



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

June 7, 2024

George Teschner
1622 Nottoway Avenue
Richmond, VA 23237

To Whom It May Concern:

RE: BZA 19-2024

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, July 10, 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 one-story rear addition to an existing single-family (detached) dwelling at 1622 NOTTOWAY AVENUE (Tax Parcel Number N000-2177/022), 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 **460 156 300#**. 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 July 10, 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

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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 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.

Blanchette Stephen L & Stuart H
4010 Chevy Chase St
Richmond, VA 23227

Carr Charles D
1618 Nottoway Ave
Richmond, VA 23227

Fishback Jill K
1619 Nottoway Avenue
Richmond, VA 23227

Gabriele Robert J
1627 Nottoway Avenue
Richmond, VA 23227

Gilbert John Michael And Diane
Trustees
1621 Nottoway Ave
Richmond, VA 23227

Glessner Brannan Timoty And Kaitlyn
Mae
1623 Nottoway Ave
Richmond, VA 23227

Hughes Michael And Mary Katherine
1617 Nottoway Ave
Richmond, VA 23227

Jacques Peter
1629 Nottoway Ave
Richmond, VA 23227

Janson Julie Elizabeth
4010 Mt Vernon St
Richmond, VA 23227

Koca Justin
1620 Nottoway Ave
Richmond, VA 23227

Lissenden Jane G And Strickland
Arthur D
4006 Mount Vernon St
Richmond, VA 23227

Mccarthy Barbara N
Po Box 1066
White Stone, VA 22578

Mctamanev Karen R
4006 Chevy Chase St
Richmond, VA 23227

Munyan Elizabeth
4007 Chevy Chase St
Richmond, VA 23227

Murphy Duggan P And Marcella
Catherines
4011 Chevy Chase St
Richmond, VA 23227

Myers Kenneth A & Amy R
1625 Nottoway Ave
Richmond, VA 23227

Nix Jonathan K And Heather S
4008 Chevy Chase St
Richmond, VA 23227

Phillips Robin A Living Trust Trustee
1614 Nottoway Ave
Richmond, VA 23227

Sullivan Lehmer Cameron And Gentry
Summer Martin
4009 Chevy Chase St
Richmond, VA 23227

Taylor Timothy Jackson
1628 Nottoway Ave
Richmond, VA 23227

Wiljanen Bruce A And Marie G
1626 Nottoway Ave
Richmond, VA 23227

Zagorin Ellen
4008 Mt Vernon St
Richmond, VA 23227

Property: 1622 Nottoway Ave **Parcel ID:** N0002177022

Parcel

Street Address: 1622 Nottoway Ave Richmond, VA 23227-
Owner: TESCHNER GEORGE D AND WEHMAN CARA W
Mailing Address: 1622 NOTTOWAY AVE, RICHMOND, VA 2322700000
Subdivision Name : VIRGINIA PLACE
Parent Parcel ID:
Assessment Area: 206 - Bellevue South
Property Class: 110 - R One Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$95,000
Improvement Value: \$193,000
Total Value: \$288,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 4734.99
Acreage: 0.109
Property Description 1: L12 B6
Property Description 2: 0035.10X0134.90 0000.000
State Plane Coords(?): X= 11783565.000008 Y= 3739425.315372
Latitude: 37.58826014 , **Longitude:** -77.46236247

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 35
Rear Size: 134
Parcel Square Feet: 4734.99
Acreage: 0.109
Property Description 1: L12 B6
Property Description 2: 0035.10X0134.90 0000.000
Subdivision Name : VIRGINIA PLACE
State Plane Coords(?): X= 11783565.000008 Y= 3739425.315372
Latitude: 37.58826014 , **Longitude:** -77.46236247

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$95,000	\$193,000	\$288,000	Reassessment
2023	\$85,000	\$183,000	\$268,000	Reassessment
2022	\$65,000	\$176,000	\$241,000	Reassessment
2021	\$60,000	\$159,000	\$219,000	Reassessment
2020	\$55,000	\$158,000	\$213,000	Reassessment
2019	\$55,000	\$152,000	\$207,000	Reassessment
2018	\$55,000	\$139,000	\$194,000	Reassessment
2017	\$50,000	\$138,000	\$188,000	Reassessment
2016	\$44,000	\$143,000	\$187,000	Reassessment
2015	\$40,000	\$136,000	\$176,000	Reassessment
2014	\$40,000	\$136,000	\$176,000	Reassessment
2013	\$40,000	\$136,000	\$176,000	Reassessment
2012	\$40,000	\$145,000	\$185,000	Reassessment
2011	\$40,000	\$149,000	\$189,000	CarryOver
2010	\$40,000	\$149,000	\$189,000	Reassessment
2009	\$40,000	\$148,500	\$188,500	Reassessment
2008	\$40,000	\$148,500	\$188,500	Reassessment
2007	\$38,000	\$144,000	\$182,000	Reassessment
2006	\$36,900	\$143,500	\$180,400	Reassessment
2005	\$24,600	\$136,700	\$161,300	Reassessment
2004	\$21,600	\$119,900	\$141,500	BOR
2003	\$19,600	\$120,400	\$140,000	Correction
2002	\$17,700	\$119,600	\$137,300	Reassessment
2001	\$15,400	\$104,000	\$119,400	Reassessment
2000	\$14,000	\$86,700	\$100,700	Reassessment
1998	\$14,000	\$78,800	\$92,800	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
01/04/2024	\$0	TESCHNER GEORGE D	ID2024-152	2 - INVALID SALE-Relation Between Buyer/Seller
06/15/2015	\$189,000	LATIMER G ANN	ID2015-10525	1 - VALID SALE-Valid, Use in Ratio Analysis
09/02/1981	\$0	Not Available	00786-0520	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: North
Traffic Zone: 1003
City Neighborhood Code: BLVU
City Neighborhood Name: Bellevue
Civic Code: 0040
Civic Association Name: Bellevue Civic Association
Subdivision Name: VIRGINIA PLACE
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	5007	0104005	010400
1990	516	0104005	010400

Schools

Elementary School: Linwood Holton
Middle School: Henderson
High School: Marshall

Public Safety

Police Precinct: 4
Police Sector: 412
Fire District: 16
Dispatch Zone: 076A

Public Works Schedules

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

Government Districts

Council District: 3
Voter Precinct: 309
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1935
Stories: 1
Units: 0
Number Of Rooms: 5
Number Of Bed Rooms: 2
Number Of Full Baths: 1
Number Of Half Baths: 0
Condition: normal for age
Foundation Type: 1/2 Bsmt, 1/2 Crawl
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Slate or tile
Interior Wall: Plaster
Floor Finish: Hardwood-std oak, Vinyl sheet, Ceramic tile
Heating Type: Hot water or steam
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Fencing, Residential Shed - Small Utility

Extension 1 Dimensions

Finished Living Area: 1115 Sqft
Attic: 1115 Sqft
Finished Attic: 0 Sqft
Basement: 557 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 144 Sqft
Deck: 124 Sqft

Property Images

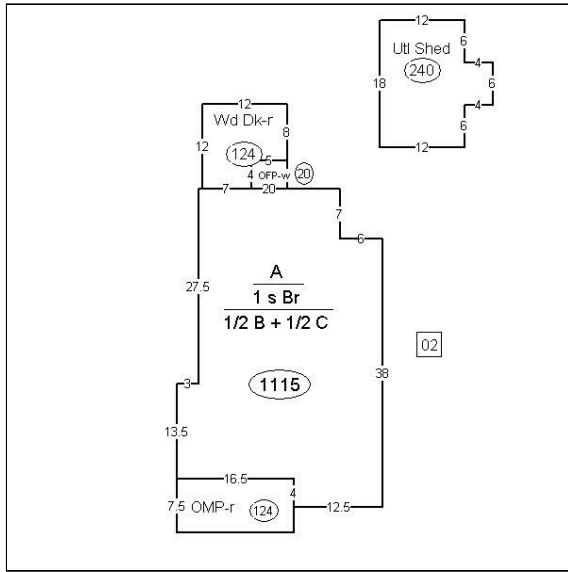
Name:N0002177022 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:N0002177022 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 George Teschner PHONE: (Home) () _____ (Mobile (540)421-0395)
OWNER: 1622 Nottoway Avenue FAX: (Home) () _____ (Mobile) _____
(Name/Address) Richmond, VA 23237 E-mail Address: georgeteschner@gmail.com
OWNER'S _____ PHONE: (Home) _____ (Mobile _____ David)
REPRESENTATIVE _____ FAX: (Home) () _____ (Mobile) _____
(Name/Address) _____ E-mail Address _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 1622 Nottoway Avenue
TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.5(1) & 30-630.2(b)(2)
APPLICATION REQUIRED FOR: a building permit to construct an addition at the rear of an existing single-family dwelling.
TAX PARCEL NUMBER(S): N000-2177/022 ZONING DISTRICT: R-5 (Single-Family Residential).

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) and lot coverage requirements are not met. A front yard of twenty-five feet (25') is required, a nonconforming front yard setback for the existing building of three point five nine feet (3.59') currently exists along the Chevy Chase Street frontage; nine point seventy six feet (9.76') is proposed for the addition. The adjacent main building located on 4007 Chevy Chase has a front yard setback of 34'±. Maximum lot coverage shall not exceed thirty-five percent (35%) of the area of the lot. Lot coverage of 1657 square feet is permitted; 1355 square feet (28.61%) exists and 1755 (37.06%) is proposed.

DATE REQUEST DISAPPROVED: 4/29/2024 FEE WAIVER: YES NO
DATE FILED: 5/17/2024 TIME FILED: 9:00 a.m. PREPARED BY: Andrea Cuffee RECEIPT NO. BZAR-147936-2024
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) 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: 6.6.24

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

CASE NUMBER: BZA 19-2024 HEARING DATE: July 10, 2024 AT 1:00 P.M.

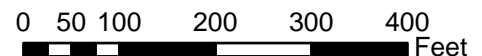
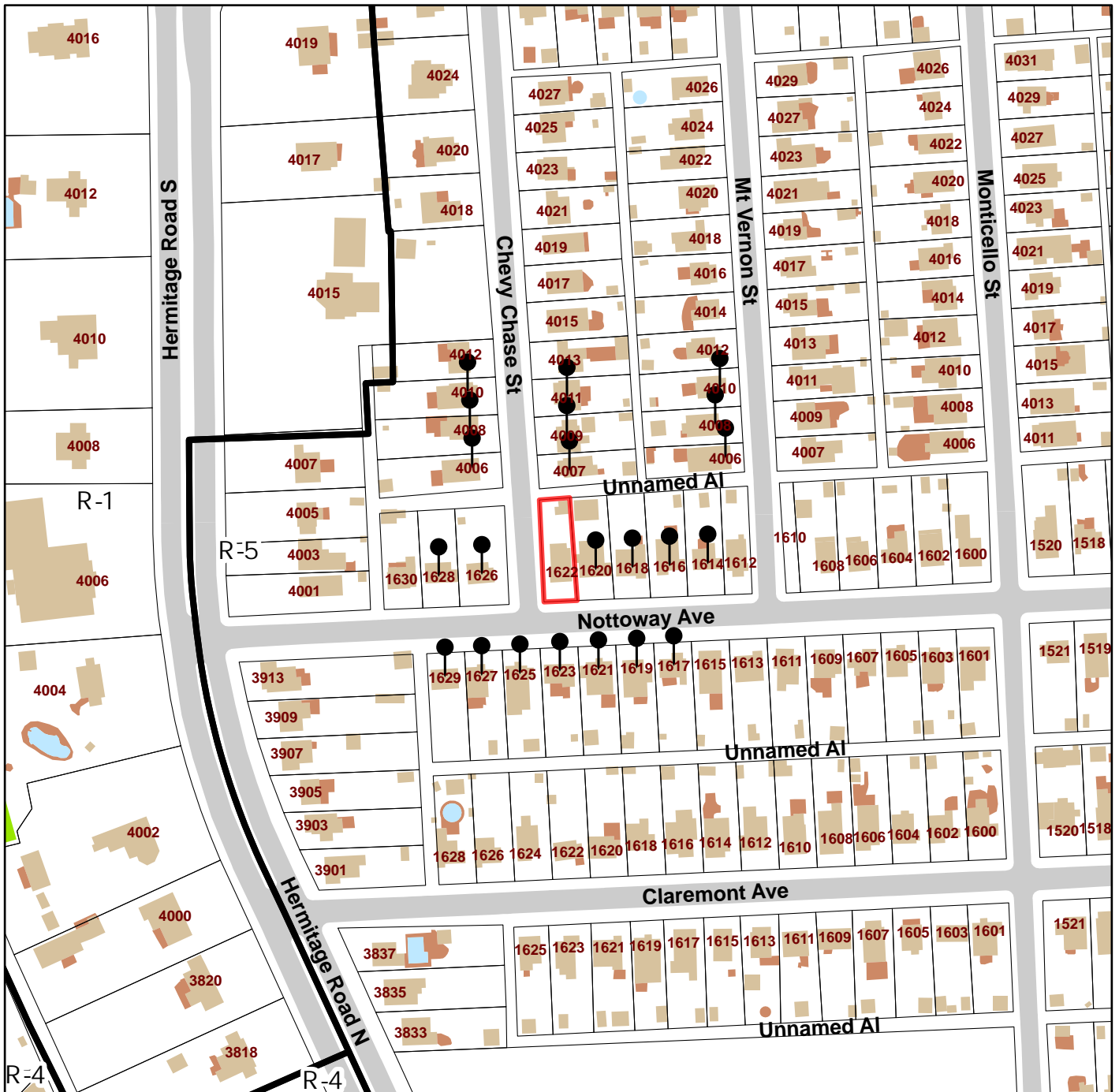
BOARD OF ZONING APPEALS CASE BZA 19-2024
150' Buffer

APPLICANT(S): George Teschner

PREMISES: 1622 Nottoway Avenue
(Tax Parcel Number N000-2177/022)

SUBJECT: A building permit to construct a one-story rear addition
to an existing single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-410.5(1), 30-410.6 & 30-630.2(b)(2)
of the Zoning Ordinance for the reason that:
The front yard (setback) and lot coverage requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. 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 \$175.00 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:

THIS PHYSICAL IMPROVEMENTS SURVEY AND RESIDENTIAL SITE PLAN WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF CHARLES C. TOWNES II FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION. THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON MAY 9, 2024, AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMAL ACCURACY STANDARDS UNLESS OTHERWISE NOTED

THIS PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL #51149C0200B, EFFECTIVE DATE: MAY 16, 2012.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

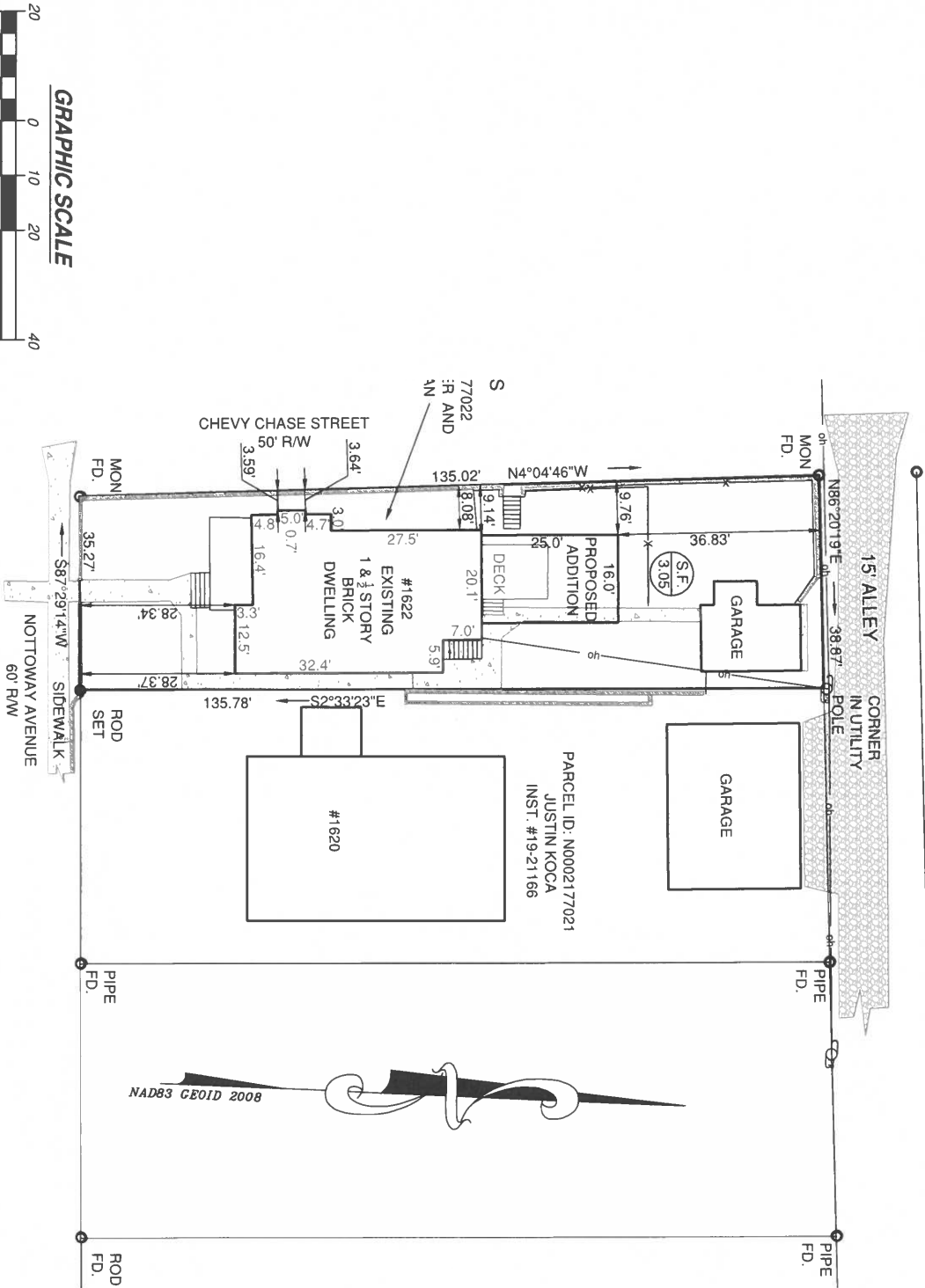
THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.

NOTE: THIS PLAT IS VOID IF CONSTRUCTION IS BEGUN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THIS PLAT DOES NOT REPRESENT A CURRENT FIELD SURVEY AND IS FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT.

REFERENCE PLAT: PLAT OF LOT WITH IMPROVEMENTS THEREON BEING LOT 11, BLOCK 6, VIRGINIA PLACE, DATED AUGUST 15, 1977 BY FOSTER & MILLER CERTIFIED SURVEYORS AND RECORDED IN DEED BOOK 726 PAGE 686 OF CITY OF RICHMOND CLERK OF COURT RECORDS ROOM.

NOTE: ● COMPUTED POINT, NO ROD FOUND OR SET.

NOTE: ALL DISTANCES SHOWN ARE IN US SURVEY FEET



PARCEL ID: N0002177021
JUSTIN KOCCA
INST. #19-21166

NAD83 CE01D 2008



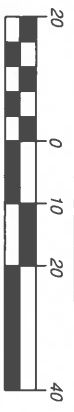
RESIDENTIAL SITE PLAN ON
1622 NOTTOWAY AVENUE
FOR
HUFF CONSTRUCTION
CITY OF RICHMOND, VIRGINIA
DATE: MAY 15, 2024 SCALE: 1" = 20'

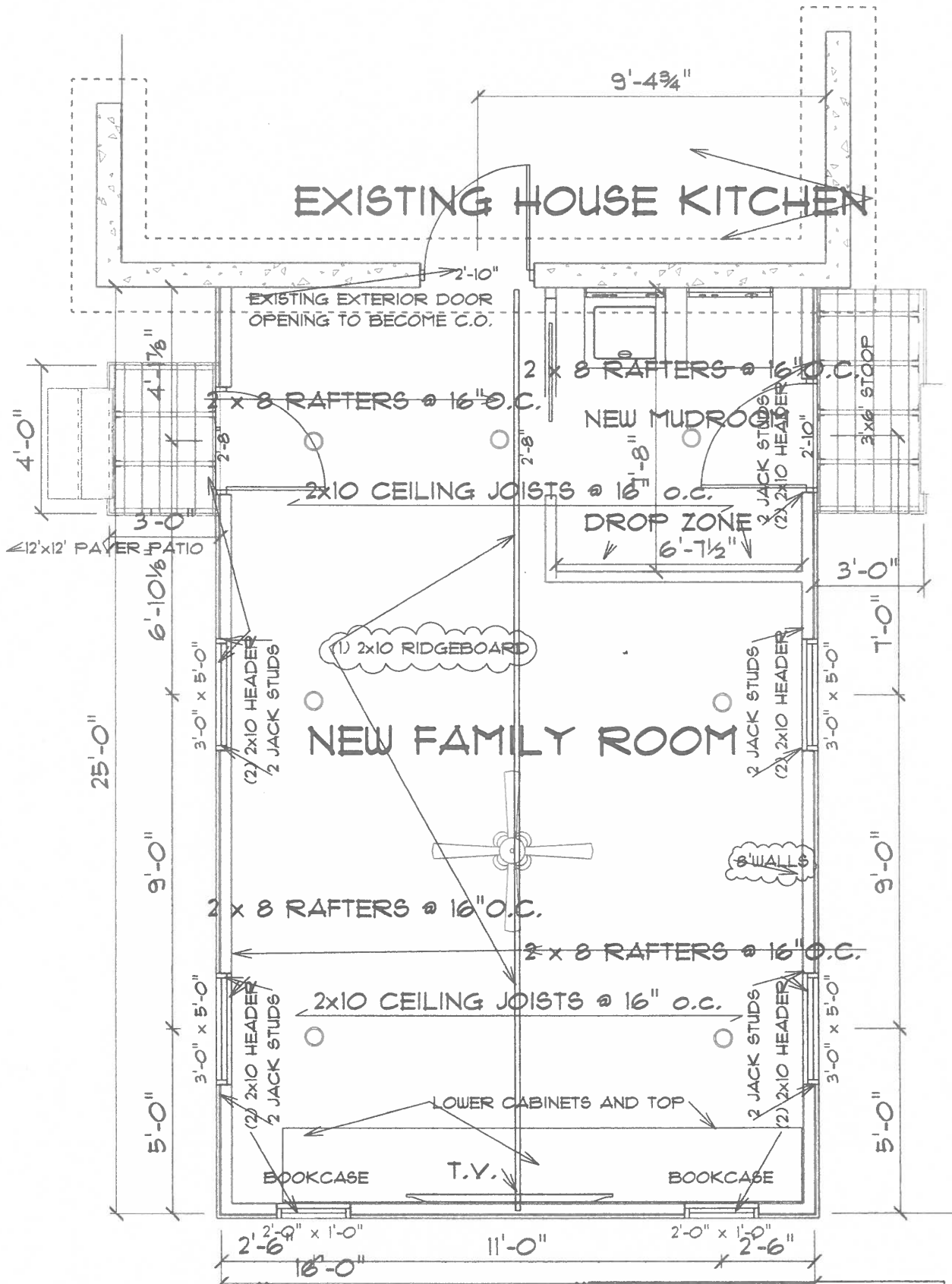
2463 boulevard
colonial heights, va 23834
telephone: 804.520.9015
facsimile: 804.520.9016
email: cctownes@townespc.com

townes consulting engineers, planners, and land surveyors
DRAWN BY: T.S.G. CHECKED BY:

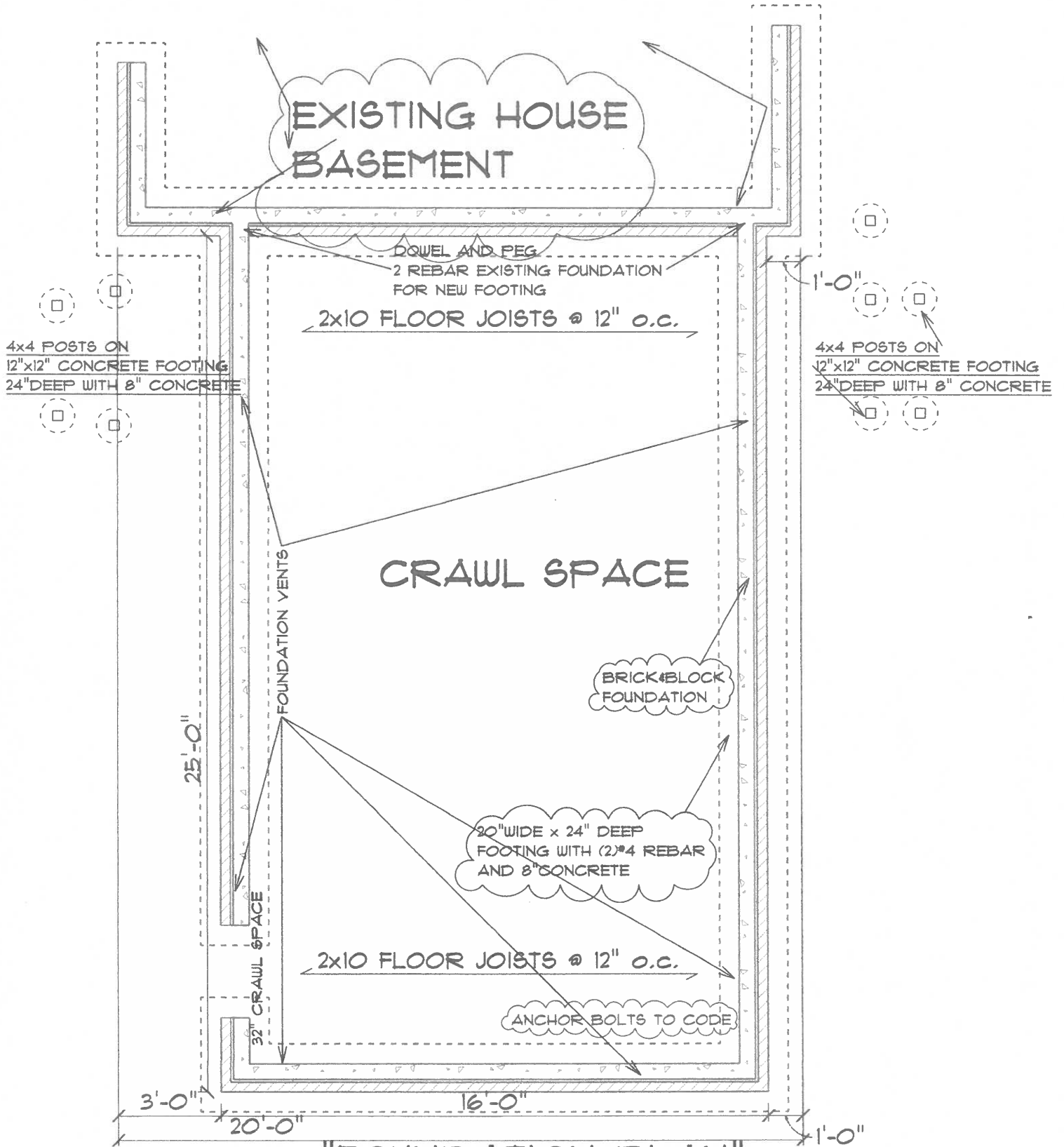
ATTN: DAVID HUFF
1 inch = 20 feet

GRAPHIC SCALE

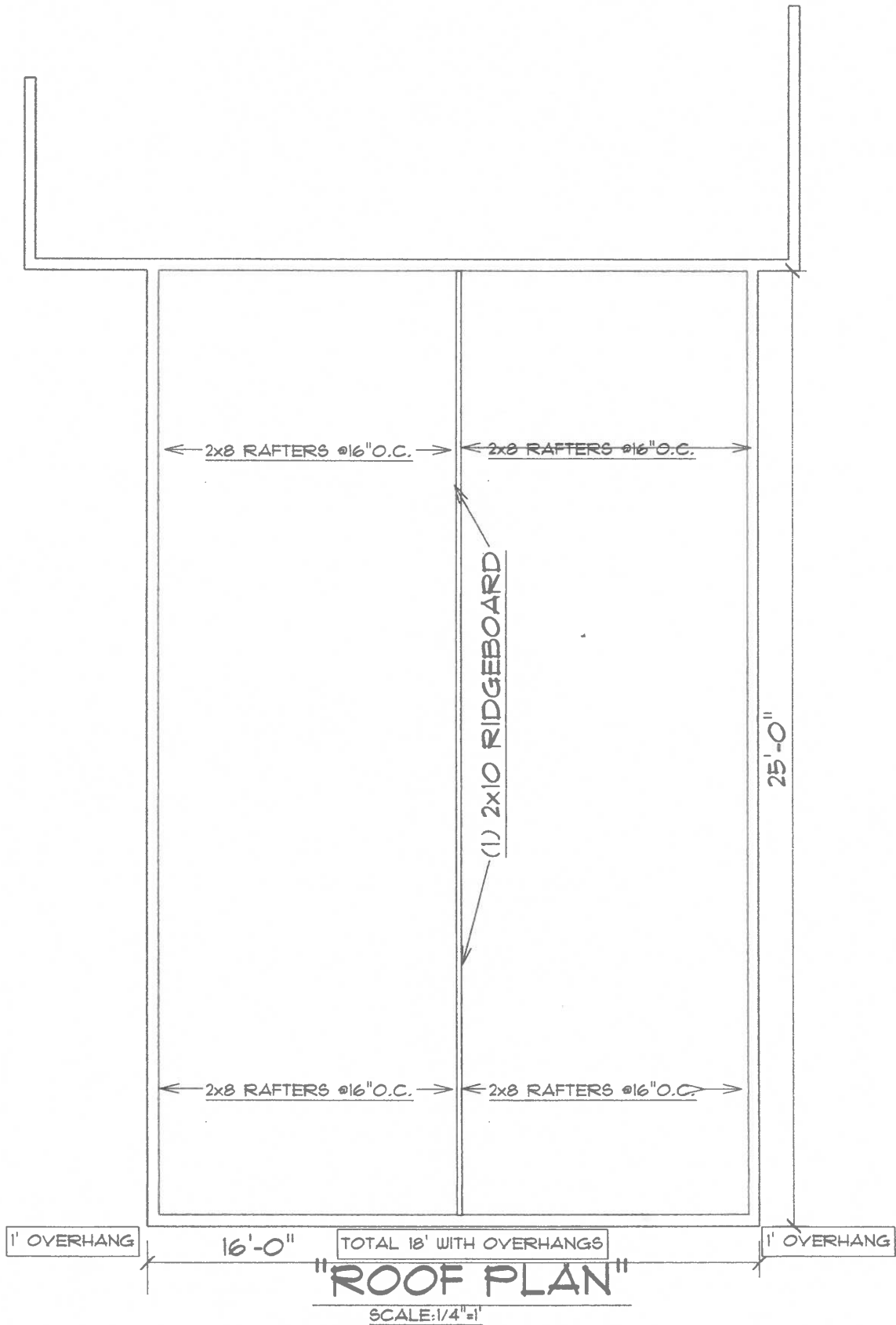


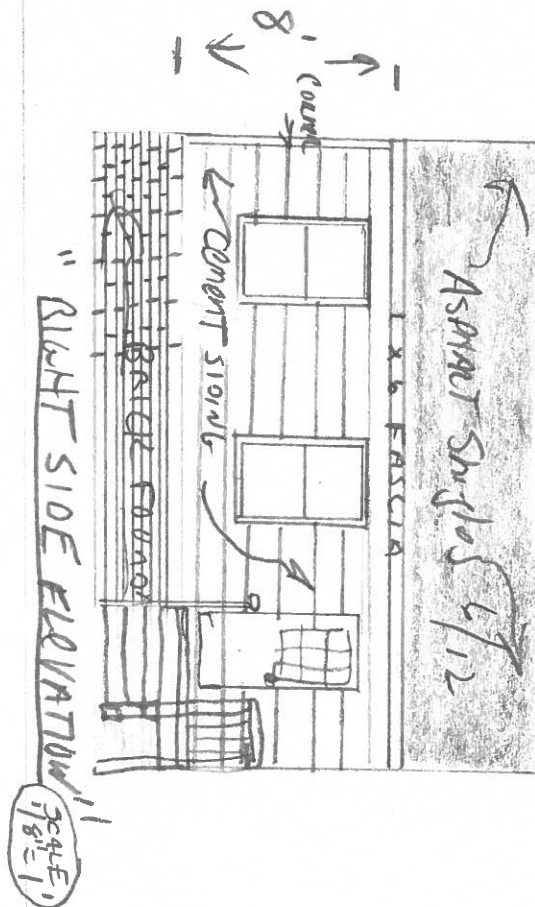
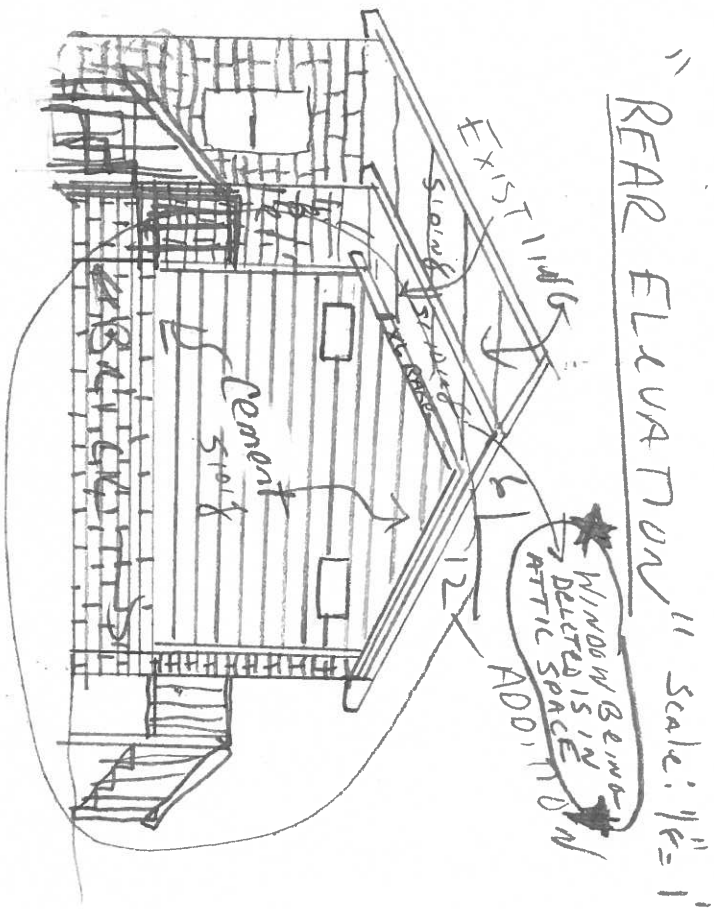


"FLOOR PLAN" BWP METHOD: CONTINUOUS OSB SHEATHING
 SCALE: 1/4" = 1'



"FOUNDATION PLAN"
SCALE: 1/4" = 1'





"SECTION VIEW" Scale 1/8" = 1'

