



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

May 11, 2026

5317 Marshall Air Drive LLC  
42 Hudson Street  
Annapolis, MD 21401

Adam Carballo  
1816 Aliceanna Street  
Baltimore, MD 21231

To Whom It May Concern:

**RE: BZA 17-2026**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, June 3, 2026 at 1:00 PM** in the 5<sup>th</sup> Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a lot split and building permit to construct a new single-family (detached) dwelling at 1516 NATIONAL STREET (Tax Parcel Number E000-2813/015), 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 **869 533 289#**. 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 2026 drop-down, click meeting details for June 3, 2026 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at [Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov) for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

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

BZA 17-2026  
Page 2  
May 11, 2026

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](mailto: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.

1523 Carlisle Ave Llc  
10993 Bacon Race Rd  
Woodbridge, VA 22192

A Solodar Properties Llc  
8607 Mayland Dr  
Richmond, VA 23294

Albritton Penelope  
1519 1/2 National St  
Richmond, VA 23231

Allen Taylor V  
1525 National St  
Richmond, VA 23231

Alves Desmond  
1519 National St  
Richmond, VA 23231

Barbour Nateishia R  
1515 National St  
Richmond, VA 23231

Barnes Zita Danielle  
1524 1/2 National St  
Richmond, VA 23231

Burch Vivian C And Dickinson John K Iv  
1531 Carlisle Ave  
Richmond, VA 23221

Carrington Grace E Life Estate  
2204 Royal Ave  
Richmond, VA 23224

Cochran Charles  
1520 National St  
Richmond, VA 23231

Finucane Margaret Ruth & Densmore  
Andrew F  
1521 Carlisle Ave  
Richmond, VA 23231

Gps Associates  
3508 Robious Forest Way  
Midlothian, VA 23113

Jackson Floyd D & Vallarie P Reilly  
1520 National St  
Richmond, VA 23231

James Onell E And Hazel D Simpson  
1511 National St  
Richmond, VA 23231

Leslie Caitlin And Joshua  
1506 National St  
Richmond, VA 23231

Lewis Jack A Jr  
4313 Masonic Ln  
Richmond, VA 23231

Martin Thelma G  
1514 National St  
Richmond, VA 23231

Mcquillen Wesley M  
1521 National St  
Richmond, VA 23231

One Watchtower Llc  
3912 Seminary Ave  
Richmond, VA 23227

Patterson Karen A  
1523 National St  
Richmond, VA 23231

Poole Christy  
1705 Gardenia St  
West Sacramento, CA 95691

Woods Linda Life  
1505 Carlisle Ave  
Richmond, VA 23231

Wright Andrea Grace  
1508 National St  
Richmond, VA 23231

### City of Richmond, VA Report

Property Owner	
<b>Name:</b>	5317 MARSHALL AIR DRIVE LLC
<b>Mailing Address:</b>	42 HUDSON ST ANNAPOLIS, MD 21401
<b>Parcel Use:</b>	R Two Story
<b>Neighborhood:</b>	350

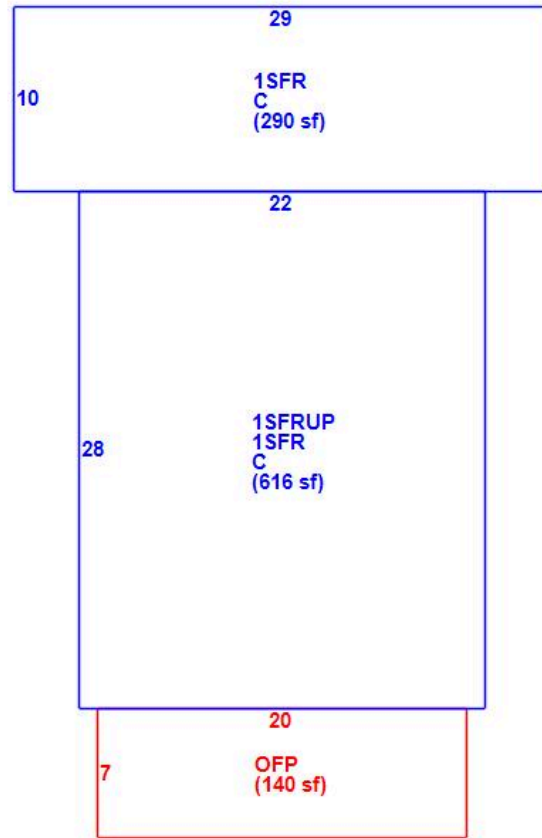
Property Information	
<b>Property Address:</b>	1516 National St
<b>PIN</b>	E0002813015
<b>Size:</b>	0.108 Acres, 4690.000 Square Feet
<b>Property Description:</b>	BELMONT BLOCK B L9R

Current Assessment			
Year	Land	Improvements	Total
2026	\$61,000	\$292,000	\$353,000

Deed Transfers					
Recordation Date	Book	Page	Deed Type	Consideration	Grantee
2/13/2025	ID2025	2225	BS	\$415,000	5317 MARSHALL AIR DRIVE LLC
3/17/2021	ID2021	7613	BS	\$60,000	SCOTCHTOWN PROPERTIES LLC
8/4/1987	00136	0091	N/A	\$14,000	TEAGLE BENJAMIN T JR
11/10/1981	000789	00229	N/A	\$12,000	Not Available
6/17/1974	000690	D00725	N/A	\$7,500	Not Available
1/1/1900	000690	D00725	N/A	\$7,500	Not Available

Residential Card 1 Details			
Story	Style	Total Liv	Year Built
2.0	2sty Oldest	1,522	1910

<b>Model:</b>	RESIDENTIAL	<b>Rooms:</b>	<b>Beds:</b> 3
<b>Interior Wall:</b>	Drywall	<b>Bathrooms:</b>	<b>Full:</b> 3 <b>Half:</b> 0
<b>Interior Wall 2:</b>		<b>Central AC:</b>	Central air
<b>Exterior Wall:</b>	Metal or Vinyl Siding	<b>Heat/Cool:</b>	Heat Pump
<b>Exterior Wall 2:</b>		<b>Floor Cover:</b>	Vinyl tile
<b>Roof Type:</b>	Flat or Shed	<b>Floor Cover 2:</b>	N/A
<b>Roof Cover:</b>	Composition shingle	<b>Floor Cover 3:</b>	N/A



### Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SFR	1 Story Frame - Fin	906	906
1SFRUP	1 Story Frame - Upper - Fin	616	616
C	Crawl Space	906	0
OFF	Porch - Open - Frame	140	0
<b>Totals</b>		<b>2,568</b>	<b>1,522</b>

<b>Assessment History</b>			
<b>Year</b>	<b>Land</b>	<b>Improvements</b>	<b>Total</b>
2025	\$78,000	\$72,000	\$150,000
2024	\$71,000	\$69,000	\$140,000
2023	\$71,000	\$62,000	\$133,000
2022	\$48,000	\$57,000	\$105,000
2021	\$34,000	\$56,000	\$90,000
2020	\$28,000	\$56,000	\$84,000
2019	\$28,000	\$53,000	\$81,000
2018	\$28,000	\$50,000	\$78,000
2017	\$28,000	\$50,000	\$78,000
2016	\$28,000	\$50,000	\$78,000
2015	\$28,000	\$50,000	\$78,000
2014	\$28,000	\$50,000	\$78,000
2013	\$28,000	\$50,000	\$78,000
2012	\$28,000	\$50,000	\$78,000
2011	\$28,000	\$53,000	\$81,000
2010	\$28,000	\$53,000	\$81,000
2009	\$28,000	\$53,000	\$81,000
2008	\$28,000	\$53,000	\$81,000
2007	\$19,000	\$51,000	\$70,000
2006	\$14,600	\$51,000	\$65,600
2005	\$11,700	\$46,800	\$58,500

**Map**

**Not a Legal Document**

Subject to terms and conditions  
[www.actDataScout.com](http://www.actDataScout.com)

**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 5317 Marshall Air Drive LLC PHONE: (Home) ( ) \_\_\_\_\_ Mobile 410-573-1038  
 OWNER: 42 Hudson St FAX: (Home) ( ) \_\_\_\_\_ (Mobile) \_\_\_\_\_  
 (Name/Address) Annapolis, MD 21401 E-mail Address: \_\_\_\_\_  
 OWNER'S Adam Carballo PHONE: (Home) \_\_\_\_\_ (Mobile) 443-963-1077  
 REPRESENTATIVE 1816 Alicanna St FAX: (Home) ( ) \_\_\_\_\_ (Mobile) \_\_\_\_\_  
 (Name/Address) Baltimore, MD 21231 E-mail Address \_\_\_\_\_

**TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE**

PROPERTY ADDRESS (ES): 1516 National Street  
 TYPE OF APPLICATION:  VARIANCE  SPECIAL EXCEPTION  OTHER \_\_\_\_\_  
 ZONING ORDINANCE SECTION NUMBERS(S): 30-300 and 30-410.4  
 APPLICATION REQUIRED FOR: A lot split and building permit to construct a new single-family detached dwelling.  
 TAX PARCEL NUMBER(S): E000-2813/015 ZONING DISTRICT: R-5 SINGLE-FAMILY (RESIDENTIAL)  
 REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and width requirements are not met. Lot areas of 6,000 square feet and lot widths of 50' feet wide are required. For zoning purposes, a lot area of 8,400 square feet and a lot width of 60 ft currently exists. A lot area of 4,690 square feet and a lot width of 33.50 ft is proposed for 1516 National Street and a lot area of 3,710 square feet and a lot width of 26.50 ft is proposed for 1518 National Street.

DATE REQUEST DISAPPROVED: 04/16/2026 FEE WAIVER:  YES  NO  
 DATE FILED: 04/16/2026 TIME FILED: 12:00 PREPARED BY: Colleen Dang RECEIPT NO. BZAR-184487-2026  
 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: 3/5/26

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

CASE NUMBER: BZA 17-2026 HEARING DATE: June 3, 2026 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 17-2026  
150' Buffer

APPLICANT(S): 5317 Marshall Air Drive LLC

PREMISES: 1516 National Street  
(Tax Parcel Number E000-2813/015)

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](mailto: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.

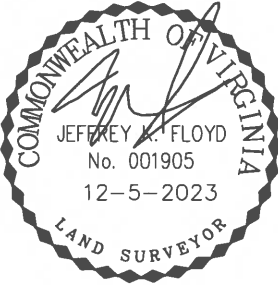
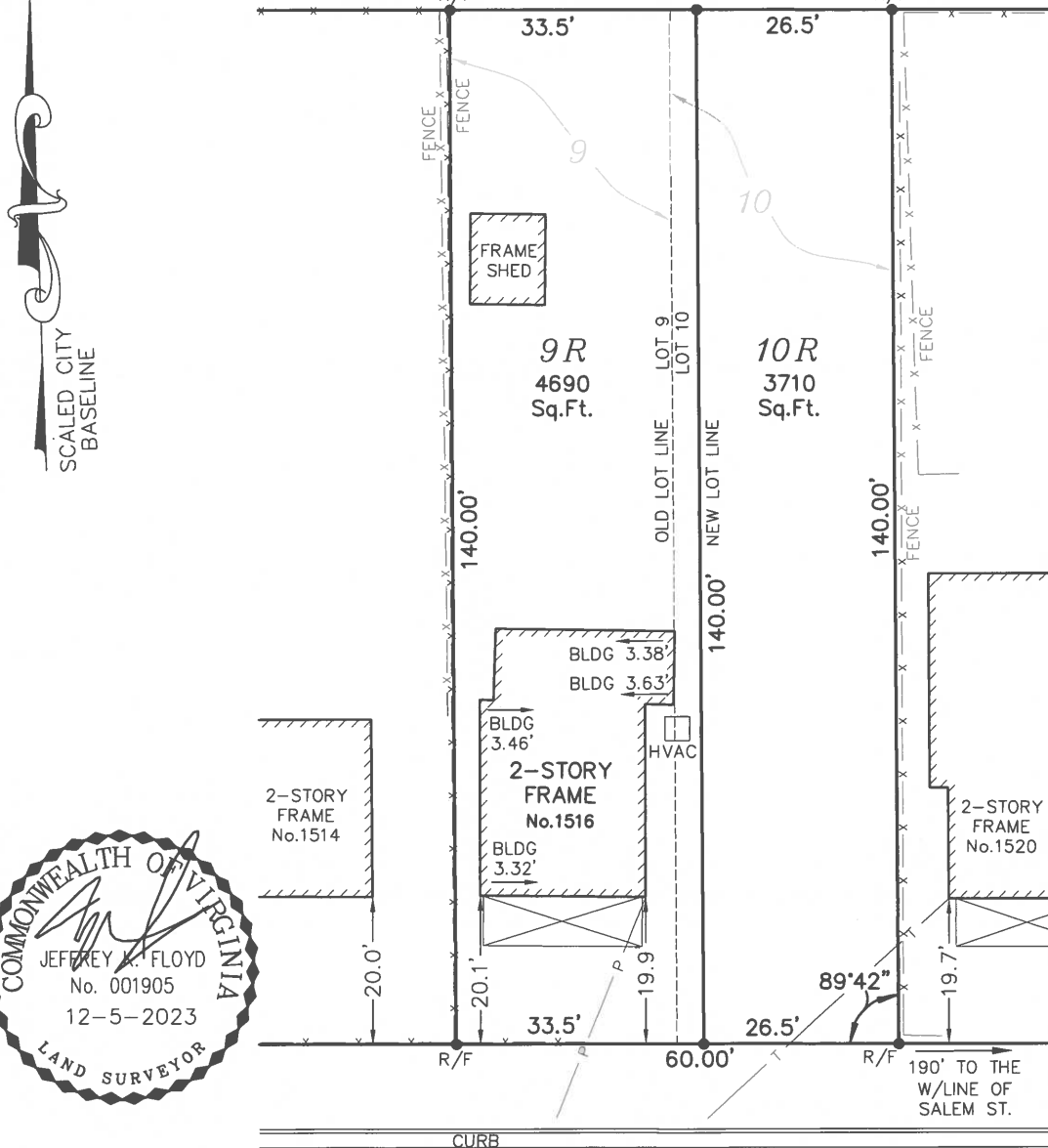
**Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting.** It is highly recommended that you contact your neighborhood association as soon as possible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

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 7-11-2023 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.

This property IS NOT within a FEMA Floodway Hazard as shown on Comm. Panel # 5101290044D  
 Zone: "X" DATED: 4-2-2009



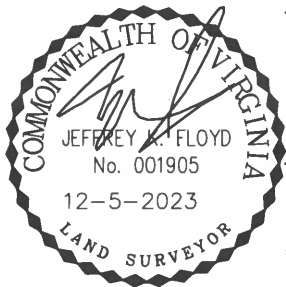
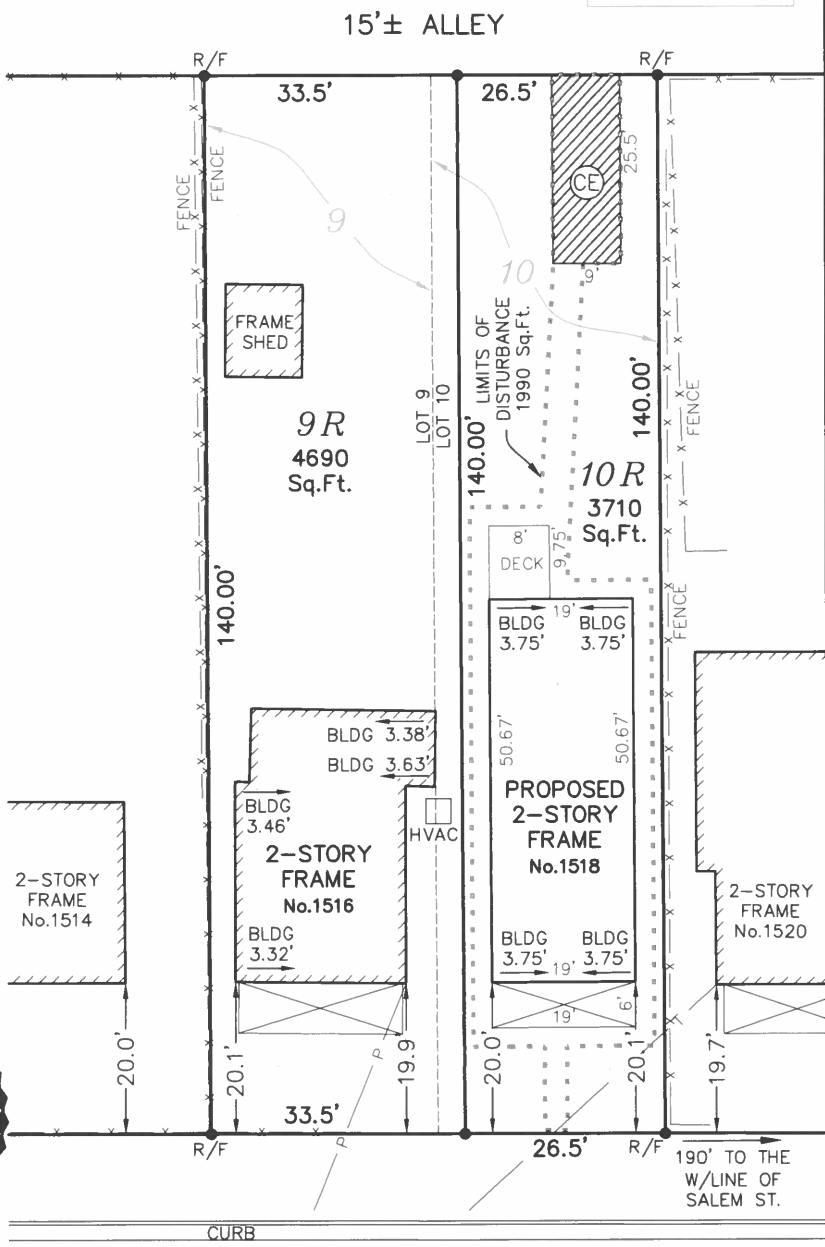
**Virginia Surveys**  
 P.O. BOX 118  
 CHESTERFIELD, VA 23832  
 (804) 748-9481  
 COPYRIGHT © VIRGINIA SURVEYS  
 All rights reserved.

**NATIONAL STREET**  
 50' R/W  
**MAP SHOWING THE DIVISION OF  
 LOTS 9 AND 10, BLOCK "B",  
 "BELMONT"  
 IN THE CITY OF RICHMOND, VA.**

REVISED: 12-5-2023  
 DATE: 7-11-2023  
 CERTIFIED BY JEFFREY K. FLOYD  
 VIRGINIA CERTIFICATE NO. 001905  
 SCALE: 1"=20'  
 JOB NO. 230615776



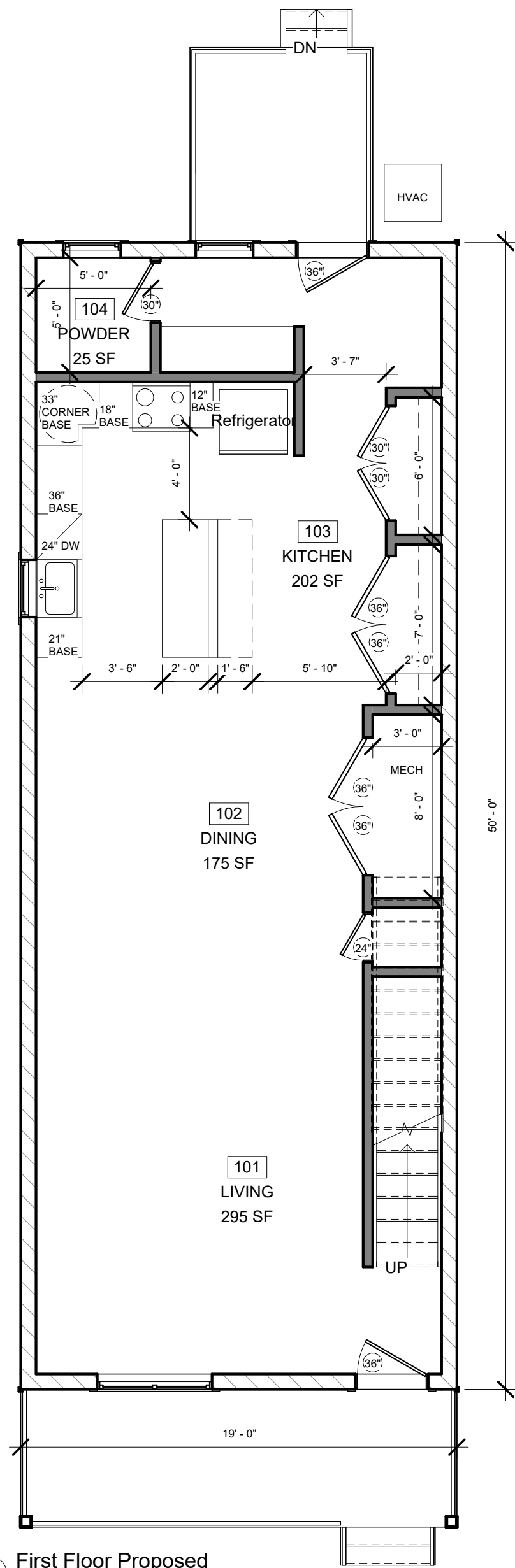
Ⓢ ~ GRAVEL  
CONSTRUCTION  
ENTRANCE /  
OFF-STREET  
PARKING SPACE



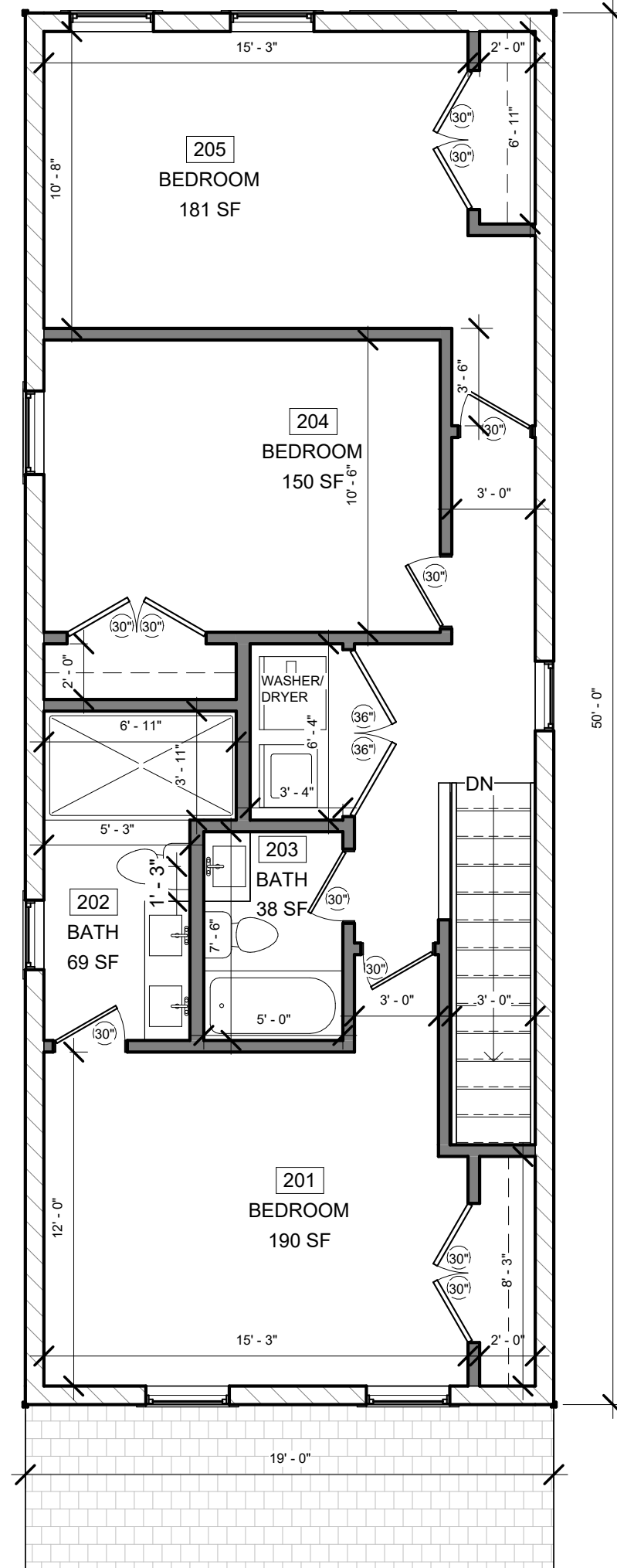
**Virginia Surveys**  
P.O. BOX 118  
CHESTERFIELD, VA 23832  
(804) 748-9481  
COPYRIGHT © VIRGINIA SURVEYS  
All rights reserved.

SKETCH SHOWING THE PROPOSED  
IMPROVEMENTS ON LOT 10R,  
BLOCK "B", "BELMONT"  
IN THE CITY OF RICHMOND, VA.

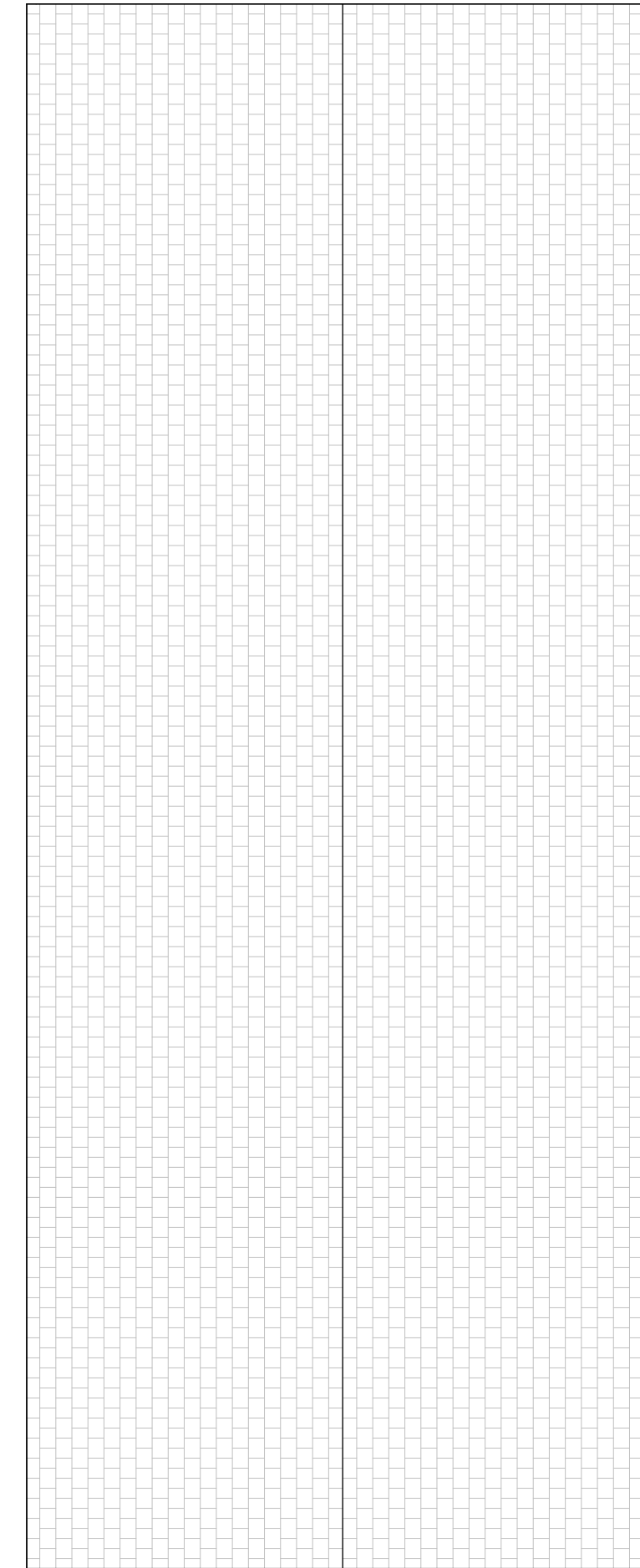
REVISED: 12-5-2023  
DATE: 10-13-2023  
CERTIFIED BY JEFFREY K. FLOYD  
VIRGINIA CERTIFICATE NO. 001905  
SCALE: 1"=20'  
JOB NO. 230615776



1 First Floor Proposed  
3/16" = 1'-0"



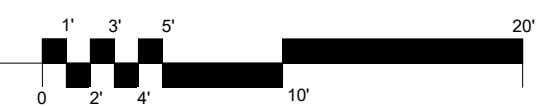
2 Second Floor Proposed  
3/16" = 1'-0"



3 Roof Plan Proposed  
3/16" = 1'-0"

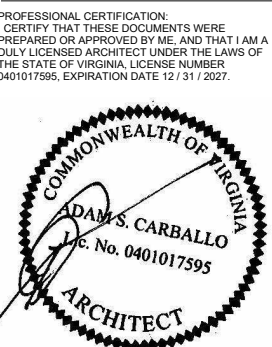
FIRST FLOOR GROSS AREA: 859 SF  
SECOND FLOOR GROSS AREA: 859 SF

1 FLOOR PLANS  
3/16" = 1'-0"



CARBALLO ARCHITECTURE  
1518 ALICEANNA ST.  
BALTIMORE, MD 21231  
(443) 963-1077  
ADAM CARBALLO - ARCHITECT

CONTRACT DOCUMENTS HAVE BEEN PREPARED BY A LICENSED ARCHITECT FOR ARCHITECTURE, DESIGN, AND CONSTRUCTION UNDER THE LAWS OF THE STATE OF VIRGINIA, LICENSE NUMBER 0401017595, EXPIRATION DATE 12/31/2027.



CONSULTANTS:

MEP:

STRUCTURAL:

1518 National St, Richmond, VA 23231

OWNERSHIP INFO

Client

Author

Checker

Project Status

REV. NO.	DESCRIPTION	DATE
△		
△		
△		
△		
△		
△		
△		

SHEET NAME

FLOOR PLANS

SHEET NUMBER

A001



CARBALLO ARCHITECTURE  
 1518 ALICEANNA ST.  
 BALTIMORE, MD 21231  
 (410) 963-1077  
 ADAM CARBALLO - ARCHITECT

CONTRACT DOCUMENTS HAVE BEEN PREPARED BY A LICENSED ARCHITECT FOR ARCHITECTURE, DESIGN, AND CONSTRUCTION.

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF VIRGINIA, LICENSE NUMBER 0401017595, EXPIRATION DATE 12/31/2027.



CONSULTANTS:

MEP:

STRUCTURAL:

1518 National St, Richmond, VA 23231

OWNERSHIP INFO

Client

Author

Checker

Project Status

REV. NO.	DESCRIPTION	DATE
△		
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SHEET NAME

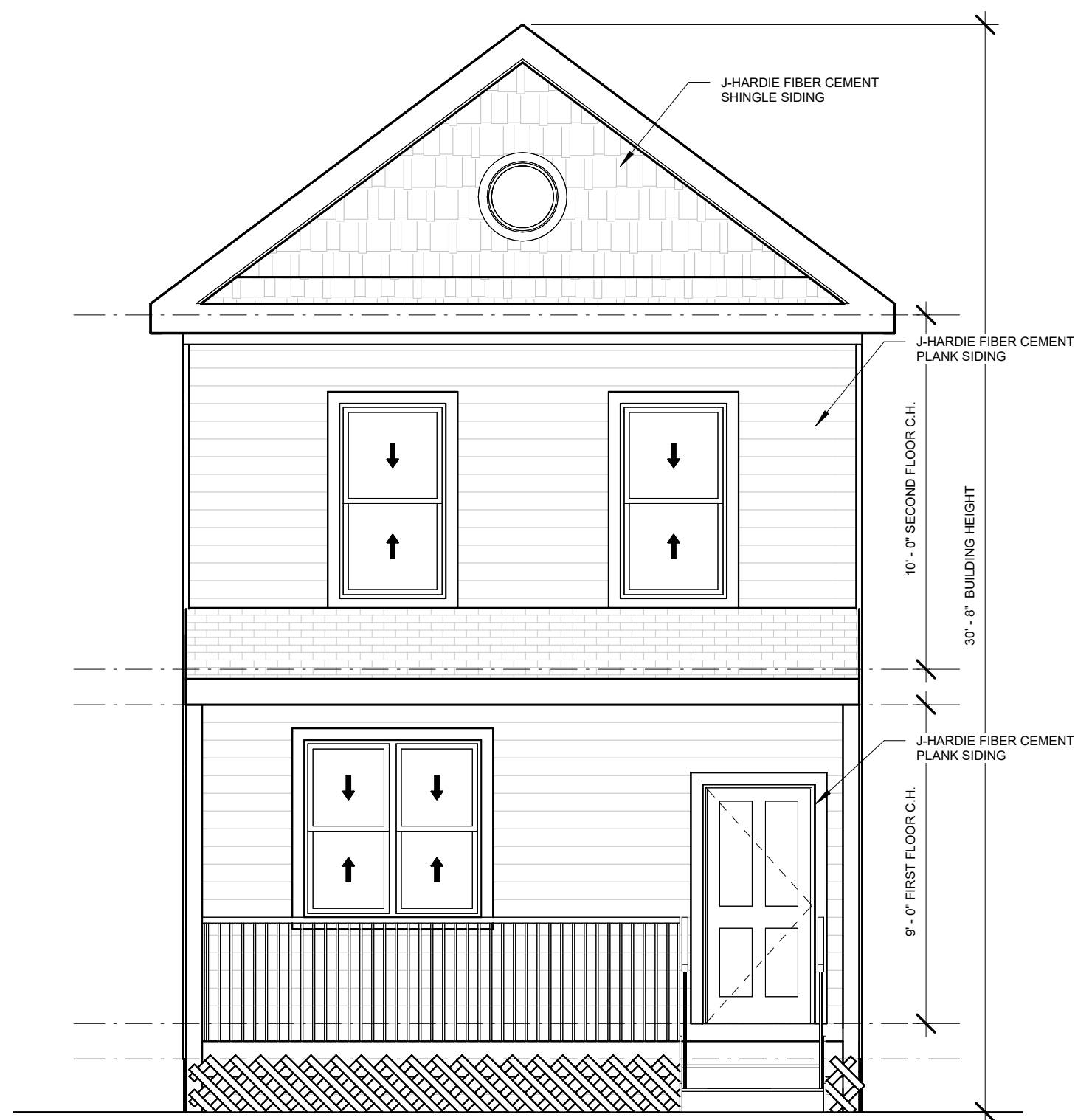
Elevations - Front and Rear

SHEET NUMBER

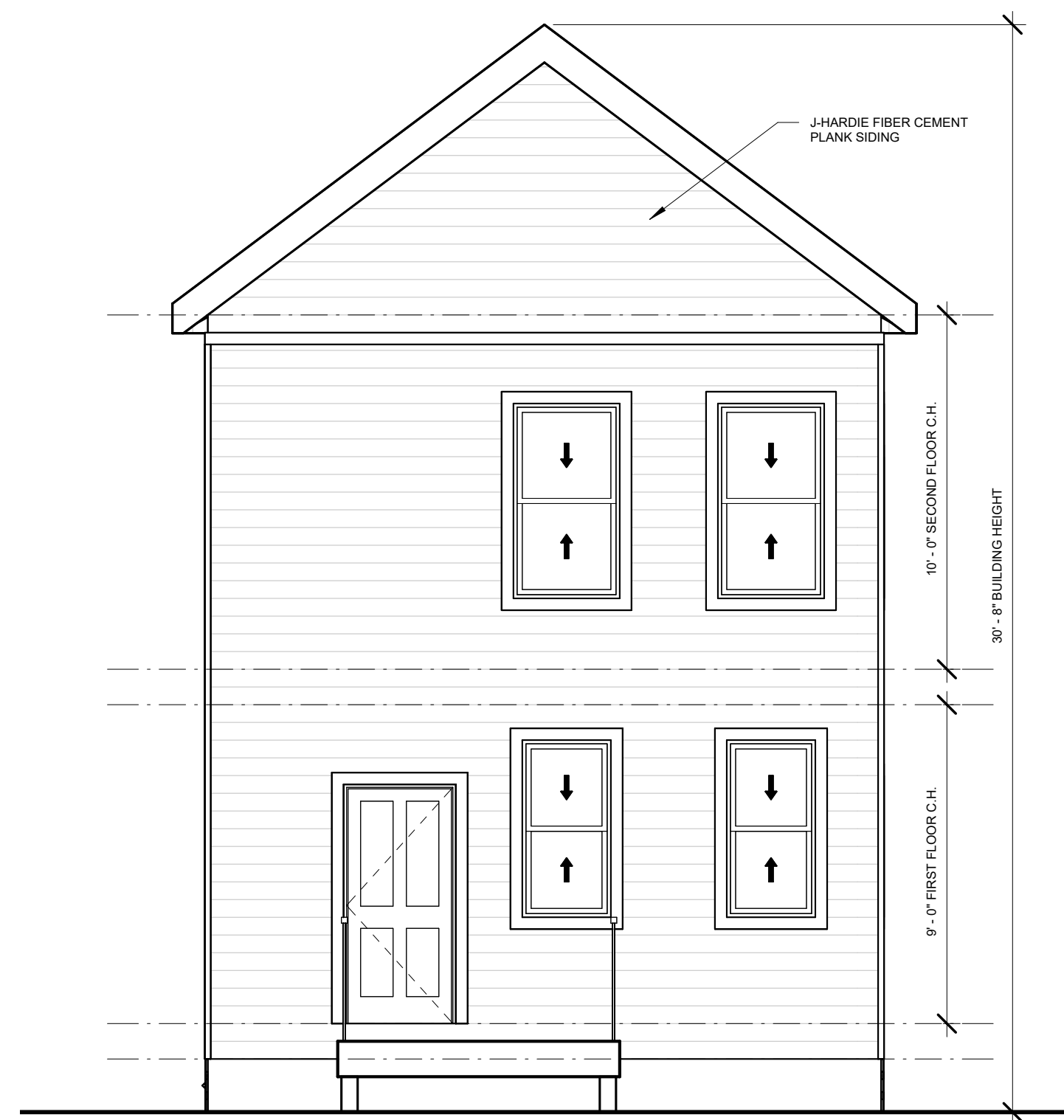
A002

4/15/26

1/4" = 1'-0"

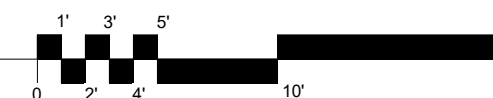


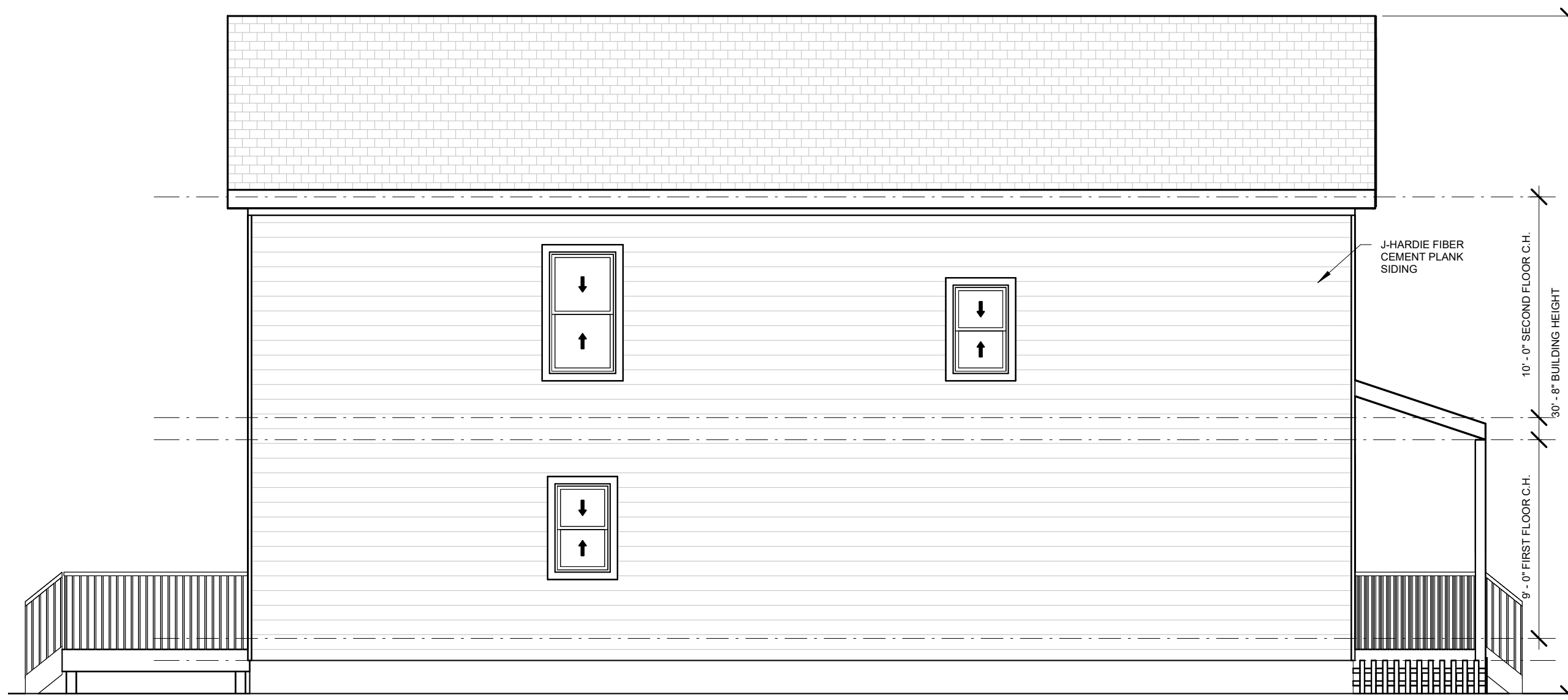
① Front Elevation  
 1/4" = 1'-0"



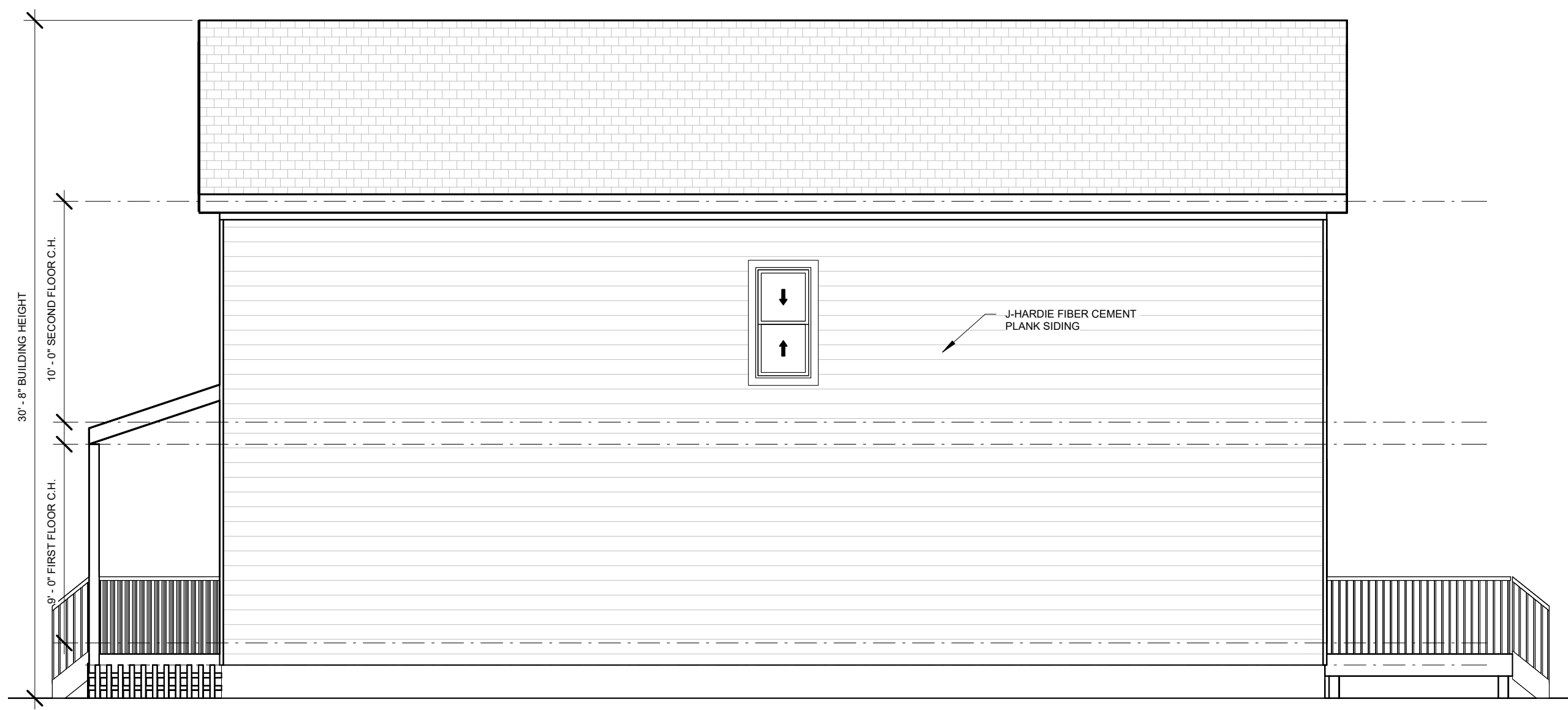
② Rear Elevation  
 1/4" = 1'-0"

① Elevations - Front and Rear  
 1/4" = 1'-0"



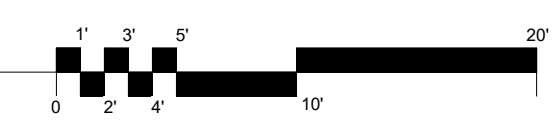


① Left Elevation  
3/16" = 1'-0"



② Right Elevation  
3/16" = 1'-0"

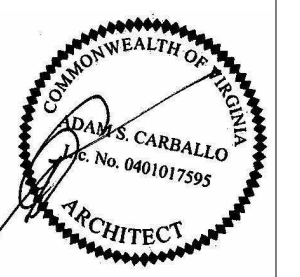
① Elevations - Left and Right  
3/16" = 1'-0"



CARBALLO ARCHITECTURE  
1518 ALICEANNA ST.  
BALTIMORE, MD 21231  
(410) 963-1077  
ADAM CARBALLO - ARCHITECT

CONTRACT DOCUMENTS HAVE BEEN PREPARED BY A LICENSED ARCHITECT FOR ARCHITECTURE, DESIGN, AND CONSTRUCTION.

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF VIRGINIA, LICENSE NUMBER 0401017595, EXPIRATION DATE 12/31/2027.



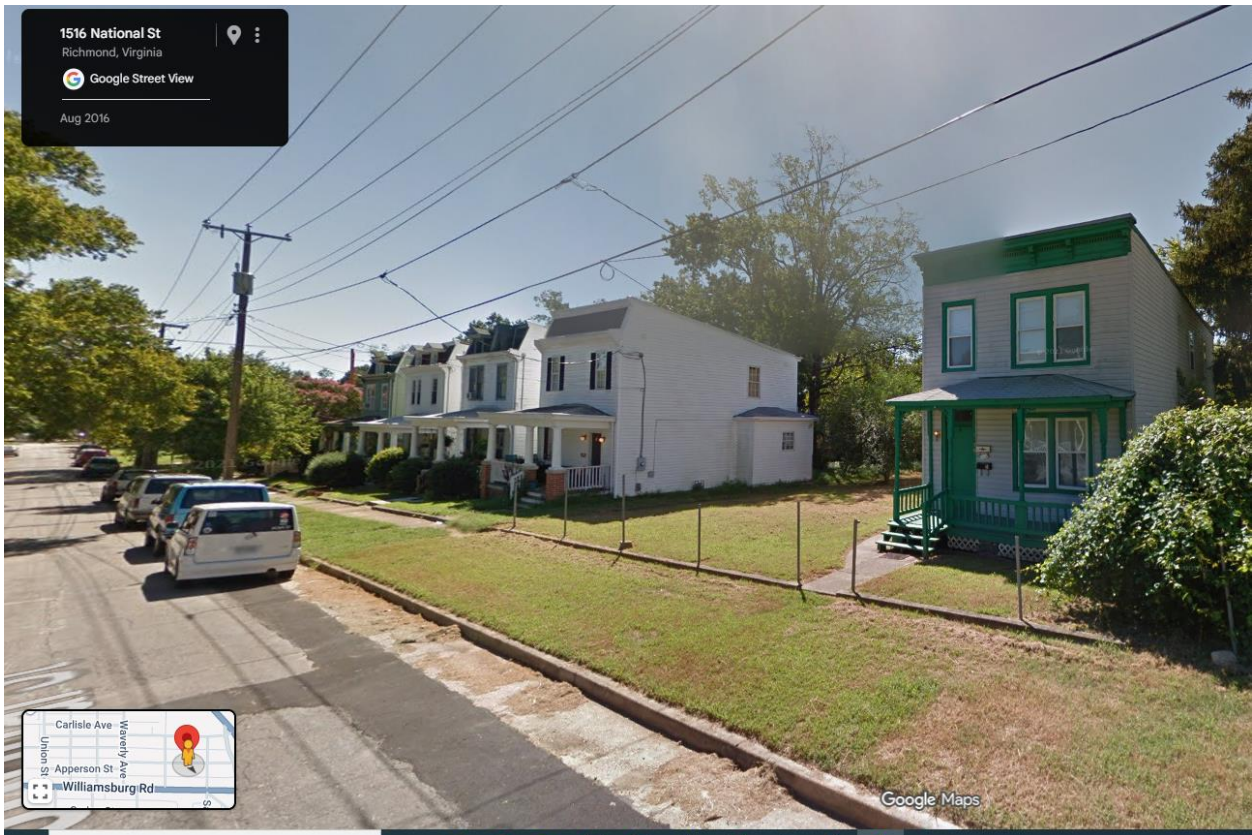
CONSULTANTS:  
MEP:  
STRUCTURAL:

1518 National St, Richmond, VA 23231

OWNERSHIP INFO  
Client:  
Author:  
Checker:  
Project Status:

REV. No.	DESCRIPTION	DATE
△		
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SHEET NAME  
Elevations - Left and Right  
SHEET NUMBER  
A003



means, and the number of lots to be created do not exceed the number of previously existing lots of record, the new lots comply with Section 30-610.1 of the zoning ordinance and off-street parking requirements will be met, each lot created by the division will comply with the requisite side yard requirements, the division will comply with applicable requirements of the subdivision regulations, the areas and widths of the lots created by the division are consistent with the predominant lot areas and lot widths in the immediate vicinity of the property and that dwellings to be constructed on the lots will be compatible with the dwellings existing or to be constructed in the immediate vicinity of the property.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a special exception from the lot area and lot width requirements be granted to Pharris Enterprises LLC for a lot split and building permit to construct a new single-family (detached) dwelling, subject to substantial compliance with the plans submitted to the Board and provision of cementitious siding.

ACTION OF THE BOARD: (5-0)

Vote to Grant Conditionally affirmative: Poole, York, Sadid, Robertson, Winks  
negative: None

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BZA 02-2024

APPLICANT: Scotchtown Properties LLC

PREMISES: 1516 NATIONAL STREET  
(Tax Parcel Number E000-2813/015)

SUBJECT: A lot split and building permit to construct a new single-family (detached) dwelling.

DISAPPROVED by the Zoning Administrator on October 25, 2023, based on Sections 30-300 & 30-410.4 of the zoning ordinance for the reason that: In an R-5 (Single-Family Residential) District, the lot area and lot width requirements are not met. Lot areas of six thousand square feet (6,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one lot having a lot area of 8,400 square feet and a lot width of sixty feet (60') currently exists. A lot area of 4,690 square feet and lot width of 33.5 feet are proposed for No. 1516. A lot area of 3,710 square feet and lot width of 26.5 feet are proposed for No. 1518.

APPLICATION was filed with the Board on November 17, 2023, based on Section 30-1040.3(2) of the City of Richmond Zoning Ordinance.

APPEARANCES:

For Applicant: Sherry McDonell

Against Applicant: None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, Scotchtown Properties LLC, has requested a special exception to construct a new single-family detached dwelling for property located at 1516 National Street. Ms. Sherry McDonell, representing the applicant, testified that the R-5 single-family zoning district requires a lot area of 6000 ft.<sup>2</sup> and a lot width of 50 feet. Lot areas of 4690 ft.<sup>2</sup> and 33.5 feet are being requested for 1516 National Street and a lot area of 3710 ft.<sup>2</sup> and a lot width of 26.5 feet is being requested for 1518 National Street. Ms. McDonnell noted that the lots were legal lots of record that had been combined by deed. Ms. McDonnell further noted that there were similarly sized lots located along Carlisle Avenue and National Street. Further, the proposed house will be two stories in height with a front porch which is also similar to other houses in the vicinity. Ms. McDonnell indicated that the request is consistent with applicable special exception criteria. Ms. McDonnell concluded by stating that letters were sent to property owners within a 150 foot radius and no opposition was noted.

The Board is satisfied that the property was acquired in good faith and pursuant to Section 30-1040.3 (2) of the zoning ordinance, the subject lots have previously consisted of legal lots of record that were subsequently combined by deed or other means, and the number of lots to be created do not exceed the number of previously existing lots of record, the new lots comply with Section 30-610.1 of the zoning ordinance and off-street parking requirements will be met, each lot created by the division will comply with the requisite side yard requirements, the division will comply with applicable requirements of the subdivision regulations, the areas and widths of the lots created by the division are consistent with the predominant lot areas and lot widths in the immediate vicinity of the property and that dwellings to be constructed on the lots will be compatible with the dwellings existing or to be constructed in the immediate vicinity of the property.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a special exception from the lot area and lot width requirements be granted to Scotchtown Properties LLC for a lot split and building permit to construct a new single-family (detached) dwelling, subject

to substantial compliance with the plans submitted to the Board and provision of cementitious siding.

ACTION OF THE BOARD: (5-0)

Vote to Grant Conditionally

affirmative: Poole, York, Sadid, Robertson, Winks

negative: None

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Upon motion made by Ms. Sadid and seconded by Mr. York, Members voted (3-0) to adopt the Board's December meeting minutes.  
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Upon motion made by Mr. York and seconded by Mr. Robertson, Members voted (5-0) to elect Mr. Rodney Poole as the Chairman and Mr. Roger York as the Vice-Chairman of the Richmond Board of Zoning Appeals for 2024, and appoint Mr. Rodney Poole as the Board's representative to the Planning Commission for 2024.

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The Secretary, Mr. Benbow, presented Board Members with a copy of the Board's Annual Report. Mr. Benbow provided a brief summary of the report and pointed out that the Board had only denied a single case in the previous calendar year. The Chairman, Mr. Poole, commented that this fact was a direct result of staffs exemplary work in prescreening cases and mitigating neighborhood disputes when they arose. Mr. Poole indicated that as a result of these efforts the Board's effectiveness was greatly enhanced.  
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The meeting was adjourned at 1:25 p.m.

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Secretary

  
Chairman