



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

June 2, 2022

Michael and Caroline Silek Noble
6103 Wesley Road
Richmond, VA 23226

James River Construction
8728 Forest Hill Avenue
Richmond, VA 23235
Attn: Ken Felts

To Whom It May Concern:

RE: BZA 27-2022

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, July 6, 2022 at 1:00 PM in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct a rear addition and a covered open porch to a single-family (detached) dwelling at 6103 WESLEY ROAD (Tax Parcel Number W021-0281/010, 1st District), located in an R-4 (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 **821 592 854#**. 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 July 6, 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 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.

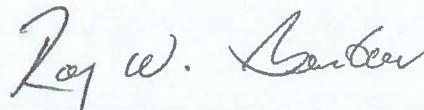
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 27-2022
Page 2
June 2, 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,



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.

Ackerly Cabell M & Lucy W
616 Henri Road
Richmond, VA 23226

Baker John Robert And Michelle
Zoerink
6105 Wesley Road
Richmond, VA 23226

Church Schools In The Diocese Of
Virginia Inc
711 St. Christophers Road
Richmond, VA 23226

Harrison James G Iii & Elizabeth R
6102 Bay St
Richmond, VA 23226

Macleod Duncan A & Susan M
604 Henri Rd
Richmond, VA 23226

Mcmanus Daniel P And Bowron Sarah S
605 St Christopher Rd
Richmond, VA 23226

Nelligan Michael R & Kristin K
620 Henri Rd
Richmond, VA 23226

Rotter Brian And Christine
600 Henri Rd
Richmond, VA 23226

Schnell James Mcanally And Harriet
Hodges
6100 Bay St
Richmond, VA 23226

Scripture Monica R
607 St Christopher Rd
Richmond, VA 23226

Tyler Bruce W And Patronella G
611 St Christopher Rd
Richmond, VA 23226

Vild Dianna M
618 Henri Road
Richmond, VA 23226

White Peter H And Megan G
613 St Christopher Road
Richmond, VA 23226

Property: 6103 Wesley Road **Parcel ID:** W0210281010

Parcel

Street Address: 6103 Wesley Road Richmond, VA 23226-

Owner: NOBLE MICHAEL AND CAROLINE SILEK

Mailing Address: 6103 WESLEY RD, RICHMOND, VA 23226

Subdivision Name : WESTHAMPTON TERRACE

Parent Parcel ID:

Assessment Area: 102 - Saint Christophers

Property Class: 115 - R One Story+ (1.25, 1.5, 1.75)

Zoning District: R-4 - Residential (Single Family)

Exemption Code: -

Current Assessment

Effective Date: 01/01/2022

Land Value: \$110,000

Improvement Value: \$608,000

Total Value: \$718,000

Area Tax: \$0

Special Assessment District: None

Land Description

Parcel Square Feet: 5381.01

Acreage: 0.124

Property Description 1: WESTHAMPTON TERRACE L12 BC

Property Description 2: 0035.17X0153.00 0000.000

State Plane Coords(?): X= 11766200.000009 Y= 3735444.953965

Latitude: 37.57798411 , **Longitude:** -77.52238197

Description

Land Type: Residential Lot D

Topology:

Front Size: 35

Rear Size: 153

Parcel Square Feet: 5381.01

Acreage: 0.124

Property Description 1: WESTHAMPTON TERRACE L12 BC

Property Description 2: 0035.17X0153.00 0000.000

Subdivision Name : WESTHAMPTON TERRACE

State Plane Coords(?): X= 11766200.000009 Y= 3735444.953965

Latitude: 37.57798411 , **Longitude:** -77.52238197

Other

Street improvement:

Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$110,000	\$608,000	\$718,000	Reassessment
2021	\$110,000	\$570,000	\$680,000	Reassessment
2020	\$91,000	\$562,000	\$653,000	Reassessment
2019	\$91,000	\$530,000	\$621,000	Reassessment
2018	\$91,000	\$500,000	\$591,000	Reassessment
2017	\$86,000	\$491,000	\$577,000	Reassessment
2016	\$86,000	\$478,000	\$564,000	Reassessment
2015	\$86,000	\$475,000	\$561,000	Reassessment
2014	\$87,000	\$135,000	\$222,000	Reassessment
2013	\$87,000	\$135,000	\$222,000	Reassessment
2012	\$87,000	\$135,000	\$222,000	Reassessment
2011	\$87,000	\$137,000	\$224,000	CarryOver
2010	\$87,000	\$137,000	\$224,000	Reassessment
2009	\$87,000	\$149,500	\$236,500	Reassessment
2008	\$87,000	\$149,500	\$236,500	Reassessment
2007	\$76,000	\$147,000	\$223,000	Reassessment
2006	\$76,000	\$147,000	\$223,000	Reassessment
2005	\$46,000	\$175,700	\$221,700	Reassessment
2004	\$39,300	\$150,200	\$189,500	Reassessment
2003	\$39,300	\$150,200	\$189,500	Reassessment
2002	\$35,700	\$136,500	\$172,200	Reassessment
2001	\$31,600	\$120,800	\$152,400	Reassessment
2000	\$27,500	\$99,000	\$126,500	Reassessment
1998	\$27,500	\$90,000	\$117,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
06/25/2014	\$595,000	COLLIER R E INC BUILDER	ID2014-10771	1 - VALID SALE-Valid, Use in Ratio Analysis
08/23/2013	\$369,000	BRYDEN HEATHER W	ID2013-19198	2 - INVALID SALE-DO NOT USE
02/02/2009	\$230,000	CLARK ELIZABETH W	ID2009-1919	1 - VALID SALE-Valid, Use in Ratio Analysis
07/31/2000	\$160,000	SALE FREDERICK & MARIAN M	ID2000-18142	

Planning

Master Plan Future Land Use: R
Zoning District: R-4 - Residential (Single Family)
Planning District: Far West
Traffic Zone: 1113
City Neighborhood Code: TCHP
City Neighborhood Name: Three Chopt
Civic Code: 3010
Civic Association Name: Westhampton Citizens Association
Subdivision Name: WESTHAMPTON TERRACE
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	2003	0505002	050500
1990	212	0505002	050500

Schools

Elementary School: Mary Munford
Middle School: Hill
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 19
Dispatch Zone: 057A

Public Works Schedules

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

Government Districts

Council District: 1
Voter Precinct: 115
State House District: 78
State Senate District: 18
Congressional District: 4

Extension 1 Details**Extension Name:** R01 - Residential record #01**Year Built:** 1937**Stories:** 1.5**Units:** 0**Number Of Rooms:** 8**Number Of Bed Rooms:** 3**Number Of Full Baths:** 3

1

Number Of Half Baths:**Condition:** very good for

age

Foundation Type: 1/4 Bsmt, 1/4 Crawl**1st Predominant Exterior:** Brick**2nd Predominant Exterior:** Hardiplank Siding**Roof Style:** Gable**Roof Material:** Slate or tile**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 Residential Fencing****Yard Items):****Extension 1 Dimensions****Finished Living Area:** 2293 Sqft**Attic:** 0 Sqft**Finished Attic:** 0 Sqft**Basement:** 720 Sqft**Finished Basement:** 292 Sqft**Attached Garage:** 0 Sqft**Detached Garage:** 0 Sqft**Attached Carport:** 0 Sqft**Enclosed Porch:** 0 Sqft**Open Porch:** 120 Sqft**Deck:** 0 Sqft

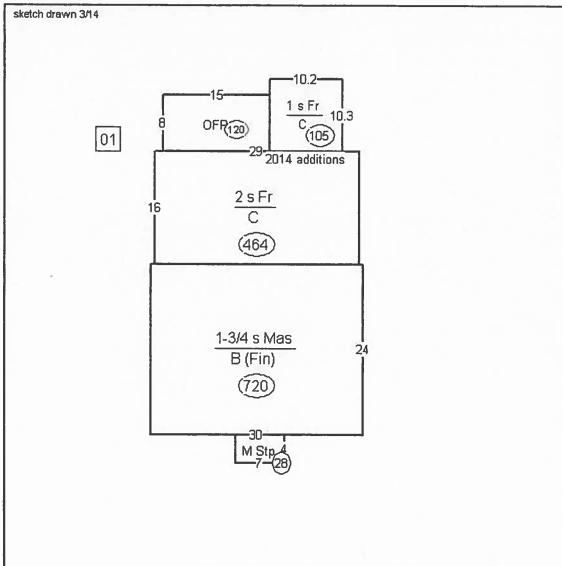
Property Images

Name:W0210281010 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:W0210281010 Desc:R01



BZA 27-2022

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: Michael and Caroline Silek Noble

PHONE: (Home) (Mobile) (804) 305-2044

ADDRESS 6103 Wesley Road

FAX: (Work)

Richmond, Virginia 23226

E-mail Address: lappaly@yahoo.com

PROPERTY OWNER'S

REPRESENTATIVE: James River Construction

PHONE: (Home) (Mobile) (804) 306-6003

(Name/Address) 8728 Forest Hill Avenue

FAX: (Work)

Richmond, VA 23235

E-mail Address: lfeley@jamesriverconstruction.com

Attn: Ken Feltz

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 6103 Wesley Road

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-408.5(2), 30-408.6 & 30-620.1(c)

APPLICATION REQUIRED FOR: A building permit to construct a rear addition and a covered open porch to a single-family detached dwelling.

TAX PARCEL NUMBER(S): W021-0281/010 ZONING DISTRICT: R-4 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The side yard (setback) and lot coverage requirements are not met. A side yard of 3.5 feet is required; 0.6 feet is proposed along the existing alley for the covered open porch. Maximum lot coverage shall not exceed thirty percent (30%) of the area of the lot. A lot coverage 1,594.29 square feet (30%) is permitted; 1289.0 square feet (24%) exists/ 2,117.0 square feet (40%) is proposed.

DATE REQUEST DISAPPROVED: May 12, 2022

FEES WAIVER: YES NO:

DATE FILED: May 10, 2022 TIME FILED: 10:00 a.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAR-111802-2022

AS CERTIFIED BY: David Duckhardt (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) 1 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 handout, 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: Michael and Caroline Silek Noble

DATE: 5/25/22

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

CASE NUMBER: BZA 27-2022 HEARING DATE: July 6, 2022 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 27-2022
150' Buffer

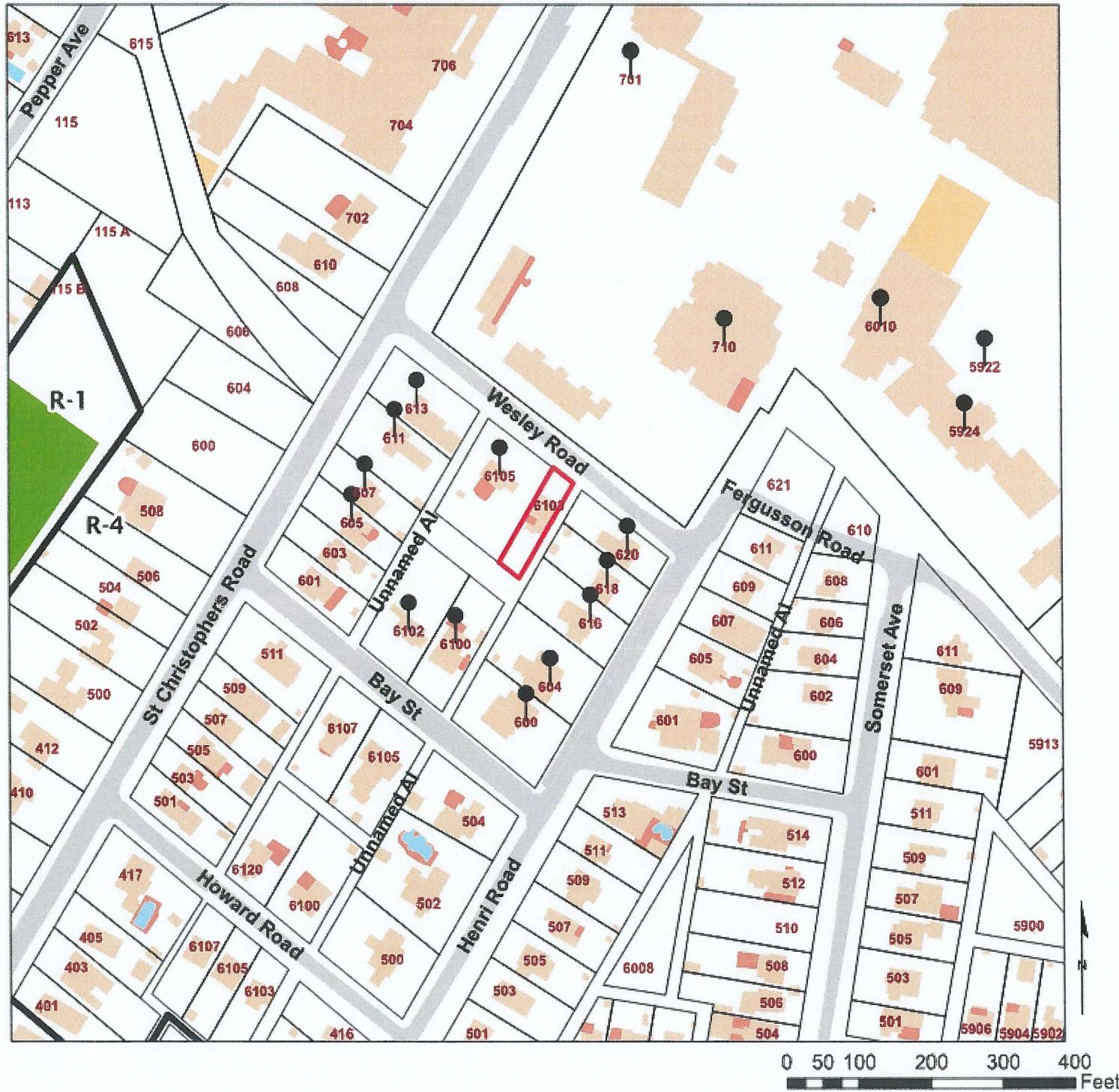
APPLICANT(S): Michael and Caroline Silek Noble

PREMISES: 6103 Wesley Road
(Tax Parcel Number W021-0281/010)

SUBJECT: A building permit to construct a rear addition and a covered open porch to a single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-408.5(2), 30-408.6 & 30-620.1(c) of the Zoning Ordinance for the reason that:

The side yard (setback) and lot coverage requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

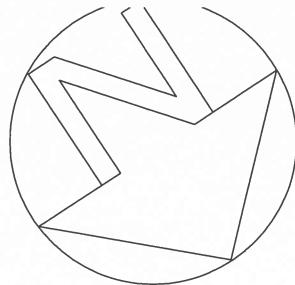
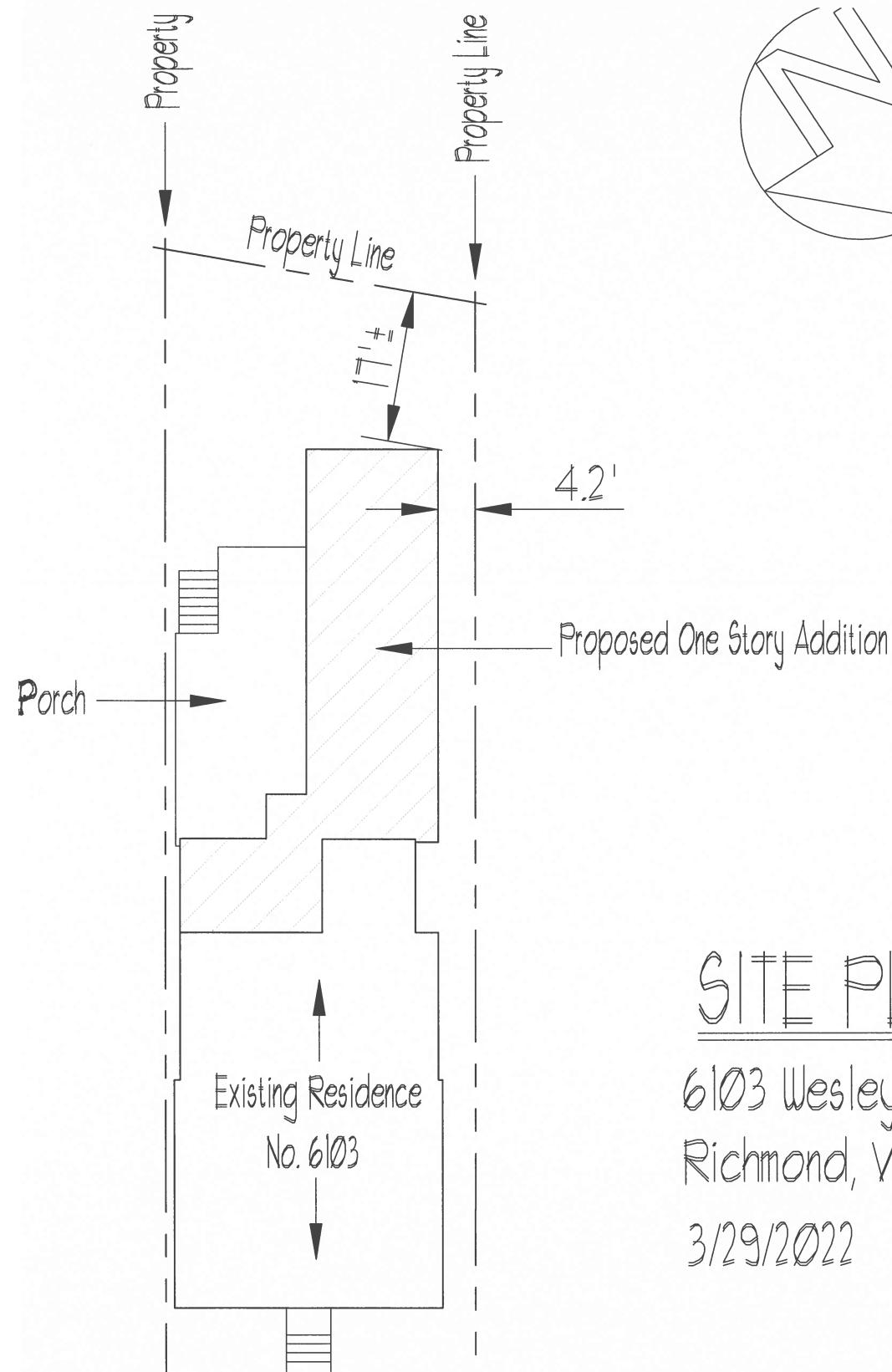
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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 (804-646-6340/6701). 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 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 \$175.00 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 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:



SITE PLAN 1/16" = 1'-0"

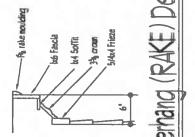
6103 Wesley Road
Richmond, Virginia 23226

3/29/2022

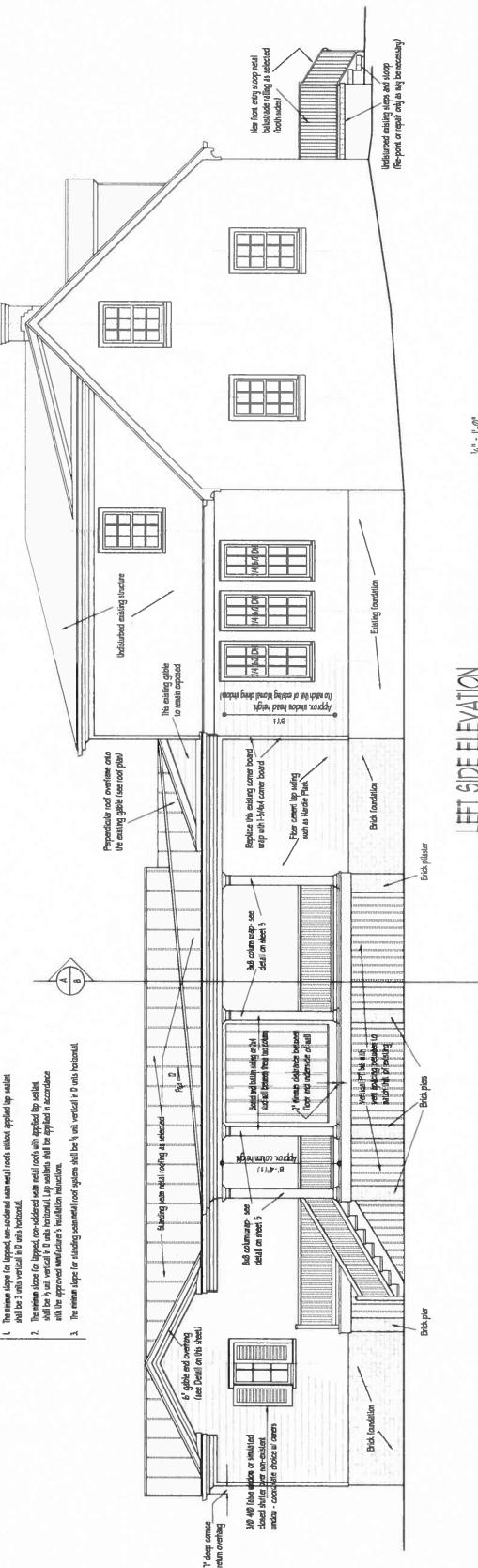
Gable End Overhang (RAKE) Detail

1. **Uvula loops** (or **uvula loops**) **should copy** with the following:

1. The **uvula loop** (or **looped uvula**) **is** **not** **an** **isolated** **uvula** **loop** **itself**
2. It **is** **an** **isolated** **uvula** **loop** **with** **applied** **lip** **salts**
3. It **is** **an** **isolated** **uvula** **loop** **with** **applied** **lip** **salts** **in** **accordance**
with **the** **expressed** **wants** **and** **needs** **of** **the** **uvula** **vertical** **in** **the** **bar**
2. The **uvula loops** **for** **isolated** **uvula** **loop** **is** **not** **uvula** **loop** **itself**
3. The **uvula loops** **for** **isolated** **uvula** **loop** **is** **not** **uvula** **loop** **itself**



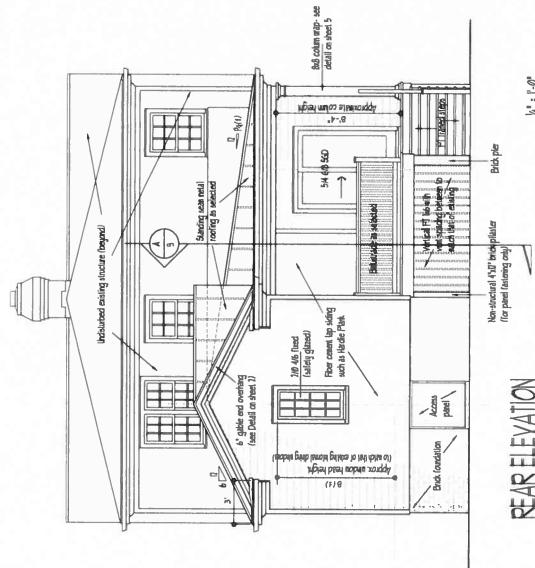
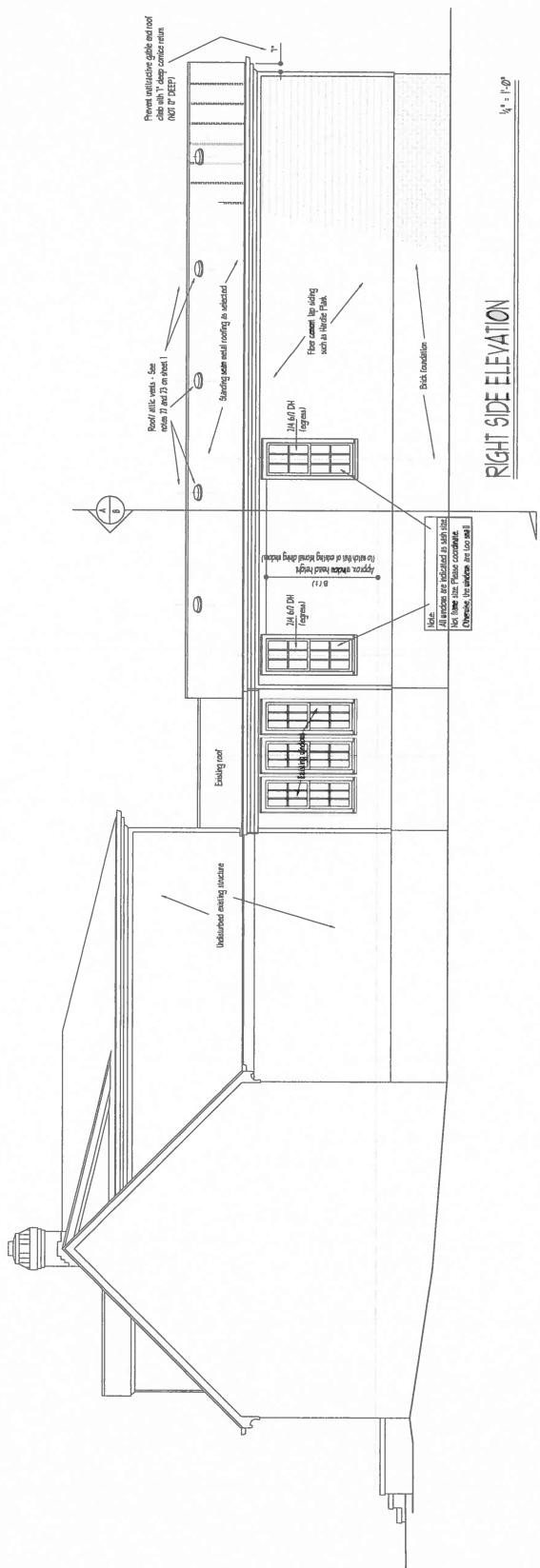
Gable End Overhang (RAKE) Detail

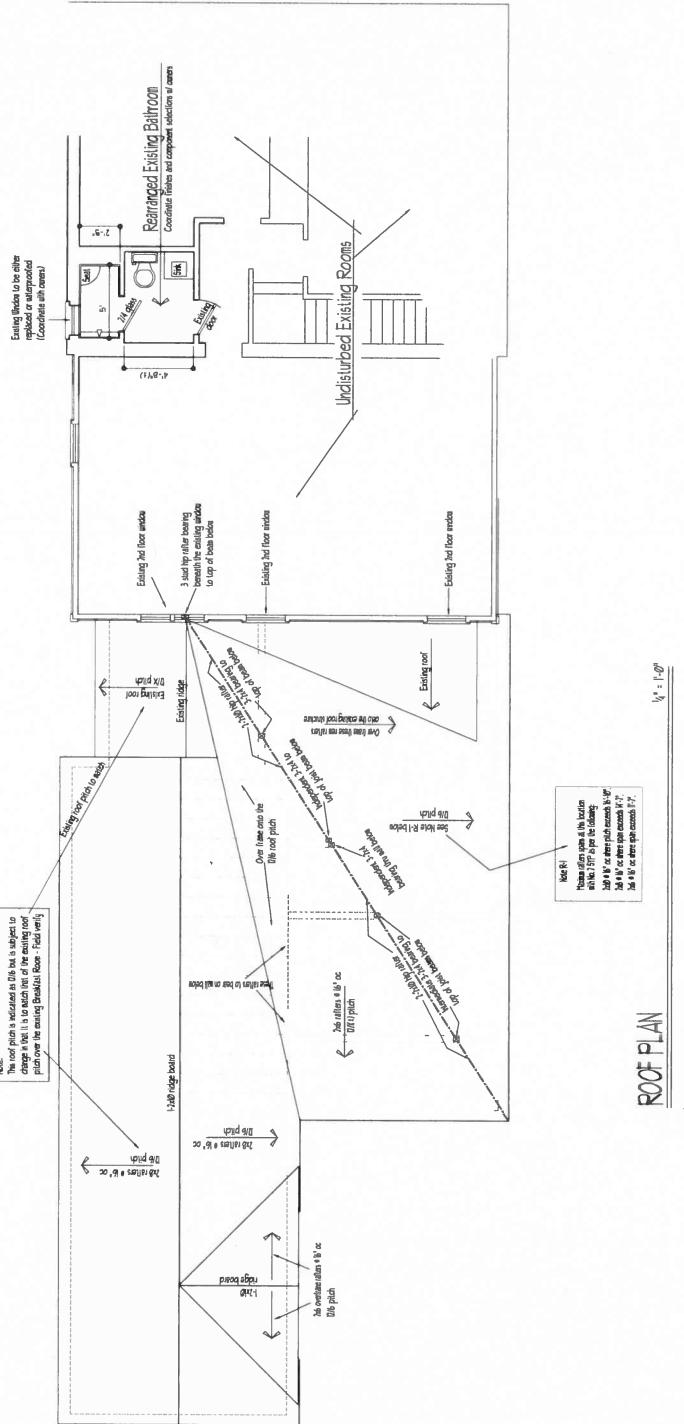


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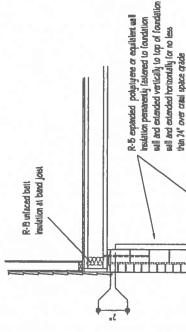
LEFT SIDE ELEVATION

5





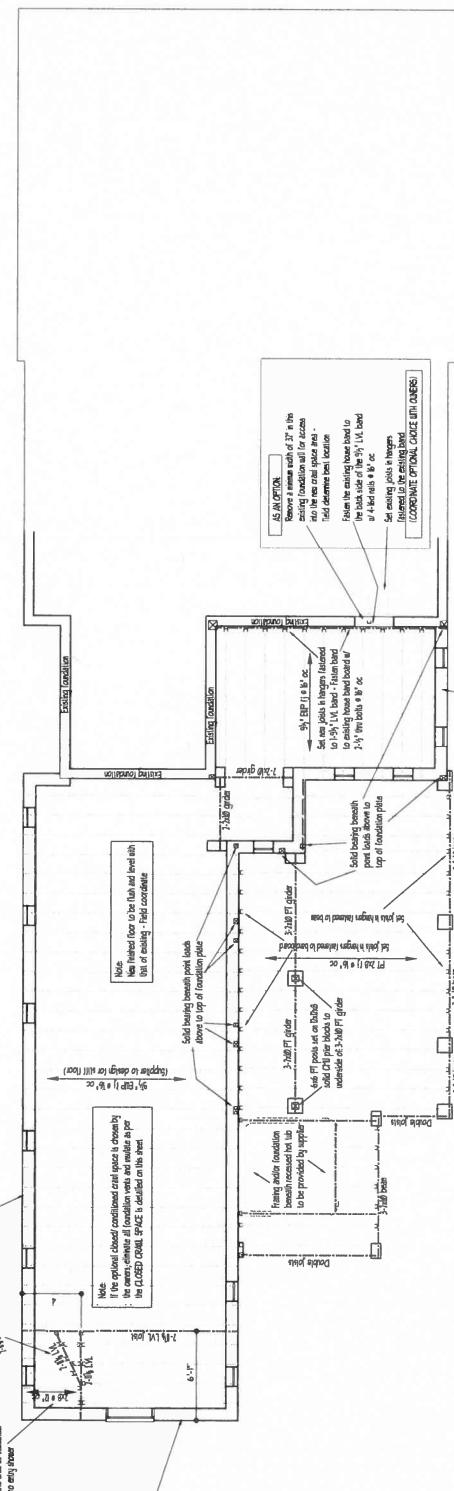
Note: Associated engineered lumber manufacturer shall be responsible for joint header and beam depth to verify all engineered lumber application for joist header and beam supplier with building permit application or the engineered lumber supplier to be included with the engineering reports to be included with calculated reports.



OPTIONAL CLOSED CRAWL SPACE DETAIL $\frac{1}{4}'' = 1'-0''$

Refer to NFPA 28 of the 2005 Virginia Residential Code on page B-27

Or NFPA 21 of the 2005 Virginia Residential Code



FLOOR FRAMING PLAN

Coordinate choice for conditioned space with bathroom

$\frac{1}{4}'' = 1'-0''$
Vertical bearing locations
All vertical slab and multiple joist bearing locations to be determined by joist hanger or joist hanger and joist support.

$\frac{1}{4}'' = 1'-0''$

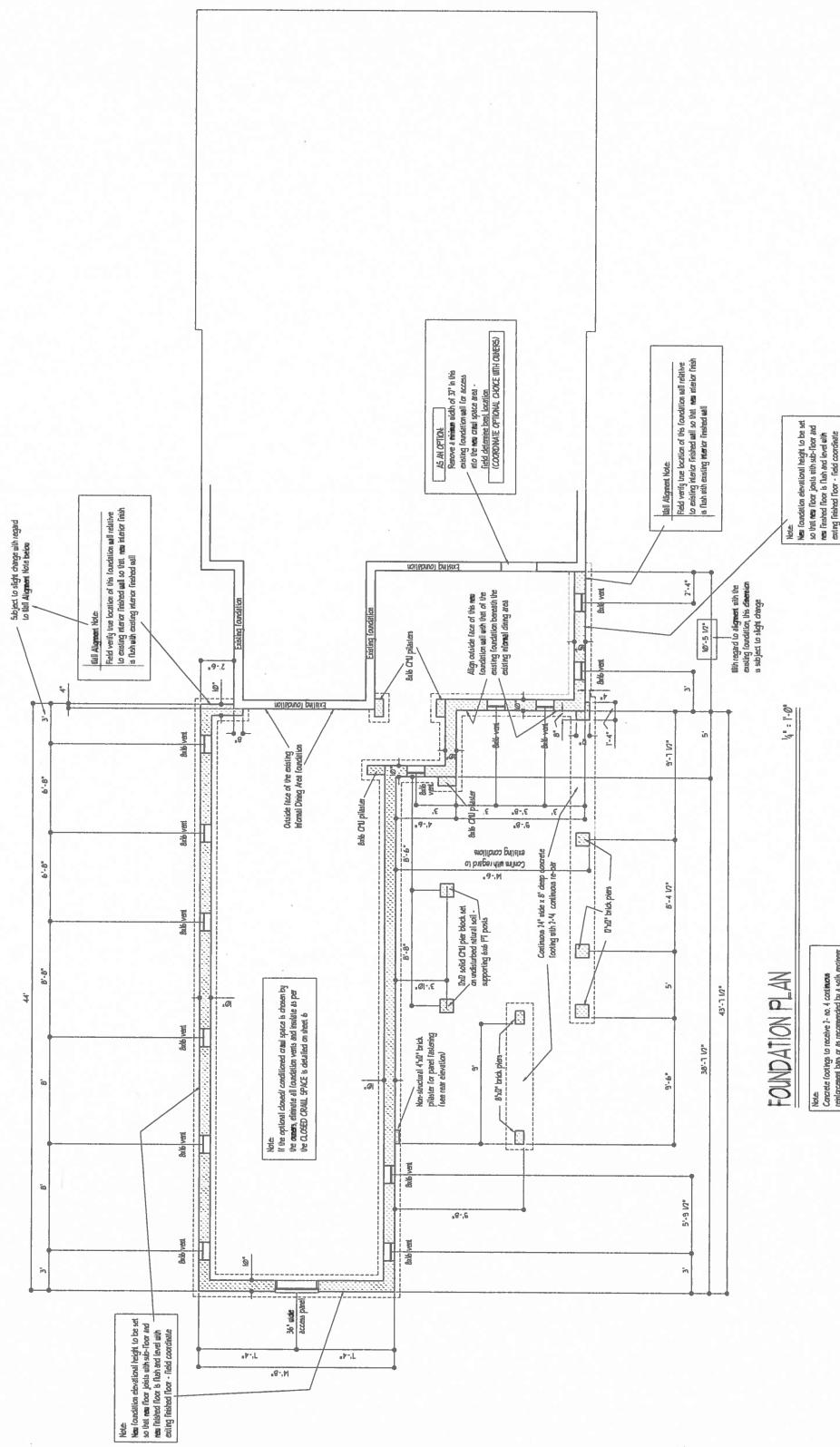
Note:
Non conditioned elevation to be used
so that no floor joists with slab floor and
no joist face is that and have with
existing framed floor - field coordinate

Note:
Vertical engineered lumber indicated in this set of documents are
all vertical joist and multiple joist bearing
locations to be determined by joist hanger or joist
hanger and joist support.

Note:
The associated engineer lumber supplier to verify any building permit application
for joist header and joist support to verify any building permit application
of the engineered lumber reports to be included with calculation reports with calculation reports.

Addition and Renovation for:

8



Mark White, LLC
architectural residential design

Addition and Renovation for:

8

