



November 10, 2025

Jemals Standard Drug Store LLC 655 New York Avenue NW, Suite 830 Washington, DC 20001

Cindy M. King 701 East Franklin Street Richmond, VA 23219

To Whom It May Concern:

### RE: BZA 47-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, December 3, 2025** at **1:00 PM** in the 5<sup>th</sup> Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for an electrical permit to install electric vehicle chargers located in a nonconforming parking lot at 320 NORTH 2<sup>nd</sup> STREET (Tax Parcel Number N000-0060/009), located in a B-4 (Central Business) 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 213 490 569#. video access by computer, smart phone or https://richmondva.legistar.com/Calendar.aspx. Select the Board of Zoning Appeals dropdown and 2025 drop-down, click meeting details for December 3, 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 <a href="mailto:Chuck.Davidson@rva.gov">Chuck.Davidson@rva.gov</a> 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 a 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 <a href="https://www.rva.gov/planning-development-review/civic-groups">https://www.rva.gov/planning-development-review/civic-groups</a>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

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

Very truly yours,

Roy W. Benbow, Secretary Phone: (804) 240-2124

E-mail: Roy.Benbow@rva.gov

Zoj w. Lanteer

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.

100 East Marshall Street Llc C/o Parkway Corp 150 N Broad St Philadelphia, PA 19102 116 E Broad Llc 102 N 8th St Richmond, VA 23219 312 N 2nd Llc 2103 Clarke St Richmond, VA 23228

321 N 2nd Llc

316 N 2nd St Llc 1413 N Nelson St Arlington, VA 22201 321 N 2nd Llc 11916 Kingsbury Ct Richmond, VA 23219

4304 Rowell Rd Green Cove Springs, FL 32043

402 N 2nd Street Llc Po Box 12534 Richmond, VA 23241 Atkinson Jahmal 4710 Mason Dale Dr N Chesterfield, VA 23234 Browne Jerrold A And Jennifer H 209 Suri Dr Williamsburg, VA 23185

Centerville Investments Llc 205 Centerville Rd Gordonsville, PA 17529 Consolidated Bank & Trust Co 320 N 1st St Richmond, VA 23219 Cook Nash Stephen And Elsheikh Omer 2987 District Ave Apt 501 Fairfax, VA 22031

Da Mingxia 102 Rocketts Way Henrico, VA 23231 Dnm Llc 11916 Kingsbury Ct Richmond, VA 23233 Far Nia Llc 1256 Rothesay Circle Richmond, VA 23221

Henderson Keith M Trustee Trust 10233 Snap Dragon Rd Mechanicsville, VA 23116 Jackson Modern Llc Attn: Manager 311 N 2nd St Richmond, VA 23219

Mangum Carolyn 3107 Cliff Ave Richmond, VA 23222

Monrovia Llc 3315 Idlewood Ave Richmond, VA 23221

North Second Llc 10803 Glen Mist Ln Fairfax, VA 22030 Pmd Investments Llc 5926 Fairlee Rd Richmond, VA 23225

Shaban Khaled 3016 Colthurst Pl Henrico, VA 23233 Shakoor Betty J 3113 Harvie St Richmond, VA 23223 Snp 200 E Marshall Llc C/o Snp Properties Llc 23 W Broad St #200 Richmond, VA 23220

Two Street Condominium Unit Owners Association 327 N 2nd St Richmond, VA 23219 PIN: N0000060009 PID: 26379

As of: 11/7/2025 9:30:09 PM

# City of Richmond, VA Report

## **Property Owner**

Name: JEMALS STANDARD DRUG STORE LLC

655 NEW YORK AVE NW, SUITE 830 Mailing Address: WASHINGTON, DC 20001

Parcel Use: B Mixed Use

Neighborhood: 446

# **Property Information**

320 N 2nd St

117 E Marshall St

113 E Marshall St

Property Address: 111 E Marshall St

115 E Marshall St

119 E Marshall St 121 E Marshall St

123 E Marshall St

PIN N0000060009

**Size:** 0.256 Acres, 11153.940 Square Feet

**Property Description:** 0162.75X0048.00 IRG0000.000

# **Additional Information**

Special Assessment District	Area Tax
01	5.76

# **Current Assessment**

Year	Land	Improvements	Total
2026	\$879,000	\$258,000	\$1,137,000

## **Deed Transfers**

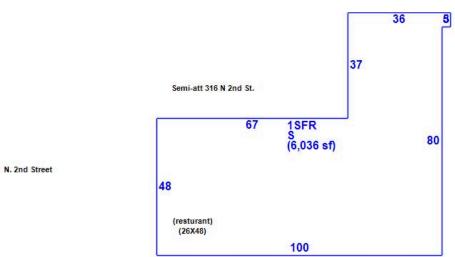
Recordation Date	Book	Page	Deed Type	Consideration	<b>②</b> Grantee
6/22/2015	ID2015	11103	BS	\$250,000	JEMALS STANDARD DRUG STORE LLC
6/13/2000	ID2000	14032	WD	\$260,000	METROPOLITAN BUSINESS LEAGUE
11/26/1973	00687	B0330	N/A	\$70,000	UNION FINANCIAL CORP
1/1/1900	00687	B0330	N/A	\$70,000	Not Available

# **Details for Commercial Building 1**

Year Built:	Finished Area:
1935	6,036

# **Commercial Card 1 Photo/Sketch**







Section 1		
Year Built:	1935	
Style:	Gen Retail, Mixed Occupancy	
Model:	Commercial	
Framing Class:	Fire Resistant	
Perimeter Shape:	UNKNOWN	
Perimeter:	376	
Wall Height:	10	
Section Area:	6036	
Sprinkler Area:	0	
HVAC:	N/A	

# Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SFR	1 Story Frame - Fin	6,036	6,036
OB01	Outbuilding	0	0
S	Slab	6,036	0
Totals		12,072	6,036

Outbuildings			
Code	Description	Sub Code-Description	Size
PAVING	Paving	Marble	4712.00 SF

Assessment History			
Year	Land	Improvements	Total
2025	\$879,000	\$258,000	\$1,137,000
2024	\$879,000	\$258,000	\$1,137,000
2023	\$712,000	\$258,000	\$970,000
2022	\$712,000	\$258,000	\$970,000
2021	\$577,000	\$245,000	\$822,000
2020	\$577,000	\$245,000	\$822,000
2019	\$502,000	\$138,000	\$640,000
2018	\$502,000	\$137,000	\$639,000
2017	\$335,000	\$137,000	\$472,000
2016	\$335,000	\$237,000	\$572,000
2015	\$336,000	\$236,000	\$572,000
2014	\$336,000	\$236,000	\$572,000
2013	\$336,000	\$236,000	\$572,000
2012	\$336,000	\$236,000	\$572,000
2011	\$336,000	\$236,000	\$572,000
2010	\$336,000	\$236,000	\$572,000
2009	\$336,000	\$236,000	\$572,000
2008	\$336,000	\$236,000	\$572,000
2007	\$289,000	\$214,000	\$503,000
2006	\$245,000	\$181,000	\$426,000
2005	\$105,100	\$229,100	\$334,200

# Copyright Text. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

# **Not a Legal Document**

Subject to terms and conditions www.actDataScout.com

# 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 Jemsis Standard Drug Store LLC	PHONE: (Home) ((Mobile) ()		
OWNER: 655 New York Ave NW, Suite 830	FAX: (_) (Work) (_)		
(Name/Address) Washington, DC 20001	E-mail Address:		
OWNER'S Cindy M. King	PHONE: (Home) ( (Mobile) (		
REPRESENTATIVE: 701 East Franklin Street	FAX: () (Work) (804) 643-5500		
(Name/Address) Richmond, Virginia 23219	E-mail Address: cking@donglasdev.com		
TO BE COMPLETED BY THE ZO	ONING ADMINSTRATION OFFICE		
PROPERTY ADDRESS (ES) 320 North 2nd Street			
TYPE OF APPLICATION: $\Box$ VARIANCE $\boxtimes$	SPECIAL EXCEPTION   OTHER		
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 &	30-800. 2(a)		
APPLICATION REQUIRED FOR: An electrical permit to in	stall electric vehicle chargers located in a nonconforming		
parking lot.			
TAX PARCEL NUMBER(S): N000-0060/009 ZONING DISTRICT: B-4 (Central Business District)			
REQUEST DISAPPROVED FOR THE REASON THAT: No material change in a nonconforming use or material change in			
the program or operating characteristics of a nonconforming use shall take place that would increase the intensity of the use.			
DATE REQUEST DISAPPROVED: July 22, 2025	FEE WAIVER: YES ☐ NO: ☒		
DATE FILED: October 15, 2025/ TIME FILED: 9:39 a.m. I	PREPARED BY: Josh Young RECEIPT NO. BZAC-174876-2025		
AS CERTIFIED BY:	(ZONING ADMINSTRATOR)		
I BASE MY APPLICATION ON:			
	OF THE CHARTER OF THE CITY OF RICHMOND		
SECTION 15.2 -2309.2 OF THE CODE OF VIRGI			
SECTION 1040.3 PARAGRAPH(S) (10) OF THE 2	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, may be pres	nent at the hearing at which my request will be considered.		
SIGNATURE OF OWNER OR AUTHORIZED AGENTS	DAID. 1-1		

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

CASE NUMBER: BZA 47-2025 HEARING DATE: December 3, 2025 AT 1:00 P.M.

## BOARD OF ZONING APPEALS CASE BZA 47-2025 150' Buffer

APPLICANT(S): Jemals Standard Drug Store LLC

PREMISES: 320 North 2nd Street (Tax Parcel Number N000-0060/009)

SUBJECT: An electrical permit to install electric vehicle chargers located in a nonconforming parking lot.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-800.2(a) of the Zoning Ordinance for the reason that:

No material change in a nonconforming use or material change in the program or operating characteristics of a nonconforming use shall take place that would increase the intensity of the use.





# BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

# CITY OF RICHMOND, VIRGINIA

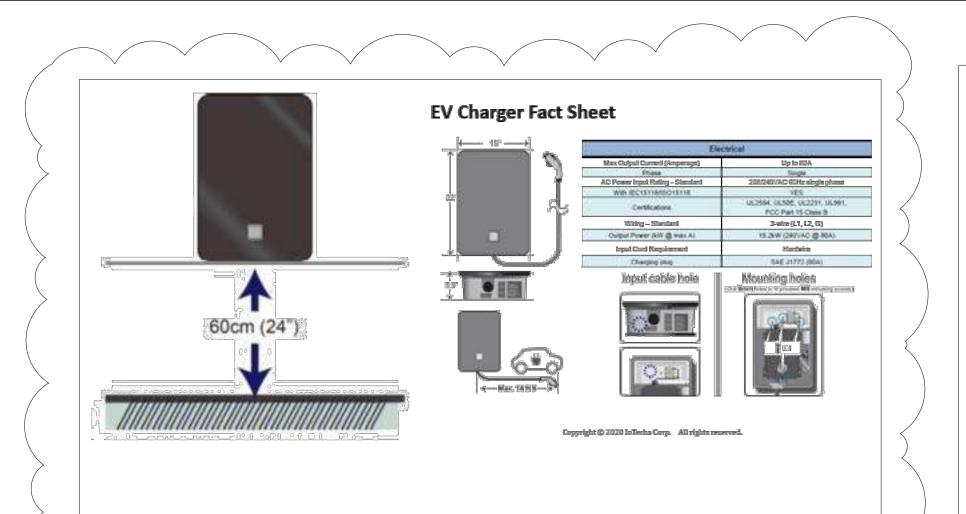
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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 <a href="mailto:PDRZoningAdministration@Richmondgov.com">PDRZoningAdministration@Richmondgov.com</a>. 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:







# **Annex A: Electrical Plan Checklist**

Department of Planning & Development Review, Bureau of Permits and Inspections 900 East Broad Street, Room 108 Richmond, Virginia 23219 Office: (804) 646-4169

https://www.rva.gov/planning-development-review/permits-and-inspections

Project Address: 320 N 2nd Street

Make sure to check "✓" each box for all applicable items below that relate(s) to the above project. This checklist is required for all projects that require a plan review. Submit either on the plans or as a separate PDF document.

Section A: General Requirements for Projects

01  $\checkmark$  02  $\checkmark$  03  $\checkmark$  04  $\checkmark$  05  $\checkmark$  06  $\checkmark$  07  $\checkmark$  08  $\checkmark$  09 \_\_ 10 \_\_ 11 \_\_\_\_ 12 \_\_\_ 13 \_\_\_ 14 \_\_\_ 15 \_\_\_

Section B: Code Requirements

21 \_\_\_\_ 22 \_\_\_\_

**Section C-1: Photovoltaic Requirements** 

01 \_\_\_\_ 02 \_\_\_ 03 \_\_\_ 04 \_\_\_ 05 \_\_\_ 06 \_\_\_ 07 \_\_\_ 08 \_\_\_ 09 \_\_\_

**Section C-2: Seismic Requirements** 

01 \_\_\_\_ 02 \_\_\_ 03 \_\_\_\_

Section C-3: Virginia Energy Conservation Code (VECC) Requirements

01 \_\_\_\_ 02 \_\_\_ 03 \_\_\_ 04 \_\_\_ 05 \_\_\_ 06 \_\_\_ 07 \_\_\_

Electrical Plan Review Requirements

Revision 01-18-2025

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**ABBREVIATIONS** 

AMPERES AIR CONDITIONING

ABOVE FINISHED FLOOR

AMPERE INTERRUPTING CAPACITY

ALUMINUM

BUILDING BEDROOM

CALCULATED

CLOSET CL

CU COPPER

DISCONNECT DOMINION VIRGINIA POWER

EC EMPTY CONDUIT W/ PULL STRING

EQUIPMENT GROUNDING CONDUCTOR

ELEV. ELEVATOR

EXISTING EXIST.

GROUNDING ELECTRODE CONDUCTOR

GROUND FAULT INTERRUPTOR

ROUND HEATER

THOUSAND

KILO-AMPERE INTERRUPT CURRENT

KITCHEN

KILO-VOLT

KILO-VOLT-AMPERES

LIVING ROOM

MAIN CIRCUIT BREAKER

MECH MECHANICAL

MAIN LUGS ONLY

MOUNTED

NOT APPLICABLE

NATIONAL ELECTRICAL CODE

NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION

PANELBOARD PN

PHASE

PRIMARY

SWITCH

SECONDARY

SER SERVICE

SWITCHBOARD

TRANSFORMER TRANSF UNLESS OTHERWISE NOTED

WIRE (AFTER NUMBER ON ONE-LINE),

WATTS

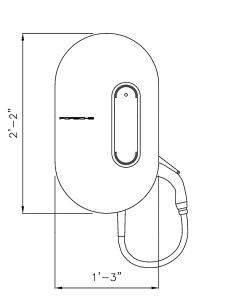
WATER HEATER

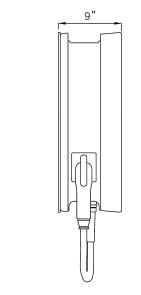
WEATHERPROOF

TRANSFORMER

200 AMP 2 POLE BREAKER

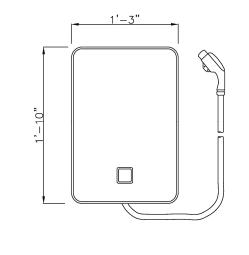
ELECTRIC VEHICLE NOT APPLICABLE





SPECIFICATIONS	S AND INFORMATION
DESCRIPTION	WALL CHARGER
PORSCHE PART #	9J1.068.209
AMPERAGE	15-80 A MAX. CURRENT
CABLE LENGTH	14.8 FT
WEIGHT	30.9 LBS

PORSCHE WALL MOUNTED CHARGER CONNECT
NOT 10 SCALE





SPECIFICATIONS AND INFORMATION		
DESCRIPTION	WALL CHARGER	
loTecha PART #	CCS-ACL2	
OUTPUT POWER (KW @ MAX A)	19.2KW (240VAC @ 80A)	
CABLE LENGTH	15 FT	
WEIGHT	34 LBS	

(4) IOTECHA WALL MOUNTED CHARGER CONNECT

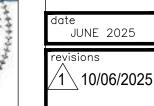
CODE: 2021 IBC USE GROUP: "S" (PARKING DECK) CONSTRUCTION TYPE "2B" AREA = N/A OCCUPANCY: N/A # FLOORS = 2IT IS NOT IN FLOOD PLAIN IT IS NOT A "CHANGE OF USE"

<u>Drawing list</u> E-1 CODE NOTES, LEGEND, CHECKLIST

E-2 upper level plan, panel SCHEDULE, ONE-LINE, NOTES

NEW SERIVCE FOR EV CHARGERS

Bohannon Engineering ELECTRICAL DESIGN

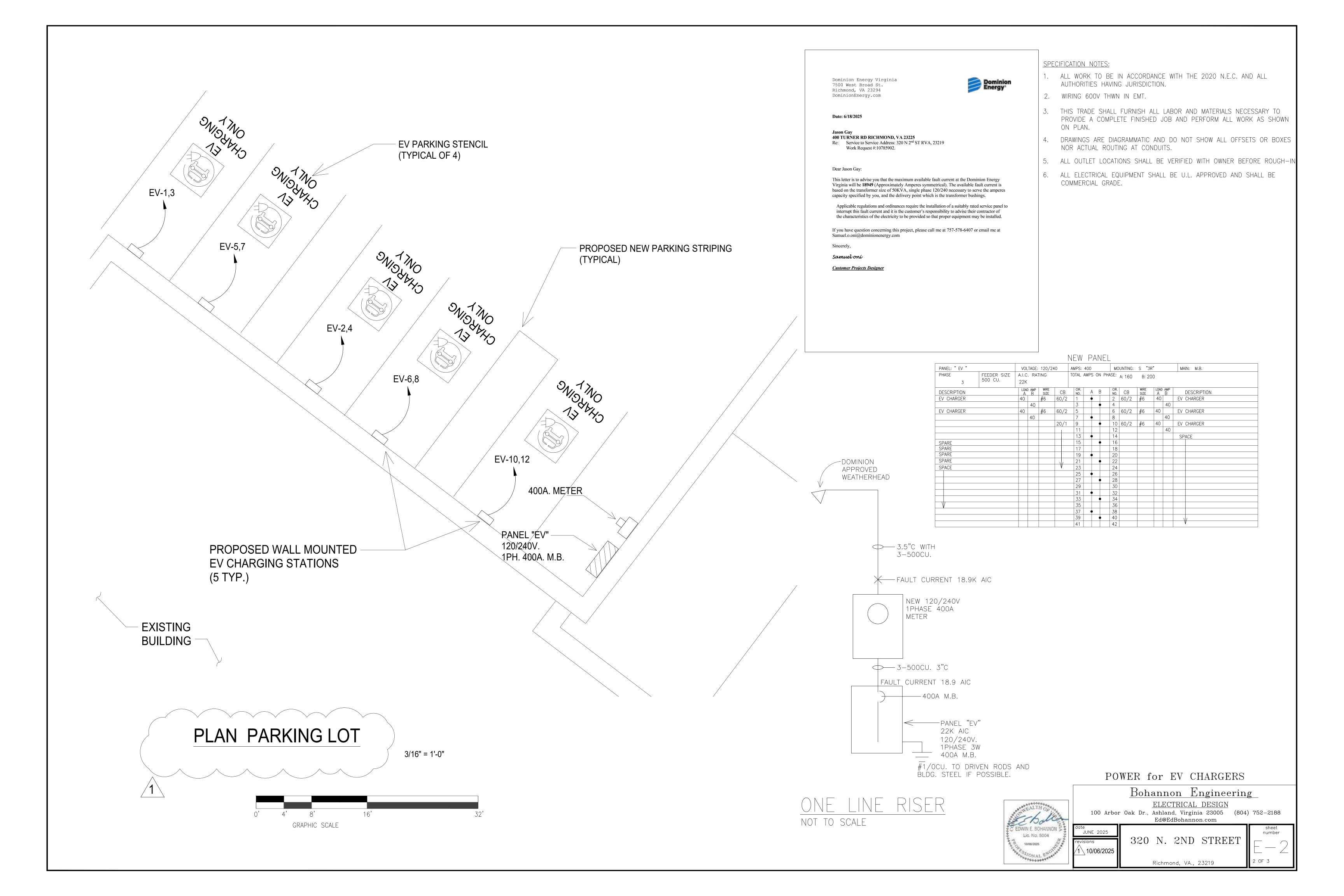


Lic. No. 5004

100 Arbor Oak Dr., Ashland, Virginia 23005 (804) 752-2188 Ed@EdBohannon.com

320 N. 2ND STREET 1 OF 3

Richmond, VA., 23219





# POWER for EV CHARGERS

Bohannon Engineering

ELECTRICAL DESIGN

100 Arbor Oak Dr., Ashland, Virginia 23005 (804) 752-2188

Ed@EdBohannon.com

1 10/06/2025

320 N. 2ND STREET

Richmond, VA., 23219



