



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

September 9, 2024

Belle4316 LLC
318 Greenway Lane
Richmond, VA 23226

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

To Whom It May Concern:

RE: BZA 30-2024

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, October 2, 2024 at 1:00 PM** in the 5th 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 3315 DECATUR STREET (Tax Parcel Number S000-2282/015), 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 **445 955 539#**. 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 October 2, 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 30-2024
Page 2
September 9, 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,



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.

Allen Kenneth E & Addie
3311 Decatur St
Richmond, VA 23224

Azcp Llc
12024 Robson St
Richmond, VA 23233

Chesapeake & Potomac Telephone
Co Of Virginia
3011 Hungary Springs Rd
Richmond, VA 23228

Christ Lamont Properties Llc
3309 Decatur St
Richmond, VA 23224

Cole Properties Llc
2807 Quisenberry St
Midlothian, VA 23112

Driver D Michael
3305 Decatur Street
Richmond, VA 23224

Graham Mary D
3407 Decatur St
Richmond, VA 23224

J Fam Entertainment Llc
2701 Grand Meadows Ct
Richmond, VA 23223

Jmj Properties Inc
2125 Fairmount Ave
Richmond, VA 23223

Jones Whitney J & Mary A
3308 Decatur St
Richmond, VA 23224

King William Properties Llc
P.o. Box 24034
Richmond, VA 23224

Martinez Jesus D And Arlene
3314 Decatur St
Richmond, VA 23224

Mcvoy Robin A R
3305 Semmes Ave
Richmond, VA 23225

Miller Richard Andrew
7460 Wilton Rd
Richmond, VA 23231

My Virginia Pad Llc
11401 Great Willow Dr
Moseley, VA 23120

Nordheim Steven L
5423 Creek Heights Dr
Midlothian, VA 23113

Randolph Homes Lc
107 S First St
Richmond, VA 23219

Sams Decatur Properties Llc
3158 Hull Street
Richmond, VA 23224

Trek Investments Llc
3609 Milbranch Pl
Henrico, VA 23233

Tyler's Commercial Builders &
Development Llc
3300 Hull St
Richmond, VA 23224

Zb Realty Llc
Po Box8764
Richmond, VA 23226

Property: 3315 Decatur St **Parcel ID:** S0002282015**Parcel**

Street Address: 3315 Decatur St Richmond, VA 23224-
Owner: BELLE4316 LLC
Mailing Address: 318 GREENWAY LANE, RICHMOND, VA 23226
Subdivision Name : WEISIGERS PLAN
Parent Parcel ID:
Assessment Area: 250 - Maury/Swansboro
Property Class: 110 - R One Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$61,000
Improvement Value: \$68,000
Total Value: \$129,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 10230
Acreage: 0.235
Property Description 1: WEISIGERS SUB L9-10 B4
Property Description 2: 0066.00X0155.00 0000.000
State Plane Coords(?): X= 11782786.500013 Y= 3709373.655261
Latitude: 37.50568840 , **Longitude:** -77.46611673

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 66
Rear Size: 155
Parcel Square Feet: 10230
Acreage: 0.235
Property Description 1: WEISIGERS SUB L9-10 B4
Property Description 2: 0066.00X0155.00 0000.000
Subdivision Name : WEISIGERS PLAN
State Plane Coords(?): X= 11782786.500013 Y= 3709373.655261
Latitude: 37.50568840 , **Longitude:** -77.46611673

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$61,000	\$71,000	\$132,000	Reassessment
2024	\$61,000	\$68,000	\$129,000	Reassessment
2023	\$61,000	\$64,000	\$125,000	Reassessment
2022	\$45,000	\$51,000	\$96,000	Reassessment
2021	\$30,000	\$40,000	\$70,000	Reassessment
2020	\$25,000	\$41,000	\$66,000	Reassessment
2019	\$20,000	\$33,000	\$53,000	Reassessment
2018	\$20,000	\$29,000	\$49,000	Reassessment
2017	\$20,000	\$29,000	\$49,000	Reassessment
2016	\$20,000	\$29,000	\$49,000	Reassessment
2015	\$20,000	\$29,000	\$49,000	Reassessment
2014	\$18,000	\$30,000	\$48,000	Reassessment
2013	\$18,000	\$32,000	\$50,000	Reassessment
2012	\$18,000	\$36,000	\$54,000	Reassessment
2011	\$18,000	\$39,000	\$57,000	CarryOver
2010	\$18,000	\$39,000	\$57,000	OfficeReview
2009	\$18,000	\$49,500	\$67,500	Reassessment
2008	\$18,000	\$49,500	\$67,500	Reassessment
2007	\$18,000	\$49,500	\$67,500	Reassessment
2006	\$11,500	\$47,100	\$58,600	Reassessment
2005	\$6,400	\$40,600	\$47,000	Reassessment
2004	\$6,100	\$38,700	\$44,800	Reassessment
2003	\$5,900	\$37,200	\$43,100	Reassessment
2002	\$5,800	\$36,500	\$42,300	Reassessment
2001	\$5,800	\$36,540	\$42,340	Reassessment
1998	\$5,000	\$31,500	\$36,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
12/14/2023	\$155,000	DECATUR 3315 LAND TRUST	ID2023-18563	1 - VALID SALE-Valid, Use in Ratio Analysis
02/10/2020	\$60,000	PETROHOVICH ELLEANOR R	ID2020-3046	2 - INVALID SALE-Sale Includes Multiple Parcels
04/02/2004	\$49,000	WRIGHT DONALD J	ID2004-10514	
12/29/1998	\$18,000	Not Available	09800-34909	
06/11/1998	\$28,786	Not Available	009800-105079	
07/16/1981	\$30,000	Not Available	000577-00297	

Planning

Master Plan Future Land Use: COMM-MU
Zoning District: R-5 - Residential (Single Family)
Planning District: Old South
Traffic Zone: 1186
City Neighborhood Code: BRDR
City Neighborhood Name: Broad Rock
Civic Code:
Civic Association Name:
Subdivision Name: WEISIGERS PLAN
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: N

Census

Census Year	Block	Block Group	Tract
2000	2008	0604002	060400
1990	219	0604002	060400

Schools

Elementary School: Swansboro
Middle School: River City
High School: Wythe

Public Safety

Police Precinct: 2
Police Sector: 211
Fire District: 17
Dispatch Zone: 169C

Public Works Schedules

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

Government Districts

Council District: 8
Voter Precinct: 811
State House District: 79
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1927
Stories: 1
Units: 0
Number Of Rooms: 6
Number Of Bed Rooms: 3
Number Of Full Baths: 1
Number Of Half Baths: 0
Condition: fair for age
Foundation Type: Full Crawl
1st Predominant Exterior: Wood siding / Wood shake
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Metal
Interior Wall: Drywall
Floor Finish: Vinyl tile, Softwood-standard
Heating Type: Hot water or steam
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 1300 Sqft
Attic: 1040 Sqft
Finished Attic: 260 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: 218 Sqft
Deck: 0 Sqft

Property Images

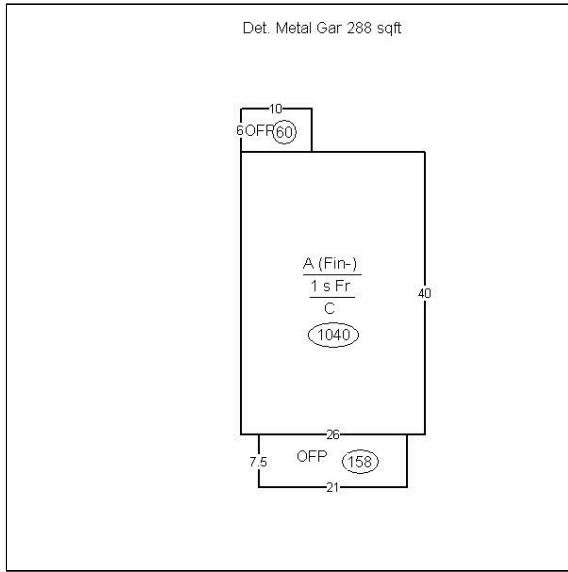
Name:S0002282015 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:S0002282015 Desc:R01



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: Belle4316 LLC **PHONE:** (Home) () _____ (Mobile) () _____
ADDRESS 318 Greenway Lane **FAX:** () _____ (Work) () _____
Richmond, VA 23226 **E-mail Address:** _____

PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources **PHONE:** (Home) () _____ (Mobile) (804) 874-6275
(Name/Address) 530 East Main Street, Suite 730 **FAX:** () _____ (Work) () _____
Richmond, VA 23219 **E-mail Address:** markbaker@bakerdevelopmentresources.com
Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 3315 Decatur Street

TYPE OF APPLICATION: **VARIANCE** **SPECIAL EXCEPTION** **OTHER** _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.4

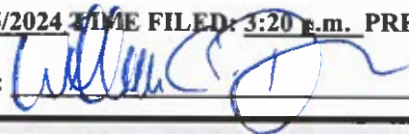
APPLICATION REQUIRED FOR: A lot split and building permit to construct a new single-family detached dwelling.

TAX PARCEL NUMBER(S): S000-2282/015 **ZONING DISTRICT:** R-5(Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: 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 (1) lot having a lot area of 10,230 square feet and a lot width of sixty six feet (66') currently exists. Lot areas of 5,115 square feet and lot widths of thirty-three feet (33') are proposed for No. 3315 and No. 3313.

DATE REQUEST DISAPPROVED: 8/15/2024 **FEE WAIVER:** YES NO:

DATE FILED: 07/15/2024 **TIME FILED:** 3:20 p.m. **PREPARED BY:** Colleen Dang **RECEIPT NO.** BZAR- 153493 -2024

AS CERTIFIED BY:  (ZONING ADMINSTRATOR)

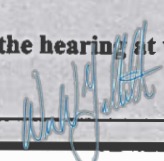
I BASE MY APPLICATION ON:

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:  **DATE:** 8/29/2024

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

CASE NUMBER: BZA 30-2024 **HEARING DATE:** October 2, 2024 **AT** 1:00 **P.M.**

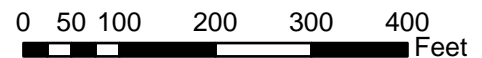
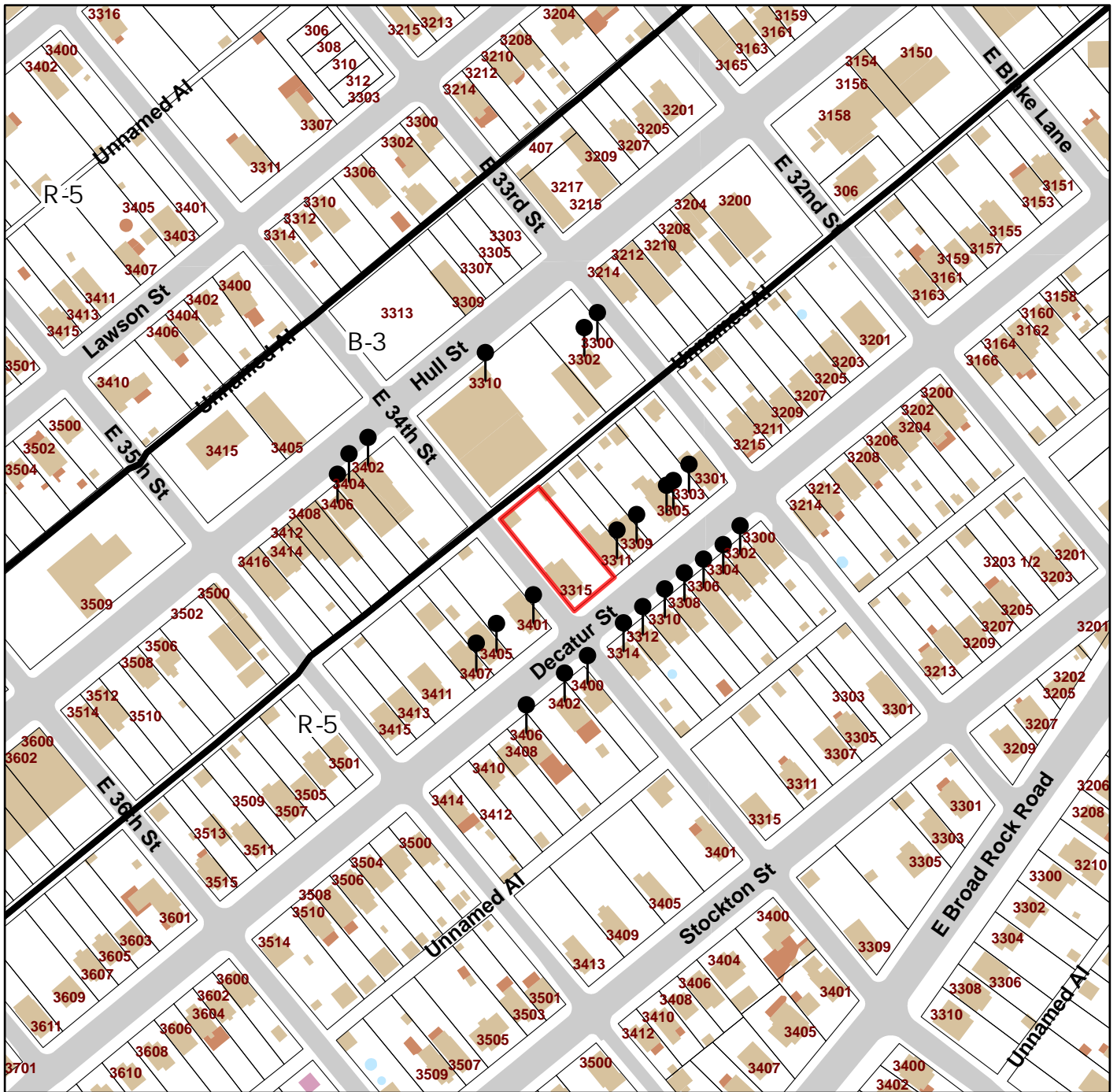
BOARD OF ZONING APPEALS CASE BZA 30-2024
150' Buffer

APPLICANT(S): Belle4316 LLC

PREMISES: 3315 Decatur Street
(Tax Parcel Number S000-2282/015)

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. 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).

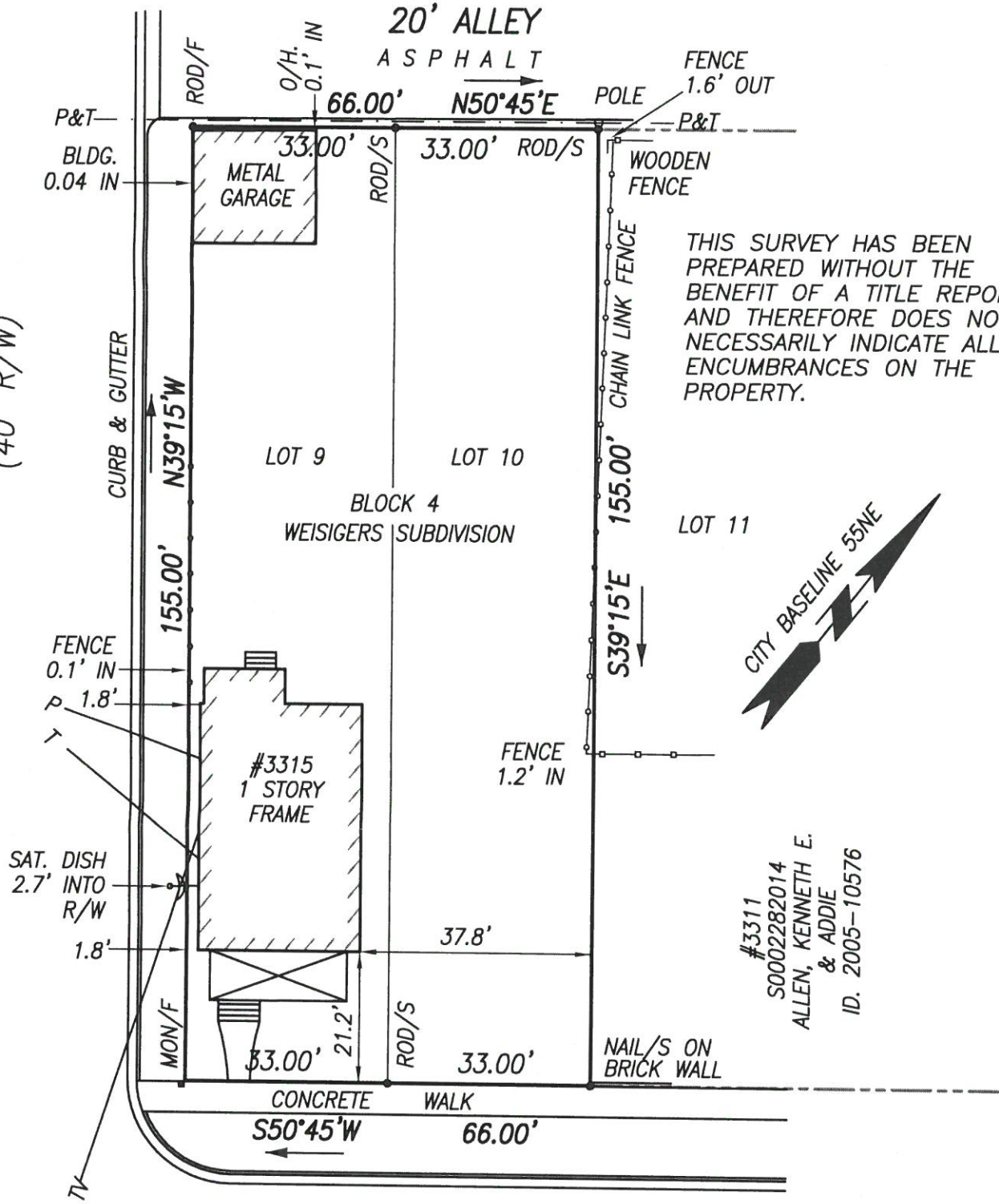
4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing.** The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and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

#3315 DECATUR STREET
 TAX ID. S0002282015
 OWNER: DECATUR 3315 LAND TRUST
 ID. 2020-3046

NOTE: THIS PROPERTY APPEARS TO BE LOCATED
 IN ZONE 'X' AS SCALED FROM FEMA
 COMMUNITY PANEL NO. 5101290039E
 EFFECTIVE DATE: JULY 16, 2014

34TH STREET
 (40' R/W)

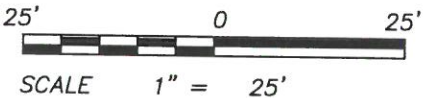


THIS SURVEY HAS BEEN
 PREPARED WITHOUT THE
 BENEFIT OF A TITLE REPORT
 AND THEREFORE DOES NOT
 NECESSARILY INDICATE ALL
 ENCUMBRANCES ON THE
 PROPERTY.



#3311
 S0002282014
 ALLEN, KENNETH E.
 & ADDIE
 ID. 2005-10576

PURCHASER: BELLE 4316 LLC **DECATUR STREET**
 (66' R/W)



**PLAT SHOWING IMPROVEMENTS ON
 #3315 DECATUR STREET
 CITY OF RICHMOND, VIRGINIA**



THIS IS TO CERTIFY THAT ON DECEMBER 4, 2023, I MADE AN ACCURATE
 FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL IMPROVEMENTS
 AND EASEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE
 NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES
 OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS
 SHOWN HEREON.

POTTS, MINTER and ASSOCIATES, P.C.

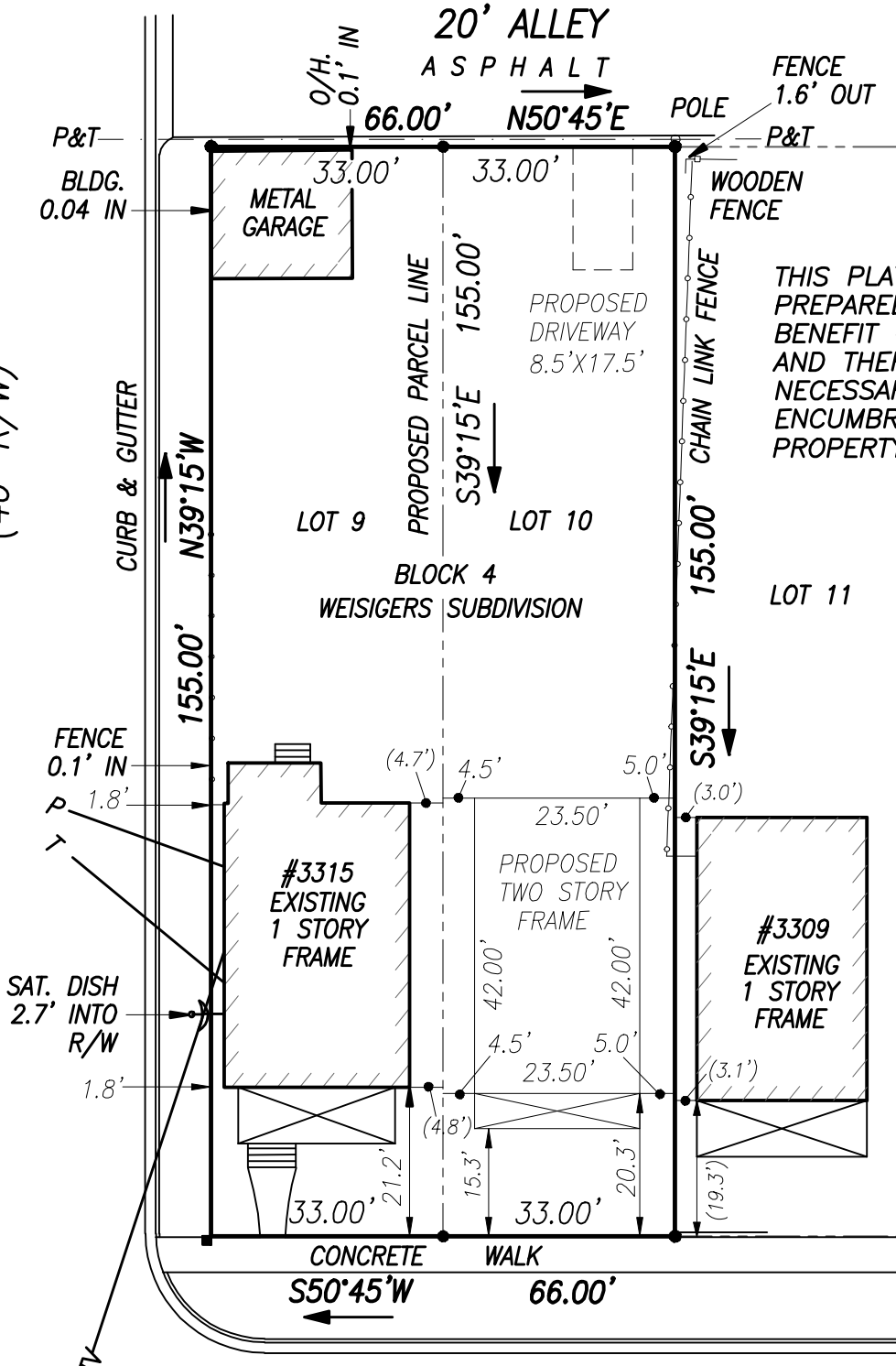
Engineers, Land Surveyors, Land Planners
 3520 Courthouse Road
 Richmond, Virginia 23236
 (804) 745-2876

Date: 12-4-23
 Scale: 1"=25'
 J.N. 8406-39

#3315 DECATUR STREET
 TAX ID. S0002282015
 OWNER: DECATUR 3315 LAND TRUST
 ID. 2020-3046

NOTE: THIS PROPERTY APPEARS TO BE LOCATED
 IN ZONE 'X' AS SCALED FROM FEMA
 COMMUNITY PANEL NO. 5101290039E
 EFFECTIVE DATE: JULY 16, 2014

34TH STREET
 (40' R/W)



THIS PLAT HAS BEEN
 PREPARED WITHOUT THE
 BENEFIT OF A TITLE REPORT
 AND THEREFORE DOES NOT
 NECESSARILY INDICATE ALL
 ENCUMBRANCES ON THE
 PROPERTY.



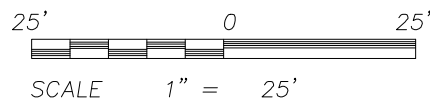
#3311
 S0002282014
 ALLEN, KENNETH E.
 & ADDIE
 ID. 2005-10576

DECATUR STREET
 (66' R/W)

PROPERTY ZONED R-5
 SINGLE FAMILY RESIDENTIAL
 PROPOSED DIVISION AND IMPROVEMENTS
 DO NOT MEET ZONING STANDARDS.

ALL AS SHOWN ON PREVIOUS
 FIELD SURVEYS DATED 12-4-23.

**EXHIBIT SHOWING PROPOSED PARCEL DIVISION
 #3315 DECATUR STREET FOR APPROVALS
 CITY OF RICHMOND, VIRGINIA**

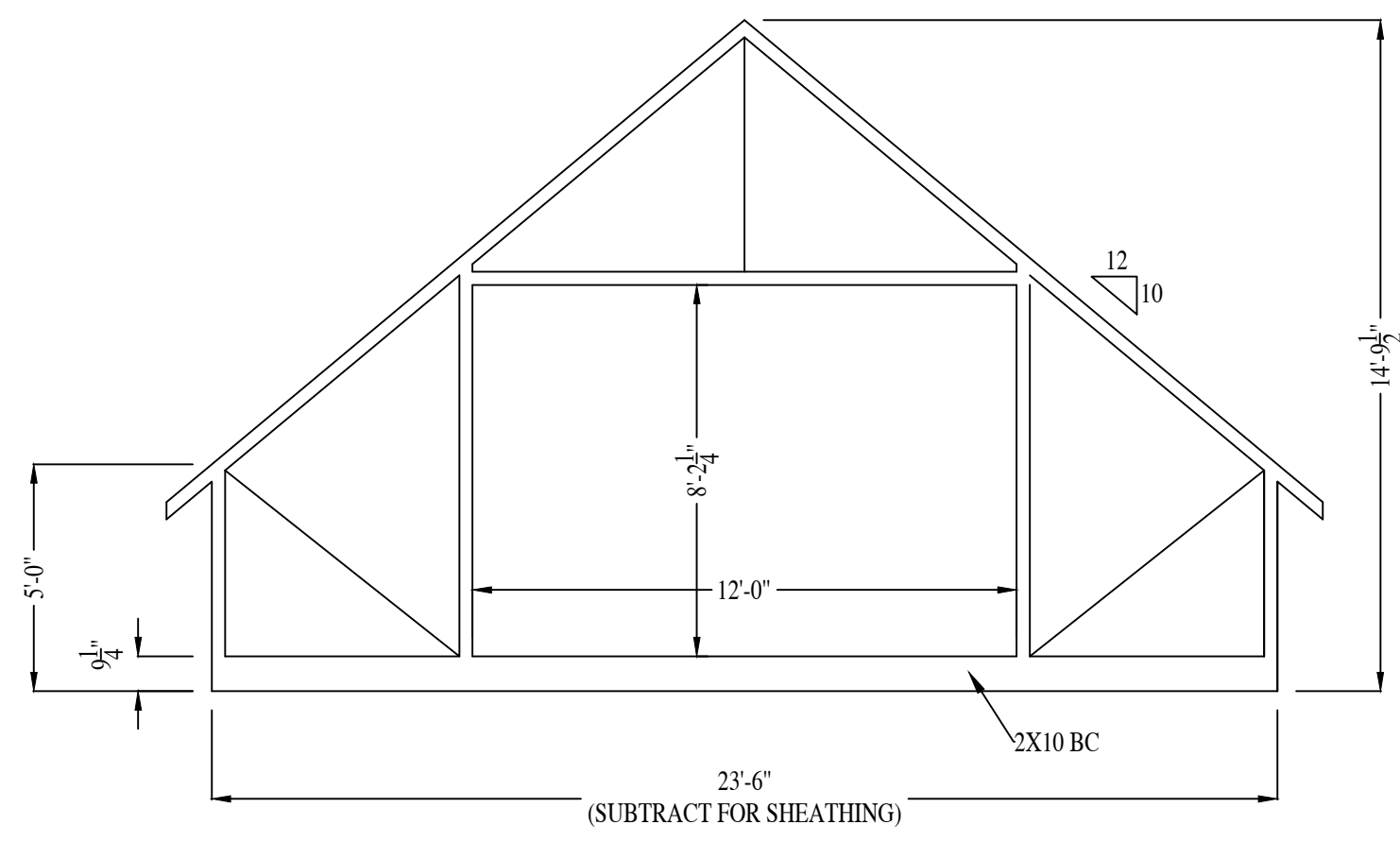


- *REVISED 9-9-24
(HOUSE PLAN; SETBACKS)
- *REVISED 8-30-24
(SETBACKS)
- *REVISED 8.14.24
(NEW HOUSE PLANS)

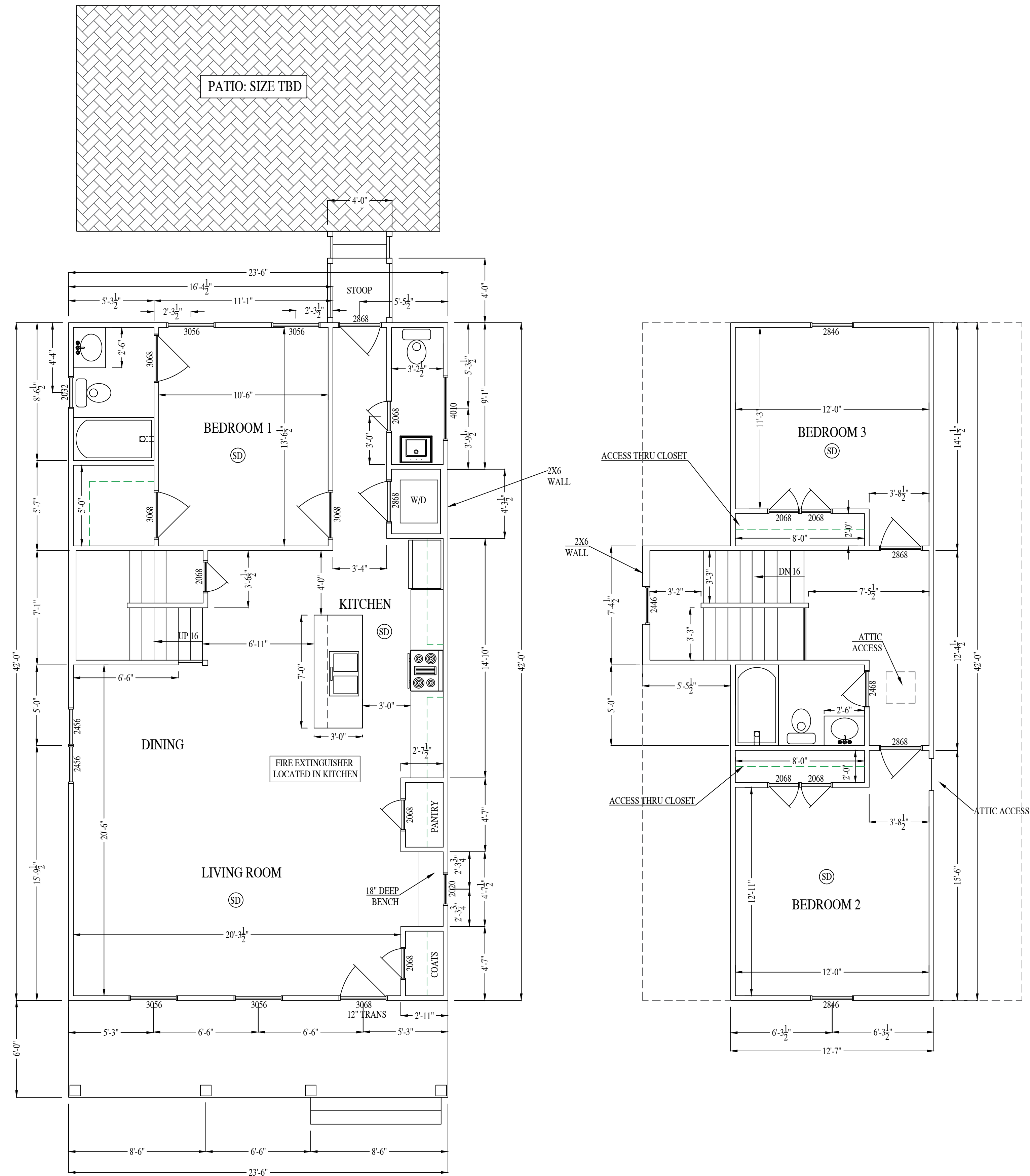
POTTS, MINTER and ASSOCIATES, P.C.

Engineers, Land Surveyors, Land Planners
 3520 Courthouse Road
 Richmond, Virginia 23236
 (804) 745-2876

Date: 8-9-24
 Scale: 1"=25'
 J.N. 8406-39



ATTIC TRUSS SECTION



FIRST FLOOR

1ST FLOOR HEATED SQ. FOOTAGE: 987 S.F.

SECOND FLOOR

2ND FLOOR HEATED SQ. FOOTAGE: 466 S.F.

3313 DECATUR ST.

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

REVISION NOTES

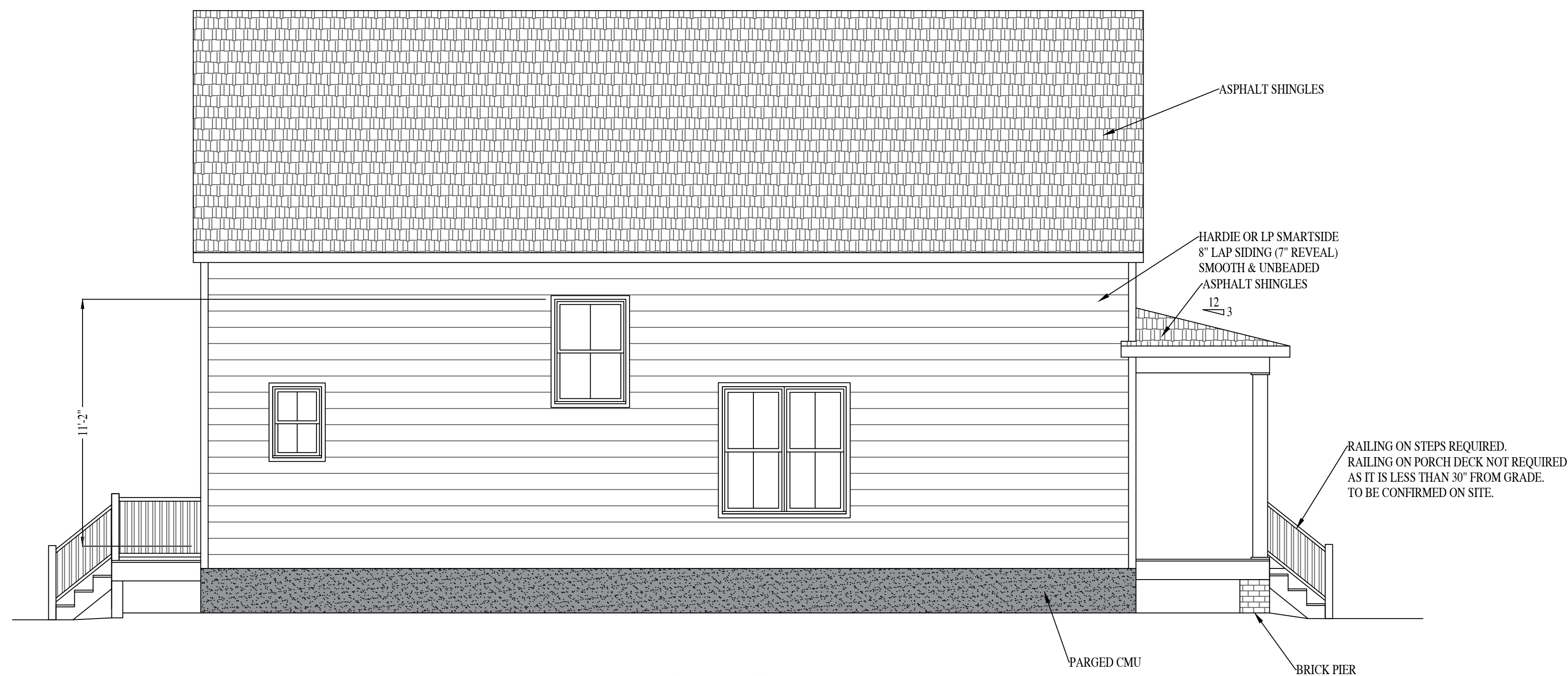
DATE	START

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

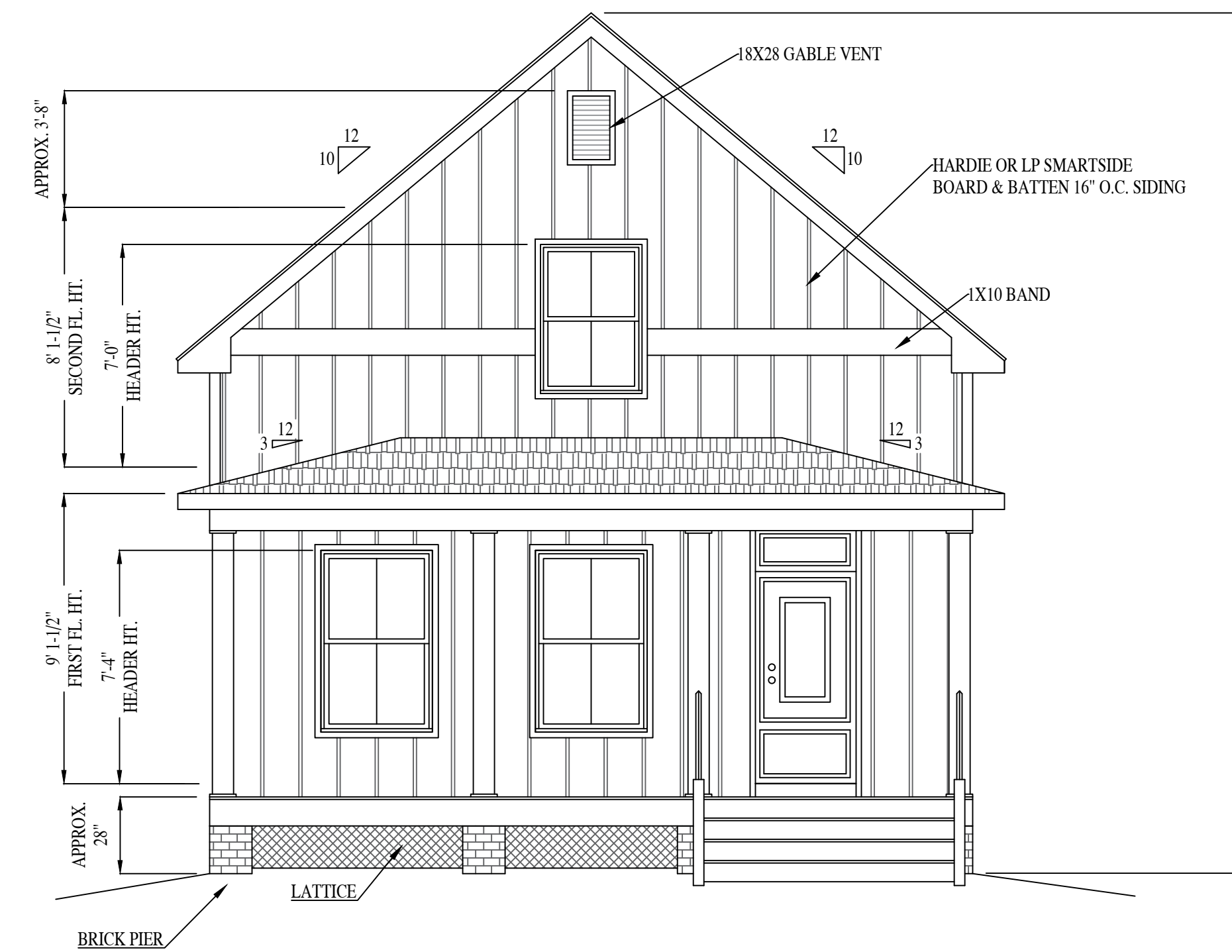
DATE:
8-14-2024

SHEET:
A1.1

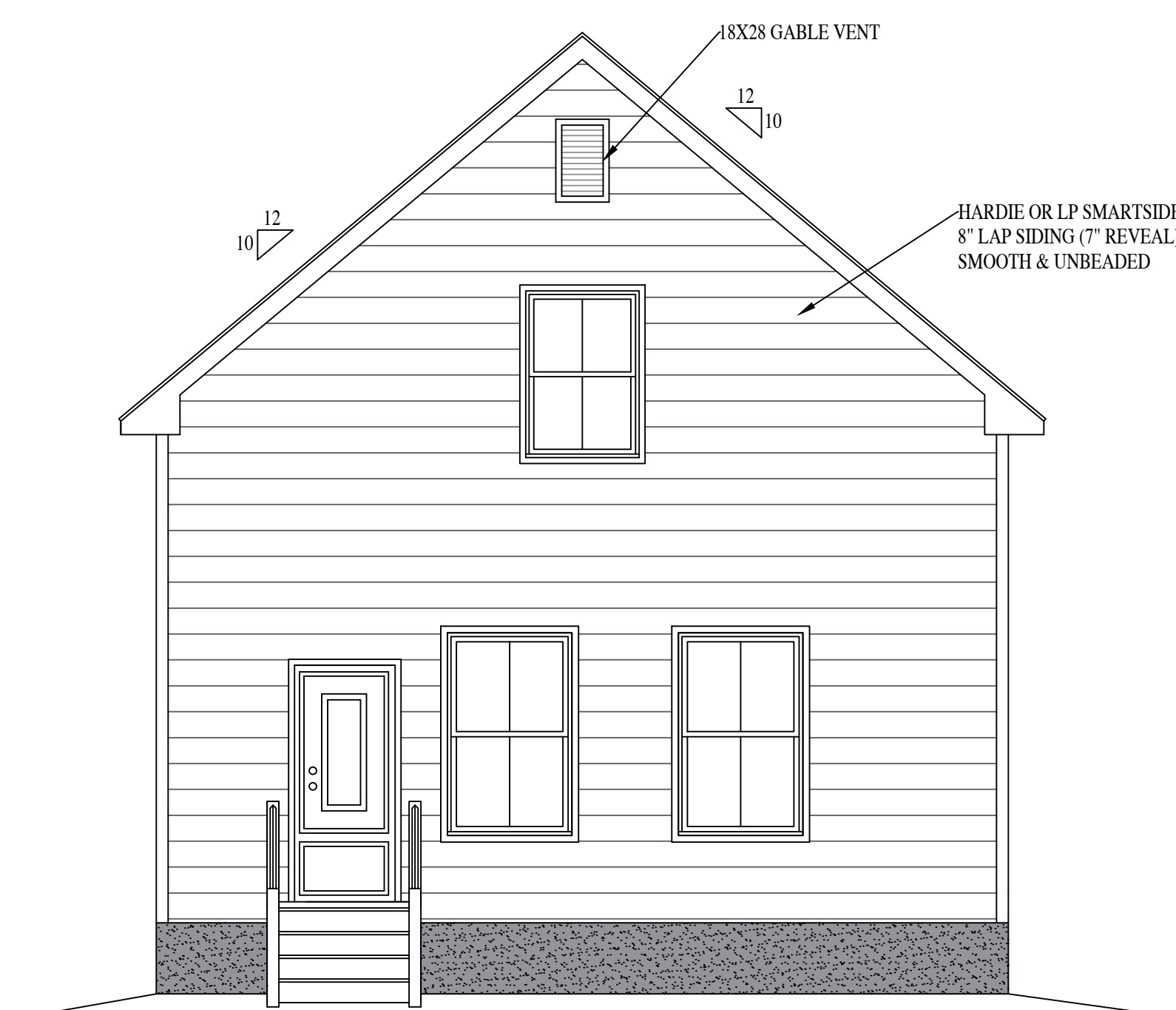




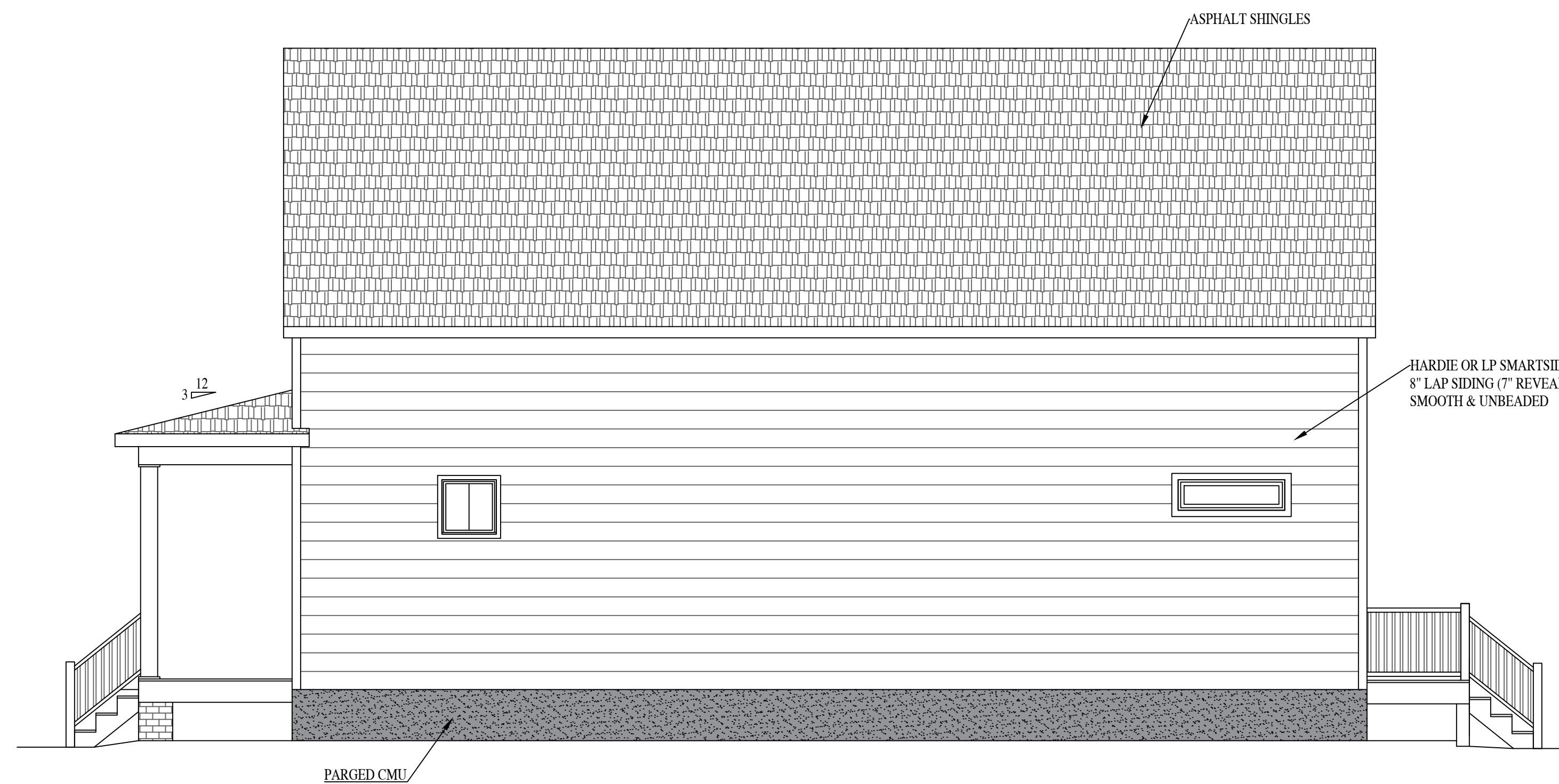
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

3313 DECATUR ST.

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

REVISION NOTES

DATE	START

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

DATE:
 8-14-2024

SHEET:
 A2.1

