



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

May 12, 2023

Shanon Turner
6019 Moonlight Drive
North Chesterfield, Virginia 23234

Temam P. Darville
9609 Dink Lane
Glen Allen, Virginia 23060

To Whom It May Concern:

RE: BZA 15-2023

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, June 7, 2023 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 51 WEST 27th STREET (Tax Parcel Number S000-0793/022), located in an R-6 (Single-Family Attached Residential) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **656 471 671#**. 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 2023 drop-down, click meeting details for June 7, 2023 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 15-2023
Page 2
May 12, 2023

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

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

Very truly yours,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and 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.

Cataldo Marcia Grace And Gary Robert
6801 Hitching Post Cir
Austin, TX 78749

El David D
2611 Wise St
Richmond, VA 23225

Gsm 2701 Properties Llc
2307 Hull St
Richmond, VA 23224

Hadzhiev Svetolav
9503 Fordson Rd
Henrico, VA 23229

Labat Sean J And Riley Mary C
59 W 27th St
Richmond, VA 23225

Lockett Bernice M
15 W 27th St
Richmond, VA 23225

Lockett James B
15 W 27th St
Richmond, VA 23225

Nelson Daniel & Crooks Shannon
2602 Woolfolk St
Richmond, VA 23225

Ourhouse 1421 Llc
1421 Bryan St
Richmond, VA 23223

Richmond Redevelopment And Housing
Authority
901 Chamberlayne Pkwy
Richmond, VA 23220

Rozzell Julian A & Adrienne H
8528 Stonewall Rd
Manassas, VA 20110

Rva Rental Group Llc
Po Box 25989
Richmond, VA 23260

Salazar Magana, Carlos H & Espericueta
Rocio & Salazar Flor
55 West 27th Street
Richmond, VA 23225

Schunn Kirsten
1201 Sycamore Square Drive Unit 303
Midlothian, VA 23113

Wood Mackinsey J And Mcelgunn
Zachary R
2613 Wise St
Richmond, VA 23225

Property: 51 W 27th St Parcel ID: S0000793022**Parcel**

Street Address: 51 W 27th St Richmond, VA 23225-
Owner: TURNER SHANON LIVING TRUST TRUSTEE
Mailing Address: 6019 MOONLIGHT R, N CHESTERFIELD, VA 23234
Subdivision Name : WOOLFOLK ADDITION
Parent Parcel ID:
Assessment Area: 248 - Newtown South
Property Class: 120 - R Two Story
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2023
Land Value: \$45,000
Improvement Value: \$82,000
Total Value: \$127,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 3600
Acreage: 0.083
Property Description 1: 0030.00X0120.00 0000.000
State Plane Coords(?): X= 11785151.000012 Y= 3712512.153337
Latitude: 37.51433167 , **Longitude:** -77.45805190

Description

Land Type: Residential Lot A
Topology:
Front Size: 30
Rear Size: 120
Parcel Square Feet: 3600
Acreage: 0.083
Property Description 1: 0030.00X0120.00 0000.000
Subdivision Name : WOOLFOLK ADDITION
State Plane Coords(?): X= 11785151.000012 Y= 3712512.153337
Latitude: 37.51433167 , **Longitude:** -77.45805190

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2023	\$45,000	\$82,000	\$127,000	Reassessment
2022	\$30,000	\$133,000	\$163,000	Reassessment
2021	\$10,000	\$85,000	\$95,000	Reassessment
2020	\$10,000	\$74,000	\$84,000	Reassessment
2019	\$10,000	\$68,000	\$78,000	Reassessment
2018	\$10,000	\$63,000	\$73,000	Reassessment
2017	\$10,000	\$60,000	\$70,000	Reassessment
2016	\$10,000	\$60,000	\$70,000	Reassessment
2015	\$10,000	\$60,000	\$70,000	Reassessment
2014	\$10,000	\$22,000	\$32,000	Reassessment
2013	\$15,000	\$40,000	\$55,000	Reassessment
2012	\$15,000	\$40,000	\$55,000	Reassessment
2011	\$15,000	\$43,000	\$58,000	CarryOver
2010	\$15,000	\$43,000	\$58,000	Reassessment
2009	\$15,000	\$43,300	\$58,300	Reassessment
2008	\$15,000	\$43,300	\$58,300	Reassessment
2007	\$15,000	\$41,600	\$56,600	Reassessment
2006	\$11,600	\$41,600	\$53,200	Reassessment
2005	\$11,000	\$40,000	\$51,000	Reassessment
2004	\$10,000	\$40,000	\$50,000	Reassessment
2003	\$10,000	\$40,000	\$50,000	Reassessment
2002	\$3,900	\$15,600	\$19,500	Reassessment
2001	\$3,750	\$15,000	\$18,750	Reassessment
1998	\$3,000	\$12,000	\$15,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
06/06/2022	\$0	TURNER SHANON	ID2022-13433	2 - INVALID SALE-Relation Between Buyer/Seller
04/06/2012	\$2,000	WOOD CORNELIOUS H	ID2012-6433	2 - INVALID SALE-DO NOT USE
01/18/2011	\$38,000	HARDY MOSES & JEANETTE	ID2011-811	2 - INVALID SALE-Relation Between Buyer/Seller
12/03/1991	\$15,000	Not Available	00286-0861	
09/24/1990	\$0	Not Available	000019-00688	
11/07/1963	\$2,200	Not Available	000000-00000	

Planning

Master Plan Future Land Use: R
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: Old South
Traffic Zone: 1170
City Neighborhood Code: SWNO
City Neighborhood Name: Swansboro
Civic Code:
Civic Association Name: Swansboro Neighborhood Association
Subdivision Name: WOOLFOLK ADDITION
City Old and Historic District:
National historic District:
Neighborhoods in Bloom: Swansboro
Redevelopment Conservation Area: Swansboro

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	1005	0604001	060400
1990	107	0604001	060400

Schools

Elementary School: Swansboro
Middle School: River City
High School: Wythe

Public Safety

Police Precinct: 2
Police Sector: 211
Fire District: 17
Dispatch Zone: 163A

Public Works Schedules

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

Government Districts

Council District: 5
Voter Precinct: 510
State House District: 79
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1910
Stories: 2
Units: 0
Number Of Rooms: 7
Number Of Bed Rooms: 3
Number Of Full Baths: 1
Number Of Half Baths: 0
Condition: very poor for age
Foundation Type: Full Crawl
1st Predominant Exterior: Alum/Vinyl
2nd Predominant Exterior: N/A
Roof Style: Flat or Shed
Roof Material: Metal
Interior Wall: Plaster
Floor Finish: Softwood-standard
Heating Type: Forced hot air
Central Air: N
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Fencing

Extension 1 Dimensions

Finished Living Area: 1618 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 40 Sqft
Deck: 42 Sqft

Property Images

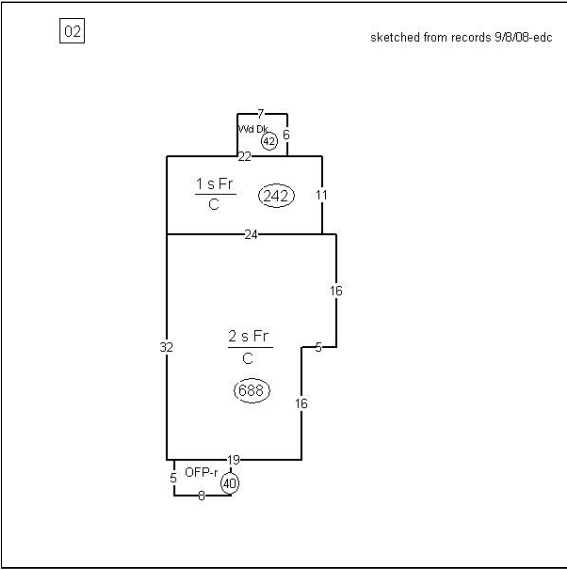
Name:S0000793022 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:S0000793022 Desc:R01



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: Shanon Turner

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

ADDRESS P.O. Box 13931

FAX: () (Work) (804) 307-8047

E-mail Address: shanon155@yahoo.com

PROPERTY OWNER'S

REPRESENTATIVE: Teman P. Darville

PHONE: (Home) (804) 402-6192 (Mobile) ()

(Name/Address) 9609 Dink Ln

FAX: () (Work) ()

Glen Allen, VA 23060

E-mail Address: temandarville2020@gmail.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 51 West 27th Street

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-412.5(1)(a)

APPLICATION REQUIRED FOR: A building permit to construct a new single-family detached dwelling.

TAX PARCEL NUMBER(S): S000-0793/022 **ZONING DISTRICT:** R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. A front yard with a depth of fifteen feet (15') is required along Wise Street; six feet (6'±) is proposed.

DATE REQUEST DISAPPROVED: 04/07/2023

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: 04/07/2023 **TIME FILED:** 12:39 p.m. **PREPARED BY:** Colleen Dang **RECEIPT NO.** BZAR-129237-2023

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) _____ **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: 4.27.23

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

CASE NUMBER: BZA 15-2023 **HEARING DATE:** June 7, 2023 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 15-2023
150' Buffer

APPLICANT(S): Shanon Turner

PREMISES: 51 West 27th Street
(Tax Parcel Number S000-0793/022)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30.412.5(1)(a)
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

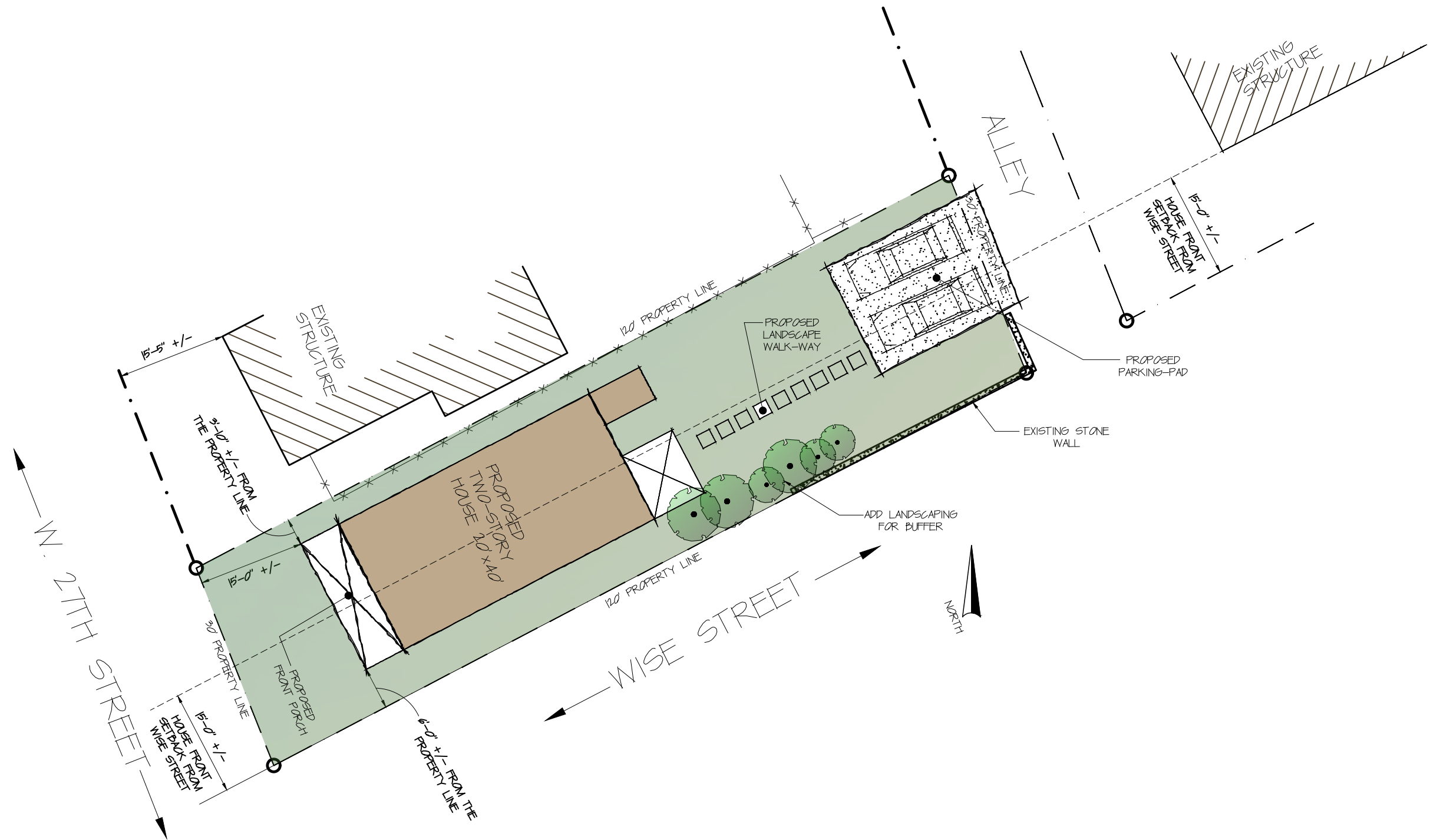
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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.

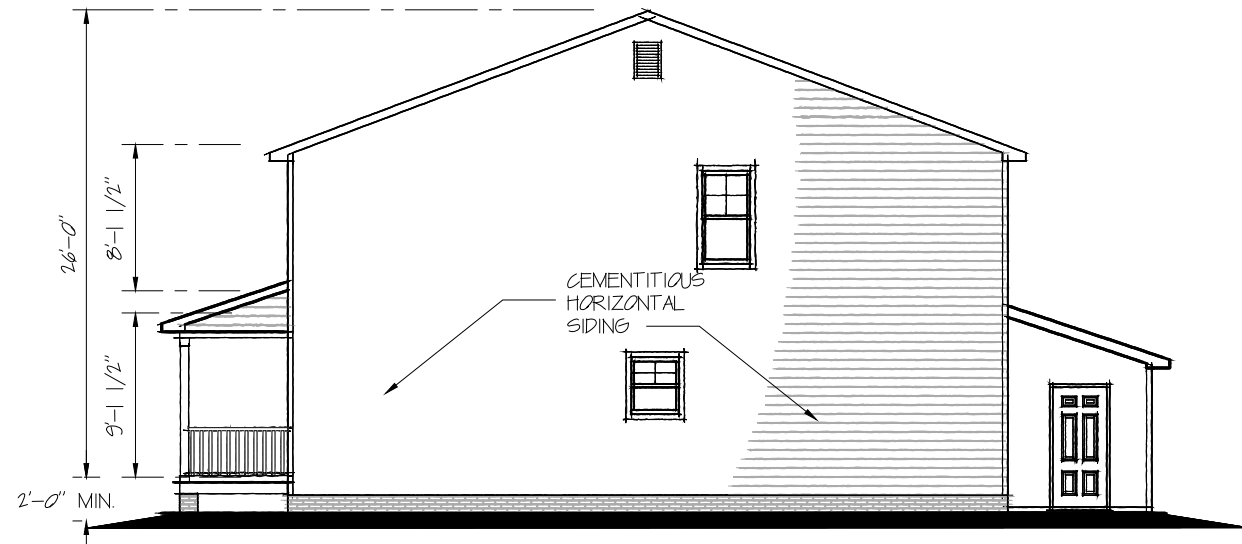
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please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

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

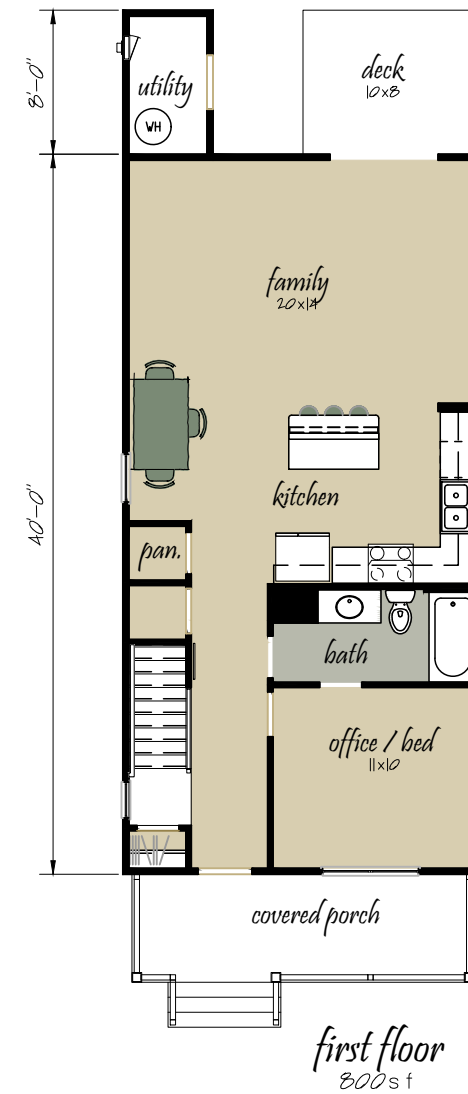
4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing.** The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and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

Acknowledgement of Receipt by Applicant or Authorized Agent: _____

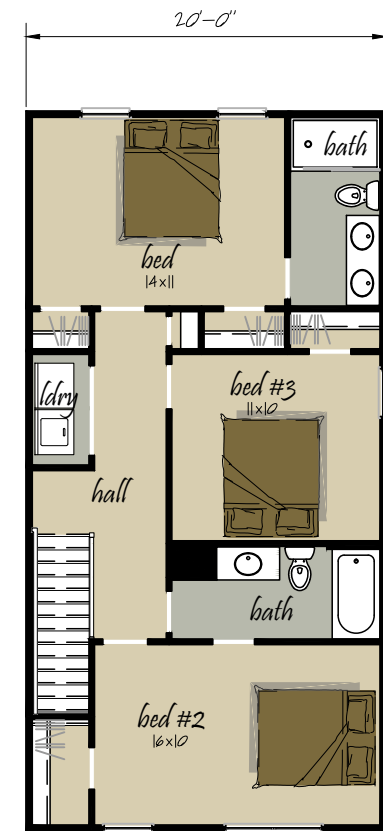




Right Elevation



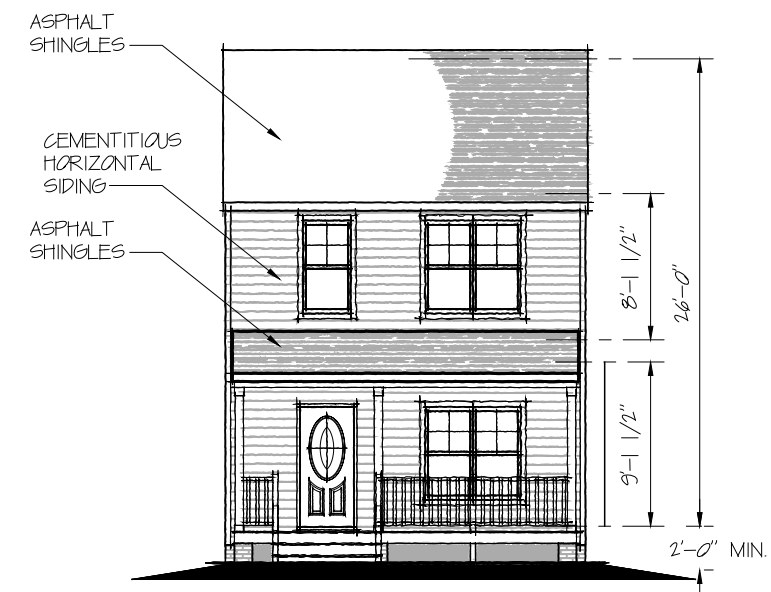
first floor
800 sf



second floor
800 sf

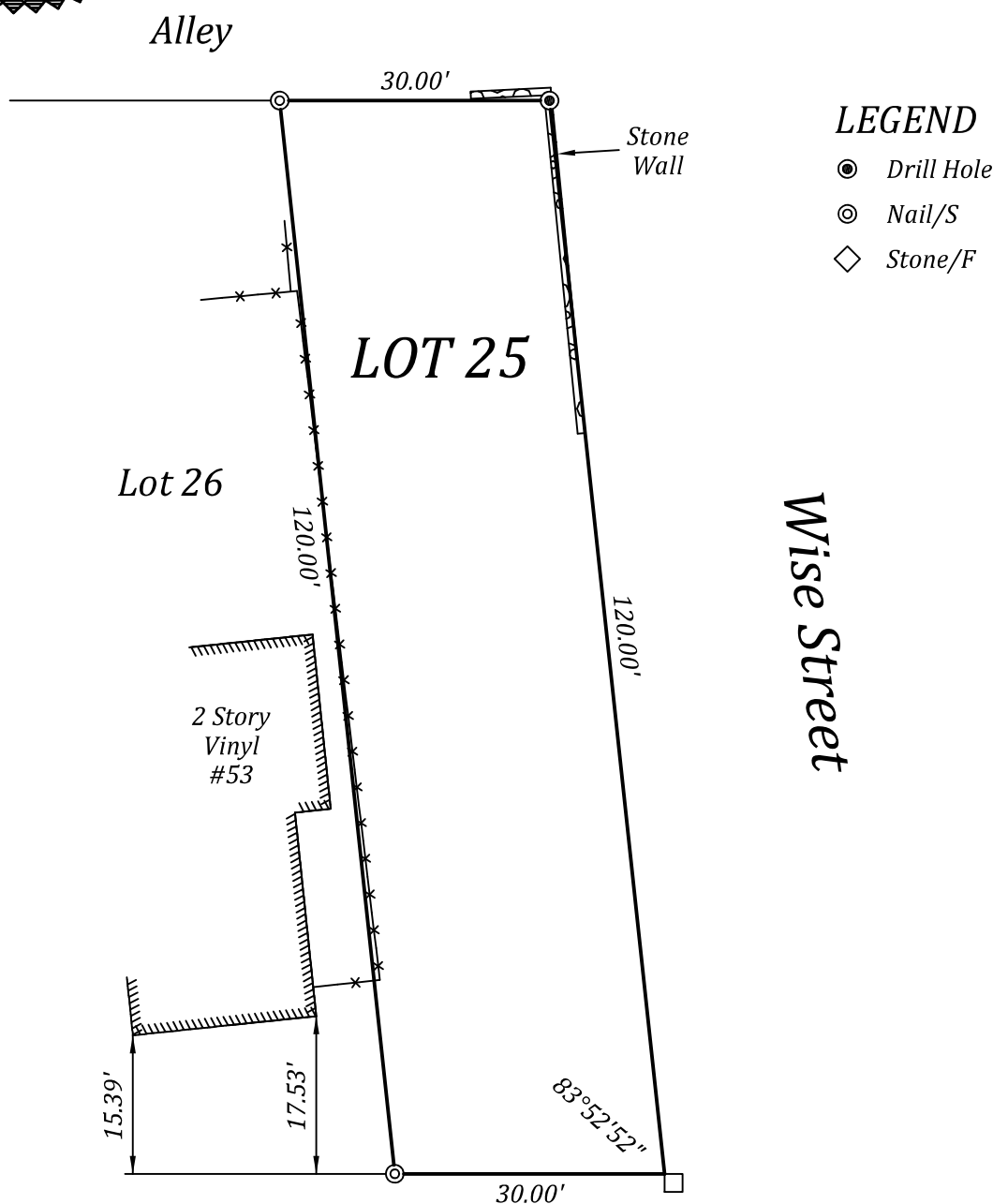
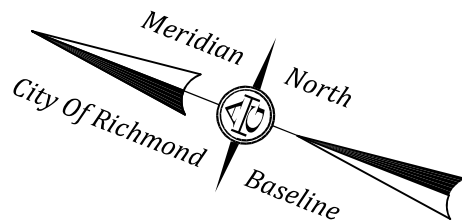
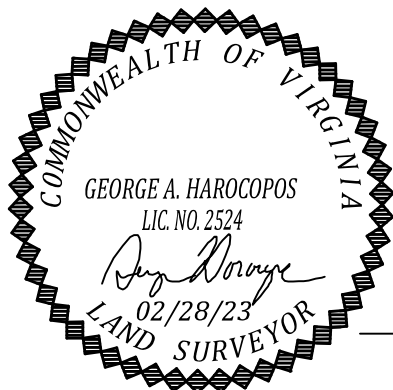


Rear Elevation



Front Elevation

NOTE:
This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



W. 27TH STREET

*SURVEY OF
LOT 25
WOOLFOLK ADDITION
RICHMOND, VIRGINIA*

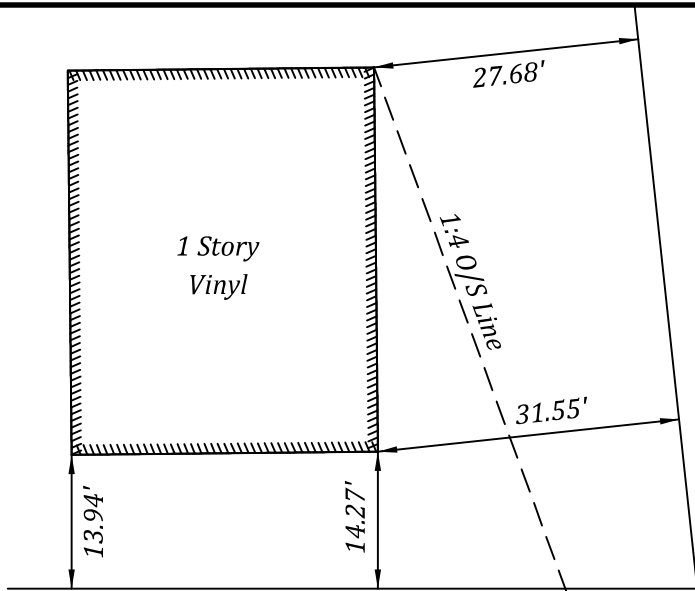
IN 52524

A. G. HAROCOPOS & ASSOCIATES, P.C.
 CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E.MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112
Office 804 744 2630 FAX 804 744 2632
E-MAIL AGHAROCOPOS72@GMAIL.COM

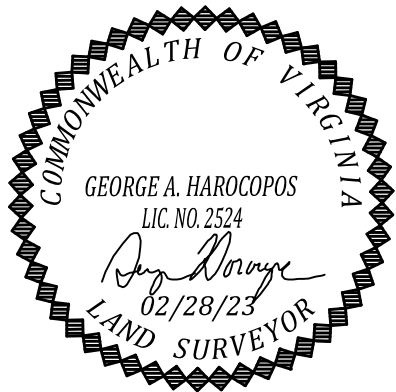
Scale 1"=20' Date 02/28/23 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF THE CONVEYANCE TO
TEMAN DARVILLE

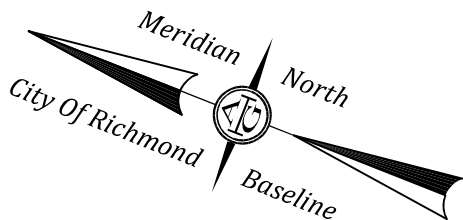


NOTE:
This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.

This is to certify that on 02/28/2023
I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

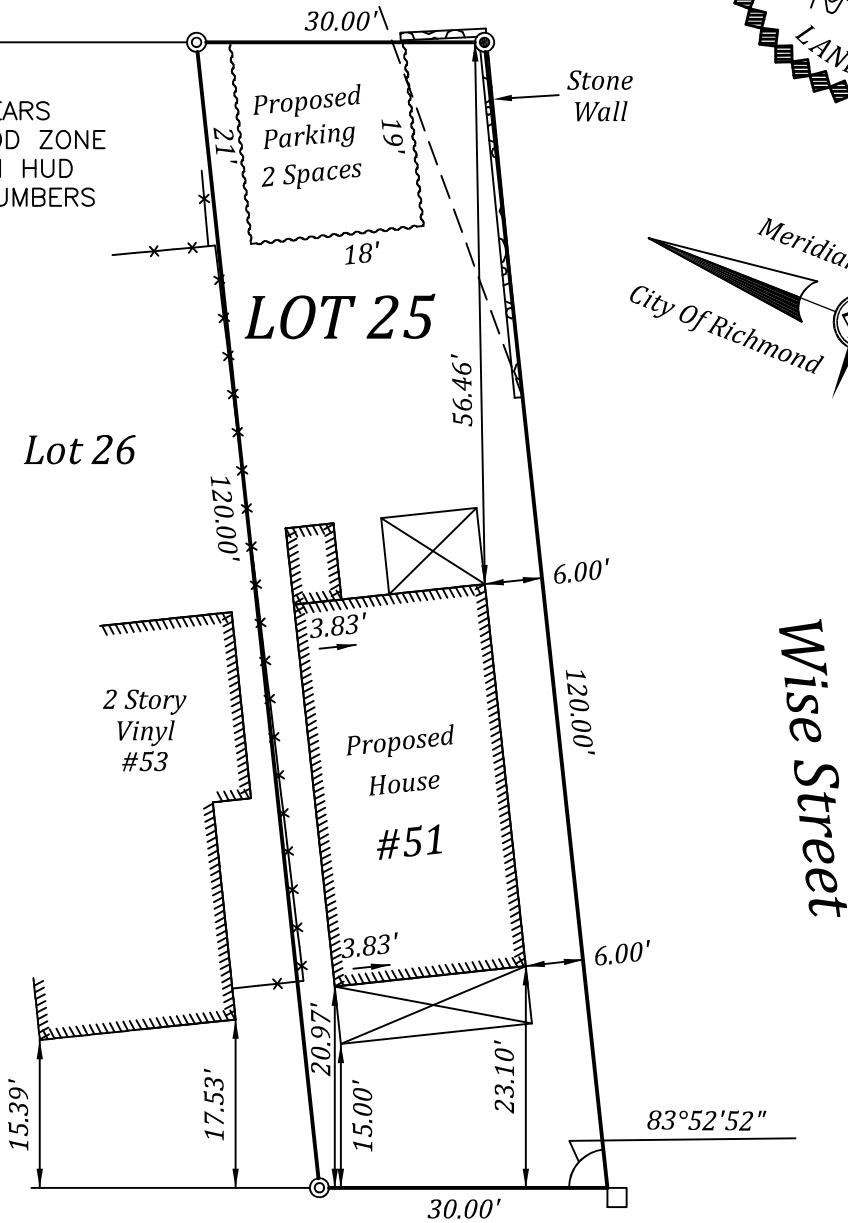


NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290039E



LEGEND

- Drill Hole
- ⊙ Nail/S
- ◇ Stone/F



W. 27TH STREET

SURVEY OF
LOT 25
WOOLFOLK ADDITION
RICHMOND, VIRGINIA

JN 52524

A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112
Office 804 744 2630 FAX 804 744 2632
E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=20' Date 02/28/23 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF THE CONVEYANCE TO
TEMAN DARVILLE

Square Acre Property Group, LLC.

April 12, 2023

Mr. Roy Benbow

Secretary of the Board of Zoning Appeals

Department of Planning and Development Review

900 East Broad Street, Room 508

Richmond, Virginia 23219

RE: BZA Variance Request -51 West 27 Street (510290039E)

Dear Mr. Benbow,

The property owner, Shanon Turner is requesting a variance for 51 W 27th Street ("The Property") in order to permit a single-family detached dwelling. The property is located in the Woolfolk Edition in Richmond, Virginia on the corner of West 27th Street and Wise Street. The Property is zoned R-8 Urban Residential District, which permits the proposed use. The Property is 120 feet (depth) along Wise Street and 30 feet (width) on the West 27 Street side in which the proposed home is 20 feet wide by 40 feet in depth therefore leaves 5 feet on either side from the neighbor and 5 feet from Wise Street, also the depth is more than enough allowed for setbacks and rear yard/parking from the alley as shown on survey.

In 2021 the house that was there, burned to the ground therefore, the property was cleared and prepped for a new home. Unfortunately, the house was built in 1904 in Chesterfield County and now is considered The City of Richmond. Therefore, a variance from this feature requirement is requested in order to permit the proposed construction.

The evidence shows that this request meets the standards for a variance as defined in §15.2-2201 of the Code of Virginia. The strict application of the ordinance would unreasonably restrict the utilization of the property, the need for a variance would not be shared generally by other properties, and the variance would not be contrary to the purpose of the ordinance. The request meets the evidentiary requirements of 15.2-2201(2.) of the code of Virginia. A variance may be granted if the evidence shows "that the strict application of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the

ordinance..." It is the applicant's position in this case that both of these standards are met. The strict application of the terms of the ordinance would unreasonably restrict the utilization of the property as they render it unbuildable with a permitted building width of 10'. In addition, the granting of the variance would alleviate a hardship due to a physical condition relating to the property, specifically, it's narrow width in the context of the required side of home on Wise Street. Finally, the request meets the following test:

- The Property was acquired in good faith and the hardship was not created by the applicant. The hardship was not created by the applicant. Hardship is not self-inflicted where the owner purchased the property knowing that a variance was needed. Self-inflicted hardship must pertain to a violation of the zoning ordinance by the owner. *Spence v. Board of Zoning Appeals for City of Virginia Beach*, 255 Va. 116, 496 S.E.2d 61 (1998)
- Granting the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area. The variance would not be of any detriment. Only relief from the side of the house requirement on Wise Street is requested. In all other regards normal zoning requirements would be met. The proposed development is consistent with that of similarly situated corner lots in the vicinity, which historically and predominantly were developed without the requirement for the side of the house.
- The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance. The issue is unique and is not generally shared by other properties in the district.
- Granting the variance does not result in a use that is not otherwise permitted on the property or a change in the zoning classification of the property. The proposed single family detached use is permitted by the R-8 zoning classification.
- The relief or remedy sought by the variance application is not available through a special exception or a zoning modification at the time of the filing of the variance application. There is no special exception, as contemplated by this section, available to address this feature requirement.
- The variance is not contrary to the purpose of the ordinance. The proposal is not contrary to the purpose outlined in Section 30-100 of the zoning ordinance as it relates to: lessening congestion in streets; securing safety from fire, flood, etc.; promoting health, sanitation and general welfare, providing adequate light and air and convenience of access; preventing the overcrowding of land; avoiding undue concentration of population; facilitating the creation of a convenient, attractive and harmonious community; protect against destruction of or encroachment upon historic areas; encouraging economic development activities that provide desirable employment and enlarge the tax base; and expediting the provision of adequate police and fire protection, etc.

Thank you in advance for your assistance. Should you have any questions after reviewing this request, please feel free to contact me at 804-402-6192.

Sincerely,



Teman P. Darville

Square Acre Property Group, LLC.