



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

December 9, 2024

Nolan Properties LLC
1500 Rustling Cedar Lane
Henrico, VA 23231

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

To Whom It May Concern:

RE: BZA 03-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, January 8, 2025 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 5306 BLUE RIDGE AVENUE (Tax Parcel Number E010-0140/004), 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 **169 014 747#**. 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 2025 drop-down, click meeting details for January 8, 2025 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 03-2025
Page 2
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association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

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

Very truly yours,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

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.

84 Real Estate Ventures Llc
Po Box 37117
Charlotte, NC 28237

Choi Wai
4910 Francistown Rd
Glen Allen, VA 23060

Dandridge Sebrina M
5310 Blue Ridge Ave
Richmond, VA 23231

George The Dog Llc
5311 Parker St
Richmond, VA 23231

Harris Angenette
5301 Blue Ridge Ave
Richmond, VA 23231

Home 4 Life Llc
3902 Rochambeau Dr
Williamsburg, VA 23188

Jerabeck Heather
5315 Parker St
Richmond, VA 23231

Kings House Llc
2743 Carambola Cir South
Coconut Creek, FL 33066

Nolan Properties Llc
1500 Rustling Cedar Ln
Henrico, VA 23231

Pape Kelsey
5313 Blue Ridge Ave
Richmond, VA 23231

Roth Kathleen P
5305 Parker St
Richmond, VA 23231

Rva Rental Group Llc
Po Box 25989
Richmond, VA 23260

Schneider Rebecca
5309 Parker St
Richmond, VA 23231

Sinnott Halle Anne
5301 Parker St
Richmond, VA 23231

Solodar Properties Llc
11504 Allecingie Pkwy
Richmond, VA 23235

Walford Homes Llc
2911 Moss Side Ave
Richmond, VA 23222

Property: 5306 Blue Ridge Ave **Parcel ID:** E0100140004**Parcel**

Street Address: 5306 Blue Ridge Ave Richmond, VA 23231-
Owner: NOLAN PROPERTIES LLC
Mailing Address: 1500 RUSTLING CEDAR LN, HENRICO, VA 23231
Subdivision Name : POWHATAN ANNEX
Parent Parcel ID:
Assessment Area: 348 - Fulton Area B
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$50,000
Improvement Value:
Total Value: \$50,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 3920
Acreage: 0.09
Property Description 1: POWHATAN ANNEX L4 BE
Property Description 2: 0035.00X0112.00 0000.000
State Plane Coords(?): X= 11803563.500011 Y= 3711496.498920
Latitude: 37.51101898 , **Longitude:** -77.39449261

Description

Land Type: Residential Lot A
Topology:
Front Size: 35
Rear Size: 112
Parcel Square Feet: 3920
Acreage: 0.09
Property Description 1: POWHATAN ANNEX L4 BE
Property Description 2: 0035.00X0112.00 0000.000
Subdivision Name : POWHATAN ANNEX
State Plane Coords(?): X= 11803563.500011 Y= 3711496.498920
Latitude: 37.51101898 , **Longitude:** -77.39449261

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$55,000	\$0	\$55,000	Reassessment
2024	\$50,000	\$0	\$50,000	Reassessment
2023	\$40,000	\$0	\$40,000	Reassessment
2022	\$30,000	\$0	\$30,000	Reassessment
2021	\$20,000	\$0	\$20,000	Reassessment
2020	\$18,000	\$0	\$18,000	Reassessment
2019	\$18,000	\$0	\$18,000	Reassessment
2018	\$18,000	\$0	\$18,000	Reassessment
2017	\$15,000	\$0	\$15,000	Reassessment
2016	\$15,000	\$0	\$15,000	Reassessment
2015	\$15,000	\$0	\$15,000	Reassessment
2014	\$15,000	\$0	\$15,000	Reassessment
2013	\$15,000	\$0	\$15,000	Reassessment
2012	\$19,000	\$0	\$19,000	Reassessment
2011	\$19,000	\$0	\$19,000	CarryOver
2010	\$19,000	\$0	\$19,000	Reassessment
2009	\$19,000	\$0	\$19,000	Reassessment
2008	\$19,000	\$0	\$19,000	Reassessment
2007	\$17,500	\$0	\$17,500	Reassessment
2006	\$6,000	\$0	\$6,000	Reassessment
2005	\$5,900	\$0	\$5,900	Reassessment
2004	\$5,300	\$0	\$5,300	Reassessment
2003	\$5,300	\$0	\$5,300	Reassessment
2002	\$5,200	\$0	\$5,200	Reassessment
1998	\$5,000	\$0	\$5,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
04/23/2018	\$40,000	HOWELL JOHN A	ID2018-7865	2 - INVALID SALE-Sale Includes Multiple Parcels
08/23/2001	\$42,000	MARTIN CLARENCE E JR & ANNA H	ID2001-24063	
03/31/1998	\$0	Not Available	09800-7897	
05/11/1990	\$0	Not Available	000235-01112	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
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: POWHATAN ANNEX
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	1026	0212001	021200
1990	121	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

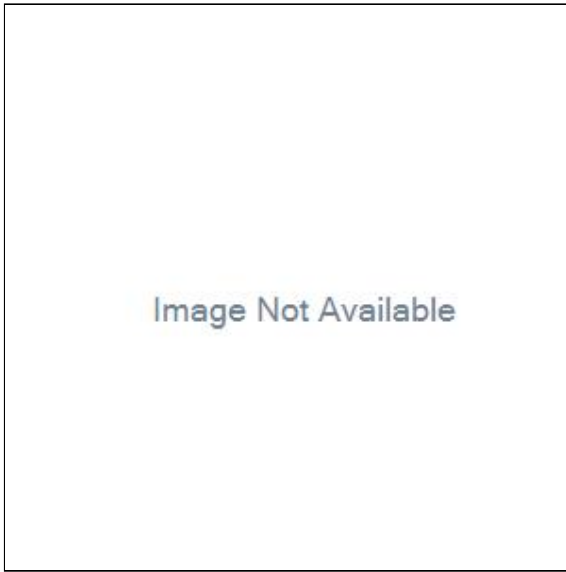
Property Images

Name:E0100140004 Desc:

[Click here for Larger Image](#)

Sketch Images

Name: Desc:



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: Nolan Properties LLC

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

ADDRESS 1500 RUSTLING CEDAR LN

FAX: () (Work) ()

Henrico, VA 23231

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) 5306 Blue Ridge Avenue

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): E010-0140/004 **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 11,760 square feet and a lot width of 105' currently exists. A lot area of 3,920 square feet and lot width of thirty five feet (35') are proposed for No. 5306. A lot area of 7,840 square feet and lot width of seventy feet (70') are proposed for No. 5308.

DATE REQUEST DISAPPROVED: 11/15/2024

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: 11/15/2024 **TIME FILED:** 9:17 a.m. **PREPARED BY:** Colleen Dang

RECEIPT NO. BZAR-158288-2024

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:** 12/4/2024

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

CASE NUMBER: BZA 03-2025 **HEARING DATE:** January 8, 2025 **AT** 1:00 **P.M.**

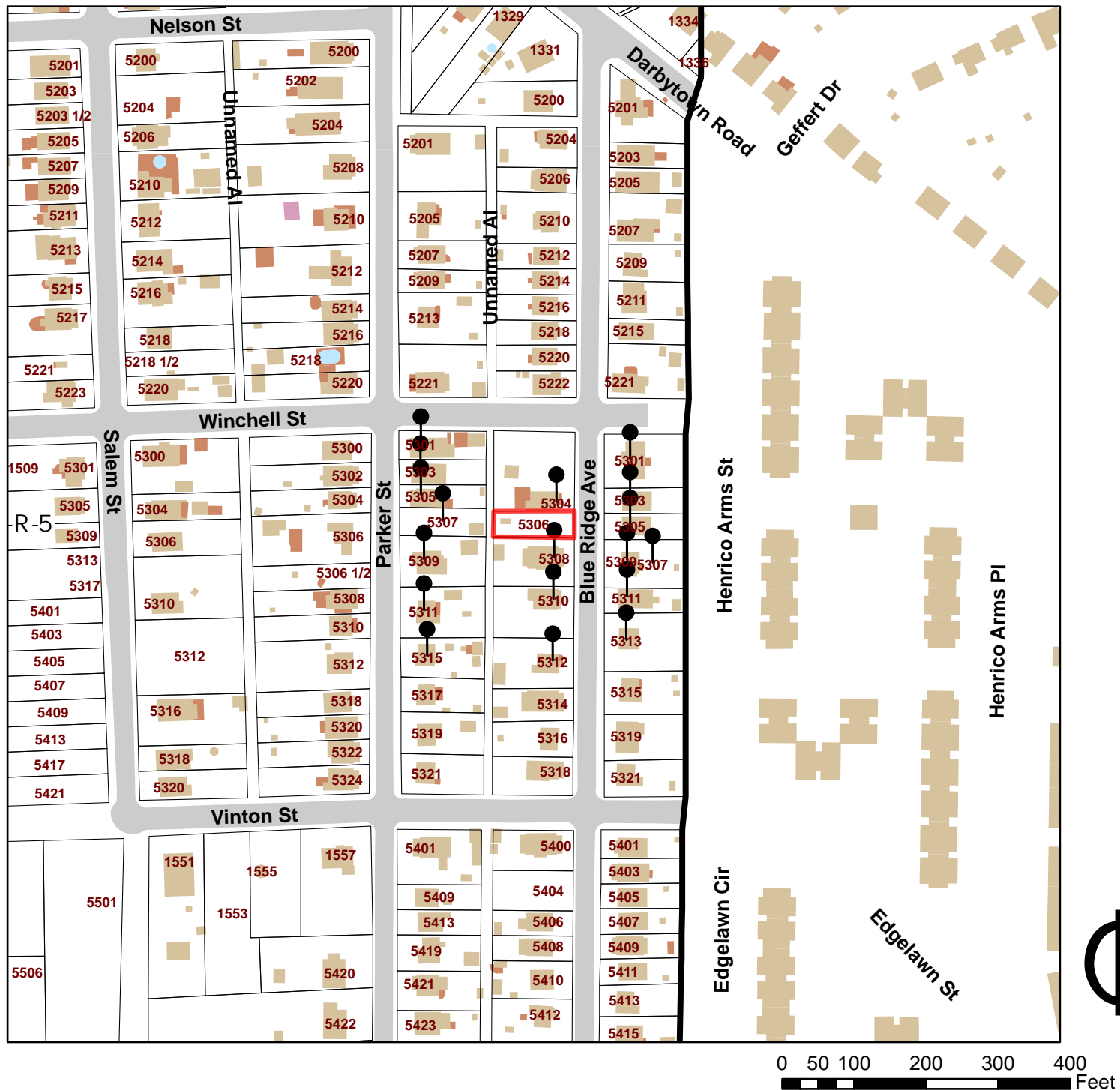
BOARD OF ZONING APPEALS CASE BZA 03-2025
150' Buffer

APPLICANT(S): Nolan Properties LLC

PREMISES: 5306 Blue Ridge Avenue
(Tax Parcel Number E010-0140/004)

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.

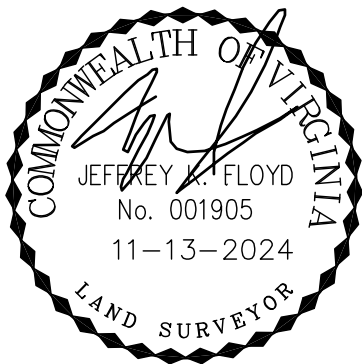
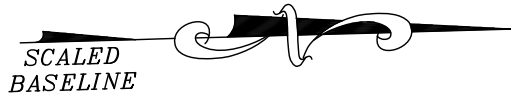
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please 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: _____

A handwritten signature in blue ink, appearing to read "W. J. Smith", is written over the signature line.



SKETCH SHOWING THE
PROPOSED IMPROVEMENTS
ON LOT 4, BLOCK "E",
"POWHATAN ANNEX"
IN THE CITY OF RICHMOND, VA



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

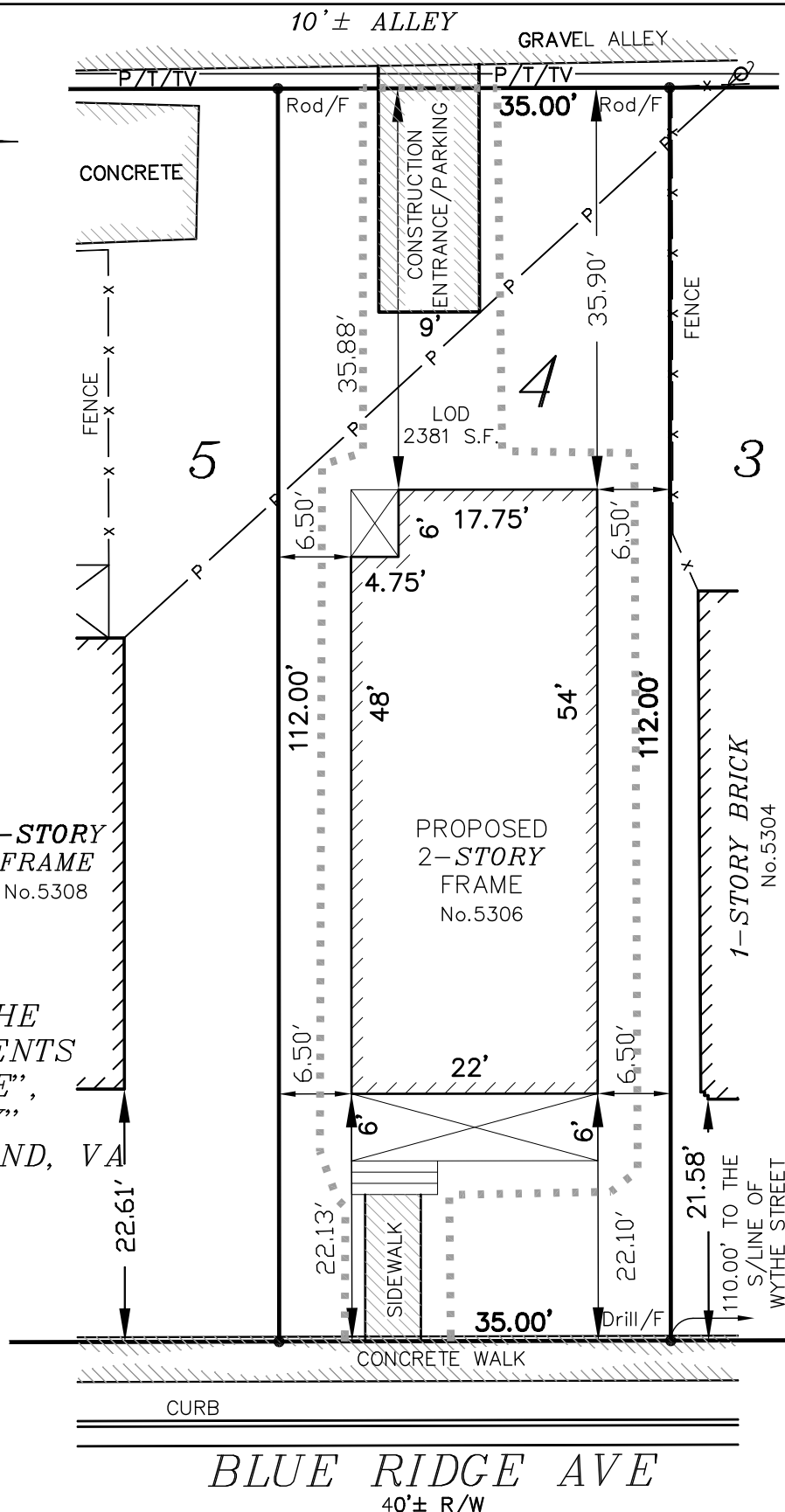
(804) 748-9481

COPYRIGHT © VIRGINIA SURVEYS
All rights reserved.

1-STORY
FRAME
No.5308

PROPOSED
2-STORY
FRAME
No.5306

1-STORY BRICK
No.5304



DATE: 11-13-2024

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

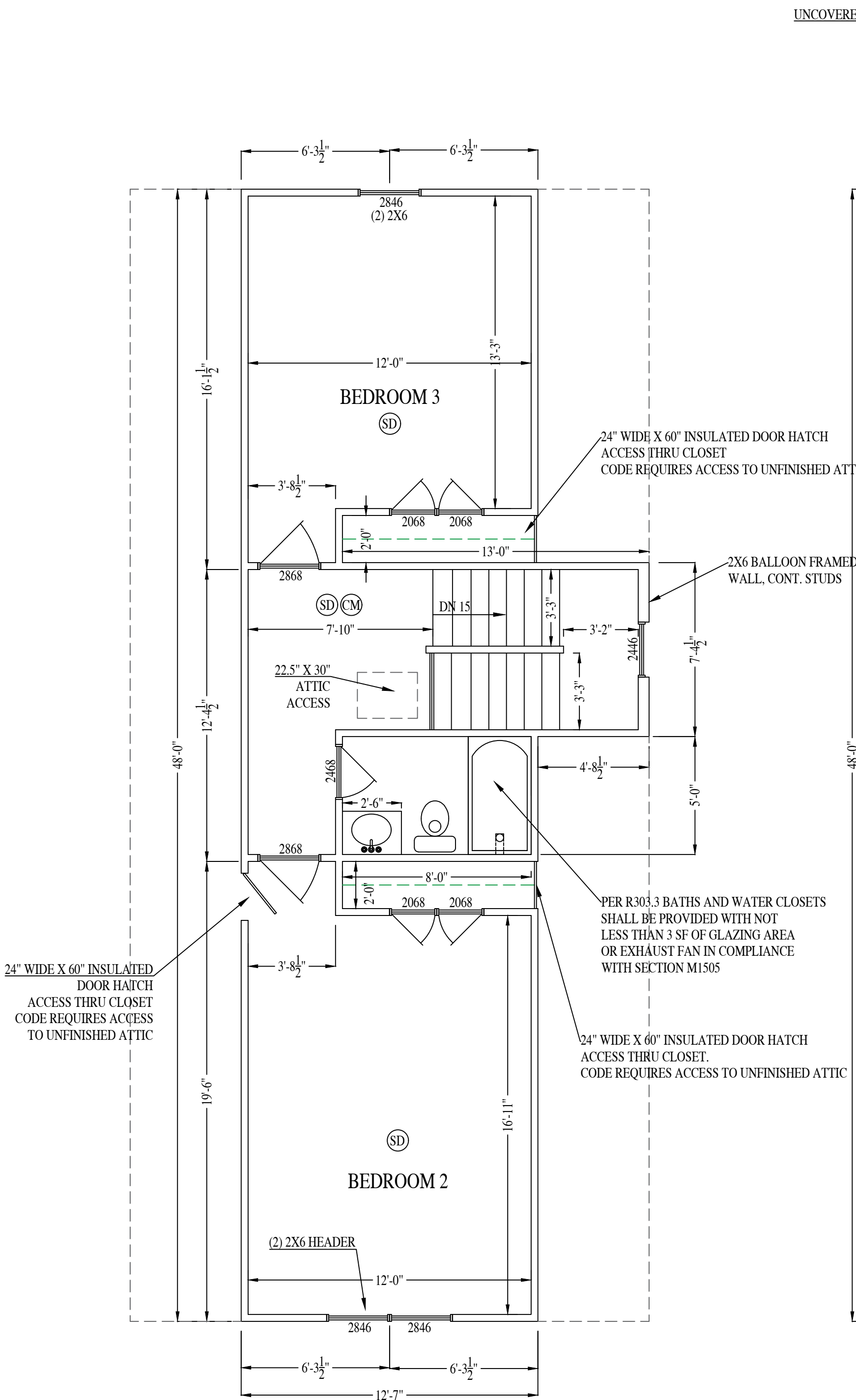
SCALE: 1"=15'

JOB NO. 240916443

NOTE: ALL WALLS (EXTERIOR AND INTERIOR) ARE DRAWN AT 3.5" THICKNESS

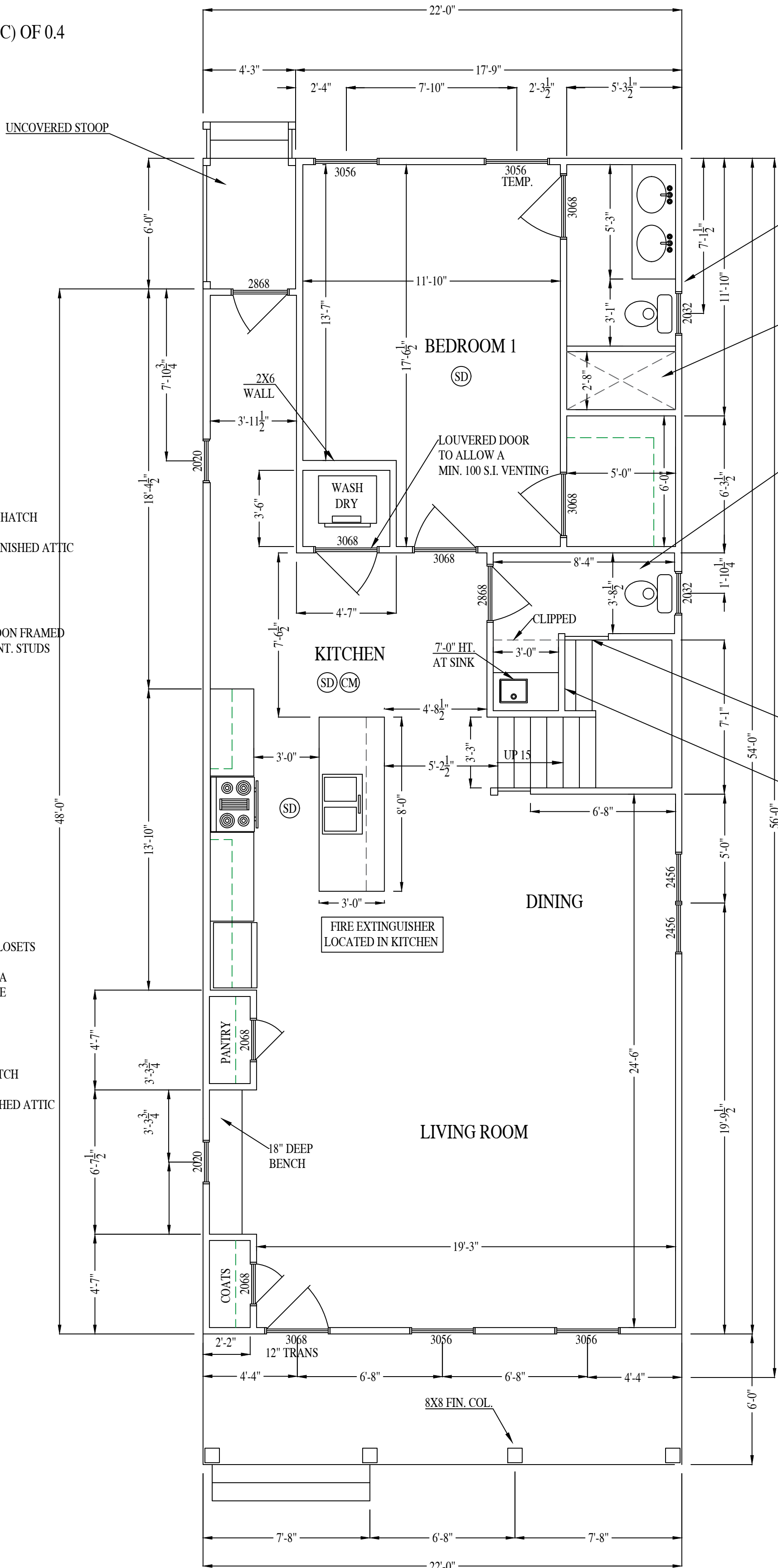
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4



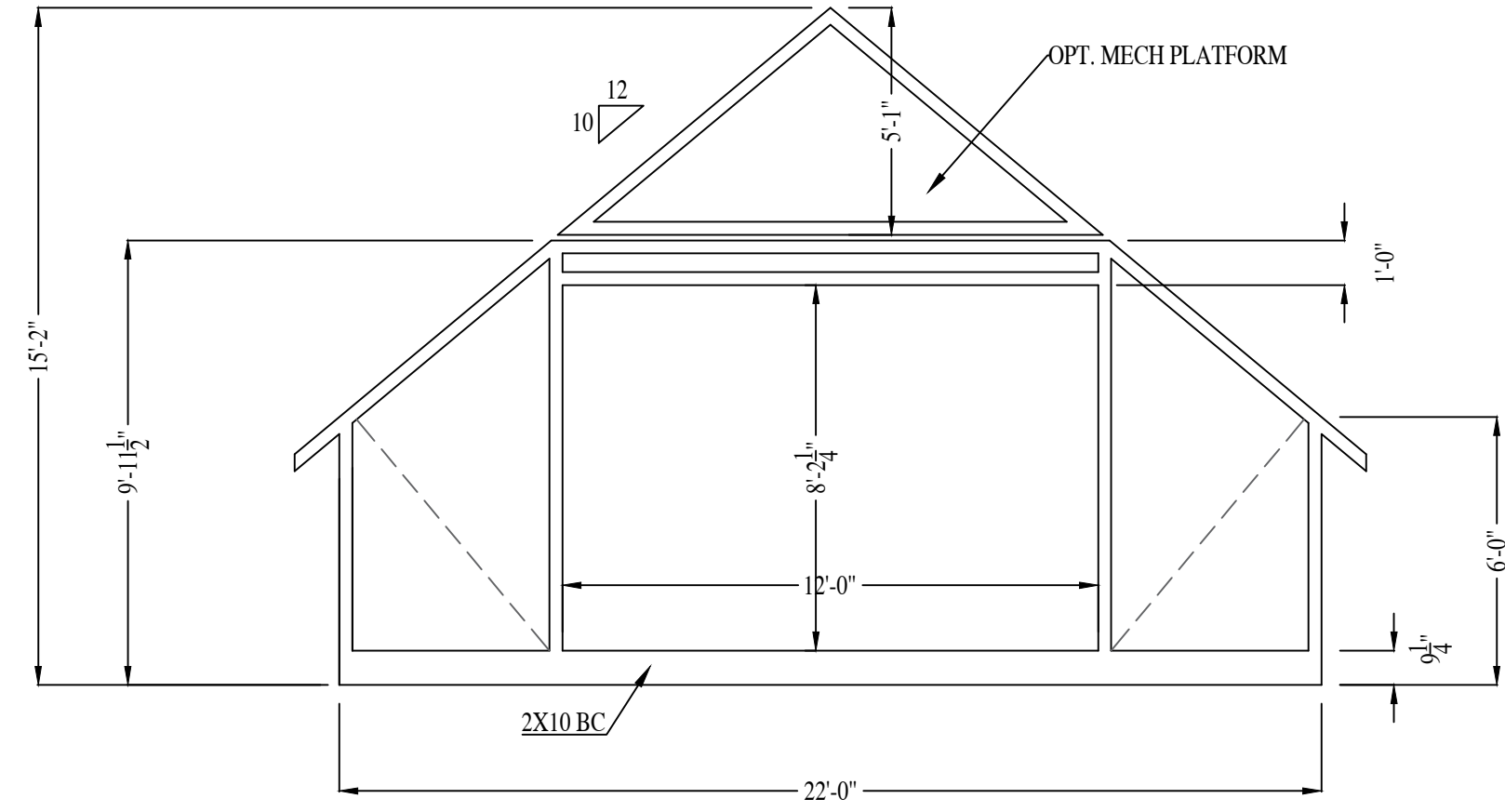
SECOND FLOOR

2ND FLOOR HEATED SQ. FOOTAGE: 593 S.F.



FIRST FLOOR

1ST FLOOR HEATED SQ. FOOTAGE: 1163 S.F.



ATTIC TRUSS SECTION

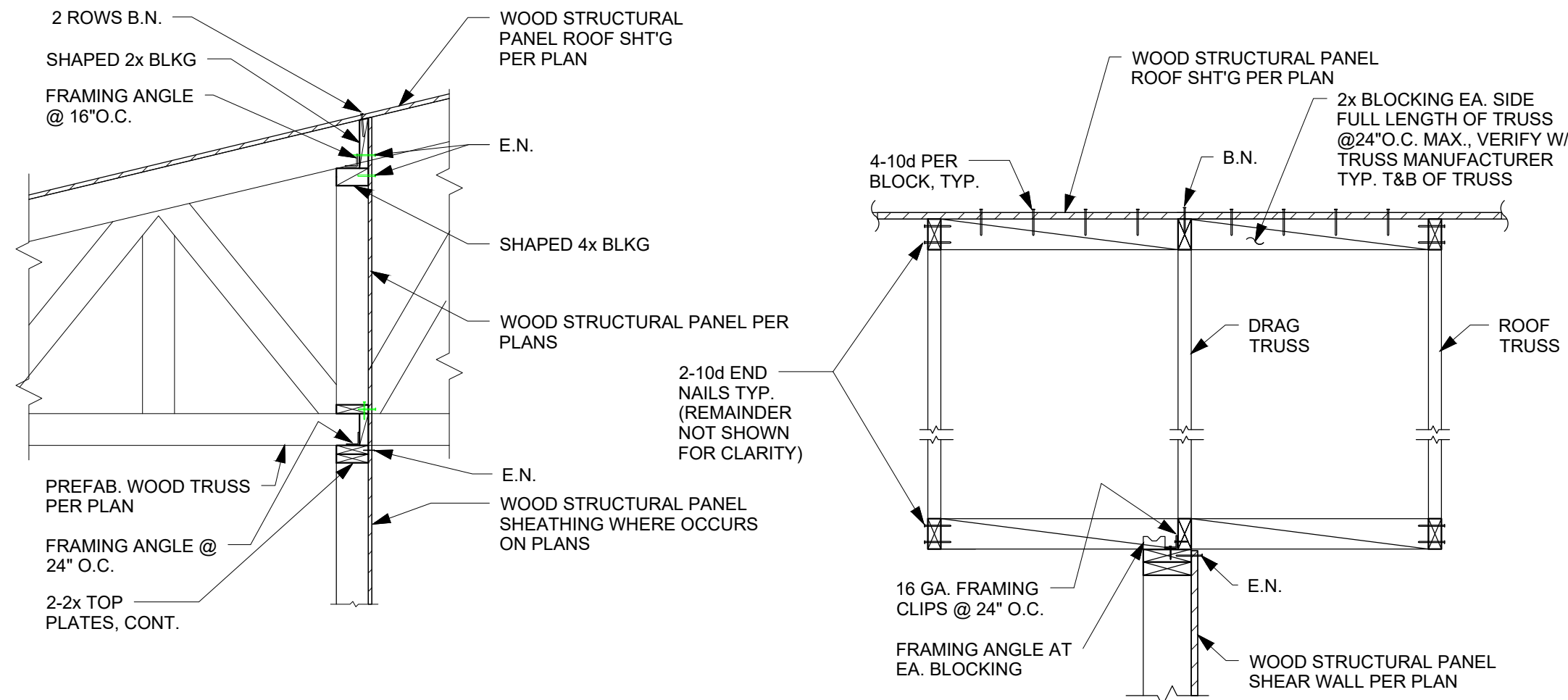
(SUBTRACT FOR EXTERIOR SHEATHING)

SMOKE DETECTOR

SD

CARBON MON. DETECTOR

CM



CORNER DETAIL

Minimum 24" wood structural panel sheathing or 32" structural fiberboard sheathing corner return

16d nail (3-1/2" x 0.131") at 12 in. o.c.

Optional nonstructural filler panel

See Table R602.3(1) for fastening

Orientation of stud may vary. See Figure R602.3(2).

Gypsum wall board as required and installed in accordance with Chapter 7 (of the IRC)

Continuous wood structural panel or structural fiberboard braced wall line

5306 BLUE RIDGE AVE

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM

PHONE: (434) 774-4535

REVISION NOTES

SCALE:

1/4" = 1'-0"

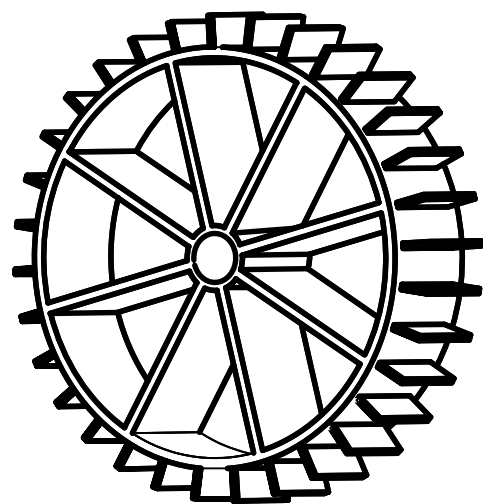
DATE:

10-15-2024

SHEET:

A1.1

RIVER MILL DEVELOPMENT

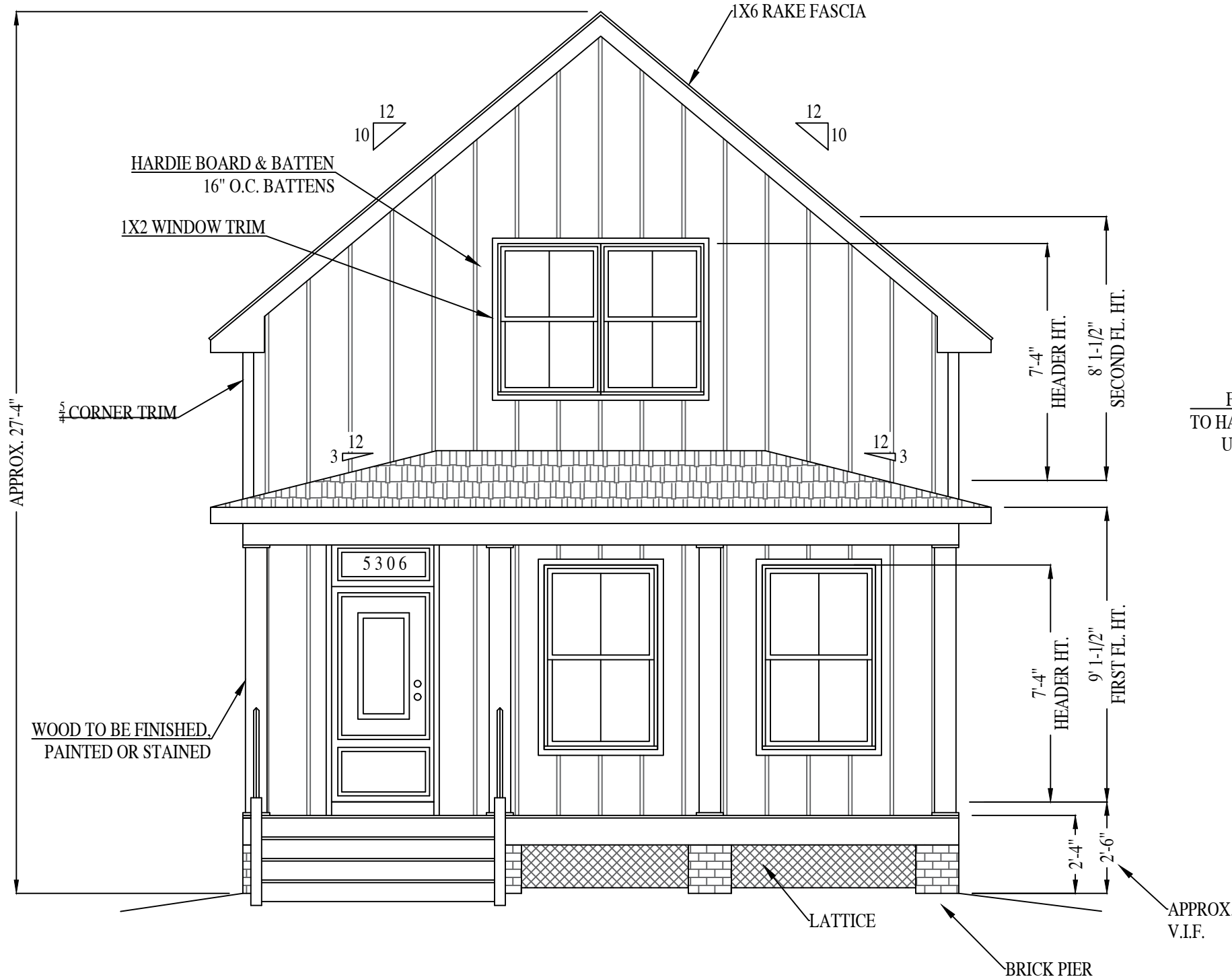


REVISION NOTES	

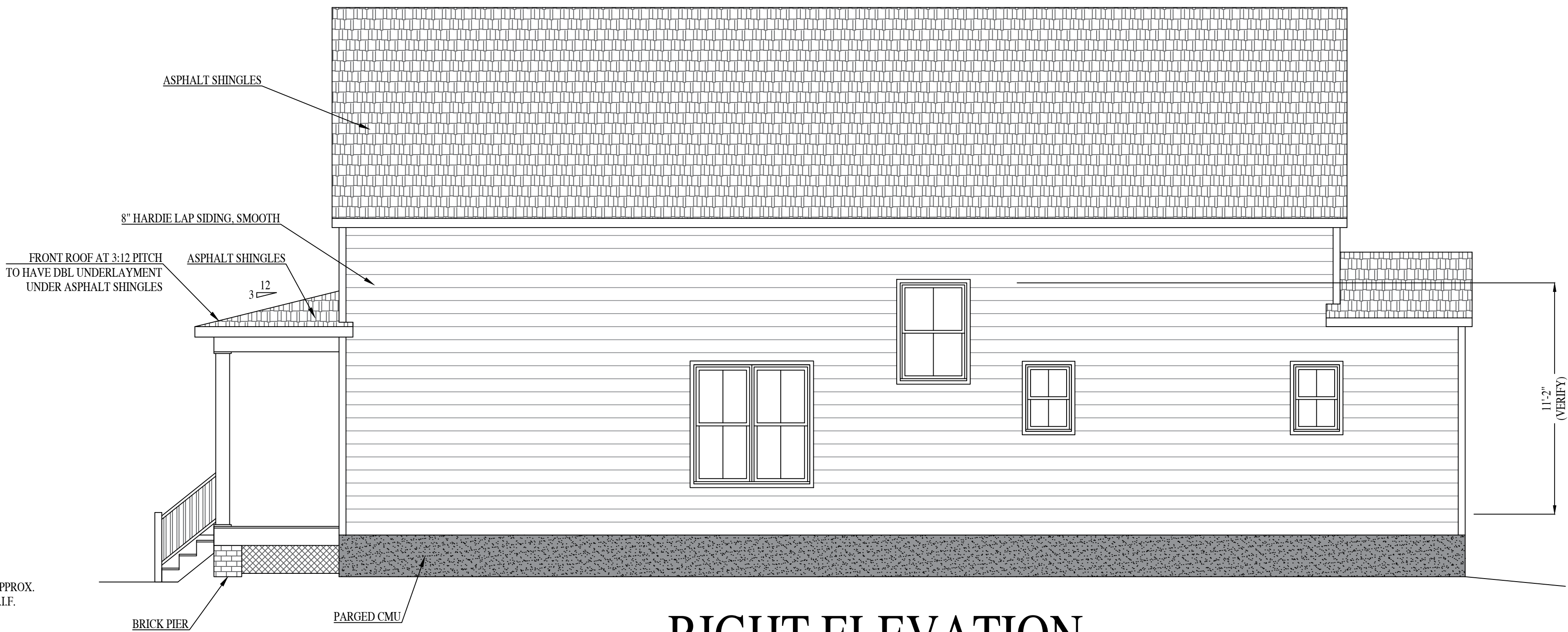
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1/4" = 1'-0"

DATE:
10-15-2024

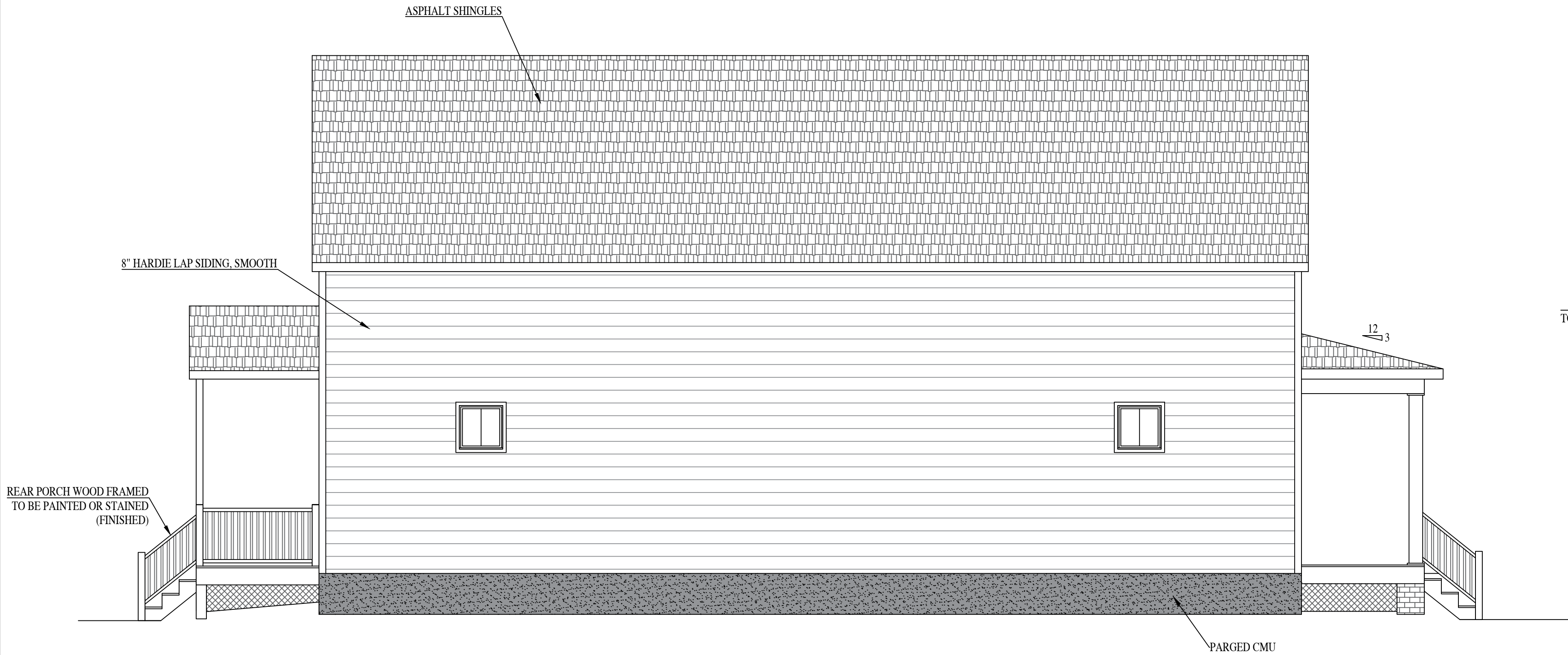
SHEET:
A2.1



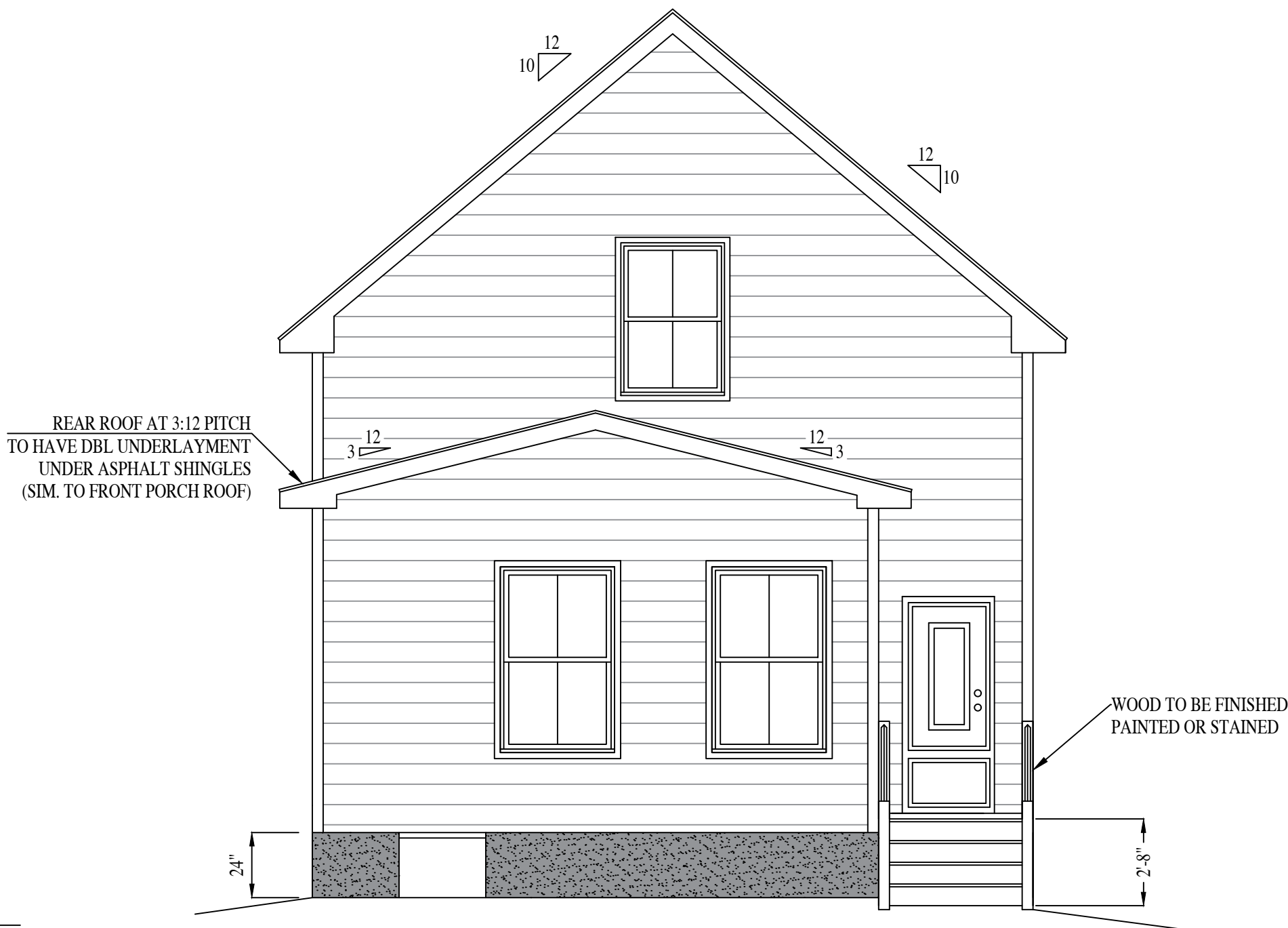
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION