



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 5<sup>th</sup> 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, 1<sup>st</sup> 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](mailto: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

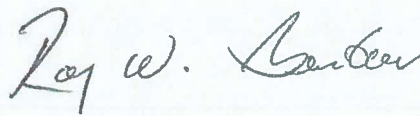
Page 2

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,

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.

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**

age

**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  
**Number Of Half Baths:** 1  
**Condition:** very good for

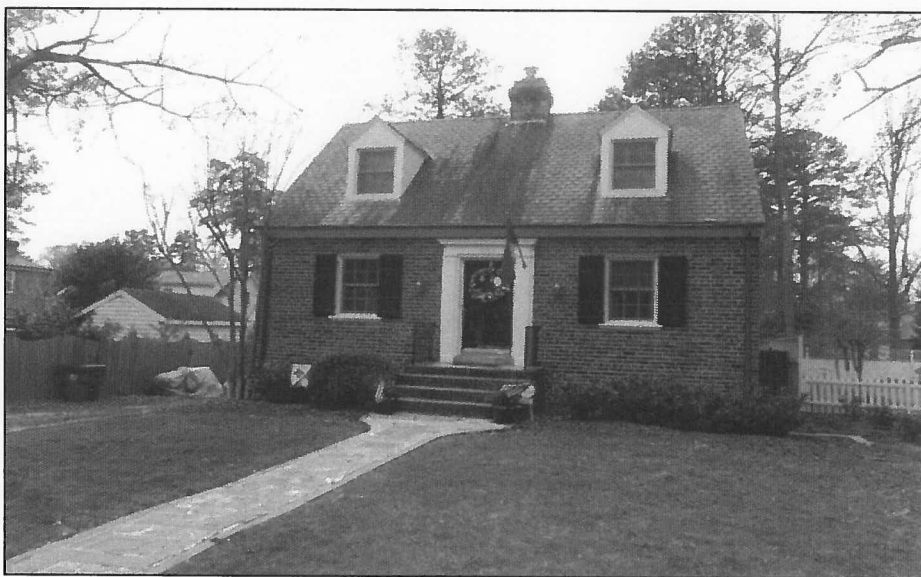
**Foundation Type:** 1/4 Bsmt, 1/4 Crawl  
**1st Predominant Exterior:** Brick  
**2nd Predominant Exterior:** Hardiplank Siding  
**Roof Style:** Gable  
**Roof Material:** Slate or tile  
**Interior Wall:** Drywall  
**Floor Finish:** Hardwood-std oak  
**Heating Type:** Heat pump  
**Central Air:** Y  
**Basement Garage Car #:** 0  
**Fireplace:** Y  
**Building Description (Out Building and Yard Items) :** Residential Fencing

**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

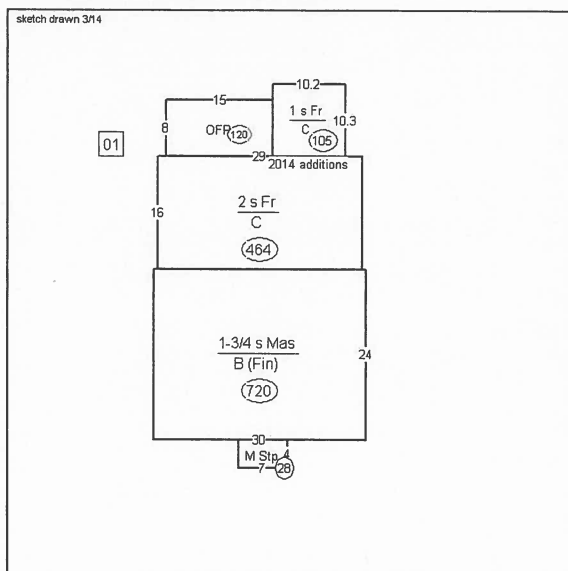


[Click here for Larger Image](#)



**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  
Richmond, Virginia 23226

FAX: ( ) (Work) ( )

E-mail Address: lsbpoaly@yahoo.com

### PROPERTY OWNER'S

REPRESENTATIVE: James River Construction

PHONE: (Home) ( ) (Mobile) (804) 306-6803

(Name/Address) 8728 Forest Hill Avenue

FAX: ( ) (Work) ( )

Richmond, VA 23235

E-mail Address: kfelts@jamesriverconstruction.com

Attn: Ken Felts

## 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

FEE 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: [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: 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.



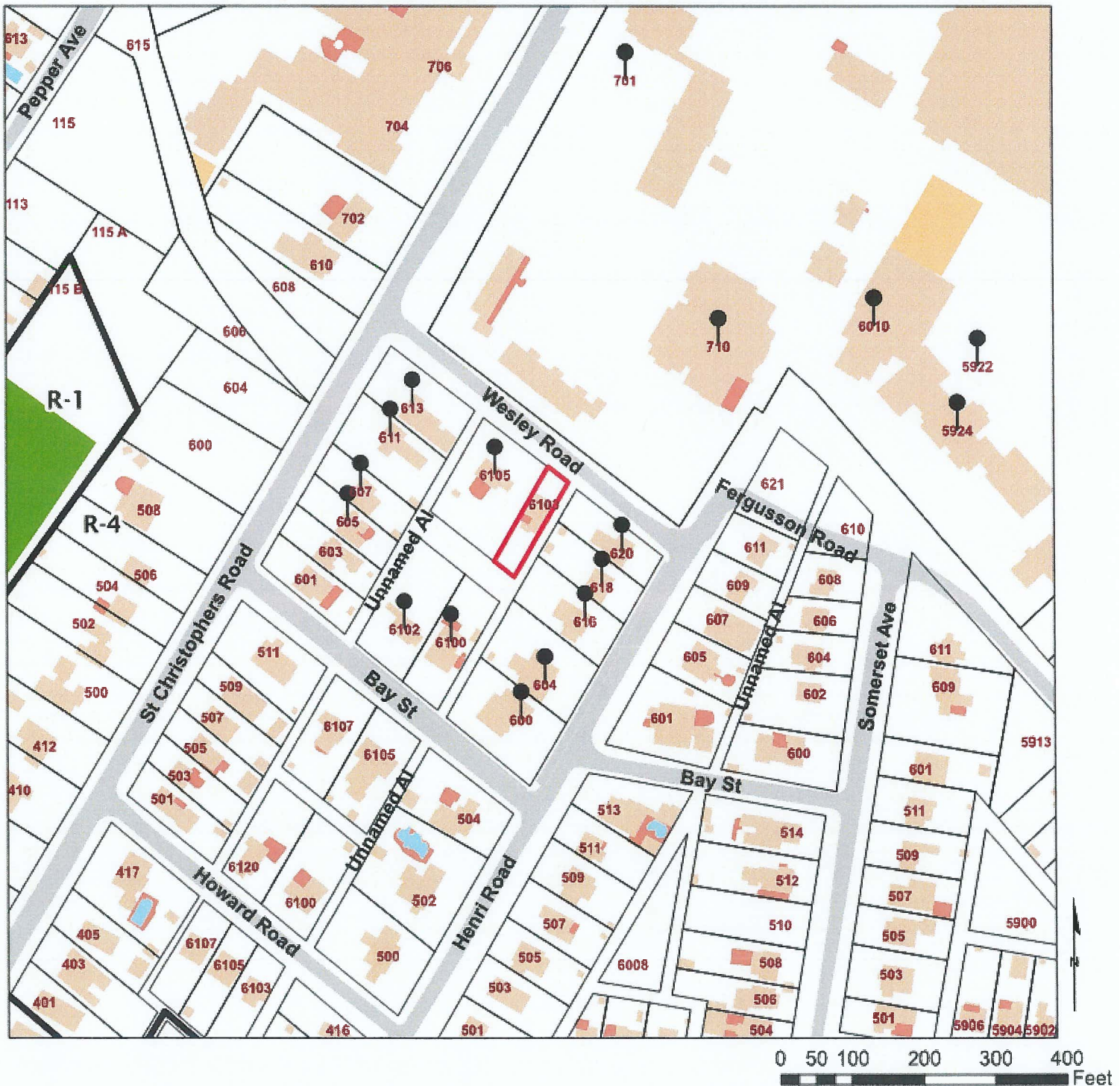
BOARD OF ZONING APPEALS CASE BZA 27-2022  
150' Buffer

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

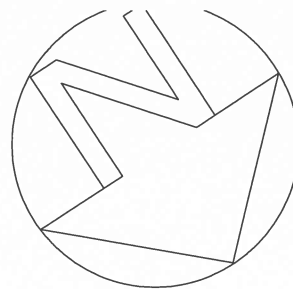
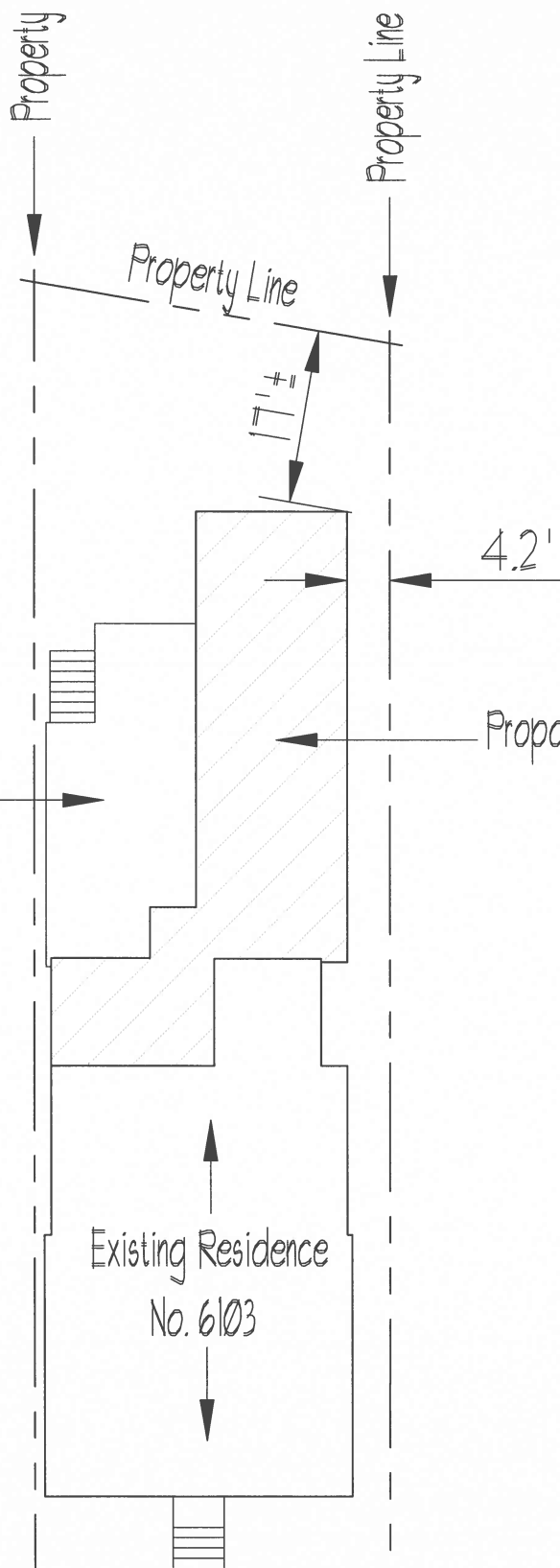
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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

- D1. Coordinate removal of all structure with construction document floor plans on boards
- D2. Prior to the removal of load bearing partitions, provide temporary support to ceiling joists to prevent structural failure and compromise safety.
- D3. Exterior masonry walls to be removed only after new and existing structure has been secure and completely waterproofed.
- D4. Visually inspect and identify bearing partitions prior to removal
- D5. Coordinate the removal of all Mechanical, Electrical and Plumbing with MEP Trades.
- D6. Coordinate the removal of exterior insulation with concrete and masonry.



1. Soil conditions are assumed to be at 5000 psi.
2. All dimensions are actual and are from face of wall or face of masonry.
3. Footing contractor to install base and finish shield on roof to drive 1 foot inside exterior wall face.
4. 9" Yellow pine is assumed for all framing unless otherwise calculating ultimate spans. From 12' to 16' spans use a 40 lb per square foot live load and a 10 lb per square foot dead load.
5. Roof rafters are loaded with a 30 lb per square foot live load and a 15 lb per square foot dead load.
6. All structural grade framing members is 1" Southern Yellow Pine.

Unless otherwise indicated, all exterior and interior walls are to be 4' x 8' x 24'.

- [illegible]

ENR	Engineered Load Product
PA	Pressure Treated
CO	Cased Opening
YP	Yellow Pine
BL	Bruised Bill Line
BP	Bruised Bill Panel
WR	Virginia Residential Code
CJ	Casing Joists
IJ	Floor Joists
CL	Cellar Joist
AF	Above Finished Floor
	Partial Joist or Beam Hanger
	Framing anchors

**Description:** New single story addition with new covered porch and various interior improvements

**Address:** 6183 Hilday Road

**Local Authority:** Richmond, Virginia

**Structural Coordinator:** Nick White (804-430-6666) or [nwhite@nrc-legal.com](mailto:nwhite@nrc-legal.com)

Addition and Renovation for:  
Michael Noble and Caroline Silek  
6103 Wesley Road -- Richmond, Virginia 23226

Of

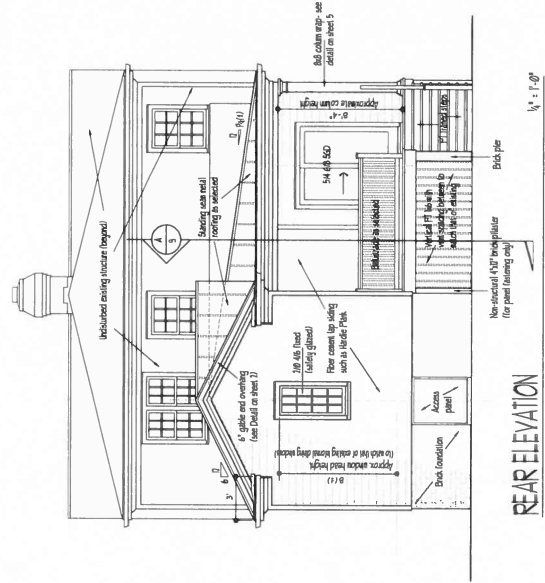
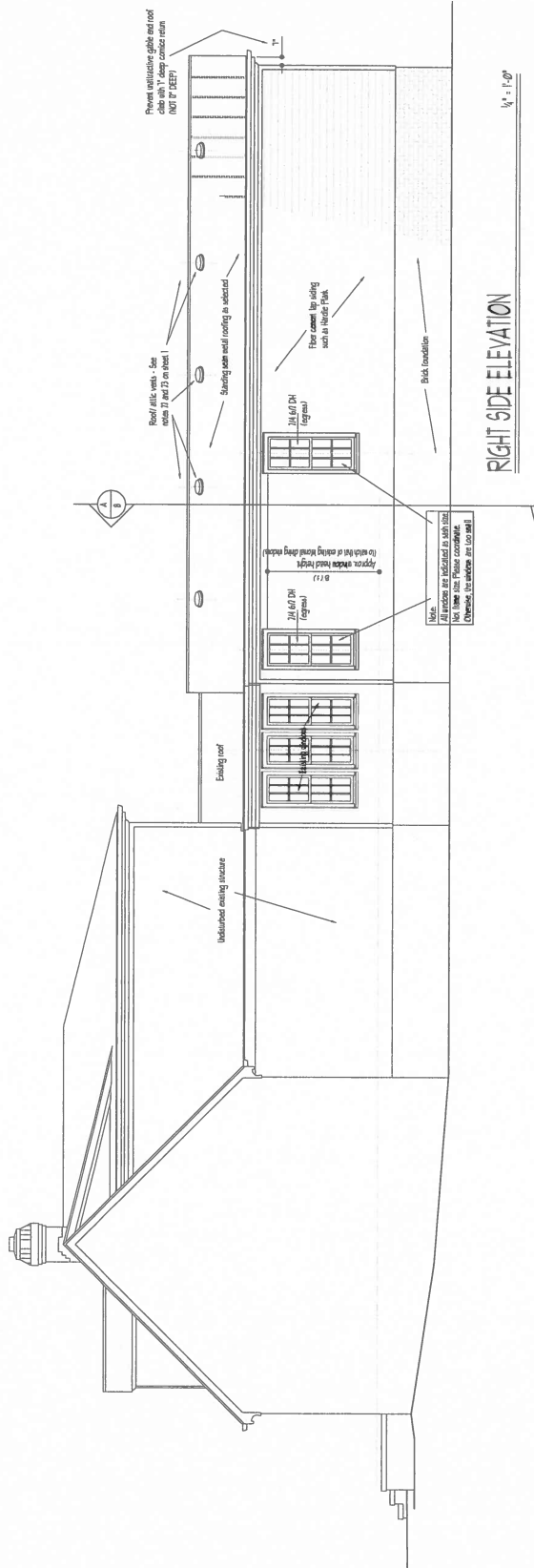


$$1/4^m = 1/4 \cdot 1/4^{m-1}$$

6123 Wesley Road -- Richmond, Virginia 23226  
 Michael Noble and Caroline Silek  
 Addition and Renovation for:

3/29/2021  
 11/4/2021  
 9/30/2021  
 5/5/2021

Mark White, LLC  
 architectural / residential design  
 503 Libbie Ave., suite 1b  
 Richmond, Virginia 23226  
 804/432-6688 markwhite11c@gmail.com  
 markwhitearchitect.com



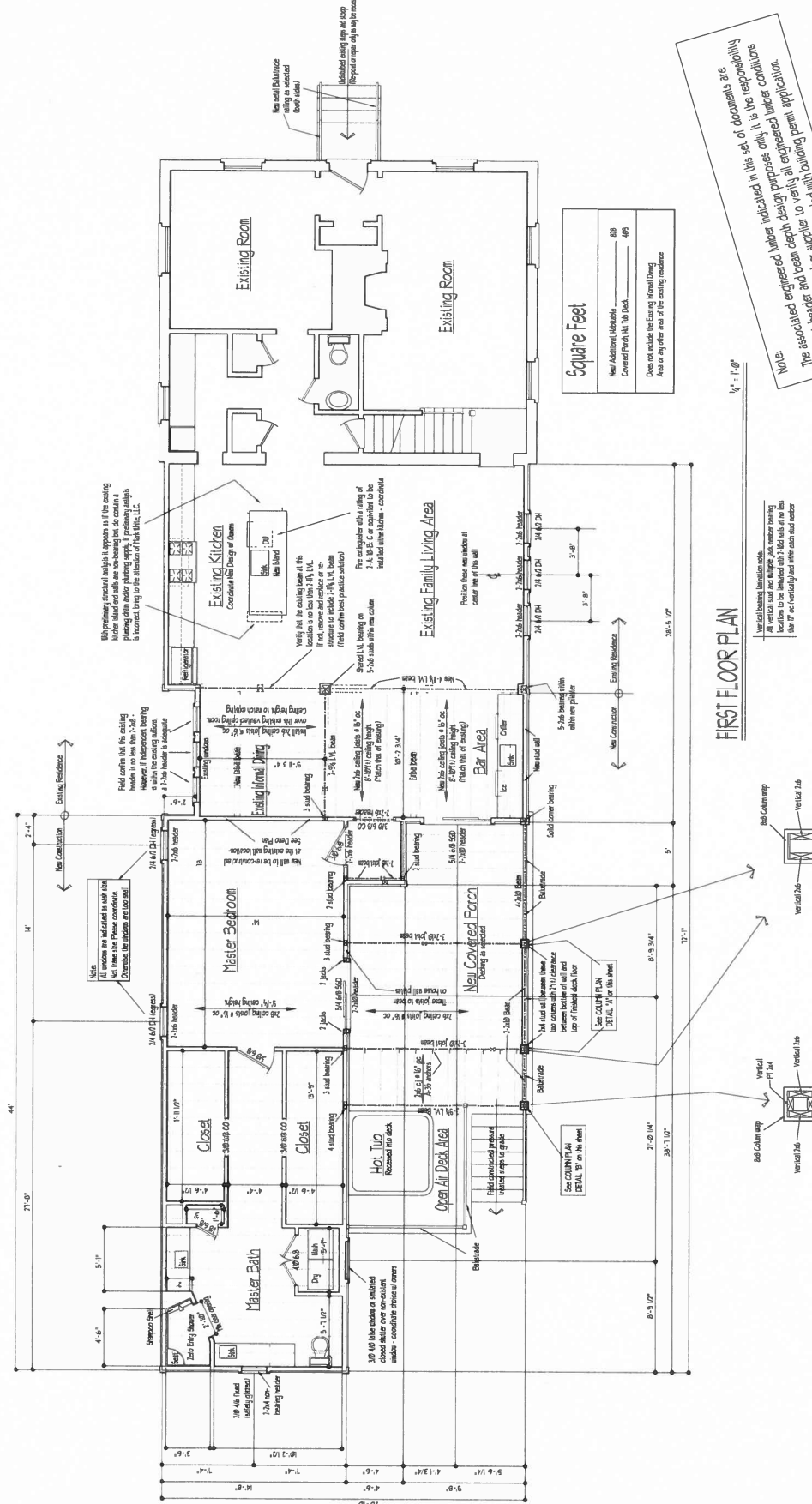


1201/5/1071  
1201/6/1071  
1201/4/1071  
1201/5/1071

Mark White, LLC  
architectural/ residential design  
503 Libbie Ave., suite 1b  
Richmond, Virginia 23226  
804/432-6688 markwhite11c1@gmail.com  
markwhitearchitect.com



**Vertical bearing limitation note:**  
All vertical stud and multiple jack member bearing locations to be limited with 2-10d nails at no less than 17" or (vertical) and within each stud member.



**COLUMN PLAN DETAIL "A"**  
See Section A/B for additional column structural details

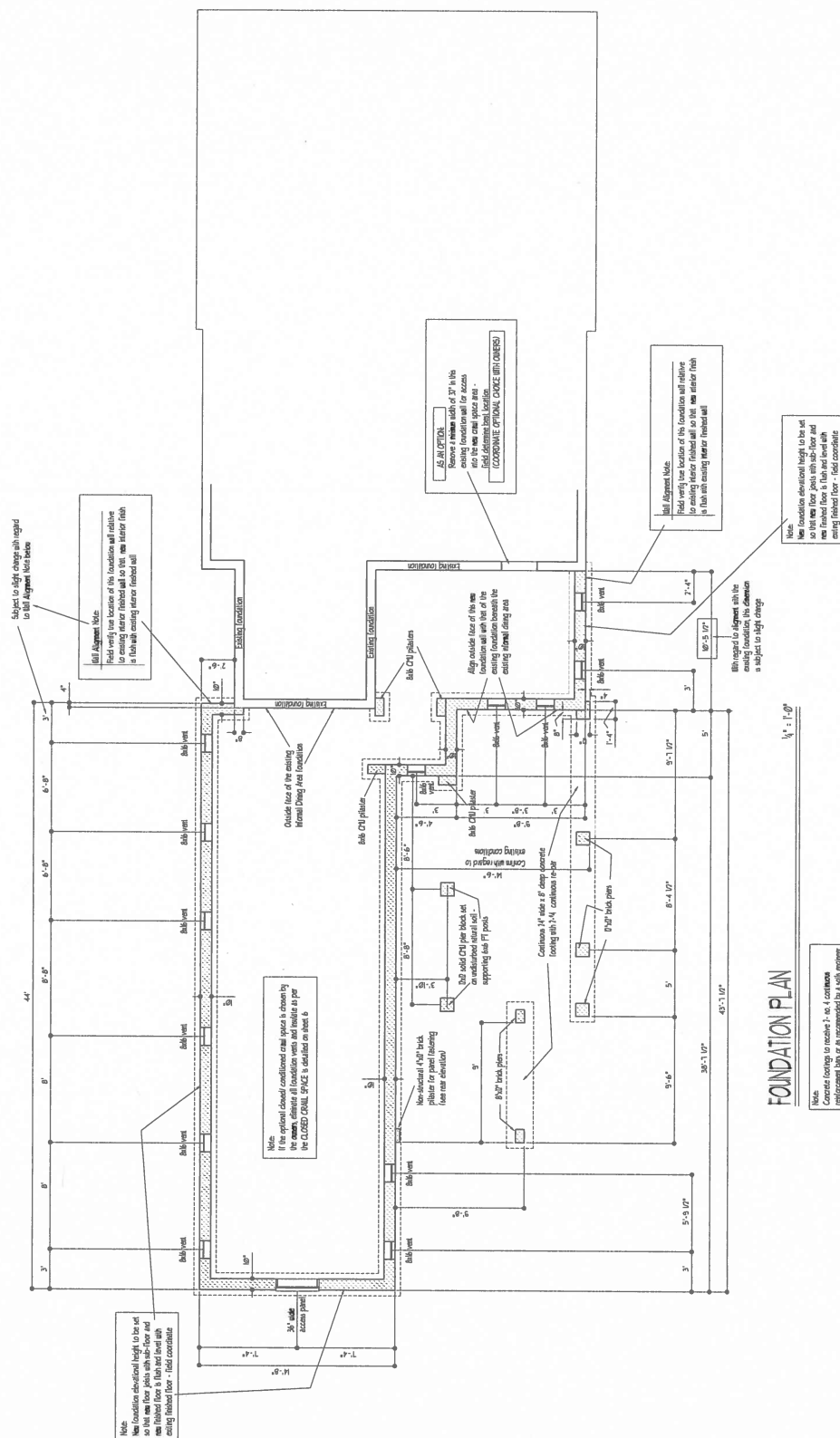
COLUMN PLAN DETAIL "B"  
See Section A/B for additional column structural details

Note:  
The associated engineered lumber joist, header and beam supplier to verify all engineered lumber reports to be included with building permit application.



9/25/07  
9/30/07  
11/4/07  
3/29/07

www.matsuyukagaku.co.jp



Addition and Renovation for:

Mark White, LLC



6-1-07