



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

October 3, 2024

Salwa Elshowaia
11307 Laurel Cove Lane
Chesterfield, VA 23838

Lawrence W. Gooss III
4870 Sadler Road, Suite 101
Glen Allen, VA 23060

To Whom It May Concern:

RE: BZA 34-2024

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, November 6, 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 construct a second story addition and interior renovations for a mixed-use building at 1603 WILLIAMSBURG ROAD (Tax Parcel Number E010-0049/001), located in a B-2 (Community Business) 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 **181 213 239#**. 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 November 6, 2024 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at Chuck.Davidson@rva.gov for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

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

BZA 34-2024
Page 2
October 3, 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.

Acquista Jacquelyn E
1534 Williamsburg Rd
Richmond, VA 23231

Bsw Real Estate Llc
10221 Cherokee Rd
Richmond, VA 23235

Christian Tabernacle Baptist Church Tr
Po Box 24926
Richmond, VA 23224

Jones Frederick A & Susan B
10435 Chickahominy Falls Lane
Glen Allen, VA 23059

Mitchell William B
629 Dabbs House Rd
Richmond, VA 23223

Neighborhood Resource Center Inc
1519 Williamsburg Rd
Richmond, VA 23231

Richmond Rehab & Rent Llc
2001 Gordon Ave
Richmond, VA 23224

Robins Mary Ann Palmer
Po Box 71300
Richmond, VA 23255

Seven Heaven Investments Llc
225 White Sand Ct
Colonial Heights, VA 23834

Spartan Properties One Llc
Po Box 70367
Richmond, VA 23255

Ward Zachary And Julia
1536 Williamsburg Rd
Richmond, VA 23231

Property: 1603 Williamsburg Road **Parcel ID:** E0100049001

Parcel

Street Address: 1603 Williamsburg Road Richmond, VA 23231-
Owner: ELSHOWAIA SALWA
Mailing Address: 11307 LAUREL COVE LN, CHESTERFIELD, VA 23838
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 425 - Church Hill
Property Class: 449 - B Funeral Home
Zoning District: B-2 - Business (Community Business)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$74,000
Improvement Value: \$202,000
Total Value: \$276,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 15530.25
Acreage: 0.357
Property Description 1: 0218.61X0211.99 IRG0000.000
State Plane Coords(?): X= 11803083.500029 Y= 3712700.631262
Latitude: 37.51438871 , **Longitude:** -77.39606059

Description

Land Type: Primary Commercial/Indust Land
Topology:
Front Size: 218
Rear Size: 211
Parcel Square Feet: 15530.25
Acreage: 0.357
Property Description 1: 0218.61X0211.99 IRG0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11803083.500029 Y= 3712700.631262
Latitude: 37.51438871 , **Longitude:** -77.39606059

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$74,000	\$202,000	\$276,000	Reassessment
2024	\$74,000	\$202,000	\$276,000	Reassessment
2023	\$74,000	\$203,000	\$277,000	Reassessment
2022	\$74,000	\$193,000	\$267,000	Reassessment
2021	\$80,000	\$168,000	\$248,000	Reassessment
2020	\$80,000	\$168,000	\$248,000	Reassessment
2019	\$80,000	\$168,000	\$248,000	Reassessment
2018	\$75,000	\$168,000	\$243,000	Reassessment
2017	\$75,000	\$168,000	\$243,000	Reassessment
2016	\$75,000	\$168,000	\$243,000	Reassessment
2015	\$70,000	\$155,000	\$225,000	Reassessment
2014	\$70,000	\$155,000	\$225,000	Reassessment
2013	\$70,000	\$155,000	\$225,000	Reassessment
2012	\$70,000	\$155,000	\$225,000	Reassessment
2011	\$70,000	\$155,000	\$225,000	CarryOver
2010	\$70,000	\$155,000	\$225,000	Reassessment
2009	\$70,000	\$155,000	\$225,000	Reassessment
2008	\$70,000	\$155,000	\$225,000	Reassessment
2007	\$67,600	\$150,000	\$217,600	Reassessment
2006	\$58,800	\$147,100	\$205,900	Reassessment
2005	\$56,000	\$140,100	\$196,100	Reassessment
2004	\$48,700	\$127,400	\$176,100	Reassessment
2003	\$44,300	\$115,800	\$160,100	Reassessment

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/30/2023	\$425,000	RAINEYS FUNERAL HOME LLC	ID2023-13085	1 - VALID SALE-Sale Includes Multiple Parcels
08/22/2023	\$0	RAINEYS FUNERAL HOME LLC	ID2023-12610	2 - INVALID SALE-Relation Between Buyer/Seller
02/18/2005	\$185,000	MARTIN CECIL D AND	ID2005-5422	
04/18/1996	\$0	Not Available	09600-7605	
04/06/1979	\$63,000	Not Available	000750-00823	
03/07/1977	\$0	Not Available	000114-00751	

Planning

Master Plan Future Land Use: COMM-MU
Zoning District: B-2 - Business (Community Business)
Planning District: East
Traffic Zone: 1086
City Neighborhood Code: FLTN
City Neighborhood Name: Fulton
Civic Code: 0450
Civic Association Name: Greater Fulton Civic Association
Subdivision Name: NONE
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: - Fulton Hill
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	1001	0212001	021200
1990	104	0212001	021200

Schools

Elementary School: Chimborazo
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 8
Dispatch Zone: 113A

Public Works Schedules

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

Government Districts

Council District: 7
Council District for 2025 (Current Election): 7
Voter Precinct: 706
State House District: 79
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: C01 -
Year Built: 1925
Stories: 2
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition: very poor for age
Foundation Type:
1st Predominant Exterior:
2nd Predominant Exterior: N/A
Roof Style: 1
Roof Material:
Interior Wall:
Floor Finish:
Heating Type: 8064 sf
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) : Paving

Extension 1 Dimensions

Finished Living Area: 8064 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

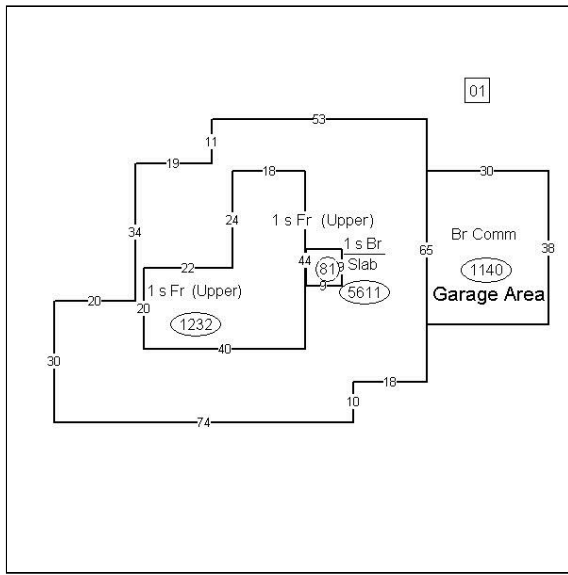
Name:E0100049001 Desc:C01



[Click here for Larger Image](#)

Sketch Images

Name: E0100049001 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:

Salwa Elshowaia

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

ADDRESS 11307 Laurel Cove Lane

FAX: () (Work) ()

Chesterfield, VA 23838

E-mail Address:

PROPERTY OWNER'S REPRESENTATIVE:

Lawrence W. Gooss III

PHONE: (Home) () (Mobile) (804) 356-2273

(Name/Address) 4870 Sadler Road, Suite 101

FAX: () (Work) (804) 643-5707

Glen Allen, VA 23060

E-mail Address: LGooss@Gooss-usa.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1603 Williamsburg Road

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-436.3. (1)

APPLICATION REQUIRED FOR: A building permit to construct a second story addition and interior renovations for a mixed-use building.

TAX PARCEL NUMBER(S): E010-0049/001 ZONING DISTRICT: B-2 (Community Business District)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard requirement is not met. A front yard of 25 feet is required. A front yard of 14.7 feet exists/is proposed.

DATE REQUEST DISAPPROVED: June 12, 2024 FEE WAIVER: YES NO:

DATE FILED: September 11, 2024 TIME FILED: 4:42 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAC-154553-2024

AS 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) (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: 09/27/2024

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

CASE NUMBER: BZA 34-2024 HEARING DATE: November 6, 2024 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 34-2024
150' Buffer

APPLICANT(S): Salwa Elshowaia

PREMISES: 1603 Williamsburg Road
(Tax Parcel Number E010-0049/001)

SUBJECT: A building permit to construct a second story addition and interior renovations for a mixed-use building.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-436.3(1) of the Zoning Ordinance for the reason that:
The front yard (setback) 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.

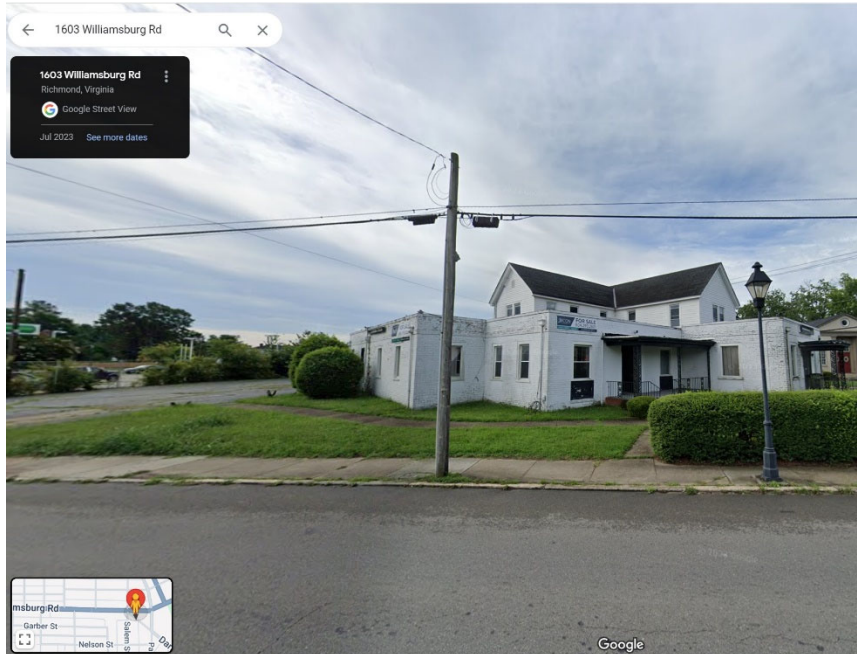
Acknowledgement of Receipt by Applicant or Authorized Agent: _____

September 3, 2024

1603 - 1611 Williamsburg Road, Richmond, Virginia 23231

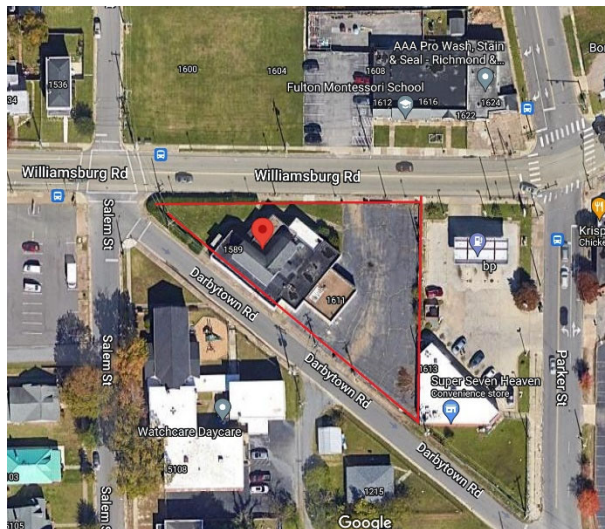
Project Narrative –

The property is located at 1603 - 1611 Williamsburg Road at Salem Street and Darbytown Road, Richmond, Virginia. The existing two-story building was built about 1925.



View from Salem Street and Williamsburg Road.

The property is currently **Zoned B-2**.



Aerial view of property.

The zoning ordinance for parking requirements was recently eliminated allowing more flexibility for the proposed uses.

Lawrence W. Gooss III, Architect dba Gooss + Associates, AIA

4870 Sadler Road, Suite 101, Glen Allen, Virginia 23060 Phone (804) 643-5707 www.gooss-usa.com

Property History:

Previously, the building was used as a funeral home. Known companies included Rainey's Funeral Home and Nelson Funeral Home. There is some historical data that shows a single-family dwelling was on the property. It is unknown if the original building was modified to become the funeral home or if it was replaced entirely around 1925.

Parcel Information:

Parcel 1 E0100049001 0.401 acres

Parcel 2 E0100049004 0.194 acres

Total both parcels = 0.595 acres

Building Information – Existing Areas:

Existing First Floor = 6,570 square feet

Existing Second Floor = 1,254 square feet

Total Existing Area = 7,824 square feet

The existing or previous use of the first floor included typical funeral home offices, meeting rooms, preparatory spaces, and an adjacent larger garage space.

The existing or previous use for the second floor was four (4) offices with a single bathroom off a center stairway. It is not fully apparent if any of these rooms were also used as bedrooms.

Building Information – Proposed Areas:

Proposed First Floor = 7,016 square feet

Proposed Second Floor = 6,736 square feet

Total Proposal Area = 13,752 square feet

Proposed Project Improvements:

The proposed use for the first floor will be multiple office tenants and a community gathering and entertainment area. Currently, there are two toilet rooms with a toilet and sink which would be amended or replaced by two (2) multiple person women's and men's restrooms that be fully accessible per current ADA handicapped regulation. The new shared toilet rooms will be located in the same area as the current non-compliant central stairway. Each tenant space will be remodeled including new suspended acoustical ceilings, LED lighting, and all new wall and floor finishes. The electrical outlets will be updated or replaced to provide standard electrical power at current code standards. New cable, data, and internet service will be installed during remodeling to bring the office and shared spaces up to current commercial standards.

The proposed second floor will be five (5) apartments, four (4) two-bedroom and one (1) one-bedroom units. There will also be a community lounge room to be shared by all residents. Two (2) new fully fire-rated stair enclosures will be constructed just outside the existing building. The apartments will be designed in a contemporary-industrial style with tall ceilings and very large operable windows. The entire second floor addition will be constructed with non-combustible construction including metal studs and fire-rated gypsum board partitions. The exterior walls and roof will be brick veneer and include high R-value insulation and water-proofing per current codes. The high efficiency mechanical systems, air conditioning and gas heat, for the new apartments will be placed on the low slope membrane roof with a roof access ladder in the new Electrical/ Mechanical Room for easy access, service & inspection, and maintenance.

New highly efficient mechanical systems, air conditioning and gas heat, will be placed on the roof above the apartments on the second floor.

The exterior walls of the existing brick exterior and masonry building will be fully inspected and brick repointed as needed to provide weatherproof exterior walls. The interior walls will have new insulation installed to bring the exterior walls up to current codes. The existing windows will be repaired or replaced to be secure, weatherproof, and operable to allow natural ventilation.

The existing site will be redone to provide new paved parking and drive areas. Landscape beds will be reworked and expanded with significant new plantings which will be low-maintenance and native to this area. This will allow the plants to remain healthy without the need for an irrigation system, which also provides additional annual cost savings. New exterior LED lighting will include light posts around the property with special attention to parking and walkway safety.

As the project is undergoing approvals from the City of Richmond Zoning, Planning, Building Inspection, and other related departments, some of the narrative above may change.

After making a Plan Of Development (POD) application for the proposed project, it was discovered that the project should not need to complete the POD application. Instead, it is understood that the project will most likely require Board zoning Approval (BZA) and a Special Use Permit (SUP).

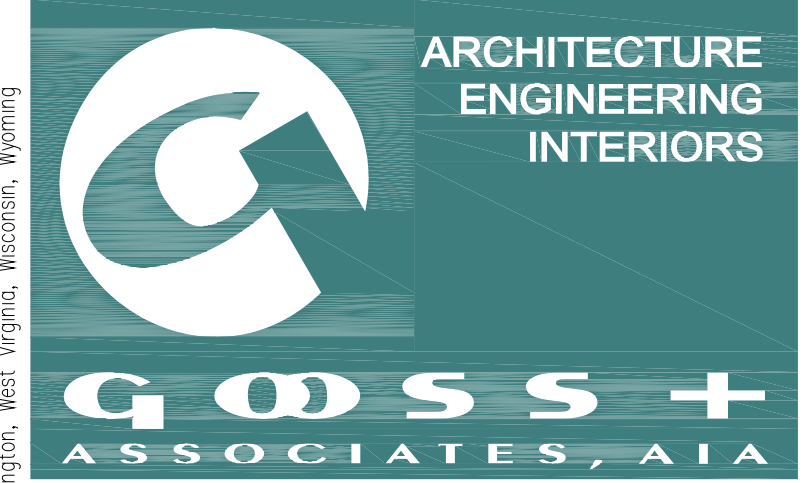
It is my professional opinion that if the owner completes this project as designed, the project will be quickly leased and provide an excellent income stream for any investors included in the project.

Sincerely,
Gooss + Associates, AIA



Lawrence W. "Larry" Gooss, III
Principal/ Senior Architect
AIA, NCARB, APA, CSI, ICC, IIDA, NKBA, VBCOA, USGBC
Currently licensed in 40 states including the District of Columbia

PRELIMINARY DATE: SEPTEMBER 6, 2024
NOT FOR CONSTRUCTION



LAWRENCE W. GOOSS III, ARCHITECT
GOOSS + ASSOCIATES, AIA

Architecture, Interiors, Engineering & Planning

4870 Sadler Road
Suite 101
Glen Allen, VA 23060 USA
Voice: 804.643.5707

Email: Arch@G2ae.com

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CONSULTANT / OWNER / DEVELOPER INFORMATION:

OWNER APPROVAL:

(NAME, TITLE, COMPANY) (DATE)

PROFESSIONAL SEAL:

I HEREBY AFFIRM THAT AS ARCHITECT OF RECORD, THIS DRAWING AND ASSOCIATED SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE SHOWN AS SIGNIFIED BY MY SIGNATURE AND SEAL.

ISSUE DATE: September 6, 2024

Table with 4 columns: NO., ISSUE, DATE, DESC. (Empty rows for revisions)

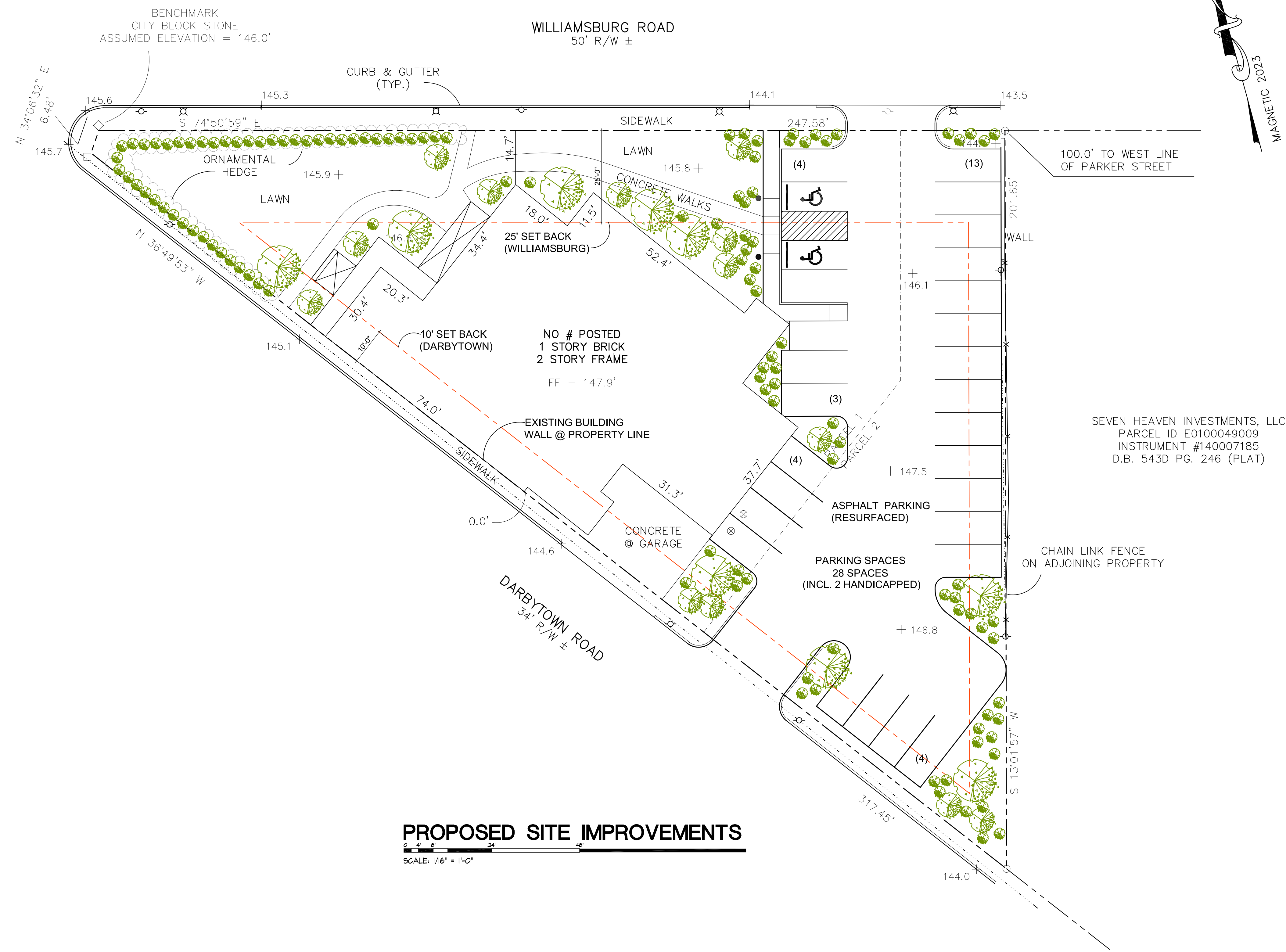
PROJECT TITLE:
1603 Williamsburg Rd - Mixed Use
Commercial Tenants & Apts Above
1603 Williamsburg Road
Richmond, Virginia 23231

DRAWING TITLE:
**Architectural:
Proposed Site
Improvements**

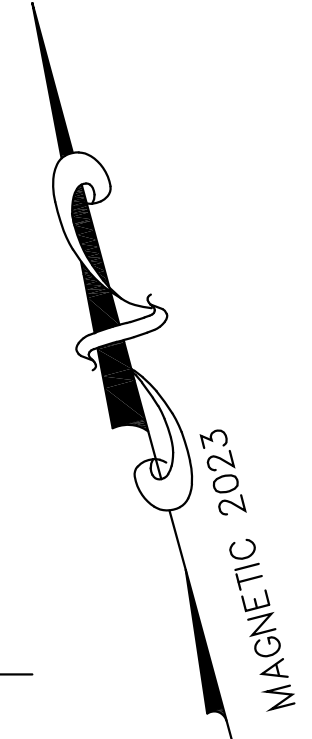
PROJECT MGR.: L. GOOSS ISSUED FOR:
DRAWN BY: RWR FOR OWNER APPROVAL
DESIGNED BY: L. GOOSS PLAN OF DEVELOPMENT

PROJECT NUMBER:
GA-223-0618

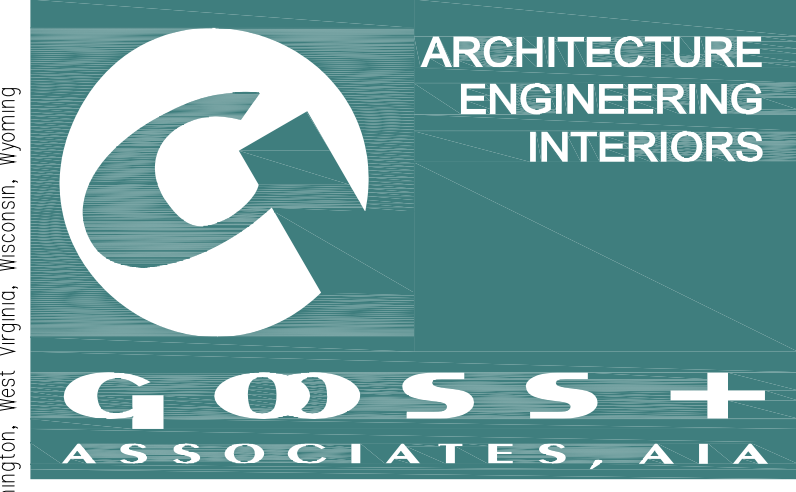
ARCH. LICENSE:
A0.3
DRAWING NUMBER:



PROPOSED SITE IMPROVEMENTS
SCALE: 1/16" = 1'-0"



PRELIMINARY DATE: APRIL 19, 2024
NOT FOR CONSTRUCTION



LAWRENCE W. GOOSS III, ARCHITECT
GOOSS + ASSOCIATES, AIA

Architecture, Interiors, Engineering & Planning

4870 Sadler Road
Suite 101
Glen Allen, VA 23060 USA
Voice: 804.643.5707

Email: Arch@G2ae.com

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CONSULTANT/ OWNER/ DEVELOPER INFORMATION:

OWNER APPROVAL:

(NAME, TITLE, COMPANY) (DATE)

PROFESSIONAL SEAL:

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ISSUE DATE: April 19, 2024

REVISIONS:	NO.	ISSUE	DATE / DESC.

PROJECT TITLE:
1603 Williamsburg Rd - Mixed Use
Commercial Tenants & Apts Above
1603 Williamsburg Road
Richmond, Virginia 23231

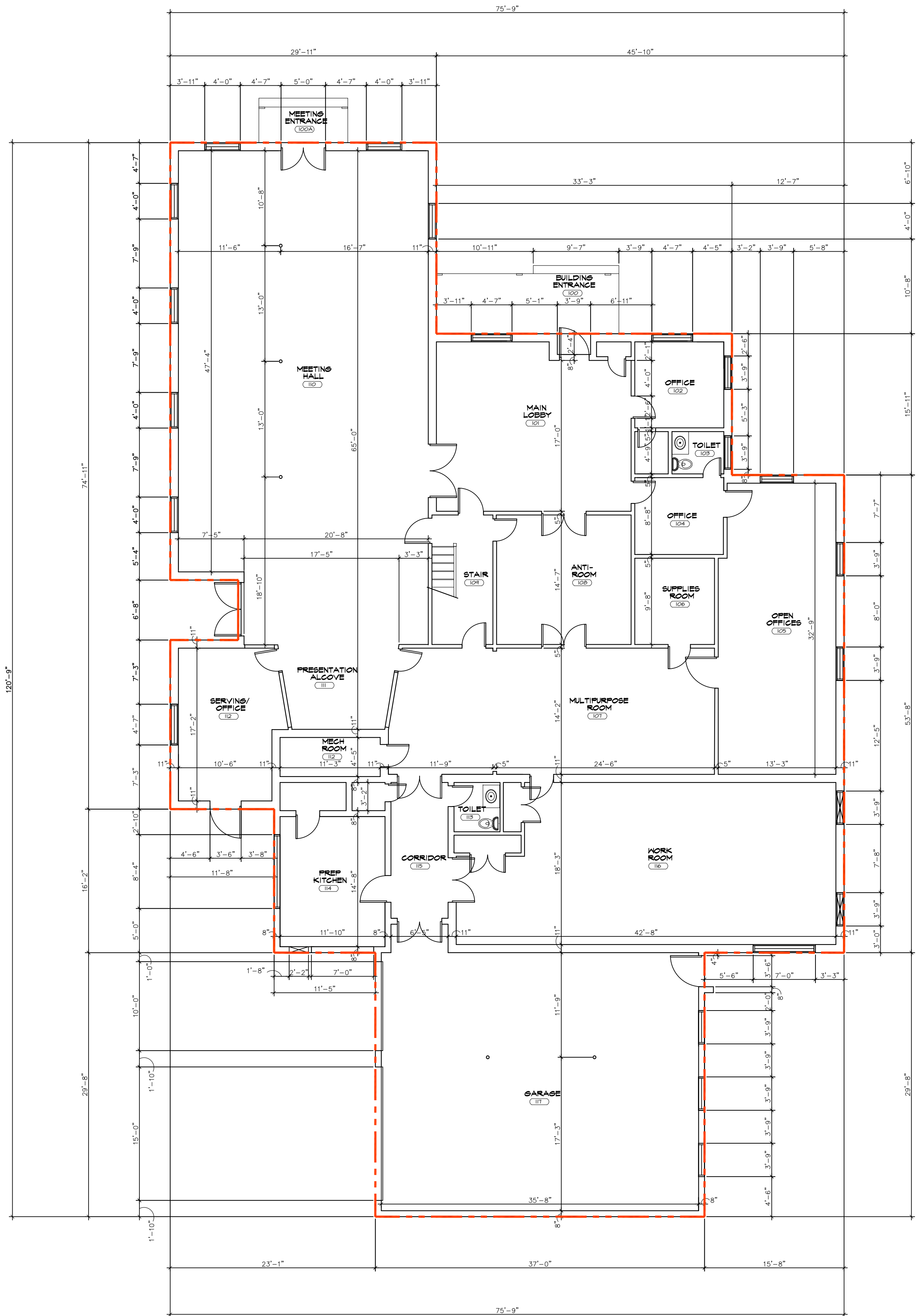
**Architectural:
Existing First &
Second Floor Plans**

PROJECT MGR.: L. GOOSS ISSUED FOR:
DRAWN BY: RWR FOR OWNER APPROVAL
DESIGNED BY: L. GOOSS PLAN OF DEVELOPMENT

PROJECT NUMBER:
GA-223-0618

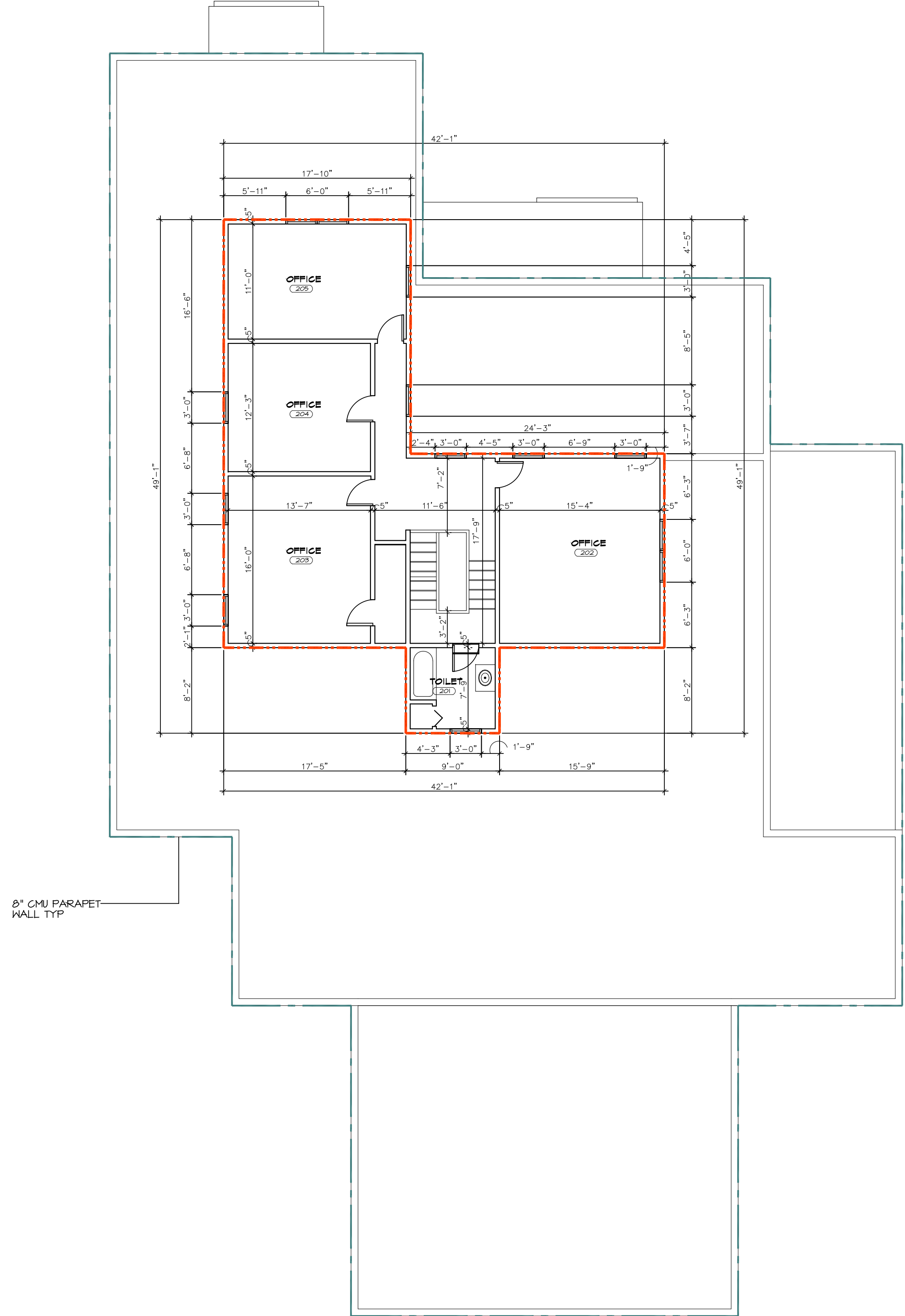
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DRAWING NUMBER:
M://ARCH/MainServ/PROJECTS/ELSH0WAA/1603 Williamsburg Rd/ ARCH



Existing 1st Floor Area =
6,570 gross square feet

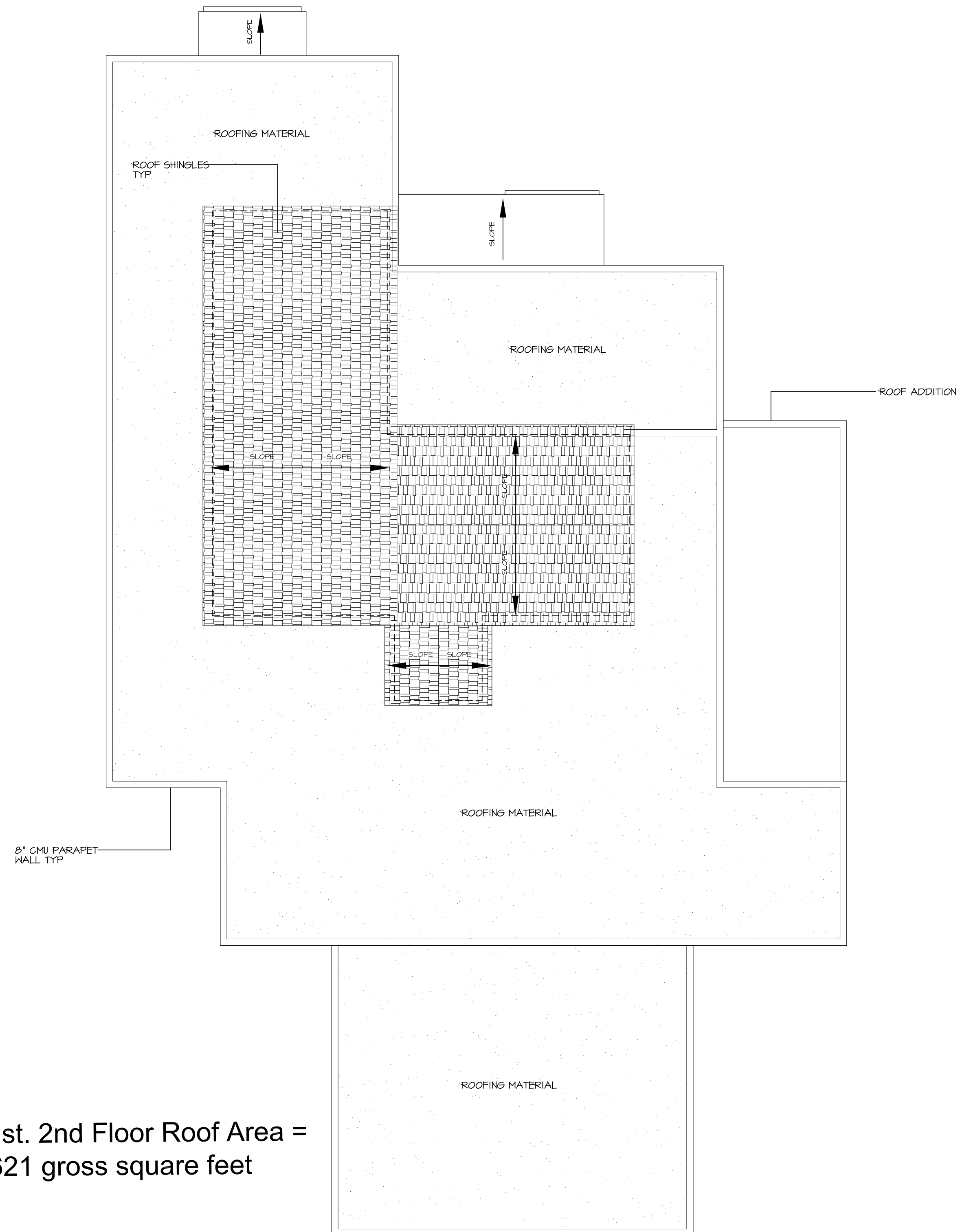
EXISTING FIRST FLOOR
PROJECT NORTH
SCALE: 1/8" = 1'-0"



Existing 2nd Floor =
1,254 gross square feet

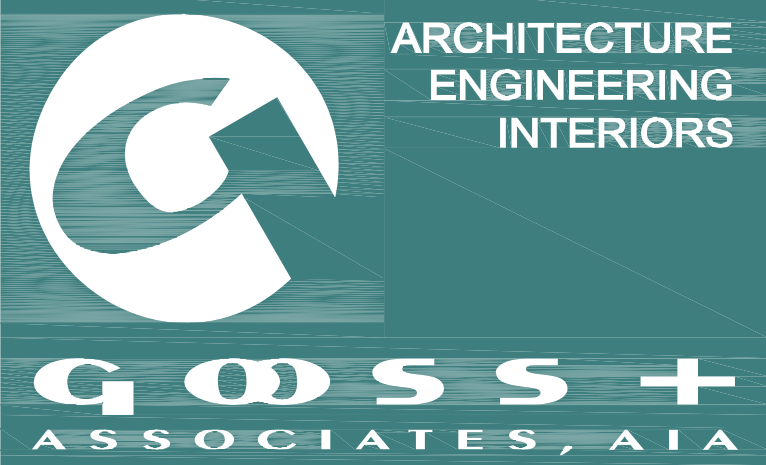
EXISTING SECOND FLOOR
PROJECT NORTH
SCALE: 1/8" = 1'-0"

PRELIMINARY DATE: APRIL 19, 2024
NOT FOR CONSTRUCTION



Exist. 2nd Floor Roof Area =
6,621 gross square feet

EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"



LAWRENCE W. GOOSS III, ARCHITECT
GOOSS + ASSOCIATES, AIA

Architecture, Interiors, Engineering & Planning

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CONSULTANT / OWNER / DEVELOPER INFORMATION:

OWNER APPROVAL:

(NAME, TITLE, COMPANY) (DATE)

PROFESSIONAL SEAL:

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OF THE STATE SHOWN AS
SIGNIFIED BY MY SIGNATURE
AND SEAL.

ISSUE DATE: April 19, 2024

REVISIONS:

NO.	ISSUE	DATE / DESC.

PROJECT TITLE:

1603 Williamsburg Rd - Mixed Use
Commercial Tenants & Apts Above
1603 Williamsburg Road
Richmond, Virginia 23231

DRAWING TITLE:

**Architectural:
Existing Roof Plan**

PROJECT MGR.: L. GOOSS

ISSUED FOR:

DRAWN BY: RWR

FOR OWNER APPROVAL

DESIGNED BY: L. GOOSS

PLAN OF DEVELOPMENT

PROJECT NUMBER:

GA-223-0618

A1.1

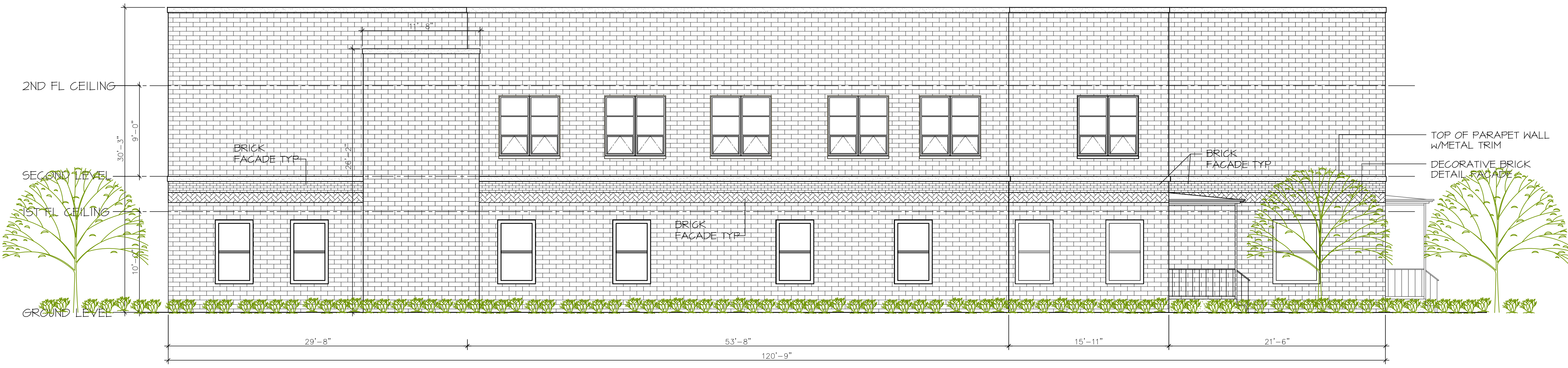
DRAWING NUMBER:

PRELIMINARY DATE: APRIL 19, 2024
 NOT FOR CONSTRUCTION



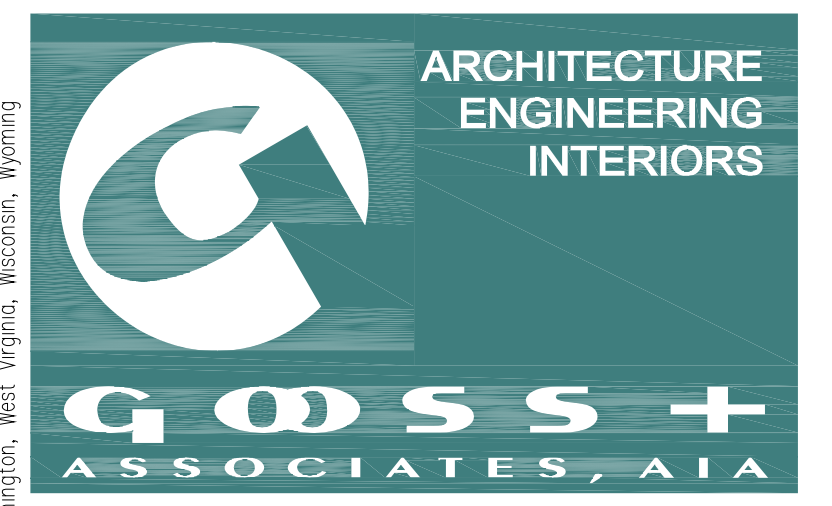
PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



ARCHITECTURE
 ENGINEERING
 INTERIORS

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CONSULTANT/ OWNER/ DEVELOPER INFORMATION:

OWNER APPROVAL:

(NAME, TITLE, COMPANY) (DATE)

PROFESSIONAL SEAL:

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ISSUE DATE: April 19, 2024

REVISIONS:	NO.	ISSUE	DATE / DESC.

PROJECT TITLE:
1603 Williamsburg Rd - Mixed Use
 Commercial Tenants & Apts Above
 1603 Williamsburg Road
 Richmond, Virginia 23231

DRAWING TITLE:
**Architectural:
 Proposed Building
 North & South Elevs.**

PROJECT MGR.: L. GOOSS ISSUED FOR:
 DRAWN BY: RWR FOR OWNER APPROVAL
 DESIGNED BY: L. GOOSS PLAN OF DEVELOPMENT

PROJECT NUMBER:
 GA-223-0618

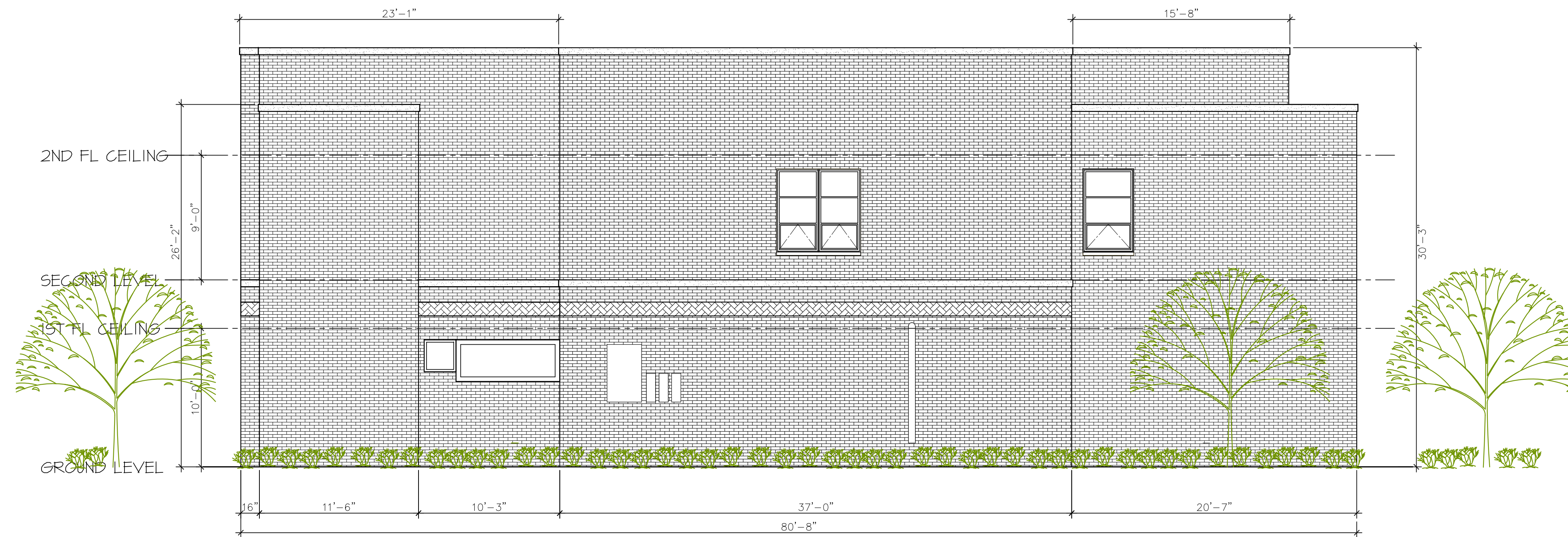
A2.2

PRELIMINARY DATE: APRIL 19, 2024
 NOT FOR CONSTRUCTION



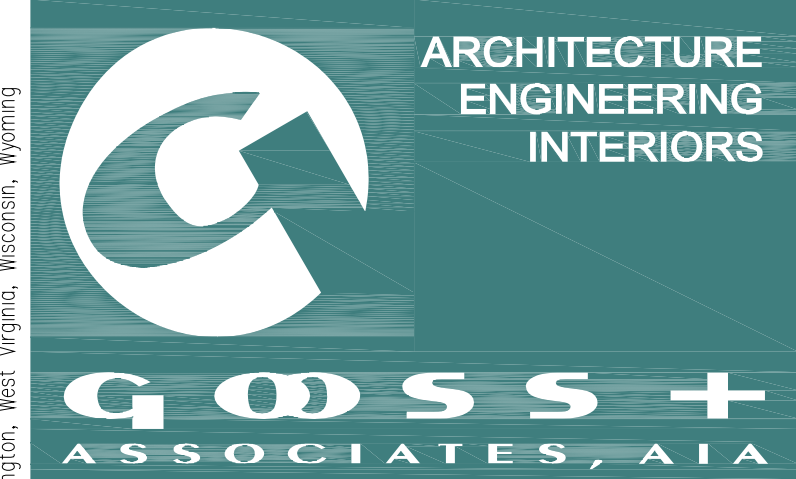
PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"



ARCHITECTURE
 ENGINEERING
 INTERIORS

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CONSULTANT / OWNER / DEVELOPER INFORMATION:

OWNER APPROVAL:

(NAME, TITLE, COMPANY) (DATE)

PROFESSIONAL SEAL:

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ISSUE DATE: April 9, 2024

REVISIONS:	NO.	ISSUE	DATE / DESC.

PROJECT TITLE:
1603 Williamsburg Rd - Mixed Use
 Commercial Tenants & Apts Above
 1603 Williamsburg Road
 Richmond, Virginia 23231

DRAWING TITLE:
**Architectural:
 Proposed West & East Elevs.**

PROJECT MGR.: L. GOOSS ISSUED FOR:
 DRAWN BY: RWR FOR OWNER APPROVAL
 DESIGNED BY: L. GOOSS PLAN OF DEVELOPMENT

PROJECT NUMBER:
 GA-223-0618

A2.3

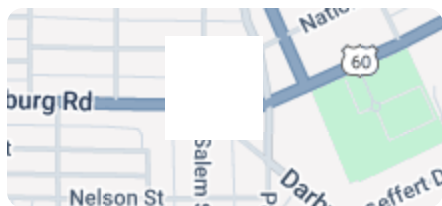
ARCH. LICENSE: Alabama, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Iowa, Illinois, Indiana, Iowa, Kentucky, Louisiana, Maryland, Massachusetts, Michigan, Mississippi, Missouri, Nebraska, New Hampshire, New Jersey, New York, North Carolina, North Dakota, Ohio, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming
 M://ARCH/MainServ/PROJECTS/ELSHO/AIA/1603 Williamsburg Rd/ ARCH

Google Maps 1600 Williamsburg Rd



Richmond, Virginia
Google Street View
Jul 2023 See more dates

Image capture: Jul 2023 © 2024 Google

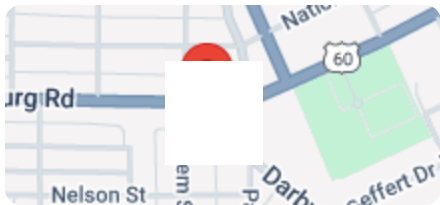


Google Maps 1244 Darbytown Rd



Richmond, Virginia
Google Street View
Jul 2023 See more dates

Image capture: Jul 2023 © 2024 Google

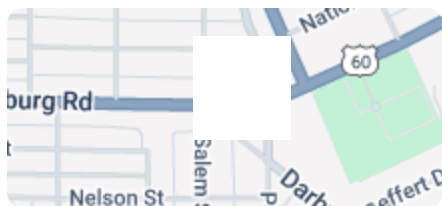


Google Maps 1608 Williamsburg Rd

Richmond, Virginia
Google Street View
Jul 2023 See more dates



Image capture: Jul 2023 © 2024 Google



FAA554

Dwelling District. The existing building and the addition do not comply with this requirement, having front yard on Haig Street of 9.87' instead of required 25'. A building may not be enlarged if the non-compliance is increased."

APPEAL: was filed with the Board of Zoning Appeals, May 16, 1961 for a variance from the zoning ordinance to permit the above, based on Section 17.20(b) of the City Charter.

APPEARANCES: For applicant: William D. Church, Elvin Graham
Against applicant: None

FINDINGS: The Board finds from sworn testimony and exhibits in this case that this property was acquired about 10 years ago and has been occupied by the owner since that time.

The addition will be 9.87' from Hague Street.

RESOLUTION: WHEREAS, the Board is satisfied that the strict application of the terms of the zoning ordinance unreasonably restricts this property and the City Planning Commission is preparing an amendment to the zoning ordinance to change this requirement;

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby grants the permit.

ACTION OF BOARD: Granted

Vote to grant

Affirmative -	Cudlipp, Heindl, King, Lindgren, Macfarlane	5
Negative -	None	0
Absent -	Hankins	1

0

CASE NO. 59-61

APPLICANT: R.Z. Nelsen

PREMISES: 1603 Williamsburg Road

SUBJECT: Permit to build addition 12'8" x 31'6" to funeral home.

DISAPPROVED: by the Commissioner of Buildings, May 16, 1961 under Sec. 39-8; 39-34 and 39-48 of the zoning ordinance for the reason that "The proposed addition will occupy part of required front yard in a C-2 Neighborhood Shopping District. The existing building is non-complying with reference to front yards on Williamsburg Road and Darbytown Road."

APPEAL: was filed with the Board of Zoning Appeals, May 16, 1961 for a variance from the zoning ordinance to permit the above, based on Section 17.20(b) of the City Charter.

APPEARANCES: For applicant: H. Sidney Waddell
Against applicant: None

FINDINGS: The Board finds from sworn testimony and exhibits in this case that this property was acquired about 8 years ago. The nearest point on the present building is 16 ft. from the property line. The nearest point on the proposed building will be 18' from the property line. This is a triangular lot.

RESOLUTION: WHEREAS, due to the shape of the lot and the location of the present building the Board is satisfied that the zoning ordinance unreasonably restricts the property;

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby grants the permit.

ACTION OF BOARD: Granted

Vote to grant		
Affirmative -	Cudlipp, Heindl, King, Lindgren, Macfarlane	5
Negative -	None	0
Absent -	Hankins	1

0

CASE NO. 60-61

APPLICANT: The National Toddle House Corporation

PREMISES: 1036 West Grace Street

SUBJECT: Permit to modern front of non-conforming restaurant and to increase its size from 32'6" x 18' to 37' x 23'8".

DISAPPROVED: by the Commissioner of Buildings, May 15, 1961 under Sections 39-8; 39-25; 39-80.1 and 39-60, par. 3, of the zoning ordinance for the reason that "A non-conforming restaurant in an R-8 Multiple-Family Dwelling District may not be structurally altered or enlarged. Front yard requirement on Ryland Street is not met; front yards are required on each street side of a corner lot."

APPEAL: was filed with the Board of Zoning Appeals, May 16, 1961 for a variance from the zoning ordinance to permit the above, based on Sec. 17.20(b) of the City Charter.

APPEARANCES: For applicant: L. R. Brazeal, A.C. Willcox, Jr.
Against applicant: None

DISAPPROVED: by the Commissioner of Buildings, May 13, 1958 under Art. II, Sect. 3, Par. 1 and Art. VII-A, Sect. 2, Par. (b) of the Zoning Ordinance for the reason that "The proposed sign is not permitted in a "T" Transitional District."

APPEAL: Filed May 16, 1958 with the Board of Zoning Appeals for a variance from the Zoning Ordinance to permit the above, based on Section 17.20(b) of the City Charter.

APPEARANCES: For applicant: Wilson P. Andrews, George N. Green
Against applicant: None

FINDINGS: The Board finds from sworn testimony in this case, that the Pure Oil Company operated a filling station at this location from 1938 until the first of May of this year. The Esso Standard Oil Company is now operating the station and it is proposed to replace the Pure Oil Company sign with a standard Esso sign of the same size on the pole formerly used by the Pure Oil Company.

RESOLUTION: WHEREAS, the Esso sign will occupy the same pole and will be the same size as the Pure Oil sign;
NOW, THEREFORE, BE IT RESOLVED, that the Board hereby grants the permit.

ACTION OF BOARD: Granted

Vote to grant		
Affirmative -	Cudlipp, Hankins, Heindl, King, Macfarlane	5
Negative -	None	0

0

CASE NO. 60-58

APPLICANT: Raymond Z. Nelsen

PREMISES: 1601 Williamsburg Road

SUBJECT: Permit to build one-story brick addition 11' x 80' x 30'8" to funeral home and a certificate of occupancy for parking in "C" Single-Family Dwelling District adjoining "G" Local Business District.

DISAPPROVED: by the Commissioner of Buildings, May 16, 1958 under Art. II, Sect. 3, Par. 1; Art. IV, Sect. 2 and Art. VIII, Sect. 4, Par. 1 and 3 of the Zoning Ordinance for the reason that "Rear yard and front yard requirements for "G" Local Business District are not met. Parking is not permitted in a "C" Single-Family Dwelling District. Enlargement of Funeral home in a "G" Local Business, which does not meet district regulations, is not permitted."

APPEAL: Filed May 19, 1958 with the Board of Zoning Appeals for an exception to the Zoning Ordinance to permit the above, based on Section 17.20(b) and (d)(4) of the City Charter.

APPEARANCES: For applicant: Raymond Z. Nelsen, Courtenay C. Welton
Against applicant: None

FINDINGS: The Board finds from sworn testimony and exhibits in this case that the lot is triangular shaped. It is proposed to enlarge the Chapel and to provide off-street parking on the lot. The funeral home is open 24 hours a day.

Granting this permit will not increase congestion in the street and will not impair property values.

RESOLUTION: WHEREAS, the Board is satisfied that the granting of this permit will alleviate a hardship without adversely affecting the neighborhood;

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby grants the certificate of occupancy for parking lot under authority of Section 17.20(d)(4) of the City Charter and also grants a variance for the addition to the Chapel under authority of Section 17.20(b) of the City Charter due to exceptional shape of lot.

ACTION OF BOARD:	Granted	
Vote to grant		
Affirmative -	Cudlipp, Hankins, Heindl, King, Macfarlane	5
Negative -	None	0

0

CASE NO. 61-58

APPLICANT: Virginia Electric & Power Company

PREMISES: 1400 blk. of Palmyra Avenue between Lamont and Gloucester on the south side of street.

SUBJECT: Permit to erect metal enclosed substation 20' x 17' x approximately 12'.

DISAPPROVED: by the Commissioner of Buildings, May 20, 1958 under Art. II, Sect. 3, Par.1; Art. VI, Sect. 2; and Art. VI, Sect.4, Par. 1 of the Zoning Ordinance for the reason that "The proposed structure is not permitted in an "E" Multiple-Family Dwelling District. It will project into established front yard on Palmyra Avenue, a 25-foot front yard proposed and a front yard of approximately 50 feet is established."

The Commissioner of Buildings on July 11, 1949 disapproved the request under Article II, Section 3, Paragraphs 1 and 3 and Article VI, Section 2 of the Zoning Ordinance for the reason that "Two main buildings are not permitted on one lot. The proposed usage is not allowed in an 'E' Multiple-Family Dwelling District".

At the hearing it was brought out that the applicant only wanted to use the building for a few months.

RESOLUTION:

Whereas, the applicant failed to establish a hardship within the meaning of the Zoning Ordinance;

Now, therefore, be it resolved that the Board does hereby affirm the decision of the Commissioner of Buildings and hereby denies the permit.

APPEAL: 118-49

APPLICANT: Raymond Z. Nelsen
PREMISES AFFECTED: 1603 Williamsburg Road
SUBJECT: Permit to erect masonry addition 20 by 33 feet

APPEARANCES:

For applicant - Raymond Z. Nelsen, Chas. H. Smith, Jr., Mr. and Mrs. J. M. Featherstone
Against applicant - None

ACTION OF BOARD:

Granted

Vote to grant -
Affirmative - Blackwell, Huff, Schutze and Woodson 4
Negative - None 0
Absent - Heindl arrived later 1

On July 25, 1949 Raymond Z. Nelsen filed an application for a permit to erect a one-story masonry addition 33 by 20 feet to the two-story funeral home.

The Commissioner of Buildings on July 25, 1949 disapproved the request under Article VIII, Section 4, Paragraph 1 of the Zoning Ordinance for the reason that "Insufficient front yard, as required in the 'G' Local Business District, is provided for this addition".

At the hearing it was brought out that there was no other building in this triangular block.

RESOLUTION:

Whereas, there was no opposition and the projection of the building will not affect any other building;

Now, therefore, be it resolved that the Board does hereby make a variance from the requirements of the Zoning Ordinance and hereby grants the permit.