



November 10, 2025

Amy & Stephen Popovich 3702 Crestview Road Richmond, VA 23223

Melissa Vaughan 131 Hanover Avenue Ashland, VA 23005

To Whom It May Concern:

RE: BZA 48-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, December 3, 2025** at **1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct a two-story addition to an existing single-family (detached) dwelling at 3702 CRESTVIEW ROAD (Tax Parcel Number E000-1415/013), 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 213 490 569#. video access by computer, smart phone or https://richmondva.legistar.com/Calendar.aspx. Select the Board of Zoning Appeals dropdown and 2025 drop-down, click meeting details for December 3, 2025 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at 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 a handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

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association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at 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

Zoj w. Lanteer

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

Bullock Lois D 608 N 38th St Richmond, VA 23223 City Of Richmond Finance 900 E Broad Street Room 100 Richmond, VA 23219 Coggeshall Ibtisam Challoob 118 Lake Pointe Dr Newport News, VA 23603

Dominique David A 605 N 37th St Richmond, VA 23223 Harkness Edgar L And Patricia D 1349 Freeport Dr Deltona, FL 32725 Hawkes Jessica 601 N 37th St Richmond, VA 23223

Hawkins Tyrome A & Brenda P 3700 Crestview Rd Richmond, VA 23223 Jennings Family Investments Llc 513 Green Garden Cir Chester, VA 23836 Johnson Asset Trust Trustee And Cummings Chambliss Carolyn 609 North 37th St Richmond, VA 23223

Jones Eliza B And Mary E Brown 630 Nicholson Street N. E Washington, DC 20011 Kmg1 Llc 14212 Camack Trail Midlothian, VA 23114 Merrion Trevor L And Michelle D Wagner Merrion 603 N 37th St Richmond, VA 23223

Paxton Adam Lee 3706 Glenwood Ave Richmond, VA 23223 Robinson Eric B 602 N 38th St Richmond, VA 23223 Sammon Vladimir 8816 Dwayne Ln N Chesterfield, VA 23235

Sc Crestview Rd Llc 3420 Pump Rd #148 Richmond, VA 23233 Seng Caroline 3708 Glenwood Ave Richmond, VA 23223 Southeastern Property Management Llc 13389 Windsong Way Carrollton, VA 23314

Williams Nettie L 612 N 38th St Richmond, VA 23223 PIN: E0001415013 PID: 23359

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

City of Richmond, VA Report

Property Owner

Name: POPOVICH STEPHEN AND AMY

Mailing Address:3702 CRESTVIEW RDRICHMOND, VA 23223

Parcel Use: R Two Story

Neighborhood: 342

Property Information

Property Address: 3702 Crestview Road

PIN E0001415013

Size: 0.169 Acres, 7353.000 Square Feet

Property Description: 0154.52X0105.00 IRG0000.000

Current Assessment

Year	Land	Improvements	Total
2026	\$80,000	\$318,000	\$398,000

Deed Transfers					
Recordation Date	Book	Page	Deed Type	Consideration	② Grantee
7/18/2017	ID2017	14695	BS	\$262,500	POPOVICH STEPHEN AND AMY
3/28/2012	ID2012	5764	BS	\$166,000	TIMMONS BRITTANY M
8/20/2010	ID2010	15425	WD	\$43,342	JADEN ENTERPRISES LLC
8/20/2010	ID2010	15424	DF	\$130,373	AURORA LOAN SERVICES LLC
8/9/2005	ID2005	26811	DG	\$0	MAZLOOM PETER G JR
7/30/2002	ID2002	25415	BS	\$65,805	PGM PROPERTIES LLC
4/26/1962	00000	0000	N/A	\$10,600	DELANEY LILLIAN
1/1/1900	00000	0000	N/A	\$10,600	Not Available

esidential Card 1	Details			
Story	Style	Tota	al Liv	Year Built
2.0	2sty Oldest	2,0)94	1925
Model:	RESIDENTIAL	Rooms:	Beds: 4	
Interior Wall:	Drywall	Bathrooms:	Full: 2 Half: 2	
Interior Wall 2:		Central AC:	Central air	
Exterior Wall:	Stucco	Heat/Cool:	Heat Pump	
Exterior Wall 2: Masonry		Floor Cover:	Hardwood	
Roof Type: Gable		Floor Cover 2:	Carpet	
Roof Cover: Composition shingle		Floor Cover 3:	Tile, ceramic or quarr	у

Residential Card 1 Photo



Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SFR	1 Story Frame - Fin	978	978
1SFRUP	1 Story Frame - Upper - Fin	1,116	1,116
В	Bsmt	786	0
С	Crawl Space	192	0
OFP	Porch - Open - Frame	168	0
OFP	Porch - Open - Frame	44	0
OFP	Porch - Open - Frame	44	0
Totals		3,328	2,094

Assessment History				
Year	Land	Improvements	Total	
2025	\$80,000	\$287,000	\$367,000	
2024	\$80,000	\$281,000	\$361,000	
2023	\$80,000	\$270,000	\$350,000	
2022	\$65,000	\$261,000	\$326,000	
2021	\$50,000	\$226,000	\$276,000	
2020	\$45,000	\$221,000	\$266,000	
2019	\$40,000	\$198,000	\$238,000	
2018	\$35,000	\$135,000	\$170,000	
2017	\$35,000	\$133,000	\$168,000	
2016	\$35,000	\$126,000	\$161,000	
2015	\$31,000	\$130,000	\$161,000	
2014	\$31,000	\$130,000	\$161,000	
2013	\$31,000	\$130,000	\$161,000	
2012	\$31,000	\$141,000	\$172,000	
2011	\$31,000	\$141,000	\$172,000	
2010	\$31,000	\$83,000	\$114,000	
2009	\$31,000	\$83,000	\$114,000	
2008	\$31,000	\$83,000	\$114,000	
2007	\$27,000	\$83,000	\$110,000	
2006	\$17,300	\$58,900	\$76,200	
2005	\$10,600	\$58,900	\$69,500	

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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: Amy & Stephen Popovich PHONE: (Home) (434) 806-3400 (Mobile) (894) 591-9530				
ADDRESS: 3702 Crestview Road FAX: () (Work) ()				
Richmond, Virginia 23223 E-mail Address: ajpopo@gmail.com sjpopo@gmail.com				
PROPERTY OWNER'S				
REPRESENTATIVE: Melissa Vaughan PHONE: (Home) ((Mobile) (804) 387-8780				
(Name/Address) 131 Hanover Avenue FAX: () (Work) (_)				
Ashland, VA 23005 E-mail Address: _melissa@mvaughanarchitect.com				
TO BE COMPLETED BY THE ZONING ADMINSTRATION OFFICE				
PROPERTY ADDRESS (ES) 3702 Crestview Road				
TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER				
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.5(1)				
APPLICATION REQUIRED FOR: A building permit to construct a two-story addition to an existing single-family (detached) dwelling.				
TAX PARCEL NUMBER(S): E000-1415/013 ZONING DISTRICT: R-5 (Single-Family Residential)				
REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. A front yard of 20.5' is required; 15.04' is proposed.				
DATE REQUEST DISAPPROVED: October 16, 2025 FEE WAIVER: YES ☐ NO: ⊠				
DATE FILED: October 16, 2025 TIME FILED: 4:47 pm PREPARED BY: Brian Mercer RECEIPT NO. BZAR-175472-2025				
AS CERTIFIED BY: (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) 1 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.				
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: DATE: 11 125				
*** TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS ***				
CASE NUMBER: BZA 48-2025 HEARING DATE: <u>December 3, 2025</u> AT <u>1:00</u> P.M.				

BOARD OF ZONING APPEALS CASE BZA 48-2025 150' Buffer

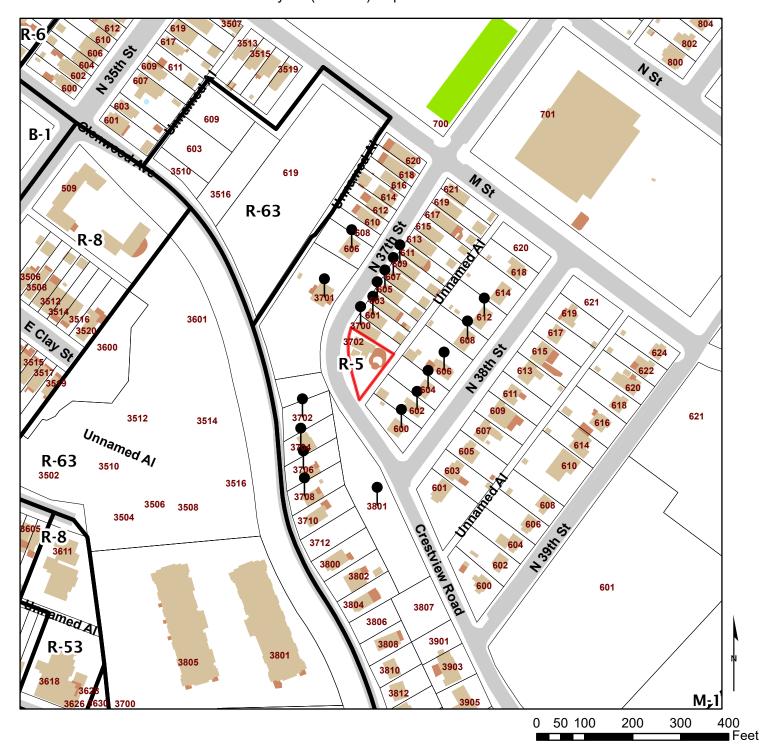
APPLICANT(S): Amy & Stephen Popovich

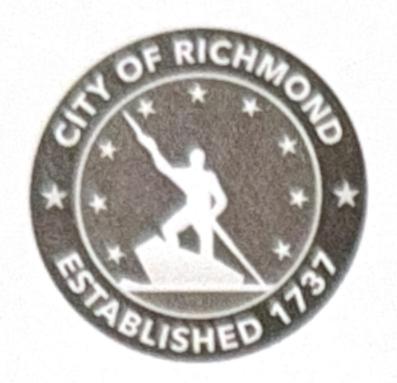
PREMISES: 3702 Crestview Road (Tax Parcel Number E000-1415/013)

SUBJECT: A building permit to construct a two-story addition to an existing single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.5(1) of the Zoning Ordinance for the reason that:

The front yard (setback) requirement is 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:

Revised: November 10, 2020

POPOVICH RESIDENCE 3702 CRESTVIEW ROAD RICHMOND, VA 23223

OWNER/APPLICANT

AMY AND STEPHEN POPOVICH

APPLICABLE CODES

VaUSBC VIRGINIA UNIFORM BUILIDNG COSE 2021 EDITION INCLUDING:

VIRGINIA RESIDENTIAL CODE (VRC)
VIRGINIA ENERGY CONSERVATION CODE
VIRGINIA FUEL GAS CODE
VIRGINIA MECHANICAL CODE (VMC)
VIRGINIA PLUMBING CODE (VPC)
NATIONAL ELECTRIC CODE (NEC)

USE GROUP

R-5

SQUARE FOOTAGE

EXISTING FIRST FLOOR: 967 SQFT EXISTING SECOND FLOOR: 967 SQFT PROPOSED FIRST FLOOR: 1359 SQFT PROPOSED SECOND FLOOR: 1359 SQFT

TOTAL SQUARE FOOTAGE: 2718 SQFT

BUILDING HEIGHT

EXISTING HEIGHT: APPROX 28'-0"

LOT COVERAGE

LOT SIZE: 7353 SQFT; PROPOSED COVERAGE = 1373 SQFT = 18 % PROPOSED LOT COVERAGE; MAX COVERAGE ALLOWED 35% LOT COVERAGE

PROJECT LOCATION

E0001415013
OAKWOOD NEIGHBORHOOD
LOT 7353 SQFT

DRAWING INDEX

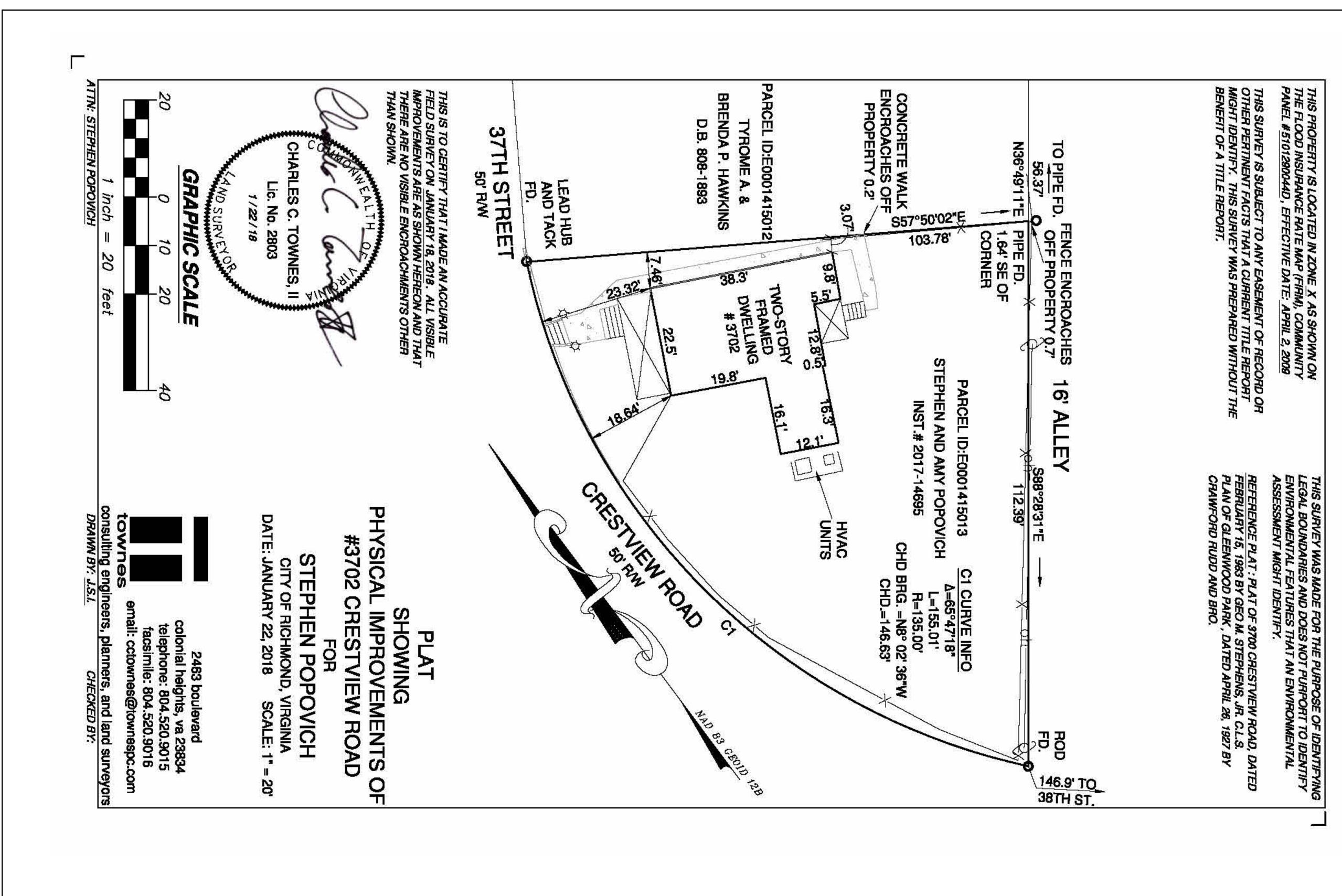
T1.1 PROJECT INFORMATION

STRUCTURAL

G0.1	COVER SHEET
V1.1	SURVEY PLAT
V1.2	SITE PLAN
A1.1	FLOOR PLANS
A1.2	FLOOR PLANS
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A2.3	ELEVATIONS
A2.4	ELEVATIONS



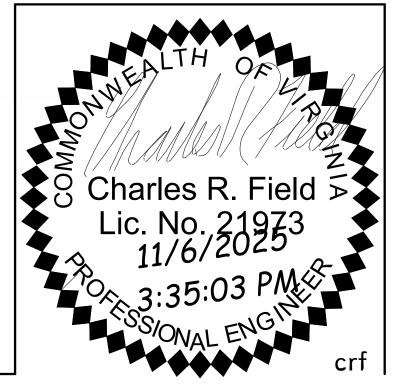
VEMBER 2025 REV02	BZ4	BZA APPLICATION	3702 CRESTVIEW RD RICHMOND, VA 23223	STRUCTURAL ENGINEER OBSIDIAN, INC. 47 NORTH 22ND STREET	DRAWING No.
VEMBER 2025 REV02	_			RICHMOND, VA 23223 804-647-1589	REFERENCE DRAWING
131 Hanover Avenue Ashland, VA 23005 T 804.387.8780 W: www.mvaughanarchitect.com	PROJECT 202,	5010	2 NO		REQUEST DOCUMENT
	131 Hanc	over Avenue Ashland, VA 23005 T 804.387.8780 W: www.mvaug	hanarchitect.com		



Obsidian, Inc.

417 North 22nd Street Richmond, VA 23223 804.647.1589 obsidianrva@gmail.com | October 13, 2025

Survey Plat 3702 Crestview Road - BZA Application Stephen and Amy Popovich rev. 11/6/2025



Rev.

Date

Description

3702 Crestview Road

BZA Application Plans

Owner

Stephen and Amy Popovich 3702 Crestview Road Richmond, VA 23223 434.806.3400 ajpopo@gmail.com

Architect

MVA Melissa Vaughan 131 Hanover Ave Ashland, VA 23005-1801 804.387.8780 mvaughan07@gmail.com

Engineer

Obsidian, Inc. Charles R. Field, P.E. 417 North 22nd Street Richmond, VA 23223 804.647.1589 obsidianrva@gmail.com

Property Information

Parcel ID E0001415013 Zoning R-5 Residential Use Front Yard = 25 feet Setbacks

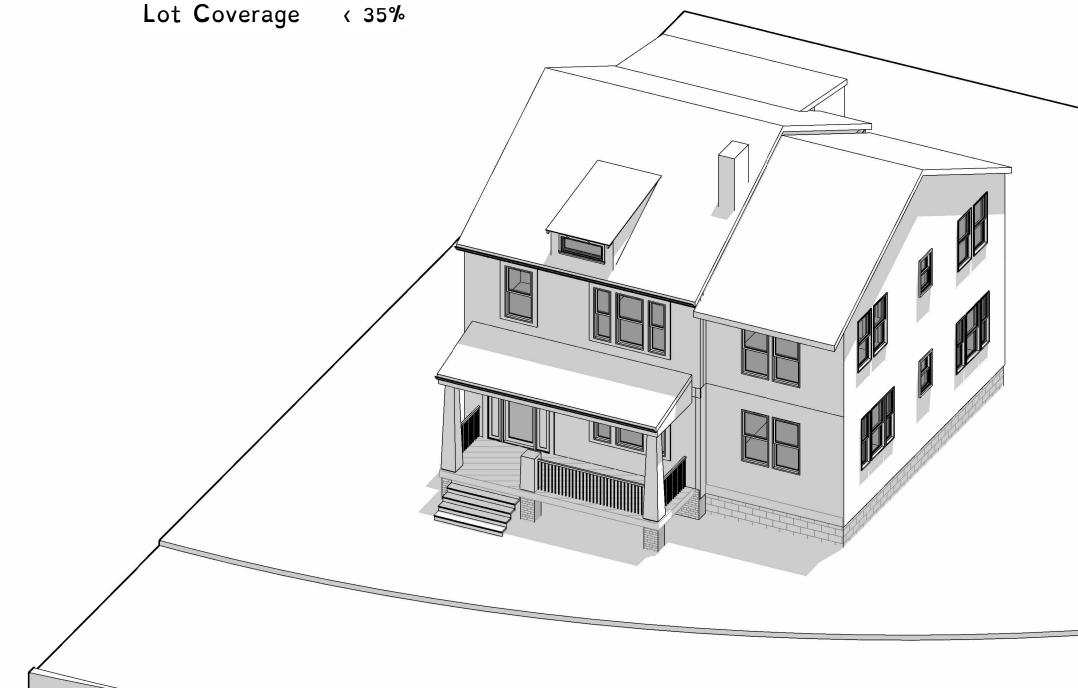
Side Yard = 5 feet Rear Yard = 5 feet

Scope of Work

Scope of work will generally consist of the renovation and addition to an existing structure in accordance with these plans and the Virginia Residential Code, 2021.

Table of Contents

Sheet Number	Sheet Nam
G0.1	Cover Shee
V1.1	Survey Plat
V1.2	Site Plan
A1.1	Floor Plans
A1.2	Floor Plans
A2.1	Elevations
A2.2	Elevations
A2.3	Elevations



Obsidian, Inc. 417 North 22nd Street Richmond, VA 23223

804.647.1589 obsidianrva@gmail.com | October 13, 2025

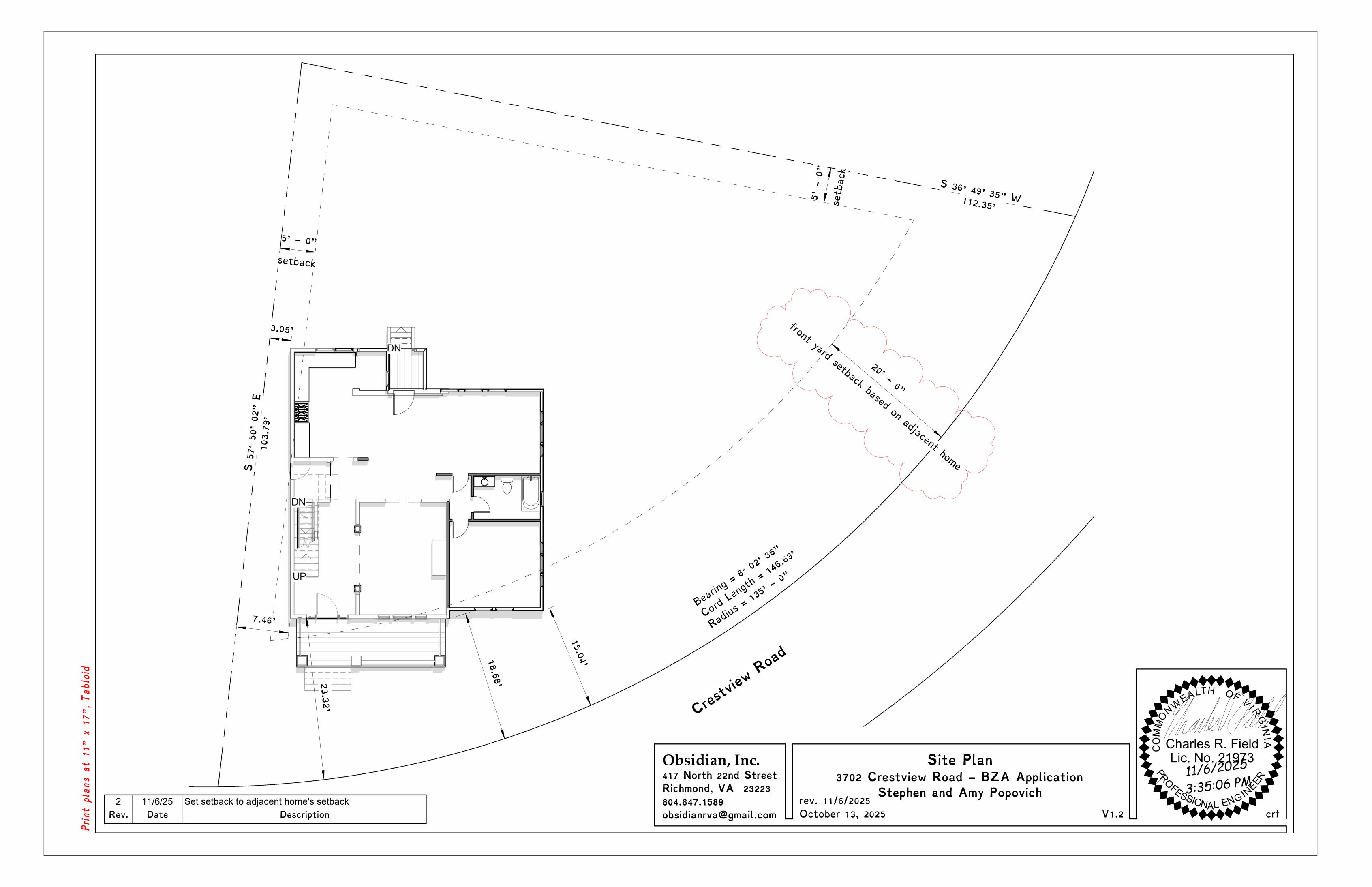
Cover Sheet 3702 Crestview Road - BZA Application

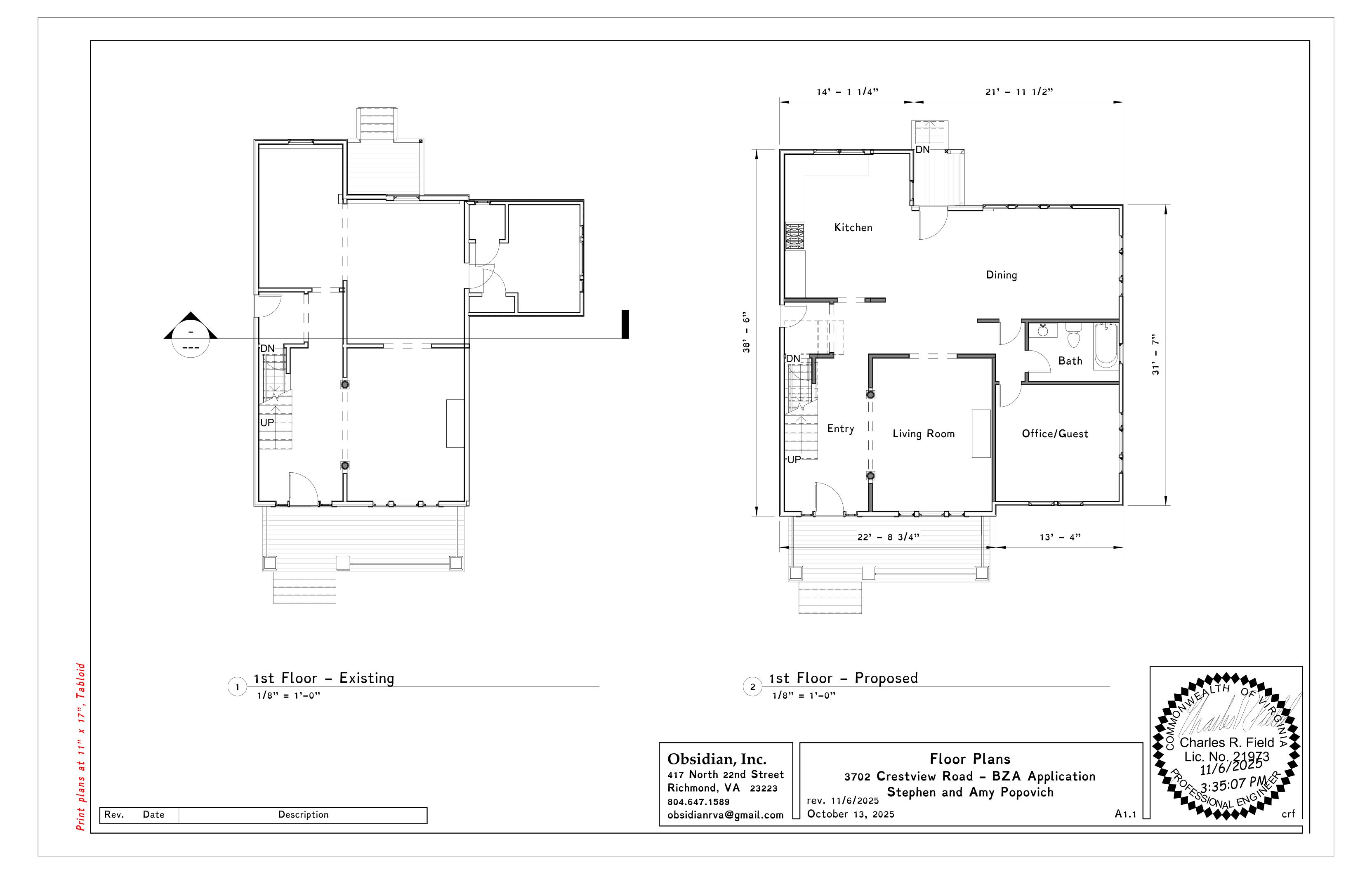
Stephen and Amy Popovich rev. 11/6/2025

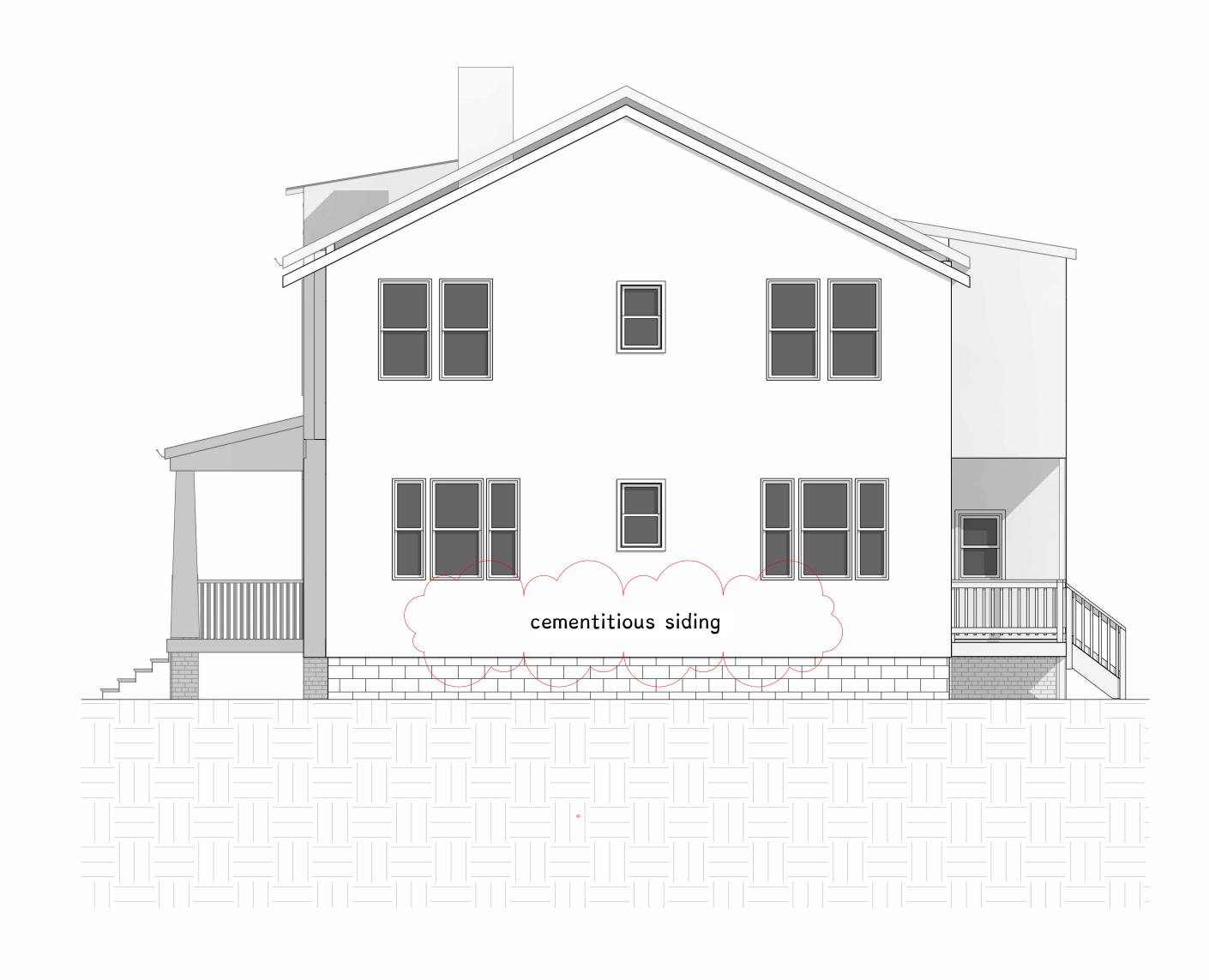
G0.1

Date Rev.

Description







Existing East

1/8" = 1'-0"

Proposed East

1/8" = 1'-0"

Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

3702 Cre
3702 Cre
11/6/2025
Cotober 13, 2025

Elevations
3702 Crestview Road - BZA Application
Stephen and Amy Popovich

A2.1

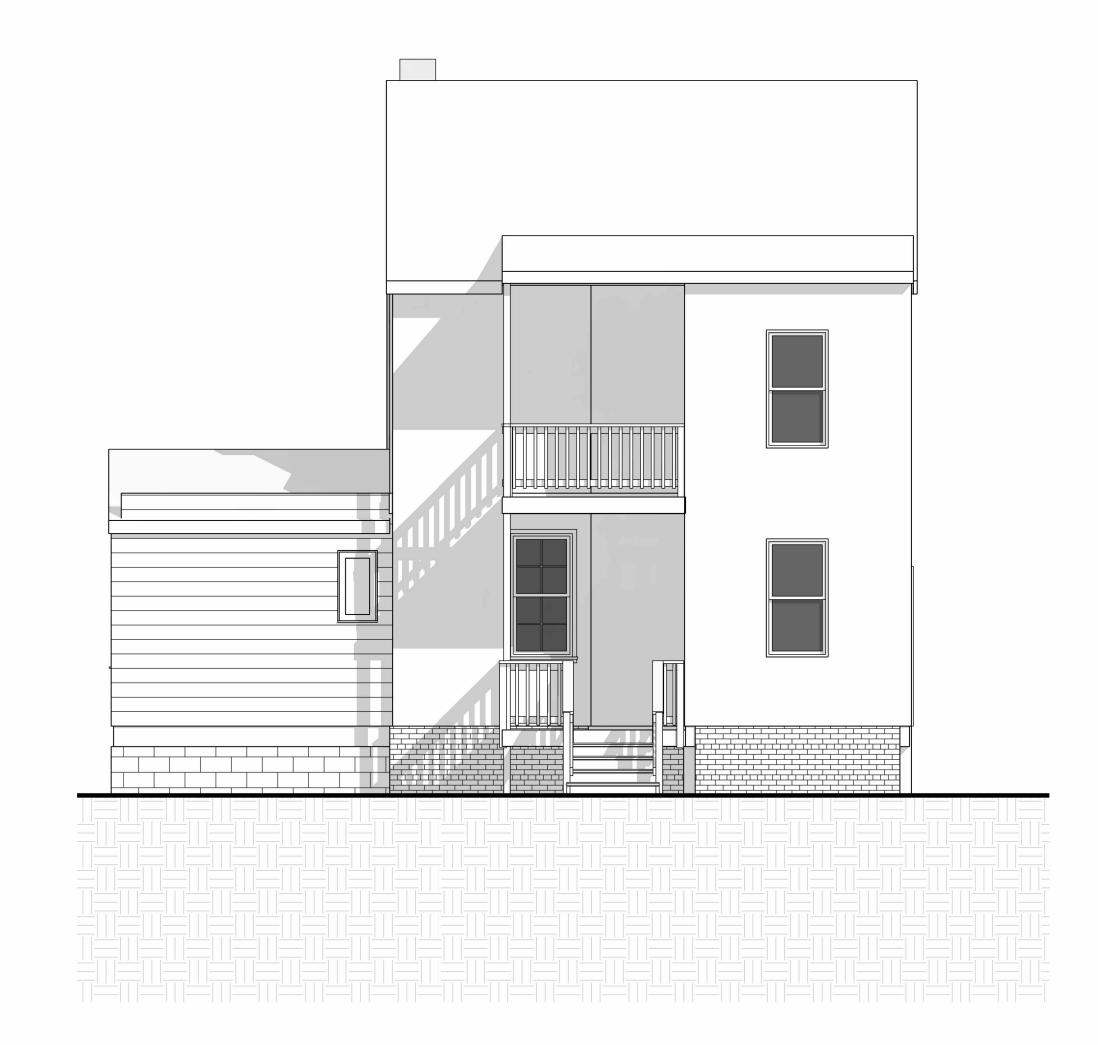
Charles R. Field > Lic. No. 21973
11/6/2025
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1 10/21/25 Cementious Siding
Rev. Date

Description

int plans at 11" x 17". Tabloi



Existing North

1/8" = 1'-0"

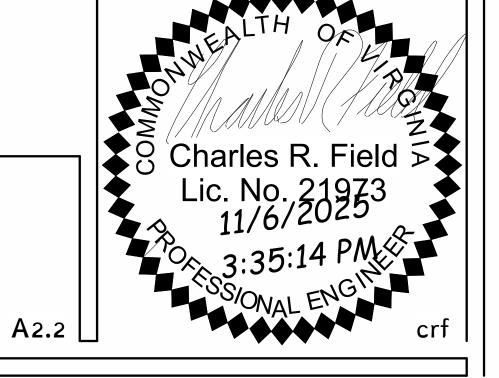


Proposed North

1/8" = 1'-0"

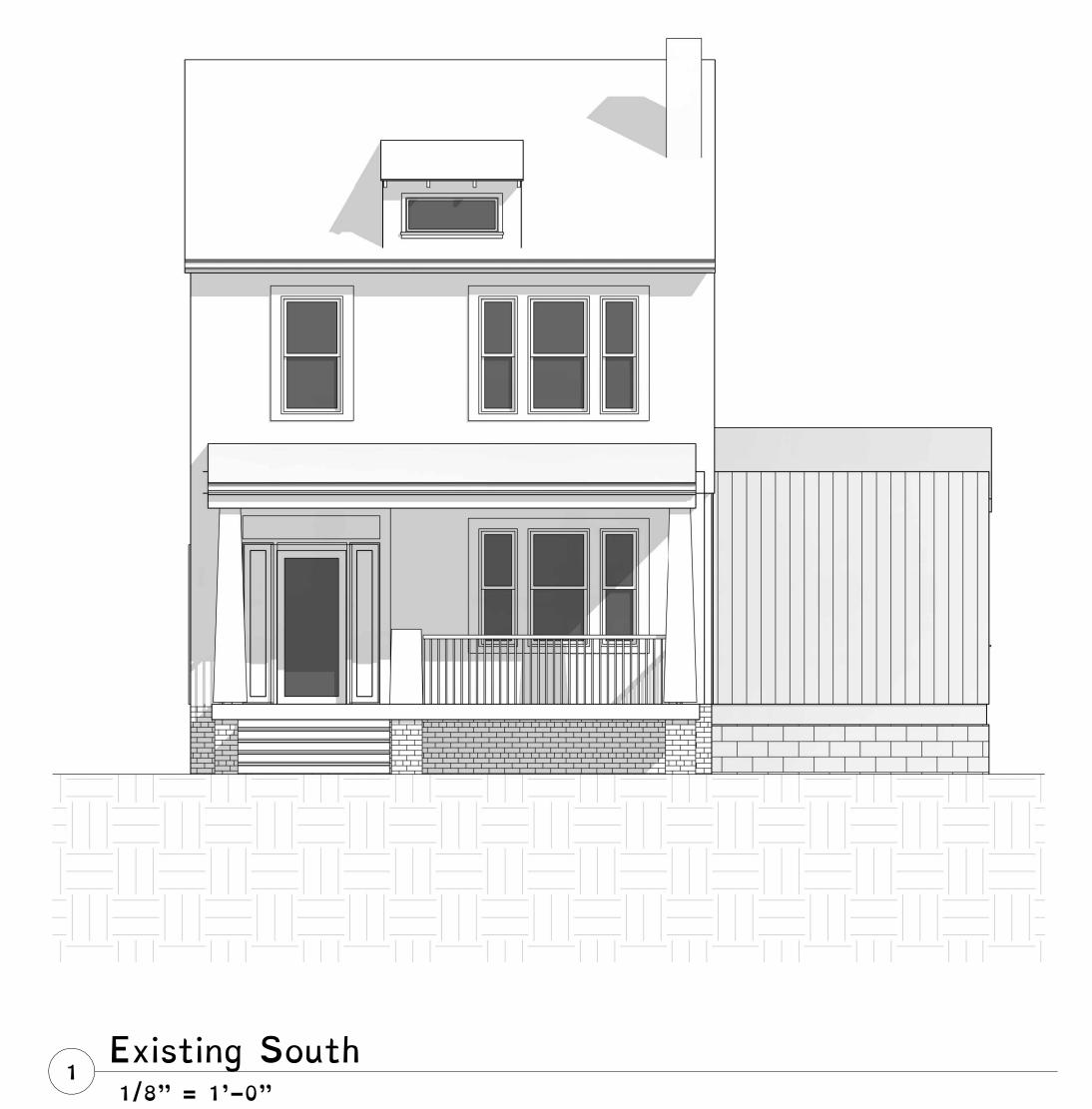
Obsidian, Inc.

Elevations 3702 Crestview Road - BZA Application
Stephen and Amy Popovich
rev. 11/6/2025
October 13, 2025



10/21/25 Cementious Siding Rev. Date

Description



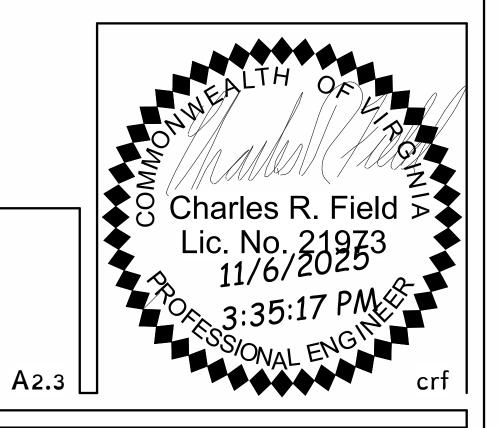


Proposed South

1/8" = 1'-0"

Obsidian, Inc. 417 North 22nd Street Richmond, VA 23223 804.647.1589 obsidianrva@gmail.com | October 13, 2025

Elevations 3702 Crestview Road - BZA Application Stephen and Amy Popovich



10/21/25 Cementious Siding Rev. Description Date