



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

June 7, 2024

City Of Richmond C/o Chief Admin Officer
900 East Broad Street, Suite 201
Richmond, VA 23219

Patrick Lowery
3100 Lost Lane
Richmond, VA 23224

To Whom It May Concern:

RE: BZA 18-2024

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, July 10, 2024 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 erect an accessory structure (art sculpture) to an existing community center at 6255 OLD WARWICK ROAD (Tax Parcel Number C007-0099/024), located in an R-3 (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 **460 156 300#**. 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 July 10, 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

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Page 2
June 7, 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.

Andrews Dorothy L
6221 Warwick Rd
Richmond, VA 23225

Branch Geraldine J Est And Ernestine
J Mitchell
512 Deter Rd
Richmond, VA 23225

Branche John A And Nancy H
6231 Warwick Rd
Richmond, VA 23225

Brockington Aaron And Ignacia
3200 Third Ave
Richmond, VA 23222

Cheatham Callie B Jr & Helen
4124 Narbeth Ave
Richmond, VA 23234

City Of Richmond Public Works
900 E Broad St Rm 701
Richmond, VA 23219

Estrada Jimenez Eduardo
5220 Lingle Lane
N Chesterfield, VA 23234

Gaskins Robert C Jr
6251 Warwick Rd
Richmond, VA 23234

Gethens Charlie C
Nma
<Null>, 0

Ha Old Warwick Llc Attn: John W
Daniel
5500 Macarthur Blvd
Washington, DC 20016

Hameed Yasir & Masud & Branch
Earman R & Ricky Etals
4210 Rucker Ct
Richmond, VA 23234

Jennings Caretha L
405 Oak Glen St
Richmond, VA 23225

Lewis Jamai
313 Oak Glen St
Richmond, VA 23225

Nanda Mandeep Kumar
427 Ridings Mill Rd
Stephens City, VA 22655

New Warwick Townhomes 2 Llc
204 River Bend Blvd Ste A
Chester, VA 23836

New Warwick Townhomes Llc
204 Rivers Bend Blvd
Chester, VA 23836

Pixel Enterprises Inc
3520 Cheyenne Road
Richmond, VA 23235

Porter Juan C
6261 Warwick Rd
Richmond, VA 23225

Rahman Ashiqur
6241 Warwick Rd
Richmond, VA 23225

Richmond Goodwill Industries Inc
6301 Midlothian Tpke
Richmond, VA 23225

Sheed Athena
401 Oak Glen St
Richmond, VA 23225

Sponseller C Richard And Mabel O
Life Estate
6277 B Old Warwick Rd
Richmond, VA 23224

W R E I C Associates
P.o. Box 8806
Richmond, VA 23225

Walker Genevieve M
321 Oak Glen St
Richmond, VA 23225

Williams Ishoc Salaam
6291 Warwick Rd
Richmond, VA 23225

Winn Caroyl Tom Jr
43 Worth St
Hackensack, NJ 7601

Property: 6255 Old Warwick Road **Parcel ID:** C0070099024

Parcel

Street Address: 6255 Old Warwick Road Richmond, VA 23224-
Alternate Street Addresses: 6277 Old Warwick Road
Owner: CITY OF RICHMOND C/O CHIEF ADMIN OFFICER
Mailing Address: 900 E BROAD ST #201, RICHMOND, VA 23219
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 471 - Midlothian
Property Class: 455 - B Community Ctr / Club
Zoning District: R-3 - Residential (Single Family)
Exemption Code: 100 - General Government(Inside of Corp. Limits)

Current Assessment

Effective Date: 01/01/2024
Land Value: \$980,000
Improvement Value: \$2,576,000
Total Value: \$3,556,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 653400
Acreage: 15
Property Description 1: 0990.00X0400.00 IRG 0015.00 AC
State Plane Coords(?): X= 11769629.791254 Y= 3706984.022763
Latitude: 37.49987346 , **Longitude:** -77.51103888

Description

Land Type: Primary Commercial/Indust Land
Topology:
Front Size: 0
Rear Size: 400
Parcel Square Feet: 653400
Acreage: 15
Property Description 1: 0990.00X0400.00 IRG 0015.00 AC
Subdivision Name : NONE
State Plane Coords(?): X= 11769629.791254 Y= 3706984.022763
Latitude: 37.49987346 , **Longitude:** -77.51103888

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$980,000	\$2,576,000	\$3,556,000	Reassessment
2023	\$784,000	\$2,377,000	\$3,161,000	Reassessment
2022	\$523,000	\$2,446,000	\$2,969,000	Reassessment
2021	\$190,000	\$2,600,000	\$2,790,000	Reassessment
2020	\$190,000	\$2,600,000	\$2,790,000	Reassessment
2019	\$190,000	\$2,600,000	\$2,790,000	Reassessment
2018	\$190,000	\$2,500,000	\$2,690,000	Reassessment
2017	\$190,000	\$2,500,000	\$2,690,000	Reassessment
2016	\$190,000	\$2,500,000	\$2,690,000	Reassessment
2015	\$185,000	\$2,500,000	\$2,685,000	Reassessment
2014	\$177,000	\$2,518,000	\$2,695,000	Reassessment
2013	\$177,000	\$2,518,000	\$2,695,000	Reassessment
2012	\$177,000	\$2,518,000	\$2,695,000	Reassessment
2011	\$177,000	\$2,518,000	\$2,695,000	CarryOver
2010	\$177,000	\$2,518,000	\$2,695,000	Reassessment
2009	\$177,000	\$2,518,000	\$2,695,000	Reassessment
2008	\$177,000	\$2,518,000	\$2,695,000	Reassessment
2007	\$176,700	\$2,050,700	\$2,227,400	Reassessment
2006	\$168,300	\$1,953,000	\$2,121,300	Reassessment
2005	\$165,000	\$1,953,000	\$2,118,000	Reassessment
2004	\$247,000	\$1,953,000	\$2,200,000	Reassessment
2003	\$178,100	\$1,860,300	\$2,038,400	Reassessment
2002	\$178,100	\$1,860,300	\$2,038,400	Reassessment
1998	\$168,000	\$1,755,000	\$1,923,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/08/2014	\$1,700,000	RICHMOND OUTREACH CENTER INC	ID2014-13839	2 - INVALID SALE-Sale Includes Multiple Parcels
07/01/2004	\$0	OPEN DOOR BAPTIST CHURCH	ID2004-21978	
03/25/1985	\$0	Not Available	00034-1468	
05/29/1963	\$0	Not Available	000717-00513	

Planning

Master Plan Future Land Use: R
Zoning District: R-3 - Residential (Single Family)
Planning District: Midlothian
Traffic Zone: 1173
City Neighborhood Code: MDLT
City Neighborhood Name: Midlothian
Civic Code:
Civic Association Name:
Subdivision Name: NONE
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: Y

Census

Census Year	Block	Block Group	Tract
2000	2000	0707002	070700
1990	902	0707009	070700

Schools

Elementary School: Miles Jerome Jones
Middle School: River City
High School: Huguenot

Public Safety

Police Precinct: 3
Police Sector: 312
Fire District: 23
Dispatch Zone: 177A

Public Works Schedules

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

Government Districts

Council District: 9
Voter Precinct: 911
State House District: 77
State Senate District: 15
Congressional District: 4

Extension 1 Details

Extension Name: C01 - Church/School Mult Bldgs
Year Built: 1975
Stories: 2
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition: normal for age
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 Paving Yard Items) :

Extension 1 Dimensions

Finished Living Area: 30600 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 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

Extension 2 Details

Extension Name: C02 - Warehouse/Garage
Year Built: 2008
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 age
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 2 Dimensions

Finished Living Area: 4200 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 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

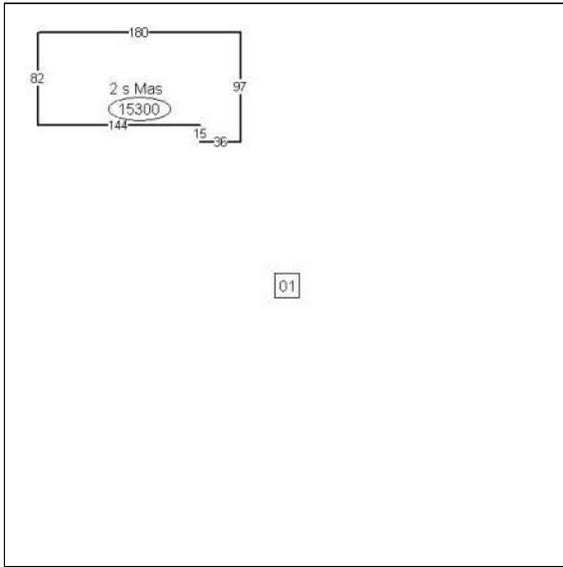
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[Click here for Larger Image](#)

Sketch Images

Name:C0070099024 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 City of Richmond PHONE: (Home) () (Mobile) ()

OWNER: C/O CHIEF ADMIN OFFICER FAX: (Home) () (Mobile) ()

(Name/Address) 900 East Broad Street, Suite 201 E-mail Address: _____

Richmond, VA 23219

OWNER'S Patrick Lowery PHONE: (Home) () (Mobile) (804) 869-1183

REPRESENTATIVE 3100 Lost Lane FAX: (Home) () (Mobile) ()

(Name/Address) Richmond, VA 23224 E-mail Address: kingpat121@gmail.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 6255 Old Warwick Rd

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-650.2, 30-1220.1 & 30-1220.138

APPLICATION REQUIRED FOR: A building permit to erect an accessory structure (art sculpture).

TAX PARCEL NUMBER(S): C007-0099/024 ZONING DISTRICT: R-3 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: Accessory structures are not permitted in the front yard.

DATE REQUEST DISAPPROVED: May 16, 2024 FEE WAIVER: YES NO

DATE FILED: 05/17/24 TIME FILED: 10:00am PREPARED BY: Colleen Dang RECEIPT NO. BZAC-148579-2024

AS CERTIFIED BY: *Willie C. J.* (ZONING ADMINSTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) (C) _____ 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: *Patrick Lowery* DATE: 05/29/2024

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

CASE NUMBER: BZA 18-2024 HEARING DATE: July 10, 2024 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 18-2024
150' Buffer

APPLICANT(S): City Of Richmond C/o Chief Admin Officer

PREMISES: 6255 Old Warwick Road
(Tax Parcel Number C007-0099/024)

SUBJECT: A building permit to erect an accessory structure (art sculpture)
to an existing community center.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-650.2, 30-1220.1 & 30-1220.138
of the Zoning Ordinance for the reason that:
Accessory structures are not permitted in the front yard.





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.

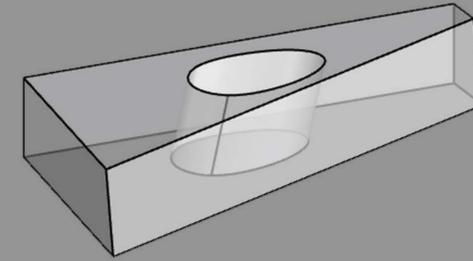
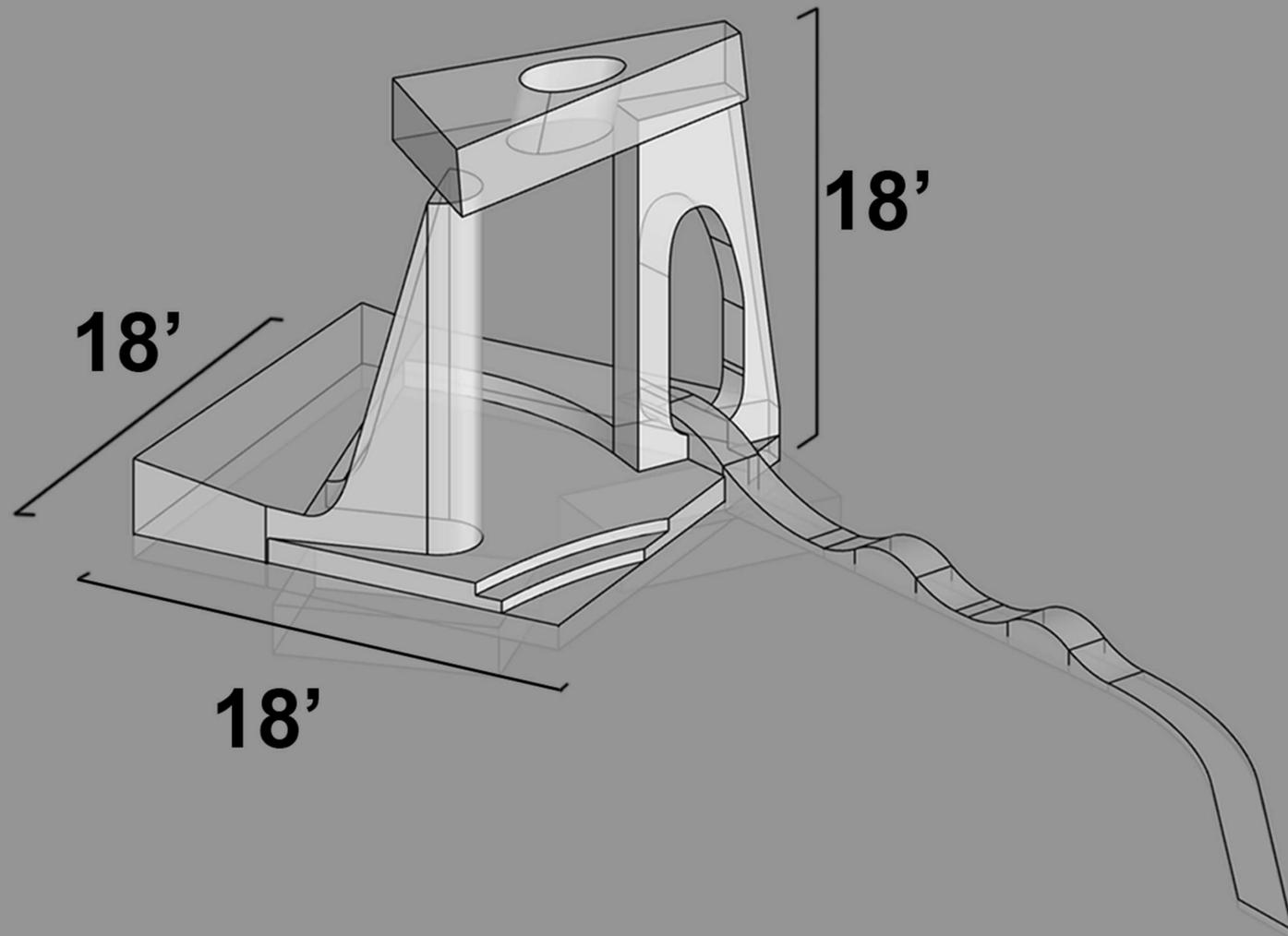
Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible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

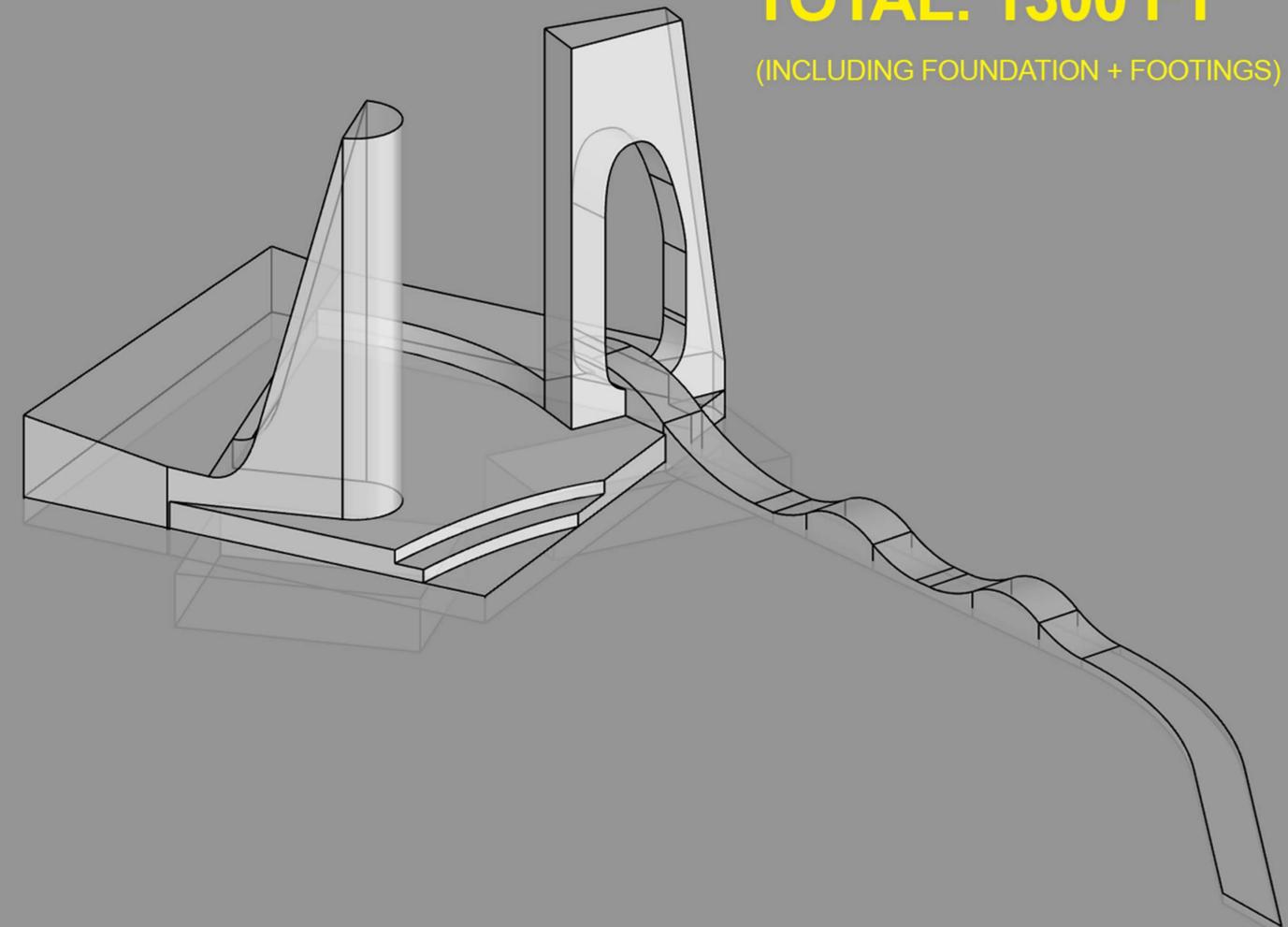
Acknowledgement of Receipt by Applicant or Authorized Agent:

OVERVIEW

6255 Old Warwick Road Richmond, VA 23224



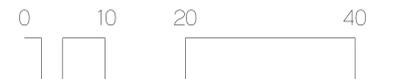
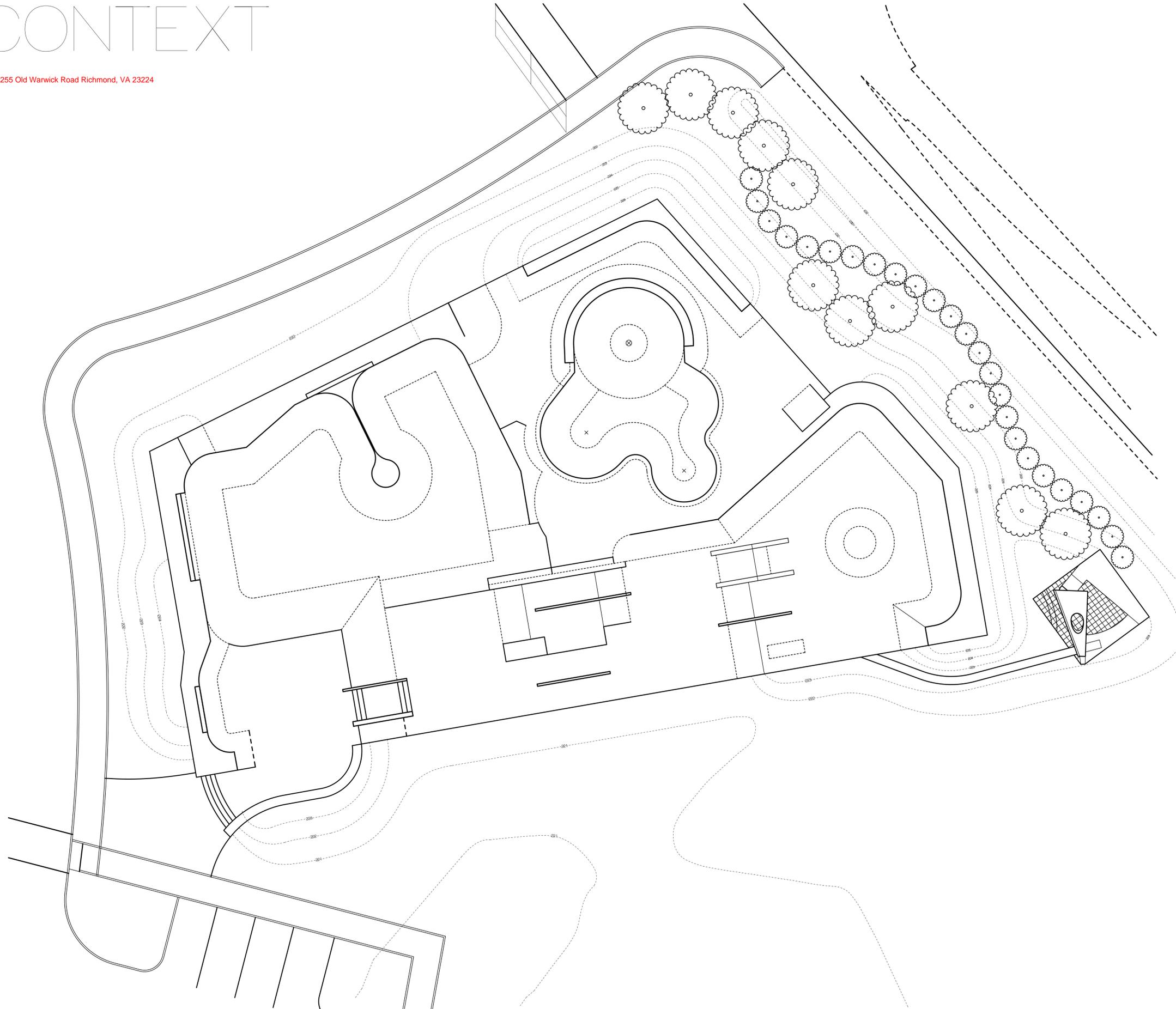
**FIBERGLASS +
STEEL**



**CONCRETE
TOTAL: 1300 FT³**
(INCLUDING FOUNDATION + FOOTINGS)

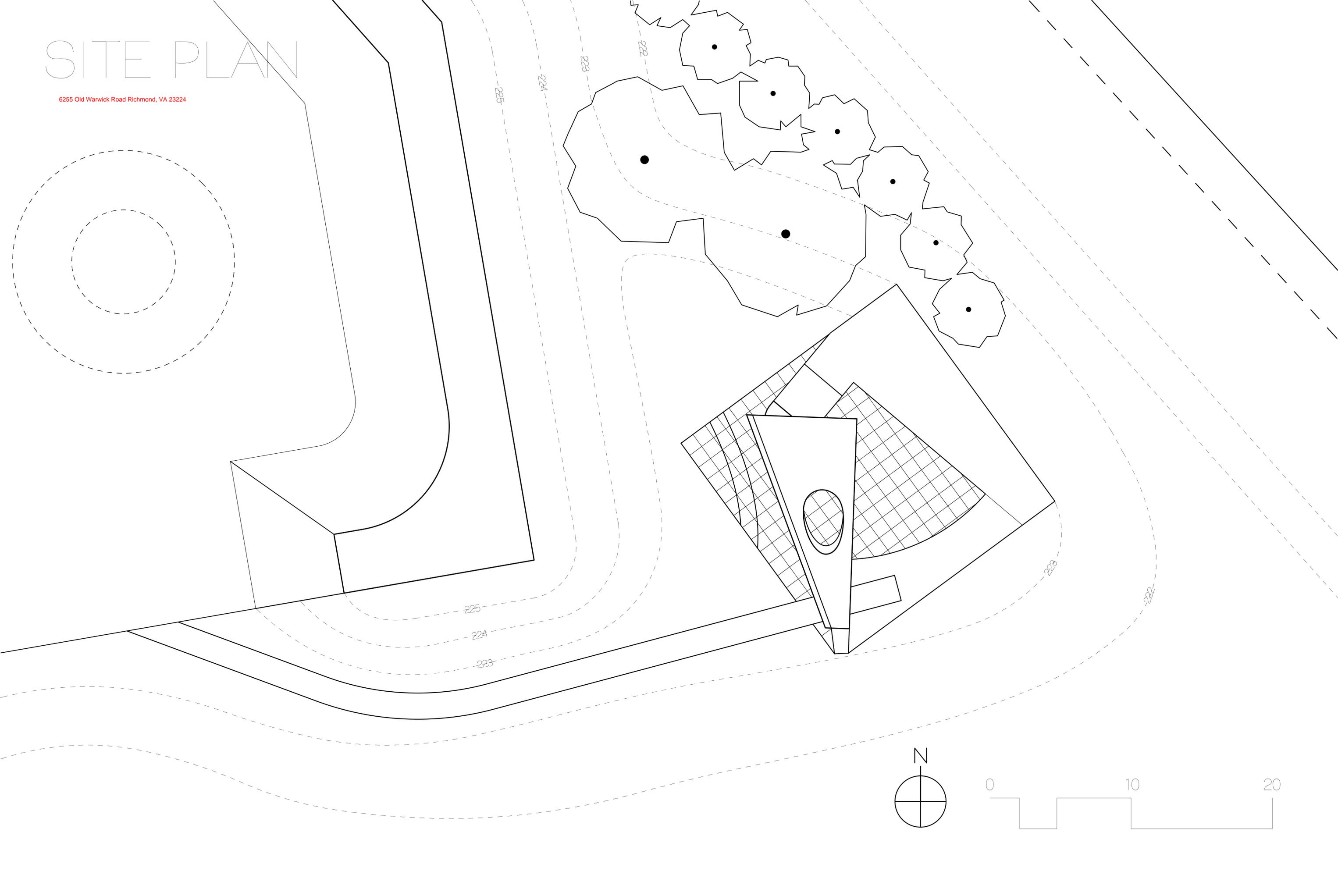
CONTEXT

6255 Old Warwick Road Richmond, VA 23224



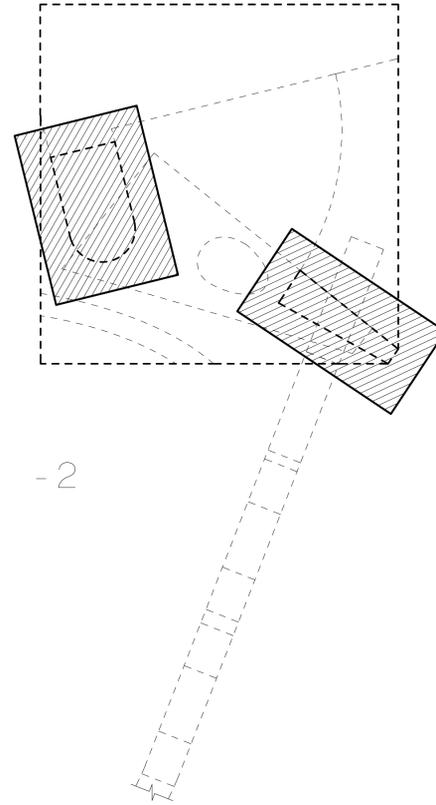
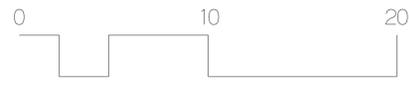
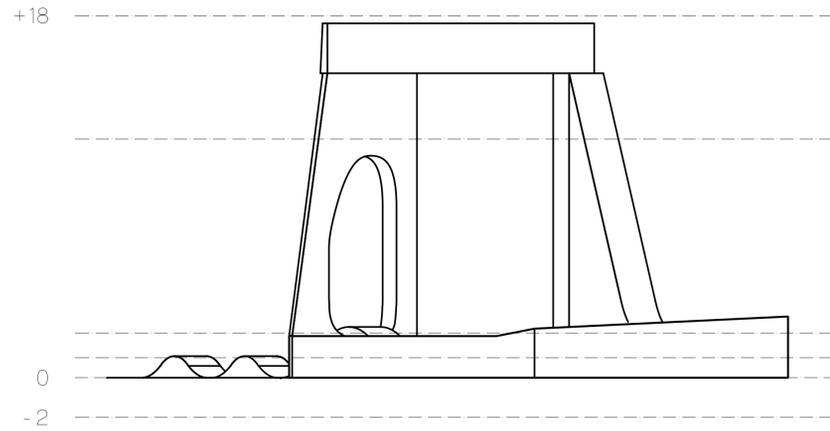
SITE PLAN

6255 Old Warwick Road Richmond, VA 23224

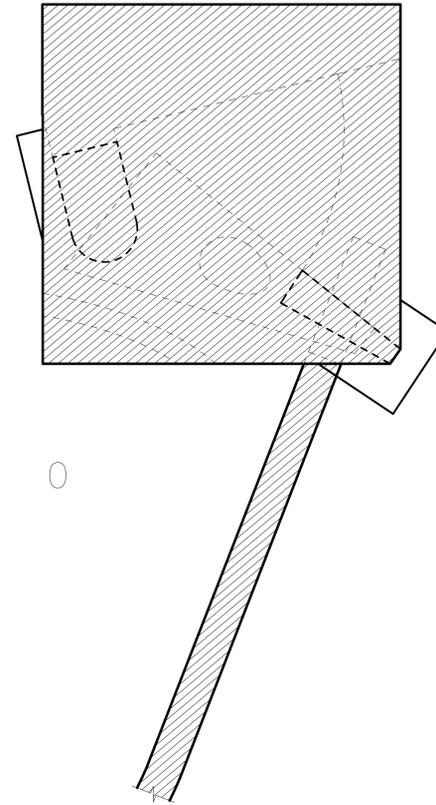


PLANS

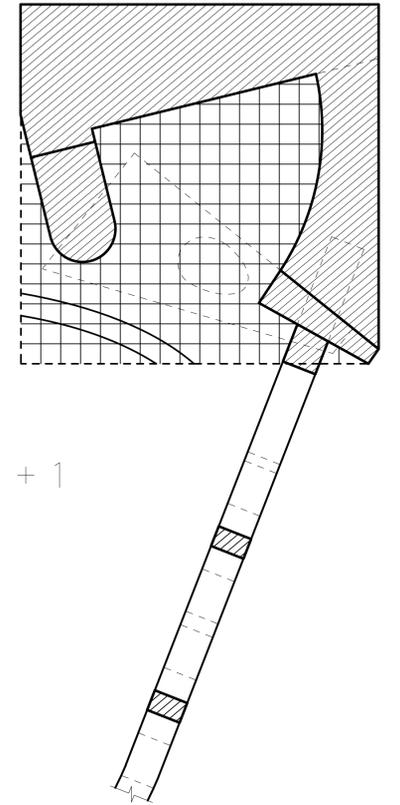
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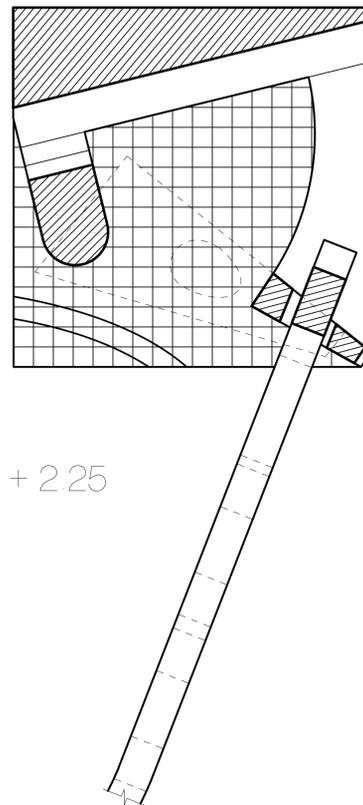
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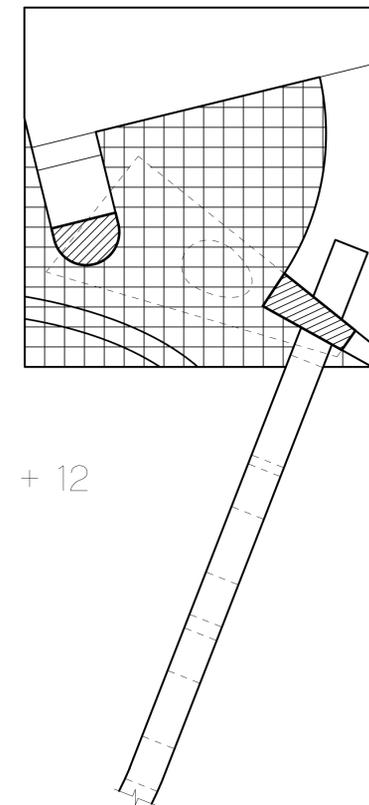
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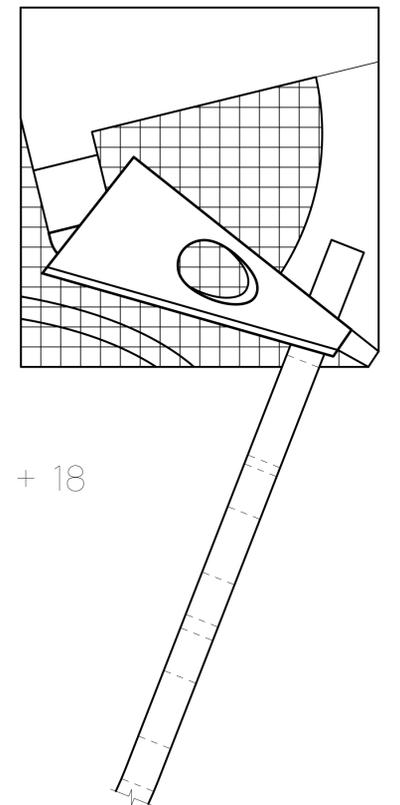
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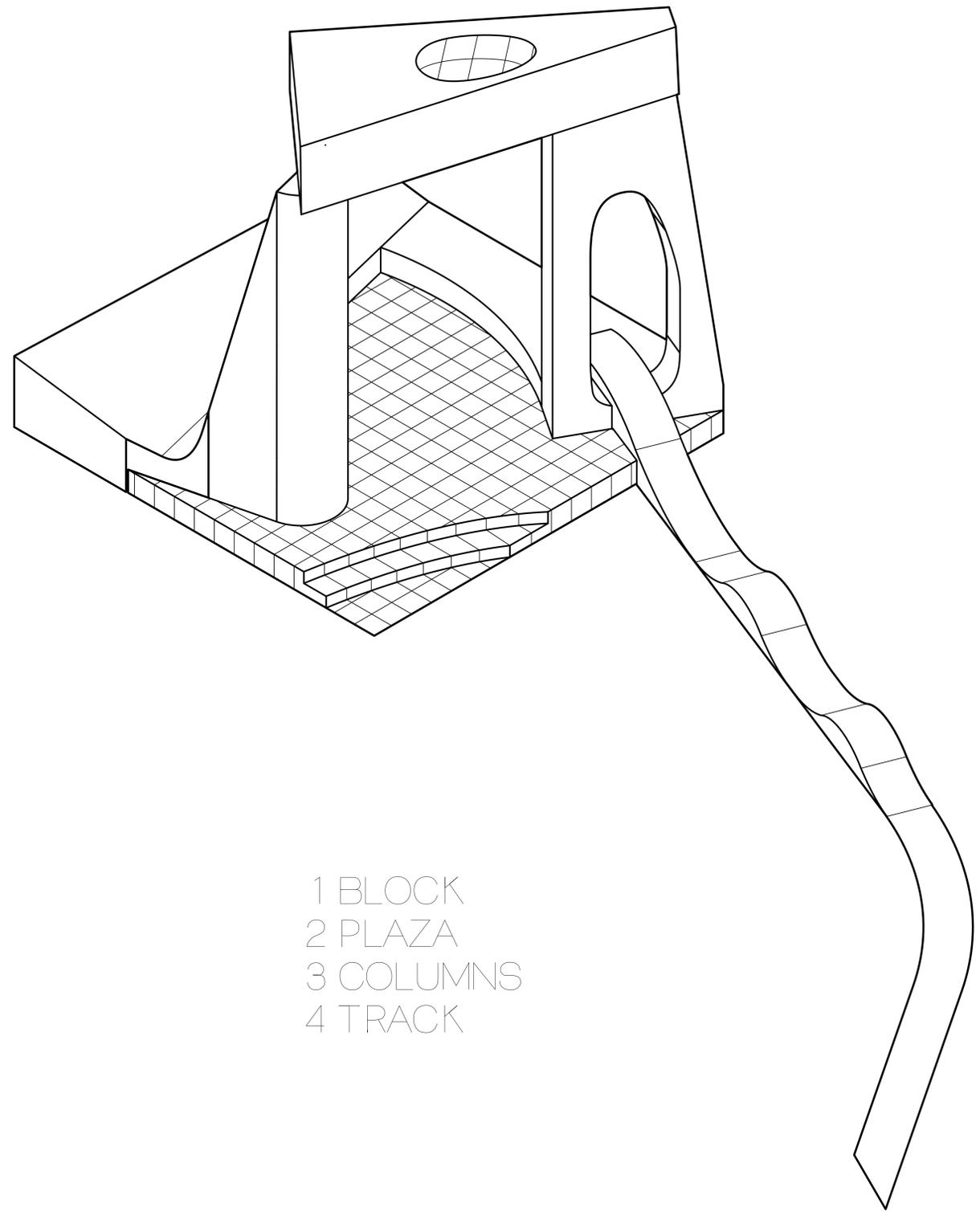
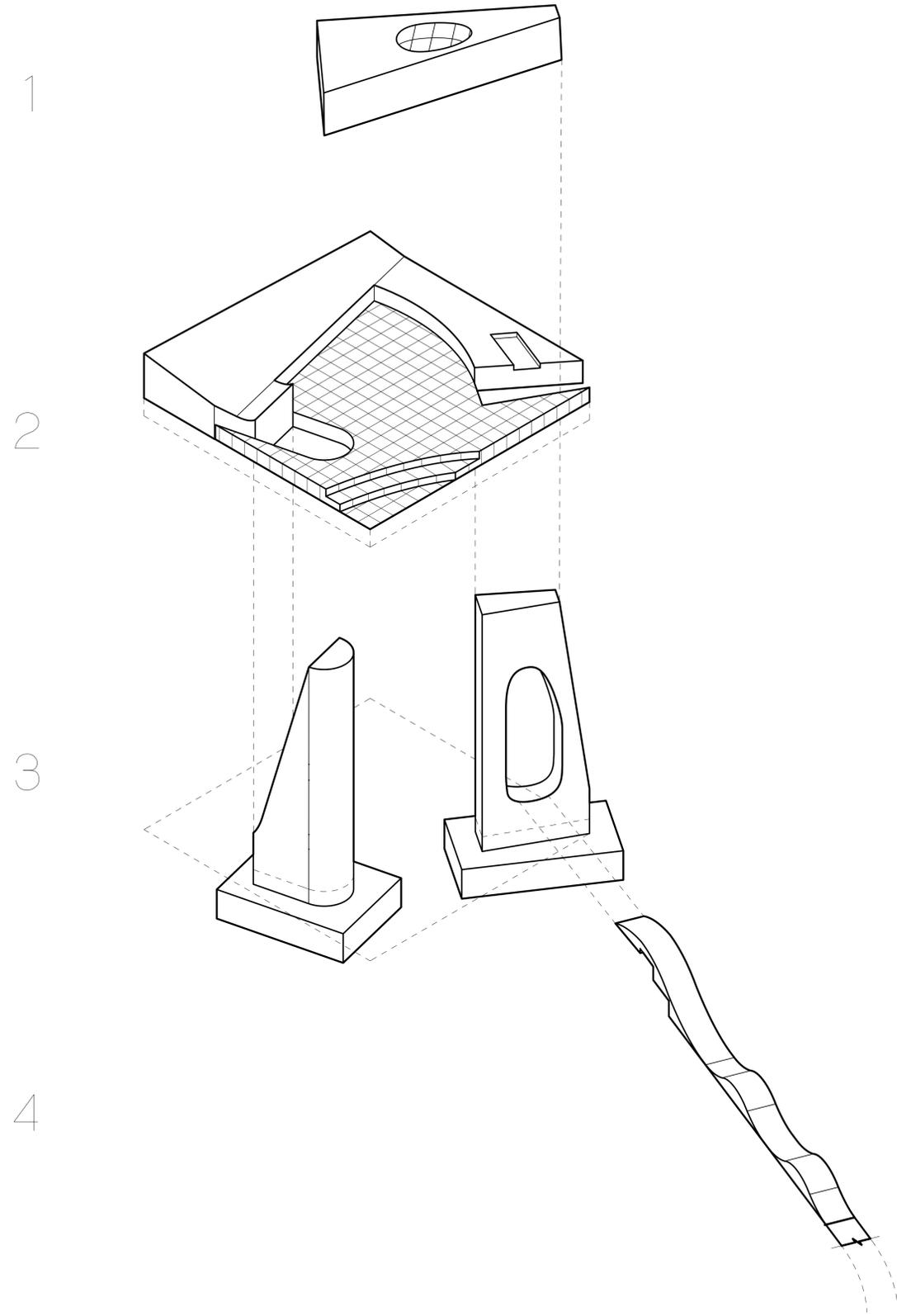
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COMPONENTS

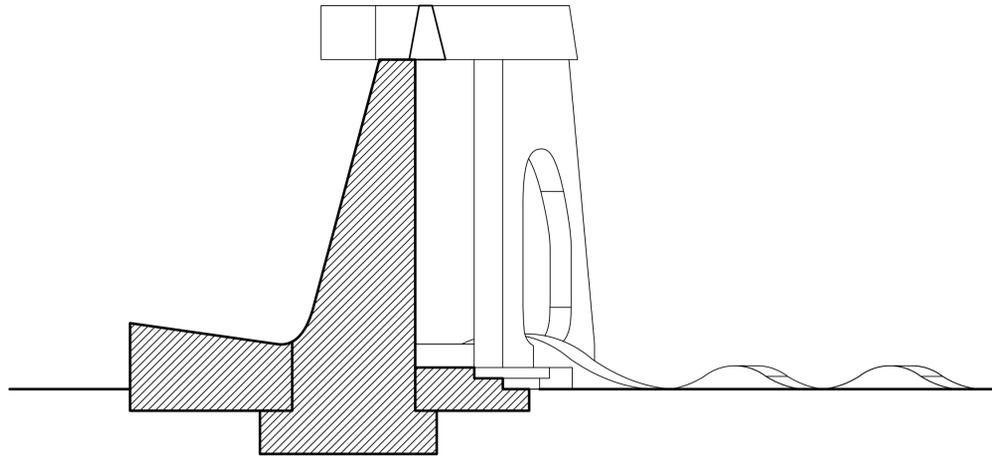
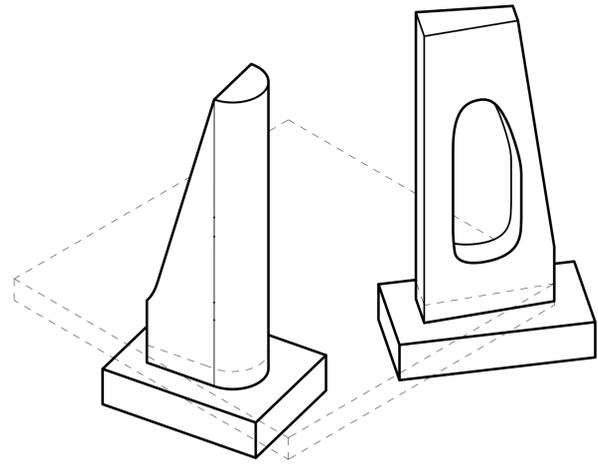
6255 Old Warwick Road Richmond, VA 23224



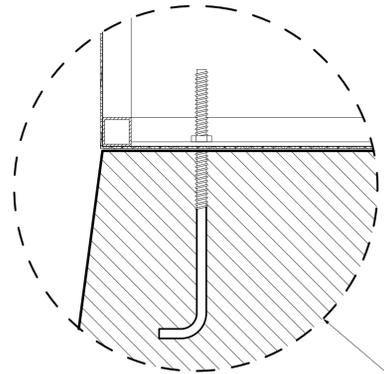
- 1 BLOCK
- 2 PLAZA
- 3 COLUMNS
- 4 TRACK

COLUMNS

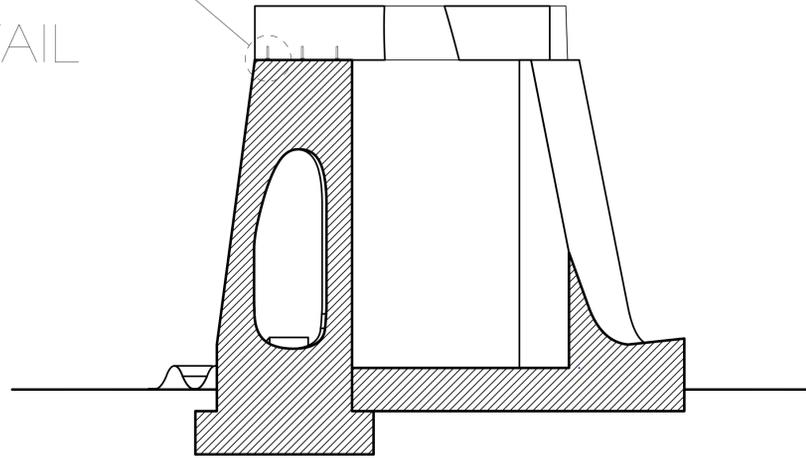
6255 Old Warwick Road Richmond, VA 23224



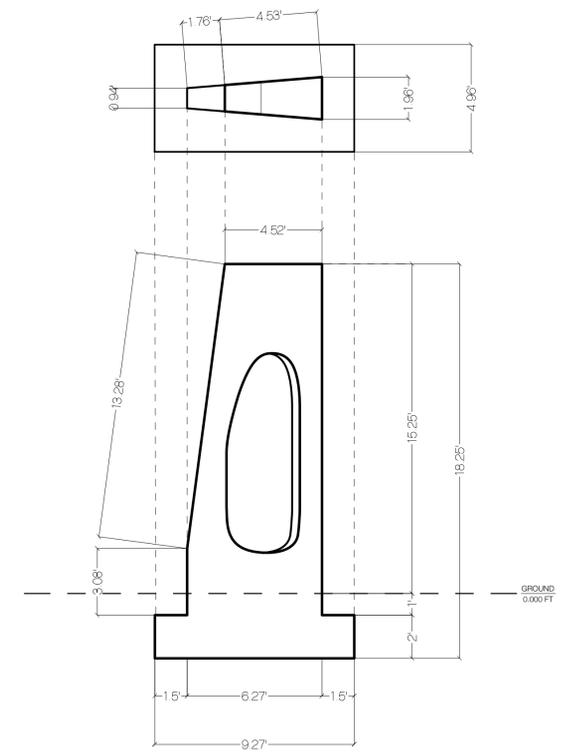
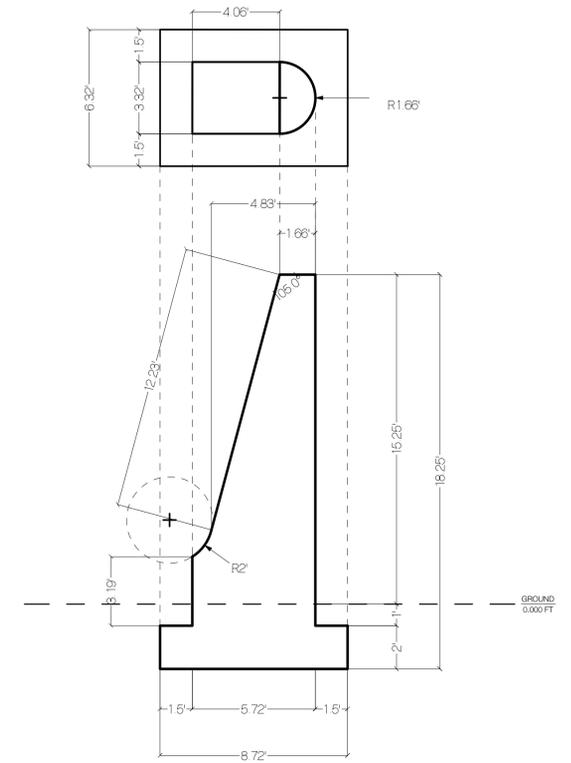
SECTION CA



DETAIL

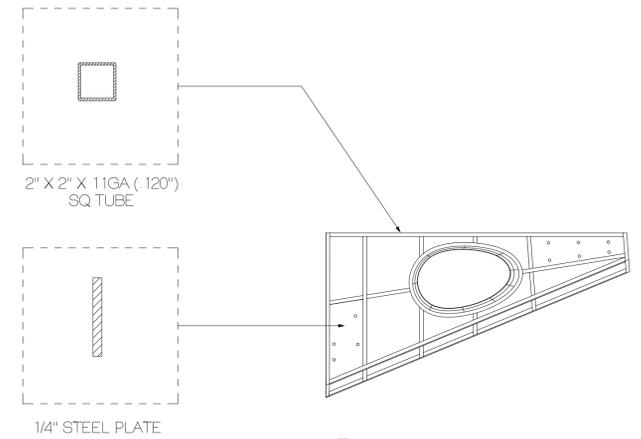
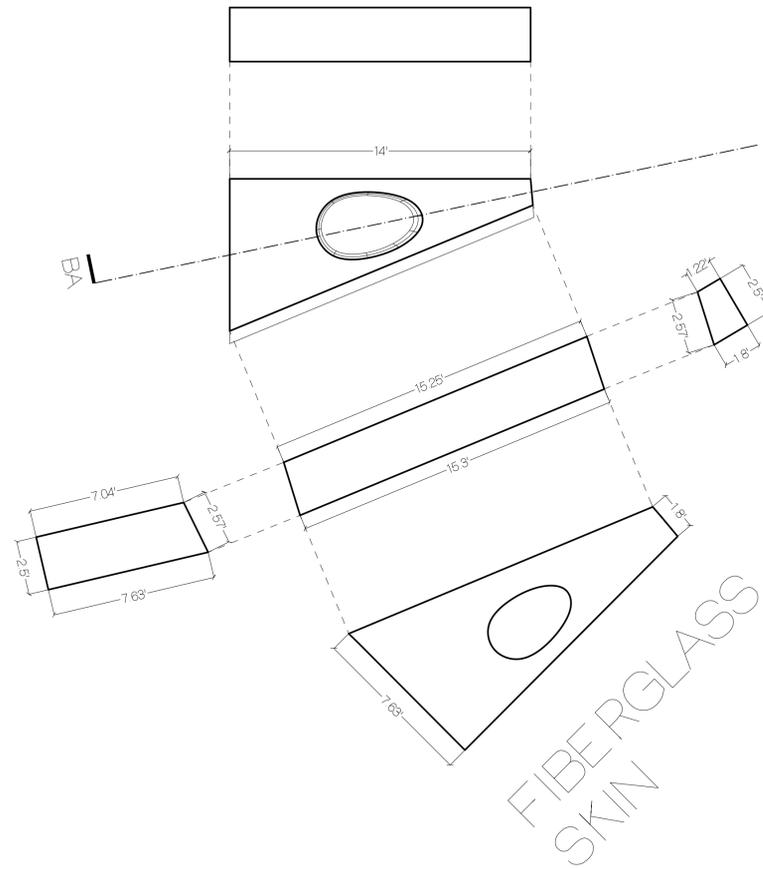
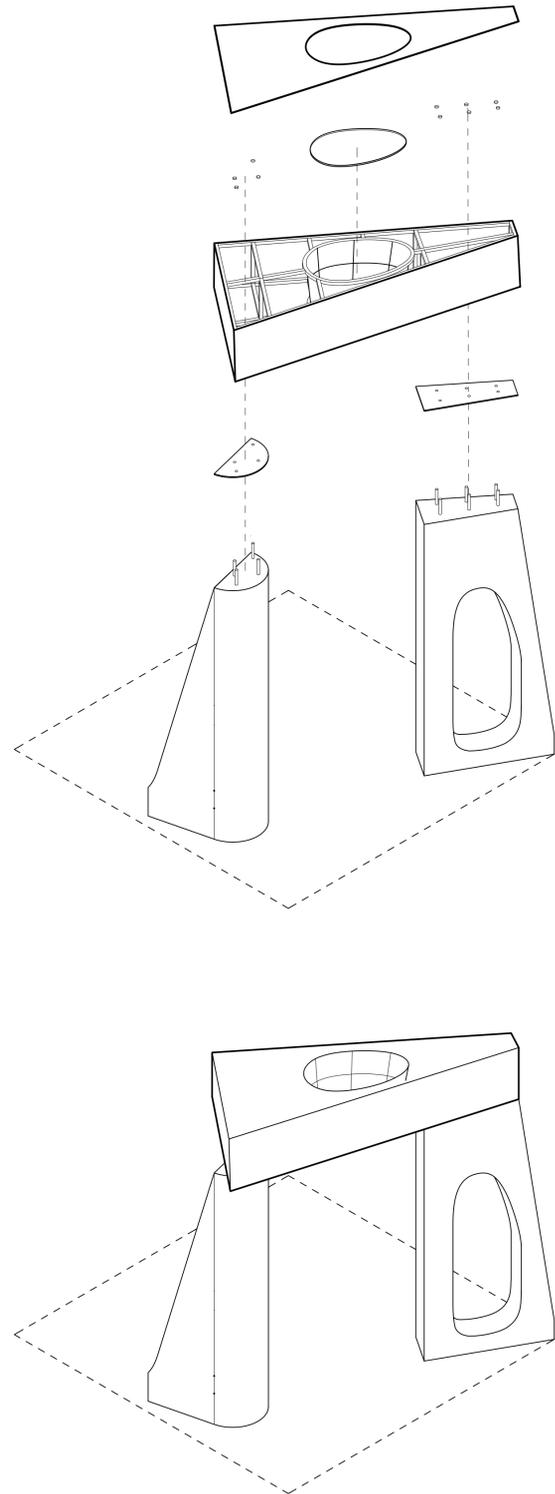


SECTION CB



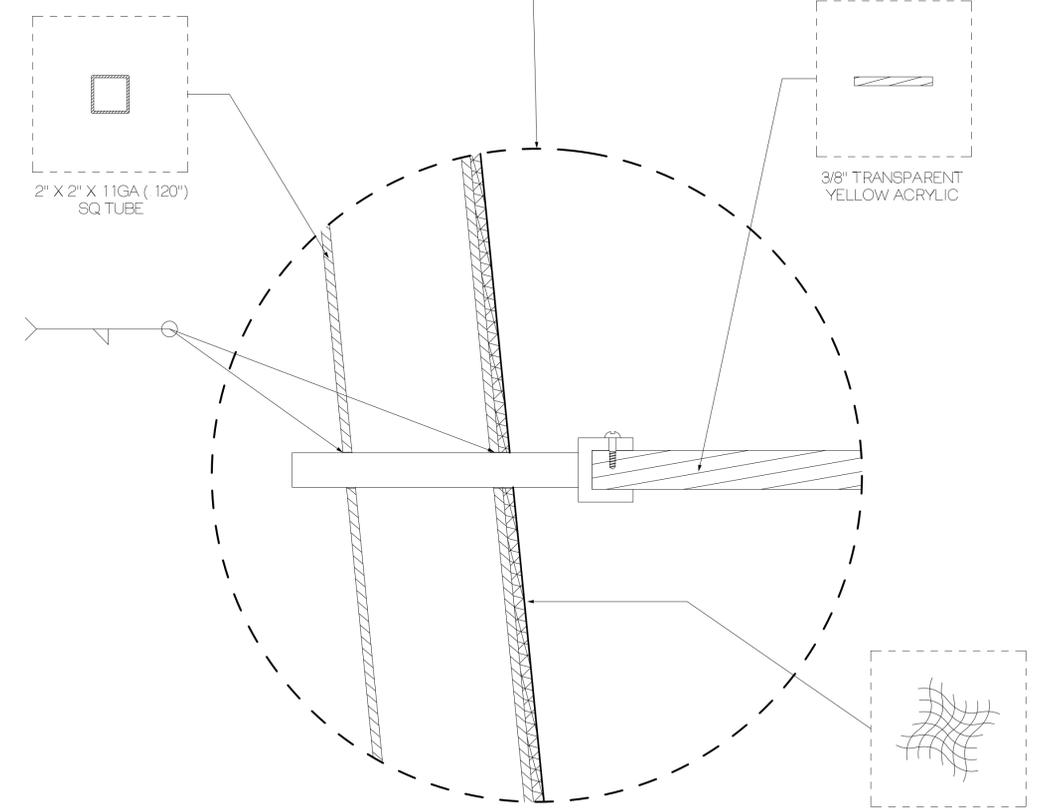
BLOCK

6255 Old Warwick Road Richmond, VA 23224



STEEL CHASSIS

SECTION BA



DETAIL

Vote to Grant

affirmative: Pinnock, York, Poole, Hogue, Sadid

negative: None

BZA 36-2019

APPLICANT: City of Richmond Department of Public Works

PREMISES: 6255 OLD WARWICK ROAD
(Tax Parcel Number C007-0099/024)

SUBJECT: A Richmond Stormwater Management Permit to construct an addition to an existing community center and redevelopment of surrounding site.

DISAPPROVED by the Zoning Administrator on June 14, 2019, based on Sections 30-300, 30-650.2, 30-1220.1 & 30-1220.138 of the zoning ordinance for the reason that: In an R-3 (Single-Family Residential District), the proposed height of accessory structures exceeds the maximum height limit applicable in the zoning district and accessory structures are not permitted in the front yard.

APPLICATION was filed with the Board on June 14, 2019, based on Section 17.20(c) of the Charter of The City of Richmond.

APPEARANCES:

For Applicant: Dexter Goode
Scott Wiley

Against Applicant: None

Undecided: Thelma Brown

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, Department of Public Works, has requested permission to construct accessory structures, light poles, within the required front yard for property located at 6255 Warwick Road. Mr. Dexter Goode, representing the city, testified that the proposed project is for the Southside Community Center and is a continuing phase of the project. Mr. Goode noted that the light poles are permitted in the front yard provided that they are no taller than

35 feet in height. Mr. Goode further noted that the proposed light poles will be roughly 70 feet in height and serve the adjoining athletic fields. Mr. Goode indicated that they had canvassed the neighborhood and were aware of no objections to the proposed lighting. Mr. Goode testified that the project will protect the health and safety and general welfare of the surrounding neighborhood.

Ms. Thelma Brown testified that she was concerned about the effect the proposed lighting would have on her townhome. Ms. Brown also expressed concern about the condition of the existing facility and in particular the parking lots.

Mr. Scott Wiley, project engineer, stated that the existing asphalt will be removed as part of the project and that new parking areas will be constructed. Additionally the existing dilapidated structures will also be removed. Mr. Wiley stated that all of the infrastructure that would be expected of a modern facility will be provided. Mr. Wiley indicated that there is a comprehensive lighting plan that takes into account different types of lights and pole heights. Mr. Wiley stated that visors are attached to the light fixtures which eliminates glare and light spillover. Mr. Wiley noted that there is one small area in the vicinity of the proposed softball field which has one footcandle of light spilling out into an adjoining lot which is the equivalent of a flashlight and given the existing vegetation should not affect the neighbor whatsoever.

The Board finds that evidence shows that the City of Richmond, Department of Public Works, has satisfied the conditions of §17.20 paragraph C of the City Charter and that the proposed lighting structures are consistent with the health, safety and general welfare of the city and surrounding neighborhood.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a City Charter special exception from the maximum height and front yard requirements for accessory structures be granted to the City of Richmond Department of Public Works for a Richmond Stormwater Management Permit to construct an addition to an existing community center and redevelopment of surrounding site.

ACTION OF THE BOARD: (5-0)

Vote to Grant

affirmative: Pinnock, York, Poole, Hogue, Sadid

negative: None
