



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

January 11, 2021

Michael & Rosana McGann
206 N Vine Street
Richmond, VA 23220

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

To Whom It May Concern:

RE: **BZA 07-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, February 3, 2021 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2020-232 to consider an application for a building permit to construct a rear two-story addition and alter an existing fence/wall onto a single-family (attached) dwelling at 206 NORTH VINE STREET (Tax Parcel Number W000-0732/019), located in an R-6 (Single-Family Attached 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 171 258 480# 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 2021 drop-down, click meeting details for February 3, 2021 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. 2020-232, 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.

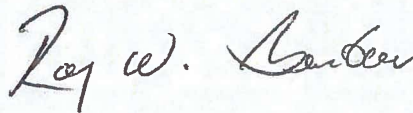
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 07-2021
Page 2
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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 <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformatio n.aspx> . 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.

1610 Grove Avenue Unit 3 Llc C/o I.k. Fisher
6801 Westover Road
Charles City VA 23030

Ackman Paul J
1603 Treboy Ave
Richmond VA 23226

Adams Wayne Matthew
1614 Grove Ave Unit 3
Richmond VA 23220

Bel Investments Llc
Po Box 14588
Richmond VA 23221

Berke Jonathan And Ekey Kristen L
1704 Grove Ave
Richmond VA 23220

Berry Elsie R And Harvey H
1707 Hanover Ave
Richmond VA 23220

Bertarelli Vincent L & Soundra B
1723 Hanover Avenue, Unit 6
Richmond VA 23220

Bonkovsky Erik And Sarah
3556 N Ashland Ave
Chicago IL 60657

Cagliuso Family Revocable Trust Trustees
9 Noel St
Hampton NH 3842

Carden Roger E And Margaret H
1608 Grove Ave Unit 1
Richmond VA 23220

Cardona Mark E
1708 Grove Ave
Richmond VA 23220

Carson Mckenzie
1703 Hanover Ave
Richmond VA 23220

Castle Grove Llc
1233 Manakin Rd
Manakin Sabot VA 23103

Creery Judith C
211 N Vine St
Richmond VA 23220

Curtin Geoffrey And Patrice
1723 Hanover Ave 32
Richmond VA 23220

Denny Greig W And Ellen B And Bands Lauren P
Jr Living Trust
110 Mountain View Lane
Radford VA 24141

Dugan Joel And Ellen
1723 Hanover Avenue, Unit 7
Richmond VA 23220

Duncan Suzanne P
1710 Grove Ave
Richmond VA 23220

Dunstan Susan M
1608 Grove Ave Unit 5
Richmond VA 23220

Edwards Barbara A
3824 Lovell Rd
Wenatchee WA 98801

English R E Properties Llc
7187 Rotherham Drive
Mechanicsville VA 23116

Fan Rva Partners Llc
1906 Hanover Ave
Richmond VA 23220

Fisk Virginia Madison
212 N Vine St
Richmond VA 23220

Fitzgerald Harriet B
4003 Grove Ave Apt 2
Richmond VA 23221

Friedman Ronald J Trustee Ronald J Friedman
Trust
1706 Grove Avenue
Richmond VA 23220

Fuller Burton A
1610 Grove Ave Unit 10
Richmond VA 23220

Gauldin Avery
1610 Grove Ave Unit 12
Richmond VA 23220

Gordon Mark M And Teresa M
207 N Allen Avenue
Richmond VA 23220

Groh-tompsett Dorothy M And Groh Stacey A
111 Cherry Valley Ave #m4
Garden City NY 11530

Hamer Andrew J And Dana L
1610 Grove Ave Unit 6
Richmond VA 23220

Hardman Michael H And Judith A
8101 Braxton Ct
Mechanicsville VA 23116

Hardwick Nanci M And Jasmine M
1614 Grove Ave Unit 5
Richmond VA 23220

Hats Properties LLC
3428 Ellwood Ave
Richmond VA 23221

Hayes Burnley B
1610-1612 Grove Ave Unit 2
Richmond VA 23220

Hines Barry William And Leslie Bitting
209 N Allen Ave
Richmond VA 23220

Jokitty Investments LLC
9811 Midlothian Tpke
Richmond VA 23235

Jones Scott A And Kimberly D
208 N Vine St
Richmond VA 23220

Kendall Adam C And Courtney G
209 N Vine Street
Richmond VA 23220

Kolleda Alexandra J
1610 Grove Ave Apt 4
Richmond VA 23220

La Hood Jeffrey Daniel
1608 Grove Ave Unit 6
Richmond VA 23233

May John D And Kathleen M
1712 Grove Ave
Richmond VA 23220

Mclean Alexander
2414 Liesfeld Pkwy
Glen Allen VA 23060

Merrill Sterling G & Hunter C & Gayle B
1614 Grove Ave Unit 1
Richmond VA 23220

Miller Johnny Leroy And Sharon Ledoyen
1723 Hanover Ave Unit 4
Richmond VA 23220

Mitchell Sarah C And Jeffrey W
1700 Grove Ave
Richmond VA 23220

Ogden Nathan And Margaret
1616 Grove Ave
Richmond VA 23220

O'Neill Matthew James And Pender Sydney Lane
1701 Hanover Ave
Richmond VA 23220

Posey Gregory C & Paula A C
1620 Grove Ave
Richmond VA 23220

Powell 1711 LLC
9000 Matoaka Glen
Quinton VA 23141

Preddy Matthew L And Samantha L
204 N Vine St
Richmond VA 23220

Purser James S And Stephanie J
3126 W Cary St #242
Richmond VA 23221

Rackley Properties LLC
6600 W Broad St #150
Richmond VA 23230

Rackley Tyler
1435 W Main St
Richmond VA 23220

Rapoport Emily P
5400 Bosque Blvd #302
Waco TX 76710

Refo John F & Virginia L
1714 Grove Ave
Richmond VA 23220

Renneker Samantha E
1610 Grove Ave Unit 5
Richmond VA 23220

Rosenberger William II
1621 Hanover Avenue
Richmond VA 23220

Shamburger Living Trust Trs
12110 Waterford Way E Ct
Henrico VA 23233

Sinha Agam N And Diane Y And Savita
12605 Dusty Wheel Ln
Fairfax VA 22033

Sterling Robert F II
1610 Grove Ave Unit 8
Richmond VA 23220

Storie James C Living Trust Trs & Storie Nancy S
Living Trust Trs
11084 Kersey Ln
Mechanicsville VA 23116

Sydney Condominium Unit Owners Association
111 Cherry Valley Ave #104
Garden City NY 11530

Sydney Condominium Unit Owners Association
1723 Hanover Ave
Richmond VA 23220

Tabakin Brian
1614 Grove Ave Unit 2
Richmond VA 23220

Traynor Carol A
1608 Grove Ave #4
Richmond VA 23220

Van De Putte Paul S & Tracey L
1625 Hanover Avenue
Richmond VA 23220

Warren James Albert Jr And Petronis Kenneth
Robert
1702 Grove Ave
Richmond VA 23220

Weakley Diane F Trustee Diane F Weakley Trust
1723 Hanover Avenue, Unit #1
Richmond VA 23220

Windsor Court Condominium Unit Owners
Association
3710 Glades End Ln
Richmond VA 23233

Wright William M Jr And Laura W
1723 Hanover Ave Unit 5
Richmond VA 23220

Young Christopher J
1610 Grove Ave Unit 9
Richmond VA 23220

Property: 206 N Vine St Parcel ID: W0000732019

Parcel

Street Address: 206 N Vine St Richmond, VA 23220-
Owner: MCGANN MICHAEL J AND ROSANA
Mailing Address: 206 N VINE ST, RICHMOND, VA 2322000000
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 216 - Fan District 1
Property Class: 120 - R Two Story
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$175,000
Improvement Value: \$642,000
Total Value: \$817,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 3067.31
Acreage: 0.07
Property Description 1: 0020.37X0150.58 0000.000
State Plane Coords(?): X= 11784132.499993 Y= 3725743.441185
Latitude: 37.55068706 , **Longitude:** -77.46075602

Description

Land Type: Residential Lot F
Topology: Level
Front Size: 20
Rear Size: 150
Parcel Square Feet: 3067.31
Acreage: 0.07
Property Description 1: 0020.37X0150.58 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11784132.499993 Y= 3725743.441185
Latitude: 37.55068706 , **Longitude:** -77.46075602

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$175,000	\$642,000	\$817,000	Reassessment
2020	\$160,000	\$631,000	\$791,000	Reassessment
2019	\$160,000	\$589,000	\$749,000	Reassessment
2018	\$145,000	\$550,000	\$695,000	Reassessment
2017	\$145,000	\$509,000	\$654,000	Reassessment
2016	\$135,000	\$496,000	\$631,000	Reassessment
2015	\$135,000	\$480,000	\$615,000	Reassessment
2014	\$125,000	\$461,000	\$586,000	Reassessment
2013	\$107,000	\$464,000	\$571,000	Reassessment
2012	\$107,000	\$464,000	\$571,000	Reassessment
2011	\$107,000	\$488,000	\$595,000	CarryOver
2010	\$107,000	\$488,000	\$595,000	Reassessment
2009	\$107,400	\$271,400	\$378,800	Reassessment
2008	\$80,000	\$298,800	\$378,800	Reassessment
2007	\$72,200	\$298,800	\$371,000	Reassessment
2006	\$72,200	\$290,400	\$362,600	Reassessment
2005	\$54,200	\$358,900	\$413,100	Reassessment
2004	\$49,700	\$329,300	\$379,000	Reassessment
2003	\$49,700	\$329,300	\$379,000	Reassessment
2002	\$42,100	\$279,100	\$321,200	Reassessment
2001	\$34,500	\$228,800	\$263,300	Reassessment
2000	\$30,000	\$176,000	\$206,000	Reassessment
1998	\$30,000	\$160,000	\$190,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/14/2014	\$660,000	WIND MICHAEL A JR	ID2014-14151	1 - VALID SALE-Valid, Use in Ratio Analysis
02/22/2010	\$635,000	DEELEY WILLIAM R II	ID2010-3102	1 - VALID SALE-Valid, Use in Ratio Analysis
11/07/1989	\$0	Not Available	00219-0056	
03/02/1987	\$135,000	Not Available	000114-01477	
06/01/1979	\$105,000	Not Available	000752-01585	

Planning

Master Plan Future Land Use: PB-OS
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: Near West
Traffic Zone: 1096
City Neighborhood Code: FAN
City Neighborhood Name: The Fan
Civic Code:
Civic Association Name: Fan Area Business Alliance
Subdivision Name: NONE
City Old and Historic District:
National historic District: Fan Area
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	2005	0404002	040400
1990	214	0404002	040400

Schools

Elementary School: Fox
Middle School: Binford
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 313
Fire District: 10
Dispatch Zone: 034B

Public Works Schedules

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

Government Districts

Council District: 2
Voter Precinct: 208
State House District: 71
State Senate District: 9
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1904
Stories: 2
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 4
Number Of Full Baths: 2
Number Of Half Baths: 1
Condition: good for age
Foundation Type: Full Crawl
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Flat or Shed
Roof Material: Membrane
Interior Wall: Plaster
Floor Finish: Softwood-standard
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Detached Garage

Extension 1 Dimensions

Finished Living Area: 2598 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 96 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 480 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 75 Sqft
Deck: 75 Sqft

Property Images

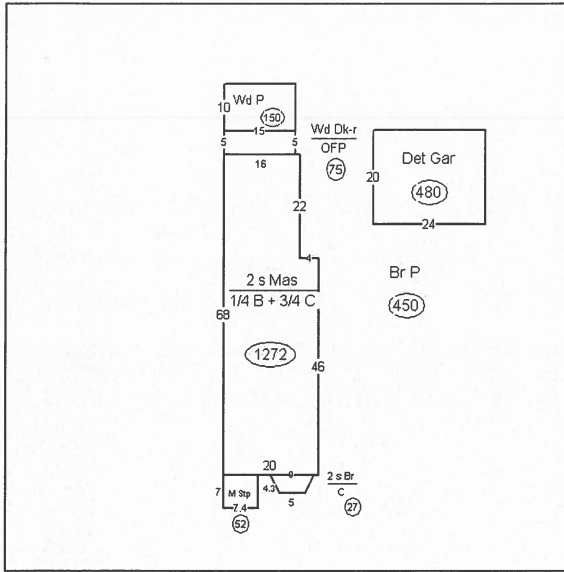
Name:W0000732019 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:W0000732019 Desc:R01



BZA 07-2021

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: Michael & Rosana McGann PHONE: (Home) () _____ (Mobile) (917) 848-5126 _____

ADDRESS: 206 North Vine Street FAX: () _____ (Work) () _____

Richmond, Virginia 23220 E-mail Address: _____

PROPERTY OWNER'S REPRESENTATIVE

REPRESENTATIVE: Baker Development Resources PHONE: (Home) () _____ (Mobile) (804) 874-6275 _____

(Name/Address) 1519 Summit Avenue, Suite 102 FAX: () _____ (Work) () _____

Richmond, VA 23230 E-mail Address: markbaker@bakerdevelopmentresources.com

Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 206 North Vine Street

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.5(2)b, 30-412.6 & 30-630.9(b)

APPLICATION REQUIRED FOR: A building permit to construct a rear two-story addition and alter an existing fence/wall onto a single-family (attached) dwelling.

TAX PARCEL NUMBER(S): W000-0732/019 ZONING DISTRICT: R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The side yard (setback) and lot coverage requirements are not met and the maximum permitted height for a fence/wall is exceeded. A side yard (setback) of three feet (3') is required along the side property lines for the rear two-story addition; eight inches (8") is proposed along both side property lines. A lot coverage of 55% is permitted; 58% exists and 67.3% is proposed. No fence or wall located within a side yard shall exceed six and a half feet (6.5') in height. An eight foot (8') fence/wall is proposed on the two side property lines.

DATE REQUEST DISAPPROVED: December 16, 2020 FEE WAIVER: YES NO:

DATE FILED: December 16, 2020 TIME FILED: 2:32 p.m. PREPARED BY: Brian Mercer RECEIPT NO. BZAR-083868-2020

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) (1) & (10) 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: 1/11/2021

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

CASE NUMBER: BZA 07-2021 HEARING DATE: February 3, 2021 AT 1:00 P.M.

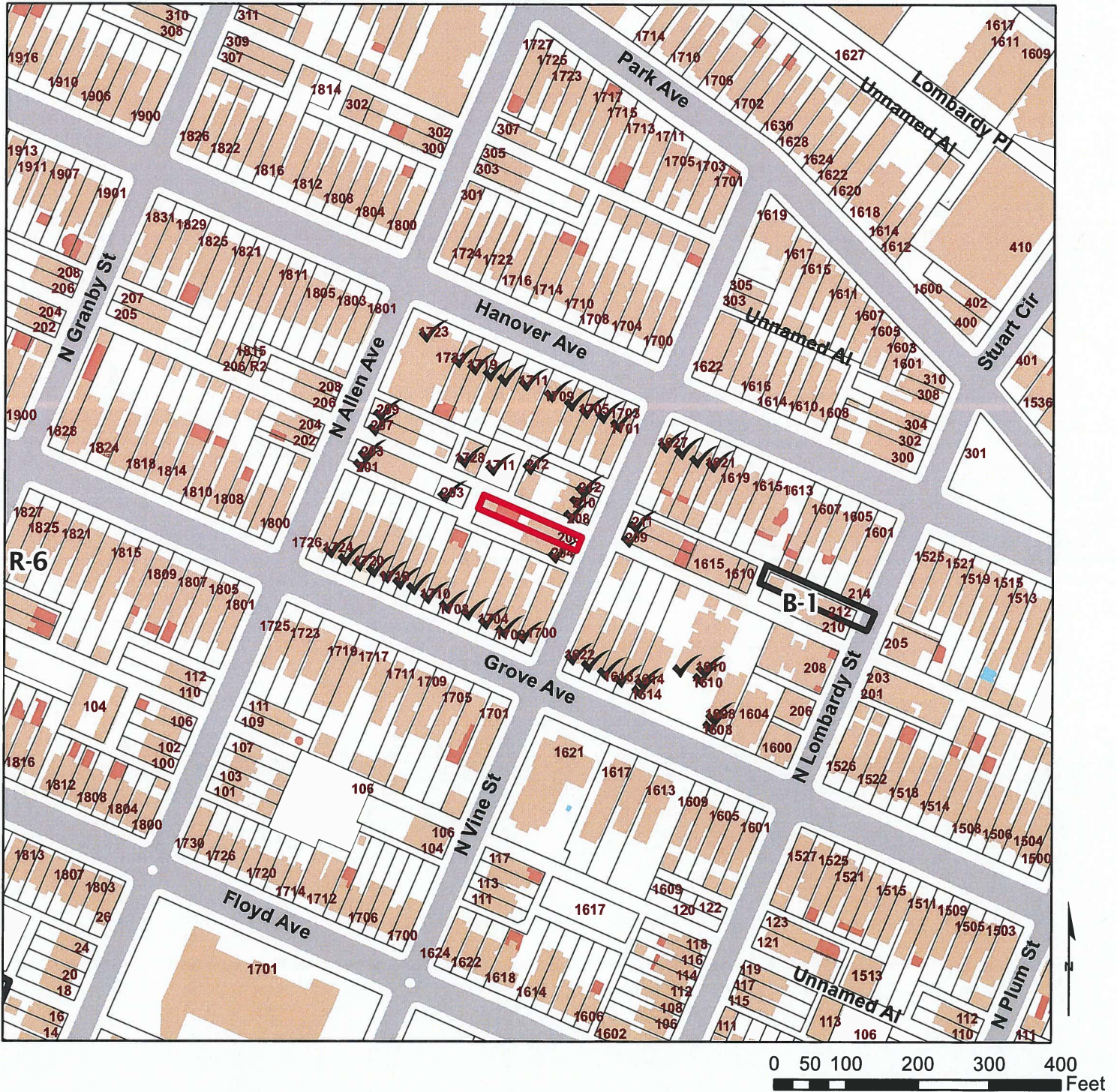
BOARD OF ZONING APPEALS CASE BZA 07-2021
150' Buffer

APPLICANT(S): Michael & Rosana McGann

PREMISES: 206 North Vine Street
(Tax Parcel Number W000-0732/019)

SUBJECT: A building permit to construct a rear two-story addition and alter an existing fence/wall onto a single-family (attached) dwelling

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.5(2)b, 30-412.6 & 30-630.9(b) of the Zoning Ordinance for the reason that:
The side yard (setback) and lot coverage requirements are not met and the maximum permitted height for a fence/wall is exceeded.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

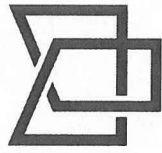
CITY OF RICHMOND, VIRGINIA

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 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.richmond.gov.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: 

(Revised: 4/28/16)



MENLO
ARCHITECTURE

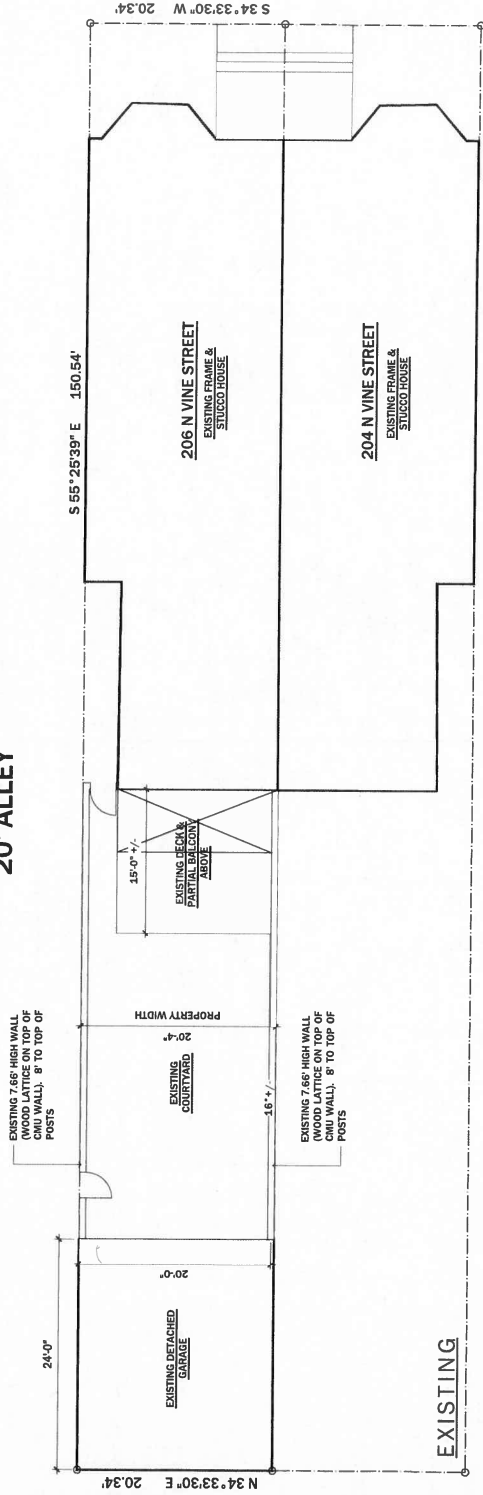
MCGANN ADDITION

206 N VINE STREET
RICHMOND VIRGINIA

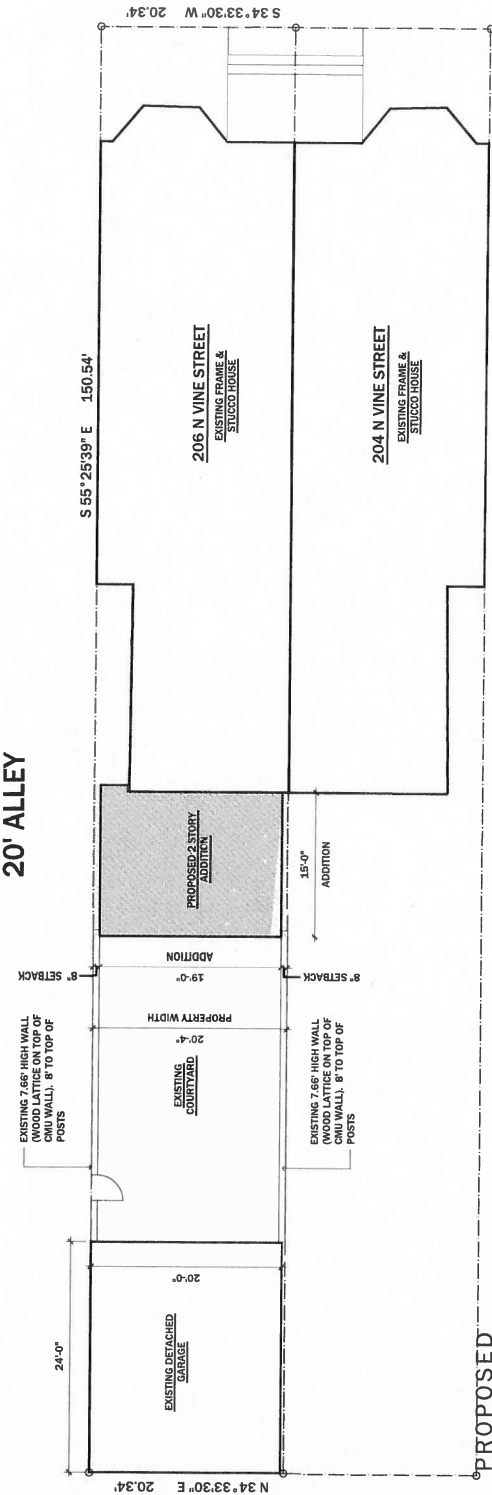


SCHEMATIC DESIGN

20' ALLEY



20' ALLEY



BUILDING SQUARE FOOTAGES

LEVEL	EXISTING	ADDED	TOTAL
FIRST FLOOR	1,299 SF	285 SF	1,584 SF
SECOND FLOOR	1,299 SF	285 SF	1,584 SF
TOTAL FINISHED	2,598 SF	570 SF	3,168 SF
GARAGE	480 SF	0 SF	480 SF

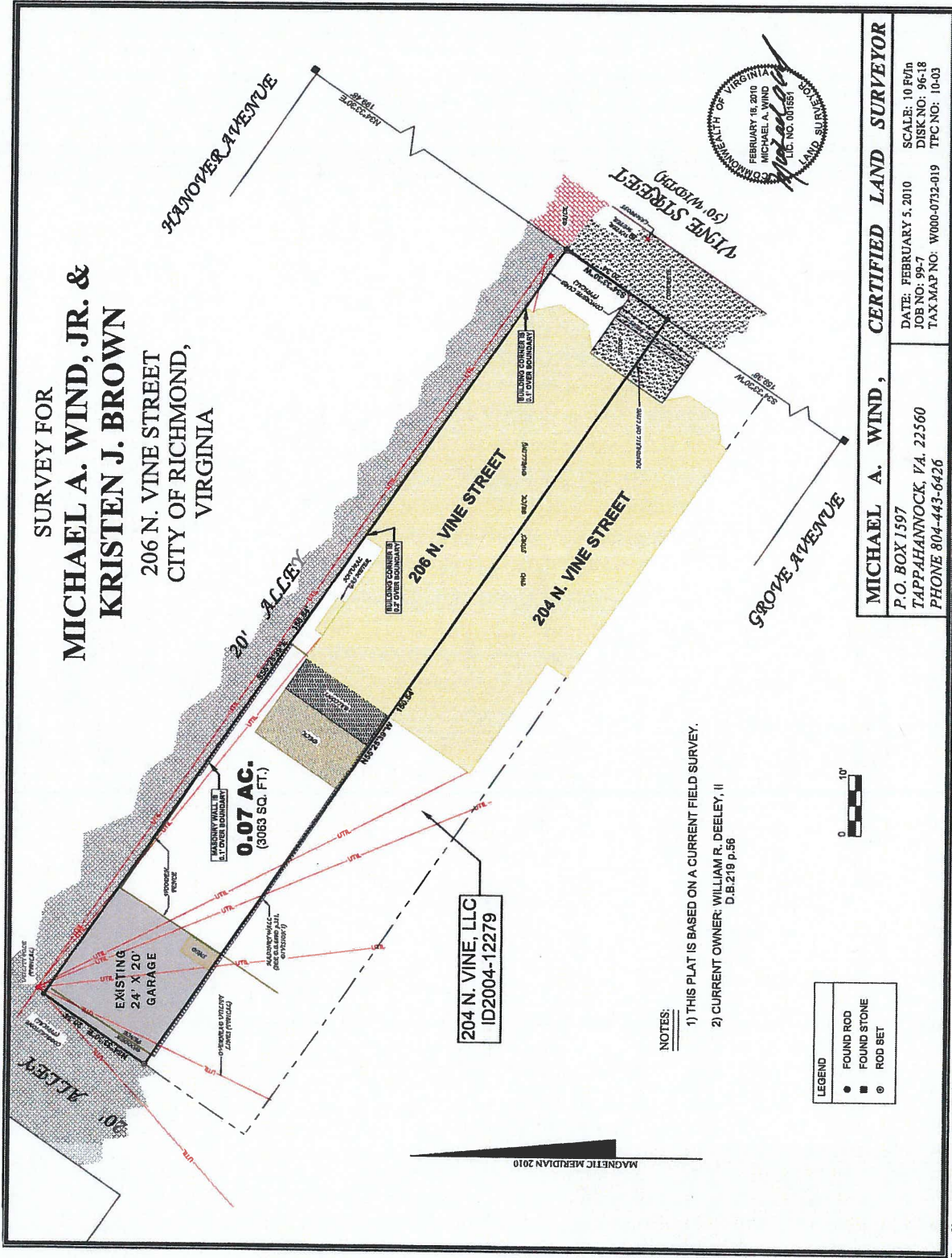
LOT COVERAGE

	EXISTING	PROPOSED	MAX ALLOW. (ZONE R-6)
LOT SIZE	3,067.31 SF	3,067.31 SF	N/A
LOT COVERAGE (SF)	1,779 SF	2,064 SF	1,686 SF
LOT COVERAGE (%)	58%	67.3%	55%

SITE PLAN

SCALE:

SURVEY FOR
MICHAEL A. WIND, JR. &
KRISTEN J. BROWN
 206 N. VINE STREET
 CITY OF RICHMOND,
 VIRGINIA



NOTES:
 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 2) CURRENT OWNER: WILLIAM R. DEELEY, II
 D.B. 219 p. 56

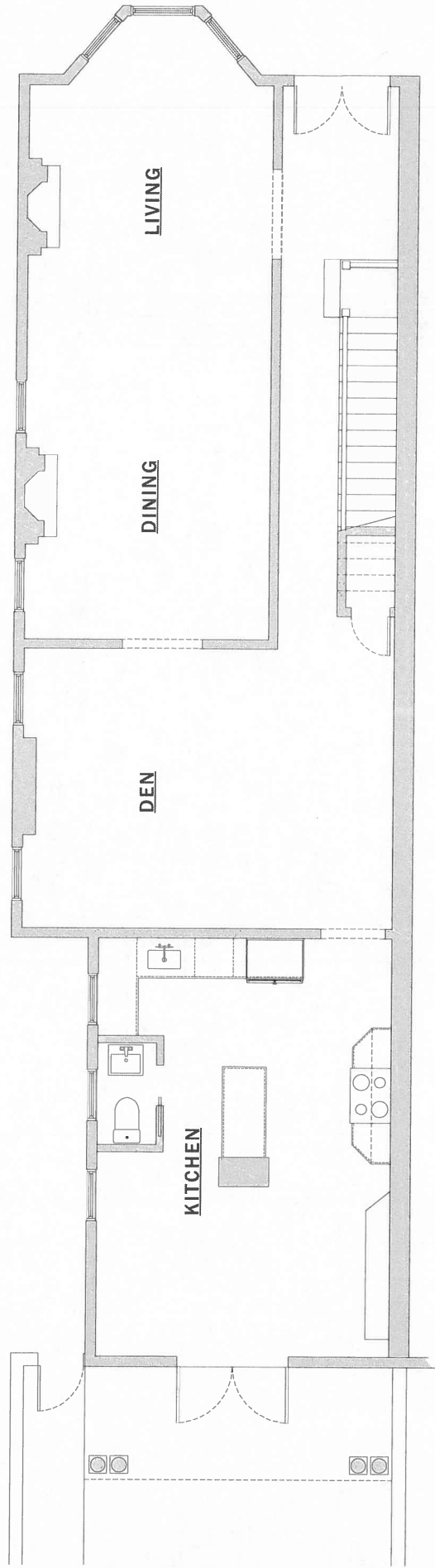
LEGEND

○	FOUND ROD
■	FOUND STONE
⊙	ROD SET

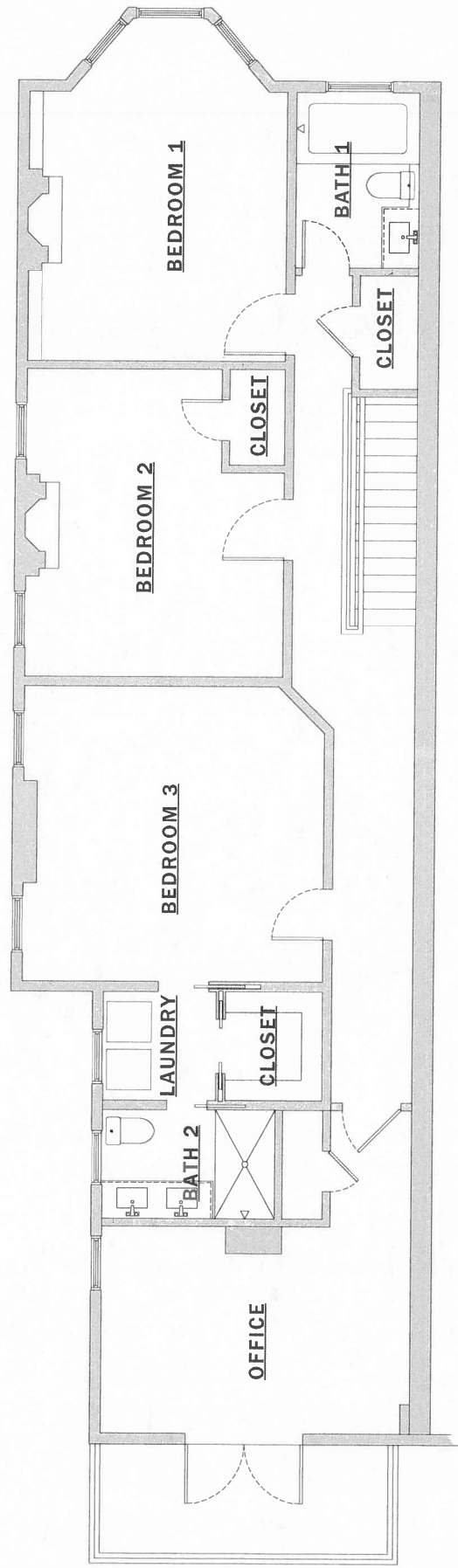
MICHAEL A. WIND, CERTIFIED LAND SURVEYOR	
P.O. BOX 1597 TAPPAHANNOCK, VA. 22560 PHONE 804-443-6426	DATE: FEBRUARY 5, 2010 JOB NO: 99-7 TAX MAP NO. W000-0732-019
	SCALE: 10 PVI/IN DISK NO: 96-18 TPC NO: 10-03

EXISTING SURVEY

SCALE: NTS



FIRST FLOOR



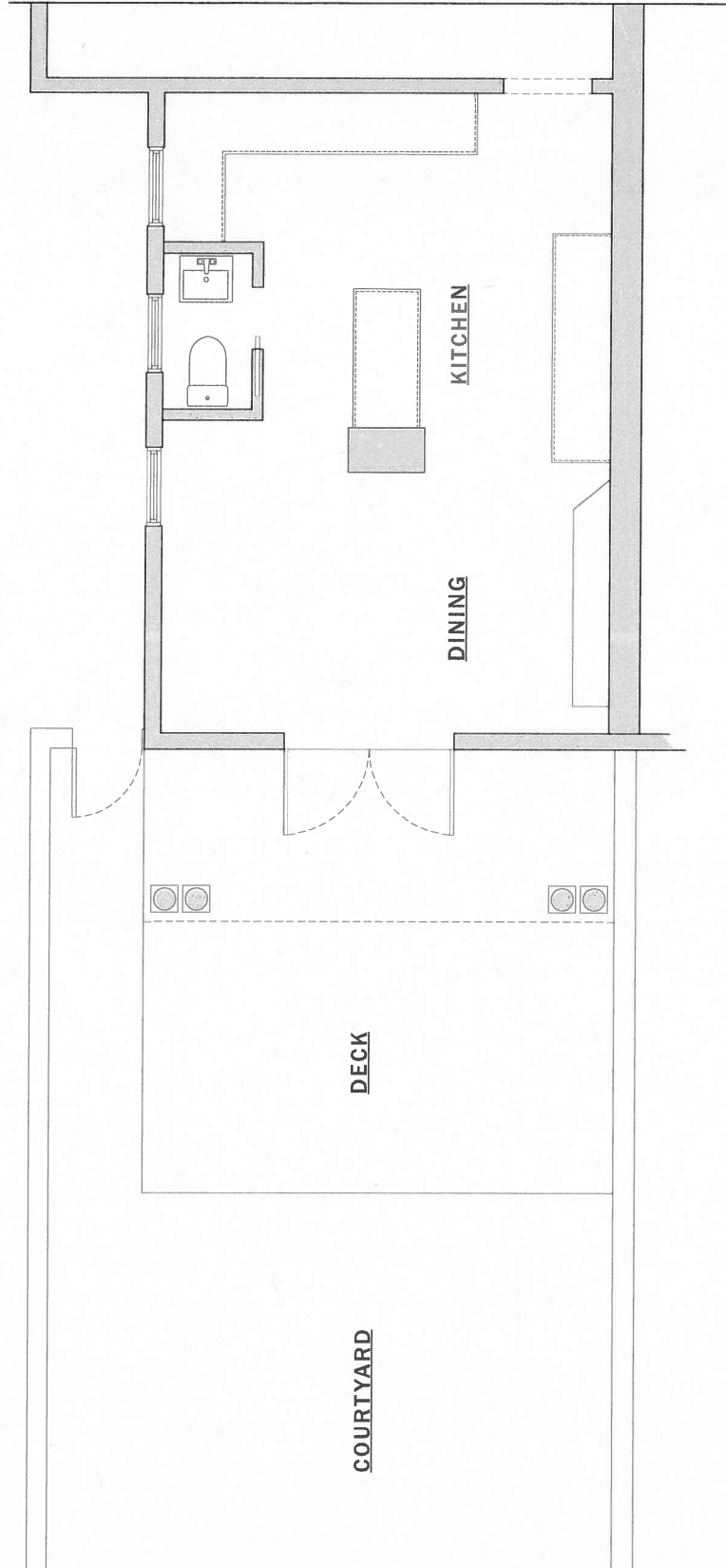
SECOND FLOOR

EXISTING PLANS

SCALE: 3/16" = 1'-0"

JANUARY 5 2020

NEW WALL
EXISTING WALL



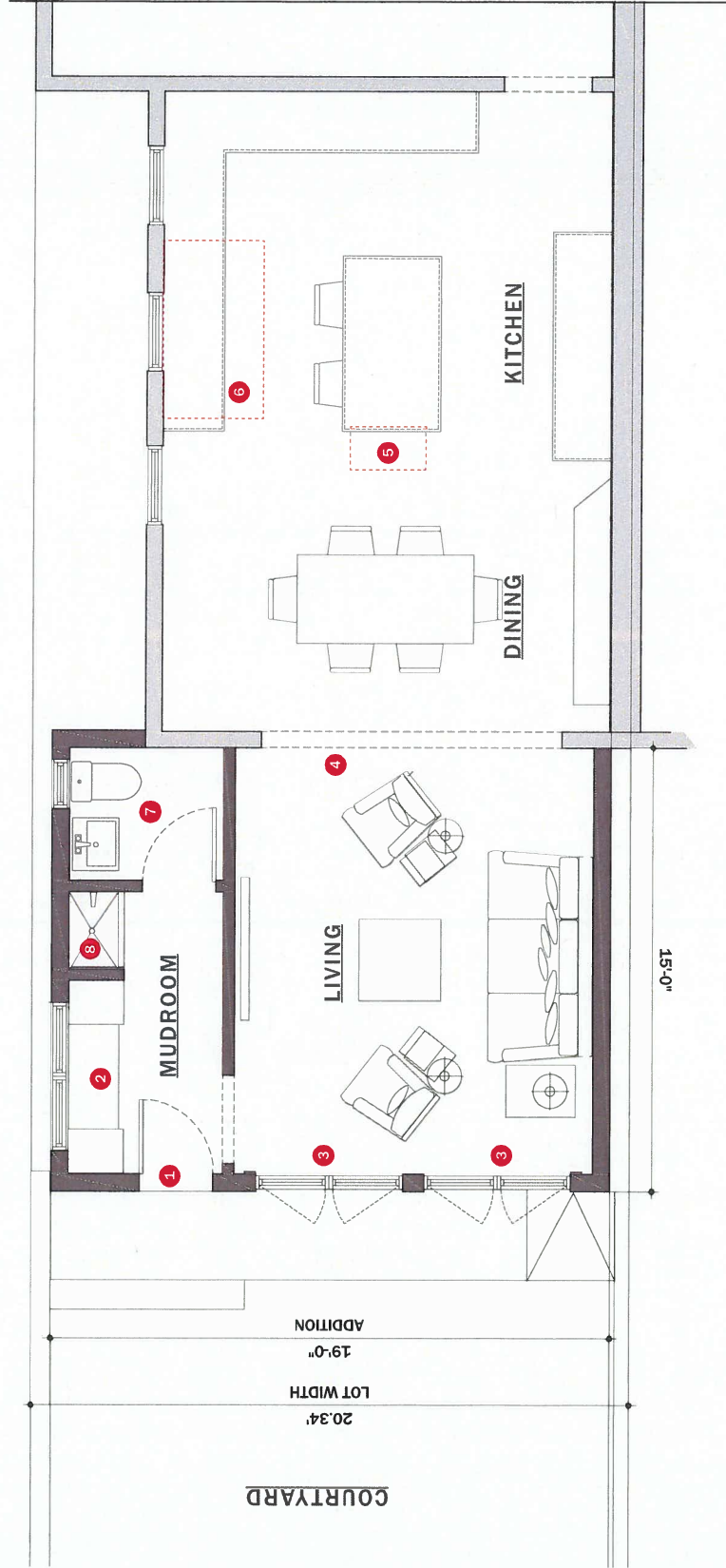
GROUND LEVEL EXISTING PLAN

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



NOTES:

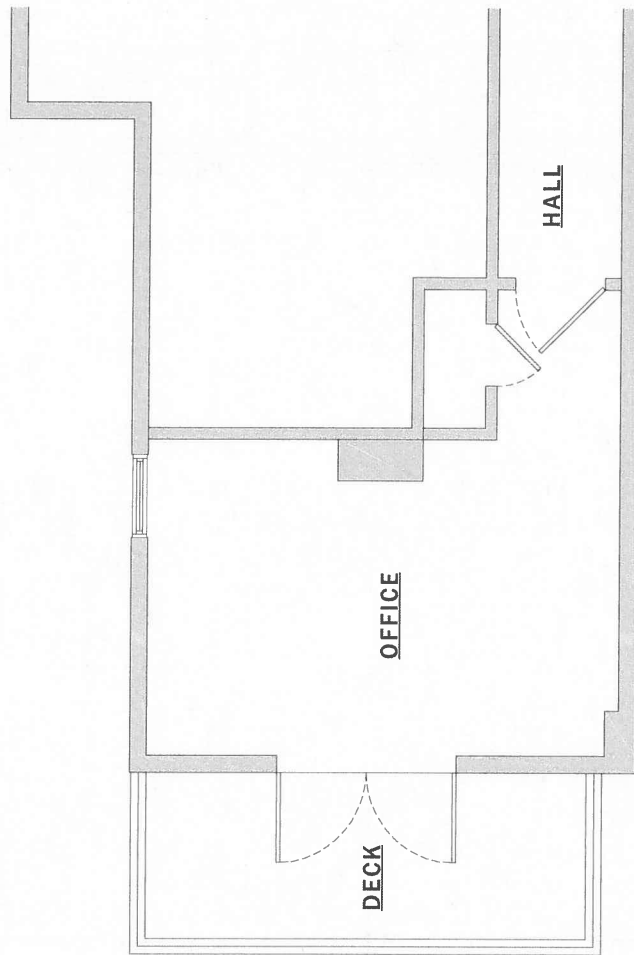
- 1 NEW REAR ENTRY DOOR
- 2 BUILT IN MUDROOM BENCH/STORAGE
- 3 NEW DOUBLE CASEMENT WINDOWS
- 4 ENLARGE REAR OPENING
- 5 REMOVE EXISTING CHIMNEY (TBD)
- 6 REMOVE EXISTING POWDER ROOM
- 7 RELOCATED POWDER ROOM
- 8 BOOT BATH / DOG WASH



GROUND LEVEL PROPOSED PLAN

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

NEW WALL
EXISTING WALL



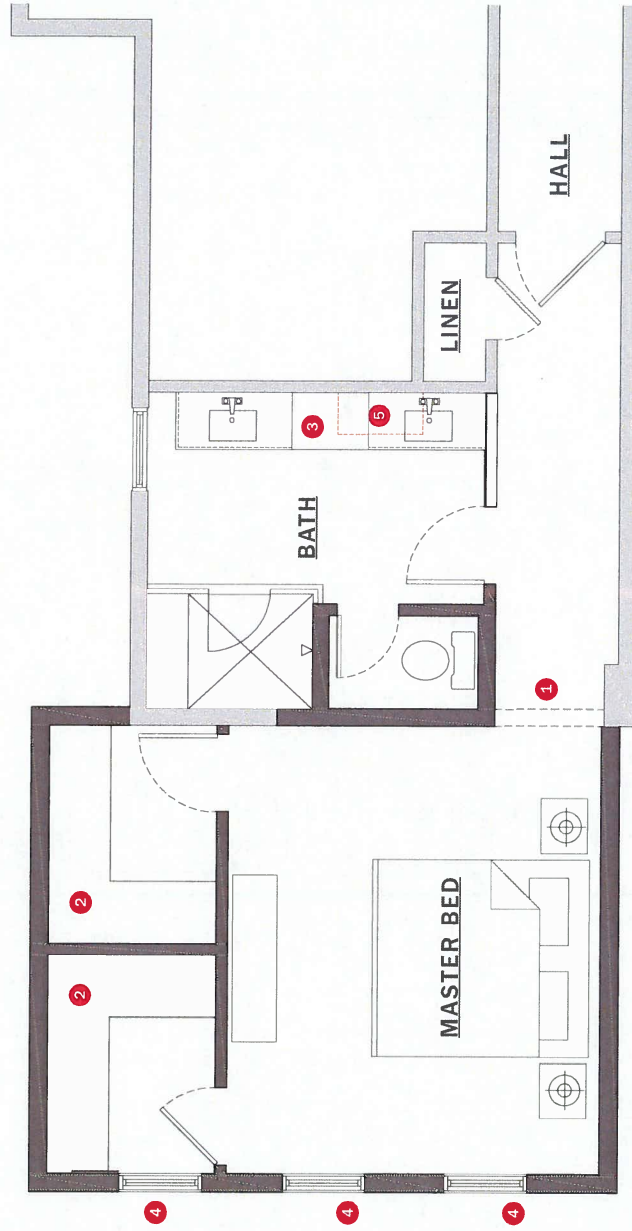
SECOND LEVEL EXISTING PLAN

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

NEW WALL
EXISTING WALL

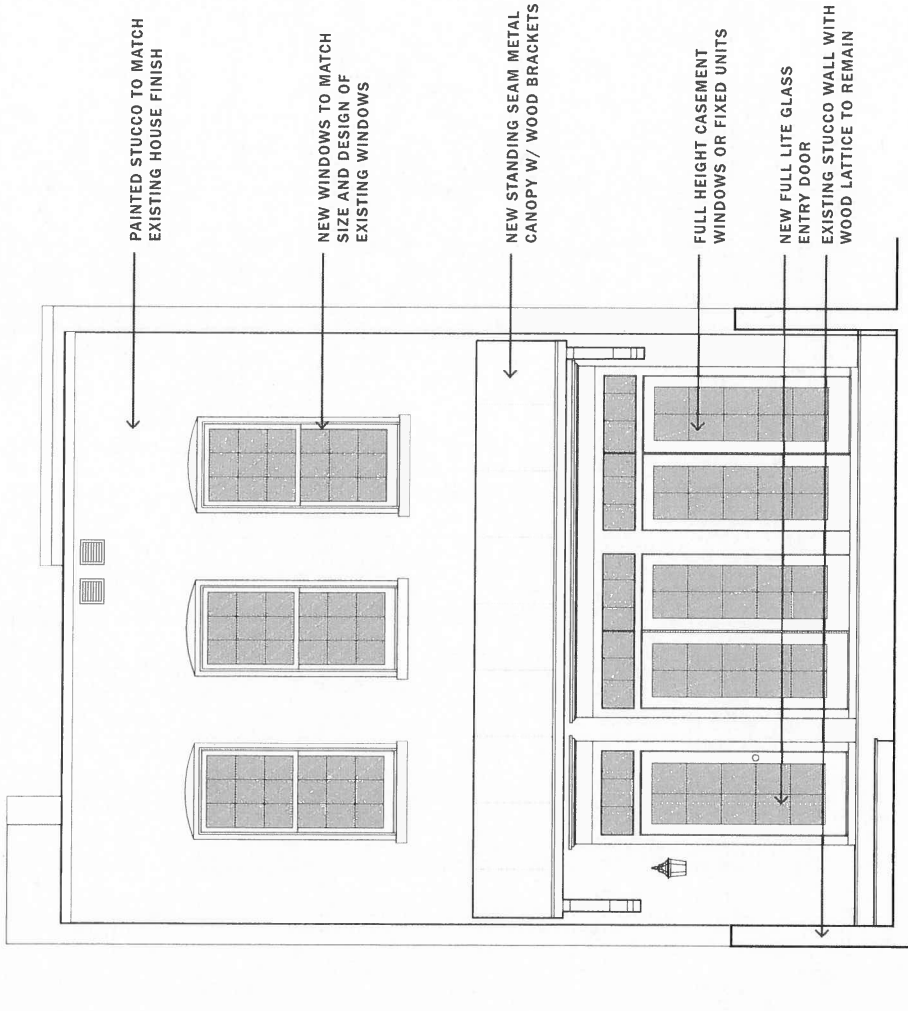
NOTES:

- 1 NEW OPENING IN BACK WALL
- 2 NEW BUILT IN CLOSET STORAGE
- 3 LARGE DOUBLE VANITY
- 4 NEW WINDOW
- 5 REMOVE EXISTING CHIMNEY (TBD)



SECOND LEVEL PROPOSED PLAN

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



PAINTED STUCCO TO MATCH EXISTING HOUSE FINISH

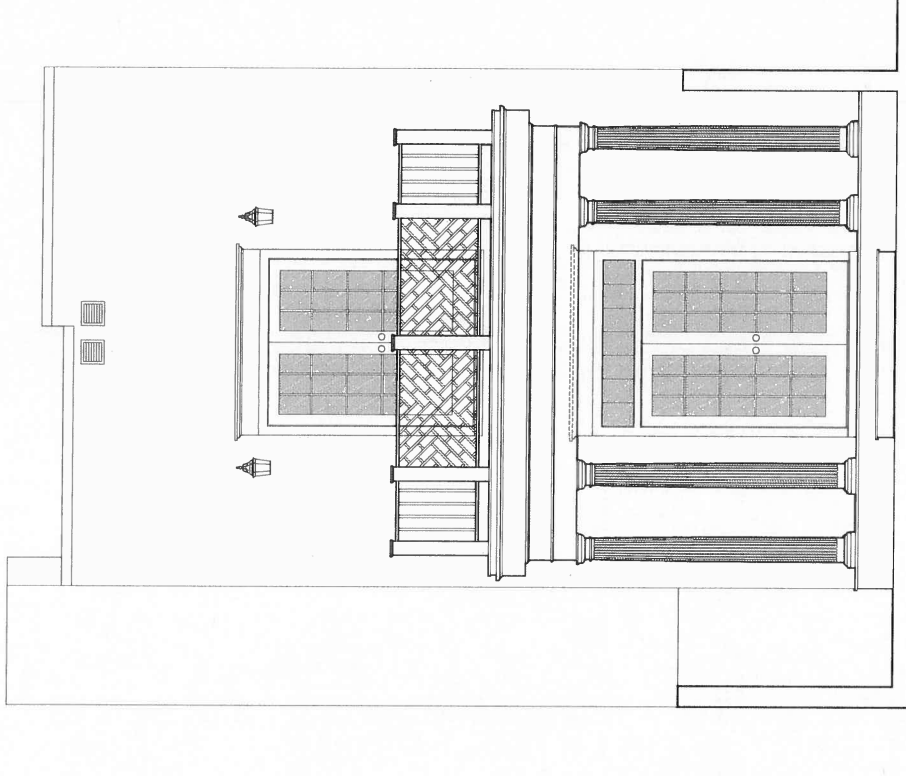
NEW WINDOWS TO MATCH SIZE AND DESIGN OF EXISTING WINDOWS

NEW STANDING SEAM METAL CANOPY W/ WOOD BRACKETS

FULL HEIGHT CASEMENT WINDOWS OR FIXED UNITS

NEW FULL LITE GLASS ENTRY DOOR EXISTING STUCCO WALL WITH WOOD LATTICE TO REMAIN

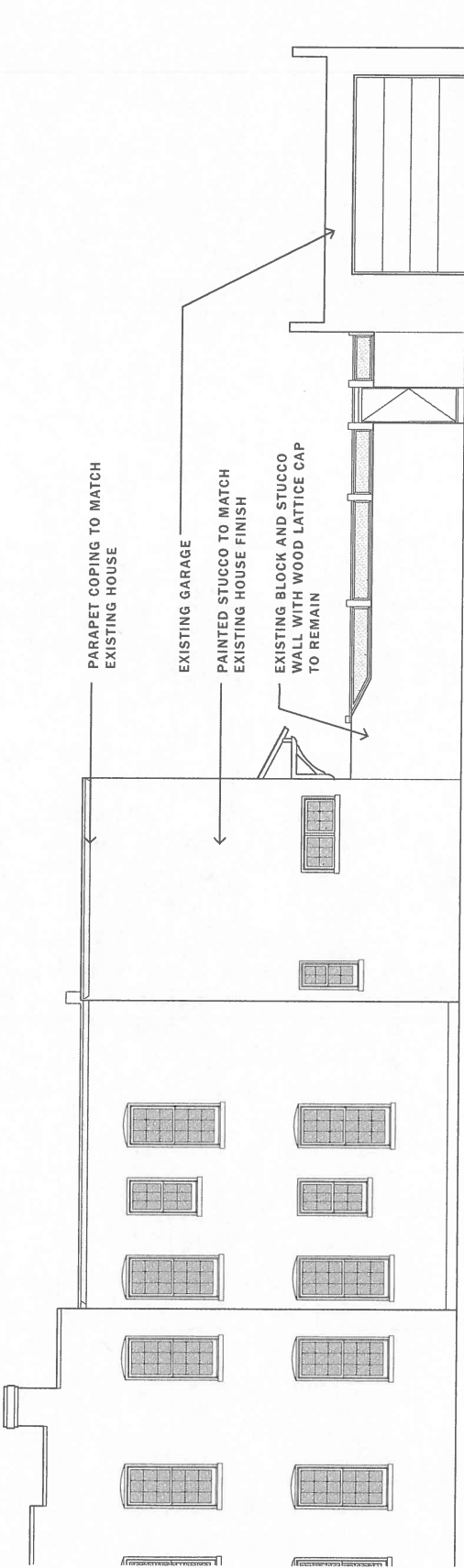
PROPOSED



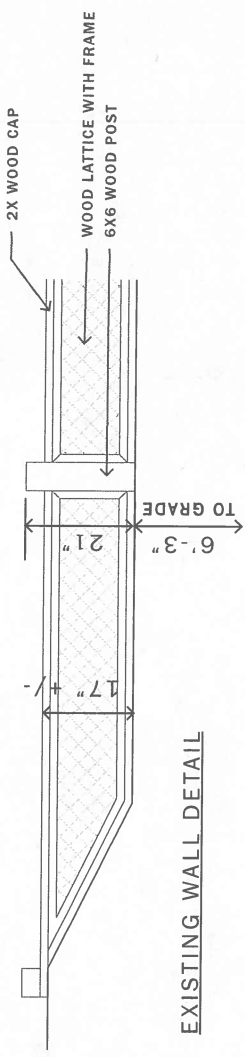
EXISTING

REAR ELEVATION

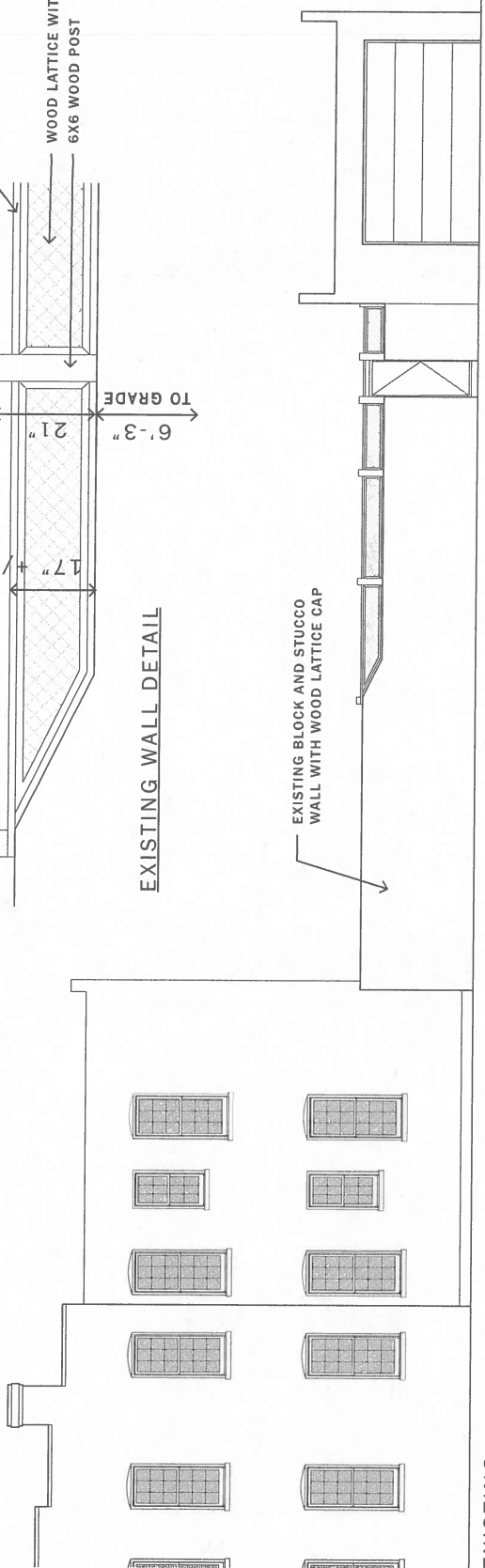
SCALE: 1/4" = 1'-0"



PROPOSED



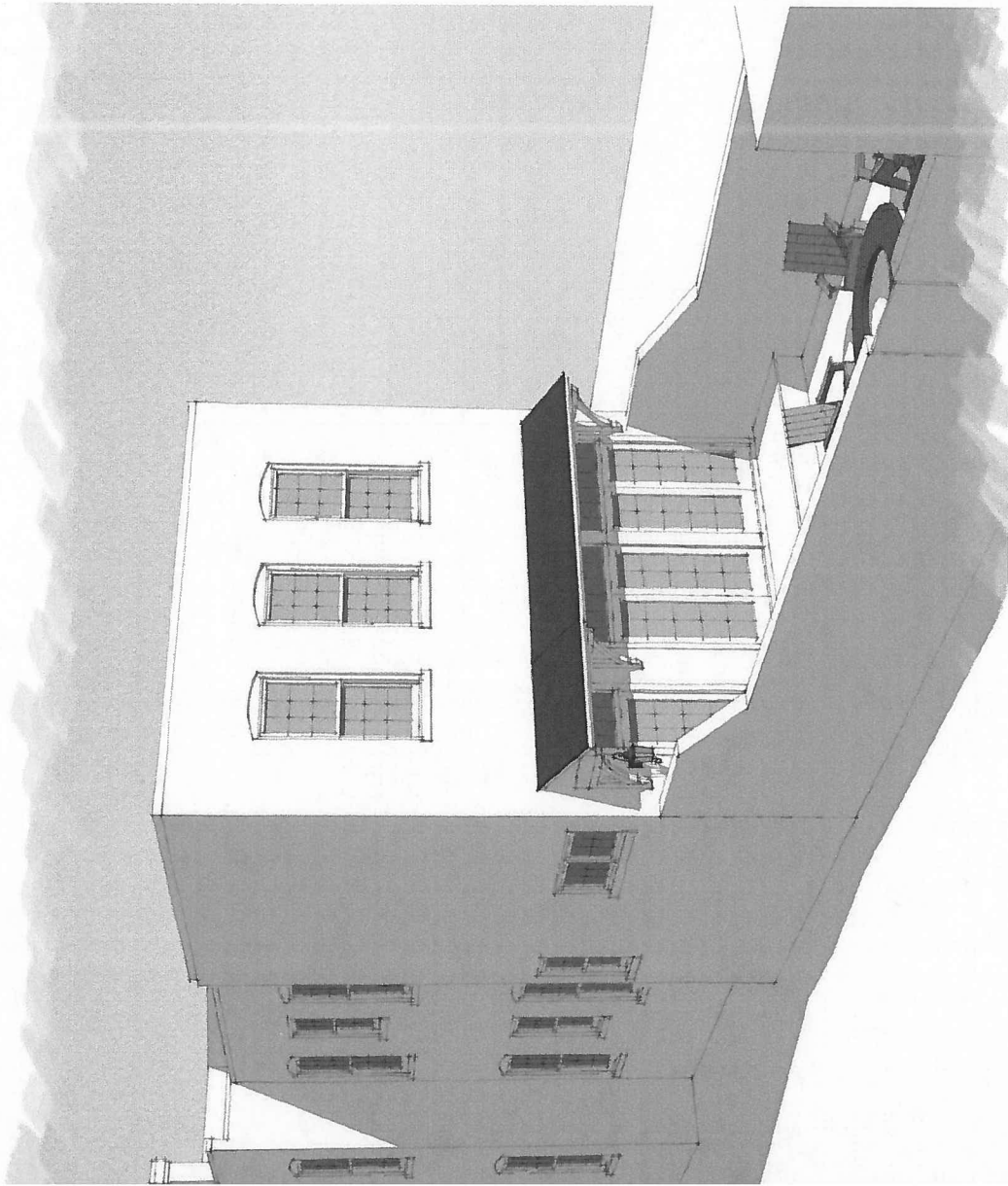
EXISTING WALL DETAIL



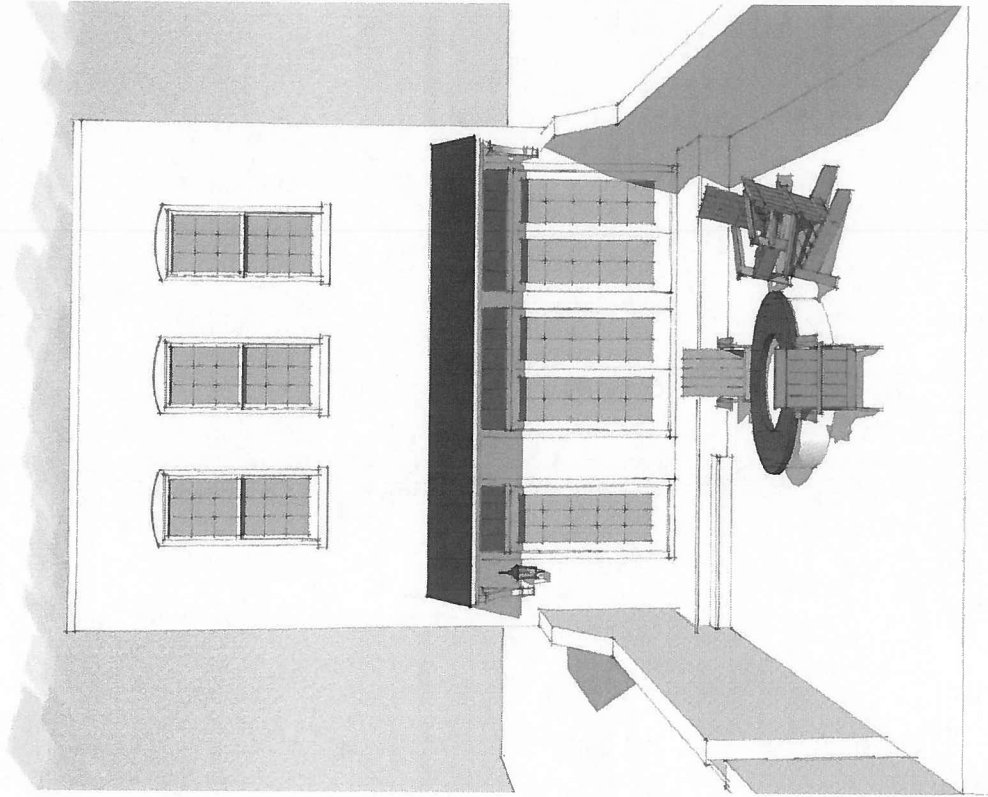
EXISTING

ALLEY ELEVATION

SCALE: 1/8" = 1'-0"



3D VIEW



RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a variance from the lot area requirement for the proposed two-family use be granted to Audrey A. Britt for a permit to convert a single-family dwelling to a two-family dwelling as proposed at the subject premises.

ACTION OF THE BOARD: Granted (5-0)

Vote to Grant

affirmative:

Alexander, Cox, Ivins, Trent, Williams

negative:

none

CASE NO. 86-99

APPLICANT: William R. Deeley, II

PREMISES: **206 NORTH VINE STREET**
(Tax Parcel Number W000-0732/019)

SUBJECT: A permit to construct a two-story porch on the rear of a single-family attached dwelling

DISAPPROVED by the Zoning Administrator on June 29, 1999, based on Sections 32-300 and 32-412.5(2)(b) of the zoning ordinance for the reason that: "R-6 Single-Family Attached Residential District. The side yard requirement is not met. A three (3) foot yard is required; none is proposed adjacent to the southern property line."

APPLICATION was filed with the Board on July 12, 1999, based on Section 17.20(b) of the City Charter.

APPEARANCES:

For Applicant: William West
 Marlene Moses-Ciula

Against Applicant: none

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case by the applicant's contractor, Sam West, that his client wishes to construct a rear porch on his house. The porch would be 15' wide and 6' deep. The lot is small and very narrow. There is currently a cinder block wall along the southern property line. The property is attached to another dwelling used as a

rooming house. The proposed porch is part of a major renovation of the house. The porch would line up with the existing rear wing which is narrower than the house. The side of the proposed porch adjacent to the attached dwelling is subject to a 3' setback and none is proposed. Mr. West stated that the owner was unable to contact the owner of the adjacent rooming house. A portion of the porch floor would open to provide access to a stairway to the basement. The proposed width of the porch is the minimum necessary to accommodate doors opening onto the porch, the basement access and room for a chair. The porch would be covered and would provide for a second story uncovered deck.

Marlene Moses-Ciula, representing the Fan District Association, expressed their support, noting the high quality of the proposed structure.

The Board is satisfied that the property was acquired in good faith and that an exceptional situation exists due to the narrowness of the lot and rear wing and the fact that the proposed porch is as small as would be reasonably usable whereby strict application of the side yard requirement unreasonably restricts its use and the granting of a variance in this case will be in harmony with the intended spirit and purpose of the ordinance and the powers of the Board.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a variance from the side yard requirement be granted to William R. Deeley, II for a permit to construct a two-story porch on the rear of a single-family attached dwelling as proposed at the subject premises.

ACTION OF THE BOARD: Granted (5-0)

Vote to Grant

affirmative: Alexander, Cox, Ivins, Trent, Williams

negative: none

CASE NO. 87-99

APPLICANT: Zarouhi D. Deloian

PREMISES: 1816 HULL STREET
 (Tax Parcel Number S000-0241/002)

SUBJECT: A building permit to convert the first floor of the building from a church to a beauty salon

DISAPPROVED by the Zoning Administrator on June 30, 1999, based on Sections 32-300, 32-710.1(28), and 32-710.3(4) of the zoning ordinance for the reason that:

The Board is satisfied that the property was acquired in good faith and pursuant to Section 114-1040.3 (13) of the zoning ordinance that the applicant has demonstrated that there is no purpose in providing for uninterrupted commercial frontage and that ground floor commercial space is either physically impractical or economically unfeasible, additionally increasing the dwelling unit floor area will increase residential occupancy thereby facilitating a mixed use character of the neighborhood and finally that any proposed alterations to the building will not be architecturally incompatible with the dominant character of building façades on the block.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a special exception from the ground floor commercial frontage requirement and to exceed the maximum permitted floor area devoted to dwelling use be granted to West End Property Management LLC for a building permit to convert an existing 2-story office and retail use to retail/office use and sixteen (16) dwelling units, subject to the condition that unit numbers 106 and 107 shall each include a window provided that this requirement does not jeopardize any tax credit program that may be applicable.

ACTION OF THE BOARD: Granted Conditionally (5-0)

Vote to Grant Conditionally
affirmative: Poole, Pinnock, Moses-Ciula, York, Hogue

negative: none

CASE NO. 4-12

APPLICANT: Michael Wind

PREMISES: **206 NORTH VINE STREET**
 (Tax Parcel Number W000-0732/019)

SUBJECT: A building permit to construct a one story accessory building
 (detached garage) to a single-family attached dwelling

DISAPPROVED by the Zoning Administrator on January 31, 2012, based on Sections 114-300 & 114-412.6 of the zoning ordinance for the reason that: In a R-6 (Single-Family Attached Residential District), the lot coverage requirement is not met. Maximum lot coverage shall not exceed fifty-five percent (55%) of the area of the lot. Lot coverage of 1,684.6 square feet (55%) is permitted; 1,299.0 square feet (42%) exists/1,779.0 square feet (58%) is proposed.

APPLICATION was filed with the Board on January 31, 2012, based on Section 114-1040.3(3) of the City Code.

APPEARANCES:

For Applicant: Kirk Schweitzer

Against Applicant: none

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, Michael Wind, has requested a special exception to construct a one story accessory building (detached garage) to a single-family attached dwelling. Mr. Kirk Schweitzer, general contractor for the applicant, testified that a lot coverage waiver is being requested in order to construct a detached garage. Mr. Schweitzer explained that lot coverage of 55% is permitted which translates into approximately 1680 ft.². Mr. Schweitzer indicated that lot coverage of 1779 ft.² is being proposed would be approximately 100 ft.² greater than allowed. Mr. Schweitzer stated that the proposed garage cannot reasonably be constructed without approval of the requested special exception. Mr. Schweitzer further stated that architecturally speaking the garage will be keeping with the existing dwelling. Mr. Schweitzer pointed out that the Fan District Association had no objection to the requested special exception.

In response to a question from Mr. Poole, Mr. Schweitzer stated that there will be no plumbing facilities located within the garage.

The Board is satisfied that the property was acquired in good faith and pursuant to Section 114-1040.3(3) of the City Code, the intended purpose and use of the proposed accessory use is consistent with the zoning district regulations; departure from lot coverage requirement is the minimum necessary to accommodate the intended purpose of the accessory use; the accessory use or similar construction serving the same purpose cannot reasonably be located elsewhere on the lot; and the accessory use will be in keeping with the architectural character of the dwelling.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a special exception from the special exception from the lot coverage requirement be granted to Michael Wind for a building permit to construct a one story accessory building (detached garage) to a single-family attached dwelling, subject to the condition that the accessory building (detached garage) shall not include plumbing facilities which requirement shall not apply to hose bibs.

ACTION OF THE BOARD: Granted Conditionally (5-0)

Vote to Grant Conditionally

affirmative: Poole, Pinnock, Moses-Ciula, York, Hogue

negative: none

Upon motion made by Mr. Poole and seconded by Mr. Pinnock, Members voted (5-0) to adopt the Board's January 4, 2012 meeting minutes.

The Board reviewed the proposed amendments to the special exception powers. Specifically, the proposed amendments are intended to reduce reliance on the special use process through expansion of the special exception powers. In recent years the Planning Commission and City Council have approved amendments to the zoning ordinance to expand the use of special exceptions. These include exceptions relating to residential construction, lot splits, permissibility of dwelling units in business districts, fence and wall heights and off-street parking. The proposed amendments are intended to expand on certain of these powers as well as to create new opportunities to reduce reliance on the special use process.

Expansion of the special exception powers would enable applicants to pursue a process that requires less time to navigate and is less expensive. For comparison purposes the filing fee for a special use application is \$1800 while a special exception filing fee is \$175 for a one and two-family application and \$550 for all remaining applications. The processing time for a special use is 4 to 6 months as compared to a special exception which is approximately 60 days. Only one public hearing is required for a special exception while a special use requires two public hearings.

Mr. Benbow pointed out that the special exception process differs from that of a special use with regard to these respective standards. Specifically, the special exception standards are designed to apply to a specific situation. As an example, a special exception for residential construction includes standards which are specific to the residential construction. This is unlike the special use process where the standards are general in nature and intended to apply to all types of construction. The specificity of standards in the special exception process promotes an approach which is targeted to a specific situation or request.