



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

November 2, 2023

3TAC Homebuyers LLC
10307 West Broad Street, #110
Glen Allen, VA 23060

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

To Whom It May Concern:

RE: BZA 42-2023

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, December 6, 2023 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 709 AKRON STREET (Tax Parcel Number N018-0505/008), 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 **158 876 297#**. 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 2023 drop-down, click meeting details for December 6, 2023 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 42-2023
Page 2
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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, reading "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.

706 Rex Land Trust Trustee
9176 Cudliff Ave
Mechanicsville, VA 23116

Ashe Horace A Jr
716 Akron St
Richmond, VA 23222

Ashe Horace A Jr And Brigitte D
714 Akron St
Richmond, VA 23222

Austin Deborah M
1444 Oglethorpe St
Washington, DC 20011

Beck Michelle
2271 N 4th Street
Columbus, OH 43202

Brewster Timothy R
713 Akron St
Richmond, VA 23222

Chavis Rose E
708 Akron St
Richmond, VA 23222

Darden Gregory
711 Akron St
Richmond, VA 23222

Hendrick Reginald A & Mattie L
4010 Corbin St
Richmond, VA 23222

Houston Rosebud M And Halsey Brenton S
And Lindsay G
712 Akron St
Richmond, VA 23222

Johnson Gloria E
4100 Corbin Street
Richmond, VA 23222

Mathis Joseph E
4006 Corbin St
Richmond, VA 23222

Msm Assets Llc
2802 E Marshall Street
Richmond, VA 23223

Peck Emma Elizabeth
4108 Corbin St
Richmond, VA 23222

Rives Amelie
715 Akron St
Richmond, VA 23222

Robinson Solly R & Kathy R
718 Rex Ave
Richmond, VA 23222

Solodar Properties Llc
4825 Radford Ave #201
Richmond, VA 23230

Talley Mildred J
710 Rex Ave
Richmond, VA 23222

Property: 709 Akron St **Parcel ID:** N0180505008**Parcel**

Street Address: 709 Akron St Richmond, VA 23222-
Owner: 3TAC HOMEBUYERS LLC
Mailing Address: 10307 W BROAD ST #110, GLEN ALLEN, VA 23060
Subdivision Name : OAK PARK
Parent Parcel ID:
Assessment Area: 207 - Washington Park
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2023
Land Value: \$30,000
Improvement Value:
Total Value: \$30,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 3450
Acreage: 0.079
Property Description 1: OAK PARK PTL22 B4
Property Description 2: 0030.00X0115.00 0000.000
State Plane Coords(?): X= 11789398.000016 Y= 3739877.276895
Latitude: 37.58940414 , **Longitude:** -77.44223108

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 30
Rear Size: 115
Parcel Square Feet: 3450
Acreage: 0.079
Property Description 1: OAK PARK PTL22 B4
Property Description 2: 0030.00X0115.00 0000.000
Subdivision Name : OAK PARK
State Plane Coords(?): X= 11789398.000016 Y= 3739877.276895
Latitude: 37.58940414 , **Longitude:** -77.44223108

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$30,000	\$0	\$30,000	Reassessment
2023	\$30,000	\$0	\$30,000	Reassessment
2022	\$11,000	\$0	\$11,000	Reassessment
2021	\$10,000	\$0	\$10,000	Reassessment
2020	\$10,000	\$0	\$10,000	Reassessment
2019	\$10,000	\$0	\$10,000	Reassessment
2018	\$10,000	\$0	\$10,000	Reassessment
2017	\$10,000	\$0	\$10,000	Reassessment
2016	\$10,000	\$0	\$10,000	Reassessment
2015	\$10,000	\$0	\$10,000	Reassessment
2014	\$10,000	\$0	\$10,000	Reassessment
2013	\$19,000	\$0	\$19,000	Reassessment
2012	\$19,000	\$0	\$19,000	Reassessment
2011	\$19,000	\$0	\$19,000	CarryOver
2010	\$19,000	\$0	\$19,000	Reassessment
2009	\$19,000	\$0	\$19,000	Reassessment
2008	\$19,000	\$0	\$19,000	Reassessment
2007	\$17,000	\$0	\$17,000	Reassessment
2006	\$7,800	\$0	\$7,800	Reassessment
2005	\$6,900	\$0	\$6,900	Reassessment
2004	\$5,500	\$0	\$5,500	Reassessment
2003	\$5,500	\$0	\$5,500	Reassessment
2002	\$5,200	\$0	\$5,200	Reassessment
2000	\$5,000	\$0	\$5,000	Reassessment
1998	\$5,000	\$0	\$5,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
01/31/2023	\$35,000	WOMBLE EDWARD & LUCY E	ID2023-1428	2 - INVALID SALE-Special Financing/Terms, etc.

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: North
Traffic Zone: 1008
City Neighborhood Code: WSHP
City Neighborhood Name: Washington Park
Civic Code: 4024
Civic Association Name: Washington Park Civic Association
Subdivision Name: OAK PARK
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area: Washington Park

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	1021	0103001	010300
1990	125	0103001	010300

Schools

Elementary School: Ginter Park
Middle School: Henderson
High School: Marshall

Public Safety

Police Precinct: 4
Police Sector: 412
Fire District: 16
Dispatch Zone: 079A

Public Works Schedules

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

Government Districts

Council District: 3
Voter Precinct: 301
State House District: 79
State Senate District: 14
Congressional District: 4

Property Images

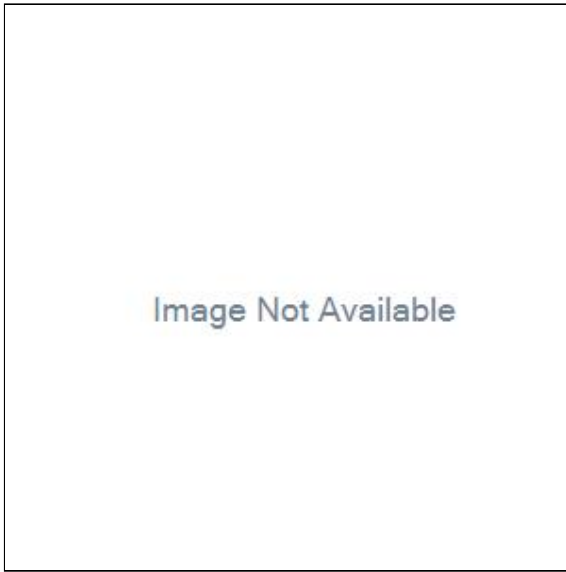
Name:N0180505008 Desc:



[Click here for Larger Image](#)

Sketch Images

Name: Desc:



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 3TAC Homebuyers LLC PHONE: (Home) () (Mobile) ()
OWNER: 10307 West Broad Street, #110 FAX: () (Work) ()
(Name/Address) Glen Allen, VA 23060 E-mail Address: _____
OWNER'S REPRESENTATIVE:
(Name/Address) Mark Baker PHONE: (Home) () (Mobile) (804) 874-6275
Baker Development Resources FAX: () (Work) ()
530 East Main Street, Suite 730 E-mail Address: markbaker@bakerdevelopmentresources.com
Richmond, VA 23219

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES): 709 Akron Street
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): N018-0505/008 ZONING DISTRICT: R-5 (SINGLE-FAMILY RESIDENTIAL)
REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. A lot area of not less than 6,000 square feet is required; a lot area of 3,450 square feet is proposed. A lot width of not less than fifty feet (50') is required; a lot width of thirty feet (30') is proposed.

DATE REQUEST DISAPPROVED: October 12, 2023 FEE WAIVER: YES ☐ NO: ☒
DATE FILED: October 16, 2023 TIME FILED: 09:46 a.m. PREPARED BY: Matthew West RECEIPT NO. BZAR-137562-2023
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: 10/24/2023

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

CASE NUMBER: BZA 42-2023 HEARING DATE: December 6, 2023 AT 1:00 P.M.

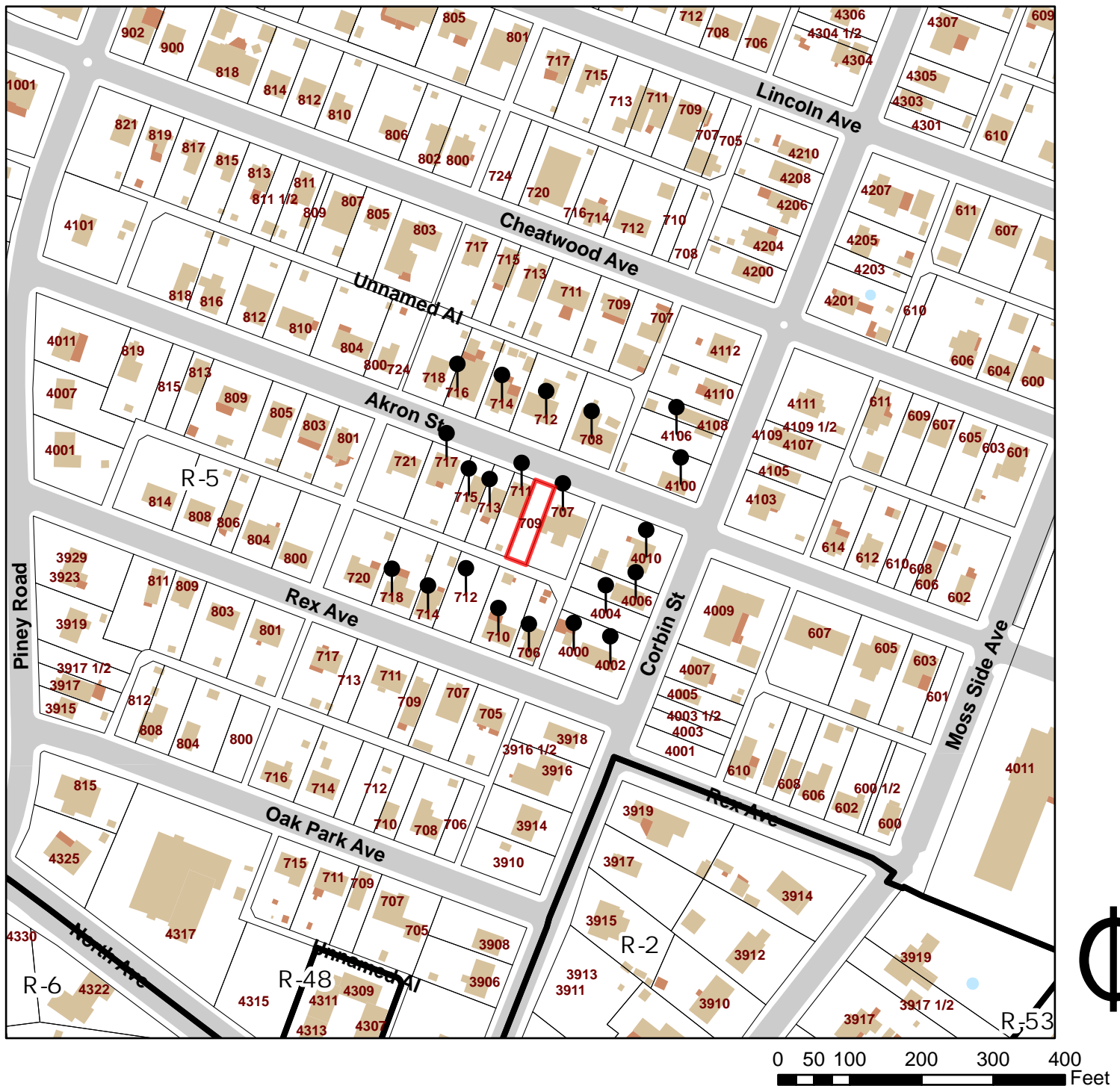
BOARD OF ZONING APPEALS CASE BZA 42-2023
150' Buffer

APPLICANT(S): 3TAC Homebuyers LLC

PREMISES: 709 Akron Street
(Tax Parcel Number N018-0505/008)

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 (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.

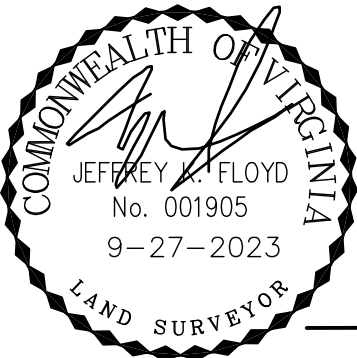
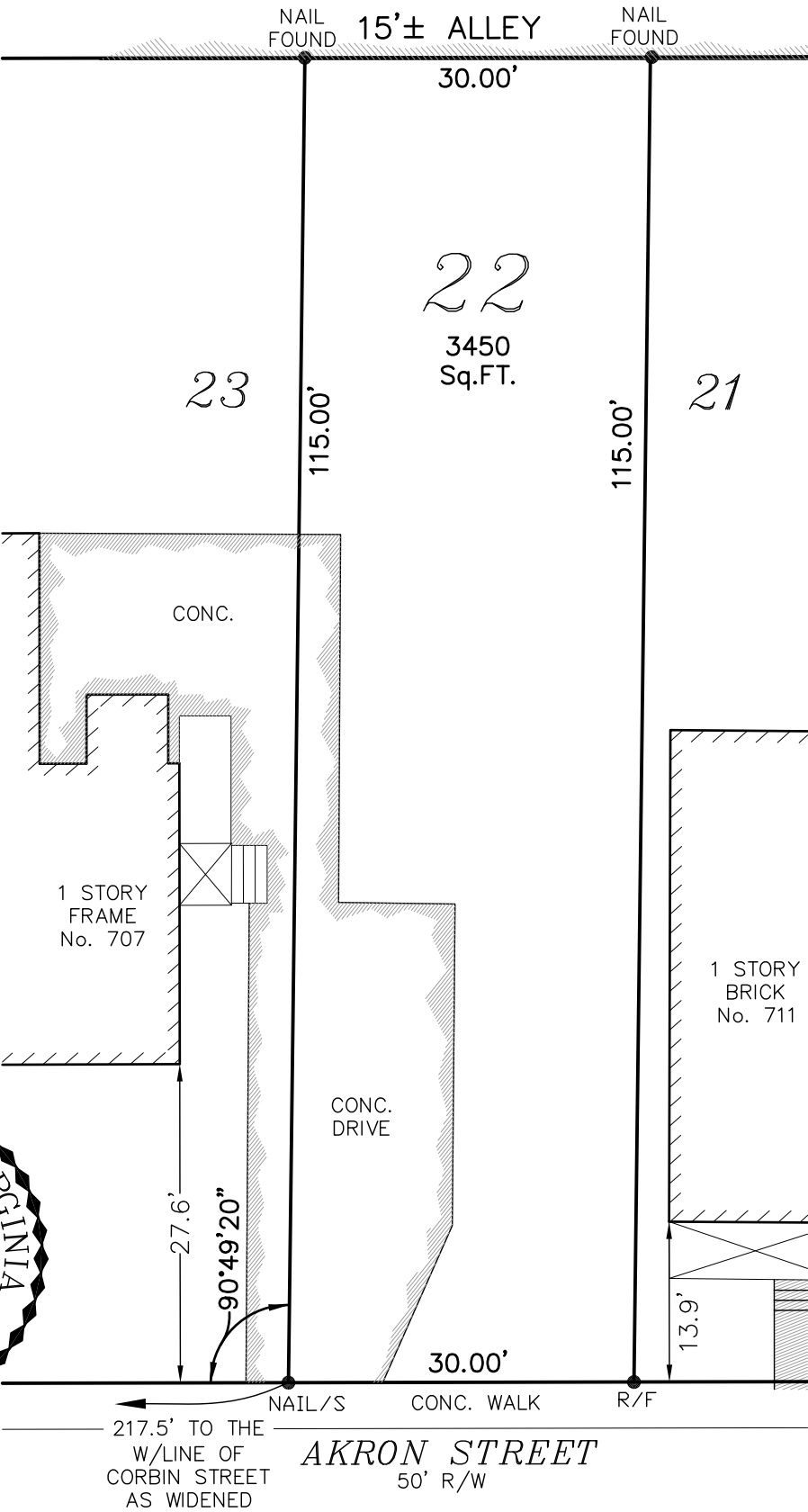
Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible 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: _____

A handwritten signature in black ink, appearing to be "M. Benbow", is written over a horizontal line.

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 9-27-2023 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.

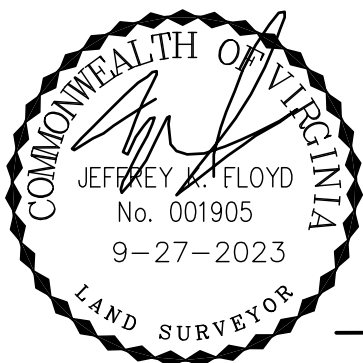
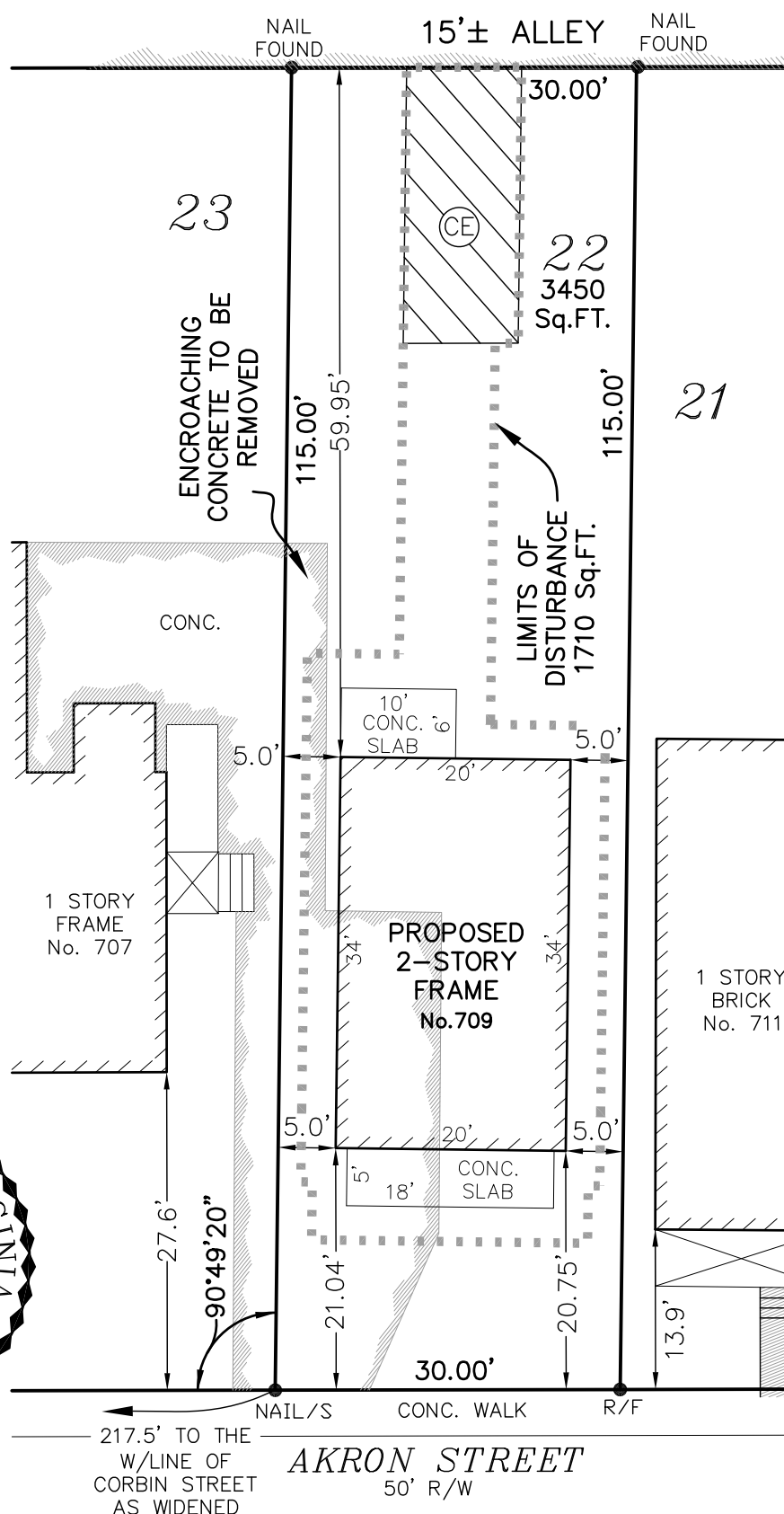


MAP SHOWING THE IMPROVEMENTS
ON A PORTION OF LOT 22, BLOCK 4,
"OAK PARK"
IN THE CITY OF RICHMOND, VA.

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

DATE: 9-27-2023
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905
SCALE: 1"=15'
JOB NO. 230915977

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 9-27-2023 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.



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481

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All rights reserved.

SKETCH SHOWING THE
PROPOSED IMPROVEMENTS ON
A PORTION OF LOT 22, BLOCK 4,
"OAK PARK"
IN THE CITY OF RICHMOND, VA.

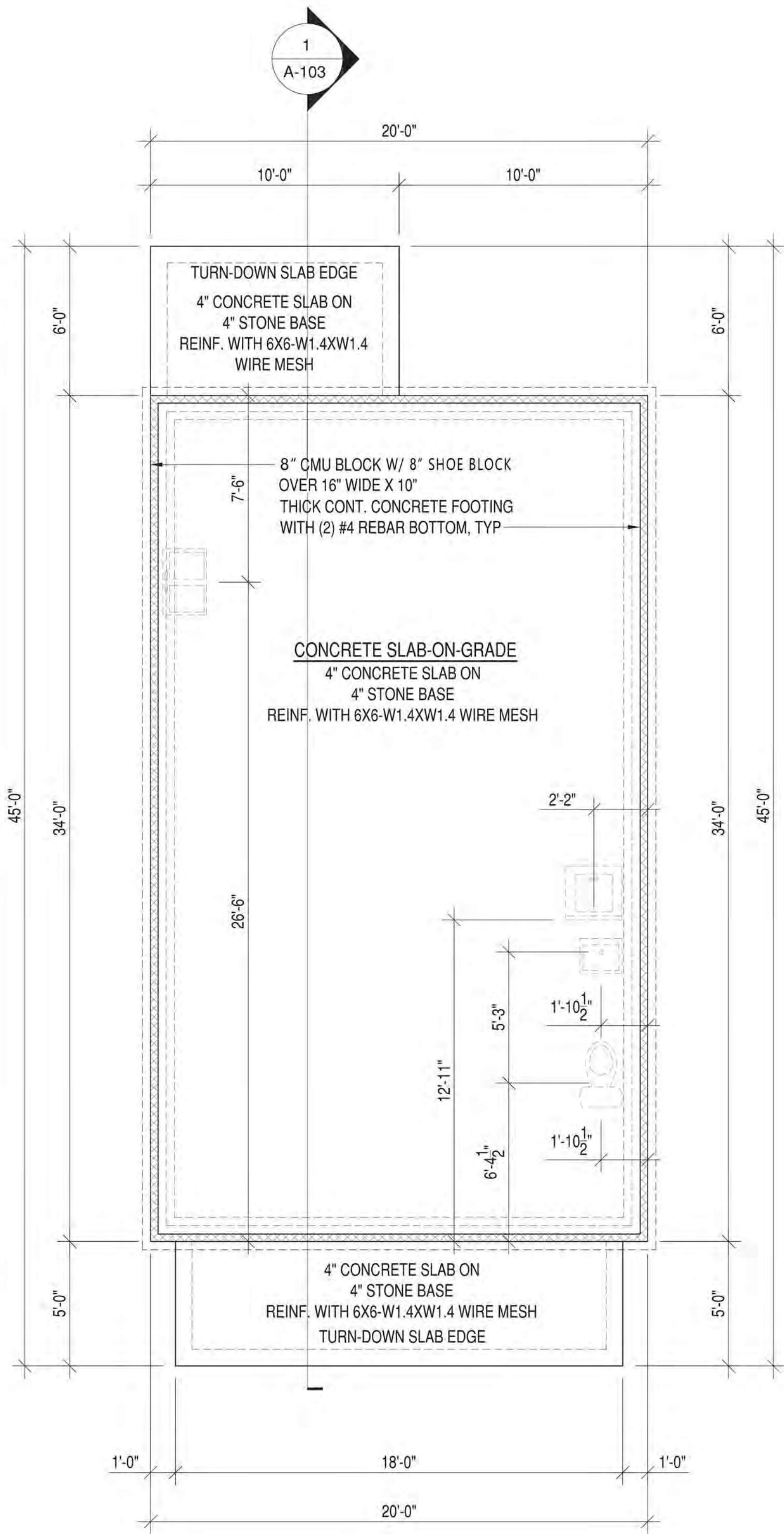
DATE: 9-27-2023

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=15'

JOB NO. 230915977

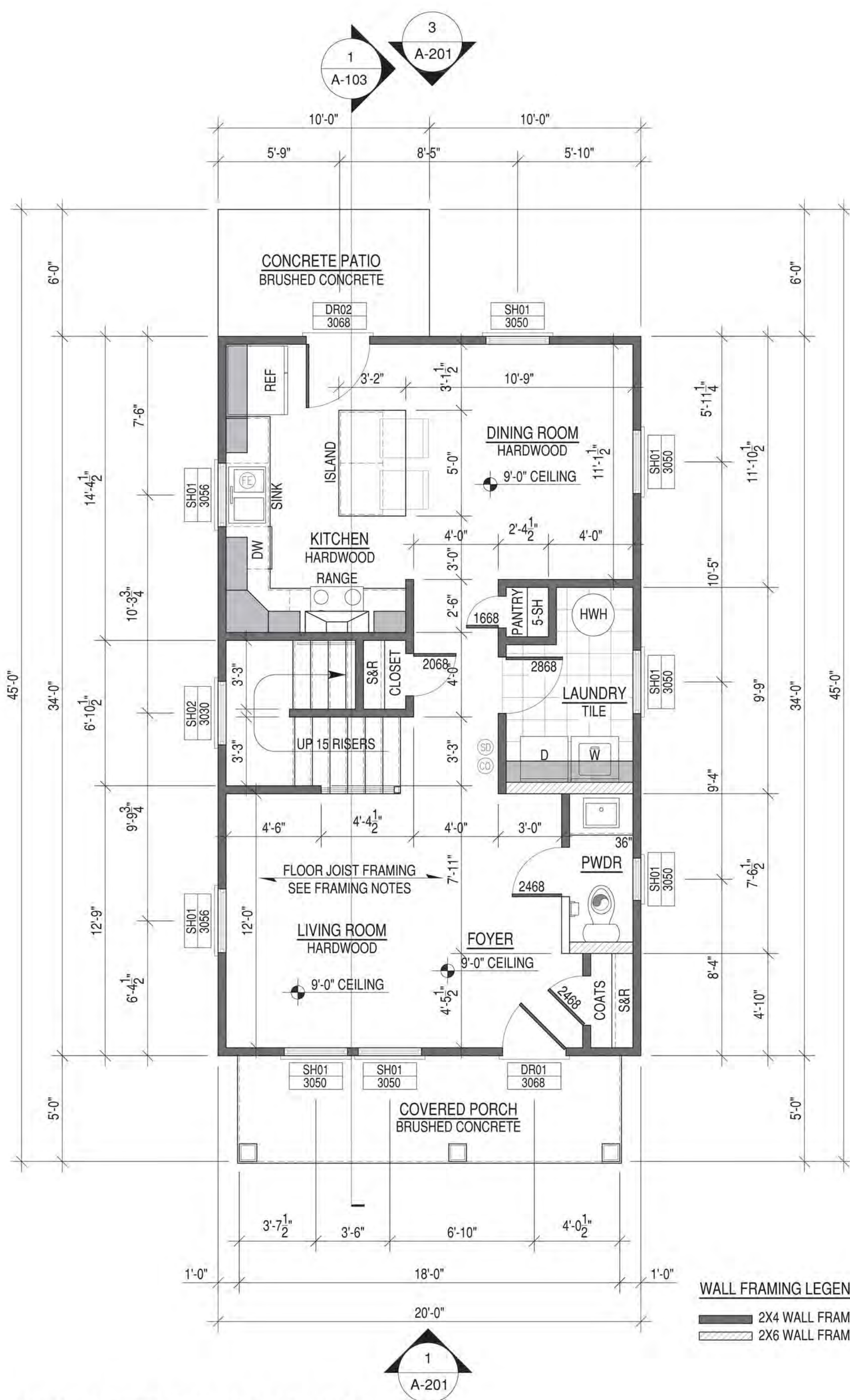


FOUNDATION PLAN

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

FOUNDATION NOTES

- SEE SOIL REPORT FOR FOOTING SIZE AND REINFORCEMENT.
- PROVIDE 6-MIL POLY VAPOR BARRIER MIN.
- BLOCK ALL POINT THROUGH FLOOR SYSTEM TO FOUNDATION, TYP.
- ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL HAVING THE STATED MINIMUM SOIL DESIGN BEARING CAPACITY.
- NO FOOTING SHALL BE PLACED IN WATER OR ON FROZEN SOIL.
- BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 18" BELOW FINISHED GRADE.
- ALL POURED CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI.

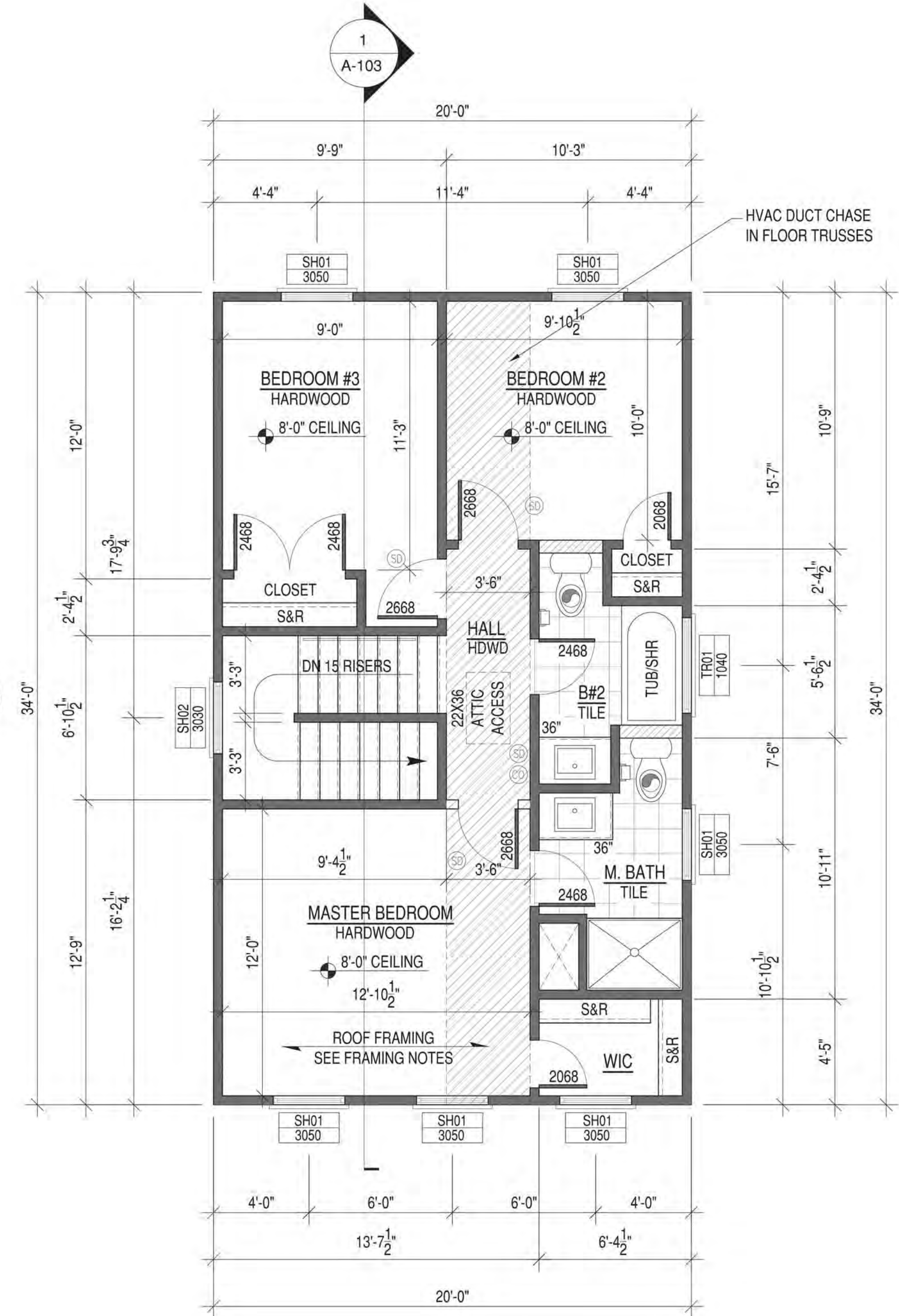


FIRST FLOOR PLAN

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

PLAN AND FRAMING NOTES

- ALL WINDOW AND DOOR HEADERS TO BE (2) 2X6'S WITH (1) JACK STUDS UNLESS OTHERWISE NOTED.
- SECOND FLOOR FRAMING TO BE 14" DEEP PRE-ENGINEERED FLOOR JOIST AT 24" OC.
- INTERIOR DOORS IN CLOSE PROXIMITY TO A PERPENDICULAR WALL ON THE HINGE SIDE TO MAINTAIN 4" CLEAR FROM JAMB TO ADJACENT PERPENDICULAR WALL SURFACE. COORDINATE THIS DIMENSION WITH DOOR SURROUND TRIM.
- CLOSET DOORS (SINGLE AND DOUBLE TYPE) ARE TO BE CENTERED WITHIN THE CLOSET THEY SERVE.
- DOOR SIZES PROVIDED AND WINDOWS DIMENSIONED ARE NOMINAL. COORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURER/INSTALLERS REQUIREMENTS AND CLEARANCES.
- PROVIDE WOOD BLOCKING IN 2X4 FRAMING AT ALL BUILT-IN CABINERY LOCATIONS. REQUIRED GRAB BAR LOCATIONS, CLOSET SHELVING, AND WALL MOUNTED TV LOCATIONS.
- CLOSETS AND OTHER SURFACES NOT CALLED OUT OTHERWISE HAVE FLOOR, WALL, AND CEILING MATERIALS AND FINISHES TO MATCH THE SPACE THEY ARE ACCESSED FROM. REFER TO PLANS FOR ANY INTERRUPTION OF FLOORING BETWEEN THESE SPACES.



SECOND FLOOR PLAN

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

STAIR RISERS NOT TO EXCEED 8 1/4" PER CODE.	
TREADS TO BE 9" MIN. WITH 1" NOSING.	
HANDRAILS & PICKETS:	
36" HIGH HANDRAILS @ ALL STAIRS. 36" RAILING @ ALL BALCONIES. PICKETS SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH.	
LABEL DRYER VENT LENGTH ON DUCT	
ALL DRYWALL TO BE 1/2" EXCEPT GARAGE CEILING TO BE 5/8" TYPE X	
FE	= FIRE EXTINGUISHER TO BE LOCATED IN CABINET UNDER KITCHEN SINK
B	= BATH FAN VENTED TO EXTERIOR
CO	= CARBON MONOXIDE DETECTOR
SD	= SMOKE DETECTOR

SQUARE FOOTAGES

FIRST FLOOR	=	680	SF
SECOND FLOOR	=	680	SF
TOTAL HEATED	=	1360	SF
FRONT PORCH	=	105	SF
REAR PATIO	=	60	SF

Project Address:
709 Akron St.
RVA 23222

WATCHTOWER
homes & construction
3803 NOBLE AVENUE
RICHMOND, VA 23222
(804) 486-0386 PHONE

GENERAL CONTRACTORS

NEW SINGLE FAMILY RESIDENCE

FOUNDATION, FIRST AND SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-01
CONSTR. CONTR. NO.

DRAWING NO.

SHEET OF

A-101

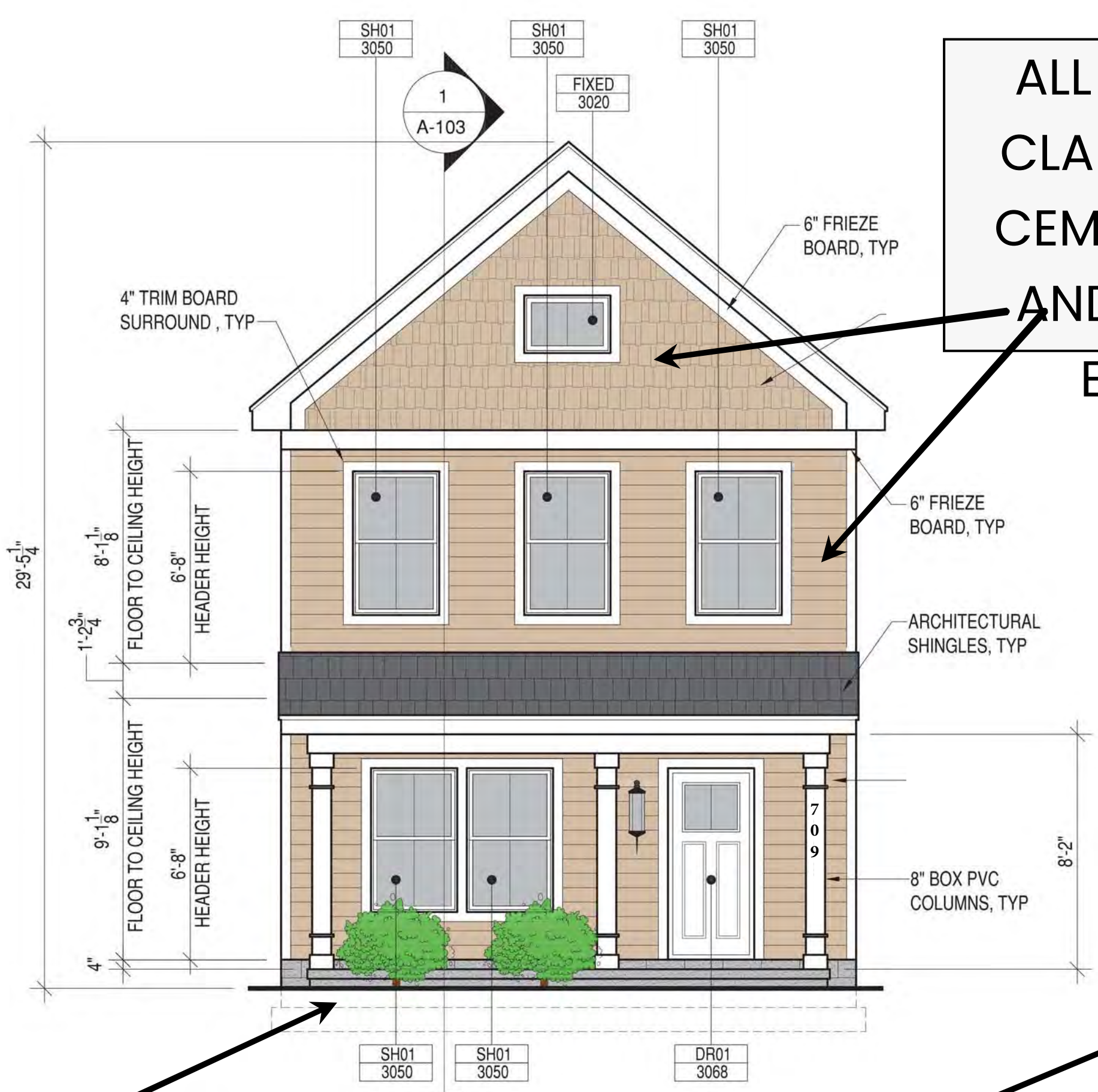
2 FINAL PERMIT PLANS 10-18-2020
1 CLIENT REVIEW 10-15-2020

Project Address:
709 Akron St.
RVA 23222

WATCHTOWER
homes & construction
3803 NOBLE AVENUE
RICHMOND, VA 23222
(804) 486-0386 PHONE

NEW SINGLE FAMILY RESIDENCE

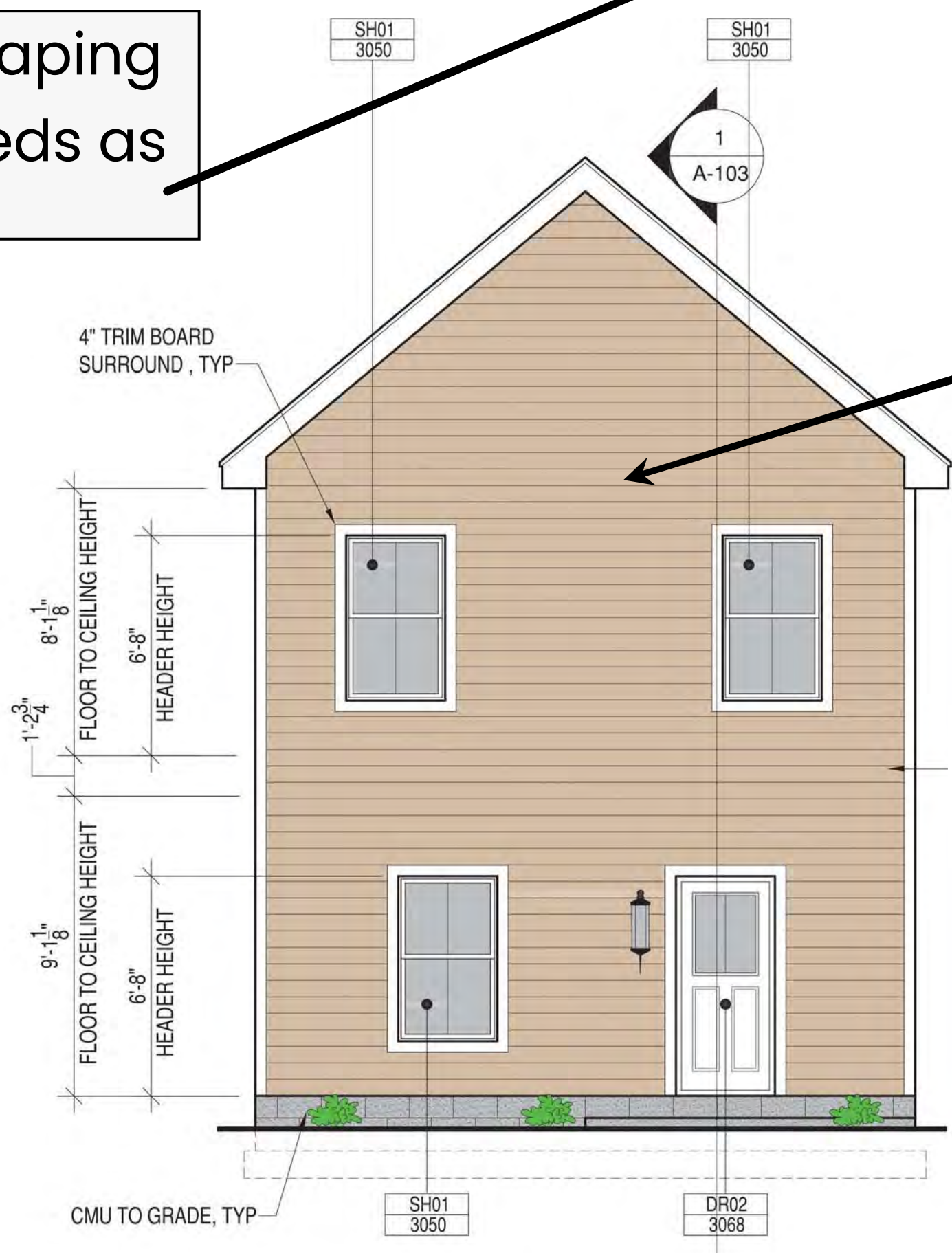
FRONT, REAR, RIGHT AND LEFT ELEVATIONS



1 FRONT ELEVATION
A-201 SCALE: 1/4"=1'-0"



2 RIGHT ELEVATION
A-201 SCALE: 1/4"=1'-0"



3 REAR ELEVATION
A-201 SCALE: 1/4"=1'-0"



4 LEFT ELEVATION
A-201 SCALE: 1/4"=1'-0"

ALL SIDING AND
CLADDING TO BE
CEMETITIOUS LAP
AND SHAKE PER
ELEVATION

ALL SIDING AND
CLADDING TO BE
CEMETITIOUS LAP
AND SHAKE PER
ELEVATION

All foundations, four
sides, to be parged

Install landscaping
and mulch beds as
shown