



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

August 9, 2022

Temple Beth El
3330 Grove Avenue
Richmond, VA 23221

James Byerly
1516 Willow Lawn Drive, Suite 108
Richmond, Virginia 23230

To Whom It May Concern:

RE: BZA 33-2022

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, September 7, 2022 at **1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct an addition to an existing place of worship (synagogue) at 3330 GROVE AVENUE (Tax Parcel Number W000-1514/039), located in an R-6 (Single-Family Attached 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 **214 546 611#**. 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 September 7, 2022 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at Chuck.Davidson@rva.gov for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

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

BZA 33-2022
Page 2
August 9, 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, reading "Roy W. Benbow". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and 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.

3327 Grove Avenue Homeowners
Association Inc
3327 Grove Ave #5
Richmond, VA 23221

Abreu Dixon And Fernandes Daniela S
3327 Grove Ave Unit 2
Richmond, VA 23221

Barker Eric A And Layne P
3319 Grove Ave
Richmond, VA 23221

Beard Brian W & Ehrlich Erin E
3327 Grove Ave Unit 6
Richmond, VA 23221

Beasley Gary
Po Box 5338
Fort Lee, VA 23801

Coghill Melanie F
3413 Scottview Drive
Richmond, VA 23225

Combs Tommy M & Kathleen L
210 Roseneath Road
Richmond, VA 23221

Cooke Linda M
3311 Grove Avenue
Richmond, VA 23221

Cox William J & Hannah S
3320 Grove Ave
Richmond, VA 23221

Crawford Caley W And Andrew Douglas
Trustees
3326 Grove Ave
Richmond, VA 23221

Crenshaw Condominium Unit Owners
Association
1904 Byrd Ave Ste 100
Richmond, VA 23230

Danvers Dennis H And Weisiger Sarah
M
117 N Crenshaw Avenue #1n
Richmond, VA 23221

Dart Thomas Voltaire
3406 Grove Ave
Richmond, VA 23221

Direnzo Roberto And Paradise Heather
3309 Grove Ave
Richmond, VA 23221

Dominion Real Estate Solutions Llc
1400 Westshire Lane
Henrico, VA 23238

Downing Kelly
5 Commons St Apt 3
Boston, MA 2129

Duvall Julianne T
117 N Crenshaw Ave Unit 2n
Richmond, VA 23221

Fiser Steven M Md
3333 Hanover Ave
Richmond, VA 23221

Gold Matthew A And Treesa J
3321 Hanover Ave
Richmond, VA 23221

Grahek Thomas A And Tina J
2601 36th Ave
Minneapolis, MN 55418

Grove2 Lc
P.o. Box 7312
Richmond, VA 23221

Harris Alexander James And Delilah
Ruth
3331 Hanover Ave
Richmond, VA 23221

Hooe Gregory S And Catherine C
3313 Grove Ave
Richmond, VA 23221

Kats Brett D And Kraus William H
3328 Grove Ave
Richmond, VA 23221

Lebo Karen L Revocable Trust Trustee
212 Roseneath Rd
Richmond, VA 23221

Lester Lisa T And Lacey M
117 N Crenshaw Ave Unit 3n
Richmond, VA 23221

Luo Jingwen
3327 Grove Ave Unit 4
Richmond, VA 23221

Mccormick Thomas A Jr And Watson
Kristina B
3325 Hanover Ave
Richmond, VA 23221

Mccreary Timothy R And Megan C
3219 Grove Ave
Richmond, VA 23221

Negus Tayloe N And Molly R
3327 Hanover Ave
Richmond, VA 23221

Nelson Dharma And Park Sandra
3327 Grove Ave Unit 3
Richmond, VA 23221

Paiva Walter T And Lesley A
3315 Grove Ave
Richmond, VA 23221

Panton Thomas William Ii And
Stephanie M Eastham
3325 Grove Ave
Richmond, VA 23221

Peterson Kira R
3335 Hanover Ave
Richmond, VA 23221

Russell Richard & Crimmings Anne &
Russell Claire
3327 Grove Ave Unit 1
Richmond, VA 23221

Saltzberg Steven A And Sheila D
Chandler
3323 Hanover Ave
Richmond, VA 23221

Seven Hills Properties Two Llc
109 N Dooley Ave
Richmond, VA 23221

Shahinian Mike A And Shahinian Grace
J
8909 Captains Row
Alexandria, VA 22308

Simone Vincent C And Edwards Alexis C
3319 Hanover Ave
Richmond, VA 23221

Siwel Renovations Llc
Po Box 8301
Richmond, VA 23226

Steelman Aaron Thomas And Robinson
Tracy E
3322 Grove Ave
Richmond, VA 23221

Still Claire E L
117 N Crenshaw Ave #15
Richmond, VA 23221

Thompson Christopher And Ashley
3307 Grove Ave
Richmond, VA 23221

Waterfield Alex R And Amabile Micaela
L
3329 Hanover Ave
Richmond, VA 23221

Watt John Dillard Iv
216 Roseneath Road
Richmond, VA 23221

Wells Nathaniel L
214 Roseneath Rd
Richmond, VA 23221

Whitley R Tyler Jr & Melissa K
3318 Grove Ave
Richmond, VA 23221

Wood Anne P
3327 Grove Ave Unit 5
Richmond, VA 23221

Wws Xxii Llc
3904 Longview Landing Ct
Henrico, VA 23233

Property: 3330 Grove Ave **Parcel ID:** W0001514039**Parcel**

Street Address: 3330 Grove Ave Richmond, VA 23221-
Owner: BETH EL CONGREGATION TR
Mailing Address: 3330 GROVE AVE, RICHMOND, VA 2322100000
Subdivision Name : LEE PARK
Parent Parcel ID:
Assessment Area: 450 - Fan/Near West
Property Class: 468 - B Religious/Church/Synagogue
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: 400 - Place of Worship, Convent, Monastery, Abbey

Current Assessment

Effective Date: 01/01/2022
Land Value: \$696,000
Improvement Value: \$1,012,000
Total Value: \$1,708,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 21420
Acreage: 0.492
Property Description 1: 0153.00X0140.00 0000.000
State Plane Coords(?): X= 11777890.490939 Y= 3728351.917363
Latitude: 37.55798995 , **Longitude:** -77.48237415

Description

Land Type: Commercial S3
Topology:
Front Size: 153
Rear Size: 140
Parcel Square Feet: 21420
Acreage: 0.492
Property Description 1: 0153.00X0140.00 0000.000
Subdivision Name : LEE PARK
State Plane Coords(?): X= 11777890.490939 Y= 3728351.917363
Latitude: 37.55798995 , **Longitude:** -77.48237415

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$696,000	\$1,012,000	\$1,708,000	Reassessment
2021	\$578,000	\$989,000	\$1,567,000	Reassessment
2020	\$578,000	\$989,000	\$1,567,000	Reassessment
2019	\$578,000	\$944,000	\$1,522,000	Reassessment
2018	\$578,000	\$880,000	\$1,458,000	Reassessment
2017	\$578,000	\$880,000	\$1,458,000	Reassessment
2016	\$302,000	\$1,110,000	\$1,412,000	Reassessment
2015	\$302,000	\$1,043,000	\$1,345,000	Reassessment
2014	\$302,000	\$1,043,000	\$1,345,000	Reassessment
2013	\$302,000	\$1,043,000	\$1,345,000	Reassessment
2012	\$302,000	\$1,043,000	\$1,345,000	Reassessment
2011	\$302,000	\$1,043,000	\$1,345,000	CarryOver
2010	\$302,000	\$1,043,000	\$1,345,000	Reassessment
2009	\$302,000	\$1,043,000	\$1,345,000	Reassessment
2008	\$302,000	\$1,043,000	\$1,345,000	Reassessment
2007	\$296,200	\$1,022,400	\$1,318,600	Reassessment
2006	\$246,800	\$1,022,400	\$1,269,200	Reassessment
2005	\$235,000	\$852,000	\$1,087,000	Reassessment
2004	\$86,000	\$650,800	\$736,800	Reassessment
2003	\$74,800	\$591,600	\$666,400	Reassessment
2002	\$74,800	\$591,600	\$666,400	Reassessment
1998	\$55,000	\$435,000	\$490,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
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Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: Near West
Traffic Zone: 1121
City Neighborhood Code: MUSD
City Neighborhood Name: The Museum District
Civic Code:
Civic Association Name: Fan Area Business Alliance
Subdivision Name: LEE PARK
City Old and Historic District:
National historic District: West of Boulevard
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	1000	0408001	040800
1990	101	0408001	040800

Schools

Elementary School: Cary
Middle School: Hill
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 18
Dispatch Zone: 050A

Public Works Schedules

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

Government Districts

Council District: 1
Voter Precinct: 114
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

age

Extension Name: C01 - Temple Beth-El
Year Built: 1941
Stories: 1
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0

Condition: normal for

Foundation Type:
1st Predominant Exterior:
2nd Predominant Exterior: N/A
Roof Style: 1
Roof Material:
Interior Wall:
Floor Finish:
Heating Type: 0 sf
Central Air: N
Basement Garage Car #: 0
Fireplace: N
**Building Description (Out Building and
Yard Items) :**

Extension 1 Dimensions

Finished Living Area: 8710 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 8710 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

Property Images

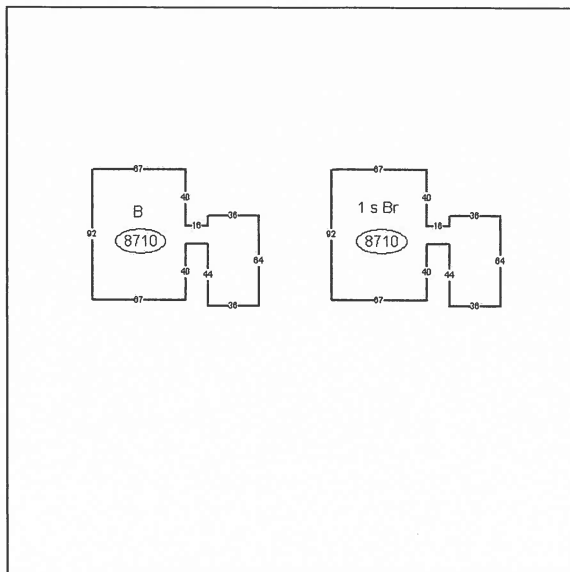
Name:W0001514039 Desc:C01



[Click here for Larger Image](#)

Sketch Images

Name:W0001514039 Desc:C01



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: Temple Beth El

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

ADDRESS 3330 Grove Avenue

FAX: () () (Work) (804) 355-3564

Richmond, VA 23221E-mail Address: the-exdir@bethelrichmond.org

PROPERTY OWNER'S

REPRESENTATIVE: James Byerly

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

(Name/Address) 1516 Willow/Lawn Drive, Suite 108

FAX: () () (Work) () ()

Richmond, VA 23220E-mail Address: byerlyjaia@huffmorris.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 3330 Grove AvenueTYPE OF APPLICATION: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER _____ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.6APPLICATION REQUIRED FOR: A building permit to construct an addition to existing synagogue.TAX PARCEL NUMBER(S): W000-1514/039 ZONING DISTRICT: R-6(Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot coverage requirement is not met. Maximum lot coverage shall not exceed 55 percent (55%) of the area of the lot. A lot coverage of 11,773 square feet (55%) is permitted; 11,979 square feet (55.9%) exists/ 12,596.61 square feet (58.8%) is proposed.

DATE REQUEST DISAPPROVED: 07/11/2022FEE WAIVER: YES ☐ NO: ☒DATE FILED: 07/11/2022 TIME FILED: 10:35 a.m. PREPARED BY: Colleen Dang RECEIPT NO. BZAC-115772-2022AS 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: James Byerly DATE: 8/1/2022

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

CASE NUMBER: BZA 33-2022 HEARING DATE: September 7, 2022 AT 1:00 P.M.

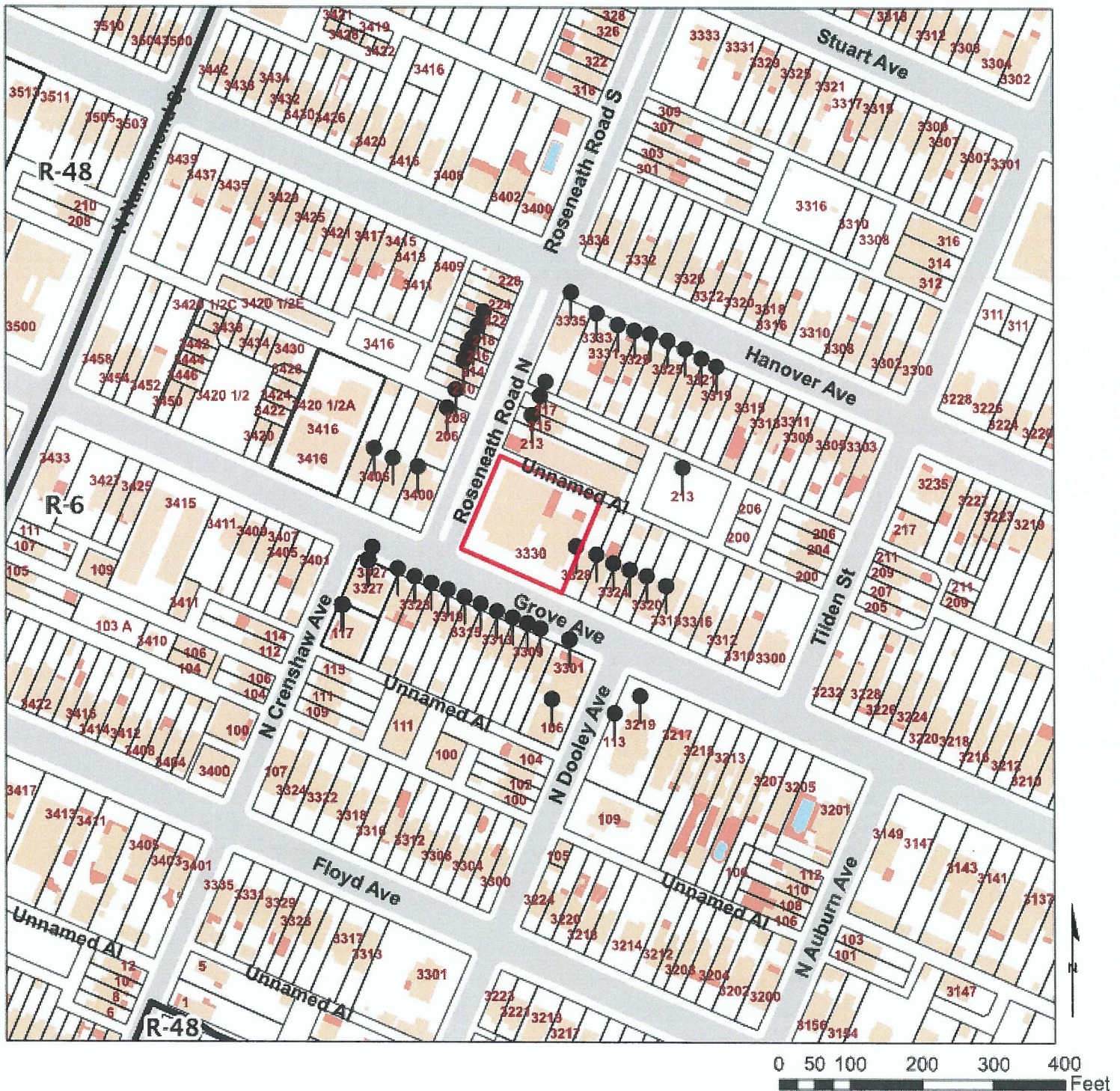
BOARD OF ZONING APPEALS CASE BZA 33-2022
150' Buffer

APPLICANT(S): Temple Beth El

PREMISES: 3330 Grove Avenue
(Tax Parcel Number W000-1514/039)

SUBJECT: A building permit to construct an addition to an existing place of worship (synagogue).

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.6
of the Zoning Ordinance for the reason that:
The lot coverage requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

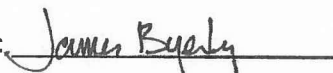
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together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

28 July 2022

Mr. Roy Benbow
Secretary to the Board of Zoning Appeals
Department of Planning and Development Review
900 E. Broad Street, Rm. 508
Richmond, Virginia 23219

Re: BZA Variance Request – 3330 Grove Avenue

Dear Mr. Benbow:

The property owner is requesting a variance for 3330 Grove Avenue in order to permit the addition of an accessible entrance on Grove Avenue and the rear alley off Roseneath Road where the Temple parking lot is located. The proposed addition will also provide for limiting entrance into the Temple for a higher level of security and access. A strict application of the terms of the ordinance would unreasonably restrict the utilization of the property to provide secured and accessible access to the building. The Temple owns three properties that are only separated by public alleys. If the three properties could be included in the calculations the existing buildings and proposed addition would only cover 48 percent of their property. The request meets the following tests:

- (i) The property was acquired in good faith and the hardship was not created by the applicant. The property was acquired in good faith and the hardship was not created by the applicant for the variance.
- (ii) Granting of the variance will not be of substantial detriment to adjacent property and near by properties in the proximity of that geographic area. The variance will not be of any detriment. The Grove Avenue entrance is consistent with the existing entrances in distance to the street and is situated between the two existing entrances. The property north of the alley is owned by the Temple. Both will provide secured accessible ingress and egress to the Temple.
- (iii) The condition or situation of the property concerned is not of a general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance. The issue is unique and is not generally shared by other properties in the district.
- (iv) Granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property. The existing Temple is a permitted use in the R6 zoning classification per section 30-402.1(3).

(v) The relief or remedy sought by the variance application is not available through a special exception process or a zoning modification at the time of the filing of the variance application. There is no special exception, as contemplated by this section, available to address this feature requirement.

Thank you in advance for your assistance. Should you have any questions after reviewing this request, please feel free to contact me at (804) 343-1505.

Sincerely,
HUFFMORRIS ARCHITECTS



James E. Byerly, AIA
President

Site Plan to determine zoning compliance
14 June 2022

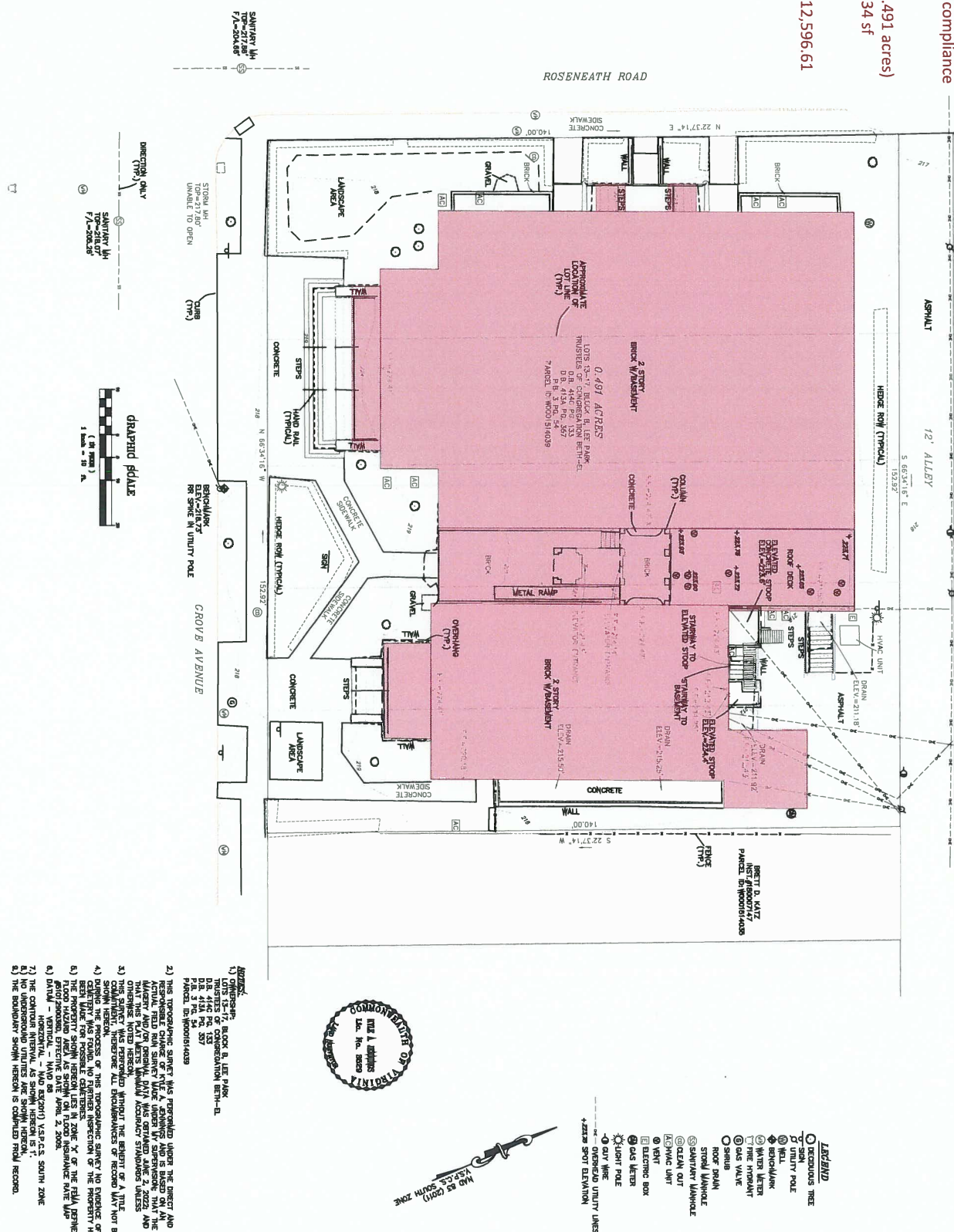
Property area: 21,406.67 sf (0.491 acres)

Percent of property: 55

New building area: 617.27 sf
New & existing building area: 12,596.61

Percent of property: 58

 Property
 Existing building
 New Building



TOPOGRAPHIC SURVEY SHOWING 0.491
ACRES OF LAND LYING ON THE NORTH
LINE OF GROVE AVENUE AND THE EAST
LINE OF ROSENEATH ROAD

CITY OF RICHMOND, VA

ThomaSurveying
Surveying and Consulting

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

REVISIONS

DESIGNED BY	
DRAWN BY	KJ
CHECKED BY	KJ
SCALE	1"=10'
DATE	6/2/2022
PROJECT NUMBER	

SHEET 1 OF 1

14 June 2022

Percent of property: 58

Property

 New Building

Building area includes space below existing portico and exterior stairs.

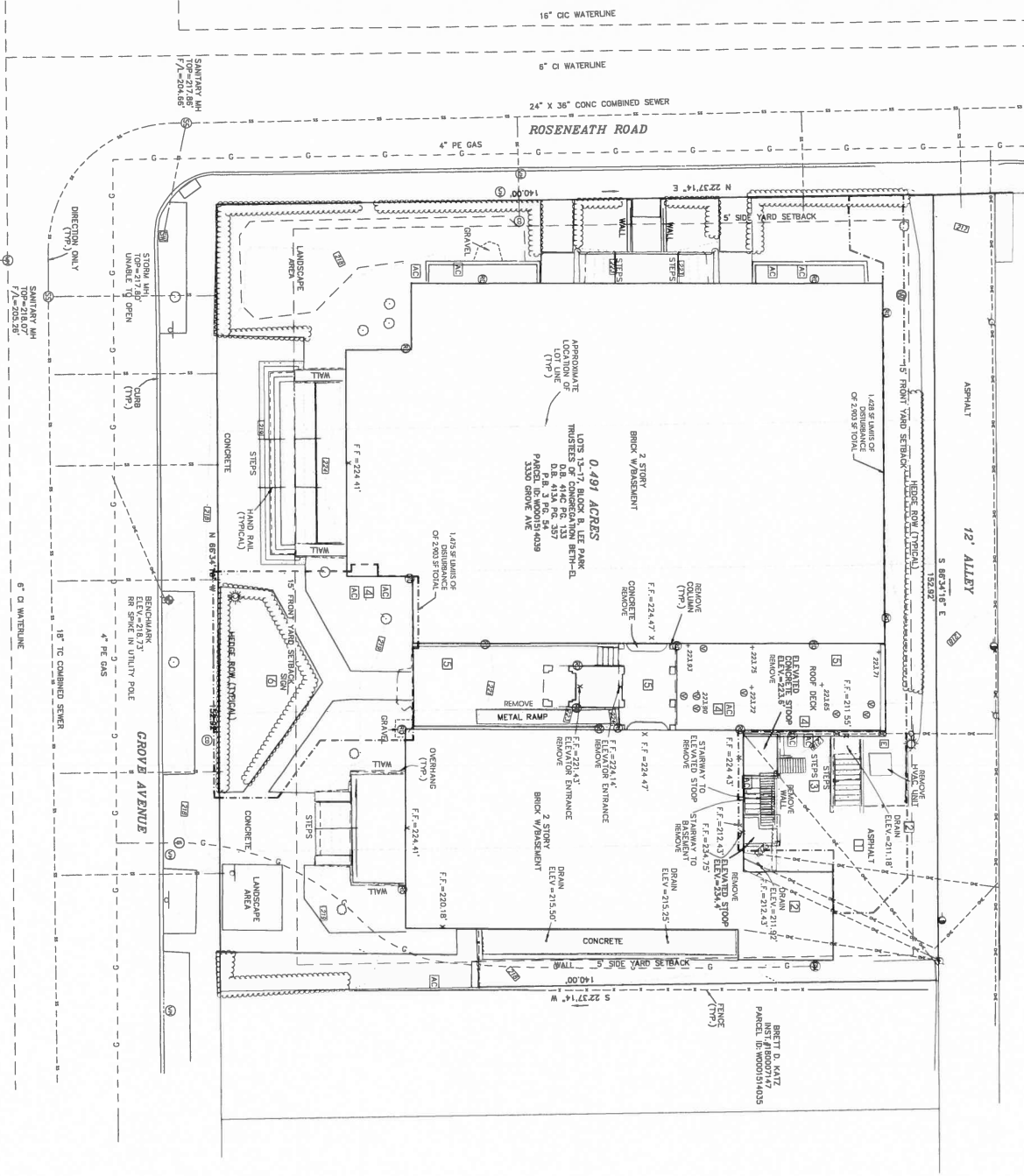


DESIGNED BY:	
DRAWN BY:	KJ
CHECKED BY:	KJ
SCALE:	1"=10'
DATE:	6/2/2022
PROJECT NUMBER:	

SHEET 1 OF 1

ANNOTATION NOTES:

1. REMOVE ALL EXISTING CONSTRUCTION MATERIAL AND VEHICLES WITHIN 10' OF THE PROPERTY LINE.
2. COORDINATE WITH ADJACENT PLANS TO AVOID CONFLICTS WITH EXISTING UTILITIES.
3. REMOVE EXISTING CONCRETE AND ASBESTOS REMOVAL REQUIRED WITHIN 10' OF THE PROPERTY LINE.
4. REMOVE EXISTING CONCRETE AND ASBESTOS REMOVAL REQUIRED WITHIN 10' OF THE PROPERTY LINE.
5. REMOVE EXISTING CONCRETE AND ASBESTOS REMOVAL REQUIRED WITHIN 10' OF THE PROPERTY LINE.
6. REMOVE EXISTING CONCRETE AND ASBESTOS REMOVAL REQUIRED WITHIN 10' OF THE PROPERTY LINE.

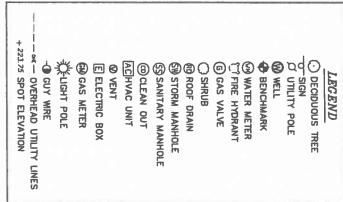


MASS UTILITY OF VIRGINIA

CONSTRUCTION SHALL BE COMPLETED PRIOR TO THE START OF RECONSTRUCTION. CONTRACTORS SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREA OF CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MASS UTILITY OF VIRGINIA. 1-800-562-7001 (TOLL FREE)

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MASS UTILITY OF VIRGINIA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MASS UTILITY OF VIRGINIA.
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7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MASS UTILITY OF VIRGINIA.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MASS UTILITY OF VIRGINIA.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MASS UTILITY OF VIRGINIA.



SURVEY NOTES:

1. THE SURVEY WAS PERFORMED BY THE SURVEYOR ON THE DATE SHOWN HEREIN.
2. THE SURVEY WAS PERFORMED BY THE SURVEYOR ON THE DATE SHOWN HEREIN.
3. THE SURVEY WAS PERFORMED BY THE SURVEYOR ON THE DATE SHOWN HEREIN.
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sekiv solutions

14207 POND CHASE PLACE | MIDLOTHIAN, VA | 23113
 TELEPHONE NO. 804.938.8864 | www.sekivsolutions.com

COMMONWEALTH OF VIRGINIA

KEITH D. STANLEY
 JUN 20, 2022
 JUN 20, 2022

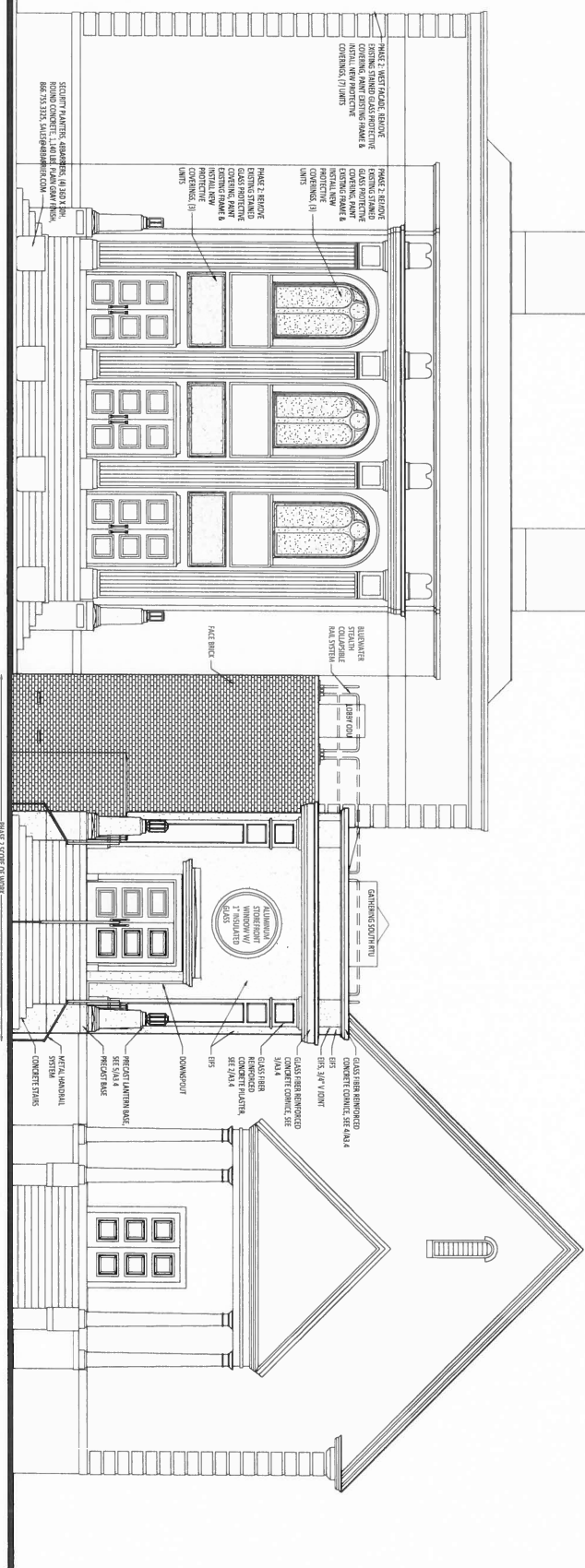
EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NO. **C-101**

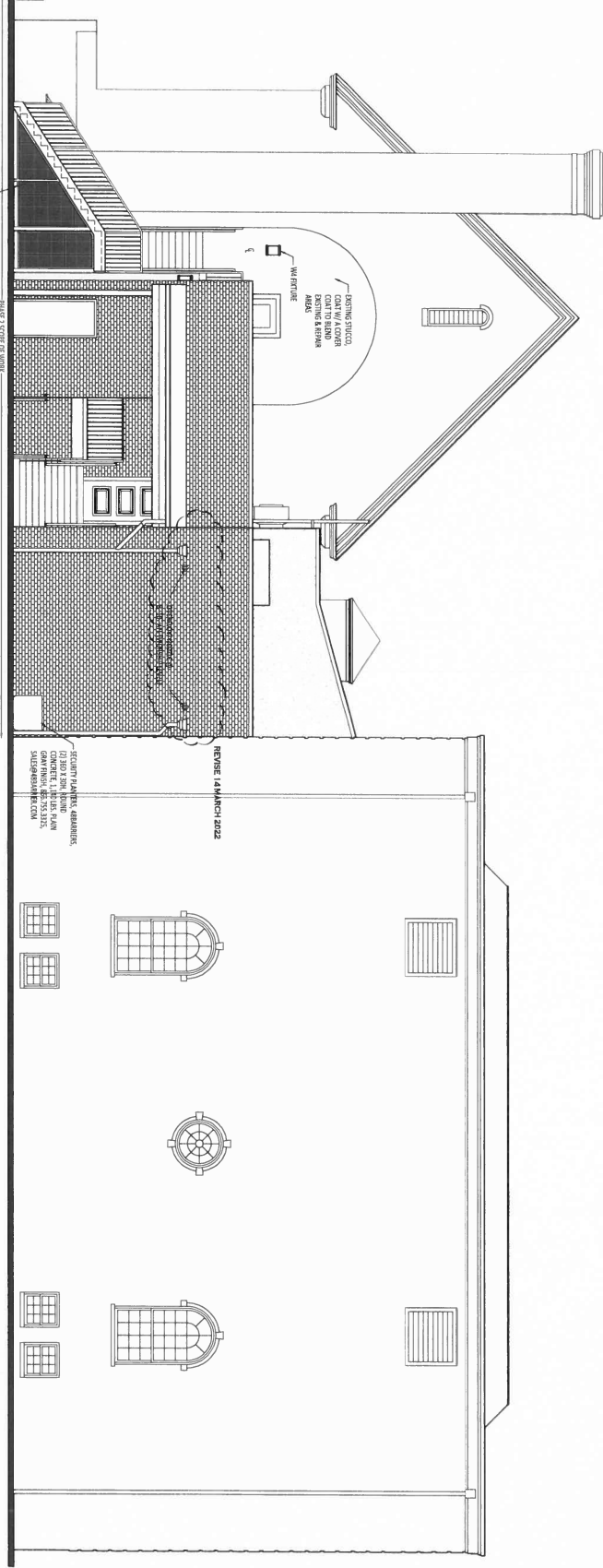
TEMPLE BETH EL
 PHASE 2
 RENOVATIONS

CITY OF RICHMOND, VA

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

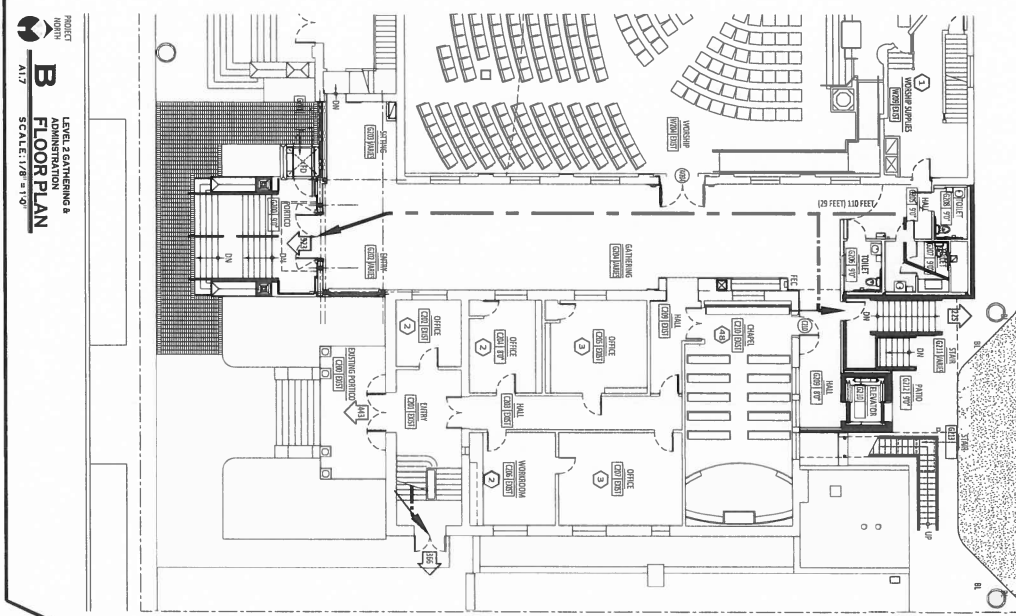
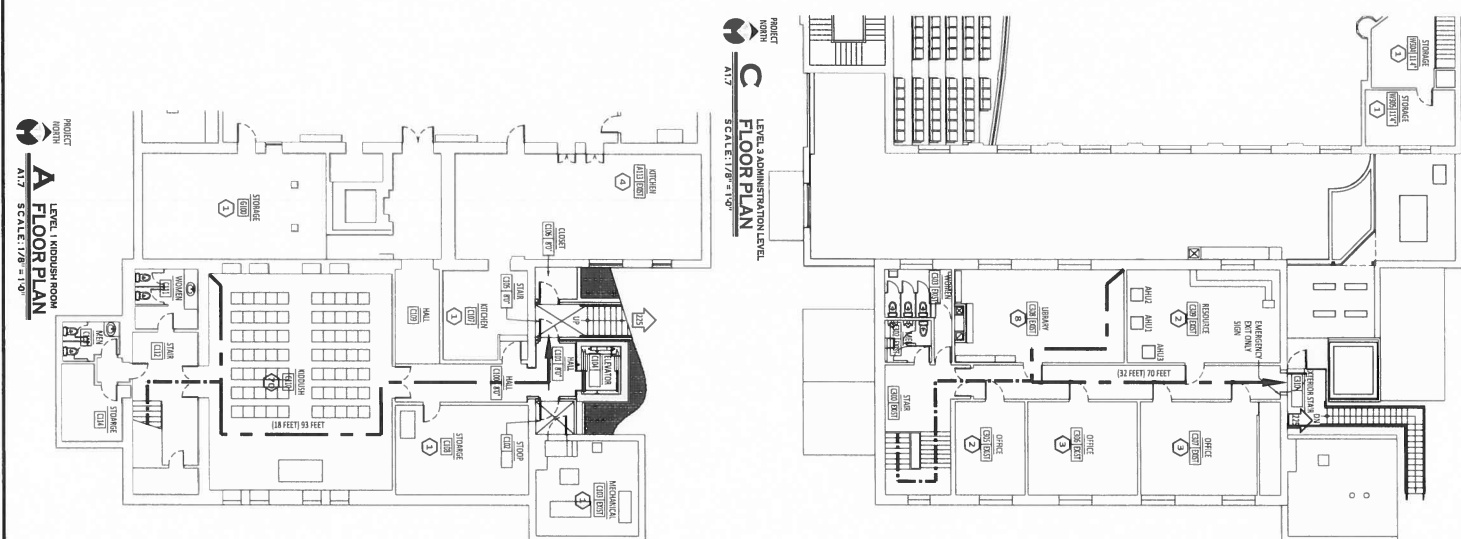
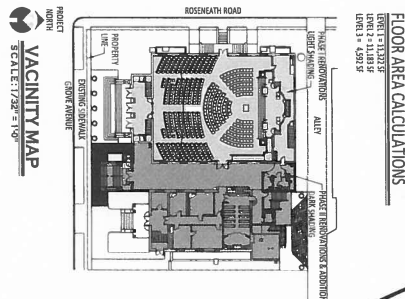


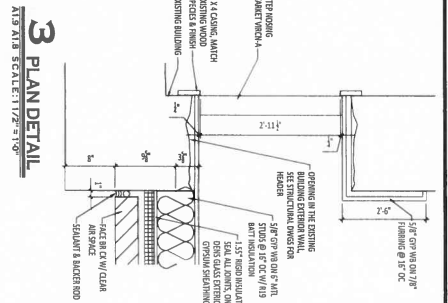
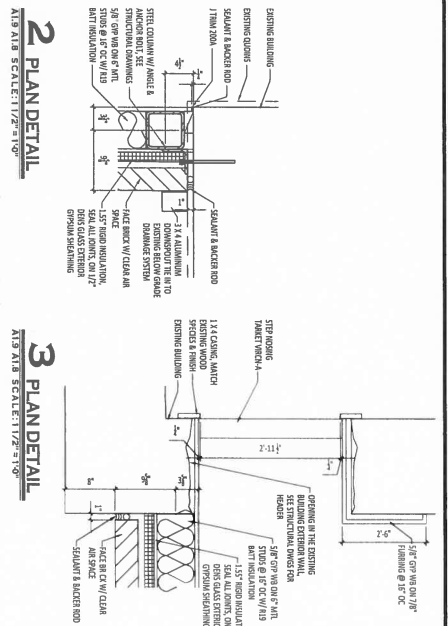
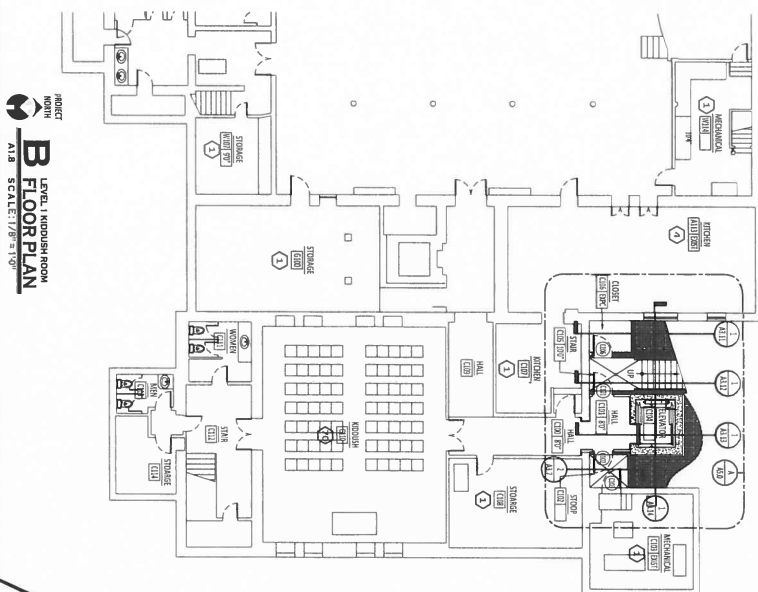
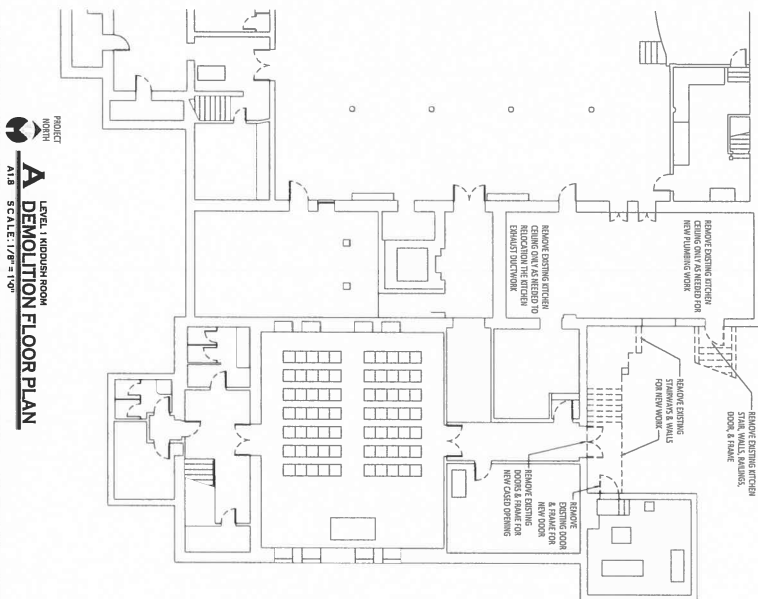
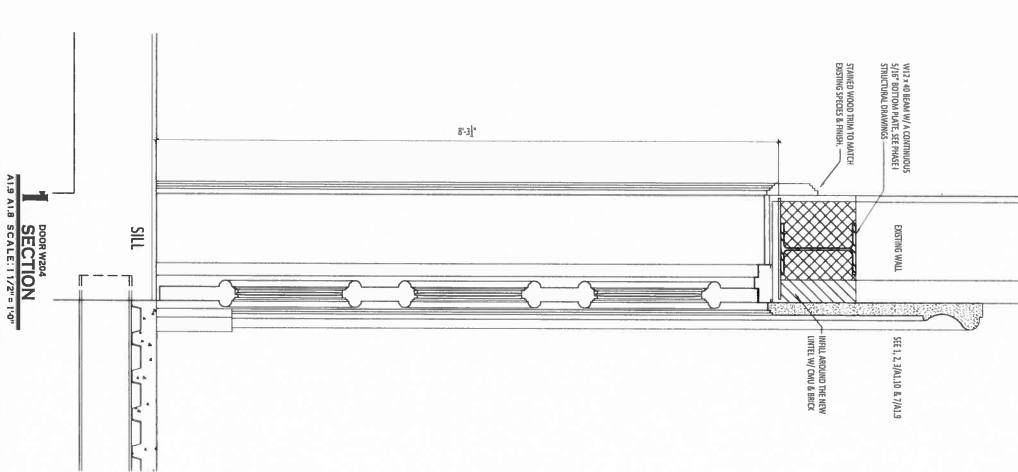
B NORTH ELEVATION
1:9 SCALE: 1/4" = 1'-0"



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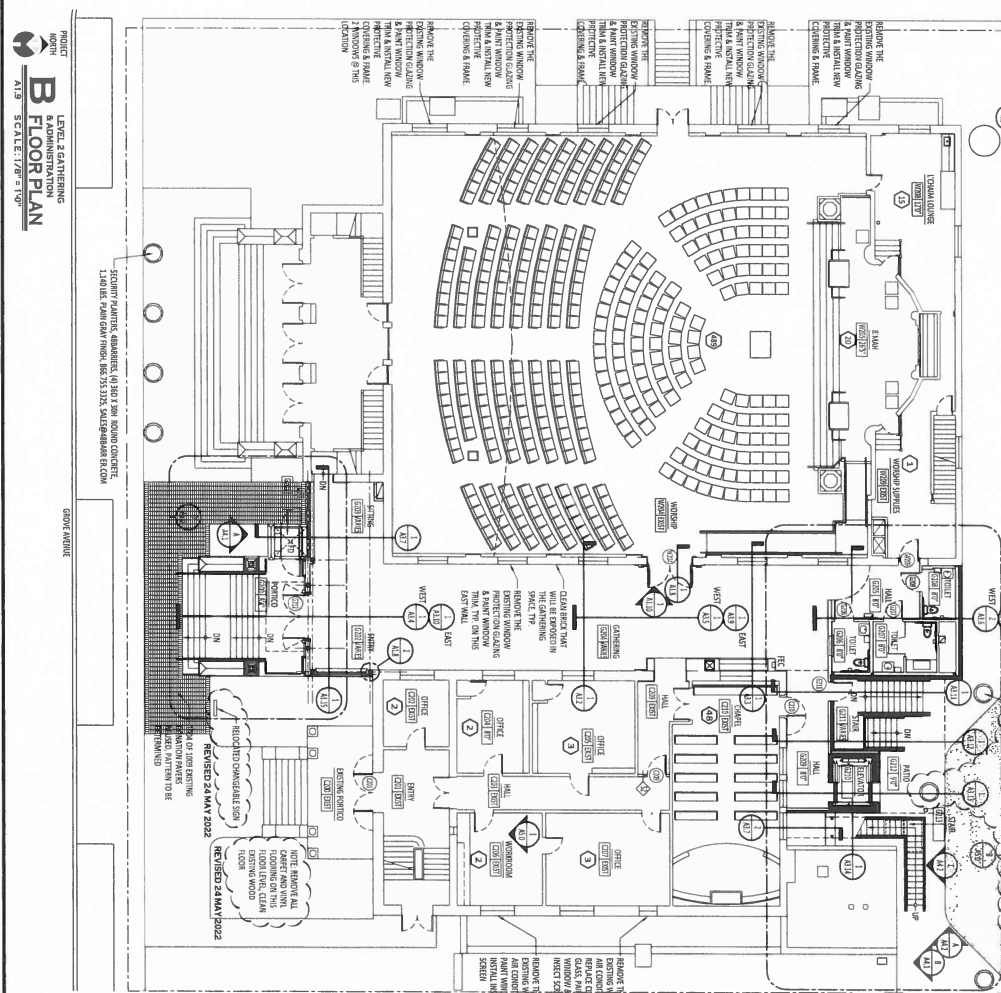
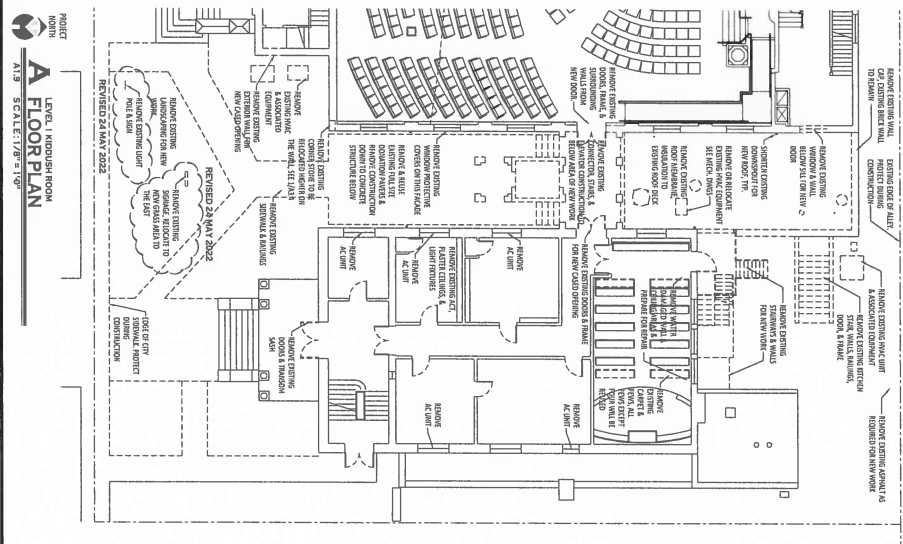
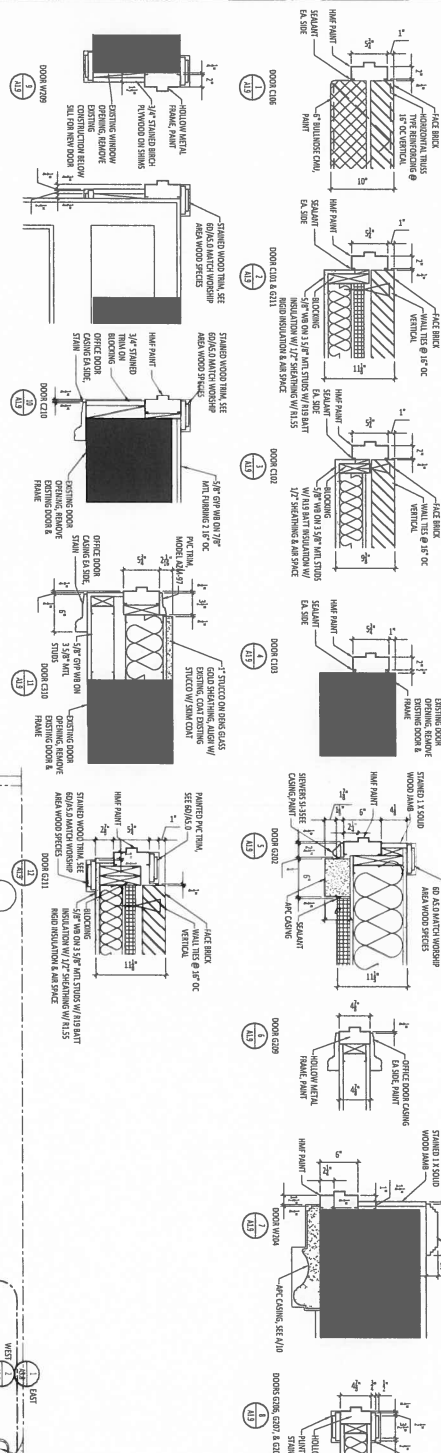
	OCCUPANT LOAD RELEASE
	LEGISLATIVE MARKING OCCUPANT LOAD RATING
	SPACE HEATING & COOLING HEAT/COOL/HEAT/COOL
	DETAIL BUTTON 8. DETAIL HEAT/COOLING IN THE SHEET BOTTOM LEFT CORNER IS THE SHEET WHERE THE DETAIL IS TAKEN
	SECTION CUT BUTTON
	ELEVATION BUTTON
	DOOR BUTTON

[illegible]



ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	DEMOLITION WORK	1	SQ. YD.	150.00	150.00
2	DEMOLITION WORK	1	SQ. YD.	150.00	150.00
3	DEMOLITION WORK	1	SQ. YD.	150.00	150.00
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98	DEMOLITION WORK	1	SQ. YD.	150.00	150.00
99	DEMOLITION WORK	1	SQ. YD.	150.00	150.00
100	DEMOLITION WORK	1	SQ. YD.	150.00	150.00

DATE: 1/1/2010



The BOARD OF ZONING APPEALS met in the Conference Room of the Department of Public Works, 217 Governor Street, Monday, June 2nd, 1941, at 4:30 P.M.

Present:

E. M. Hastings, Chairman.
H. C. Messerschmidt,
F. E. Brown.
W. F. Woodson, Secretary.

The Board proceeded to consider the following:

APPEAL #298, being an appeal filed by Edward F. Sinnott, Architect, for the Congregation Beth-El, for permission to erect an addition to Beth-El Synagogue, located at 3330 Grove Avenue, said addition occupying the entire required rear yard.

Proponents:

E. F. Sinnott, Architect, who explained the plans to the Board, and the following members of the Beth-El Congregation; R. Goldman, I. Grow, J. B. Wasserman, M. J. Leiberman, Joe Brown, A. M. Rubenstein, Henry Fine, B. H. Feldman, I. Passamanneck, L. Gross, and Henry Lovenstein.

Opponents:

A. H. Ewing, representing his mother, who resides at 213 Roseneath Road, W. N. Street, 3320 Grove Avenue, W. S. Sorg, 3317 Grove Avenue, C. C. Berry, 3326 Grove Avenue, J. H. Watkins, 3324 Grove Avenue, Roy Childrey, 3322 Grove Avenue, J. D. Hardenburg, representing 3328 Grove Avenue, J. A. Oline, 3311 Grove Avenue, F. T. Glenn, 3319 Grove Avenue, and P. O. Miller, Mrs. Ewing and others.

The following resolution was made, duly seconded and adopted. Ayes, four; Hastings, Messerschmidt, Brown and Woodson. Noes, none.

RESOLVED. that in the matter of the appeal filed by E. F. Sinnott, Architect for the Congregation of Beth-El, for permission to erect an addition to Beth-El Synagogue, located at 3330 Grove Avenue, said addition occupying the entire rear yard.

The Board, after giving public notice, holding and public hearing and considering all data, hereby grants permission on the condition that a minimum of 10 ft. is provided for the rear yard and a side yard of 15 ft. is provided along the west side of the building.

APPEAL #299, being an appeal filed by Rosa Blank for permission to erect a two-story brick store and dwelling at 1223 West Leigh Street. The proposed building to replace a non-conforming frame store.

Proponents:

Rosa Blanks.

Opponents:

None.

After consideration of the right of the Board to grant such

Letters from Raab & Co. and Dr. Beverly R. Tucker were in favor of extending the B-2 business district.

After a general discussion the Secretary was instructed to write a letter to the Committee on Ordinances informing them that the Board was trying to work out a solution that would be satisfactory to the petitioners without changing the ordinance, and that the Board was therefore not prepared to report now.

Amendment #53

Petition of G. R. Baber and Mrs. Frances Owen to change the Zoning Ordinance so as to permit the extension of the present garage and auto repair shop, located at 2900 North Avenue, to the alley.

Messrs. G. R. Baber, W. D. Cheatwood and J. A. Umlauf spoke in favor of the petition. There was no opposition.

The Building Inspector was requested to confer with Mr. Baber with the purpose of working out a solution that would meet Mr. Baber's requirements without amending the ordinance.

The Secretary was instructed to report to the Ordinance Committee of the negotiations and to state that the Board was not prepared to report at this time.

Mr. Saville moved that the Board adjourn. This was ^{adopted} ~~seconded~~ and the meeting was then adjourned.

W. F. Woodson
S E C R E T A R Y

Morton G. Thalhimer
C H A I R M A N

THE BOARD OF ZONING APPEALS met in room 311, City Hall, Monday, June 9, 1930 at 4 P.M.

PRESENT:

Morton G. Thalhimer, Chairman,
H. Carl Messerschmidt,
J. B. Shinn,
W. F. Woodson, Secretary.

The Board proceeded to consider the following:

Appeal #85

An appeal, filed by R. W. Hardesty, and Courtney S. Welton, for Grove Avenue Presbyterian Church, for permission to erect a Sunday-School Building, occupying the entire rear yard area, at the northeast corner of Grove Avenue and Roseneath Road.

Mr. C. S. Welton, Architect, representing the Church, explained their request. There was no opposition.

Mr. Messerschmidt moved to waive the rear yard requirements and grant permission to erect the building. The motion was duly seconded and adopted.

Ayes, five, Thalhimer, Fox, Messerschmidt, Shinn, Woodson (Mr. Fox having appeared and was seated previous to taking this ballot).
Noes, none.

Appeal #86

An appeal, filed by Alice P. Smith, Blanche P. Thomas, and A. L. Johnson for permission to erect a gasoline filling station at the northwest corner of Cary and Meadow Sts. The Board is requested to fix the district line between the B-1 business district and the A-2 residence district.

Mr. A. L. Johnson, representing the owners, explained their request to the Board.

The following citizens appeared in opposition: Mrs. B. Phillips, n/e corner Cary and Meadow Sts.; Messers Wm. Wiesnewsky, 1925 West Cary St.; and L. A. Page, 1921 West Cary St. Mr. C. M. Little was present and stated he had no objection.

Mr. Fox moved that the western district line between the B-1 business district and the A-2 residence district on the north side of Cary Street between Meadow and Rowland Streets be fixed by a line forty (40') feet west of and parallel to Meadow Street. The motion was duly seconded and adopted.

Ayes, five, Thalhimer, Fox, Messerschmidt, Shinn, Woodson,
Noes, None.

Appeal #87

An appeal, filed by Mrs. P. L. Day, requesting the Board to fix the district line between the B-1 business district and the A-2 residence district on the west side of 27th St., between O and P Sts.

Mrs. P. L. Day explained her request to the Board.

The following citizens were opposed to business fronting on 27th Street: W. G. Kuhn, 914 No. 27th St.; C.A. West, 913 No. 27th St.; J. W. Arnold, representing F. L. Gary, 908 No. 27th St.; Carrie B. McDowell, 916 No. 27th St., represented by her husband; T. W. Tyler, 911 No. 27th St.; N. J. Smith, representing A. B. Smith, 917 No. 27th St.; W. S. Woody, 916 No. 27th St.; J. H. Burnett, 912 No. 27th St.; Mrs. W. T. Acree, 915 No. 27th St.; Mrs. E. M. Huband, 927 No. 27th St.; and A. L. Smith, 905 No. 27th St.

Mr. Shinn moved that the district line between the B-1 business district and the A-2 residence district on the west side of 27th St., between O and P Sts., be fixed as a line 34 feet south of and parallel to P Street. The motion was duly seconded and adopted.

Ayes, five, Thalhimer, Fox, Messerschmidt, Shinn, Woodson,
Noes, none.

Amendment #54

An Ordinance to amend the Zoning Ordinance by adding a new article and section thereto to be designated Article 10a, Section 28a, prohibiting gasoline or oil filling stations and public garages to be located within 150 feet in an airline of any entrance of any