



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

April 8, 2022

L H S Properties LLC
2001 Semmes Avenue
Richmond, VA 23225
Attn: Fletcher Bulifant

To Whom It May Concern:

RE: **BZA 16-2022**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, May 4, 2022 at 1:00 PM in the 5th floor conference room, City Hall, 900 E. Broad Street to consider an application for a Certificate of Zoning Compliance to re-establish the nonconforming use rights to a warehouse use at 2102 BAINBRIDGE STREET (Tax Parcel Number S000-0412/005), located in an R-7 (Single- and Two-Family Urban 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 **196 907 623#**. 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 May 4, 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 William.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 16-2022

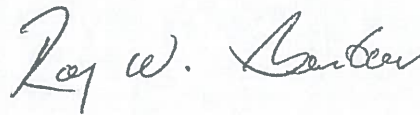
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April 8, 2022

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, reading "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.

Akj Holdings Llc
13904 Summersedge Terr
Chesterfield, VA 23832

Alfaro Cedillo Jose Nelson And Romero
Roselia Romero
8101 Tillers Ridge Ter
N Chesterfield, VA 23235

Baylor Ashunti M
76 W Pilkington St
Richmond, VA 23224

Bulifant Properties Inc
2001 Semmes Ave
Richmond, VA 23225

Feldman G Iii Investments Llc
3101 Cutshaw Ave
Richmond, VA 23230

Freeman Lateachia L
68 Pilkington St
Richmond, VA 23225

Gaines Ashley B
100 W 22nd St
Richmond, VA 23225

Hairston Shannon D
73 W Pilkington St
Richmond, VA 23225

Jones Homes Inc
Po Box 4121
Midlothian, VA 23112

Ondishko Matthew Clark
38 W 21st St
Richmond, VA 23225

Palaart Sukanya And Polishuk Sunisa
107 S Colonial Ave
Richmond, VA 23221

Pollard Lejonda Sherrod
33 W 21st St
Richmond, VA 23225

Pressley J L
2109 Bainbridge St
Richmond, VA 23225

Richmond South Holdings Llc
13700 Orchid Drive
Chesterfield, VA 23832

Schafer Eric And Kakarlamudi Erica
84 W Pilkington St
Richmond, VA 23225

Shannon Wilson E
9410 Brandywine Av
N Chesterfield, VA 23237

Simmons Theresa A
108 W 22nd St
Richmond, VA 23225

Tarabay Properties Llc
2800 Skipton Rd
Richmond, VA 23225

The Maggie Walker Community Land
Trust
203 N Robinson St
Richmond, VA 23220

Tower Kyle H O And Ashton B
69 W Pilkington St
Richmond, VA 23225

Williams Martin B & Alex A Smith
P.o. Box 333
Davis, WV 26260

Property: 2102 Bainbridge St Parcel ID: S0000412005**Parcel**

Street Address: 2102 Bainbridge St Richmond, VA 23225-
Owner: L H S PROPERTIES LLC
Mailing Address: 2001 SEMMES AVE, RICHMOND, VA 23225
Subdivision Name : ATKINSONS PLAN
Parent Parcel ID:
Assessment Area: 473 - Manchester
Property Class: 533 - B Storage Warehouse
Zoning District: R-7 - Residential (Single & 2 Family Urban)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2022
Land Value: \$72,000
Improvement Value: \$90,000
Total Value: \$162,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 14297.23
Acreage: 0.328
Property Description 1: ATKINSONS PLAN L16-19
Property Description 2: 0126.66X0128.00 IRG0000.000
State Plane Coords(?): X= 11786565.500004 Y= 3713655.414149
Latitude: 37.51755740 , **Longitude:** -77.45313286

Description

Land Type: Primary Commercial/Indust Land
Topology:
Front Size: 126
Rear Size: 128
Parcel Square Feet: 14297.23
Acreage: 0.328
Property Description 1: ATKINSONS PLAN L16-19
Property Description 2: 0126.66X0128.00 IRG0000.000
Subdivision Name : ATKINSONS PLAN
State Plane Coords(?): X= 11786565.500004 Y= 3713655.414149
Latitude: 37.51755740 , **Longitude:** -77.45313286

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$72,000	\$90,000	\$162,000	Reassessment
2021	\$61,000	\$87,000	\$148,000	Reassessment
2020	\$61,000	\$87,000	\$148,000	Reassessment
2019	\$61,000	\$82,000	\$143,000	Reassessment
2018	\$36,000	\$82,000	\$118,000	Reassessment
2017	\$36,000	\$82,000	\$118,000	Reassessment
2016	\$36,000	\$82,000	\$118,000	Reassessment
2015	\$36,000	\$82,000	\$118,000	Reassessment
2014	\$36,000	\$82,000	\$118,000	Reassessment
2013	\$36,000	\$82,000	\$118,000	Reassessment
2012	\$36,000	\$82,000	\$118,000	Reassessment
2011	\$36,000	\$82,000	\$118,000	CarryOver
2010	\$36,000	\$82,000	\$118,000	Reassessment
2009	\$35,700	\$82,200	\$117,900	Reassessment
2008	\$35,700	\$82,200	\$117,900	Reassessment
2007	\$29,400	\$82,200	\$111,600	Reassessment
2006	\$28,000	\$74,700	\$102,700	Reassessment
2005	\$26,700	\$71,100	\$97,800	Reassessment
2004	\$24,300	\$65,800	\$90,100	Reassessment

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/18/2021	\$170,000	SEEDS ROSEMARY	ID2021-24003	1 - VALID SALE-Valid, Use in Ratio Analysis
05/11/1992	\$0	Not Available	00302-0845	
10/15/1974	\$92,000	Not Available	000452-00598	

Planning

Master Plan Future Land Use: R
Zoning District: R-7 - Residential (Single & 2 Family Urban)
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: ATKINSONS PLAN
City Old and Historic District:
National historic District:
Neighborhoods in Bloom: Swansboro
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone: 1

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	1001	0604001	060400
1990	102	0604001	060400

Schools

Elementary School: Blackwell
Middle School: Boushall
High School: Armstrong

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: 18
Congressional District: 4

Extension 1 Details

Extension Name: C01 -
Year Built: 1970
Stories: 1
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition: poor for age
Foundation Type:
1st Predominant Exterior:
2nd Predominant Exterior: N/A
Roof Style: 1
Roof Material:
Interior Wall:
Floor Finish:
Heating Type: 0 sf
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 4880 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: 0 Sqft
Deck: 0 Sqft

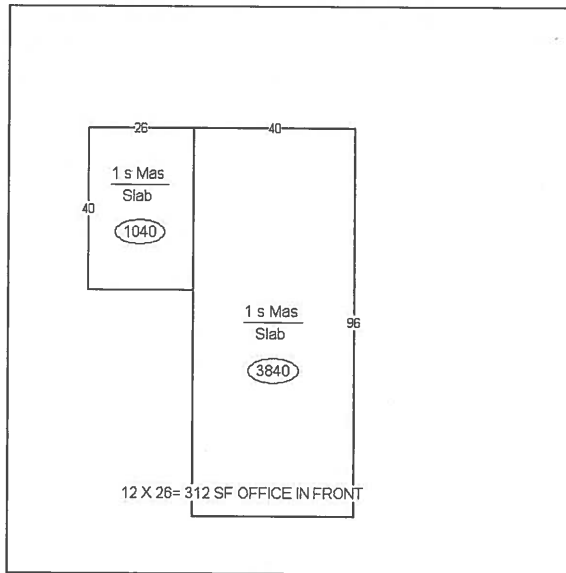
Property Images

Name:S0000412005 Desc:C01

[Click here for Larger Image](#)

Sketch Images

Name:S0000412005 Desc:C01



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: L H S Properties LLC

PHONE: (Home) () (Mobile) (804) 475-4577

ADDRESS 2001 Semmes Avenue

FAX: () (Work) ()

Richmond, VA 23225

E-mail Address: fletcher@bullfant.com

Attn: Fletcher Bullfant

PROPERTY OWNER'S

REPRESENTATIVE: _____

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

(Name/Address) _____

FAX: () (Work) ()

E-mail Address: _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2102 Bainbridge Street

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-800.4

APPLICATION REQUIRED FOR: A Certificate of Zoning Compliance to re-establish the nonconforming use rights to a warehouse use.

TAX PARCEL NUMBER(S): S000-0412/005 ZONING DISTRICT: R-7 (Single- and Two-Family Urban Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The proposed warehouse use is not permitted as the previous nonconforming use rights have expired. Wherever a nonconforming use of a building or structure is discontinued for a period of two years or longer any subsequent use of the premises shall conform to the regulations applicable in the district in which it is located.

DATE REQUEST DISAPPROVED: December 30, 2021

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: March 18, 2022 TIME FILED: 2:49 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAC-108756-2022

AS CERTIFIED BY: William C. [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) 14 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: 3/28/22

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

CASE NUMBER: BZA 16-2022 HEARING DATE: May 4, 2022 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 16-2022
150' Buffer

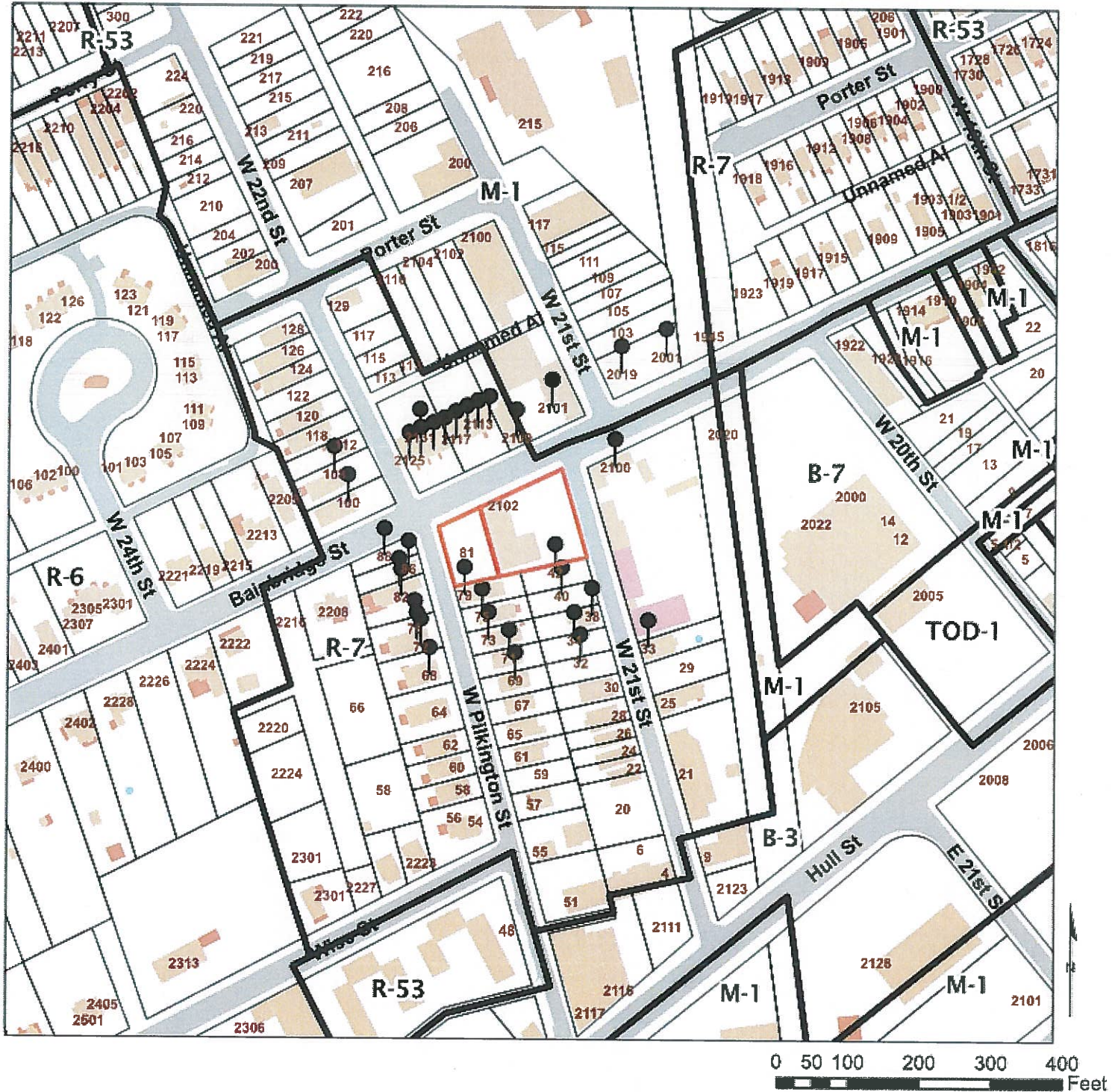
APPLICANT(S): L H S Properties LLC

PREMISES: 2102 Bainbridge Street
(Tax Parcel Number S000-0412/005)

SUBJECT: A Certificate of Zoning Compliance to re-establish
the nonconforming use rights to a warehouse use.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-800.4
of the Zoning Ordinance for the reason that:

The proposed warehouse use is not permitted as the previous nonconforming use rights have expired.





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.

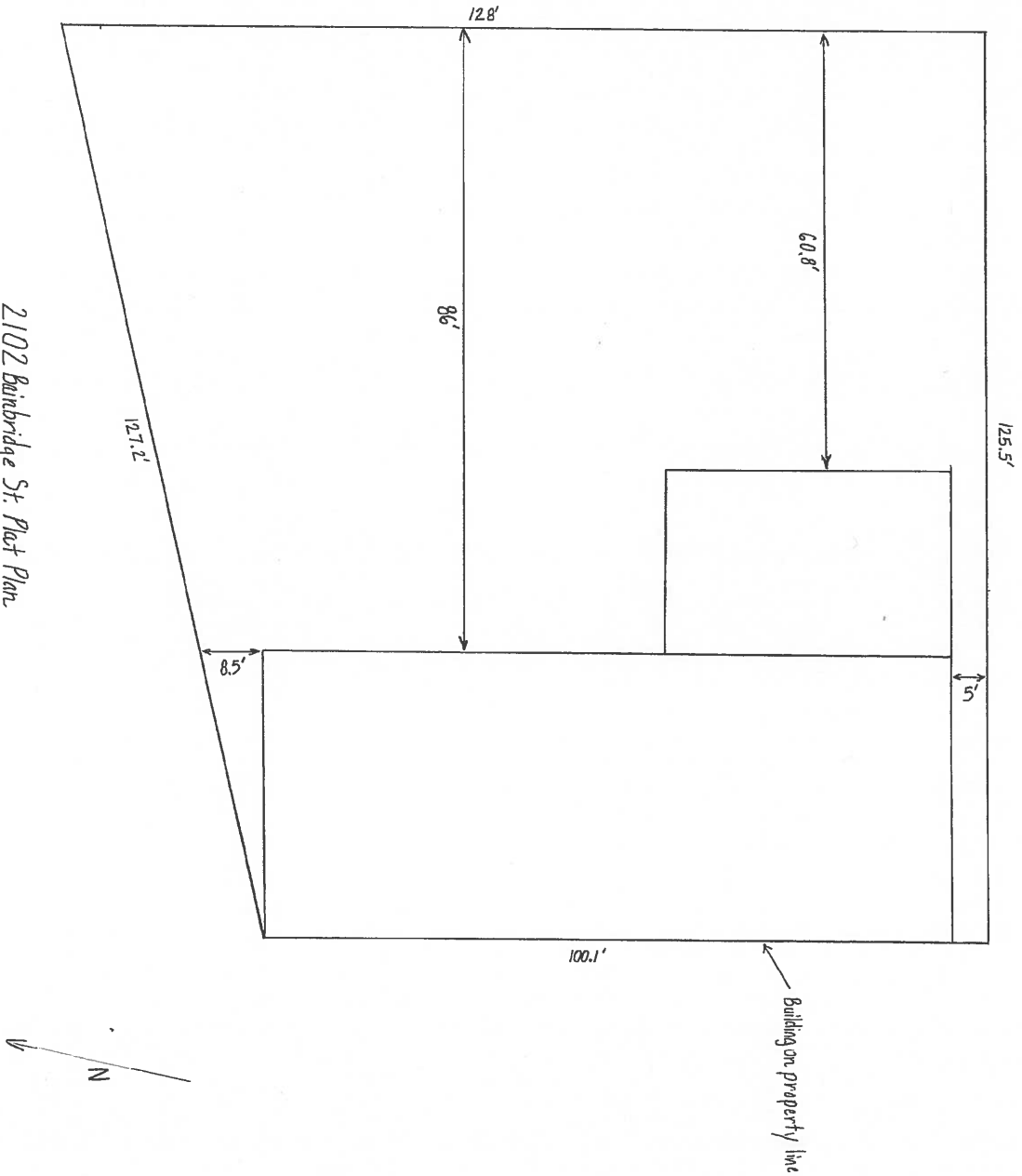
Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible 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: HFV

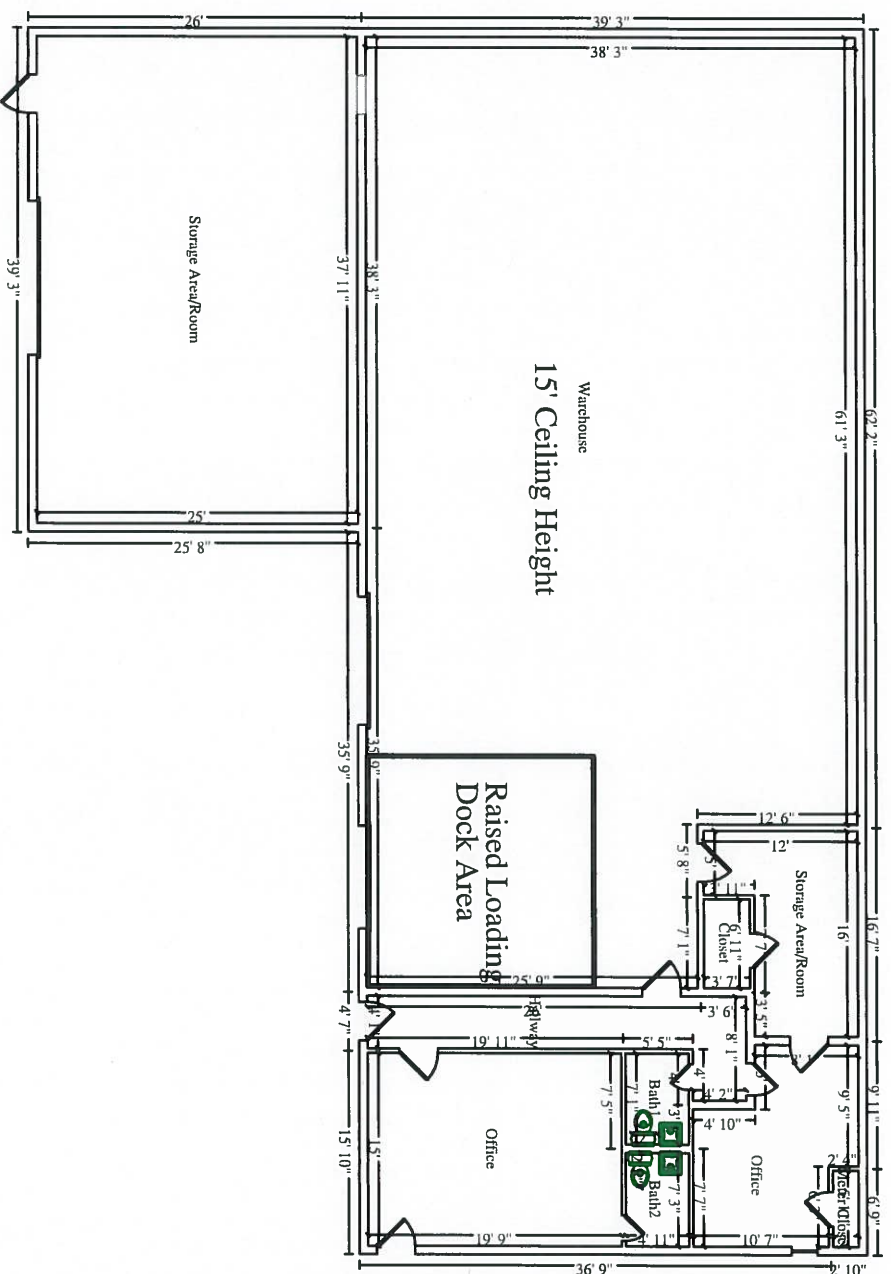
W. 21st Street

2102 Bainbridge St. Plat Plan
Scale 1/16" = 1'



W Pilkington Street

Bainbridge Street



Main Level









W 22nd St

Bainbridge St

W Pilkington St

W Pilkington St

Johnny On the Spot Services

W 21st St

Bainbridge St

W 21st St

W 21st St

2102 Bainbridge St,
Richmond, VA 23225

LHS Properties LLC

2001 Semmes Ave.

Richmond, VA 23225

2102 Bainbridge Street & 81 W Pilkington Street

- Was purchased by LHS Properties LLC on August 17th, 2021
- After purchasing had to clear out contents inside the entire building, it took months to clear out
- Had electrical lighting restored to the exterior & interior of the building, cost \$2,403.75
- Removed overgrown vegetation from around & on building
- Cleaned up trash and debris on exterior of building
- Removed & replaced the commercial roof on the main building, cost \$65,890.00
- Prepped & painted the exterior of building, cost \$4,659.35
- Still have some masonry & roof repairs to complete on the smaller warehouse addition area