



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

June 12, 2025

City of Richmond Department of Public Works
900 East Broad Street, Room 701
Richmond, VA 23219

L. Dexter Goode
900 East Broad Street, Room 602
Richmond, VA 23219

To Whom It May Concern:

RE: BZA 28-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, July 2, 2025 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a certificate of occupancy for a new fire station (FS 12) at 2223 WEST CARY STREET (Tax Parcel Number W000-0992/001), located in an R-63 (Multi-Family Urban 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 **879 372 530#**. 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 2025 drop-down, click meeting details for July 2, 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 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 28-2025
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 <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

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.

104 South Addison Assoc Llc
Po Box 7262
Richmond, VA 23221

105 S Addison Street Llc
2305 W Main St Apt A
Richmond, VA 23220

110 S Addison Llc
2500 Johnson Pl
Richmond, VA 23223

2209-2218 W Cary Street Llc
2513 W Main St
Richmond, VA 23220

Bellona Arsenal Farm Associates Llc
3816 Old Gun Rd W
Midlothian, VA 23113

Brandon Mark E
1800 Georgia Ave
Richmond, VA 23220

Carter Ashley O
11301 Markham Ct
Henrico, VA 23233

Commonwealth Holdings Group Llc
Nma
Richmond, VA 23219

Curtis James W And Stacy V
4705 Grandway Rd
Richmond, VA 23226

Donovan Properties Llc
408 Granite Ave
Richmond, VA 23226

Early Donald L
5313 Dickens Rd
Richmond, VA 23230

Emsea Holdings Llc
1521 Greycourt Ave
Richmond, VA 23227

Greene Carol J
1623 Princess Ann Rd
Kill Devil Hills, NC 27948

Harding Charles
1510 Harding Rd
Heathsville, VA 22473

Hassen David W
16 S Addison St
Richmond, VA 23220

Hunt A Lee Jr Est
1807 Libbie Ave Ste 200
Richmond, VA 23226

King Harper
423 S Washington Hwy
Ashland, VA 23005

Mufti Nami
18 S Addison St
Richmond, VA 23220

Paris Craig M
20 S Addison St
Richmond, VA 23220

Patel Dhartiben N
2216 Parkwood Ave
Richmond, VA 23220

Rfi Richmond Llc
Po Box 1588
Monroe, GA 30655

River City Grp Llc
12301 Robious Rd
Midlothian, VA 23113

Rose Jennifer S And William L
2222 Parkwood Ave
Richmond, VA 23220

South Addison Llc
3442 Wood Valley Rd
Mechanicsville, VA 23111

Spangler Robert Bruce And Sharon
Dalton
2214 Parkwood Ave
Richmond, VA 23220

Trentham Austin Matthew
2208 W Cary St
Richmond, VA 23220

Wimbrow Graham Bradley And Viar
Laura Megan
108 S Addison St
Richmond, VA 23220

Property: 2223 W Cary St **Parcel ID:** W0000992001

Parcel

Street Address: 2223 W Cary St Richmond, VA 23220-
Alternate Street Addresses: 2221 W Cary St
Owner: CITY OF RICHMOND PUBLIC WORKS
Mailing Address: 900 E BROAD ST RM 701, RICHMOND, VA 2321900000
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 450 - West End
Property Class: 466 - B Fire/Police/Public
Zoning District: R-63 - Residential (Multi-family Urban)
Exemption Code: 100 - General Government(Inside of Corp. Limits)

Current Assessment

Effective Date: 01/01/2025
Land Value: \$497,000
Improvement Value: \$706,000
Total Value: \$1,203,000
Area Tax: \$0
Special Assessment District:

Land Description

Parcel Square Feet: 6561.5
Acreage: 0.1506
Property Description 1: ENG CO NO 12; 0055.00X0119.30 0000.000
State Plane Coords(?): X= 11781472.000020 Y= 3725127.695032
Latitude: 37.54923524 , **Longitude:** -77.47012141

Description

Land Type: Commercial S2
Topology:
Front Size: 55
Rear Size: 119
Parcel Square Feet: 6561.5
Acreage: 0.1506
Property Description 1: ENG CO NO 12; 0055.00X0119.30 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11781472.000020 Y= 3725127.695032
Latitude: 37.54923524 , **Longitude:** -77.47012141

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$497,000	\$706,000	\$1,203,000	Not Available
2024	\$497,000	\$706,000	\$1,203,000	Not Available
2023	\$453,000	\$513,000	\$966,000	Not Available
2022	\$453,000	\$513,000	\$966,000	Not Available
2021	\$299,000	\$500,000	\$799,000	Not Available
2020	\$299,000	\$500,000	\$799,000	Reassessment
2019	\$256,000	\$479,000	\$735,000	Reassessment
2018	\$213,000	\$476,000	\$689,000	Reassessment
2017	\$213,000	\$476,000	\$689,000	Reassessment
2016	\$170,000	\$474,000	\$644,000	Reassessment
2015	\$170,000	\$443,000	\$613,000	Reassessment
2014	\$151,000	\$367,000	\$518,000	Reassessment
2013	\$151,000	\$367,000	\$518,000	Reassessment
2012	\$151,000	\$367,000	\$518,000	Reassessment
2011	\$151,000	\$367,000	\$518,000	CarryOver
2010	\$151,000	\$367,000	\$518,000	Reassessment
2009	\$151,000	\$367,000	\$518,000	Reassessment
2008	\$151,000	\$342,000	\$493,000	Reassessment
2007	\$161,800	\$331,400	\$493,200	Reassessment
2006	\$80,900	\$276,200	\$357,100	Reassessment
2005	\$77,000	\$263,000	\$340,000	Reassessment
2004	\$39,100	\$299,200	\$338,300	Reassessment
2003	\$34,000	\$272,000	\$306,000	Reassessment
2002	\$34,000	\$272,000	\$306,000	Reassessment
1998	\$25,000	\$200,000	\$225,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
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Planning

Master Plan Future Land Use: COMM-MU
Zoning District: R-63 - Residential (Multi-family Urban)
Planning District: Near West
Traffic Zone: 1124
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 Extension
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone: III

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	3012	0411003	041100
1990	313	0411003	041100

Schools

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

Public Safety

Police Precinct: 3
Police Sector: 313
Fire District: 12
Dispatch Zone: 038A

Public Works Schedules

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

Government Districts

Council District: 5
Council District for 2025 (Current Election): 5
Voter Precinct: 504
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: 001 -
Year Built: 1940
Stories: 2
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition: AV
Foundation Type:
1st Predominant Exterior:
2nd Predominant Exterior: N/A
Roof Style:
Roof Material:
Interior Wall:
Floor Finish:
Heating Type:
Central Air: N
Basement Garage Car #: 0
Fireplace: N

Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 4050 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

Property Images

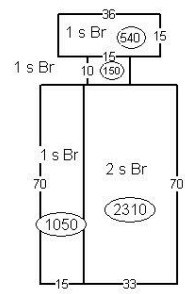
Name:W0000992001 Desc:C01



[Click here for Larger Image](#)

Sketch Images

Name:W0000992001 Desc:C01



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: City of Richmond PHONE: (Home) (804) 646-7531 (Mobile) () _____
ADDRESS Department of Public Works FAX: (804) 646-6316 (Work) () _____
900 East Broad Street, Room 701 E-mail Address: _____
Richmond, Virginia 23219

PROPERTY OWNER'S

REPRESENTATIVE: L. Dexter Goode PHONE: (Home) () _____ (Mobile) (804) 393-9086
(Name/Address) Capital Projects Manager FAX: () _____ (Work) (804) 646-7531
900 East Broad Street, Room 602 E-mail Address: louis.goode@rva.gov
Richmond, Virginia 23219

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2223 West Cary Street
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-419.6(2)b
APPLICATION REQUIRED FOR: A Certificate of Occupancy for a new fire station (FS 12).
TAX PARCEL NUMBER(S): W000-0992/001 ZONING DISTRICT: R-63 (Multi-Family Urban Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The subject building was not constructed in accordance with the
previously approved plans. The side yard (setback) requirements are not met. A side yard of 3.6 feet was previously approved
(BZA-20-2021) along the southern property line; 1.76 feet exists. A side yard of 5 feet was/is required along the western
property line; 4.88 feet exists.
DATE REQUEST DISAPPROVED: May 15, 2025 FEE WAIVER: YES ☐ NO: ☒
DATE FILED: May 16, 2025 TIME FILED: 4:00 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAC-167302-2025
AS CERTIFIED BY: WCS (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) (C) OF THE CHARTER OF THE CITY OF RICHMOND
SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]
SECTION 1040.3 PARAGRAPH(S) _____ 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: 6-9-25

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

CASE NUMBER: BZA 28-2025 HEARING DATE: July 2nd 2025 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 28-2025
150' Buffer

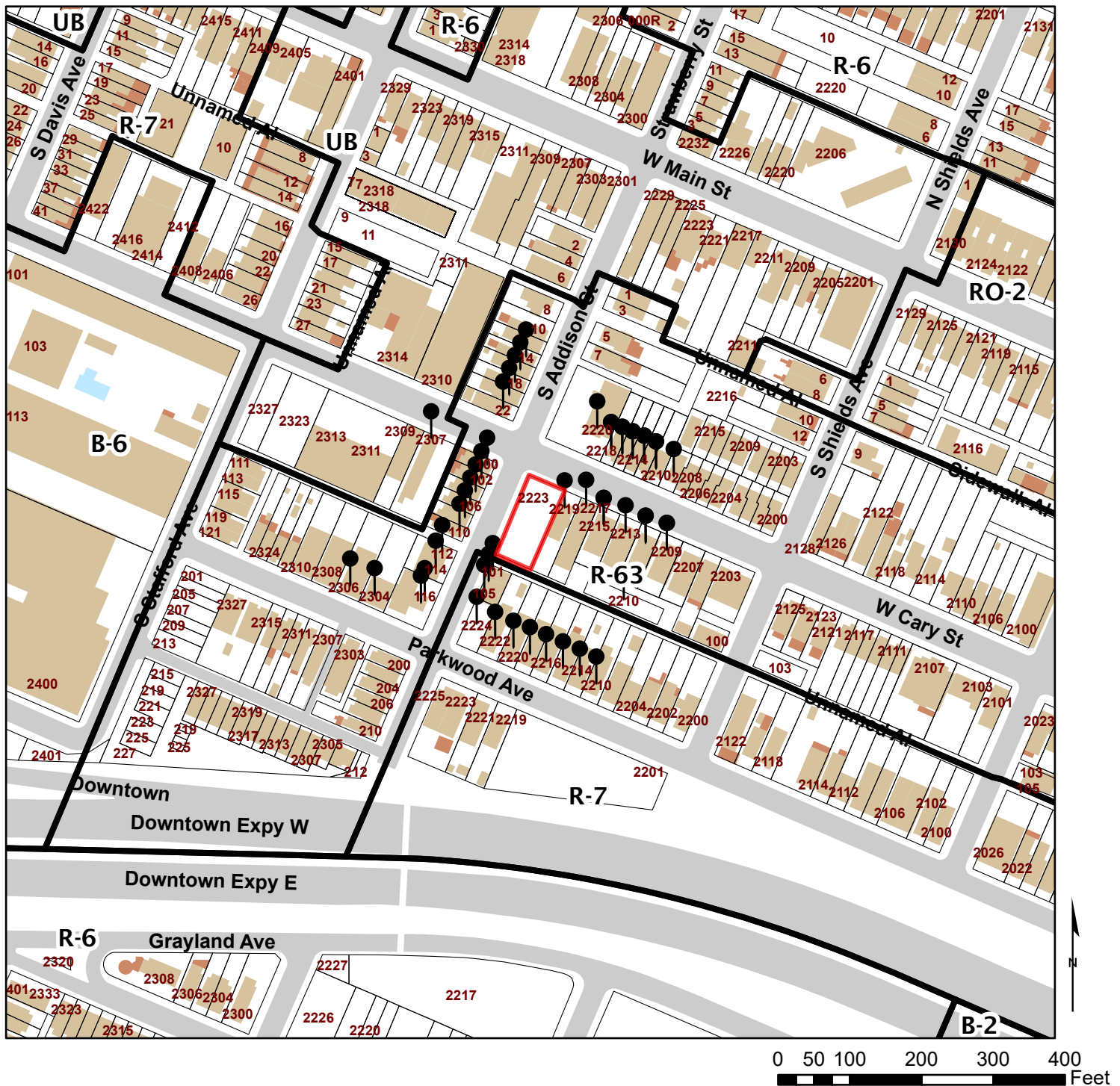
APPLICANT(S): City of Richmond Department of Public Works

PREMISES: 2223 West Cary Street
(Tax Parcel Number W000-0992/001)

SUBJECT: A certificate of occupancy for a new fire station (FS 12).

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-419.6(2)b
of the Zoning Ordinance for the reason that:

The subject building was not constructed in accordance with the previously approved plans.





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:

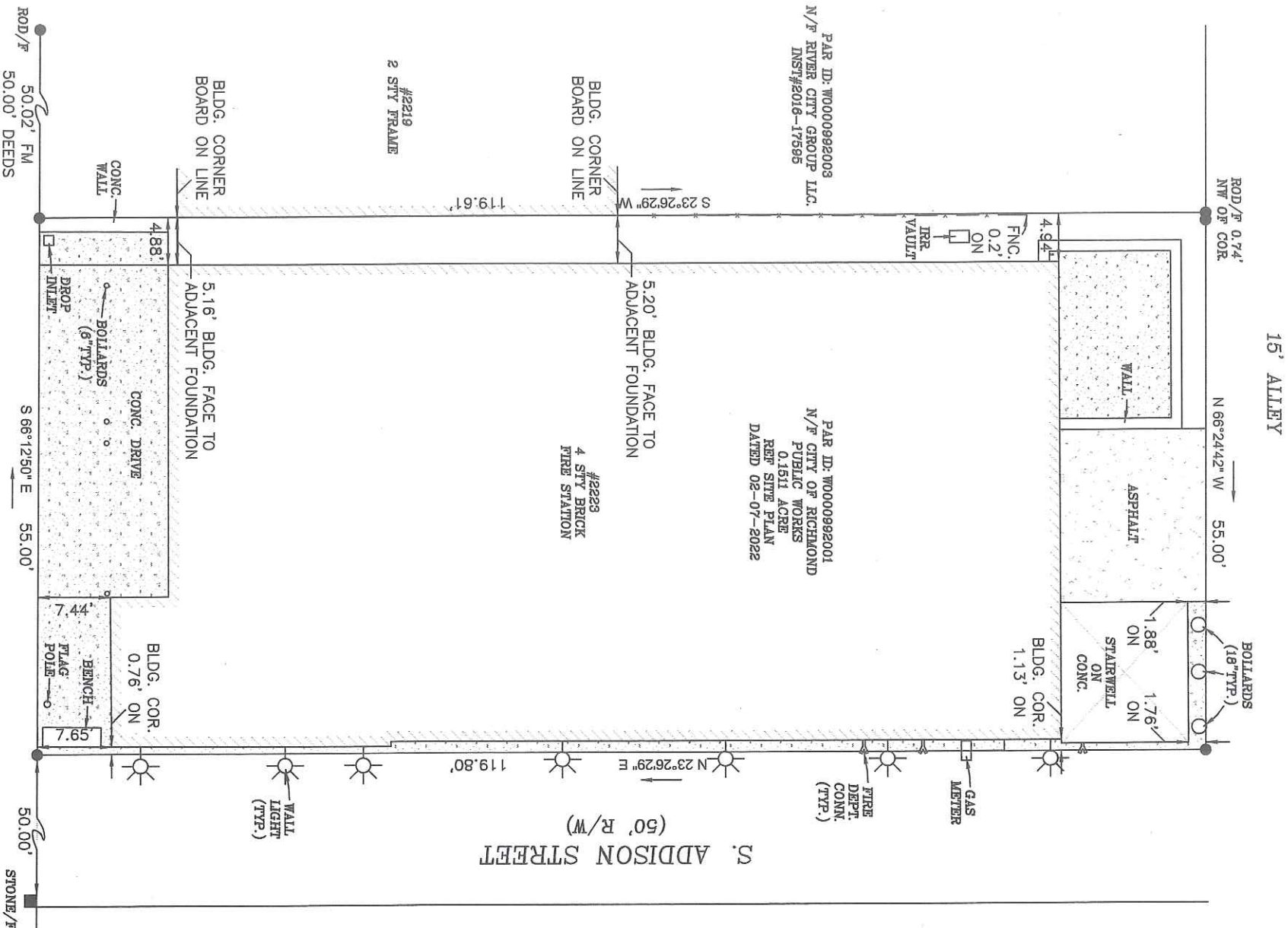
[Signature] 5-10-25

THIS IS TO CERTIFY THAT ON 4-18-25 I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON AND THAT THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS IN HUD-DEFINED FLOOD HAZARD AREA. ZONE: X, AS SHOWN ON FIRM COMMUNITY PANEL #51012900360, DATED 4/2/2009

STONE/IF

SITE PLAN
DATED 02-07-2022



REV: 6-3-2025

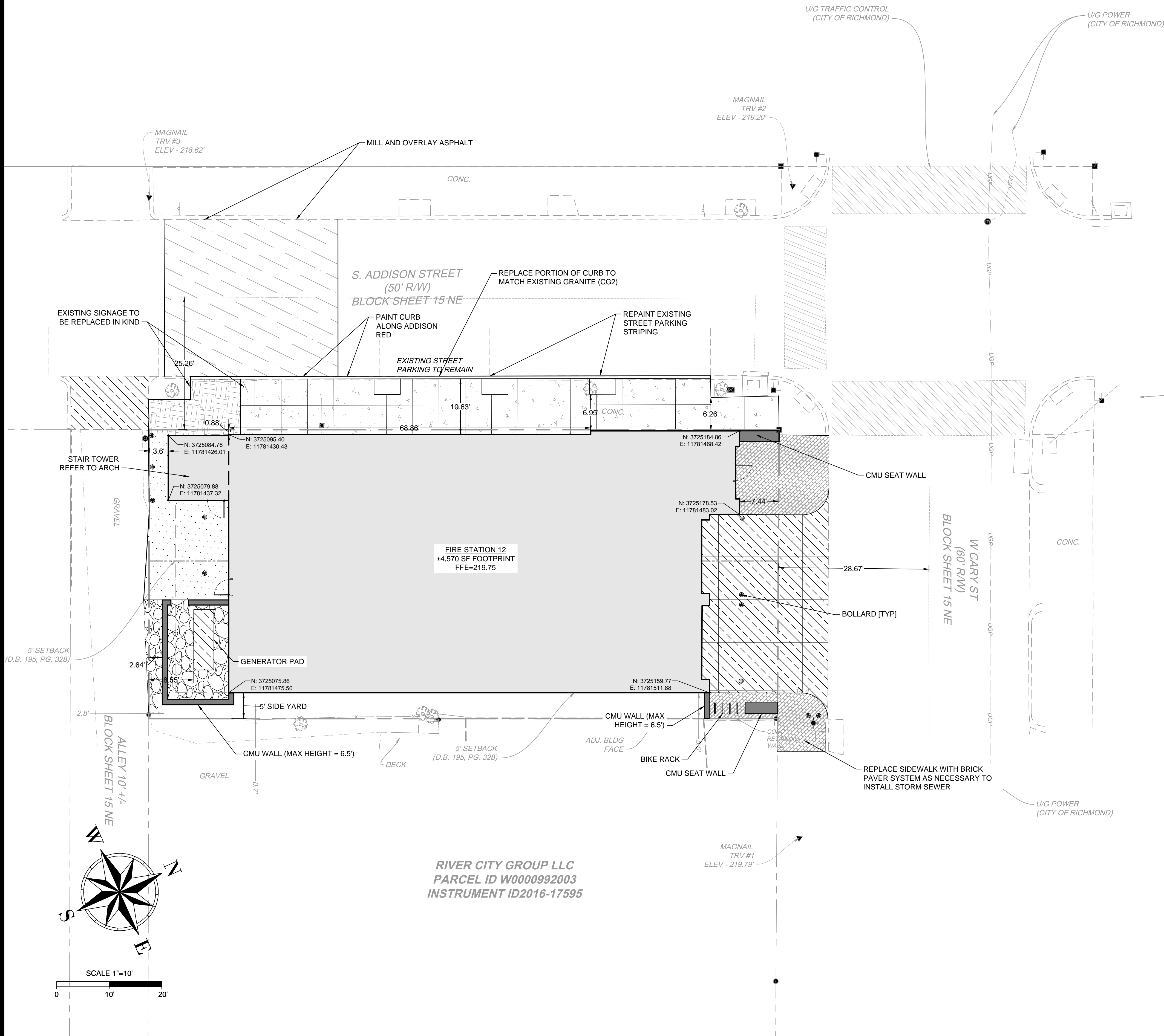
THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

HARVEY L. PARKS, INC.
4257 INCA DRIVE
NORTH CHESTERFIELD, VA. 23237
PHONE: 804-748-8641
EMAIL: SURVEYS@HARVEYLPARKS.COM
DATE: APRIL 18, 2025 SCALE: 1"=15'
DRAWN BY: B.W.W.
CHECKED BY: R.L.O.
F.BK.: 666, PG. 21

PLAT SHOWING IMPROVEMENTS ON
#2223 CARY STREET
IN THE CITY OF
RICHMOND, VIRGINIA



4/12/2018 9:34:35 AM



PAVEMENT HATCHING LEGEND

- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK
- LIGHT DUTY ASPHALT
- ASPHALT MILL AND OVERLAY
- RUBBER MULCH
- GRAVEL

SITE PLAN INFORMATION

OWNER/DEVELOPER INFORMATION
CITY OF RICHMOND PUBLIC WORKS
L. DEXTER GOODE

PH 804.646.7531

ENGINEER INFORMATION
TIMMONS GROUP
JOSH MACDONALD, PE
1001 BOULDERS PARKWAY
SUITE 300
RICHMOND, VA 23225
PH 804.200.6500
FAX 804.501.1016

PARCEL INFORMATION
CITY OF RICHMOND
PARCEL ID: W0000992001
PARCEL 1: D.B. 195-C, PG. 326
PARCEL 2: D.B. 195-C, PG. 328
ADDRESS
2223 W CARY STREET
RICHMOND, VA 23220
ZONING: R-63 - RESIDENTIAL (MULTI-FAMILY URBAN)
USE: FIRE STATION

GENERAL SITE NOTES:

- REFER TO SITE NOTES AND DETAILS DRAWING CS001 FOR SITE DETAILS.
- DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED ON PLANS. SIDEWALKS DIRECTLY ADJACENT TO CURB AND GUTTER ARE TO BE MEASURED FROM BACK OF CURB.
- REFER TO CS101 & LS101 FOR CONCRETE SCORING PATTERN AND DIMENSIONS.
- RESTORE ANY DAMAGED PROPERTY NOT INCLUDED IN DEMOLITION OR REMOVAL TO PRECONSTRUCTION CONDITION OR BETTER.
- REFER TO ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF PATIOS AND CONCRETE SIDEWALKS COVERED BY ARCHITECTURAL OVERHANGS.
- ALL PAVEMENT SAW CUTS ARE TO BE IN NEAT, STRAIGHT LINES. SAW CUTS ARE REQUIRED AT ANY LOCATION WHERE NEW PAVEMENT ADJOINS EXISTING PAVEMENT. REFER TO VDOT STANDARD DETAIL WP-2 OR DRAWING CS001 FOR PAVEMENT CONSTRUCTION JOINT DETAIL.
- ADA AREAS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. IN THE CASE OF A CONFLICT, DISAGREEMENT, OR AMBIGUITY, PROVIDE THE BETTER OR GREATER QUALITY OF WORK.
- ALL BUILDING DIMENSIONS SHOWN ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS.
- SIGNAGE IS SHOWN FOR REFERENCE ONLY. ANY SIGN IN EXCESS OF EIGHT (8) SQUARE FEET REQUIRES A PERMIT. PERMIT MUST BE OBTAINED THROUGH BUILDING INSPECTION DEPARTMENT. SIGNAGE CONTINGENT UPON APPROVAL THROUGH SIGN PERMIT REVIEW PROCESS.
- ALL VDOT STD CG-2 CURB SHALL HAVE AN EXTRUDED FOOTER. REFER TO CS001 FOR ADDITIONAL NOTES.
- ALL CURB SHOULD BE DOWELED TO ADJACENT CONCRETE SLAB AND CONCRETE TRAVELWAY, AS APPLICABLE.



FIRE STATION #12 REPLACEMENT

PROJECT O-28930
RICHMOND CITY FIRE DEPARTMENT
2223 W. CARY ST, RICHMOND VA 23220

PROJECT NO: 39765.005	DATE: JAN 31, 2022
REVISIONS	
DATE	DESCRIPTION

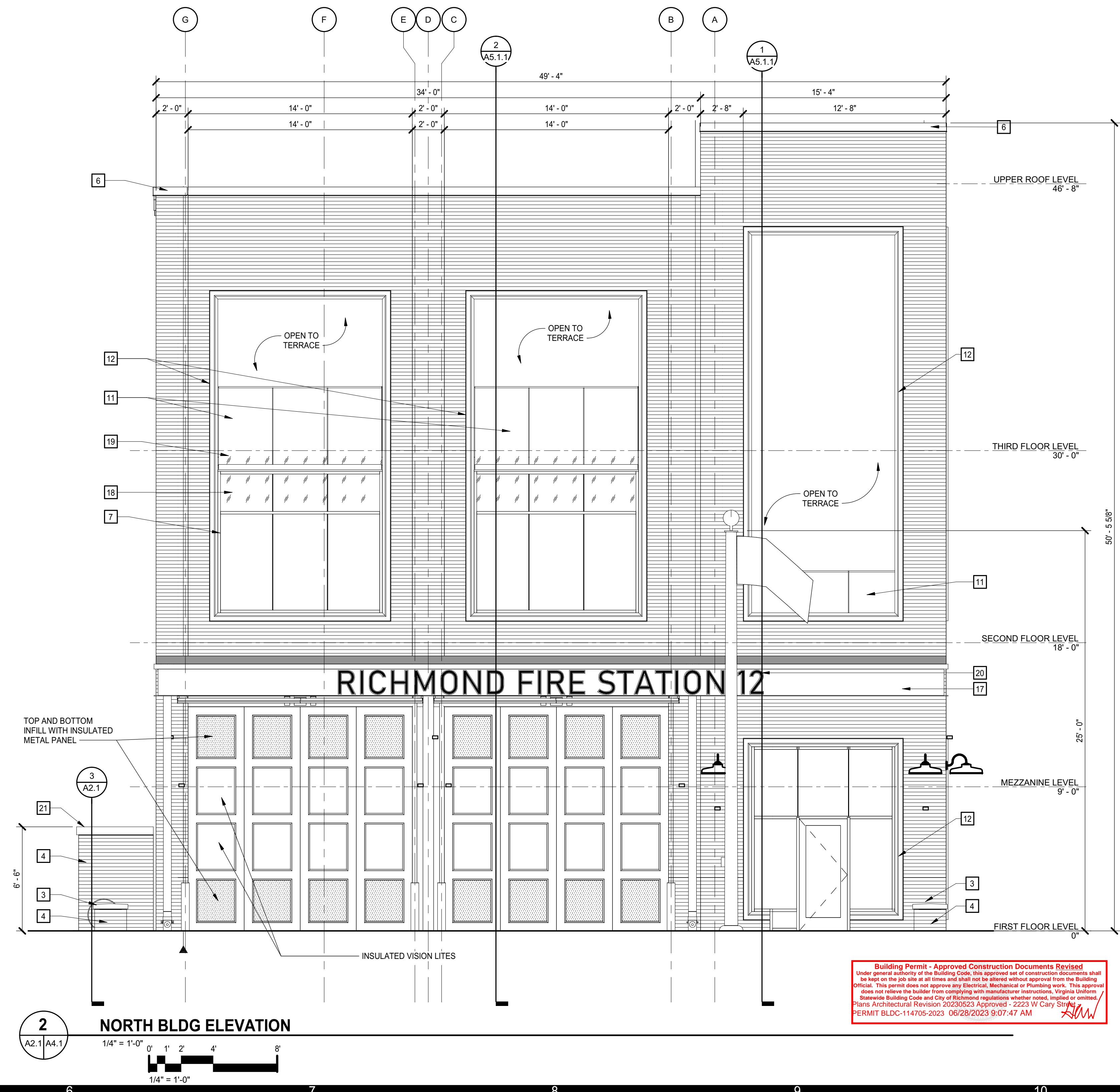
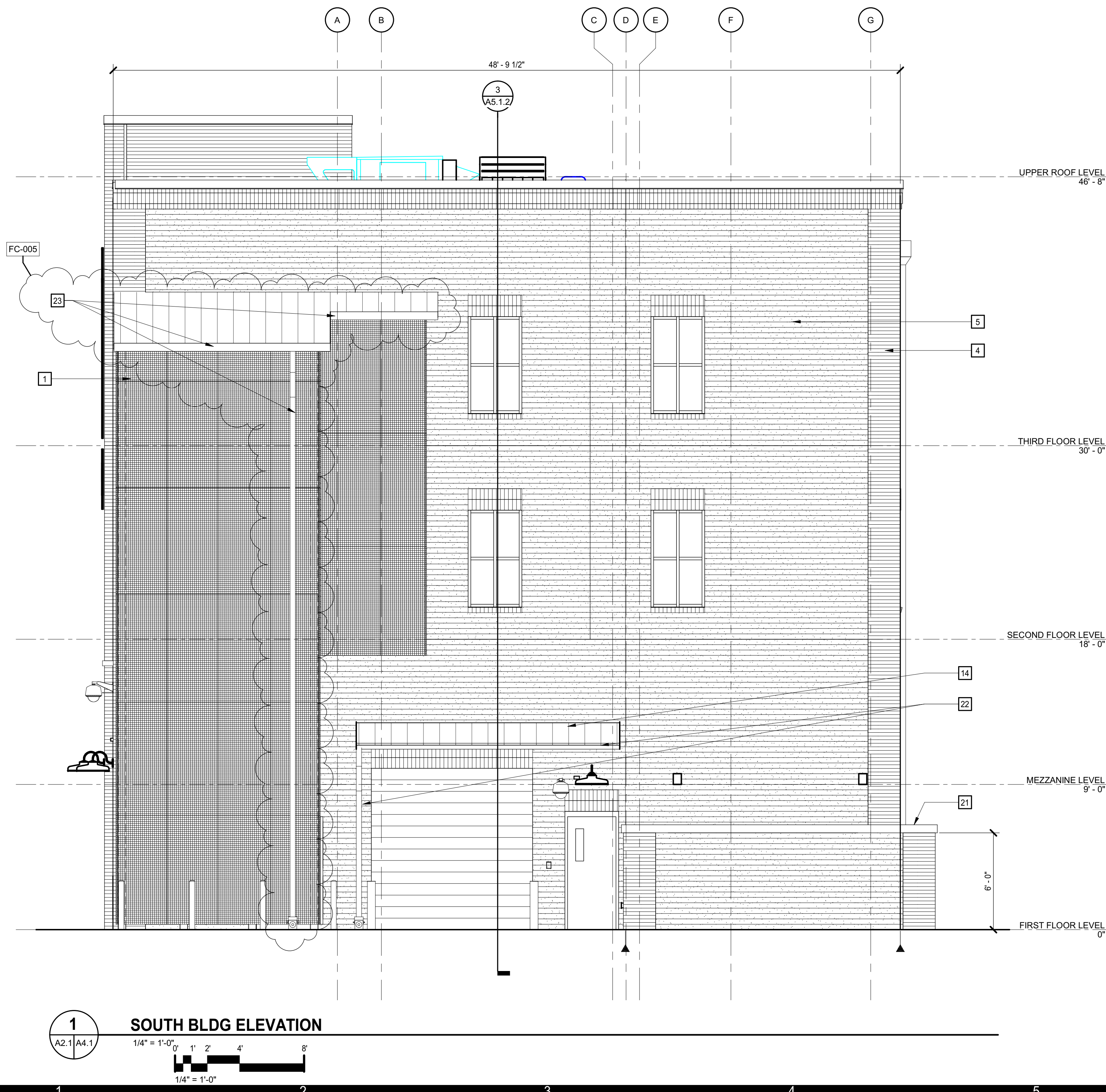
SITE PLAN

CS101

Building Permit - Approved Construction Documents
Under general authority of the Building Code, this approved set of construction documents shall be kept on the job site at all times and shall not be altered without approval from the Building Official. This permit does not approve any Electrical, Mechanical or Plumbing work. This approval does not relieve the builder from complying with manufacturer's instructions, Virginia Uniform Statewide Building Code and City of Richmond regulations whether noted, implied or omitted.
Plans Civil Approved - 2223 W Cary Street - PERMIT BLDC-114709
9/21/2023 9:45:58 AM

27/2023 12:54:50 PM

J
I
H
G
F
E
D
C
B
A



BUILDING ELEVATION KEYNOTES	
REPRESENTED BY [n]	
APPLIES TO DRAWINGS A4.1 - A4.n	
1	FREESTANDING DELEGATED DESIGN STAIR AND ROOF
2	EXTERIOR BICYCLE RACK
3	CONCRETE BENCH TOP
4	MODULAR FACE BRICK
5	UTILITY FACE BRICK
6	PREFINISHED METAL COPING
7	PREFINISHED ALUMINUM STOREFRONT
9	GROUND FACE CONCRETE MASONRY UNITS
11	GLASS GUARD
12	CAST STONE SURROUND
13	CAST STONE MASONRY UNIT
14	PRE ENGINEERED METAL ROOF ON STEEL FRAME CANOPY
15	METAL GUTTER AND DOWNSPOUT
16	METAL COLLECTOR AND DOWNSPOUT
17	STEEL CANOPY
18	SPANDREL GLASS
19	SPANDREL FILM
20	PERFORATED STAINLESS STEEL METAL PANEL REVERSE PAN SIGNAGE, PAINT BLACK WITH SS OUTLINE, CONCEALED STANDOFF MOUNTED, LED BACKLIGHTING
21	CAST STONE COPING
22	4"x4" GUTTER AND 4"x4" RECTANGULAR DOWNSPOUT
23	6"x6" GUTTER AND 4"x4" RECTANGULAR DOWNSPOUT, DRAIN UPPER GUTTER TOWARDS LOWER GUTTER, PROVIDE A CAP AT ROOF EDGE TO CONTAIN DRAINAGE FROM UPPER GUTTER TO LOWER GUTTER.

MOSELEYARCHITECTS
3200 NORFOLK STREET, RICHMOND, VA 23230
PHONE (804) 784-7555 FAX (804) 355-5690
MOSELEYARCHITECTS.COM

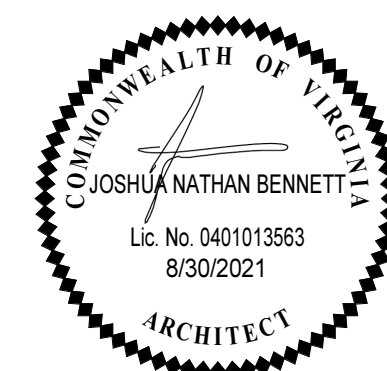


FIRE STATION #12 REPLACEMENT
PROJECT O-28930
RICHMOND CITY FIRE DEPARTMENT
2223 W. CARY ST, RICHMOND VA 23220

PROJECT NO: 563137	DATE: FEBRUARY 7, 2022
REVISIONS	
DATE	DESCRIPTION
05/27/22	ADDR01
07/23	FC-005

BUILDING ELEVATIONS

A4.1



**PROJECT O-28930
RICHMOND CITY FIRE DEPARTMENT
2223 W. CARY ST, RICHMOND VA 23220**

PROJECT NO: 563137	
DATE: JANUARY 10, 2022	
REVISIONS	
DATE	DESCRIPTION

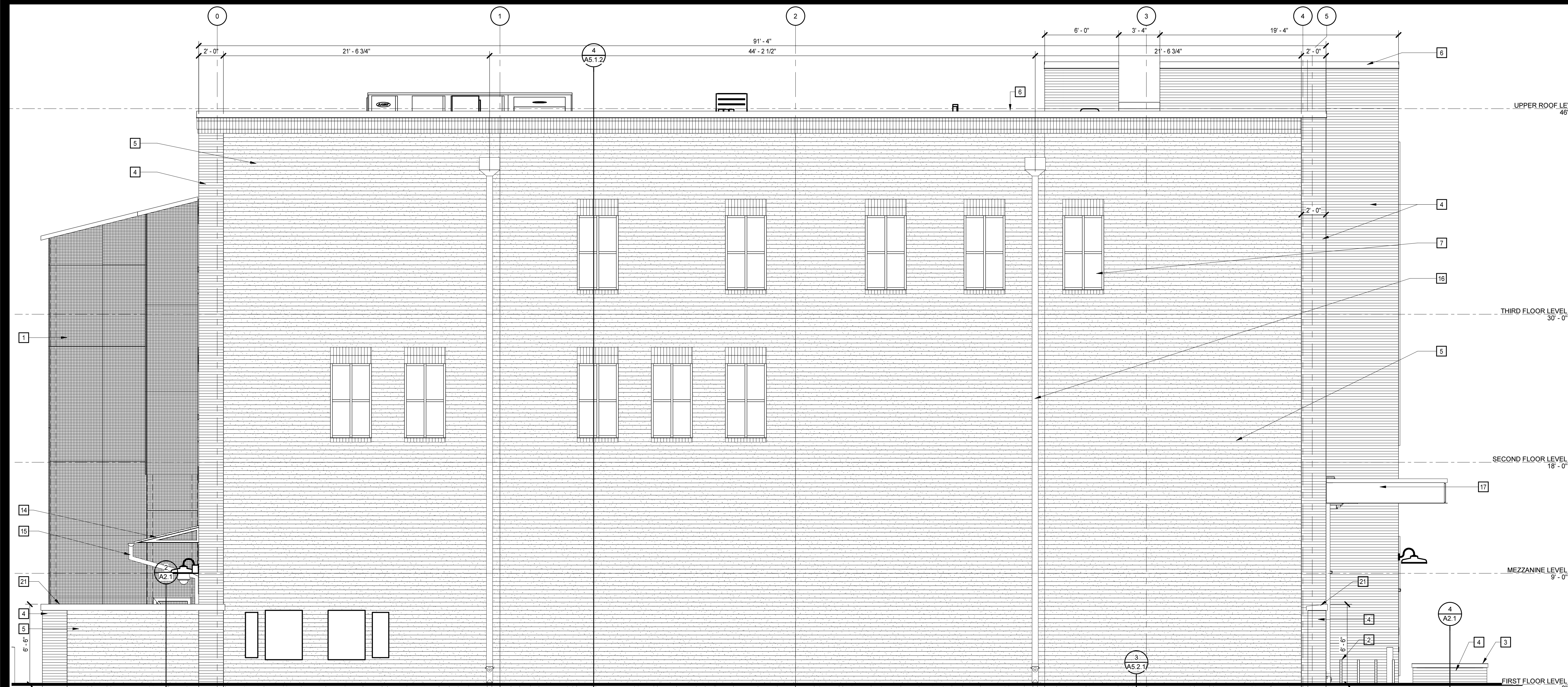
BUILDING ELEVATIONS

A4.2

REPRESENTED BY n

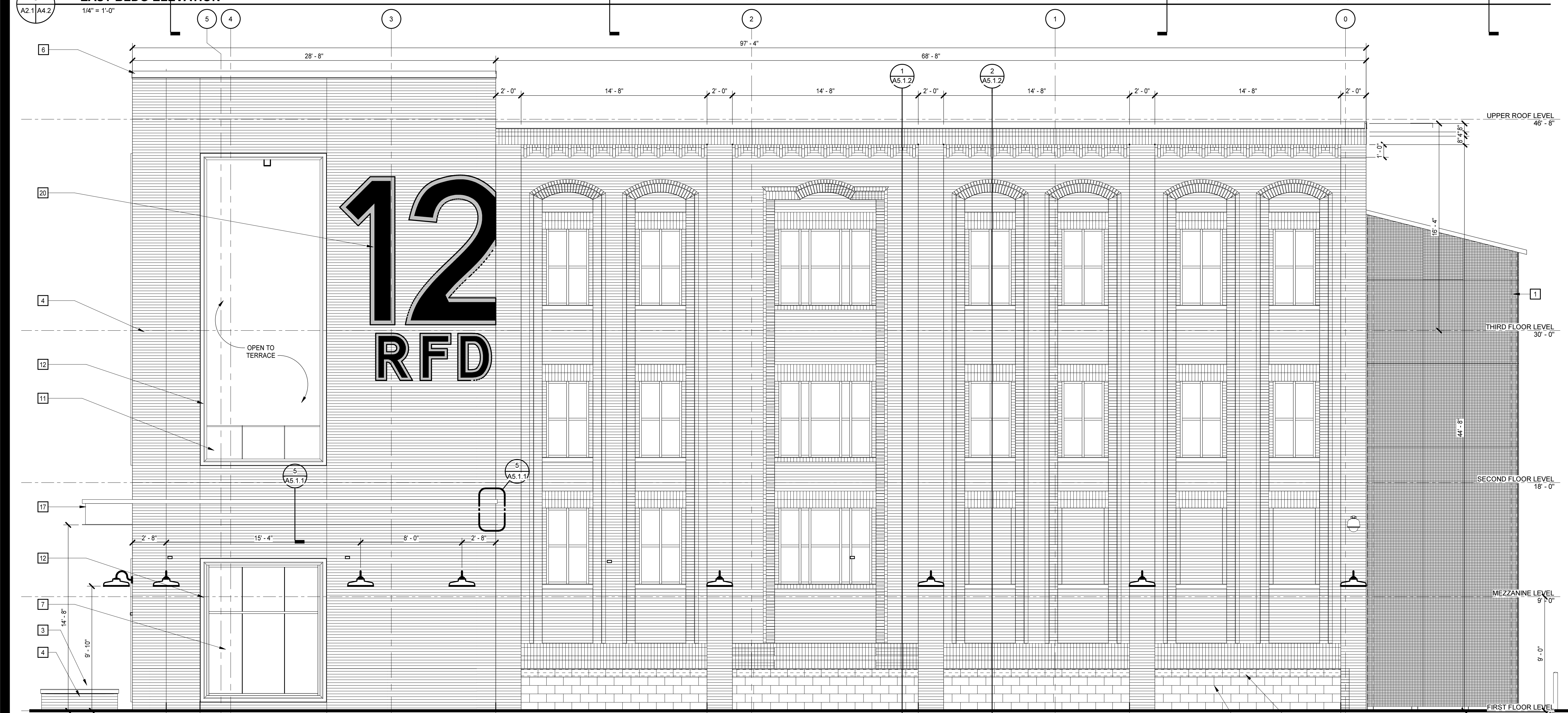
PLIES TO DRAWINGS A4.1 - A4.r

- 1 FREESTANDING DELEGATED DESIGN STAIR AND ROOF
- 2 EXTERIOR BICYCLE RACK
- 3 CONCRETE BENCH TOP
- 4 MODULAR FACE BRICK
- 5 UTILITY FACE BRICK
- 6 PREFINISHED METAL COPING
- 7 PREFINISHED ALUMINUM STOREFRONT
- 9 GROUND FACE CONCRETE MASONRY UNITS
- 11 GLASS GUARD
- 12 CAST STONE SURROUND
- 13 CAST STONE MASONRY UNIT
- 14 PRE ENGINEERED METAL ROOF ON STEEL FRAME CANOPY
- 15 METAL GUTTER AND DOWNSPOUT
- 16 METAL COLLECTOR AND DOWNSPOUT
- 17 STEEL CANOPY
- 18 SPANDREL GLASS
- 19 SPANDREL FILM
- 20 PERFORATED STAINLESS STEEL METAL PANEL REVERSE PAN SIGNAGE
PAINT BLACK WITH SS OUTLINE, CONCEALED STANDOFF MOUNTED, LED
BACKLIGHTING
- 21 CAST STONE COPING



1 EAST BLDG ELEVATION

1/4" = 1'-0"



2 WEST BLDG ELEVATION

A2.1 | A4.2 1/4" = 1'-0"

Building Permit - Approved Construction Documents
Under general authority of the Building Code, this approved set of construction documents shall be kept on the job site at all times and shall not be altered without approval from the Building Official. This permit does not approve any Electrical, Mechanical or Plumbing work. This approval does not relieve the builder from complying with manufacturer instructions, Virginia Uniform Statewide Building Code and City of Richmond regulations whether noted, implied or omitted. Please Referenced Architectural Approval - 2223 V Gharb Street - PERMIT

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sidewalk and is not capable of being renovated. Mr. Field noted that the plan is to remove the existing structure and construct a new dwelling that will be in line with the adjoining dwelling. Mr. Field stated that the lot is exceedingly small permitting only 544 ft.² of lot coverage and that the proposal is to construct a dwelling with 656 ft.² of lot coverage. The plans call for constructing a two-story dwelling which would have sufficient square footage to meet modern-day living needs. Further the new foundation will be generally in the same location as the existing foundation. Mr. Field noted that the structure will extend approximately 1 to 1 ½ feet further to the rear than an existing structure.

In response to a question from Ms. Sadid, Mr. Field indicated that the neighbor at 3000 ½ Q Street had no opposition to the proposed project.

Mr. York noted that the building is required to be removed based on its unsafe condition.

The Board is satisfied that the property was acquired in good faith and pursuant to Section 114-1040.3(1) of the City Code, the intended purpose and use of the proposed dwelling is consistent with the zoning district regulations; departure from the yard requirements is the minimum necessary to accommodate the intended purpose of the dwelling; the dwelling or similar construction serving the same purpose cannot reasonably be located elsewhere on the lot in compliance with the zoning ordinance; and the dwelling will be in keeping with the architectural character of development within the neighborhood.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a special exception from the front yard (setback) and lot coverage requirements be granted to L. Kent Pond for a building permit to demolish an existing building and construct a new single-family attached dwelling, subject to substantial compliance with the plans submitted to the Board and provision of cementitious siding.

ACTION OF THE BOARD: (4-0)

Vote to Grant Conditionally

affirmative: York, Poole, Sadid, Winks

negative: None

BZA 20-2021

APPLICANT: City of Richmond Department of Public Works

PREMISES: 2223 WEST CARY STREET
(Tax Parcel Number W000-0992/001)

SUBJECT: A building permit to construct a new fire station (FS 12).

DISAPPROVED by the Zoning Administrator on February 12, 2021, based on Sections 30-300, 30-419.6(2)b, 30-419.8, 30-419.10(1) & 30-710.1(a) of the zoning ordinance for the reason that: In an R-63 (Multi-Family Urban Residential) District, the side yard (setback), lot coverage, maximum story height, and parking requirements are not met. A side yard of five (5) feet is required; 3.6 feet is proposed along the southern property line. A maximum lot coverage of sixty-five percent (65%) is permitted; 69.65 % \pm is proposed. A maximum story height of 12 feet is permitted; a first floor story height of 18 feet is proposed and a third floor story height of 20 feet is proposed. Four (4) off-street parking spaces are required to be provided; 1 is proposed.

APPLICATION was filed with the Board on February 12, 2021, based on Section 17.20(C) of the Charter of the City of Richmond.

APPEARANCES:

For Applicant: Dexter Goode
Michael Gibson
Josh McDonald
Ashley Carter

Against Applicant: None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, City of Richmond, has requested a special exception to construct a new fire station for property located at 2223 W. Cary Street. Mr. Dexter Goode noted that the request encompasses a side yard, lot coverage, story height and parking special exception. Mr. York also noted that the request is being made under §17.20 (C) of the City Charter. Mr. Goode explained that the existing fire station number 12 is over 100 years old and needs to be replaced for the reason that it does not meet current firefighting needs. The intent is to demolish the existing fire station which is two stories in height and construct a new three-story fire station with a mezzanine which is necessary to meet current firefighting needs. Mr. Goode indicated that several community meetings have been held with respect to the proposed fire station and that all residents within a 150 foot radius had been contacted concerning the proposed plans. Mr. Goode stated that there was no opposition to the proposed fire station.

Speaking in support, Mr. Michael Gibson, architect for the project testified that that the lot is a corner lot which under the current R-63 zoning allows four stories of a maximum of 12 feet each for a total of 48 feet. In order to accommodate the fire equipment an 18 foot first floor is required.

Speaking in support, Ms. Ashley Carter stated she is a nearby resident and is in support of the project.

The Board finds that evidence shows that the proposed fire station is a public use and satisfies the requirements of §17.20 (C) of the City Charter.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a special exception from the side yard (setback), lot coverage, maximum story height, and parking requirements be granted to City of Richmond Department of Public Works for a building permit to construct a new fire station (FS 12), subject to substantial compliance with the plans submitted to the Board.

ACTION OF THE BOARD: (4-0)

Vote to Grant Conditionally
affirmative:

York, Poole, Sadid, Winks

negative:

None

Upon motion made by Mr. Poole and seconded by Ms. Sadid, Members voted (3-0) to adopt the Board's March meeting minutes.

The meeting was adjourned at 1:45 p.m.



Secretary


Chairman