



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

August 7, 2020

Paul Crenshaw  
14218 Palladium Drive Apt 304  
Midlothian, VA 23114

John Barham  
10342 Althea Bend Court  
Mechanicsville, VA 23116

To Whom It May Concern:

RE: **BZA 34-2020**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, September 2, 2020 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2020-093 to consider an application for a lot split and building permit to construct a new single-family detached dwelling at 1104 NORTH 33<sup>rd</sup> STREET (Tax Parcel Number E000-0803/011), located in an R-6 (Single-Family Attached Residential District).

Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 964 489 214# beginning at 1:00 p.m. 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 2020 drop-down, click meeting details for September 2, 2020 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 [William.Davidson@richmondgov.com](mailto:William.Davidson@richmondgov.com) for assistance. In accordance with Ordinance No. 2020-093, please be advised that an inability to access one of the enumerated public hearing through video means shall not be considered a prerequisite for participating in the subject public hearing. It will be necessary for you to stay on the line until such time as your case is called. 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 34-2020  
Page 2  
August 7, 2020

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 <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx> . 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  
Fax: (804) 646-5789  
E-mail: Roy.Benbow@richmondgov.com

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.

3202 Q Street LLC  
3420 Pump Rd Suite 169  
Richmond VA 23233

Benn William R And Sarah  
1102 N 33rd St  
Richmond VA 23223

Buckley Matthew J And Sullivan Rachel  
1105 N 33rd St  
Richmond VA 23223

Cava Capital LLC  
5310 Markel Rd #104  
Richmond VA 23230

Coleman Jessica W & Frank E Iii  
1116 N 33rd St  
Richmond VA 23223

Eastern Edge Development LLC  
249 Larchmont Blvd Unit C  
Los Angeles CA 90004

Eco Marble & Granite Inc  
4297 Carolina Ave  
Richmond VA 23222

Evans Jennie B And Thomas D  
2014 Maplewood Ave  
Richmond VA 23220

Evolve Hld LLC  
3420 Pump Rd #169  
Richmond VA 23233

Fraser Shelia L And Jones Delores  
606 Lincoln Ave  
Richmond VA 23223

Frederick Judy Johnson  
5510 Chestnut Bluff Rd  
Midlothian VA 23112

Hall Kayla E  
3216 Q St  
Richmond VA 23223

Harper Donita M  
5712 Barnwood Ter  
Richmond VA 23234

Hollinger Investments LLC  
3017 Mountain Rd #1111  
Glen Allen VA 23059

Jetter Nathaniel A  
7443 Laneview Drive  
Richmond VA 23225

Lakonia LLC  
1608 Pump Rd  
Henrico VA 23238

Lee Daniel A  
1109 N 32nd St  
Richmond VA 23223

Lost LLC  
8005 Thom Rd  
Richmond VA 23229

Mazal Tov Development LLC  
318 Thyme Lane  
Philadelphia PA 19128

Mccloskey Nicola J And Kieff Kelly J  
8301 Seaview Dr  
Chesterfield VA 23838

Murray Gary Jr  
218 Thyme Ln  
Philadelphia PA 19128

Okoro Genevieve Onyebuchi  
1107 N 32nd St  
Richmond VA 23223

Parker Jermaine L  
1117 North 33rd St  
Richmond VA 23223

Parlove Emily  
1103 North 33rd St  
Richmond VA 23223

Rivero Olivia J  
3204 Q St  
Richmond VA 23223

Robinson Mark W And Taylor Hope O  
3212 Q St  
Richmond VA 23223

Ross Wanda D  
1119 N 33rd St  
Richmond VA 23223

Royal Ventures LLC  
2307 Victoria Crossing  
Midlothian VA 23113

Seay John Thomas  
3200 Q St  
Richmond VA 23223

Tjc Realty 1111 33rd LLC  
1401 E Cary St  
Richmond VA 23219

Walsh Patrick Kevin & Lisa Faye Blaha  
Walsh  
1115 N 33rd St  
Richmond VA 23223

Watson Paul K  
3214 Q St  
Richmond VA 23223

Wheeler Danile K  
13470 Old Dairy Ct  
Herndon VA 20171

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**Property: 1104 N 33rd St Parcel ID: E0000803011**

**Parcel**

**Street Address:** 1104 N 33rd St Richmond, VA 23223-  
**Owner:** CRENSHAW PAUL I JR  
**Mailing Address:** 14218 PALLADIUM DR APT 304, MIDLTOHIAN, VA 23114  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 342 - Oakwood  
**Property Class:** 101 - R Single Family Vacant (R1-R7)  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2020  
**Land Value:** \$35,000  
**Improvement Value:**  
**Total Value:** \$35,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 3723.6  
**Acreage:** 0.085  
**Property Description 1:** 0030.00X0124.12 0000.000  
**State Plane Coords( ?):** X= 11800421.134526 Y= 3720020.480614  
**Latitude:** 37.53452748 , **Longitude:** -77.40497840

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 30  
**Rear Size:** 124  
**Parcel Square Feet:** 3723.6  
**Acreage:** 0.085  
**Property Description 1:** 0030.00X0124.12 0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11800421.134526 Y= 3720020.480614  
**Latitude:** 37.53452748 , **Longitude:** -77.40497840

**Other**

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

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$35,000	\$0	\$35,000	Reassessment
2019	\$25,000	\$0	\$25,000	Reassessment
2018	\$20,000	\$0	\$20,000	Reassessment
2017	\$20,000	\$0	\$20,000	Reassessment
2016	\$20,000	\$0	\$20,000	Reassessment
2015	\$28,000	\$0	\$28,000	Reassessment
2014	\$28,000	\$0	\$28,000	Reassessment
2013	\$28,000	\$0	\$28,000	Reassessment
2012	\$28,000	\$0	\$28,000	Reassessment
2011	\$28,000	\$0	\$28,000	CarryOver
2010	\$28,000	\$0	\$28,000	Reassessment
2009	\$28,000	\$0	\$28,000	Reassessment
2008	\$28,000	\$0	\$28,000	Reassessment
2007	\$28,000	\$0	\$28,000	Reassessment
2006	\$2,000	\$0	\$2,000	Reassessment
2005	\$2,000	\$0	\$2,000	Reassessment
2004	\$2,000	\$0	\$2,000	Reassessment
2003	\$2,000	\$0	\$2,000	Reassessment
2002	\$2,000	\$0	\$2,000	Reassessment
1998	\$2,000	\$0	\$2,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
01/22/2020	\$40,280	MARTIN OLIVER CLYDE JR ETALS	ID2020-1537	2 - INVALID SALE-Relation Between Buyer/Seller
05/18/2011	\$0	BURNEY TYRONE JR	ID2011-8505	2 - INVALID SALE-Relation Between Buyer/Seller
11/03/2010	\$32,500	MARTIN K P & O C & E YANCEY &	ID2010-20412	2 - INVALID SALE-Sale Includes Multiple Parcels
04/29/2003	\$0	MARTIN DOROTHY E AND	IW2003-395	
04/25/2003	\$0	MURRAY NAOMI	IW2003-395	

**Planning**

**Master Plan Future Land Use:** SF-MD  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Planning District:** East  
**Traffic Zone:** 1061  
**City Neighborhood Code:** CHN  
**City Neighborhood Name:** Church Hill North  
**Civic Code:** 3000  
**Civic Association Name:** Church Hill Central Civic Association  
**Subdivision Name:** NONE  
**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	3006	0209003	020900
1990	406	0209004	020900

**Schools**

**Elementary School:** Chimborazo2  
**Middle School:** Martin Luther King Jr  
**High School:** Armstrong

**Public Safety**

**Police Precinct:** 1  
**Police Sector:** 111  
**Fire District:** 11  
**Dispatch Zone:** 109A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 7  
**Voter Precinct:** 703  
**State House District:** 70  
**State Senate District:** 16  
**Congressional District:** 4

**Property Images**

Name:E0000803011 Desc:

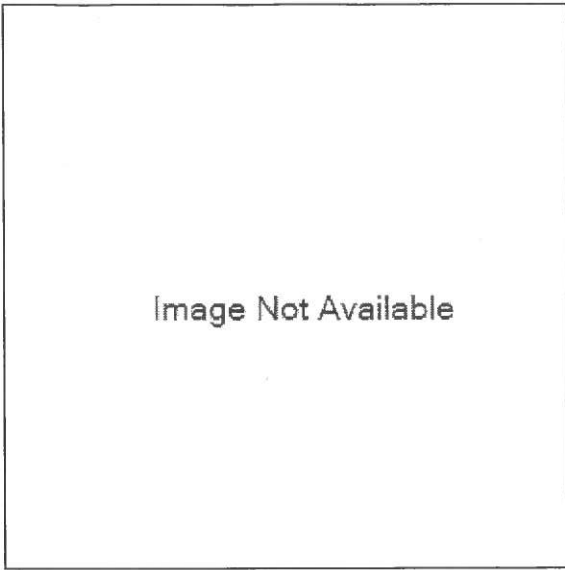


[Click here for Larger Image](#)



**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: Paul Crenshaw
ADDRESS: 14218 Palladium Drive Apt 304
Midlothian, VA 23114
PHONE: (Home) 804-519-8964 (Mobile) 804-300-1279
REPRESENTATIVE: John Barham
(Name/Address) 10342 Althea Bend Court
Mechanicsville, VA 23116
E-mail Address: bsqrva@gmail.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1104 North 33rd Street
TYPE OF APPLICATION: [ ] VARIANCE [X] SPECIAL EXCEPTION [ ] OTHER
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-412.4(1)
APPLICATION REQUIRED FOR: A lot split and building permit to construct a new single-family detached dwelling.

TAX PARCEL NUMBER(S): E000-0803/011 ZONING DISTRICT: R-6 (Single-Family Attached Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of five thousand square feet (5,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 7,197.8 square feet and a lot width of fifty-eight feet (58') currently exists. A lot area of 3,884.3 square feet and width of 31.3 feet is proposed for No. 1102. A lot area of 3,313.5 square feet and width of 26.7 feet is proposed for the newly created lot No. 1104.

DATE REQUEST DISAPPROVED: June 12, 2020 FEE WAIVER: YES [ ] NO: [X]
DATE FILED: June 12, 2020 TIME FILED: 1:34 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-074470-2020
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) 2 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: 9-6-20

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

CASE NUMBER: BZA 34-2020 HEARING DATE: September 2, 2020 AT 1:00 P.M.

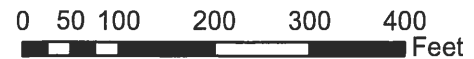
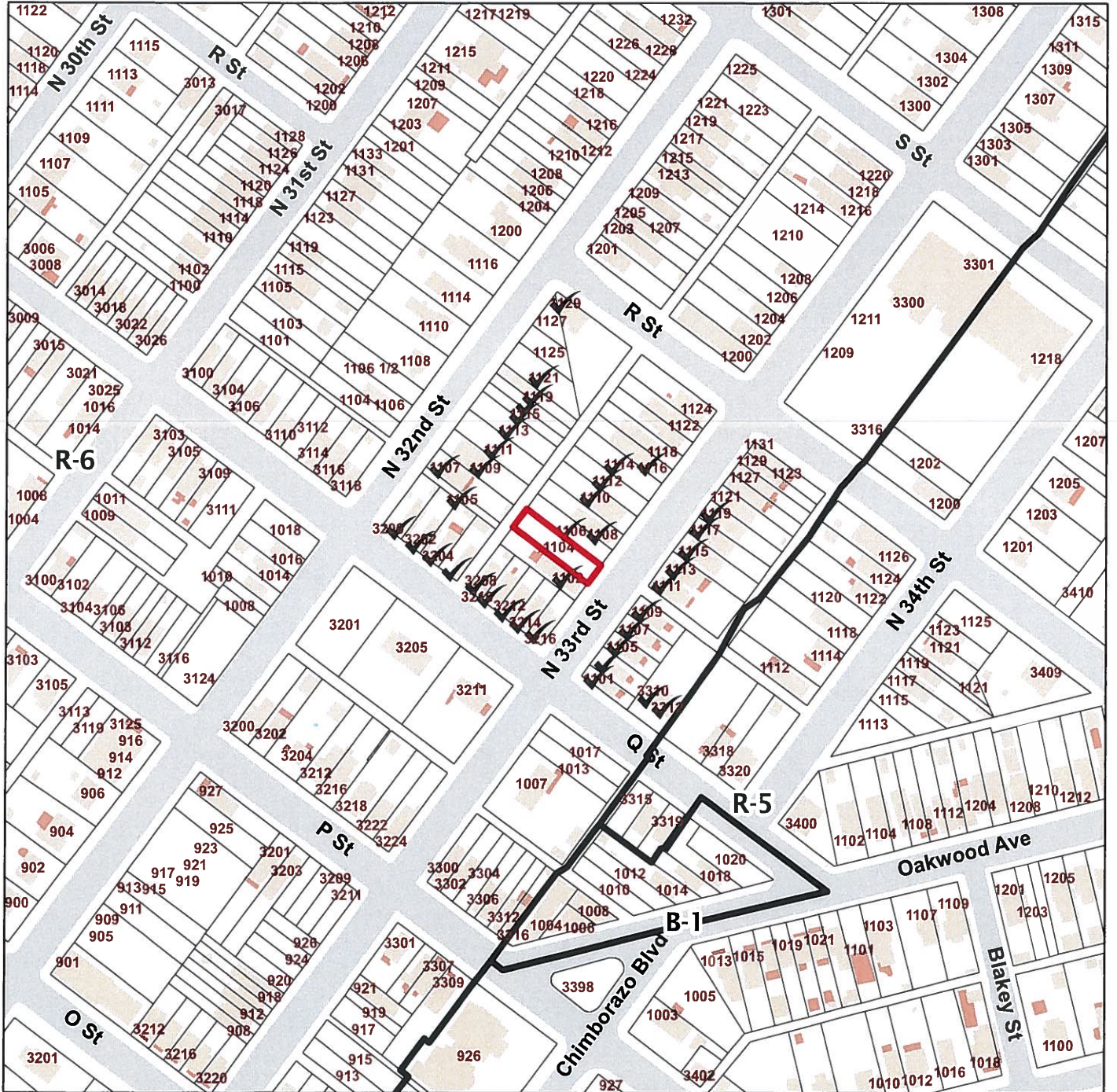
BOARD OF ZONING APPEALS CASE BZA 34-2020  
150' Buffer

APPLICANT(S): Paul Crenshaw

PREMISES: 1104 N 33rd Street  
(Tax Parcel Number E000-0803/011)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.4(1)  
of the Zoning Ordinance for the reason that:  
The lot area and lot width 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 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.

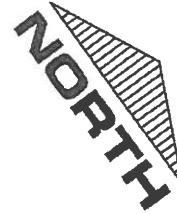
Acknowledgement of Receipt by Applicant or Authorized Agent: \_\_\_\_\_

(Revised: 4/28/16)

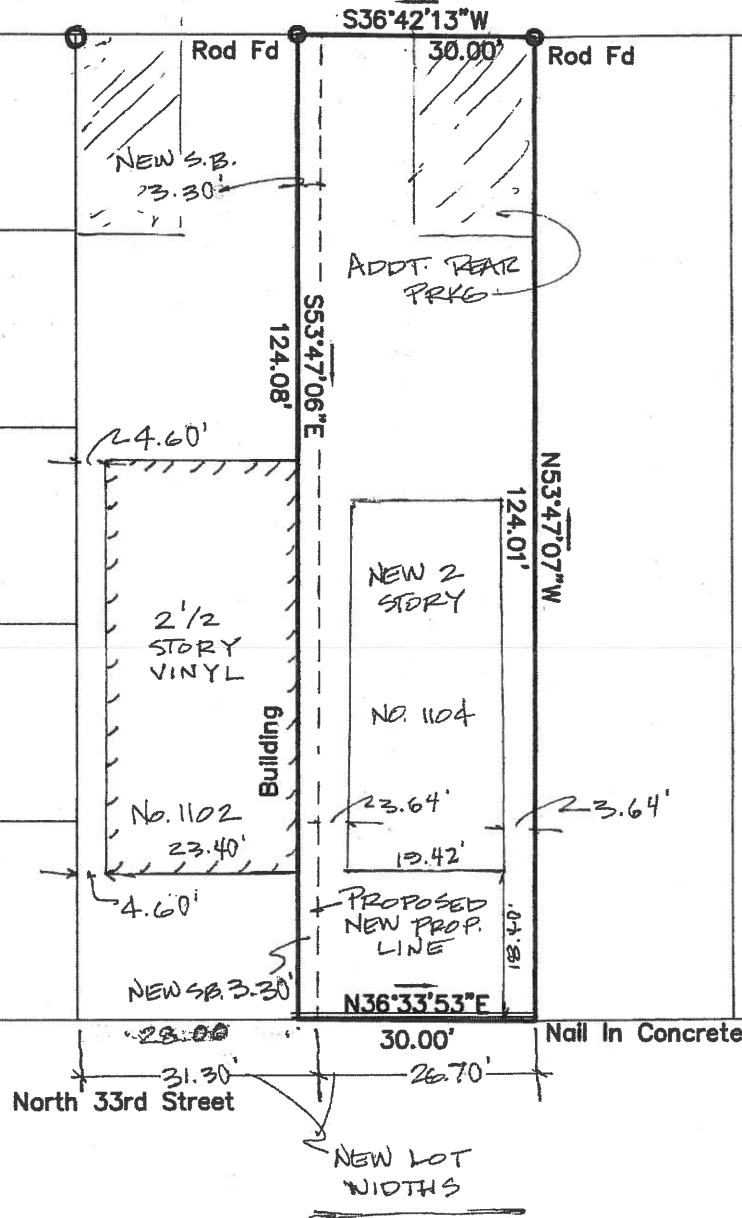
I hereby certify that an accurate survey of the property was made on April 9, 2020 and that any encroachments are noted hereon. This survey was made without benefit of a title report and there may be encumbrances present that are not shown.

*Carl E. Duncan*

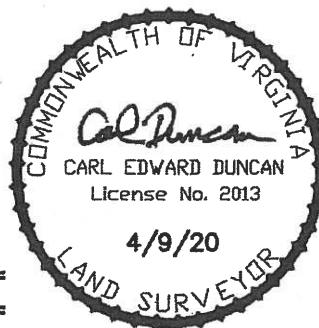
Carl E. Duncan, P.E., L.S.



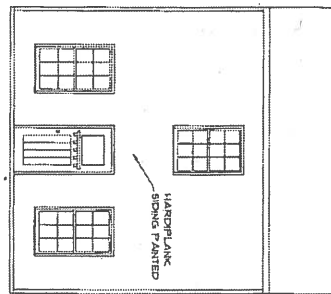
16' Alley



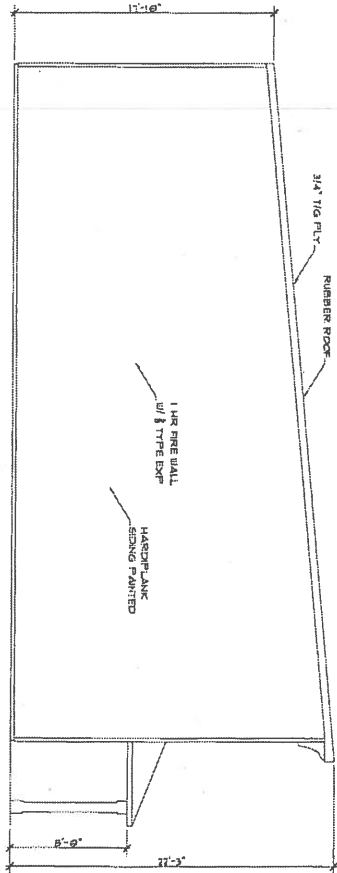
Plat Showing the proposed improvements to  
 E0000803011  
 1104 North 33rd Street  
 John Barham  
 7th District  
 City of Richmond



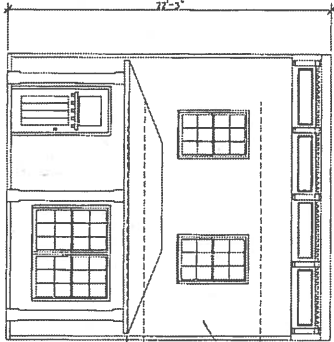
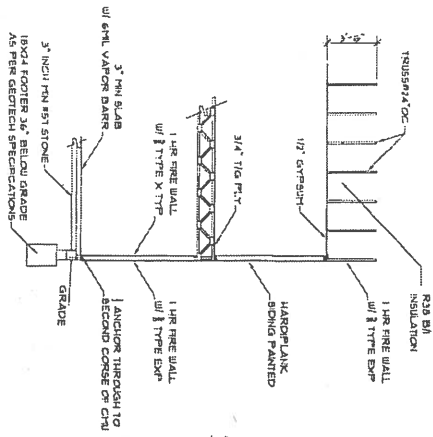
C. E. Duncan & Associates, Inc.  
 2609 Rocky Oak Road  
 POWHATAN, VIRGINIA 23139  
 (804) 598-8240 Fax (804) 598-9240  
 DATE: 4/9/20 SCALE: 1"=20'  
 DRAWN BY: CED JOB NO.: 20-0817



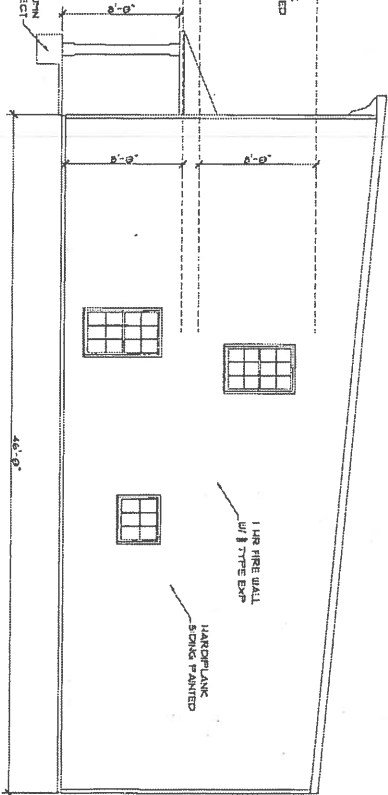
REAR ELEVATION  
SCALE 1/4" = 1'-0"



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

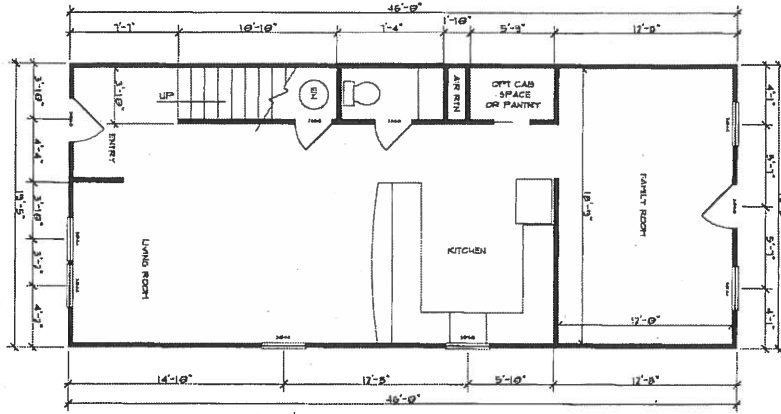


FRONT ELEVATION  
SCALE 1/4" = 1'-0"

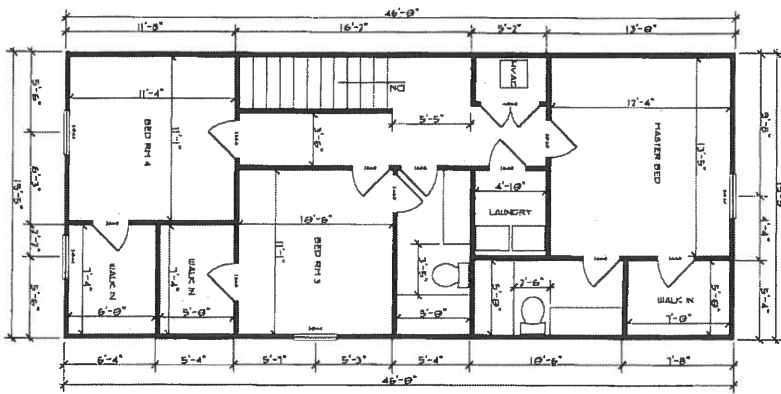


RIGHT ELEVATION  
SCALE 1/4" = 1'-0"

1104 N 33RD STREET RICHMOND, VIRGINIA 23223



FIRST FLOOR  
SCALE: 1/4" = 1'-0"



SECOND FLOOR  
SCALE: 1/4" = 1'-0"

# Google Maps 1106 N 33rd St

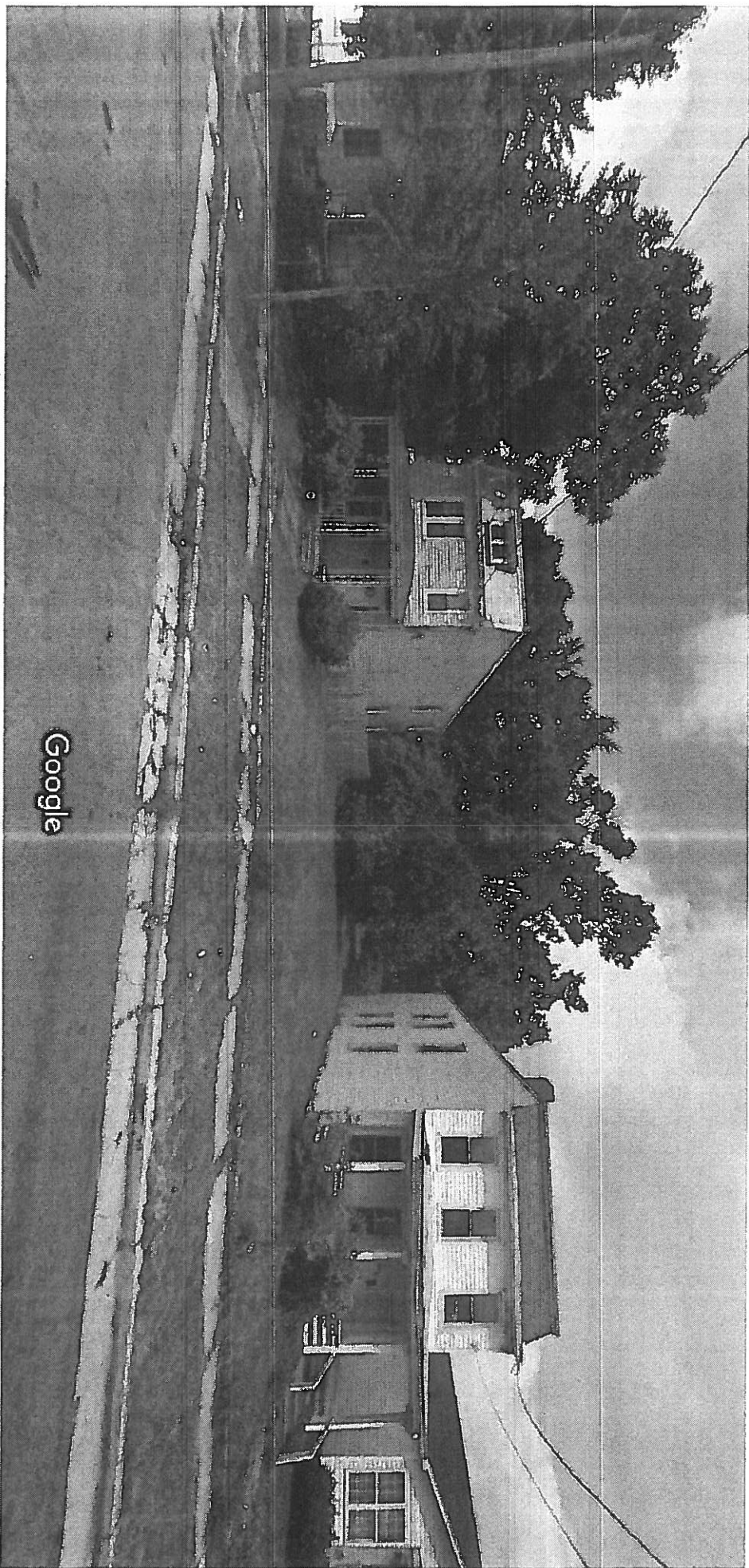


Image capture: Jul 2014 @ 2020 Google

Richmond, Virginia



Street View

