

Boffert 2/20/04
2/20/04

71.
tenant
Back porch

Basement

Summer
2022



A
Basement

My house

My Back Bedroom window seal My Brick window seal

11401 tenant
at home Park
I'd leave
tenant gray
car



401

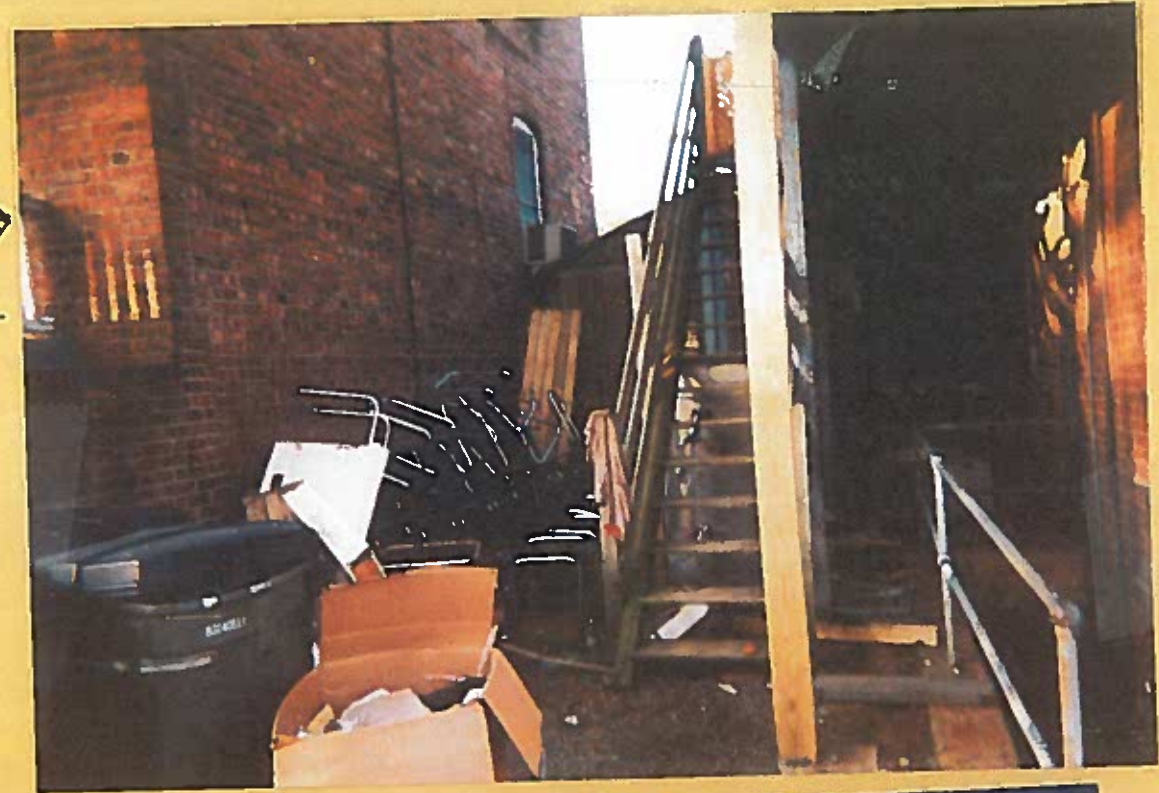
Throwaway
camera
Seen is
much closer
used long
shot



long shot
mistake

My porch

CONF
→



820 Left

My window
left down

porch

1997
Richard Mason
owner - 401 S.
Stufford Right

My brick wall on
left - some windows
shown

My
Front
Porch

STAPLES



Left
My Porch
front
railings +
brick wall

~~Richard Mason~~

My house
left
forward
back



401 S. Stapp
23220
Summer
2022

On Idlewood A

small truck

outside 401

ground floor

outside

Background is

Express way

About 12 feet from

401 + Stapp under

my bedroom window

Far Lane D

Express.

Circle from

Gray Lake Ave

onto Idlewood

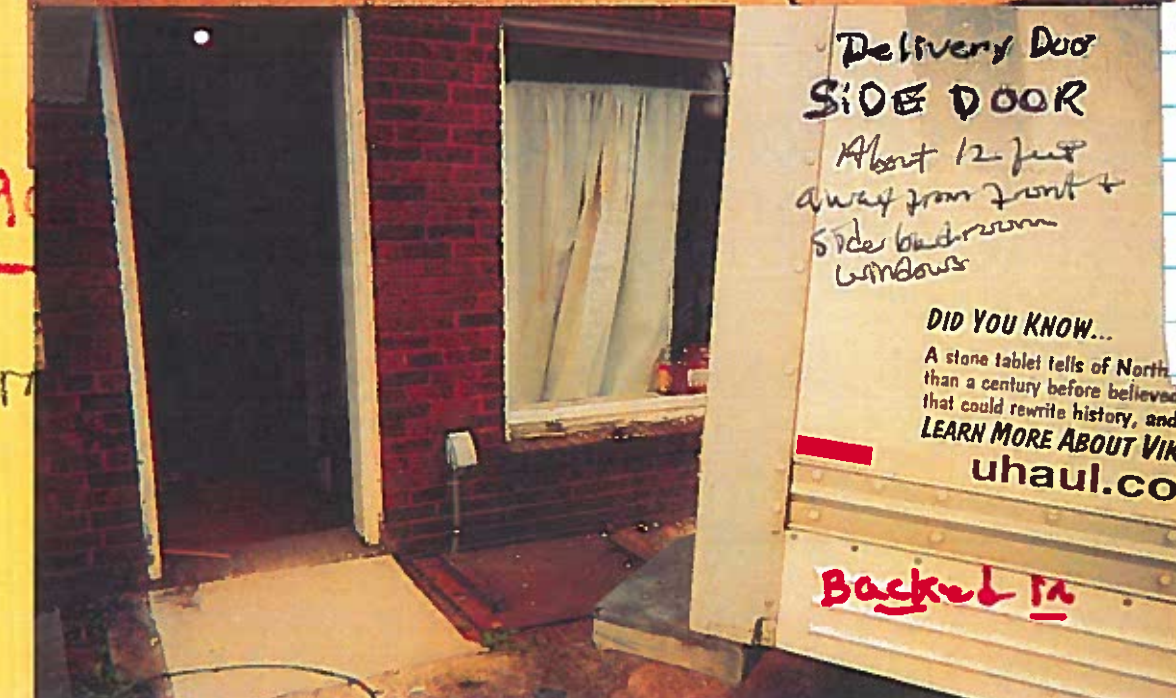
about 20 ft

side entrance

401 S. Stapp

My front-

car



401 Service

door on

Idlewood 1276

Area my window

up + down

side

entrance

23220

↑

Video included

included old
pictures back yellow page

401 S. Stafford, Owner
David Zeman is partner at
NY. Deli - WOVE arden
Dated Nov 16, 2022 also has
purchase document on

ATTACHMENTS

1. Zoning Violation Summary Street

This is to reveal the plot eventually to gain access to 401 S. Stafford in 1997 and again in 2016 all under disguise of hidden identity and hidden agenda surging in 12/2021. Past owner + current, David Zeman relationship

2. Partial Petition from 1987 with residents seeking closure.

3. Petition of 90 residents in impacted area and nearby who struggled to close 401 S. Stafford commercial floor as a restaurant or food/drink type services @ Red Star* - letter from resident more explicit but could not be around if necessary.

4. Board of Zoning Appeals - see highlighted

5. Pictures with important notes

Also, know that all the yes ALL the streets you see and the narrowest is a result of the expressway taking away land and property. Few 1997 pictures of rear

Grandview Ave is not where it was located prior. The streets are 100% changed that you see. The circle street + the triangular green area - all new. Even the top of Idlewood in front of 401 S. Stafford is 100% more narrow. The sign (yield) except for 2022 has been knocked down by a vehicle jumping the curb every year for several years.

6. 6th Baptist guest + parishers occupy space of houses are vacant for years, while is for sale.

ZONING VIOLATION SUMMARY SHEET

DATE: 7/14/97

COMPLAINT #: 97-6899

LOCATION: 401 South Stafford Avenue

COMPLAINT: Illegal Use (Restaurant) - No B.P.

COMPLAINANT: [Redacted] Idewood Ave.)

TAX MAP #: W -1031, 33- ZONING: _____

PROPERTY OWNER(S): Manson, Richard D.

OWNER(S) ADDRESS: 3100 Garrett Street / 401 S. Stafford Ave
23221 / 23220

DATE:

7/14/97

7/17/97

7/19/97

ACTION TAKEN:

To UWP

Inspected. Work in progress. Call Bldg.

Bldg. issued "Stop Work" Order letter to owner. B.P. on hold.

Chuck,
7-21-97
You guys have a "hold"
on this permit, let
me know when it can be
issued.

Richard MANSON
358-9450

March 13, 2023

David Zelman, owner of 401 S. Stafford & Partner to the wall established New York Deli support owner's via entry - lived 8 block from Manson who was working in yard of Zelman. Prior address of Zelman was residing at 3213 Garrett St. before recent move to Mechanicsville.

To the ABC Board:

We, the members of the community which surrounds Stafford Grill, located at 401 South Stafford Street and which is owned by Paul Kelly, petition the ABC Board to rescind the Wine and Beer, On and Off Premise license of the above-named establishment in view of the fact that this establishment presents a clear nuisance to our community.

We, the residents of this community are convinced the above-named establishment immensely contributes to the deterioration of our otherwise quiet, respectable and stable neighborhood.

We resent and deplore the conditions and undesirable elements this establishment has attracted to our neighborhood.

We detest the loitering, littering of trash, beer and alcohol containers, excessive noise, disorderly conduct and profane language of this establishment's clientele.

We feel this establishment substantially undermines the respectability and esthetic standards of our neighborhood; thus, lowering property value and community pride.

Our neighborhood has always been a proud community and we collectively and wholeheartedly resent any attempt to turn our neighborhood into a ghetto.

Date: August 11, 1987

NAME OF SIGNER:

RESIDENCE:

DATE:

Eva A. Nelson

2312 Idlewood Ave.

8/11/87

Margaret G. Gardner

2323 Idlewood Ave.

8/11/87

Janette E. Minor

2317 Idlewood Ave.

8/11/87

Maria Howard

2315 Idlewood Ave.

8/11/87

Delora C. Draper

2313 Idlewood Ave.

8/11/87

Ronald S. Spink

2306 Idlewood Ave.

8-11-87

John Gray

2304 Idlewood Ave.

8-11-87

James Gray

2302 Idlewood Ave.

8-11-87

Clara B. Quintana

2307 Idlewood

8/11/87

Viola Wilkes

2309 Idlewood

8-11-87

Arthur S. Robinson

2304 Idlewood Ave.

8-11-87

WE THE PEOPLE OF THE DIRECT AND SURROUNDING AREAS OF 401 S. STAFFORD AVENUE – LOCATED - AT THE CORNERS OF IDLEWOOD AND STAFFORD AVENUE SAY “NO” NOW AND FOREVER TO MR. LEWIS’OR ANY OTHER PERSONS INTENT TO RETURN OR RESTORE 401 S. STAFFORD AVENUE A RESTAURANT OR ANY OTHER TYPE FOOD BUSINESS. (We have followed the law and sent petitions made phone calls & waited 2 yrs. To finally have peace, quiet and respect in a residentially zoned community-after days, nights, weeks and years of living through disrespect, hell & traumatic experiences because of 401 S. Stafford). **ZONING BOARD MEMBERS SHOW US THAT YOU CARE MORE ABOUT US THAN PROFIT HUNTERS AND NEIGHBORHOOD BUSTERS. THANKS.**

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
Flaine Goodman	2323 Idlewood AV-Rich	4/27/00
*Eliya Nelson (my)	2321 Idlewood AV-Rich	"(see attachment)
Susan A. Hughes	2326 Rosewood Ave	4/27/00
Josephine Thomas		
Carol Matley	2406 Rosewood	4/27/00
James E. Matley	2406 Rosewood	4/27/00
Cheryl Johnson	2406 Rosewood	4/27/00
James Thomas McEachern	2402 Rosewood ave	4/27/00

* see attachment

PAGE 2 CONTINUED (PETITION AGAINST RESTORING/RETURNING 401 S. STAFFORD AVE TO A RESTAURANT OR BUSINESS OF ANY KIND.

Kim Pride 1615 Georgia
 Mrs. Edna C. Roberts 2400 Rosewood Ave 4/27
 Mrs. Kandle R. Thomas 2382 Rosewood Ave
 Abner B. Egan 2229 Rosewood Ave 23220 4/27
 Annie Johnson 2303 Rosewood Ave 23220
 Faeetta B. Kaefer
 Mrs. (M) 2314 Rosewood Ave 23220
 Cynthia Johnson 2321 Rosewood Ave. 23220
 Tom Stallard 2223 Rosewood Ave
 Ruth Redwood 2323 Rosewood Ave
 E. W. 2327 Rosewood Ave
 Robert Blackman 2324 Rosewood Ave
 MUSA Hill 2324 Rosewood Ave
 Ramsey E. Johnson 2322 Rosewood Ave
 Melvin R. Johnson 2322 Rosewood Ave 23220
 V. Carter 2316 ROSEWOOD AVE
 Mrs. Carol L. Proctor 2314 Rosewood Ave Richmond, Va 23220
 Mrs. Mary (Phillips) 2413 Rosewood Ave
 Mrs. Hazel A. Bell 2312 Rosewood Ave
 Thomas William Cain 2305 Rosewood Ave Richmond, Va 23220
 Thomas T. & K. H. H. W. 2410 Rosewood Ave 23220
 Rathan Bratcher - 2419 Rosewood Ave
 Selma Wilson
 Judy S. Turner 2411 Rosewood Ave
 Valdas 2410 Rosewood Ave
 William Hopkins 2403 Rosewood Ave
 Mr + Mrs. John Gault 2407 Rosewood Ave
 Mr + Mrs. Wm. H. Steed 4588 S. Stafford Ave
 Mrs. Gracie Anderson Stafford Ave
 Percell M. Taylor 2408 Rosewood Ave
 Sadie J. Taylor 2408 Rosewood Ave
 Sommie Wilson 2400 Maplewood Ave
 LEE POWELL JR. 2402 MAPLEWOOD AVE.
 KRISTA POWELL 2402 MAPLEWOOD AVE.

PAGE 3 CONTINUED (PETITION AGAINST RESTORING/RETURNING 401 S. STAFFORD AVE TO A RESTAURANT OR BUSINESS OF ANY KIND.

Verla Thomas 2309 Idlewood Ave 5/2/00
 Nefertiti Durant 2306 Idlewood Ave 5/2/00
 Ericka Wakefield 2304 Idlewood Ave 5/2/00
 Gordon A. Walker 2410 Maplewood Ave. 5/2/2000 -
 Thomasia H Walker 2410 Maplewood Ave. 5/2/2000 -
 Haywood Howard 405 South STAFFORD AVE 5/2/00
 W Walker 2408 Maplewood Ave - 5-8/00
 Katy Dunes 2407 Maplewood Ave. 5-8-00
 Abwood H. Lee 2419 Maplewood Ave. 5-8-00
 Charity Saylor 2315 Idlewood Ave 5-10-00
 Valerie Taylor 2315 Idlewood Ave. 5-10-00
 Libran Taylor 2315 Idlewood Ave 5-10-00
 Christa Kikell 2315 Idlewood Ave 5-10-00
 Zachary Taylor 2315 Idlewood Ave 5-10-00
 Mathew Smith 2219 Idlewood Ave. 5-10-00
 Rodney Smith 2219 Idlewood Ave 5-10-00
 James Jackson 2316 MAPLEWOOD AVE.
 Grace D. Dolly 2314 Maplewood Ave. 5-24-00
 Wendie D. Gibson 2310 Maplewood Ave 5-24-00
 Robert 2310 Maplewood Ave 5-24-00
 Dublin B. B. 2308 Maplewood Ave 5-24-00
 Richard G. 2316 Maplewood Ave
 2306 MAPLEWOOD AVE 5/24/00
 Mark Simmons 2304 Maplewood Ave
 Dileta's D. 2301 Maplewood Ave 5/24/2000
 Rasie Stearns 2303 Maplewood Ave 5-24/2000
 Thelma Dances 2313 Maplewood Ave
 Harold B. Cole 2318 Rosewood Ave 5-27-2000
 Sandra Cole - 2316 Rosewood Ave 5-27-2000
 Robert H. Jimmy 2401 Maplewood 5/31/00
 Linda Reynolds 2403 Maplewood 5/31/00
 Emmalee Fluthe 2405 Maplewood Ave
 Jamesha Jones 2411 Maplewood Ave
 James Gansley 2412 Maplewood Ave

- Lucille B. Lee - 2419 Maplewood Ave. 5-31-00
- Wahill Law - 2417 Maplewood Ave 5-31-00
- John Brown 1918 Idewood Ave 6-1-00
- John Culpeper - 1711 Claiborne St. 6-1-00
- Ray Culpeper in 1711 Claiborne St 6/1/00
- Belen Cephas 2306 Rosewood 6/12/00
- J. B. Allen 2277 Richmond 6/12/00
- Walter E. Howard 2329 Maplewood Ave Richmond.
- Leannette Law 2317 Maplewood Ave 6/12/00
- James P. Jordan 2315 Maplewood Ave 6/12/00
- James Jordan
- Ernest Jones 2272 Maplewood Ave 6/12/00
- Valerie Johnson 2213 Maplewood Ave 6/12/00
- Annemill May 2231 Rosewood Ave 6/12/00
- Sarah Weinger 2311 Maplewood Ave 6/14/00

Part of 2000 Petition

April 21, 2008

* 2000

To whom it concerns:

I ELVA A. NELSON, add my name and lend my support to the effort to prevent the opening of any business, especially a restaurant, at the corner of Stafford and Idlewood.

This is a residential area that in the past has only been depreciated by the presence of such establishments. Such establishments in the past have only attracted destructive, criminal elements to the area. Also, the area in question does not have enough parking space to accommodate the homeowners in the area and certainly could not support the additional traffic or parking.

"In my absence, (I will be out of the country from 4/23/00 - 4/29/00) Ms. Elaine Goodman can serve as my proxy and sign my name to any petition to support the above.

E. A. Nelson
2314 Idlewood Ave
Rich. Va 23220
(804) 359-3329

CITY OF RICHMOND, VIRGINIA
BOARD OF ZONING APPEALS NOTICE FOR A PUBLIC HEARING
WEDNESDAY, JUNE 14, 2000
AT CITY HALL - 900 EAST BROAD STREET - 5TH FLOOR CONFERENCE ROOM

Copies of this notice are being sent to persons whom the Board believes to be property owners in the immediate vicinity of one or more of the properties concerned in these appeals. **This notice is for your information only**, and there is no need for you to appear unless you so desire. The Board will, however, welcome such views as any person may care to express relevant to any of these appeals.

Information pertaining to these cases is available for inspection in the office of the Department of Community Development, Room 511, City Hall, 900 East Broad Street, Richmond, VA 23219 [Phone: (804)646-6304].

BEGINNING AT 1:00 P.M.

CASE NO. 31-00(CONTINUED): An application of the City of Richmond, Sunset Strip Associates and Tobacco Row Land L.P. for a variance from Sections 32-300, 32-710.(27)(b) and 32-710.1(28) of the zoning ordinance for a permit to construct two buildings (No. 2400 - 34,000 ±sq.ft. food store and No. 2424 - 10,125 ±sq.ft. retail drugstore) at 2400 AND 2424 EAST MAIN STREET (Tax Parcel No. E000-0300/001, 009 and 013 - E000-0341/001, 015, 016, 017, 018, 019, 020, 021, 022 and 026), located in a B-5 Central Business and M-1 Light Industrial District. The off-street parking requirement is not met.

CASE NO. 56-00: An application of Fifteen Thirty Three Floyd Avenue LLC for a special exception from Sections 32-300, 32-412.1 and 32-820.1 of the zoning ordinance for a permit to reconstruct a front porch to a nonconforming attached two (2) family dwelling at 1533 FLOYD AVENUE (Tax Parcel Number W000-0607/001), located in an R-6 Single-Family Attached Residential District. The nonconforming use regulations are not met.

CASE NO. 57-00: An application of ARC Imperial Services, Inc. for a variance from Sections 32-300 and 32-420.3(2)(a) of the zoning ordinance for a permit to legitimize two (2) entrance wall signs and to install two (2) additional freestanding signs for identification of a multi-family dwelling complex at 1717 BELLEVUE AVENUE (Tax Parcel Number N017-0390/020), located in an R-73 Multi-Family Residential District. The aggregate area of all signs directed toward or intended to be viewed from any street frontage is exceeded.

CASE NO. 58-00: An application of John Sanchez for a variance from Sections 32-300, 32-418.5(1) and 32-630.9(2) of the zoning ordinance for a building permit for a previously constructed fence at 425 NORTH 31ST STREET (Tax Parcel Number E000-0730/028), located in an R-53 Multi-Family Residential District. The required front and side yard requirements are not met.

CASE NO. 59-00: An application of Christopher Lewis for a special exception from Sections 32-300 and 32-800.4 of the zoning ordinance for a building permit to reestablish a nonconforming (restaurant) use on the first floor of a building at 401 SOUTH STAFFORD AVENUE (Tax Parcel Number W000-1031/033), located in an R-6 Single-Family Attached Residential District. The proposed restaurant use is not a permitted use in the R-6 district as the nonconforming use rights have expired.

BEGINNING AT 2:00 P.M.

CASE NO. 60-00: An application of Henry F. Bulifant for a special exception from Sections 32-300, 32-412.2(1), 32-800.1 and 32-800.2 of the zoning ordinance for a building permit to reconstruct a portion of an accessory building (shed attached to the existing garage) on property devoted to a nonconforming four (4) unit multi-family dwelling at 2710-2712 SEMMES AVENUE (Tax Parcel Number S000-0917/003), located in an R-6 Single-Family Attached Residential District. The nonconforming use requirements are not met.

CASE NO. 61-00: An application of Sixth Baptist Church for a variance from Sections 32-300 and 32-710.1(12) of the zoning ordinance for a permit to construct a new church at 2204½ - 2226 IDLEWOOD AVENUE (Tax Parcel Number W000-0990/015 thru 041), located in an R-6 Single-Family Attached Residential District. The off-street parking requirement is not met.

CASE NO. 62-00: An application of Muhammad's Temple of Islam for a variance from Sections 32-300 and 32-402.3(1) of the zoning ordinance for a permit for a previously erected roof top sign at 4540 WELFORD AVENUE (Tax Parcel Number C000-0587/036), located in an R-3 Single-Family Residential District. The roof sign is not permitted and the maximum number and area of permitted signs are exceeded.

CASE NO. 63-00: An application of Harris D. Butler, III and Cynthia O. Butler for a variance from Sections 32-300 and 32-402.5(2) of the zoning ordinance for a building permit to construct an addition to a detached single-family dwelling at 1500 CONFEDERATE AVENUE (Tax Parcel Number N000-1618/008), located in an R-1 Single-Family Residential District. The side yard requirement is not met along the western property line.

CASE NO. 64-00: An application of Dante R. Decapri for a variance from Sections 32-300, 32-412.5(1)(b)&(c), 32-620.1(3) and 32-630.9(2) of the zoning ordinance for a building permit for a previously constructed rear porch and fence at 3407 FLOYD AVENUE (Tax Parcel Number W000-1596/011), located in an R-6 Single-Family Attached Residential District. The side yard and maximum permitted fence height requirements are not met.

BEGINNING AT 3:00 P.M.

CASE NO. 65-00: An application of Albert and Annabele Chiocca for a variance from Sections 32-300 and 32-710.1(28) of the zoning ordinance for a building permit to convert a nightclub to a thrift store at 1008 NORTH BOULEVARD (Tax Parcel Number N000-1589/014), located in an M-1 Light Industrial District. The off-street parking requirement is not met.

Information pertaining to these cases is available for inspection in the office of the Department of Community Development, Room 511, City Hall, 900 East Broad Street, Richmond, Virginia 23219 [Phone: (804)646-6304]. All protests must be filed at or before this meeting.

Roger H. York, Secretary