



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

August 8, 2024

Richard Wills  
704 Libbie Avenue  
Richmond, VA 23226

John Caperton  
19 Libbie Avenue  
Richmond, VA 23226

To Whom It May Concern:

**RE: BZA 27-2024**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, September 4, 2024 at 1:00 PM** in the 5<sup>th</sup> Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct a one-story addition to a single-family (detached) dwelling at 700 LIBBIE AVENUE (Tax Parcel Number W021-0188/010), located in an R-4 (Single-Family 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 **756 526 445#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2024 drop-down, click meeting details for September 4, 2024 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at [Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov) for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 27-2024  
Page 2  
August 8, 2024

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

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

Very truly yours,



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

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

706 Libbie Llc  
44 Old Mill Rd  
Richmond, VA 23226

Alipanah Joseph T  
604 Libbie Ave  
Richmond, VA 23226

Bargatze Elizabeth G  
606 Libbie Ave  
Richmond, VA 23226

Burkholder James B And Marina B  
712 Crosswind Ave  
Sarasota, FL 34240

Covington Elizabeth Marshall  
Revocable Trust Trustee  
Po Box 8510  
Richmond, VA 23226

Gill Andrew W Sr Trustee And  
Elizabeth K  
5805 Kensington Ave  
Richmond, VA 23226

Greene Evelyn M  
5801 Christopher Lane  
Richmond, VA 23226

Jones Mark M & Ethnie S  
4905 Lockgreen Cir  
Richmond, VA 23226

Karger Kathleen M  
6704 Fitzhugh Ave  
Richmond, VA 23226

Ksh Llc  
Po Box 35745  
Richmond, VA 23235

Patton James D Iv & Elizabeth V &  
James D V & Lauren E  
5802 Christopher Lane  
Richmond, VA 23226

Scott Howard C Jr  
701 Libbie Ave  
Richmond, VA 23226

Scott Howard C Rentals Limited  
Partnership Llp  
503 Libbie Ave  
Richmond, VA 23226

Three Sandals Llc  
704 Libbie Avenue  
Richmond, VA 23226

Wood William Price Iii  
4802 Charmian Rd  
Richmond, VA 23226

**Property:** 700 Libbie Ave **Parcel ID:** W0210188010

**Parcel**

**Street Address:** 700 Libbie Ave Richmond, VA 23226-  
**Owner:** WILLS RICHARD B AND JANET H  
**Mailing Address:** 704 LIBBIE AVE, RICHMOND, VA 23226  
**Subdivision Name :** WESTVIEW  
**Parent Parcel ID:**  
**Assessment Area:** 102 - Saint Christophers  
**Property Class:** 115 - R One Story+ (1.25, 1.5, 1.75)  
**Zoning District:** R-4 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2024  
**Land Value:** \$178,000  
**Improvement Value:** \$335,000  
**Total Value:** \$513,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 8528.41  
**Acreage:** 0.196  
**Property Description 1:** WESTVIEW L12 BD SB  
**Property Description 2:** 0063.30X0134.73 0000.000  
**State Plane Coords( ?):** X= 11768135.499997 Y= 3735598.215044  
**Latitude:** 37.57826106 , **Longitude:** -77.51569549

**Description**

**Land Type:** Residential Lot B  
**Topology:**  
**Front Size:** 63  
**Rear Size:** 134  
**Parcel Square Feet:** 8528.41  
**Acreage:** 0.196  
**Property Description 1:** WESTVIEW L12 BD SB  
**Property Description 2:** 0063.30X0134.73 0000.000  
**Subdivision Name :** WESTVIEW  
**State Plane Coords( ?):** X= 11768135.499997 Y= 3735598.215044  
**Latitude:** 37.57826106 , **Longitude:** -77.51569549

**Other**

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



**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$178,000	\$335,000	\$513,000	Reassessment
2023	\$162,000	\$321,000	\$483,000	Reassessment
2022	\$115,000	\$320,000	\$435,000	Reassessment
2021	\$115,000	\$297,000	\$412,000	Reassessment
2020	\$90,000	\$311,000	\$401,000	Reassessment
2019	\$90,000	\$286,000	\$376,000	Reassessment
2018	\$72,000	\$278,000	\$350,000	Reassessment
2017	\$72,000	\$264,000	\$336,000	Reassessment
2016	\$72,000	\$248,000	\$320,000	Reassessment
2015	\$61,000	\$228,000	\$289,000	Reassessment
2014	\$61,000	\$228,000	\$289,000	Reassessment
2013	\$61,000	\$228,000	\$289,000	Reassessment
2012	\$61,000	\$238,000	\$299,000	Reassessment
2011	\$61,000	\$242,000	\$303,000	CarryOver
2010	\$61,000	\$242,000	\$303,000	Reassessment
2009	\$61,000	\$242,400	\$303,400	Reassessment
2008	\$61,000	\$162,600	\$223,600	Reassessment
2007	\$53,000	\$159,900	\$212,900	Reassessment
2006	\$35,600	\$177,300	\$212,900	Reassessment
2005	\$29,400	\$154,200	\$183,600	Reassessment
2004	\$27,200	\$142,800	\$170,000	Reassessment
2003	\$26,200	\$137,300	\$163,500	Reassessment
2002	\$22,600	\$118,400	\$141,000	Reassessment
2001	\$20,500	\$107,600	\$128,100	Reassessment
2000	\$18,000	\$88,200	\$106,200	Reassessment
1998	\$18,000	\$84,000	\$102,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/03/2015	\$190,600	WILLS JANET H AND COX PEYTON F	ID2015-14338	2 - INVALID SALE-Relation Between Buyer/Seller
08/03/2015	\$0	WILLS JANET H	ID2015-14339	2 - INVALID SALE-Relation Between Buyer/Seller
06/26/2014	\$357,000	WARREN ELIZABETH S	ID2014-10818	1 - VALID SALE-DO NOT USE
09/04/2007	\$248,000	PAARFUS RAE F	ID2007-30126	1 - VALID SALE-V-Verified Valid Sale
01/06/1987	\$69,000	Not Available	00108-1390	
01/05/1982	\$0	Not Available	000791-00461	
03/03/1964	\$18,000	Not Available	000000-00000	

**Planning**

**Master Plan Future Land Use:** COMM-MU  
**Zoning District:** R-4 - Residential (Single Family)  
**Planning District:** Far West  
**Traffic Zone:** 1113  
**City Neighborhood Code:** TCHP  
**City Neighborhood Name:** Three Chopt  
**Civic Code:** 3010  
**Civic Association Name:** Westhampton Citizens Association  
**Subdivision Name:** WESTVIEW  
**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	1036	0505001	050500
1990	135	0505001	050500

**Schools**

**Elementary School:** Mary Munford  
**Middle School:** Hill  
**High School:** Jefferson

**Public Safety**

**Police Precinct:** 3  
**Police Sector:** 311  
**Fire District:** 19  
**Dispatch Zone:** 057A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 1  
**Voter Precinct:** 102  
**State House District:** 78  
**State Senate District:** 14  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1930  
**Stories:** 1.5  
**Units:** 0  
**Number Of Rooms:** 6  
**Number Of Bed Rooms:** 3  
**Number Of Full Baths:** 2  
**Number Of Half Baths:** 0  
**Condition:** good for age  
**Foundation Type:** 1/4 Bsmt, 3/4 Crawl  
**1st Predominant Exterior:** Wood siding / Wood shake  
**2nd Predominant Exterior:** N/A  
**Roof Style:** A-Frame  
**Roof Material:** Slate or tile  
**Interior Wall:** Plaster  
**Floor Finish:** Hardwood-std oak, Stone  
**Heating Type:** Heat pump  
**Central Air:** Y  
**Basement Garage Car #:** 0  
**Fireplace:** Y  
**Building Description (Out Building and Yard Items):** Residential Fencing

**Extension 1 Dimensions**

**Finished Living Area:** 1721 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 271 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 150 Sqft  
**Deck:** 106 Sqft

**Property Images**

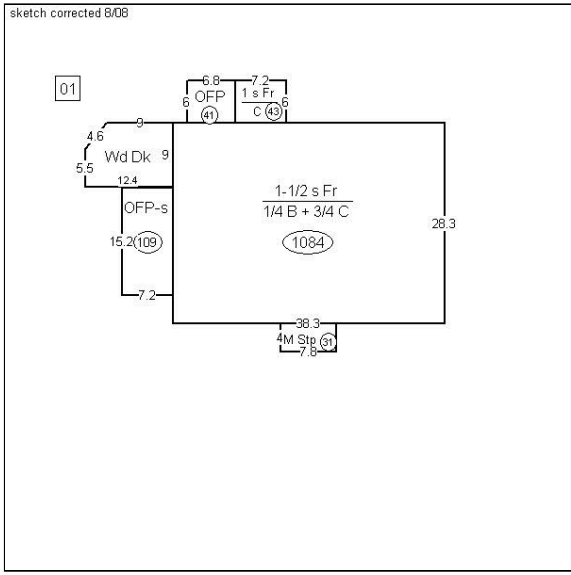
Name:W0210188010 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:W0210188010 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 Richard Wilts PHONE: (Home) ( ) \_\_\_\_\_ (Mobile) \_\_\_\_\_  
OWNER 704 Libbie Avenue FAX: ( ) \_\_\_\_\_ (Mobile) \_\_\_\_\_  
(Name/Address) Richmond, VA E-mail Address: \_\_\_\_\_  
OWNER'S John Caperton PHONE: (Home) ( ) \_\_\_\_\_ (Mobile) (804) 317-0257  
REPRESENTATIVE 19 Libbie Avenue FAX: (Home) ( ) \_\_\_\_\_ (Mobile) ( ) \_\_\_\_\_  
(Name/Address) Richmond, VA E-mail Address: jacaperton@gmail.com

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

PROPERTY ADDRESS (ES): 700 Libbie Avenue  
TYPE OF APPLICATION:  VARIANCE  SPECIAL EXCEPTION  OTHER \_\_\_\_\_  
ZONING ORDINANCE SECTION NUMBERS(S): 30-300; 30-408.5(1); 30-630.1(1) & 30-810.1  
APPLICATION REQUIRED FOR: a building permit to construct an addition onto an existing single-family dwelling.  
TAX PARCEL NUMBER(S): W021-0188/010 ZONING DISTRICT: R-4 Single-Family Residential district  
REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) and nonconforming feature requirements are not met. A front yard of twenty-five feet (25') is required along the St. Christopher's Lane frontage; a nonconforming front yard of 19.9 feet exists; twelve point one foot (12.1') is proposed for the addition. No building or structure having a nonconforming feature shall be reconstructed with another building or structure unless such nonconforming feature is hereby eliminated and the building or structure is made to conform.  
DATE REQUEST DISAPPROVED: 07/19/2024 FEE WAIVER:  YES  NO  
DATE FILED: 07/19/2024 TIME FILED: 2:10 p.m. PREPARED BY: Andrea Cuffee RECEIPT NO BZAR-151501-2024  
AS CERTIFIED BY: [Signature] (ZONING ADMINSTRATOR)

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*   
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: 8/15/24

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

CASE NUMBER: BZA 27-2024 HEARING DATE: September 4, 2024 AT 1:00 P.M.

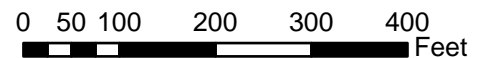
BOARD OF ZONING APPEALS CASE BZA 27-2024  
150' Buffer

APPLICANT(S): Richard Wills

PREMISES: 700 Libbie Avenue  
(Tax Parcel Number W021-0188/010)

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

REASON FOR THE REQUEST: Based on Sections 30-300, 30-408.5(1), 30-630.1(a)(1) & 30-810.1 of the Zoning Ordinance for the reason that:  
The front yard (setback) and nonconforming feature requirements are not met.







## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

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

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

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

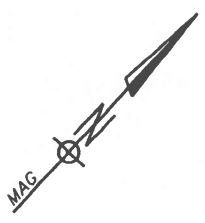
Acknowledgement of Receipt by Applicant or Authorized Agent: \_\_\_\_\_

JOHN A. CAPERTON

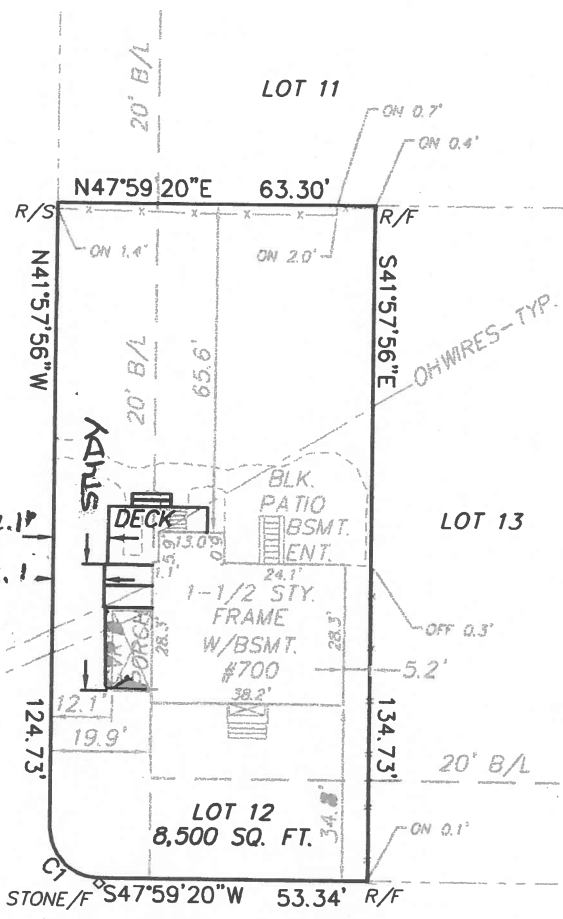
Revised: November 10, 2020



NUM	DELTA	ARC	RADIUS
C1	89°57'19"	15.70'	10.00'



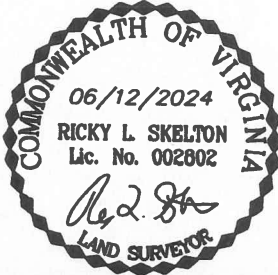
SAINT CHRISTOPHERS LANE  
40' R/W



LIBBIE AVENUE  
100' R/W

PLOT PLAN SHOWING  
PROPOSED IMPROVEMENTS  
ON LOT 12, BLOCK D  
WEST VIEW  
SUBDIVISION "B"

CITY OF RICHMOND, VIRGINIA



I HEREBY CERTIFY THAT THE POSITIONS OF EXISTING IMPROVEMENTS WERE CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

TITLE REPORT NOT FURNISHED

PLAT SUBJECT TO RESTRICTION OF RECORD

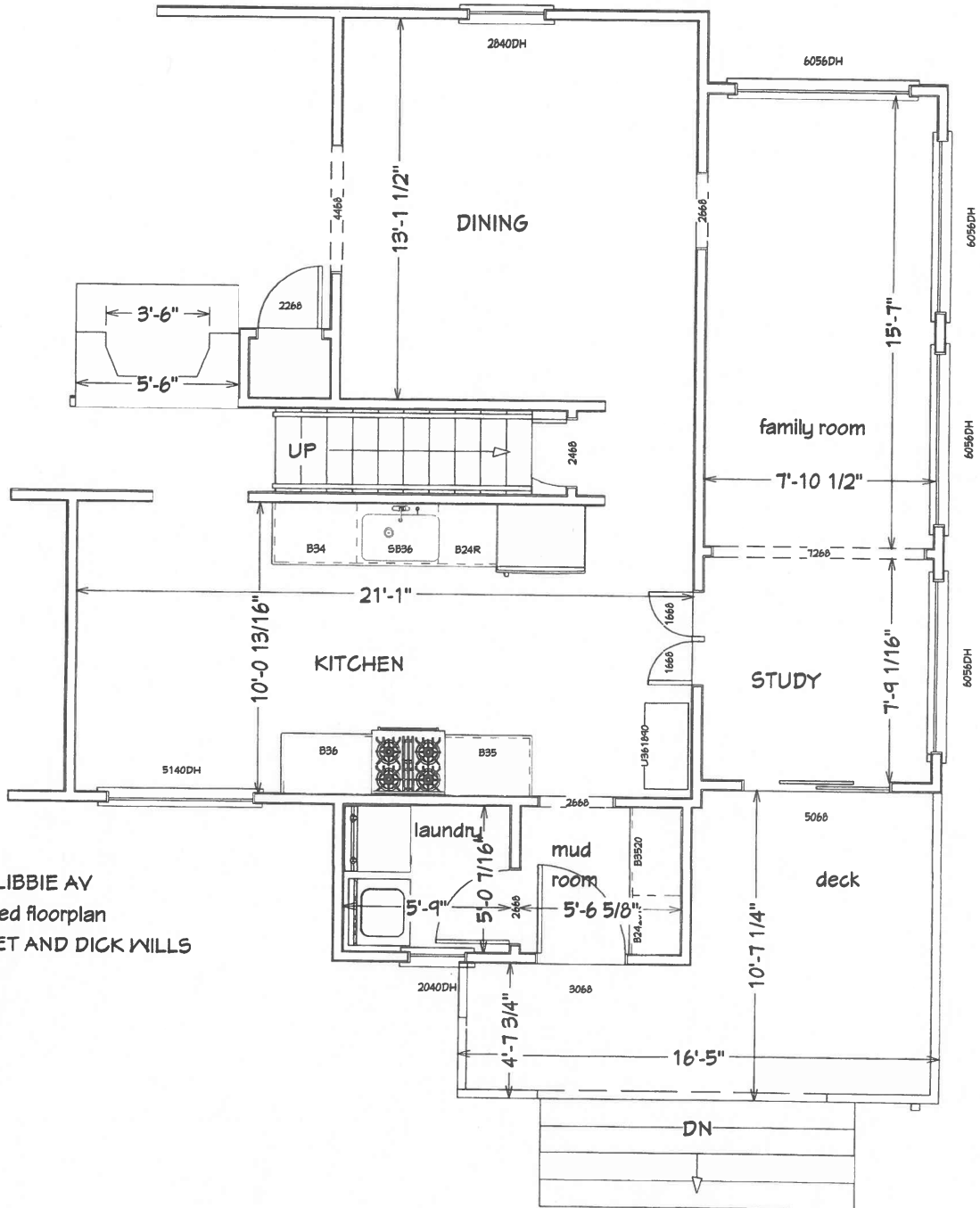
THIS PROPERTY IS LOCATED IN H.U.D. FLOOD ZONE X

**HULCHER & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
5901 LAKESIDE AVENUE  
RICHMOND, VIRGINIA 23228  
(804) 262-7622 \* FAX: 262-8215

DATE: JULY 22, 2024  
DRAWN BY: ESTILL SCALE: 1"=30'  
CHECKED BY: RS  
JOB NO: S24018PP

PURCHASER: RICHARD B. & JANET H. WILLS

LIBBIE AV



CHRISTOPHER LN

700 LIBBIE AV  
revised floorplan  
JANET AND DICK WILLS  
NTS

700 Libbie Avenue along St. Christopher's Lane road frontage (showing adjacent house located at 5208 St. Christopher's Lane)





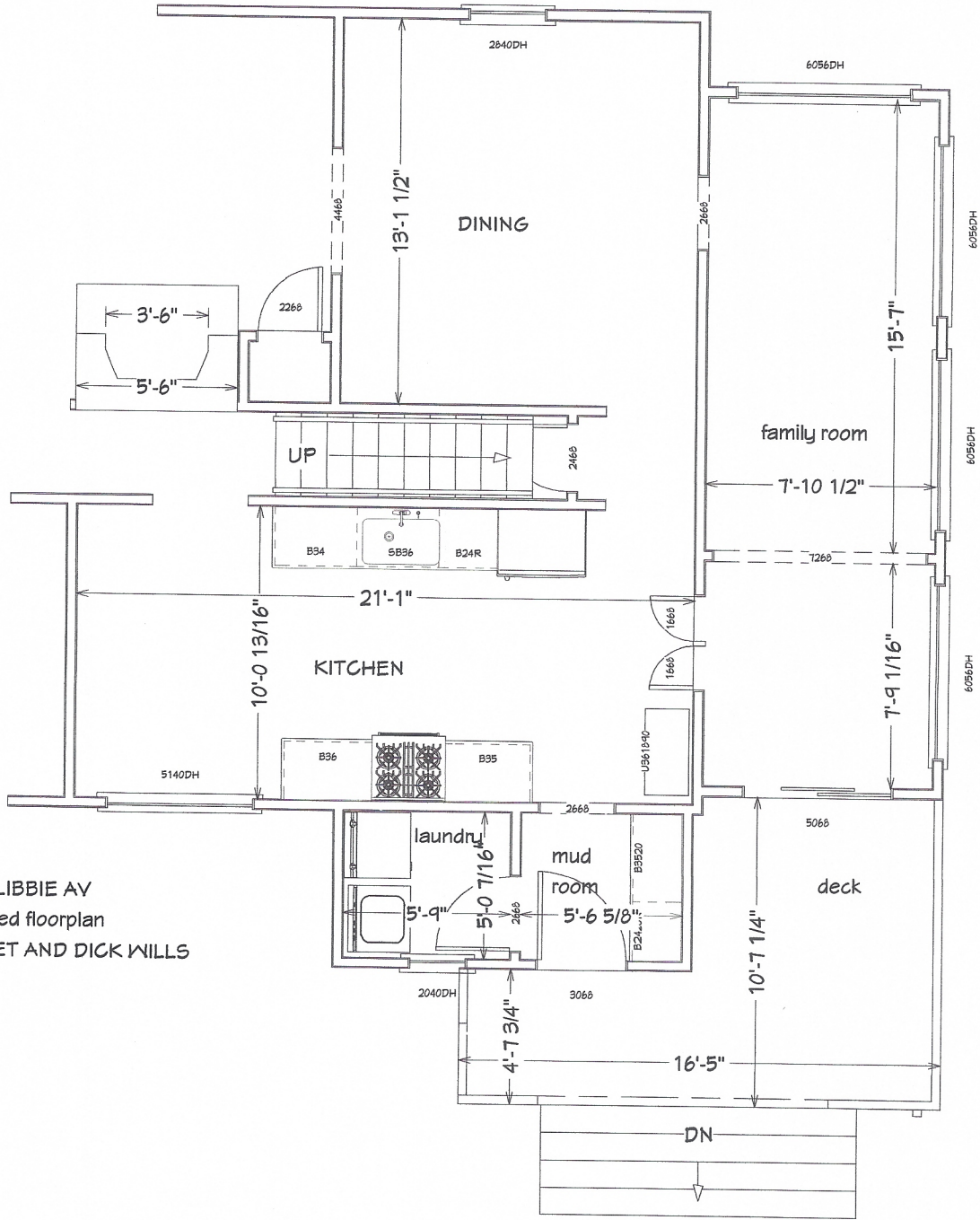
700 Libbie Avenue along St. Christopher's road frontage.







LIBBIE AV



CHRISTOPHER LN

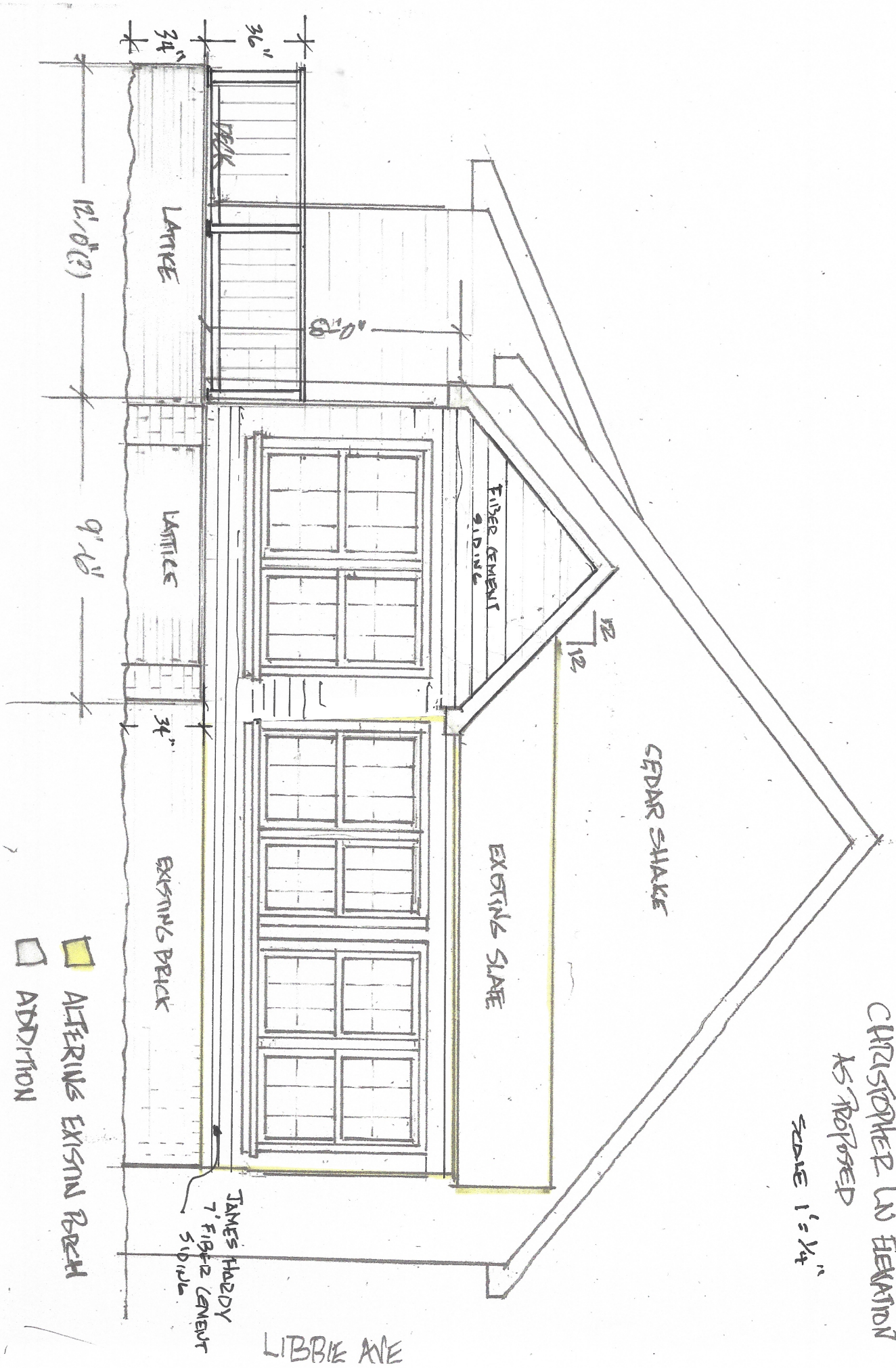
700 LIBBIE AV  
revised floorplan  
JANET AND DICK WILLS  
NTS



700 LIBBIE AVE (3)

CHRISTOPHER LO HEAVEN  
KS PROPOSED

SCALE 1" = 1/4"



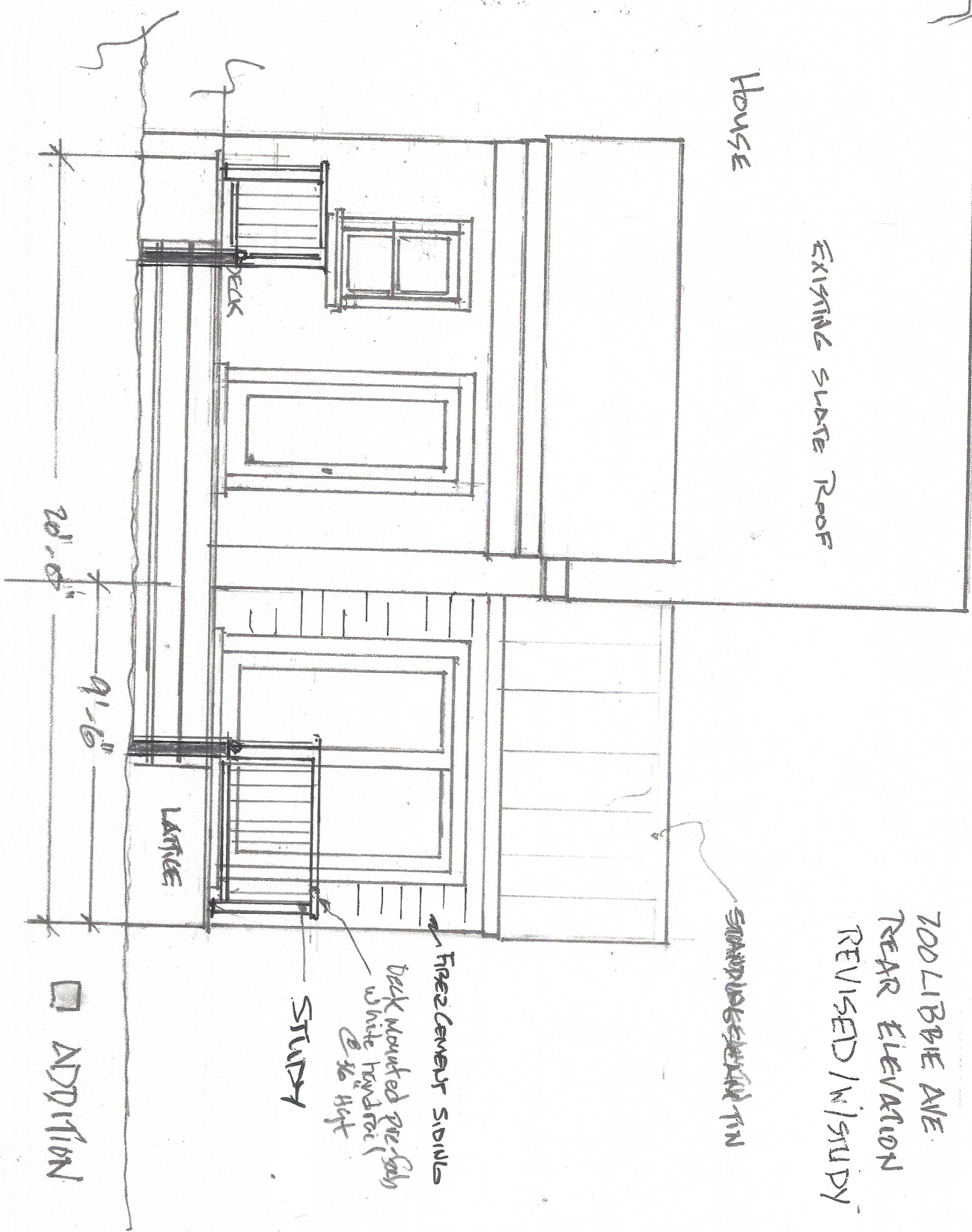
ALTERING EXISTING PART  
 ADDITION





House

EXISTING SLATE ROOF



700 LIBBIE AVE.  
 REAR ELEVATION  
 REVISED / W/ STUDY

STANDARD EXTERIOR TIN

Fire Cement Siding

Deck mounted pre-fab white handrail @ 36" Hgt

STUDY

LANTERN

□ ADDITION

ST. CHRISTOPHERS LN



