



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

August 11, 2023

Jackmo LLC  
7602 Hampshire Road  
Richmond, Virginia 23229

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

To Whom It May Concern:

**RE: BZA 29-2023**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, September 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 217 EAST 15<sup>th</sup> STREET (Tax Parcel Number S000-0191/007), located in an R-7 (Single- and Two-Family Urban 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 **977 783 632#**. 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 September 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 29-2023  
Page 2  
August 11, 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.

City Of Richmond School Board  
301 N 9th St 17th Fl  
Richmond, VA 23219

Collins Margaret Elizabeth  
209 E 15th St  
Richmond, VA 23224

Johnson Timothy C & Pearl E  
210 E 16th St  
Richmond, VA 23224

Krapf Georgia R  
212 E 16th St  
Richmond, VA 23224

Perez Renovations Inc  
637 Clearlake Rd  
N Chesterfield, VA 23236

Poindexter Kent  
7107 Dell Dr  
Richmond, VA 23235

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

Riley Lactetia M  
201 E 15th St  
Richmond, VA 23224

Robbins Clement J V  
214 E 16th St  
Richmond, VA 23224

Roberts Amanda M  
223 E 15th St  
Richmond, VA 23224

Siverd Joseph David  
221 E 15th St  
Richmond, VA 23224

Turner Judith M  
219 E 15th St  
Richmond, VA 23224

**Property: 217 E 15th St Parcel ID: S0000191007****Parcel**

**Street Address:** 217 E 15th St Richmond, VA 23224-  
**Owner:** JACKMO LLC  
**Mailing Address:** 7602 HAMPSHIRE RD, RICHMOND, VA 23229  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 352 - Bainbridge/Manchester/Blackwell North  
**Property Class:** 120 - R Two Story  
**Zoning District:** R-7 - Residential (Single & 2 Family Urban)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2023  
**Land Value:** \$63,000  
**Improvement Value:** \$92,000  
**Total Value:** \$155,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 5293.8  
**Acreage:** 0.122  
**Property Description 1:** 0051.90X0102.00 0000.122 AC  
**State Plane Coords( ?):** X= 11788893.500004 Y= 3713505.540133  
**Latitude:** 37.51701240 , **Longitude:** -77.44488056

**Description**

**Land Type:** Residential Lot B  
**Topology:** Level  
**Front Size:** 51  
**Rear Size:** 102  
**Parcel Square Feet:** 5293.8  
**Acreage:** 0.122  
**Property Description 1:** 0051.90X0102.00 0000.122 AC  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11788893.500004 Y= 3713505.540133  
**Latitude:** 37.51701240 , **Longitude:** -77.44488056

**Other**

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

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2023	\$63,000	\$92,000	\$155,000	Reassessment
2022	\$63,000	\$84,000	\$147,000	Reassessment
2021	\$35,000	\$58,000	\$93,000	Reassessment
2020	\$25,000	\$59,000	\$84,000	Reassessment
2019	\$25,000	\$59,000	\$84,000	Reassessment
2018	\$20,000	\$58,000	\$78,000	Reassessment
2017	\$20,000	\$54,000	\$74,000	Reassessment
2016	\$20,000	\$25,000	\$45,000	Reassessment
2015	\$20,000	\$25,000	\$45,000	Reassessment
2014	\$20,000	\$25,000	\$45,000	Reassessment
2013	\$20,000	\$25,000	\$45,000	Reassessment
2012	\$20,000	\$29,000	\$49,000	Reassessment
2011	\$20,000	\$30,000	\$50,000	CarryOver
2010	\$20,000	\$30,000	\$50,000	Reassessment
2009	\$19,800	\$29,900	\$49,700	Reassessment
2008	\$19,800	\$29,900	\$49,700	Reassessment
2007	\$18,000	\$29,900	\$47,900	Reassessment
2006	\$24,000	\$21,200	\$45,200	Reassessment
2005	\$21,800	\$17,700	\$39,500	Reassessment
2004	\$20,000	\$16,200	\$36,200	Reassessment
2003	\$2,700	\$16,200	\$18,900	Reassessment
2002	\$2,700	\$16,000	\$18,700	Reassessment
1998	\$2,600	\$15,400	\$18,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
06/06/2023	\$153,000	15TH STREET TRUST TRS	ID2023-8326	1 - VALID SALE-Valid, Use in Ratio Analysis
06/25/2018	\$70,000	TURNER JAMES E JR & CAROLYN A	ID2018-12719	2 - INVALID SALE-Special Financing/Terms, etc.
03/29/1978	\$17,500	Not Available	00532-0647	
12/31/1973	\$0	Not Available	000435-00593	

**Planning**

**Master Plan Future Land Use:** R  
**Zoning District:** R-7 - Residential (Single & 2 Family Urban)  
**Planning District:** Old South  
**Traffic Zone:** 1190  
**City Neighborhood Code:** BLKW  
**City Neighborhood Name:** Blackwell  
**Civic Code:**  
**Civic Association Name:** Blackwell Historic Community Civic Association  
**Subdivision Name:** NONE  
**City Old and Historic District:**  
**National historic District:** Blackwell Historic District  
**Neighborhoods in Bloom:** Blackwell  
**Redevelopment Conservation Area:** HOPE IV/Blackwell

**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	2034	0603002	060300
1990	314	0603003	060300

**Schools**

**Elementary School:** Blackwell  
**Middle School:** River City  
**High School:** Armstrong

**Public Safety**

**Police Precinct:** 1  
**Police Sector:** 112  
**Fire District:** 13  
**Dispatch Zone:** 155A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 8  
**Voter Precinct:** 802  
**State House District:** 79  
**State Senate District:** 14  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1918  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 8  
**Number Of Bed Rooms:** 3  
**Number Of Full Baths:** 1  
**Number Of Half Baths:** 0  
**Condition:** poor for age  
**Foundation Type:** Full Crawl  
**1st Predominant Exterior:** Alum/Vinyl  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Flat or Shed  
**Roof Material:** Metal  
**Interior Wall:** Plaster  
**Floor Finish:** Hardwood-std oak  
**Heating Type:** Forced hot air  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and Yard Items) :**

**Extension 1 Dimensions**

**Finished Living Area:** 1470 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 0 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 85 Sqft  
**Deck:** 0 Sqft

### Property Images

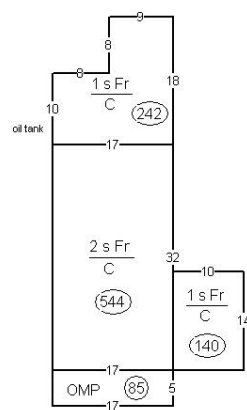
Name:S0000191007 Desc:R01



[Click here for Larger Image](#)



## Name:S0000191007 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: Jackmo LLC

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

ADDRESS 7602 Hampshire Road

FAX: ( ) (Work) ( )

Richmond, VA 23229

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) 217 East 15<sup>th</sup> Street

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-413.5(1)

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

TAX PARCEL NUMBER(S): S000-0191/007 ZONING DISTRICT: R-7(Single- and Two-Family Urban Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of three thousand six hundred square feet (3,600 SF) and lot widths of thirty feet (30') are required. For zoning purposes, one (1) lot having a lot area of 5,294 square feet and a lot width of 51.9 feet currently exists. A lot area of 3,142 square feet and lot width of 30.8 feet are proposed for No. 215 and a lot area of 2,152 square feet and lot width of 21.1 feet are proposed for No. 217.

DATE REQUEST DISAPPROVED: 7/11/2023

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: 07/11/2023 TIME FILED: 3:10 p.m. PREPARED BY: Colleen Dang

RECEIPT NO. BZAR-133633-2023

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: 7/31/23

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

CASE NUMBER: BZA 29-2023 HEARING DATE: September 6, 2023 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 29-2023  
150' Buffer

APPLICANT(S): Jackmo LLC

PREMISES: 217 East 15th Street  
(Tax Parcel Number S000-0191/007)

SUBJECT: A lot split and building permit to construct a new single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-413.5(1)  
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](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.

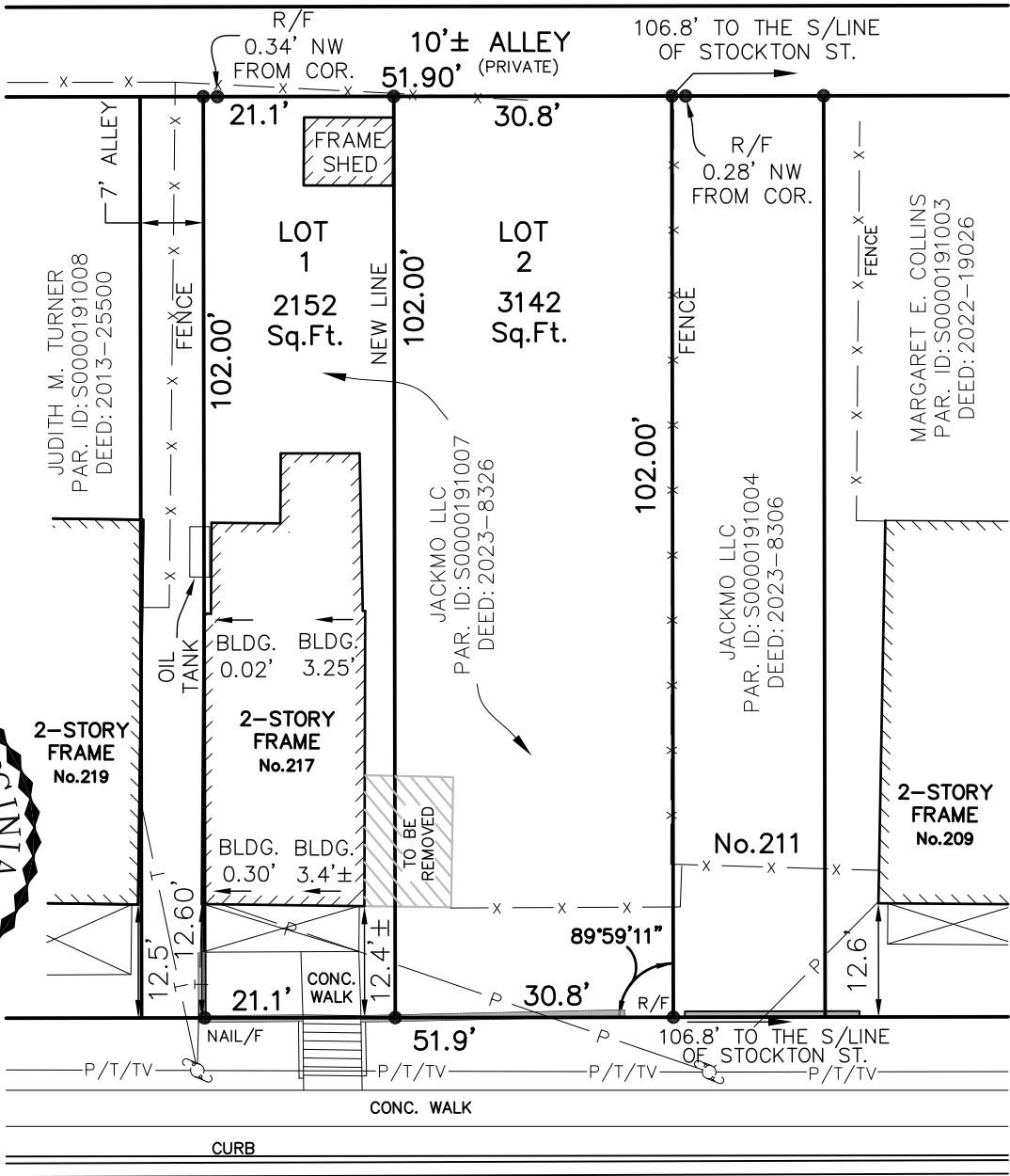
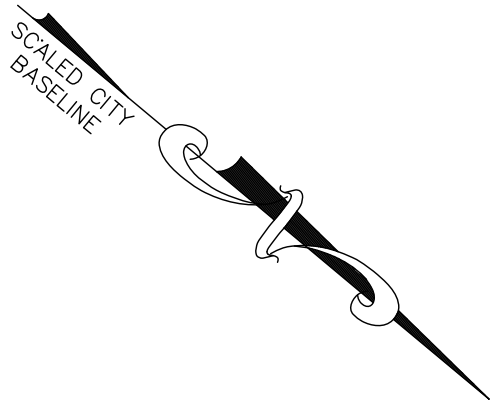
**Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible 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 black ink, appearing to be "M. Benbow", is written over a horizontal line.

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 7-6-2023 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



E 15TH STREET  
50± R/W

MAP SHOWING THE DIVISION OF  
No. 217 E 15th STREET  
IN THE CITY OF RICHMOND, VA.



Virginia Surveys  
P.O. BOX 118  
CHESTERFIELD, VA 23832  
(804) 748-9481  
COPYRIGHT © VIRGINIA SURVEYS  
All rights reserved.

DATE: 7-7-2023  
CERTIFIED BY JEFFREY K. FLOYD  
VIRGINIA CERTIFICATE NO. 001905  
SCALE: 1"=20'  
JOB NO. 230615813



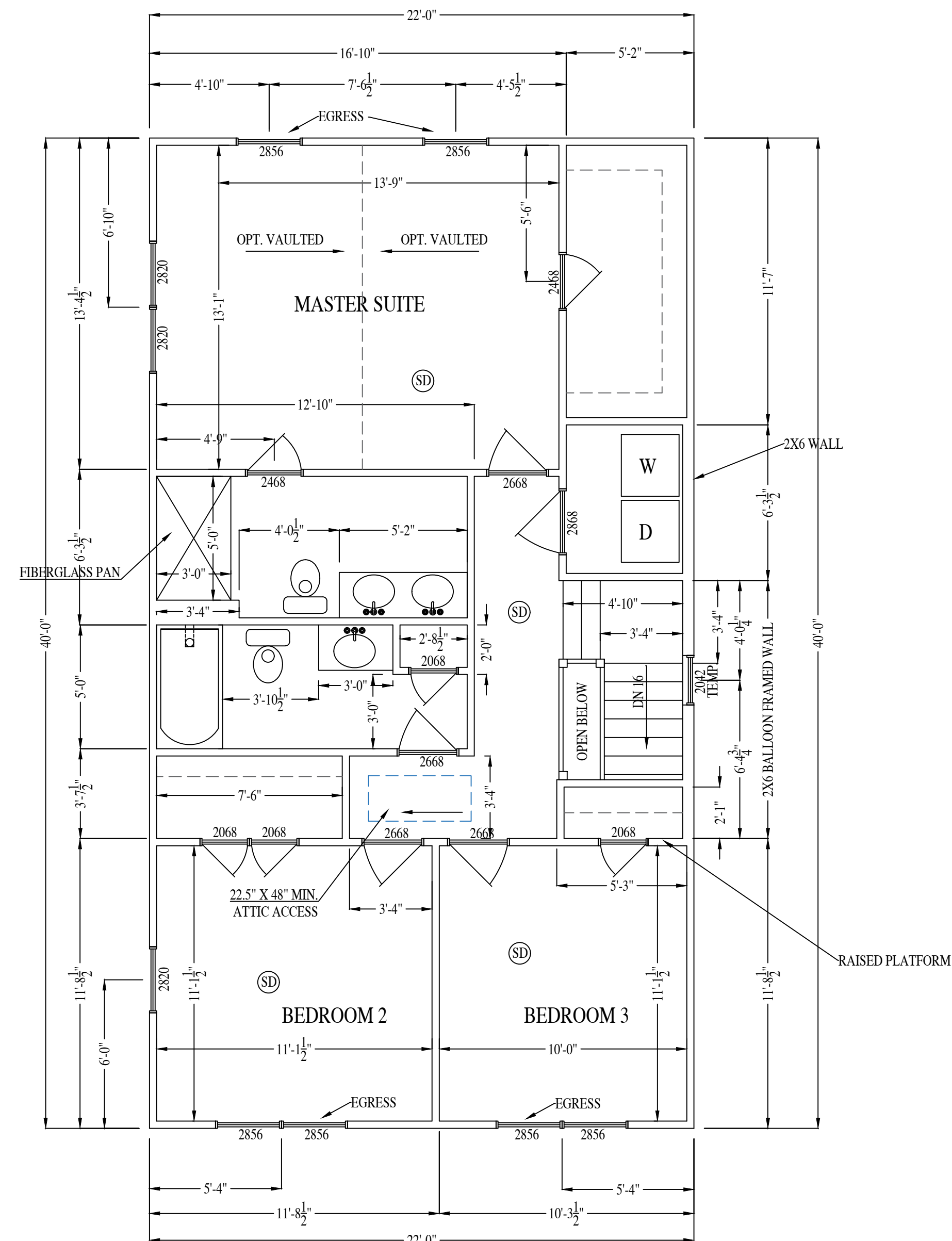


1ST FLOOR HEATED SQ. FOOTAGE: 880 S.F.  
2ND FLOOR HEATED SQ. FOOTAGE: 841 S.F.

**Floor Plan Details:**

- Overall Dimensions:**
  - Left Side: 40'-0" (Total), 19'-0" (Top section), 15'-0" (Middle section), 6'-0" (Bottom section), 6'-0" (Bottom section).
  - Top: 22'-0" (Total), 7'-4" (Left section), 3'-11" (Right section).
  - Right Side: 4'-0" (Top section), 4'-6" (Section), 8'-0" (Section), 6'-4 1/2" (Section), 23'-6" (2X6 WALL), 40'-0" (Total), 6'-0" (Section), 6'-5" (Section), 4'-0" (Section), 2'-7" (Section), 5'-4" (Section), 1'-3" (Section).
  - Bottom: 1'-3" (Left section), 11'-9" (Section), 19'-6" (Section), 7'-9" (Section), 1'-3" (Section), 22'-0" (Total).
- Rooms and Features:**
  - KITCHEN:** Includes stove (6'-7" x 3'-0"), sink (3'-0" x 4'-0"), dishwasher (DW), and refrigerator (3'-6" x 6'-0"). Notes include "FIRE EXT. IN KITCHEN", "FIRE EXTINGUISHER LOCATED IN KITCHEN", and "CLIPPED CEILING".
  - DINING ROOM:** Features "STAIRS TO BE DESIGNED BY STAIR COMPANY. INSULATE AND DRYWALL AREA UNDER STAIRS".
  - LIVING ROOM:** Features a "16" TRANS ABOVE" and a "3068" door.
  - Front Porch:** Includes a "TYP. OF 3 6X6 COL. WRAPPED IN 1X" and a "DN" (down) staircase.
  - Other Features:** "REAR STOOP", "WH" (water heater), "PWDR" (power), "BREAKER PANEL", "INSULATED AND FIRE-RATED TEMP. DOOR UNIT", and various door and window labels (e.g., 2852, 2862, 2868, 2468, 2042, 3068).

# FIRST FLOOR PLAN



## SECOND FLOOR PLAN

COPYRIGHT - RIVER MILL DEVELOPMENT, LLC  
DO NOT COPY OR REPLICATE IN ANY WAY.

12'-4"

2'-8"

2X6 FJ 16" O.C.

1'-7 1/2"

DBL FLOOR TRUSS

(2) 2X10

7'-2"

7'-0"

3'-6 1/2"

9"

2X8 LANDING

STAIR STRINGERS

10'-4 1/2"

7'-9"

7'-3"

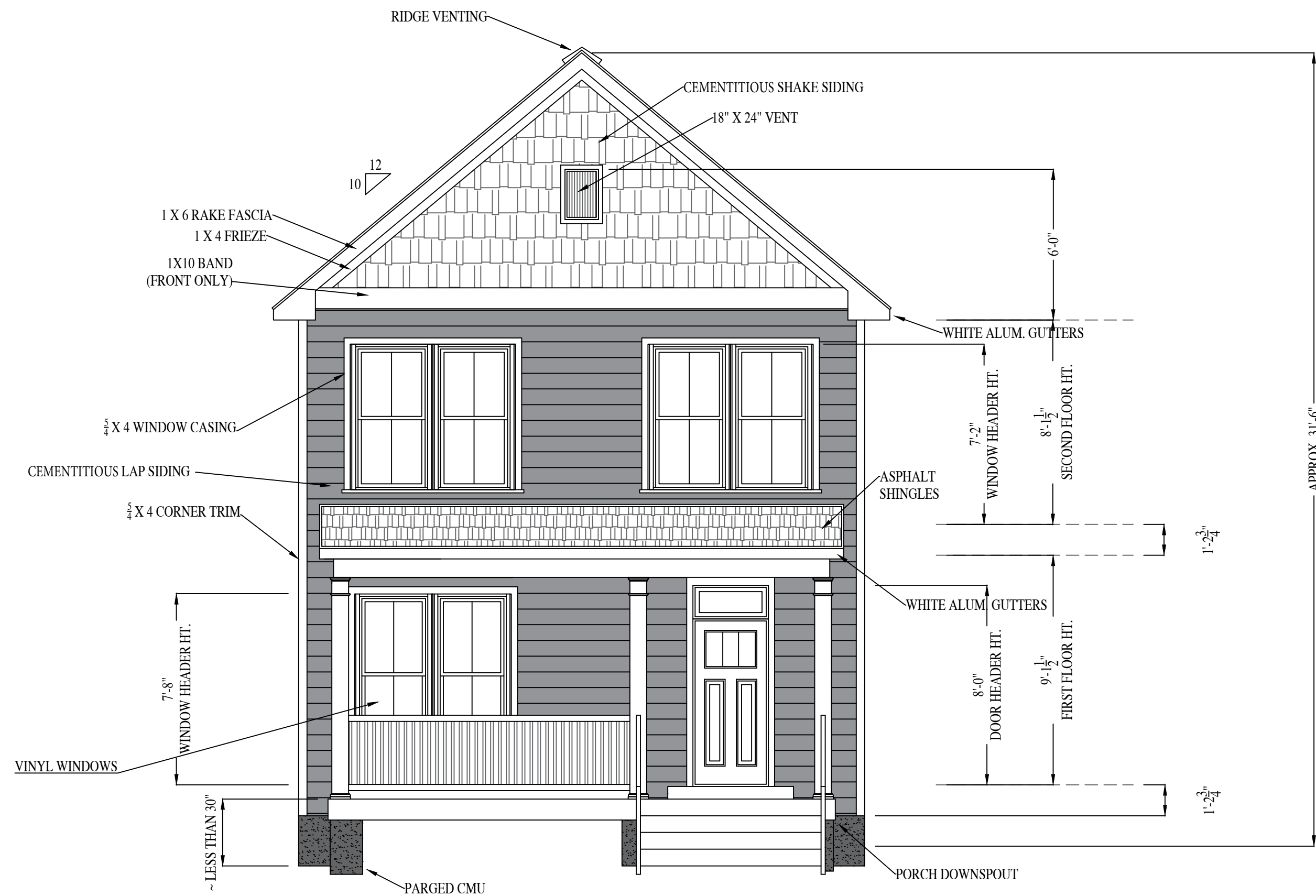
## STAIR SECTION

[illegible]

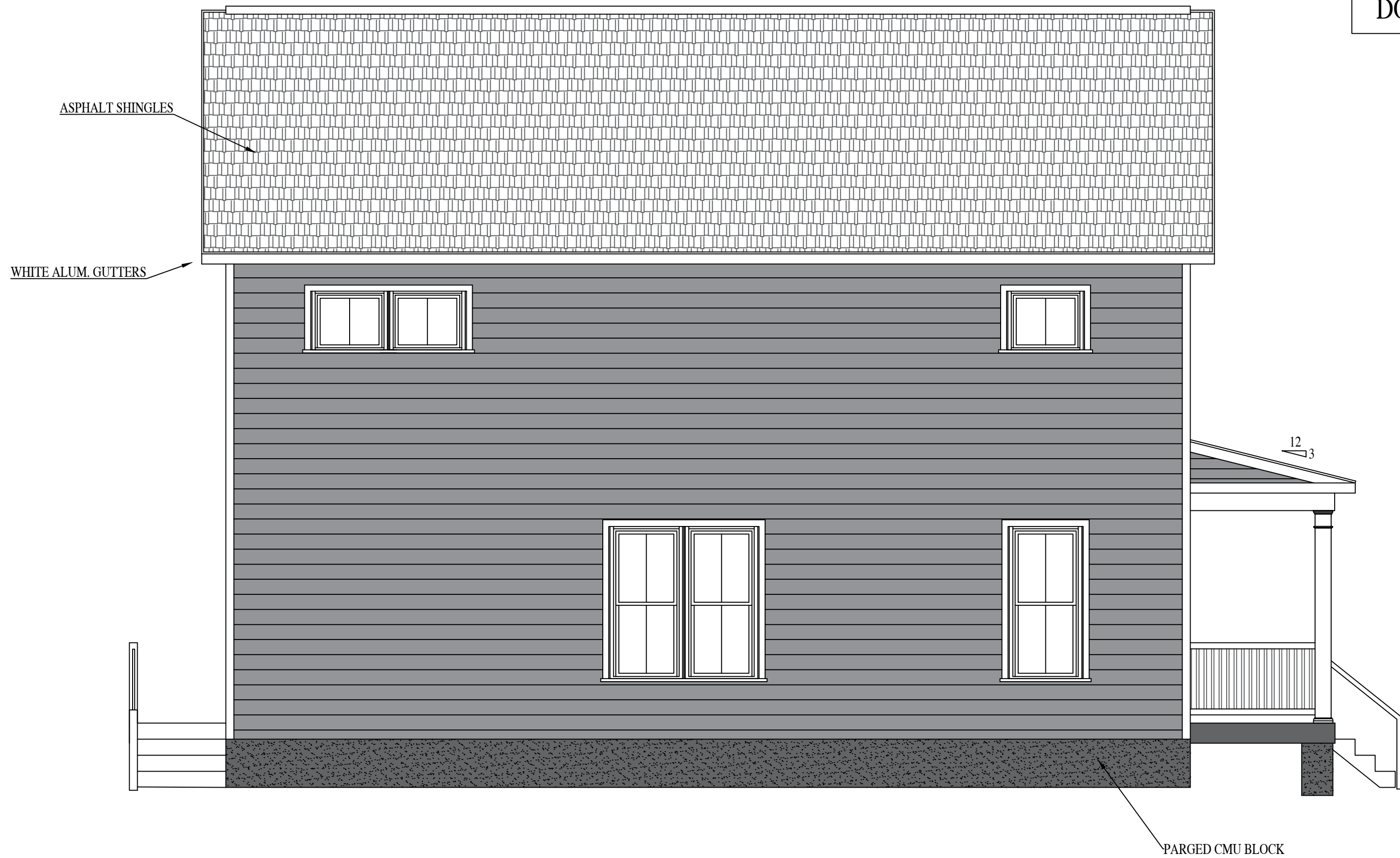
DATE:  
7-10-2023

SHEET:  
A1.1



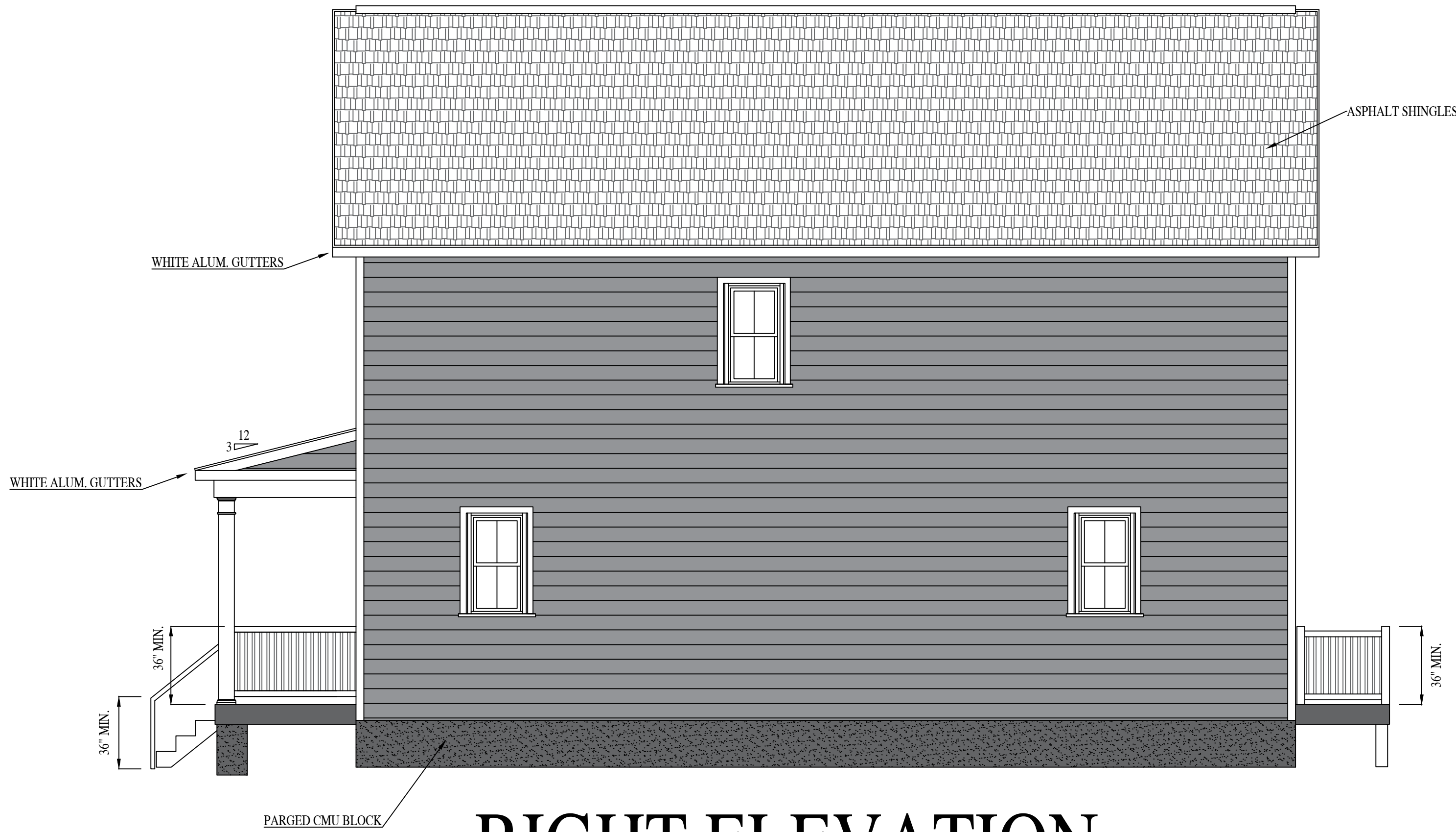


FRONT ELEVATION

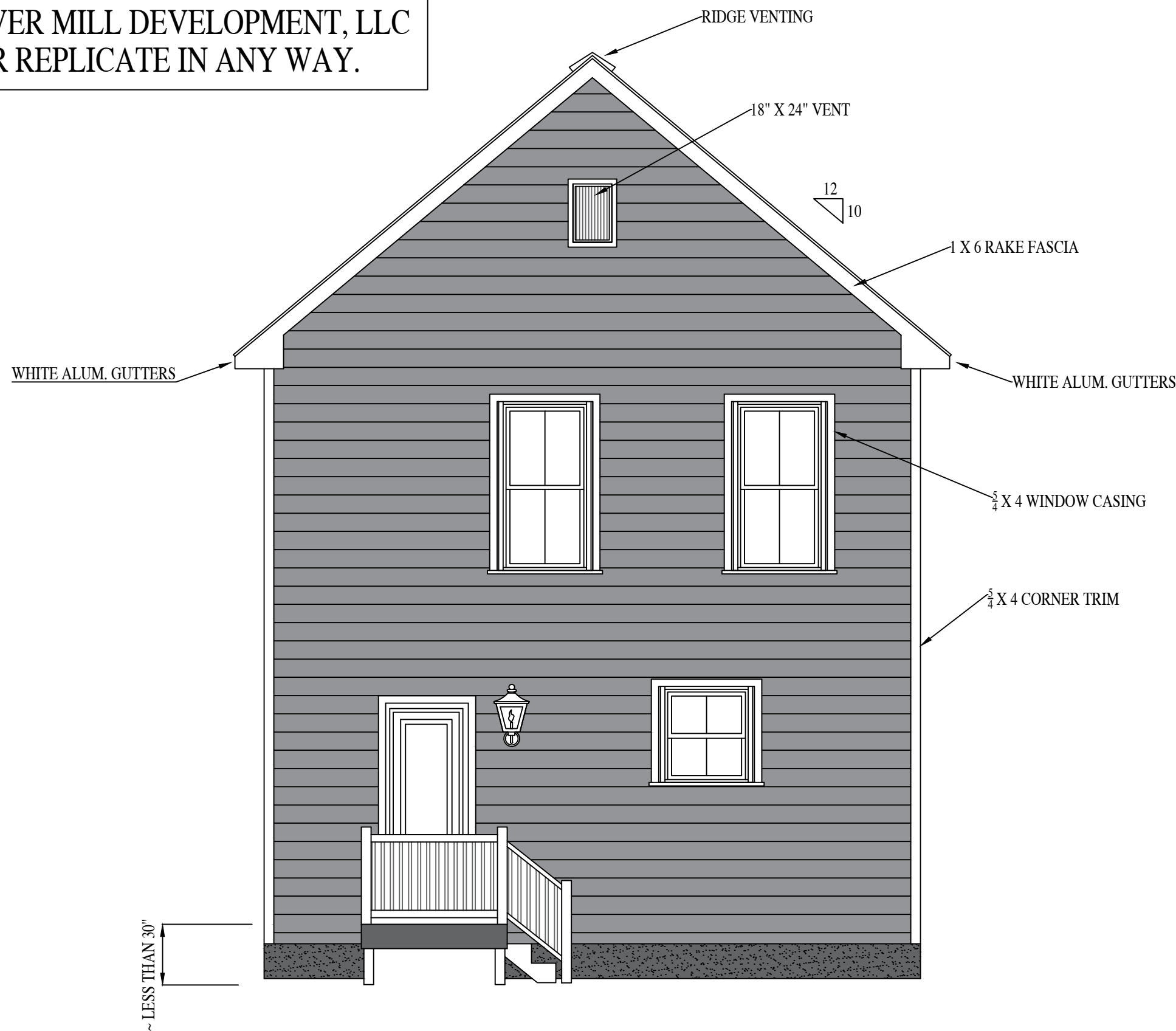


LEFT ELEVATION

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RIGHT ELEVATION



REAR ELEVATION

215 E 15TH ST.

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM

REVISION NOTES

2-21-2020	START

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

DATE:  
7-10-2023

SHEET:  
A2.1

