



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

August 8, 2024

Courtney Pollard Jr.
1226 North 36th Street
Richmond, VA 23223

Baker Development Resources
530 East Main Street, Suite 730
Richmond, VA 23219
Attn: Mark Baker

To Whom It May Concern:

RE: BZA 29-2024

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 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for lot splits and building permits to construct two new single-family (detached) dwellings at 1226 NORTH 36th STREET (Tax Parcel Number E000-1408/029), located in an R-5 (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 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 29-2024
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

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.

Argos Llc
Po Box 6100
Richmond, VA 23222

Barge Ronald E
1231 N 36th St
Richmond, VA 23223

Best Richmond Properties Llc
102 Barlows Run
Williamsburg, VA 23188

Bolling Charles E
1224 N 36th St
Richmond, VA 23223

Farrington Eleanor
1211 N 36th St
Richmond, VA 23223

Fender Kiersten
1218 N 36th St
Richmond, VA 23223

Fitzgerald Joseph Sr & Mary M
1233 N 36th St
Richmond, VA 23223

Geffert Jos C & Gertrude T
7701 Seminary Ave
Richmond, VA 23227

Harris Lutrisha L & Hope Y
1227 N 35th St
Richmond, VA 23223

J & M Supplys Corporation
3920 Dorset Rd
Richmond, VA 23234

Lawson Addie E Etals
1222 N 36th St
Richmond, VA 23223

Neal Robert L
1237 N 35th St
Richmond, VA 23223

Osborne Properties I Llc
1463 Battery Hill Dr
Richmond, VA 23231

Poser Adam And Collins Alexandra
1214 N 36th St
Richmond, VA 23223

Robertson Marilyn
11640 Cedar Mill Ct
Chesterfield, VA 23838

Rose Rodney E
1225 North 36th St
Richmond, VA 23223

Russell Odell & Emily Clarke
1221 N 36th St
Richmond, VA 23223

Rva Rental Group Llc
Po Box 25989
Richmond, VA 23260

Sale Daniel Hunter
1220 N 36th St
Richmond, VA 23223

Smith Annie T & Malinda S Jones
1223 North 36th Street
Richmond, VA 23223

Tartakovsky Steve
Po Box 25989
Richmond, VA 23260

Urban Hope Portfolio One Llc
Po Box 23171
Richmond, VA 23223

Weiss Jordan Seth
1233 N 35th St
Richmond, VA 23223

Property: 1228 N 36th St **Parcel ID:** E0001408029**Parcel**

Street Address: 1228 N 36th St Richmond, VA 23223-
Alternate Street Addresses: 1226 N 36th St
Owner: POLLARD COURTNEY JR
Mailing Address: 1226 N 36TH ST, RICHMOND, VA 2322300000
Subdivision Name : MCARTHYS VINEYARD
Parent Parcel ID:
Assessment Area: 342 - Oakwood
Property Class: 120 - R Two Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$85,000
Improvement Value: \$145,000
Total Value: \$230,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 10686
Acreage: 0.2453
Property Description 1: MCARTHYS VINEYARD L16-18 B2
Property Description 2: 0090.00X0125.00 0000.000
State Plane Coords(?): X= 11801915.360869 Y= 3719278.259658
Latitude: 37.53245625 , **Longitude:** -77.39980249

Description

Land Type: Residential Lot A
Topology:
Front Size: 0
Rear Size: 126
Parcel Square Feet: 10686
Acreage: 0.2453
Property Description 1: MCARTHYS VINEYARD L16-18 B2
Property Description 2: 0090.00X0125.00 0000.000
Subdivision Name : MCARTHYS VINEYARD
State Plane Coords(?): X= 11801915.360869 Y= 3719278.259658
Latitude: 37.53245625 , **Longitude:** -77.39980249

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$85,000	\$145,000	\$230,000	Reassessment
2023	\$85,000	\$139,000	\$224,000	Reassessment
2022	\$70,000	\$133,000	\$203,000	Reassessment
2021	\$55,000	\$117,000	\$172,000	Reassessment
2020	\$50,000	\$114,000	\$164,000	Reassessment
2019	\$45,000	\$101,000	\$146,000	Reassessment
2018	\$40,000	\$98,000	\$138,000	Reassessment
2017	\$40,000	\$97,000	\$137,000	Reassessment
2016	\$20,000	\$101,000	\$121,000	Reassessment
2015	\$20,000	\$104,000	\$124,000	Reassessment
2014	\$20,000	\$104,000	\$124,000	Reassessment
2013	\$20,000	\$104,000	\$124,000	Reassessment
2012	\$20,000	\$113,000	\$133,000	Reassessment
2011	\$20,000	\$125,000	\$145,000	CarryOver
2010	\$20,000	\$125,000	\$145,000	Reassessment
2009	\$20,000	\$125,000	\$145,000	Reassessment
2008	\$20,000	\$125,000	\$145,000	Reassessment
2007	\$19,000	\$126,000	\$145,000	Reassessment
2006	\$11,900	\$94,800	\$106,700	Reassessment
2005	\$7,500	\$42,500	\$50,000	Reassessment
2004	\$6,300	\$35,700	\$42,000	Reassessment
2003	\$6,300	\$35,700	\$42,000	Reassessment
2002	\$6,200	\$35,000	\$41,200	Reassessment
1998	\$6,000	\$34,000	\$40,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
07/27/2009	\$0	POLLARD COURTNEY SR &		2 - INVALID SALE-Relation Between Buyer/Seller
11/16/2005	\$21,500	POLLARD COURTNEY	ID2005-40245	
09/08/1978	\$0	Not Available	00741-2058	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-5 - Residential (Single Family)
Planning District: East
Traffic Zone: 1061
City Neighborhood Code: OKW
City Neighborhood Name: Oakwood
Civic Code: 3000
Civic Association Name: Church Hill Central Civic Association
Subdivision Name: MCARTHYS VINEYARD
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	1011	0209001	020900
1990	103	0209001	020900

Schools

Elementary School: Chimborazo
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

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

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: 79
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1925
Stories: 2
Units: 0
Number Of Rooms: 9
Number Of Bed Rooms: 4
Number Of Full Baths: 2
Number Of Half Baths: 0
Condition: normal for age
Foundation Type: Full Crawl
1st Predominant Exterior: Wood siding / Wood shake
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Metal
Interior Wall: Plaster
Floor Finish: Softwood-standard
Heating Type: Forced hot air
Central Air: Y
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items): Residential Detached Garage

Extension 1 Dimensions

Finished Living Area: 1728 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 180 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 72 Sqft
Open Porch: 120 Sqft
Deck: 219 Sqft

Property Images

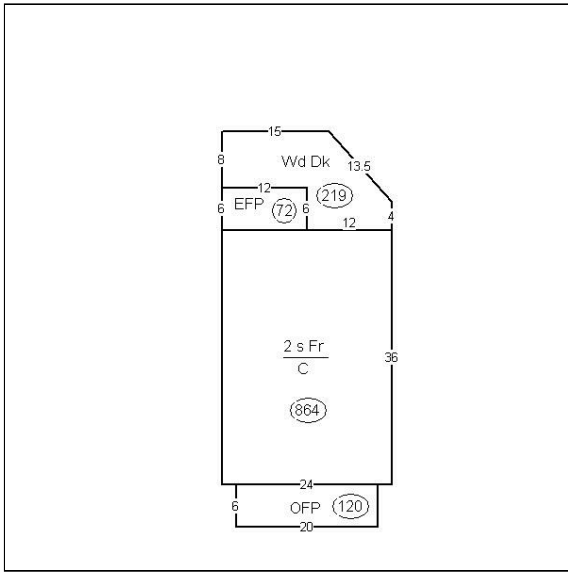
Name:E0001408029 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:E0001408029 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 Pollard Courtney Jr. PHONE: (Home) () () (Mobile) () ()
OWNER: 1226 North 36th St FAX: () () (Work) () ()
(Name/Address) Richmond, VA 23223 E-mail Address: _____

OWNER'S REPRESENTATIVE:

(Name/Address) Baker Development Resources PHONE: (Home) () () (Mobile) (804) 874-6275
Mark Baker FAX: () () (Work) () ()
530 East Main Street E-mail Address: markbaker@bakerdevelopmentresources.com
Richmond, VA 23219

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES): 1226 North 36th Street

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.4

APPLICATION REQUIRED FOR: A subdivision and building permits to construct two (2) new single-family detached dwellings.

TAX PARCEL NUMBER(S): E000-1408/029 ZONING DISTRICT: R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of not less than six thousand (6,000) square feet is required; lot areas of between 3,937 and 3,368 square feet are proposed. Lot widths of not less than fifty feet (50') are required. Lot widths of between 31.69 and 29.06 feet are proposed.

DATE REQUEST DISAPPROVED: July 19, 2024 FEE WAIVER: YES NO:

DATE FILED: July 24, 2024 TIME FILED: 10:12 a.m. PREPARED BY: Matthew West RECEIPT NO. BZAR-151642-2024

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) 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*

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: 07/30/2024

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

CASE NUMBER: BZA 29-2024 HEARING DATE: September 4, 2024 AT 1:00 P.M.

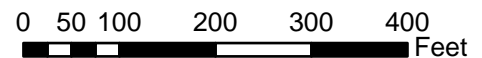
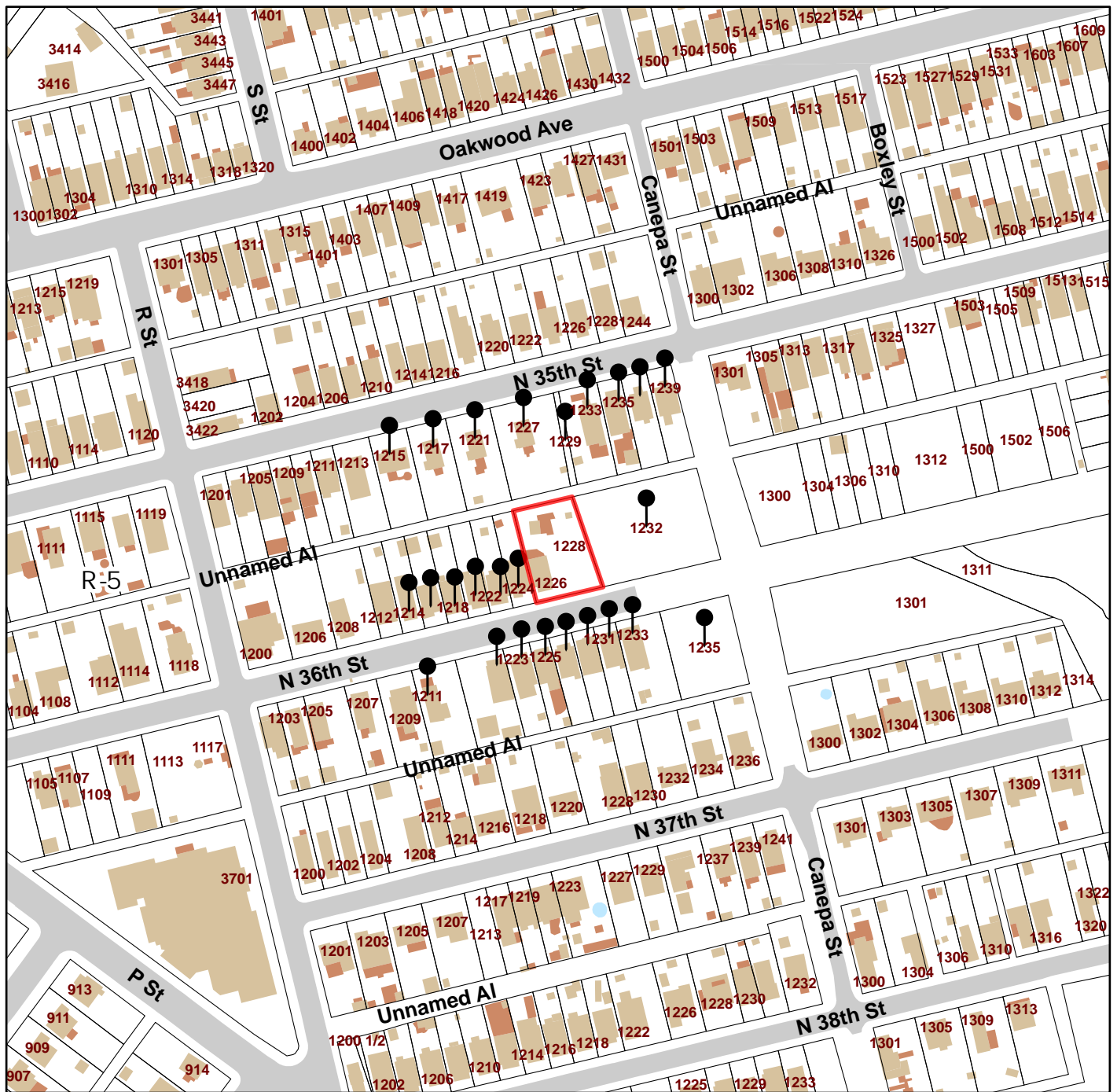
BOARD OF ZONING APPEALS CASE BZA 29-2024
150' Buffer

APPLICANT(S): Courtney Pollard Jr.

PREMISES: 1226 North 36th Street
(Tax Parcel Number E000-1408/029)

SUBJECT: Lot splits and building permits to construct two new single-family (detached) dwellings.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4
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.

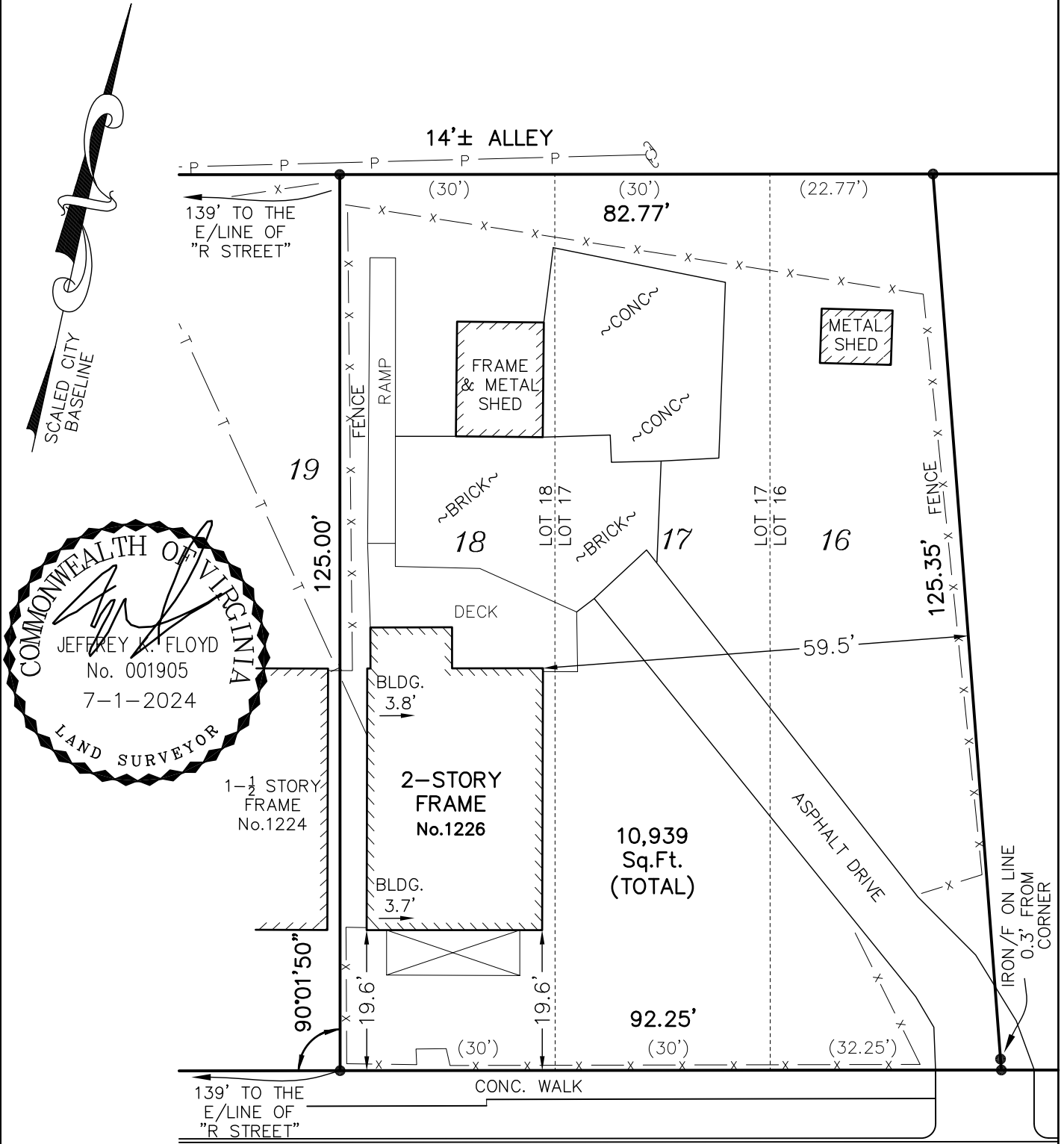
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please 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: _____

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 7-1-2024 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



N 36TH STREET
50'± R/W

PLAT SHOWING THE
IMPROVEMENTS
ON LOTS 16, 17 AND 18, BLOCK 2,
"McCARTHY WINEYARD"
IN THE CITY OF RICHMOND, VA.



Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
COPYRIGHT © VIRGINIA SURVEYS
All rights reserved.


DATE: 7-1-2024

CERTIFIED BY JEFFREY K. FLOYD

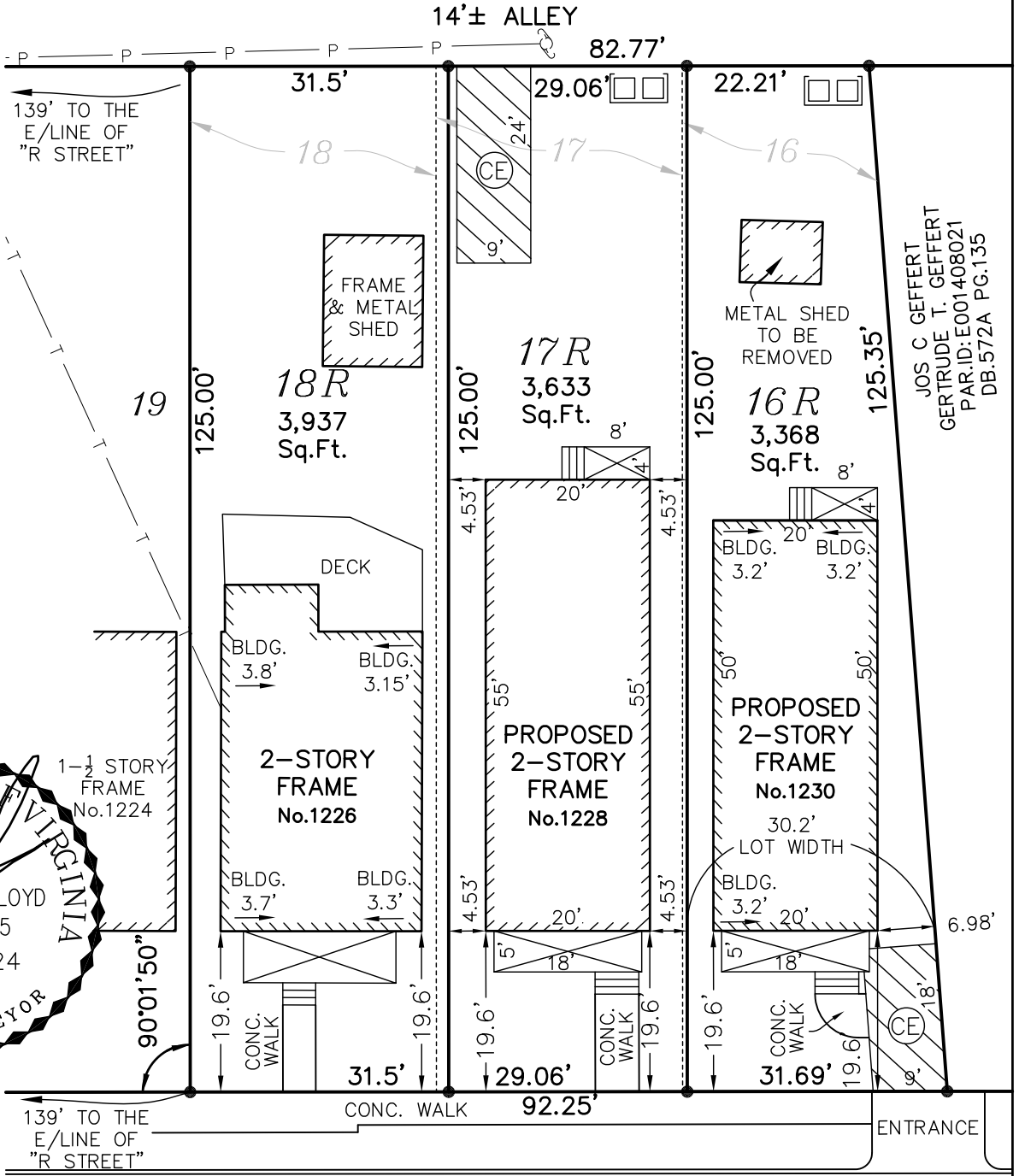
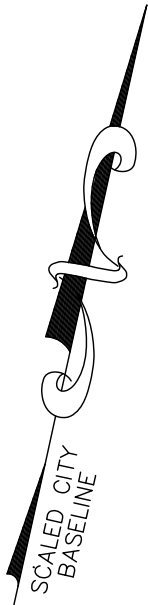
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

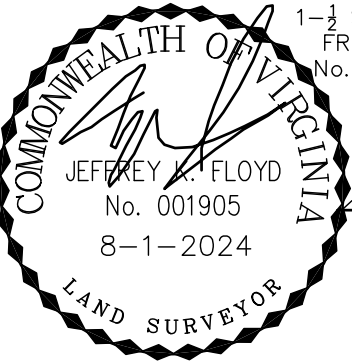
JOB NO. 240616343


 SUPER CANS
 WITH SCREENING
 < 5' TALL
 OPEN 1 SIDE


 CONSTRUCTION
 ENTRANCE /
 OFF-STREET
 PARKING



JOS C GEFERT
 GERTRUDE T. GEFERT
 PAR.ID:E001408021
 DB.572A PG.135



N 36TH STREET
 50'± R/W

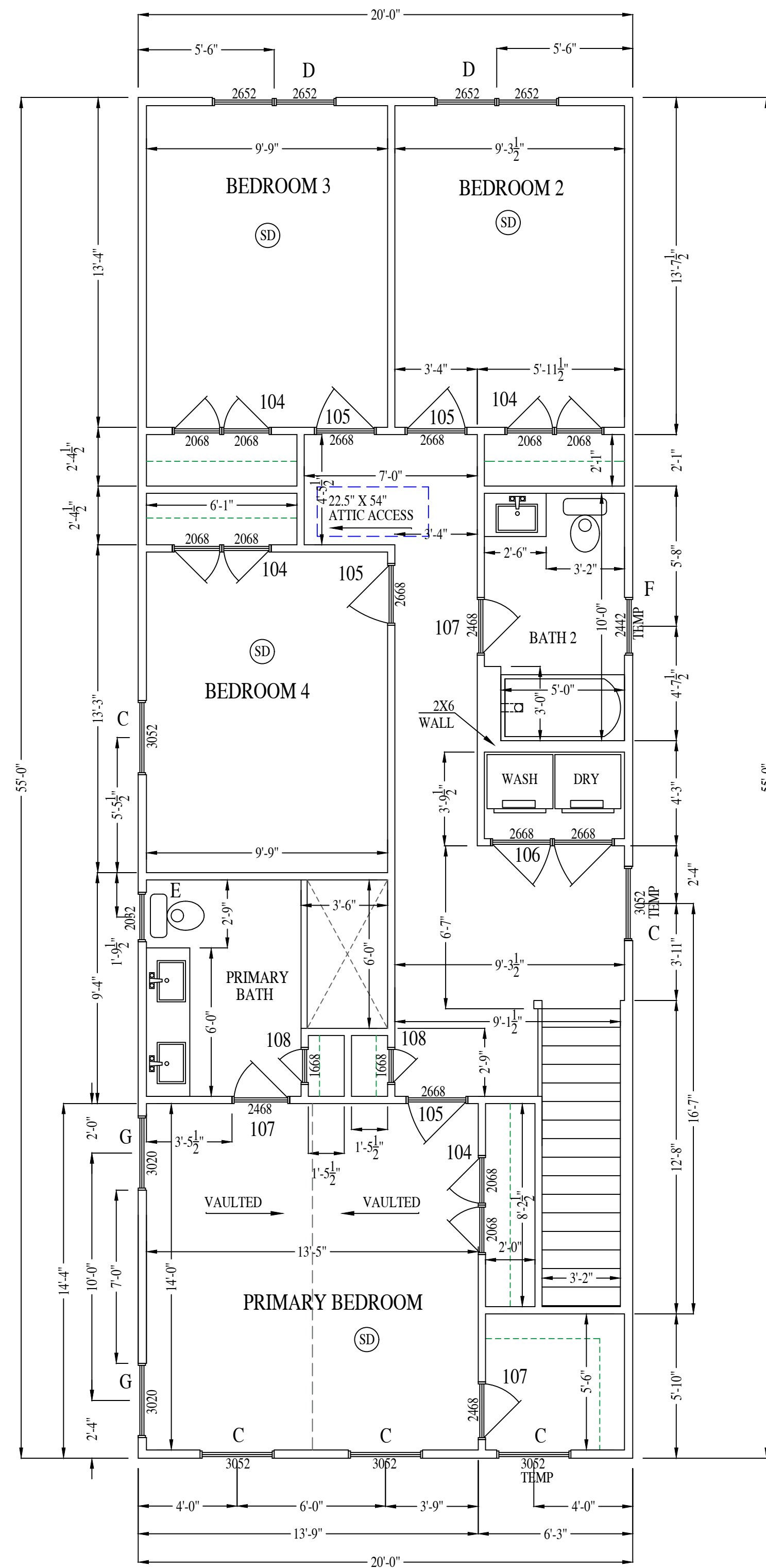
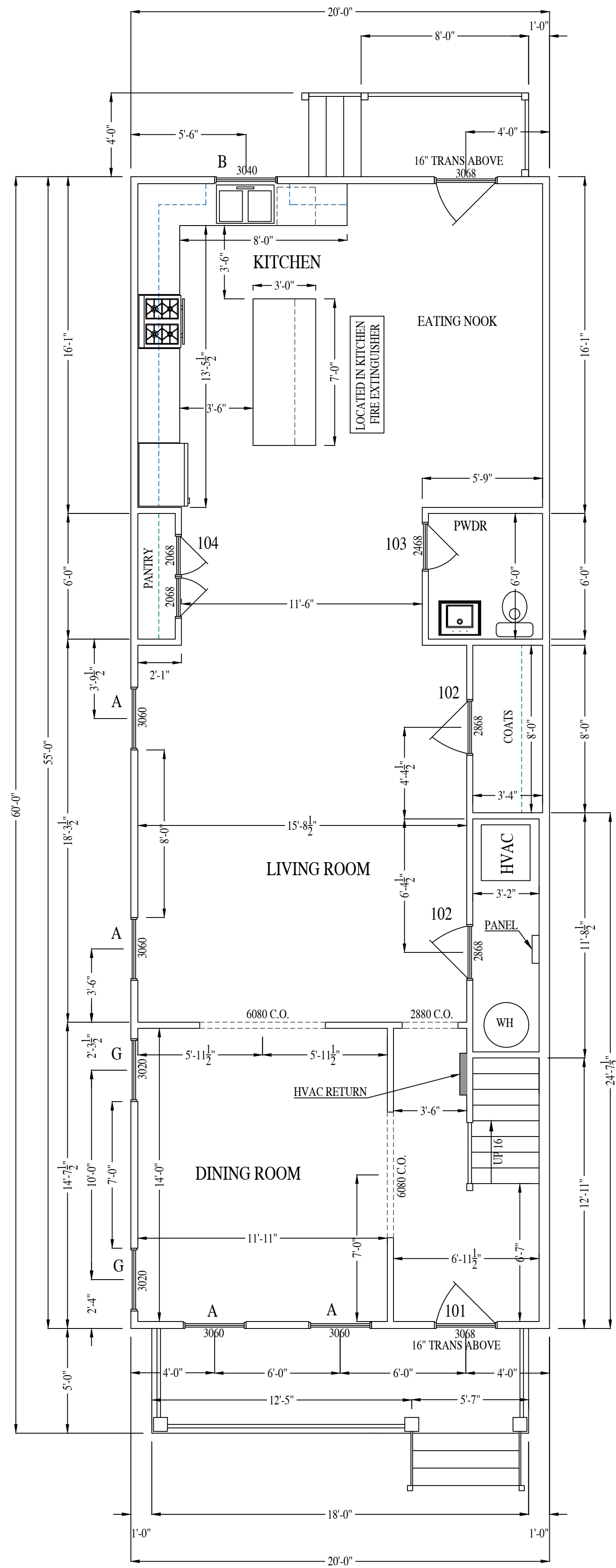
SKETCH SHOWING THE DIVISION OF
 LOTS 16, 17 AND 18, BLOCK 2,
 "McARTHUR WINEYARD"
 IN THE CITY OF RICHMOND, VA.



P.O. BOX 118
 CHESTERFIELD, VA 23832
 (804) 748-9481
 COPYRIGHT © VIRGINIA SURVEYS
 All rights reserved.

REVISED: 8-1-2024
 DATE: 7-17-2024
 CERTIFIED BY JEFFREY K. FLOYD
 VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'
 JOB NO. 240616343



WINDOW SCHEDULE						
ID	WIDTH	HEIGHT	TYPE	TOP SASH	BOT. SASH	QTY.
A	3'-0"	6'-0"	SINGLE D.H.	2 LITE	2 LITE	4
B	3'-0"	4'-0"	SINGLE D.H.	2 LITE	2 LITE	1
C	3'-0"	5'-2"	SINGLE D.H.	2 LITE	2 LITE	5
D	2'-6"	5'-2"	TWIN D.H.	2 LITE	2 LITE	2
E	2'-0"	3'-2"	SINGLE D.H.	2 LITE	2 LITE	1
F	2'-4"	4'-2"	SINGLE D.H.	2 LITE	2 LITE	1
G	3'-0"	2'-0"	FIXED	CLEAR	N/A	4

DOOR SCHEDULE					
ID	WIDTH	HEIGHT	TYPE	DESCRIPTION	QTY.
101	3'-0"	8'-0"	EXTERIOR INSUL.	1/2 LITE FIBERGLASS DOOR + TRANS	2
102	2'-8"	6'-8"	INTERIOR	WOOD	2
103	2'-4"	6'-8"	INTERIOR	WOOD	1
104	2'-0"	6'-8"	INTERIOR TWIN	WOOD	5
105	2'-6"	6'-8"	INTERIOR	WOOD	4
106	2'-6"	6'-8"	INTERIOR TWIN	WOOD	1
107	2'-4"	6'-8"	INTERIOR	WOOD	3
108	1'-6"	6'-8"	INTERIOR	WOOD	2

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32
 NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4

SMOKE DETECTOR (SD)

1228 N 36TH ST.

RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

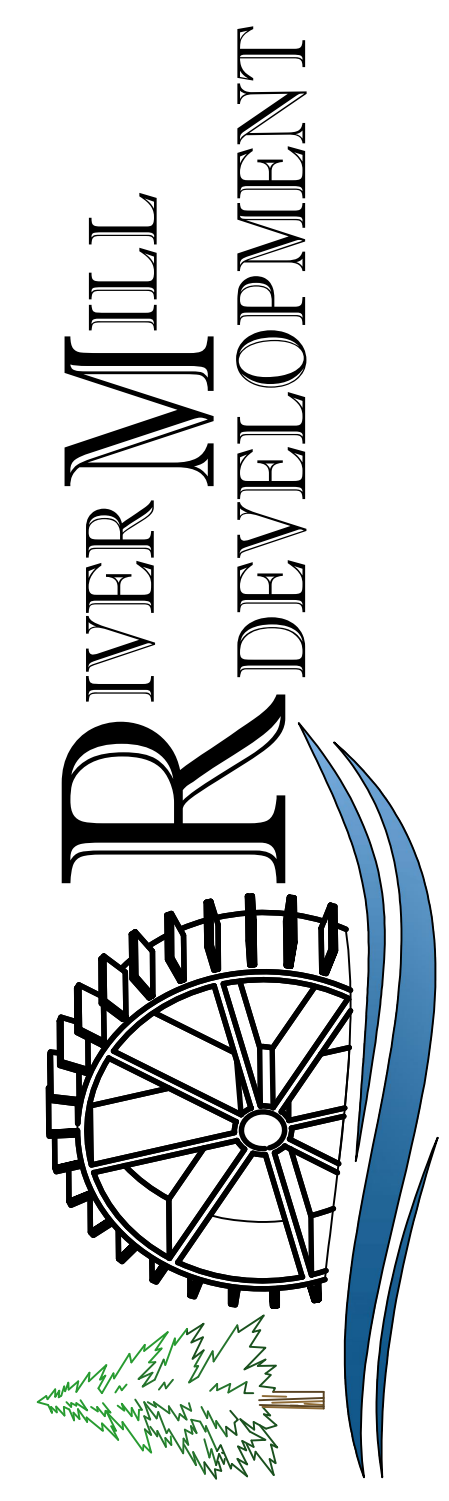
REVISION NOTES

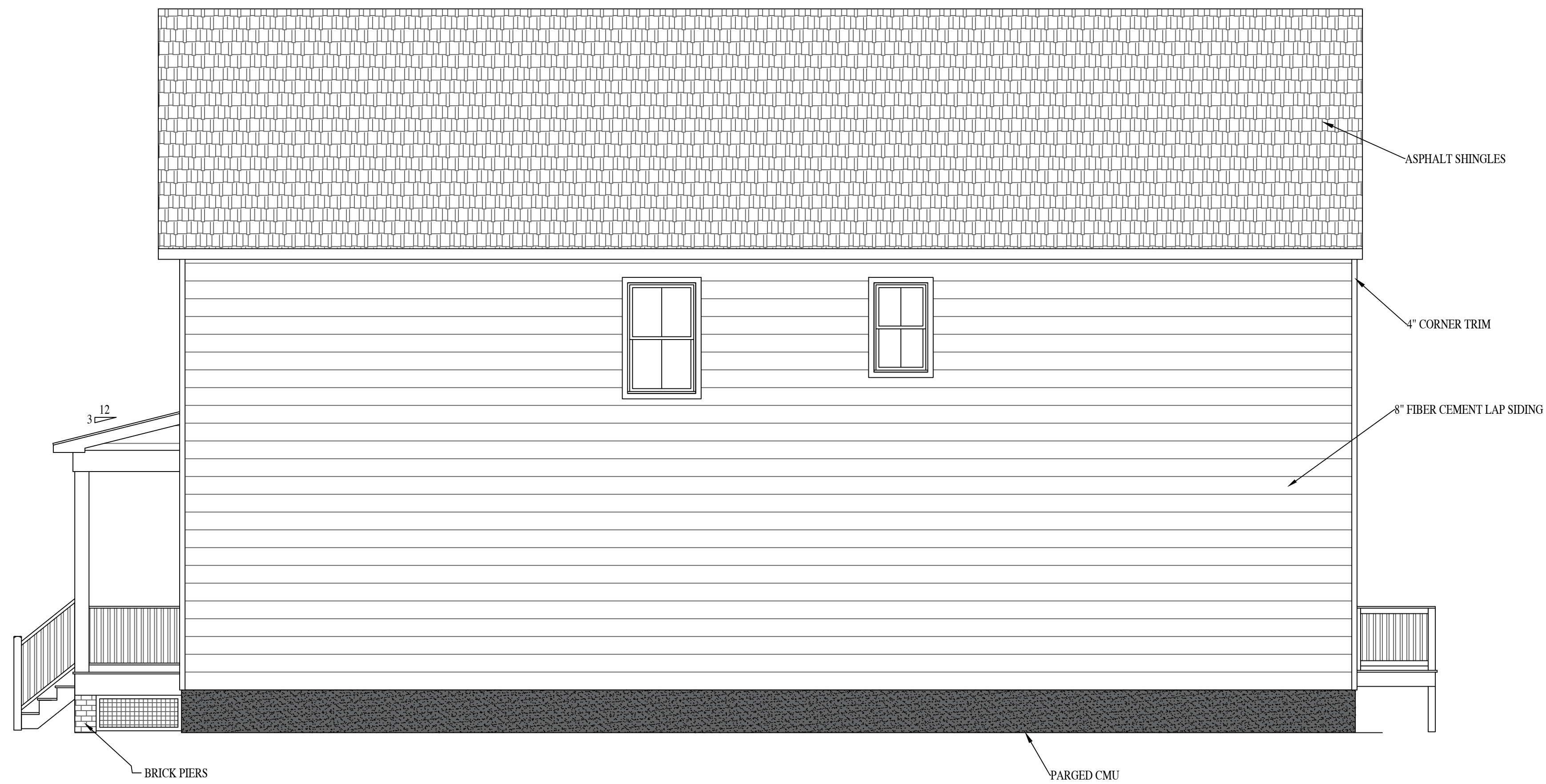
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1/4" = 1'-0"

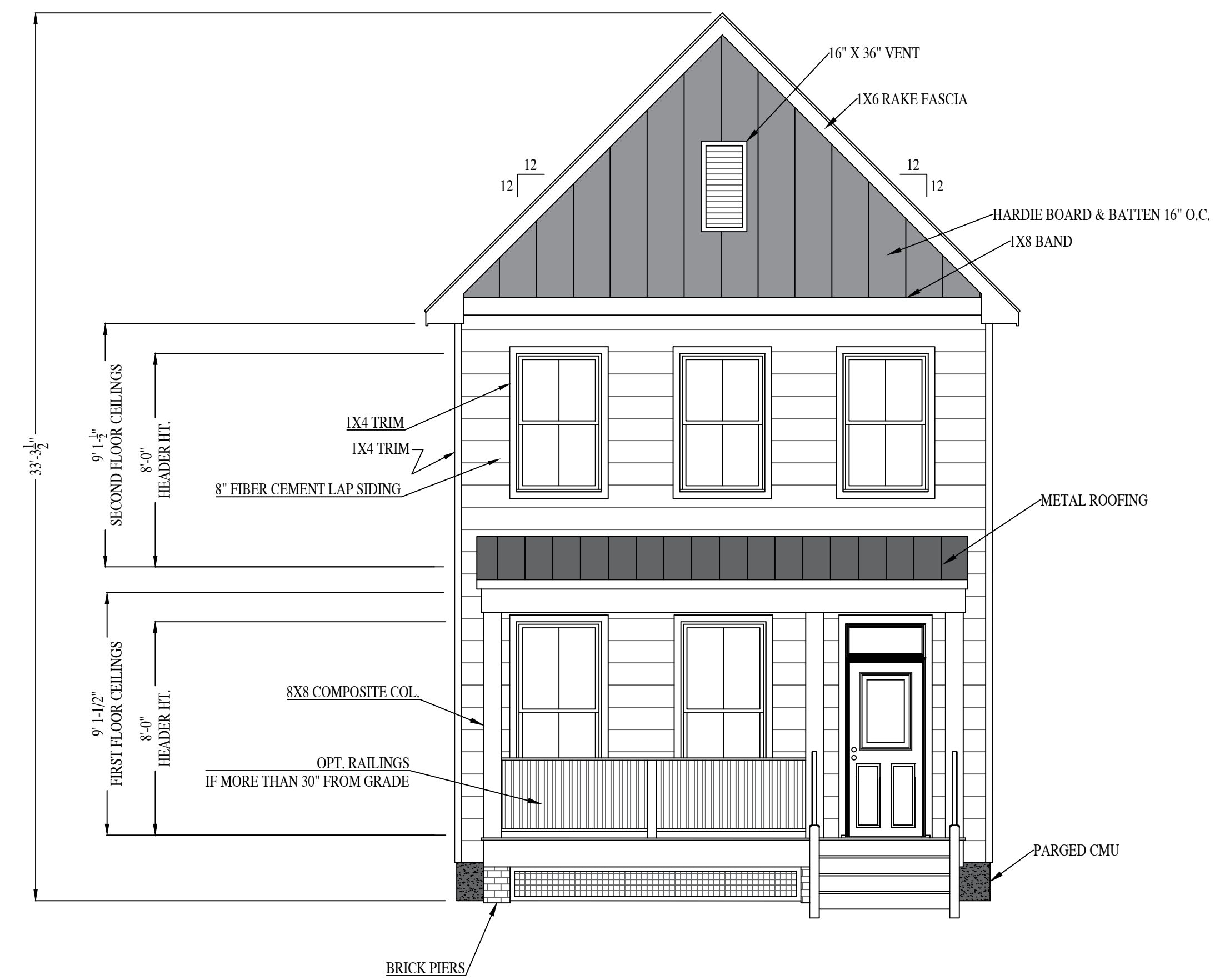
DATE:
7-17-2024

SHEET:
A1.1





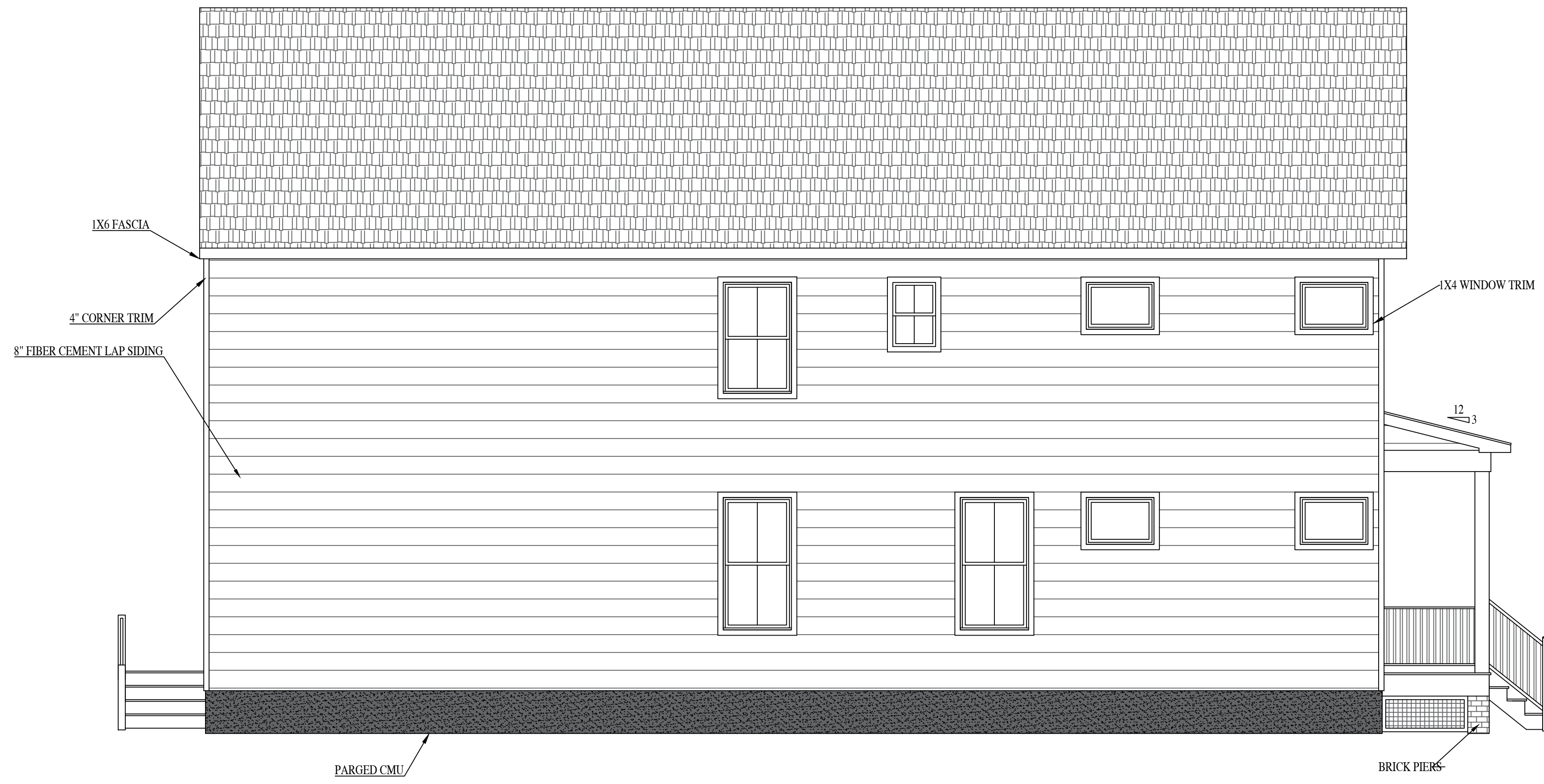
RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

1228 N 36TH ST.

RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

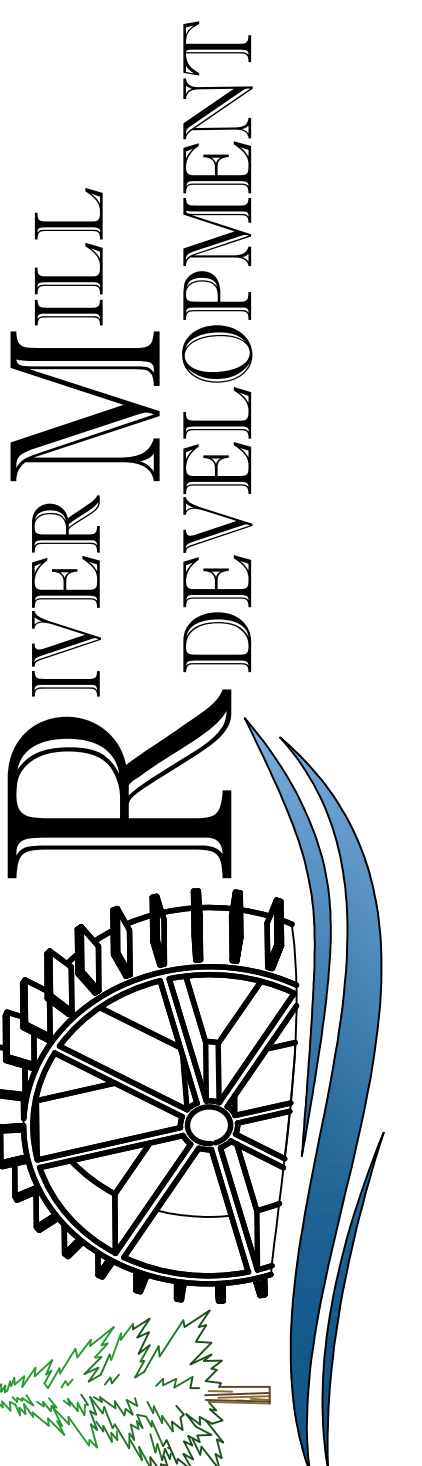
REVISION NOTES

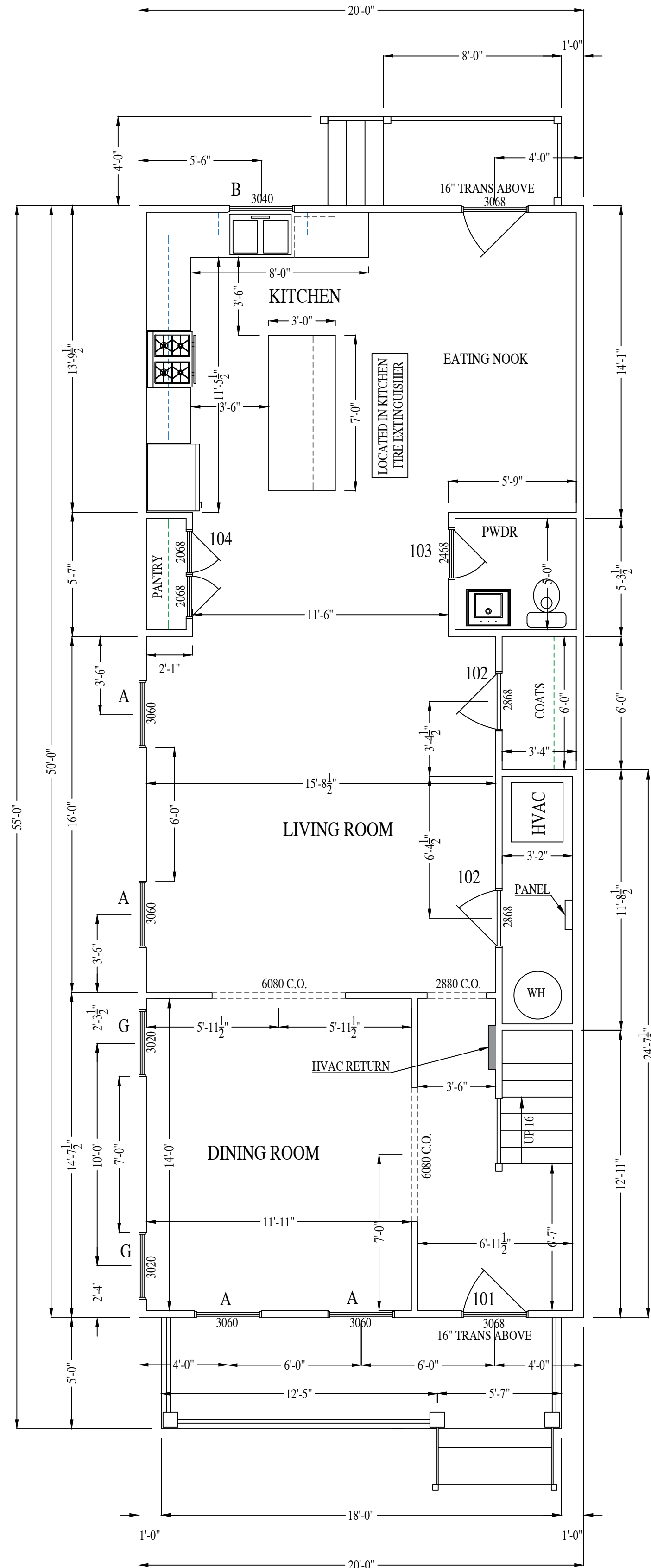
DATE	START

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

DATE:
 7-17-2024

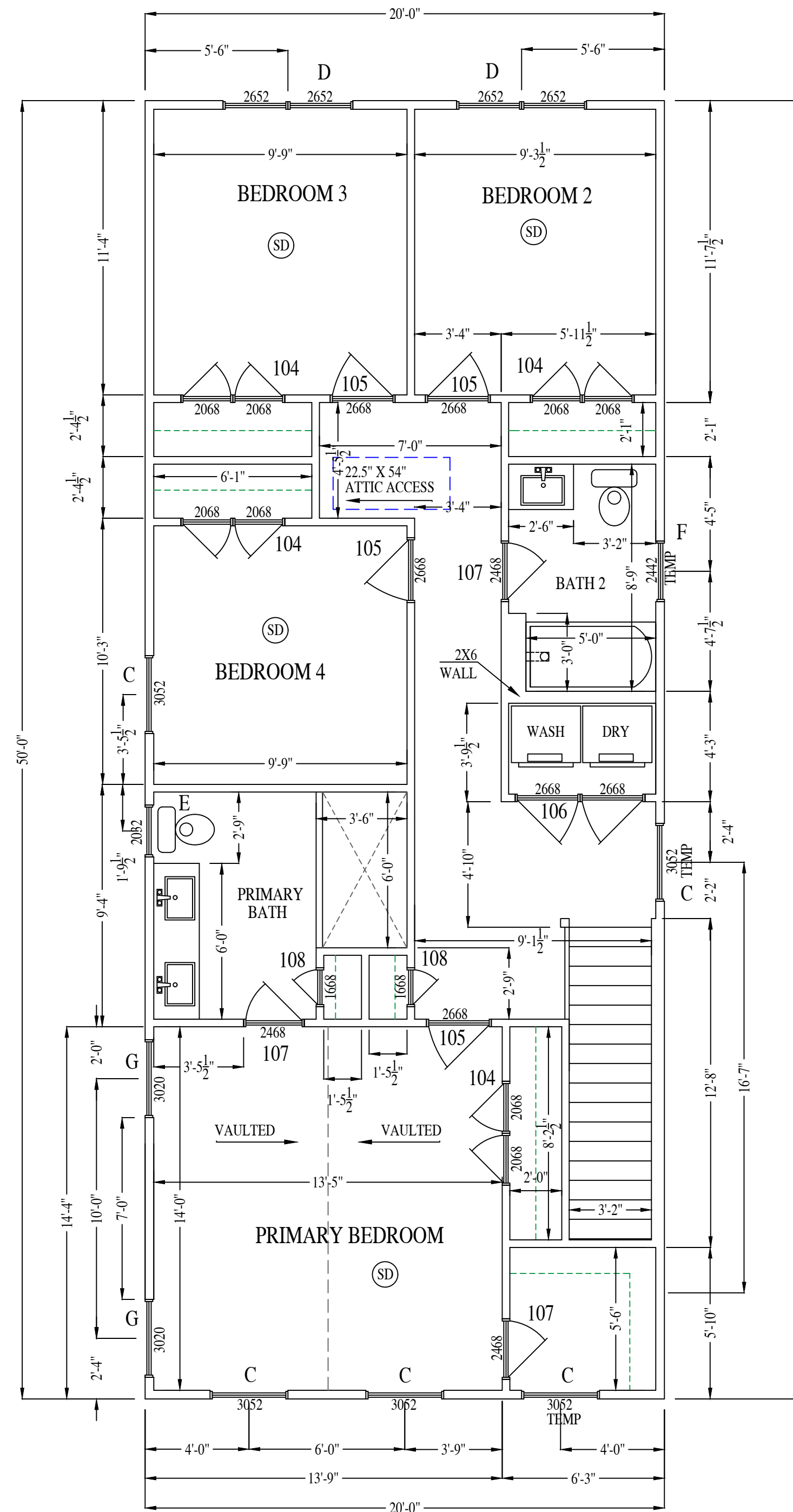
SHEET:
 A2.1





FIRST FLOOR PLAN

1000 S.F.



SECOND FLOOR PLAN

1000 S.F.

WINDOW SCHEDULE

ID	WIDTH	HEIGHT	TYPE	TOP SASH	BOT. SASH	QTY.
A	3'-0"	6'-0"	SINGLE D.H.	2 LITE	2 LITE	4
B	3'-0"	4'-0"	SINGLE D.H.	2 LITE	2 LITE	1
C	3'-0"	5'-2"	SINGLE D.H.	2 LITE	2 LITE	5
D	2'-6"	5'-2"	TWIN D.H.	2 LITE	2 LITE	2
E	2'-0"	3'-2"	SINGLE D.H.	2 LITE	2 LITE	1
F	2'-4"	4'-2"	SINGLE D.H.	2 LITE	2 LITE	1
G	3'-0"	2'-0"	FIXED	CLEAR	N/A	4

DOOR SCHEDULE

ID	WIDTH	HEIGHT	TYPE	DESCRIPTION	QTY.
101	3'-0"	8'-0"	EXTERIOR INSUL.	1/2 LITE FIBERGLASS DOOR + TRANS	2
102	2'-8"	6'-8"	INTERIOR	WOOD	2
103	2'-4"	6'-8"	INTERIOR	WOOD	1
104	2'-0"	6'-8"	INTERIOR TWIN	WOOD	5
105	2'-6"	6'-8"	INTERIOR	WOOD	4
106	2'-6"	6'-8"	INTERIOR TWIN	WOOD	1
107	2'-4"	6'-8"	INTERIOR	WOOD	3
108	1'-6"	6'-8"	INTERIOR	WOOD	2

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32
 NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4

SMOKE DETECTOR (SD)

1230 N 36TH ST.

RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

REVISION NOTES

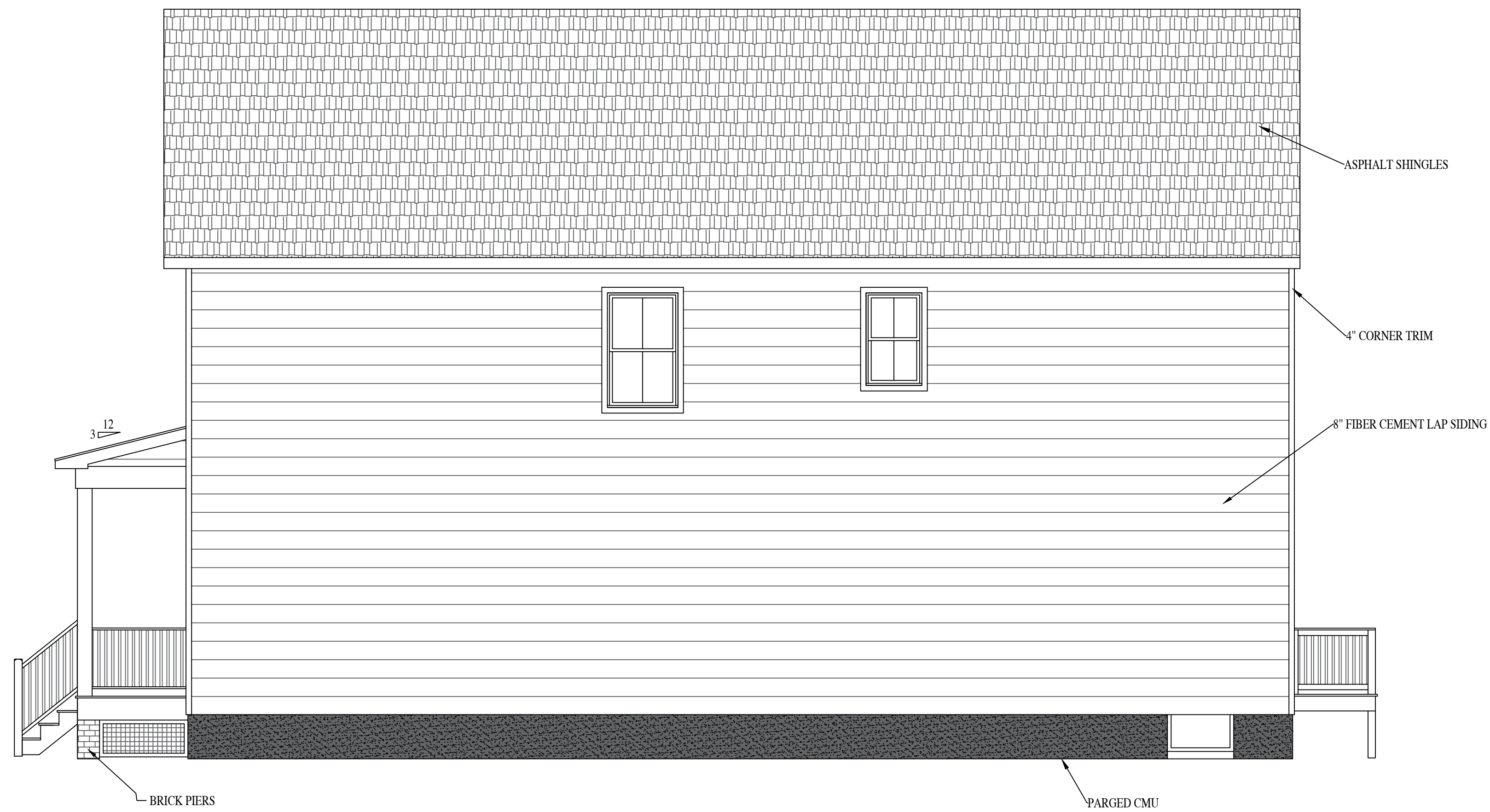
DATE	START

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

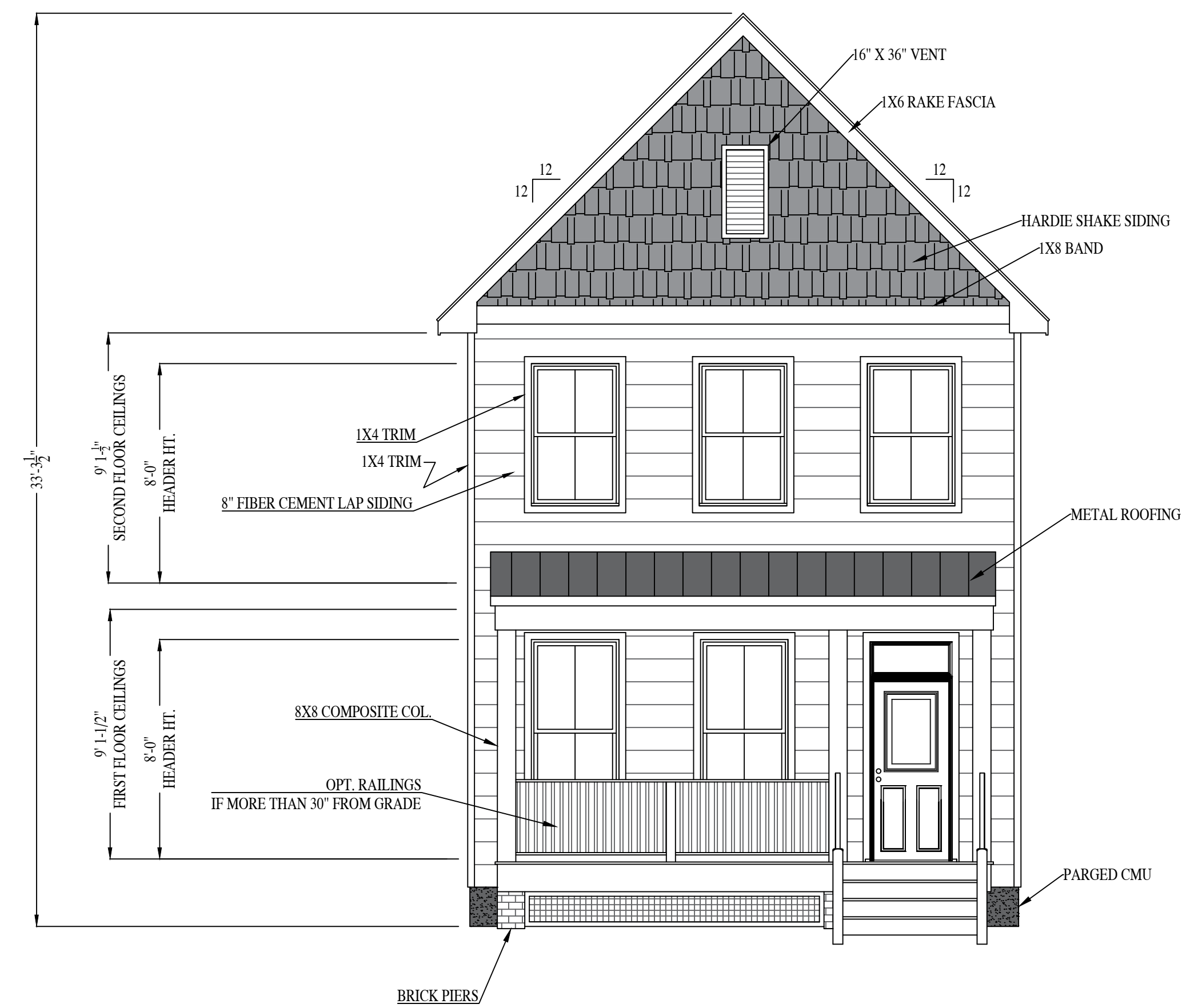
DATE:
 7-17-2024

SHEET:
 A1.1





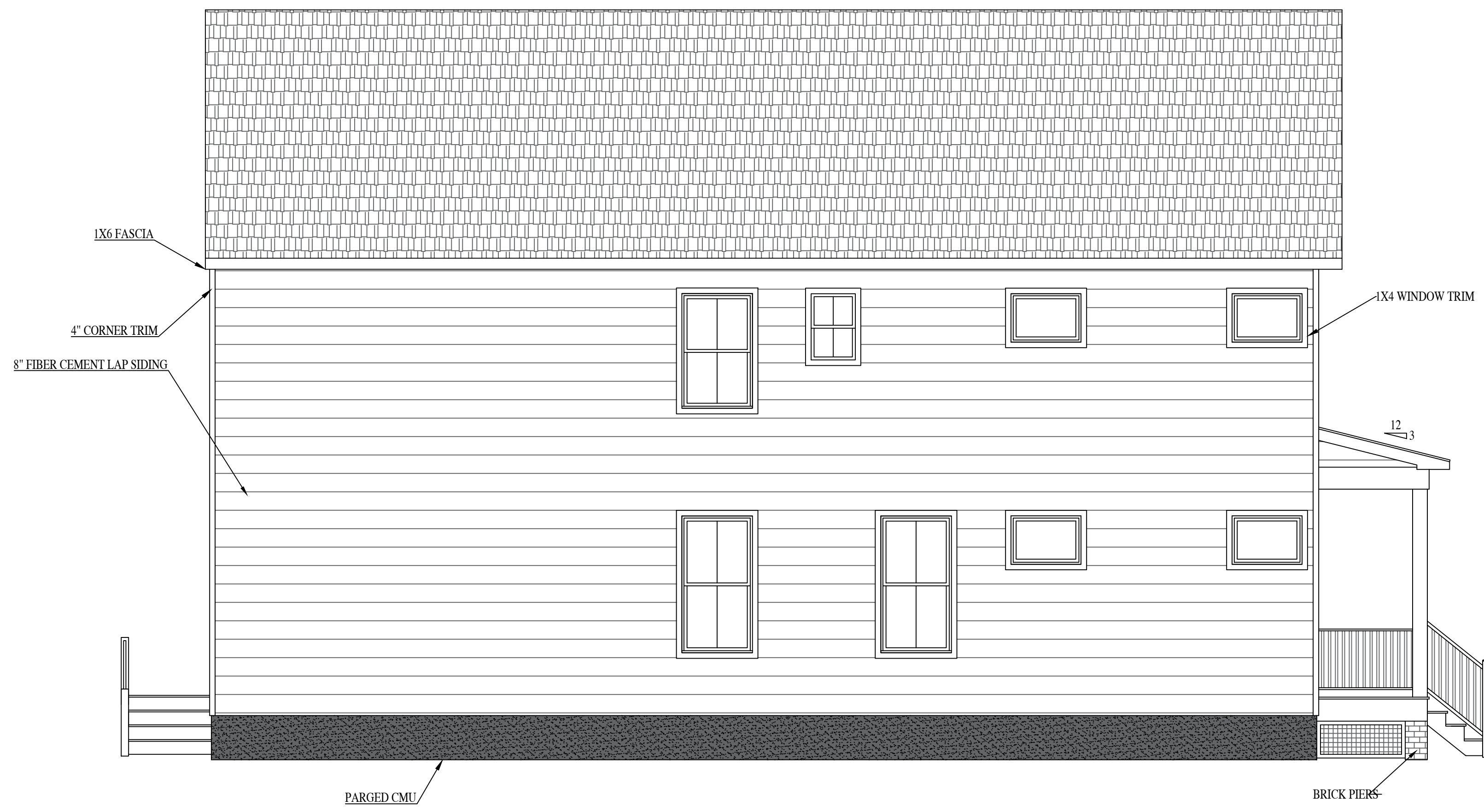
RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

1230 N 36TH ST.

RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

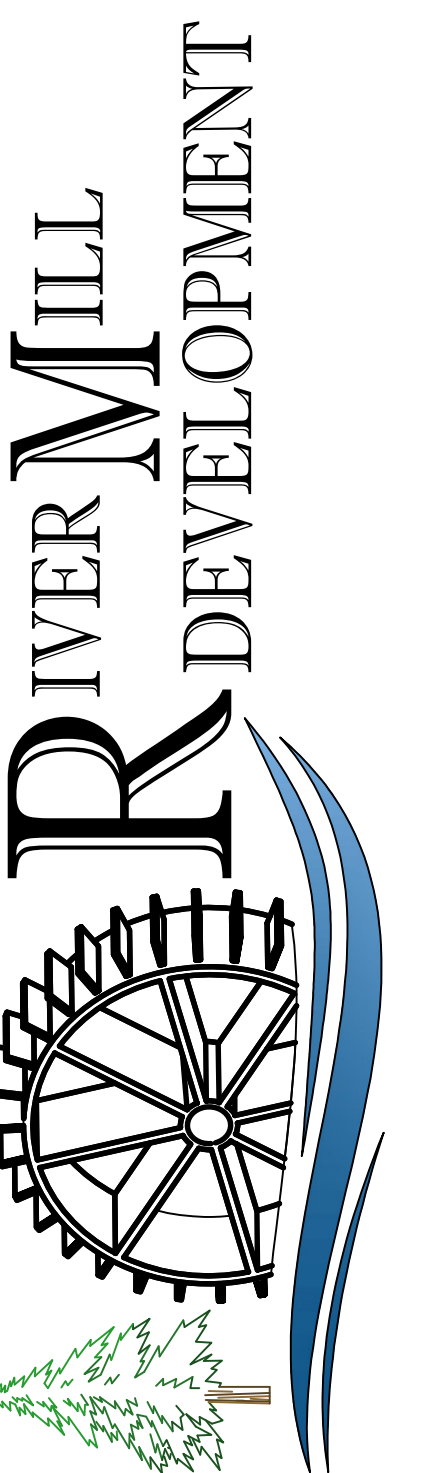
REVISION NOTES

DATE	START

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

DATE:
 7-17-2024

SHEET:
 A2.1





CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

April 20, 2023

John Taylor III
1706 North 20th Street
Richmond, VA 23223

Attn: Mr. John Taylor III

RE: 1226 North 36th Street
Tax Parcel: E000-1408/029

Mr. Taylor:

Thank you for your request of a *Zoning Confirmation Letter* regarding the above referenced property. In response to your request, as of the date of this letter, be advised of the following:

The property is located within an R-5 (Single-Family Attached Residential) zoning district. The R-5 Single-Family Residential District requires a minimum lot area of not less than six thousand square feet (6,000 SF) and a minimum lot width of not less than fifty feet (50') for single-family detached dwellings. According to the City Assessor's records and deeds, the subject property has a lot width of ninety feet (90'), and a lot depth of one hundred twenty five feet (125'), which results in a lot area of 11,548.68± square feet. The property is currently improved with a single-family detached dwelling.

According to a November 16, 2005, Deed (most current) the parcels have been conveyed as:

Parcel 1:

"All that certain lot parcel of land, with the improvements thereon, known and designated as No. 1226 North 36th Street (formally Garrison Street), lying and being in the City of Richmond, Virginia, and more particularly described as follows: Beginning at a point on the North line of 36th Street, 390 feet East of R Street, (formerly Cowardin Street), and running thence eastwardly along and fronting 30 feet on the North line of 36th Street and extending back northwardly from said front and between parallel lines, 125 feet to an alley 13.90 feet wide.

Parcel 2:

All that certain lot or parcel of land, lying and being in the City of Richmond, Virginia, bounded and described as follows. To wit:

Beginning at a point on the north line of 36th Street, 420 feet east of R Street, and running thence Eastwardly along and fronting 62.25 feet, on the North line of 36th Street; thence back northwardly 125.28 feet, to an alley 13.90 feet wide; thence westwardly along the south line of said alley 53.77 feet, thence southwardly on a line parallel with R Street, 125 feet to the point of beginning.

Based on the information available to me at this time, these lots are individual lots of record that have always been conveyed together, since at least 1929. Per Section 30-1220.54 of the Zoning Ordinance, a

lot is defined as "a single lot of record or a combination of contiguous lots of record." Once parcels are combined, any subsequent division thereof must be done in compliance with applicable regulations. The subject property has always been used as a side yard for the dwelling at 1226 North 36th Street, which includes fencing, a paved driveway and parking area, as well as an accessory building. A site visit to the property found that this continues to be the case.

As proposed, your intent is to determine whether the subject lot is buildable for the construction of a future single-family detached dwelling. It is my determination that the subject lot is **not a buildable lot from a zoning perspective**. The determination is based on the fact that the subject property is being used as a side yard for the dwelling at 1226 N. 36th Street, which, as stated above, includes an accessory building, fencing and paved parking. The proposed split would result in two lots, neither of which would meet the minimum requirements for the R-5 district, relative to lot area and width.

Requesting and obtaining a Special Exception from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) from City Council may be a possibility. For information concerning the BZA process, please contact the Zoning Administration Office at 646-6340. For information concerning the SUP process, please contact the Land Use Administration Office at 646-6304.

Upon submittal of specific development plans, including detailed floor plans, for any proposed use(s), this office will evaluate for conformance with all zoning requirements in effect at that time.

The zoning requirements that may affect the potential development of the site are as follows:

- (1) Front yard - not less than 25 feet, or as determined by the existing setbacks of adjacent dwellings within one hundred feet (100').
- (2) Side yards - not less than six feet in width.
- (3) Rear yard - not less than six feet.
- (4) Lot coverage – not to exceed 30 percent of the area of the lot.
- (5) Building height – not to exceed 35 feet in height. No accessory building shall exceed twenty feet (20') in height.
- (6) Parking – minimum of one off street parking space for each lot.

You are hereby advised that you have thirty (30) days from this notice in which to appeal this decision to the Board of Zoning Appeals, in accordance with §15.2-2311 of the Code of Virginia and §17.19 of the Richmond City Charter, or this decision shall be final and unappealable. Such appeal must be in writing and must be filed with the Secretary to the Board of Zoning Appeals. Said appeal shall indicate in specific terms the grounds for the appeal and must be accompanied by a filing fee of two hundred fifty dollars (\$250.00).

I hope this information is sufficient. Should you have any additional questions, please contact Planning Associate Andrea Cuffee by E-mail at: andrea.cuffee@rva.gov or by telephone at: (804) 646-4025.

Sincerely,



William C. Davidson
Zoning Administrator

Cc:

Courtney Pollard Jr
1226 N 36TH ST
Richmond, VA 23223