



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

April 8, 2022

Affordable American Dream LLC
4938 Willow Green Lane
Glen Allen, VA 23059

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

To Whom It May Concern:

RE: **BZA 13-2022**

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 lot split and building permit to construct a new single-family (detached) dwelling at 3115 MIDLOTHIAN TURNPIKE (Tax Parcel Number S000-1590/012), located in an R-5 (Single-Family 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 13-2022

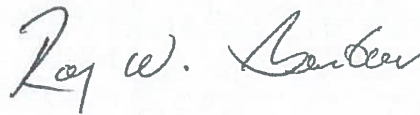
Page 2

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, appearing to read "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.

Brown Mason T And Laverdy Sara M
3105 Midlothian Tpke
Richmond, VA 23224

City Of Richmond School Board
301 N 9th St 17th Fl
Richmond, VA 23219

Dec Properties Llc
105 South 1st Street Suite B
Richmond, VA 23219

Donnini Alex Quinn
7104 Old Reflection Dr
Mechanicsville, VA 23111

Ewbank Gavin And Belle
3108 Midlothian Tpke
Richmond, VA 23224

Fourth And Ten Llc
220 W Main St
Richmond, VA 23220

Fowlkes Patty And Leroy
3154 Moody Ave
Richmond, VA 23225

Frost Ian
10238 Radford Mill Ter
Mechanicsville, VA 23116

Hanson Eric M
2 W 31st St
Richmond, VA 23225

Hippert Philip
6 West 31st St
Richmond, VA 23225

Hubbard Deborah G
5 W Blake La
Richmond, VA 23225

Kim Dae H & Jung Ae
1907 Grenadier Ct
Richmond, VA 23238

Little Mangrum Chantella
5813 Dalebrook Dr
Richmond, VA 23234

Maurer Katie Elizabeth
3152 Moody Ave
Richmond, VA 23225

Nicholas Kyle Hallett
3331 Hanover Ave
Richmond, VA 23221

Northstar Development Llc
1422 Brook Rd
Richmond, VA 23220

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

Wade Ralph K And Brown Betty
4812 Sanburne Pkwy
Sandston, VA 23150

Weisskohl Jack C
3101 Midlothian Tpke
Richmond, VA 23224

Property: 3115 Midlothian Tpke **Parcel ID:** S0001590012**Parcel**

Street Address: 3115 Midlothian Tpke Richmond, VA 23224-
Owner: AFFORDABLE AMERICAN DREAM LLC
Mailing Address: 4938 WILLOWS GREEN LANE, GLEN ALLEN, VA 23059
Subdivision Name : WEST MANCHESTER
Parent Parcel ID:
Assessment Area: 182 - Franklin School North
Property Class: 115 - R One Story+ (1.25, 1.5, 1.75)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2022
Land Value: \$53,000
Improvement Value: \$150,000
Total Value: \$203,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 8400
Acreage: 0.193
Property Description 1: W MANCHESTER L9-10 B18
Property Description 2: 0060.00X0140.00 0000.193 AC
State Plane Coords(?): X= 11782805.000010 Y= 3711636.382980
Latitude: 37.51189819 , **Longitude:** -77.46607240

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 60
Rear Size: 140
Parcel Square Feet: 8400
Acreage: 0.193
Property Description 1: W MANCHESTER L9-10 B18
Property Description 2: 0060.00X0140.00 0000.193 AC
Subdivision Name : WEST MANCHESTER
State Plane Coords(?): X= 11782805.000010 Y= 3711636.382980
Latitude: 37.51189819 , **Longitude:** -77.46607240

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$53,000	\$150,000	\$203,000	Reassessment
2021	\$26,000	\$52,000	\$78,000	Reassessment
2020	\$26,000	\$52,000	\$78,000	Reassessment
2019	\$26,000	\$49,000	\$75,000	Reassessment
2018	\$26,000	\$49,000	\$75,000	Reassessment
2017	\$26,000	\$49,000	\$75,000	Reassessment
2016	\$26,000	\$46,000	\$72,000	Reassessment
2015	\$26,000	\$45,000	\$71,000	Reassessment
2014	\$38,000	\$47,000	\$85,000	Reassessment
2013	\$38,000	\$47,000	\$85,000	Reassessment
2012	\$38,000	\$52,000	\$90,000	Reassessment
2011	\$38,000	\$58,000	\$96,000	CarryOver
2010	\$38,000	\$58,000	\$96,000	Reassessment
2009	\$38,000	\$57,700	\$95,700	Reassessment
2008	\$38,000	\$57,700	\$95,700	Reassessment
2007	\$27,000	\$55,200	\$82,200	Reassessment
2006	\$21,200	\$55,200	\$76,400	Reassessment
2005	\$20,200	\$51,100	\$71,300	Reassessment
2004	\$8,100	\$34,900	\$43,000	Reassessment
2003	\$7,700	\$33,200	\$40,900	Reassessment
2002	\$7,500	\$32,500	\$40,000	Reassessment
1998	\$7,500	\$32,500	\$40,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
06/04/2018	\$0	BANDARU CHANDRASEKHAR	ID2018-11153	2 - INVALID SALE-Relation Between Buyer/Seller
03/27/2018	\$59,000	RAY AMISH	ID2018-5833	1 - VALID SALE-Asmnt/Sale Desc Doesn't Match
07/30/2004	\$74,000	WARD RAYMOND C & DIANE R	ID2004-25587	
09/08/1999	\$36,000	WALDER W M JR INC	ID9900-25304	
08/17/1988	\$38,000	Not Available	00176-0155	
02/29/1988	\$30,915	Not Available	000157-01847	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: Old South
Traffic Zone: 1168
City Neighborhood Code: RDCR
City Neighborhood Name: Reedy Creek
Civic Code:
Civic Association Name:
Subdivision Name: WEST MANCHESTER
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area: Swansboro

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	6022	0604006	060400
1990	605	0604006	060400

Schools

Elementary School: Swansboro
Middle School: River City
High School: Wythe

Public Safety

Police Precinct: 2
Police Sector: 211
Fire District: 17
Dispatch Zone: 170A

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: R01 - Residential record #01
Year Built: 1932
Stories: 1.5
Units: 0
Number Of Rooms: 7
Number Of Bed Rooms: 3
Number Of Full Baths: 2
Number Of Half Baths: 0
Condition: very good for
age
Foundation Type: Full Crawl
1st Predominant Exterior: Alum/Vinyl
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Metal
Interior Wall: Plaster
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) :**

Extension 1 Dimensions

Finished Living Area: 1075 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: 294 Sqft
Deck: 0 Sqft

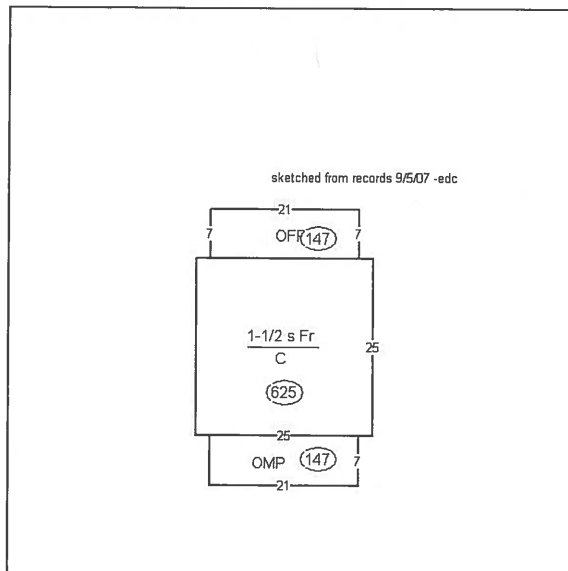
Property Images

Name:S0001590012 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:S0001590012 Desc:R01



BZA 13-2022

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: Affordable American Dream LLC **PHONE: (Home)** () **(Mobile)** ()

ADDRESS 4938 Willow Green Lane **FAX: ()** **(Work)** ()

Glen Allen, VA 23059 **E-mail Address:** _____

PROPERTY OWNER'S REPRESENTATIVE: Baker Development Resources **PHONE: (Home)** () **(Mobile)** (804) 874-6275

(Name/Address) 530 East Main Street, Suite 730 **FAX: ()** **(Work)** ()

Richmond, VA 23219 **E-mail Address:** markbaker@bakerdevelopmentresources.com

Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 3115 Midlothian Turnpike

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

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

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

TAX PARCEL NUMBER(S): S000-1590/012 **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 six thousand square feet (6,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 8,400 square feet and a lot width of 60 feet currently exists. A lot area of 4,270 square feet and lot width of 30.5 feet are proposed for No. 3115 and a lot area of 4,130 square feet and lot width of 29.5 feet are proposed for No. 3111.

DATE REQUEST DISAPPROVED: _____ **FEE WAIVER: YES** ☐ **NO:** ☒

DATE FILED: 03/18/2022 **TIME FILED:** 10:00 a.m. **PREPARED BY:** Colleen Dang **RECEIPT NO.** BZAR-108661-2022

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:** 4/4/2022

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

CASE NUMBER: BZA 13-2022 **HEARING DATE:** May 4, 2022 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 13-2022
150' Buffer

APPLICANT(S): Affordable American Dream LLC

PREMISES: 3115 Midlothian Turnpike
(Tax Parcel Number S000-1590/012)

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

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

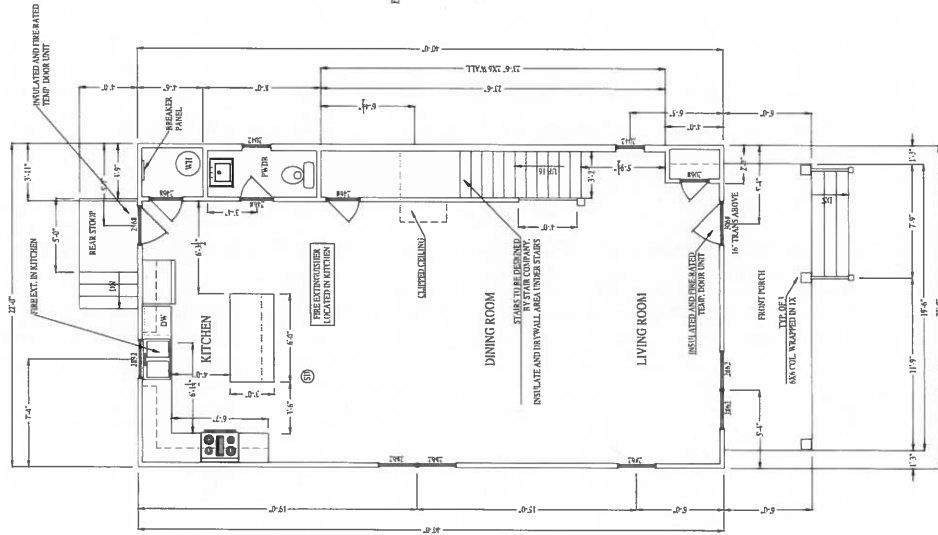
Acknowledgement of Receipt by Applicant or Authorized Agent: _____

ALL SINGLE WINDOW AND DOOR HEADERS
TO BE (2) 2X8 MIN. UNLESS OTHERWISE NOTED.

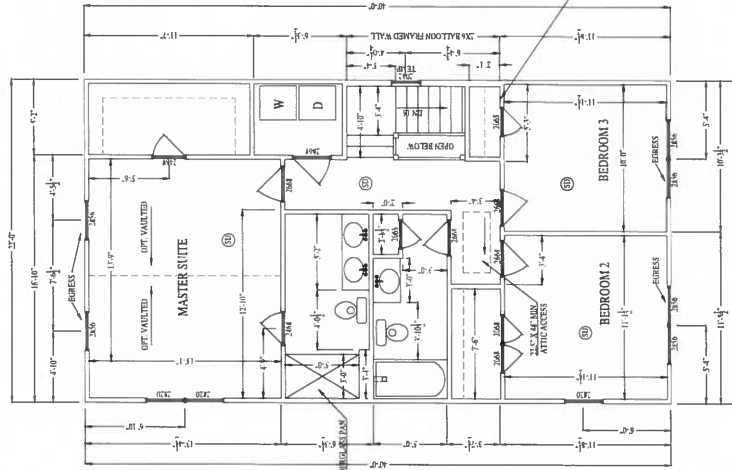
1ST FLOOR HEATED SQ. FOOTAGE: 880 S.F.
2ND FLOOR HEATED SQ. FOOTAGE: 841 S.F.

VERIFY WITH WINDOW AND DOOR MAN.
FRAME OUT R.O. +1" AROUND PLAN CALL OUT SIZE.

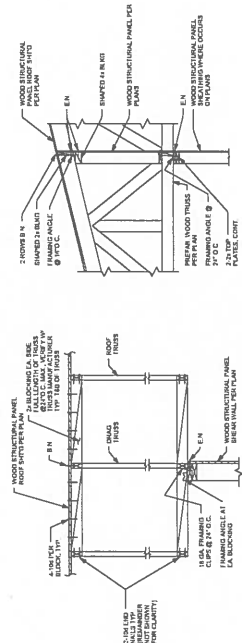
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.35
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4



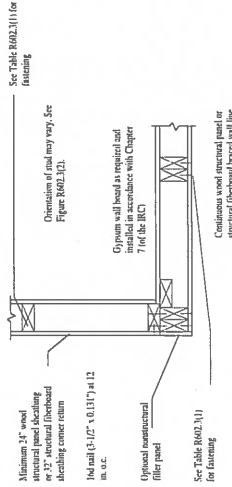
FIRST FLOOR PLAN



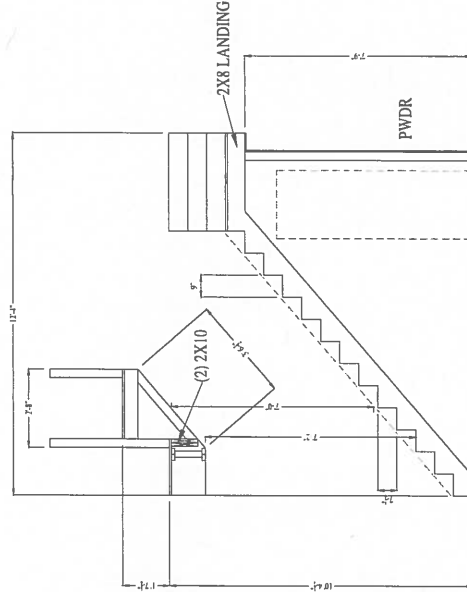
SECOND FLOOR PLAN



CORNER DETAIL



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STAIR SECTION

3113 MIDLOTHIAN TURNPIKE
RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM

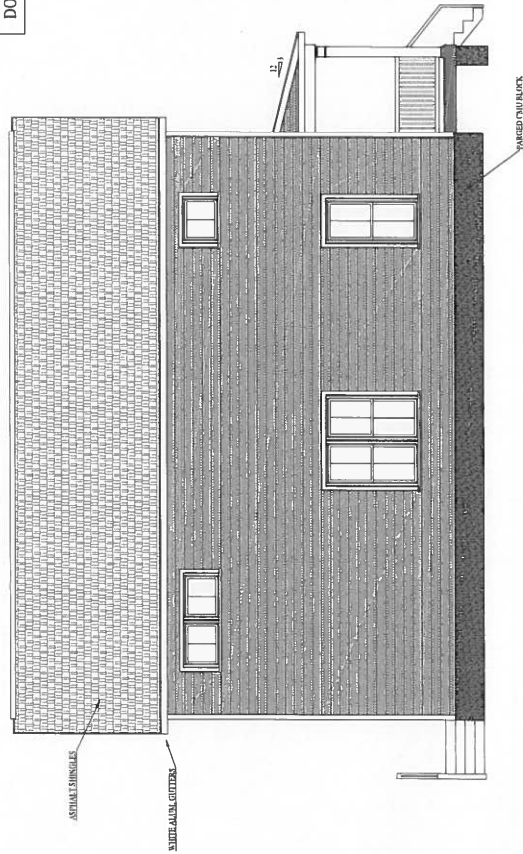
REVISION NOTES	
2.1.2020	START

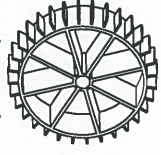
SCALE:
1/4" = 1'-0"

DATE:
3-01-2022

SHEET:
A1.1





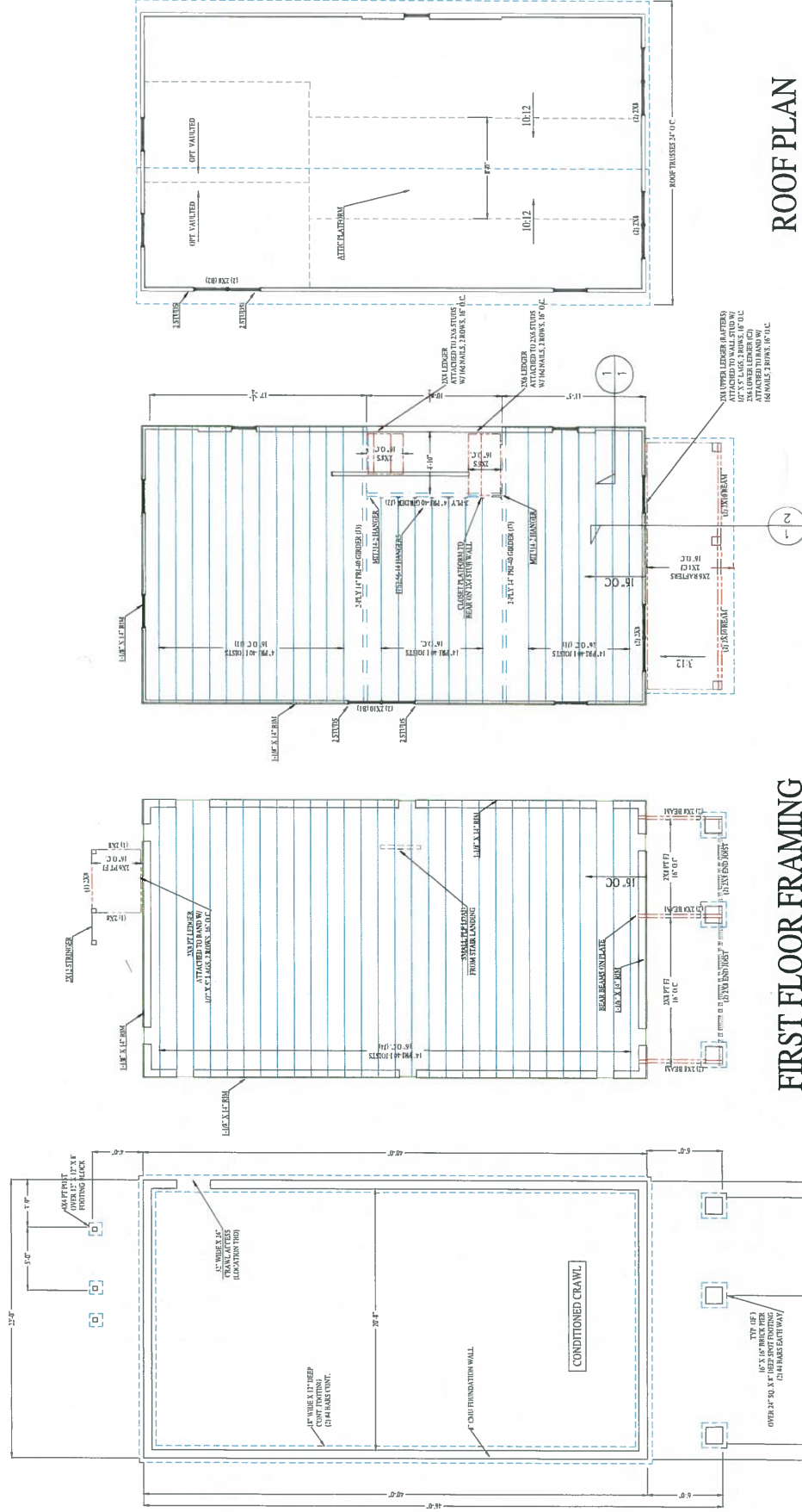


ROOF PLAN

UPPER ROOF VENTING:
880 S.F. TOTAL - 1/150 REQUIRED
845 S. INCHES REQUIRED

SECOND FLOOR FRAMING

W/ LOWER ROOF



FIRST FLOOR FRAMING

FOUNDATION PLAN

VERIFY SOIL BEARING CAPACITY.