



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

May 9, 2022

Williams General Contractor LLC Carter Williams, D/B/A
P.O. Box 2694
Mechanicsville, Virginia 23116

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

To Whom It May Concern:

RE: **BZA 22-2022**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, June 1, 2022 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 construct a new single-family (detached) dwelling at 2406 BELLS ROAD (Tax Parcel Number S009-0065/006), located in an R-4 (Single-Family Residential) District. This meeting will be open to in-person participation. To maximize compliance with public health guidance aimed at preventing the spread of COVID-19, 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 424 637 271#. 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 2022 drop-down, click meeting details for June 1, 2022 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 22-2022

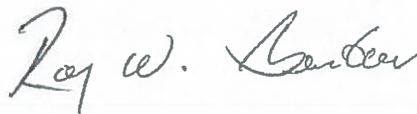
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May 9, 2022

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

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.

Bailey Elton B
83 Longwood Ave
Hampton, VA 23669

Blakey Vincent W Jr And Candice
2403 Bells Rd
Richmond, VA 23234

Inge Walter H & Inell H
5524 Upp St
Richmond, VA 23234

Luke Realty Llc
1600 Westbrook Ave Apt 12
Richmond, VA 23227

Mack Llc
2412 Bells Rd
Richmond, VA 23234

Najjar Khaled
5411 Misty Hill Rd
Richmond, VA 23234

Stratiou Vlasis
P O Box 70545
Richmond, VA 23255

Thomas Malcolm
2900 Bells Rd
Richmond, VA 23234

Property: 2406 Bells Road **Parcel ID:** S0090065006**Parcel**

Street Address: 2406 Bells Road Richmond, VA 23234-
Owner: WILLIAMS GENERAL CONTRACTOR LLC DBA CARTER WILLIAMS
Mailing Address: PO BOX 2694, MECHANICSVILLE, VA 23116
Subdivision Name : VILLA HEIGHTS
Parent Parcel ID:
Assessment Area: 360 - Davee Gardens/Castlewood/Summerhill
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-4 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2022
Land Value: \$36,000
Improvement Value:
Total Value: \$36,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 6195
Acreage: 0.1422
Property Description 1: VILLA HEIGHTS L6 B5
Property Description 2: 0050.97X0128.89 IRG0000.142 AC
State Plane Coords(?): X= 11790635.150161 Y= 3697304.985363
Latitude: 37.47245218 , **Longitude:** -77.43955907

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 50
Rear Size: 129
Parcel Square Feet: 6195
Acreage: 0.1422
Property Description 1: VILLA HEIGHTS L6 B5
Property Description 2: 0050.97X0128.89 IRG0000.142 AC
Subdivision Name : VILLA HEIGHTS
State Plane Coords(?): X= 11790635.150161 Y= 3697304.985363
Latitude: 37.47245218 , **Longitude:** -77.43955907

Other

Street improvement: Paved
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$36,000	\$0	\$36,000	Reassessment
2021	\$8,000	\$0	\$8,000	Reassessment
2020	\$10,000	\$0	\$10,000	Reassessment
2019	\$10,000	\$0	\$10,000	Reassessment
2018	\$10,000	\$0	\$10,000	Reassessment
2017	\$10,000	\$0	\$10,000	Reassessment
2016	\$10,000	\$0	\$10,000	Reassessment
2015	\$10,000	\$0	\$10,000	Reassessment
2014	\$10,000	\$0	\$10,000	Reassessment
2013	\$10,000	\$0	\$10,000	Reassessment
2012	\$10,000	\$0	\$10,000	Reassessment
2011	\$12,000	\$0	\$12,000	CarryOver
2010	\$12,000	\$0	\$12,000	Reassessment
2009	\$12,000	\$0	\$12,000	Reassessment
2008	\$12,000	\$0	\$12,000	Reassessment
2007	\$10,000	\$0	\$10,000	Reassessment
2006	\$7,400	\$0	\$7,400	Reassessment
2005	\$5,900	\$0	\$5,900	Reassessment
2004	\$4,500	\$0	\$4,500	Reassessment
2003	\$4,500	\$0	\$4,500	Reassessment
2002	\$4,500	\$0	\$4,500	Reassessment
1998	\$4,500	\$0	\$4,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/30/2021	\$154,000	BAILEY JACKIE H	ID2021-9072	2 - INVALID SALE-Relation Between Buyer/Seller
02/07/2007	\$0	VIRGINIA RESIDENTIAL MORTGAGES	ID2007-4632	2 - INVALID SALE-Sale Includes Multiple Parcels
03/28/2006	\$200,000	D S BRYANT CONSTRUCTION INC	ID2006-9829	2 - INVALID SALE-Sale Includes Multiple Parcels
08/03/2005	\$400,000	D S BRYANT CONSTRUCTION CO	ID2005-26043	
08/03/2005	\$400,000	ROY ROGERS INDUSTRIES INC	ID2005-26043	
08/14/1961	\$4,000	Not Available	00000-0000	

Planning

Master Plan Future Land Use: R
Zoning District: R-4 - Residential (Single Family)
Planning District: Broad Rock
Traffic Zone: 1214
City Neighborhood Code: JFDV
City Neighborhood Name: Jeff Davis
Civic Code:
Civic Association Name: Richmond Highway Neighborhood Civic Association
Subdivision Name: VILLA HEIGHTS
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	1003	0609001	060900
1990	215	0609982	060998

Schools

Elementary School: Broad Rock
Middle School: Boushall
High School: Wythe

Public Safety

Police Precinct: 2
Police Sector: 213
Fire District: 21
Dispatch Zone: 139A

Public Works Schedules

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

Government Districts

Council District: 8
Voter Precinct: 806
State House District: 79
State Senate District: 16
Congressional District: 4

Property Images

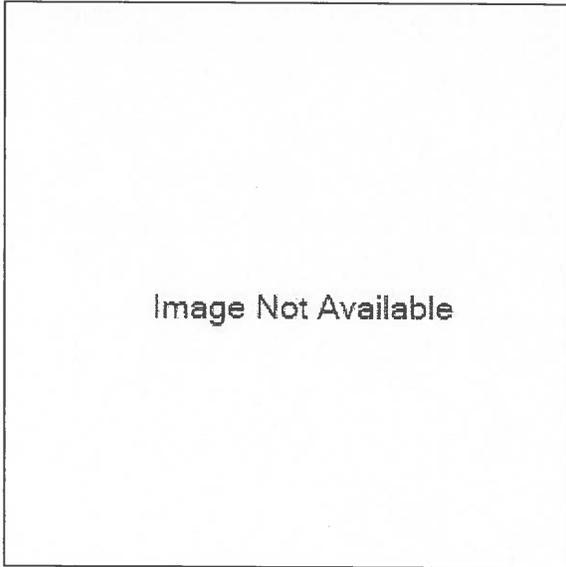
Name:S0090065006 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name: Desc:



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: Williams General Contractor LLC
ADDRESS: Carter Williams, D/B/A
P.O. Box 2694
Mechanicsville, Virginia 23116
PHONE: (Home) (804) 334-5625 (Mobile) ()
FAX: () (Work) ()
E-mail Address: rodney@williamsgeneralcontractor.net

PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources
(Name/Address) 530 East Main Street, Suite 730
Richmond, Virginia 23219
Attn: Mark Baker
PHONE: (Home) () (Mobile) (804) 874-6275
FAX: () (Work) ()
E-mail Address: markbaker@bakerdevelopmentresources.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2406 Bells Road
TYPE OF APPLICATION: [] VARIANCE [X] SPECIAL EXCEPTION [] OTHER
ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-408.5(1) & 30-630.1(a)(1)
APPLICATION REQUIRED FOR: A building permit to construct a new single-family detached dwelling.
TAX PARCEL NUMBER(S): S009-0065/006 ZONING DISTRICT: R-1 (Single-Family Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. A front yard of twenty-five feet (25') is required; 21.49 feet ± is proposed along the Meridian Avenue frontage.
DATE REQUEST DISAPPROVED: April 19, 2022 FEE WAIVER: YES [] NO: [X]
DATE FILED: April 19, 2022 TIME FILED: 08:00 a.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAR-110345-2022
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) (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 [X]
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: 4/20/2022

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

CASE NUMBER: BZA 22-2022 HEARING DATE: June 1, 2022 AT 1:00 P.M.

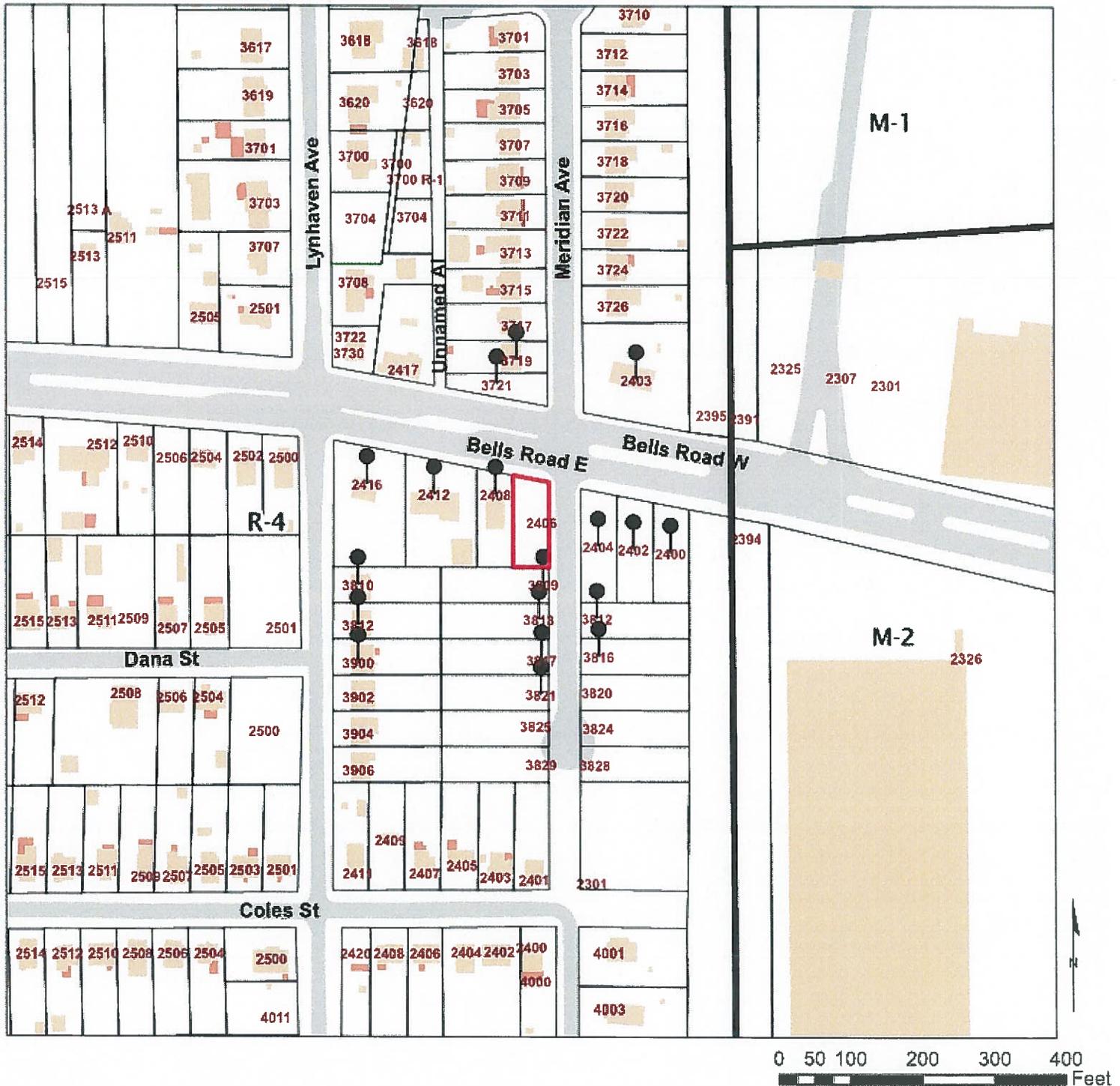
BOARD OF ZONING APPEALS CASE BZA 22-2022
150' Buffer

APPLICANT(S): Williams General Contractor LLC Carter Williams, D/B/A

PREMISES: 2406 Bells Road
(Tax Parcel Number S009-0065/006)

SUBJECT: A building permit to construct a new single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-408.5(1) & 30-630.1(a)(1)
of the Zoning Ordinance for the reason that:
The front yard (setback) 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 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 (646-6340/6701). 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 absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx>. 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.
4. **Please 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 \$150.00 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 (804-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing 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: _____

(Revised: 4/28/16)

NOTES:

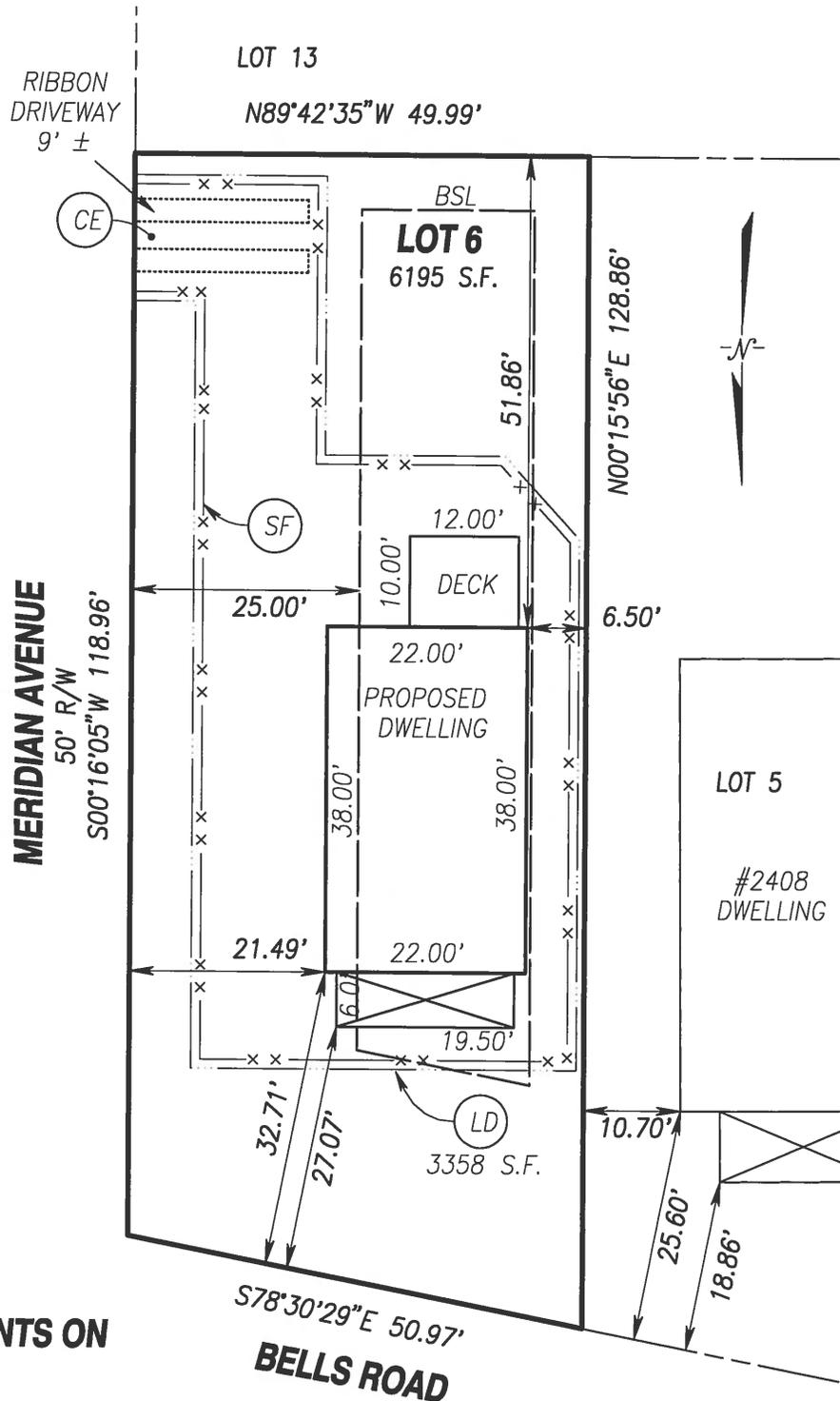
1. BUILDER: WILLIAMS GENERAL CONTRACTOR, LLC
2. ZONING: R-4
3. PROPERTY SHOWN HEREON IS IN FLOOD ZONE "X", A NON-HAZARD FLOOD ZONE, FROM FEMA COMMUNITY PANEL 510129077D, DATED 4/02/2009.

IMPERVIOUS AREAS:
 DWELLING 953 S.F.
 RIBBON DRIVEWAY 90 S.F.
 TOTAL 1,043 S.F.

R-4 ZONING SETBACKS
 FRONT - 25'
 SIDE - 6'/25'
 REAR - 6'



**PLAT SHOWING
 PROPOSED IMPROVEMENTS ON
 LOT 6, SECTION 5
 VILLA HEIGHTS
 CITY OF RICHMOND, VIRGINIA**



Date: April 6, 2022 Scale: 1" = 20' JN: 6266-0041



Goodfellow, Talbert, Beard and Associates Inc.

7104 Mechanicsville Turnpike / P.O. Box 539
 Mechanicsville, Virginia 23111
 (804) 746-7097 Fax (804) 730-7275

ENGINEERING - SURVEYING - PLANNING

GENERAL NOTES AND DESIGN CRITERIA

FOLLOW LATEST BUILDING CODE: IRC 2015

DESIGN LOADS (MIN.):

FLOOR: 40 PSF LIVE LOAD
10 PSF DEAD LOAD
ROOF: 20 PSF LIVE LOAD
10 PSF DEAD LOAD
SLEEPING AREAS: 30 PSF LIVE LOAD

CEILING: 20 PSF LIVE LOAD
10 PSF DEAD LOAD
ROOF DESIGN WIND SPEED: 115 MPH
(TRUSSES: TC AND BC DEAD LOAD OF 10 PSF EACH)

SOIL BEARING ASSUMED CAPACITY: ASSUMED 1500 PSF
LIVE LOADS, DEAD LOADS, WIND LOADS, SNOW LOADS, LATERAL LOADS, SEISMIC ZONING, AND ANY OTHER SPECIALTY LOADING WILL NEED TO BE CONFIRMED BEFORE CONSTRUCTION AND DEALT WITH ACCORDINGLY.

FRAMING MEMBERS:

UNLESS OTHERWISE NOTED, ALL FRAMING LUMBER TO BE #2 OR BETTER.
CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS.
ALL EXTERIOR WALLS AND CEILING/ROOF ARE TO BE INSULATED BY CODE.
ENGINEERED WOOD PRODUCTS TO BE ENGINEERED BY MANUFACTURER/SUPPLIER.
TRUSSES TO BE ENGINEERING BY TRUSS MANUFACTURER/SUPPLIER.
FOLLOW BRACING GUIDELINES SUBMITTED BY TRUSS MANUFACTURER.

CONCRETE AND FOUNDATIONS:

ALL SLABS ON GRADE SHALL BE 3500 PSI MIN.
ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6X6 MIN. WELDED WIRE MESH (WWM).
INTERIOR SLABS SHALL HAVE A 6 MIL. MIN. PLOTETHYLENE VAPOR BARRIER UNDERNEATH.
PROVIDE PROPER EXPANSION AND CONTROL JOINTS.
PROVIDE REINFORCING WHERE NEEDED ACCORDING TO LOCAL CODES, REQUIREMENTS, AND DESIGN.
FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL STRUCTURAL FRAMING IS COMPLETE.
VERIFY DEPTH OF FOOTINGS TO MAKE SURE IT IS BELOW FROST LINE.

STEEL:

ALL STRUCTURAL STEEL TO COMPLY WITH ASTM STANDARDS AND SPECIFICATIONS.

SAFETY GLAZING IS REQUIRED PER CODE INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GLAZING IN SWINGING DOORS EXCEPT JALOUSIES, GLAZING IN FIXED AND SLIDING PANEL DOORS, GLAZING IN STORM DOORS, GLAZING IN ALL UN-FRAMED DOORS, GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS WHOSE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE WALKING/STANDING SURFACE, GLAZING IN PANELS ADJACENT TO AND WITHIN 24" OF THE EDGE OF A SWINGING DOOR, GLAZING LESS THAN 18" ABOVE THE FLOOR, GLAZING IN RAILINGS, GLAZING IN FENCES OR WALLS ENCLOSING SWIMMING POOLS-HOT TUBS-SPAS, GLAZING IN STAIRWAYS-LANDINGS-RAMPS, GLAZING WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY.

PER CODE, A MIN. NET CLEAR OPENING OF 57 SQ. FT. (24" HIGH X 20" WIDE) AND A MAX SILL HEIGHT OF 44" ABOVE FINISH FLOOR IS REQUIRED FOR ALL EMERGENCY ESCAPE AND RESCUE WINDOWS. THE WINDOW DIMENSIONS SHOWN ON THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER. CONTRACTOR MUST VERIFY THE CHOSEN WINDOWS MEET THE EGRESS REQUIREMENTS. PROVIDE WINDOW WELLS AS REQUIRED. COMPLIANCE TO EMERGENCY EGRESS IS REQUIRED.

COMPLIANCE TO SECTION R313 FOR SMOKE & CO2 DETECTORS IS REQUIRED. SMOKE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH CURRENT UL AND HARDWIRED, INTERCONNECTED, AND ARC FAULT PROTECTED WITH A BATTERY BACKUP.

GARAGE WALLS ARE TO BE COVERED PER CODE. TYPICAL GARAGE WALLS AND ATTIC SPACE/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 1/2" GYPSUM WALLBOARD. GARAGE RESIDENCE SEPARATION WALLS AND FLOOR/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 5/8" TYPE "X" GYPSUM WALLBOARD. DOORS SEPARATING THE GARAGE AND RESIDENCE ARE TO BE MIN. 20-MINUTE FIRE RATED OR SOLID WOOD, NOT LESS THAN 1-3/8" THICK.

DRAWING INDEX

COVER PAGE	C1.0
FLOOR PLANS	A1.1
ELEVATIONS	A1.1
FRAMING PLANS	A3.1
WALL BRACING	A3.2
SECTIONS / DETAILS	D1.0

2406 BELLS RD.
LOT 1 SECTION A

LOCATION:
RICHMOND, VA

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (844) 774-4553

2406 BELLS RD. LOT 1A

REVISION NOTES	DATE
3-17-2020 START	

DESIGNER: NICK MEDLIN
POSITION: OWNER / OPERATOR
179 MURIEL DR. HEATHSVILLE, VA 22473

SCALE:
N/A

DATE:
12-22-2021

SHEET:
C1.0

BUILDING INFORMATION

1ST FL. HEATED S.F.	836
2ND FL. HEATED S.F.	797

COMPLIANCE IS REQUIRED FOR EXIT DOOR STAIRS, RAMPS, AND LANDINGS. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXT. DOOR EXCEPT WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. OF 36" IN DIRECTION OF TRAVEL.

COMPLIANCE IS REQUIRED FOR HANDRAILS (TYPE 1) AND GUARDRAILS. ALL INT. AND EXT. RAILINGS ARE TO BE A CONTINUOUS AND MIN. 36" IN HEIGHT, BE ABLE TO WITHSTAND 200 LBS OF FORCE, AND NOT ALLOW A SPHERE GREATER THAN 4" IN DIAMETER TO PASS THROUGH. GUARDRAILS ARE TO BE 36" HIGH WITH MAX SPACING BETWEEN PICKETS OF LESS THAN 4". HANDRAILS ARE TO BE BETWEEN 34"-36" HIGH WITH MAX SPACING BETWEEN PICKETS NOT LESS THAN 4".

DRAFT-STOPPING IS REQUIRED PER CODE. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT-STOPS SHALL BE INSTALLED SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFT-STOPPING SHALL BE INSTALLED SO AS TO DIVIDE THE SPACE EVENLY. DRAFT-STOPPING IS REQUIRED IN SUSPENDED CEILINGS UNDER THE FLOOR SYSTEM AND WHEN THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.

FIRE-BLOCKING IS REQUIRED. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL), AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES.





May 2, 2022

Mr. David Duckhardt
Division of Zoning Administration
Department of Planning and Development Review
900 East Broad Street, Room 108
Richmond, VA 23219

RE: BZA Requests for 2404 and 2406 Bells Road

To whom it may concern,

Per the appended correspondence, we have confirmed with the City Department of Public Works that locating new (or reusing existing) curb cuts to service private drives for the proposed dwellings will be permitted. To the extent necessary, work in street permits shall be acquired for this scope of work—further guaranteed during the requisite building permit application process.

if you have any questions or comments, please call me directly at 874-6275 or email me at markbaker@bakerdevelopmentresources.com. I look forward to discussing this request with you.

Sincerely,

Mark R. Baker

Subject: RE: 2404 & 2405 Bells Road BZA Applications
Date: Thursday, April 28, 2022 at 2:07:14 PM Eastern Daylight Time
From: Epps, Adrian C. - DPW
To: markbaker@bakerdevelopmentresources.com, Duckhardt, David F. - PDR, 'Charles Wilson'
Attachments: image001.jpg, image002.png

Perhaps I could have phrased that better but that was effectively what I was asking. In which case yes; pending any WISP permits I see no currently see no reason to deny that.

From: markbaker@bakerdevelopmentresources.com [mailto:markbaker@bakerdevelopmentresources.com]
Sent: Thursday, April 28, 2022 2:05 PM
To: Epps, Adrian C. - DPW <Adrian.Epps@rva.gov>; Duckhardt, David F. - PDR <David.Duckhardt@rva.gov>; 'Charles Wilson' <charlie@bakerdevelopmentresources.com>
Subject: RE: 2404 & 2405 Bells Road BZA Applications

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.

Yes, sort of.

They are part of the subdivision and asking to have driveways off the street that dead ends in the cul-de-sac. It is preferable to us over having driveways on the busier Bells.

From: Epps, Adrian C. - DPW <Adrian.Epps@rva.gov>
Sent: Thursday, April 28, 2022 2:01 PM
To: markbaker@bakerdevelopmentresources.com; Duckhardt, David F. - PDR <David.Duckhardt@rva.gov>; 'Charles Wilson' <charlie@bakerdevelopmentresources.com>
Subject: RE: 2404 & 2405 Bells Road BZA Applications

So these houses are part of the subdivision and you are asking to have drives off the cul-de-sac correct?

From: markbaker@bakerdevelopmentresources.com [mailto:markbaker@bakerdevelopmentresources.com]
Sent: Thursday, April 28, 2022 1:57 PM
To: Epps, Adrian C. - DPW <Adrian.Epps@rva.gov>; Duckhardt, David F. - PDR <David.Duckhardt@rva.gov>; 'Charles Wilson' <charlie@bakerdevelopmentresources.com>
Subject: FW: 2404 & 2405 Bells Road BZA Applications

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Adrian,

Resending the below – Files were too large.

Thanks,

Mark

From: markbaker@bakerdevelopmentresources.com <markbaker@bakerdevelopmentresources.com>
Sent: Thursday, April 28, 2022 1:54 PM
To: 'Epps, Adrian C. - DPW' <Adrian.Epps@rva.gov>; 'Duckhardt, David F. - PDR' <David.Duckhardt@rva.gov>; 'Charles Wilson' <charlie@bakerdevelopmentresources.com>
Subject: FW: 2404 & 2405 Bells Road BZA Applications

Adrian,

I hope you are well.

We are working with a client who is developing dwellings at Villa Heights subdivision (Bells Road and Meridian).
The lots are legal and the ROW improvements have been complete and reviewed – they are installed.
We are dealing now with 2404 and 2406 Bells – these properties both need a variance from the BZA.

All the lots in the subdivision use driveways from Meridian to access parking (See attached Villa Heights Drawing).
We are showing driveways off Meridian for 2404 and 2406 Bells as well (See attached Site Plan Surveys).

Zoning asked us to confirm with DPW before the BZA case that this access (for 2404 and 2406 Bells) is acceptable.

Please advise.
I've copied david Duckhardt in zoning as well.

Thanks,

Mark



Mark Baker
Baker Development Resources
(804)874-6275

From: Charlie Wilson <charlie@bakerdevelopmentresources.com>
Sent: Thursday, April 28, 2022 10:14 AM
To: Duckhardt, David F. - PDR <David.Duckhardt@rva.gov>
Cc: Joan Davis <gjbjoan@gmail.com>; Rodney Williams <rodney@williamsgeneralcontractor.net>; markbaker@bakerdevelopmentresources.com
Subject: Re: 2404 & 2405 Bells Road BZA Applications

I'm looping in the surveyor and the client here; guys any updates? I reached out last week for:



CITY OF RICHMOND

DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING ADMINISTRATION

July 10, 2006

Roy Rogers
7293 Hanover Green Drive, Suite 201-D
Mechanicsville, VA 23111

**Re: 2402, 2404 & 2406 Bells Road (Tax Map No's: S009-0065/06, 025 & 026)
3812 & 3816 Meridian Avenue (Tax Map No's: S009-0065/028 & 029)
3809 & 3813 Meridian Avenue (Tax Map No's: S009-0065/013 & 014)**

Dear Mr. Rogers:

Thank you for your request for a *Zoning Confirmation Letter* regarding the above referenced properties. In response to your letter, please be advised of the following:

The properties are located within a R-4 (Single-Family Residential) zoning district, which requires a minimum lot area of not less than seven thousand five hundred square feet (7,500 SF) and a lot width of not less than sixty feet (60') for single-family dwellings.

2402 Bells Road (Lot 2, Block 9):

According to City Assessor's records and deeds, the subject lot known as 2404 Bells Road has an irregular shape with a lot width of 50.7 feet and a lot depth of 149.0 feet, which results in an approximate lot area of 7,561 square feet. As shown on a September, 1914, Subdivision Map, by W.W. LaPrade & Bro., the subject lot is indicated as Lot 2, Block 9. The subject lot is deeded as an independent lot of record. The lot width requirement is deemed to be nonconforming (grandfathered).

2404 Bells Road (Lot 1, Block 9):

According to City Assessor's records and deeds, the subject lot known as 2404 Bells Road has an irregular shape with a lot width of 50.9 feet and a lot depth of 159 feet, which results in an approximate lot area of 8,093 square feet. As shown on a September, 1914, Subdivision Map, by W.W. LaPrade & Bro., the subject lot is indicated as Lot 1, Block 9. The subject lot is deeded as an independent lot of record. The lot width requirement is deemed to be nonconforming (grandfathered).

2406 Bells Road (Lot 6, Block 5):

According to City Assessor's records and deeds, the subject lot known as 2404 Bells Road has an irregular shape with a lot width of 50.7 feet and a lot depth of 118.7 feet, which results in an approximate lot area of 6,026 square feet. As shown on a September, 1914, Subdivision Map, by W.W. LaPrade & Bro., the subject lot is indicated as Lot 6, Block 5. The subject lot is deeded as an independent lot of record. The lot area and lot width requirements are deemed to be nonconforming (grandfathered).

Roy Rogers

Re: 2402, 2404 & 2406 Bells Road
3812 & 3816 Meridian Avenue
3809 & 3813 Meridian Avenue

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3812 Meridian Avenue (Lot 4, Block 9):

According to City Assessor's records and deeds, the subject lot known as 3812 Meridian Avenue has an irregular shape with a lot width of 50.0 feet and a lot depth of 150.0 feet, which results in an approximate lot area of 7,500 square feet. As shown on a September, 1914, Subdivision Map, by W.W. LaPrade & Bro., the subject lot is indicated as Lot 4, Block 9. The subject lot is deeded as an independent lot of record. The lot width requirement is deemed to be nonconforming (grandfathered).

3816 Meridian Avenue (Lots 5 – 8):

According to City Assessor's records and deeds, the subject lot known as 3816 Meridian Avenue has a lot width of two hundred feet (200') and a lot depth of one hundred fifty feet (150'), which results in a lot area of 30,000 square feet. According to deeds, the subject property has been conveyed as "All those certain lots, pieces of parcels of land, lying and being in the City of Richmond, Virginia, and designated on the Plan of Villa Heights made by W.W. LaPrade and Bros.,...Lots 5, 6, 7 and 8 in Block 9". As shown on the same aforementioned Subdivision Map, the subject lots are indicated as having lot widths of fifty feet (50') each. The four (4) lots are deeded as independent lots of record. The lot width requirements are deemed to be nonconforming (grandfathered) for each lot.

3809 Meridian Avenue (Lot 13, Block 5):

According to City Assessor's records and deeds, the subject lot known as 3809 Meridian Avenue has a lot width of 50.0 feet and a lot depth of 150.0 feet, which results in an approximate lot area of 7,500 square feet. As shown on a September, 1914, Subdivision Map, by W.W. LaPrade & Bro., the subject lot is indicated as Lot 13, Block 5. The subject lot is deeded as an independent lot of record. The lot width requirement is deemed to be nonconforming (grandfathered).

3813 Meridian Avenue (Lots 14 – 18):

According to City Assessor's records and deeds, the subject lot known as 3816 Meridian Avenue has a lot width of two hundred fifty feet (250') and a lot depth of one hundred fifty feet (150'), which results in a lot area of 37,500 square feet. According to deeds, the subject property has been conveyed as "All those certain lots, pieces of parcels of land, lying and being in the City of Richmond, Virginia, and designated on the Plan of Villa Heights made by W.W. LaPrade and Bros.,...Lots 14, 15, 16, 17 and 18 in Block 5". As shown on the same aforementioned Subdivision Map, the subject lots are indicated as having lot widths of fifty feet (50') each. The five (5) lots are deeded as independent lots of record. The lot width requirement is deemed to be nonconforming (grandfathered) for each lot.

In summary, based on the information available to me at this time, it is my determination from a zoning perspective that construction of one (1) single-family dwelling on each lot would be permitted. Other zoning requirements that may affect the potential development of each site are as follows:

1. Front yard – not less than twenty-five feet (25') or as determined by the existing setbacks of adjacent dwellings within one hundred feet (100'). Also, please be advised that Lot 1, Block 9 and Lot 6, Block 5 will have a front yard (setback) of not

Roy Rogers

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less than twenty-five feet along Bells Road and Meridian Avenue or as determined by the existing setbacks of adjacent dwellings within one hundred feet (100').

2. Side yards – not less five feet (5').
3. Rear yards – not less than five feet (5').
4. Lot coverage – not to exceed thirty-five percent (35%) of the area of the lot.
5. Building height – not to exceed thirty-five feet (35'). No accessory building shall exceed twenty feet (20') in height.
6. Parking – minimum of one (1) on-site parking space for each lot.

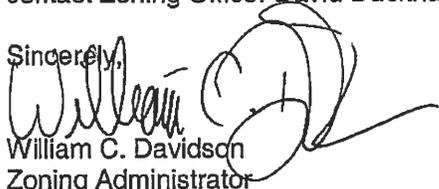
For any environmental concerns that may affect this lot such as grading, erosion control issues, wetland, floodplain and Chesapeake Bay Preservation Areas, please contact Stewart D. Platt, Engineer II, at 646-6956.

For information concerning Tax Map Identification Numbers, please contact Mr. Christopher Chappell, Mapping Manager, with the City Assessor's Office at 646-2543. For information concerning new address numbers, please contact Mr. Richard Morton, GIS Technician, with the Permits and Engineering Services Office at 646-4170.

You are hereby advised that you have thirty (30) days from this notice in which to appeal this decision to the Board of Zoning Appeals, in accordance with §15.2-2311 of the Code of Virginia and §17.19 of the Richmond City Charter, or this decision shall be final and unappealable. Such appeal must be in writing and must be filed with the Secretary to the Board of Zoning Appeals. Said appeal shall indicate in specific terms the grounds for the appeal and must be accompanied by a filing fee of two hundred fifty dollars (\$250.00).

I hope this information is sufficient. Should you have any additional questions, please contact Zoning Officer David Duckhardt at 646-6917.

Sincerely,


William C. Davidson
Zoning Administrator

cc: Stewart Platt, Engineer II