



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

July 12, 2024

Scott and Deborah Robinson
10650 Cherokee Road
Richmond, VA 23235

To Whom It May Concern:

RE: BZA 22-2024

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, August 7, 2024 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 construct an accessory structure (carport) to an existing single-family (detached) dwelling at 10650 CHEROKEE ROAD (Tax Parcel Number C001-0434/006), located in an R-1 (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 **877 521 362#**. 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 August 7, 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 22-2024
Page 2
July 12, 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,

A handwritten signature in cursive script that reads "Roy W. Benbow".

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.

Buzzeo William E And Tracy D
10660 Cherokee Rd
Richmond, VA 23235

Crichton James S Jr & Catherine P
10655 Cherokee Rd
Richmond, VA 23235

Ewell L Page Iii & Linda T
10675 Cherokee Rd
Richmond, VA 23235

Jenkins Joseph R And Sara J Struckell
10640 Cherokee Rd
Richmond, VA 23235

Nash Reginald W Trust Trustee
10670 Cherokee Rd
Richmond, VA 23235

Perkinson W Baxter Jr And Elaine N
10620 Cherokee Rd
Richmond, VA 23235

Tabassian Ali R
10645 Cherokee Rd
Richmond, VA 23235

Property: 10650 Cherokee Road **Parcel ID:** C0010434006**Parcel**

Street Address: 10650 Cherokee Road Richmond, VA 23235-
Owner: ROBINSON J SCOTT AND DEBORAH S
Mailing Address: 10650 CHEROKEE RD, RICHMOND, VA 23235
Subdivision Name : PITTAWAY FARMS
Parent Parcel ID:
Assessment Area: 140 - Traylor Estate/Huguenot Farms
Property Class: 110 - R One Story
Zoning District: R-1 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$824,000
Improvement Value: \$384,000
Total Value: \$1,208,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 84526
Acreage: 1.94
Property Description 1: PITTAWAY FARMS L5 BA
Property Description 2: 0150.00X0558.02 IRG0000.000
State Plane Coords(?): X= 11745500.966467 Y= 3726914.244933
Latitude: 37.55454613 , **Longitude:** -77.59414321

Description

Land Type: Residential Lot B
Topology:
Front Size: 150
Rear Size: 558
Parcel Square Feet: 84526
Acreage: 1.94
Property Description 1: PITTAWAY FARMS L5 BA
Property Description 2: 0150.00X0558.02 IRG0000.000
Subdivision Name : PITTAWAY FARMS
State Plane Coords(?): X= 11745500.966467 Y= 3726914.244933
Latitude: 37.55454613 , **Longitude:** -77.59414321

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$824,000	\$384,000	\$1,208,000	Reassessment
2023	\$770,000	\$384,000	\$1,154,000	Reassessment
2022	\$706,000	\$321,000	\$1,027,000	Reassessment
2021	\$706,000	\$283,000	\$989,000	Reassessment
2020	\$706,000	\$243,000	\$949,000	Reassessment
2019	\$706,000	\$235,000	\$941,000	Reassessment
2018	\$706,000	\$223,000	\$929,000	Reassessment
2017	\$706,000	\$211,000	\$917,000	Reassessment
2016	\$706,000	\$211,000	\$917,000	Reassessment
2015	\$685,000	\$205,000	\$890,000	Reassessment
2014	\$685,000	\$205,000	\$890,000	Reassessment
2013	\$685,000	\$216,000	\$901,000	Reassessment
2012	\$685,000	\$222,000	\$907,000	Reassessment
2011	\$706,000	\$247,000	\$953,000	CarryOver
2010	\$706,000	\$247,000	\$953,000	Reassessment
2009	\$706,200	\$255,100	\$961,300	Reassessment
2008	\$706,200	\$255,100	\$961,300	Reassessment
2007	\$706,200	\$255,100	\$961,300	Reassessment
2006	\$706,200	\$255,100	\$961,300	Reassessment
2005	\$660,000	\$234,000	\$894,000	Reassessment
2004	\$264,600	\$234,400	\$499,000	Reassessment
2003	\$252,000	\$223,200	\$475,200	Reassessment
2002	\$223,000	\$197,500	\$420,500	Reassessment
2001	\$206,500	\$182,900	\$389,400	Reassessment
1998	\$175,000	\$155,000	\$330,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
12/17/2014	\$900,000	SPRENKLE MARK D AND PAUL	ID2014-21806	1 - VALID SALE-Valid, Use in Ratio Analysis
10/01/2012	\$0	SPRENKLE CLARENCE W JR	IW2012-1321	2 - INVALID SALE-Relation Between Buyer/Seller
06/03/1996	\$0	Not Available	09601-10227	
05/30/1974	\$30,000	Not Available	000444-00250	

Planning

Master Plan Future Land Use: R
Zoning District: R-1 - Residential (Single Family)
Planning District: Huguenot
Traffic Zone: 1141
City Neighborhood Code: HGNT
City Neighborhood Name: Huguenot
Civic Code: 3004
Civic Association Name: Cherokee Area Neighbors
Subdivision Name: PITTAWAY FARMS
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: Y
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	1007	0701001	070100
1990	110	0701001	070100

Schools

Elementary School: Fisher Model
Middle School: Brown
High School: Huguenot

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 25
Dispatch Zone: 191A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Tuesday
Bulk Collection: TBD

Government Districts

Council District: 4
Voter Precinct: 409
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1979
Stories: 1
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 4
Number Of Full Baths: 3
Number Of Half Baths: 1
Condition: normal for age
Foundation Type: Full Bsmt
1st Predominant Exterior: Wood siding-cedar-redwd
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Comp sh to 235#
Interior Wall: Drywall
Floor Finish: Hardwood-std oak
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Waterfront Boat Dock, Miscellaneous

Extension 1 Dimensions

Finished Living Area: 1847 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 1847 Sqft
Finished Basement: 1202 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 68 Sqft
Deck: 330 Sqft

Property Images

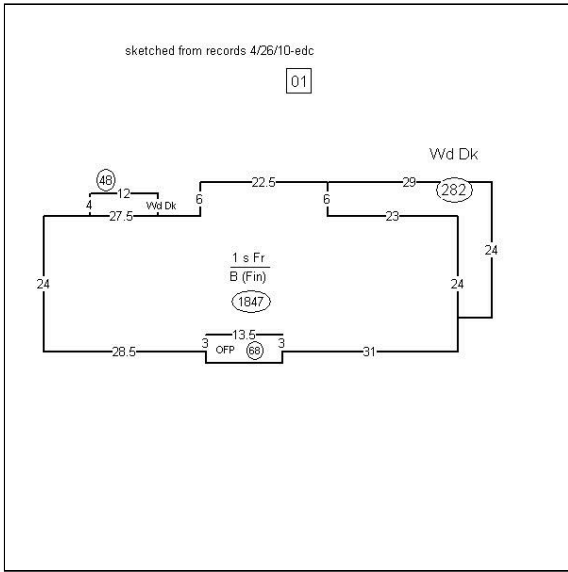
Name:C0010434006 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:C0010434006 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 Scott and Deborah Robinson PHONE: (Home) (804) 921-4976 (Mobile) () _____
OWNER: 10650 Cherokee Road FAX: () _____ (Work) () _____
(Name/Address) Richmond, VA 23235 E-mail Address: scottrob61@gmail.com

OWNER'S REPRESENTATIVE:

(Name/Address) _____ PHONE: (Home) () _____ (Mobile) () _____

FAX: () _____ (Work) () _____

E-mail Address: _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES): 10650 Cherokee Road

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-690.1.(d)

APPLICATION REQUIRED FOR: A certificate of zoning compliance to construct an accessory structure (carport) to an existing single-family (detached) dwelling.

TAX PARCEL NUMBER(S): C001-0434/006 ZONING DISTRICT: R-1 (SINGLE FAMILY RESIDENTIAL)

REQUEST DISAPPROVED FOR THE REASON THAT: The location within the required yard requirement is not met. Accessory buildings are not permitted in the front yard, as established by the main building, unless located one hundred feet (100') from the street line. A front yard is defined as "a yard extending the length of the street frontage of a lot and being the minimum horizontal distance between the street line and the main building." A front yard of 68.5 feet, as established by the main building, exists; a front yard of 50 feet is proposed for the accessory structure (carport).

DATE REQUEST DISAPPROVED: June 12, 2023 FEE WAIVER: YES NO:

DATE FILED: June 20, 2023 TIME FILED: 10:03 a.m. PREPARED BY: Matthew West RECEIPT NO. BZAR-14997-2024

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) (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: 6/25/2024

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

CASE NUMBER: BZA 22-2024 HEARING DATE: August 7, 2024 AT 1:00 P.M.

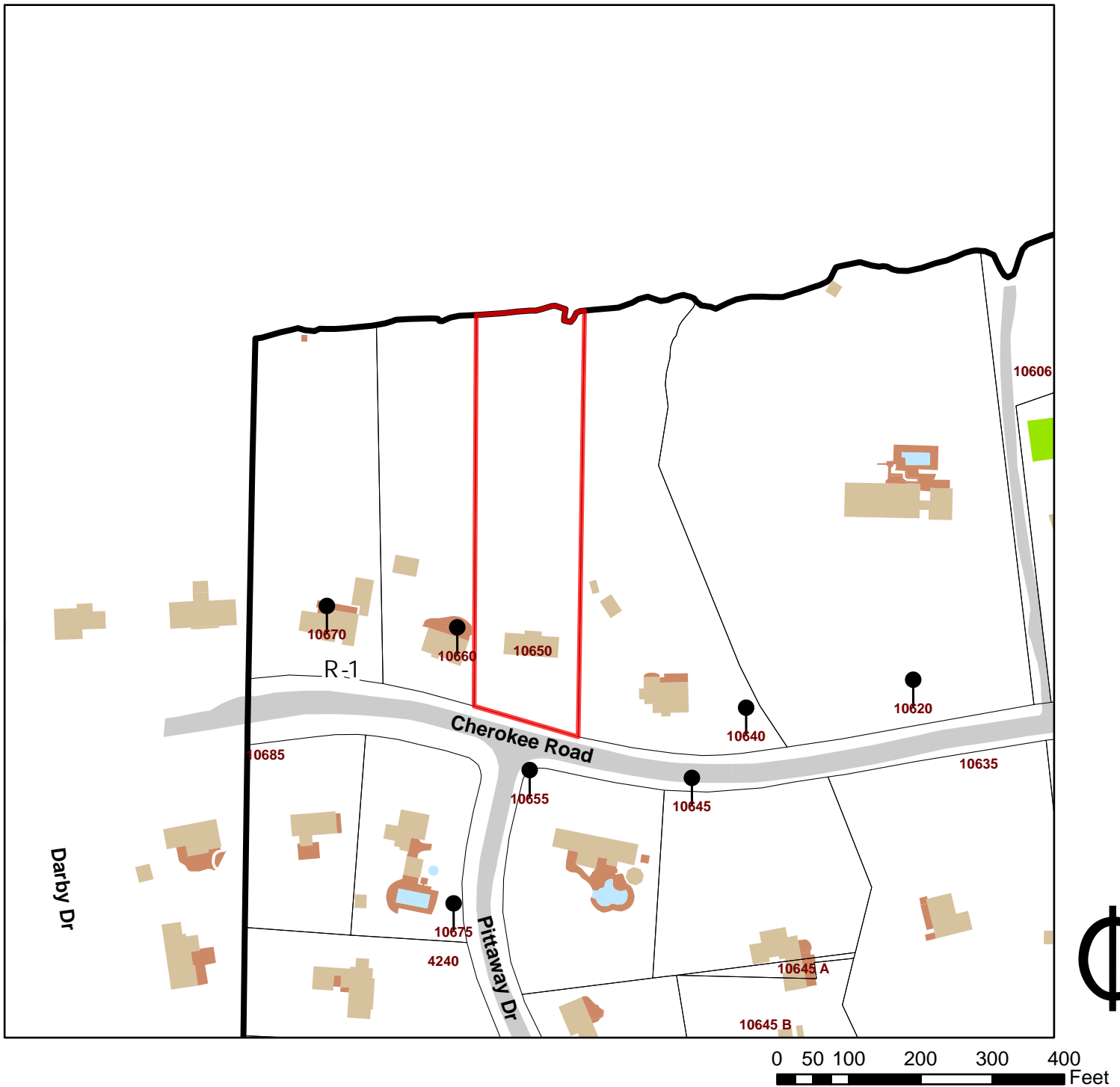
BOARD OF ZONING APPEALS CASE BZA 22-2024
150' Buffer

APPLICANT(S): Scott and Deborah Robinson

PREMISES: 10650 Cherokee Road
(Tax Parcel Number C001-0434/006)

SUBJECT: A certificate of zoning compliance to construct an accessory structure (carport) to an existing single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-680.1(d) of the Zoning Ordinance for the reason that:
Accessory structures are not permitted in the front yard.





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:



Revised: November 10, 2020

SITE PLAN

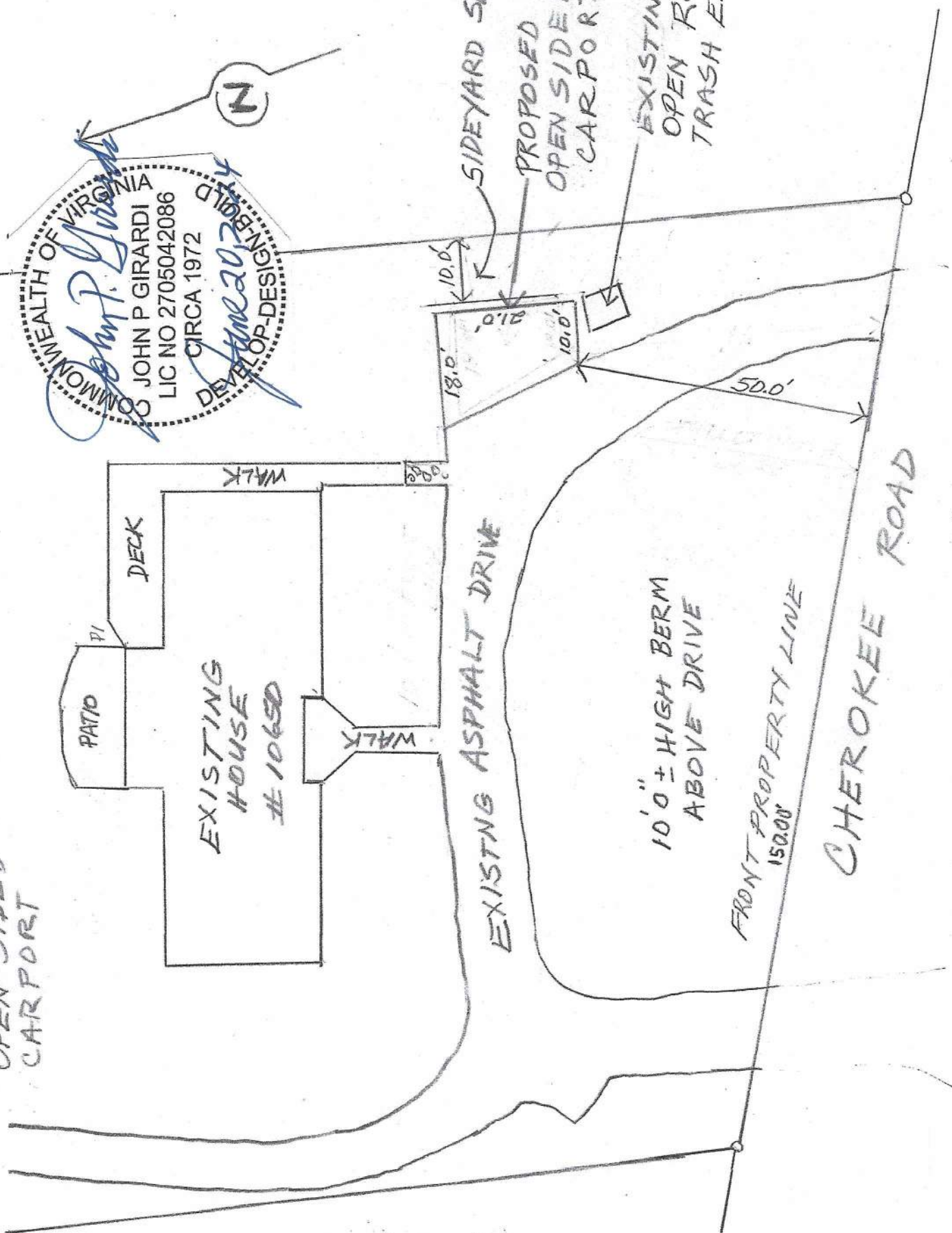
JOHN P. GIRARDI

JUNE 16, 2024

DEVELOP-DESIGN-BUILD

1" = 20' 0" PI

OPEN SIDED CARPORT



COMMONWEALTH OF VIRGINIA
 John P. Girardi
 JOHN P GIRARDI
 LIC NO 2705042086
 CIRCA 1972
 DEVELOP-DESIGN-BUILD

WALK

DECK

PATIO

EXISTING HOUSE #10650

WALK

EXISTING ASPHALT DRIVE

SIDEYARD SETBACK

PROPOSED OPEN SIDED CARPORT

EXISTING OPEN ROOF TRASH ENCLOSURE

10'0" ± HIGH BERM ABOVE DRIVE

FRONT PROPERTY LINE 150.00'

CHEROKEE ROAD

N

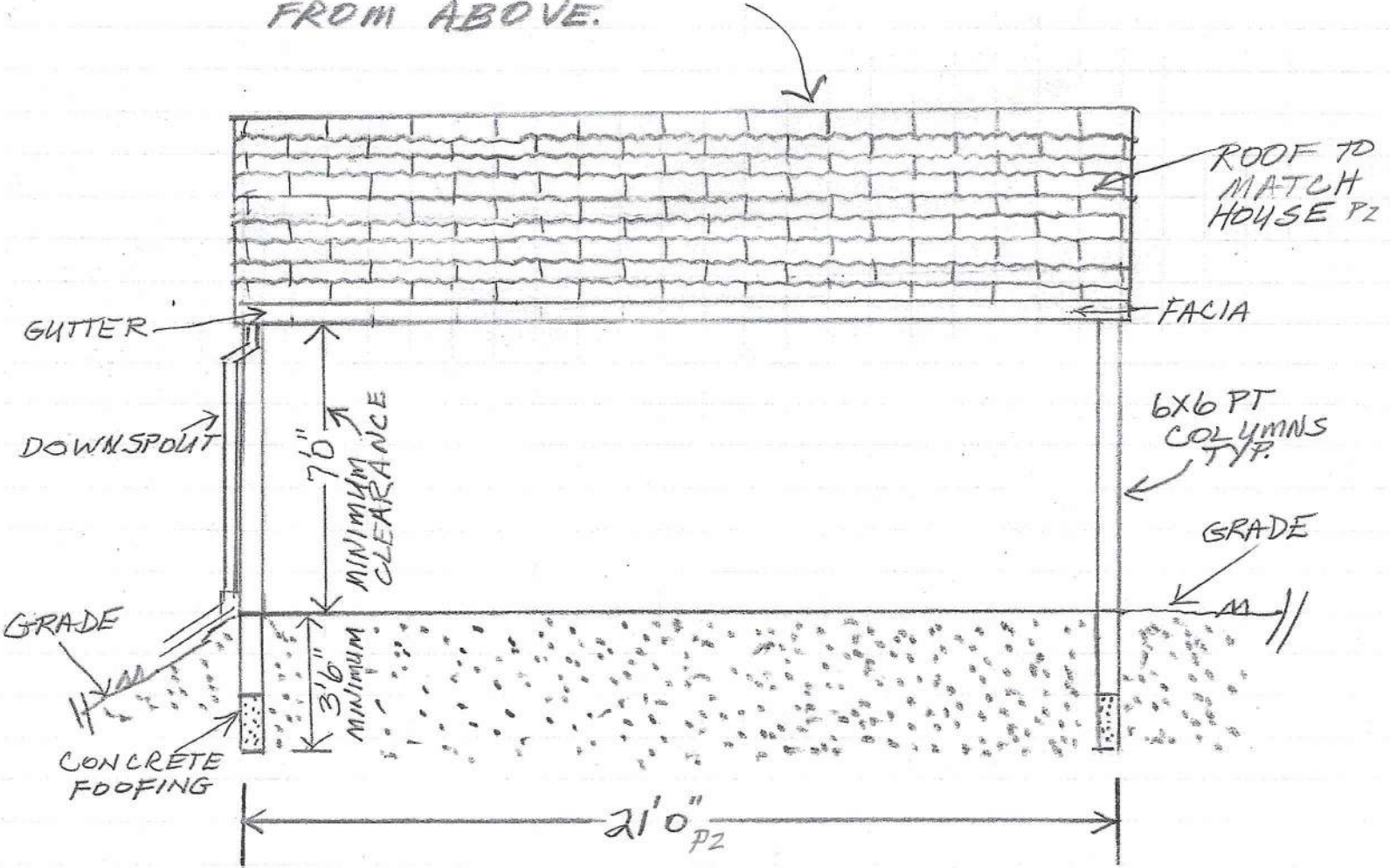
18.0'

10.0'

10.0'

50.0'

NOTE: THIS DESIGN IS 2 DIMENTIONAL AND DOES NOT DEPICT THE TRUE SHAPE OF THE ROOF PLANE WHICH IS A TRAPAZOID WHEN VIEWED FROM ABOVE.



WEST FRONT ELEVATION

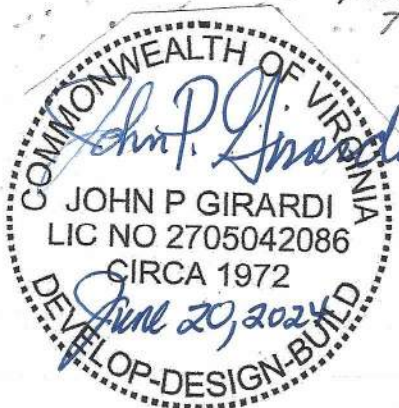
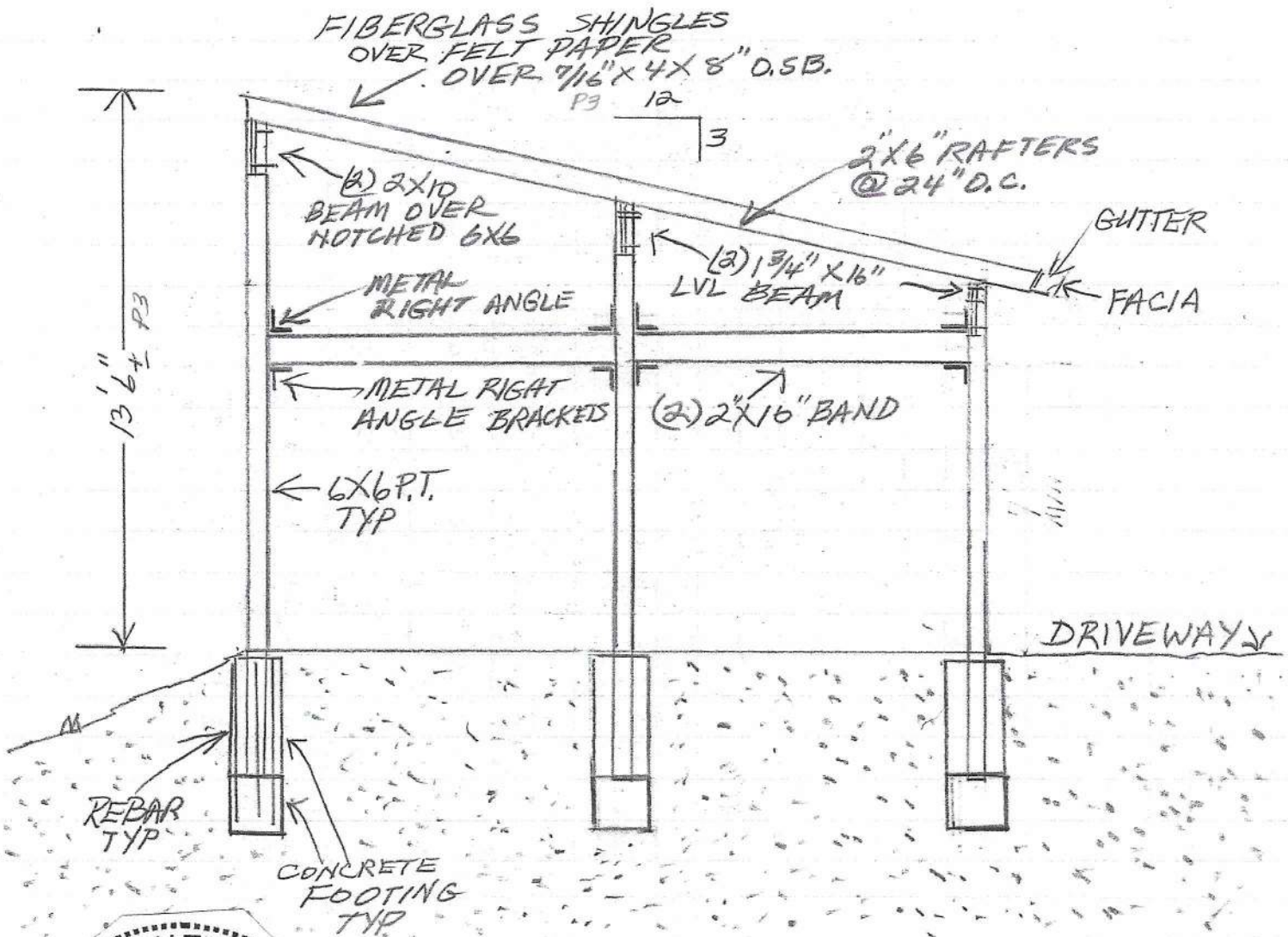
2 CAR OPEN SIDED CARPORT
1/4" = 1'0" JUNE 11, 2024 P2

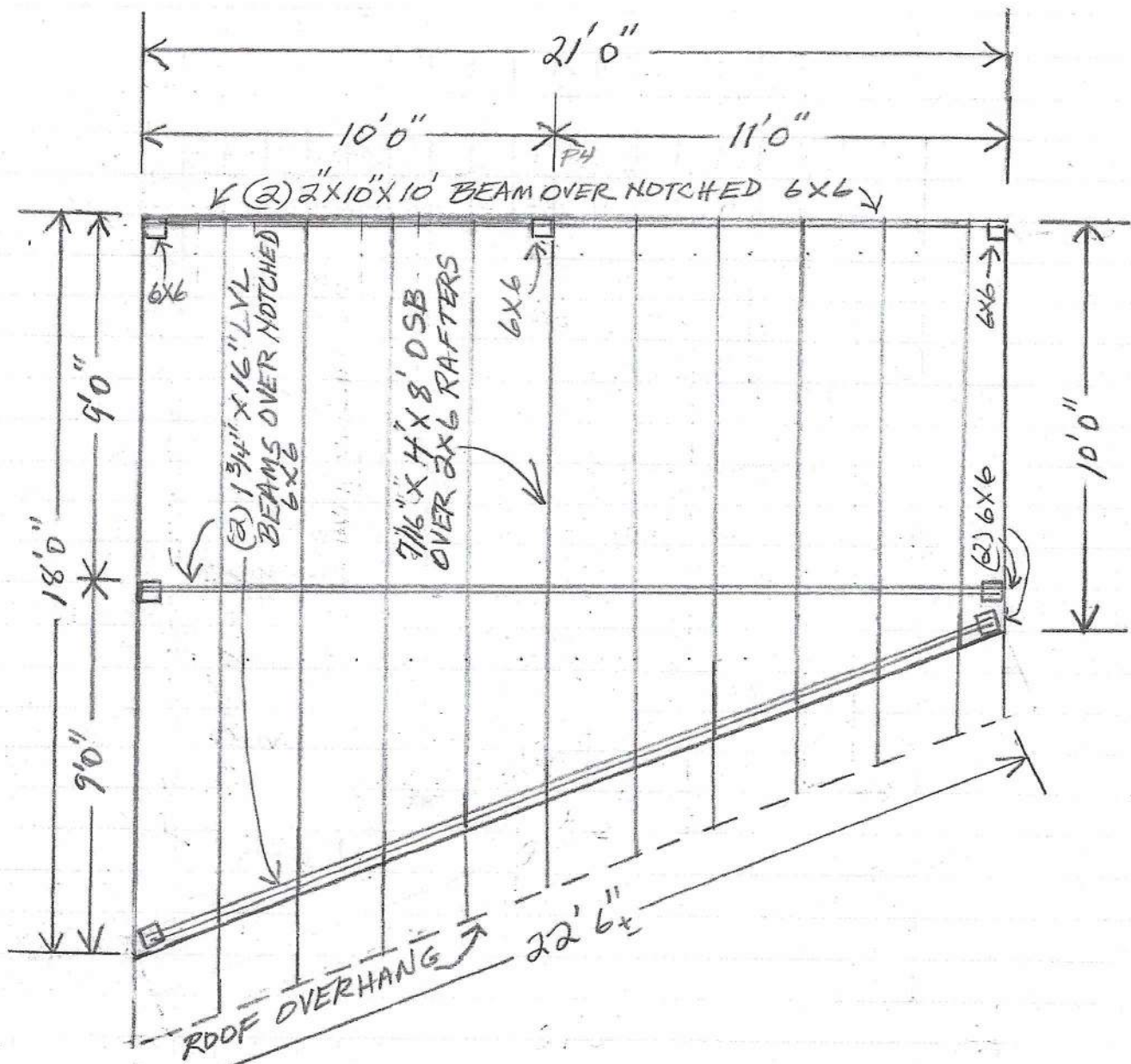
JOHN P. GIRARDI DEVELOP-DESIGN-BUILD
10650 CHEROKEE ROAD



10650 CHEROKEE ROAD
 JOHN P. GIRARDI
 DEVELOP-DESIGN-BUILD

LEFT ELEVATION
 P3 1/4" = 1'0" JUNE 11, 2024





ROOF PLAN 1/4" = 1'0" JUNE 11, 2024
P4

JOHN P. GIRARDI
DEVELOP - DESIGN - BUILD
10650 CHEROKEE ROAD



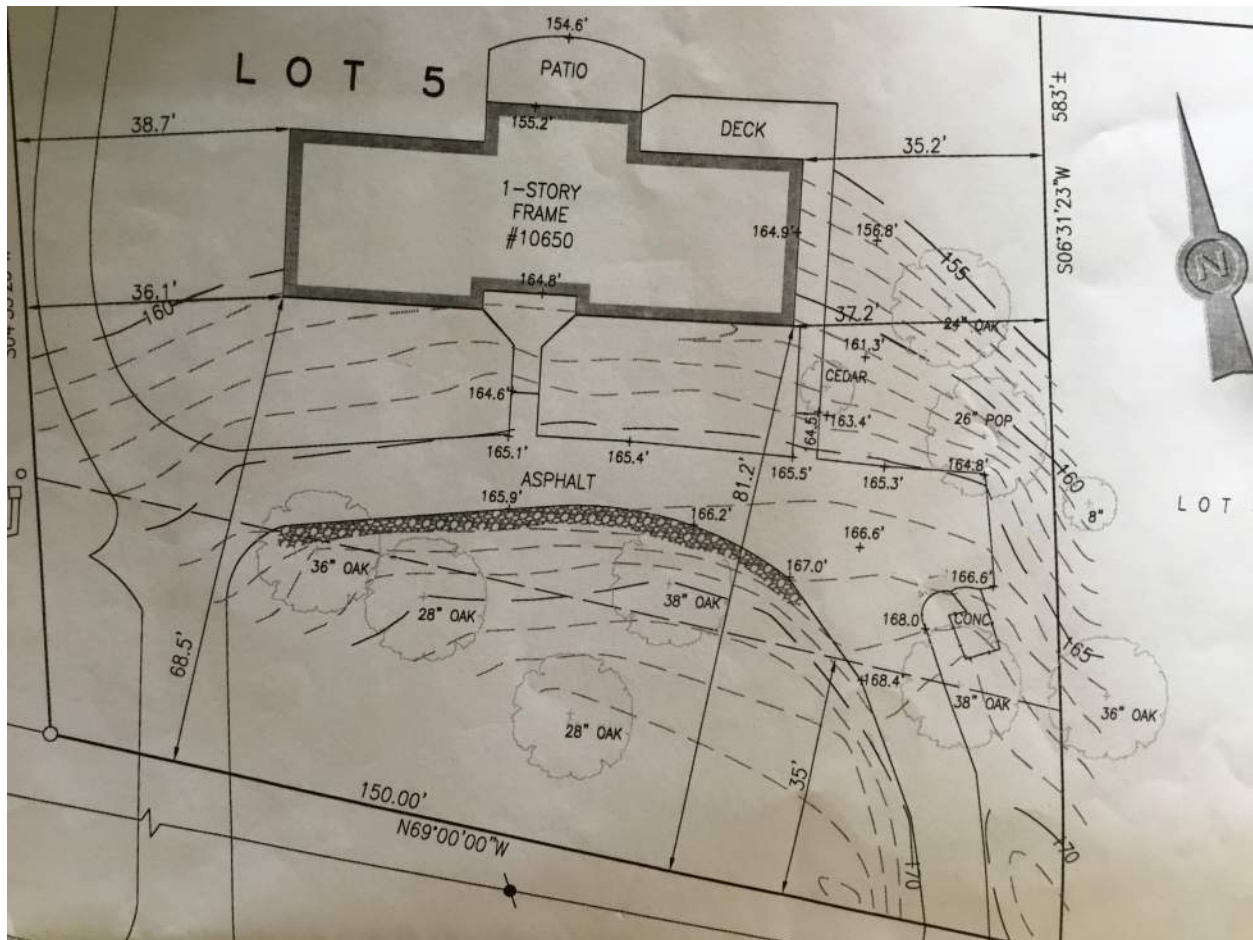
Notes Regarding the Location, Functionality and Design Character of Proposed Carport at 10650 Cherokee Road

Location

The topography of our lot is such that it rises several feet above Cherokee Road along the front property line (see picture) and then slopes significantly downslope to the back of the property (to the North).



From the front of the house and the near driveway and parking area to the back of the house, the grade changes approximately 10 feet. see photo of topo below)



Locating the carport where we currently park our cars (see previously submitted site plan) allows us to access the walkways to the house from our cars and vice versa without using stairs or ramps. This is an important safety and security consideration as we age in place, especially getting into and out of our cars in rain, snow, ice or with wet leaves.

Locating the carport where we currently park is constrained by these existing conditions:

The side yard setback on the east;

A large tree on the south;

The circular driveway on the west;

And a landscaped area to the north that we would like to preserve.

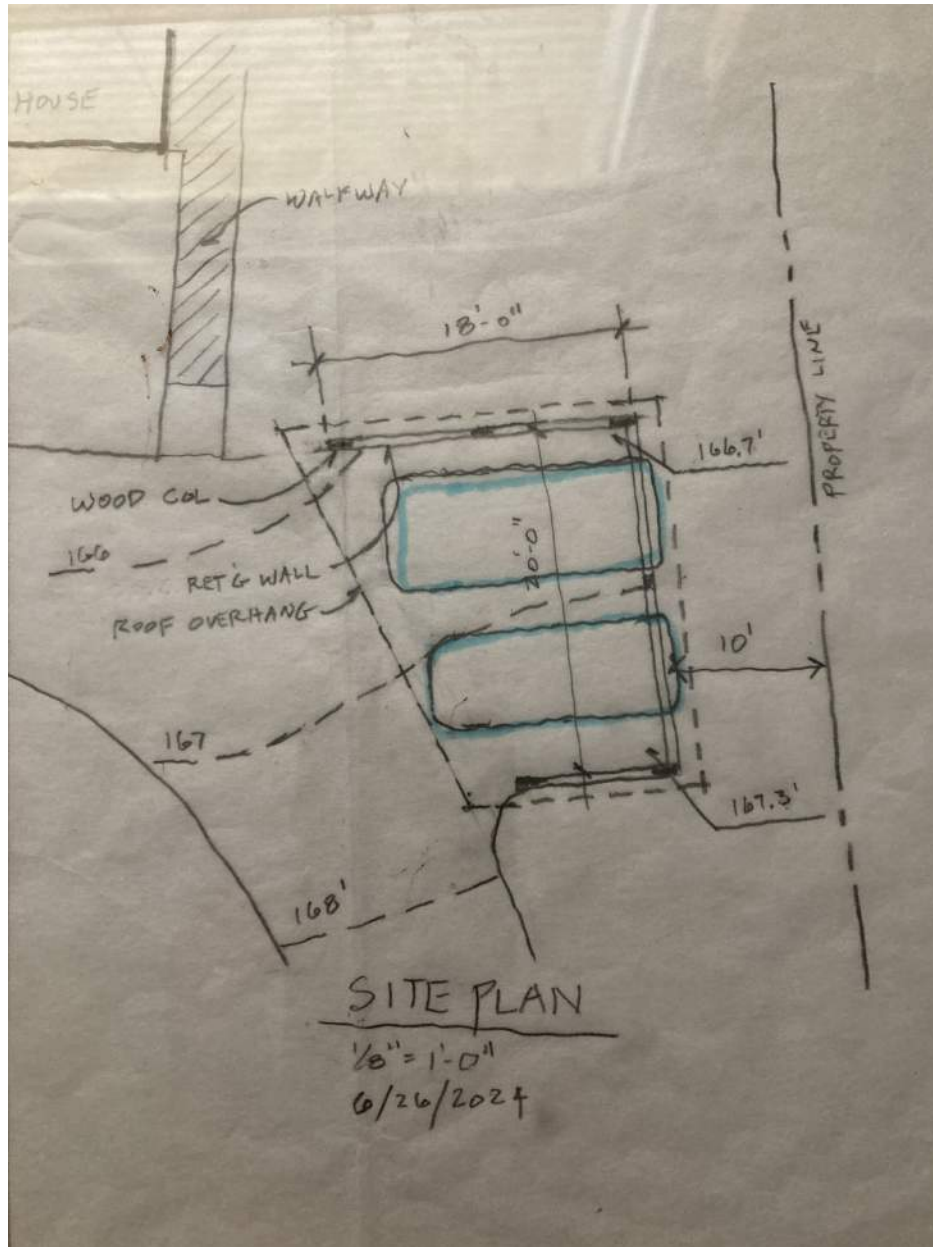
The topography, trees and shrubs in the front yard are such that our house and U shaped driveway are mostly hidden from view from Cherokee Road. (See above photo taken from across Cherokee Rd on Pittaway Dr.) The current parking area is not, and the proposed carport, would not be visible from Cherokee Rd, except for a very narrow perspective from a vantage point on Cherokee Rd near the East side driveway entrance where the driveway is cut through the front berm. From this narrow perspective, only the back of parked cars are visible down our driveway.





Functionality

The cars are drawn to scale in the photo below of an unsubmitted site plan.



Below is another photo of our cars in place in our parking area that shows a simple rendering of approximately how much cover the carport will provide to two cars. The rendering is submitted

only to demonstrate the approximate coverage. It is not to scale, lacks detail, and is not intended as an elevation drawing



Design Character and Shape of House and Carport

In the front, the house is a clean, modern design that is divided into three well-proportioned bays. (See photo below). The two end bays are solid masses with limited punched openings. The center bay is the recessed entrance, with a lowered roof plane, glass around the front door, and clerestory windows at the roof. The gable ends of all three bays are trimmed with simple, two-piece rake boards. The eaves cantilever 2 feet with square ends and a sloped soffit.

The carport scale and proportion are similar to the bays of the house. The eaves have similar cantilever and trim. The gable ends have two-piece rake boards. The angled edge at the front of the roof allows the carport to provide as much shelter as possible without overhanging the



circular driveway. Any further extension of the roof might interfere with the passage of taller vehicles around the driveway.

The main difference between the house and the carport is the structural frame. The open, exposed frame of the carport provides a counterpoint to the solid, closed bays of the house. The carport is not meant to be an extension of the house, but a structure in the foreground. The open framing helps the wooden structure to fit in with the large trees and wooded area surrounding it. It also would not impinge on either of our neighbors' views, block light to their property or otherwise impinge in any way on the use and enjoyment of their property.

Submitted by Scott Robinson

















