



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

August 8, 2024

722 724 Jessamine St LLC
611 North 26th Street
Richmond, VA 23223

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

To Whom It May Concern:

RE: BZA 25-2024

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, September 4, 2024 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a lot split and building permit to construct a new single-family (detached) dwelling at 1208 NORTH 36th STREET (Tax Parcel Number E000-1408/037), 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 **756 526 445#**. 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 September 4, 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 25-2024
Page 2
August 8, 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,



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.

Allder Peter Sr
1209 N 35th St
Richmond, VA 23223

Balakrishnan Sarah
1200 N 36th St
Richmond, VA 23223

Barrett Walter C Jr
1201 N 36th St
Richmond, VA 23223

Barrow Quinn A
1201 N 35th St
Richmond, VA 23223

El Feo Jr Investments Llc
1205 N 35th St
Richmond, VA 23223

Farrington Eleanor
1211 N 36th St
Richmond, VA 23223

Fender Kiersten
1218 N 36th St
Richmond, VA 23223

Goodwin Michelle Ruth And Cherry
George T
1205 North 36th St
Richmond, VA 23223

Hill Ruth C
1211 N 35th St
Richmond, VA 23223

Honious Heather E
1203 N 36th St
Richmond, VA 23223

Judon Carolyn Maxey
1212 N 36th Street
Richmond, VA 23223

Lawson Addie E Etals
1222 N 36th St
Richmond, VA 23223

Moore Thomas Boyd And Leslie Baar
1209 N 36th St
Richmond, VA 23223

Osborne Properties I Llc
1463 Battery Hill Dr
Richmond, VA 23231

Payne Deeva Louise And Kaplan Marc
Josek
1207 N 36th St
Richmond, VA 23223

Poser Adam And Collins Alexandra
1214 N 36th St
Richmond, VA 23223

Robertson Marilyn
11640 Cedar Mill Ct
Chesterfield, VA 23838

Russell Odell & Emily A
1221 N 36th St
Richmond, VA 23223

Sale Daniel Hunter
1220 N 36th St
Richmond, VA 23223

Scheidt Marsha Ann
1207 N 35th St
Richmond, VA 23223

Turner Juanita L
1206 N 36th St
Richmond, VA 23223

Urban Hope Portfolio One Llc
Po Box 23171
Richmond, VA 23223

Warshafsky Mai And Eagleton Garrett
1203 N 35th St
Richmond, VA 23223

Property: 1208 N 36th St **Parcel ID:** E0001408037**Parcel**

Street Address: 1208 N 36th St Richmond, VA 23223-
Owner: 722 724 JESSAMINE ST LLC
Mailing Address: 611 N 26TH ST, RICHMOND, VA 23223
Subdivision Name : MCARTHYS VINEYARD
Parent Parcel ID:
Assessment Area: 342 - Oakwood
Property Class: 120 - R Two Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$80,000
Improvement Value: \$193,000
Total Value: \$273,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 7500
Acreage: 0.172
Property Description 1: 0060.00X0125.00 0000.172 AC
State Plane Coords(?): X= 11801639.500029 Y= 3719215.156266
Latitude: 37.53217072 , **Longitude:** -77.40084114

Description

Land Type: Residential Lot A
Topology:
Front Size: 60
Rear Size: 125
Parcel Square Feet: 7500
Acreage: 0.172
Property Description 1: 0060.00X0125.00 0000.172 AC
Subdivision Name : MCARTHYS VINEYARD
State Plane Coords(?): X= 11801639.500029 Y= 3719215.156266
Latitude: 37.53217072 , **Longitude:** -77.40084114

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$80,000	\$193,000	\$273,000	Reassessment
2023	\$80,000	\$186,000	\$266,000	Reassessment
2022	\$65,000	\$179,000	\$244,000	Reassessment
2021	\$50,000	\$156,000	\$206,000	Reassessment
2020	\$45,000	\$152,000	\$197,000	Reassessment
2019	\$40,000	\$135,000	\$175,000	Reassessment
2018	\$35,000	\$129,000	\$164,000	Reassessment
2017	\$35,000	\$127,000	\$162,000	Reassessment
2016	\$35,000	\$125,000	\$160,000	Reassessment
2015	\$27,000	\$129,000	\$156,000	Reassessment
2014	\$27,000	\$129,000	\$156,000	Reassessment
2013	\$27,000	\$129,000	\$156,000	Reassessment
2012	\$27,000	\$140,000	\$167,000	Reassessment
2011	\$27,000	\$156,000	\$183,000	CarryOver
2010	\$27,000	\$156,000	\$183,000	Reassessment
2009	\$27,000	\$155,700	\$182,700	Reassessment
2008	\$27,000	\$78,000	\$105,000	Reassessment
2007	\$27,000	\$78,000	\$105,000	Reassessment
2006	\$18,000	\$36,300	\$54,300	Reassessment
2005	\$11,300	\$36,300	\$47,600	Reassessment
2004	\$9,500	\$30,500	\$40,000	Reassessment
2003	\$9,500	\$30,500	\$40,000	Reassessment
2002	\$9,300	\$29,900	\$39,200	Reassessment
1998	\$9,000	\$29,000	\$38,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
05/15/2024	\$0	JARREAU MATTHEW P LLC	ID2024-7578	2 - INVALID SALE-Relation Between Buyer/Seller
04/26/2024	\$215,000	KILDAY MICHAEL & CATHERINE F	ID2024-6449	1 - VALID SALE-Asmnt/Sale Desc Doesn't Match
10/18/2013	\$0	KILDAY MICHAEL & CATHERINE F &	ID2013-23715	
07/18/2007	\$0	KILDAY MICHAEL	ID2007-24408	2 - INVALID SALE-Relation Between Buyer/Seller
12/08/2005	\$22,000	BROOKS PAUL S	ID2005-43150	
05/13/1959	\$7,800	Not Available	00000-0000	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-5 - Residential (Single Family)
Planning District: East
Traffic Zone: 1061
City Neighborhood Code: OKW
City Neighborhood Name: Oakwood
Civic Code: 3000
Civic Association Name: Church Hill Central Civic Association
Subdivision Name: MCARTHYS VINEYARD
City Old and Historic District:
National historic District: Oakwood-Chimborazo
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	1011	0209001	020900
1990	103	0209001	020900

Schools

Elementary School: Chimborazo
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 11
Dispatch Zone: 109C

Public Works Schedules

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

Government Districts

Council District: 7
Voter Precinct: 703
State House District: 79
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1920
Stories: 2
Units: 0
Number Of Rooms: 6
Number Of Bed Rooms: 2
Number Of Full Baths: 2
Number Of Half Baths: 0
Condition: fair 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: Drywall
Floor Finish: Hardwood-std oak, Ceramic tile
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items): Miscellaneous

Extension 1 Dimensions

Finished Living Area: 1794 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: 161 Sqft
Deck: 0 Sqft

Property Images

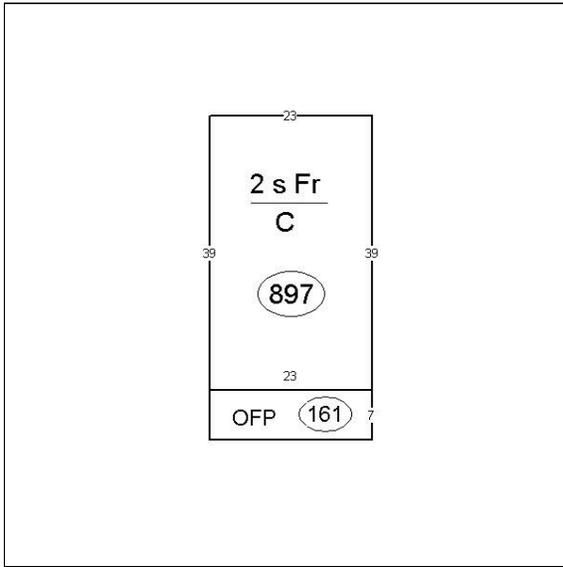
Name:E0001408037 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:E0001408037 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: 722 724 Jessamine St LLC **PHONE:** (Home) () _____ (Mobile) () _____
ADDRESS 611 N 26th Street **FAX:** () _____ (Work) () _____
Richmond, VA 23223 **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) 1208 North 36th Street

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.4

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

TAX PARCEL NUMBER(S): E000-1408/037 **ZONING DISTRICT:** R-5(Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of six thousand square feet (6,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 7,500 square feet and a lot width of sixty feet (60') currently exists. Lot areas of 3,750 square feet and lot widths of thirty feet (30') are proposed for No. 1208 and No. 1210.

DATE REQUEST DISAPPROVED: 7/19/2024 **FEE WAIVER:** YES NO:

DATE FILED: 07/19/2024 **TIME FILED:** 9:17 a.m. **PREPARED BY:** Colleen Dang **RECEIPT NO.** BZAR-152032-2024

AS CERTIFIED BY: [Signature] (ZONING ADMINSTRATOR)

I BASE MY APPLICATION ON:
SECTION 17.20 PARAGRAPH(S) _____ **OF THE CHARTER OF THE CITY OF RICHMOND**
SECTION 15.2 -2309.2 **OF THE CODE OF VIRGINIA** [OR]
SECTION 1040.3 PARAGRAPH(S) (2) **OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND**

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter*

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] **DATE:** 08/06/2024

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

CASE NUMBER: BZA 25-2024 **HEARING DATE:** September 4, 2024 **AT** 1:00 **P.M.**

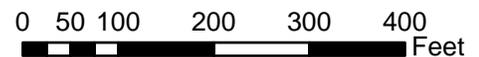
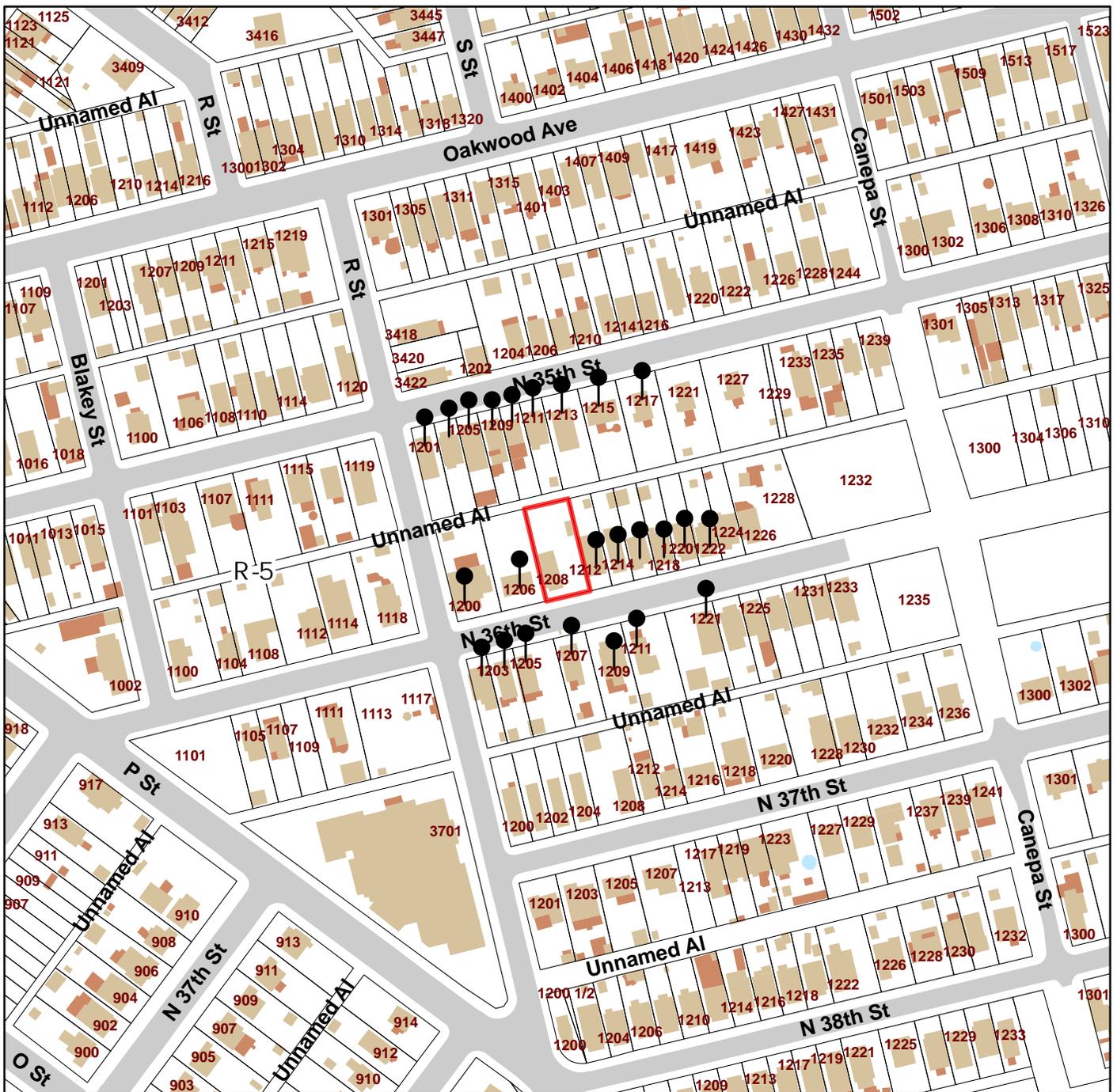
BOARD OF ZONING APPEALS CASE BZA 25-2024
150' Buffer

APPLICANT(S): 722 724 Jessamine St LLC

PREMISES: 1208 North 36th Street
(Tax Parcel Number E000-1408/037)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4
of the Zoning Ordinance for the reason that:
The lot area and lot width requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

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

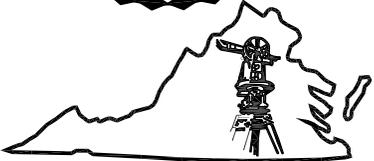
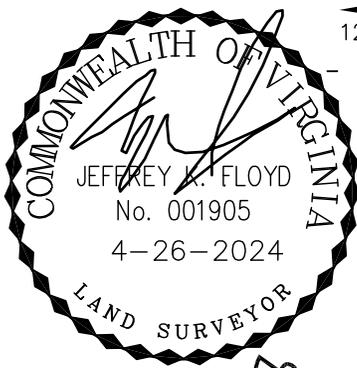
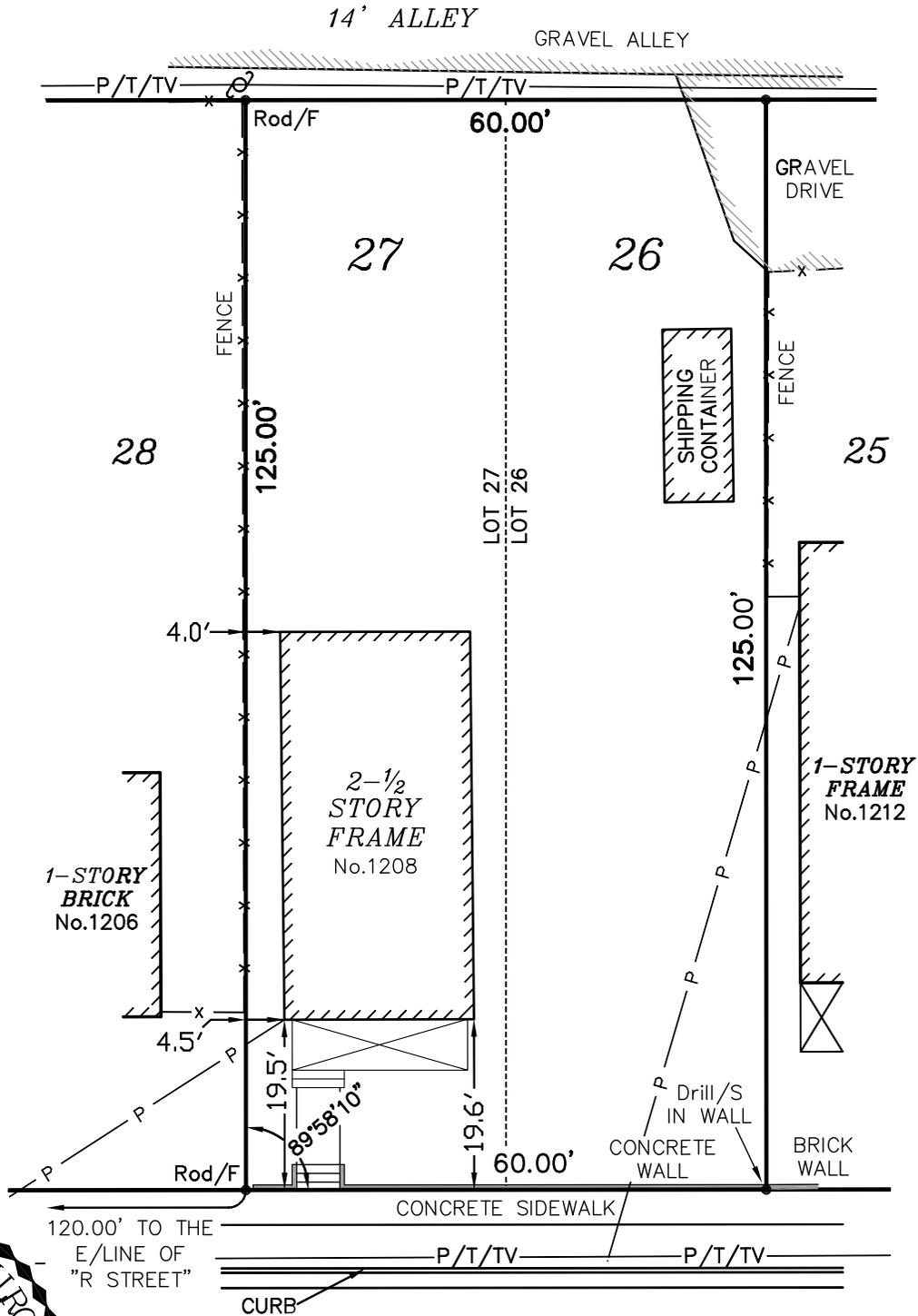
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. [The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.](#)
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).

4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing.** The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: _____

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 4-26-2024 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.



Virginia Surveys

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

N 36TH STREET
 50'± R/W

MAP SHOWING THE IMPROVEMENTS
 ON LOTS 26 & 27, BLOCK "2",
 "McCARTHY VINEYARD"
 IN THE CITY OF RICHMOND, VA.

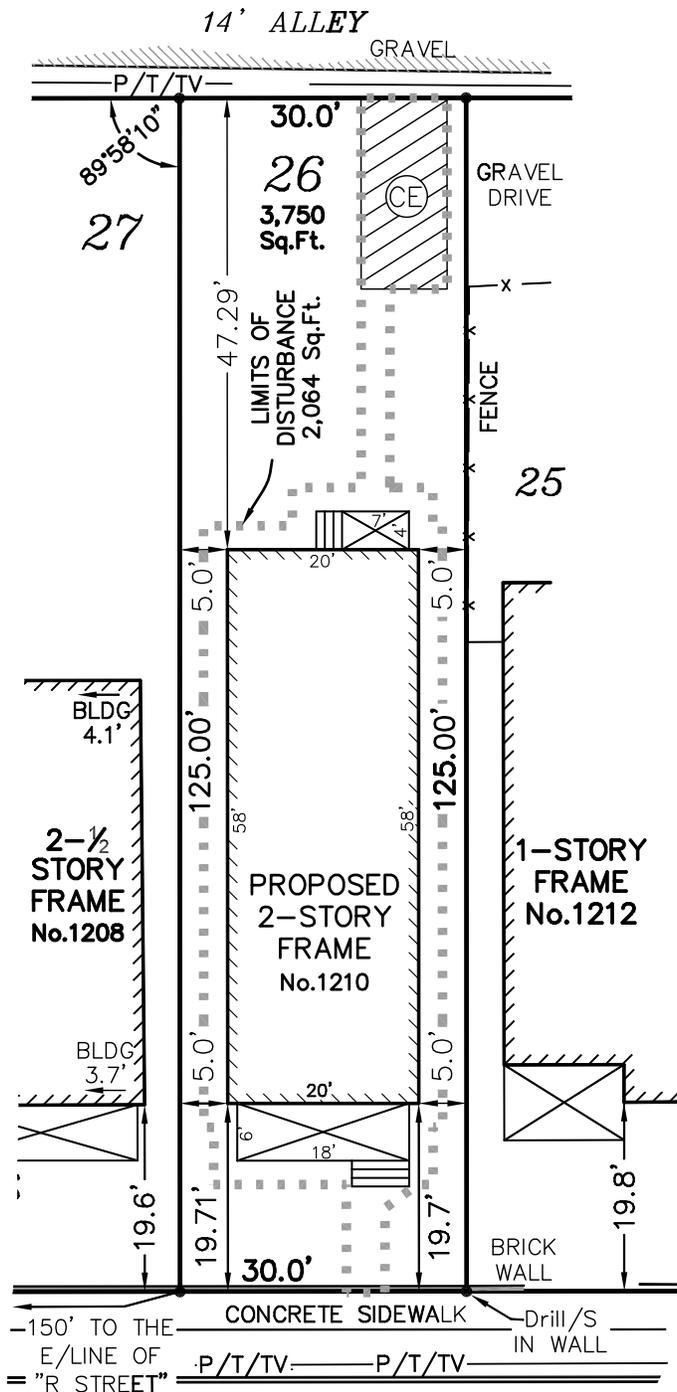
DATE: 4-26-2024

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 240416247



Virginia Surveys

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

N 36TH STREET CURB
 50'± R/W

SKETCH SHOWING THE PROPOSED
 IMPROVEMENTS ON LOT 26, BLOCK "2",
 "McCARTHY VINEYARD"
 IN THE CITY OF RICHMOND, VA.

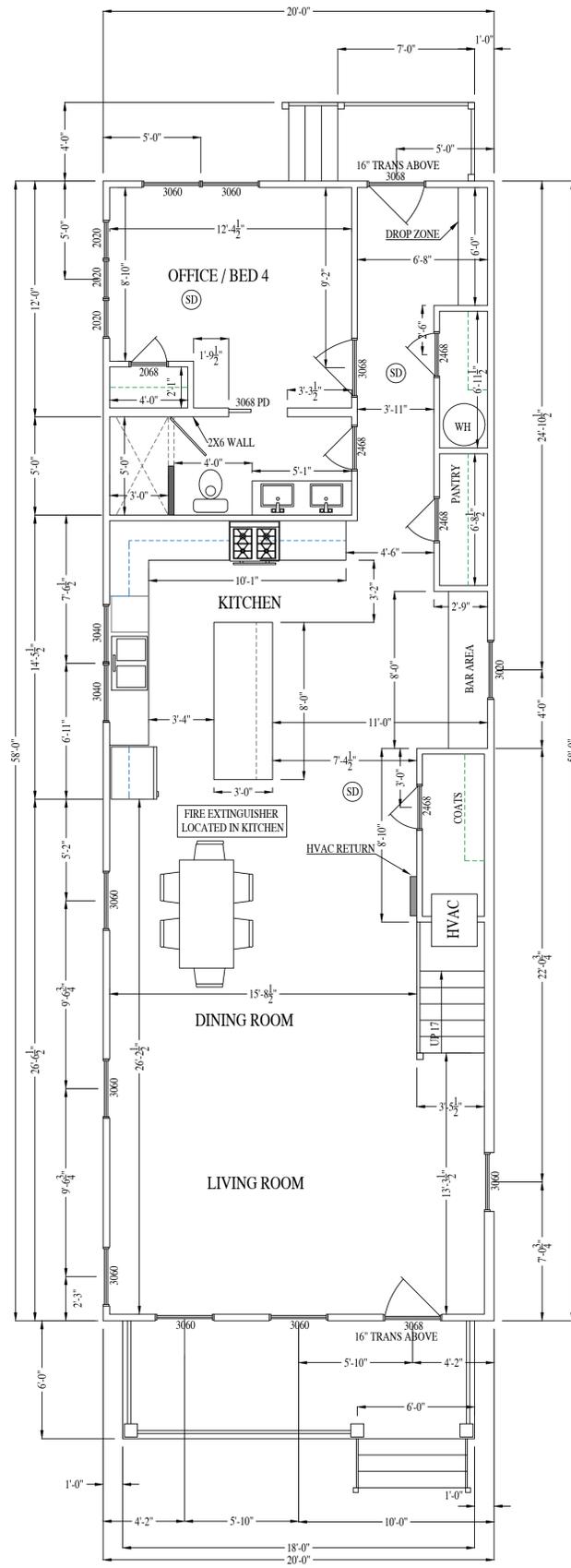
REVISED: 8-16-2024
 DATE: 5-22-2024

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

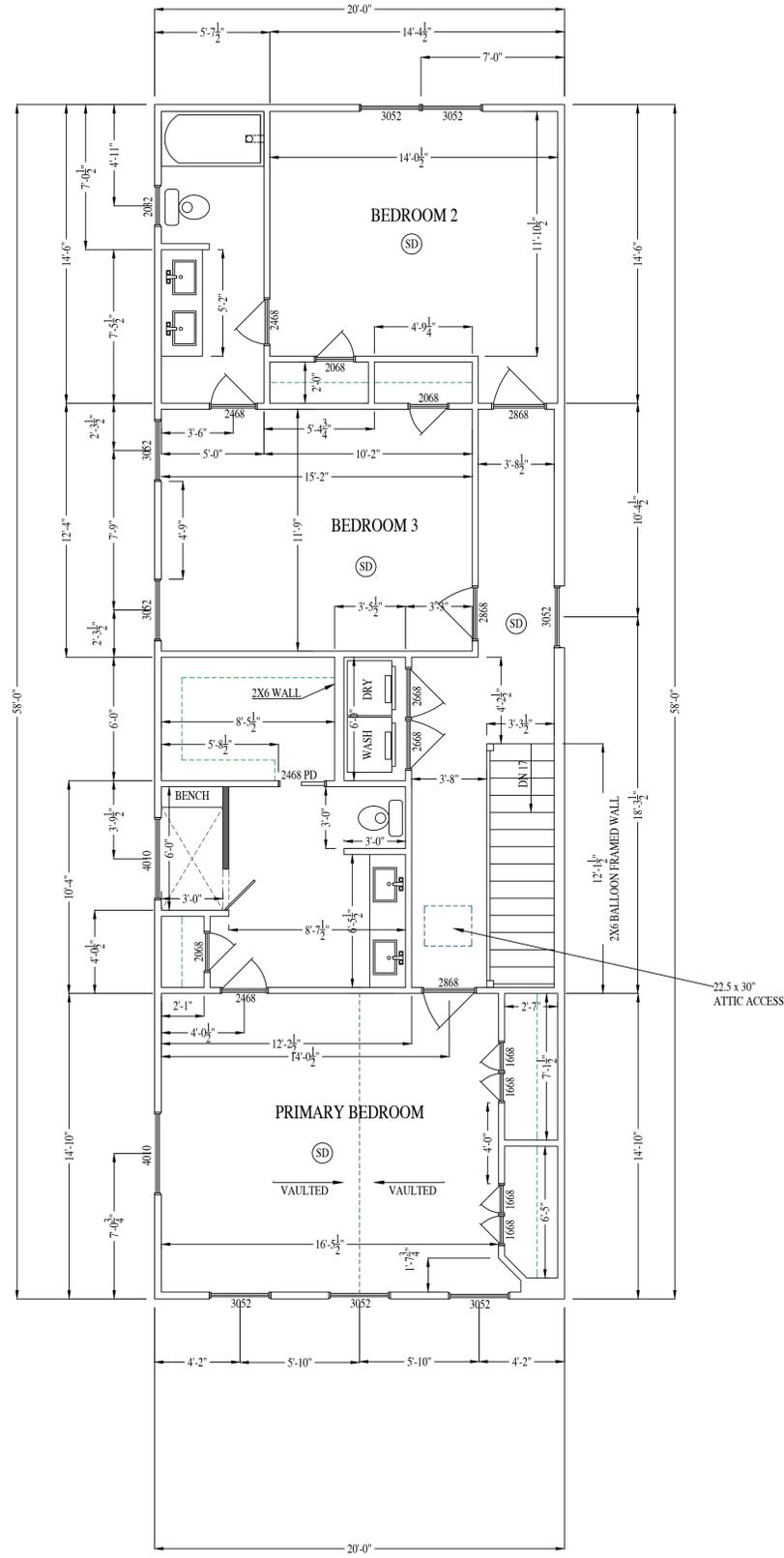
SCALE: 1"=20'

JOB NO. 240416247



FIRST FLOOR PLAN

1160 S.F.



SECOND FLOOR PLAN

1160 S.F.

1210 N 36TH ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES

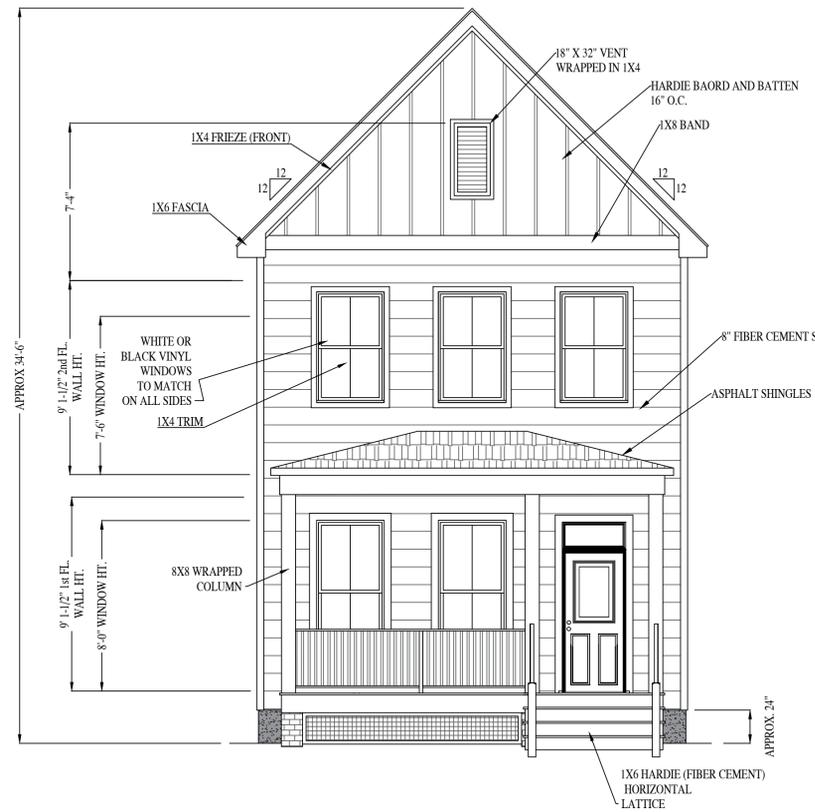
DATE	START

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

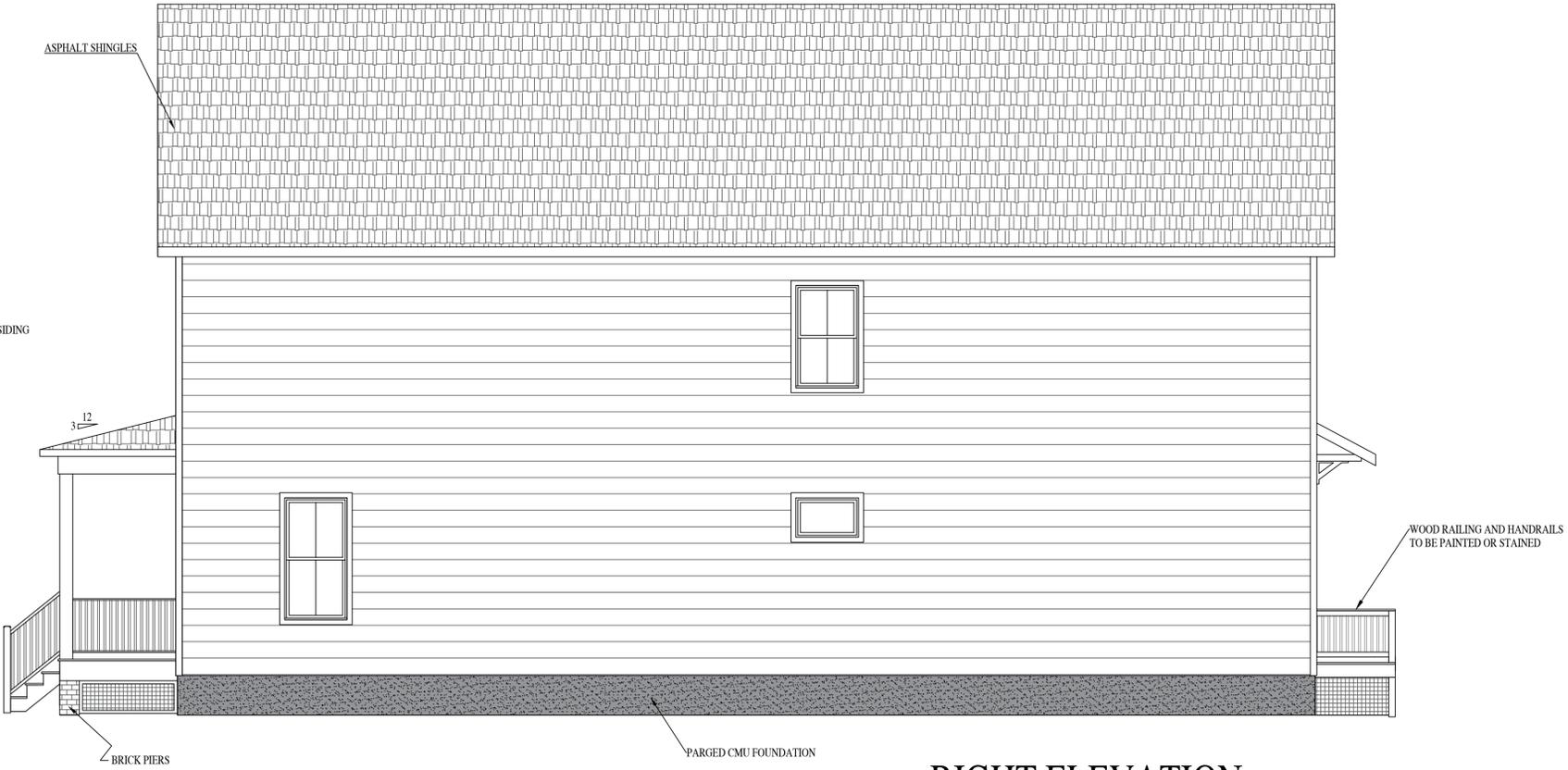
DATE:
5-20-2024

SHEET:
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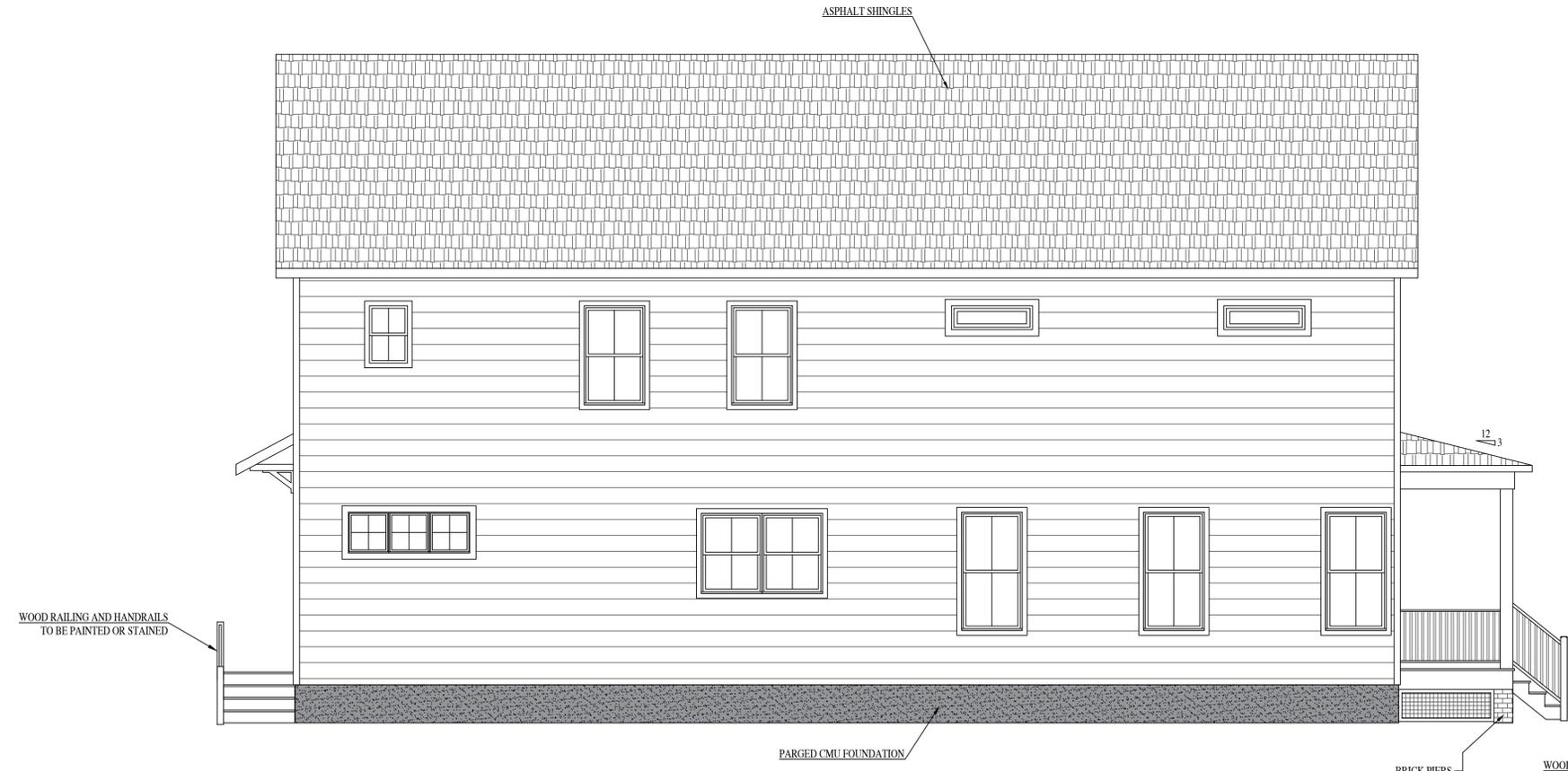




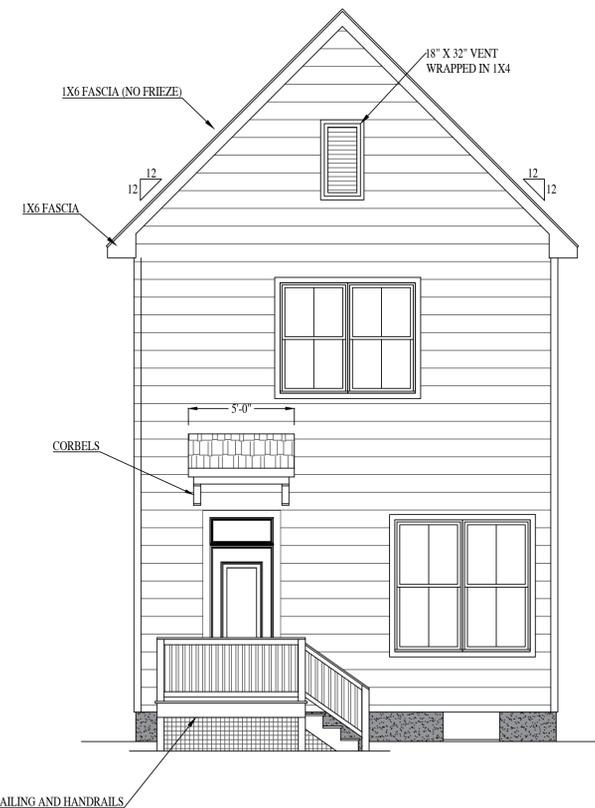
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

1210 N 36TH ST.
RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

REVISION NOTES

DATE	REVISIONS
4-13-22	SUP REVISIONS

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

DATE:
 5-20-2024

SHEET:
 A2.1

