



Record Summary for Zoning BZA Application

Record Detail Information

Record Type: [Zoning BZA Application](#) Record Status: [Application Submitted](#) File Date: [September 9, 2020](#)
 Record Number: [ZON-BZA-2020-00028](#) Expiration Date:
 Description: Record Name: [HARRISON SIDE YARD VARIANCE REQUEST FROM 10 FEET TO 8 FEET AT 1800 GWALTNEY COURT](#)
 Approval to construct an enclosed sunroom based on existing deck structure footprint which was approved by the City previously, although we are now being told that the size of the existing deck is not in line with city codes. Parent Record Number:

Address: [1800 GWALTNEY CT, CHESAPEAKE, VA 23321](#)

Owner Information

| Primary | Owner Name | Owner Address | Owner Phone |
|---------------------|--|---|-------------|
| Yes | HARRISON DELANO S & SHELIA S | 1800 GWALTNEY CT, CHESAPEAKE, VA 23321-1964 | |

Parcel Information

Parcel No:
[0156002000260](#)

Contact Information

| Name | Organization Name | Contact Type | Phone |
|--|--|---------------------------|--------------------------------|
| Delano S Harrison | HARRISON DELANO S & SHELIA S | Applicant | (175) 753-6666 |
| Address 1800 Gwaltney Court, Chesapeake, VA 23321 | | | |

Application Specific Information

ADDITIONAL ADDRESS INFORMATION

Unit Number -

APPLICATION INFORMATION

| | |
|---|---|
| Request Type | Variance |
| I (we) the undersigned do hereby apply to the Chesapeake Board of Zoning Appeals for a hearing on the following request | Approval to construct an enclosed sunroom based on existing deck structure footprint which was approved by the City previously, although we are now being told that the size of the existing deck is not in line with city codes. |
| A physical survey of the property must be submitted with the applications for a variance | Yes |
| Applicants Interest in Property | Owner |
| Other (Explain) | - |

ACKNOWLEDGEMENT

| | |
|---|-----|
| Declaration of Board of Zoning Appeals Interest | No |
| Declaration of Accuracy | Yes |
| Declaration of Financial Responsibility | Yes |
| Declaration of Consent | Yes |

THIS SURVEY IS BASED ON A PLAT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF CHESAPEAKE, VIRGINIA IN MAP BOOK 144 AT PAGE 126.

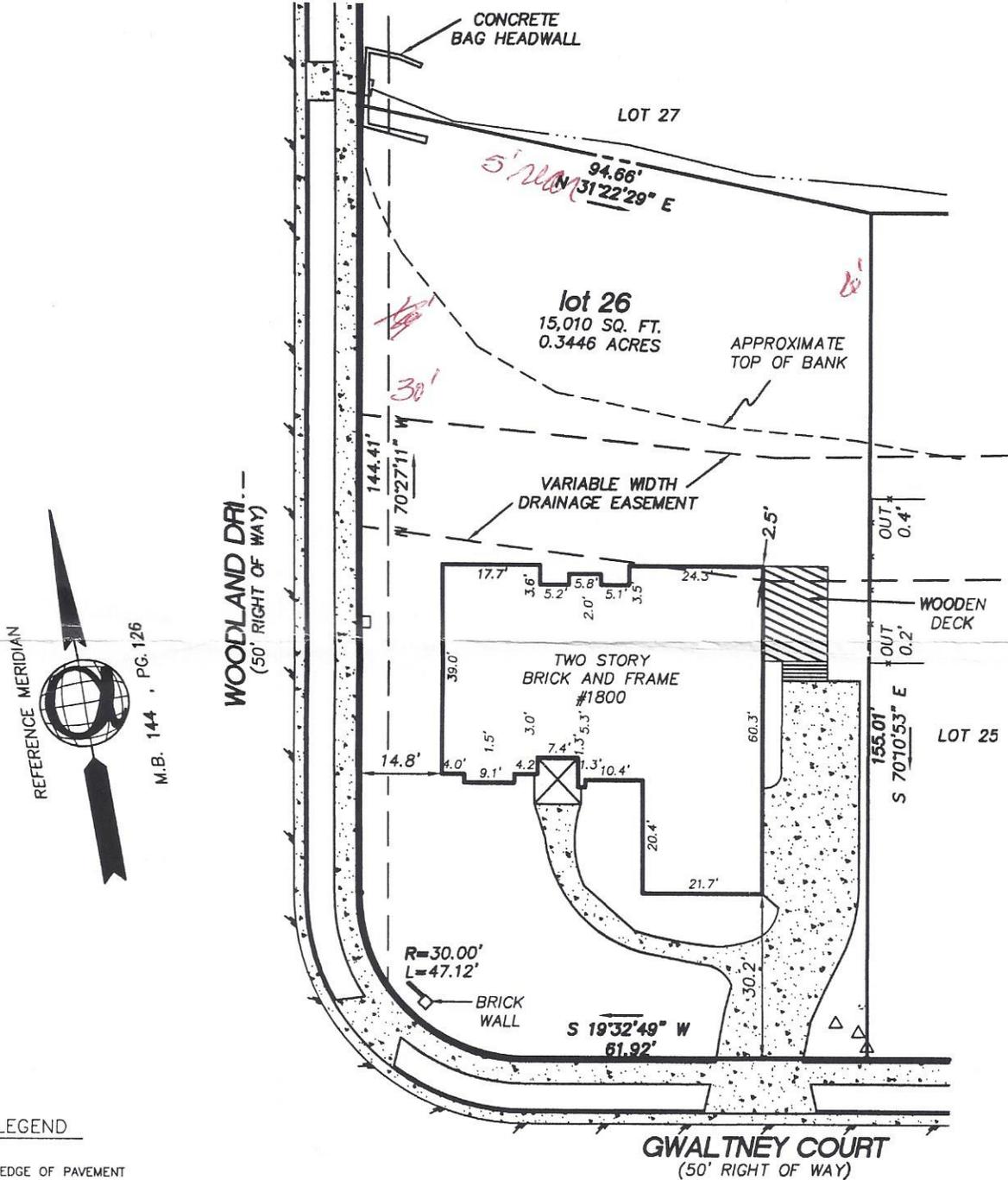
THIS IS TO DECLARE THAT I, ON NOVEMBER 18, 2005 SURVEYED THE PROPERTY SHOWN HEREON, AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE AS SHOWN HEREON. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREON.

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONE X [OTHER AREAS] ("AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.") ACCORDING TO THE FEMA - NFIP COMMUNITY PANEL NUMBER 510034-0010C, DATED 05/02/99. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL TO CONFIRM THE ABOVE INFORMATION. FLOOD ZONE INFORMATION WAS SCALED FROM F.E.M.A. FLOOD MAPS. ALPHATEC SURVEYORS, LTD. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON.

THE EXISTENCE OF: HAZARDOUS WASTES, VEGETATED WETLANDS, OR TIDAL WETLANDS WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY. THE SURVEY OF THE PROPERTY SHOWN HEREON WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, AND CONSEQUENTLY MAY NOT DEPICT ALL MATTERS AFFECTING THE PROPERTY SHOWN HEREON.

ALL FENCES SHOWN HEREON ARE 72" WOODEN UNLESS OTHERWISE NOTED.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ALPHATEC SURVEYORS, LTD. SHALL BE WITHOUT LIABILITY TO ALPHATEC SURVEYORS, LTD.





CHARLOTTE ANN CT

1805

1812

1808

4312

1804

GWALTNEY CT

KAITLYN CT

R-15S

1800

4401

WOODLAND DR

4333

4331

4329



1805

1812

1808

4312

1804

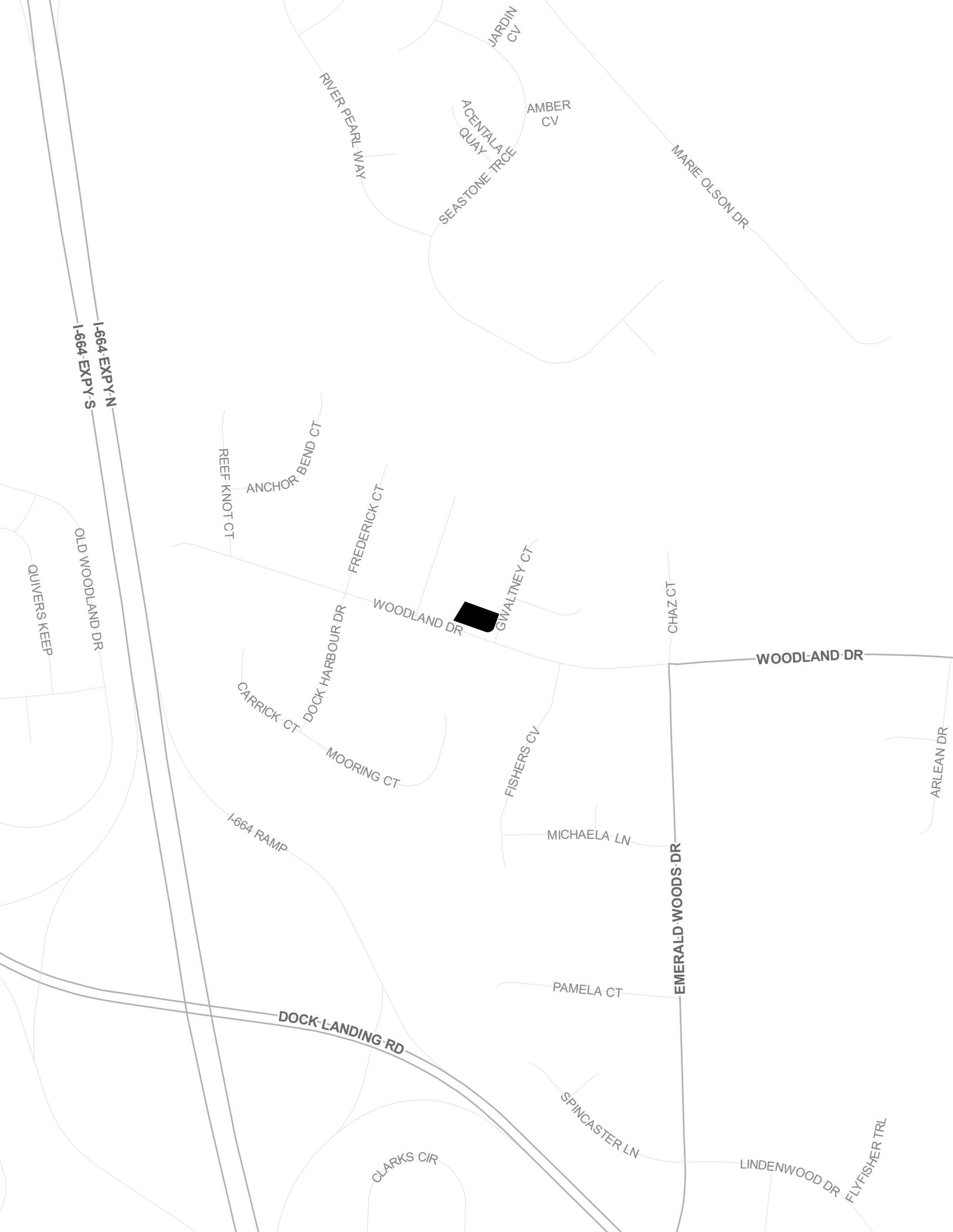
1800

44010

4330

4331

4329



I-664 EXPY-N
I-664 EXPY-S

RIVER PEARL WAY

ACENTALAE QUAY
SEASTONE TRCE

JARDIN CV

AMBER CV

MARIE OLSON DR

REEF KNOT CT

ANCHOR BEND CT

FREDERICK CT

GWALTNEY CT

WOODLAND DR

CHAZ CT

WOODLAND DR

ARLEAN DR

CARRICK CT

DOCK HARBOUR DR

MOORING CT

FISHERS CV

MICHAELA LN

I-664 RAMP

EMERALD WOODS DR

PAMELA CT

DOCK LANDING RD

SPINCASTER LN

CLARKS CIR

LINDENWOOD DR

FLYFISHER TRL

QUIVERS KEEP

OLD WOODLAND DR



Parcel Number: 0156002000260
Property Address (Primary): 1800 GWALTNEY CT
 CHESAPEAKE , 23321
Parcel Class: 2010
Parcel Class Description: RESIDENTIAL - SINGLE FAMILY

Summary

| | |
|------------------------------|--|
| Property Owner | HARRISON DELANO S & SHELIA S |
| Owner Address Address | 1800 GWALTNEY CT CHESAPEAKE , VA 23321-1964 |
| Zoning | R15S: Residential |
| Acreage | 0.345 |
| Legal Description | LOT 26 AMENDED SUB WEAVER SPRING |

Site Information

| | |
|---------------------------------|----------------|
| Neighborhood Number | WB077 |
| Neighborhood Description | WEAVERS SPRING |
| Borough: | WESTERN BRANCH |
| Building Name | |
| Frontage Length | |
| Other Dimensions | CORNER |
| Land Use Participant | No |

Assessment Information

| Date | Fiscal Year | Land Value | Land Use Value | Improvement Value | Total Value |
|----------|-------------|------------|----------------|-------------------|-------------|
| 7/1/2020 | 2021 | \$120,000 | | \$308,800 | \$428,800 |
| 7/1/2019 | 2020 | \$120,000 | | \$308,800 | \$428,800 |
| 7/1/2018 | 2019 | \$120,000 | | \$302,400 | \$422,400 |
| 7/1/2017 | 2018 | \$110,000 | | \$274,900 | \$384,900 |
| 7/1/2016 | 2017 | \$110,000 | | \$274,900 | \$384,900 |
| 7/1/2015 | 2016 | \$115,000 | | \$264,900 | \$379,900 |
| 7/1/2014 | 2015 | \$115,000 | | \$264,900 | \$379,900 |
| 7/1/2013 | 2014 | \$115,000 | | \$264,900 | \$379,900 |
| 7/1/2012 | 2013 | \$125,000 | | \$254,900 | \$379,900 |
| 7/1/2011 | 2012 | \$140,000 | | \$254,900 | \$394,900 |
| 7/1/2010 | 2011 | \$150,000 | | \$257,500 | \$407,500 |
| 7/1/2009 | 2010 | \$175,000 | | \$294,200 | \$469,200 |
| 7/1/2008 | 2009 | \$175,000 | | \$345,800 | \$520,800 |
| 7/1/2007 | 2008 | \$175,000 | | \$374,200 | \$549,200 |
| 7/1/2006 | 2007 | \$135,000 | | \$374,200 | \$509,200 |
| 7/1/2005 | 2006 | \$95,000 | | \$354,100 | \$449,100 |

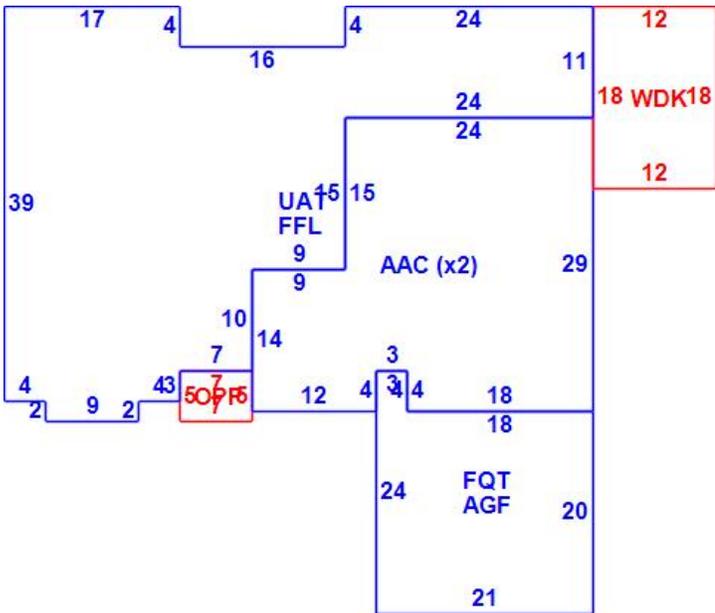
Ownership Information

| Buyer Name | Seller Name | Sale Date | Sale Amount | Deed Book | Deed Page | Map Book/Page |
|------------------------------|--------------------------|-----------|-------------|-----------|-----------|---------------|
| HARRISON DELANO S & SHELIA S | CARUANA CONSTRUCTION INC | 4/18/2006 | \$589,000 | 6469 | 185 | 01440126 |
| CARUANA CONSTRUCTION INC | EMERALD WOODS L L C | 7/2/2003 | \$1 | 4975 | 609 | 01440126 |
| EMERALD WOODS L L C | | 1/1/1901 | \$ | 0 | 0 | 01440126 |

Residential Improvement

| | |
|---------------------|------------|
| Year Built : | 2004 |
| Foundation : | Brick Wall |
| Square Feet : | 3419 |
| Exterior Wall : | Face Brick |
| Exterior Wall 2 : | |
| Roof Type : | Hip |
| Roof Cover : | Asphalt |
| Air Conditioned : | Full |
| Air Conditioned 2 : | |
| Air Conditioned 3 : | |

| | |
|---------------------------|----------------|
| Central Heating: | Forced Hot Air |
| Central Heating 2: | |
| Central Heating 3 : | |
| Number of Stories: | 1.00 |
| Number of Rooms: | 10 |
| Number of Bedrooms: | 5 |
| Number of Full Bathrooms: | 4 |
| Number of Half Bathrooms: | 1 |
| Fire Place: | 1 |
| Attic Stairs: | Pull Down |



Segments Information

Building # 1

| Segment Code | Segment Description | Square Feet |
|--------------|-----------------------------|-------------|
| AAC | ADDITION W/AIR CONDITIONING | 1,620 |
| AGF | ATTACHED FINISHED GARAGE | 432 |
| FFL | FINISHED FIRST FLOOR | 1,367 |
| FQT | FINISHED QUARTERS | 432 |
| OPP | OPEN PORCH | 35 |
| UAT | 100% ATTIC - UNFINISHED | 1,367 |
| WDK | WOOD DECK | 216 |

Outbuilding Information

| Building Description | Year Built | Square Feet |
|----------------------|------------|-------------|
| STORAGE SHED (RES) | 2007 | 144 |

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as City of Chesapeake expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

Real Estate Tax

| Current Year | Bill Number | Year | Installment | Date Due | Tax Billed | Tax Paid | Balance Due |
|--------------|-------------|------|----------------|------------|------------|-------------|-------------|
| 2020 | 32384 | 2020 | INSTALLMENT #1 | 9/30/2019 | \$1,125.60 | -\$1,125.60 | \$3,376.80 |
| 2020 | 32384 | 2020 | INSTALLMENT #2 | 12/31/2019 | \$1,125.60 | -\$1,125.60 | \$2,251.20 |
| 2020 | 32384 | 2020 | INSTALLMENT #3 | 3/31/2020 | \$1,125.60 | -\$1,125.60 | \$1,125.60 |
| 2020 | 32384 | 2020 | INSTALLMENT #4 | 6/30/2020 | \$1,125.60 | -\$1,125.60 | \$0.00 |

Please contact the Treasurer's Office at (757) 382-6281 if you have questions regarding Tax Paid or Balance Due. Storm Water Fees and prior balances do not show on this tab.

Real Estate Notes

| Note |
|---|
| 1-MB 144-126 LEGAL CHANGE 03-04; PLAT VACATING PORTION OF A DRNG EASEMENT. 2/20/03. PP |
| 555-030220 LOT 26 WEAVERS SPRING |
| 999-DB4975 PG609 14 LOTS \$1,330,000.00, INCLS 15F(2)-10,11,12,13,20,26,27,29,32,33,39,43,44 & 49.DAJ |
| 999- |

City of Chesapeake, Virginia

Legend

- Parcels
- City Boundary



Parcel Number: 0156002000260

Date: 9/10/2020

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and City of Chesapeake is not responsible for its accuracy or how current it may be.

Staff Report

TO: Chesapeake Board of Zoning Appeals

FROM: Dale Ware, AICP, CZA

RE: Application # ZON-BZA-2020-00028
1800 Gwaltney Court

Hearing Date: October 22, 2020

Application # ZON-BZA-2020-00028

Delano S & Shelia S Harrison, property owners, 1800 Gwaltney Court, requesting a variance from Section 6-802.A.3.b.i of the Chesapeake Zoning Ordinance from the side yard setback of 10 feet to 8 feet for a proposed screen addition on an existing deck attached to the side of the dwelling. The property is further identified as Lot 26 Amended SUB Weaver Spring; Real Estate Parcel No. 0156002000260 - Zoning: R-15s, residential.

Background Information:

The applicant is requesting approval of a 2-foot variance for the ability to screen in an existing deck on the existing 12' x 18' deck footprint. To make improvements (screening in) to the existing deck, the roof of the screen addition can only extend 8 feet from the existing house versus the existing deck width of 12 feet. The existing deck in the side yard is approximately 8 feet from the right side property line instead of the required 10-foot side yard setback.

The applicant was advised of financial responsibility for advertising costs. This application was advertised in the Chesapeake Clipper section of the Virginian Pilot Newspaper and adjacent property owners were mailed notice of this request in accordance with Section 15.2-2204 of the Code of Virginia. A public notice sign was provided to the applicant to post on the property pursuant to the requirements of Section 20-702.E of the Chesapeake Zoning Ordinance.

Staff Analysis and Recommendation:

Sections 20-402.A & B of the Chesapeake Zoning Ordinance and Section 15.2 – 2309 of the Code of Virginia require certain standards be met for the Board of Zoning Appeals to grant a variance. These standards are listed at the end of this report as an excerpt from Section 20-402.A & B of the Zoning Ordinance.

To approve the variance the Board must find, conditioned upon the applicant having acquired the property in good faith, that the applicant's situation is unique due to the particular physical surroundings, size, shape, topographical condition or other extraordinary situation and not

shared by other properties in the same zoning district and vicinity, that the denial of the variance would result in undue hardship rather than an inconvenience, that the character of the district would not be changed as a result of the granting of the variance, and that the situation is not such of a general nature that would require a text amendment to the Zoning Ordinance to achieve compliance.

The variance application and background information provided by the applicant does indicate an unusual situation, however, the request does not meet the criteria needed for the granting of a variance for the addition. The applicant is basing the hardship on the existing deck structure footprint approved by the City on a building permit (B-0406200 and CO issued March 29, 2005), and although in conflict with the required 10-foot side yard the addition cannot be expanded because the addition fails to meet the criteria set out in Section 15-103 of the Zoning Ordinance.

The applicant also has not shown that the denial of the variance would effectively prohibit or otherwise unreasonably restrict the current use of the property. It appears that the applicant does not have a “hardship” as the applicant is currently using the property for a residence with an attached deck and has the ability to use the property. There appears to be no evidence to show that the variance application, if granted by the Board, would amount to alleviating a hardship rather than an inconvenience as the applicant could re-locate a sunroom to a front yard location and meet the required yard setbacks.

Although the applicant may incur increased economic costs, an economic cost does not meet the criteria for the granting of a variance. Finally, staff believes the granting of the variance would change the character of the zoning district in which the property is located as reduced side yard setbacks are permitted only in higher density zoning districts. With this information and along with the strict construct of state law and the Zoning Ordinance dealing with the requirements for the granting of the variance, staff recommends denial of this variance application.

EXCERPTS FROM CHESAPEAKE ZONING ORDINANCE

§ 6-800. - R-15s residential district.

§ 6-802. - Development standards.

A. *General site standards.* (The Chesapeake health department may require larger lots, widths and setbacks where deemed necessary for adequate sewage disposal.)

1. *Minimum lot size,* 15,000 square feet.
2. *Minimum lot width,* 90 feet. For lots used exclusively for storm water management, open space or conservation that comply with section 19-201.D.6 of this ordinance, the minimum lot width shall be 50 feet. The planning director or designee may approve a further reduction or waiver of minimum lot width equal to a reduction in minimum lot frontage approved in accordance with section 19-201.D.7 of this ordinance.

Minimum lot frontage, 72 feet. For lots used exclusively for storm water management, open space or conservation that comply with section 19-201.D.6 of this ordinance, the minimum lot frontage shall be 50 feet. The planning director or designee may approve

a further reduction or waiver of minimum lot frontage in accordance with section 19-201.D.7 of this ordinance.

3. *Principal building setback (required yards).*

a. from *streets (front yards)*, 30 feet. (Setback from streets shall be measured from the reservation line established in accordance with the city's adopted Master Transportation Plan. Where a reservation line cannot be established under the provisions of the adopted Master Transportation Plan, setbacks shall be measured as provided for in section 19-202. See section 19-202.C. for treatment of corner lots.)

b. from *lot lines*.

i. *Side yard*. There shall be a side yard along each side of each building and the sum of the widths of the two side yards shall not be less than 25 percent of the width of the lot. The minimum width of any such side yard shall be 10 percent of the width of the lot, provided that no such side yard shall be less than 10 feet in width, and provided further, that in any case where the total required width of the two side yards is more than 25 feet, one side of such yard need not be more than 10 feet in width.

ii *Rear yard*, 30 feet.

4. *Maximum lot coverage of all buildings and roofed structures*, 35 percent.

5. *Maximum building height*, 35 feet. (Note: Under section 19-205, this maximum building height may be exceeded upon approval of a conditional use permit.)

B. *Off-street parking*. The minimum off-street parking requirements for each use in the R-15s district shall be determined from the standards set forth for the applicable parking group as defined in section 19-411 and from the "parking" column on the use schedule established under section 6-2102.

C. *Other development standards*. Other development standards pertaining to all residential districts are set out in section 6-2000 et seq. (Ord. No. 96-O-072, 5-21-96; Ord. No. 05-O-015, 3-8-05; Ord. No. 05-O-071, 6-21-05; Ord. No. 17-O-081, 11-21-17)

§ 15-103. - Expansion and alteration of nonconforming buildings or structures.

A. *Conditions for allowing expansion or alteration*. A building or structure that is conforming as to use, but is nonconforming as to its structural and site dimensions (e.g., floor area, lot, yard, parking, road frontage, loading spaces, etc.), may not be enlarged or structurally altered unless the enlargement or alteration itself meets all of the following criteria:

1. The nonconforming building or structure is located on a lawful nonconforming lot shown on an approved subdivision plat that was recorded prior to the adoption of the 1993 zoning ordinance.

2. The applicant provides a survey showing lot dimensions and the exact location of existing buildings and structures thereon, if requested by the zoning administrator to establish the extent of the nonconformity.

3. The construction involved in the expansion or alteration does not extend beyond established nonconforming building lines of the original building or structure by further encroaching into setbacks.
4. The construction does not otherwise increase the degree of nonconformity of the building or structure, as determined by the zoning administrator.
5. The following setbacks are maintained without modification, reduction or variance:
 - a. Front yard: Twenty (20) feet or the front building line of the principal building, whichever is greatest.
 - b. Side yards: Five (5) feet each or in accordance with landscape buffer requirements, whichever is greater. Dwellings in the R-6 and R-SFA zoning districts may be expanded to the side yard setbacks provided for in section 6-1802 of this ordinance.
 - c. Rear yard: A distance not less than fifteen (15) percent of the lot depth or fifteen (15) feet, whichever is greatest.
6. For purposes of measurement under this section, and notwithstanding anything to the contrary in this ordinance, roof overhangs, gutters, chimneys, awnings, canopies and uncovered terraces, decks, porches and patios shall be included in determining whether the expansion or alteration meets the minimum setback requirements set out in subsection 5.
7. The lot coverage of all existing and proposed buildings and structures on the nonconforming lot does not exceed the maximum lot coverage established for the applicable zoning district.
8. The expansion or alteration does not encroach into the visibility clearance areas required by section 19-204 of the ordinance, and the department of public works determines that the expansion will not otherwise interfere with or impede traffic visibility.
9. The expansion or alteration does not encroach into any easement for public water, sewer or drainage unless written consent has been granted by the affected city department.
10. For all applications to enlarge or alter a nonconforming building or structure located on a nonconforming lot in the R-6 or R-SFA Residential District, notice of the proposed enlargement or alteration shall be given to adjacent property owners and occupants in accordance with subsection 6-1803.A. of this ordinance.
11. The applicant remits all building permit fees and otherwise complies with all applicable city ordinances.

In the event an application to enlarge or alter a nonconforming building or structure fails to meet one or more of the criteria set out above, or in the event the zoning administrator receives an objection from the owner or occupant of an adjacent property, the zoning administrator shall deny the requested building permit. The applicant may then request a variance to setbacks from the city board of zoning appeals in accordance with article 20 of this ordinance.

- B. *Expiration due to non-completion.* Notwithstanding anything to the contrary in this ordinance, any building permit issued under this section shall expire if the enlargement or

alteration of the nonconforming building or structure is not completed within two years of the date the permit was issued.

C. *Exception for indoor toilet facilities.* When a nonconforming building lacks indoor toilet facilities, alteration of the building for the construction of such facilities shall be permitted, regardless of whether such construction increases the degree of nonconformity or whether the criteria in this section are met.

D. *All other regulations apply.* Nothing in this section shall be construed as exempting or waiving any requirement of this ordinance or the city code not relating to the nonconformity of the building or structure being enlarged or altered. (Ord. No. 98-O-121, 8-25-98; Ord. No. 03-O-027, 3-18-03; Ord. No. 06-O-023, 2-21-06).

§20-402. Standards for variances

General standards; the Board of zoning appeals shall authorize a variance from the terms of this ordinance only when such authorization will not be contrary to the public interests and when, owing to special conditions, a literal enforcement of the provisions of this ordinance would unreasonably restrict the utilization of the property, provided that the spirit of the ordinance shall be observed and substantial justice done.

Action and specific findings required; the board shall either: approve, deny or approve with conditions the request for a variance.

A "Variance" means, in the application of a zoning ordinance, a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height, area, bulk, or location of a building or structure when the strict application of the ordinance would unreasonably restrict the utilization of the property, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the purpose of the ordinance. It shall not include a change in use, which change shall be accomplished by a rezoning or by a conditional zoning.

Notwithstanding any other provision of law, general or special, a variance shall be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and

1. the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance;
2. the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area;
3. the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance;

4. the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and
5. The relief or remedy sought by the variance application is not available through a special exception process at the time of the filing of the variance application.

END OF REPORT



Department of Development and Permits
306 Cedar Road
Chesapeake, Virginia 23322-5514
(757) 382-6018

| | | |
|---|---|----------------------------|
| Building Permit # B-0406200-00 | For Inspection Requests, call 757-382-CITY(2489) or go to https://aca-prod.accela.com/CHESAPEAKE | Issued Date: 08/10/2004 |
| Residential New Building Permit | | |
| Scope of Work Permitted: SFR W/DECK | | |
| USBC: 2000 | Use Group: R5 | |

| | |
|--|--------------------|
| Project Location: 1800 GWALTNEY CT, 756 CHESAPEAKE, VA | |
| Business Name: | |
| Tax ID#: 0156002000260 | Legal Description: |

| | | |
|---|---------|-------------------------|
| Owner: | Tenant: | |
| Permit Issued To: CARUANA CUSTOM HOMES CORP | | Phone #: (757) 717-2233 |

| | |
|--|----------|
| Mechanic's Lien Agent: HAMPTON ROADS TITLE COMPANY | |
| Address: PEMBROKE ONE VA BEACH, VA 23462 | Phone #: |

| | | |
|-------------------------|------------------------------|----------------------------------|
| Zoning: R15S -NONE | Front Setback 1: 30 | Front Setback 2: 15 |
| Rear Setback: 0 | Left Setback: 64 | Right Setback: 8 |
| FEMA/Flood Zone: 500 yr | Min. Finished Fl. Elevation: | Proposed Finished Fl. Elevation: |

| |
|----------------------|
| Comments/Conditions: |
|----------------------|

This permit may be revoked if work on the site is not commenced within 6 months after issuance, or if authorized work on the site is suspended or abandoned for a period of 6 months. It is the responsibility of the permit applicant to prove substantive progress of at least 1 inspection within a period of 6 months or other evidence that would indicate substantial work has been performed.

NOTICE: This Permit is granted ONLY for the work shown on the plans and described in the application filed for this construction. Any falsification, misrepresentation or misleading information VOIDS this permit. Construction must conform to the regulations in the Building Code, Zoning Ordinance and other City Ordinances including all City specifications and standards. A Certificate of Use and Occupancy is required prior to the use of this structure.

CITY OF CHESAPEAKE
DEPARTMENT OF INSPECTIONS
PO BOX 15225
CHESAPEAKE VA 23328
382-6324

CERTIFICATE OF OCCUPANCY

This is to certify that the SINGLE FAMILY RESIDENCE
located at 01800 GWALTNEY COURT Suite 00756 Zip
is authorized for occupancy as herein specified.

Permit Number B 0406200 00
Permit Date 08/10/04

Permit Description SFR W/DECK
Use Group R5 Code Used IRC2000 USBC Edition 2000
Construction Types
Occupancy Load For use as SFR/DECK

Property Owner CARUANA CONSTRUCTION INC
Contractor Name CARUANA CONSTRUCTION INC

Property Tax Map 0156002000260
Legal Description LOT 26 AMENDED SUB WEAVER SPRING
Flood Zone X Zoning R15S
Proffer or Stipulation N Variance Issued Date 00000000

This Certificate of Occupancy, was issued 03/29/05 .

Code Official:

Michael Perucci

Zoning Official:

James T. Davis

Special Remarks:
FINAL CO*CS

3/29/05