



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

August 9, 2022

Roberto C. Chavez
P.O. Box 75502
N Chesterfield, Virginia 23234

Chavez Masonry Co. LLC
5926 Fieldstone Road
Richmond, Virginia 23234
Attn: German Chavez

To Whom It May Concern:

RE: BZA 32-2022

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, September 7, 2022 at 1:00 PM in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a lot split and building permit to construct a new single-family (detached) dwelling at 2515 COURTLAND STREET (Tax Parcel Number S009-0144/031), 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 **214 546 611#**. 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 September 7, 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 32-2022
Page 2
August 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 dark ink, appearing to read "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.

2508 Coles Street Series Of The
Affordable Housing Association
10307 W Broad St #335
Glen Allen, VA 23060

A & A Leasing Inc
2109 Richmond Hwy
Richmond, VA 23224

Abarca Candelario
4110 Richmond Hwy Trlr A32
Richmond, VA 23234

Arthur Herbert And Constance D
2523 Courtland St
Richmond, VA 23234

Boniface Robert K
9702 Gayton Road Ste 180
Richmond, VA 23238

Bryant Donald G & Annette F
2508 Courtland St
Richmond, VA 23234

Ferrell Jerry O Jr And Theresa P
316 Tarrytown Dr
Richmond, VA 23229

Garrison Aisha Y
2509 Courtland St
Richmond, VA 23234

Guzman Isabel
2511 Courtland St
Richmond, VA 23234

Jaqua Clifford
1708 Fox Downs Ct
Henrico, VA 23231

Jones Tony And Angelica
5218 Gatebride Rd
Richmond, VA 23234

Lopez Hector Alexander Acosta &
Catherine Mendoza Varela
2505 Courtland St
Richmond, VA 23234

Luvi Homes Llc
5108 Carryback Dr
N Chesterfield, VA 23234

Mejia Oscar A Guevara
2516 Courtland St
Richmond, VA 23234

Muhammad Malcolm
2512 Coles St
Richmond, VA 23234

Perdomo Pelaez Rosa L
2514 Coles St
Richmond, VA 23234

Rivera Israel And Ana B
8312 Turner Forest Rd
Henrico, VA 23231

Romero Maria Dolores
2520 Coles St
Richmond, VA 23234

S & K Leasing Llc
5119 Terrace Arbor Cir
Midlothian, VA 23112

Saunders Henry L
11800 Meis Ln
Midlothian, VA 23112

Wiseman Ruby V Trust Trs
12424 Walkes Quarter Rd
Chesterfield, VA 23838

Property: 2515 Courtland St **Parcel ID:** S0090144031**Parcel**

Street Address: 2515 Courtland St Richmond, VA 23234-
Owner: CHAVEZ ROBERTO C
Mailing Address: PO BOX 75502, N CHESTERFIELD, VA 23234
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: \$27,000
Improvement Value:
Total Value: \$27,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 7500
Acreage: 0.172
Property Description 1: VILLA HGTS L23 B3
Property Description 2: 0050.00X0150.00 0000.172 AC
State Plane Coords(?): X= 11789936.783448 Y= 3696511.907881
Latitude: 37.47029690 , **Longitude:** -77.44204301

Description

Land Type: Residential Lot C
Topology: Level
Front Size: 50
Rear Size: 150
Parcel Square Feet: 7500
Acreage: 0.172
Property Description 1: VILLA HGTS L23 B3
Property Description 2: 0050.00X0150.00 0000.172 AC
Subdivision Name : VILLA HEIGHTS
State Plane Coords(?): X= 11789936.783448 Y= 3696511.907881
Latitude: 37.47029690 , **Longitude:** -77.44204301

Other

Street improvement: Paved
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$27,000	\$0	\$27,000	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	\$12,000	\$0	\$12,000	Reassessment
2012	\$12,000	\$0	\$12,000	Reassessment
2011	\$14,000	\$0	\$14,000	CarryOver
2010	\$14,000	\$0	\$14,000	Reassessment
2009	\$13,500	\$0	\$13,500	Reassessment
2008	\$13,500	\$0	\$13,500	Reassessment
2007	\$13,000	\$0	\$13,000	Reassessment
2006	\$8,100	\$0	\$8,100	Reassessment
2005	\$6,500	\$0	\$6,500	Reassessment
2004	\$5,000	\$0	\$5,000	Reassessment
2003	\$5,000	\$0	\$5,000	Reassessment
2002	\$5,000	\$0	\$5,000	Reassessment
1998	\$5,000	\$0	\$5,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
05/03/2022	\$11,000	NELSON KEITH O	ID2022-10535	2 - INVALID SALE-Foreclosure, Forced Sale, etc.
08/06/1999	\$5,000	INGE WALTER H & INELL H	ID9900-22148	
09/29/1988	\$0	Not Available	00180-0953	

Planning

Master Plan Future Land Use: NH-MU
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	1012	0609001	060900
1990	246	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

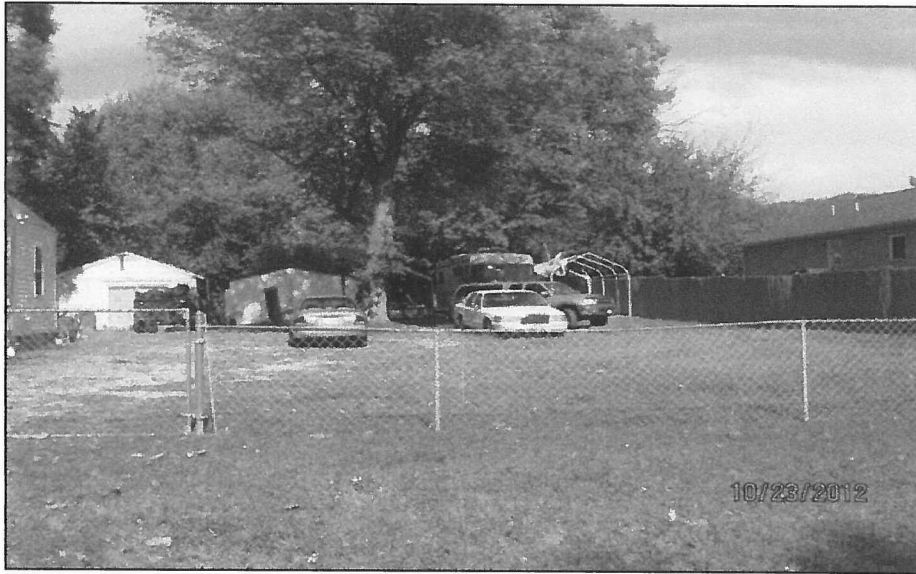
Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Thursday
Bulk Collection: TBD

Government Districts

Council District: 8
Voter Precinct: 806
State House District: 79
State Senate District: 15
Congressional District: 4

Property Images

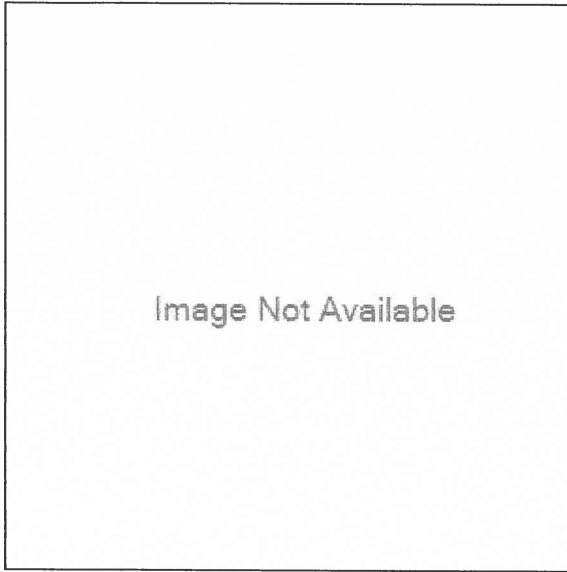
Name:S0090144031 Desc:



[Click here for Larger Image](#)

Sketch Images

Name: Desc:



BOARD OF ZONING APPEALS CASE BZA 32-2022
150' Buffer

APPLICANT(S): Roberto C. Chavez

PREMISES: 2515 Courtland Street
(Tax Parcel Number S009-0144/031)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-408.4
of the Zoning Ordinance for the reason that:
The lot width 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.

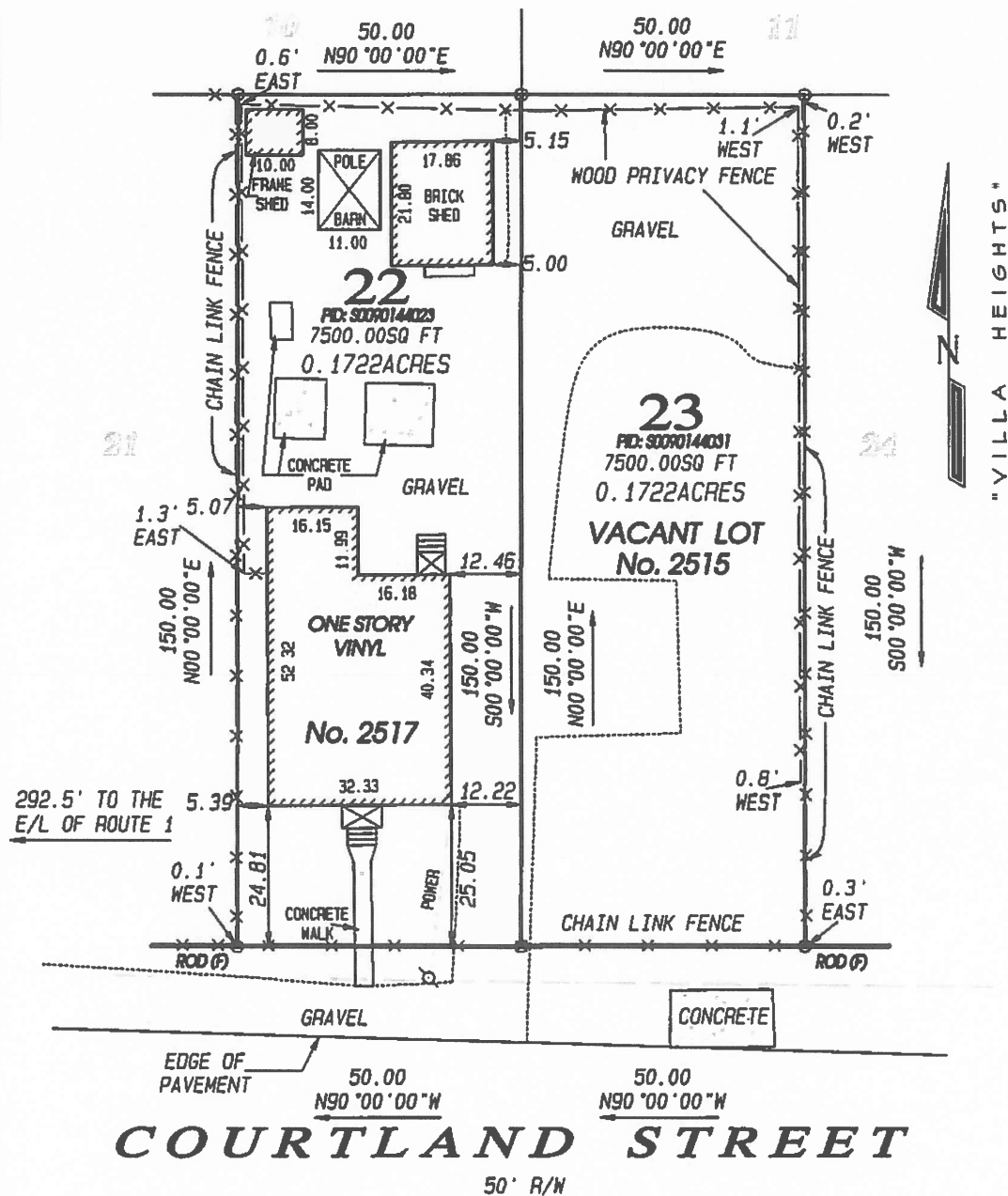
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340/6701). 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 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 \$175.00 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 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: _____

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: LOT 22 KEITH NELSON ID09700-24079
 LOT 23 ROBERTO CHAVEZ ID2022-10535

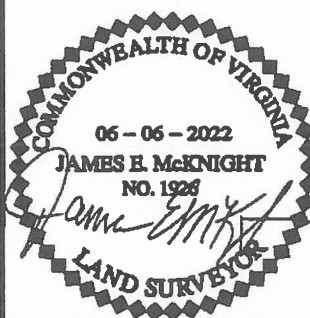


COURTLAND STREET 50' R/W

**PLAT SHOWING IMPROVEMENTS ON LOTS 22 & 23,
 BLOCK "3", PLAN OF "VILLA HEIGHTS", IN
 THE CITY OF RICHMOND, VIRGINIA.**

REVISED: JUNE 06, 2022

THIS IS TO CERTIFY THAT ON MAY 10, 2022, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS. SCALE: 1" = 25'



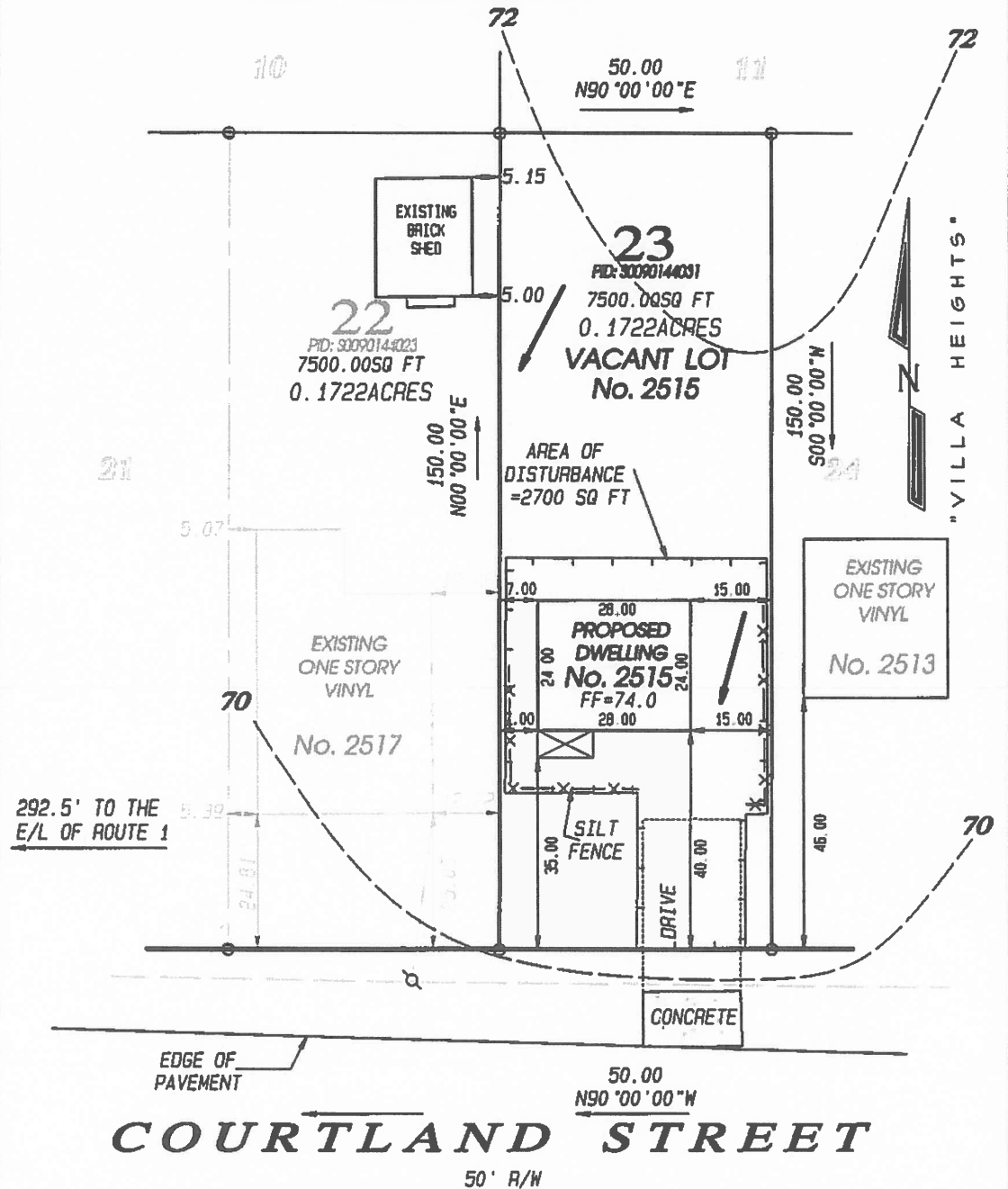
**McKNIGHT
 & ASSOCIATES, P.C.**

LAND SURVEYORS PLANNERS

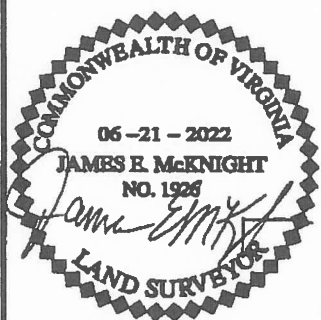
201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646

JOB NUMBER: 89033317

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: LOT 22 KEITH NELSON ID09700-24079
 LOT 23 ROBERTO CHAVEZ ID2022-10535



**PLOT PLAN SHOWING
 PROPOSED IMPROVEMENTS ON LOT 23,
 BLOCK "3", PLAN OF "VILLA HEIGHTS", IN
 THE CITY OF RICHMOND, VIRGINIA.**



**McKNIGHT
 & ASSOCIATES, P.C.**

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646

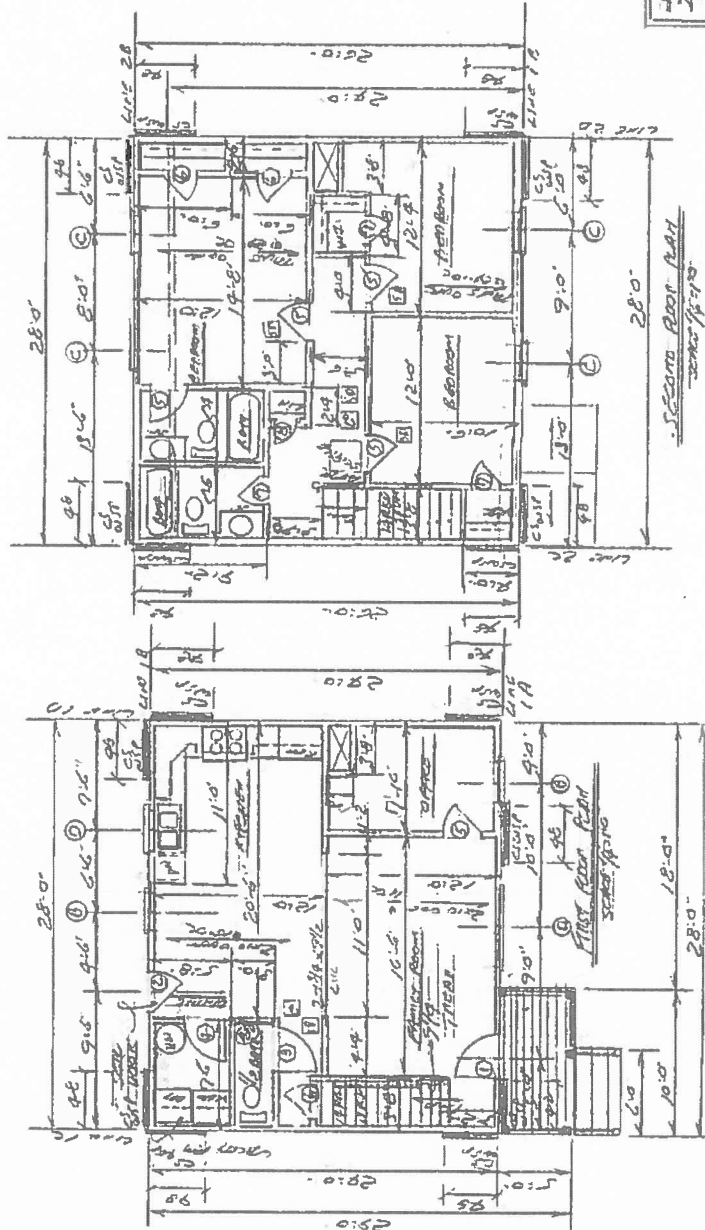
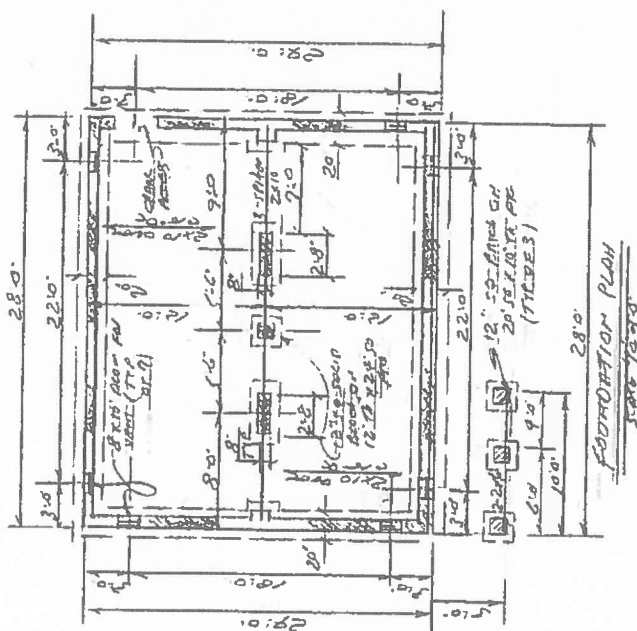
JOB NUMBER: 88033315PP

SCALE: 1" = 25'

[illegible][illegible]

DATE	NO	DESCRIPTION	REMARKS
1	1	3 x 12 x 6 ft. 10 in	1st 1st - 562.0, 1st 2nd
2	1	28 x 6 x 4 "	2nd 1st - "
3	1	34 x 18 x 18 "	2nd 2nd - 11
4	1	20 x 12 x 10 "	2nd 3rd - 11
5	1	20 x 12 x 10 "	" " - "
6	3	24 x 12 x 10 "	" " - "
7	3	24 x 12 x 10 "	" " - "
8	1	18 x 6 x 4 1/2 "	3rd 1st - 11

- 1) FOUNDATION THERE IS AN REIN. SINK CONDITION CAN DETECTED IF FOOTING IS TO BE INCREASED
- 2) THESE PLAN IS SUPPLEMENT TO THE 2018 VRC.
- 3) AT APPROX. STATE LOCAL AND ENVIRONMENTAL COAST MUST BE MET OR EXCEEDED AT THE OF CONSTRUCTION.
- 4) DO NOT SCALE DRAWING
- 5) INFORMATION SUFFICIENT IN THESE PLANS SHOW AN AGREEMENT BETWEEN THE OWNER AND THE PLAN TO BUILD THAT AN INFORMATION IS IN THE PLAN SPECIFIED AT THE OWNER. THE CONTRACT MUST VERIFY THE ACCURACY OF THE DIMENSIONS FIRST TO AND BEING CONSTRUCTION.
- 6) PROVIDE 12" TALL ARTIC LIGHTS. PROVIDE AT LEAST 17 LINE SYMBOLS/ONE DIMENSIONAL FINISH AT LEAST 17 TWO CENTER MARKING DETECTOR 5
- 7) PROVIDE A FRESHWATER DRAIN FOR THE CHASE
- 8) PROVIDE A FRESHWATER DRAIN THAT VENTED NEARBY AND VENTED THROUGH WITH A MIN 1/4" EXTERNAL DRAIN
- 9) AT LEAST 50% OF AN EIGHTIN MUST BE ENERGY EFFICIENT



Carroll BL

Plutus Propano

PLANS ARE MADE BY
TABS HOUSE PLANS INC.
THOMAS A. BUNCH - DRS A-10
DUNSTON GINO - CARLOS
WEST POINT, MISSISSIPPI

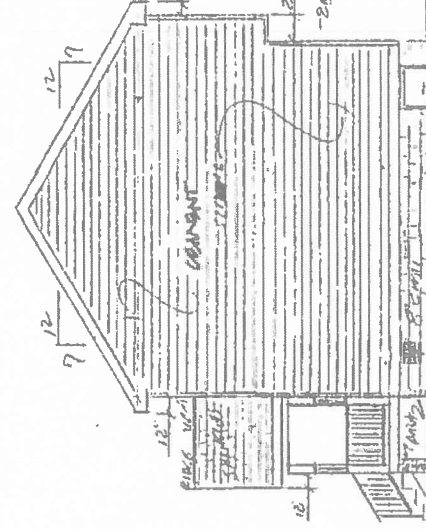
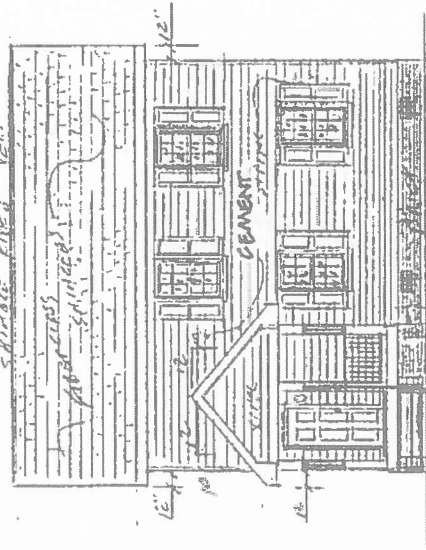
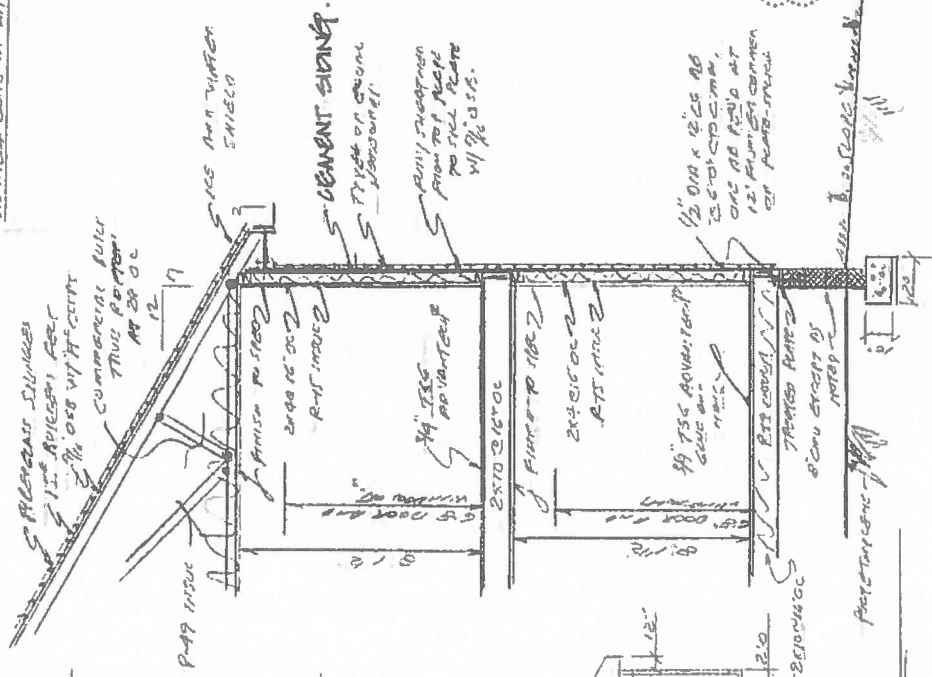
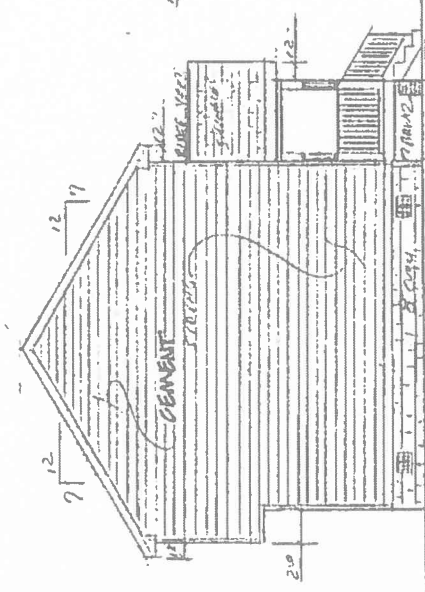
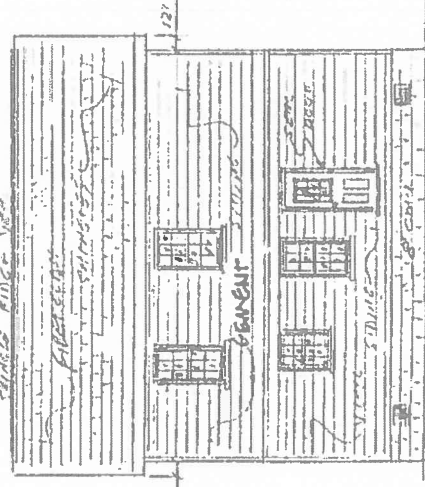
Mr. GERMAN CHAVEZ
RICHMOND, VIRGINIA

5894 212 8115-265-608

1/13/2022	02-28-CGM22-2	CGM22
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FRONT

1. FROM SIDE AT AN-DRIP ROOF.
 2. TYPE OF TR-ARCH OF 1/2" RADIUS
 3. FROM VIEW, 1/2" RADIUS
 4. CENTER OF ARCH, 1/2" RADIUS
 5. CENTER OF ARCH, 1/2" RADIUS
 6. CENTER OF ARCH, 1/2" RADIUS



FRONT SIDE ELEVATION
 SCALE 1/4" = 1'-0"

FRONT ELEVATION
 SCALE 1/4" = 1'-0"

the same property that was conveyed by the Richmond Villa Heights Corporation to Mrs. G. H. Day and G. H. Day by deed dated November 20, 1912 and recorded in in the Clerk's Office of Chesterfield County, Virginia, in Deed Book 153 Page 427.

WITNESS THE FOLLOWING SIGNATURE AND SEAL

(\$.55 U.S.I.R. stamps
attached and cancelled)

Mrs. Gertrude H. Day (SEAL)

State of Virginia,

City of Richmond to-wit:

I, Jno. R. Jeter a Notary Public, in and for the City of Richmond and State of Virginia, do certify that Gertrude H. Day (a widow) whose name is signed to the above writing dated the 5th. day of February 1943, has acknowledged the same before me in my city aforesaid.

Given under my hand this 2 day of February 1943.

Jno. R. Jeter Notary P.

My Commission expires on the 7 day of April 1944.

State of Virginia,

City of Richmond--to-wit:

In the Clerk's Office of the Hastings Court Part II, of said city, the 5th day of April 1943.

This deed was presented, and with the certificate annexed, admitted to record at two o'clock P. M. Witnessed

Teste:

Chas. R. Purdy Clerk
by Rev. Hardin D. C.

#18

Whereas, T. H. Day, deceased in 1901, was certain lots, pieces or parcels of land, herein, described, and

Whereas, the said T. H. Day, has since that time died intestate, unmarried and without descendants leaving Mrs. Gertrude H. Day as his sole surviving parent and heir. NOW THEREFORE:

This deed made this 5th. day of February, 1943, between Mrs. Gertrude H. Day (a widow) of the one part and Margaret F. Day of the other part:

WITNESSETH, that in consideration of Ten Dollars and other valuable considerations, the said Mrs. Gertrude H. Day doth grant and convey with general warranty unto the said Margaret F. Day, the following property to-wit: All that certain lot, piece or parcel of land lying and being in the city of Richmond and formerly known, numbered and designated as lots number twenty-two (22) and twenty-three (23) in block number twelve (3) in Manchester Magisterial District in Chesterfield County, Virginia, and better described as follows: Beginning three hundred and fifty (350') feet west of the northwestern intersection of Courtland Street and Westover Avenue; thence north and parallel with Westover Avenue one hundred and fifty (150') feet; thence west and parallel with Courtland Street one hundred (100') feet; thence south and

re. Gertrude H. Day
by Deed of T. H. Day
Margaret F. Day

THIS COPIE
DELIVERED

by Gertrude H. Day

Chas. R. Purdy

CHAS. R. PURDY, Notary
by Chas. R. Purdy
Notary

parallel with Westover Avenue one hundred and fifty (150') feet to Courtland Street; thence west and parallel with Courtland Street one hundred (100') feet to the point of beginning which will fully appear on map of survey, as shown upon a plat of the Villa Heights property, recorded in Map Book No. 3, page 148, and survey made by W. W. LaPrade and Brothers, and duly recorded in the Clerk's office of the Circuit Court of Chesterfield County, Virginia., being the same property that was conveyed to the said J. A. Day, from East Highland Park Corporation, by deed dated March 18, 1925 and recorded in Deed Book 117 page 585 in the Clerk's office of the circuit Court of the County of Chesterfield.

Witness the following signature and seal.

(S. 50 U.S.P.R. stamps
attached and cancelled)

Mrs. Gertrude H. Day (SEAL)

STATE OF VIRGINIA

CITY OF RICHMOND TO-WIT:

I, Jno. H. Jeter, a Notary Public in and for the city of Richmond and State of Virginia, do hereby certify that Mrs. Gertrude H. Day, in and to whose name is attached the foregoing petition dated on the 20th day of April 1944, has acknowledged the same before me in my city aforesaid.

Given under my hand and seal this 21st day of April 1944.

Jno. H. Jeter
Notary Public

My Commission expires April 21st 1944.

State of Virginia,

City of Richmond--to-wit:

In the Clerk's office of the Hustings Court Part II, of said city, the 21st day of April 1944.

This deed was presented, and with the certificate annexed, submitted to record at 1:00 o'clock P. M. *permanently*

Teste:

Chas. R. Hardy Clerk
By Rex Hardin S.C.

Poste: Philip V. Logbill, Lake K.