



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

December 9, 2024

St. Christophers School Foundation
St. Christophers School
711 Saint Christophers Road
Richmond, VA 23226

Jennifer Mullen, Esq.
1519 Summit Avenue, Suite 102
Richmond, VA 23230

To Whom It May Concern:

RE: BZA 05-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, January 8, 2025 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 new fence and retaining wall accessory to an existing school at 103 & 105 PEPPER AVENUE (Tax Parcel Number W021-0303/005 & 004), located in an R-4 (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 **169 014 747#**. 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 2025 drop-down, click meeting details for January 8, 2025 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 05-2025
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December 9, 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.

Aragon Group
111 Pepper Ave
Richmond, VA 23226

Bowles Peter H & Jacqueline P
6212 Three Chopt Rd
Richmond, VA 23226

Church Schools In The Diocese Of
Virginia Inc
8727 River Road
Henrico, VA 23229

Collier Ann M
3 Mayfair Ave
Richmond, VA 23226

Hartt Nancy G And Charles B
6300 Three Chopt Rd
Richmond, VA 23226

Miller Scott H And Heather W
4 Kingsway Ct
Richmond, VA 23226

Norris John Franklin Ii And Jill
Hutchens
6304 Three Chopt Road
Richmond, VA 23226

Nuckols Richard W Trustee
6220 Three Chopt Rd
Richmond, VA 23226

Page Anne M
101 Pepper Ave
Richmond, VA 23226

Shea David B
100 Pepper Ave
Richmond, VA 23226

Property: 103 Pepper Ave **Parcel ID:** W0210303005**Parcel**

Street Address: 103 Pepper Ave Richmond, VA 23226-
Owner: ST CHRISTOPHERS SCHOOL FOUNDATION
Mailing Address: 711 ST CHRISTOPHERS RD, RICHMOND, VA 23226
Subdivision Name : BINFORD PROPERTY
Parent Parcel ID:
Assessment Area: 130 - Westham/CCV
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: 01/01/2024
Land Value: \$150,000
Improvement Value: \$598,000
Total Value: \$748,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 12300
Acreage: 0.315
Property Description 1: BINFORD PROPERTY
Property Description 2: 0100.00X0137.35 0000.000
State Plane Coords(?): X= 11765291.000133 Y= 3735540.349133
Latitude: 37.57824061 , **Longitude:** -77.52563526

Description

Land Type: Residential Lot A
Topology:
Front Size: 100
Rear Size: 137
Parcel Square Feet: 12300
Acreage: 0.315
Property Description 1: BINFORD PROPERTY
Property Description 2: 0100.00X0137.35 0000.000
Subdivision Name : BINFORD PROPERTY
State Plane Coords(?): X= 11765291.000133 Y= 3735540.349133
Latitude: 37.57824061 , **Longitude:** -77.52563526

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$175,000	\$622,000	\$797,000	Reassessment
2024	\$150,000	\$598,000	\$748,000	Reassessment
2023	\$114,000	\$553,000	\$667,000	Reassessment
2022	\$114,000	\$523,000	\$637,000	Reassessment
2021	\$95,000	\$519,000	\$614,000	Reassessment
2020	\$95,000	\$492,000	\$587,000	Reassessment
2019	\$95,000	\$453,000	\$548,000	Reassessment
2018	\$95,000	\$436,000	\$531,000	Reassessment
2017	\$95,000	\$414,000	\$509,000	Reassessment
2016	\$95,000	\$414,000	\$509,000	Reassessment
2015	\$95,000	\$405,000	\$500,000	Reassessment
2014	\$95,000	\$413,000	\$508,000	Reassessment
2013	\$95,000	\$413,000	\$508,000	Reassessment
2012	\$95,000	\$423,000	\$518,000	Reassessment
2011	\$95,000	\$423,000	\$518,000	CarryOver
2010	\$95,000	\$423,000	\$518,000	Reassessment
2009	\$95,000	\$422,700	\$517,700	Reassessment
2008	\$95,000	\$422,700	\$517,700	Reassessment
2007	\$95,000	\$422,700	\$517,700	Reassessment
2006	\$95,000	\$358,200	\$453,200	Reassessment
2005	\$89,200	\$251,300	\$340,500	Reassessment
2004	\$76,200	\$214,800	\$291,000	Reassessment
2003	\$76,200	\$214,800	\$291,000	Reassessment
2002	\$76,200	\$214,800	\$291,000	Reassessment
2001	\$60,000	\$169,100	\$229,100	Reassessment
2000	\$50,000	\$169,100	\$219,100	Reassessment
1998	\$50,000	\$147,000	\$197,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
06/16/2023	\$412,500	TAIBL ANDREW R AND BETHANY F	ID2023-8981	2 - INVALID SALE-Relation Between Buyer/Seller
10/11/2016	\$284,773	ST CHRISTOPHERS SCHOOL	ID2016-19898	2 - INVALID SALE-Relation Between Buyer/Seller
06/25/2015	\$262,500	GORDON JOHN E JR AND GINA C	ID2015-11389	2 - INVALID SALE-Special Financing/Terms, etc.
11/06/2012	\$255,000	ST CHRISTOPHERS SCHOOL	ID2012-22172	2 - INVALID SALE-DO NOT USE
06/08/2009	\$257,500	FRANZ THOMAS J & STEPHANIE B	ID2009-12114	2 - INVALID SALE-DO NOT USE
12/30/2002	\$251,500	ST CHRISTOPHER"S SCHOOL	ID2003-2124	
07/27/2001	\$425,000	PALMORE JOANNE S	ID2001-19404	
02/14/1994	\$0	Not Available	00385-0728	

Planning

Master Plan Future Land Use: R
Zoning District: R-4 - Residential (Single Family)
Planning District: Far West
Traffic Zone: 1112
City Neighborhood Code: TCHP
City Neighborhood Name: Three Chopt
Civic Code: 3010
Civic Association Name: Westhampton Citizens Association
Subdivision Name: BINFORD PROPERTY
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	1030	0505001	050500
1990	130	0505001	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
Council District for 2025 (Current Election): 1
Voter Precinct: 115
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1922
Stories: 1.5
Units: 0
Number Of Rooms: 9
Number Of Bed Rooms: 4
Number Of Full Baths: 3
Number Of Half Baths: 0
Condition: good for age
Foundation Type: 3/4 Bsmt, 1/4 Crawl
1st Predominant Exterior: Stucco
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: 2933 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 1496 Sqft
Finished Basement: 1496 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 408 Sqft
Deck: 72 Sqft

Property Images

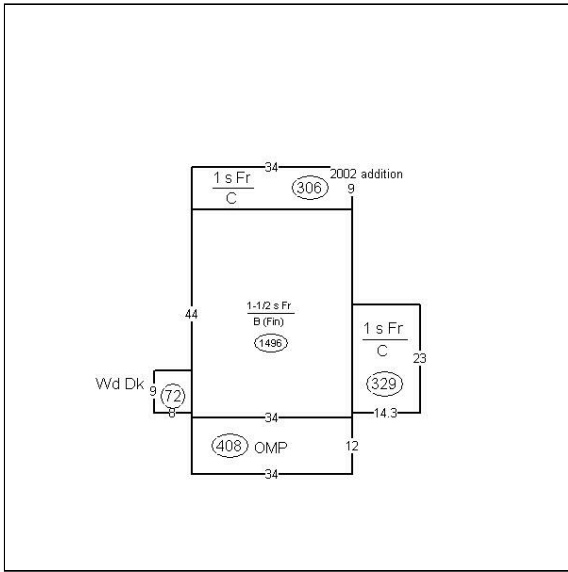
Name:W0210303005 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:W0210303005 Desc:R01



Property: 105 Pepper Ave **Parcel ID:** W0210303004**Parcel**

Street Address: 105 Pepper Ave Richmond, VA 23226-
Owner: ST CHRISTOPHERS SCHOOL
Mailing Address: 711 ST CHRISTOPHERS ROAD, RICHMOND, VA 23226
Subdivision Name : BINFORD PROPERTY
Parent Parcel ID:
Assessment Area: 450 - Fan/Near West
Property Class: 401 - B Commercial Vacant Land
Zoning District: R-4 - Residential (Single Family)
Exemption Code: 500 - Academic

Current Assessment

Effective Date: 01/01/2024
Land Value: \$636,000
Improvement Value:
Total Value: \$636,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 14000
Acreage: 0.321
Property Description 1: BINFORD PROPERTY L53
Property Description 2: 0100.00X0140.00 0000.000
State Plane Coords(?): X= 11765346.7551 Y= 3735623.3566
Latitude: 37.57846469 , **Longitude:** -77.52546184

Description

Land Type: Commercial S7
Topology:
Front Size: 100
Rear Size: 140
Parcel Square Feet: 14000
Acreage: 0.321
Property Description 1: BINFORD PROPERTY L53
Property Description 2: 0100.00X0140.00 0000.000
Subdivision Name : BINFORD PROPERTY
State Plane Coords(?): X= 11765346.7551 Y= 3735623.3566
Latitude: 37.57846469 , **Longitude:** -77.52546184

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$823,000	\$0	\$823,000	Reassessment
2024	\$636,000	\$0	\$636,000	Reassessment
2023	\$513,000	\$0	\$513,000	Reassessment
2022	\$513,000	\$0	\$513,000	Reassessment
2021	\$168,000	\$0	\$168,000	Reassessment
2020	\$168,000	\$0	\$168,000	Reassessment
2019	\$168,000	\$0	\$168,000	Reassessment
2018	\$168,000	\$0	\$168,000	Reassessment
2017	\$168,000	\$0	\$168,000	Reassessment
2016	\$150,000	\$0	\$150,000	Reassessment
2015	\$150,000	\$0	\$150,000	Reassessment
2014	\$150,000	\$0	\$150,000	Reassessment
2013	\$150,000	\$0	\$150,000	Reassessment
2012	\$99,000	\$0	\$99,000	Reassessment
2005	\$83,800	\$256,200	\$340,000	Reassessment
2004	\$83,800	\$256,200	\$340,000	Reassessment
2003	\$83,800	\$256,200	\$340,000	Reassessment
2002	\$76,200	\$232,900	\$309,100	Reassessment
2001	\$60,000	\$183,400	\$243,400	Reassessment
2000	\$50,000	\$183,400	\$233,400	Reassessment
1998	\$50,000	\$159,500	\$209,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
06/17/2005	\$1,471,396	ST CHRISTOPHERS SCHOOL FOUNDATION	ID2005-19697	
06/25/2001	\$199,000	ANDERSON DAVID T & MARY F	ID2001-16107	
11/13/1998	\$121,500	Not Available	09803-00560	
06/06/1997	\$0	Not Available	009700-102146	

Planning

Master Plan Future Land Use: R
Zoning District: R-4 - Residential (Single Family)
Planning District: Far West
Traffic Zone: 1112
City Neighborhood Code: TCHP
City Neighborhood Name: Three Chopt
Civic Code: 3010
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Economic Development

Care Area: -
Enterprise Zone:

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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

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Census Year	Block	Block Group	Tract
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Elementary School: Mary Munford
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Public Safety

Police Precinct: 3
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Dispatch Zone: 057A

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Bulk Collection: TBD

Government Districts

Council District: 1
Council District for 2025 (Current Election): 1
Voter Precinct: 115
State House District: 78
State Senate District: 14
Congressional District: 4

Property Images

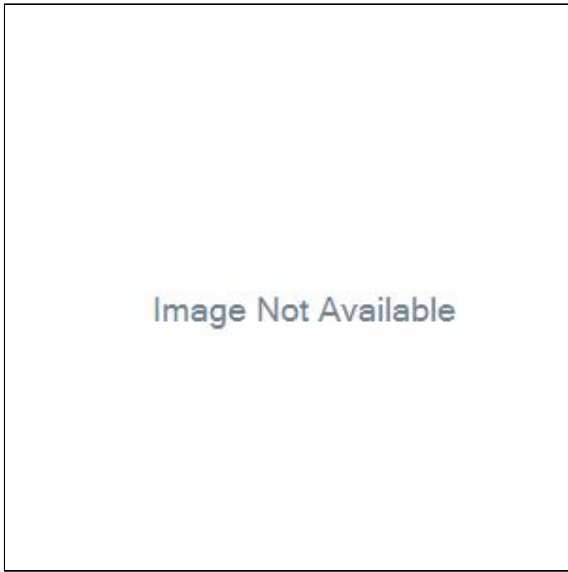
Name:W0210303004 Desc:



[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 OWNER:

St. Christophers School Foundation

St. Christophers School

PHONE: (Home) () _____ (Mobile) () _____

ADDRESS

711 Saint Christophers Road

FAX: () _____ (Work) () _____

Richmond, VA 23226

E-mail Address: _____

PROPERTY OWNER'S Jennifer Mullen, Esq.

PHONE: (Home) () _____ (Mobile) _____

REPRESENTATIVE: 1519 Summit Ave., Suite 102

FAX: (804) 441-8438 (Work) (804) 977-3374

(Name/Address) Richmond, VA 23230

E-mail Address: jmullen@rothjackson.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 103 & 105 Pepper Avenue

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-408.5.(1) & 30-630.9(b)

APPLICATION REQUIRED FOR: A building permit to construct a new fence and retaining wall.

TAX PARCEL NUMBER(S): W021-0303/005 & 004 **ZONING DISTRICT:** R-4 (Single-Family Residential District)

REQUEST DISAPPROVED FOR THE REASON THAT: The maximum permitted fence and wall height located in a required front yard is exceeded. Fences and walls within the required front yard shall not exceed four feet (4') in height. A fence having a height of ten feet (10') and a wall having a height of six and fourth tenths feet (6.4') are proposed.

DATE REQUEST DISAPPROVED: November 14, 2024 **FEE WAIVER:** YES NO:

DATE FILED: November 15, 2024 **TIME FILED:** 1:00 p.m. **PREPARED BY:** Josh Young **RECEIPT NO.** BZAC-158010-2024

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) _____ **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:** 11/25/24

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

CASE NUMBER: BZA 05-2025 **HEARING DATE:** January 8, 2025 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 05-2025
150' Buffer

APPLICANT(S): St. Christophers School Foundation & St. Christophers School

PREMISES: 103 & 105 Pepper Avenue
(Tax Parcel Number W021-0303/005 & 004)

SUBJECT: A building permit to construct a new fence and retaining wall accessory to an existing school.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-408.5(1) & 30-630.9(b)
of the Zoning Ordinance for the reason that:
The maximum permitted fence and wall height located in a required front yard is exceeded.





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

The application requests a variance to allow a 10' tall fence and portion of a retaining wall above 4' in height up to 6' in height for relocated tennis courts for St. Christopher's School. The areas are highlighted on the attached Exhibit A. The fencing would be screened within the setback by significant evergreen vegetation along Pepper Avenue and the adjoining property line and additional deciduous vegetation as shown on the attached Exhibit B.

The applicant requests a variance as defined by Section 15.2-2201 of the Code of Virginia (1950, as amended) ("Virginia Code"). The request is a reasonable deviation from the front yard setback requirement of twenty-five (25') where the strict application of the ordinance is not shared generally by other properties and is not contrary to the ordinance. The Property in question is part of St. Christopher's School, which is a larger campus fronting on both Pepper Avenue and St. Christopher's Road. The Property is zoned R-4 which permits a private school, as well as single family detached dwellings; however, the campus nature of the Property is not a feature shared generally by other properties. The campus nature of the Property includes other structures already constructed with existing tennis courts and new school facilities being constructed that set the location of the proposed new tennis courts. The school use of the tennis courts includes interscholastic match play. Match regulation requires the new tennis courts be located at the same orientation as the existing tennis courts, which is not a need that is generally shared by a single family residential dwelling use, and tennis courts in general are atypical. This request in particular to St. Christopher's School.

The underlying zoning ordinance permits fences and walls within the front yard setback up to four (4') feet in height. The request is to permit up to an additional two and one-half (2.5') feet brick retaining wall and an additional six (6') feet of tennis court fence so that the balls remain contained within the tennis court, a portion of such improvements are located in the front yard on Pepper Avenue. The physical condition of the existing improvements and the nature of the use creates the hardship for which the variance is requested. The applicant is requesting the minimum encroachment necessary to maintain an accessible path between the existing improvements and the proposed improvements and has mitigated the visual impacts of the additional wall and fence height by proposing significant plantings between the property line and the improvements, which far exceed the benefit of the a shorter wall and fence within the setback.

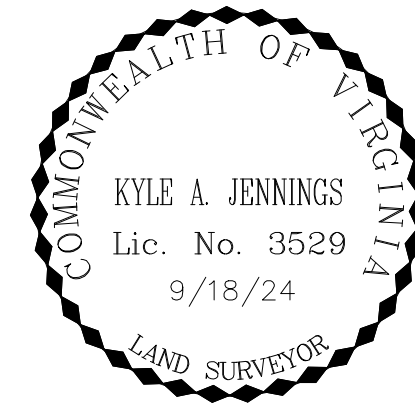
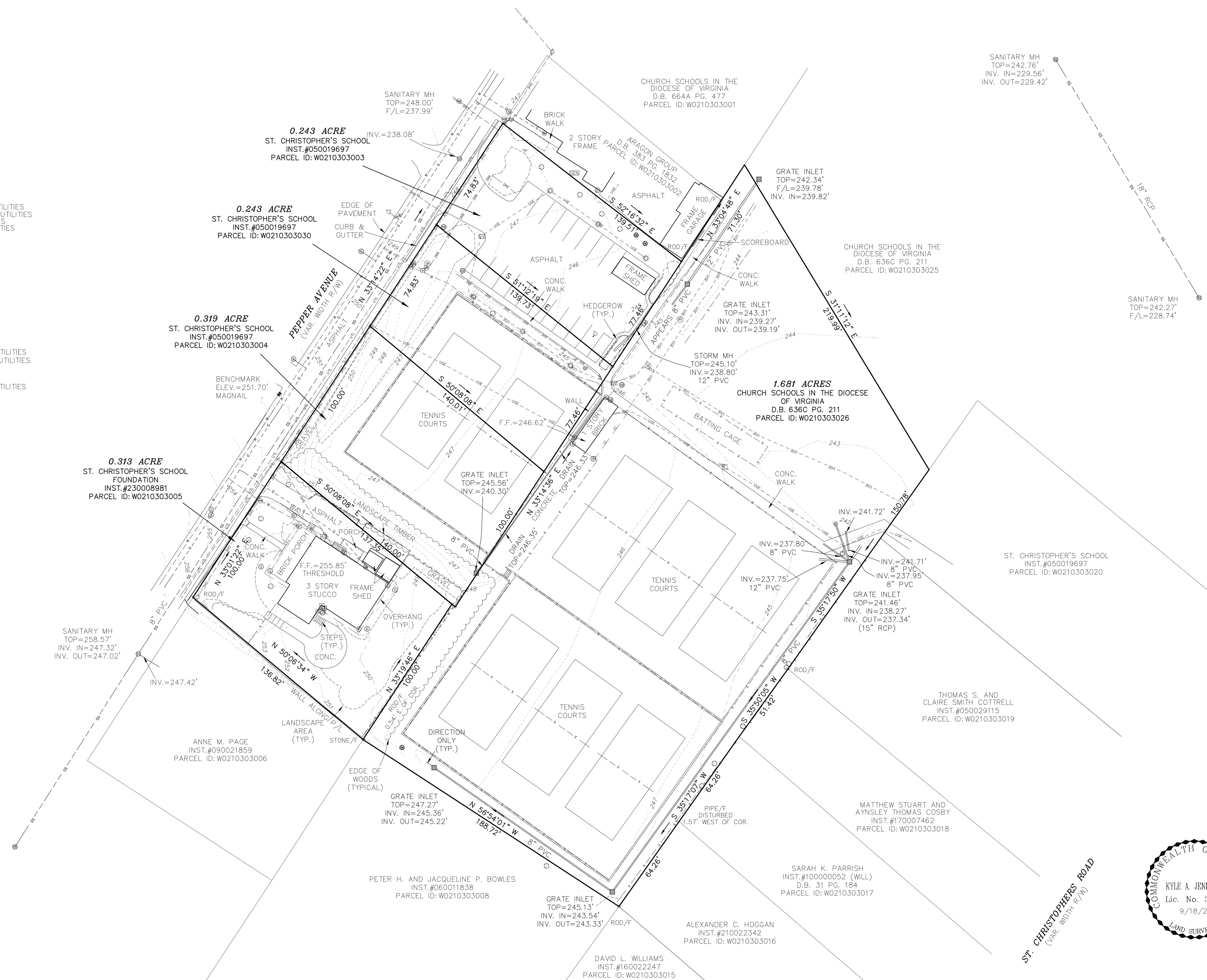
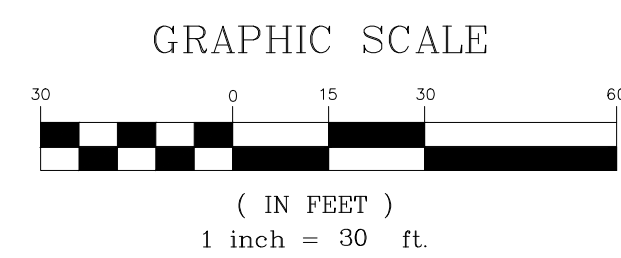
The additional landscaping proposed as a condition of the request extends beyond the setback, which further improves the visual of the property from adjoining properties. The use itself is not detrimental to adjacent properties or in the nearby area. The school use (including recreational facilities) is permitted and this encroachment is transparent, uses materials consistent with the school buildings and the surrounding area and provides significant additional landscaping. It is worth noting that a special exception would be permitted to allow the wall and fence up to eight (8') feet in height on any of the surrounding properties. Here the school use does not permit the special exception process and for the safe and practical use of the tennis courts, the additional height is needed. The use of the Property as a school is permitted and the variance would not authorize a new use, rather an encroachment into the front yard setback for improvements above the permitted 4' high projections with the requirement of significant additional landscaping because of the nature of the use being a school facility within a larger campus. The granting of this variance is not general or recurring in nature that would require a formal amendment to the zoning ordinance.

- NOTES:**
- 1.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL ENCUMBRANCES OF RECORD MAY NOT BE SHOWN HEREON.
 - 2.) THE PARCELS SHOWN HEREON LIE ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #5101290009D, EFFECTIVE DATE APRIL 2, 2009.
 - 3.) DATUM - VERTICAL - NAVD 88
HORIZONTAL - NAD 83 (2011) V.S.P.C.S. SOUTH ZONE
 - 4.) THE CONTOUR INTERVAL AS SHOWN HEREON IS 1'.
 - 5.) UNDERGROUND UTILITIES SHOWN HEREON WERE DESIGNATED BY PRECISE LOCATING.
 - 6.) NO WETLAND INFORMATION IS SHOWN HEREON.

LEGEND

- SHRUB
- CLEAN OUT
- ◆ BENCHMARK
- ⊙ GAS VALVE
- ⊙ BASKETBALL HOOP
- ⊙ UTILITY POLE
- ⊙ ELECTRIC METER
- ⊙ LIGHT POLE
- x --- FENCE
- o/e --- OVERHEAD UTILITY LINES
- ⊙ TELEPHONE PEDESTAL
- ⊙ SANITARY MANHOLE
- ⊙ WATER METER
- ⊙ DECIDUOUS TREE
- u/e --- UNDERGROUND ELECTRIC UTILITIES
- t/e --- UNDERGROUND TELEPHONE UTILITIES
- g/e --- UNDERGROUND GAS UTILITIES
- w/e --- UNDERGROUND WATER UTILITIES
- ⊙ IRRIGATION VALVE
- ↑ SIGN
- ⊙ YARD DRAIN
- ⊙ ROOF DRAIN
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ WATER VAULT
- ⊙ GENERATOR
- ⊙ ELECTRIC VAULT
- ⊙ MAILBOX
- ⊙ ELECTRIC OUTLET
- ⊙ GAS METER
- ⊙ HANDICAP PARKING
- u/l --- UNKNOWN UNDERGROUND UTILITIES
- i/r --- UNDERGROUND IRRIGATION UTILITIES
- ⊙ TELEPHONE BOX
- ⊙ HVAC UNIT
- s --- UNDERGROUND SANITARY UTILITIES
- ⊙ CONIFEROUS TREE
- ⊙ GRATE INLET
- ⊙ STORM MANHOLE

NAVD 83 (2011)
V.S.P.C.S. SOUTH ZONE



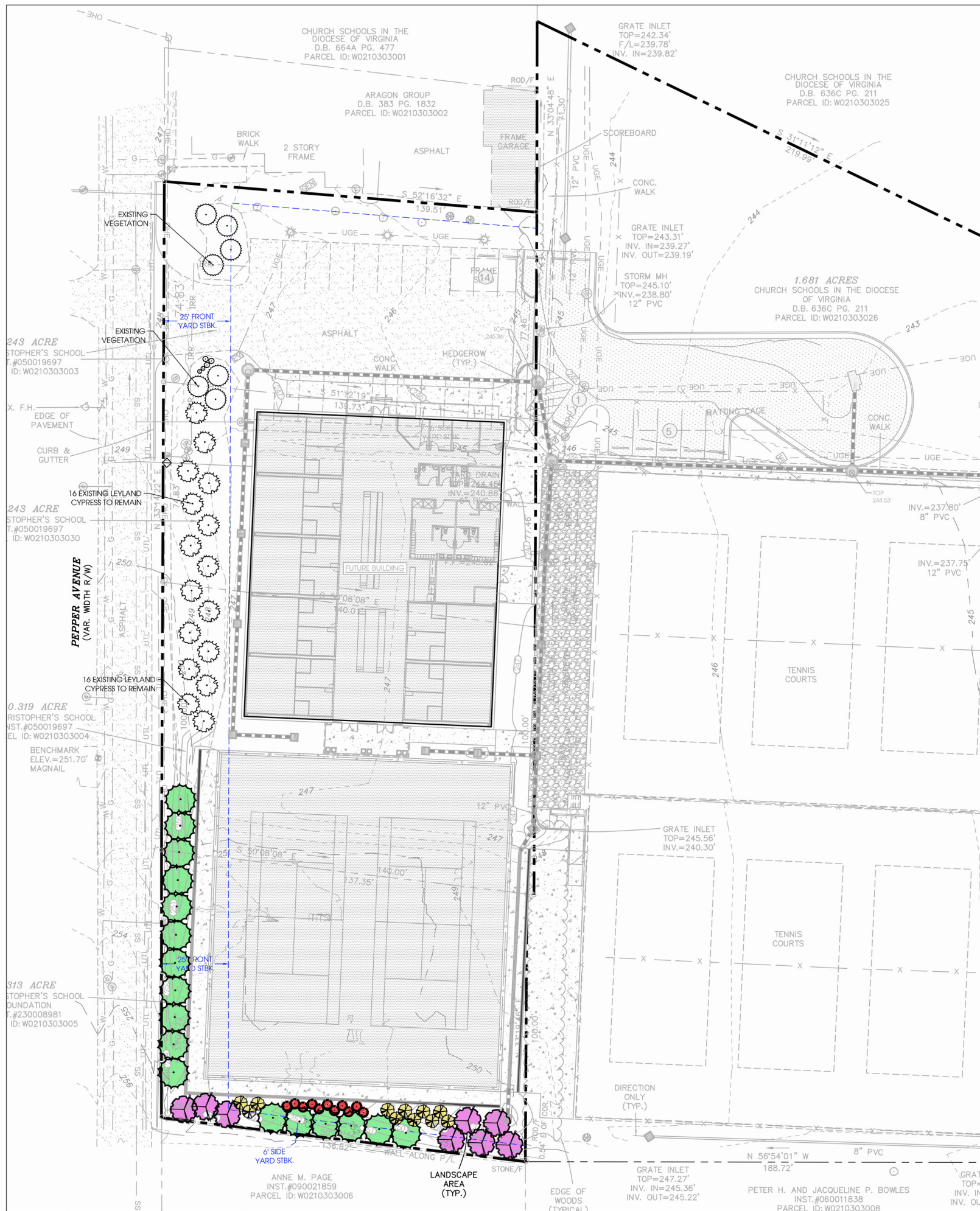
ThomaSurveying
2303 Darley Drive
Powhatan, VA 23139
804-239-5118







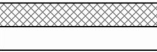
**TOPOGRAPHIC SURVEY ACROSS
SEVERAL PARCELS OF LAND FOR ST.
CHRISTOPHER'S SCHOOL**

CITY OF RICHMOND, VA

REVISIONS	
DESIGNED BY:	
DRAWN BY:	KJ
CHECKED BY:	KJ
SCALE:	1" = 30'
DATE:	9/18/24
PROJECT NUMBER:	242718



PLANTING SCHEDULE

SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	GROWTH RATE	TYPE	REMARKS
DECIDUOUS TREES								
	8 EACH	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	6' TALL	15' TALL	3' / YEAR	CONT.	3 STEM MAX
EVERGREEN TREES								
	17 EACH	JUNIPERUS VIRGINIANA 'BURKII'	BURKII RED CEDAR	10' TALL	25' TALL	2' / YEAR	CONT.	SINGLE LEADER
SHRUBS								
	11 EACH	HYDRANGEA END SUMMER BLUSHING BRIDE	BLUSHING BRIDE HYDRANGEA	24" TALL	5' TALL	1' / YEAR	CONT.	FULL, DENSE
	11 EACH	AZALEA GUMPO WHITE	WHITE GUMPO AZALEA	24" TALL	2' TALL	0.5' / YEAR	CONT.	FULL, DENSE
		DOUBLE SHREDDED HARDWOOD MULCH						
								3" DEPTH



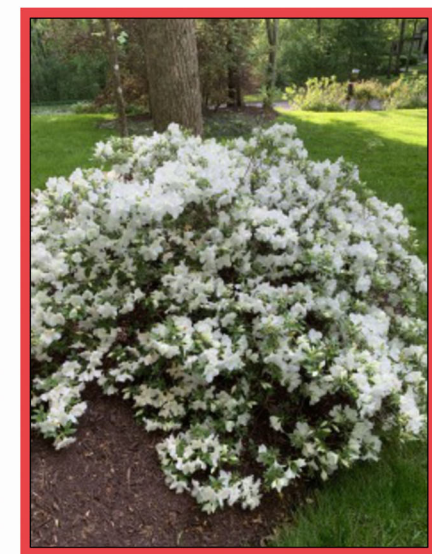
LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'
15' TALL X 12' WIDE



JUNIPERUS VIRGINIANA 'BURKII'
25' TALL X 12' WIDE



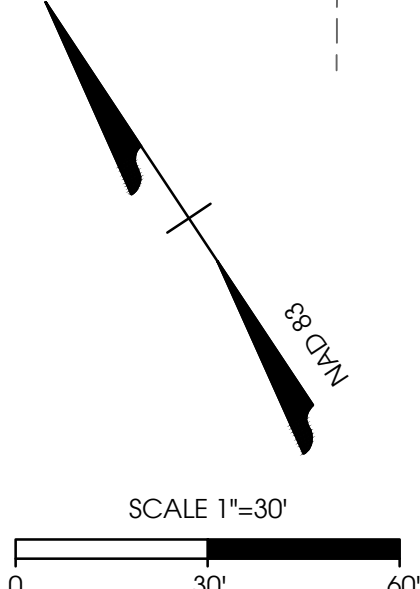
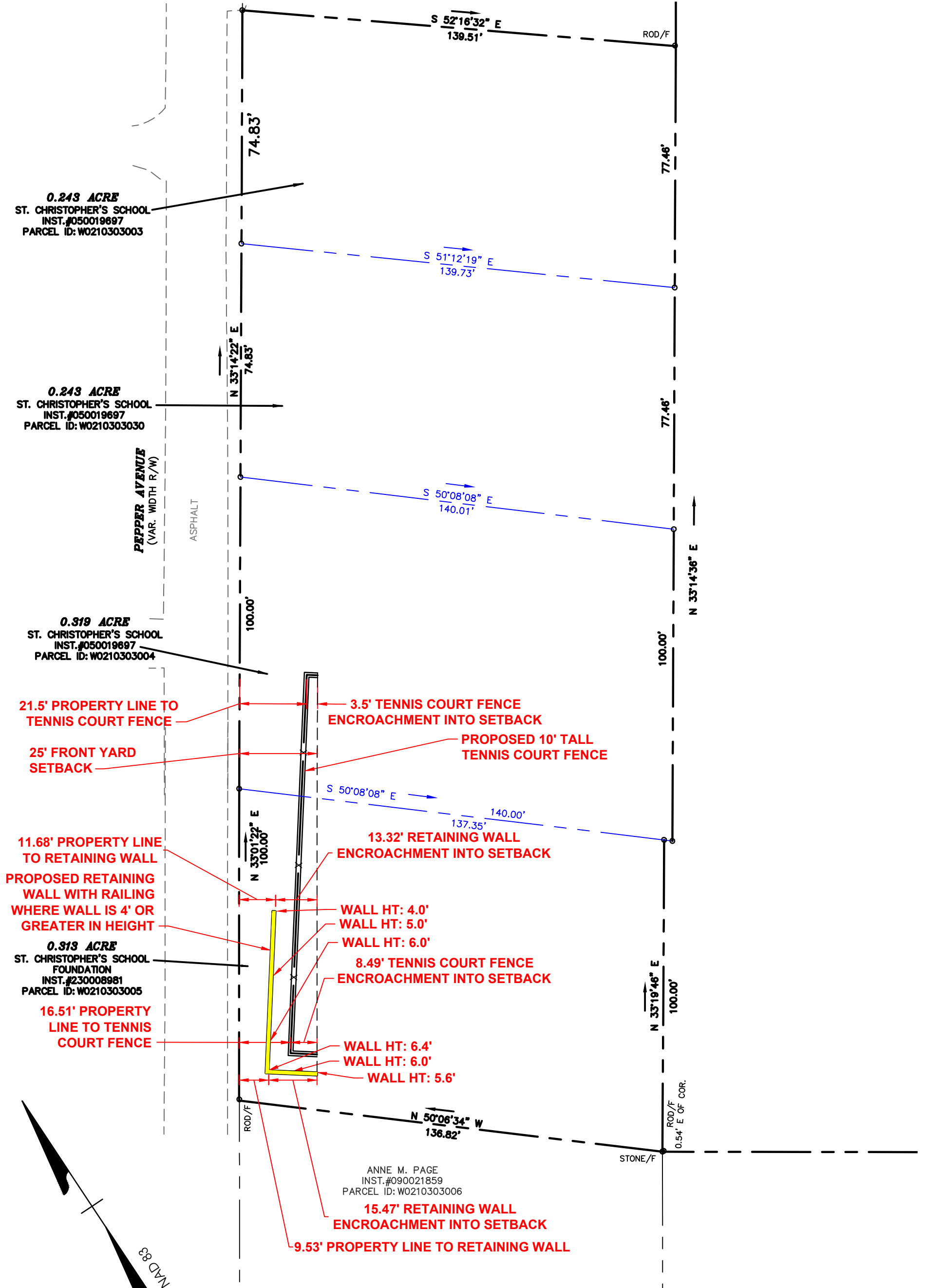
HYDRANGEA END SUMMER BLUSHING BRIDE
5' TALL X 5' WIDE



AZALEA GUMPO WHITE
2' TALL X 2' WIDE

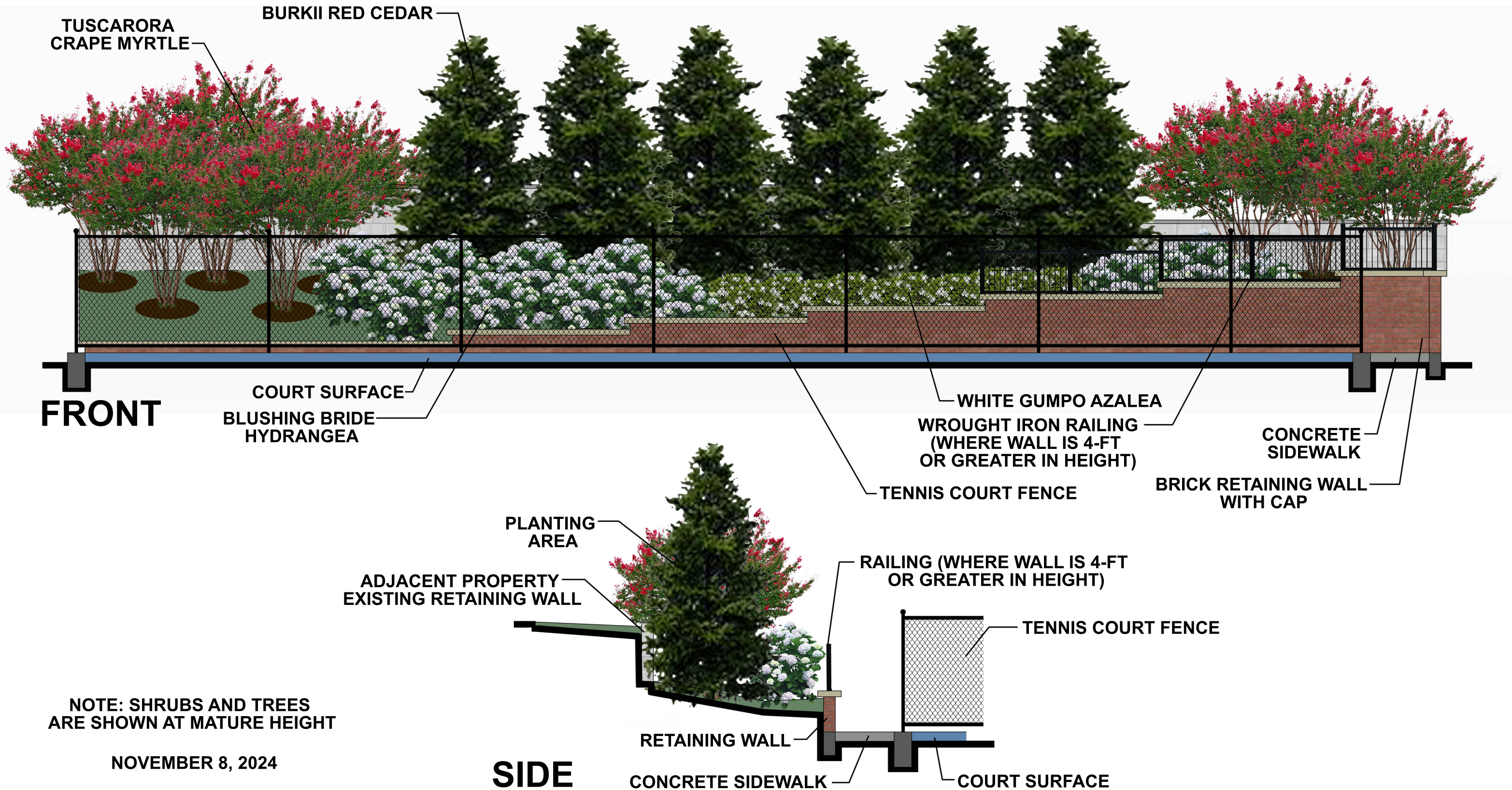
ST. CHRISTOPHERS SCHOOL SQUASH FACILITY SETBACK ENCROACHMENT EXHIBIT

DATE: 11-8-2024



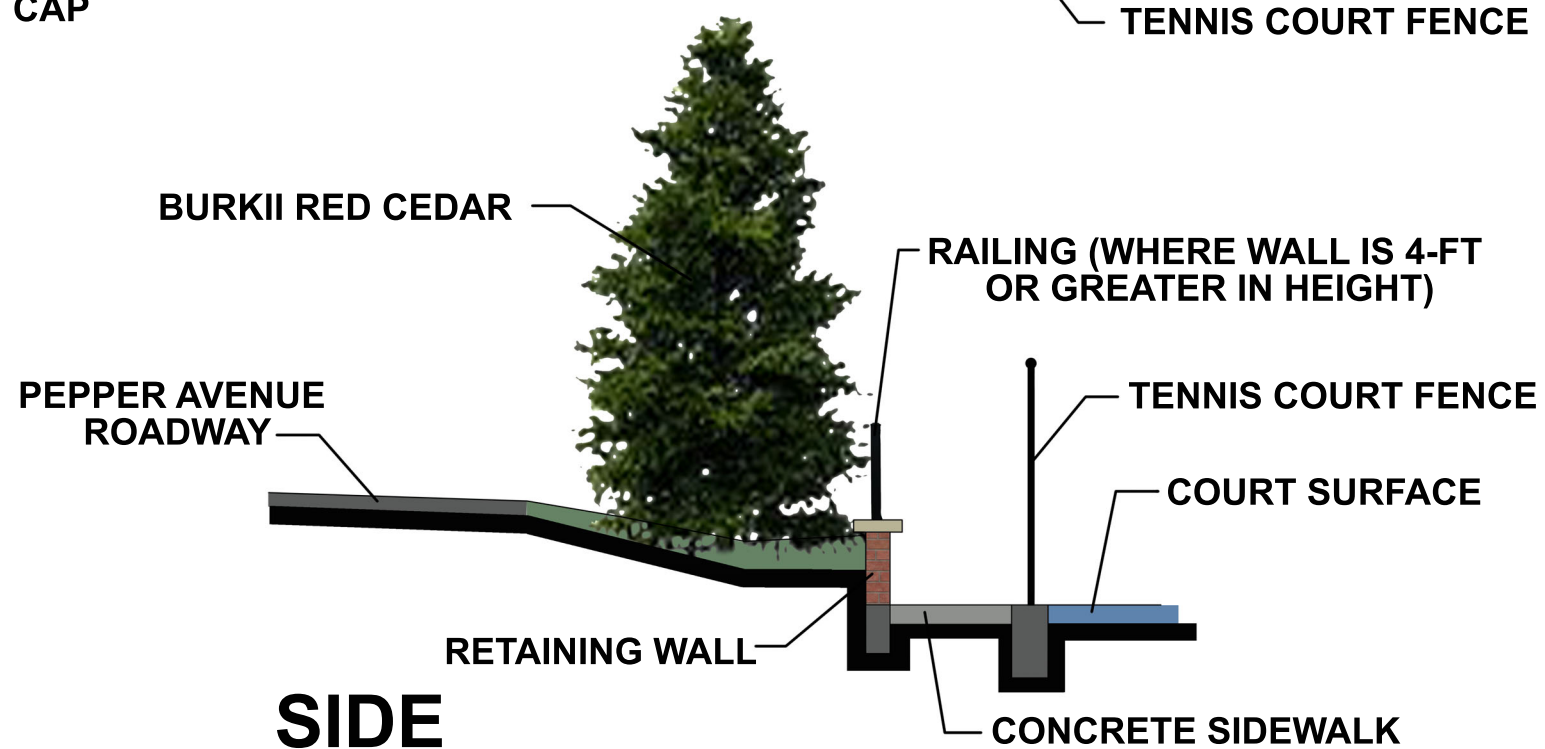
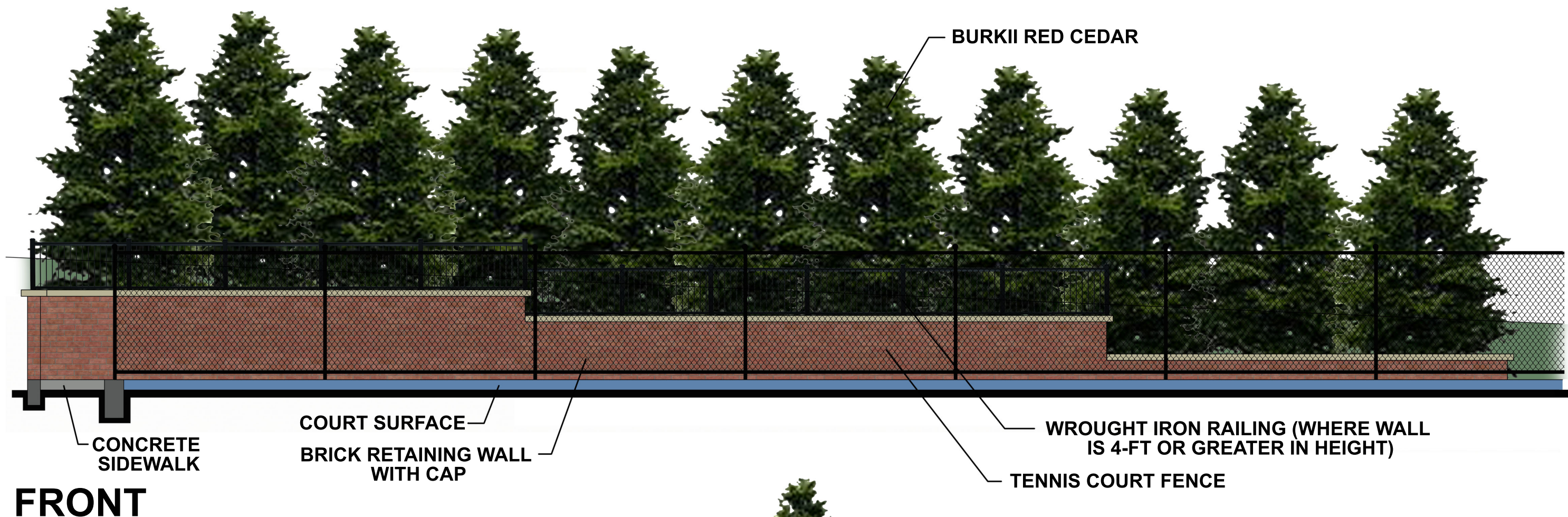
ST. CHRISTOPHER'S SQUASH FACILITY

SOUTH SECTIONS



ST. CHRISTOPHER'S SQUASH FACILITY

WEST SECTIONS - AT MATURITY



NOTE: TREES ARE SHOWN AT MATURE HEIGHT

NOVEMBER 8, 2024