



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

October 3, 2024

5069 Forest Hill LLC  
7301 Boulder View Lane  
North Chesterfield, VA 23225

Michael Plotkin  
10313 West Broad Street  
Glen Allen, VA 23060

To Whom It May Concern:

**RE: BZA 35-2024**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, November 6, 2024 at 1:00 PM** in the 5<sup>th</sup> Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct a new mixed-use building at 5069 FOREST HILL AVENUE (Tax Parcel Number S006-0268/030), located in a B-2 (Community 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 **181 213 239#**. 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 November 6, 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](mailto: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 35-2024  
Page 2  
October 3, 2024

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 cursive script that reads "Roy W. Benbow".

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

Ashworth John  
317 Poplar Glen Ct  
Charlottesville, VA 22903

Cellco Partnership C/o Verizon  
Wireless Attn:real Estat  
Po Box 7028  
Bedminster, NJ 7921

City Of Richmond School Board  
Westover Hills Middle School  
Richmond, VA 23219

Dallah Nazir K & Gulabi  
145 Corte Alta  
Novato, CA 94949

Ddg 5047 Forest Hill Llc  
409 E Main St #301  
Richmond, VA 23219

Forest Hops Llc  
7102 Lakewood Dr  
Richmond, VA 23229

Jennelle Suzanne & King Nicole  
5900 Patterson Ave #27  
Richmond, VA 23226

Laing Martin D  
5016 Devonshire Rd  
Richmond, VA 23225

Nakamura Yukari A  
5018 Devonshire Rd  
Richmond, VA 23225

Norton Elizabeth K  
5028 Devonshire Rd  
Richmond, VA 23225

Rawls Matthew C And Anne Taylor  
Robertson Rawls  
5022 Devonshire Rd  
Richmond, VA 23225

Shepperson Kevin K  
5024 Devonshire Rd  
Richmond, VA 23225

Ticer Coleman M And F Bland Tyree  
5026 Devonshire Rd  
Richmond, VA 23225

Toler Alan G And Cheryl Collins  
Trustees Trust  
1908 Williamstowne Dr  
N Chesterfield, VA 23235

**Property:** 5069 Forest Hill Ave **Parcel ID:** S0060268030

**Parcel**

**Street Address:** 5069 Forest Hill Ave Richmond, VA 23225-  
**Alternate Street Addresses:** 5059 Forest Hill Ave  
: 5073 Forest Hill Ave  
: 5061 Forest Hill Ave  
: 5071 Forest Hill Ave  
: 5063 Forest Hill Ave  
: 5067 Forest Hill Ave  
: 5075 Forest Hill Ave  
: 5065 Forest Hill Ave  
**Owner:** 5069 FOREST HILL LLC  
**Mailing Address:** 7301 BOULDER VIEW LANE, N CHESTERFIELD, VA 23225  
**Subdivision Name :** WESTOVER HILLS SD  
**Parent Parcel ID:**  
**Assessment Area:** 471 - Midlothian  
**Property Class:** 401 - B Commercial Vacant Land  
**Zoning District:** B-2 - Business (Community Business)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2024  
**Land Value:** \$454,000  
**Improvement Value:**  
**Total Value:** \$454,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 28400  
**Acreage:** 0.652  
**Property Description 1:** WESTOVER HILLS L30-33 BM SD  
**Property Description 2:** 0200.00X0142.00 0000.000  
**State Plane Coords( ?):** X= 11775637.000001 Y= 3715412.783699  
**Latitude:** 37.52261376 , **Longitude:** -77.49073735

**Description**

**Land Type:** Primary Commercial/Indust Land  
**Topology:**  
**Front Size:** 200  
**Rear Size:** 142  
**Parcel Square Feet:** 28400  
**Acreage:** 0.652  
**Property Description 1:** WESTOVER HILLS L30-33 BM SD  
**Property Description 2:** 0200.00X0142.00 0000.000  
**Subdivision Name :** WESTOVER HILLS SD  
**State Plane Coords( ?):** X= 11775637.000001 Y= 3715412.783699  
**Latitude:** 37.52261376 , **Longitude:** -77.49073735

**Other**

**Street improvement:**  
**Sidewalk:**



**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$500,000	\$0	\$500,000	Reassessment
2024	\$454,000	\$0	\$454,000	AdminCorrect
2023	\$369,000	\$183,000	\$552,000	Reassessment
2022	\$341,000	\$585,000	\$926,000	Reassessment
2021	\$283,000	\$546,000	\$829,000	Reassessment
2020	\$283,000	\$546,000	\$829,000	Reassessment
2019	\$283,000	\$546,000	\$829,000	Reassessment
2018	\$283,000	\$525,000	\$808,000	Reassessment
2017	\$283,000	\$525,000	\$808,000	Reassessment
2016	\$283,000	\$525,000	\$808,000	Reassessment
2015	\$284,000	\$524,000	\$808,000	Reassessment
2014	\$284,000	\$524,000	\$808,000	Reassessment
2013	\$284,000	\$524,000	\$808,000	Reassessment
2012	\$284,000	\$524,000	\$808,000	Reassessment
2011	\$284,000	\$524,000	\$808,000	CarryOver
2010	\$284,000	\$524,000	\$808,000	Reassessment
2009	\$284,000	\$584,400	\$868,400	Reassessment
2008	\$284,000	\$581,000	\$865,000	Reassessment
2007	\$288,800	\$576,200	\$865,000	Reassessment
2006	\$280,400	\$523,800	\$804,200	Reassessment
2005	\$267,000	\$485,000	\$752,000	Reassessment
2004	\$242,700	\$344,600	\$587,300	Reassessment
2003	\$226,800	\$334,600	\$561,400	Reassessment
2002	\$212,000	\$312,700	\$524,700	Reassessment
2000	\$200,000	\$295,000	\$495,000	Correction
1998	\$200,000	\$270,000	\$470,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
12/10/2021	\$450,000	S F P CO	ID2021-34876	2 - INVALID SALE-Foreclosure, Forced Sale, etc.
12/31/1986	\$0	Not Available	00108-0116	

**Planning**

**Master Plan Future Land Use:** COMM-MU  
**Zoning District:** B-2 - Business (Community Business)  
**Planning District:** Old South  
**Traffic Zone:** 1148  
**City Neighborhood Code:** WSTH  
**City Neighborhood Name:** Westover Hills  
**Civic Code:** 4020  
**Civic Association Name:** Westover Hills Neighborhood Association  
**Subdivision Name:** WESTOVER HILLS SD  
**City Old and Historic District:**  
**National historic District:**  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:**

**Economic Development**

**Care Area:** -  
**Enterprise Zone:**

**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	2007	0606002	060600
1990	215	0606002	060600

**Schools**

**Elementary School:** Westover Hills  
**Middle School:** River City  
**High School:** Huguenot

**Public Safety**

**Police Precinct:** 3  
**Police Sector:** 312  
**Fire District:** 20  
**Dispatch Zone:** 181A

**Public Works Schedules**

**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Tuesday  
**Bulk Collection:** TBD

**Government Districts**

**Council District:** 4  
**Council District for 2025 (Current Election):** 4  
**Voter Precinct:** 402  
**State House District:** 77  
**State Senate District:** 14  
**Congressional District:** 4

**Property Images**

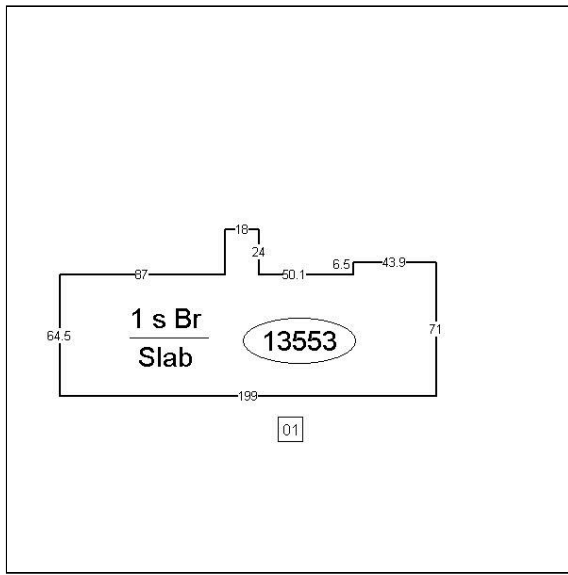
Name:S0060268030 Desc:C01



[Click here for Larger Image](#)

Sketch Images

Name:S0060268030 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:** 5069 Forest Hill LLC

**PHONE:** (Home) ( ) (Mobile) ( )

**ADDRESS** 7301 Boulder View Lane

**FAX:** ( ) (Work) ( )

North Chesterfield, VA 23225

**E-mail Address:**

**PROPERTY OWNER'S**

**REPRESENTATIVE:** Michael Plotkin

**PHONE:** (Home) (804) 266-4969 (Mobile) (804) 677-8006

**(Name/Address)** 10313 West Broad Street

**FAX:** ( ) (Work) ( )

Glen Allen, VA 23060

**E-mail Address:** michael@dumbartonproperties.com

**TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE**

**PROPERTY ADDRESS (ES)** 5069 Forest Hill Avenue

**TYPE OF APPLICATION:**  VARIANCE  SPECIAL EXCEPTION  OTHER \_\_\_\_\_

**ZONING ORDINANCE SECTION NUMBERS(S):** 30-300 & 30-436.5

**APPLICATION REQUIRED FOR:** A building permit to construct a new mixed use building.

**TAX PARCEL NUMBER(S):** S006-0268/030 **ZONING DISTRICT:** B-2 (Community Business District)

**REQUEST DISAPPROVED FOR THE REASON THAT:** The building height requirement is not met. No building or structure in the B-2 Community Business District shall exceed 35 feet in height. A building height of 38'- 7.75"± is proposed.

**DATE REQUEST DISAPPROVED:** July 2, 2024

**FEE WAIVER:** YES  NO:

**DATE FILED:** September 13, 2024 **TIME FILED:** 4:57 p.m. **PREPARED BY:** Josh Young **RECEIPT NO.** BZAC-154530-2024

**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) (14) 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:** 9/25/24

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

**CASE NUMBER:** BZA 35-2024 **HEARING DATE:** November 6, 2024 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 35-2024  
150' Buffer

APPLICANT(S): 5069 Forest Hill LLC

PREMISES: 5069 Forest Hill Avenue  
(Tax Parcel Number S006-0268/030)

SUBJECT: A building permit to construct a new mixed-use building.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-436.5  
of the Zoning Ordinance for the reason that:  
The building height 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](mailto: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: \_\_\_\_\_

*Michelle S. Roth*

*Co-Manager*

*5069 Forest Hill LLC*

*c/o Dunbar Properties, Inc.*

Revised: November 10, 2020



August 20, 2024

Mr. Roy W. Benbow  
Board of Zoning Appeals  
Secretary: Roy Benbow  
900 E. Broad St., Room 108  
Richmond, VA 23219

**RE: BZA Variance Request 5069 Forest Hill Ave.**

Mr. Benbow:

On behalf of the venture between Blackwood Development Company and Dumbarton Properties, 5069 Forest Hill, LLC is hereby requesting a Special Exception on the height allowed for a new mixed-use building to be constructed.

**Name of Project:**

5069 Forest Hill Ave, LLC

**Owner/Applicant**

c/o Michael Plotkin  
Dumbarton Properties  
10313 West Broad Street  
Glen Allen, VA 23060

**Preparer of Plans:**

Walter Parks Architects  
Parker Design Group

**Property:**

5059, 5061, 5063, 5065, 5067, 5071, 5073, & 5075 Forest Hill Ave.

**Parcel ID:**

S0060268030

**Existing/Approved Improvements:**

We respectfully submit this letter as the Applicant's Report accompanying the application for a variance from the height standards in the B-2 Community Business district for the property located at 5059, 5061, 5063, 5065, 5067, 5071, 5073, and 5075 Forest Hill Avenue, identified as tax parcel S0060268030 (hereinafter referred to as the "Property"). The Property is situated in the Westover Hills commercial corridor on the northern side of Forest Hill Avenue, between Westover Hills Boulevard and Prince Arthur Boulevard. Previously, the Property housed a suburban-style retail shopping center, Westover Place, along with accessory surface parking.

The approved Plan of Development (POD-097906-2021) proposes the construction of approximately 7,500 square feet of ground-floor commercial space and thirty (30) high-quality residential units. The commercial area is intended to accommodate active, neighborhood-serving establishments such as restaurants, coffee shops, retail stores, and general commercial businesses. These commercial spaces



would be primarily oriented towards Forest Hill Avenue and may include outdoor seating areas for patrons on tenants' sidewalks where permissible. Parking facilities would be provided both in front of and behind the commercial spaces. The approved residential units would be situated on two-stories above the ground-floor commercial area. The overall design of the building and site emphasizes contemporary planning principles and quality architecture, fostering an active, human-scaled environment and creating a distinct sense of place.

**Proposed Improvements:**

This request is submitted under special exception #16. The property, currently zoned B-2, allows a maximum height of 35 feet. All applicable zoning requirements are being met, with the exception of the height request. A Plan of Development (POD) has been approved for the building at the 35-foot height limit. The current request would increase the building height by 4 feet, from 35 feet to 39 feet, while leaving the prior POD approval unchanged. This request aligns with the established or evolving character of nearby developments, particularly the recent Hill Standard, Veil Brewing across Forest Hill Avenue, and the DDG Forest Hill project (former Bank of America building) being redeveloped by Dodson Properties.

The proposed height is consistent with the vision outlined in the Richmond 300 plan's Community-Use Designation. Although B-2 zoning permits three stories, the current 35-foot height restriction results in substandard ceiling heights based on contemporary development standards. Lower ceiling heights compromise the ground floor commercial space, making it less conducive to development. Referencing the DDG Forest Hill hearing and testimony from developers, along with commercial brokerage opinions presented to the Board, higher ceilings are necessary to attract higher-quality tenants. This would facilitate ground floor activation and provide neighborhood-serving uses that promote walkability, creating a safe and attractive environment for residents and fostering a sense of place. The goal is to attract high-quality tenants, potentially including a restaurant, to serve the neighborhood.

The additional height is desirable as a means to enhance the property's economic viability and promote economic development for the benefit of the general public. The request will not impair light and air to adjacent properties, nor will it obstruct views of significant land, water, or other features from public spaces or nearby properties. The design, construction materials, and overall mass of the building will be compatible with the general character of development in the immediate and surrounding area. Proposed building materials such as brick, horizontal siding, and paned-glass windows draw inspiration from surrounding properties. Furthermore, the mass is consistent with the Hill Standard/Veil Building, DDG Forest Hill, and anticipated development in the area.

**Findings of Fact:**

The following are factors of the Zoning Ordinance relative to the approval of variance by the Board of Zoning Appeals. The proposed special use permit will not:

**1. Be detrimental to the safety, health, morals, and general welfare of the community involved:**

The proposed variance will not negatively impact the safety, health, morals, or general welfare of the community. On the contrary, the development of this underutilized property, in conjunction with the high-quality benefits provided by the variance, will yield positive impacts in terms of health and welfare.

**2. Tend to create congestion in streets, roads, alleys, and other public ways and places in the area involved:**

The proposed variance will not result in significant traffic impacts to nearby residential neighborhoods. The anticipated traffic generation can be easily accommodated by the existing road network. The provision of off-street parking, coupled with the availability of public transit, will mitigate any potential impacts due to additional parking demand. As such, the variance will not create congestion on streets, roads, alleys, or any other public right of way.

**3. Create hazards from fire, panic, or other dangers:**

The property will be developed in compliance with building code requirements and in accordance with Fire and Emergency Services standards. The City's applicable codes for this development are designed to eliminate such hazards.

**4. Tend to overcrowd the land and cause an undue concentration of population:**

The proposed variance will neither tend to overcrowd the land nor create an undue concentration of population.

**5. Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation, or other public requirements, conveniences, and improvements:**

The proposed variance would not adversely affect the aforementioned City services. Conversely, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

**6. Interfere with adequate light and air:**

The light and air available to the subject and adjacent properties will not be adversely affected.

This request represents an ideal urban infill development for this location. The proposal is consistent with the Richmond 300 land use recommendation and design principles outlined in the plan. Furthermore, the quality assurances conditioned through the variance would guarantee the construction of a higher quality development than might be developed by right.

We appreciate your time and consideration of this request. Should you have any further questions or require additional information, please do not hesitate to contact us.

Sincerely,



**Nolen W. Blackwood**  
**Blackwood Development Company, Inc.**  
**7301 Boulder View Ln.**  
**N Chesterfield, VA 23225**

-----  
**Michael S. Plotkin**  
**Dumbarton Properties, Inc.**  
**10313 West Broad Street**  
**Glen Allen, VA 23060**

**SITE STATISTICS:**

Parcel ID: S0000078006  
S0000078005

Parcel Address: 5069 Forest Hill Avenue

Parcel Total Area: 0.652 ac.

Existing Building: to be Demolished

Proposed Building Height: 3-Story

Parcel Owner: S F P COMPANY L.P.  
10313 West Broad Street  
GLEN ALLEN, VA. 23060

Developer: 5069 FOREST HILL LLC  
7301 BOULDER VIEW LANE  
North Chesterfield, VA 23225  
c/o Nolan W. Blackwood  
(804)320-0422

Current Zoning: B-2 Neighborhood Shopping Center

Existing Use: Multi-tenant Retail  
Proposed Use: Multi-tenant Retail & Apartments (30)

Required Parking Spaces: 1 per 4 Units = 8 spaces  
7,844 s.f. Retail (@1 per 300 s.f.)=26 spaces

Proposed Parking Spaces: 43 Standard Parking Spaces + 1 Compact Spaces  
includes 2 Accessible Spaces

Shared & Adjacent Spaces:

Proposed Water: (1) 3" Meter w/ Sub-Metering Services  
Existing Water: (8) Exist. 6" Meter & Service to be abandoned at main

Combined Sewer System: Separate Sewage & Storm-water prior to Connection  
Proposed Sewer: Existing Public Sewer Services to Remain

Required Permits: Water & Sewer Permit  
Work in Streets Permit  
Land Disturbance Permit  
Storm Drainage Permit

# PLAN OF DEVELOPMENT PLANS

FOR

## 5069 Forest Hill Avenue

### Retail & Apartments

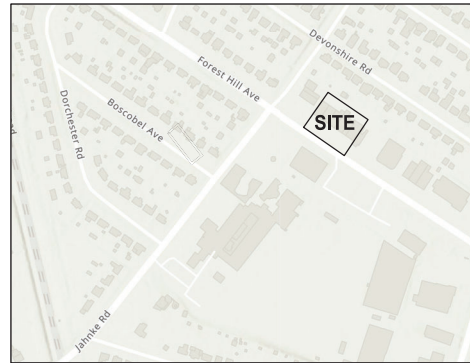
City of Richmond, VA  
DATE: August 20, 2021

**LEGEND:**

	CONCRETE		YARD LIGHT (S&K)		EX. POWER POLE
	ASPHALT PAVING		TYPICAL YARD HYDRANT		EX. TELEPHONE
			PROP. FIRE HYDRANT		EX. TELEPHONE PEDESTAL
			PROP. GATE VALVE		EX. LIGHT POLE
			PROP. BLOW OFF VALVE		BENCHMARK
	SURVEYED PROPERTY LINE		PROP. TELEPHONE LINE		
	PROPOSED PROPERTY LINE		PROP. GAS LINE		
	DEED PROPERTY LINE		SAN. PROP. SANITARY SEWER LINE		
	EXIST. OVERHEAD POWER		PROP. STORM SEWER LINE		
	EXIST. WATER LINE		PROP. CONTOURS		
	EXIST. OVERHEAD CABLE		EXIST. 2' CONTOURS		
	EXIST. CENTERLINE OF ROAD		EXIST. 10' CONTOURS		
	EXIST. STORM SEWER		PROP. SPOT ELEVATION		
	EXIST. SANITARY SEWER		SALT FENCE		
	PROP. UNDERGROUND ELEC. LINE		PROP. TRENCH		
	PROP. UNDERGROUND ELEC. SERVICE		RESOURCE MANAGEMENT AREA BOUNDARY		
	PROP. WATERLINE		RESURFACE PROTECTION AREA BOUNDARY		
	PROP. A/C CABLE		DITCH LINE		
	EXIST. TREE LINE				
	EXIST. EDGE OF PAVEMENT				

**GENERAL NOTES:**

- The minimum required density for all compaction shall be 95 percent of maximum dry density with a moisture content within ±2 percent of the optimum. It is contractor's responsibility to verify compacted fill is suitable for building construction.
- It is the contractor's responsibility to meet compliance requirements with section 59.1-406, et seq. of the Code of Virginia (overhead high voltage lines safety act).
- The contractor shall be responsible for obtaining all necessary permits before beginning construction.
- All construction will be in accordance with City standards and specifications.
- Contractor shall be responsible for repair of any utilities damaged as a result of construction activities. Verify location of all existing utilities prior to beginning work.
- Contractor shall obtain permission for any offsite grading, erosion and sediment control measures, and construction.
- A pre-construction conference should be scheduled with the City Engineering Division, to be held at least 48 hrs prior to any construction. The certified responsible land disturber must attend the pre-construction conference.
- Measures to control erosion and siltation must be provided prior to plan approval. Plan approval in no way relieves the developer or contractor of the responsibilities contained within the erosion and siltation control policies.
- An approved set of plans and all permits must be available at the construction site.
- Field construction shall honor proposed drainage divides as shown on plans.
- All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.
- Construction debris shall be containerized in accordance with the Virginia Litter Control Act. No less than one litter receptacle shall be provided on site. The contractor shall provide adequate means of cleaning mud from trucks and/or other equipment prior to entering public streets.
- It is the contractor's responsibility to insure that the streets are in a clean, mud and dust free condition at all times.
- The developer and/or contractor shall supply all utility companies with copies of approved plans, advising them that all grading and installation shall conform to approved plans.
- Contractors shall notify utilities of proposed construction at least two (2), but not more than ten (10) working days in advance. Area public utilities may be notified thru "Miss Utility", 1-800-552-7001.
- Field corrections shall be approved by the City of Richmond prior to such construction.
- 100 year floodway and floodplain information shall be shown where applicable.



VICINITY MAP (CITY OF RICHMOND GIS) 1" = 2000'



TABLE #1		
FOR ADDRESS: 1302-1318 N31st Street		
<b>ESS STATISTICS:</b>		
EROSION AND SEDIMENT CONTROL MEASURES	LINEAR OR CUBIC FEET	
SILT FENCE STD. & SPEC. 3.05	480 LF	
CONSTRUCTION ENTRANCE STD. & SPEC. 3.02	1 EA.	
INLET PROTECTION STD. & SPEC. 3.02	1 EA.	
PERMANENT SEEDING	11,540-SF	
MULCHING	11,540-SF	
<b>LOT STATISTICS:</b>		
TOTAL LOT AREA	0.65 AC.	
AMOUNT OF IMPERVIOUS SURFACE AREA	0.58 AC.	
AMOUNT OF PERVIOUS SURFACE AREA	0.25 AC.	
AMOUNT OF LAND DISTURBANCE	0.85 AC.	
<b>SEWER DESIGNATION:</b>		
MISC. (SEPARATE STORM SEWER)	YES	NO
COMBINED SEWER (CSS)	YES	NO
<b>BAY DESIGNATION:</b>		
CHEESAPEAKE BAY AREA	YES	NO

**Site Improvement Quantities**

<b>Drainage:</b>	
18" GRATE INLET	2
60" DOGHOUSE MANHOLE	1
4" ORifice & WER PLATE	1
42" HDPE	102 LF
15" RCP	50 LF
<b>Stework:</b>	
C&G Entrances	2
Asphalt Parking Surface	1,825 s.f.
Concrete Sidewalks	2,200 s.f.
<b>Sanitary Sewer:</b>	
DOGHOUSE MANHOLE(CSS)	1
1500 gallon Grease Trap	1
8" R.V.C. Sewer	100 LF.
8" S&P	1
8" 90° Bend	1
<b>Public Water:</b>	
8" T, S & VALVE	1
8" DL WL	25 #
8" 90° Cross	1
8" 90° Reducer	1
Fire Hydrant Assembly	1
8" Detector Check	1
8" CI 54 DR Waterline	25 #
4" Domestic Water Meter	1
4" CI 53 DR Domestic WL	46 #

**LOCAL APPROVALS:**

**CONTACT INFORMATION:**

Engineer/Surveyor: Parker Design Group  
1915-B West Cary Street  
Richmond, VA 23220  
ph. 804.358.2947

Owner: SFP Company, LP  
10313 W. Broad Street  
Glen Allen, VA 23060  
ph. 804.873.9135

I \_\_\_\_\_ certify that the information above is correct.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	EX. CONDITION & DEMO PLAN
3	STAGING & PH. 1 ESC PLAN
4	LAYOUT PLAN
5	UTILITY PLAN
6	GRADING & PH. 2 ESC PLAN
7	ESC NARRATIVE
8	ESC DETAILS
9	DETAILS
10	NOTES & DETAILS
11	SITE DETAILS
12	SWM ANALYSIS
13	DRAINAGE
14	LANDSCAPE PLAN

Miss Utility of Virginia  
268 RIVERS BEND BOULEVARD  
CHESTER, VIRGINIA 23831



REQUIRE YOU DIG ANYWHERE IN VIRGINIA CALL 1-800-552-7001  
VA LAW REQUIRES 48 HOURS NOTICE BEFORE YOU EXCAVATE.



1915-B West Cary Street  
Richmond, VA 23220  
(804) 358-2947  
www.parkerdg.com

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**Westover Place**  
5069 Forest Hill Avenue  
RICHMOND, VIRGINIA

REVISIONS	
POD-Review	18-528291
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
SCALE:	N/A
DATE:	August 20, 2021
PROJECT NUMBER:	21-5039
SHEET TITLE:	COVER SHEET



walter PARKS ARCHITECTS

ARCHITECTURE + INTERIOR DESIGN  
313 N. ADAMS STREET  
RICHMOND, VIRGINIA 23220  
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WPARKS.COM



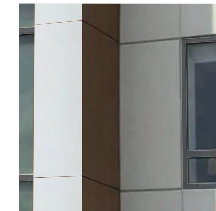
POTENTIAL MURAL, TBD

STREET VIEW

CABLE RAIL SYSTEM (11, 12)



FIBER CEMENT PANEL SYSTEM (3B, 3C, 4)



FRONT VIEW

SIGNAGE (17)



STOREFRONT (9)  
CASEMENT / FIXED WINDOWS AND DOORS (7, 8)



UTILITY BRICK (1)



FIBER CEMENT PANEL SYSTEM (3A, 4)



Westover Place  
5039-5075 Forest Hill Avenue  
Richmond, VA 23225

POB SET

KEY PLAN

REVISIONS

TAG	DATE

PROJECT # 19-0001

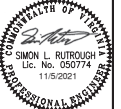
ISSUE DATE: 9/19/21

STREET VIEW

A.302

Walter Parks Architects, Inc. 1001 E. Broad Street, Suite 200, Richmond, VA 23219

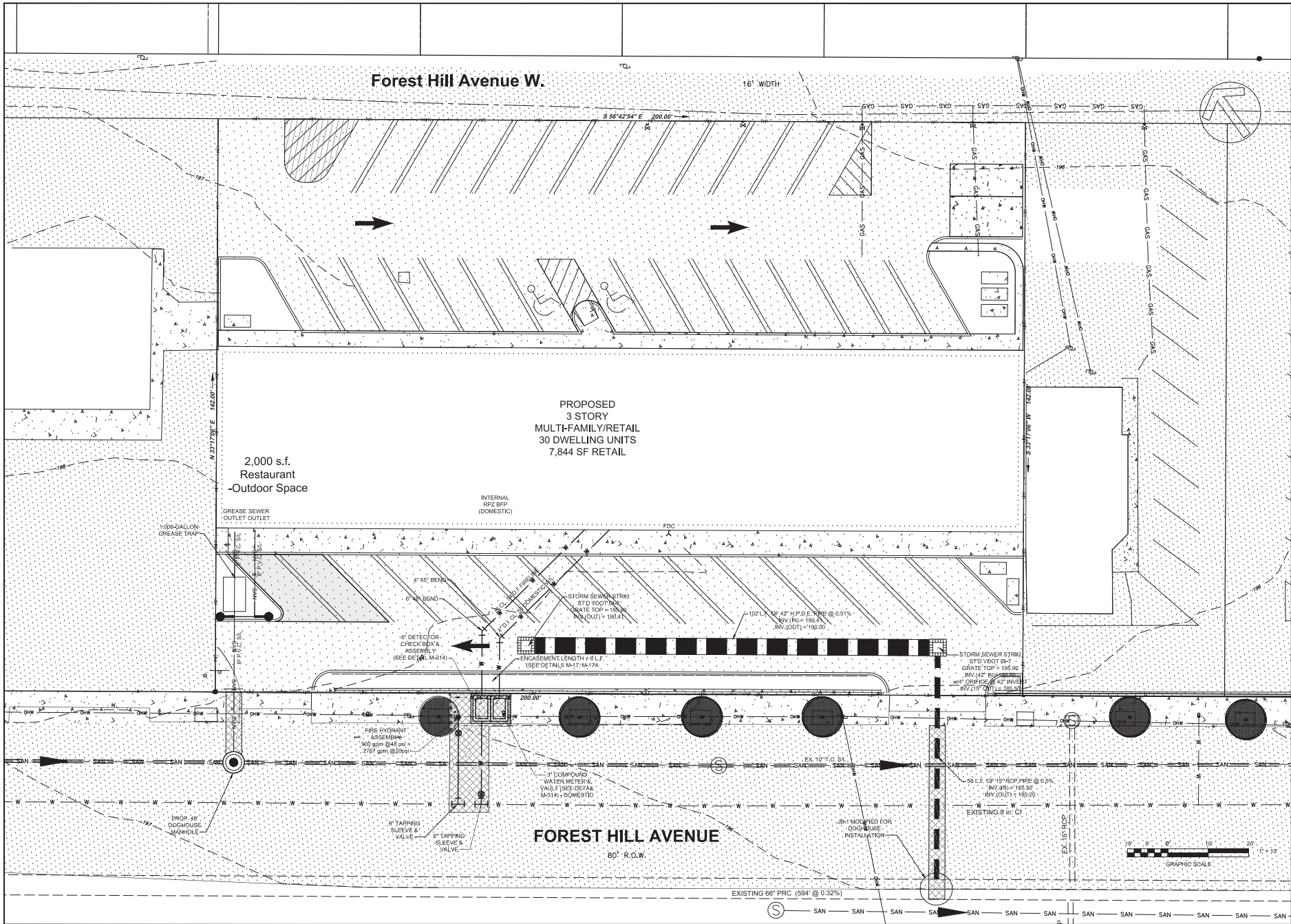




**parker**  
DESIGN GROUP  
PROFESSIONAL ENGINEERS  
2122 Carolina Ave. SW  
Roanoke, VA 24014  
(540) 387-1153  
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Richmond, VA 23220  
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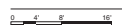
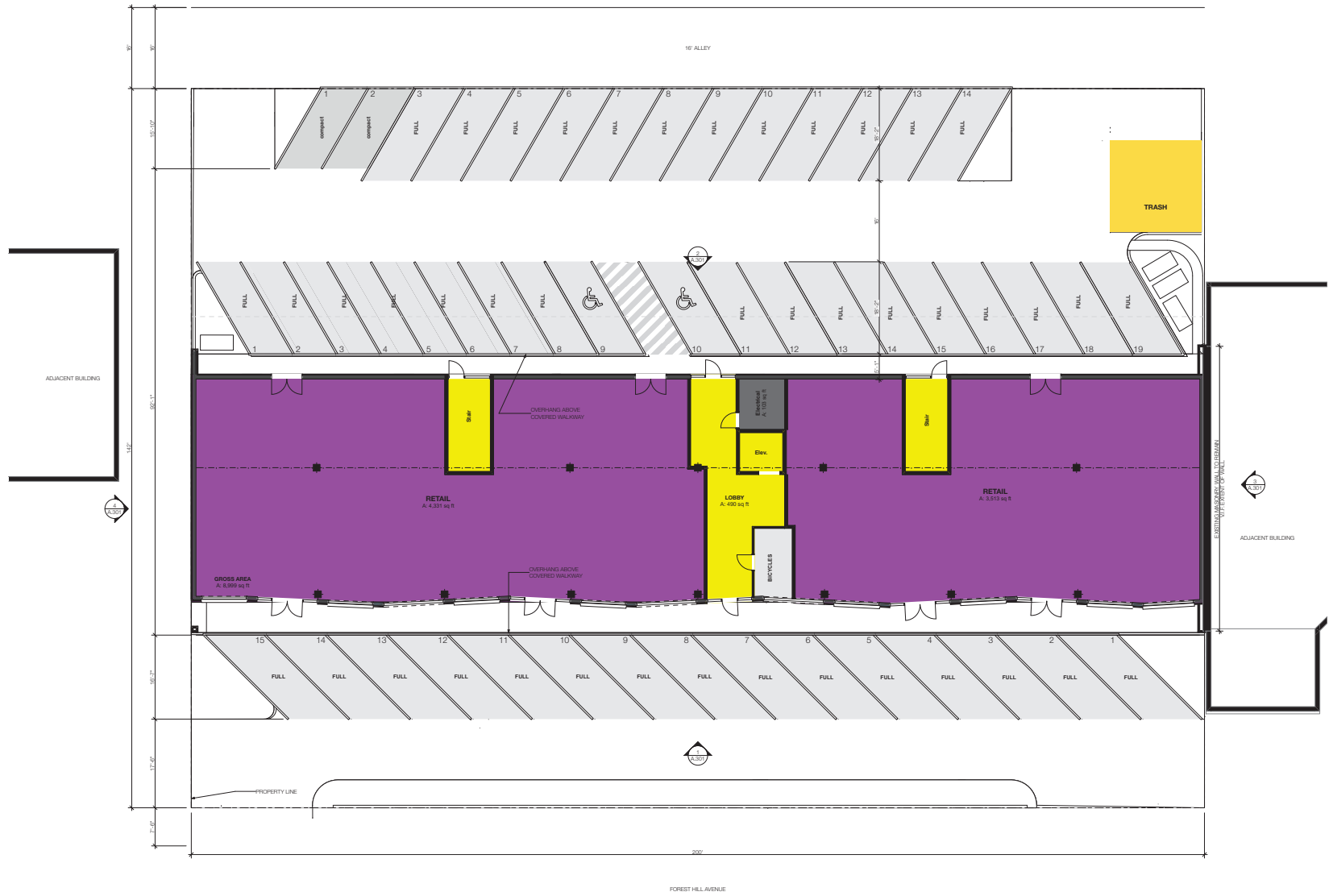
**Westover Place**  
5069 Forest Hill Avenue  
RICHMOND, VIRGINIA



REVISIONS	
POD Revs.	11.05.2021
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
SCALE:	1" = 10'
DATE:	August 20, 2021
PROJECT NUMBER:	21-5039
SHEET TITLE:	UTILITY PLAN



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wpa2.com



FIRST FLOOR  
SCALE: 1/8" = 1'-0"

1

**Westover Place**  
5039-5075 Forest Hill Avenue  
Richmond, VA 23225

POD SET

KEY PLAN

REVISIONS	TAG	DATE

PROJECT #: 19-0001  
ISSUE DATE: 9/19/21

FIRST FLOOR PLAN

**A.201**



walter PARKS  
ARCHITECTURE

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**Westover Place**  
5099-5075 Forest Hill Avenue  
Richmond, VA 23225  
POD SET

KEY PLAN

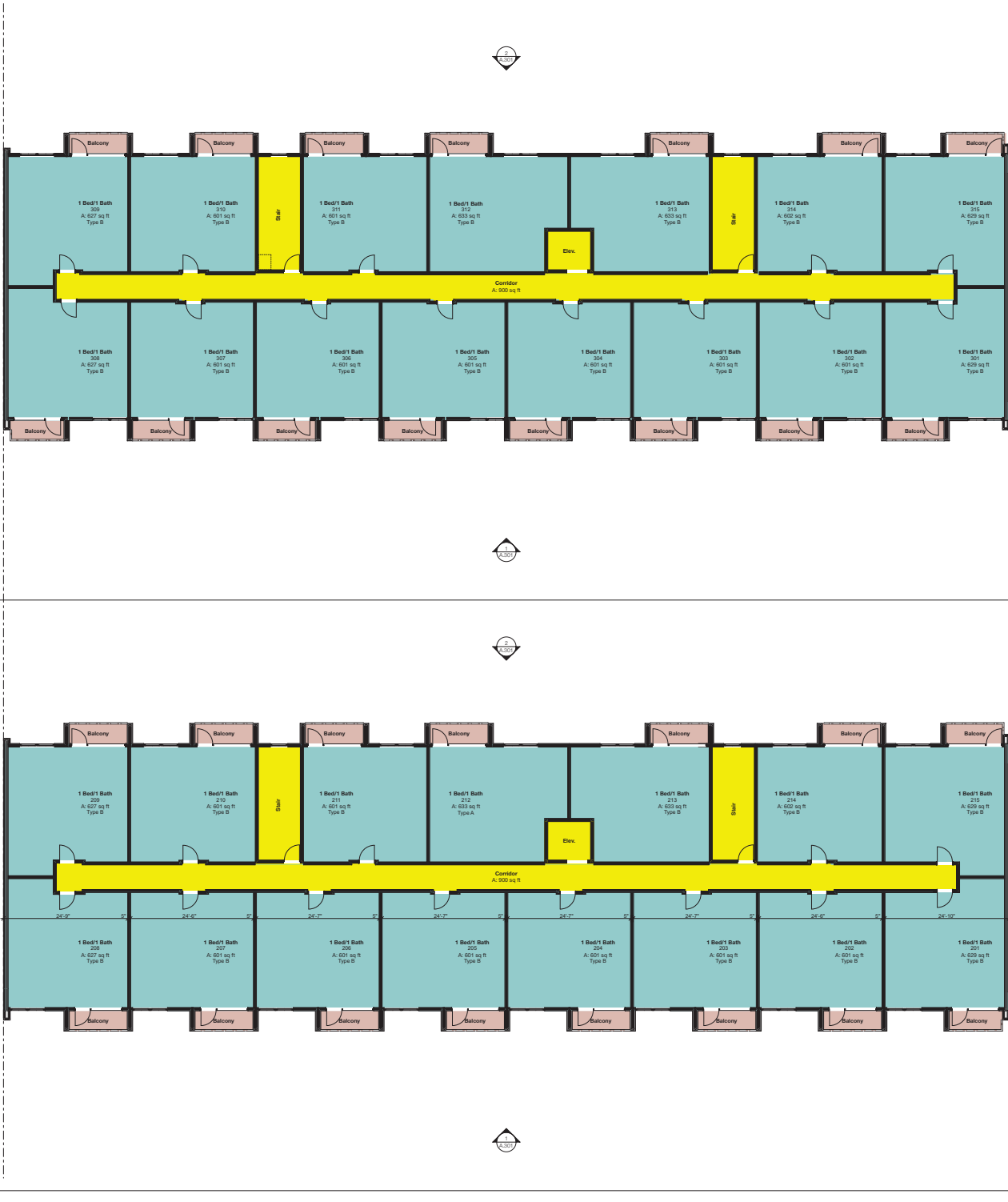
NO.	REVISIONS
TAG	DATE

PROJECT # 19.0001

ISSUE DATE: 9/19/21

UPPER FLOORS

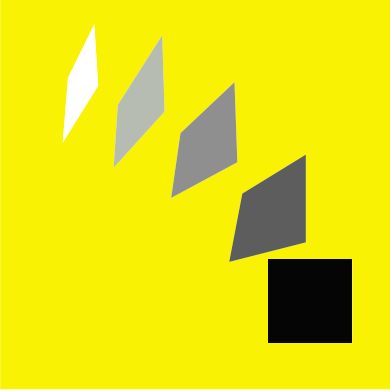
**A.202**



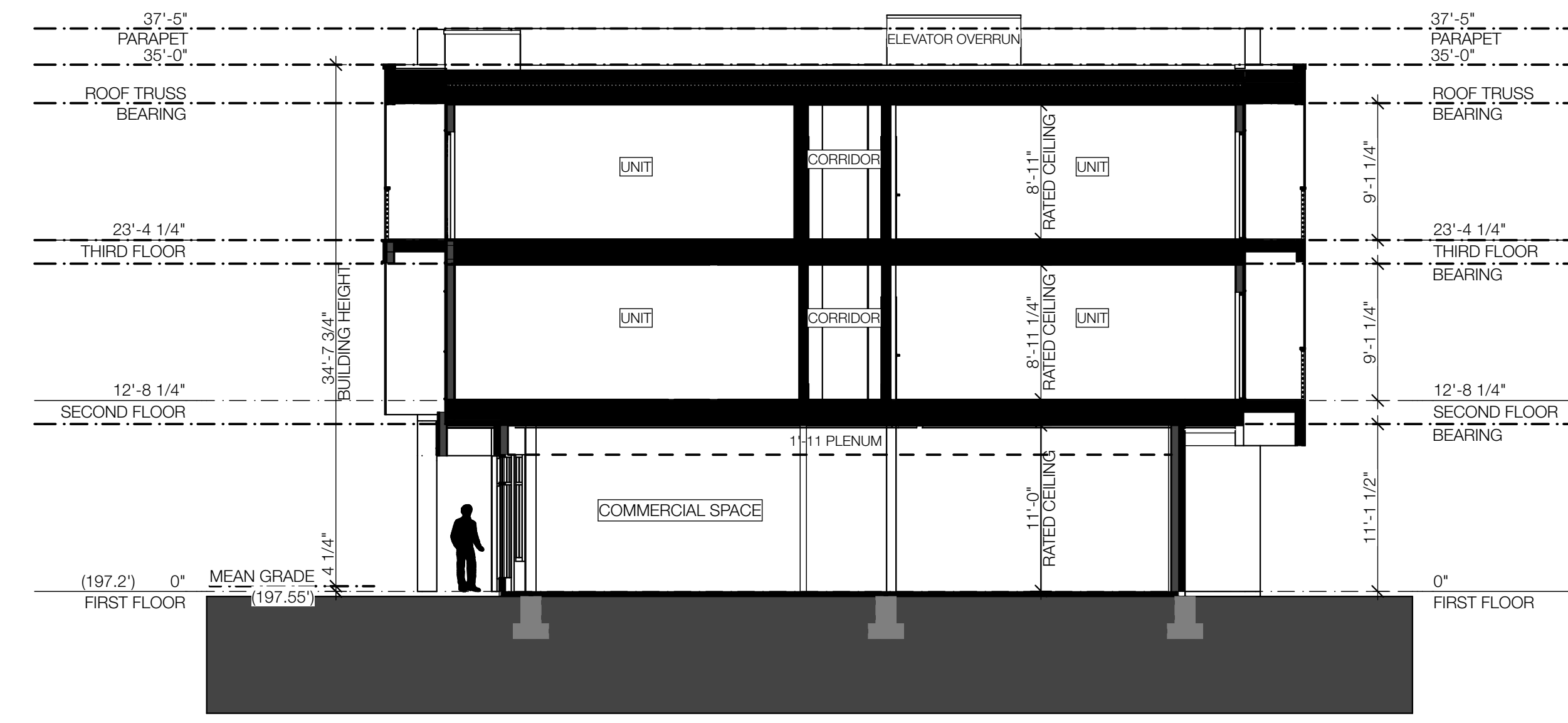
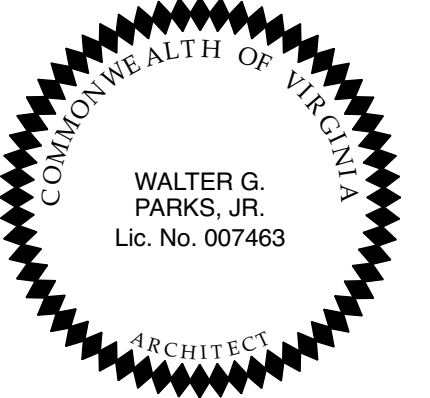
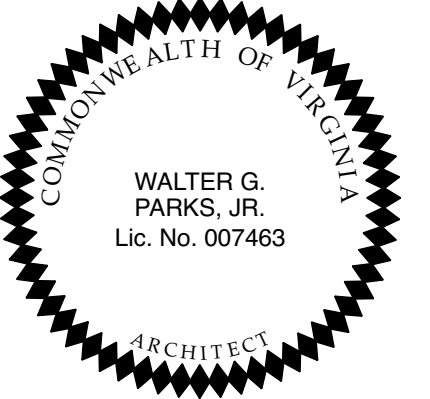
THIRD FLOOR  
SCALE 1/8" = 1'-0" 2

SECOND FLOOR  
SCALE 1/8" = 1'-0" 1

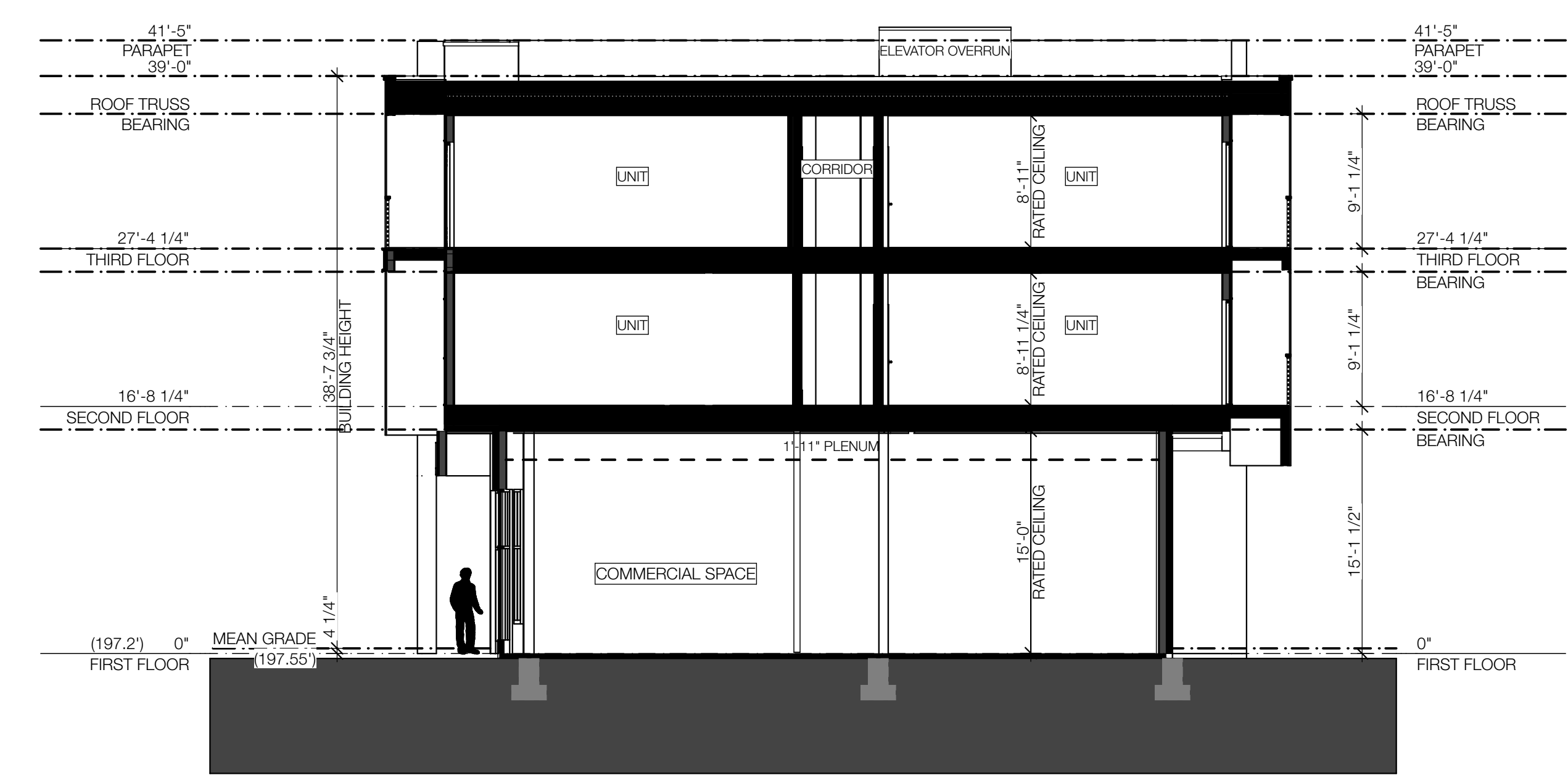
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w: parks.com



NORTH - SOUTH BUILDING SECTION - APPROVED POD 35' BUILDING HEIGHT  
SCALE: 1/8" = 1'-0" 1



NORTH - SOUTH BUILDING SECTION - PROPOSED BZA 39' BUILDING HEIGHT  
SCALE: 1/8" = 1'-0" 2



FOREST HILL AVENUE - NORTH ELEVATION - APPROVED POD 35' BUILDING HEIGHT  
SCALE: 1/8" = 1'-0" 3



FOREST HILL AVENUE - NORTH ELEVATION - PROPOSED BZA 39' BUILDING HEIGHT  
SCALE: 1/8" = 1'-0" 4

**Westover Place**  
5069-5075 Forest Hill Avenue  
Richmond, VA 23225  
BZA PROPOSED HEIGHT CHANGE

REVISIONS	KEY PLAN
TAG	DATE

PROJECT #: 19.0001  
ISSUE DATE: 6/16/21

**BUILDING HEIGHT COMPARISON**  
**A.1**

Prepared: Friday, September 25, 2021  
 Drawing Name: Westover Place - BZA Proposed BZA 39' Building Height (R)



