



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

September 9, 2024

Oregon Hill Historic LLC
107 South 1st Street
Richmond, VA 23219

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

To Whom It May Concern:

RE: BZA 31-2024

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, October 2, 2024 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to convert an existing first floor commercial space into two dwelling units at 2317 WEST MAIN STREET (Tax Parcel Number W000-1036/006), located in a UB (Urban Business) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **445 955 539#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2024 drop-down, click meeting details for October 2, 2024 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at Chuck.Davidson@rva.gov for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

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association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,



Roy W. Benbow, Secretary
Phone: (804) 240-2124
E-mail: Roy.Benbow@rva.gov

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

2305 W Main St Llc
2305 W Main St Apt A
Richmond, VA 23220

2307 W Main Street Llc
1500 Forest Ave #114
Richmond, VA 23229

Advanced Building Construction Inc
6532 Kensington Ave
Richmond, VA 23226

Agiwal Keshav
2322 Herbert Hamlet Aly Unit 3
Richmond, VA 23220

Allen William And Deborah
8 S Addison St
Richmond, VA 23220

Bacic Vesna And Ljubica
2318 Herbert Hamlet Aly
Richmond, VA 23220

Bacon House Llc
3119 Stony Point Rd Unit B
Richmond, VA 23235

Bad Building Llc
2311 W Main St
Richmond, VA 23220

Barber Brooke E
206 Hathaway Rd
Richmond, VA 23221

Belton Wyatt Hampton
181 Ruby Lane
Mcdonough, GA 30252

Cannon Kristen
7 S Stafford Ave Unit 1
Richmond, VA 23220

Cary Studios Associates Llc
2310 W Cary St
Richmond, VA 23220

Casteel Michale W
400 S Pine St
Richmond, VA 23220

Coppola Nicholas L
2318 Herbert Hamlet Alley #6
Richmond, VA 23220

Cunney Andrew And Miho
2322 Herbert Hamlet Alley #8
Richmond, VA 23220

Custer Stacy M
2318 Herbert Hamlet Aly Unit 4
Richmond, VA 23220

Dalton Properties Llc
4301 Cutshaw Avenue
Richmond, VA 23230

Estep Scott Matthew
2318 Herbert Hamlet Alley #16
Richmond, VA 23220

G B E Main St Llc
810 Tilden St
Richmond, VA 23221

Grizzard Alexander R And Dickens
Stephanie Scott
2318 Herbert Hamlet Alley Unit 5
Richmond, VA 23220

Hayes Stephanie
2 S Addison Street
Richmond, VA 23221

Hobird Properties Llc
3023 Little Island Rd
Virginia Beach, VA 23456

Kickers Building Llc
2314 W Main Street
Richmond, VA 23220

Leonard Courtney Jane And Knapp
Robert Anthony
1719 E 38th 1/2 St
Austin, TX 78722

Miranovic Tanja
2318 Herbert Hamlet Alley #14
Richmond, VA 23220

Montefusco David J
2322 Herbert Hamlet Aly #9
Richmond, VA 23220

Moyers86 Llc
12200 Old Buckingham Rd
Midlothian, VA 23113

Muzik Gregory P And Sandra H Lee-
muzik
4318 Hanover Ave
Richmond, VA 23221

Orange Sky Llc
2310 W Main St
Richmond, VA 23220

Patterson Donald W
Po Box 15301
Richmond, VA 23227

Platania Michael Richard
2318 Herbert Hamlet Alley #7
Richmond, VA 23220

Remington Rand Properties Llc
1616 Hanover Ave
Richmond, VA 23220

Remington Rand Properties Llc
2907 Park Ave
Richmond, VA 23221

Rwd Holdings Llc
2315 W Main Street
Richmond, VA 23220

Scarnaty Rachel
2318 Herbert Hamlet Alley U15
Richmond, VA 23220

Shirley Suzanne And Kylan Patrick
7 S Stafford St
Richmond, VA 23220

Smith Holdings Llc
13281 Rivers Bend Blvd #201
Chester, VA 23836

Sopko Chelsea D
2318 Herbert Hamlet Alley #11
Richmond, VA 23220

Stafford Parking Llc
1425 E Cary St
Richmond, VA 23220

Steamboat Building Llc C/o David
Zemlan
9204 Hunters Chase Dr
Mechanicsville, VA 23116

The Hamlet Condominium
Association Inc
3300 W Clay St
Richmond, VA 23220

Topaloglu Ihsan Ata And Landry Olivia
Ryan
2318 Herbert Hamlet Alley U12
Richmond, VA 23220

Walls Thomas Francis And Molly B F
213 Burnett St
Charlottesville, VA 22902

Waybright Jonathan W B
913 W Grace Street
Richmond, VA 23220

Wintersieck Amanda And Aza
15 S Stafford Ave
Richmond, VA 23220

Property: 2317 W Main St **Parcel ID:** W0001036006

Parcel

Street Address: 2317 W Main St Richmond, VA 23220-
Owner: OREGON HILL HISTORIC LLC
Mailing Address: 107 S 1ST ST, RICHMOND, VA 23219
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 450 - Fan/Near West
Property Class: 450 - B Mixed Use
Zoning District: UB - Urban Business
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$220,000
Improvement Value: \$349,000
Total Value: \$569,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 2600
Acreage: 0.06
Property Description 1: 0020.00X0130.00 0000.000
State Plane Coords(?): X= 11781373.712167 Y= 3725643.494467
Latitude: 37.55066567 , **Longitude:** -77.47040129

Description

Land Type: Commercial S2
Topology:
Front Size: 20
Rear Size: 130
Parcel Square Feet: 2600
Acreage: 0.06
Property Description 1: 0020.00X0130.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11781373.712167 Y= 3725643.494467
Latitude: 37.55066567 , **Longitude:** -77.47040129

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$220,000	\$349,000	\$569,000	Reassessment
2024	\$220,000	\$349,000	\$569,000	Reassessment
2023	\$151,000	\$282,000	\$433,000	Reassessment
2022	\$151,000	\$282,000	\$433,000	Reassessment
2021	\$117,000	\$180,000	\$297,000	Reassessment
2020	\$117,000	\$180,000	\$297,000	Reassessment
2019	\$104,000	\$171,000	\$275,000	Reassessment
2018	\$91,000	\$158,000	\$249,000	Reassessment
2017	\$91,000	\$158,000	\$249,000	Reassessment
2016	\$65,000	\$137,000	\$202,000	Reassessment
2015	\$65,000	\$127,000	\$192,000	Reassessment
2014	\$65,000	\$121,000	\$186,000	Reassessment
2013	\$65,000	\$121,000	\$186,000	Reassessment
2012	\$65,000	\$121,000	\$186,000	Reassessment
2011	\$91,000	\$95,000	\$186,000	CarryOver
2010	\$91,000	\$95,000	\$186,000	Reassessment
2009	\$91,000	\$95,000	\$186,000	Reassessment
2008	\$91,000	\$95,000	\$186,000	Reassessment
2007	\$43,000	\$142,600	\$185,600	BOR
2006	\$69,300	\$118,800	\$188,100	Reassessment
2005	\$66,000	\$111,000	\$177,000	Reassessment
2004	\$19,600	\$67,300	\$86,900	Reassessment
2003	\$17,000	\$61,200	\$78,200	Reassessment
2002	\$17,000	\$61,200	\$78,200	Reassessment
2000	\$12,500	\$45,000	\$57,500	Reassessment
1998	\$12,500	\$45,000	\$57,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/06/2021	\$0	OREGON HILL HISTORIC DISTRICT	ID2021-22880	2 - INVALID SALE-Relation Between Buyer/Seller
11/06/2020	\$525,000	BOWMAN WILLIAM E & VALERIE L	ID2020-26361	1 - VALID SALE-Sale Includes Multiple Parcels
12/15/1975	\$4,500	Not Available	00701-A0017	
06/03/1974	\$6,000	Not Available	000690-C00643	

Planning

Master Plan Future Land Use: COMM-MU
Zoning District: UB - Urban Business
Planning District: Near West
Traffic Zone: 1124
City Neighborhood Code: FAN
City Neighborhood Name: The Fan
Civic Code:
Civic Association Name: Fan Area Business Alliance
Subdivision Name: NONE
City Old and Historic District:
National historic District: Fan Area
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone: III

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	3010	0411003	041100
1990	311	0411003	041100

Schools

Elementary School: Fox
Middle School: Binford
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 313
Fire District: 12
Dispatch Zone: 038A

Public Works Schedules

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

Government Districts

Council District: 5
Voter Precinct: 504
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: C01 - 2 Sty Fr - Retail w/Apt over
Year Built: 1909
Stories: 2
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition: normal for age
Foundation Type:
1st Predominant Exterior:
2nd Predominant Exterior: N/A
Roof Style: 1
Roof Material:
Interior Wall:
Floor Finish:
Heating Type: 0 sf
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 2652 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

Property Images

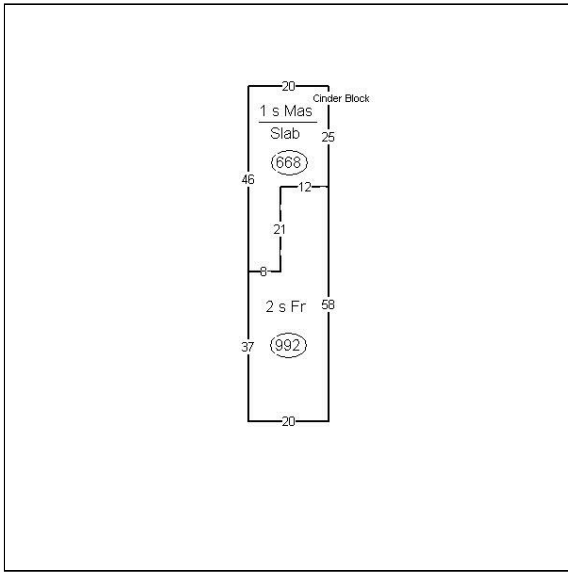
Name:W0001036006 Desc:C01



[Click here for Larger Image](#)

Sketch Images

Name:W0001036006 Desc:C01



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



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

TO BE COMPLETED BY THE APPLICANT

PROPERTY OWNER: Oregon Hill Historic LLC PHONE: (Home) () _____ (Mobile) () _____

ADDRESS 107 South First Street FAX: () _____ (Work) () _____

Richmond, VA 23219 E-mail Address: _____

PROPERTY OWNER'S Baker Development Resources PHONE: (Home) () _____ (Mobile) (804) 874-6275

REPRESENTATIVE: Mark Baker FAX: () _____ (Work) () _____

(Name/Address) 530 East Main Street, Suite 730 E-mail Address: markbaker@bakerdevelopmentresources.com

Richmond, Virginia 23219

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2317 West Main Street

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-433.2(8)

APPLICATION REQUIRED FOR: A building permit to convert an existing first floor commercial space into two dwelling units.

TAX PARCEL NUMBER(S): W000-1036/006 ZONING DISTRICT: UB (Urban Business District)

REQUEST DISAPPROVED FOR THE REASON THAT: The proposed use is not permitted as the commercial frontage requirement is not met. Dwelling units are permitted when contained within the same building as other permitted principal uses, provided that such dwelling units shall be located above the ground floor of the building or to the rear of other permitted principal uses so as not to interrupt commercial frontage in the district. No commercial use is proposed as the entire building will be devoted to residential use.

DATE REQUEST DISAPPROVED: July 18, 2024 FEE WAIVER: YES NO:

DATE FILED: July 18, 2024 TIME FILED: 2:21 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAC-151799-2024

AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND

SECTION 15.2 -2309.2 OF THE CODE OF VIRGINIA [OR]

SECTION 1040.3 PARAGRAPH(S) 5 OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter*

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 8/26/2024

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

CASE NUMBER: BZA 31-2024 HEARING DATE: October 2, 2024 AT 1:00 P.M.

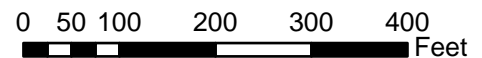
BOARD OF ZONING APPEALS CASE BZA 31-2024
150' Buffer

APPLICANT(S): Oregon Hill Historic LLC

PREMISES: 2317 West Main Street
(Tax Parcel Number W000-1036/006)

SUBJECT: A building permit to convert an existing first floor commercial space into two dwelling units.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-433.2(8)
of the Zoning Ordinance for the reason that:
The proposed use is not permitted as the commercial frontage requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

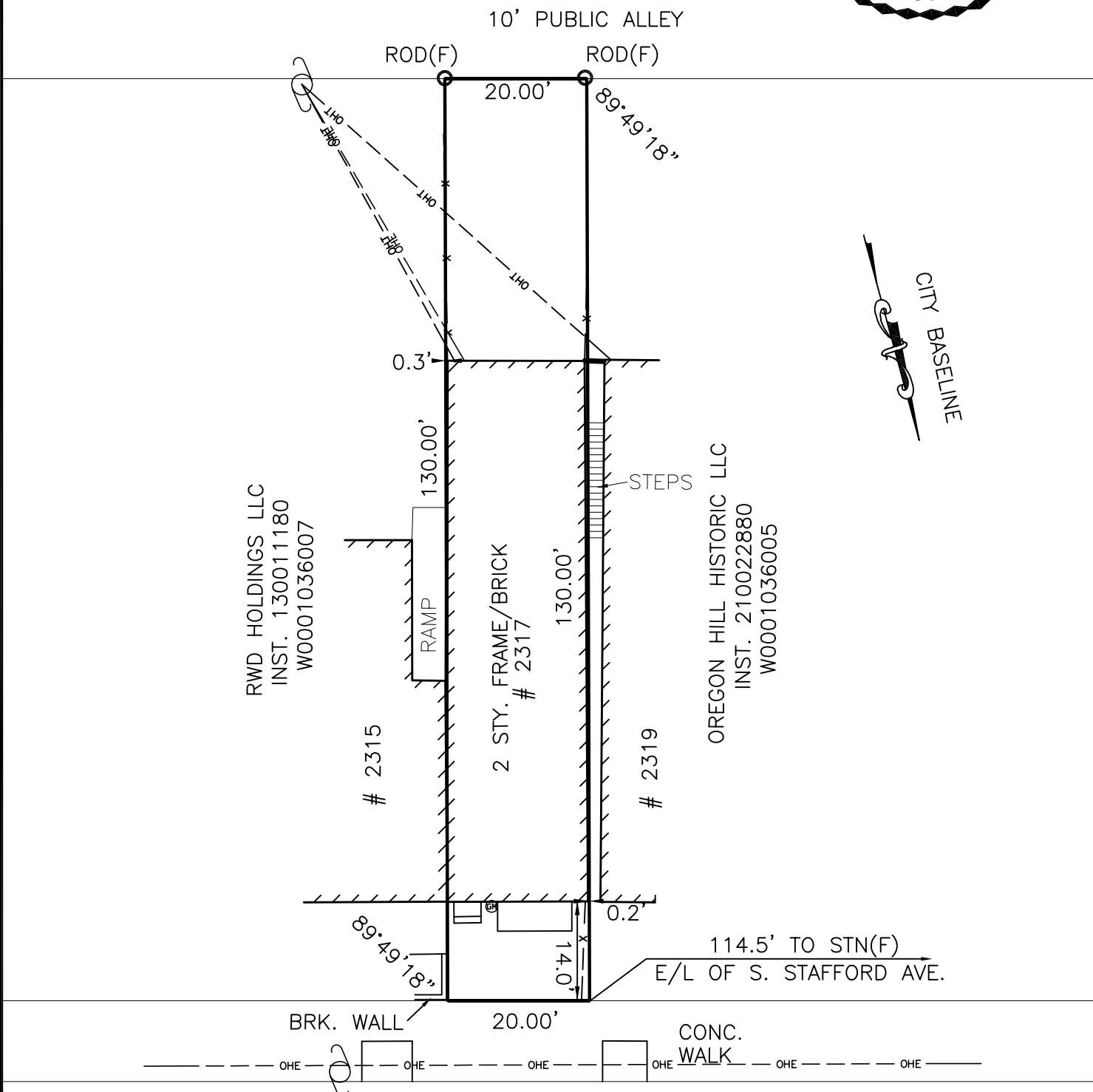
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. [The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.](#)
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).

4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing.** The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: _____

- 1) THIS PARCEL IS NOT IN A FEMA DEFINED FLOOD ZONE
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MIGHT NOT BE SHOWN.



W. MAIN STREET
66'± PUBLIC R/W

**SURVEY OF
2317 W. MAIN STREET**

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

CITY OF RICHMOND
VIRGINIA
JULY 15, 2024
SCALE: 1"=20'

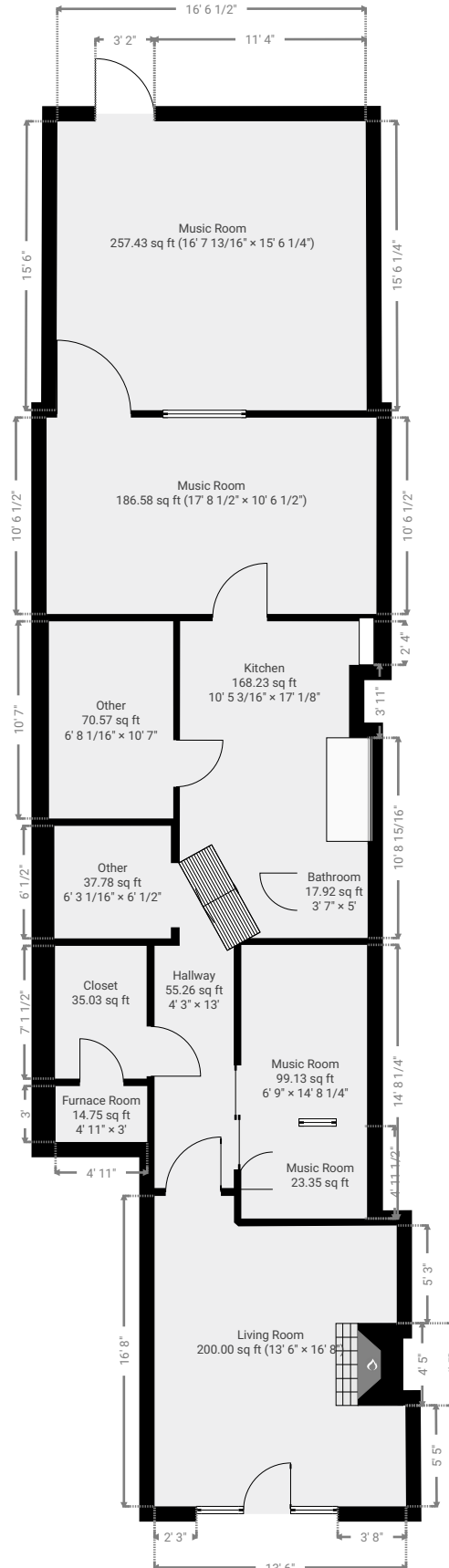
Updated 2317 W Main St

2317 W Main St, 23220 Richmond, VA, United States
TOTAL AREA: 1331.18 sq ft • LIVING AREA: 1331.18 sq ft • FLOORS: 1 • ROOMS: 12

SUBMITTED BY Carson
jimmy@dobrinproperties.com

▼ Ground Floor

TOTAL AREA: 1331.18 sq ft • LIVING AREA: 1331.18 sq ft • ROOMS: 12



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Updated 2317 W Main St
**No exterior changes proposed*

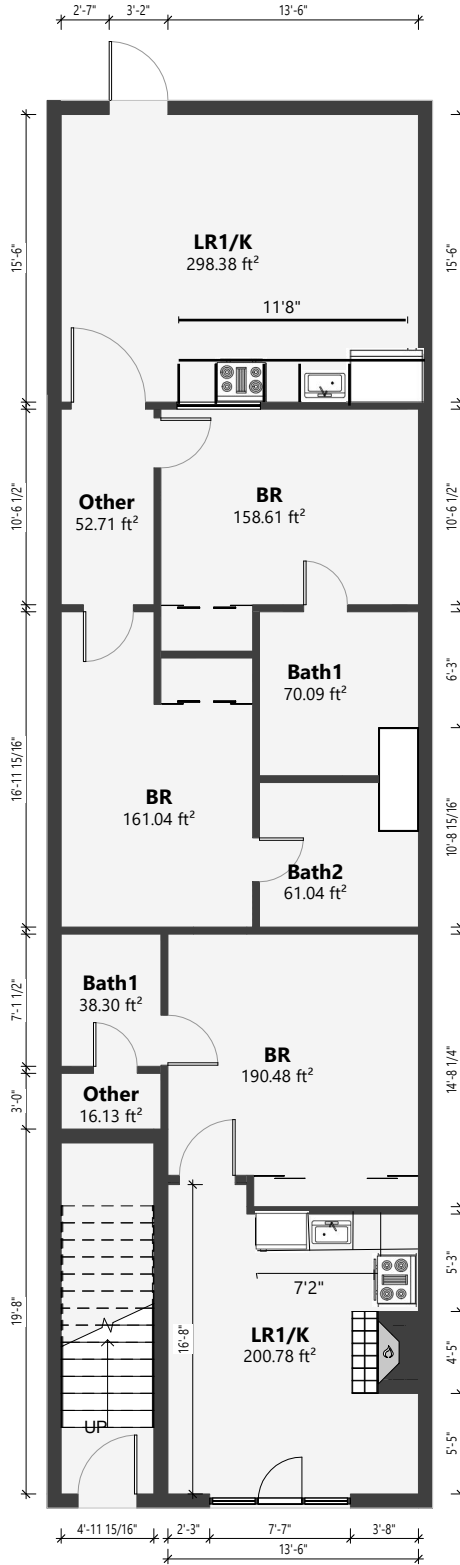
2317 W Main St. 23220 Richmond, VA, United States
 TOTAL AREA: 1,247.55 sq ft • LIVING AREA: 1,247.55 sq ft • FLOORS: 1 • ROOMS: 10



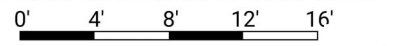
SUBMITTED BY Carson
 jimmy@dobrinproperties.com

▼ **Ground Floor**

TOTAL AREA: 1,247.55 sq ft • LIVING AREA: 1,247.55 sq ft • ROOMS: 10



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2nd Floor (no changes proposed)

