



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

November 2, 2023

WBB Homes LLC  
2120 Staples Mill Road, Suite 200  
Henrico, Virginia 23230

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

To Whom It May Concern:

**RE: BZA 40-2023**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, December 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 lot split and building permit to construct a new single-family (detached) dwelling at 618 WEST 20<sup>th</sup> STREET (Tax Parcel Number S000-0362/002), located in an R-6 (Single-Family Attached 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 **158 876 297#**. 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 December 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 40-2023  
Page 2  
November 2, 2023

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 name "Roy" being the most 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.

Barry Tim Revocable Living Trust Trustee  
620 W 20th St  
Richmond, VA 23225

Bennett William Theodore Iii  
613 W 21st St  
Richmond, VA 23225

Berman Elizabeth C  
604 W 20th St  
Richmond, VA 23225

Dobrin 2 Llc  
107 S 1st St  
Richmond, VA 23219

Kuhn Amazing Grace And Phinney David  
614 W 20th St  
Richmond, VA 23225

Montgomery Christopher B & Johnny Early  
& Margaret  
612 W 20th St  
Richmond, VA 23225

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

Richmond Redevelopment And Housing  
Authority  
600 E Broad St 4th Fl  
Richmond, VA 23219

River Towers Associates C/o Weinstein  
Management Co  
3951 A Stillman Pkwy  
Glen Allen, VA 23060

Stanley Geoffrey D & Pauline T  
605 W 21st St  
Richmond, VA 23225

Wesley Linda  
607 W 21st St  
Richmond, VA 23225

**Property:** 618 W 20th St **Parcel ID:** S0000362002**Parcel**

**Street Address:** 618 W 20th St Richmond, VA 23225-  
**Alternate Street Addresses:** 616 W 20th St  
**Owner:** W B B HOMES LLC  
**Mailing Address:** 2120 STAPLES MILL RD #200, HENRICO, VA 23230  
**Subdivision Name :** BELLEVUE  
**Parent Parcel ID:**  
**Assessment Area:** 246 - Woodland Hghts S  
**Property Class:** 120 - R Two Story  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2023  
**Land Value:** \$75,000  
**Improvement Value:** \$197,000  
**Total Value:** \$272,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 7440  
**Acreage:** 0.1709  
**Property Description 1:** BELLEVUE L12-13 B8  
**Property Description 2:** 0062.00X0120.00 0000.171 AC  
**State Plane Coords( ?):** X= 11786008.630871 Y= 3715927.695165  
**Latitude:** 37.52383275 , **Longitude:** -77.45475775

**Description**

**Land Type:** Residential Lot B  
**Topology:** Level  
**Front Size:** 62  
**Rear Size:** 120  
**Parcel Square Feet:** 7440  
**Acreage:** 0.1709  
**Property Description 1:** BELLEVUE L12-13 B8  
**Property Description 2:** 0062.00X0120.00 0000.171 AC  
**Subdivision Name :** BELLEVUE  
**State Plane Coords( ?):** X= 11786008.630871 Y= 3715927.695165  
**Latitude:** 37.52383275 , **Longitude:** -77.45475775

**Other**

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

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$75,000	\$228,000	\$303,000	Reassessment
2023	\$75,000	\$197,000	\$272,000	Reassessment
2022	\$75,000	\$178,000	\$253,000	Reassessment
2021	\$45,000	\$175,000	\$220,000	Reassessment
2020	\$45,000	\$168,000	\$213,000	Reassessment
2019	\$45,000	\$158,000	\$203,000	Reassessment
2018	\$45,000	\$149,000	\$194,000	Reassessment
2017	\$25,000	\$169,000	\$194,000	Reassessment
2016	\$25,000	\$154,000	\$179,000	Reassessment
2015	\$25,000	\$140,000	\$165,000	Reassessment
2014	\$25,000	\$139,000	\$164,000	Reassessment
2013	\$30,000	\$142,000	\$172,000	Reassessment
2012	\$30,000	\$149,000	\$179,000	Reassessment
2011	\$30,000	\$163,000	\$193,000	CarryOver
2010	\$30,000	\$163,000	\$193,000	Reassessment
2009	\$30,000	\$163,200	\$193,200	Reassessment
2008	\$30,000	\$163,200	\$193,200	Reassessment
2007	\$30,000	\$154,000	\$184,000	Reassessment
2006	\$20,000	\$140,000	\$160,000	Reassessment
2005	\$6,000	\$125,900	\$131,900	Reassessment
2004	\$4,800	\$99,900	\$104,700	Reassessment
2003	\$4,600	\$96,100	\$100,700	Reassessment
2002	\$4,100	\$85,000	\$89,100	Reassessment
2001	\$3,660	\$76,580	\$80,240	Reassessment
1998	\$3,100	\$64,900	\$68,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
06/01/2023	\$355,000	BARRY DAMON WILLIAM	ID2023-8036	1 - VALID SALE-Valid, Use in Ratio Analysis
04/26/2022	\$0	MAYS ANN W	IW2022-304	2 - INVALID SALE-Relation Between Buyer/Seller
12/11/1985	\$35,000	Not Available	00063-0890	

**Planning**

**Master Plan Future Land Use:** R  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Planning District:** Old South  
**Traffic Zone:** 1152  
**City Neighborhood Code:** WDLH  
**City Neighborhood Name:** Woodland Heights  
**Civic Code:**  
**Civic Association Name:** Springhill Civic Association  
**Subdivision Name:** BELLEVUE  
**City Old and Historic District:** Springhill  
**National historic District:** Springhill Historic Districts  
**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	1024	0603001	060300
1990	109	0603001	060300

**Schools**

**Elementary School:** Westover Hills  
**Middle School:** River City  
**High School:** Armstrong

**Public Safety**

**Police Precinct:** 3  
**Police Sector:** 312  
**Fire District:** 17  
**Dispatch Zone:** 159A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 5  
**Voter Precinct:** 508  
**State House District:** 79  
**State Senate District:** 14  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1920  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 6  
**Number Of Bed Rooms:** 3  
**Number Of Full Baths:** 1  
**Number Of Half Baths:** 1  
**Condition:** fair for age  
**Foundation Type:** Full Crawl  
**1st Predominant Exterior:** Asphalt shingles  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Gable  
**Roof Material:** Metal  
**Interior Wall:** Plaster  
**Floor Finish:** Hardwood-std oak  
**Heating Type:** Heat pump  
**Central Air:** Y  
**Basement Garage Car #:** 0  
**Fireplace:** Y  
**Building Description (Out Building and Yard Items) :** Retaining Wall-Resid & Farm, Residential Shed - Small

**Extension 1 Dimensions**

**Finished Living Area:** 1818 Sqft  
**Attic:** 909 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:** 152 Sqft  
**Deck:** 418 Sqft

### Property Images

Name:S0000362002 Desc:R01

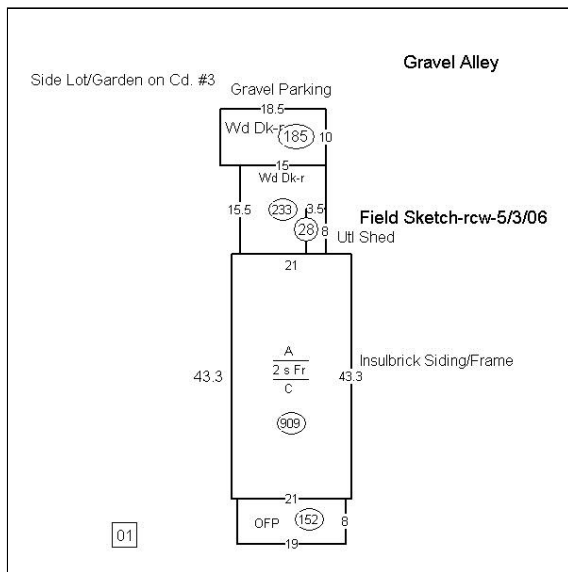


[Click here for Larger Image](#)



**Sketch Images**

Name:S0000362002 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: WBB Homes LLC

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

ADDRESS 2120 Staples Mill Road, Suite 200  
Henrico, Virginia 23230

FAX: ( ) ( ) (Work) ( ) ( )

E-mail Address:

### PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources

PHONE: (Home) ( ) ( ) (Mobile) (804) 874-6275

(Name/Address) 530 East Main Street, Suite 730  
Richmond, Virginia 23219

FAX: ( ) ( ) (Work) ( ) ( )

E-mail Address: markbaker@bakerdevelopmentresources.com

Attn: Mark Baker

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 618 West 20<sup>th</sup> Street

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-412.4(1)

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

TAX PARCEL NUMBER(S): S000-0362/002 ZONING DISTRICT: R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of five thousand square feet (5,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 7,440.0 square feet and a lot width of sixty two feet (62') currently exists; lot areas of 3,720.0 square feet and lot widths of thirty-one feet (31') are proposed.

DATE REQUEST DISAPPROVED: October 16, 2023

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: October 12, 2023 TIME FILED: 2:30 p.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAR-137559-2023

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) (2) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

## TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☒

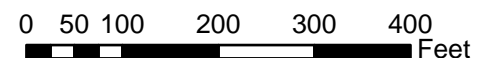
I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature]

DATE: 10/26/2023

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

CASE NUMBER: BZA 40-2023 HEARING DATE: December 6, 2023 AT 1:00 P.M.





## 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.

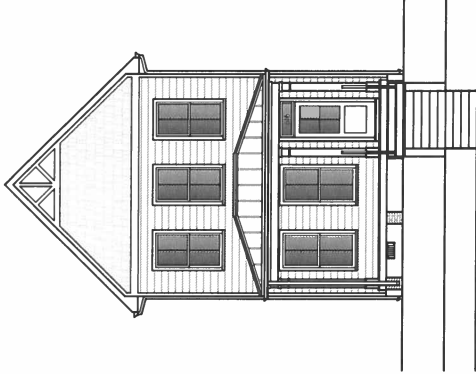
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please 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 blue ink, appearing to be "M. Benbow", is written over a horizontal line.



NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD

# 616 W. 20TH ST. HOUSE

NEW LOT AT 618 W. 20TH STREET  
RICHMOND, VIRGINIA 23225

### DRAWING INDEX

DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
C1.1	ARCHITECTURAL SITE PLAN
A1.1	FIRST & SECOND FLOOR PLANS
A2.0	FRONT CONTEXT ELEVATION
A2.1	FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.2	REAR & SIDE EXTERIOR ELEVATIONS

NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD  
616 W. 20TH ST. HOUSE  
NEW LOT AT 618 W. 20TH STREET  
RICHMOND, VIRGINIA 23225

PROJECT CONTACTS:  
DEVELOPER:  
KEEL CUSTOM HOMES  
CONTACT: CASEY WHITE  
804-869-8600  
ARCHITECT:  
CHRISTOPHER WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

NOT FOR  
CONSTRUCTION

SET/REVISION:  
B.Z.A. REVIEW SET  
DATE/MARK:  
10.10.2023

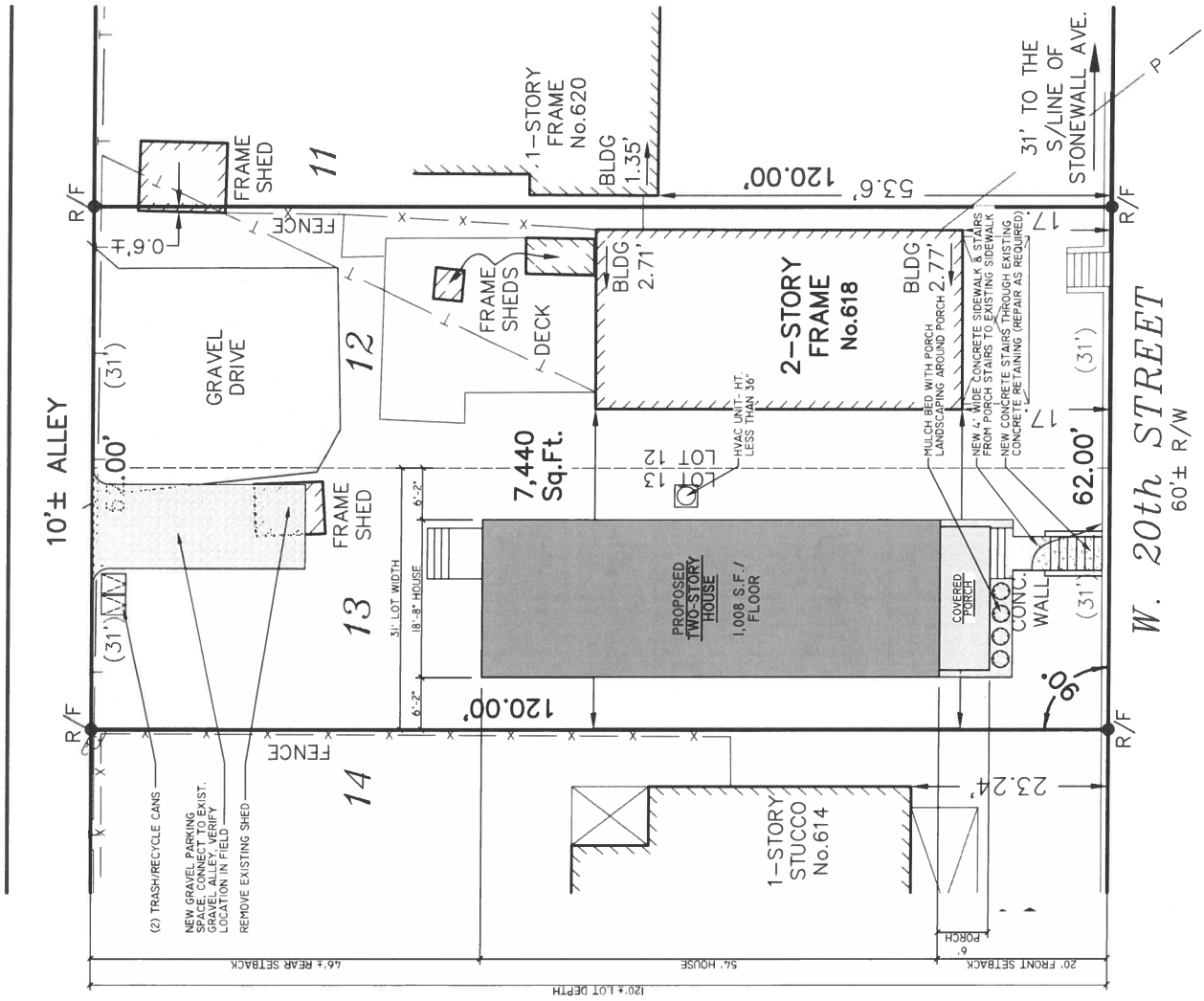
COVER SHEET  
CS

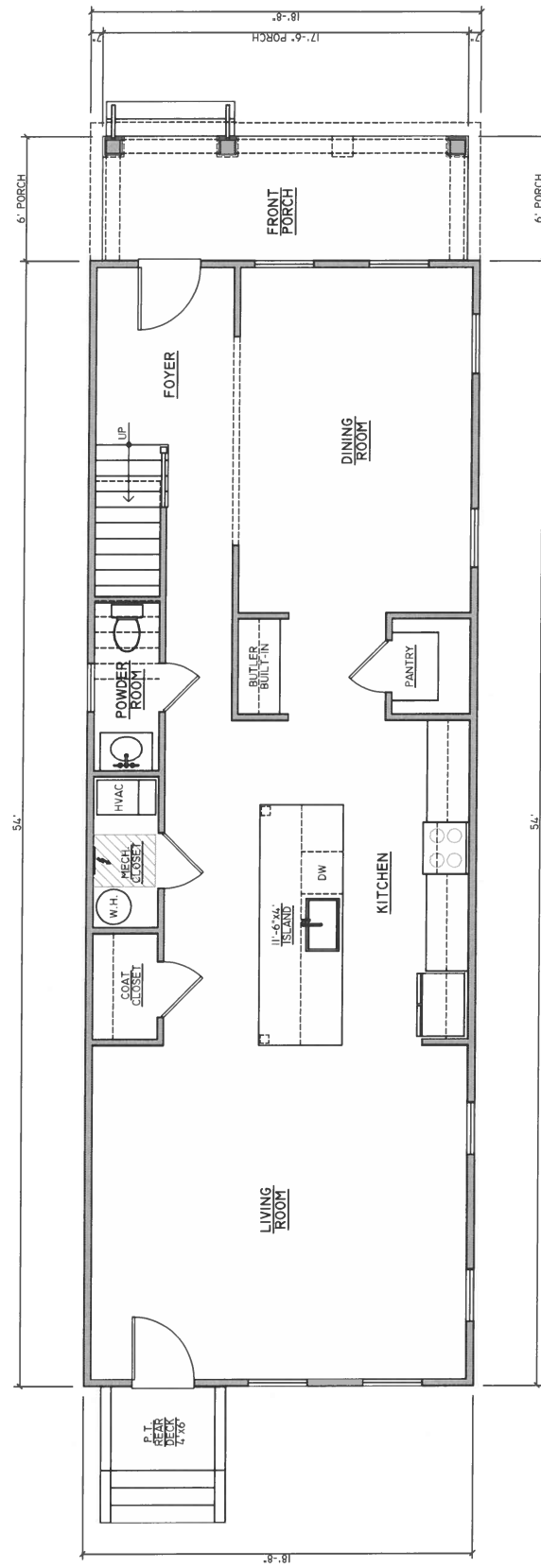
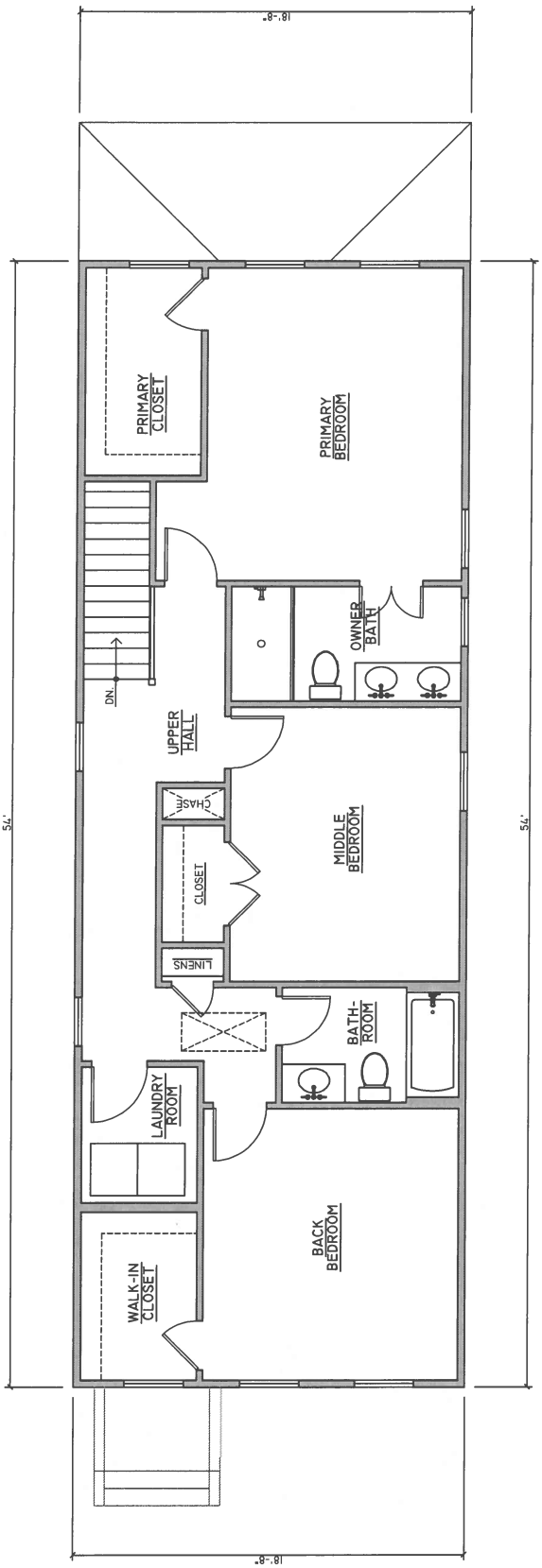
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NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE  
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SET/REVISION:  
B.Z.A. REVIEW SET  
DATE MARK:  
10.10.2023  
ARCHITECTURAL  
SITE PLAN  
C.I.1





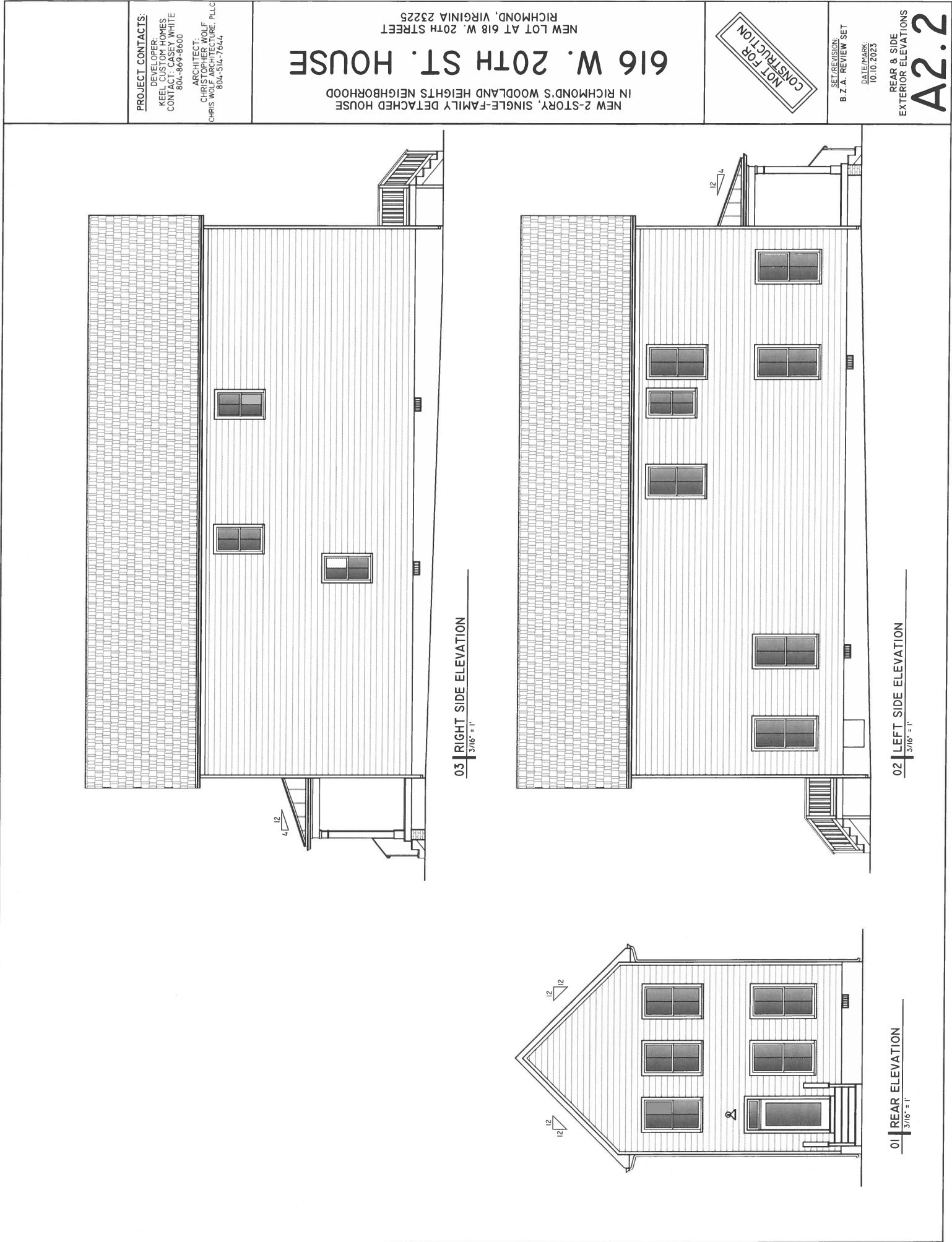
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616 W. 20TH ST. HOUSE  
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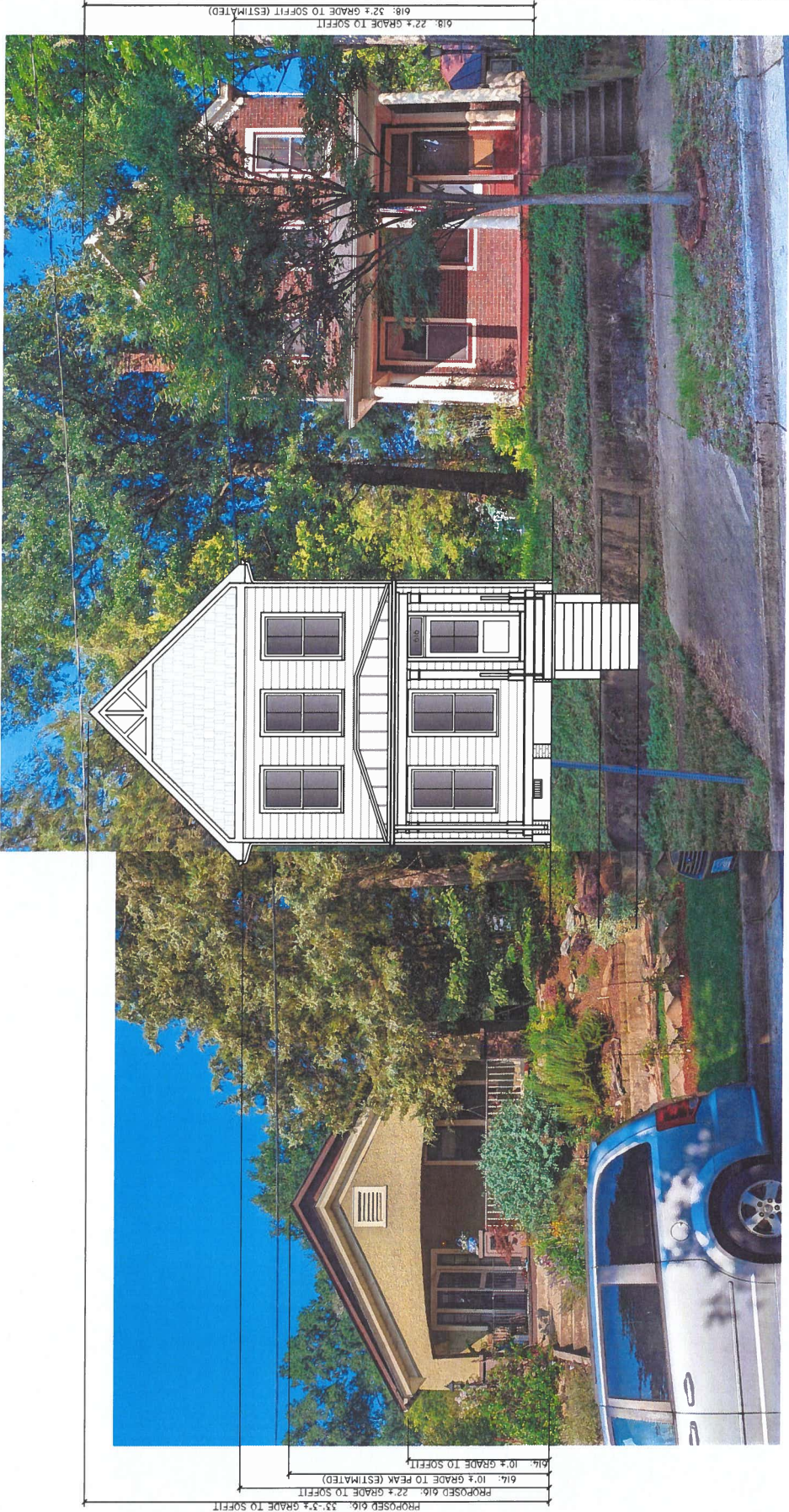
NOT FOR  
CONSTRUCTION

SET REVISION:  
B.Z.A. REVIEW SET  
DATE/MARK:  
10.10.2023  
FIRST & SECOND  
FLOOR PLANS  
A1.1









PROPOSED 616: 33'-3 1/4" GRADE TO SOFFIT  
614: 10' ± GRADE TO PEAK (ESTIMATED)  
615: 10' ± GRADE TO SOFFIT

618: 22' ± GRADE TO SOFFIT  
618: 32' ± GRADE TO SOFFIT (ESTIMATED)

NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD  
**616 W. 20TH ST. HOUSE**  
NEW LOT AT 618 W. 20TH STREET  
RICHMOND, VIRGINIA 23225

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SET/REVISION:  
B.Z.A. REVIEW SET  
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10.10.2023

01 | CONTEXT ELEVATION  
3/16" = 1' ±

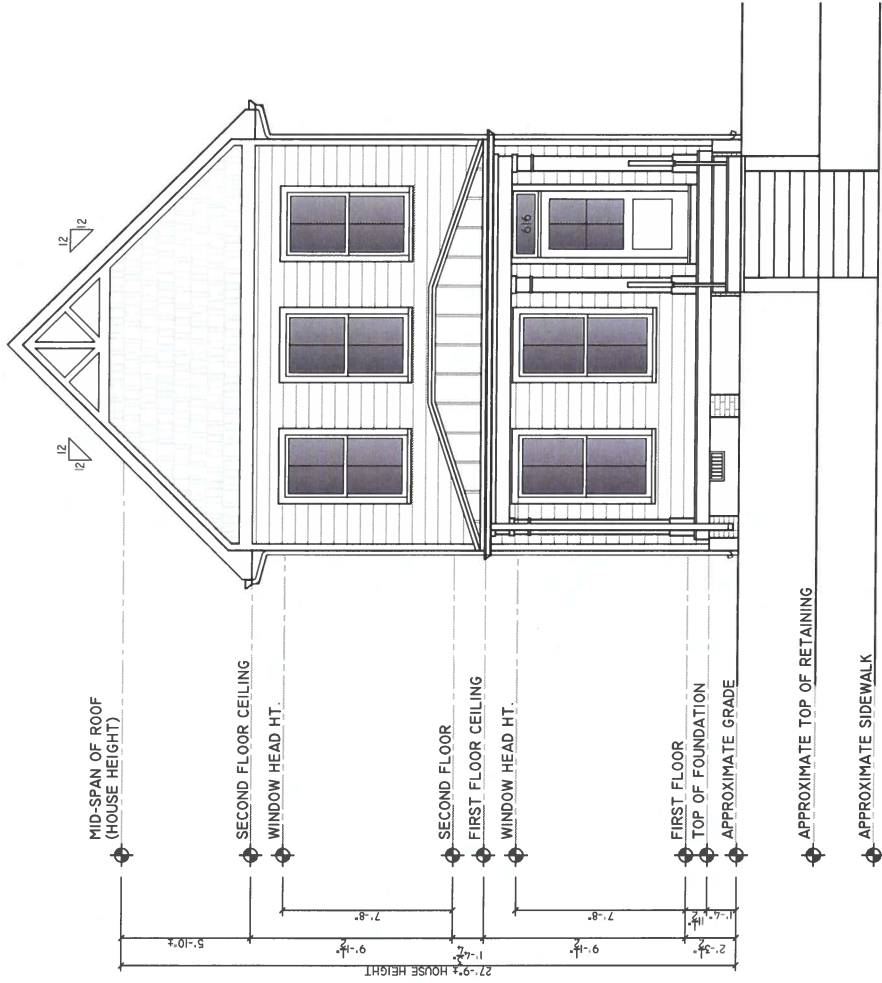
CONTEXT ELEVATION  
**A2.0**

PROJECT CONTACTS:  
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CONTACT: CASEY WHITE  
804-869-8600  
ARCHITECT:  
CHRISTOPHER WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
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616 W. 20TH ST. HOUSE  
NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD  
NEW LOT AT 618 W. 20TH STREET  
RICHMOND, VIRGINIA 23225

NOT FOR  
CONSTRUCTION

SET/REVISION:  
B.Z.A. REVIEW SET  
DATE/MARK:  
10.10.2023  
FRONT EXTERIOR  
ELEVATION  
A2.1



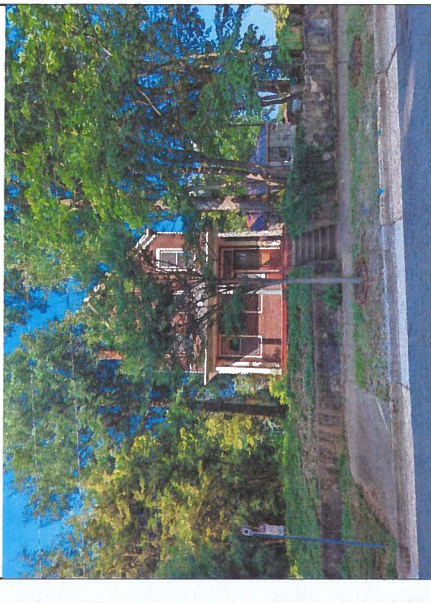
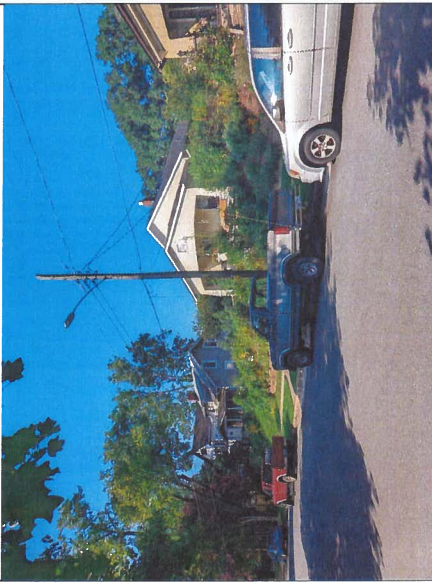

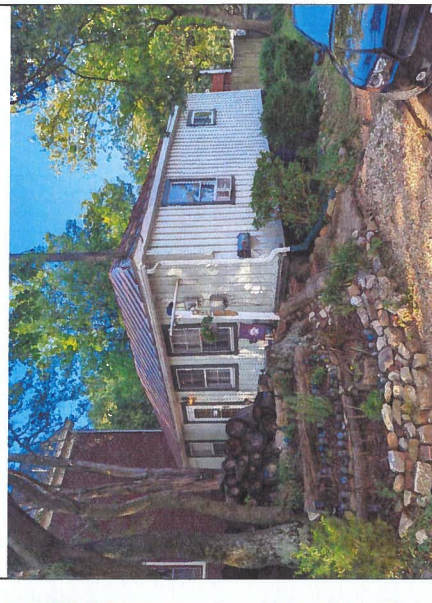
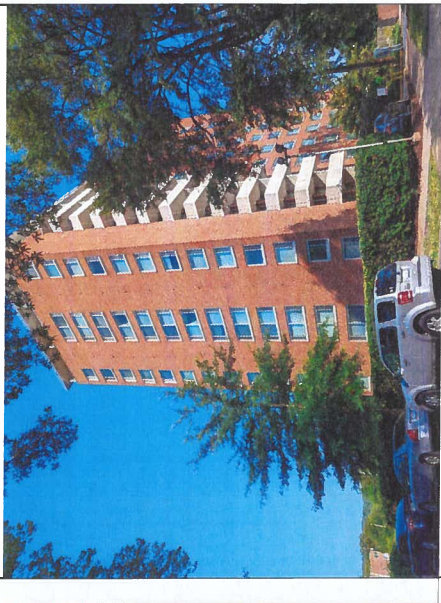


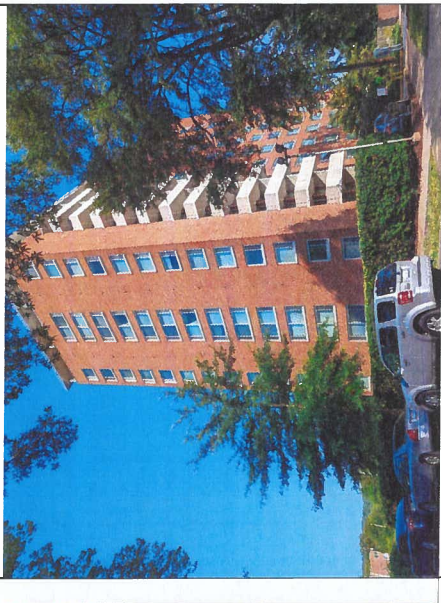


01 FRONT ELEVATION  
1/4" = 1'

EXTERIOR FINISH SCHEDULE	
NO.	COMPONENT/MATERIAL
01	BRICK PIERS
02	PAVED FOUNDATION
03	PAVED FOUNDATION
04	PAVED FOUNDATION
05	PAVED FOUNDATION
06	PAVED FOUNDATION
07	PAVED FOUNDATION
08	PAVED FOUNDATION
09	PAVED FOUNDATION
10	PAVED FOUNDATION
11	PAVED FOUNDATION
12	PAVED FOUNDATION
13	PAVED FOUNDATION
14	PAVED FOUNDATION
15	PAVED FOUNDATION
16	PAVED FOUNDATION
17	PAVED FOUNDATION
18	PAVED FOUNDATION

EXTERIOR FINISH NOTES:  
1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS U.N.O.  
2. EXTERIOR FINISHES SHALL BE AS SHOWN ON THIS ELEVATION.  
3. SEE ADDITIONAL SPECIFICATIONS BY DEVELOPER  
4. G.C. VERIFY ALL MATERIAL & COLOR SELECTIONS WITH DEVELOPER PRIOR TO CONSTRUCTION  
5. ALL EXTERIOR MATERIALS & FINISHES SHALL BE APPROVED BY C.A.R.



			<div data-bbox="267 42 414 231"> <p><b>PROJECT CONTACTS:</b>  DEVELOPER:  KEEL CUSTOM HOMES  CONTACT: CASEY WHITE  804-869-8600</p> <p>ARCHITECT:  CHRISTOPHER WOLF  CHRIS WOLF ARCHITECTURE, PLLC  804-514-7644</p> </div> <div data-bbox="511 42 1128 231"> <p><b>616 W. 20TH ST. HOUSE</b></p> <p>NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE  IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD</p> <p>NEW LOT AT 618 W. 20TH STREET  RICHMOND, VIRGINIA 23225</p> </div> <div data-bbox="1193 42 1372 231"> <p>NOT FOR  CONSTRUCTION</p> </div> <div data-bbox="1388 42 1575 231"> <p>SET/REVISION:  B.Z.A. REVIEW SET</p> <p>DATE/MARK:  10.10.2023</p> <p>SITE PHOTOS  <b>XI.I</b></p> </div>
			<div data-bbox="1112 262 1550 861">  </div>
			





## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

April 13, 2023

Damon W. Barry  
618 West 20<sup>th</sup> Street  
Richmond, Virginia 23225

**RE: 618 West 20<sup>th</sup> Street**  
Tax Parcel: S000-0363/002

Dear Mr. Barry:

Thank you for your request for a *Zoning Confirmation Letter* regarding the above referenced property. In response to your request, as of the date of this letter, be advised of the following:

The subject property is located within an R-6 (Single-Family Attached Residential) zoning district, which permits single-family detached, single-family attached and two-family detached dwellings as permitted principal uses. Multi-family dwellings are not a permitted principal use within this District. The current R-6 District requires a minimum lot area of not less than five thousand (5,000 SF) and a minimum lot width of not less than fifty feet (50') for single-family detached dwellings. Single-family attached dwellings require a minimum lot area of not less than two thousand two hundred square feet (2,200 SF). There is no minimum lot width requirement. However, no individual attached dwelling unit shall be less than sixteen feet (16') in width. Two-family detached dwellings require a minimum lot area of not less than six thousand square feet (6,000 SF) and a minimum lot width of not less than fifty feet (50').

According to City Assessor's records, the subject property has a road frontage of sixty-two feet (62') along West 20<sup>th</sup> Street and a lot depth of one hundred twenty feet (120'), which results in a lot area of 7,440.0 square feet (0.1709 Acres). A recent site visit revealed the subject property is improved with a two-story single-family dwelling and an accessory building (shed).

According to a December 9, 1985, Deed, the subject property has been conveyed as "**Parcel I:** *That certain parcel of land in the City of Richmond, Virginia, situated on the western line of 20<sup>th</sup> Street between Stonewall and Springhill Street, together with all improvements thereon and appurtenances thereunto belonging, known as house number 618 West 20<sup>th</sup> Street, designated as Lot #12, Block 8, in the Plan of Bellevue, originally recorded in the Clerk's Office of the Hustings Court, Part II, of the City of Richmond in Plat Book 1, page 27 and is further described as follows: Beginning at a point in the western line of 20<sup>th</sup> Street distant southwardly 31 feet from the point of its intersection with the southern line of Stonewall Street and from said point of beginning along the said line of 20<sup>th</sup> Street in a southerly direction and fronting thereon 31 feet and from said front extending back westwardly between lines parallel with the southern line of Stonewall Street a distance of 120 feet to an alley in the rear 10 feet wide...*" and "**Parcel II:** *That certain parcel of land in the City of Richmond, Virginia, situated on the western line of 20<sup>th</sup> Street between Stonewall and Springhill Street, together with all improvements thereon and*

*appurtenances thereunto belonging, known as house number 618 West 20<sup>th</sup> Street, designated as Lot #13, Block 8, in the Plan of Bellevue, originally recorded in the Clerk's Office of the Hustings Court, Part II, of the City of Richmond in Plat Book 1, page 27 and is further described as follows: Beginning at a point in the western line of 20<sup>th</sup> Street distant southwardly 62 feet from the point of its intersection with the southern line of Stonewall Street and from said point of beginning along the said line of 20<sup>th</sup> Street in a southerly direction and fronting thereon 31 feet and from said front extending back westwardly between lines parallel with the southern line of Stonewall Street a distance of 120 feet to an alley in the rear 10 feet wide...Parcel I and Parcel II were conveyed..."*

The subject property is located within a City Old and Historic District ("Springhill"). Any exterior rehabilitation to the existing building or any new construction would require approval by the Commission of Architectural Review. For information concerning the Commission of Architectural Review, please contact Alex Dandridge, Planner, Planning and Preservation by email at [alex.dandridge@rva.gov](mailto:alex.dandridge@rva.gov) or by telephone at (804) 646-6569.

As proposed, your intent is to split the subject property retaining the existing single-family detached dwelling and creating a new independent vacant lot for the construction of a future single-family detached dwelling fronting on West 20<sup>th</sup> Street. The subject property is deeded as two (2) independent lots of record and has been since, at least 1942. According to the aforementioned Subdivision Map, entitled, "Plan of Bellevue", dated November 7, 1917, by J.T. Redd & Son, the old subdivision Lot's 12 and 13 are shown as having lot widths of thirty-one feet (31') each. It appears the single-family dwelling was constructed on the old subdivision Lot 12 and the old subdivision Lot 13 has historically been used as a side yard for the main building, which contains an accessory building (shed) and a stone retaining wall along the rear alley. As per Section 30-1220 of the Zoning Ordinance, a lot is defined as "a single lot of record or a combination of contiguous lots of record". The improvements on the old Lot 13 resulted in the combination of the old subdivision lots into one (1) lot for zoning purposes. Therefore, once parcels are combined, any subsequent division thereof must be done in compliance with applicable zoning regulations.

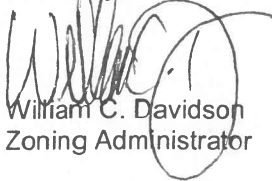
Since, the minimum lot area and lot width would not be met for any proposed division of this property for a single-family detached dwelling, requesting and obtaining special approval from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) may be a possibility. Be advised, it may be difficult to obtain approval from the BZA unless you can prove the proposed lots are consistent with the predominant lot areas and lot widths within the block (s). Since, this property is located within a historic district, single-family attached development is probably a use that would not be approved by the Commission of Architectural Review (CAR), since the development in the neighborhood is predominately single-family detached dwellings. Constructing a two-family detached dwelling would require requesting and obtaining a Special Use Permit (SUP) to be adopted by City Council. For information concerning the BZA process, please contact the Zoning Administration Office at 646-6340. For information concerning the SUP process, please contact the Land Use Administration Office at 646-6304.

**You are hereby advised that you have thirty (30) days from this notice in which to appeal this decision to the Board of Zoning Appeals, in accordance with §15.2-2311 of the Code of Virginia and §17.19 of the Richmond City Charter, or this decision shall be final and unappealable. Such appeal must be in writing and must be filed with the Secretary to the Board of Zoning Appeals. Said appeal shall indicate in specific terms the grounds for the appeal and must be accompanied by a filing fee of two hundred fifty dollars (\$250.00).**

Damon W. Barry  
RE: 618 West 20<sup>th</sup> Street  
April 13, 2023  
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I hope this information is sufficient. Should you have any additional questions, please contact Senior Planner David Duckhardt by e-mail at: [david.duckhardt@richmondgov.com](mailto:david.duckhardt@richmondgov.com) or by telephone at: (804) 646-6917.

Sincerely,

A handwritten signature in black ink, appearing to read 'William C. Davidson', written over a circular stamp or seal.

William C. Davidson  
Zoning Administrator



## City of Richmond Commission of Architectural Review



September 27, 2023

William Gillette  
530 E Main Street, Suite 730  
Richmond, VA 23219

RE: 616 W 20 Street  
Application No. COA-135963-2023

Dear Applicant:

At the September 26, 2023 meeting of the Commission of Architectural Review, the review of your application for a Certificate of Appropriateness resulted in the following action: **Approved with conditions**. Specifically, the Commission approved the application for the reasons cited in the staff report provided the following conditions are met: air conditioning units need to be screened or located behind the house; that the balusters are fitted into the top and bottom rails around the new rear deck; final window, door and paint color specifications be submitted for administrative review and approval; windows be wood or aluminum clad; final material specifications submitted to staff for approval, not to include any vinyl materials; gutter system not include k-style gutters; and asphalt shingles on the roof mimic pattern of the fiber cement shingles on the front gable face.

You, or any aggrieved party, have the right to appeal a decision of the Commission of Architectural Review to City Council as specified in Section 30.930 of the Richmond City Code. A petition stating reasons for the appeal must be filed with the City Clerk within 15 days of this meeting.

If you have any questions, please contact Alex Dandridge, CAR Secretary at (804) 646-6569 or by e-mail at [alex.dandridge@rva.gov](mailto:alex.dandridge@rva.gov).

Sincerely,

Alex Dandridge  
Secretary, Commission of Architectural Review