



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

August 11, 2023

Canvas Development LLC  
PO Box 7075  
Richmond, VA 23220

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

To Whom It May Concern:

**RE: BZA 28-2023**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, September 6, 2023 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 building permit to construct a new single-family (detached) dwelling at 624 JUDAH STREET (Tax Parcel Number N000-0210/024), located in an R-53 (Multi-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 **977 783 632#**. 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 2023 drop-down, click meeting details for September 6, 2023 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 28-2023  
Page 2  
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association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first 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](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.

Austin Desi A Sr  
405 W Duval St  
Richmond, VA 23220

Carver Homes Llc  
107 S 1st St  
Richmond, VA 23219

Ebenezer Baptist Church  
216 W Leigh St  
Richmond, VA 23220

Fritz Lucas And Emily Anne Williams-fritz  
304 W Leigh St  
Richmond, VA 23220

Gilmore Carl J & Carolyn T  
401 W Duval St  
Richmond, VA 23220

Hager Leigh Llc  
812 Riverside Park  
Richmond, VA 23220

Hemmer Beaumont John And Gretchen  
308 W Leigh St  
Richmond, VA 23220

Jackson Property Holdings Llc  
13273 Kellington Lane  
Richmond, VA 23238

Martic Igor  
302 W Leigh St  
Richmond, VA 23220

Ramos Steven J  
622 Judah Street  
Richmond, VA 23220

Richmond Community Dev Corp  
901 East Cary St  
Richmond, VA 23219

**Property: 624 Judah St Parcel ID: N0000210024****Parcel**

**Street Address:** 624 Judah St Richmond, VA 23220-  
**Owner:** CANVAS DEVELOPMENT LLC  
**Mailing Address:** PO BOX 7075, RICHMOND, VA 23221  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 218 - Jackson Ward  
**Property Class:** 101 - R Single Family Vacant (R1-R7)  
**Zoning District:** R-53 - Residential (Multi-Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2023  
**Land Value:** \$45,000  
**Improvement Value:**  
**Total Value:** \$45,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 690.37  
**Acreage:** 0.016  
**Property Description 1:** 0024.08X0028.67 0000.000  
**State Plane Coords( ?):** X= 11789660.331901 Y= 3725910.518375  
**Latitude:** 37.55104428 , **Longitude:** -77.44187996

**Description**

**Land Type:** Residential Lot D  
**Topology:** Level  
**Front Size:** 24  
**Rear Size:** 28  
**Parcel Square Feet:** 690.37  
**Acreage:** 0.016  
**Property Description 1:** 0024.08X0028.67 0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11789660.331901 Y= 3725910.518375  
**Latitude:** 37.55104428 , **Longitude:** -77.44187996

**Other**

**Street improvement:** Paved  
**Sidewalk:** Yes

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2023	\$45,000	\$0	\$45,000	Reassessment
2022	\$35,000	\$0	\$35,000	Reassessment
2021	\$25,000	\$0	\$25,000	Reassessment
2020	\$25,000	\$0	\$25,000	Reassessment
2019	\$25,000	\$0	\$25,000	Reassessment
2018	\$12,000	\$0	\$12,000	Reassessment
2017	\$12,000	\$0	\$12,000	Reassessment
2016	\$12,000	\$0	\$12,000	Reassessment
2015	\$12,000	\$0	\$12,000	Reassessment
2014	\$4,000	\$0	\$4,000	Reassessment
2013	\$4,000	\$0	\$4,000	Reassessment
2012	\$4,000	\$0	\$4,000	Reassessment
2011	\$4,000	\$0	\$4,000	CarryOver
2010	\$4,000	\$0	\$4,000	Reassessment
2009	\$3,600	\$0	\$3,600	Reassessment
2008	\$3,600	\$0	\$3,600	Reassessment
2007	\$3,300	\$0	\$3,300	Reassessment
2006	\$4,100	\$0	\$4,100	Reassessment
2005	\$3,100	\$0	\$3,100	Reassessment
2004	\$10,900	\$0	\$10,900	Reassessment
2003	\$10,900	\$0	\$10,900	Reassessment
2002	\$10,000	\$0	\$10,000	Reassessment
1998	\$10,000	\$0	\$10,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
01/06/2023	\$5,000	MUDDIMAN A DAVID III	ID2023-223	1 - VALID SALE-Relation Between Buyer/Seller
11/23/2009	\$0	RICHMOND REDEVELOPMENT GROUP LLC	ID2009-25828	2 - INVALID SALE-Relation Between Buyer/Seller
08/04/2005	\$4,500	ALEXANDER ENTERPRISES #2 LLC	ID2005-26139	
07/18/2002	\$990	EVARTS STEVEN D	ID2002-26200	
07/24/1989	\$35,000	Not Available	00208-1453	
06/29/1989	\$14,300	Not Available	000206-00714	

**Planning**

**Master Plan Future Land Use:** NH-MU  
**Zoning District:** R-53 - Residential (Multi-Family)  
**Planning District:** Downtown  
**Traffic Zone:** 1043  
**City Neighborhood Code:** JKWD  
**City Neighborhood Name:** Jackson Ward  
**Civic Code:** 0580  
**Civic Association Name:** Historic Jackson Ward Association  
**Subdivision Name:** NONE  
**City Old and Historic District:**  
**National historic District:** Jackson Ward  
**Neighborhoods in Bloom:** Jackson Ward  
**Redevelopment Conservation Area:**

**Economic Development**

**Care Area:** - Jackson Ward  
**Enterprise Zone:** III

**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	1010	0302001	030200
1990	226	0302002	030200

**Schools**

**Elementary School:** Carver  
**Middle School:** Hill  
**High School:** Jefferson

**Public Safety**

**Police Precinct:** 4  
**Police Sector:** 413  
**Fire District:** 5  
**Dispatch Zone:** 086B

**Public Works Schedules**

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

**Government Districts**

**Council District:** 2  
**Voter Precinct:** 213  
**State House District:** 79  
**State Senate District:** 14  
**Congressional District:** 4

**Property Images**

Name: N0000210024 Desc:

[Click here for Larger Image](#)



# 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** Canvas Development **PHONE: (Home)** ( ) **(Mobile)** ( )

**OWNER:** P.O. Box 7075 **FAX:** ( ) **(Work)** ( )

**(Name/Address)** Richmond, VA 23220 **E-mail Address:** \_\_\_\_\_

**OWNER'S REPRESENTATIVE:**

**(Name/Address)** Mark Baker **PHONE: (Home)** ( ) **(Mobile)** (804) 874-6275

Baker Development Resources **FAX:** ( ) **(Work)** ( )

530 East Main Street, Ste 730 **E-mail Address:** markbaker@bakerdevelopmentresources.com

Richmond, VA 23219

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

**PROPERTY ADDRESS(ES):** 624 Judah Street

**TYPE OF APPLICATION:** ☐ **VARIANCE** ☒ **SPECIAL EXCEPTION** ☐ **OTHER** \_\_\_\_\_

**ZONING ORDINANCE SECTION NUMBERS(S):** 30-300, 30-418.5, 30-418.6:1, & 30-630.2

**APPLICATION REQUIRED FOR:** A building permit to construct a single-family detached dwelling.

**TAX PARCEL NUMBER(S):** N000-0210/024 **ZONING DISTRICT:** R-53 (MULTIFAMILY RESIDENTIAL)

**REQUEST DISAPPROVED FOR THE REASON THAT:** The front, side, and rear yard and lot coverage requirements are not met. A front yard of 10.09 feet is required; a front yard of 5.66 feet is proposed. A rear yard of five feet (5') is required; a rear yard of 1.5 feet is proposed. Side yards of three feet (3') are required; a side yard of one foot (1') is proposed. Lot coverage shall not exceed fifty-five percent (55%) of the area of the lot; a lot coverage of sixty-one percent (61%) is proposed.

**DATE REQUEST DISAPPROVED:** July 10, 2023 **FEE WAIVER:** YES ☐ NO: ☒

**DATE FILED:** July 11, 2023 **TIME FILED:** 1:53 p.m. **PREPARED BY:** Matthew West **RECEIPT NO.** BZAR-132832-2023

**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)** (1) **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:** 7/26/2023

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

**CASE NUMBER:** BZA 28-2023 **HEARING DATE:** September 6, 2023 **AT** 1:00 **P.M.**



BOARD OF ZONING APPEALS CASE BZA 28-2023  
150' Buffer

APPLICANT(S): Canvas Development LLC

PREMISES: 624 Judah Street  
(Tax Parcel Number N000-0210/024)

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

REASON FOR THE REQUEST: Based on Sections 30-300, 30-418.5, 30-418.6:1 & 30-630.2  
of the Zoning Ordinance for the reason that:  
The front, side, and rear yard (setbacks) and lot coverage 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).**

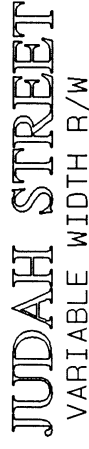
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such 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:** \_\_\_\_\_

A handwritten signature in black ink, appearing to be "M. Benbow", is written over a horizontal line.

THIS IS TO CERTIFY THAT ON JUNE 13, 2023, I MADE A  
FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE  
ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM  
SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON.  
THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT.  
PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE  
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT COMPLIES WITH THE  
MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE  
BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS,  
LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

N/F RICHMOND COMMUNITY DEVELOPEMENT CORP.  
D.B. 306 PG.1060  
PARCEL ID.N0000210054



(PHYSICAL SURVEY)  
SURVEY & PLAT OF #624 JUDAH STREET,  
IN THE CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 10'

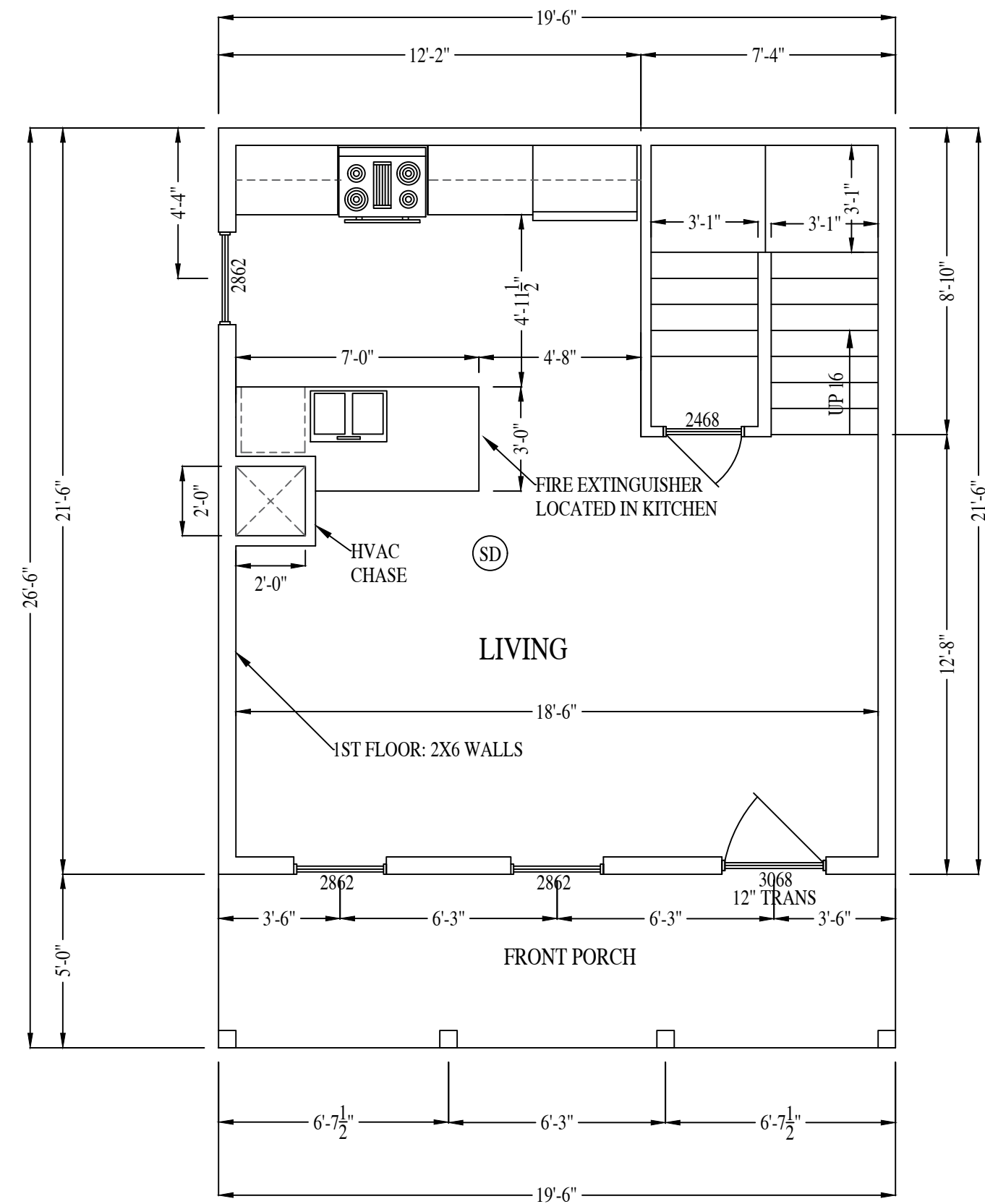
## LEGEND

○ = IRON ROD FOUND  
● = IRON ROD SET  
UNLESS OTHERWISE NOTED.

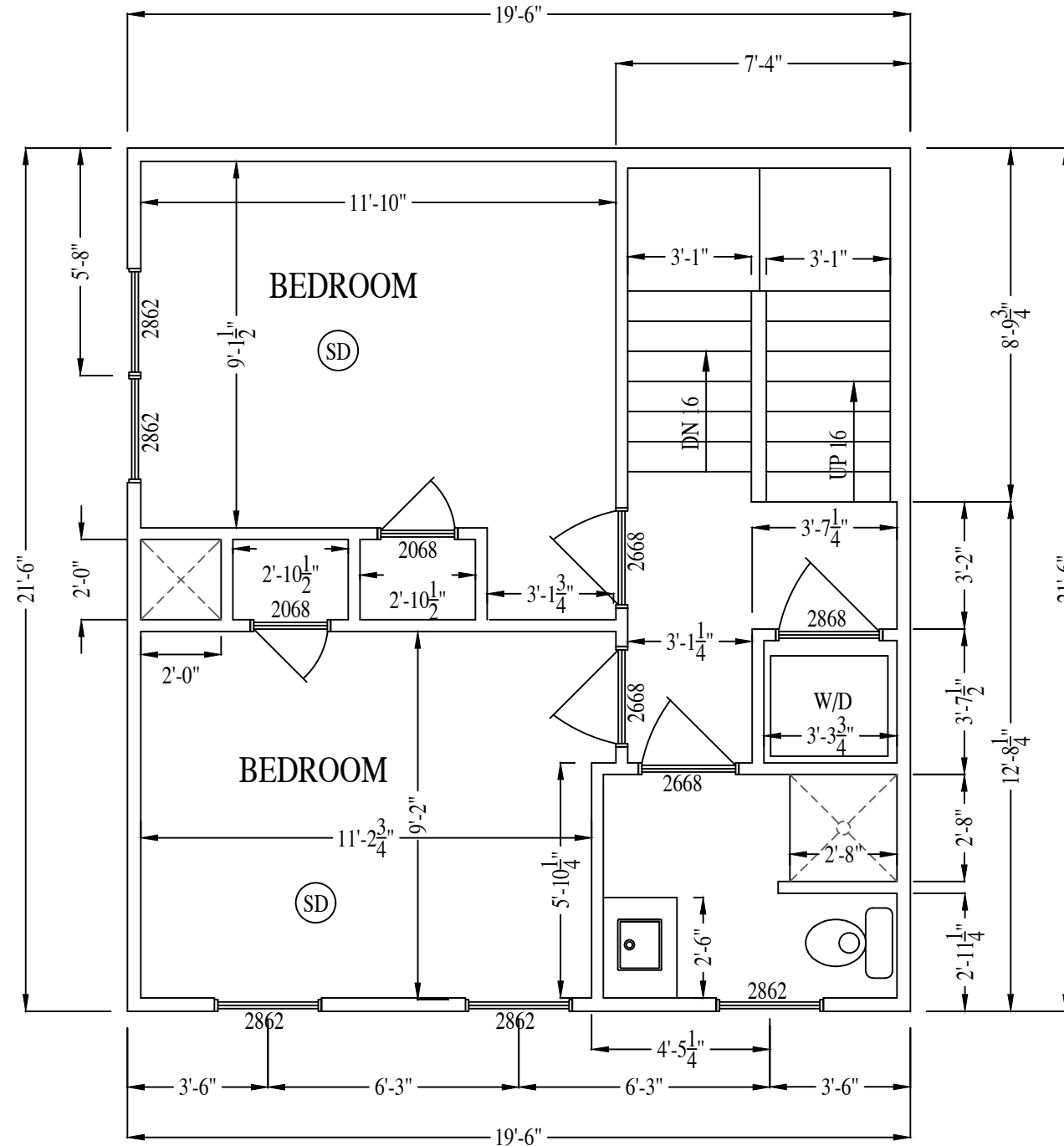
PROJECT # 2004-03 624



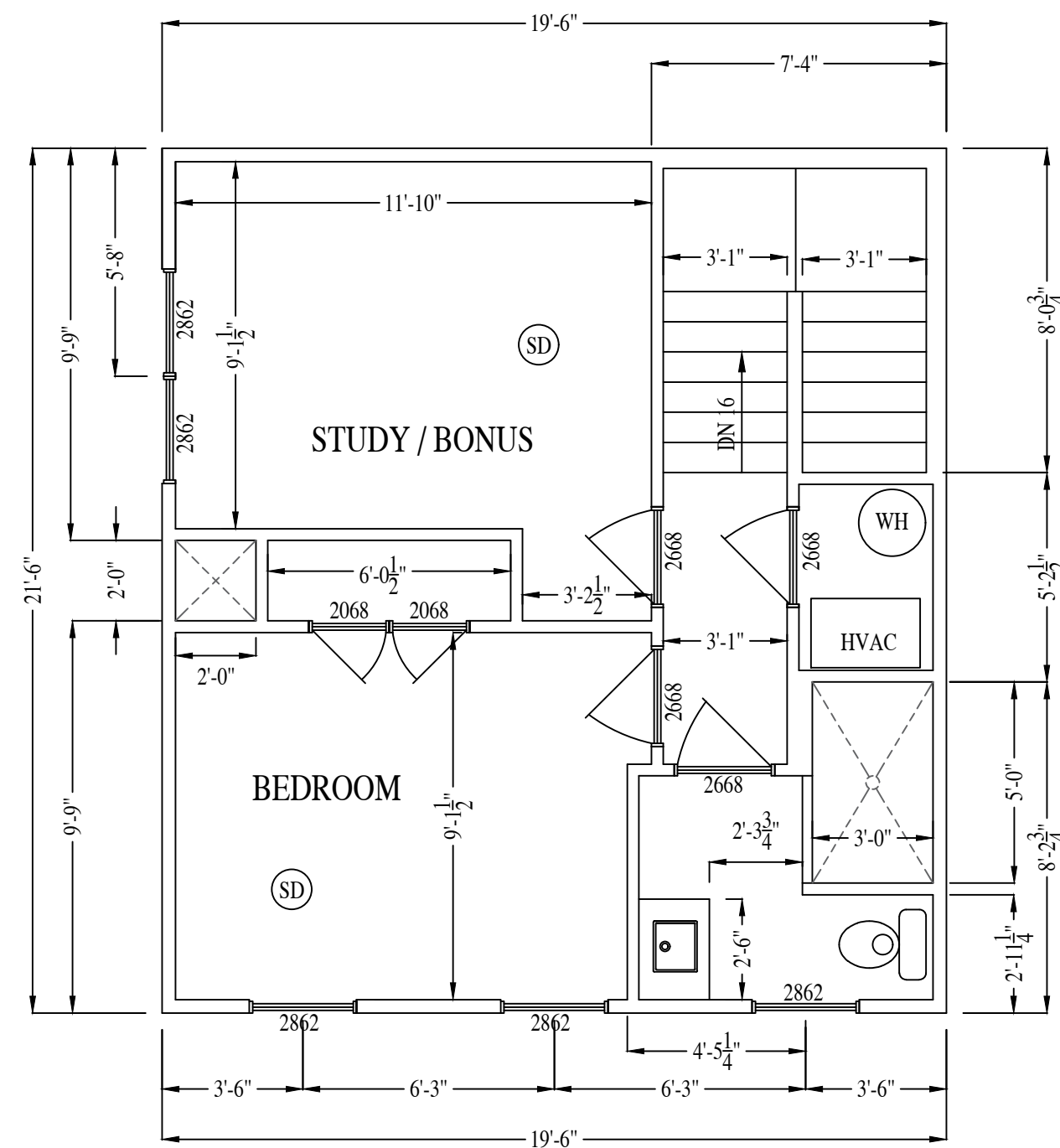




FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

624 JUDAH ST.

RIVER MILL DEVELOPMENT  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

REVISION NOTES

DATE	START

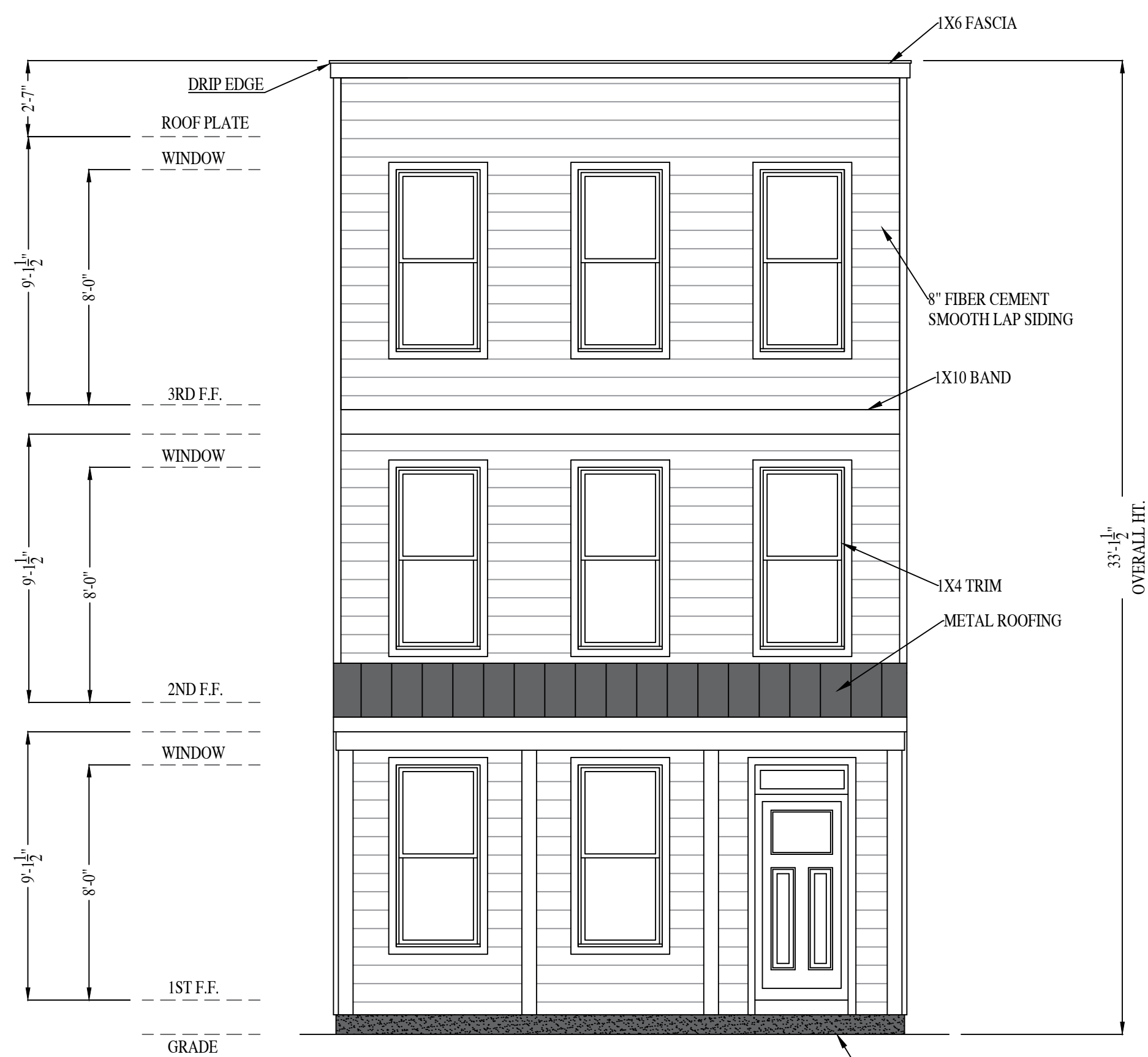
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1/4" = 1'-0"

DATE:  
6-21-2023

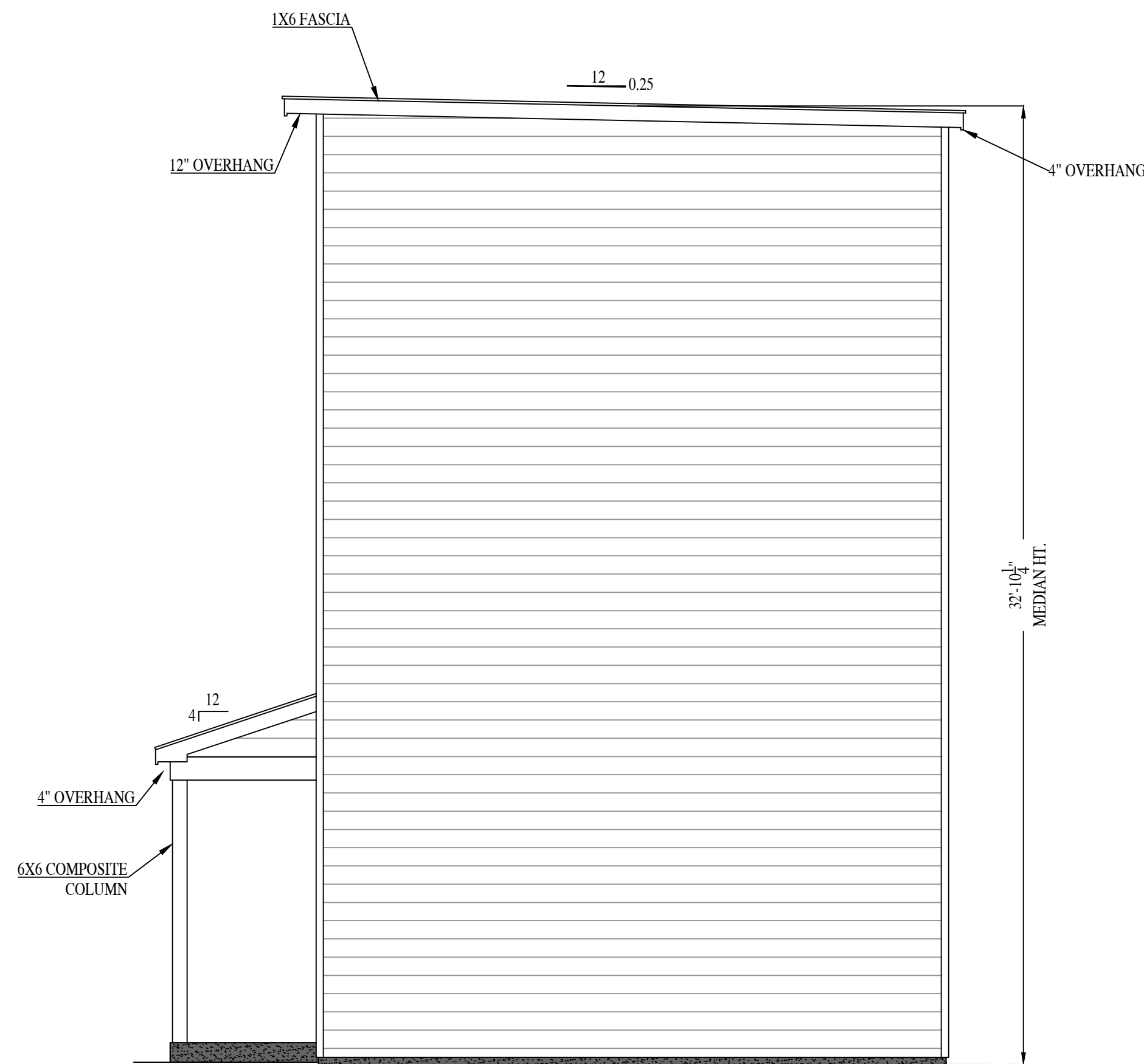
SHEET:  
A1.1



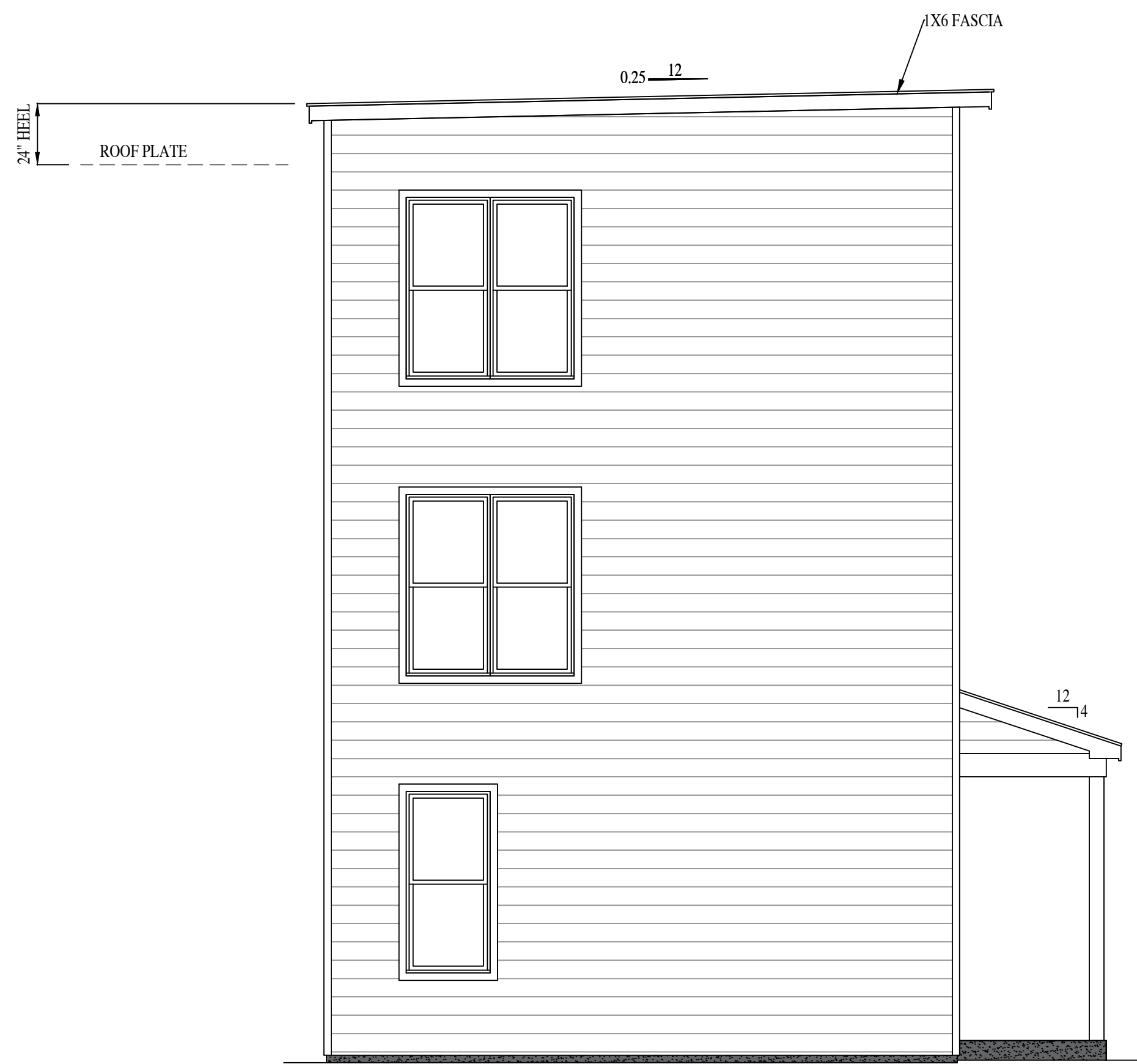




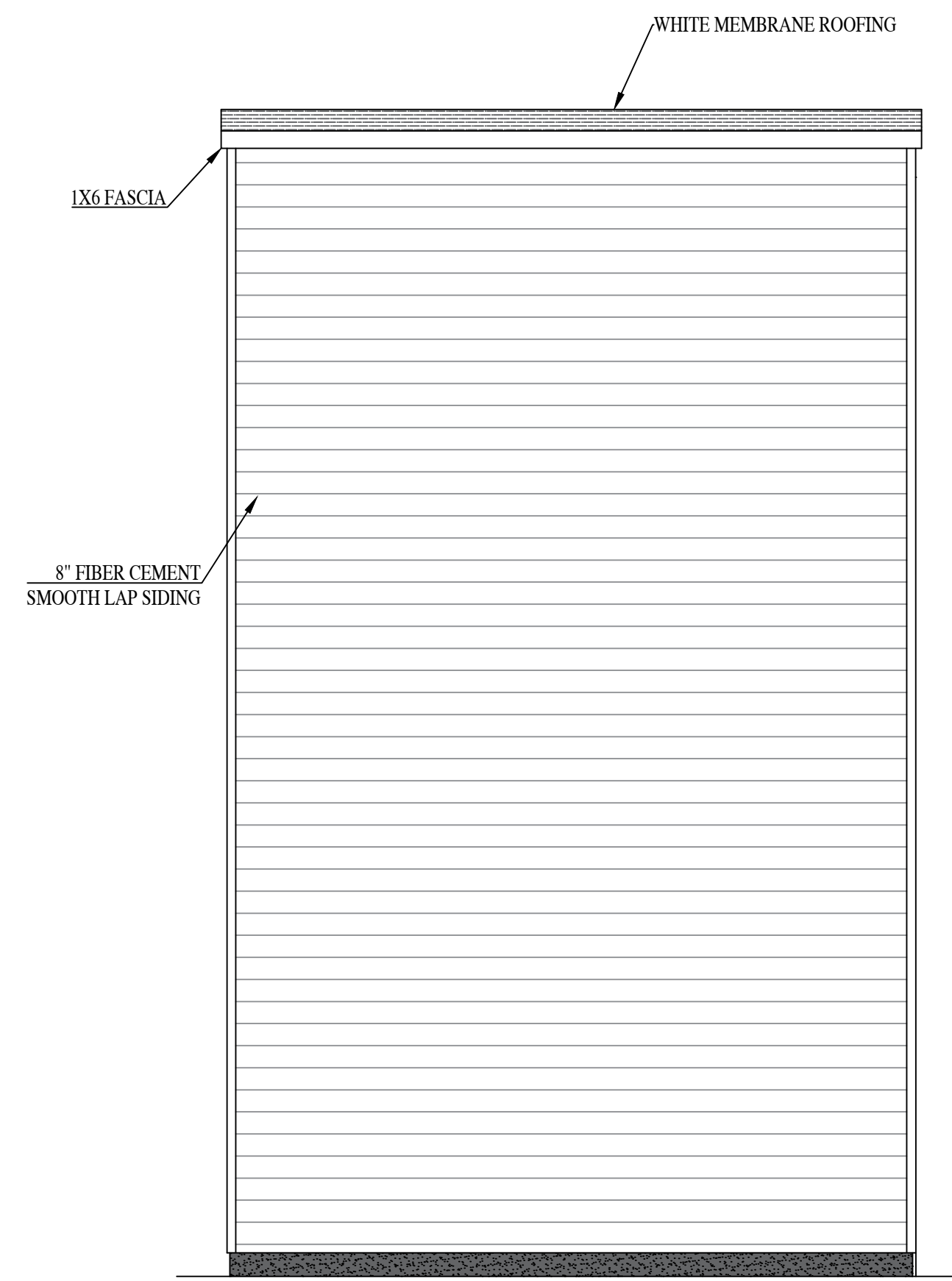
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

624 JUDAH ST.

RIVER MILL DEVELOPMENT  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

REVISION NOTES

DATE	START

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

DATE:  
6-21-2023

SHEET:  
A2.1

