



Town Council

Public Hearing

January 7, 2016

Civic Center

6:00 P.M.

1. Call Public Hearing to Order; Roll Call
 - a. Reading of advertisement
 - b. Receive Public Comment on the following:
 - i. Conditional Use Permit Application – 207 Mason Avenue
2. Adjourn Public Hearing

Public Hearing

The Cape Charles Town Council will hold a public hearing at 6:00 p.m. on Thursday, January 7, 2016 in the Civic Center at 500 Tazewell Avenue in Cape Charles. The purpose is to hear public comment regarding an application for Conditional Use Permit for residential dwelling units above ground floor commercial at 207 Mason Avenue.

Copies of the items are available for review on the Town website www.capecharles.org, and in the Town Planner's Office at 2 Plum Street.

 <p>TOWN OF CAPE CHARLES</p>	AGENDA TITLE: 207 Mason Avenue application for condition use permit public hearing		AGENDA DATE: January 7, 2016
	SUBJECT/PROPOSAL/REQUEST: Conditional use permit application residential units above first floor commercial at 207 Mason Avenue.		ITEM NUMBER: N/A
	ATTACHMENTS: September 2015 application form; architectural plans; previously approved but now expired permits.		FOR COUNCIL: Action () Information (X)
	STAFF CONTACT (s): Larry DiRe	REVIEWED BY: Brent Manuel, Town Manager	

BACKGROUND:

Staff received an application for a conditional use permit to build residential units above the commercial unit at 207 Mason Avenue. This property has received such conditional use permits in the past and no construction has ever followed. The most recent conditional use permit was granted by Town Council on December 9, 2010. Following that Council action building plans were submitted and approved, and several building-related permits issued. That conditional use permit and all building-related permits expired before the project was completed and now the applicant is in the process of re-applying through the process described in *Article IV Section 4.3* of the Town Zoning Ordinance. *Article III Section 3.6.C* allows single-family and multi-family residential dwelling units above the first floor as a conditional use in the Commercial-1 district. *Article IV Section 4.3.B* states the Conditions for Issuance as follows: 1) not adversely affect the health, safety, or welfare of the persons residing or working in the neighborhood of the proposed use or adversely affect other land uses within the particular surrounding neighborhood; 2) not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; 3) not be in conflict with the purpose of the comprehensive plan of the town.

The Cape Charles Comprehensive Plan Section *III.2.1.1 Main Street Mixed Use (Commercial Residential)* states the following: *This designation recognizes the unique juxtaposition of the existing residential structures within the central business district and the future needs of Cape Charles' Commercial District. It is intended to promote and encourage retention of existing residential buildings while allowing and encouraging commercial and other compatible uses for these buildings.*

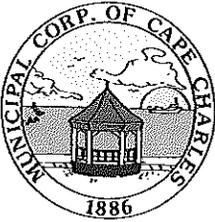
The Main Street Mixed Use designation represents predominantly small-scale mixed use buildings characterized by retail, office, restaurant, educational, civic and entertainment uses on the street level, with residential uses on upper floors. Pedestrian activity is of the highest priority, so buildings would be located close to the street and sidewalks are wide and feature street furnishings, lighting, and other amenities.

ITEM SPECIFICS:

This property has been approved for conditional use residential dwellings in the past. Previously the applicant submitted a full set of construction drawings from which building-related permits were issued. All permits associated with this project at this property are expired. The applicant wishes to continue work again and cannot since he has no approvals to do so.

The Planning Commission held a public hearing on November 3, 2015. There were no comments from the public at that time. The Planning Commission then unanimously voted to recommend approval of the application as submitted. That vote occurred at their regular meeting held on that same date.

As required by Article IV Section 4.3.C.3 of the Town Zoning Ordinance the Town Council shall hold a public hearing before deciding on the application for conditional use permit.



Application for Conditional Use Permit

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

Date 9-8-2015 Fee:

*(Attach Plans)

Applicant: Meng Qin Wang Signature:
Address: 207 Mason Ave City: cape charles State: Zip: 23310
Telephone: 7575315060 Email: peterwang503@yahoo.com

Owner(s): W & L LLC
Address: 1025 East Leicester Ave City: Norfolk State: Zip: 23503
Telephone: 7575315060 Email:

Contractor: B & R Plumbing and General Construction
Address: 1205 Hawthorne Dr. City: Chesapeake State: Zip: 23325
Telephone: 7575747721 Email:
Town License: State License:

Location of Improvement: 207 Mason Ave
Lot No.: Block No.: Lot Size: Lot Area:
Type of Improvement: to add two more stores for housing on top of the yogurt store
Proposed Use:
Estimated Construction Costs:

Conditional Use Permit Checklist
(Applicant must attach items 1-7)

- 1. [x] completed application
2. [x] payment of fees (\$300.00 + \$25.00 per acre)
3. [] letter of application stating in general terms: (a) the proposed use of the property, (b) the effect of the changes on the surrounding area, and (c) the reason for the request
4. [x] concept plan (see attached information for recommended contents)
5. [x] plot plan of property
6. [] disclosure statement signed and notarized verifying ownership
7. [x] names and addresses of adjacent property owners
8. [x] Zoning Administrator's review of documentation

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 Owner/Agent: [Handwritten Signature]

ADDITION AND ALTERATIONS TO 207 MASON AVE.

CAPE CHARLES, VIRGINIA

ARCHITECT:

ROBYN THOMAS ARCHITECTURE
913 W. 21ST STREET SUITE C
NORFOLK, VA 23517
(757) 622-7100

STRUCTURAL:

SINCLAIR PRATT CAMERON, PC
1630 DONNA DRIVE #103
VIRGINIA BEACH, VA 23
(757) 417-0565

DRAWING INDEX

CS — COVER SHEET

STRUCTURAL

ARCHITECTURAL

A1 — SECTION/ FIRST FLOOR PLAN
A1.1 — SECOND/ THIRD FLOOR PLANS
A1.2 — ENLARGED RESTROOM PLAN, REFLECTED
CLG. PLAN, FINISH/ DOOR SCHEDULES,
AND WALL TYPES
A2 — FRONT ELEVATION/ SECTION
A2.1 — REAR ELEVATION

CODE COMPLIANCE INFORMATION

BASED ON VUSBC 2004 (IBC 2004)

CONSTRUCTION TYPE: 5b - FULLY SPRINKLERED
ALLOWS ADDITIONAL STORY PER SECTION 504

SEPARATED MIXED USE:

FIRST FLOOR

B - RESTAURANT SERVING < 50 PEOPLE
ALLOWABLE SQFT/ HT: 9,000/ 2
ACTUAL SQFT/ HT: 2,145/3

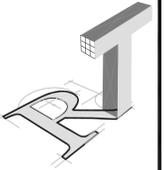
SECOND/ THIRD FLOOR

R-2 - RESIDENTIAL APARTMENT
ALLOWABLE SQFT/ HT: 7,000/ 2

SCOPE OF WORK

- CONSTRUCT 2 STORY ADDITION ON EXTG. ONE STORY STRUCTURE
- CONSTRUCT NEW 3 STORY REAR ADDITION
- PROVIDED & INSTALL A SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13 COMPLETE WITH REQUIRED ALARM PANEL
- PROVIDE NEW PLUMBING, MECHANICAL, & ELECTRICAL SYSTEM COMPLETE





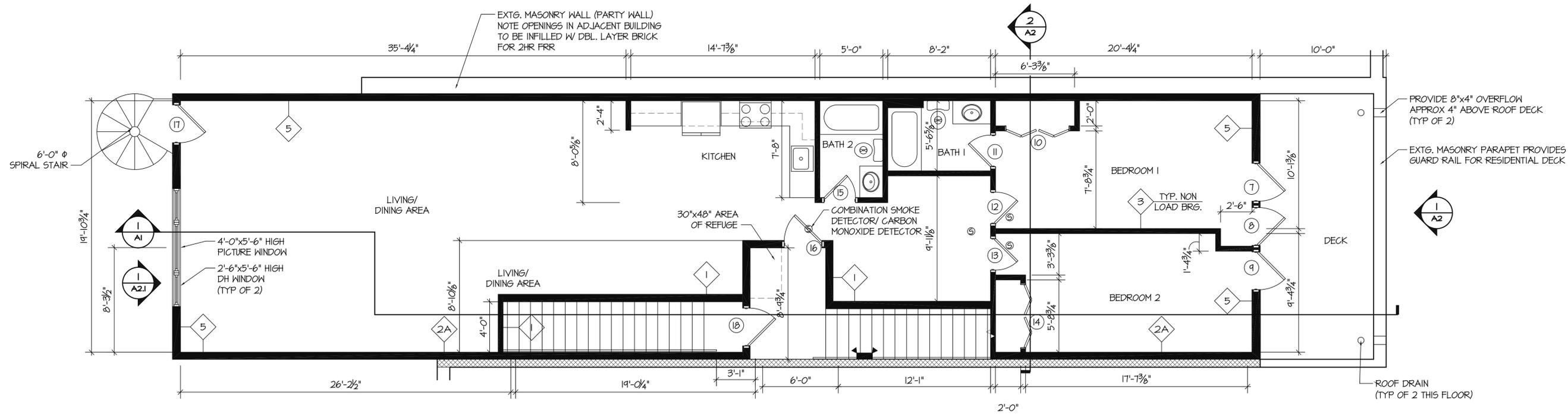
ROBYN THOMAS
ARCHITECTURE

913 W. 21st Street, Suite C
Norfolk, VA 23517

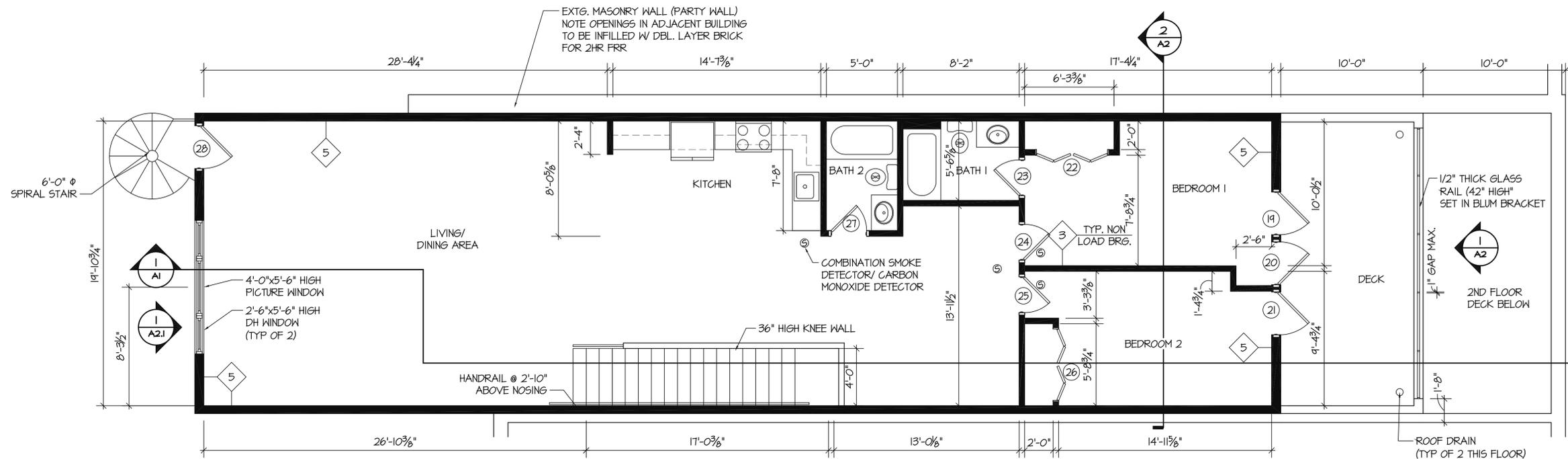
Ofc: 757.622.7100
Fax: 757.640.1014



ADDITION AND ALTERATIONS TO
207 MASON AVE.
CAPE CHARLES, VIRGINIA



SECOND FLOOR PLAN
1/4" = 1'-0"



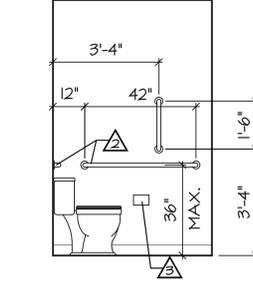
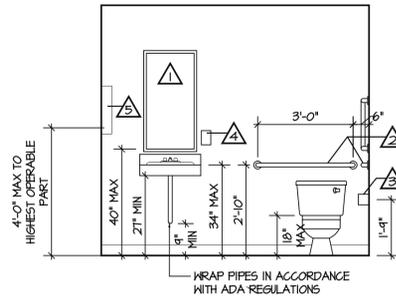
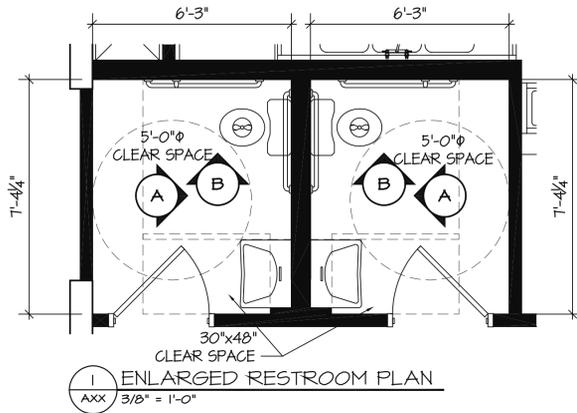
THIRD FLOOR PLAN
1/4" = 1'-0"

LEGEND	
	EXTG. WALLS
	NEW WALLS
	EXIT/EBU
	LIGHT/EBU
	HARDWIRED SMOKE DETECTOR W/ BATTERY BACKUP
	EXHAUST FAN (VENT TO EXTERIOR)

REVISIONS

DATE	COMMENTS

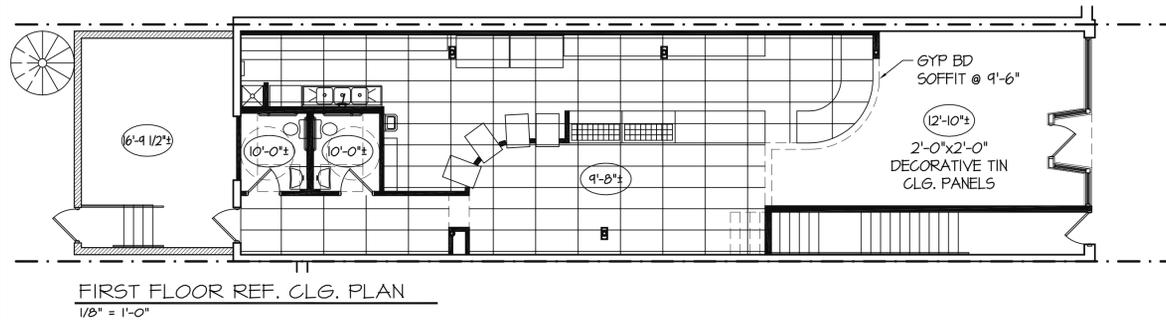
OF	12/17/2012	A.I.I.
DATE	12-066	
COMM NO.		
DRAWN	MJS	
CHECKED	RJT	



TOILET ACCESSORY SCHEDULE

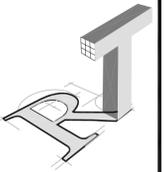
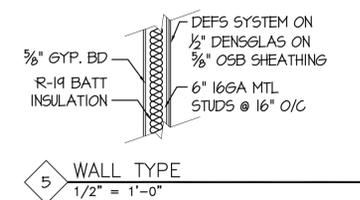
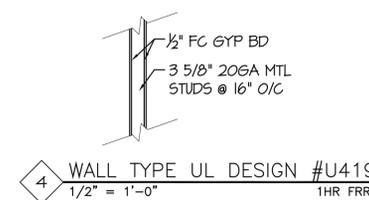
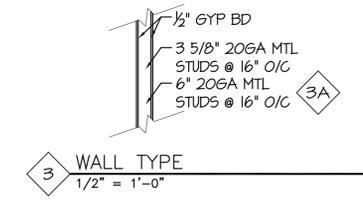
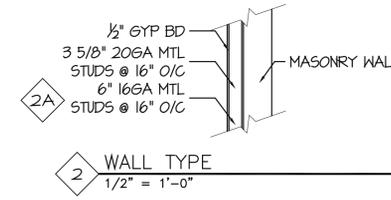
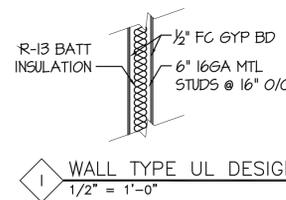
▲	PLATE GLASS MIRROR 18" x 36"
▲	GRAB BARS (42", 36", 18") 1/2" Ø
▲	TOILET PAPER DISPENSER
▲	SOAP DISPENSER
▲	PAPER TOWEL DISPENSER

NOTE:
ALL ACCESSORIES SHALL COMPLY WITH ANSI REQUIREMENTS AS PER MOUNTING HEIGHTS AND ALLOWABLE SIZES/SPACING - SEE ELEVATIONS. PROVIDE BLOCKING AS REQUIRED TO SUPPORT ACCESSORIES.



FINISH SCHEDULE						
ROOM	FLOOR	BASE	WALLS	CEILING	HEIGHT	REMARKS
FIRST FLOOR						
DINING	CERAMIC TILE	CERAMIC TILE	GYP. BD. PAINT FIN/ EXPOSED BRICK (SEALED)	2'x2' TIN CLG. PANELS/ EXPOSED BRICK (SEALED)	12'-10"±	
KITCHEN/SALES	CERAMIC TILE	CERAMIC TILE	GYP. BD. HIGH GLOSS PAINT FIN.	VINYL FACED CLG. TILE	9'-8"±	
RESTROOMS	CERAMIC TILE	CERAMIC TILE	GYP. BD. SEMI GLOSS PAINT FIN.	GYP. BD. SEMI GLOSS PAINT FIN.	10'-0"±	
STOREROOM	SEALED CONG.	VINYL	GYP. BD. PAINT FIN.	GYP. BD. PAINT FIN.	17'-9 1/2"±	
2ND/3RD FLOOR						
RESIDENTIAL FOYER/ STAIRWELL			GYP. BD. SEMI GLOSS PAINT FIN.	GYP. BD. SEMI GLOSS PAINT FIN.	VARIES	
BEDROOM 1	WOOD	WOOD	GYP. BD. PAINT FIN.	GYP. BD. PAINT FIN.	9'-0"±	
BEDROOM 2	WOOD	WOOD	GYP. BD. PAINT FIN.	GYP. BD. PAINT FIN.	9'-0"±	
BATH 1	CERAMIC TILE	CERAMIC TILE	GYP. BD. SEMI GLOSS PAINT FIN.	GYP. BD. SEMI GLOSS PAINT FIN.	9'-0"±	
BATH 2	CERAMIC TILE	CERAMIC TILE	GYP. BD. SEMI GLOSS PAINT FIN.	GYP. BD. SEMI GLOSS PAINT FIN.	9'-0"±	
KITCHEN	CERAMIC TILE	CERAMIC TILE	GYP. BD. SEMI GLOSS PAINT FIN.	GYP. BD. SEMI GLOSS PAINT FIN.	9'-0"±	
LIVING/ DINING ROOM	WOOD	WOOD	GYP. BD. PAINT FIN.	GYP. BD. PAINT FIN.	9'-0"±	

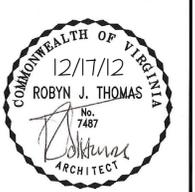
DOOR SCHEDULE								
MARK	LOCATION	HARDWARE	SIZE	DOOR MATERIAL	FINISH	FRAME MATERIAL	FINISH	REMARKS
FIRST FLOOR								
①	ENTRY/ DINING	ENTRY LOCKSET	3'-0" x 7'-0" x 1 3/4" (W TRANSOM)	ALUMINUM CLAD WOOD FRENCH EQUAL TO HURD	PREFIN/ PAINT	CLAD/ WOOD	PREFIN/ PAINT	
②	RESIDENTIAL FOYER	ENTRY W/ INTERCOM/ ELEC STRIKE	3'-0" x 7'-0" x 1 3/4" (W TRANSOM)	ALUMINUM CLAD WOOD FRENCH EQUAL TO HURD	PREFIN/ PAINT	CLAD/ WOOD	PREFIN/ PAINT	
③	WOMEN'S RESTROOM	PRIVACY W/ ADA SIGNAGE	3'-0" x 6'-8" x 1 3/8"	SOLID CORE WOOD	PAINT	WOOD	PAINT	
④	MEN'S RESTROOM	PRIVACY W/ ADA SIGNAGE	3'-0" x 6'-8" x 1 3/8"	SOLID CORE WOOD	PAINT	WOOD	PAINT	
⑤	STOREROOM	OFFICE LOCKSET	3'-0" x 6'-8" x 1 3/8"	SOLID CORE WOOD	PAINT	WOOD	PAINT	
⑥	STOREROOM	ENTRY LOCKSET	3'-0" x 6'-8" x 1 3/8"	GALVANIZED STEEL	PAINT	GALVANIZED STEEL	PAINT	
SECOND FLOOR								
⑦	BEDROOM 1	ENTRY LOCKSET	3'-0" x 8'-0" x 1 3/4"	CLAD/ WOOD	PREFIN/ PAINT	CLAD/ WOOD	PREFIN/ PAINT	
⑧	BEDROOM 1	ENTRY LOCKSET	3'-0" x 8'-0" x 1 3/4"	CLAD/ WOOD	PREFIN/ PAINT	CLAD/ WOOD	PREFIN/ PAINT	
⑨	BEDROOM 2	ENTRY LOCKSET	3'-0" x 8'-0" x 1 3/4"	CLAD/ WOOD	PREFIN/ PAINT	CLAD/ WOOD	PREFIN/ PAINT	
⑩	BEDROOM 1	BI-FOLD	2/ 2'-6" x 6'-8"	WOOD	PAINT	WOOD	PAINT	
⑪	BEDROOM 1/ BATH 1	BI-FOLD	2'-6" x 6'-8"	WOOD	PAINT	WOOD	PAINT	
⑫	BEDROOM 1	PRIVACY LOCKSET	2'-6" x 6'-8"	WOOD	PAINT	WOOD	PAINT	
⑬	BEDROOM 2	PRIVACY LOCKSET	2'-6" x 6'-8"	WOOD	PAINT	WOOD	PAINT	
⑭	BEDROOM 2	PRIVACY LOCKSET	2/ 2'-6" x 6'-8"	WOOD	PAINT	WOOD	PAINT	
⑮	BATH 2	BI-FOLD	2'-6" x 6'-8"	WOOD	PAINT	WOOD	PAINT	
⑯	ENTRY	PRIVACY LOCKSET	3'-0" x 6'-8" x 1 3/4"	WOOD	PAINT	WOOD	PAINT	
⑰	FIRE ESCAPE	ENTRY LOCKSET	3'-0" x 6'-8" x 1 3/4"	GALVANIZED STEEL	PAINT	GALVANIZED STEEL	PAINT	
⑱	RESIDENTIAL FOYER	ENTRY LOCKSET	3'-0" x 6'-8" x 1 3/4"	WOOD	PAINT	WOOD	PAINT	
THIRD FLOOR								
⑲	BEDROOM 1	ENTRY LOCKSET	3'-0" x 8'-0" x 1 3/4" (W TRANSOM)	CLAD/ WOOD	PREFIN/ PAINT	CLAD/ WOOD	PREFIN/ PAINT	
⑳	BEDROOM 1	ENTRY LOCKSET	3'-0" x 8'-0" x 1 3/4" (W TRANSOM)	CLAD/ WOOD	PREFIN/ PAINT	CLAD/ WOOD	PREFIN/ PAINT	
㉑	BEDROOM 2	ENTRY LOCKSET	3'-0" x 8'-0" x 1 3/4" (W TRANSOM)	CLAD/ WOOD	PREFIN/ PAINT	CLAD/ WOOD	PREFIN/ PAINT	
㉒	BEDROOM 1	BI-FOLD	2/ 2'-6" x 6'-8" x 1 3/8"	WOOD	PAINT	WOOD	PAINT	
㉓	BEDROOM 1/ BATH 1	PRIVACY LOCKSET	2'-6" x 6'-8" x 1 3/8"	WOOD	PAINT	WOOD	PAINT	
㉔	BEDROOM 1	PRIVACY LOCKSET	2'-6" x 6'-8" x 1 3/8"	WOOD	PAINT	WOOD	PAINT	
㉕	BEDROOM 2	PRIVACY LOCKSET	2'-6" x 6'-8" x 1 3/8"	WOOD	PAINT	WOOD	PAINT	
㉖	BEDROOM 2	BI-FOLD	2/ 2'-6" x 6'-8" x 1 3/8"	WOOD	PAINT	WOOD	PAINT	
㉗	BATH 2	PRIVACY LOCKSET	2'-6" x 6'-8" x 1 3/8"	WOOD	PAINT	WOOD	PAINT	
㉘	FIRE ESCAPE	ENTRY LOCKSET	3'-0" x 6'-8" x 1 3/4"	GALVANIZED STEEL	PAINT	GALVANIZED STEEL	PAINT	



ROBYN THOMAS
ARCHITECTURE

913 W. 21st Street, Suite C
Norfolk, VA 23517

Ofc: 757.622.7100
Fax: 757.640.1014

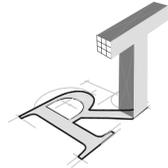


ADDITION AND ALTERATIONS TO
207 MASON AVE.
CAPE CHARLES, VIRGINIA

REVISIONS

DATE	COMMENTS

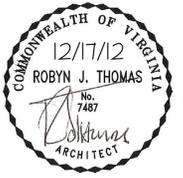
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DATE	AI.2
COMM NO.	
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CHECKED	RJT



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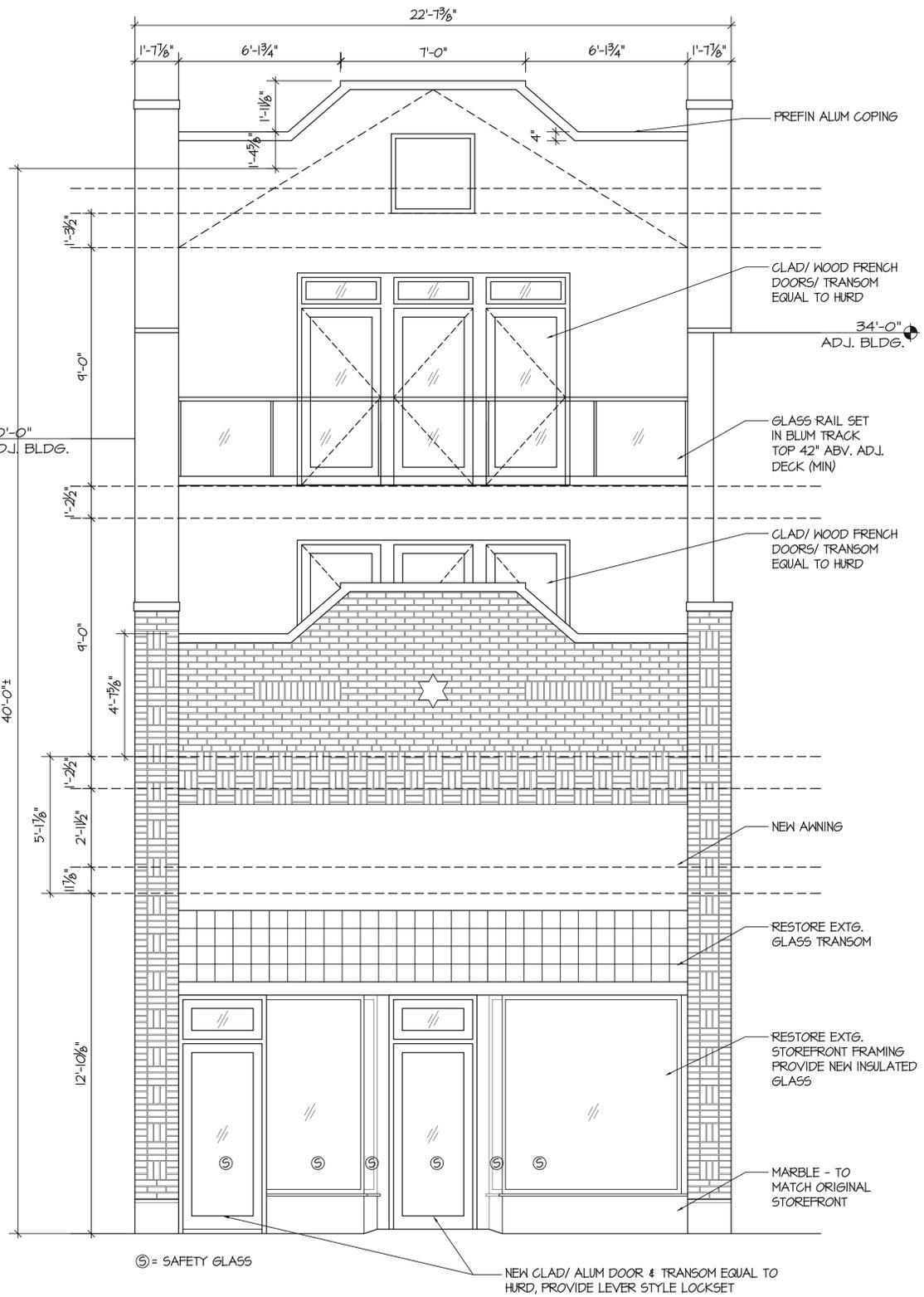


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CAPE CHARLES, VIRGINIA

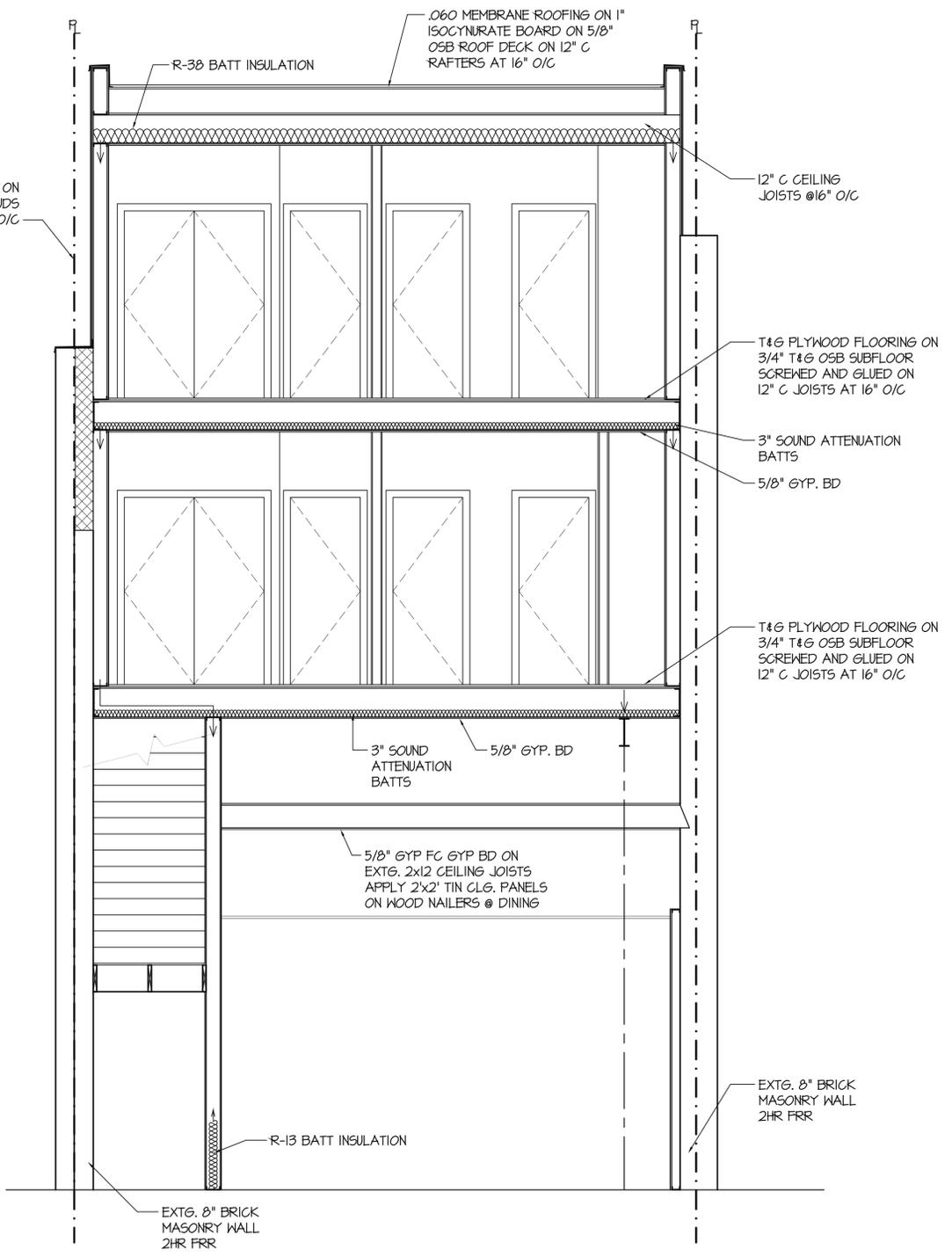
REVISIONS

△	DATE	COMMENTS

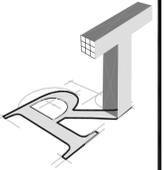
OF	A2
12/17/2012	
DATE	
12-066	
COMM NO.	
DRAWN	MJS
CHECKED	RJT



1 FRONT ELEVATION
3/8" = 1'-0"



2 SECTION
3/8" = 1'-0"



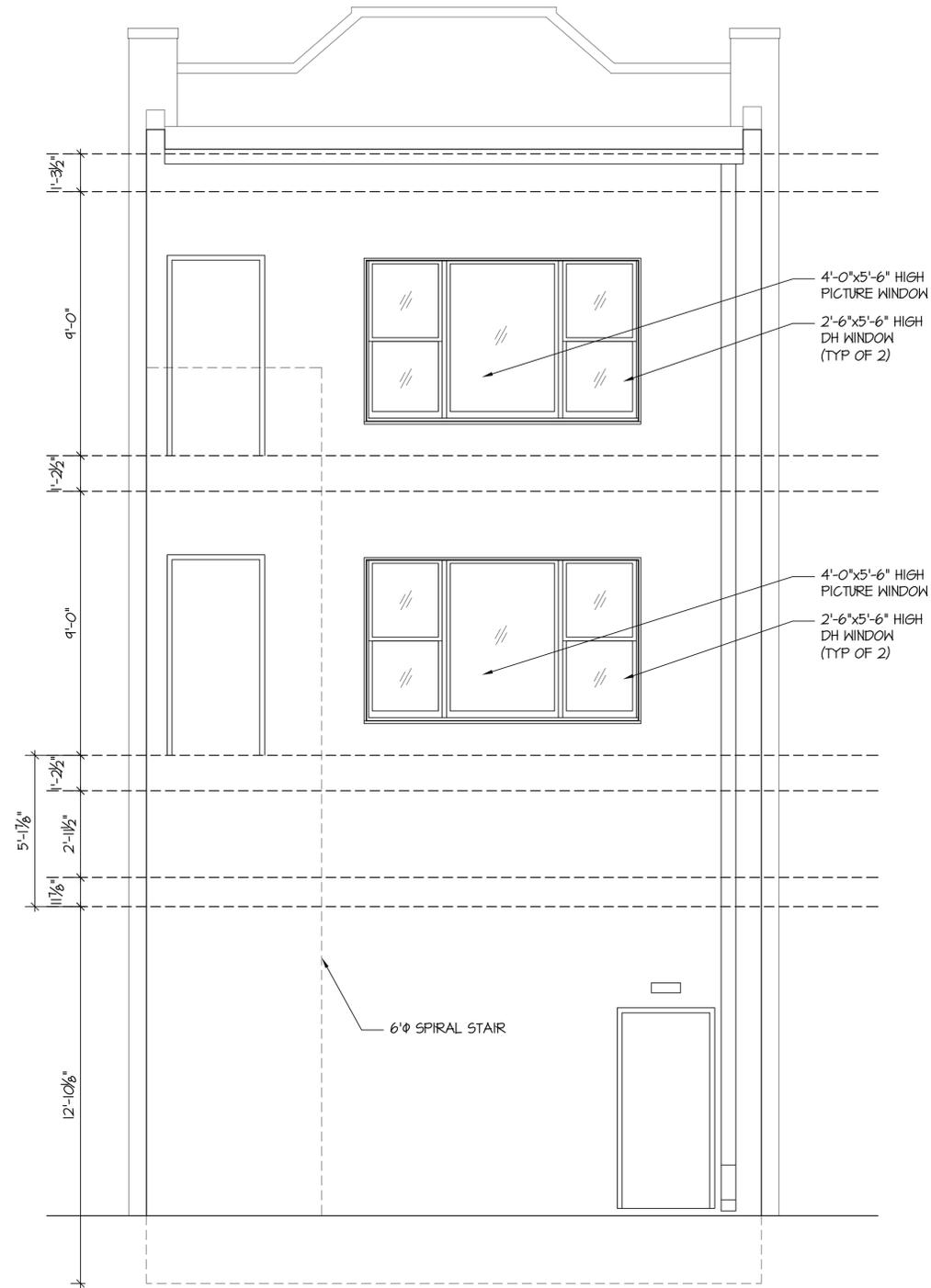
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Norfolk, VA 23517

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ADDITION AND ALTERATIONS TO
207 MASON AVE.
CAPE CHARLES, VIRGINIA



SECTION
A2.1
3/8" = 1'-0"

REVISIONS

△	DATE	COMMENTS

OF
12/17/2012
DATE
12-066
COMM NO.

A2.1

DRAWN MJS

CHECKED RJT



Town of Cape Charles

Building Permit No: PB130019

Building Department
Phone: (757) 331 4785

2 Plum Street
Fax: (757) 331 4820

Cape Charles, VA 23310

207 Mason Avenue A Location
083A3-0100-639B
639

W & L, LLC Owner
1025 East Leicester Avenue B
Norfolk VA 23503
W & L, LLC

Issued: 03/08/13
Const value \$20,000
Zoning: Sec. No.
**PLEASE CALL (757) 331-2176
FOR AN INSPECTION 24 HOURS IN ADVANCE**

B & R Plumbing & General Const. Contractor
1205 Hawthorne Drive Ph# (757) 574 7721
Chesapeake VA 23325

Work Description: Alteartion to Yogurt Bar

Stipulations: 3rd Party Inspections Required

Permit Item	Work Type	Fee Basis	Item Total
comm > \$10k	Valuation	20,000.00	\$275.00
STATE TAX.	State Tax	275.00	\$5.50
Fire Dept Fee	Miscellaneous	275.00	\$27.50
Com Bldg Plan Review Fee	Valuation	250.00	\$250.00
Commercial Site Plan Review	Valuation	150.00	\$150.00

Fee Total: \$708.00
Amount Paid: \$708.00
Balance Due: \$0.00

Building Official

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code.
I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Virginia and Cape Charles. All information on the permit application is accurate to the best of my knowledge.

Payment of permit fee constitutes acceptance of the above terms.



Town of Cape Charles

Building Permit No: PB130020

Building Department
Phone: (757) 331 4785

2 Plum Street
Fax: (757) 331 4820

Cape Charles, VA 23310

207 Mason Avenue B Location
9000-00-098
639

W & L, LLC Owner
1025 East Leicester Avenue B
Norfolk VA 23503
W & L, LLC

Issued: 03/08/13
Const value \$50,000
Zoning: Sec. No.
**PLEASE CALL (757) 331-2176
FOR AN INSPECTION 24 HOURS IN ADVANCE**

B & R Plumbing & General Const. Contractor
1205 Hawthorne Drive Ph# (757) 574 7721
Chesapeake VA 23325

Work Description: Addition for 2nd Story Apartment

Stipulations: 3rd Party Inspections Required

Permit Item	Work Type	Fee Basis	Item Total
comm > \$10k	Valuation	50,000.00	\$575.00
STATE TAX.	State Tax	575.00	\$11.50
Fire Dept Fee	Miscellaneous	575.00	\$57.50
Sewer Tap Insp	Inspection	50.00	\$50.00
Water Tap Insp	Inspection	50.00	\$50.00
Res. Sewer Connection	Miscellaneous	875.00	\$875.00
Res. Sewer Facility	Miscellaneous	6,600.00	\$6,600.00
Res. Water Connection	Miscellaneous	875.00	\$875.00
Res. Water Facility	Miscellaneous	4,000.00	\$4,000.00
Sewer Plan Rev	Plan Review	50.00	\$50.00
Water Plan Rev	Plan Review	50.00	\$50.00

Fee Total: \$13,194.00

Amount Paid: \$13,194.00

Balance Due: \$0.00

Building Official

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Town of Cape Charles

Building Permit No: PB130021

Building Department
Phone: (757) 331 4785

2 Plum Street
Fax: (757) 331 4820

Cape Charles, VA 23310

207 Mason Avenue C Location
9000-00-099
639

W & L, LLC Owner
1025 East Leicester Avenue B
Norfolk VA 23503
W & L, LLC

Issued: 03/08/13
Const value \$60,000
Zoning: Sec. No.
**PLEASE CALL (757) 331-2176
FOR AN INSPECTION 24 HOURS IN ADVANCE**

B & R Plumbing & General Const. Contractor
1205 Hawthorne Drive Ph# (757) 574 7721
Chesapeake VA 23325

Work Description: Addition to add 3rd Story Apartment

Stipulations: 3rd Party inspections required

Permit Item	Work Type	Fee Basis	Item Total
comm > \$10k	Valuation	60,000.00	\$675.00
STATE TAX.	State Tax	675.00	\$13.50
Fire Dept Fee	Miscellaneous	675.00	\$67.50
Sewer Tap Insp	Inspection	50.00	\$50.00
Water Tap Insp	Inspection	50.00	\$50.00
Res. Sewer Connection	Miscellaneous	875.00	\$875.00
Res. Sewer Facility	Miscellaneous	6,600.00	\$6,600.00
Res. Water Connection	Miscellaneous	875.00	\$875.00
Res. Water Facility	Miscellaneous	4,000.00	\$4,000.00
Sewer Plan Rev	Plan Review	50.00	\$50.00
Water Plan Rev	Plan Review	50.00	\$50.00

Fee Total: \$13,306.00
Amount Paid: \$13,306.00
Balance Due: \$0.00

Building Official

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Virginia and Cape Charles. All information on the permit application is accurate to the best of my knowledge.

Payment of permit fee constitutes acceptance of the above terms.