



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

February 11, 2025

Goodwin Michelle Ruth & Cherry George T
1205 North 36th Street
Richmond, VA 23223

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

To Whom It May Concern:

RE: BZA 10-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, March 5, 2025 at 1:00 PM** in the 5th 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 1205 NORTH 36th STREET (Tax Parcel Number E000-1410/003), 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 **499 866 557#**. 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 March 5, 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 10-2025
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 cursive script that reads "Roy W. Benbow".

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.

722 724 Jessamine St Llc
611 N 26th St
Richmond, VA 23223

Balakrishnan Sarah
1200 N 36th St
Richmond, VA 23223

Barrett Walter C Jr
1201 N 36th St
Richmond, VA 23223

Callwood Austin Francis Jr
1216 N 37th St
Richmond, VA 23223

Chandler Austin A
1200 1/2 N 37th St
Richmond, VA 23223

Donaldson Listwella A
1214 N 37th St
Richmond, VA 23223

Farrington Eleanor And Forrest A And
Norman E Jr
1211 N 36th St
Richmond, VA 23223

Gallini Paul M
1200 N 37th St
Richmond, VA 23223

Hoekman Robert
1202 N 37th St
Richmond, VA 23223

Honious Heather E
1203 N 36th St
Richmond, VA 23223

Jarreau Matthew P Llc
1208 N 36th St
Richmond, VA 23223

Judon Carolyn Maxey
1212 N 36th Street
Richmond, VA 23223

Lack Christina M
1208 N 37th St
Richmond, VA 23223

Maschoff Douglas Hart And Mary Rose
1118 N 36th St
Rchmond, VA 23223

Moore Thomas Boyd And Leslie Baar
1209 N 36th St
Richmond, VA 23223

Murray Brianna And Solomon Brian
1204 N 37th St
Richmond, VA 23223

Payne Deeva Louise And Kaplan Marc
Josek
1207 N 36th St
Richmond, VA 23223

Poser Adam And Collins Alexandra
1214 N 36th St
Richmond, VA 23223

Russell Odell & Emily A
1221 N 36th St
Richmond, VA 23223

Salvation Army
Po Box 12400
Richmond, VA 23241

Swartwout Arthur
1212 N 37th St
Richmond, VA 23223

Turner Juanita L
1206 N 36th St
Richmond, VA 23223

Property: 1205 N 36th St **Parcel ID:** E0001410003

Parcel

Street Address: 1205 N 36th St Richmond, VA 23223-
Alternate Street Addresses: 1205 1/2 N 36th St
Owner: GOODWIN MICHELLE RUTH AND CHERRY GEORGE T
Mailing Address: 1205 NORTH 36TH ST, RICHMOND, VA 23223
Subdivision Name : MCARTHYS VINEYARD
Parent Parcel ID:
Assessment Area: 342 - Oakwood
Property Class: 120 - R Two Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2025
Land Value: \$80,000
Improvement Value: \$201,000
Total Value: \$281,000
Area Tax: \$0
Special Assessment District:

Land Description

Parcel Square Feet: 7200
Acreage: 0.1653
Property Description 1: 0060.00X0120.00 0000.165 AC
State Plane Coords(?): X= 11801621.999988 Y= 3719032.805574
Latitude: 37.53186654 , **Longitude:** -77.40096581

Description

Land Type: Residential Lot A
Topology:
Front Size: 60
Rear Size: 120
Parcel Square Feet: 7200
Acreage: 0.1653
Property Description 1: 0060.00X0120.00 0000.165 AC
Subdivision Name : MCARTHYS VINEYARD
State Plane Coords(?): X= 11801621.999988 Y= 3719032.805574
Latitude: 37.53186654 , **Longitude:** -77.40096581

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$80,000	\$201,000	\$281,000	Not Available
2024	\$80,000	\$197,000	\$277,000	Not Available
2023	\$80,000	\$189,000	\$269,000	Not Available
2022	\$65,000	\$181,000	\$246,000	Not Available
2021	\$50,000	\$159,000	\$209,000	Not Available
2020	\$45,000	\$156,000	\$201,000	Reassessment
2019	\$40,000	\$156,000	\$196,000	Reassessment
2018	\$35,000	\$132,000	\$167,000	Reassessment
2017	\$35,000	\$124,000	\$159,000	Reassessment
2016	\$35,000	\$120,000	\$155,000	Reassessment
2015	\$27,000	\$124,000	\$151,000	Reassessment
2014	\$27,000	\$124,000	\$151,000	Reassessment
2013	\$27,000	\$124,000	\$151,000	Reassessment
2012	\$27,000	\$135,000	\$162,000	Reassessment
2011	\$27,000	\$150,000	\$177,000	CarryOver
2010	\$27,000	\$150,000	\$177,000	Reassessment
2009	\$27,000	\$150,000	\$177,000	Reassessment
2008	\$27,000	\$150,000	\$177,000	Reassessment
2007	\$27,000	\$150,000	\$177,000	Reassessment
2006	\$18,000	\$159,000	\$177,000	Reassessment
2005	\$11,300	\$71,300	\$82,600	Reassessment
2004	\$9,500	\$59,900	\$69,400	Reassessment
2003	\$9,500	\$59,900	\$69,400	Reassessment
2002	\$9,300	\$58,700	\$68,000	Reassessment
1998	\$9,000	\$57,000	\$66,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/23/2016	\$162,000	Not Available	ID2016-16338	
03/01/2016	\$0	Not Available	IW2016-128	
05/23/1962	\$6,700	Not Available	00000-0000	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-5 - Residential (Single Family)
Planning District: East
Traffic Zone: 1061
City Neighborhood Code: OKW
City Neighborhood Name: Oakwood
Civic Code: 3000
Civic Association Name: Church Hill Central Civic Association
Subdivision Name: MCARTHYS VINEYARD
City Old and Historic District:
National historic District: Oakwood-Chimborazo
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	1011	0209001	020900
1990	103	0209001	020900

Schools

Elementary School: Chimborazo
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 11
Dispatch Zone: 109C

Public Works Schedules

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

Government Districts

Council District: 7
Council District for 2025 (Current Election): 7
Voter Precinct: 703
State House District: 79
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: 001 -
Year Built: 1920
Stories: 1
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 3
Number Of Full Baths: 1
Number Of Half Baths: 1
Condition: AV
Foundation Type:
1st Predominant Exterior: Common Brick
2nd Predominant Exterior: Common Brick
Roof Style: Gable
Roof Material: Metal, preformed corrugat
Interior Wall: Drywall, Drywall
Floor Finish: Softwood, Vinyl tile, None
Heating Type: Forced Air
Central Air: Y
Basement Garage Car #: 0
Fireplace: N

Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 1720 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 860 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

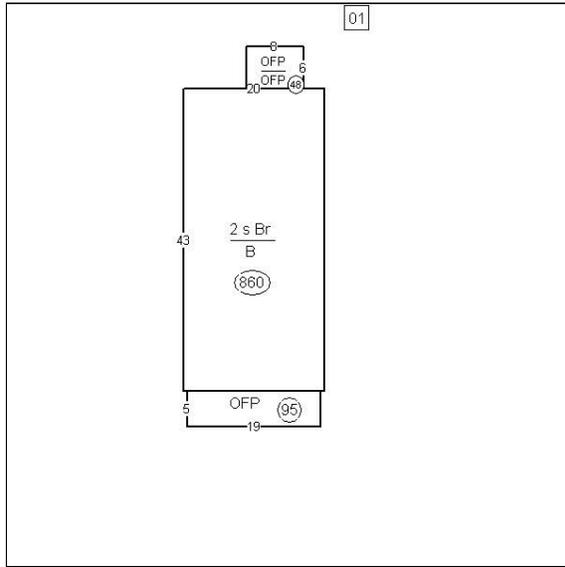
Name:E0001410003 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:E0001410003 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: Goodwin Michelle Ruth & Cherry George T PHONE: (Home) () _____ (Mobile) () _____

ADDRESS 1205 N 36th Street FAX: () _____ (Work) () _____
Richmond, VA 23223 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, VA 23219 E-mail Address: markbaker@bakerdevelopmentresources.com
Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1205 N 36th Street

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.4

APPLICATION REQUIRED FOR: A lot split and building permit to construct a new single-family detached dwelling.

TAX PARCEL NUMBER(S): E000-1210/003 **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 7,200 square feet and a lot width of sixty feet (60') currently exists. Lot areas of 3,600 square feet and lot widths of thirty feet (30') are proposed for No. 1205 and No. 1205 1/2.

DATE REQUEST DISAPPROVED: 01/16/2025 **FEE WAIVER:** YES NO:

DATE FILED: 01/16/2025 **TIME FILED:** 10:09 a.m. **PREPARED BY:** Colleen Dang **RECEIPT NO.** BZAR-160871-2025

AS CERTIFIED BY: [Signature] (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) (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:** 02/03/2025

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

CASE NUMBER: BZA 10-2025 **HEARING DATE:** March 5, 2025 **AT** 1:00 **P.M.**

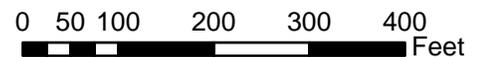
BOARD OF ZONING APPEALS CASE BZA 10-2025
150' Buffer

APPLICANT(S): Goodwin Michelle Ruth & Cherry George T

PREMISES: 1205 North 36th Street
(Tax Parcel Number E000-1410/003)

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. 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).

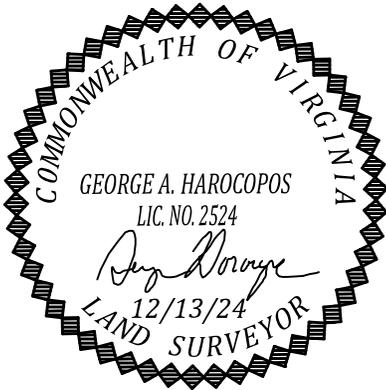
4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing.** The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and 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: _____

This is to certify that on 12/13/2024
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

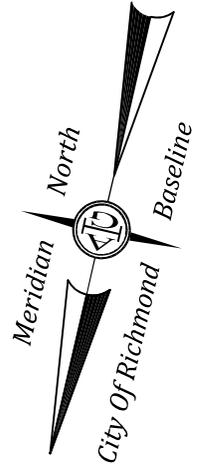
NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290042D

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



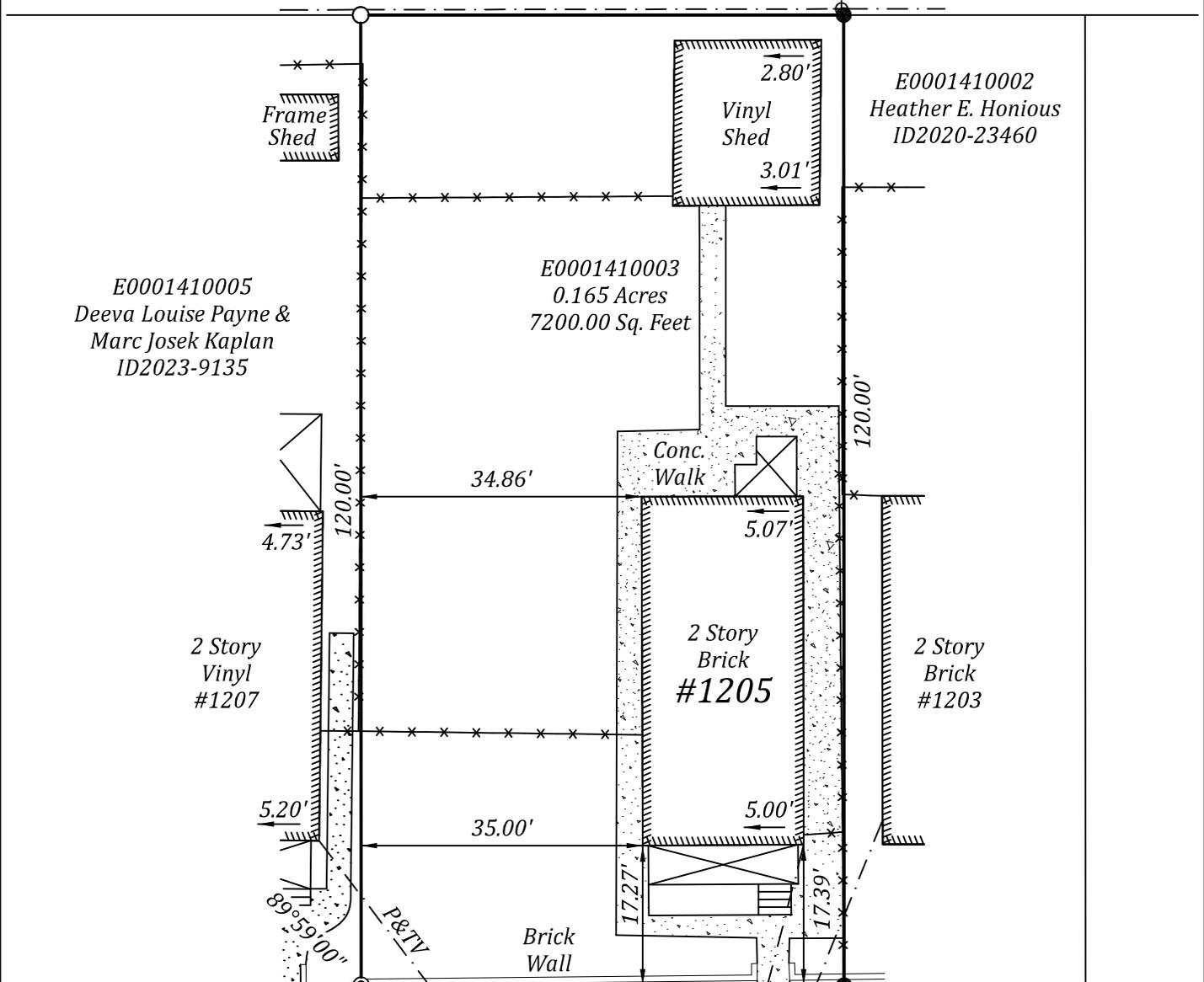
LEGEND

- ⊕ Power Pole
- Rod/F
- ⊙ Cut/X
- Rod/S



Alley

60.00'



60.00' To E/L Of "R" Street

N. 36th STREET

SURVEY OF
 LOT AND IMPROVEMENTS THEREON LOCATED AT
#1205 N. 36th STREET
 RICHMOND, VIRGINIA

JN 52692

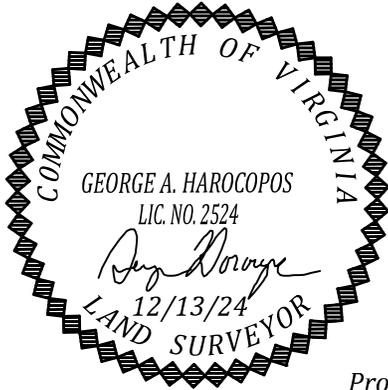
A. G. HAROCOPOS & ASSOCIATES, P.C.
 CERTIFIED LAND SURVEYOR AND CONSULTANT
 4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112
 Office 804 744 2630 FAX 804 744 2632
 E-MAIL AGHAROCOPOS72@GMAIL.COM
 Scale 1"=20' Date 12/13/24 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF THE CONVEYANCE TO Unlimited Renovations

This is to certify that on 12/13/2024
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290042D

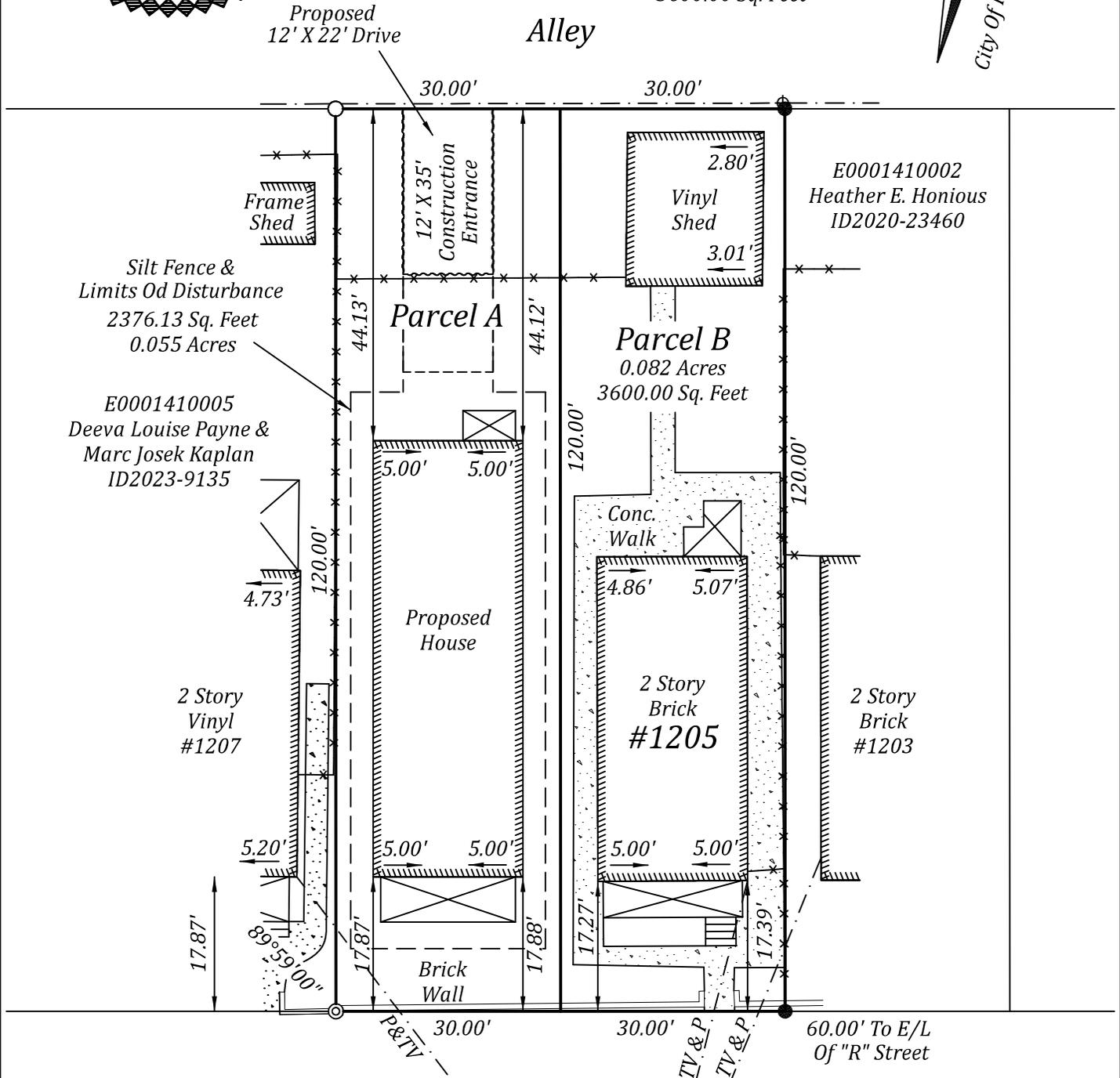
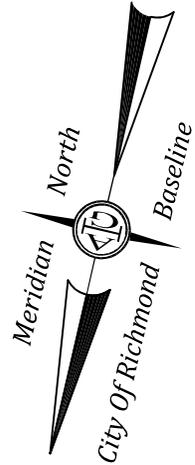
NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



LEGEND

- ⊕ Power Pole
- Rod/F
- ⊙ Cut/X
- Rod/S

Subject Parcel Info
 E0001410003
 0.165 Acres
 7200.00 Sq. Feet
Parcel Breakdown
Parcel A
 0.082 Acres
 3600.00 Sq. Feet
Parcel B
 0.082 Acres
 3600.00 Sq. Feet



N. 36th STREET

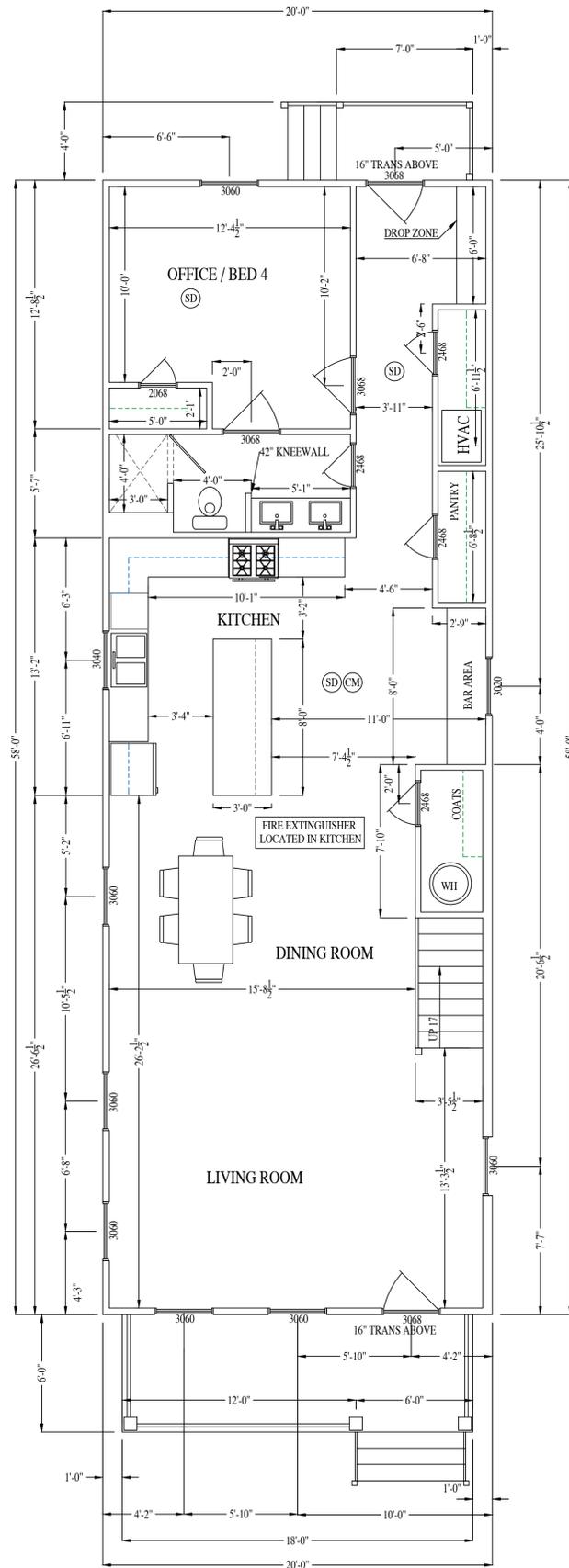
SURVEY OF
 DIVISION OF PROPERTY LOCATED AT
#1205 N. 36th STREET
 RICHMOND, VIRGINIA

JN 53902

A. G. HAROCOPOS & ASSOCIATES, P.C.
 CERTIFIED LAND SURVEYOR AND CONSULTANT
 4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112
 Office 804 744 2630 FAX 804 744 2632
 E-MAIL AGHAROCOPOS72@GMAIL.COM
 Scale 1"=20' Date 12/13/24 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF THE CONVEYANCE TO **Unlimited Renovations**

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32
 NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4

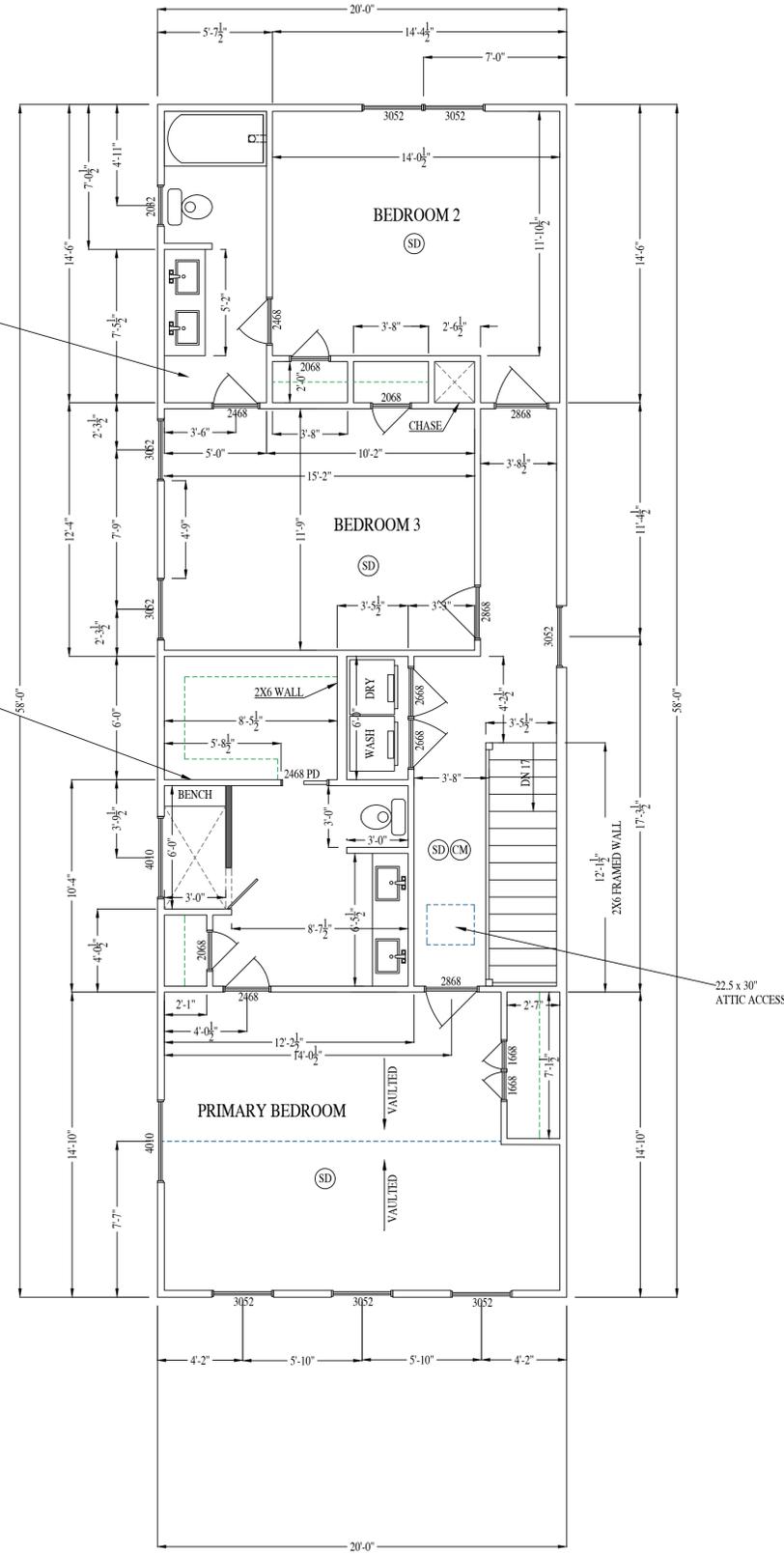


FIRST FLOOR PLAN

1160 S.F.

PER R303.3 BATHS AND WATER CLOSETS SHALL BE PROVIDED WITH NOT LESS THAN 3 SF OF GLAZING AREA OR EXHAUST FAN IN COMPLIANCE WITH SECTION M1505

PER R307.2 SHOWERS SHALL HAVE NONABSORBENT WALL SURFACES NO LESS THAN 6\"/>



SECOND FLOOR PLAN

1160 S.F.

(SD) SMOKE DETECTOR
 (CM) CO DETECTOR

1205.5 N 36TH ST.

RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

REVISION NOTES

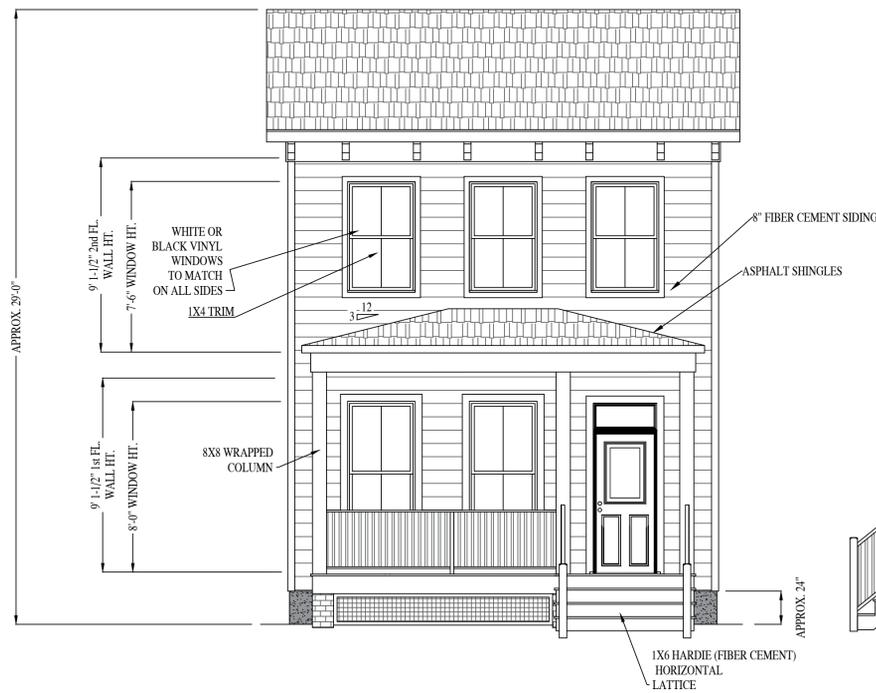
DATE	START

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

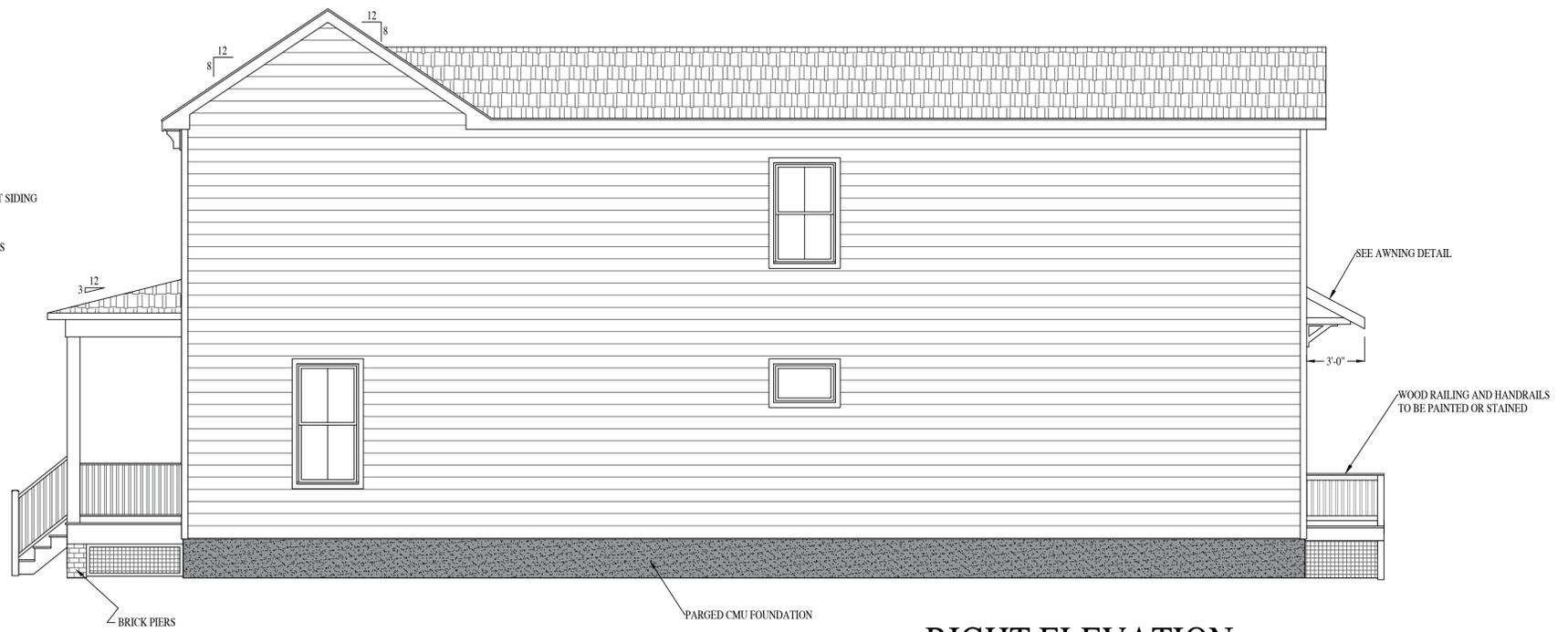
DATE:
 12-18-2024

SHEET:
 A1.1

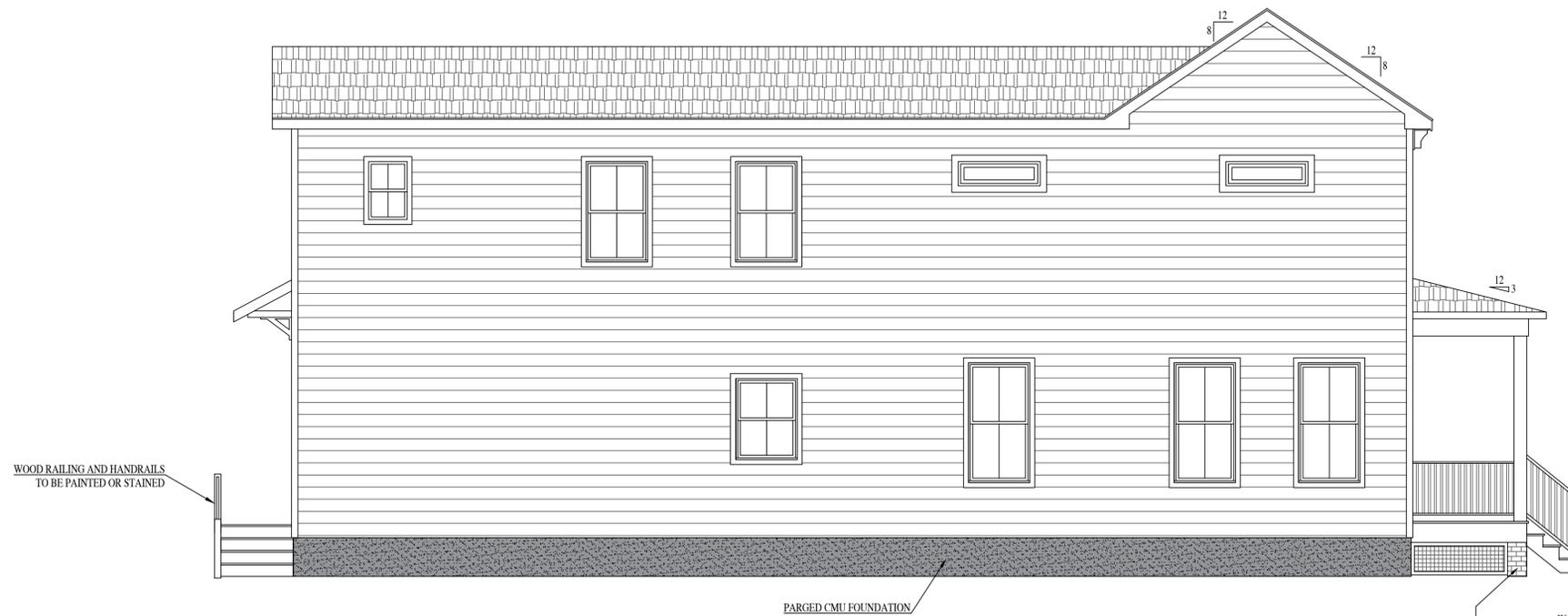




FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

1205.5 N 36TH ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES

DATE	DESCRIPTION
4-13-22	SUP REVISIONS

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

DATE:
12-18-2024

SHEET:
A2.1

