



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

February 13, 2024

Barnstar Properties LLC
619 West 26th Street
Richmond, VA 23221

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

To Whom It May Concern:

RE: BZA 10-2024

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, March 6, 2024 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 426 HUNT AVENUE (Tax Parcel Number N000-1555/017), 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 **193 548 567#**. 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 2024 drop-down, click meeting details for March 6, 2024 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 10-2024
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.

Brown Maria A
413 E Ladies Mile Road
Richmond, VA 23222

Cava Rental Properties Llc
2405 Westwood Ave #200
Richmond, VA 23230

City Of Richmond Recreation & Parks
1209 Admiral St
Richmond, VA 23220

Corley Nicole A
423 Hunt Ave
Richmond, VA 23222

Dantzler Cynthia G
417 E Ladies Mile Rd
Richmond, VA 23222

Goodman Donna A And Earl R
409 E Ladies Mile Rd
Richmond, VA 23222

Harris Katorria Lakeisha
421 Hunt Ave
Richmond, VA 23222

Huggins Jeanette & Louis Jr & Success L
Etals
411 E. Ladies Mile Road
Richmond, VA 23222

I C F Enterprises Llc
1716 Josephine Rd
Garner, NC 27529

J S T Capital Llc
9213 Lyndonway Dr
Henrico, VA 23229

Jenrette Victor
428 Hunt Ave
Richmond, VA 23222

Johnson Christopher C
425 Hunt Ave
Richmond, VA 23222

K-dott
2519 Chamberlayne Ave
Richmond, VA 23222

Thayer Zachary
451 Hunt Ave
Richmond, VA 23222

Tjc Realty Hunt Llc
1401 E Cary St
Richmond, VA 23219

Washington Myrna G And Princess J M
3107 Griffin Ave
Richmond, VA 23222

Winstead Antonio Angel
455 Hunt Ave
Richmond, VA 23222

Zach Four Llc
Po Box 26664
Richmond, VA 23261

Property: 426 Hunt Ave **Parcel ID:** N0001555017**Parcel**

Street Address: 426 Hunt Ave Richmond, VA 23222-
Owner: BARNSTAR PROPERTIES LLC
Mailing Address: 619 W 26TH ST, RICHMOND, VA 23225
Subdivision Name : PROVIDENCE PARK
Parent Parcel ID:
Assessment Area: 306 - Highland Park-North
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$58,000
Improvement Value:
Total Value: \$58,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 4050
Acreage: 0.093
Property Description 1: PROVIDENCE PARK L27 B2
Property Description 2: 0030.00X0135.00 0000.000
State Plane Coords(?): X= 11793870.500004 Y= 3736809.465341
Latitude: 37.58084073 , **Longitude:** -77.42691666

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 30
Rear Size: 135
Parcel Square Feet: 4050
Acreage: 0.093
Property Description 1: PROVIDENCE PARK L27 B2
Property Description 2: 0030.00X0135.00 0000.000
Subdivision Name : PROVIDENCE PARK
State Plane Coords(?): X= 11793870.500004 Y= 3736809.465341
Latitude: 37.58084073 , **Longitude:** -77.42691666

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$58,000	\$0	\$58,000	Reassessment
2023	\$58,000	\$0	\$58,000	Reassessment
2022	\$36,000	\$0	\$36,000	Reassessment
2021	\$22,000	\$0	\$22,000	Reassessment
2020	\$17,000	\$0	\$17,000	Reassessment
2019	\$12,000	\$0	\$12,000	Reassessment
2018	\$12,000	\$0	\$12,000	Reassessment
2017	\$12,000	\$0	\$12,000	Reassessment
2016	\$12,000	\$0	\$12,000	Reassessment
2015	\$16,000	\$0	\$16,000	Reassessment
2014	\$16,000	\$0	\$16,000	Reassessment
2013	\$16,000	\$0	\$16,000	Reassessment
2012	\$16,000	\$0	\$16,000	Reassessment
2011	\$16,000	\$0	\$16,000	CarryOver
2010	\$16,000	\$0	\$16,000	Reassessment
2009	\$15,800	\$0	\$15,800	Reassessment
2008	\$15,800	\$0	\$15,800	Reassessment
2007	\$15,000	\$0	\$15,000	Reassessment
2006	\$9,700	\$0	\$9,700	Reassessment
2005	\$9,000	\$0	\$9,000	Reassessment
2004	\$7,200	\$0	\$7,200	Reassessment
2003	\$7,200	\$0	\$7,200	Reassessment
2002	\$7,000	\$0	\$7,000	Reassessment
2000	\$7,000	\$0	\$7,000	Reassessment
1998	\$7,000	\$0	\$7,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
12/12/2023	\$38,500	RUFFIN WILLIAM C &	ID2023-18415	1 - VALID SALE-Valid, Use in Ratio Analysis
08/06/1981	\$1,000	Not Available	00785-0371	
04/01/1921	\$0	Not Available	000268-A00513	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: North
Traffic Zone: 1018
City Neighborhood Code: PRPK
City Neighborhood Name: Providence Park
Civic Code:
Civic Association Name: Providence Park Civic Association
Subdivision Name: PROVIDENCE PARK
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area: Northside Area 10

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	1006	0107001	010700
1990	107	0107001	010700

Schools

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

Public Safety

Police Precinct: 4
Police Sector: 411
Fire District: 15
Dispatch Zone: 091B

Public Works Schedules

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

Government Districts

Council District: 3
Voter Precinct: 304
State House District: 79
State Senate District: 14
Congressional District: 4

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 Barnstar Properties LLC **PHONE: (Home) () (Mobile) ()**
OWNER: 619 West 26th Street **FAX: () (Work) ()**
(Name/Address) Richmond, VA 23225 **E-mail Address:** _____

OWNER'S REPRESENTATIVE:
(Name/Address) Baker Development Resources **PHONE: (Home) () (Mobile) (804) 874-6275**
Mark Baker **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): 426 Hunt Avenue
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 single-family dwelling.
TAX PARCEL NUMBER(S): N000-1555/017 **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 3,981 square feet is proposed. A lot width of not less than fifty feet (50') is required; a lot width of 29.49 feet is proposed.
DATE REQUEST DISAPPROVED: January 19, 2024 **FEE WAIVER: YES** ☐ **NO:** ☐
DATE FILED: January 29, 2023 **TIME FILED:** 2:48 p.m. **PREPARED BY:** Matthew West **RECEIPT NO.** BZAR-142228-2024
AS CERTIFIED BY: [Signature] **(ZONING ADMINSTRATOR)**

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:** 01/30/2024

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

CASE NUMBER: BZA 10-2024 **HEARING DATE:** March 6, 2024 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 10-2024
150' Buffer

APPLICANT(S): Barnstar Properties LLC

PREMISES: 426 Hunt Avenue
(Tax Parcel Number N000-1555/017)

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.

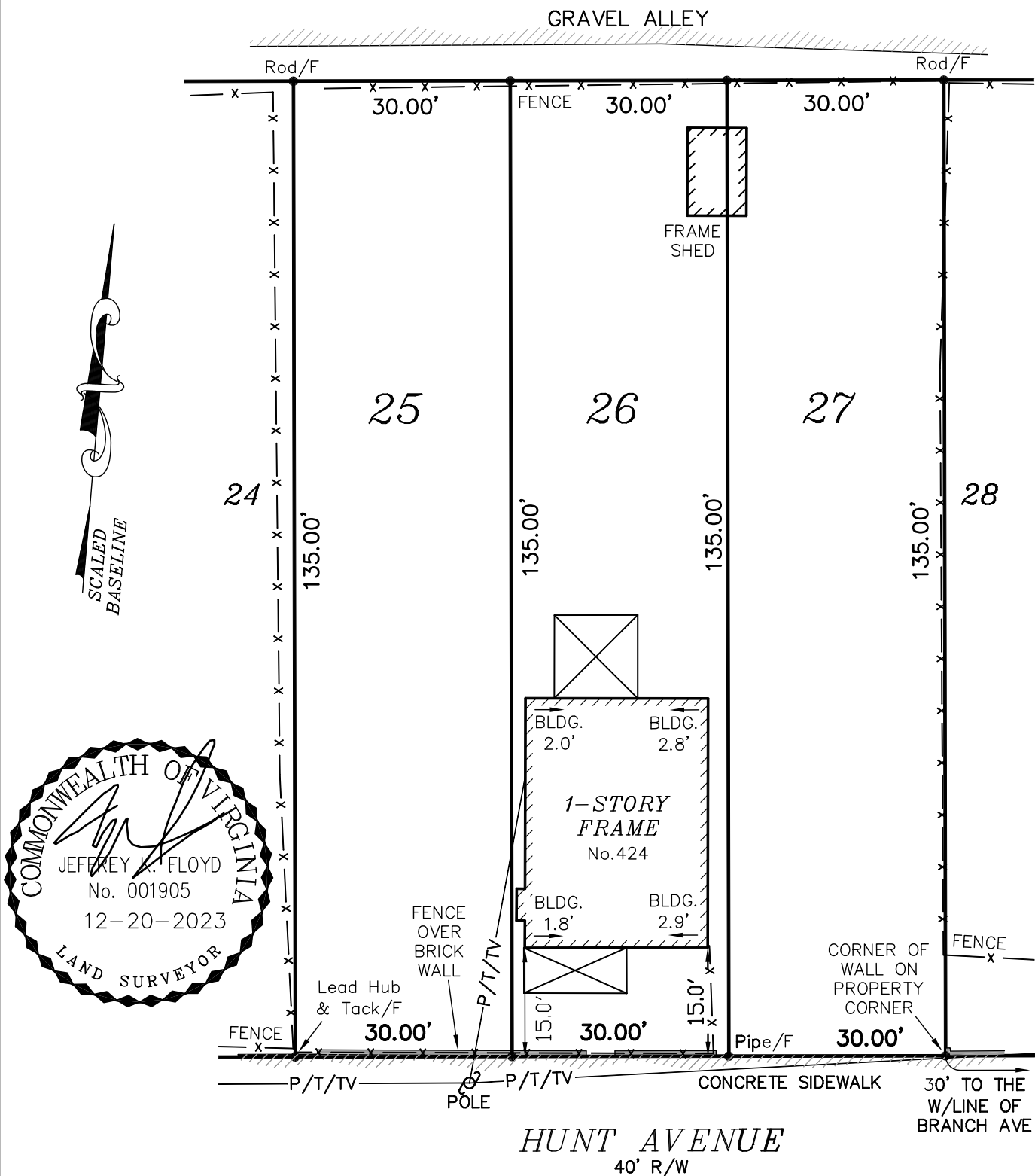
Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible 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 12-20-2023 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.



P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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MAP SHOWING THE IMPROVEMENTS
ON LOTS 25, 26 & 27, BLOCK "2",
"PROVIDENCE PARK"
IN THE CITY OF RICHMOND, VA.

DATE: 12-20-2023

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

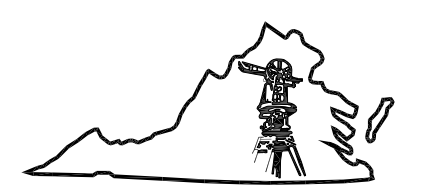
SCALE: 1"=20'

JOB NO. 231216090

(CE)
GRAVEL CONSTRUCTION
ENTRANCE AND
OFF-STREET PARKING

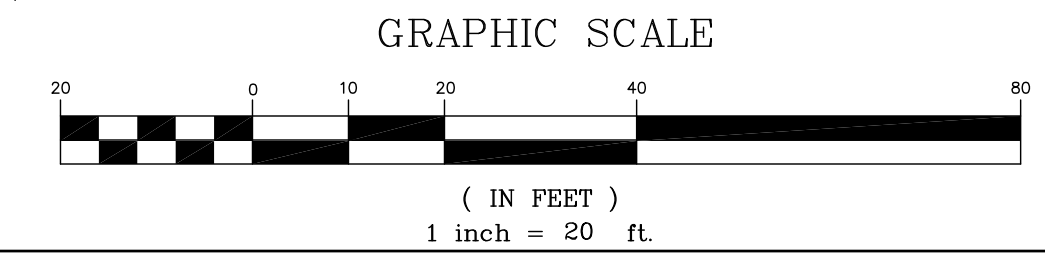
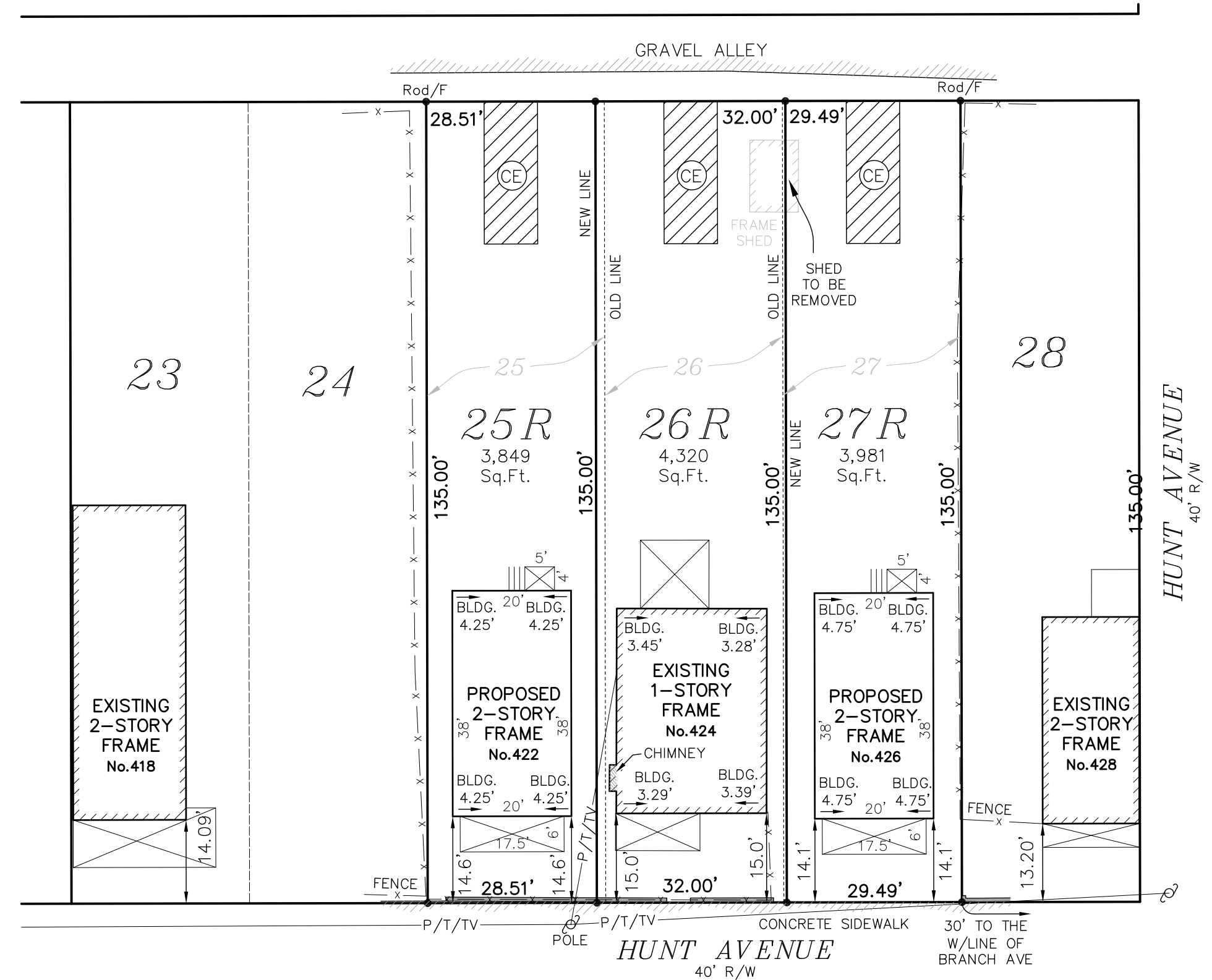
COMMONWEALTH OF VIRGINIA
JEFFREY K. FLOYD
No. 001905
1-19-2024
LAND SURVEYOR

SKETCH SHOWING THE PROPOSED
IMPROVEMENTS ON
LOTS 25R, 26R & 27R, BLOCK "2",
"PROVIDENCE PARK"
IN THE CITY OF RICHMOND, VA.



Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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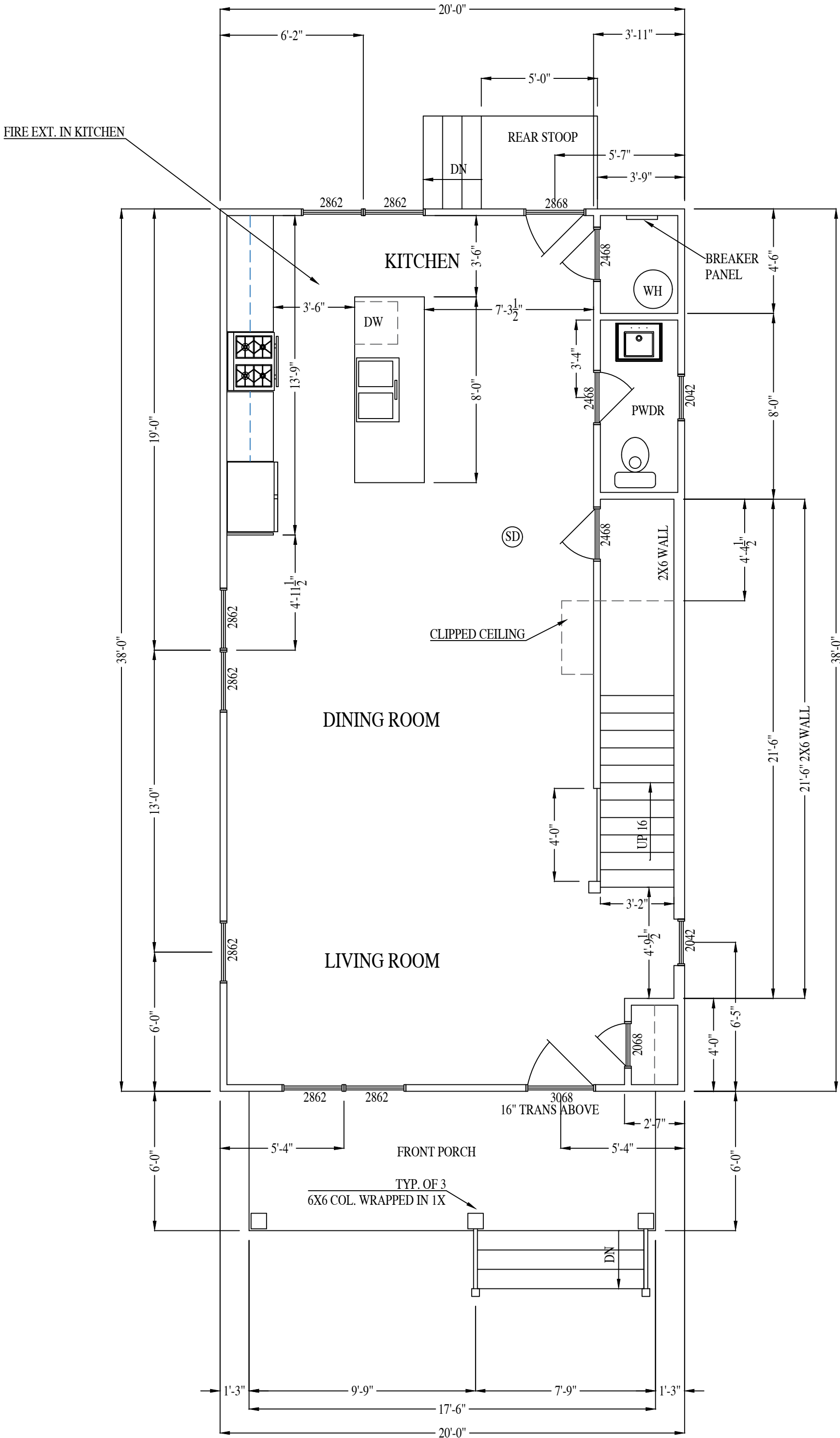
DATE: 1-19-2024
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905
SCALE: 1"=20'
JOB NO. 231216090



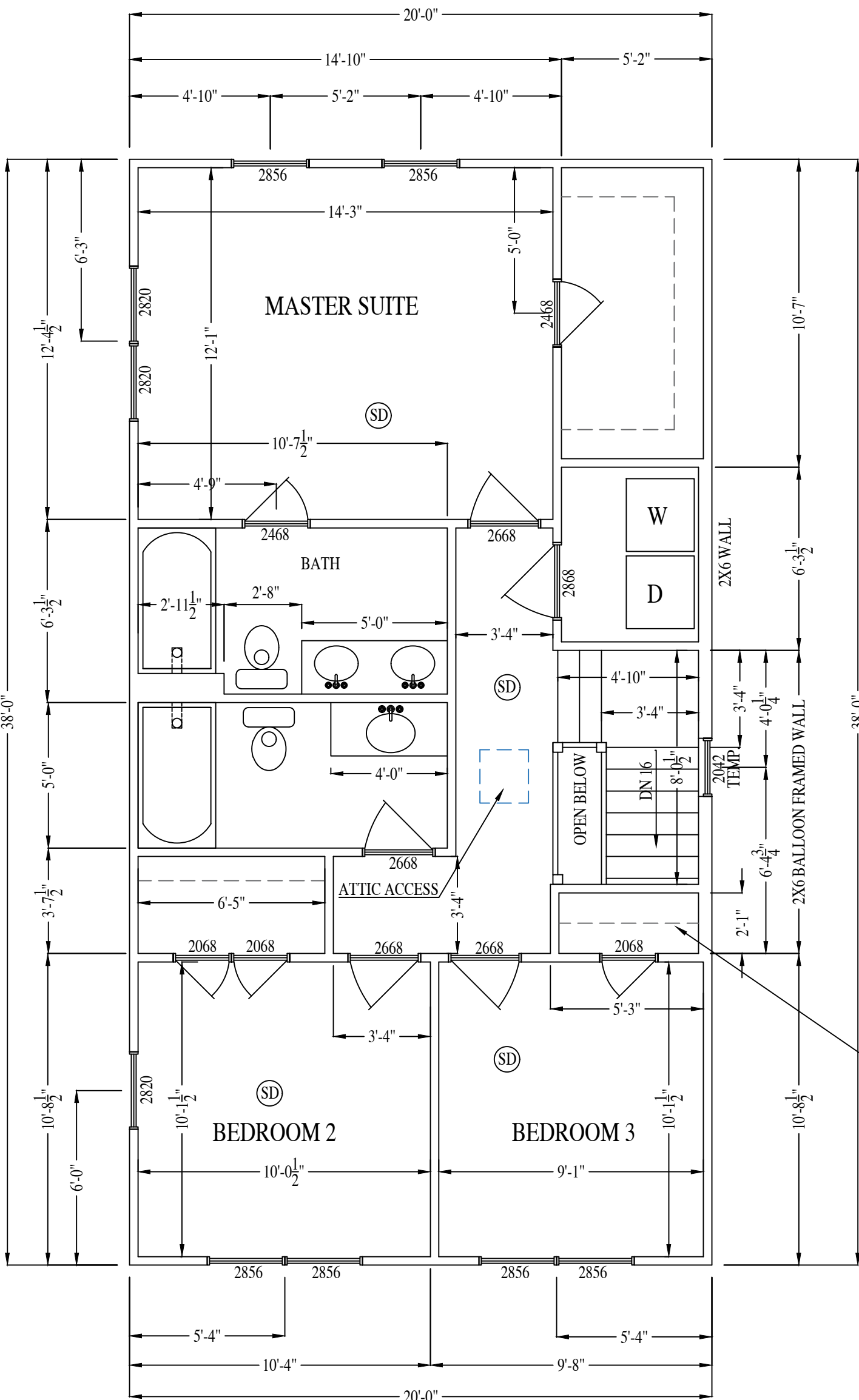
ALL SINGLE WINDOW AND DOOR HEADERS
TO BE (2) 2X8 MIN. UNLESS OTHERWISE NOTED.

1ST FLOOR HEATED SQ. FOOTAGE: 760 S.F.
2ND FLOOR HEATED SQ. FOOTAGE: 721 S.F.

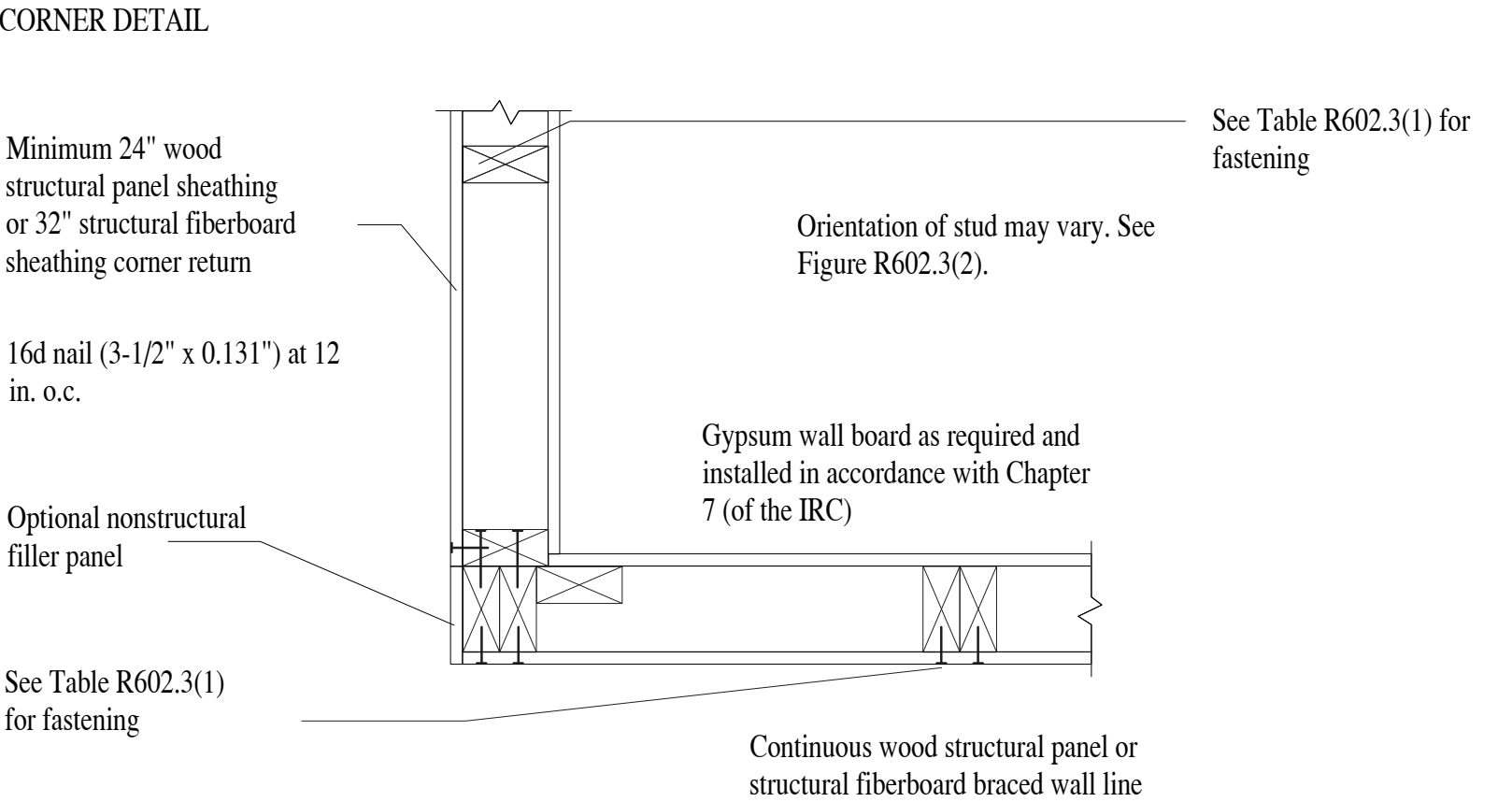
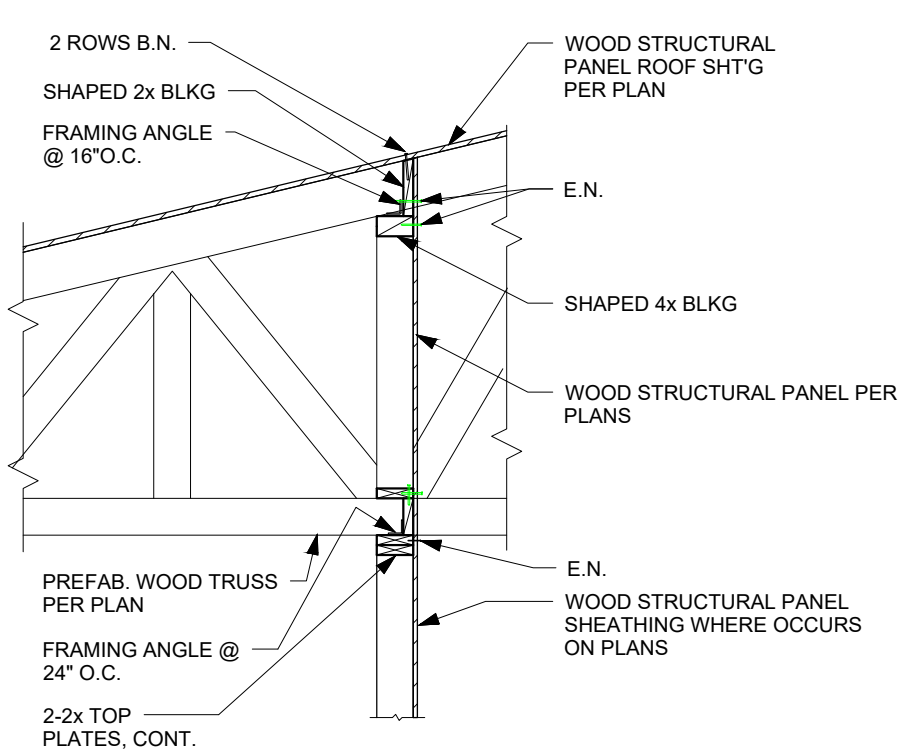
VERIFY WITH WINDOW AND DOOR MAN.:
FRAME OUT R.O. +1" AROUND PLAN CALL OUT SIZE.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



COPYRIGHT - RIVER MILL DEVELOPMENT, LLC
DO NOT COPY OR REPLICATE IN ANY WAY.

STAIR SECTION

426 HUNT AVE

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM

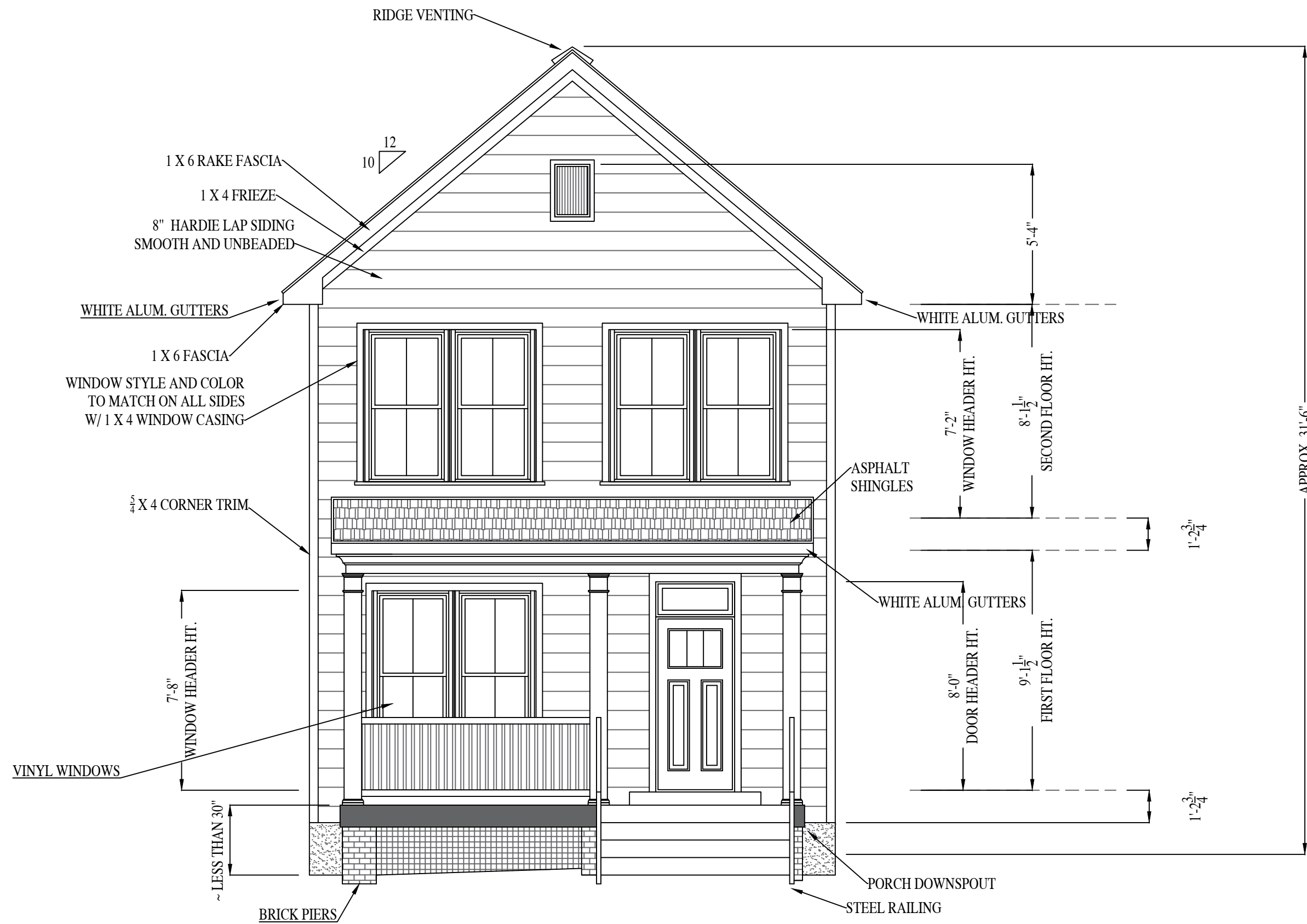
REVISION NOTES	

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

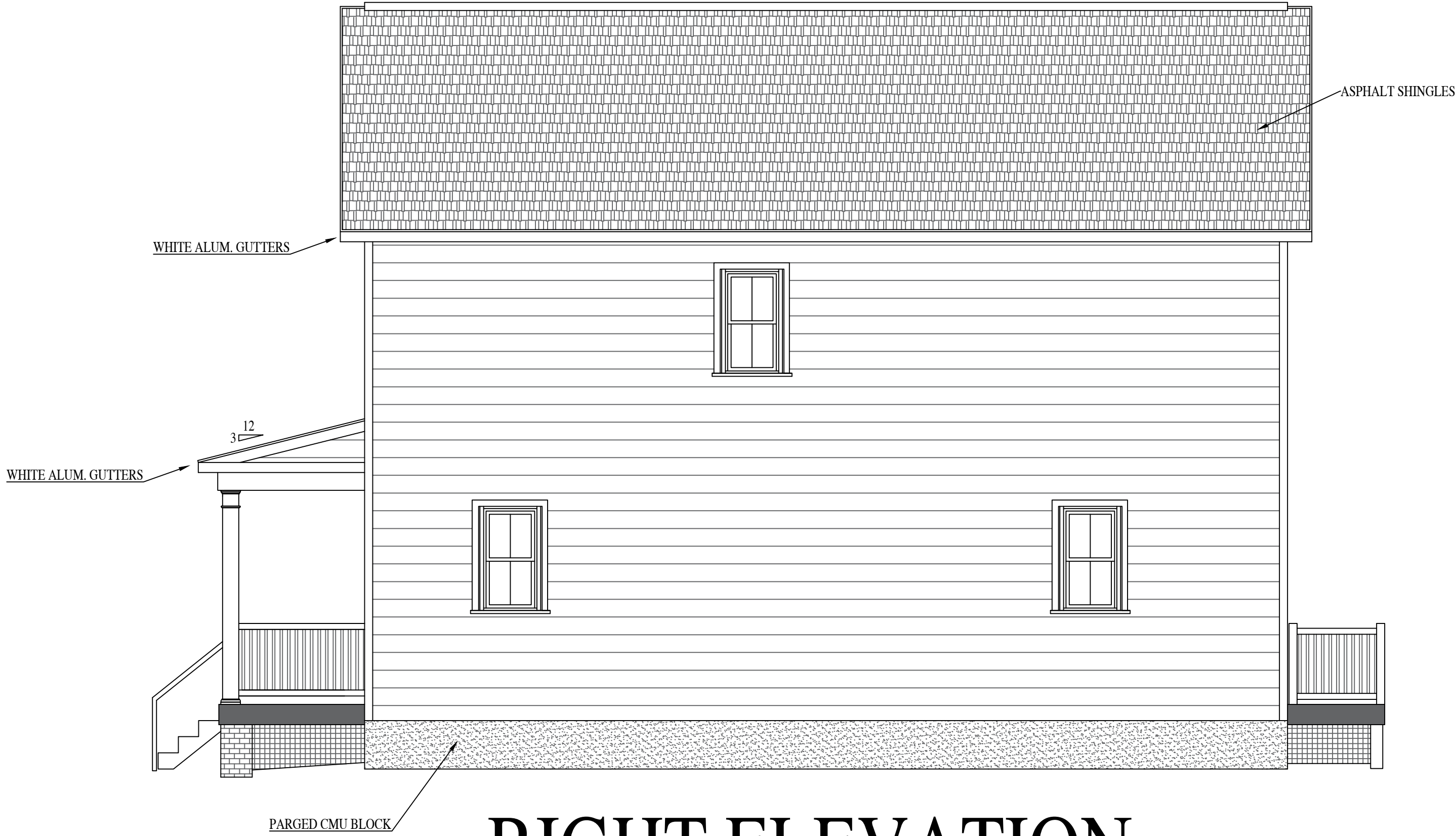
DATE:
1-02-2024

SHEET:
A1.1

RIVER MILL DEVELOPMENT



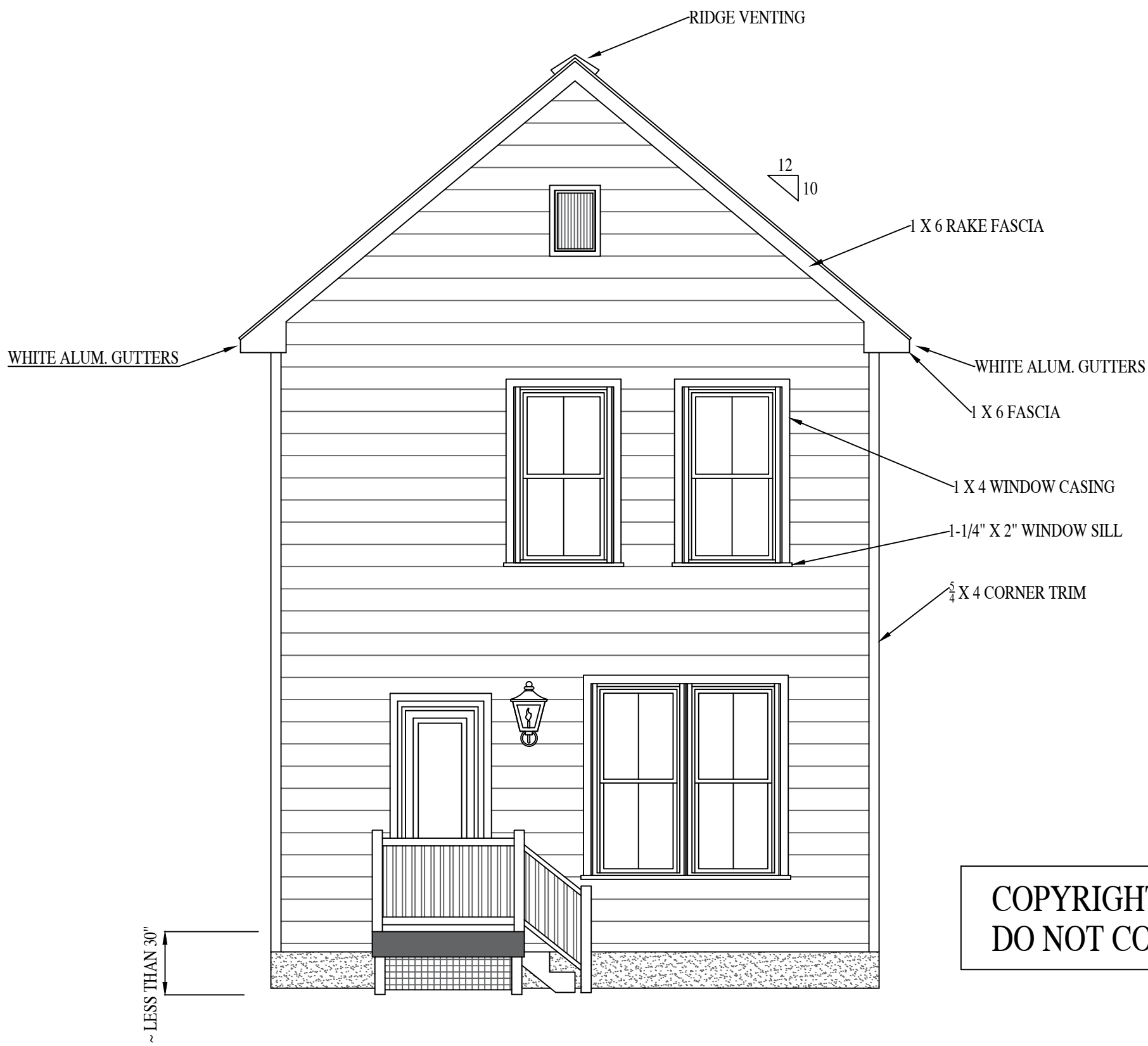
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

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426 HUNT AVE

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM

REVISION NOTES

3-17-2020	START

SCALE:

1/4" = 1'-0"

DATE:

1-02-2024

SHEET:

A2.1

