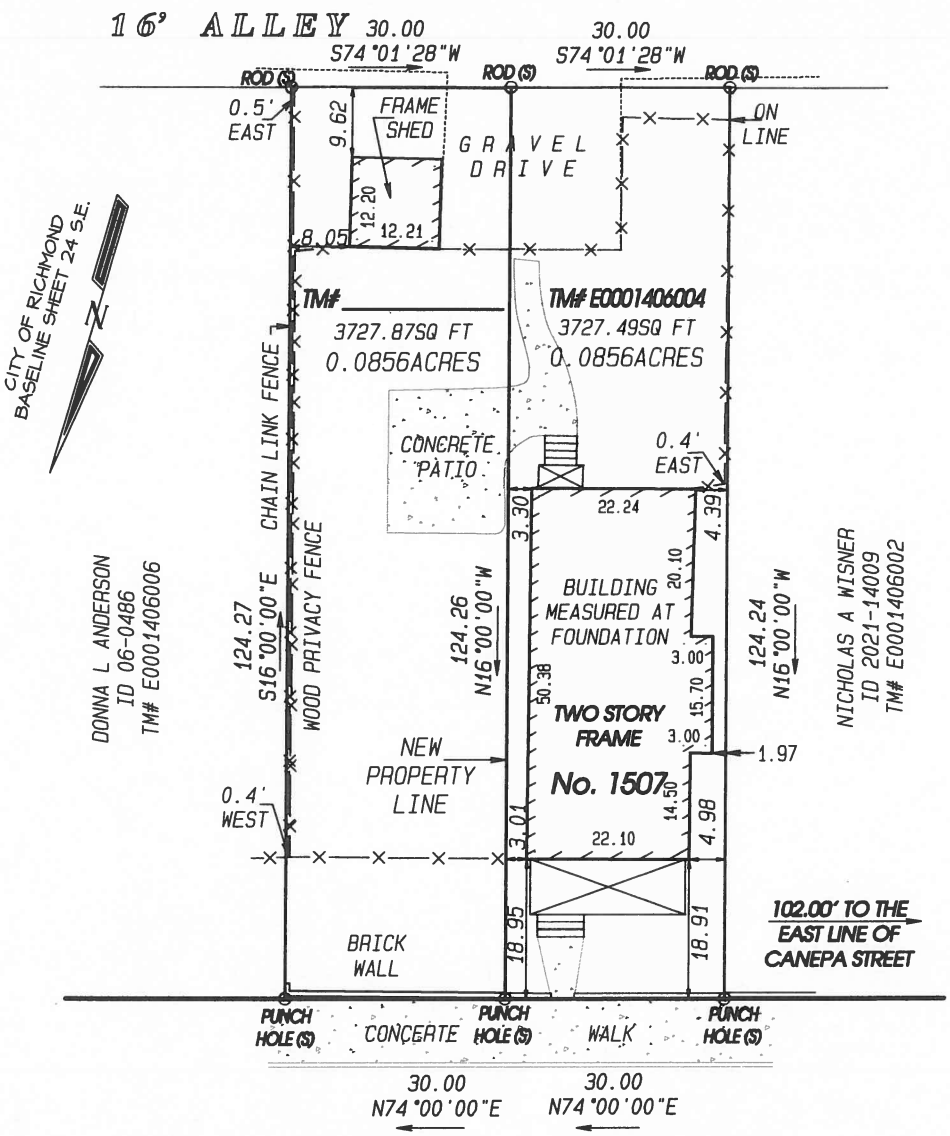
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and 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

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: MATTHEW & CATHERINE ILLIAN 2009-25431



PLAT SHOWING SPLIT OF No. 1507 OAKWOOD AVENUE, IN THE CITY OF RICHMOND, VIRGINIA.

THIS IS TO CERTIFY THAT ON AUGUST 11, 2021, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

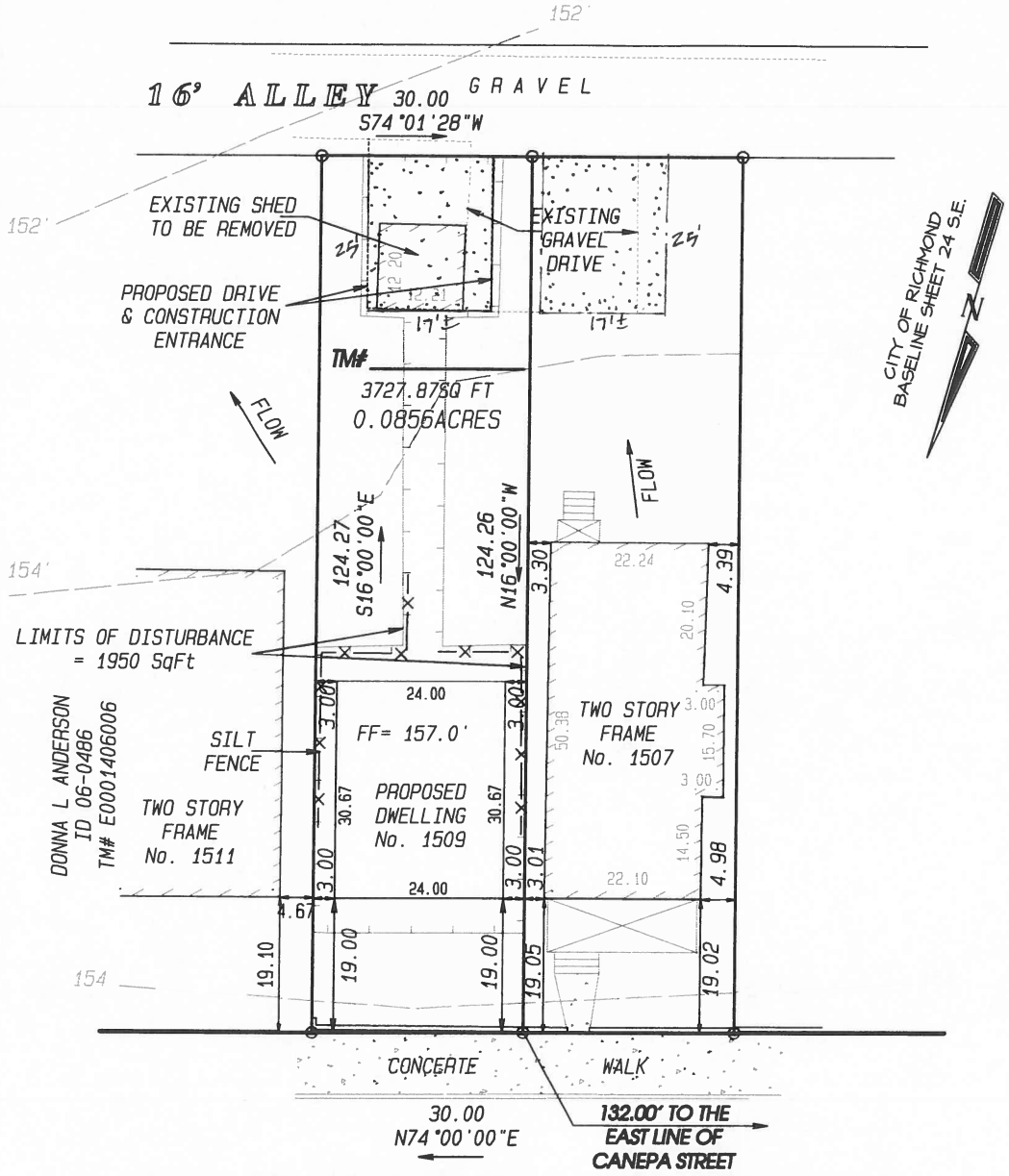
SCALE: 1" = 20'

COMMONWEALTH OF VIRGINIA
08 – 11 – 2021
JAMES R. McKNIGHT
NO. 1926
LAND SURVEYOR

McKNIGHT & ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS
201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 91024307

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: MATTHEW & CATHERINE ILLIAN 2009-25431



PLOT PLAN SHOWING PROPOSED IMPROVEMENTS
ON No. 1509 OAKWOOD AVENUE,
IN THE CITY OF RICHMOND, VIRGINIA.

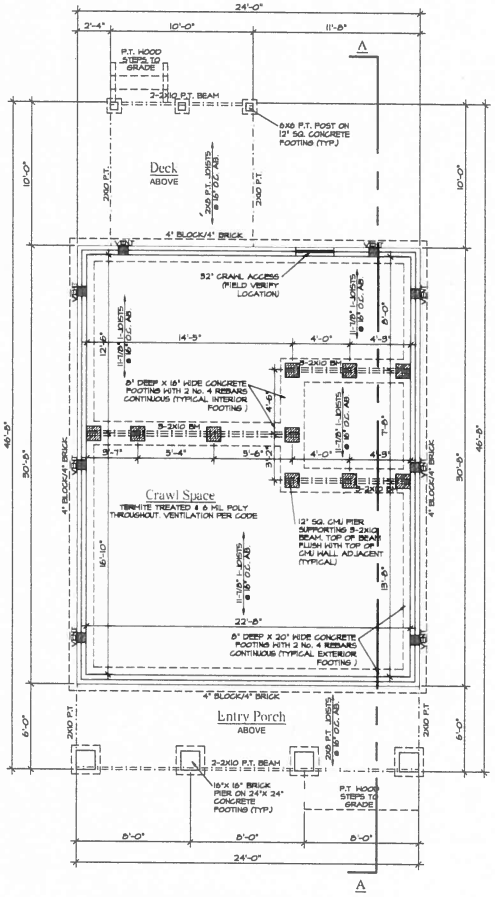
COMMONWEALTH OF VIRGINIA
08 – 11 – 2021
JAMES E. McKNIGHT
NO. 1926
LAND SURVEYOR

SCALE: 1" = 20'

McKNIGHT & ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 91024307

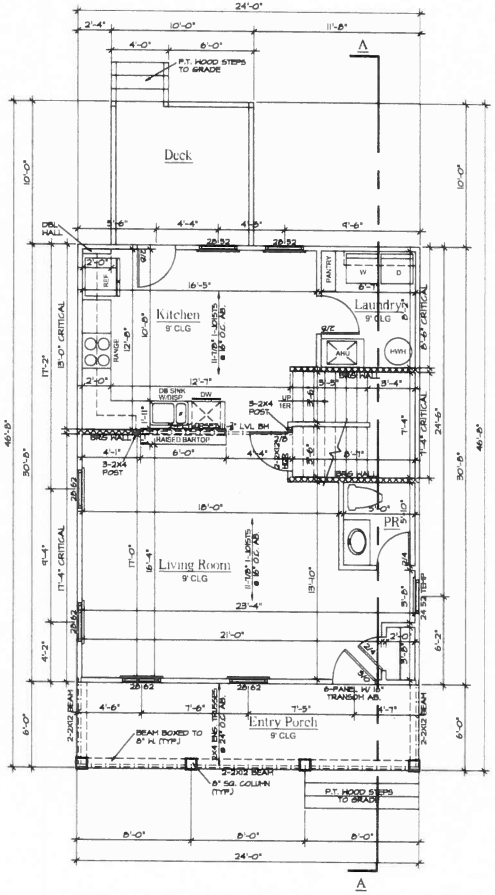


FOUNDATION PLAN

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

NOTE: VERIFY FOOTING SIZE, FOUNDATION CMU WIDTH AND REINFORCEMENT WITH SOILS ANALYSIS, UNBALANCED FILL DEPTH, AND HEIGHT OF MASONRY PER CODES.

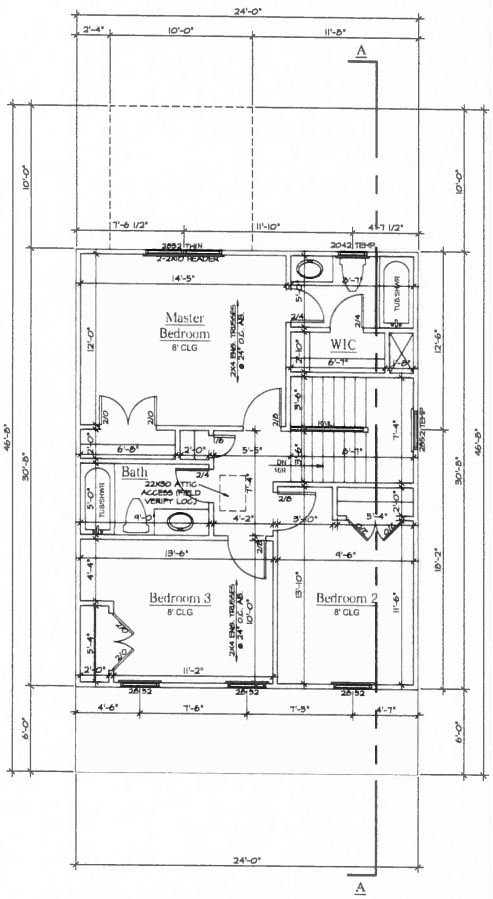
NOTE: COMPOSITE MASONRY FOUNDATION: 4" BRICK WITH CMU BACKER. STRUCTURAL BRICK TIES AT 16" OC VERTICAL, 32" OC HORIZONTAL, FULL BED, HEAD AND COLLAR JOINTS



FIRST FLOOR PLAN

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

NOTES:
1. ALL HEADERS 2-2X8 UNLESS NOTED OTHERWISE (UNO)
2. ALL EXTERIOR WALLS 2X4 AT 16" O.C. ALL INTERIOR WALLS 2X4 AT 16" O.C. (UNO)
3. ALL WALLS ARE DRAWN AT 4" OR 6" NOMINAL DIMENSIONS. LOCATE BEARING & OTHER CRITICAL WALLS PER PLAN & ADJUST AS NEEDED TO ACTUAL DIMENSIONS
4. ALL STRUCTURAL WOOD MEMBERS (I.E. JOISTS, RAFTERS, BEAMS, ETC.) TO BE SYP #2 (UNO)
5. ALL ELEVATION REFERENCES ARE RELATIVE TO INTERIOR FINISHED FLOOR.
6. ALL STRUCTURAL COLUMNS MUST EXTEND CONTINUOUS TO FOUNDATION.
7. BUILDER TO VERIFY ALL WINDOWS MEET EGRESS REQUIREMENTS PER MANUFACTURERS SPECS PRIOR TO ORDERING OR PLACING WINDOWS.



FIRST FLOOR PLAN

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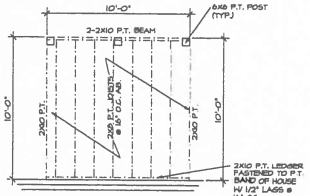
AREA CALCULATIONS

FIRST FL. LIVING:	736 SF
SECOND FL. LIVING:	671 SF
TOTAL COND. AREA:	1407 SF
ENTRY PORCH:	144 SF
AREA UNDER ROOF:	1551 SF
DECK:	100 SF

INTERIOR DOOR & CASED OPENING HEIGHTS

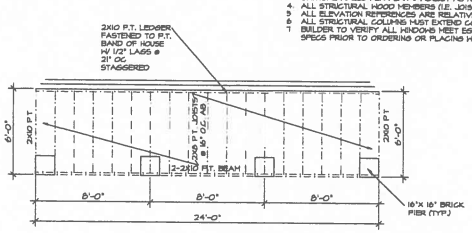
FIRST FLOOR 8'-0"
SECOND FLOOR 8'-0"

UNLESS NOTED OTHERWISE



DECK FRAMING PLAN

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



DECK FRAMING PLAN

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

COMMONWEALTH OF VIRGINIA
THOMAS M VAVRA
Lic No 0067X4
ARCHITECT

REVISIONS BY

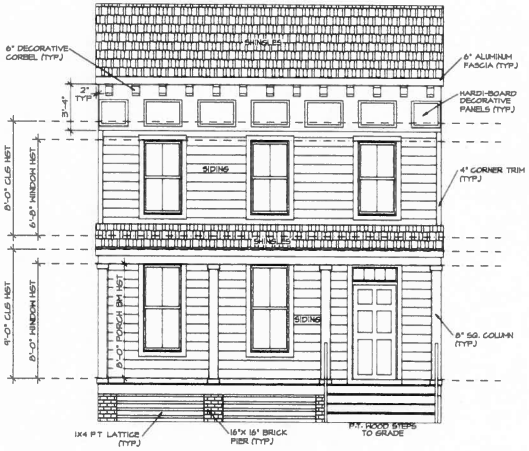
1	PERMIT	TV 7-2-21

DRAWN BY: EN L.
DATE: 7-1-21
FILE NO. HD-1002

HD ADVISORS / MAGGIE WALKER FOUNDATION
1507 OAKWOOD, RICHMOND VA
FOUNDATION & FLOOR PLANS

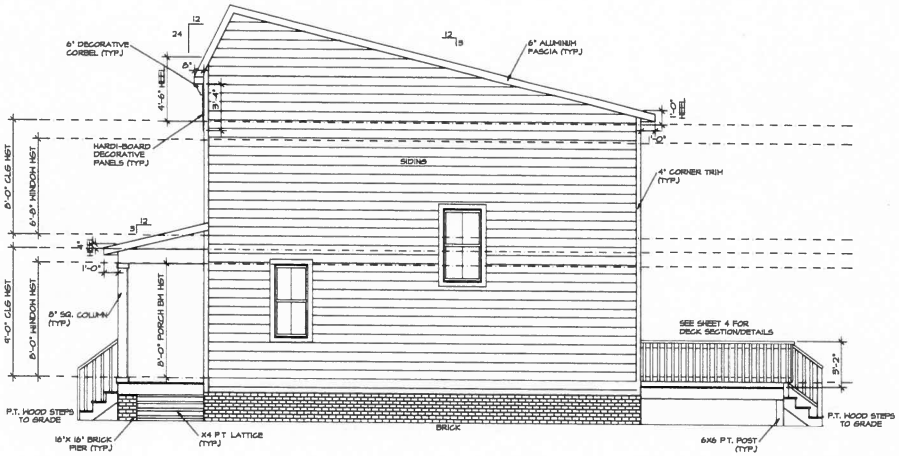
TM VAVRA + ASSOCIATES, P.C.
5965 CRAIG RATH BLVD
MIDLOTHIAN, VA. 23112
PH: 804-269-5129
tmv@tmvavra.com

SHEET NO
1



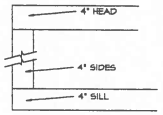
FRONT ELEVATION

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



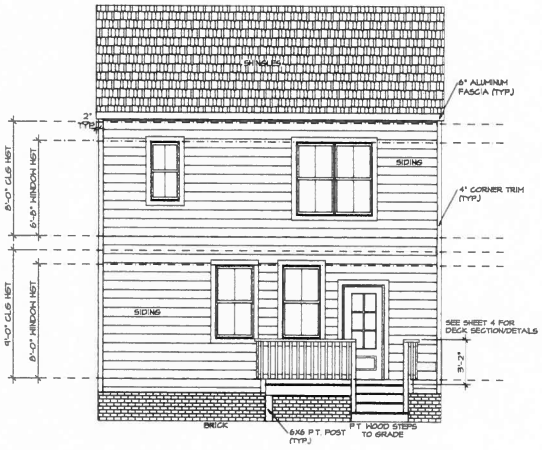
RIGHT ELEVATION

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



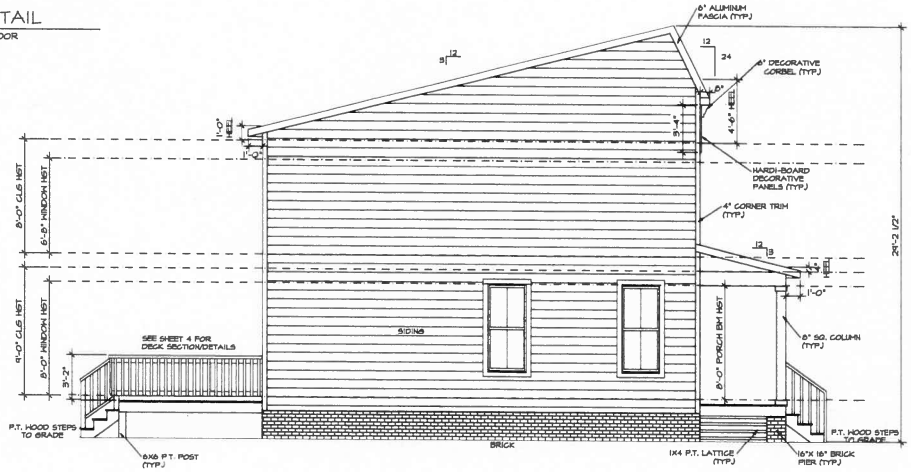
TRIM DETAIL

WINDOW AND DOOR



REAR ELEVATION

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



LEFT ELEVATION

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

COMMONWEALTH OF VIRGINIA
THOMAS M VAVRA
Lic No. 008784
ARCHITECT

REVISIONS BY

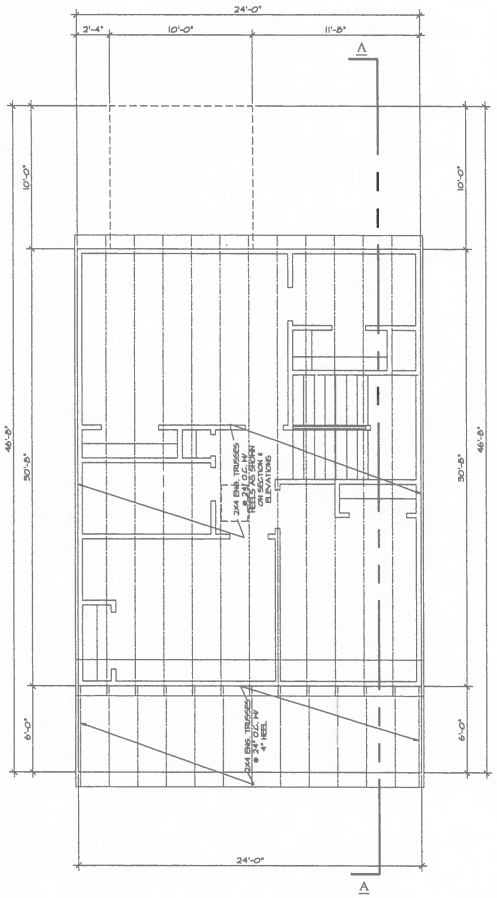
1	REDIT	TV 7.21.21

DRAWN BY: JEN L.
DATE: 4-17-14
FILE NO: HD-14002

HD ADVISORS / MAGGIE WALKER FOUNDATION
1507 OAKWOOD, RICHMOND VA
ELEVATIONS

TM VAVRA + ASSOCIATES, P.C.
5905 CRAIG RD TH BLVD
MIDLOTHIAN, VA. 23112
PH: 804-260-5129
mail@tmvavra.com

SHEET NO
2



ROOF FRAMING PLAN

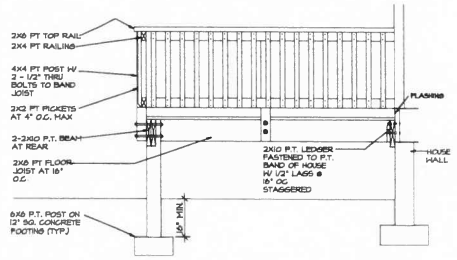
SCALE: 1/4" = 1'-0"

NOTES ON ROOF FRAMING:
1. SEE ELEVATION DRAWINGS FOR PITCH LOCATIONS.
2. ALL RAFTERS 2X #2 SYP OR BETTER AT 16" O.C. UNLESS NOTED.
3. ALL LVL BEAMS ARE 1.9E MICRO.LAM LVL OR EQUAL

TYPICAL OVER FRAMING:
1 2X6/8 RAFTERS AT 16" O.C PER LOCATION
2 2X12 RIDGE BOARD
3 2-2X6 RAFTER PLATES

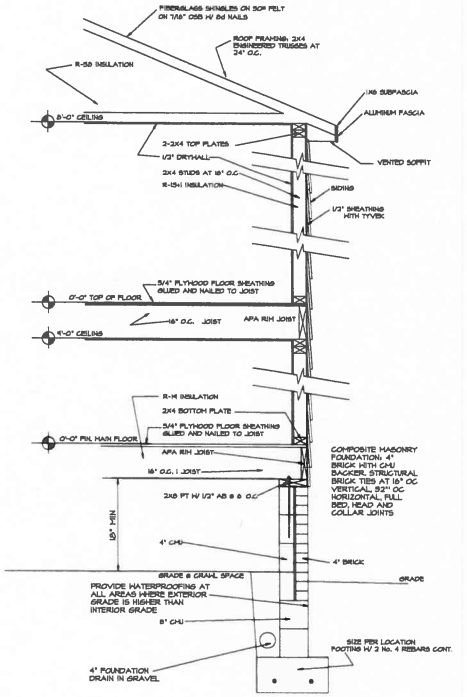
STAIR NOTES:
. 2X12 PT STRINGERS AT 24" O.C. MAX
. 2X6 PT TREADS MINIMUM 10" DEEP
. 1X6 PT RISER BOARD
. HANDRAIL SIMILAR TO DECK. PROVIDE GRASPABLE HANDRAIL IN ADDITION.

DECK TO BE CONSTRUCTED IN ACCORDANCE WITH ANC DCA 8.



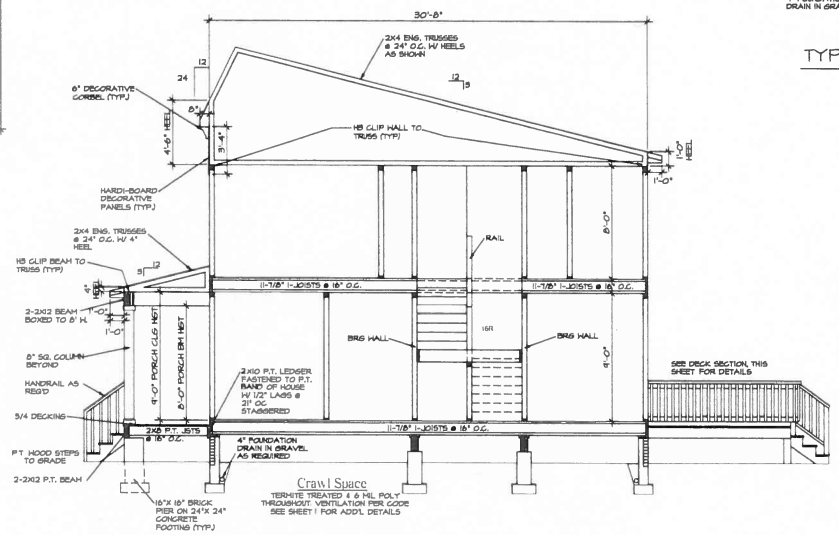
DECK SECTION

SCALE: 1/2" = 1'-0"



TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"



BUILDING SECTION
A-A

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

COMMONWEALTH OF VIRGINIA
THOMAS M VAVRA
Lic No 006784
ARCHITECT

REVISIONS BY
1 PERMIT TV 7-21-21

DRAWN BY EN
DATE 4-17-19
FILE NO. HD-14002

HD ADVISORS / MAGGIE WALKER FOUNDATION
1507 OAKWOOD, RICHMOND VA
SECTIONS & ROOF FRAMING PLAN

TM VAVRA + ASSOCIATES, P.C.
5005 CRAIG RATH BLVD
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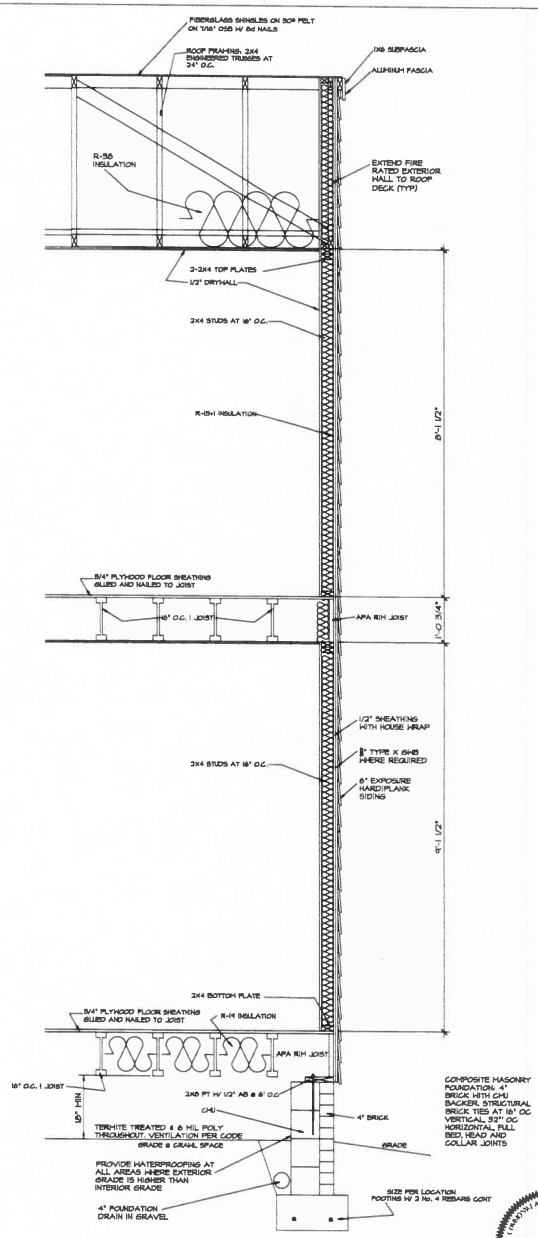
tmva@tmvava.com

SHEET NO
3



TYPICAL SIDEWALL SECTION

SCALE: 3/4" = 1'-0"

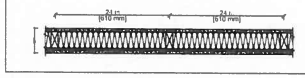
TYPICAL FOR ANY EXTERIOR WALL WITHIN 5'-0" OF PROPERTY LINE

UL ASSEMBLY U344

EXTERIOR PARTITIONS: WOOD STUD (LOAD-BEARING)

FIRE RATING	1 HOUR
STC	N/A
SOUND TEST	N/A
SYSTEM THICKNESS	5 7/8"

U344	1 HOUR			HSL
LOAD-BEARING	WOOD STUDS	INTERIOR PARTITION	N/A	N/A



ASSEMBLY	OPTIONS:
GYPSUM BOARD	5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY
WOOD STUDS	2 IN. X 4 IN. WOOD STUDS SPACED MAX. 24 IN. O.C.
INSULATION	MIN. 3-1/2 IN. THICK FIBERGLASS FRICTION FIT
PLYWOOD SHEATHING	MIN. 15/32 IN. THICK PLYWOOD APPLIED VERTICALLY WITH VERTICAL JOINTS CENTERED ON STUDS. SHEATHING ATTACHED TO STUDS WITH 60 COMMON COATED STEEL BOX NAILS SPACED 12 IN. O.C. ALONG INTERIOR STUDS AND 6 IN. O.C. AT PERIMETER
GYPSUM BOARD	5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY

REVISIONS BY

1	PERMIT	TV 1.21.21

DRAWN BY EN L.
DATE 4-17-18
FILE NO HD-19002

HD ADVISORS / MAGGIE WALKER FOUNDATION
1507 OAKWOOD, RICHMOND VA
SECTIONS & DETAILS

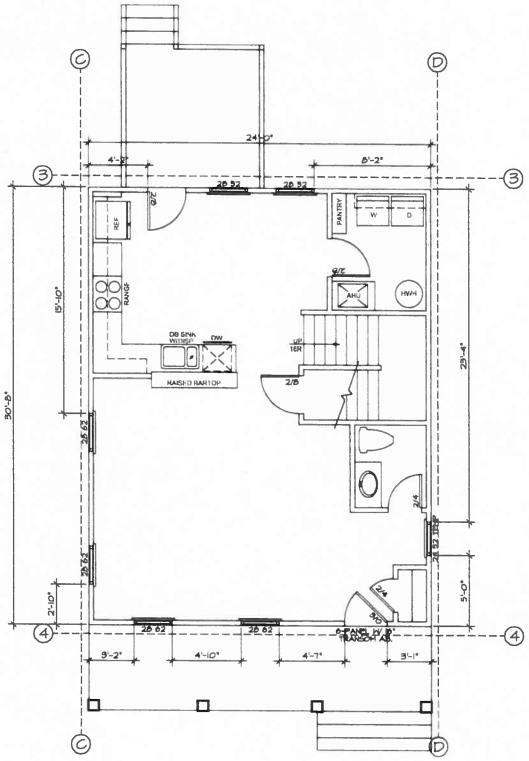
TM VAVRA + ASSOCIATES, P.C.
5005 CRAIG RATH BLVD
MIDLOTHIAN, VA. 23112
PH. 804-560-5129
tmvavra@tmvavra.com

COMMONWEALTH OF VIRGINIA
THOMAS M VAVRA
Lic. No. 008784
ARCHITECT

SHEET NO.
4

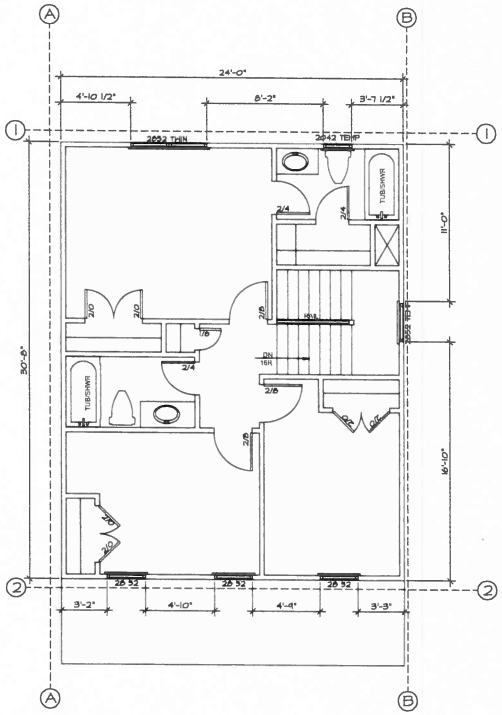
WIND SPEED (MPH)		90		90		90		90		90		90	
BRACED WALL LINE		A		B		1		2					
STYLES													
BRACED WALL PANEL METHOD		CS-WSP	4 1/2" x 12"	CS-WSP	4 1/2" x 12"	CS-WSP	4 1/2" x 12"	CS-WSP	4 1/2" x 12"	CS-WSP	4 1/2" x 12"		
AVG BWL SPACING (ft)		24		24		30.6		30.6					
TABULAR REQUIRED (ft)			7.50		7.50		9.18		9.18				
ADJUSTMENT	LENGTHWAY	B	1.00	B	1.00	B	1.00	B	1.00	B			
	PAGE HEIGHT (ft)	4.10	0.85	11.33	1.01	11.33	1.01	11.33	1.01				
	WALL HEIGHT (ft)	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95				
	# BWLs	2.00	1.00	2.00	1.00	2.00	1.00	2.00	1.00				
	CART INTERIOR GB	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00		
	ADJUTAP WINDHOLD (LENGTHS)	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00		
	METHOD GB FASTENING 4" o.c.	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00		
MODIFIED BWP LENGTH (ft)			8.06		7.21		8.83		8.83				
ACTUAL BWP	BWP	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)		
	1	CS-WSP	30.00	CS-WSP	11.00	CS-WSP	4.00	CS-WSP	3.10				
	2			CS-WSP	16.00	CS-WSP	11.10	CS-WSP	4.80				
	3					CS-WSP	3.60	CS-WSP	4.70				
	4							CS-WSP	3.20				
	5												
	6												
	7												
ACTUAL BWP LENGTH (ft)		30.00		27.00		19.50		15.60					
ACTUAL > REQUIRED		YES		YES		YES		YES					
WWPA	WWPA ≥ 20" WWPA	YES		YES		YES		YES					
	Length of BWL (ft)	30.0		30.0		30.0		30.0					
	BWP ≥ 10 2 x 10"	YES		YES		YES		YES					
SHEAR	WSP WITHIN 1/3 x L(ft)	YES	YES	YES	YES	YES	YES	YES	YES				
	CONTINUOUS FOUNDATION	1	1	1	1	1	1	1	1				
BWL CAPACITY MEETS REQ		PASS		PASS		PASS		PASS					

WIND SPEED (MPH)		90		90		90		90		90			
BRACED WALL LINE		C		D		3		4					
STYLES													
BRACED WALL PANEL METHOD		CS-WSP	4 1/2" x 12"	CS-WSP	4 1/2" x 12"	CS-WSP	4 1/2" x 12"	CS-WSP	4 1/2" x 12"				
AVG BWL SPACING (ft)		24		24		30.6		30.6					
TABULAR REQUIRED (ft)			4.10				5.06		5.06				
ADJUSTMENT	LENGTHWAY	B	1.00			B	1.00	B	1.00	B			
	PAGE HEIGHT (ft)	4.10	0.79			11.33	1.02	11.33	1.02				
	WALL HEIGHT (ft)	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95				
	# BWLs	2.00	1.00	2.00	1.00	2.00	1.00	2.00	1.00				
	CART INTERIOR GB	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00		
	ADJUTAP WINDHOLD (LENGTHS)	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00		
	METHOD GB FASTENING 4" o.c.	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00		
MODIFIED BWP LENGTH (ft)			2.73		3.00		4.03		4.03				
ACTUAL BWP	BWP	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)		
	1	CS-WSP	15.80	CS-WSP	23.30	CS-WSP	4.10	CS-WSP	3.20				
	2	CS-WSP	2.80	CS-WSP	8.80	CS-WSP	8.10	CS-WSP	4.10				
	3							CS-WSP	4.80				
	4							CS-WSP	3.10				
	5												
	6												
	7												
ACTUAL BWP LENGTH (ft)		18.60		28.30		12.20		15.60					
ACTUAL > REQUIRED		YES		YES		YES		YES					
WWPA	WWPA ≥ 20" WWPA	YES		YES		YES		YES					
	Length of BWL (ft)	30.0		30.0		30.0		30.0					
	BWP ≥ 10 2 x 10"	YES		YES		YES		YES					
SHEAR	BWP WITHIN 1/3 x L (ft)	YES	YES	YES	YES	YES	YES	YES	YES				
	CONTINUOUS FOUNDATION	1	1	1	1	1	1	1	1				
BWL CAPACITY MEETS REQ		PASS		PASS		PASS		PASS					



FIRST FLOOR PLAN

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



FIRST FLOOR PLAN

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

COMMONWEALTH OF VIRGINIA
THOMAS M VAVRA
Lic. No. 008784
ARCHITECT

REVISIONS BY

1 PERMIT	TV	12-12-12

DRAWN BY: BEN L.
DATE: 11-14
FILE NO: HD-14002

HD ADVISORS / MAGGIE WALKER FOUNDATION
1507 OAKWOOD, RICHMOND VA
BRACE WALL PLANS

TM VAVRA
+ ASSOCIATES, P.C.
5965 CRAIG RATH BLVD
MIDLOTHIAN, VA. 23112
PH: 804-560-5129
tmvaa@tmvavra.com

SHEET NO
5

my hand this third day of November, 1919. My commission expires on the 28th day of June, 1920.

Alfred L. Blake N.P.

City of Richmond, to wit:

In the Office of the Court of Chancery for said City, the 3rd day of November, 1919. This deed was presented, and, with the Certificate annexed, admitted to record at 5 o'clock P.M.

Teste:

Chas. O. Saville, Clerk.

Exd.

Taylor to Bert D. Taylor.

11-3-19.

Ins. Stamps Cons. $3.50

This Deed, Made this Thirtieth day of October, in the year One Thousand Nine Hundred and Nineteen (1919), Between J. M. Taylor and Lena M. Taylor, his wife, of the City of Richmond, Virginia, parties of the first part, and Bertie O. Taylor, of the said City and State, party of the second part;

Witnesseth: That in consideration of the sum of Ten ($10.00) Dollars, and other valuable consideration, the said parties of the first part do grant unto the said party of the second part, with general warranty,

All that certain lot, piece or parcel of land, with the frame dwelling designated as no. 1507 Oakwood Avenue, and all other improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, on the south line of Oakwood Avenue, and bounded and described as follows:

11/10/21 Deed to Mansfield & Lane

Beginning at the point on the said south line of Oakwood Avenue distant Six Hundred and Sixty (660) feet west of the south-west intersection of Oakwood and Hill Avenues thence running westwardly along and fronting on the said south line of Oakwood Avenue Sixty (60) feet, thence extending back southwardly between parallel lines one hundred and Twenty-four (124) feet to an alley in common sixteen (16) feet wide; being designated as Lots nos. 23 and 24 on a plat made by John H. Turner, Surveyor, dated March 15, 1889, and recorded in the Clerk's Office of Henrico County Circuit Court in D. B. 126-A page 447, and

Being the same real estate conveyed to the said J. M. Taylor by two deeds from Augusta Hildebrand and husband, one dated March 1, 1912, and recorded in the Clerk's Office of Richmond Chancery Court in D. B. 214-D, page 477, and the other dated October 10, 1912, and recorded in the aforesaid Clerk's Office in D. B. 218-B page 294, to which plat and deeds reference is here made for the further particulars.

This conveyance is made subject to a certain deed of Trust, now on the property, from J. M. Taylor and wife to H. C. Blanton, Trustee, dated July 15, 1912, recorded in the aforesaid Clerk's Office in D. B. 217-D, page 341, given to secure the principal sum of $2000.00 evidenced by one certain negotiable note dated July 15, 1912, payable at 5 years after date, with interest at 6% per annum evidenced by separate notes payable

CITY OF RICHMOND
DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

August 10, 2021

Erica Sims
Maggie Walker Community Land Trust
203 North Robinson Street
Richmond, Virginia 23220

RE: 1507 Oakwood Avenue
Tax Parcel: E000-1406/004

Dear Ms. Sims:

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, the subject property has a road frontage of sixty feet (60') along Oakwood Avenue and a lot depth of one hundred twenty-four feet (124'), which results in a lot area of 7,440.0 square feet (0.171 Acres). A recent site visit revealed the subject property is improved with a single-family detached dwelling, a storage shed and a play house structure.

According to a September 22, 2006, Deed (most current), the subject property has been conveyed as *"All that certain lot or parcel of land, with the frame dwelling designated as No. 1507 Oakwood Avenue, and all other improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, on the south line of Oakwood Avenue and bounded and described as follows: Beginning at a point on the said south line of Oakwood Avenue distant 120.0 feet west of the south west intersection of Oakwood Avenue and Boxley Street; thence running westwardly along and fronting on the said south line of Oakwood Avenue 60 feet; thence extending back southwardly between parallel lines 124 feet to an alley I common 16 feet wide, being designated as 1507 Oakwood Avenue…Being the same property conveyed…".*

As proposed, your intent is to split the subject property retaining the existing single-family detached dwelling and creating a new independent vacant lot for the construction of a future single-family detached dwelling fronting on Oakwood Avenue. The subject Tax Parcel is deeded as one (1) independent lot of record and has been since, at least 1919. According to a December 5, 1980, Survey Plat, by Geo.M. Stephens, Jr., entitled, *"Plat of No. 1507 Oakwood Avenue", the* subject property is comprised of two (2) old subdivision lots which were created in Henrico County prior to a 1906 City Annexation. According to the 1980

survey, the single-family dwelling was constructed on the old subdivision Lot 24 and the storage shed and the play house structure were constructed on the old subdivision Lot 23. 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 description of the property by deeds, the construction of the storage shed and play house structure resulted in the combination of the old subdivision lots into one (1) lot for zoning purposes. Therefore, once parcels are combined, any subsequent division thereof must be done in compliance with applicable zoning regulations.

Since, the minimum lot area and lot width would not be met for any proposed division of this property, requesting and obtaining special approval from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) may be a possibility. Be advised, it may be difficult to obtain approval from the BZA unless you can prove the proposed lots are consistent with the predominant lot areas and lot widths within the block (s). 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

cc: Matthew and Catherine Illian
1520 Oakwood Avenue
Richmond, VA 23223

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): 1507 OAKWOOD AVENUE
2 FL R ROOM NO:
3 CONTRACTOR NAME:
4 LICENSE TYPE:
5 CLASS: ☐ A ☐ B ☐ C
6 STATE LICENSE NO:
7 CONTRACTOR STREET ADDRESS:
8 CONTRACTOR TELEPHONE NO / EMAIL ADDRESS:
9 CITY: STATE: ZIP CODE:
10 CONTRACTOR FAX NO:
11 PROPERTY OWNER NAME: MATTHEW & CATHERINE ILLIAN
12 PROPERTY OWNER ADDRESS/ZIP: 1520 OAKWOOD AVENUE
13 OWNER DAYTIME TELEPHONE NO:

BUILDING INFORMATION

14 DESCRIBE CURRENT STRUCTURE USE: VACANT LOT
15 DESCRIBE PROPOSED STRUCTURE USE: SINGLE-FAMILY DETACHED

OFFICE USE ONLY

16 NEW ACCESSORY BLDG ☐ ACC	17 ADDITION ☐ ADD	18 RESIDENTIAL GARAGE ☐ AD1	19 RESIDENTIAL DECK ☐ AD2	20 OPEN PORCH ☐ AD3	21 ENCLOSED PORCH ☐ AD4	22 ALTER REMODEL LIGHT ☐ AL1
23 ALTER REMODEL HEAVY AL2	24 DEMOLITION DEM	25 TENANT FITUP ☐ FUP	26 FOUNDATION ONLY ☐ FOU	27 NEW BUILDING NB	28 MOVING RELOCATION REL	29 REPAIR/REPLACEMENT ☐ REP

30 IF 1 OR 2 FAMILY → ATTACHED: 1 FAMILY 2 FAMILY; DETACHED: 1 FAMILY 2 FAMILY
31 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE →
32 CHECK ONE (IF APPLICABLE): ☐ 1 LODGING HOUSE ☐ 2 NURSING HOME ☐ 3 ADULT CARE RESIDENCE

CONSTRUCTION COST

33 INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A, B, C, D, E & F. TOTAL 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	$	$

WORK DESCRIPTION

34 DESCRIBE SCOPE OF WORK: CONSTRUCT NEW SINGLE-FAMILY DWELLING.

LIEN INFORMATION

35 LIEN AGENT NAME:
36 PHONE NO:
37 ADDRESS:
ZIP CODE:

CONTACT INFORMATION

38 CONTACT PERSON: ERICA SIMS, MAGGIE WALKER COMMUNITY LAND TRUST
39 CONTACT PHONE NO.: 804-915-4940
40 CONTACT FAX NO:
41 CONTACT ADDRESS: 203 NORTH ROBINSON STREET
ZIP CODE: 23220
42 EMAIL:
43 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? ☐ YES ☐ NO NAME: PHONE NO:
44 ENGINEER ARCHITECT NAME:
45 ENGINEER ARCHITECT PHONE NO:
46 ENGINEER ARCHITECT FAX NO:
47 EMAIL:

RE-ROOF ONLY

48 ROOF TYPE * (SEE BACK FOR LIST):
49 NO OF SQUARES:
50 ROOF TYPE 2 (SEE BACK FOR LIST):
51 NO OF SQUARES:

FIRE SUPPRESSION

NOT REQUIRED FOR 1 & 2 FAMILY →
52 AUTOMATIC SPRINKLERS ☐ YES ☐ NO
53 FIRE ALARM SYSTEM ☐ YES ☐ NO

LOT & BUILDING SIZE

54 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)
55 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)
56 GARAGE AREA (SQ. FT.)
57 OPEN PORCH AREA (SQ. FT.)
58 ENCLOSED PORCH AREA (SQ. FT.)
59 DECK AREA (SQ. FT.)
60 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)
61 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)
62 TOTAL BUILDING HEIGHT
63 NUMBER OF FLOORS

PARKING

64 NO OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)
65 NO OF SPACES AT ANOTHER LOCATION
66 LOCATION
LEASE ATTACHED? ☐ YES ☐ NO

SITE WORK

67 WILL THERE BE A ☐ NEW CURB ☐ RELOCATED CURB ☐ DRIVEWAY
68 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? ☐ YES ☐ NO
69 TOTAL AREA TO BE DISTURBED (SQ. FT.)
70 IS SURVEY OR SITE PLAN ATTACHED? ☐ YES ☐ NO

OWNERS AFFIDAVIT

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 LAWS. I ALSO UNDERSTAND IT IS A VIOLATION OF STATE LAW TO KNOWINGLY HIRE AN UNLICENSED CONTRACTOR.

PRINTED NAME: SIGNATURE: DATE:

ASBESTOS CERTIFICATION

A I _____ (NAME OF APPLICANT) 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 _____

OFFICE USE ONLY

ARTS DISTRICT ☐ YES ☐ NO
HISTORICAL DISTRICT ☐ YES ☐ NO
VIOLATION ON PROPERTY ☐ YES ☐ NO
DELINQUENT TAXES DUE? ☐ YES ☐ NO
TYPE OF CONSTRUCTION
EXISTING USE GROUP
PROPOSED USE GROUP
FEE CALC. TYPE ☐ S ☐ U ☐ B ☐ C
PERMIT FEE
FEE RECEIVED
RECEIPT NO ☐ CASH ☐ CHECK ☐ CREDIT CARD
IS PROPERTY IN 100 YR FLOOD PLAIN? ☐ YES ☐ NO
FLOOD ELEV
SITE ELEV.
CHESAPEAKE BAY PROTECTION AREA? ☐ YES ☐ NO
CHESAPEAKE BAY MANAGEMENT AREA? ☐ YES ☐ NO
APPLICATION APPROVED BY DATE
APPLICATION DISAPPROVED BY DATE

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

PDR02B (Rev. 02/15)
502516-1