



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

June 7, 2024

Virginia Electric & Power Company d/b/a Dominion Energy Virginia
P.O. Box 26666
Richmond, VA 23261
Attn: Kevin Fields

Geosyntec Consultants Inc.
9211 Arboretum Pkwy, Suite 200
Richmond, VA 23236
Attn: Christopher Cocker

To Whom It May Concern:

RE: BZA 17-2024

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 certificate of zoning compliance to erect a twelve foot (12') tall fence accessory to an existing electric substation at 1104 MOORE STREET (Tax Parcel Number N000-0469/025), 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 **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

BZA 17-2024
Page 2
June 7, 2024

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.

1200moore Llc
Po Box 8573
Richmond, VA 23226

Brewer Rellie
1203 Moore St
Richmond, VA 23220

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

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

E & H Development Llc
4714 Charmain Rd
Richmond, VA 23226

Hartshorn Community Council
Po Box 25321
Richmond, VA 23232

Hartshorn Realty Llc
1201 Dinneen St
Richmond, VA 23220

Jones Shirley M
1020 N Harrison St
Richmond, VA 23220

Jsb Investments Llc
507 Gardiner Rd
Henrico, VA 23229

Montgomery Richard
6971 Slate Rd
Chesterfield, VA 23832

Saju Nithin M
3601 Egan Rd
Chesterfield, VA 23832

State Highway Commission
Po Box 3402
Colonial Heights, VA 23834

Property: 1104 Moore St **Parcel ID:** N0000469025

Parcel

Street Address: 1104 Moore St Richmond, VA 23220-
Alternate Street Addresses: 1116 Moore St
Owner: VIRGINIA ELECTRIC & POWER CO
Mailing Address: PO BOX 26666, RICHMOND, VA 2326100000
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 411 - Jackson/Carver
Property Class: 711 - P Public Service Corp.
Zoning District: R-7 - Residential (Single & 2 Family Urban)
Exemption Code: 900 - Public Service (Operating)

Current Assessment

Effective Date: 01/01/2024
Land Value: \$238,000
Improvement Value: \$34,000
Total Value: \$272,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 28590
Acreage: 0.656
Property Description 1: 0220.02X0146.78 IRG0000.000
State Plane Coords(?): X= 11787762.500024 Y= 3727606.665370
Latitude: 37.55552758 , **Longitude:** -77.44826975

Description

Land Type: Commercial S2
Topology:
Front Size: 220
Rear Size: 146
Parcel Square Feet: 28590
Acreage: 0.656
Property Description 1: 0220.02X0146.78 IRG0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11787762.500024 Y= 3727606.665370
Latitude: 37.55552758 , **Longitude:** -77.44826975

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$238,000	\$34,000	\$272,000	Reassessment
2023	\$238,000	\$34,000	\$272,000	Reassessment
2022	\$238,000	\$27,000	\$265,000	Reassessment
2021	\$207,000	\$25,000	\$232,000	Reassessment
2020	\$207,000	\$25,000	\$232,000	Reassessment
2019	\$207,000	\$25,000	\$232,000	Reassessment
2018	\$186,000	\$25,000	\$211,000	Reassessment
2017	\$186,000	\$25,000	\$211,000	Reassessment
2016	\$186,000	\$25,000	\$211,000	Reassessment
2015	\$195,000	\$16,000	\$211,000	Reassessment
2014	\$195,000	\$16,000	\$211,000	Reassessment
2013	\$195,000	\$16,000	\$211,000	Reassessment
2012	\$195,000	\$16,000	\$211,000	Reassessment
2011	\$195,000	\$16,000	\$211,000	CarryOver
2010	\$195,000	\$16,000	\$211,000	Reassessment
2009	\$195,000	\$16,000	\$211,000	Reassessment
2008	\$195,000	\$16,000	\$211,000	Reassessment
2007	\$168,000	\$15,500	\$183,500	Reassessment
2006	\$82,500	\$15,570	\$98,070	Reassessment
2005	\$82,500	\$0	\$82,500	Reassessment
2004	\$75,000	\$0	\$75,000	Reassessment
2002	\$0	\$0	\$0	Reassessment
1998	\$0	\$0	\$0	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
---------------	----------------------	--------------	----------------	----------------------------------

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-7 - Residential (Single & 2 Family Urban)
Planning District: Near West
Traffic Zone: 1042
City Neighborhood Code: CRVR
City Neighborhood Name: Carver
Civic Code: 4026
Civic Association Name: Carver Area Civic Improvement League
Subdivision Name: NONE
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area: Carver

Economic Development

Care Area: -
Enterprise Zone: III

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	1002	0402001	040200
1990	101	0402001	040200

Schools

Elementary School: Carver
Middle School: Hill
High School: Jefferson

Public Safety

Police Precinct: 4
Police Sector: 412
Fire District: 5
Dispatch Zone: 072B

Public Works Schedules

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

Government Districts

Council District: 2
Voter Precinct: 213
State House District: 79
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: C01 - Electric Sub-Station
Year Built: 1972
Stories: 1
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition: normal for age
Foundation Type:
1st Predominant Exterior:
2nd Predominant Exterior: N/A
Roof Style: 1
Roof Material:
Interior Wall:
Floor Finish:
Heating Type: 519 sf
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 519 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: 0 Sqft
Deck: 0 Sqft

Property Images

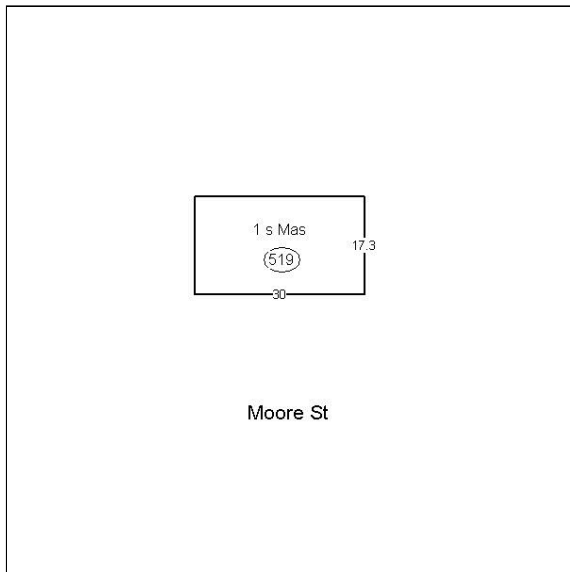
Name:N0000469025 Desc:C01



[Click here for Larger Image](#)

Sketch Images

Name:N0000469025 Desc:C01



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 Virginia Electric & Power Company PHONE: (Home) () (Mobile) (804) 298-5646
OWNER: d/b/a Dominion Energy Virginia FAX: () (Work) ()
ADDRESS P.O. Box 26666 Richmond, Virginia 23261 E-mail Address: ETPermits@dominionenergy.com
Attn: Kevin Fields

PROPERTY OWNER'S Geosyntec Consultants Inc. PHONE: (Home) (804) 665-2809 (Mobile) (804) 366-3691
REPRESENTATIVE: Attn: Christopher Cocker FAX: () (Work) ()
(Name/Address) 9211 Arboretum Pkwy, Suite 200 E-mail Address: ccocker@geosyntec.com
Richmond, Virginia 23236

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1104 Moore Street
TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-413.6(1-3) & 30-630.9(b)
APPLICATION REQUIRED FOR: A certificate of zoning compliance to erect a twelve foot (12') tall fence.
TAX PARCEL NUMBER(S): N000-0469/025 ZONING DISTRICT: R-7 (Single- and Two-Family Urban Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The maximum permitted fence height located in a required front yard, side yard, and rear yard is exceeded. Fences located within the required front yard shall not exceed four feet (4') in height. Fences located in the required side and rear yards may not exceed six and a half feet (6.5') in height. A fence having a height of twelve feet (12') is proposed in all required yards.
DATE REQUEST DISAPPROVED: May 16, 2024 FEE WAIVER: YES NO:
DATE FILED: May 16, 2024 TIME FILED: 4:27 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAC-148578-2024
AS CERTIFIED BY: William C. [Signature] (ZONING ADMINSTRATOR)

I BASE MY APPLICATION ON:
SECTION 17.20 PARAGRAPH(S) (d)(1) OF THE CHARTER OF THE CITY OF RICHMOND
SECTION 15.2 -2309.2 OF THE CODE OF VIRGINIA [OR]
SECTION 1040.3 PARAGRAPH(S) _____ 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: 5/30/2024

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

CASE NUMBER: BZA 17-2024 HEARING DATE: July 10, 2024 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 17-2024
150' Buffer

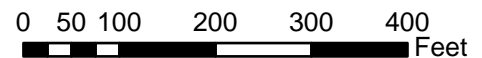
APPLICANT(S): Virginia Electric & Power Company d/b/a Dominion Energy Virginia

PREMISES: 1104 Moore Street
(Tax Parcel Number N000-0469/025)

SUBJECT: A certificate of zoning compliance to erect a twelve foot (12')
tall fence accessory to an existing electric substation.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-413.6(1-3) & 30-630.9(b)
of the Zoning Ordinance for the reason that:

The maximum permitted fence height located in a required front yard, side yard, and rear yard is exceeded.





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: _____

16 May 2024

City of Richmond
Zoning Administration Office
900 East Broad Street
Room 110, City Hall
Richmond, VA 23219
Attn: Joshua Young

Subject: Board of Zoning Appeals Application for Carver Substation Improvement

Mr. Young:

On behalf of Dominion Energy, Geosyntec Consultants, Inc. (Geosyntec) is pleased to submit the required documentation for a Board of Zoning Appeals application for the Carver Substation Improvements.

The enclosed documentation includes the following documents:

1. Cover Letter
2. Richmond Board of Zoning Appeals Application Form (signed)
3. Board of Zoning Appeals Submittal Checklist (signed)
4. Board of Zoning Appeals Presentation Suggestions (Acknowledgement signed)
5. Board of Zoning Appeals Document Requirements (\$550 fee identified for all other uses)
6. Carver Substation Improvements Justification
7. Topographic Survey of a portion of Carver Substation (with property boundary highlighted)
8. BZA Exhibit for Carver Substation Exhibits
9. 150-ft radius resident exhibit for mailers (see details in paragraph below)
10. Profile view example and details for the 12-ft height extruded metal fence
11. Copy of check for \$550 application fee (will submit check once City requests it)

In addition to the attached, Dominion Energy is sending mailers out to residents within a 150-foot radius by the end of this week. Please let us know if you have questions or require other information regarding this.

16 May 2024

Page 2 of 2

We appreciate your time in reviewing the applications for the 10 July 2024 BZA Hearing agenda. If you require additional information and/or have questions, please do not hesitate to contact me at (804) 366-3691 or by email at ccocker@geosyntec.com. In addition, Ms. Hannah Hurst, the Dominion Energy permit specialist assigned to this project can be reached by phone at (804) 298-5646 or by email at hannah.hurst@dominionenergy.com.

Sincerely,

Geosyntec Consultants, Inc.



Chris Cocker
Senior Professional

Cc:

Ms. Hannah Hurst - Site Permitting Specialist, Dominion Energy

Mr. Mike Deskin – Project Manager, Sargent & Lundy

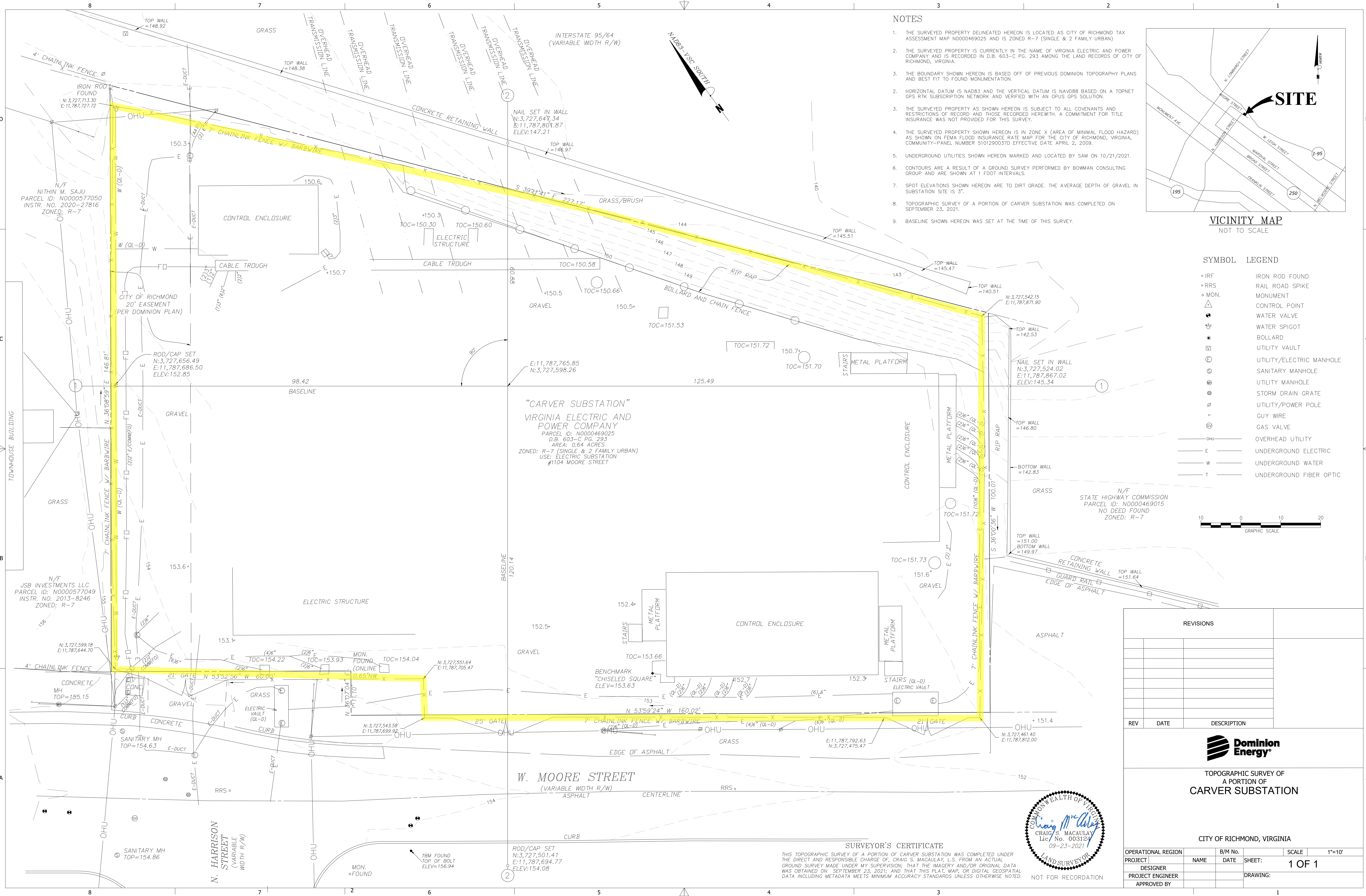
Mr. Max Payeur – Sr. Communications Specialist – Dominion Energy

Carver Substation Improvements Justification

There have been over 100 reported attacks on electrical substation infrastructure since at least 2012 nationwide ranging from vandalism to more serious shooting attacks on electrical equipment. This is one of the reasons Dominion Energy is focused on protecting various levels of electrical substations, and Carver Substation is identified as critical transmission infrastructure requiring security upgrades.

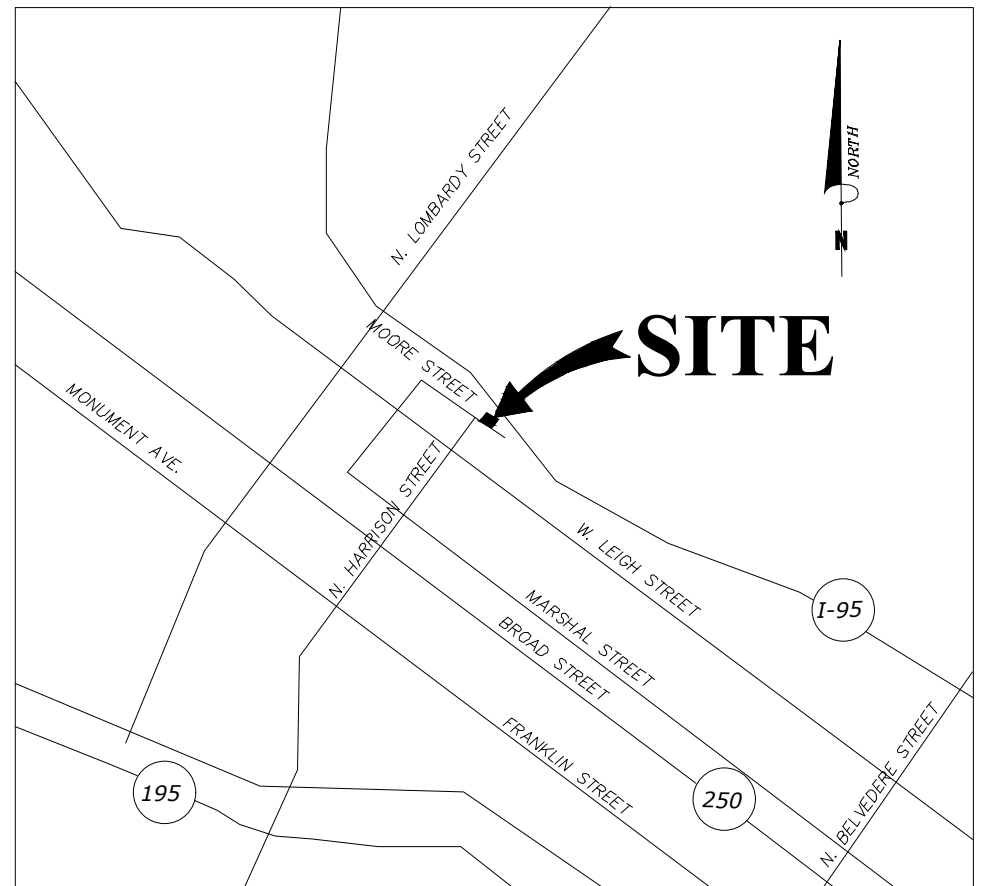
This project will address security upgrades by replacing the existing 7-foot tall 1" chain link mesh fence with a 12-ft extruded metal fence. The fence alignment is being replaced in the same general horizontal (plan) location as the existing fence except for the northeastern portion of the property where the new fence will be located at a higher elevation on top of a new retaining wall. The retaining wall will be 180-foot-long ranging from 0-ft to 9-ft in height which is required to provide safe access in and around existing substation equipment. Minor stormwater management will be included with the retaining wall that will meet the approval of Virginia DEQ via Dominion Energy's Annual Standards and Specifications.

Work and temporary lay down areas are anticipated along Moore Street from the front of the substation to where the road dead ends to the east. Dominion will coordinate with City Transportation to secure workspace prior to the start of construction. This application requests City approval to replace the existing 7-foot-tall chain link fence with the 12-ft extruded metal fence to meet substation electrical security requirements necessary to ensure electrical reliability to nearby neighborhoods and residents.



NOTES

1. THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED AS CITY OF RICHMOND TAX ASSESSMENT MAP N0000469025 AND IS ZONED R-7 (SINGLE & 2 FAMILY URBAN)
2. THE SURVEYED PROPERTY IS CURRENTLY IN THE NAME OF VIRGINIA ELECTRIC AND POWER COMPANY AND IS RECORDED IN D.B. 603-C PG. 293 AMONG THE LAND RECORDS OF CITY OF RICHMOND, VIRGINIA.
3. THE BOUNDARY SHOWN HEREON IS BASED OFF OF PREVIOUS DOMINION TOPOGRAPHY PLANS AND BEST FIT TO FOUND MONUMENTATION.
4. HORIZONTAL DATUM IS NAD83 AND THE VERTICAL DATUM IS NAVD83 BASED ON A TOPNET GPS RTK SUBSCRIPTION NETWORK AND VERIFIED WITH AN OPUS GPS SOLUTION.
5. THE SURVEYED PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HERewith. A COMMITMENT FOR TITLE INSURANCE WAS NOT PROVIDED FOR THIS SURVEY.
6. THE SURVEYED PROPERTY SHOWN HEREON IS IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF RICHMOND, VIRGINIA, COMMUNITY-PANEL NUMBER 5101290037D EFFECTIVE DATE APRIL 2, 2009.
7. UNDERGROUND UTILITIES SHOWN HEREON MARKED AND LOCATED BY SAM ON 10/21/2021.
8. CONTOURS ARE A RESULT OF A GROUND SURVEY PERFORMED BY BOWMAN CONSULTING GROUP AND ARE SHOWN AT 1 FOOT INTERVALS.
9. SPOT ELEVATIONS SHOWN HEREON ARE TO DIRT GRADE. THE AVERAGE DEPTH OF GRAVEL IN SUBSTATION SITE IS 3".
10. TOPOGRAPHIC SURVEY OF A PORTION OF CARVER SUBSTATION WAS COMPLETED ON SEPTEMBER 23, 2021.
11. BASELINE SHOWN HEREON WAS SET AT THE TIME OF THIS SURVEY.



VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

- IRF IRON ROD FOUND
- RRS RAIL ROAD SPIKE
- MON. MONUMENT
- △ CONTROL POINT
- ⊕ WATER VALVE
- ⊕ WATER SPIGOT
- BOLLARD
- ⊕ UTILITY VAULT
- ⊕ UTILITY/ELECTRIC MANHOLE
- ⊕ SANITARY MANHOLE
- ⊕ UTILITY MANHOLE
- ⊕ STORM DRAIN GRATE
- ⊕ UTILITY/POWER POLE
- ⊕ GUY WIRE
- ⊕ GAS VALVE
- OHU OVERHEAD UTILITY
- E UNDERGROUND ELECTRIC
- W UNDERGROUND WATER
- T UNDERGROUND FIBER OPTIC



"CARVER SUBSTATION"
VIRGINIA ELECTRIC AND POWER COMPANY
PARCEL ID: N0000469025
D.B. 603-C PG. 293
AREA: 0.64 ACRES
ZONED: R-7 (SINGLE & 2 FAMILY URBAN)
USE: ELECTRIC SUBSTATION
#1104 MOORE STREET

W. MOORE STREET
(VARIABLE WIDTH R/W)
ASPHALT CENTERLINE

N. HARRISON STREET
(VARIABLE WIDTH R/W)

SURVEYOR'S CERTIFICATE

THIS TOPOGRAPHIC SURVEY OF A PORTION OF CARVER SUBSTATION WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, CRAIG S. MACAULAY, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON SEPTEMBER 23, 2021; AND THAT THIS PLAN, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.



NOT FOR RECORDATION

REVISIONS		
REV	DATE	DESCRIPTION

Operational Region		B/M No.		SCALE		1"=10'	
PROJECT		NAME		DATE		SHEET:	
DESIGNER		PROJECT ENGINEER		APPROVED BY		1 OF 1	
PROJECT ENGINEER		APPROVED BY		DRAWING:		1	



TOPOGRAPHIC SURVEY OF A PORTION OF CARVER SUBSTATION

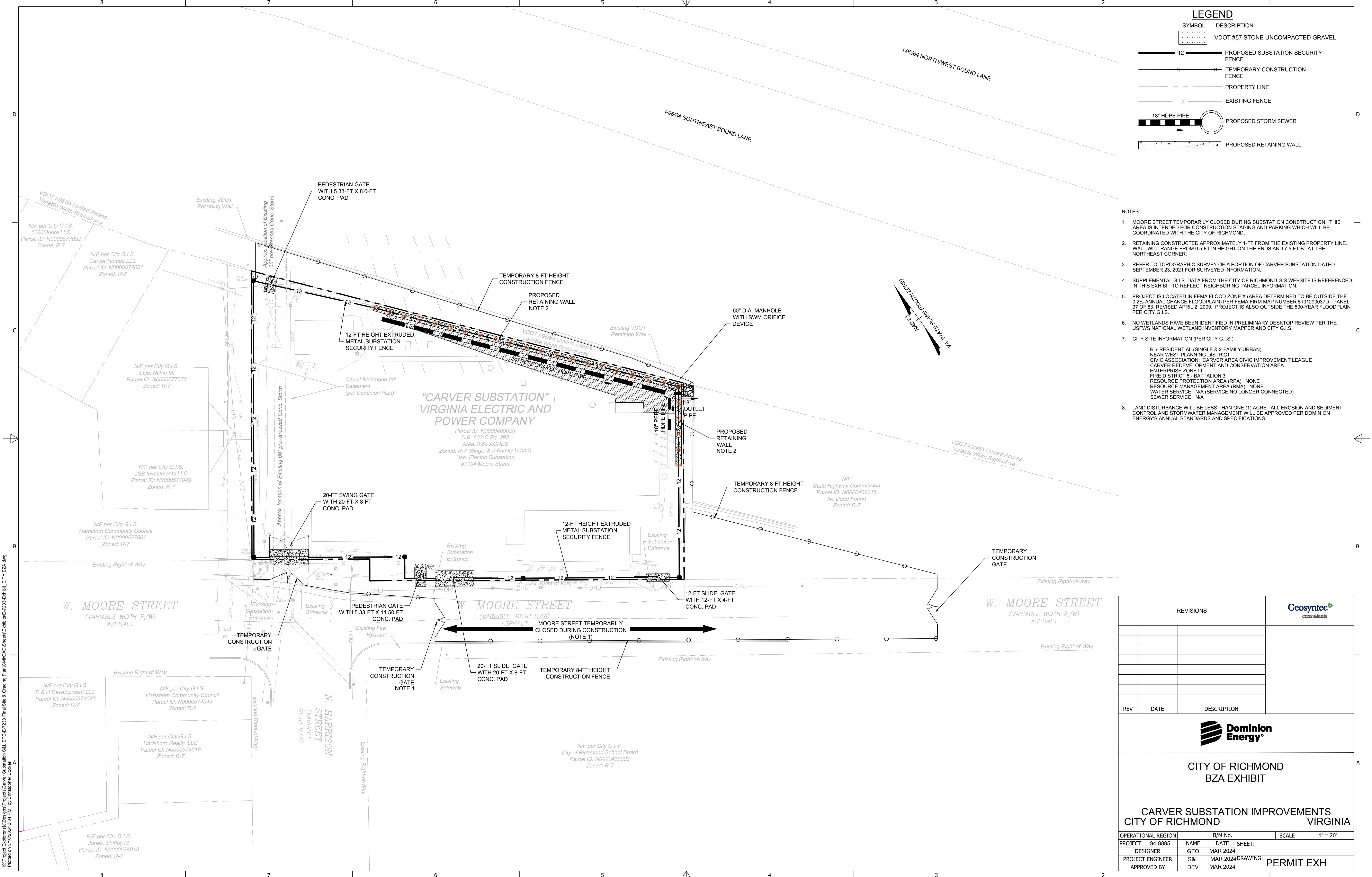
CITY OF RICHMOND, VIRGINIA

LEGEND

SYMBOL	DESCRIPTION
	VDOT #57 STONE UNCOMPACTED GRAVEL
	PROPOSED SUBSTATION SECURITY FENCE
	TEMPORARY CONSTRUCTION FENCE
	PROPERTY LINE
	EXISTING FENCE
	18" HDPE PIPE
	PROPOSED STORM SEWER
	PROPOSED RETAINING WALL

NOTES:

- MOORE STREET TEMPORARILY CLOSED DURING SUBSTATION CONSTRUCTION. THIS AREA IS INTENDED FOR CONSTRUCTION STAGING AND PARKING WHICH WILL BE COORDINATED WITH THE CITY OF RICHMOND.
- RETAINING CONSTRUCTED APPROXIMATELY 1-FT FROM THE EXISTING PROPERTY LINE. WALL WILL RANGE FROM 0.5-FT IN HEIGHT ON THE ENDS AND 7.5-FT +/- AT THE NORTHEAST CORNER.
- REFER TO TOPOGRAPHIC SURVEY OF A PORTION OF CARVER SUBSTATION DATED SEPTEMBER 23, 2021 FOR SURVEYED INFORMATION.
- SUPPLEMENTAL G.I.S. DATA FROM THE CITY OF RICHMOND GIS WEBSITE IS REFERENCED IN THIS EXHIBIT TO REFLECT NEIGHBORING PARCEL INFORMATION.
- PROJECT IS LOCATED IN FEMA FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FIRM MAP NUMBER 5101290037D - PANEL 37 OF 83, REVISED APRIL 2, 2009. PROJECT IS ALSO OUTSIDE THE 500-YEAR FLOODPLAIN PER CITY G.I.S.
- NO WETLANDS HAVE BEEN IDENTIFIED IN PRELIMINARY DESKTOP REVIEW PER THE USFWS NATIONAL WETLAND INVENTORY MAPPER AND CITY G.I.S.
- CITY SITE INFORMATION (PER CITY G.I.S.):
 R-7 RESIDENTIAL (SINGLE & 2-FAMILY URBAN)
 NEAR WEST PLANNING DISTRICT
 CIVIC ASSOCIATION: CARVER AREA CIVIC IMPROVEMENT LEAGUE
 CARVER REDEVELOPMENT AND CONSERVATION AREA
 ENTERPRISE ZONE III
 FIRE DISTRICT 5 - BATTALION 3
 RESOURCE PROTECTION AREA (RPA): NONE
 RESOURCE MANAGEMENT AREA (RMA): NONE
 WATER SERVICE: N/A (SERVICE NO LONGER CONNECTED)
 SEWER SERVICE: N/A
- LAND DISTURBANCE WILL BE LESS THAN ONE (1) ACRE. ALL EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT WILL BE APPROVED PER DOMINION ENERGY'S ANNUAL STANDARDS AND SPECIFICATIONS.



REVISIONS		
REV	DATE	DESCRIPTION

Geosyntec
consultants

DOMINION Energy

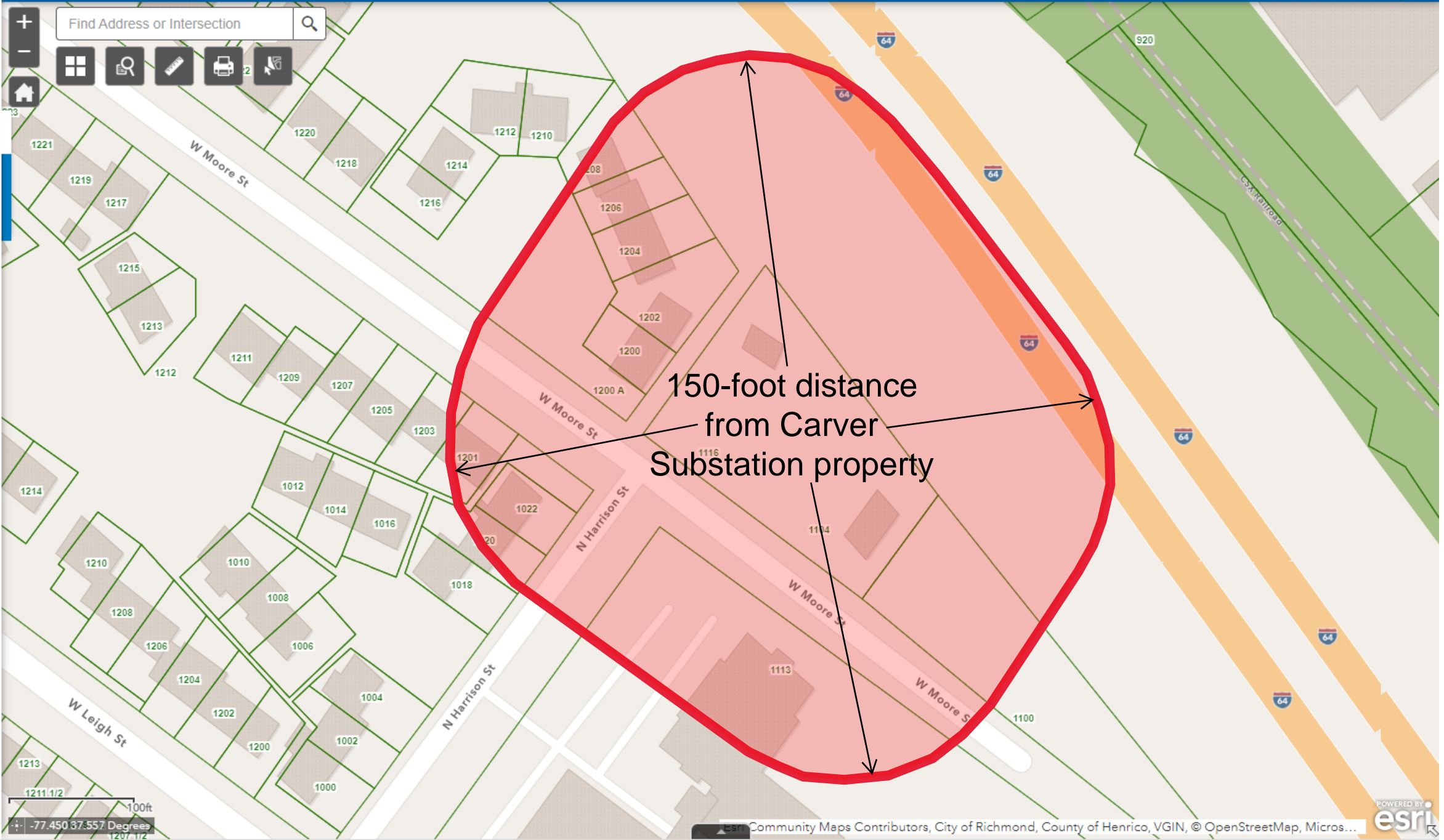
**CITY OF RICHMOND
BZA EXHIBIT**

**CARVER SUBSTATION IMPROVEMENTS
CITY OF RICHMOND VIRGINIA**

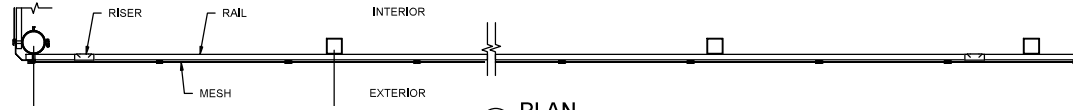
OPERATIONAL REGION	B/M No.	SCALE	1" = 20'
PROJECT 94-8895	NAME	DATE	SHEET:
DESIGNER	GEO	MAR 2024	
PROJECT ENGINEER	S&L	MAR 2024	DRAWING: PERMIT EXH
APPROVED BY	DEV	MAR 2024	

K:\project\05\Design\Projects\Carver Substation S&L EPC\7233 Final Site & Grading Plan\CIVICAD\dwg\7233-Exhibit_CITY_BZA.dwg
 Plotted on 3/16/2024 2:34 PM by Christopher C. ...

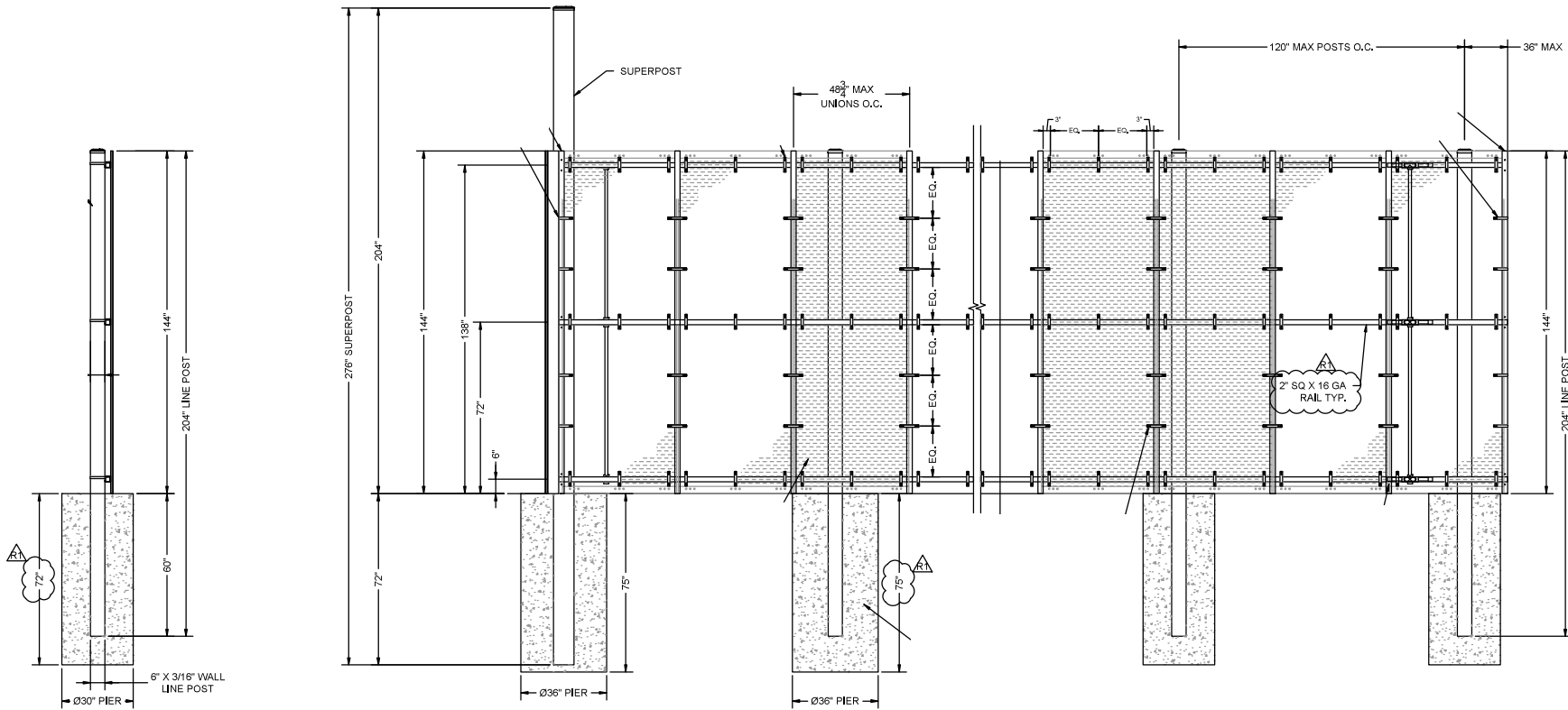
Find Address or Intersection



150-foot distance
from Carver
Substation property



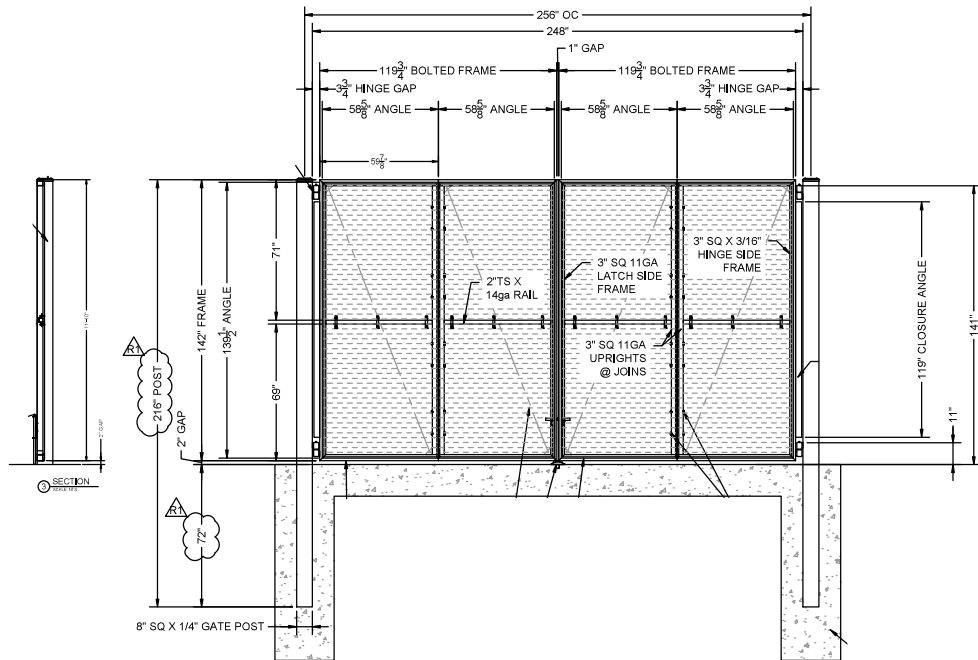
2 PLAN
SCALE: NTS



1 12'H EXTERIOR ELEVATION
SCALE: NTS

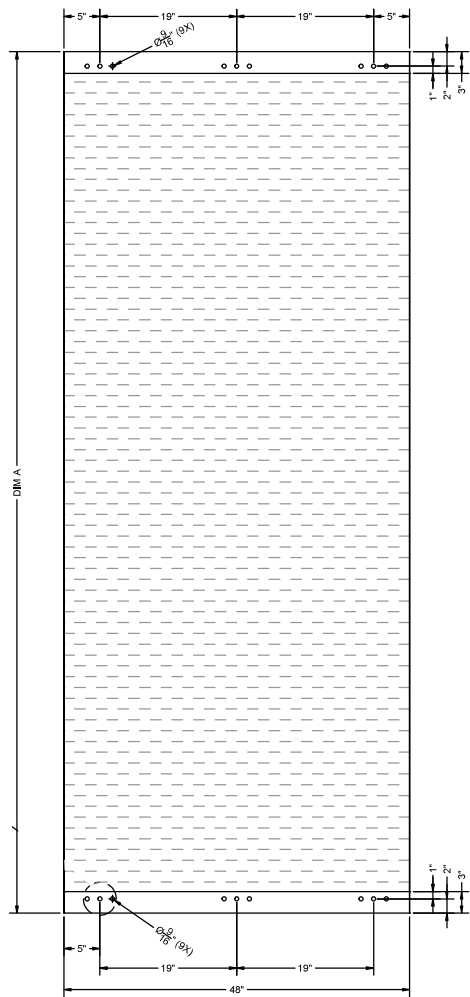
3 SECTION
SCALE: NTS

12'H FENCE TYPICAL
ELEVATION - EMBEDDED



EXTERIOR ELEVATION
 ① 20'W X 12'H DOUBLE SWING GATE
 SCALE: NTS

10'W X 12'H DOUBLE
 SWING GATE TYPICAL



MiniLouver75-14

pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A4 of § 15.2-2286 at the time of the filing of the variance application.
Will create

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a variance to permit a deck/patio to be located within forty feet (40') more or less from an R-5 Single-Family Residential District be granted to 3325 Associates, subject to the conditions that the hours of operations shall not exceed 11 a.m. to 10 p.m. Monday thru Sunday and a maximum seating of 56 seats shall be permitted in the deck/patio area.

ACTION OF THE BOARD: (5-0)

Vote to Grant Conditionally
affirmative: Poole, Hogue, Pinnock, York, Samuels
negative: none

CASE NO. 24-17

APPLICANT: Virginia Electric and Power Company

PREMISES: 1104 MOORE STREET
(Tax Parcel Number N000-0469/025)

SUBJECT: A building permit to expand a nonconforming electric substation.

DISAPPROVED by the Zoning Administrator on May 15, 2017, based on Sections 30-300, 30-412(1), 30-412.5(1)a & 30.800.2(a) of the zoning ordinance for the reason that: In a(an) R-6 (Single-Family Attached Residential) District, the permitted principal use and nonconforming use regulations are not met. The proposed use (electric substation) is not permitted in the R-6 (Single-Family Attached Residential) District. Expansion of a nonconforming use to occupy a different or greater area of land, buildings or structures than was occupied by such use at the time it became nonconforming is not permitted. The required front yard (setback) is not met: Fifteen feet (15') is required; eight and one half feet (8.5') is proposed.

APPLICATION was filed with the Board on May 15, 2017, based on Section 17.20 Paragraph d1 of the Charter of the City of Richmond.

APPEARANCES:

For Applicant: Laura Mausolf

Against Applicant: none

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, Virginia Electric and Power Company, has requested a special exception to expand a nonconforming electric substation for property located at 1104 Moore Street. It was pointed out that previous special exceptions dealing with the substation had been approved in 1958, 1964, 1969, 1971, 1972 and 1977. Ms. Laura Mausolf, representing the applicant, testified that the current proposal is to extend the fence at the Carver substation. Ms. Mausolf noted that substation had been in operation at this location since the 1950s. Ms. Mausolf stated the intent is to improve electric reliability to the residents of the Carver Neighborhood as well as VCU. Ms. Mausolf noted that they had contacted neighbors within 275 feet of the substation and there was no objection to their proposal. Ms. Mausolf also noted that there was no objection from the Carver Association. Ms. Mausolf stated that an additional benefit will be the decommissioning of an existing substation at West Clay Street.

In response to a question from Mr. York, Ms. Mausolf stated that the requested special exception will adequately safeguard the health, safety and welfare of the adjoining and surrounding properties; shall not unreasonably impair an adequate supply of light and air to adjacent properties; shall not increase congestion in the streets; and shall not unfairly diminish established property values.

The Board finds that the special exception has met the conditions of §17.20(d) (1) of the City Charter with regard to adequately safeguarding the health, safety and welfare of the adjoining and surrounding properties; not unreasonably impairing an adequate supply of light and air to adjacent properties; not increasing congestion in the streets; and not unfairly diminishing established property values.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a special exception from the permitted principal use and nonconforming use regulations requirements be granted to Virginia Electric and Power Company for a building permit to expand a nonconforming electric substation.

ACTION OF THE BOARD: (5-0)

Vote to Grant

affirmative: Poole, Hogue, Pinnock, York, Samuels

From: [jerome legions](#)
To: [Ann Gordon Mickel \(DEV Trans Distribution - 1\)](#); [Felix Sarfo-Kantanka \(Services - 6\)](#); [Hannah Hurst \(Services - 6\)](#); [Mark A Zawada \(Services - 6\)](#); [Brady Johnson \(Services - 6\)](#); [William C Brown \(DEV Trans Distribution - 1\)](#)
Subject: [EXTERNAL] Letter of Support for Fence upgrade to Moore Street/Carver Substation
Date: Monday, March 13, 2023 2:45:46 PM

CAUTION! This message was NOT SENT from DOMINION ENERGY

Are you expecting this message to your DE email? Suspicious? Use PhishAlarm to report the message. Open a browser and type in the name of the trusted website instead of clicking on links. DO NOT click links or open attachments until you verify with the sender using a known-good phone number. Never provide your DE password.

March 13, 2023

Ann Gordon-Mickel
Dominion Energy

RE: Carver Substation Upgrade

Dear Ms. Gordon,

On June 12, 2017 the Carver Area Civic Improvement League sent a letter to Mr. Richard Saunders supporting Dominion Energy's application to expand the Carver Substation by decommissioning the substation located at Clay and Harrison Streets and upgrading the Moore St/Carver Substation. Part of the upgrade included installing a protective fence that would be higher than the normal 6" fencing as well as have special features and designs that would protect the substation.

The upgrade to the Moore St/Carver Substation included landscape enhancements to Moore Street as an additional level of protection as well as improvement to the streetscape of Moore Street to be provided by Dominion Energy. The design of the upgrade has been presented to the civic association leadership who pass the information on the civic association membership and discussed at the January 23rd meeting. It was with general consent that CACIL supported Dominion Energy's application for the fence and landscape upgrades to the Moore St/Carver Substation.

If you have any questions, please contact me at jeromelegions1@gmail.com or 804.439.1309.

Sincerely,
Jerome Legions, President
Carver Area Civic Improvement League
www.carverva.com