



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

June 12, 2020

1112 N 35th Street LLC
3420 Pump Road, Suite 169
Richmond, VA 23233

Baker Development Resources
1519 Summit Avenue, Suite 102
Richmond, VA 23230
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 27-2020**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, July 1, 2020 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2020-093 to consider an application for a lot split and building permit to construct a new single-family detached dwelling at 1112 NORTH 35th STREET (Tax Parcel Number E000-1106/014), located in an R-5 (Single-Family Residential District).

Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 116 481 169# beginning at 1:00 p.m. 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 2020 drop-down, click meeting details for July 1, 2020 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 William.Davidson@richmondgov.com for assistance. In accordance with Ordinance No. 2020-093, please be advised that an inability to access one of the enumerated public hearing through video means shall not be considered a prerequisite for participating in the subject public hearing. It will be necessary for you to stay on the line until such time as your case is called. 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 27-2020
Page 2
June 12, 2020

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 <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformatio>
[n.aspx](http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformatio) . 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
Fax: (804) 646-5789
E-mail: Roy.Benbow@richmondgov.com

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.

Augustine Garrett And Rebekah
1107 N 35th St
Richmond VA 23223

Brown Vernon J And Henrietta
405 Lee Avenue
Henrico VA 23075

Eks Realty Investments LLC
940 Nailor Way
Midlothian VA 23114

Glasgow Gloria A Life Estate
1209 Oakwood Ave
Richmond VA 23223

Hallie Company LLC
210 East Main St
Richmond VA 23219

Hood Shannon N
1115 N 35th St
Richmond VA 23223

Jackson Virginia P
1211 Oakwood Ave
Richmond VA 23223

King Williams Properties li LLC
Po Box 24034
Richmond VA 23224

Lambert Ronald And Meta B Life C/o
Teaunce R Thomas & T T D
1219 Oakwood Ave
Richmond VA 23223

Lewis Daniel James And Callahan Jeanne
Patrice
1117 N 35th St
Richmond VA 23223

Mallory George W And Latoria R
1120 N 35th St
Richmond VA 23223

Martin Charles A
611 Bainbridge St Unit A 122
Richmond VA 23234

Pernik LLC
3006 Lincoln Ave
Richmond VA 23228

R Street Properties LLC Attn: Fred A Dixon
4906 Fitzhugh Ave #200
Richmond VA 23230

Roane Cornell S
1205 Oakwood Ave
Richmond VA 23223

Roush Clayton
1201 N 35th St
Richmond VA 23223

Shelton William & Irene
1213 Oakwood Ave
Richmond VA 23223

Taylor-alexander Joyce Etal
1201 Oakwood Ave
Richmond VA 23223

Timmons Hannah
1103 N 35th Street
Richmond VA 23223

Washington Mary H
1106 N 35th St
Richmond VA 23223

Wijesooriya N Romesh And Lawson Mcneil
1301 Oakwood Ave
Richmond VA 23223

Williams Shanell J And Keana
3422 R Street
Richmond VA 23233

Wray Daniel B And Schoenfeld Abby C
1100 N 35th St
Richmond VA 23223

Property: 1112 N 35th St Parcel ID: E0001106014**Parcel**

Street Address: 1112 N 35th St Richmond, VA 23223-
Owner: 1112 N 35TH STREET LLC
Mailing Address: 3420 PUMP RD SUITE 169, RICHMOND, VA 23233
Subdivision Name : NONE
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: 01/01/2020
Land Value: \$45,000
Improvement Value: \$157,000
Total Value: \$202,000
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= 11801264.000030 Y= 3719447.621906
Latitude: 37.53279096 , **Longitude:** -77.40211129

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 : NONE
State Plane Coords(?): X= 11801264.000030 Y= 3719447.621906
Latitude: 37.53279096 , **Longitude:** -77.40211129

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$45,000	\$157,000	\$202,000	Reassessment
2019	\$40,000	\$140,000	\$180,000	Reassessment
2018	\$35,000	\$135,000	\$170,000	Reassessment
2017	\$35,000	\$132,000	\$167,000	Reassessment
2016	\$35,000	\$129,000	\$164,000	Reassessment
2015	\$27,000	\$133,000	\$160,000	Reassessment
2014	\$27,000	\$133,000	\$160,000	Reassessment
2013	\$27,000	\$80,000	\$107,000	Admin Review
2012	\$27,000	\$74,000	\$101,000	Reassessment
2011	\$27,000	\$82,000	\$109,000	CarryOver
2010	\$27,000	\$82,000	\$109,000	Reassessment
2009	\$27,000	\$82,300	\$109,300	Reassessment
2008	\$27,000	\$82,300	\$109,300	Reassessment
2007	\$27,000	\$82,300	\$109,300	Reassessment
2006	\$18,000	\$82,300	\$100,300	Reassessment
2005	\$11,300	\$36,900	\$48,200	Reassessment
2004	\$9,500	\$31,000	\$40,500	Reassessment
2003	\$9,500	\$31,000	\$40,500	Reassessment
2002	\$9,300	\$30,400	\$39,700	Reassessment
1998	\$9,000	\$29,500	\$38,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
06/21/2013	\$0	KLEYMAN DANIL V & GENINA VERA	ID2013-13772	2 - INVALID SALE-Relation Between Buyer/Seller
01/12/2012	\$17,600	CITIZENS AND FARMERS BANK	ID2012-804	2 - INVALID SALE-Foreclosure, Forced Sale etc.
11/02/2011	\$20,000	CAROUSEL PROPERTIES LLC	ID2011-18674	2 - INVALID SALE-Foreclosure, Forced Sale etc.
10/17/2002	\$0	BUNNELL DEBRA A	ID2002-33760	
02/26/2002	\$30,000	FLOYD AUBREY L SR	ID2002-6298	
03/10/1989	\$0	Not Available	00015-0469	

Planning

Master Plan Future Land Use: SF-LD
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: NONE
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	1013	0209001	020900
1990	113	0209001	020900

Schools

Elementary School: Chimborazo2
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: 70
State Senate District: 16
Congressional District: 4

Extension 1 Details

age

Extension Name: R01 - Residential record #01
Year Built: 1910
Stories: 2
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 4
Number Of Full Baths: 3
Number Of Half Baths: 1

Condition: normal for

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, Ceramic tile
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: N

Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 1957 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: 147 Sqft
Deck: 0 Sqft

Property Images

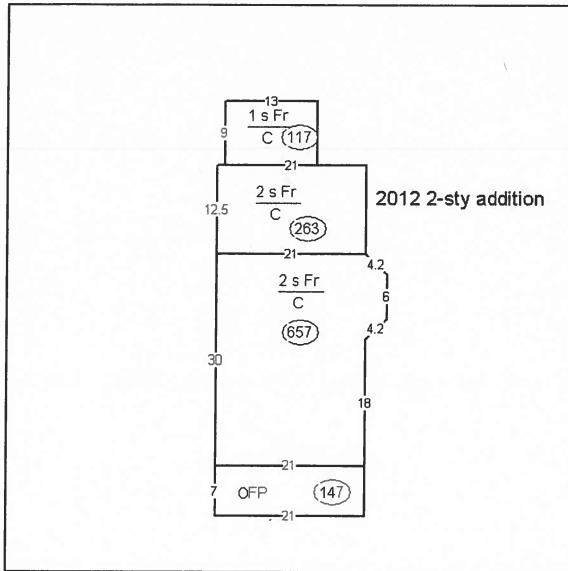
Name:E0001106014 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:E0001106014 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: 1112 N 35th Street LLC PHONE: (Home) () _____ (Mobile) (804) 991-4111

ADDRESS: 3420 Pump Road, Suite 169 FAX: () _____ (Work) () _____
Richmond, VA 23233 E-mail Address: dvk5f@yahoo.com

PROPERTY OWNER'S REPRESENTATIVE: Mark Baker PHONE: (Home) () _____ (Mobile) (804) 874-6275

(Name/Address) Baker Development Resources FAX: () _____ (Work) () _____
1519 Summit Avenue, Suite 102 E-mail Address: markbaker@bakerdevelopmentresources.com
Richmond, Virginia 23220

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1112 North 35th 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): E000-1106/014 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. A lot area of 3,812.5 square feet and width of 30.5 feet is proposed for No. 1112. A lot area of 3,687.5 square feet and width of 29.5 feet is proposed for the newly created lot No. 1114.

DATE REQUEST DISAPPROVED: May 15, 2020 FEE WAIVER: YES NO:

DATE FILED: May 15, 2020 TIME FILED: 1:34 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-073281-2020

AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

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: 5/29/2020

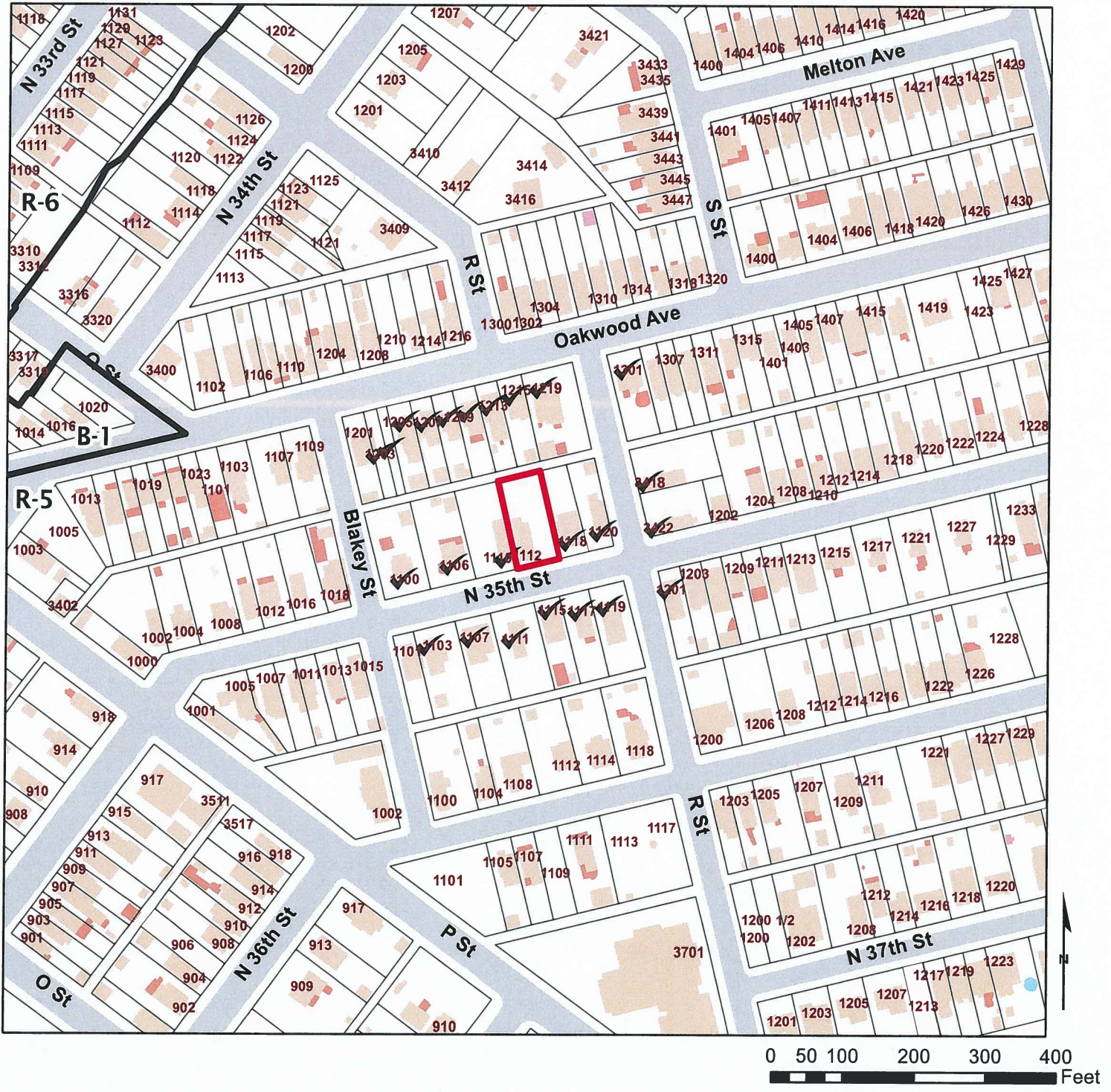
BOARD OF ZONING APPEALS CASE BZA 27-2020
150' Buffer

APPLICANT(S): 1112 N 35th Street LLC

PREMISES: 1112 N 35th Street
(Tax Parcel Number E000-1106/014)

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 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 (646-6340/6701). 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 absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx>. 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.
4. **Please 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 \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).
4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow (804-240-2124) well before the hearing.** The Secretary can be helpful by explaining the BZA public hearing 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.

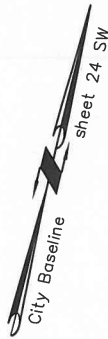
Acknowledgement of Receipt by Applicant or Authorized Agent: Mark R. Baker

Address: #1112 N. 35th Street
 Current Owners: 1112 N 35th Street, LLC
 Map Ref.: E0001106014
 I.D. 2013 13772
 Area: 0.172 Acre (7500.00 Sq.Ft.)

Note: Bearings protracted from City
 Baseline sheet 24 SW.

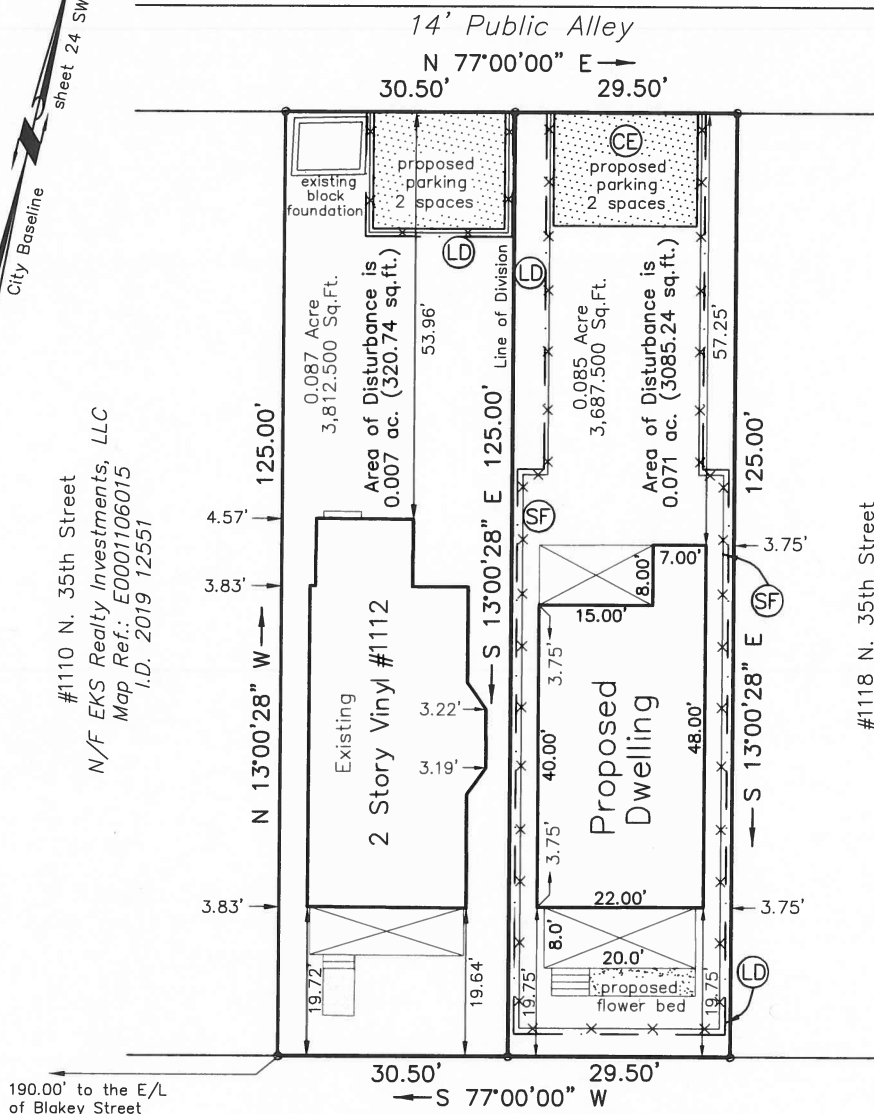
Zoning: R-5
 Front yard - 25'
 Side yard - 5'
 Rear yard - 5'

Proposed mulch beds to include
 native Virginia plants or similar.



#1110 N. 35th Street
 N/F EKS Realty Investments, LLC
 Map Ref.: E0001106015
 I.D. 2019 12551

#1118 N. 35th Street
 N/F Hallie Company, LLC
 Map Ref.: E0001106012
 I.D. 2004 38637

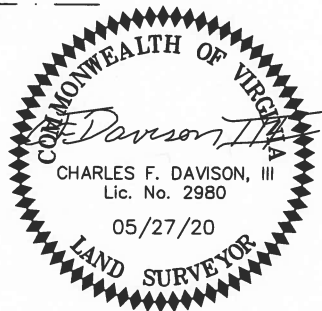


190.00' to the E/L
 of Blakey Street

N. 35th STREET

(formerly Dickerson Street)

- Construction Entrance
- Silt Fence
- Limits of Disturbance



PROPOSED
 Building Permit Plat for a Portion of
**The Property Known as
 #1112 North 35th Street in
 the City of Richmond, VA**



**DAVISON LAND SURVEYING
 AND MAPPING**

8306 Longlands Pl.
 Chesterfield, Virginia 23832

(804)314-7441 davisonlandsurveying@gmail.com

FLOOD INSURANCE NOTE: By graphics plotting only,
 this property is in ZONE X
 of the Flood Insurance Rate Map, Community Panel No.
 510129_0042D effective date of 04/02/09
 Exact designations can only be determined by an Elevation
 Certificate. Based on the above information, this property
 IS NOT in a Special Flood Hazard Area.

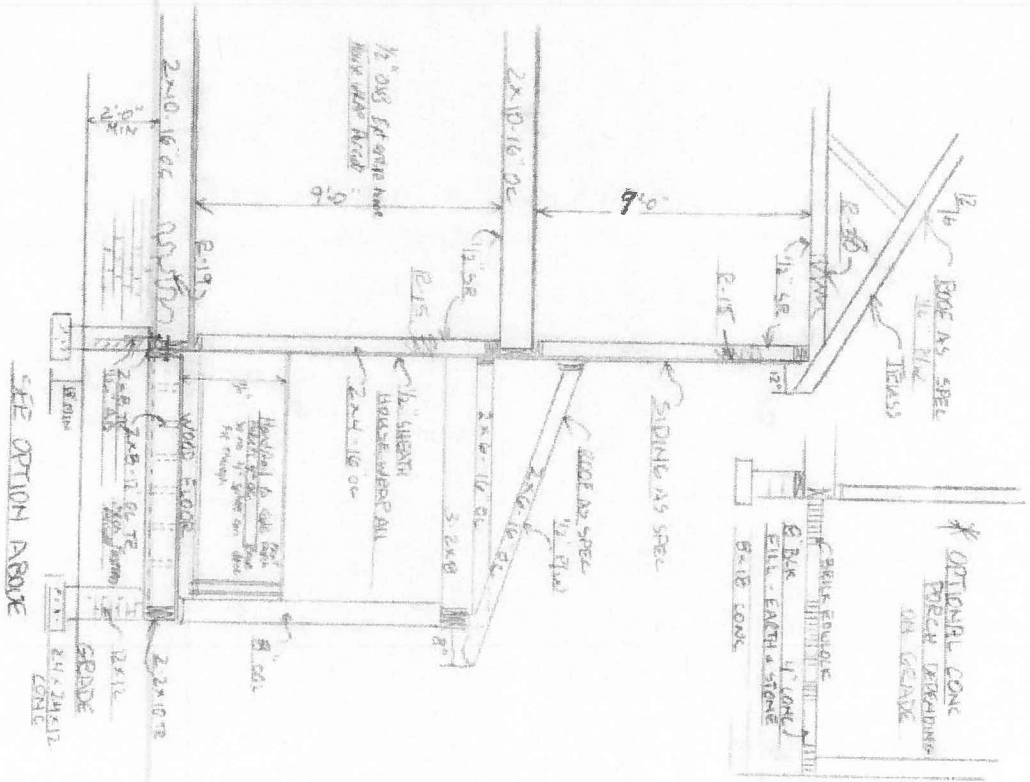
DATE: 05/27/20 SCALE: 1"=20' JN: 20-107

REVISED: 05/28/20

WALL SEC

SCALE 1/4" = 1'-0"

1112 N 35TH ST
 All Footings in PLAN

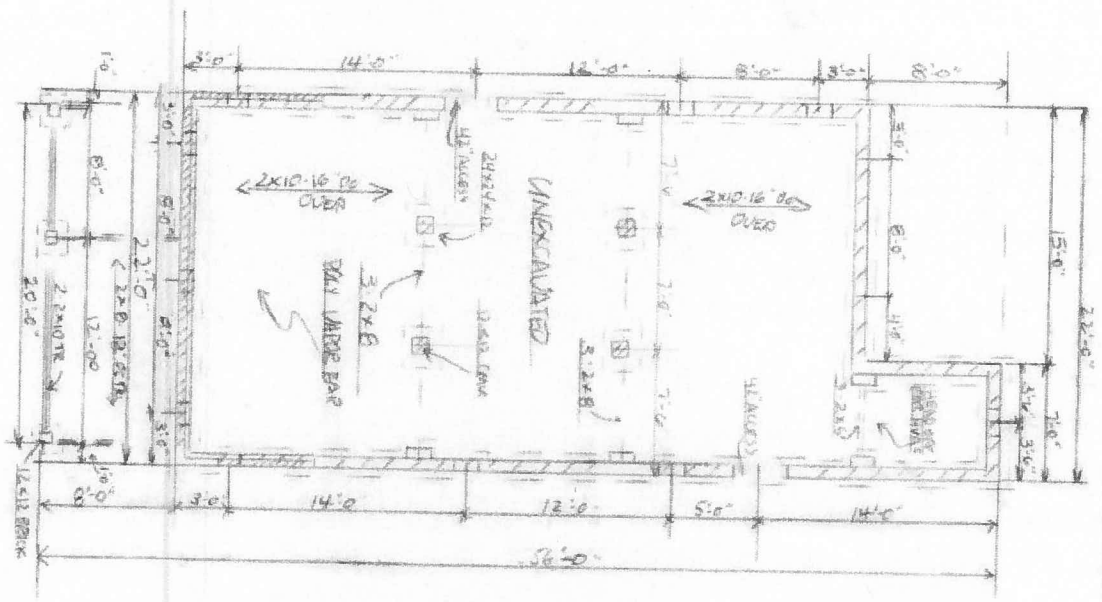


FOUNDATION PLAN

SCALE 1/4" = 1'-0"

UNFINISHED CONCRETE
 SURF 2012

PL 1054
 (S-1)



SECOND FL PLAN

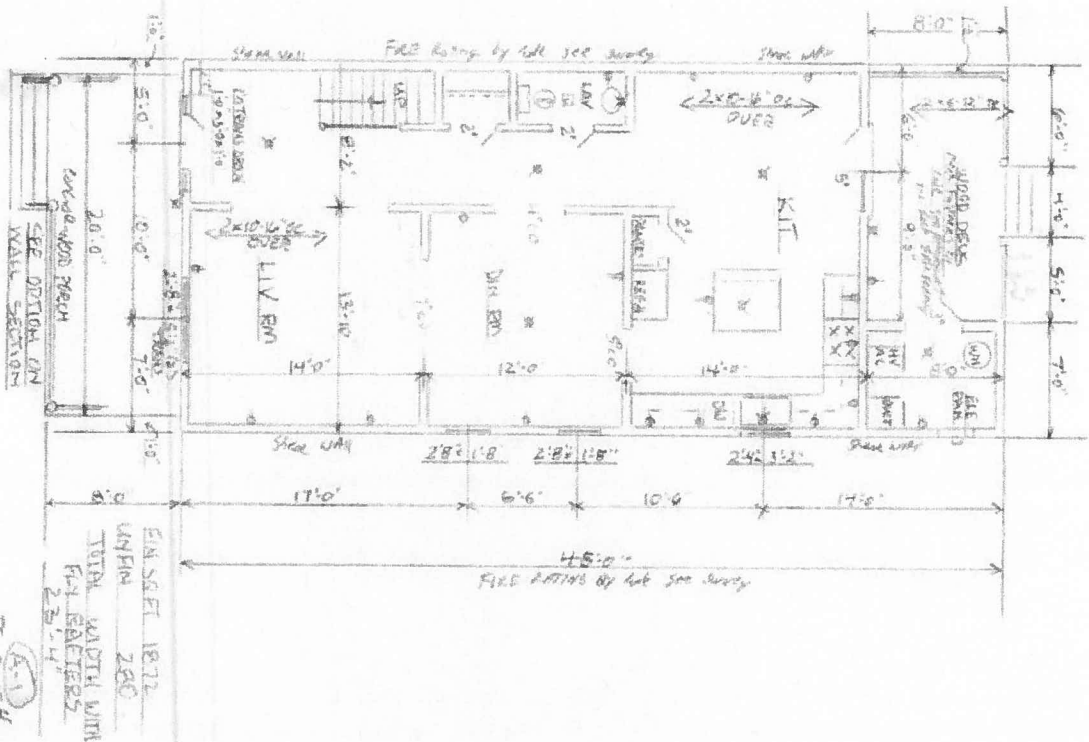
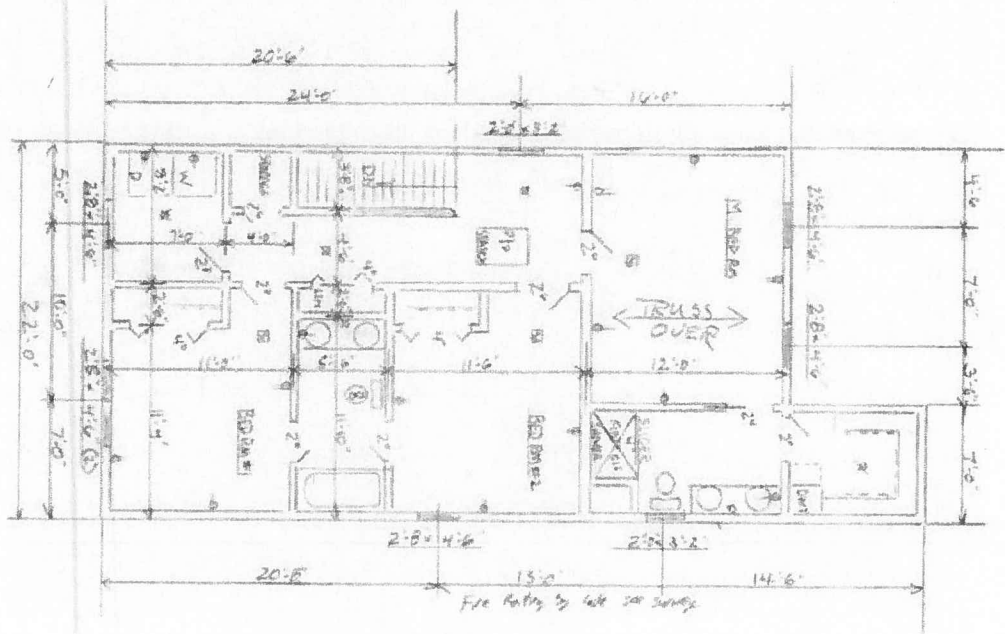
SCALE 1/4" = 1'-0"

FIRST FL PLAN

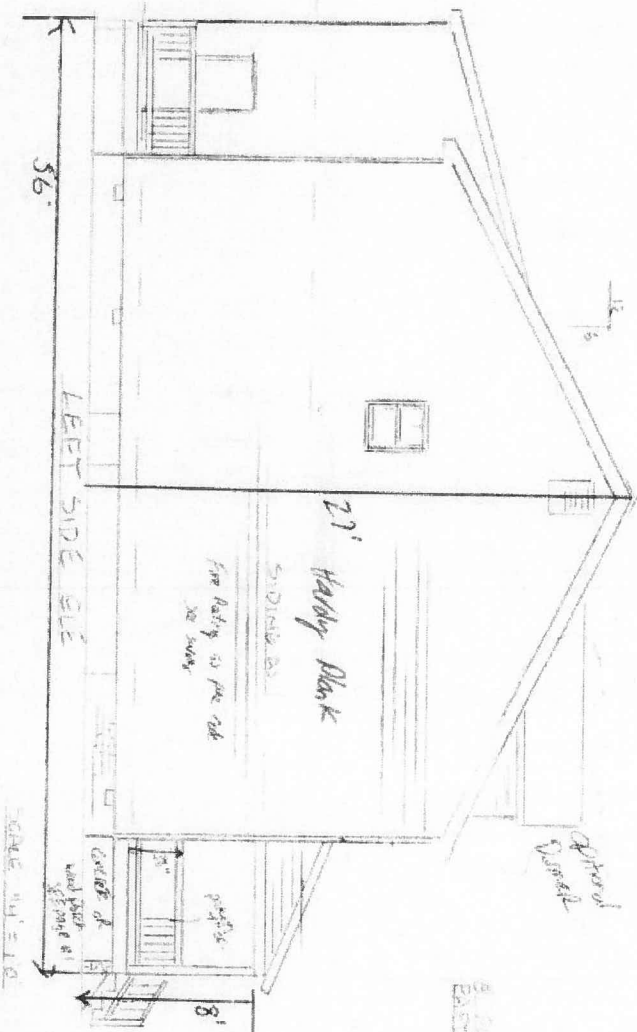
UNLIMITED REVISIONS TO
BASE DATE

2-14

L122N 1511H SI



EIN SEFL 187L
UNFLIN 280
TOTAL WIDTH WITH
FIN FACETS
23'-4"



56'

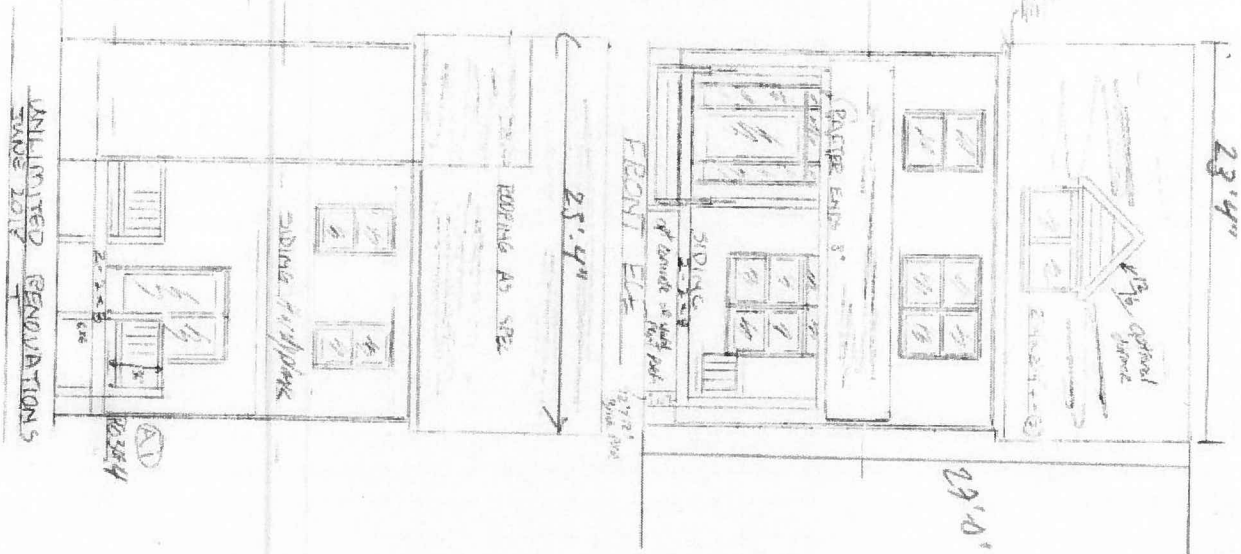
LEFT SIDE ELEV

SCALE 1/4" = 1'-0"

Front Right left, Rear Siding to be
Hardy Plank Cementous siding

REAR ELEV

1112 N 35th



23'4"

FRONT ELEV

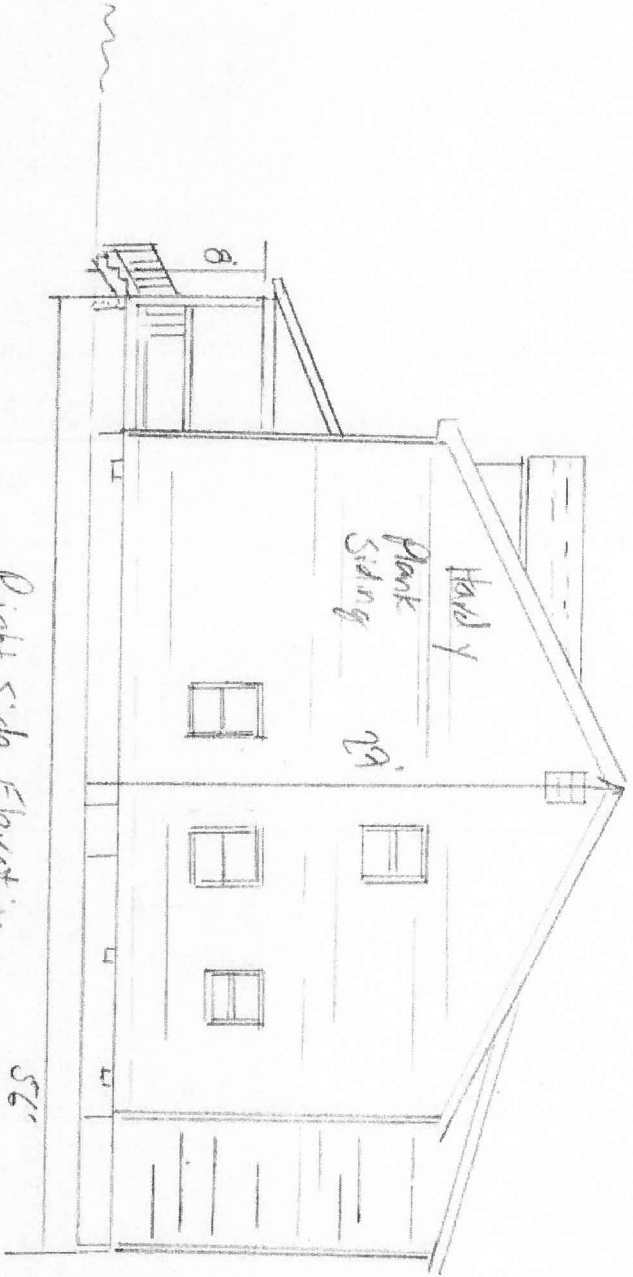
25'4"

EDGING AS SPEC

SIDING 1/2\"/>

UNLIMITED RENOVATIONS
SINCE 1972

1112 N 35th



Right Side Elevation

SC

1112 N 35th Street

PAGE 4 of 4

Whitely Remodeling LLC
JUNE 2018

provided by the Department of Planning & Development Review, Division of Zoning Adm



Richmond Zoning Office Map

1112 N 35th St, Richmond, VA, 2 X

Show search results for 1112 N 35th ...



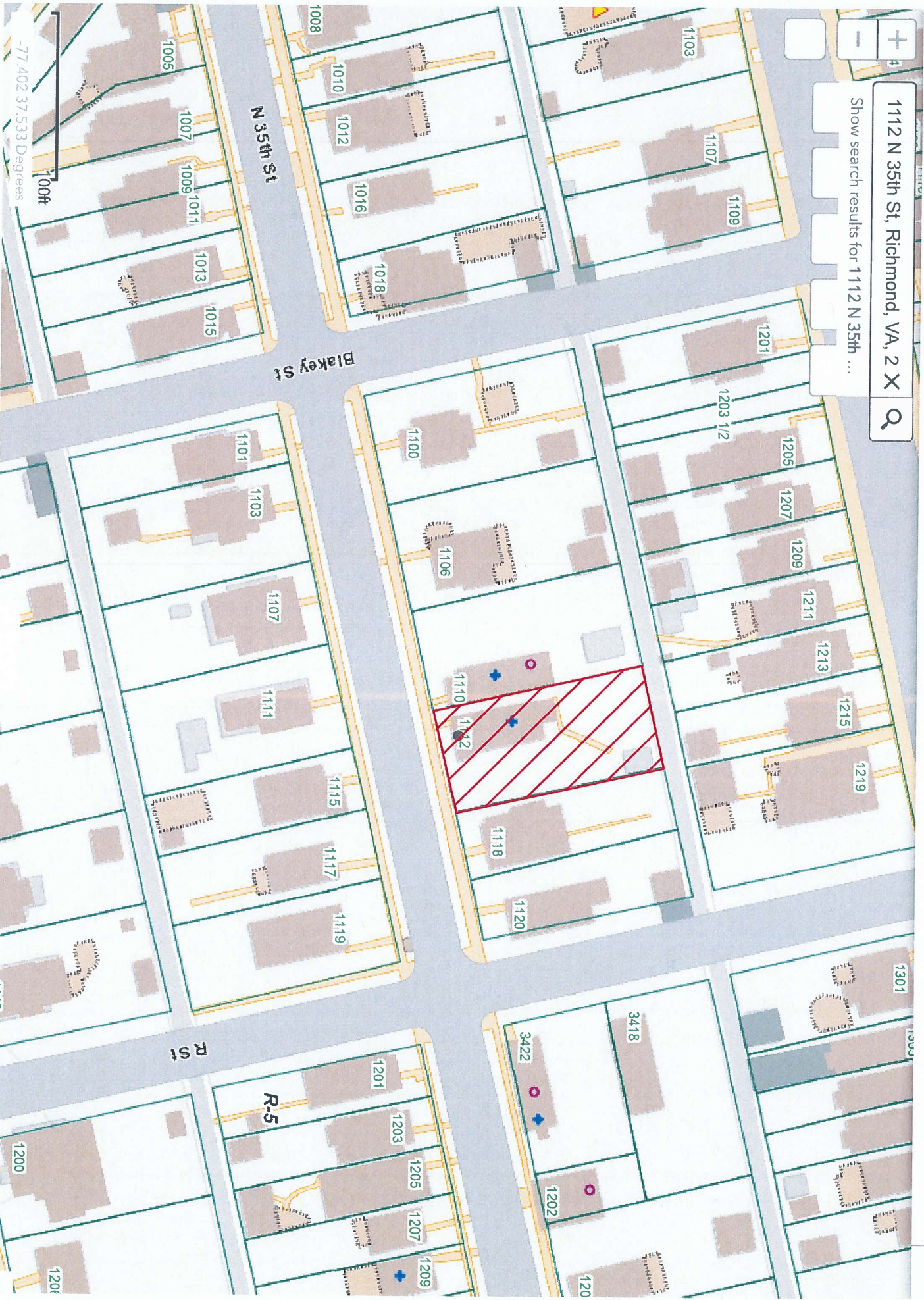


Richmond Zoning Office Map

provided by the Department of Planning & Development Review, Division of Zoning Adm

1112 N 35th St, Richmond, VA, 2 X 🔍

Show search results for 1112 N 35th ...



Google Maps

1115 N 35th St

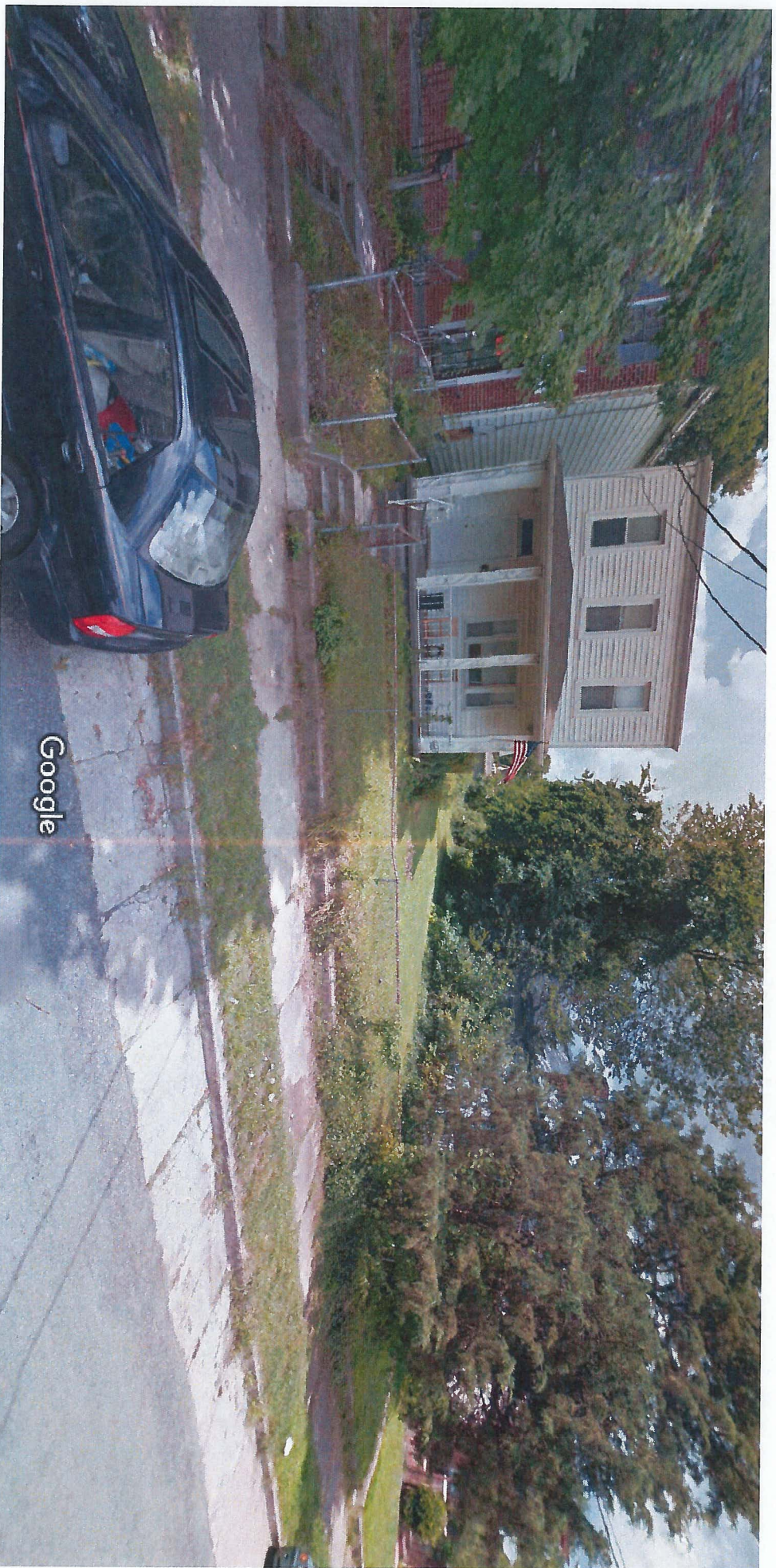


Image capture: Jul 2016 © 2020 Google

Richmond, Virginia



Street View



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

June 4, 2012

Daniil Kleyman
3420 pump Road, #169
Richmond, Virginia 23233

RE: 1112 NORTH 35TH STREET – Administrative Variance (#16A-12)

Dear Mr. Kleyman:

Your *Administrative Variance* has been approved, as it has been determined that:

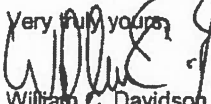
- a. *The strict application of the ordinance would produce undue hardship;*
- b. *Such hardship is not shared generally by other properties in the same zoning district and vicinity;*
- c. *The authorization of the variance will not be of substantial detriment to adjacent property, and the character of the zoning district will not be changed by the granting of the variance; and*
- d. *The variance granted by the Zoning Administrator shall be the minimum necessary to relieve the hardship.*

I base these findings on the following:

- The adjacent property owner(s) most directly impacted has been notified via U.S. Mail and has not expressed any opposition to the proposal as shown on the plans.
- The addition does not detract from, and is consistent with, the residential and historic character of the neighborhood.
- The addition will not be detrimental to adjacent property through the affecting of light, access or safety.
- Adjoining properties and properties within the block have improvements a similar distance from the property line.
- This property has improvements a similar distance from the property line and the addition is a vertical expansion along the existing side yard.
-

Now, therefore, be it resolved by the Zoning Administrator that a request for an *Administrative Variance* from the side yard (setback) requirement (3.83' vs. 5') along the western property line is approved, subject to:

You have two (2) years to obtain the necessary permit to implement this approval or your *Administrative Variance* is deemed to be null and void.

Very truly yours,

William C. Davidson
Zoning Administrator

xc: Richard Morton, GIS Analyst, DP&DR