



Stoney Glen West

Community Standards

**Accessory Building Application
with additional information**

Stoney Glen Community Association
Architectural Review Board

PROPERTY IMPROVEMENT APPLICATION

Date: _____

Name: _____

Address: _____

Telephone: _____

Section: _____ Lot: _____

Type of Improvement (check appropriate blank):

Fence Accessory Building Addition Site Structure Other

The applicant shall be the property owner at the time of application.

The following items must accompany this application when submitted to the Architectural Review Board (ARB):

1. Site plan indicating the location of the house, driveway, other existing structures, and the location of the proposed improvements with distances to property lines.
2. Plans and elevations that fully describe the proposed improvements.

Architectural review is only for compliance with Stoney Glen West covenants and community standards. Approval does not relieve the applicant of responsibility for obtaining all other necessary permits and compliance with applicable zoning ordinances and building codes.

Applicant's Signature: _____

ARB USE ONLY

Date Application Received: _____

Action Taken:

Approved: _____ Date: _____

Conditional Approval: _____ Date: _____

Denied: _____ Date: _____

ARB Chairperson's Signature: _____

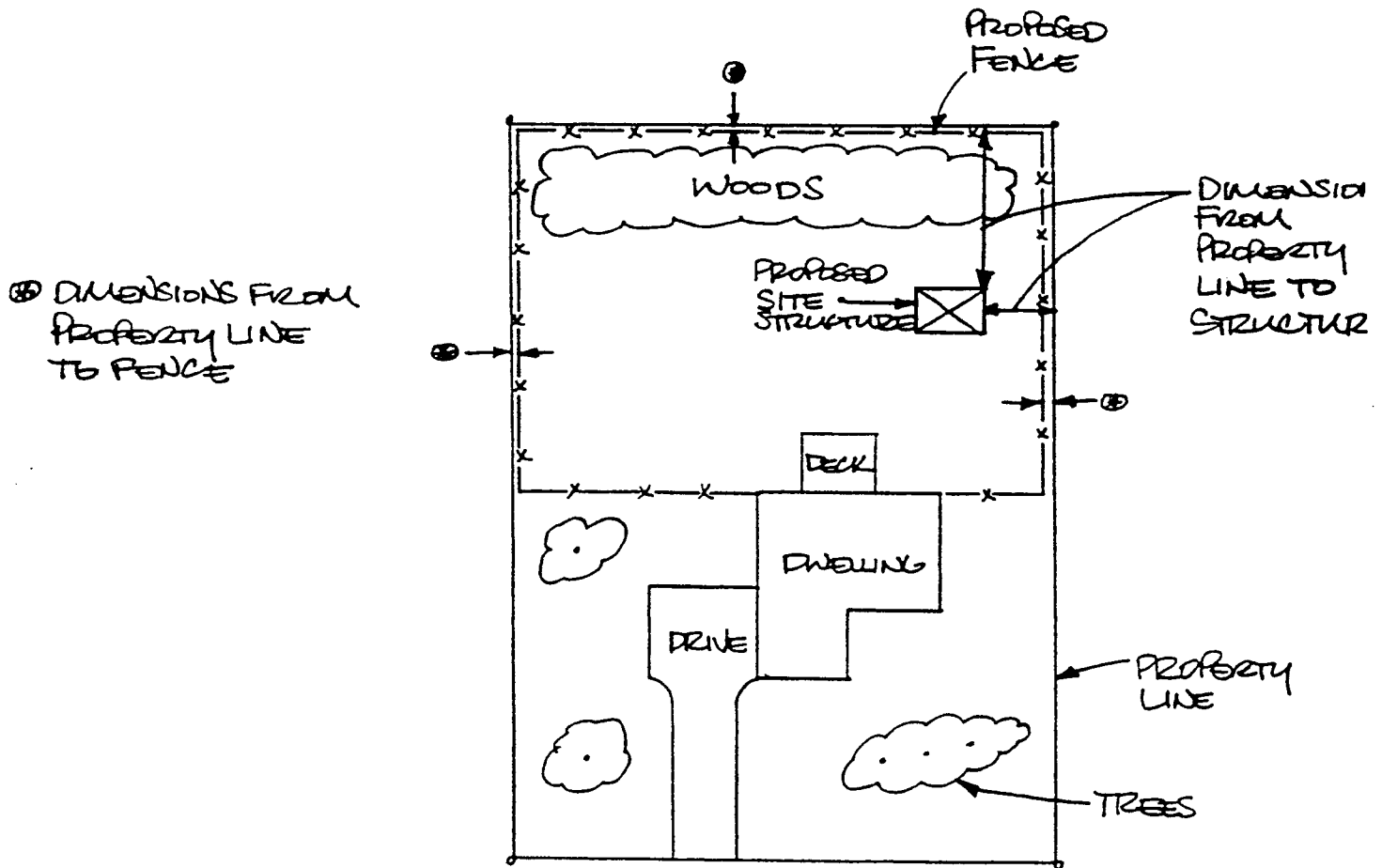
2.5 Preparation of Submittals

Submittals prepared for consideration by the ARB shall be complete and accurate. Submittals for design review must include drawings prepared as described below. Submittals for color review must include color chips. In every case all requested information on the application forms shall be furnished. The ARB may return applications that are incomplete.

For consideration by the ARB, drawings must be neat, accurate, drawn to scale, and with sufficient detail to adequately explain the entire design. Insufficient explanation of a design, including all visible details, is cause for rejection of an application. As a minimum requirement, the following drawings shall be submitted:

- 2.5.1 Additions: Site Plan -showing Addition location and distances to property lines.
Floor plan(s) of Addition
Elevations of Addition including existing house.
- 2.5.2 Accessory Structures: Site Plan - showing location of new structure and existing house, with distances between each and distances to property lines.
Floor Plan(s)
Elevations.
- 2.5.3 Other Site Improvements: Site Plan - Showing location of improvement, existing structures, and distances to property lines.
Plan of Improvement (ex: deck, patio, swimming pool, etc.)
- 2.5.4 Fences: Site Plan - showing location and extent of fence.
Elevation view of fence.
- 2.5.5 Drawing Quality: Site plans shall accurately describe the lot and may require, at the Board's discretion, a scale drawing. Examples of typical site plans, with required information or ARB review, follow this section for reference.
- 2.5.6 Submittals Not Returned: Only one copy of each drawing is required for submittal and is kept on file as a record of approved designs. Submittals will not be returned.

End of Section



SMITH RESIDENCE
 LOT 7, HAMPTHEAD PLACE
 14010 BRIDGETOWN CIRCLE

- 1) HOUSE MUST BE SHOWN ON THE SITE PLAN FOR REFERENCE.
- 2) FENCE AREA TO BE CLEARLY INDICATED. DIMENSIONS TO PROPERTY LINES MUST BE SHOWN.
- 3) SITE STRUCTURE OR OTHER IMPROVEMENTS MUST BE CLEARLY SHOWN. DIMENSIONS TO PROPERTY LINES SHALL BE NOTED.
- 4) PLANS AND ELEVATIONS DESCRIBING FENCES, SITE STRUCTURES, OR OTHER IMPROVEMENTS MUST ACCOMPANY THE SITE PLAN.



Sections

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Department of Building Inspection

Detached Storage Building

A building permit is required for detached storage buildings if over 150 sq.ft. in area or over 8'6" height. Please note that all buildings must be anchored and not placed in a flood plain. If your st less than 150 sq. ft. or less than 8'6" in height, please contact the Planning department regardin setbacks prior to installation.

Information required when obtaining a building permit

- 1 copy of the property plat (sketch of lot) showing new addition with setbacks from prop well as existing structures
- 2 sets of framing plans providing the following information:
 - Dimensioned plans drawn to scale
 - Framing of structure showing framing member sizes and spacing
- Inspections required
 - Footing
 - Slab (if applicable) prior to placing concrete
 - Electrical (if applicable)
 - Framing *
 - Final *

Framing and final may be scheduled together if interior framing is not concealed.

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Stoney Glen West Community Standards

Section 5

ACCESSORY BUILDINGS

5.1 General

No building or other structure shall be erected, placed, or altered, nor shall a building permit for such improvement be applied for on any property in Stoney Glen West until the proposed building plans, specifications, exterior color or finish, plot plan (showing the proposed location of such building or structure), and approximate start and completion date shall have been approved by the Architectural Review Board (ARB).

5.2 Form and Context

5.2.1 All proposed accessory buildings, both prefabricated and constructed on site, shall conform to applicable Chesterfield County building guidelines and if required shall have proper permits issued. Any proposed building shall not change the permitted use of the property from single family residential.

5.2.2 The foundation of accessory buildings shall be constructed on solid masonry foundations. For smaller sheds the foundation may be constructed on treated lumber foundations.

5.2.3 All accessory building's windows, doors, trim, siding shall be complimentary to those on the house. The color and finish materials shall match those of the house.

5.2.4 Metal sheds are not permitted.

5.3 Siting Guidelines

5.3.1 No accessory building may be constructed farther forward on the site than the rear plane of the house. No accessory building shall extend beyond the minimum setback requirements established for the house by County zoning requirements.

5.3.2 Each structure will be located with regard to the topography of each property, taking into consideration the location of large trees and other aesthetic and environmental considerations.

5.3.3 The siting of accessory buildings shall not create a breach of privacy between neighboring houses. Accessory buildings shall not create a visual nuisance to neighboring houses. Where this is unavoidable the ARB will require screening of the structure's view by the applicant

5.4 Environmental Considerations

5.4.1 Clearing for accessory buildings shall not extend more than 10' outside the actual footprint. Beyond the clearing limits described above, clearing of existing vegetation for additional landscape and view shall not materially alter the natural characteristics of Stoney Glen West.

5.4.2 Alteration of topography to provide positive drainage away from accessory building will generally be permitted by the ARB when requested by the applicant. In no case shall drainage be modified to infringe on adjacent properties. Other requests to alter the topography of a lot will be reviewed by the ARB on a case by case basis.

End of Section

Chesterfield County Planning

P.O. Box 40 Chesterfield, VA 23832-0040

<http://www.co.chesterfield.va.us> (804) 748-1050

All Setback Dimensions are calculated in Feet

Zoning Districts	Front Yard Setback	Corner Side Setback		Side Yard Setback	Rear Yard Setback
		Bk. to Sd	Bk to Bk		
R-40	60	*30/55	30	20	50
R-25	50	45	25	15	40
R-15	40	*20/35	20	15/10**	25
R-12	35	30	20	10	25
R-9	30	25	15	7 ½	25
R-7	30	*15/25	15	7½/5**	25
R-88	75	75	40	40	50

* Lots recorded prior to April 1, 1974/Lots recorded on or after April 1, 1974.

**Lots recorded prior to December 11, 1945

Detached Accessory Structure Buildings One Story Structure

Front : Lesser of ½ depth of lot or 80 ft
Side : Not less than ½ of side yard setback for above zoning district
Corner Side : Not less than the front yard setback for the above zoning district
Rear : Not less than a 10 foot setback

More Than One Story Structure

Front : Lesser of ½ depth of lot or 80 ft
Side : Not less than side yard setback for above zoning district
Corner Side : Not less than the front yard setback for the above zoning district
Rear : Not less than ½ the rear yard setback for the above zoning district

All setbacks are taken from the Ultimate Right-of-Way and should be verified by using the Chesterfield Zoning Ordinance

Setback Exceptions and Notes

Structures such as porches, carports, and decks open on three sides may extend into a required side yard not more than ½ the required side yard & not closer than 5 feet, a front yard not more than 10 feet, & a rear yard not more than 10 feet into the setback.

Accessory buildings or structures, no encroachment shall be permitted beyond the setback of the district, provided that eaves may encroach 3 feet into the setback.

On corner lots, the Front & Corner side yard dimensions are determined by measuring :
Front : Shortest lineal dimension on road
Corner : Longest lineal dimension on road

A 20 foot minimum setback is required from a 100 year floodplain and/or utility easement greater than 20 feet wide from the closer of the front or rear yard dimension.

in order to implement the purposes of these Covenants, the Developer may establish and amend from time to time objective standards and guidelines, including, but not limited to, Building Guidelines, Uniform Sign Regulations, Uniform Mailbox Regulations, and Landscape Guidelines as such terms are defined hereinafter, which shall be in addition to and more restrictive than these Covenants, and which shall be binding on all Property Owners within Stoney Glen West.

1.1. Building Approvals. No building, fence, or other structure shall be erected, placed, or altered, nor shall a building permit for such improvement be applied for on any Property in Stoney Glen West until the proposed building plans, specifications, exterior color or finish, plot plan (showing the proposed location of such building or structure, drives, and parking areas), and construction schedule shall have been approved by the Developer. In addition, the Developer may, at its election, require prior written approval of a landscape plan. The Developer further reserves the right to promulgate and amend from time to time architectural standards and construction specifications (hereinafter referred to as the "Building Guidelines") for specific neighborhoods and areas or for all Properties within Stoney Glen West, and such Building Guidelines shall establish, define, and expressly limit those standards and specifications which will be approved in said neighborhoods and areas or within the Properties, including, but not limited to, architectural style, exterior color or finish, roofing material, siding material, driveway material, fencing material, landscape design, and construction technique. No alteration in the exterior appearance of any building, fence or structure, including exterior color or finish, shall be made without like prior approval by the Developer. One (1) copy of all plans and related data shall be furnished to the Developer for its records. In the event approval of such plans is neither granted nor denied within thirty (30) days following receipt by the Developer of written demand for approval, the provisions of this paragraph shall be thereby waived.

(b) In order to assure that buildings, fences and other structures will be located and staggered so that the maximum view, privacy, sunlight, and breeze will be available to each building or structure within the confines of each Property, and to assure that structures will be located with regard to the topography of each Property, taking into consideration the location of large trees and other aesthetic and environmental considerations, the Developer reserves the right to approve the precise site and location of any building, fence or structure on any Property in Stoney Glen West. Such location shall be