



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

November 8, 2024

Linwood and Charla Williams  
119 Longstreet Avenue  
Henrico, VA 23075

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

To Whom It May Concern:

**RE: BZA 36-2024**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, December 4, 2024 at 1:00 PM** in the 5<sup>th</sup> 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 1724 & 1724 ½ NORTH 20<sup>th</sup> STREET (Tax Parcel Numbers E000-0934/007 & 048), 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 **655 207 225#**. 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 December 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](mailto: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 36-2024  
Page 2  
November 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,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Roy W. Benbow, Secretary  
Phone: (804) 240-2124  
E-mail: [Roy.Benbow@rva.gov](mailto: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.

Baskerville Bertha C Etals  
744 N 2nd St #221  
Richmond, VA 23219

Cava Rental Properties Llc  
2405 Westwood Ave #200  
Richmond, VA 23230

Couch Randall Howard  
1715 N 20th St  
Richmond, VA 23223

Edwards Virginia G Trs William A &  
Virginia G Edwards Trust  
350 Pinewood Dr  
San Rafael, CA 94903

Gates Elizabeth  
1527 N 19th St  
Richmond, VA 23223

Jackson Carnelia  
1721 N 20th St  
Richmond, VA 23223

Jones Mary  
1303 Bent Brook Dr  
Richmond, VA 23231

Lowe Cristopher A And Burke Alyssa M  
1718 N 20th St  
Richmond, VA 23223

Miller Lauren  
1722 N 20th St  
Richmond, VA 23223

Morgan Calvin T Sr & Florence B  
1717 N 20th St  
Richmond, VA 23223

Muse Phyllis J  
1725 N 20th St  
Richmond, VA 23223

Nedd Aaron Michael Amonn  
1716 N 20th St  
Richmond, VA 23223

Parker Melissa  
1732 N 20th St  
Richmond, VA 23223

Pennington Rachel Corinne  
1720 N 20th St  
Richmond, VA 23223

Rra I Llc  
700 Chiswick Park Rd  
Henrico, VA 23229

Sawyer Robert K li  
2600 Autumnfield Rd  
Midlothian, VA 23113

Taylor Theodore C & Vernon B & Rickey L  
1736 N 20th St  
Richmond, VA 23223

Thomas Johnnie W & Barbara D  
1545 N 19th St  
Richmond, VA 23223

Up The Hill Llc  
2914 Floyd Ave  
Richmond, VA 23221

**Property:** 1724 N 20th St **Parcel ID:** E0000934048**Parcel**

**Street Address:** 1724 N 20th St Richmond, VA 23223-  
**Owner:** WILLIAMS LINWOOD W AND CHARLA D  
**Mailing Address:** 119 LONG STREET AVE, HENRICO, VA 23075  
**Subdivision Name :** BRAUERS PLAN  
**Parent Parcel ID:** E0000934007  
**Assessment Area:** 332 - East End - Fairmont/Creighton  
**Property Class:** 101 - R Single Family Vacant (R1-R7)  
**Zoning District:** R-5 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2024  
**Land Value:** \$78,000  
**Improvement Value:**  
**Total Value:** \$78,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 3990  
**Acreage:** 0.092  
**Property Description 1:** BRAUER'S PLAN L130  
**Property Description 2:** 0030.00X0133.00 0000.091 AC  
**State Plane Coords( ?):** X= 11798404.2507 Y= 3724784.5753  
**Latitude:** 37.54762095 , **Longitude:** -77.41161930

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 30  
**Rear Size:** 133  
**Parcel Square Feet:** 3990  
**Acreage:** 0.092  
**Property Description 1:** BRAUER'S PLAN L130  
**Property Description 2:** 0030.00X0133.00 0000.091 AC  
**Subdivision Name :** BRAUERS PLAN  
**State Plane Coords( ?):** X= 11798404.2507 Y= 3724784.5753  
**Latitude:** 37.54762095 , **Longitude:** -77.41161930

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$82,000	\$0	\$82,000	Reassessment
2024	\$78,000	\$0	\$78,000	Reassessment
2023	\$78,000	\$0	\$78,000	Reassessment
2022	\$52,000	\$0	\$52,000	Reassessment
2021	\$40,000	\$0	\$40,000	Reassessment
2020	\$40,000	\$0	\$40,000	Reassessment
2019	\$30,000	\$0	\$30,000	Reassessment
2018	\$20,000	\$0	\$20,000	Reassessment
2017	\$20,000	\$0	\$20,000	Reassessment
2016	\$20,000	\$0	\$20,000	Reassessment
2015	\$20,000	\$0	\$20,000	Reassessment
2014	\$20,000	\$0	\$20,000	Reassessment
2013	\$20,000	\$0	\$20,000	Reassessment
2012	\$11,000	\$0	\$11,000	Reassessment
2011	\$10,000	\$0	\$10,000	CarryOver
2010	\$10,000	\$0	\$10,000	Reassessment
2009	\$10,000	\$0	\$10,000	Reassessment
2008	\$10,000	\$0	\$10,000	Reassessment
2007	\$9,500	\$0	\$9,500	Reassessment
2006	\$6,800	\$0	\$6,800	Reassessment

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/05/2022	\$205,000	TAYLOR GEORGE E III	ID2022-18080	2 - INVALID SALE-Sale Includes Multiple Parcels
03/29/2011	\$11,450	VERGONA MARIE A	ID2011-5466	1 - VALID SALE-Valid, Use in Ratio Analysis
05/16/2005	\$0	OLD TOWNE BULIDERS LLC AND	ID2005-15664	

**Planning**

**Master Plan Future Land Use:** NH-MU  
**Zoning District:** R-5 - Residential (Single Family)  
**Planning District:** East  
**Traffic Zone:** 1035  
**City Neighborhood Code:** BRAR  
**City Neighborhood Name:** Brauers  
**Civic Code:** 1190  
**Civic Association Name:** Fairmount Neighborhood  
**Subdivision Name:** BRAUERS PLAN  
**City Old and Historic District:**  
**National historic District:**  
**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	1001	0204001	020400
1990	103	0204001	020400

**Schools**

**Elementary School:** Woodville  
**Middle School:** Martin Luther King Jr  
**High School:** Armstrong

**Public Safety**

**Police Precinct:** 1  
**Police Sector:** 113  
**Fire District:** 11  
**Dispatch Zone:** 103A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 7  
**Council District for 2025 (Current Election):** 7  
**Voter Precinct:** 702  
**State House District:** 79  
**State Senate District:** 14  
**Congressional District:** 4

### Property Images

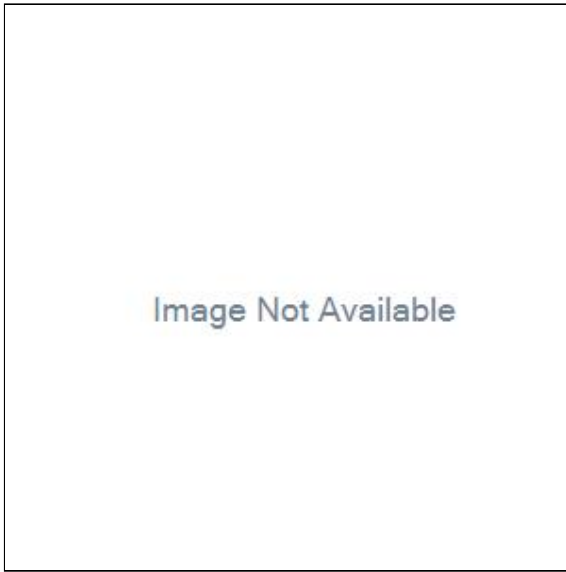
Name:E0000934048 Desc:



[Click here for Larger Image](#)

**Sketch Images**

Name: Desc:





**Property:** 1724 1/2 N 20th St **Parcel ID:** E0000934007**Parcel**

**Street Address:** 1724 1/2 N 20th St Richmond, VA 23223-  
**Owner:** WILLIAMS LINWOOD W AND CHARLA D  
**Mailing Address:** 119 LONG STREET AVE, HENRICO, VA 23075  
**Subdivision Name :** BRAUERS PLAN  
**Parent Parcel ID:**  
**Assessment Area:** 332 - East End - Fairmont/Creighton  
**Property Class:** 120 - R Two Story  
**Zoning District:** R-5 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2024  
**Land Value:** \$78,000  
**Improvement Value:** \$172,000  
**Total Value:** \$250,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 3990  
**Acreage:** 0.092  
**Property Description 1:** BRAUER"S PLAN L129  
**Property Description 2:** 0030.00X0133.00 0000.091 AC  
**State Plane Coords( ?):** X= 11798417.068833 Y= 3724811.698967  
**Latitude:** 37.54770149 , **Longitude:** -77.41158440

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 30  
**Rear Size:** 133  
**Parcel Square Feet:** 3990  
**Acreage:** 0.092  
**Property Description 1:** BRAUER"S PLAN L129  
**Property Description 2:** 0030.00X0133.00 0000.091 AC  
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**State Plane Coords( ?):** X= 11798417.068833 Y= 3724811.698967  
**Latitude:** 37.54770149 , **Longitude:** -77.41158440

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$82,000	\$177,000	\$259,000	Reassessment
2024	\$78,000	\$172,000	\$250,000	Reassessment
2023	\$78,000	\$154,000	\$232,000	Reassessment
2022	\$52,000	\$141,000	\$193,000	Reassessment
2021	\$40,000	\$139,000	\$179,000	Reassessment
2020	\$40,000	\$134,000	\$174,000	Reassessment
2019	\$30,000	\$123,000	\$153,000	Reassessment
2018	\$20,000	\$119,000	\$139,000	Reassessment
2017	\$20,000	\$118,000	\$138,000	Reassessment
2016	\$20,000	\$87,000	\$107,000	Reassessment
2015	\$20,000	\$87,000	\$107,000	Reassessment
2014	\$20,000	\$83,000	\$103,000	Reassessment
2013	\$20,000	\$82,000	\$102,000	Reassessment
2012	\$10,000	\$95,000	\$105,000	Reassessment
2011	\$10,000	\$115,000	\$125,000	CarryOver
2010	\$10,000	\$115,000	\$125,000	Reassessment
2009	\$10,000	\$73,000	\$83,000	Reassessment
2008	\$10,000	\$68,000	\$78,000	Reassessment
2007	\$9,500	\$60,200	\$69,700	Reassessment
2006	\$7,800	\$60,200	\$68,000	Reassessment
2005	\$6,800	\$27,700	\$34,500	Reassessment
2004	\$5,700	\$23,300	\$29,000	Reassessment
2003	\$5,700	\$23,300	\$29,000	Reassessment
2002	\$5,500	\$22,600	\$28,100	Reassessment
2000	\$5,500	\$22,600	\$28,100	Reassessment
1998	\$5,500	\$21,500	\$27,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/05/2022	\$205,000	TAYLOR GEORGE E III	ID2022-18080	2 - INVALID SALE-Sale Includes Multiple Parcels
10/01/2010	\$0	BURK FRANK P AND KELLY J	ID2010-18089	1 - VALID SALE-Valid, Use in Ratio Analysis
10/20/2008	\$0	INDYMAC BANK FSB	ID2008-27432	2 - INVALID SALE-Relation Between Buyer/Seller
10/20/2008	\$90,000	INDYMAC FEDERAL BANK FSB	ID2008-27433	2 - INVALID SALE-DO NOT USE
05/14/2008	\$118,150	ORABONA PAUL & MEGAN	ID2008-13110	Invalid-Foreclosure
09/07/2006	\$0	DISTINGUISHED RESTORATIONS LLC	ID200631208	
03/29/2006	\$0	DISTINGUISHED RESTORATIONS LLC	ID200610007	
04/13/2005	\$68,000	OLDE TOWNE BUILDERS LLC &	ID2005-11565	
12/02/2004	\$0	OLDE TOWNE BUILDERS LLC	ID2004-39810	
07/27/2004	\$0	OLDE TOWNE BUILDERS LLC	ID2004-25049	
12/05/2003	\$18,000	MAZYCK JOEL L	ID2003-46784	
11/19/1997	\$9,000	Not Available	09700-25522	
08/19/1997	\$5,000	Not Available	009700-108114	
04/06/1977	\$4,800	Not Available	000719-01458	

**Planning**

**Master Plan Future Land Use:** NH-MU  
**Zoning District:** R-5 - Residential (Single Family)  
**Planning District:** East  
**Traffic Zone:** 1035  
**City Neighborhood Code:** BRAR  
**City Neighborhood Name:** Brauers  
**Civic Code:** 1190  
**Civic Association Name:** Fairmount Neighborhood  
**Subdivision Name:** BRAUERS PLAN  
**City Old and Historic District:**  
**National historic District:**  
**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	1001	0204001	020400
1990	103	0204001	020400

**Schools**

**Elementary School:** Woodville  
**Middle School:** Martin Luther King Jr  
**High School:** Armstrong

**Public Safety**

**Police Precinct:** 1  
**Police Sector:** 113  
**Fire District:** 11  
**Dispatch Zone:** 103A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 7  
**Council District for 2025 (Current Election):** 7  
**Voter Precinct:** 702  
**State House District:** 79  
**State Senate District:** 14  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1910  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 8  
**Number Of Bed Rooms:** 3  
**Number Of Full Baths:** 3  
**Number Of Half Baths:** 0  
**Condition:** normal for age  
**Foundation Type:** 3/4 Bsmt, 1/4 Crawl  
**1st Predominant Exterior:** Alum/Vinyl  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Flat or Shed  
**Roof Material:** Metal  
**Interior Wall:** Drywall  
**Floor Finish:** Softwood-standard  
**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:** 1722 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 645 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 100 Sqft  
**Deck:** 100 Sqft

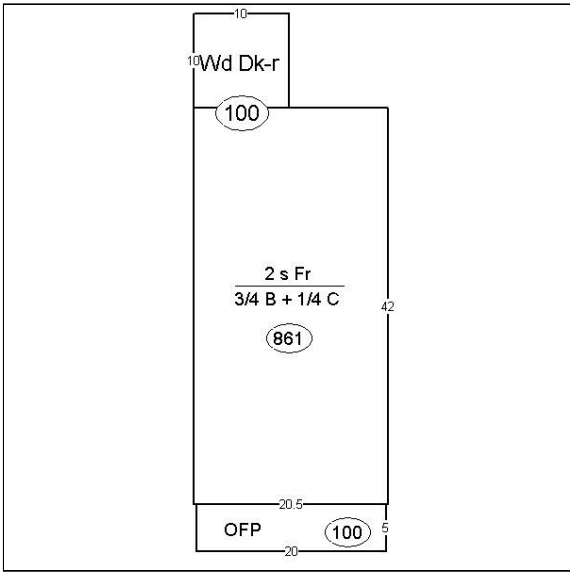
**Property Images**

Name:E0000934007 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:E0000934007 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:** Linwood and Charla Williams

**PHONE:** (Home) ( ) (Mobile) ( )

**ADDRESS** 119 Longstreet Avenue

**FAX:** ( ) (Work) ( )

Henrico, Virginia 23075

**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, Virginia 23219

**E-mail Address:** markbaker@bakerdevelopmentresources.com

Attn: Mark Baker

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

**PROPERTY ADDRESS(ES)** 1724 & 1724 1/2 North 20th 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 a building permit to construct a new single-family detached dwelling.

**TAX PARCEL NUMBER(S):** E000-0934/007 & 048 **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 7,980.0 square feet and a lot width of sixty feet (60') currently exists; lot areas of 3,990.0 square feet and lot widths of 30.0 feet are proposed. A previous Board Case (No. 92-04) approved on October 6, 2004 authorized a Variance from the lot area and lot width requirements.

**DATE REQUEST DISAPPROVED:** October 1, 2024

**FEE WAIVER:** YES ☐ NO: ☒

**DATE FILED:** September 26, 2024 **TIME FILED:** 8:00 a.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-155739-2023

**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:** 10/29/2024

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

**CASE NUMBER:** BZA 36-2024 **HEARING DATE:** December 4, 2024 **AT** 1:00 **P.M.**



BOARD OF ZONING APPEALS CASE BZA 36-2024  
150' Buffer

APPLICANT(S): Linwood and Charla Williams

PREMISES: 1724 & 1724 ½ North 20th Street  
(Tax Parcel Numbers E000-0934/007 & 048)

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](mailto: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



PLAN NOTES:

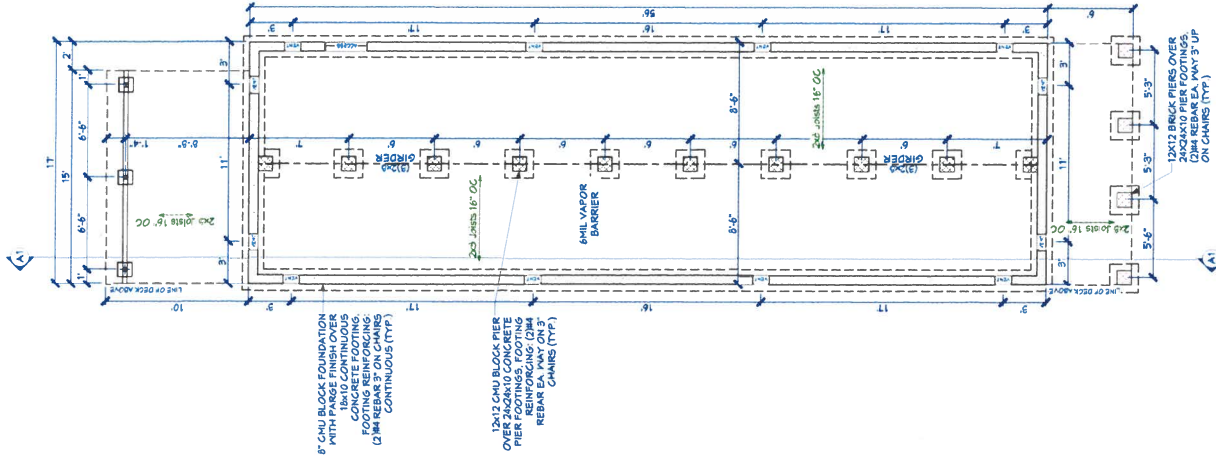
- [illegible]

CONSTRUCTION NOTES:

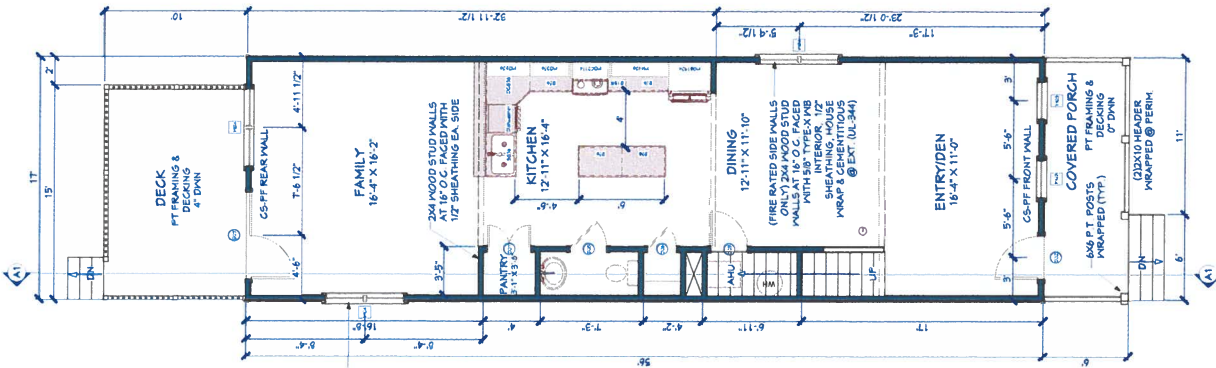
THE FINISH GRADE SHALL  
BE SLOPED AWAY FROM  
THE FOUNDATION WALLS,  
A MINIMUM OF 5%  
WITHIN THE FIRST 10 FT.  
FROM THE FOUNDATION  
(R401.3 VRC)

SMOKE ALARM SHALL  
COMPLY WITH NFPA 72  
(R3.1 VRC)

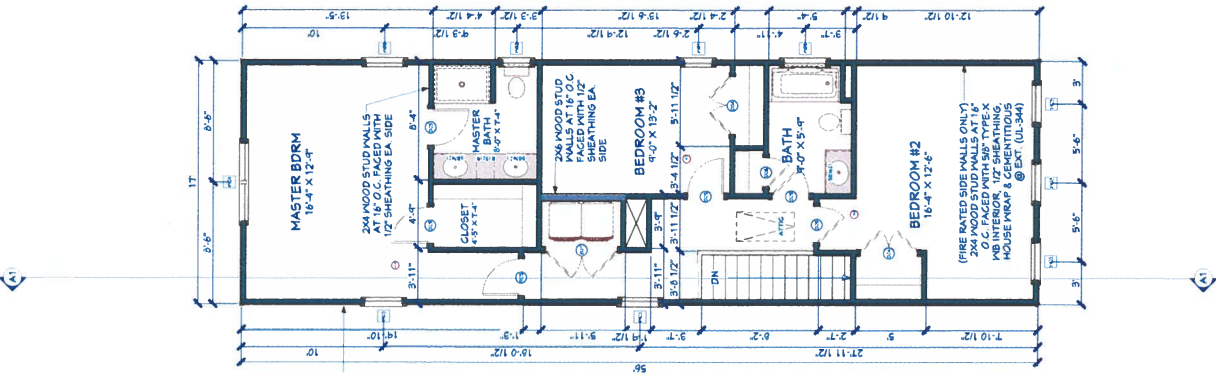
CARBON MONOXIDE  
ALARM SHALL COMPLY WITH  
(R3.5 VRC)



FOUNDATION PLAN



FIRST FLOOR



SECOND FLOOR

# PLAN NOTES:

1. PER SECTION R308.4.1 IN THE 2018 VIRGINIA RESIDENTIAL CODE, GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED HAZARDOUS AND SAFETY GLASS. SEE SECTION R308.4.2 FOR FURTHER INFORMATION.
2. PER SECTION R311.7.6 IN THE 2018 VIRGINIA RESIDENTIAL CODE, HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF ALL STAIRS. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF ALL STAIRS WITH MORE THAN ONE RISE.
3. PER SECTION R312.1.2 IN THE 2018 VIRGINIA RESIDENTIAL CODE, REQUIRED GUARDS AT OPEN-SIDED BALCONIES OR LANDINGS SHALL BE NOT LESS THAN 36" IN HEIGHT, AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS. GUARDS SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE NOT OTHERWISE PROTECTED BY A BALCONY OR RAMP. GUARDS SHALL BE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

144 E 23RD ROAD  
KING OF DAVID, VA 22025  
1-800-368-7314

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1724 N 20TH ST

SECTION DATE

DATE: 10/28/2022  
DRAWN BY: JFH

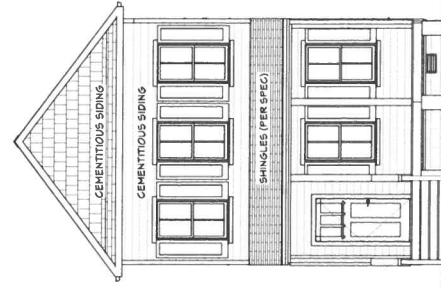
SCALE: 3/8" = 1'-0"

ELEVATIONS

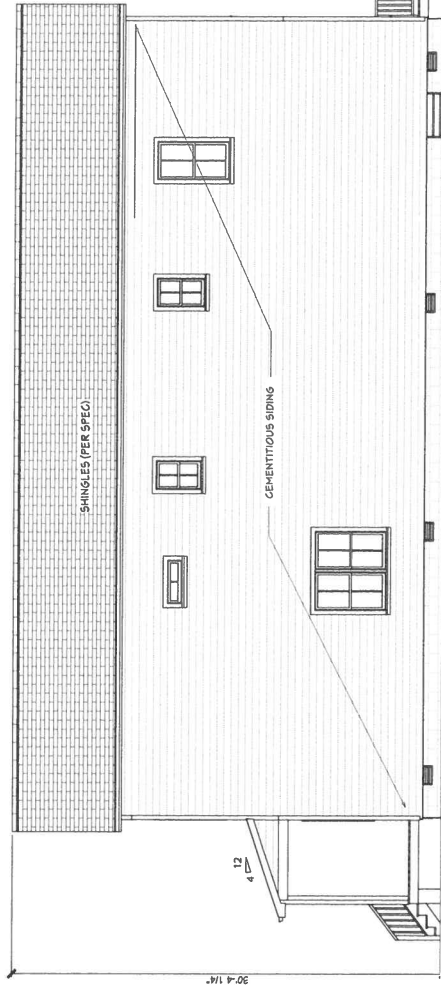
A-2



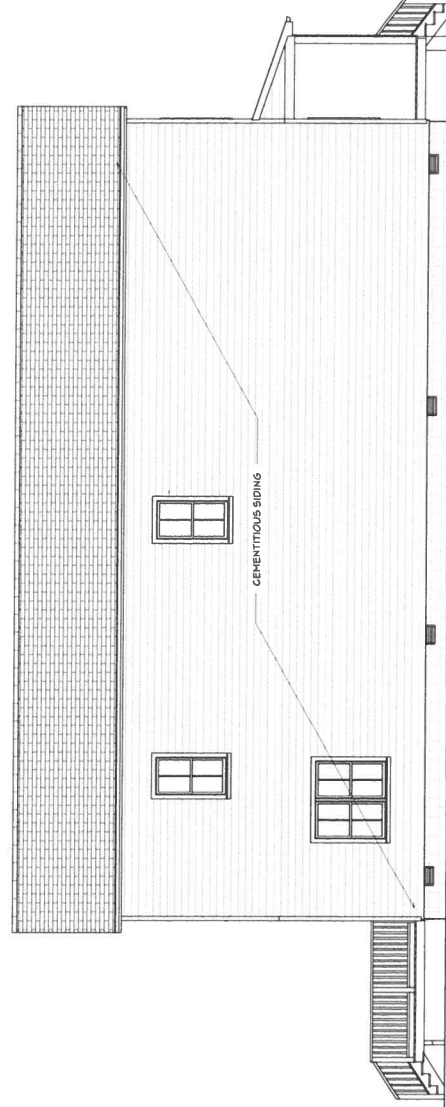
REAR



FRONT



RIGHT



LEFT

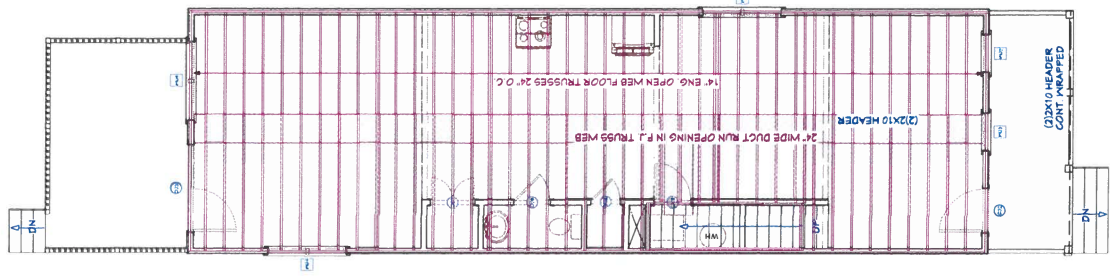


DOOR SCHEDULE				
NO.	TYPE	QTY	DESCRIPTION	REMARKS
D01	60" x 80" DOUBLE HINGED DOOR	1	60" x 80" DOUBLE HINGED DOOR	2x4x10 (1)
D02	60" x 80" EXT. HINGED DOOR	1	60" x 80" EXT. HINGED DOOR	2x4x10 (1)
D03	60" x 80" DOUBLE HINGED GLASS PANEL	1	60" x 80" DOUBLE HINGED GLASS PANEL	2x4x10 (1)
D04	60" x 80" DOUBLE HINGED DOOR	1	60" x 80" DOUBLE HINGED DOOR	2x4x10 (1)
D05	60" x 80" HINGED DOOR	1	60" x 80" HINGED DOOR	2x4x10 (1)
D06	60" x 80" DOUBLE HINGED DOOR	1	60" x 80" DOUBLE HINGED DOOR	2x4x10 (1)
D07	60" x 80" DOUBLE HINGED DOOR	1	60" x 80" DOUBLE HINGED DOOR	2x4x10 (1)

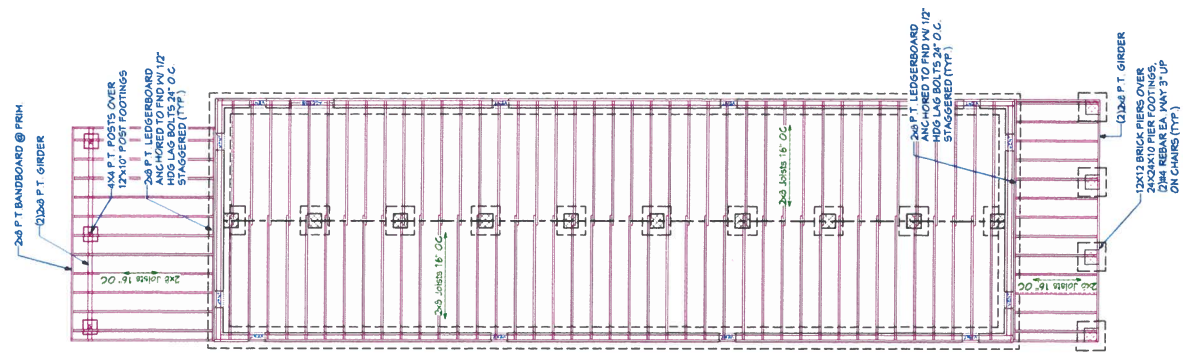
WINDOW SCHEDULE				
NO.	TYPE	QTY	DESCRIPTION	REMARKS
W01	60" x 80" DOUBLE HINGED	1	60" x 80" DOUBLE HINGED	2x4x10 (1)
W02	60" x 80" DOUBLE HINGED	1	60" x 80" DOUBLE HINGED	2x4x10 (1)
W03	60" x 80" DOUBLE HINGED	1	60" x 80" DOUBLE HINGED	2x4x10 (1)
W04	60" x 80" DOUBLE HINGED	1	60" x 80" DOUBLE HINGED	2x4x10 (1)

U-FACTOR = 30  
SHGC = 40%

PLAN NOTES:  
1. REFER TO ATTACHED COMMENTS 4507.5, 11.1 AND 4507.5.121 FROM THE 2018 VIRGINIA RESIDENTIAL CODE FOR APPROVED DECK BEAM TO DECK POST AND NOTCHED POST TO BEAM CONNECTIONS



2ND FLR FRAMING PLAN

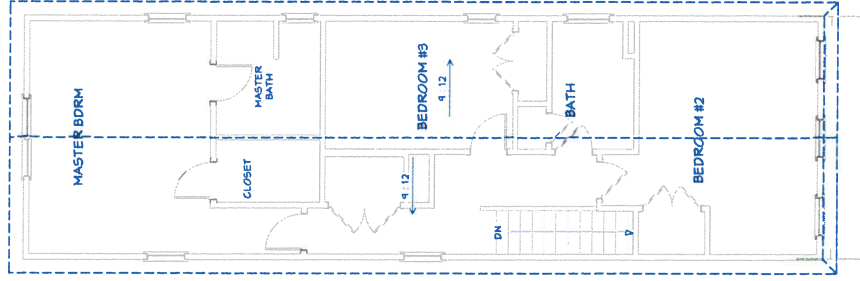


1ST FLR FRAMING PLAN



ENGINEERED ROOF  
TRUSSES BY OTHERS

1ST FLR ROOF PLAN



2ND FLR ROOF PLAN

# Classic Wall Bracing Worksheet

per 2018 Virginia Residential Code Section R602.10



Section	1-2	3-4	5-6	7-8	9-10	11-12	13-14	15-16	17-18	19-20	21-22	23-24	25-26	27-28	29-30	31-32	33-34	35-36	37-38	39-40	41-42	43-44	45-46	47-48	49-50	51-52	53-54	55-56	57-58	59-60	61-62	63-64	65-66	67-68	69-70	71-72	73-74	75-76	77-78	79-80	81-82	83-84	85-86	87-88	89-90	91-92	93-94	95-96	97-98	99-100	101-102	103-104	105-106	107-108	109-110	111-112	113-114	115-116	117-118	119-120	121-122	123-124	125-126	127-128	129-130	131-132	133-134	135-136	137-138	139-140	141-142	143-144	145-146	147-148	149-150	151-152	153-154	155-156	157-158	159-160	161-162	163-164	165-166	167-168	169-170	171-172	173-174	175-176	177-178	179-180	181-182	183-184	185-186	187-188	189-190	191-192	193-194	195-196	197-198	199-200	201-202	203-204	205-206	207-208	209-210	211-212	213-214	215-216	217-218	219-220	221-222	223-224	225-226	227-228	229-230	231-232	233-234	235-236	237-238	239-240	241-242	243-244	245-246	247-248	249-250	251-252	253-254	255-256	257-258	259-260	261-262	263-264	265-266	267-268	269-270	271-272	273-274	275-276	277-278	279-280	281-282	283-284	285-286	287-288	289-290	291-292	293-294	295-296	297-298	299-300	301-302	303-304	305-306	307-308	309-310	311-312	313-314	315-316	317-318	319-320	321-322	323-324	325-326	327-328	329-330	331-332	333-334	335-336	337-338	339-340	341-342	343-344	345-346	347-348	349-350	351-352	353-354	355-356	357-358	359-360	361-362	363-364	365-366	367-368	369-370	371-372	373-374	375-376	377-378	379-380	381-382	383-384	385-386	387-388	389-390	391-392	393-394	395-396	397-398	399-400	401-402	403-404	405-406	407-408	409-410	411-412	413-414	415-416	417-418	419-420	421-422	423-424	425-426	427-428	429-430	431-432	433-434	435-436	437-438	439-440	441-442	443-444	445-446	447-448	449-450	451-452	453-454	455-456	457-458	459-460	461-462	463-464	465-466	467-468	469-470	471-472	473-474	475-476	477-478	479-480	481-482	483-484	485-486	487-488	489-490	491-492	493-494	495-496	497-498	499-500	501-502	503-504	505-506	507-508	509-510	511-512	513-514	515-516	517-518	519-520	521-522	523-524	525-526	527-528	529-530	531-532	533-534	535-536	537-538	539-540	541-542	543-544	545-546	547-548	549-550	551-552	553-554	555-556	557-558	559-560	561-562	563-564	565-566	567-568	569-570	571-572	573-574	575-576	577-578	579-580	581-582	583-584	585-586	587-588	589-590	591-592	593-594	595-596	597-598	599-600	601-602	603-604	605-606	607-608	609-610	611-612	613-614	615-616	617-618	619-620	621-622	623-624	625-626	627-628	629-630	631-632	633-634	635-636	637-638	639-640	641-642	643-644	645-646	647-648	649-650	651-652	653-654	655-656	657-658	659-660	661-662	663-664	665-666	667-668	669-670	671-672	673-674	675-676	677-678	679-680	681-682	683-684	685-686	687-688	689-690	691-692	693-694	695-696	697-698	699-700	701-702	703-704	705-706	707-708	709-710	711-712	713-714	715-716	717-718	719-720	721-722	723-724	725-726	727-728	729-730	731-732	733-734	735-736	737-738	739-740	741-742	743-744	745-746	747-748	749-750	751-752	753-754	755-756	757-758	759-760	761-762	763-764	765-766	767-768	769-770	771-772	773-774	775-776	777-778	779-780	781-782	783-784	785-786	787-788	789-790	791-792	793-794	795-796	797-798	799-800	801-802	803-804	805-806	807-808	809-810	811-812	813-814	815-816	817-818	819-820	821-822	823-824	825-826	827-828	829-830	831-832	833-834	835-836	837-838	839-840	841-842	843-844	845-846	847-848	849-850	851-852	853-854	855-856	857-858	859-860	861-862	863-864	865-866	867-868	869-870	871-872	873-874	875-876	877-878	879-880	881-882	883-884	885-886	887-888	889-890	891-892	893-894	895-896	897-898	899-900	901-902	903-904	905-906	907-908	909-910	911-912	913-914	915-916	917-918	919-920	921-922	923-924	925-926	927-928	929-930	931-932	933-934	935-936	937-938	939-940	941-942	943-944	945-946	947-948	949-950	951-952	953-954	955-956	957-958	959-960	961-962	963-964	965-966	967-968	969-970	971-972	973-974	975-976	977-978	979-980	981-982	983-984	985-986	987-988	989-990	991-992	993-994	995-996	997-998	999-1000	1001-1002	1003-1004	1005-1006	1007-1008	1009-1010	1011-1012	1013-1014	1015-1016	1017-1018	1019-1020	1021-1022	1023-1024	1025-1026	1027-1028	1029-1030	1031-1032	1033-1034	1035-1036	1037-1038	1039-1040	1041-1042	1043-1044	1045-1046	1047-1048	1049-1050	1051-1052	1053-1054	1055-1056	1057-1058	1059-1060	1061-1062	1063-1064	1065-1066	1067-1068	1069-1070	1071-1072	1073-1074	1075-1076	1077-1078	1079-1080	1081-1082	1083-1084	1085-1086	1087-1088	1089-1090	1091-1092	1093-1094	1095-1096	1097-1098	1099-1100	1101-1102	1103-1104	1105-1106	1107-1108	1109-1110	1111-1112	1113-1114	1115-1116	1117-1118	1119-1120	1121-1122	1123-1124	1125-1126	1127-1128	1129-1130	1131-1132	1133-1134	1135-1136	1137-1138	1139-1140	1141-1142	1143-1144	1145-1146	1147-1148	1149-1150	1151-1152	1153-1154	1155-1156	1157-1158	1159-1160	1161-1162	1163-1164	1165-1166	1167-1168	1169-1170	1171-1172	1173-1174	1175-1176	1177-1178	1179-1180	1181-1182	1183-1184	1185-1186	1187-1188	1189-1190	1191-1192	1193-1194	1195-1196	1197-1198	1199-1200	1201-1202	1203-1204	1205-1206	1207-1208	1209-1210	1211-1212	1213-1214	1215-1216	1217-1218	1219-1220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CONSTRUCTION NOTES:

FROST DEPTH - 18"  
SOIL BORING DEPTH - SEE REPORT  
DESIGN WIND SPEED - 115 MPH  
DESIGN WIND DIRECTION - 115 MPH  
ULTIMATE DESIGN WIND SPEED FOR RISK  
CATEGORY II BUILDINGS - 115 MPH  
SNOW LOAD - 20 PSF  
SEISMIC DESIGN CATEGORY - B

OCCUPANCY GROUP - R5  
TYPE OF CONSTRUCTION - 1B  
SQUARE FOOTAGE - 952 1ST FLR,  
952 2ND FLR  
TOTAL 1,904 SF

SPRINKLERS: NO  
STORIES AND HEIGHT - 2 STORY, 27'-2"



given the relatively short customer turnaround of approximately 5 minutes, 11 parking spaces was more than adequate to satisfy the need.

The Board is satisfied that the property was acquired in good faith and that an exceptional situation exists due to the fact that there is a rapid customer turnaround and leasable parking is not available within a 500-foot radius; whereby strict application of the off-street parking requirements 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 off-street parking requirement be granted to Yong Hwan Pak for a building permit to convert an adult day-care facility to a retail food store (fish market), subject to the following conditions:

1. Hours of operation may not exceed Monday-Saturday from 10 AM to 7 PM.
2. Sale of alcoholic beverages shall not be permitted.

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

Vote to Grant Conditionally                      Poole, Alexander, Williams, Siff, Brown  
affirmative:

negative:                                      none

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**CASE NO. 92-04**

APPLICANT:                      Olde Towne Builders LLC

PREMISES:                      1724 NORTH 20<sup>TH</sup> STREET  
   (Tax Parcel Number E000-0934/007)

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

DISAPPROVED by the Zoning Administrator on July 26, 2004, based on Sections 114-300 and 114-410.4 of the zoning ordinance for the reason that: In an R-5 Single-Family Residential District, the proposed lot split is not permitted as the lot area and lot width requirements are not met. Lot areas of six thousand square feet (6,000 sf) and a lot width of not less than fifty feet (50') are required; lot areas of 3,990 square feet and lot widths of 30 feet are proposed.

APPLICATION was filed with the Board on July 23, 2004, based on Section 17.20(b) of the City Charter.

APPEARANCES:

For Applicant: Charles Cochran

Against Applicant: none

**FINDINGS OF FACT:** The Board finds from sworn testimony and exhibits offered in this case that the applicant, Olde Towne Builders LLC, has requested a variance to construct a new single-family detached dwelling at 1724 North 20th Street. Mr. Charles Cochran, manager of Olde Towne Builders, testified that he was seeking a variance in order to split an existing 60-foot wide lot into two 30 foot wide lots and construct a new two-story single-family dwelling. Mr. Cochran noted the he also owned another property within the block and that it was his desire to improve the overall quality of development and in so doing protect his investments. Mr. Cochran indicated that a significant number of lots within the immediate neighborhood are thirty feet in width. Mr. Cochran further indicated that it was his belief that based on the location of the existing house, there was an intent to develop the remainder of the property. Mr. Neil Brooks, zoning administration staff, noted that the property in question originally consisted of two thirty-foot wide lots and was combined by deed.

In response to a question from Mr. Alexander, Mr. Cochran indicated that if the lot split variance was approved, he would sell the house. Mr. Cochran further indicated that he needed the additional income based on the fact that his wife had been recently diagnosed with leukemia. Mr. William Davidson, Zoning Administrator, noted that the plans called for minimum side yard setbacks and reminded all concerned that the Board had heard several cases involving structures that were not built in conformance with the approved plans.

The Board is satisfied that the property was acquired in good faith and that an exceptional situation exists due to the lotting pattern within the neighborhood and the need to create additional single-family ownership; whereby strict application of the lot area and lot width of requirements 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 lot area and lot width requirements be granted to Olde Towne Builders, LLC for a building permit to split the lot and to construct a new single-family detached dwelling.

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

Vote to Grant

affirmative: Poole, Alexander, Williams, Siff, Brown

negative: none

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**CASE NO. 93-04**

APPLICANT: Rimas S. Rudys

PREMISES: 1511 WEST CARY STREET  
(Tax Parcel Number W000-0603/010)

SUBJECT: A building permit to renovate the building for use as a single-family dwelling and to construct a second-story deck

DISAPPROVED by the Zoning Administrator on August 13, 2004, based on Sections 114-300, 114-438.1, 114-620.1(4) and 114-800.4 of the zoning ordinance for the reason that: In a B-3 General Business District, the proposed dwelling use is not permitted and the side yard setback requirement is not met. The nonconforming rights for a single-family dwelling use have expired, as the building has been vacant for a period of time in excess of two (2) years. Whenever a nonconforming use of a building or structure is discontinued for a period of two (2) years or longer, whether or not equipment or fixtures are removed, any subsequent use of the premises shall conform to the regulations applicable in the district in which it is located. Should the Board establish the single-family dwelling use, three foot (3') side yards are required; a side yard of six inches (6") ± is proposed along the western property line.

APPLICATION was filed with the Board on August 10, 2004, based on Section 17.20(b) of the City Charter and Section 114-1040.3(6) of the City Code.

APPEARANCES:

For Applicant: Rimas Rudys

Against Applicant: none

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, Mr. Rimas Rudys, has requested a variance and a special exception to renovate a building for use as a single-family dwelling and to construct a second-story deck at 1511 West Cary Street. Mr. Rodney Poole disclosed to the Board that his company owned property at 1528 and 1600 West Cary Street and that the request in no way would have any effect on the aforementioned properties. Mr. Poole indicated that he did not believe that he needed to disqualify himself from voting but would acquiesce to the Board's wishes if they felt otherwise. The Chairperson, Ms. Jean Williams, noted that

PG 0334 MAY 16 2005

SCHEDULE 'A'

ALL that certain lot of land in the City of Richmond, Virginia, with all improvements thereon, known as No. 1724 North 20th Street, described as follows:

BEGINNING at a point on the west line of North 20th Street 459 feet, more or less, north of Brauer's Lane; thence running northwardly along the western line of the 20th Street and fronting thereon 30 feet; thence running back from front between parallel lines 133 feet to an alley in the rear 16 feet wide; designated as Lot No. 130 in Brauer's Plan recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia, in Plat Book 9, at page 23, to which plat reference is hereby made for a more particular description of the property herein conveyed.

Being part of the same property conveyed to Olde Towne Builders, L.L.C., and Marie A. Vergona, as joint tenants with the right of survivorship as at common law, by Deed of Gift from Olde Towne Builders, L.L.C. dated July 27, 2004, recorded July 27, 2004 as Deed Instrument Number 04-025049 in the Clerk's Office, Circuit Court, City of Richmond, Virginia. By Deed of Correction dated October 26, 2004 and recorded December 2, 2004 in the Clerk's Office of the Circuit Court of Richmond City, Virginia as Deed Instrument Number 04-039810 Olde Towne Builders, LLC conveyed subject real estate to Olde Town Builders LLC and Marie A. Vergona, as tenants in common.

INSTRUMENT # 05-15664  
RECORDED IN THE CLERK'S OFFICE OF  
CITY OF RICHMOND ON

MAY 16 2005 AT 11:36

BY:  DAVID M. DEAN, CLERK  
DEPUTY CLERK