



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

October 8, 2021

Lottie F. Wade
627 E. 42nd Street
Brooklyn, NY 11203

Baker Development Resources
530 East Main Street, Suite 730
Richmond, Virginia 23219
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 55-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, November 3, 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 building permits to construct two (2) new single-family detached dwellings at 3112 GARLAND AVENUE (Tax Parcel Number N000-1038/007), located in an R-6 (Single-Family Attached 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 394 283 349# 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 November 3, 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 55-2021
Page 2
October 8, 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.

4c Property Solutions LLC
Po Box 304
Chesterfield, VA 23832

Anderson Dorethia Elnora
3114 Garland Ave
Richmond, VA 23222

Applegate Thomas W And Burns Linda
Jeane
3123 Garland Ave
Richmond, VA 23222

Aquilina Ashten
3118 Garland Ave
Richmond, VA 23222

Booker Alvin A Jr & Gracie W
3117 Hanes Ave
Richmond, VA 23222

Byrnes Keith C
8 N Granby St
Richmond, VA 23220

Cava Capital LLC
5310 Markel Rd #104
Richmond, VA 23230

Dabney Sue S Life
4848 Francistown Rd
Glen Allen, VA 23060

Dauksz Meredith L & Edward D & Riley
Brian E
3115 Hanes Ave
Richmond, VA 23222

Harris Cerelia O
3121 Hanes Avenue
Richmond, VA 23222

Jackson John M
3115 Garland Ave
Richmond, VA 23222

Kirby Benjamin Frederick And Lee Rachel
Pauline
3105 Garland Ave
Richmond, VA 23222

Lewis Beverley D And Bruce H
3113 Hanes Ave
Richmond, VA 23222

Lord Gilbert W And Lula G And Jorgensen
Karen J
3107 Hanes Ave
Richmond, VA 23222

Mills Dawud H And Alanna L
3125 Garland Ave
Richmond, VA 23222

Nine 14 Properties LLC
13805 Village Mill Drive Ste 202
Midlothian, VA 23114

Persaud Davendra
2100 E Parham Rd #3181
Richmond, VA 23228

Pethtel Hilary Anne
3119 Garland Ave
Richmond, VA 23222

Pursley David And Otwell Catherine
3102 Garland Ave
Richmond, VA 23222

Reed Jeremy A And Bach Amanda L
3111 Hanes Ave
Richmond, VA 23222

Richmond North Holdings LLC
Po Box 4121
Midlothian, VA 23112

Sc Garland Ave LLC
3420 Pump Rd #148
Richmond, VA 23233

Terry Darvina R And Sharpe Charlotte
3109 Hanes Ave
Richmond, VA 23222

Winston Gladys R & Cheryl D
3111 Garland Ave
Richmond, VA 23222

Property: 3112 Garland Ave **Parcel ID:** N0001038007**Parcel**

Street Address: 3112 Garland Ave Richmond, VA 23222-
Owner: WADE LOTTIE F
Mailing Address: 627 E 42ND ST, BROOKLYN, NY 11203
Subdivision Name : BRIGHTWOOD
Parent Parcel ID:
Assessment Area: 304 - Providence Park
Property Class: 120 - R Two Story
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$37,000
Improvement Value: \$113,000
Total Value: \$150,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 8100
Acreage: 0.186
Property Description 1: L8-9 B18
Property Description 2: 0060.00X0135.00 0000.000
State Plane Coords(?): X= 11791832.500011 Y= 3734219.769022
Latitude: 37.57376755 , **Longitude:** -77.43391824

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 60
Rear Size: 135
Parcel Square Feet: 8100
Acreage: 0.186
Property Description 1: L8-9 B18
Property Description 2: 0060.00X0135.00 0000.000
Subdivision Name : BRIGHTWOOD
State Plane Coords(?): X= 11791832.500011 Y= 3734219.769022
Latitude: 37.57376755 , **Longitude:** -77.43391824

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$50,000	\$125,000	\$175,000	Reassessment
2021	\$37,000	\$113,000	\$150,000	Reassessment
2020	\$35,000	\$106,000	\$141,000	Reassessment
2019	\$35,000	\$97,000	\$132,000	Reassessment
2018	\$35,000	\$75,000	\$110,000	Reassessment
2017	\$25,000	\$76,000	\$101,000	Reassessment
2016	\$25,000	\$73,000	\$98,000	Reassessment
2015	\$24,000	\$89,000	\$113,000	Reassessment
2014	\$24,000	\$88,000	\$112,000	Reassessment
2013	\$24,000	\$87,000	\$111,000	Reassessment
2012	\$24,000	\$92,000	\$116,000	Reassessment
2011	\$24,000	\$100,000	\$124,000	CarryOver
2010	\$24,000	\$100,000	\$124,000	Reassessment
2009	\$24,100	\$99,900	\$124,000	Reassessment
2008	\$24,100	\$99,900	\$124,000	Reassessment
2007	\$23,000	\$99,900	\$122,900	Reassessment
2006	\$14,400	\$88,000	\$102,400	Reassessment
2005	\$11,000	\$79,300	\$90,300	Reassessment
2004	\$10,000	\$72,100	\$82,100	Reassessment
2003	\$10,000	\$79,200	\$89,200	Reassessment
2002	\$9,500	\$75,400	\$84,900	Reassessment
2000	\$9,000	\$71,100	\$80,100	Reassessment
1998	\$9,000	\$69,000	\$78,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
04/23/2010	\$0	TAYLOR EDITH J AND	IW2010-315	2 - INVALID SALE-Relation Between Buyer/Seller
08/02/1973	\$14,500	Not Available	00685-B0074	

Planning

Master Plan Future Land Use: R
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: North
Traffic Zone: 1017
City Neighborhood Code: BRKP
City Neighborhood Name: Brookland Park
Civic Code:
Civic Association Name: North Central Civic Association
Subdivision Name: BRIGHTWOOD
City Old and Historic District:
National historic District: Brookland Park
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	1032	0106001	010600
1990	103	0106001	010600

Schools

Elementary School: Barack Obama
Middle School: Henderson
High School: Marshall

Public Safety

Police Precinct: 4
Police Sector: 412
Fire District: 14
Dispatch Zone: 083A

Public Works Schedules

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

Government Districts

Council District: 3
Voter Precinct: 303
State House District: 71
State Senate District: 9
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1922
Stories: 2
Units: 0
Number Of Rooms: 9
Number Of Bed Rooms: 0
Number Of Full Baths: 2
Number Of Half Baths: 0
Condition: fair for age
Foundation Type: Full Bsmt
1st Predominant Exterior: Asbestos siding
2nd Predominant Exterior: N/A
Roof Style: Hip
Roof Material: Composition roll
Interior Wall: Drywall
Floor Finish: Carpet, Vinyl tile
Heating Type: Forced hot air
Central Air: Y
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 2220 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 1110 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 353 Sqft
Deck: 0 Sqft

Property Images

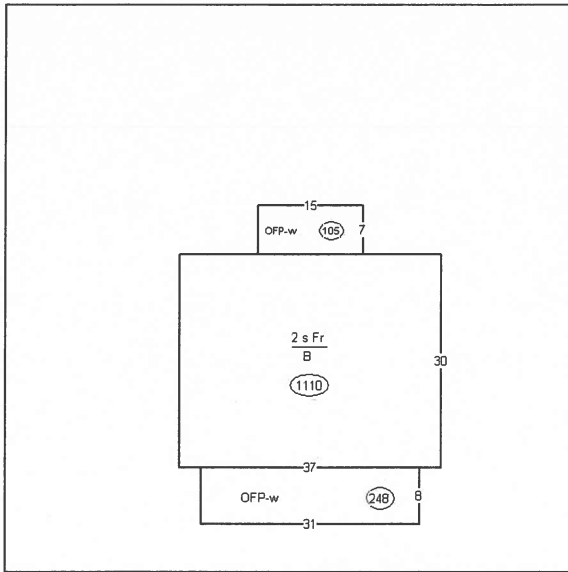
Name:N0001038007 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:N0001038007 Desc:R01



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT

PROPERTY

OWNER: Lottie F. Wade

PHONE: (Home) () () (Mobile) () ()

ADDRESS 627 E. 42nd Street

FAX: () () (Work) () ()

Brooklyn, NY 11203

E-mail Address:

PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources

PHONE: (Home) () () (Mobile) (804) 874-6275

(Name/Address) 530 East Main Street, Suite 730

FAX: () () (Work) () ()

Richmond, VA 23219

E-mail Address: markbaker@bakerdevelopmentresources.com

Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 3112 Garland Avenue

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-412.4(1)

APPLICATION REQUIRED FOR: Building permits to construct two (2) new single-family detached dwellings.

TAX PARCEL NUMBER(S): N000-1038/007 ZONING DISTRICT: R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of five thousand square feet (5,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 8,100.0 square feet and a lot width of sixty feet (60') currently exists; lot areas of 4,050.0 square feet and lot widths of 30.0 feet are proposed for #3112 and #3112 1/2.

DATE REQUEST DISAPPROVED: September 17, 2021

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: September 16, 2021 TIME FILED: 1:56 p.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAR-099099-2021

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: 9/30/2021

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

CASE NUMBER: BZA 55-2021 HEARING DATE: November 3, 2021 AT 1:00 P.M.

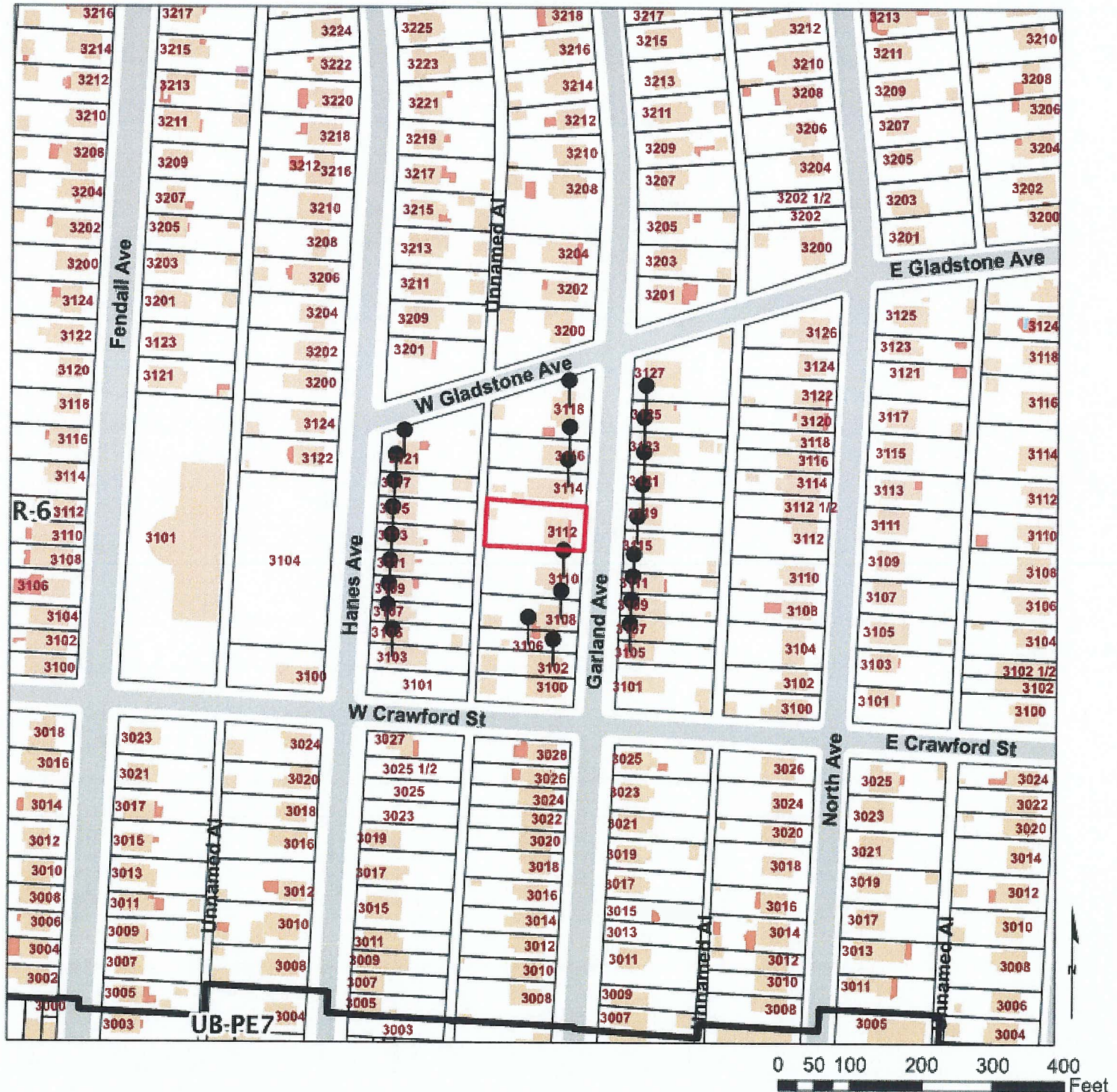
BOARD OF ZONING APPEALS CASE BZA 55-2021
150' Buffer

APPLICANT(S): Lottie F. Wade

PREMISES: 3112 Garland Avenue
(Tax Parcel Number N000-1038/007)

SUBJECT: Building permits to construct two (2) new single-family detached dwellings.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.4(1)
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

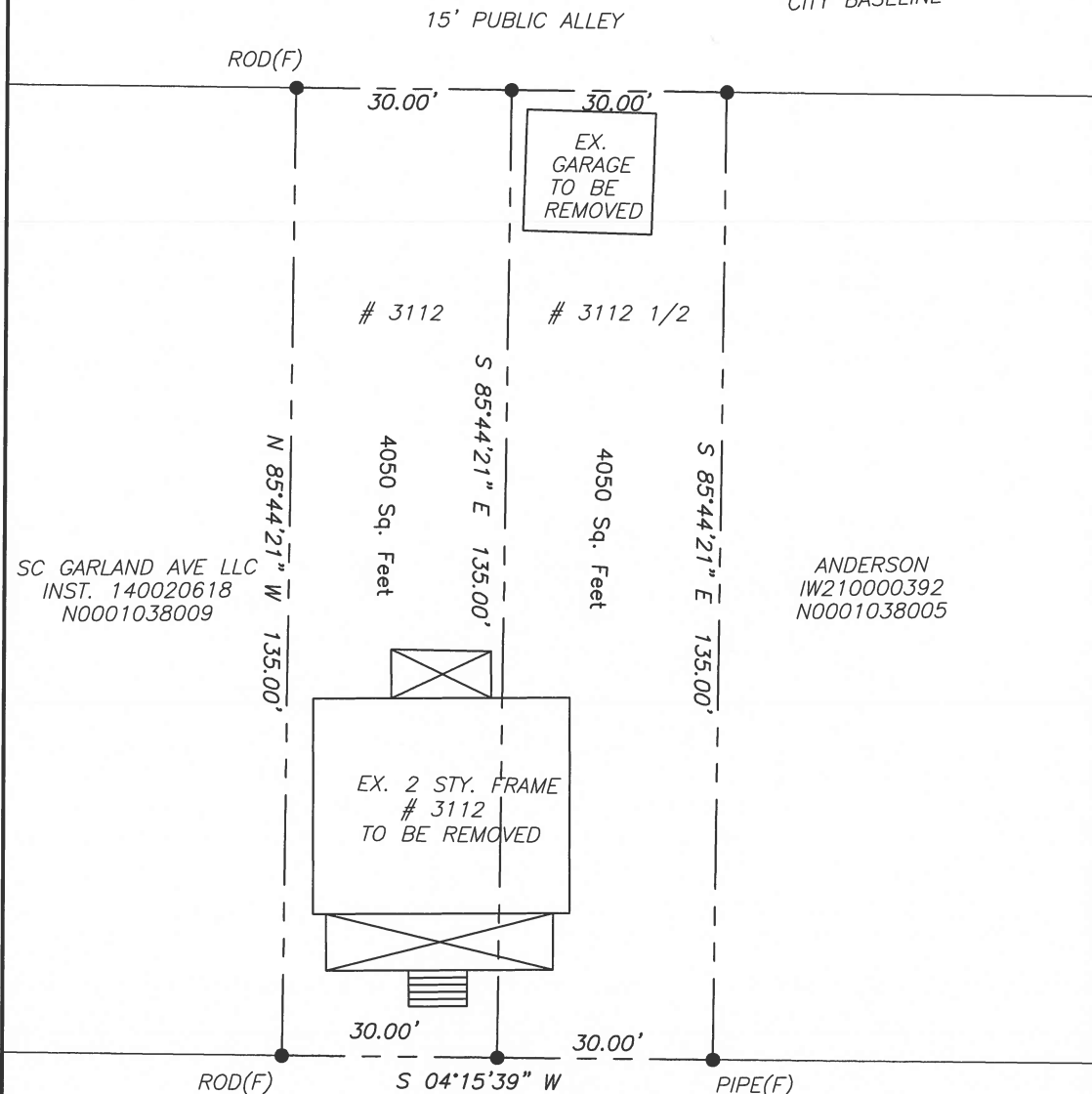
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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/civicasociationgroupinformation.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)

- 1) THIS PARCEL IS NOT IN A FEMA FLOOD HAZARD ZONE
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN
- 4) RODS TO BE SET UPON COMPLETION OF CONSTRUCTION



GARLAND AVE.
VAR. WIDTH PUBLIC R/W

**DIVISION OF
#3112 GARLAND AVE.**

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

CITY OF RICHMOND
VIRGINIA
SEPT. 14, 2021
SCALE: 1"=20'

ADDRESS: 3112 GARLAND
PARCEL: N001038007 (PART)
ZONED R-6
SETBACKS

FRONT: 15'
SIDE: 3'
REAR: 5'

EX. LOT SIZE: 4050 SQ.FT.

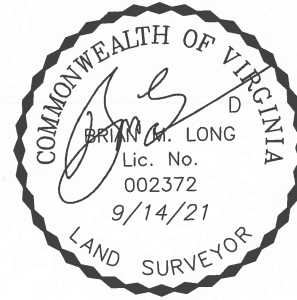
AREA OF DISTURBANCE: 3708 Sq. Feet

ONCE CONSTRUCTION IS COMPLETE SITE
IS TO BE PERMANENTLY SEEDDED.

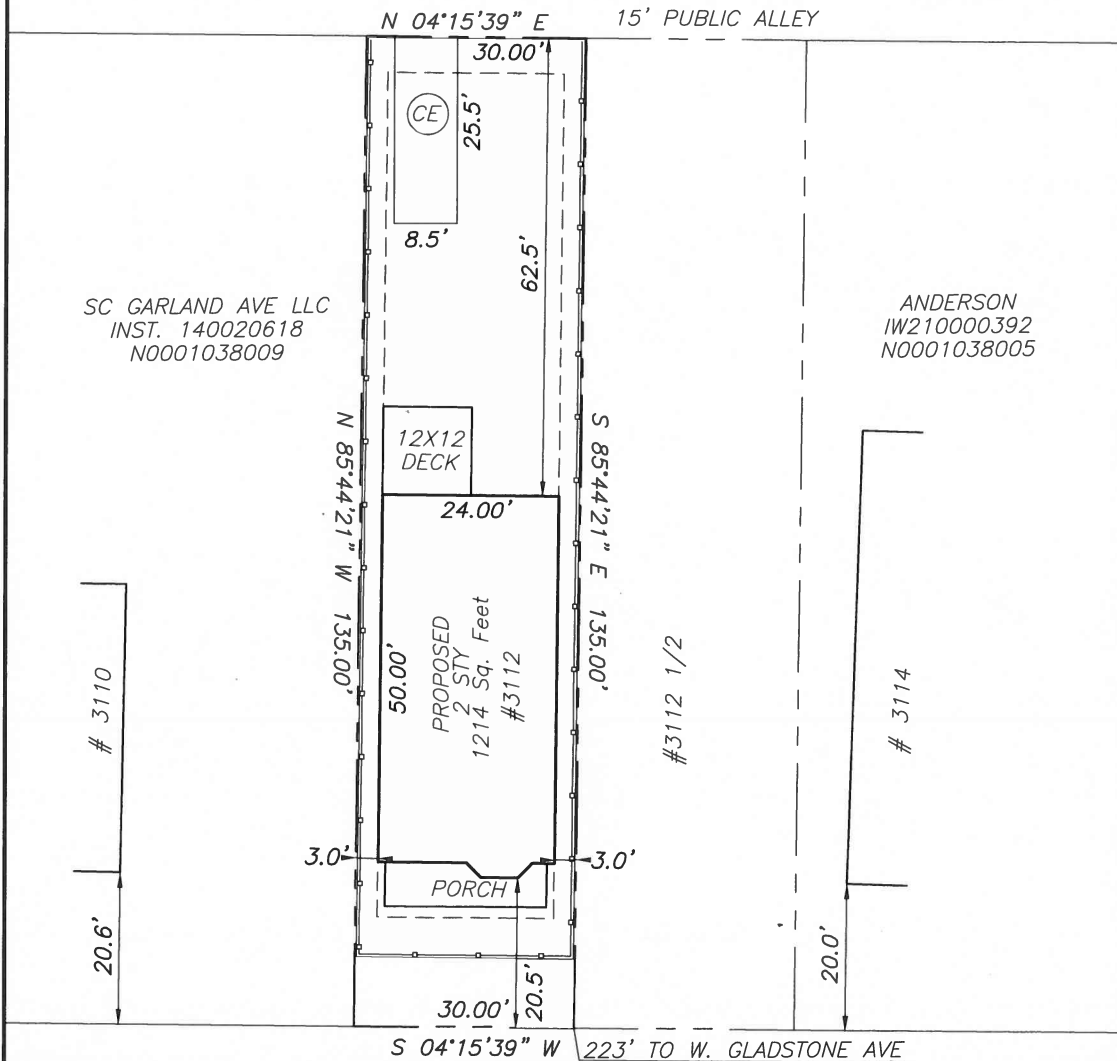
—○—○— SILT FENCE
- - - - - SETBACKS
- - - - - LIMITS OF DISTURBANCE



CONSTRUCTION ENTRANCE/FUTURE GRAVEL
PARKING SPACE



CITY BASELINE
ASSUMED



GARLAND AVE.
VAR. WIDTH PUBLIC R/W

SITE PLAN
#3112 GARLAND AVE.

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

CITY OF RICHMOND
VIRGINIA
SEPT. 14, 2021
SCALE: 1"=20'

ADDRESS: 3112 1/2 GARLAND
PARCEL: N001038007 (PART)
ZONED R-6
SETBACKS

FRONT: 15'
SIDE: 3'
REAR: 5'

EX. LOT SIZE: 4050 SQ.FT.

AREA OF DISTURBANCE: 3708 Sq. Feet

ONCE CONSTRUCTION IS COMPLETE SITE
IS TO BE PERMANENTLY SEEDED.

—○— SILT FENCE
- - - - - SETBACKS
- - - - - LIMITS OF DISTURBANCE



CONSTRUCTION ENTRANCE/FUTURE GRAVEL
PARKING SPACE



CITY BASELINE
ASSUMED

15' PUBLIC ALLEY
N 04°15'39" E

SC GARLAND AVE LLC
INST. 140020618
N0001038009

ANDERSON
IW210000392
N0001038005

3110
20.6'

#3112

N 85°44'21" W 135.00'

50.00'

PROPOSED
2 STY
1214 Sq. Feet
#3112 1/2

24.00'

12X12
DECK

S 85°44'21" E 135.00'

3114

3.0'

20.5'

30.00'

20.0'

S 04°15'39" W

193' TO W. GLADSTONE AVE.

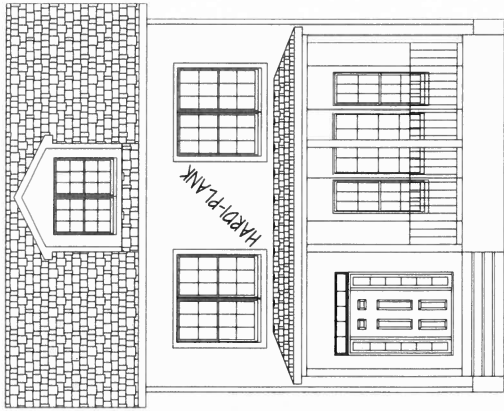
GARLAND AVE.

VAR. WIDTH PUBLIC R/W

SITE PLAN
#3112 1/2 GARLAND AVE.

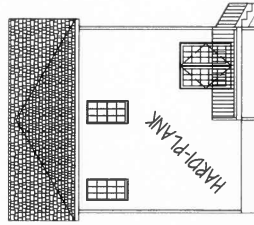
LONG SURVEYING, LLC
4650 FACTORY MILL ROAD
MAIDENS, VA 23012
804-314-5620

CITY OF RICHMOND
VIRGINIA
SEPT. 14, 2021
SCALE: 1"=20'



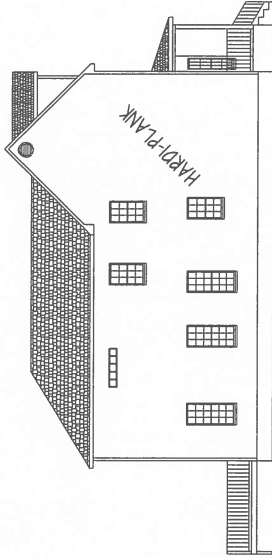
Front Elevation

Scale 1/8"=1'



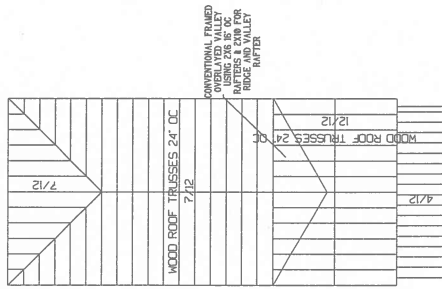
Rear Elevation

Scale 1/8"=1'



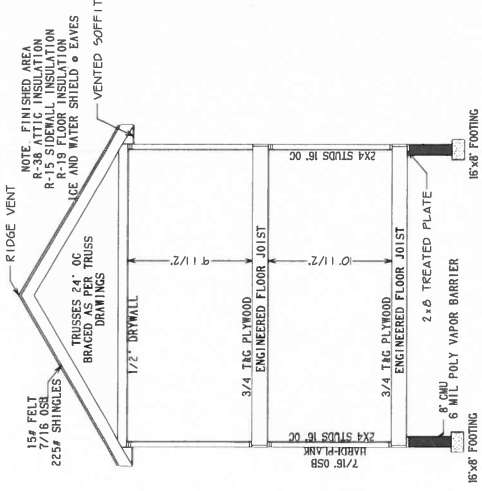
Left Elevation

Scale 1/8"=1'



Roof Framing Detail

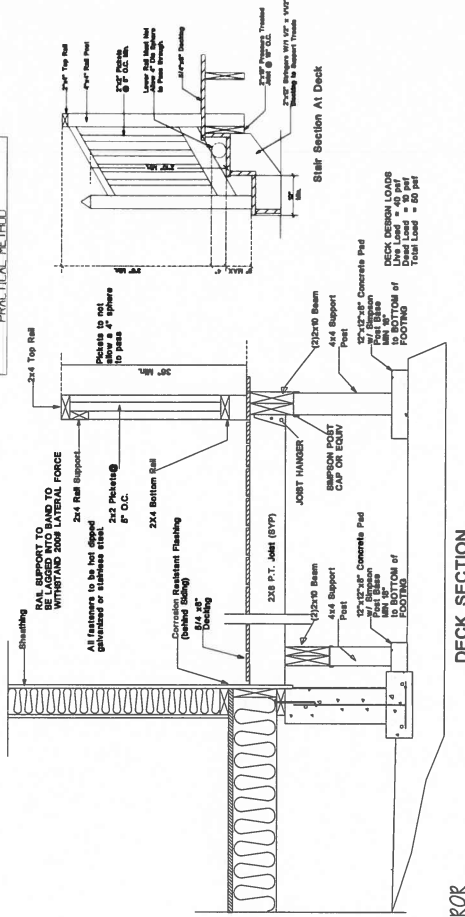
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THRU WALL SECTION

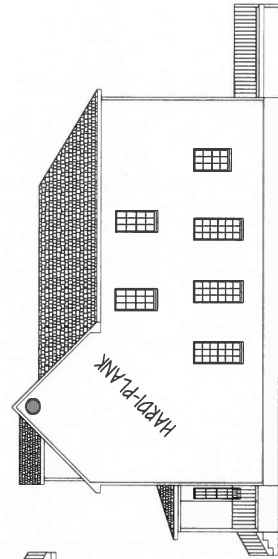
SCALE 1/4"=1'

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



DECK SECTION

MIRROR



Right Elevation

Scale 1/8"=1'

THIS PLAN WAS DESIGNED FOR

3112 GARLAND AVE

THIS PLAN DESIGNED BY

NetCadDrafting

TWO STORY

ELEVATIONS

DATE OF PLANS

9/9/21

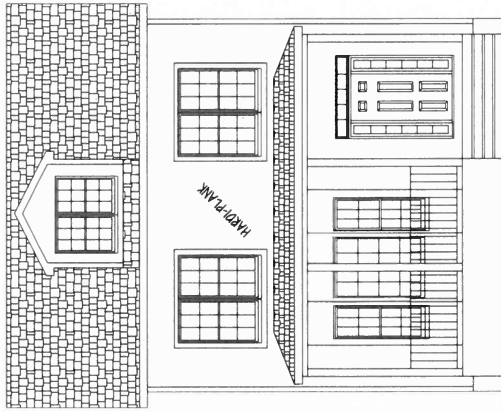
PLANS DRAWN BY

BRAD PRICE

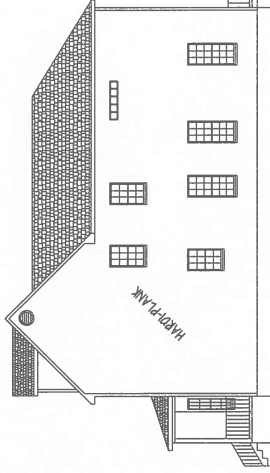
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OF

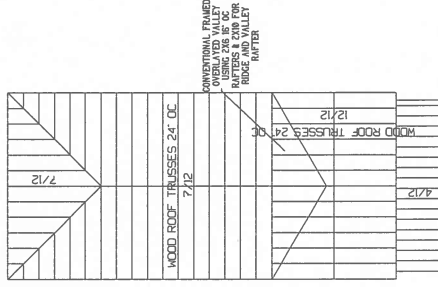
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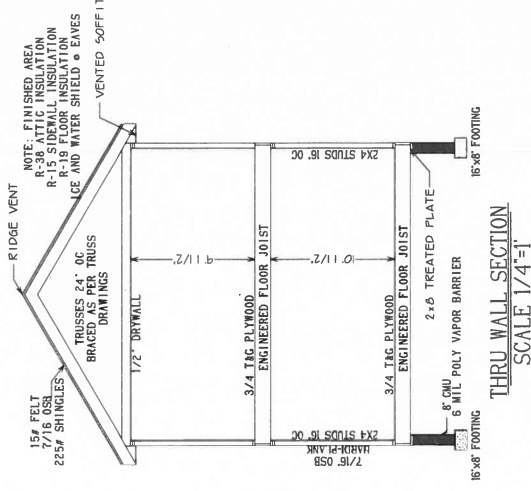
Front Elevation
Scale 1/4"=1'



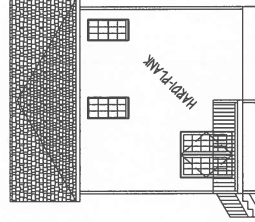
Right Elevation
Scale 1/8"=1'



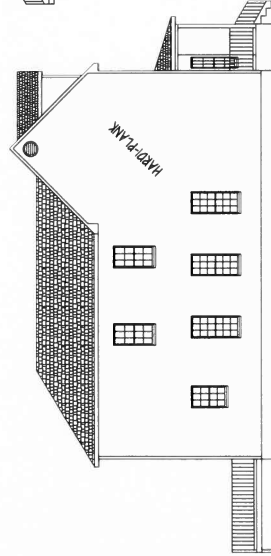
Roof Framing Detail
Scale 1/8"=1'



THRU WALL SECTION
SCALE 1/4"=1'

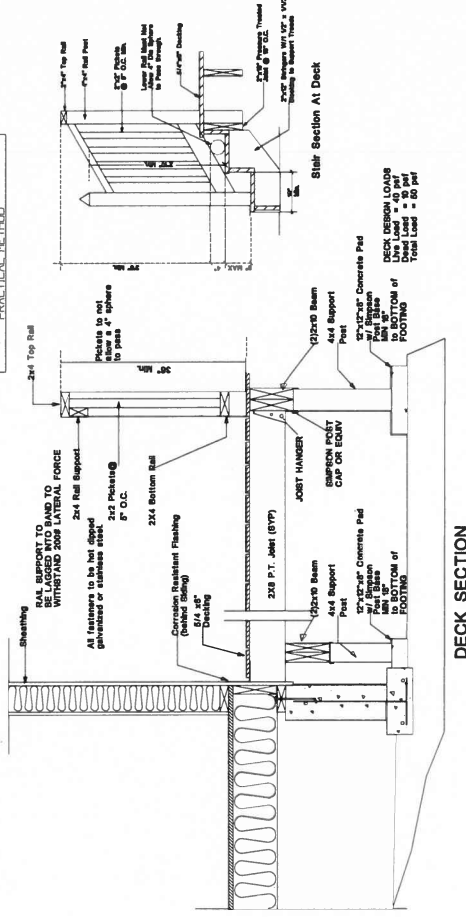


Rear Elevation
Scale 1/8"=1'



Left Elevation
Scale 1/8"=1'

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



DECK SECTION

THIS PLAN DESIGNED BY

NetCadDrafting

THIS PLAN WAS DESIGNED FOR

3112 1/2 GARLAND AVE

TWO STORY

ELEVATIONS

DATE OF PLANS

9/9/21

PLANS DRAWN BY

BRAD PRICE

City of Richmond, to-wit:

In the Office of the Court of Chancery for said City,
the 1st day of September, 1922.

This deed was presented, and, with the Certificate annexed, admitted
to record at 11:35 o'clock A.M.

Tests:

Chas. O. Saville, Clerk.

Examined

Tucker
to-B. & S.
Lohmann

THIS DEED, made this 23d day of September, 1922, between Mary W. Tucker (Unmarried), of the City of Richmond, State of Virginia, party of the first part, and L.O. Lohmann, of the same City and State, party of the second part.

9-29-22. \$13.16. (\$10.00) and other valuable considerations, paid and secured to be paid, receipt of which is hereby acknowledged, the said party of the first part doth grant and convey, with General Warranty, unto the said party of the second part, the following described property, to-wit:

Rev. Stamps
\$1.30
Cancelled.

All of those two (2) certain lots, or parcels, of land, lying and being in that portion of the City of Richmond, Virginia, annexed from the County of Henrico on November 5, 1914, and known as "Brookland Park", and described as follows:

Commencing at a point on the west line of Garland Avenue two hundred and twenty feet (220') north of Crawford Street; thence running in a northerly direction along; and fronting on, the west line of Garland Avenue sixty feet (60'); thence running back in a westerly direction, between parallel lines, one hundred and thirty-five feet (135') to an alley fifteen feet (15') wide;

Being Lots Nos. 8 and 9 in Block No. 18 on plan of "Brookland Park," as laid off on plat recorded in the Clerk's Office of Henrico Circuit Court, in P.B. 6, p. 87, and

Being a part of the same property devised to Mary W. Tucker by the last will and testament of C.A. Willeroy, probated in the Chancery Court of the City of Richmond, Virginia, on July 27, 1921, and recorded in W.B. 18, page 341.

Being the same property conveyed to C.A. Willeroy by deed dated April 23, 1886, from H.D. Hargrove and Others, as Trustees, and recorded in the Clerk's Office of Henrico Circuit Court, in D.B. 151-B, p. 212.

The said party of the first part covenants that she has the right to convey the said land to the grantee; that she has done no act to encumber the



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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.
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CONTRACTOR/OWNER INFORMATION	1 JOB/PROPERTY ADDRESS (STREET & NUMBER) 3112 GARLAND AVENUE		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	
BUILDING INFORMATION	8 CONTRACTOR TELEPHONE NO. / EMAIL ADDRESS		9 CITY	
	10 CONTRACTOR FAX NO.		11 PROPERTY OWNER NAME LOTTIE F. WAGE	
	12 PROPERTY OWNER ADDRESS/ZIP 627 E. 42ND STREET · BROOKLYN, NY		13 OWNER DAYTIME TELEPHONE NO.	
BUILDING INFORMATION	14 DESCRIBE CURRENT STRUCTURE USE VACANT LOT.		15 DESCRIBE PROPOSED STRUCTURE USE SINGLE-FAMILY	
	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
CONSTRUCTION COST	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
WORK DESCRIPTION	31 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE		32 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1. LODGING HOUSE <input type="checkbox"/> 2. NURSING HOME <input type="checkbox"/> 3. ADULT CARE RESIDENCE	
	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 \$
	B. ELEC. COST \$		D. PLUMB. COST \$	E. SPRINKLER COST \$
LIEN INFORMATION	F. ELEVATOR COST \$		G. TOTAL CONSTRUCTION COST LESS TRADE PERMITS \$	
	33 DESCRIBE SCOPE OF WORK CONSTRUCT SINGLE-FAMILY DETACHED DWELLING.			
	34			
CONTACT INFORMATION	35 LIEN AGENT NAME		36 PHONE NO.	
	37 ADDRESS		ZIP CODE	
	38 CONTACT PERSON MARK BAKER BAKER DEVELOPMENT RESOURCES		39 CONTACT PHONE NO. 804-874-6275	
RE-ROOF ONLY	40 CONTACT ADDRESS 530 E. MAIN STREET, #130 · RICHMOND, VA		41 CONTACT FAX NO.	
	42 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO		43 NAME MARK BAKER	
	44 ENGINEER/ARCHITECT NAME		45 ENGINEER/ARCHITECT PHONE NO.	
FIRE SUPPRESSION	46 ENGINEER/ARCHITECT FAX NO.		47 EMAIL	
	48 ROOF TYPE 1 (SEE BACK FOR LIST)		49 NO. OF SQUARES	
	50 ROOF TYPE 2 (SEE BACK FOR LIST)		51 NO. OF SQUARES	
LOT & BUILDING SIZE	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 OPEN PORCH AREA (SQ. FT.)		58 ENCLOSED PORCH AREA (SQ. FT.)	
PARKING	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	
	64 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)		65 NO. OF SPACES AT ANOTHER LOCATION	
SITE WORK	66 LOCATION		LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	67 WILL THERE BE A NEW CURB <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY		68 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	69 TOTAL AREA TO BE DISTURBED (SQ. FT.)		70 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> 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 LAW. I ALSO UNDERSTAND IT IS A VIOLATION OF STATE LAW TO KNOWINGLY HIRE AN UNLICENSED CONTRACTOR.			
	PRINTED NAME		SIGNATURE	
	DATE		DATE	
ASBESTOS CERTIFICATION	A (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 <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		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		FEE RECEIVED		
RECEIPT NO.		<input type="checkbox"/> CASH <input type="checkbox"/> CHECK <input type="checkbox"/> CREDIT CARD		
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		
CHESAPEAKE BAY MANAGEMENT AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO		APPLICATION APPROVED BY		
DATE		APPLICATION DISAPPROVED BY		
DATE		DATE		

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	6 STATE LICENSE NO.		7 CONTRACTOR STREET ADDRESS	
BUILDING INFORMATION	8 CONTRACTOR TELEPHONE NO. / EMAIL ADDRESS		9 CITY	
	10 STATE		11 ZIP CODE	
	12 CONTRACTOR FAX NO.		13 PROPERTY OWNER NAME LOTTIE F. WAKE	
CONSTRUCTION COST	14 PROPERTY OWNER ADDRESS/ZIP 627 E. 42nd STREET, BROOKLYN, NY		15 OWNER DAYTIME TELEPHONE NO.	
	16 DESCRIBE CURRENT STRUCTURE USE VACANT LOT.		17 DESCRIBE PROPOSED STRUCTURE USE SINGLE FAMILY	
	18 NEW ACCESSORY BLDG. <input type="checkbox"/> ACC		19 ADDITION <input type="checkbox"/> ADD	
WORK DESCRIPTION	20 RESIDENTIAL GARAGE <input type="checkbox"/> AD1		21 RESIDENTIAL DECK <input type="checkbox"/> AD2	
	22 OPEN PORCH <input type="checkbox"/> AD3		23 ENCLOSED PORCH <input type="checkbox"/> AD4	
	24 ALTER/REMODEL LIGHT <input type="checkbox"/> AL1		25 ALTER/REMODEL HEAVY <input type="checkbox"/> AL2	
LIEN INFORMATION	26 DEMOLITION <input type="checkbox"/> DEM		27 TENANT FITUP <input type="checkbox"/> FUP	
	28 FOUNDATION ONLY <input type="checkbox"/> FOU		29 NEW BUILDING <input type="checkbox"/> NB	
	30 MOVING/RELOCATION <input type="checkbox"/> REL		31 REPAIR/REPLACEMENT <input type="checkbox"/> REP	
CONTACT INFORMATION	32 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		33 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE <input type="checkbox"/> 1 <input type="checkbox"/> 2	
	34 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1. LODGING HOUSE <input type="checkbox"/> 2. NURSING HOME <input type="checkbox"/> 3. ADULT CARE RESIDENCE		35 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.	
	36 A. TOTAL CONST. COST OF ENTIRE JOB \$		37 C. MECH. COST \$	
RE-ROOF ONLY	38 B. ELEC. COST \$		39 D. PLUMB. COST \$	
	40 E. SPRINKLER COST \$		41 F. ELEVATOR COST \$	
	42 G. TOTAL CONSTRUCTION COST LESS TRADE PERMITS \$		43 DESCRIBE SCOPE OF WORK CONSTRUCT SINGLE FAMILY DETACHED DWELLING.	
LOT & BUILDING SIZE	44 LIEN AGENT NAME		45 PHONE NO.	
	46 ADDRESS		47 ZIP CODE	
	48 CONTACT PERSON MARK BAKER		49 CONTACT PHONE NO. 804-874-6275	
PARKING	50 CONTACT ADDRESS 530 E. MAIN STREET, #130 RICHMOND, VA		51 CONTACT FAX NO.	
	52 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		53 NAME	
	54 ENGINEER/ARCHITECT NAME		55 ENGINEER/ARCHITECT PHONE NO.	
SITE WORK	56 ENGINEER/ARCHITECT FAX NO.		57 EMAIL	
	58 ROOF TYPE 1 (SEE BACK FOR LIST)		59 NO. OF SQUARES	
	60 ROOF TYPE 2 (SEE BACK FOR LIST)		61 NO. OF SQUARES	
OWNERS AFFIDAVIT	62 NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/>		63 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
	64 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		65 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)	
	66 GARAGE AREA (SQ. FT.)		67 OPEN PORCH AREA (SQ. FT.)	
ASBESTOS CERTIFICATION	68 ENCLOSED PORCH AREA (SQ. FT.)		69 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)	
	70 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)		71 TOTAL BUILDING HEIGHT	
	72 NUMBER OF FLOORS		73 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)	
OFFICE USE ONLY	74 NO. OF SPACES AT ANOTHER LOCATION		75 LOCATION	
	76 LEASE ATTACHED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		77 WILL THERE BE A <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY	
	78 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		79 TOTAL AREA TO BE DISTURBED (SQ. FT.)	
80 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		81 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.		
82 PRINTED NAME		83 SIGNATURE		
84 DATE		85 (NAME OF APPLICANT)		
86 (ADDRESSES, FLOOR OR SUITE)		87 CERTIFY THAT THE BUILDING AT		
88 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".		89 SIGNATURE		
90 ARTS DISTRICT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		91 HISTORICAL DISTRICT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
92 VIOLATION ON PROPERTY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		93 DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
94 ICC TYPE OF CONSTRUCTION		95 EXISTING USE GROUP		
96 PROPOSED USE GROUP		97 FEE CALC. TYPE <input type="checkbox"/> S <input type="checkbox"/> U <input type="checkbox"/> B <input type="checkbox"/> C		
98 PERMIT FEE		99 FEE RECEIVED		
100 RECEIPT NO.		101 CASH <input type="checkbox"/> CHECK <input type="checkbox"/> CREDIT CARD		
102 IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		103 FLOOD ELEV.		
104 SITE ELEV.		105 CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
106 CHESAPEAKE BAY MANAGEMENT AREA? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		107 APPLICATION APPROVED BY		
108 DATE		109 APPLICATION DISAPPROVED BY		
110 DATE		111 DATE		

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