



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

July 7, 2026

Robert Alexander Criqui and Funcion Grace Angelrose D
1508 ½ Williamsburg Road
Richmond, VA 23231

To Whom It May Concern:

RE: BZA 27-2026

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, August 5, 2026 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a certificate of zoning compliance to construct a one-story detached structure accessory to an existing single-family (detached) dwelling at 1508 ½ WILLIAMSBURG ROAD (Tax Parcel Number E000-2814/031), located in an R-5 (Single-Family Residential) 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 **804 768 629#**. 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 2026 drop-down, click meeting details for August 5, 2026 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

BZA 27-2026
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July 7, 2026

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,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

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.

A Solodar Properties Llc
8607 Mayland Dr
Richmond, VA 23294

Albritton Penelope
1519 1/2 National St
Richmond, VA 23231

Alves Desmond
1519 National St
Richmond, VA 23231

Bailey Bryan A
1501 Williamsburg Rd
Richmond, VA 23231

Barbour Nateishia R
1515 National St
Richmond, VA 23231

Castillo Gerardo Aguilar
1516 Williamsburg Rd
Richmond, VA 23231

Cava Rental Properties Llc
2405 Westwood Ave #200
Richmond, VA 23230

Crusta Andrew
1509 Williamsburg Rd
Richmond, VA 23231

Cuffee Rejae
1518 Williamsburg Rd
Richmond, VA 23231

Dovel Nathan E
1505 Williamsburg Rd
Richmond, VA 23231

Gps Associates
3508 Robious Forest Way
Midlothian, VA 23113

Hamilton Patrick William And Ferrante
Melissa Suzanne
1503 Williamsburg Rd
Richmond, VA 23231

James Onell E And Hazel D Simpson
1511 National St
Richmond, VA 23231

Jenkins Macey G
1501 National St
Richmond, VA 23231

Kather Erik G
1513 Williamsburg Rd
Richmond, VA 23231

Lehman Stephen And Morgan
1511 Williamsburg Rd
Richmond, VA 23231

Lopez Caleb Nazhir
1508 Williamsburg Road
Richmond, VA 23231

Mclean Gail & Nelson Osmond W & Tarrin
Hill Nelson
1512 Williamsburg Rd
Richmond, VA 23231

Mulligan Erin
1506 Williamsburg Road
Richmond, VA 23231

Neighborhood Resource Center Inc
1519 Williamsburg Rd
Richmond, VA 23231

Panbehchi Mahmood And Michael
5 Mile Course
Williamsburg, VA 23185

Samuel Kyle And Del Castillo Natalie
Paulette
1510 Williamsburg Rd
Henrico, VA 23231

Tersteeg Nathan J & Quick Deborah
1503 National St
Richmond, VA 23231

City of Richmond, VA Report

Property Owner	
Name: CRIQUI ROBERT ALEXANDER AND FUNCION GRACE ANGELROSE D	
Mailing Address:	1508 1/2 WILLIAMSBURG RD RICHMOND, VA 23231
Parcel Use:	R One Story
Neighborhood:	350

Property Information	
Property Address:	1508 1/2 Williamsburg Road
PIN	E0002814031
Size:	0.096 Acres, 4200.000 Square Feet
Property Description:	BELMONT L6 BB; 0030.00X0140.00 0000.096 AC

Current Assessment			
Year	Land	Improvements	Total
2026	\$61,000	\$246,000	\$307,000

Deed Transfers					
Recordation Date	Book	Page	Deed Type	Consideration	Grantee ⓘ
3/6/2024	ID2024	3396	BS	\$305,000	CRIQUI ROBERT ALEXANDER AND FUNCION GRACE ANGELROSE D
8/11/2022	ID2022	18466	BS	\$275,000	SHEA EVELYN
8/2/2016	ID2016	14762	BS	\$147,000	ROYAL CHRISTOPHER Q AND DEMETRIS L
8/4/2010	ID2010	14342	BS	\$9,000	MDA HOMES LLC
4/21/2008	ID2008	10608	NC	\$0	ORR PAUL AND DOROTHY J
1/1/1776	ID2008	10608	NC	\$0	ORR PAUL AND DOROTHY J

Residential Card 1 Details			
Story	Style	Total Liv	Year Built
1.0	1sty Newer	1,399	2012

Model:	RESIDENTIAL	Rooms:	Beds: 3
Interior Wall:	Drywall	Bathrooms:	Full: 2 Half: 0
Interior Wall 2:		Central AC:	Central air
Exterior Wall:	Metal or Vinyl Siding	Heat/Cool:	Heat Pump
Exterior Wall 2:		Floor Cover:	Hardwood
Roof Type:	Gable	Floor Cover 2:	N/A
Roof Cover:	Composition shingle	Floor Cover 3:	N/A



Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SFR	1 Story Frame - Fin	1,399	1,399
C	Crawl Space	1,399	0
OFP	Porch - Open - Frame	44	0
WDK	Deck - Wood	96	0
Totals		2,938	1,399

Assessment History			
Year	Land	Improvements	Total
2025	\$61,000	\$227,000	\$288,000
2024	\$55,000	\$205,000	\$260,000
2023	\$55,000	\$154,000	\$209,000
2022	\$48,000	\$142,000	\$190,000
2021	\$34,000	\$135,000	\$169,000
2020	\$28,000	\$135,000	\$163,000
2019	\$28,000	\$127,000	\$155,000
2018	\$28,000	\$124,000	\$152,000
2017	\$28,000	\$121,000	\$149,000
2016	\$121,000	\$22,000	\$143,000
2015	\$22,000	\$121,000	\$143,000
2014	\$22,000	\$96,000	\$118,000
2013	\$22,000	\$96,000	\$118,000
2012	\$22,000	\$113,000	\$135,000
2011	\$22,000	\$0	\$22,000

Map

Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

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 1508 1/2 Williamsburg Road **PHONE: (Home) _ (Mobile) 804-229-0219**

OWNER: Robert Alexander Criqui and Funcion Grace Angelrose D **FAX: (Home) _____**

(Name/Address) 1508 1/2 Williamsburg Road **E-mail : kaisade91@gmail.com**

Richmond, VA 23231

OWNER'S Same **PHONE: (Home) _ (Mobile) _____**

REPRESENTATIVE _____ **FAX: _____ (Home) () _____ (Mobile)**

(Name/Address) _____ **E-mail: _____**

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 1508 1/2 Williamsburg Road

TYPE OF APPLICATION: ☐ **VARIANCE** ☒ **SPECIAL EXCEPTION** ☐ **OTHER** _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.6

APPLICATION REQUIRED FOR: A zoning permit to construct a one-story detached structure (10'x16' shed) accessory to a single-family detached dwelling

TAX PARCEL NUMBER(S): E000- 2814/031 **ZONING DISTRICT:** R-5 (Single Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot coverage requirement is not met. For zoning purposes, lot coverage of 35% or less is required; 37% (+/-) lot coverage proposed per submitted plans.

DATE REQUEST DISAPPROVED: 6/4/2026 **FEE WAIVER:** ☐ **YES** ☒ **NO**

DATE FILED: 6/5/2026 **TIME FILED:** 2:20 pm **PREPARED BY:** Delva Daley **RECEIPT NO.** BZAR-187661-2026

AS CERTIFIED BY: *[Signature]* **(ZONING ADMINSTRATOR)**

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) (1) **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: Robert Alexander Criqui **DATE:** 6/30/2026 -

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

CASE NUMBER: BZA 27-2026 **HEARING DATE:** August 5th, 2026 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 27-2026
150' Buffer

APPLICANT(S): Robert Alexander Criqui and Funcion Grace Angelrose D

PREMISES: 1508 ½ Williamsburg Road
(Tax Parcel Number E000-2814/031)

SUBJECT: A certificate of zoning compliance to construct a one-story detached structure accessory to an existing single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.6
of the Zoning Ordinance for the reason that:
The lot coverage 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: *Robert Alexander Crigui*

From: Alex Criqui
Sent: Friday, June 5, 2026 2:20 PM
To: Daley, Delva - PDR
Subject: Re: City of Richmond - 1508 1/2 Williamsburg Road
Attachments: [20260515_092511-ShedPlans-Invoice-RobertCriqui.PDF](#)

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Thank you very much for your response, and information. Please find the shed plans attached to this email, along with the detailed responses below:

As understood, for the R-5 Zoning District, the property setback requirements for an outbuilding to the rear property line is 5 ft according to a zoning dept. employee.

The contracted surveyor understood that we planned to install the shed 10' x 16' (160 sq. ft.) so he added the proposed shed to the property survey that he completed on 5/11/26. (5 ft. is the minimum setback requirement which was added to the property survey.)

My detailed site plan for the proposed construction of the fence and the shed, edited on 5/21/26, shows the proposed setback from the rear of the shed to the rear property line as 7 ft. This was altered because we wanted more space for parking. From our understanding this setback of 7 ft. The property line complies with the City Zoning requirements

My understanding is that regarding the side property lines: The fence has to be on your property and no other setback requirements are specified by the City, so the construction site plan, dated 5/21/26, shows the outside of the finished fence is to be constructed so it is 1" – 1.25 " inside your side property lines.

We would like to request a waiver for the addition of the 10' x 16 ft shed to your property from the Board of Zoning Appeals.

The proposed shed would result in a lot coverage of 37% vs. the specified maximum coverage of 35%. We currently have limited storage capacity inside the house and are unable to build out our attic for storage. The 160 sq. ft. of storage shed will enable us to store yard maintenance equipment, various tools, furniture from the decks, and miscellaneous household items, as needed.

Currently, due to insufficient storage, we pay approx \$3,000 a year in storage fees.

Please note that the planned and/or recent upgrades to the house include the following:

- 1) Rebuilding of the existing rear deck to like new condition. Already completed. (\$2,060.)
- 2) Demolition and disposal of the existing fence and 8 ft x 8 ft. metal shed, and new construction of a new PT fence with 3 gates to comply with the City Zoning setback requirements. (\$4,100.)
- 3) Construction and placement of the proposed manufactured 16'x 10' shed as per site plan and shed plans invoice above. (\$6,037.90.)

These upgrades are to improve the existing property as needed to replace the degraded fencing and shed, which exists at the property, and these upgrades will enhance the property and provide the homeowner the additional benefits of acceptable storage of common items at the homeowner's property.

We respectfully request that the Board of Zoning Appeals issue a waiver under the Board's special exception powers as the shed will only exceed the specified coverage limit by 2%, which should be considered "De minimis," regarding the specified limitation. .

I contacted the manufacturer regarding the height of the proposed shed, and the total height is listed on the pdf document of the shed invoice and Shed plans from Shed Solutions. (11' 3" to the Gable Peak.) (See attachment. The figure was provided by a phone conversation.)

I hope the above is sufficient to obtain approval for the submittals and a waiver.

Thank you very much

Alex Criqui

On Thu, Jun 4, 2026 at 11:44 AM Daley, Delva - PDR <Delva.Daley@rva.gov> wrote:

Good morning,

THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT
OF A TITLE REPORT AND IS SUBJECT TO ANY
EASEMENTS AND ENCUMBRANCES OF RECORD.
EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

OWNER: ROBERT A. CRIQUI & GRACE A. D. FUNCION

PARCEL ID: E0002814031

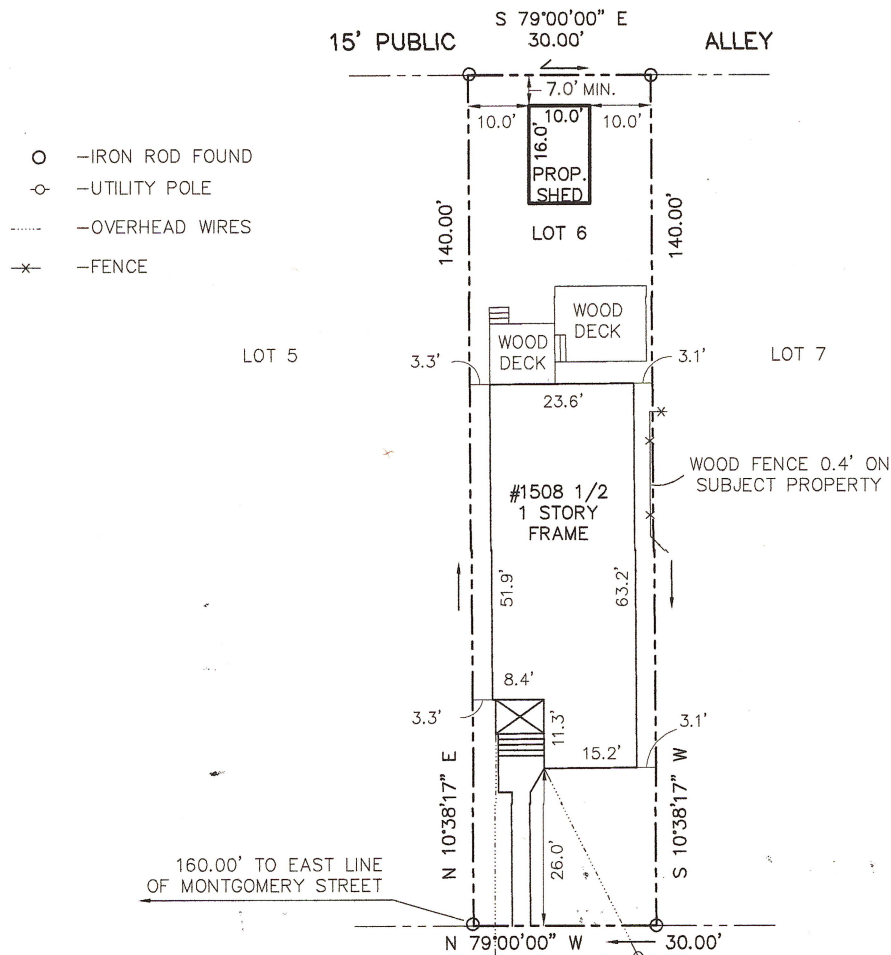
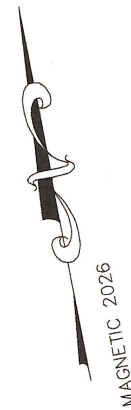
ACQUISITION: INSTRUMENT #240003396

AREA: 4200 SQ. FT., 0.096 AC.

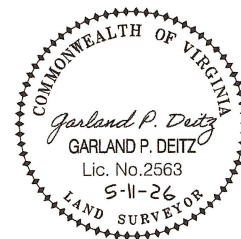
ZONING: R-5

EXISTING IMPERVIOUS SURFACES; 1880 SQ. FT., 45%

EXISTING & PROPOSED IMPERVIOUS SURFACES: 2040 SQ. FT., 49%



WILLIAMSBURG ROAD
VARIABLE WIDTH R/W



PHYSICAL IMPROVEMENT SURVEY
WITH PROPOSED SHED FOR
LOT 6 BLOCK B
PLAN OF BELMONT
CITY OF RICHMOND, VIRGINIA

DEITZ LAND SURVEYING PLLC
12310 LULLINGTON DRIVE
RICHMOND, VA. 23238
804-750-1337

J.N. 2619
DATE: 05/11/26
SCALE: 1" = 20'

o corner pins
* - Proposed Fence
- Proposed Shed

Robert A. Chiqui Property - Parcel E000281403 | Scale 1" = 5'
Drawn by Richard J. Chiqui, Jr.
* Alley - 15' Public Alley *

Date: 5/14/26
(Rear Property line)

30.60'

7' setback

Proposed
Shed
10' x 16'

Parking
for
one
vehicle
(10' x 23')

No. 57 Stone
(3/4" - 1" width)
permeable

Parking
for
one
vehicle
(10' x 23')

No. 57 Stone
(3/4" - 1" width)
permeable

Setback 1" finished side
from property line
both sides

(3' gate)
opening
L to R

Door
(3' Door
opening)

(3' gate)
opening
R to L

G.

Note: Fence = 1" PT x 6' Boards w 1.5" (2x4s) + 3.5" PT
(PT)

- Each section of
Fence to be 8' post &
to 8' post & except as noted for rear fence
- 4 at end of fence near house & gate
on west side towards front.

3 each
panel
(PT)
@ 10'
in.
concrete

East side
fence,
27.8'

Wooden
Deck with
gaps between
flooring
boards
10' x 10'

23.6' width

1 Story Frame House

33'

31'

Note: fence to run parallel to house at same setback

For a total of 32.5 ft due to outside faucet.

Small gate 32.5" approximate opening towards

front of house, opening left to right.



02/12/26

P (540)-867-0890

W shedsolutionsva.com

A 3168 West Dry River RD

Dayton, VA 22821

Customer Info

N Richard Criquei

P (804) 840-4790

A

down

Consultant

#	ITEM	SIZE	PRICE	TOTAL
1	Δ to Black Metal Roof 11'3" Gable Peak			\$0.00
1	A-Series	10x16	\$4,884.00	\$4,884.00
1	Delivery	Extra Mileage	\$200.00	\$200.00
1	Single Door	3' 9 Lite with dead bolt	\$600.00	\$600.00
1				\$0.00
1	Transoms	10x30 back wall centered	\$50.00	\$50.00
1		@ 6 Ft. height.		\$0.00
1				\$0.00
1				\$0.00
1				\$0.00
1				\$0.00
Rent to Own Payments			SUB	\$5,734.00
24	\$357.27		TAX	\$303.90
36	\$279.53		TOTAL	\$6,037.90
48	\$237.34		DOWN	\$0
60	\$223.63		REMAIN	\$6,037.90

Shed Solutions LLC Sales Disclosure

The customer is responsible for all local codes, zoning, permits, etc.
Customers agree to make a down payment upon ordering a building, and remaining at delivery. Down payments are not guaranteed refund.
Total payment is required in the event Shed Solutions has to hold the structure for more than two weeks after completion. A interest fee may incur if payment is not received at this date.
The five year workmanship warranty includes any issue's related to the structural integrity of the building, not properly constructed, or installed at the time of the build. You will be liable for any loss of or damage done to the property from fire, wind, hail, flood or other acts of God. You will also be liable for loss due to mysterious disappearance, abandonment of Property, or any other loss or damage that is intentionally caused by you or that results from your willful or wanton misconduct.
All deliveries are made by a third party company, therefore any damage made during delivery will be the responsibility of the delivery company. You may be charged additional delivery fees for cement blocking, mule usage, site visits, or site work. You are responsible for making a clear path of 14' high and sufficient width to the delivery site. We will not be responsible for damaging property during delivery.
By making a down payment your agreeing to the written terms, and finalized design of your structure.

SHE/SARE



Quote: #719d5f2127ea

Customer Information:

Richard Criqui

Address: 16 Baldwin Drive, Staunton, VA
24401

Ph: (804) 840-4790

3168 West Dry River Road Dayton, VA 22821
(540) 867-0890

Shed Style: Shed Solutions A Series
Gable

Size: 10 x 16 x 7
(11'3" gable peak)
\$4884

Your Design Link: [\(Click Here\)](#)

Base Price

Siding:

- **Type:** LP_Smart_Siding **\$0**
- **Color:** Martin Cream **\$0**

Roofing:

- **Type:** Metal Roofing **\$0**
- **Color:** Black **\$0**

Trim Color: Barn White **\$0**

Accent Color: White

Front Options:

- 9lite Door: 1 **\$500**
- Deluxe Vent: 1 **\$0**

Left Options:

Right Options:

Back Options:

- Loft: 1 **\$220**
- Deluxe Vent: 1 **\$0**

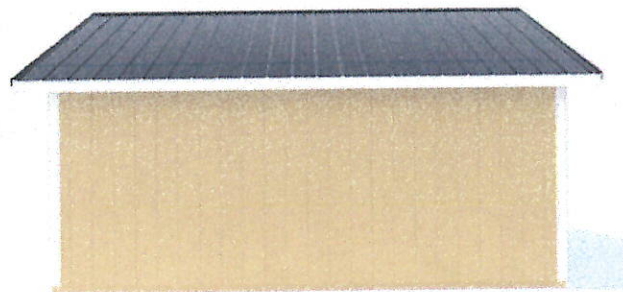
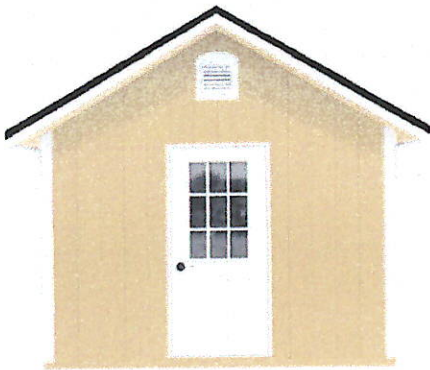
Subtotal \$5604

Sales Tax (5.3%) \$297.01

Grand Total: \$5901.01



Shed Design



Additional Notes:

Floor Plan

