

Board of Zoning Appeals

Public Hearing & Regular Session Agenda

Cape Charles Civic Center – 500 Tazewell Avenue
March 3, 2020 10:00 A.M.

1. Call to Order
 - a. Roll call and establish a quorum
2. Public Hearing
 - a. An application for a variance from the side yard setback requirements in Section 3.2.G.1.b for a proposed single-family detached home at lots 169D and 172D Plum Street (tax map #s 83A1-1-169D and 83A1-1-172D).
 - b. Close public hearing
3. Invocation and Pledge of Allegiance
4. Public Comments
5. Consent Agenda
 - a. Approval of agenda format
 - b. Approval of minutes
6. New Business
 - a. An application for a variance from the side yard setback requirements in Section 3.2.G.1.b for a proposed single-family detached home at lots 169D and 172D Plum Street (tax map #s 83A1-1-169D and 83A1-1-172D).
7. Adjourn

Notice of Public Hearing

The Cape Charles Board of Zoning Appeals will hold a public hearing on Tuesday March 3, 2020 at 10:00 am in the Cape Charles Civic Center, located at 500 Tazewell Avenue, to receive public comment on a request for a variance from the side yard setback requirement in Section 3.2.G.1.b on lots 172D and 169D, tax map #s 83A1-1-172D and 83A1-1-169D. The Board of Zoning Appeals will hold a meeting immediately following the public hearing to consider the request. The application is available for public review in the Town Planner's Office, located at 2 Plum Street, during regular business hours. Please contact Town Planner Zach Ponds at 757-331-2036, or by email planner@capecharles.org if you have any questions or require additional information. Anyone interested in attending and needing special assistance please contact the Town at least 48 hours before the hearing.



DRAFT
Board of Zoning Appeals
Public Hearing & Meeting
Cape Charles Civic Center
December 17, 2019
10:00 a.m.

At approximately 10:00 a.m. in the Cape Charles Civic Center, Chairman Bill Murphy called to order the Board of Zoning Appeals Public Hearing and Meeting. In attendance were Board members Pete Baumann, Jim Holloway, Tom Weaver and Jay Wiegner. Also present were Town Planner Zach Ponds, Deputy Clerk Tracy Outten, and the applicants. There were no members of the public in attendance.

Bill Murphy read the public hearing advertisement.

PUBLIC HEARING

- A. *Hear public comment on proposed zoning variance from the side yard setback requirements for a proposed single-family detached home in the Residential – 1\Historic District at 652 Randolph Avenue.*

There were no comments to be heard nor any written comments submitted prior to the meeting.

- B. *Close public hearing*

Motion made by Jay Wiegner, seconded by Jim Holloway, to close the public hearing. The motion was approved by unanimous consent.

Bill Murphy led the Board in the recitation of the Pledge of Allegiance.

PUBLIC COMMENTS

There were no comments.

CONSENT AGENDA

Motion made by Jay Wiegner, seconded by Pete Baumann, to accept the agenda format as presented. The motion was approved by unanimous consent.

The Board reviewed the minutes from the October 30, 2019 Public Hearing and Meeting. Bill Murphy said that Jay Wiegner was not in attendance at the October meeting.

Motion made by Jay Wiegner, seconded by Pete Baumann, to approve the minutes from the October 30, 2019 Public Hearing and Meeting as amended. The motion was approved by unanimous consent.

NEW BUSINESS

- A. *Zoning variance application – to allow variance from the side yard setback requirements for a proposed single-family detached home in the Residential – 1\Historic District at 652 Randolph Avenue.*

Bill Murphy gave an overview of the application being presented and explained to the applicant that the board had strict criteria to follow in order to grant a variance.

After reviewing the application and discussing the conditions that needed to exist, the board did not think the application met the criteria as follows: (i) procured undue hardship; the hardship was not shared generally by other properties in the same zoning district and vicinity; and (iii) the authorization of such variance would not be a substantial detriment to adjacent property and that the character of the district would not be changed by granting the variance.

Discussion and questions were as follows: (i) Bill Murphy asked why the proposed home could not be reworked to be in line with the normal setback. Robert Shrieves, the applicant, responded that he would not get what he wanted nor have the option to build a garage because there would not be enough space for entering; (ii) Pete Baumann had a hard time with this application because the lot size was bigger than most in the Historic District. Jay Wiegner agreed. (iii) Jim Holloway suggested changing the dimensions on the interior of the home; and (iv) Bill Murphy reiterated to the applicant that the board understood his dilemma but, certain conditions had to exist in order to grant a variance.

Motion made by Jay Wiegner, seconded by Pete Baumann, to deny the zoning variance from the side yard setback requirements for a proposed single-family detached home in the Residential - 1\Historic District at 652 Randolph Avenue as submitted. The motion was approved by unanimous consent.

OTHER BUSINESS

There was no other business to discuss.

Motion made by Jim Holloway, seconded by Jay Wiegner, to adjourn the Board of Zoning Appeals Public Hearing and Regular Meeting at 10:26 a.m. The motion was approved by unanimous consent.

Chairman Bill Murphy

Deputy Clerk



BOARD OF ZONING APPEALS

STAFF REPORT

Meeting Date: March 20, 2020

Item #: 6A

Prepared By: Zach Ponds – Town Planner
Site Address: Lots 169D and 172D Plum Street (tax map #s 83A1-1-169D and 83A1-1-172D)
Applicant: Barry Gabler and Cynthia Sodus
Owner: Barry Gabler and Cynthia Sodus
Proposed Development: An application for a variance from the side yard setback requirements in Section 3.2.G.1.b for a proposed single-family detached home
Current Zoning: Single-Family Residential (R-1); Historic District Overlay

Site Description:

The subject property consists of two vacant parcels that equal an approximately 35' x 80' lot, which will be required to be combined into one lot prior to approval of a building permit. An 8' alley is shown on the survey provided, however it does not show up on the Northampton County GIS.

Description of Proposed Project:

The applicant is requesting a variance from the side yard setback requirements in Section 3.2.G.1.b to allow the proposed home to be set 4' from the south property line.

Staff Analysis:

Per Section 2.6.2 of the Zoning Ordinance, no variance shall be authorized by the board unless it finds all of the following conditions exist:

1. That the strict application of the ordinance would procure undue hardship.
2. That such hardship is not shared generally by other properties in the same zoning district and the same vicinity.
3. That the authorization of such variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.

That such strict application of the ordinance would procure undue hardship.

Strict application of the ordinance would procure undue hardship on this property due to the non-conforming size of the lot (35' x 80'). It looks like the structure has room to be shifted north and still meet the 5' setback requirement on that side, which would reduce the encroachment of the structure into the south side yard setback.

That such hardship is not shared generally by other properties in the same zoning district and the same vicinity.

The proposed house could be reduced in size and still meet the minimum square footage requirement of 960 square feet in the R-1 zoning district. This would allow for a proposed house to be built with a 5' setback on both sides. However, with this being a non-conforming lot at 35' wide and 80' in length, such hardship is not generally shared by other properties in the same zoning district and the same vicinity.

That the authorization of such variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.

The authorization of a variance from the setback requirements would reduce the setback by 1' from the vacant lot to the south, which could produce a detriment to the adjacent property. The character of the district, however, would not be changed by granting the variance. There are many houses in the district that are located closer than 5' from the side yard property lines.

Staff Recommendation:

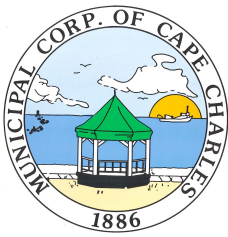
Staff recommends **APPROVAL** for a variance from the side yard setback requirements in Section 3.2.G.1.b with the following conditions:

- 1) The structure be located not less than 5' from the north property line to reduce the encroachment of the structure into the south side yard setback as much as possible.

Attachments:

Attachment 1 – Application and Documents

Attachment 2 – Location Maps



VARIANCE APPLICATION

Town of Cape Charles
2 Plum Street
Cape Charles, VA 23310
757-331-2036 Fax: 757-331-4820
planner@capecharles.org

PERMIT CHECKLIST - all documents can be emailed to the above email

- | | |
|---|--|
| ☐ Completed application | ☐ Photos/elevations of existing structure |
| ☐ Letter of intent clearly explaining project | ☐ Photos/elevations of proposed project |
| ☐ Existing site plan or survey | ☐ Payment of fees (single-family detached |
| ☐ Proposed site plan or survey (if applicable) | \$450, all others \$750, each additional variance |
| | request on same application \$50) |

PROJECT INFORMATION

Name of Project: _____

Property Address: _____

Brief Description of Project: _____

Zoning District: _____ Current Use: _____ Proposed Use: _____

OWNER INFORMATION

Name and Company: _____

Mailing Address: _____

Phone Number: _____ Email: _____

APPLICANT INFORMATION

☐ check here if applicant is owner

Name: _____

Mailing Address: _____

Phone Number: _____ Email: _____

CERTIFICATION OF APPLICANT

I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Ordinances, including fire, sewer and water ordinances, and private building restrictions, if any, which may be imposed on the property by deed. Furthermore, I certify that the changes to the improvement before or during construction will be provided to the Zoning Administrator and Building Official before such changes are constructed.

Signature of Applicant: _____ Date: _____

Barry Gabler/Cynthia Sodus
2825 Glen Keld Court
Baldwin, MD 21013
2/3/2020

Zach Ponds
Town Planner
Town of Cape Charles
2 Plum Street
Cape Charles, VA 23310

To whom it may concern,

This letter is to request a zoning variance for Lots 169D/172D on Plum Street. These lots are non-conforming lots and are 35x80 feet in dimension. My wife and I plan on building an 1876 square foot single family home in the Four Square style on this currently vacant lot. We also own lots 170 and 171 abutting this property to the south on Madison.

We are requesting a 1-foot zoning variance leaving 4 foot of setback on the left side of the lots. This left side lot line borders the rear of our Madison lots. We believe that this 1-foot variance would not be a substantial detriment to the Madison lots since this encroaches on the rear of those lots. Currently there are no structures on the Madison lots.

We have found a set of plans that we were able to make very few modifications to externally. We feel that this set of plans maximizes the building envelope to allow for the most flexibility on a small non-conforming lot. If we had to build a smaller house, this would cause undue hardship as we would have to change the design of the house to accommodate the size of our family and some of our accessibility challenges.

We believe the adjacent existing Four Square house structures to the right/north of this property to be approximately 29' wide. Our plan calls for a 26' wide house that would look more compatible with the width of the other two Four Square houses to the north. While this is not a hardship, we do think that it should be a consideration for the aesthetics of the block. Other houses on the block share similar side setback exception to the existing 5' setback ordinance. This seems to be common occurrence based on the dates those houses were constructed.

Thank you for your time and consideration on this project.

Thanks

Barry Gabler and Cynthia Sodus

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO CURRENT INTERNATIONAL RESIDENTIAL CODES AND LOCAL AND STATE BUILDING CODES, RULES, AND REGULATIONS.
2. VERIFY ALL DIMENSIONS, DATUMS, SQUARE FOOTAGES, AND LEVELS PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED. AS CRITERIA FOR SQUARE FOOTAGE EVALUATIONS CHANGE BY LOCALITY, VERIFY SQUARE FOOTAGE COUNTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK.
4. DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN, EXCEPT WITH WRITTEN INSTRUCTIONS FROM DESIGN/ARCHITECT.
5. REPORT ERRORS OR OMISSIONS TO THE DESIGN/ARCHITECT IMMEDIATELY.
6. THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE DESIGN/ARCHITECT AND MAY BE REPRODUCED ONLY WITH THE PERMISSION OF THE DESIGN/ARCHITECT. AUTHORIZED REPRODUCTIONS MUST INCLUDE THE NAME OF THE DESIGN/ARCHITECT.

CONSTRUCTION NOTES:

FASTENERS: FOR ALL PRESERVATIVE-TREATED & FIRE-RETARDANT TREATED, CONNECTORS SHALL BE TREATMENT RATED. FASTENERS SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED, STAINLESS-STEEL, SILICON-BRONZE OR COPPER. FOLLOW IRC TABLE R602.3 (1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.

SITE PREPARATION: A SURFACE DRAINAGE PATTERN SHOULD BE ESTABLISHED WHICH WILL DRAIN THE ENTIRE AREA AND DIRECT WATER AWAY FROM THE HOUSE. THE FINISHED GRADE WILL BE SLOPED AWAY FROM THE FOUNDATION WALL OF THE HOUSE.

CONCRETE FOUNDATION: REMOVE ALL LOOSE & ORGANIC MATERIALS & EXCAVATE FOR FOOTINGS & PADS AS PER PLAN. THE DISTANCE OF THE FOOTING BASE TO THE FINISHED GRADE MUST BE NO LESS THAN THE DEPTH OF LOCAL FROST PENETRATION. FOOTINGS MUST BE ACCURATELY POSITIONED AND HORIZONTALLY LEVEL. FOOTINGS VARY IN SIZE & DEPTH, DEPENDING ON THE ALLOWABLE SOIL PRESSURE AND THE LOAD. THE BOTTOM OF THE FOOTING IS ALWAYS PLACED ON UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH EACH RUN LINE.

WATERPROOFING: CONCRETE WALLS BELOW GRADE SHOULD BE WATERPROOFED WITH A NON-TOXIC ELASTOMERIC MATERIAL APPLIED ON THE EXTERIOR SURFACE FROM THE FOOTINGS TO THE FINISHED GRADE LINE, TO MAKE THE WALL WATER-TIGHT AGAINST ORDINARY SEepage THAT MAY OCCUR.

FRAMING: PRIOR TO SILL PLATE INSTALLATION, INSPECT CONCRETE WORK CONDITION AND COMPARE ALL SITE DIMENSIONS WITH FOUNDATION PLAN DIMENSIONS. SILL ANCHOR: THE SILL PLATE SHOULD BE LEVELLED CAREFULLY IF THE TOP OF THE FOUNDATION IS LEVEL. THE SILL PLATE MAY BE Laid ON FOUNDATION WITH A CLOSED CELL FOAM GASKET OR OTHER AIR-IMPERMEABLE MATERIAL IN BETWEEN, AND OF SAME WIDTH AS SILL PLATE. SILL PLATES SHOULD BE PRESSURE TREATED 2x MATERIAL OF #2 OR BETTER & ANCHORED TO CONCRETE WALL WITH 5/8" ANCHOR BOLTS EMBEDDED 7" MIN. IN CONCRETE & 2" MIN. ABOVE CONCRETE. ANCHOR BOLT SHOULD BE PLACED 4'-0" o.c. MAX. APART AND 12" FROM ENDS WITH TWO BOLTS MIN. PER SILL PLATE.

FLOOR JOISTS: JOISTS SHOULD BE INSTALLED, LOCATED & SPACED ACCORDING TO LOCAL CODES PRIOR - VERIFY SPACING BEFORE LOCAL CONSTRUCTION REQUIREMENTS.

ANY JOISTS HAVING A SLIGHT ROW EXPOSURE SHOULD BE PLACED WITH THE CROWN ON TOP. ALL JOISTS TO HAVE A MINIMUM OF 1-1/2" BEARING AT SUPPORT. FLUSH FRAMED JOISTS TO BE FASTENED TO BEAMS WITH FULLY NAILLED JOIST HANGERS. ALL FLOOR OPENINGS TO BE FRAMED WITH DOUBLE TRIMMED JOIST AND DOUBLE HEADER JOIST. INSTALL DOUBLE JOIST OR SOLID BLOCKING UNDER ALL FRAMED PARTITION WALLS. INSTALL BLOCKING BETWEEN JOISTS TO TRANSFER CONCENTRATED LOADS TO BEARING BELOW.

- PRODUCT QUALITY:
1. CONSIDER SPECIAL ORDERING FORMALDEHYDE-FREE PLYWOOD.
 2. ZERO-VOC, NON-TOXIC & NON-CARCINOGENIC PAINTS & STAIN ARE RECOMMENDED.
 3. ZERO-VOC, NON-TOXIC & NON-CARCINOGENIC CAULKS, SEALANTS & ADHESIVES RECOMMENDED.

BUGS & PESTS:

1. NO BROAD SPECTRUM INSECTICIDES OR HERBICIDES TO BE APPLIED BEFORE, DURING OR AFTER THE FOUNDATION WORK. APPLY TERMITES SHIELDS ONLY, IF REQUIRED. PROPERLY SCREEN VENTING & OPENINGS.

ROOF FRAMING NOTES:

1. NUMBER OF JACK STUDS FOR ALL GIRDER & HEADER SPANS PER IRC TABLE R602.7 (1) & (2).
2. POSITIVE CONNECTION & TRANSFER OF LOAD FROM ROOF TO LOAD SUPPORTING ELEMENTS REQUIRED.
3. PROVIDE ANCHORAGE OF BEAMS OR GIRDERS TO POSTS PER IRC SEC'S R407.3, R602.9 & R602.11.
4. THIS STRUCTURE TO COMPLY WITH MIN. FASTENER SCHEDULE, IRC TABLES R602.3 (1) THRU (6).
5. SOLID BLOCKING REQUIRED AT ALL BEARING POINTS OF FLOOR, CEILING & ROOF SYSTEMS ACCORDING TO IRC SEC'S R502 & R602.
6. ATTIC VENTILATION PER IRC SEC R606.

FLOOR PLAN NOTES:

EGRESS:

1. ALL ROOMS TO BE USED FOR SLEEPING PURPOSES & BASEMENTS WITH HABITABLE SPACE REQUIRE EMERGENCY & RESCUE OPENING COMPLYING WITH IRC SEC R310.1.1.
2. AT LEAST ONE DOOR SHALL MEET EGRESS REQUIRE R310.1.1. THIS DOOR MUST BE SIDE SWUNG WITH MIN. 20" (515) MIN CLEAR WIDTH WHEN MEASURED BY THE FACE OF THE DOOR & THE STOP W/ DOOR AT 90 DEGREES (1.57 RAD), MIN. CLEAR HEIGHT OF DOOR MUST NOT BE < THAN 78" (1981 MM MEASURED FROM TOP OF THRESHOLD TO BOTTOM OF STOP.

WINDOW REQUIREMENTS:

1. MINIMUM 5.7 SQ. FT. NET CLEAR OPENABLE AREA, EXCEPT GRADE FLOOR OPENINGS PERMIT MIN. 5.5 SQ. FT. OPENABLE AREA.
2. MINIMUM 24" NET CLEAR OPENABLE HEIGHT.
3. MINIMUM 20" NET CLEAR OPENABLE WIDTH.
4. SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.
5. OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

MINIMUM ROOM AREAS & CEILING HEIGHT:

1. HABITABLE ROOMS PER IRC SEC R304 FOR FLOOR AREA.
2. HABITABLE ROOMS PER IRC SEC R306 FOR CEILING HEIGHT. SECOND FLOOR HALLWAYS, BEDROOMS & BATHROOMS TO MEET ROOM EXCEPTIONS (1) AND (2) FOR SLOPED CEILINGS.

STAIRS:

1. STAIRWAYS & STAIRWAY LANDINGS, HANDRAILS & ILLUMINATION SHALL COMPLY WITH IRC SEC R311. GUARDS PER IRC SEC R312.

MINIMUM FIREPLACE REQUIREMENTS:

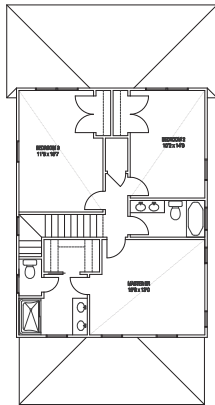
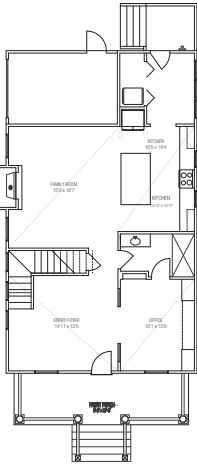
1. PROPANE & SOLID FUEL BURNING FIREPLACES INSTALLATION SHALL COMPLY WITH IRC CHAP. 10.2. PROPANE & SOLID FUEL BURNING FIREPLACES TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

OWNERSHIP OF DOCUMENTS

By accepting these Drawings, Property owners signify their agreement that residential Designer shall remain the owner of the Drawings and non-standard design concepts produced in connection with this construction project. Property owners understand and agree that the Drawings and non-standard design concepts may be used exclusively for purposes of this project and that the Drawings and non-standard design concepts may not be used in connection with any extension of this project or any other project in whole or part. Property owners may retain copies of the Drawings for information and reference in connection with the use and occupancy of the Property. Architectural Works Copyright Protection ACT of 1990.



FRONT ELEVATION
NO SCALE



FLOOR PLANS
1/8" = 1'

THE SUMMER WATER

Sodus Architectural Home Plan

CONTENTS

A1 - First and Second Floor Plan

A2 - Roof Plan & Foundation Layout

A3 - Elevations

A4 - Elevation with Finishes and Wall Section

A5 - Interior Elevations & Porch Section

E1 - Electrical Layout

SQUARE FOOTAGE

1st Floor - 992 SF

2nd Floor - 884 SF

Total SF - 1876 SF

Garage - 152 SF

Front Porch - 166 SF

BUILDING HEIGHT

32'-4" from ground, 28'-4" from finished floor

HOME PATTERNS crafted simplicity
30 Elm Place, Hastings on Hudson, NY 10706
(864) 278 0068 INFO@HOMEPATTERNS.COM

Revisions/Additions By Others:

Date of Issue: November 5, 2019

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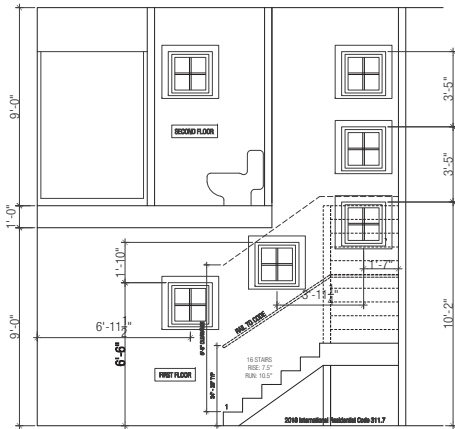
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sheet no.

- A. INTERIOR DIMENSIONS ARE FROM FACE OF STUDO TO FACE OF STUDO. DIMENSIONS TEND TO EXTENDER EDGE OF THE BUILDING ARE MEASURED TO THE FACE OF STUDO.
- B. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY ROUGH OPENING SIZES, REFER TO PLANS AND ELEVATION ELEVATIONS FOR WINDOW TYPES. WINDOW SIZES MAY VARY LOCALLY, PLEASE REFER TO THE DRAWINGS.
- C. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
- D. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
- E. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
- F. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD AND METAL CORNER REINFORCING. USE 5/8" GYPSUM BOARD ON CEILINGS.
- G. HANDRAILS SHALL BE MOUNTED 34"-38" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36"
- H. PROVIDE ACCESS TO ALL CONCEALED ATTIK SPACES.



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A1

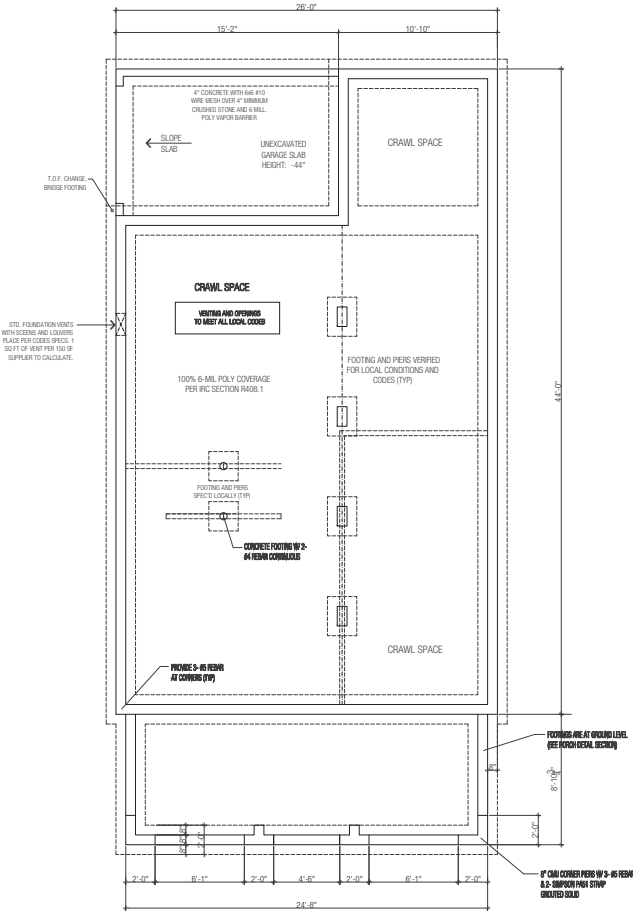


STAIR SECTION

1/4"=1'-0"

MECHANICAL AND FOUNDATION NOTES

- LOCATE HVAC IN BASEMENT FOR MOST EFFICIENT USE. AC UNIT, IF SPECIFIED, IS TO BE PLACED OUT OF PUBLIC VIEW, I.E., AT THE REAR OF THE HOUSE.
 - PLACE FLOOR DRAIN NEAR MECHANICALS.
 - ALL FOOTINGS SHALL REST ON VIRGIN, UNDISTURBED SOIL.
 - ASSUMED SOIL SHALL BE SAND OR GRAVEL, WITH MINIMUM TRACKS OF DRY CLAY, WITH A MINIMUM BEARING CAPACITY OF 2000 LBSSQ FT.
 - UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE SHALL BE 4,000 P.S.I. (28 DAY COMPRESSIVE STRENGTH) CONCRETE ON 4" GRAVEL FILL MINIMUM WITH 6MB - W/ 4XW 4WMM REINFORCING. INTERIOR SLABS SHALL BE PLACED ON CONCRETE RATED VAPOR BARRIER.
 - PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OF MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
 - PLACE 1/2" DIAMETER X 10" SILL PLATE ANCHOR BOLTS AT EACH VERTICAL REBAR WHERE OCCURRING OR AT 4'-0" ON CENTER AND 1/2" FROM EACH CORNER MAXIMUM AND BOTH SIDES OF OPENINGS.
- H. FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRELQUES AND COMMENT COMPACTION, WHOEVER IS MORE RESTRICTIVE.**
- CONTRACTOR TO VERIFY FOOTINGS DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS, WHICHEVER IS MORE RESTRICTIVE.
 - PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.
 - PROVIDE DEEP SCORE CONTROL JOINTS AT MID POINTS OF ALL GARAGES, BOTH DIRECTIONS MIN OR AS SHOWN IN PLAN IF DIFFERENT.
 - MASONRY VENEER MUST BE ANCHORED TO BACK-UP CONSTRUCTION WITH GALVANIZED CORRUGATED METAL TIES SPACED 16" ON CENTER HORIZONTALLY AND 16" ON CENTER VERTICALLY.
 - INSTALL CONTINUOUS APPROVED FLASHINGS AND COTTON CORD WEEPS AT 48" ON CENTER WITH FIRST EXPOSED COURSE ABOVE GRADE.
 - FOUNDATION DIMENSIONS ARE TAKEN FROM THE FACE OF THE CONCRETE. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE FACE OF THE PLYWOOD SHEATHING.
 - FINAL SUMP PUMP LOCATION TO BE CONFIRMED BY BUILDER.
 - INCLUDED HOSE BIBS LOCATED BY HOMEOWNERS/SALES PERSON.

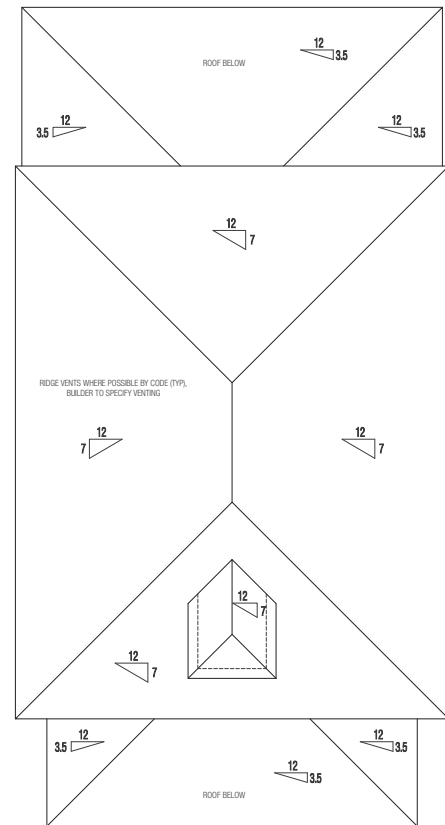


FOUNDATION PLAN

1/4"=1'-0"

ROOFING, FLASHING, AND GUTTER NOTES

- GUTTERS TO BE INSTALLED CONTINUOUS AT ALL EAVES. GUTTERS AND DOWNSPOUTS TO BE PERFORMED 5" DGEE STYLE, CONSTRUCTED OF ALUMINUM AND INSTALLED PREFRISHED ON A BRACK HANGER SYSTEM. NO DOWNSPOUTS TO FOUNDATION DRAINS.
- ALL METAL PREFORMED FLASHING TO BE INSTALLED WITH 1/2" HEMMED EDGES.
- WATERPROOFING SHINGLE UNDERLAYMENT: INSTALL CERTAINTED WATERGAUARD AT ALL ROOF EAVES LESS THAN 4'-12" AND ROOF PENETRATIONS. WATERGAUARD TO BE INSTALLED BEHIND ALL STEP FLASHING, SIDE WALL FLASHING, AND VALLEY FLASHING PER MANUFACTURERS SPECIFICATIONS.
- EAVE FLASHING: INSTALL CONTINUOUS DRIP EDGE FLASHING AT ALL EAVES. EXTEND FROM OUTSIDE EDGE OF EXTERIOR HEATED WALL 48" OVER HEATED SPACE. FELT TO LAP OVER DRIP EDGE. ALL DRIP EDGE TO LAP FASICA BOARD AND GUTTER IF APPLICABLE.
- RAKE FLASHING: INSTALL CONTINUOUS DRIP EDGE FLASH OVER SHINGLES AT ALL ROOF EAVES. RAKE FLASHING TO LAP BARGE AND SHADOW BOARDS.
- LEVEL WALL FLASHING: INSTALL LEVEL WALL FLASHING OVER SHINGLES. EXTEND PREFORMED METAL FLASHING 5 INCHES UP VERTICAL WALL, AND 5 INCHES ONTO ROOF. ALL EDGES TO BE HEMMED.
- VALLEY FLASHING: INSTALL VALLEY FLASHING OVER "WINTERGAUARD". INSTALL CONTINUOUS PREFORMED METAL VALLEY FLASHING CRIMPED 1" AT CENTER. ROOFING TO OVERLAP SHINGLES MINIMUM 5" EACH SIDE. MAINTAIN 5" CLEAR BETWEEN ROOFING EDGES. ALL FLASHING EDGES TO BE HEMMED.
- STEP/SIDE WALL FLASHING: INSTALL CERTAINTED "WINTERGAUARD" WHERE VERTICAL WALLS MEET ROOF. LAP CERTAINTED "WG" 12 INCHES UP WALL AND 12 INCHES ON TO ROOF. INSTALL STEP FLASHING AND COMPOSITION ROOFING OVER "WG". ALL STEP FLASHING TO EXTEND 4 INCHES UP WALL AND 4 INCHES ON TO ROOF. WEAVE STEP FLASHING IN WITH COMPOSITION ROOFING. STEP FLASHING MUST LAP A MINIMUM OF 2" AT SIDEWALLS. MAINTAIN MINIMUM 2 INCHES FROM BOTTOM OF VERTICAL SIDING TO ROOF.
- ROOF FELT: INSTALL 15 LB FELT OVER SHEATHING. ON SLOPES OF LESS 3:12 OR LESS, USE TWO LAYERS. LAP ALL HORIZONTAL AND VERTICAL SEAMS 6 INCHES MINIMUM IN SHINGLE FASHION.
- ROOFING: INSTALL 30 YEAR COMP. ROOFING PER MANUFACTURERS RECOMMENDATIONS.



ROOF PLAN

1/4"=1'-0"

HOME PATTERNS crafted simplicity
30 Elm Place, Hastings on Hudson, NY 10706
(864) 278 0068 INFO@HOMEPATTERNS.COM

Revisions/Additions By Others:

Date of Issue: November 5, 2019

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sheet no.

A2

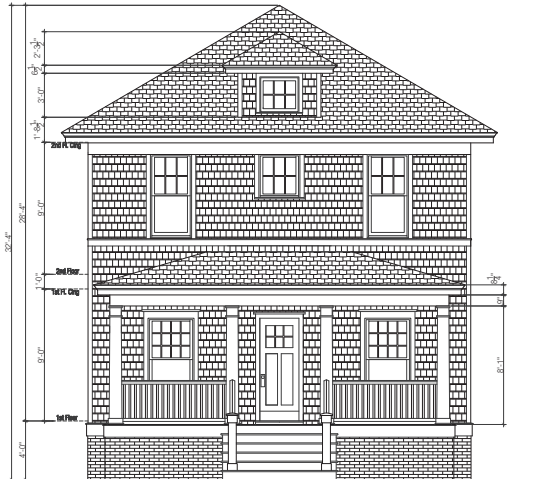
ELEVATION NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO HOUSE WITH OWNER.
- B. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
- C. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
- D. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TIMBER TRIM MEMBERS AND BRICK PATTERNS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



BACK ELEVATION

1/4"=1'-0"



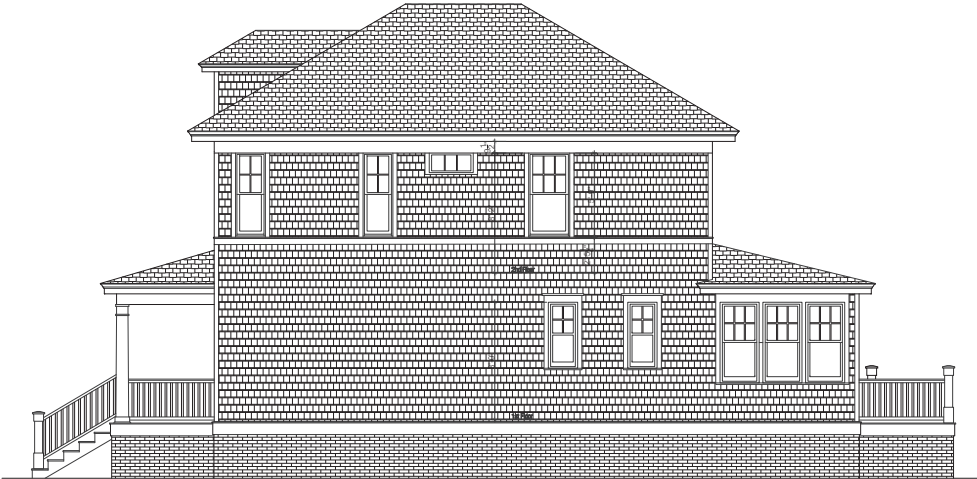
FRONT ELEVATION

1/4"=1'-0"



SIDE 1 ELEVATION

1/4"=1'-0"



SIDE 2 ELEVATION

1/4"=1'-0"

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sheet no.

A3



A4

			HOME PATTERNS crafted simplicity 30 Elm Place, Hastings on Hudson, NY 10706 (864) 278 0068 INFO@HOMEPATTERNS.COM
			Revisions/Additions By Others: Date of Issue: November 5, 2019
OPTIONAL ELEVATION TREATMENT 1/2"=1'-0"	OPTIONAL ELEVATION TREATMENT 1/2"=1'-0"	PORCH SECTION 3/4"=1'-0"	DO NOT COPY Revisions/Changes to other in whole or in part, including any direct or indirect use, reproduction, or distribution, for any reason, without the prior written permission of Home Patterns LLC is strictly prohibited. The purchase of construction plans is no way transfers any ownership to the buyer, except for a limited license to use these construction plans to construct one, and only one, dwelling unit. Additional construction plans will be sold at the time of construction of any new dwelling unit. Contact Home Patterns LLC (864) 278 0068 with further questions regarding reproduction and copyright issues.
		NOTE: BUILDER, PLEASE PRICE OUT AN ALTERNATIVE RAISED SLAB PORCH THAT IS TOPPED WITH BRICK PAVERS LOCAL CODES AND CONDITIONS WILL AFFECT STRUCTURAL REQUIREMENTS. PLEASE CONSULT A LOCAL PROFESSIONAL FOR ALL FRAMING SIZES AND SPACING. FOR ILLUSTRATIVE PURPOSES THIS PLAN SHOWS 2x6 JOISTS @ 16" ON CENTER FOR PORCHES. A COMMON 1" USED STRING AND SPACING. HOWEVER, STRUCTURAL BEAM AND COLUMN SIZES ARE NOT INDICATED AND SHOULD BE DETERMINED BY LOCAL PROFESSIONALS.	DO NOT COPY Although Home Patterns LLC strives to create the most complete and up-to-date available, it is responsible for Home Patterns LLC to, in good faith, guarantee that the plan will meet all local building requirements. Home Patterns LLC provides a house plan that allows to meet critical and common national building codes (International Residential Code, One & Two Family Dwelling Code). Present and local building codes and zoning regulations may or may not be met with said drawings. Such regulations and laws may include building requirements, local code requirements, seismic considerations, etc. Some states, cities, or municipalities may require a professional's seal or stamp. The buyer must be responsible for working closely with a local professional for these services. Home Patterns LLC grants permission for all home plans to be used with local architects, engineers, or builders to ensure local code compliance. Home Patterns LLC grants permission to alter plans but takes no responsibility for said alterations. Home Patterns LLC will make reasonable efforts to meet national code compliance, however the plan is sold as is with no guarantee of strict local code compliance. All structural determinations should be verified and/or made locally by a local professional with experience in local and site-specific conditions and codes. License Use #1997 DO NOT COPY
OPTIONAL ELEVATION TREATMENT 1/2"=1'-0"	OPTIONAL ELEVATION TREATMENT 1/2"=1'-0"	PORCH SECTION 3/4"=1'-0"	sheet no. A5



H6

GENERAL NOTES:

- OWNERS: CYNTHIA L. SODUS & BARRY G. GABLER
- SOURCE OF TITLE: INST. 170001048
- TAX PARCELS: 83A1-1-169D & 172D
- A SURVEY WAS PERFORMED ON THIS PROPERTY IN JANUARY 2020 WITH A BOUNDARY CLOSURE WHOSE PRECISION EXCEEDS 1:10,000.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN OR WETLANDS, ENVIRONMENTAL HAZARDS, CEMETERIES AND UNDERGROUND STRUCTURES NOT OBSERVED DURING THE COURSE OF THE SURVEY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 51131C0295F, DATED 03-02-15, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE (2% ANNUAL CHANCE).
- PLAT REFERENCES:
LOT 173 D.B. 41, P. 484 (PLAT)
LOT 170 D.B. 41, P. 484 (PLAT)
- AREA: 2,800 SQ. FT. (0.064 AC.)

THE VACATION OF PROPERTY LINE AND PLATTING OF PROPERTY SHOWN HEREON WAS PERFORMED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES

CYNTHIA L. SODUS _____ DATE _____

BARRY G. GABLER _____ DATE _____

WE, THE UNDERSIGNED NOTARIES PUBLIC, IN AND FOR OUR COUNTY AND STATE, DO HEREBY CERTIFY THAT THE SIGNATOIRES HERETO, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, DATED MARCH 9, 2018, HAVE ACKNOWLEDGED THE SAME BEFORE US IN OUR RESPECTIVE COUNTY AND STATE, GIVEN UNDER OUR HAND ON THE DATES SHOWN HEREON.

NOTARY PUBLIC FOR CYNTHIA L. SODUS _____ DATE _____

COUNTY OF _____ STATE OF _____

MY COMMISSION EXPIRES ____/____/____

NOTARY PUBLIC FOR BARRY G. GABLER _____ DATE _____

COUNTY OF _____ STATE OF _____

MY COMMISSION EXPIRES ____/____/____

APPROVED

ZACH PONDS
PLANNER,
TOWN OF CAPE CHARLES

DATE _____

BETTY GALE R. ROOKS
& MICHAEL REID
PORTION OF LOT 172
D.B. 41, P. 484 (PLAT)
83A1-1-172C

BETTY GALE R. ROOKS
& MICHAEL REID
PORTION OF LOT 169
D.B. 41, P. 484 (PLAT)
83A1-1-169C

CYNTHIA L. SODUS & BARRY G. GABLER
INST. 170001048
83A1-1-172D 83A1-1-169D

LOT 171
D.B. 41, P. 484 (PLAT)
BARRY G. GABLER
& CYNTHIA LEE SODUS
INST. 150001364
83A1-1-170

LOT 170
D.B. 41, P. 484 (PLAT)
BARRY G. GABLER
& CYNTHIA LEE SODUS
INST. 150001364
83A1-1-170

SITE PLAN
PROPERTY OF
**CYNTHIA L. SODUS
& BARRY G. GABLER**
BEING PART OF LOTS 169 & 172
MAP OF THE TOWN OF
CAPE CHARLES
CAPEVILLE DISTRICT
NORTHAMPTON COUNTY, VIRGINIA
MADE FOR
CYNTHIA L. SODUS
& BARRY G. GABLER

SCALE: 1" = 10'

JANUARY 13, 2020

JEFFERSON AVENUE (70' R/W)

535
PLUM ST.

PIN
FOUND

105.46'

3.8'

10.7'

PIPE
SET

S 02°00'00" E

11.00'

7.0'

26.0'

PORCH

35.00'

PIN
FOUND

22.33'

6.0'

4.00'

15.67'

1.5'

1.5'

2.50'

S 88°00'00" W

80.00'

16' ALLEYWAY (INST. 150001364)

140.08'

280.51'

PIPE
FOUND

MADISON AVENUE (70' R/W)

PLUM STREET (70' R/W)

CURB & GUTTER

PROPOSED
CONC.
WALK

CONCRETE WALK

CURB
CUT

SCO



POINT NORTH

POINT NORTH SURVEYING LLC
P.O. Box 701, (757) 709-3008
Onley, VA. 23418 pointnorthsurveying@gmail.com

DRAWN BY: CROCKETT FIELD BOOK: FILE COPY
BACK TRAV: CROCKETT PROJ. NO: 20002





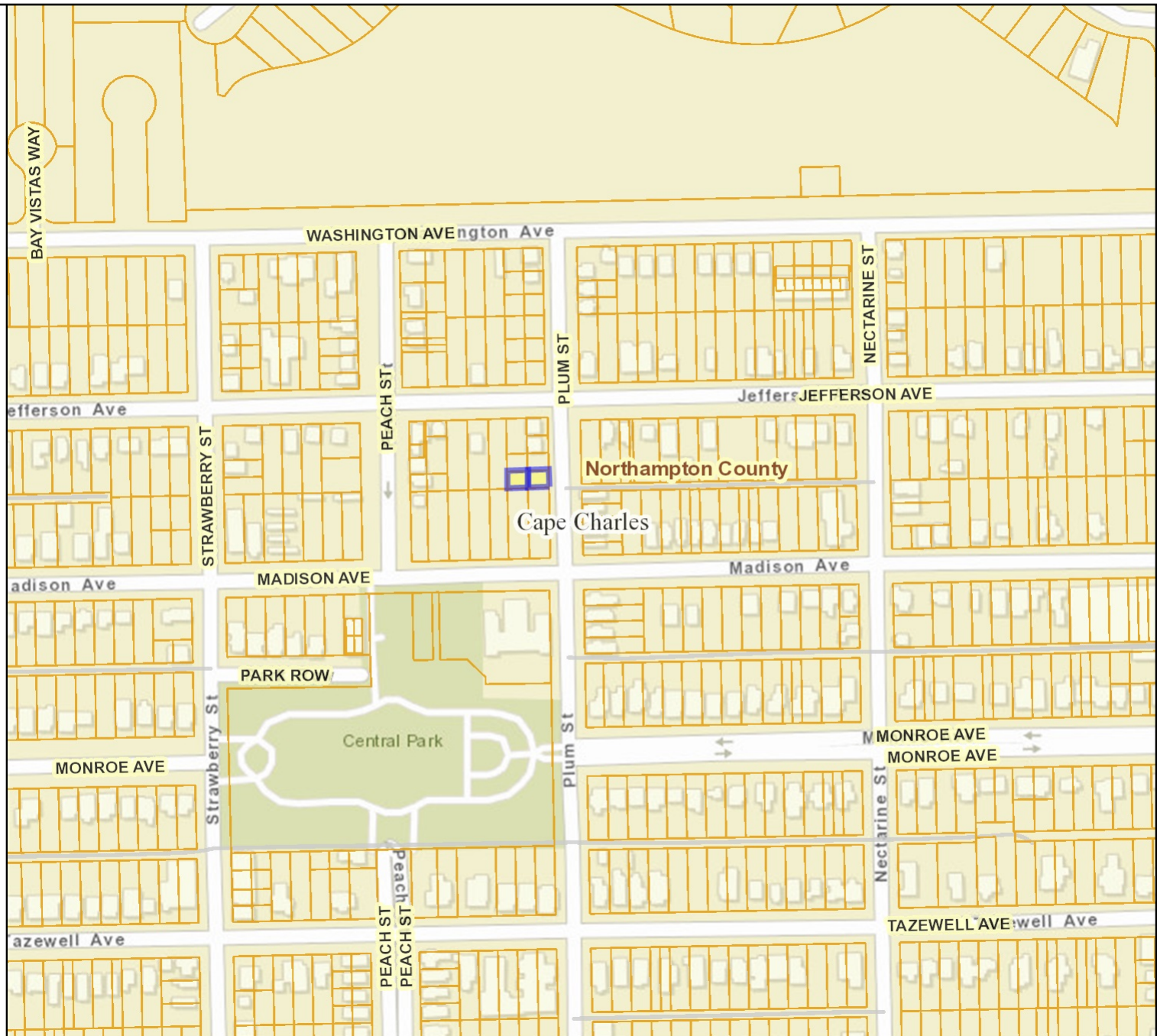




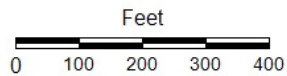
Northampton County, Virginia

Legend

-  County Boundaries
-  Town Names
-  Route Numbers
-  Road Labels
-  Parcels
-  Driveways



Map Printed from Northampton
<http://northampton.mapsdirect.net/>



Title:

Date: 2/7/2020

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 Northampton County is not responsible for its accuracy or how current it may be.