



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

December 9, 2024

Muriel Johnson Murray Trust TRS  
2325 Hanover Avenue  
Richmond, VA 23220

Cabinetry & Construction, Inc.  
18 South Thompson Street, Suite 162  
Richmond, VA 23221-2721  
Attn: Robert A. Wright

To Whom It May Concern:

**RE: BZA 04-2025**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, January 8, 2025 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 building permit to construct a second floor addition with a first floor screened porch to an existing single-family (attached) dwelling at 2325 HANOVER AVENUE (Tax Parcel Number W000-1040/003), located in an R-6 (Single-Family Attached 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 **169 014 747#**. 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 January 8, 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](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 04-2025  
Page 2  
December 9, 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 cursive script that reads "Roy W. Benbow".

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.

210 N Stafford Ave Llc  
4219 Seminary Ave  
Richmond, VA 23227

2315 Hanover Avenue Llc  
2513 W Main St  
Richmond, VA 23220

Adams Dawn M & Constante  
Margaret J  
203 N Stafford Avenue  
Richmond, VA 23220

Bality Andras J  
3311 Northview Place  
Richmond, VA 23225

Barnes John G And Vinola Thomas  
14120 Grangewood Rd  
Midlothian, VA 23113

Biederman Stephen  
2405 Hanover Ave  
Richmond, VA 23220

Bolog Petru  
210 N Stafford Ave #26  
Richmond, VA 23220

Brugh Belinda Life Estate  
204 Strawberry St  
Richmond, VA 23220

City Of Richmond School Board  
301 N 9th St 17th Fl  
Richmond, VA 23219

Custalow George W & Barbara H  
2311 Hanover Ave  
Richmond, VA 23220

Dean Carolyn And Green Lonny  
2323 Hanover Ave  
Richmond, VA 23220

Ferreira Gonzalez Andrea  
2402 Hanover Ave  
Richmond, VA 23220

Fox Condominium Homeowners  
Association  
2317 Hanover Ave  
Richmond, VA 23220

Garnett Griffin T Iv & Stephanie D  
2421 Floyd Avenue  
Richmond, VA 23220

Geyser Lewis And Genevieve L  
715 Cuatro Caminos  
Salvang, CA 93463

Grove And Strawberry Llc  
3321 Patterson Ave #7  
Richmond, VA 23221

Hedberg William Louis  
210 N Stafford Ave Unit 30  
Richmond, VA 23220

Hicks Michael L & Martha A  
2319 Hanover Ave  
Richmond, VA 23220

Hughes Laura Beth And Hughes  
Carrie M  
210 N Stafford Ave Apt 1  
Richmond, VA 23220

Jackson F Cary Iii  
210 N Stafford Ave Unit 25  
Richmond, VA 23220

Joffe Jakob  
1911 Stuart Ave  
Richmond, VA 23220

Jokity Investments Llc  
9811 Midlothian Tpke  
Richmond, VA 23235

Linblad William J & Linda S  
55 Woodland Drive  
Bangor, ME 4401

Lovr Llc  
111 South St  
Louisa, VA 23093

Mccutcheon Anne F Trustee  
16201 Scottwood Rd  
Midlothian, VA 23112

Mendez Manuel  
1601 Park Ave  
Richmond, VA 23220

Morgan Stefanie  
12724 N Pioneer Way  
Oro Valley, AZ 85755

Neville Raymond N And Hallie T  
2313 Hanover Ave  
Richmond, VA 23220

Oliver Cynthia Carolyn  
202 Strawberry St  
Richmond, VA 23220

Oxenreiter Andrew William  
28 Clarke Rd  
Richmond, VA 23226

Palombo Emily  
210 N Stafford Ave Unit 2  
Richmond, VA 23220

Pearson Nicholas K And Danielle T  
2321 Hanover Ave  
Richmond, VA 23220

Perrin Robert W And Catherine Ogle  
Co Trustees  
2400 Grove Ave  
Richmond, VA 23220

Robinson Street Properties Llc  
Po Box 14612  
Richmond, VA 23221

Secore Derek N And Cambra Ashley N  
210 N Stafford Ave Unit 3  
Richmond, VA 23220

Sinclair Joseph E  
300 N Stafford Ave  
Richmond, VA 23220

Squire Martha Peebles And Robert  
Hall  
200 Strawberry St  
Richmond, VA 23220

Stafford Square Condominium Unit  
Owners Association  
32100 Nine Mile Road  
Farmington, MI 48336

Svendsen Susan E  
206 Strawberry St  
Richmond, VA 23220

Swearingen Mary Michelle And  
Stanley A Jr Trustees  
2318 Grove Ave  
Richmond, VA 23230

The Miller Living Trust Trs  
2401 Hanover Ave  
Richmond, VA 23220

Three Generations Realty Llc  
113 Brockenbrough Pl  
Forest, VA 24551

Throckmorton Dennis R  
2317 Grove Ave  
Richmond, VA 23220

Vo Linh  
5607 Nibbs Ct  
Woodbridge, VA 22193

Williams Brad  
717 Fielding Run Dr  
Crozet, VA 22932

Williams Jeremy S And Williams  
Christopher Schon  
2707 Old Fort Pl  
Midlothian, VA 23113

Witherow Tonya D & Richard A  
2125 Retreat Dr  
Mechanicsville, VA 23111

**Property:** 2325 Hanover Ave **Parcel ID:** W0001040003**Parcel**

**Street Address:** 2325 Hanover Ave Richmond, VA 23220-  
**Owner:** MURRAY MURIEL JOHNSON TRUST TRS  
**Mailing Address:** 2325 HANOVER AVE, RICHMOND, VA 2322000000  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 216 - Fan District 1  
**Property Class:** 120 - R Two Story  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2024  
**Land Value:** \$300,000  
**Improvement Value:** \$287,000  
**Total Value:** \$587,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 2760.75  
**Acreage:** 0.063  
**Property Description 1:** 0020.45X0135.00 0000.000  
**State Plane Coords( ?):** X= 11781841.077526 Y= 3726894.983598  
**Latitude:** 37.55408377 , **Longitude:** -77.46874598

**Description**

**Land Type:** Residential Lot B  
**Topology:** Level  
**Front Size:** 20  
**Rear Size:** 135  
**Parcel Square Feet:** 2760.75  
**Acreage:** 0.063  
**Property Description 1:** 0020.45X0135.00 0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11781841.077526 Y= 3726894.983598  
**Latitude:** 37.55408377 , **Longitude:** -77.46874598

**Other**

**Street improvement:** Paved  
**Sidewalk:** Yes

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$320,000	\$306,000	\$626,000	Reassessment
2024	\$300,000	\$287,000	\$587,000	Reassessment
2023	\$300,000	\$280,000	\$580,000	Reassessment
2022	\$220,000	\$253,000	\$473,000	Reassessment
2021	\$180,000	\$251,000	\$431,000	Reassessment
2020	\$175,000	\$249,000	\$424,000	Reassessment
2019	\$175,000	\$232,000	\$407,000	Reassessment
2018	\$155,000	\$214,000	\$369,000	Reassessment
2017	\$125,000	\$220,000	\$345,000	Reassessment
2016	\$115,000	\$214,000	\$329,000	Reassessment
2015	\$115,000	\$202,000	\$317,000	Reassessment
2014	\$115,000	\$178,000	\$293,000	Reassessment
2013	\$111,000	\$178,000	\$289,000	Reassessment
2012	\$111,000	\$178,000	\$289,000	Reassessment
2011	\$111,000	\$187,000	\$298,000	CarryOver
2010	\$111,000	\$187,000	\$298,000	Reassessment
2009	\$111,100	\$194,800	\$305,900	Reassessment
2008	\$101,500	\$223,300	\$324,800	Reassessment
2007	\$101,500	\$223,300	\$324,800	Reassessment
2006	\$101,500	\$223,300	\$324,800	Reassessment
2005	\$63,300	\$213,200	\$276,500	Reassessment
2004	\$58,100	\$195,600	\$253,700	Reassessment
2003	\$58,100	\$195,600	\$253,700	Reassessment
2002	\$49,200	\$165,800	\$215,000	Reassessment
2001	\$40,300	\$135,900	\$176,200	Reassessment
2000	\$35,000	\$104,500	\$139,500	Reassessment
1998	\$35,000	\$95,000	\$130,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/28/2017	\$0	MURRAY MURIEL JOHNSON TRUSTEE	ID2017-18031	2 - INVALID SALE-Relation Between Buyer/Seller
08/28/2017	\$0	MURRAY MURIEL JOHNSON	ID2017-18033	2 - INVALID SALE-Relation Between Buyer/Seller
06/18/2013	\$0	MURRAY MURIEL J	ID2013-13360	2 - INVALID SALE-Sale Includes Multiple Parcels
07/16/1982	\$54,000	Not Available	00798-1381	
10/24/1966	\$8,500	Not Available	000641-D00658	

**Planning**

**Master Plan Future Land Use:** NH-MU  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Planning District:** Near West  
**Traffic Zone:** 1094  
**City Neighborhood Code:** FAN  
**City Neighborhood Name:** The Fan  
**Civic Code:**  
**Civic Association Name:** Fan Area Business Alliance  
**Subdivision Name:** NONE  
**City Old and Historic District:**  
**National historic District:** Fan Area  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:**

**Economic Development**

**Care Area:** -  
**Enterprise Zone:**

**Environment**

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

**Census**

Census Year	Block	Block Group	Tract
2000	2009	0410002	041000
1990	210	0410002	041000

**Schools**

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

**Public Safety**

**Police Precinct:** 3  
**Police Sector:** 313  
**Fire District:** 12  
**Dispatch Zone:** 044B

**Public Works Schedules**

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

**Government Districts**

**Council District:** 2  
**Council District for 2025 (Current Election):** 2  
**Voter Precinct:** 207  
**State House District:** 78  
**State Senate District:** 14  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1911  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 6  
**Number Of Bed Rooms:** 3  
**Number Of Full Baths:** 2  
**Number Of Half Baths:** 0  
**Condition:** normal for age  
**Foundation Type:** Full Bsmt  
**1st Predominant Exterior:** Brick  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Flat or Shed  
**Roof Material:** Metal  
**Interior Wall:** Drywall  
**Floor Finish:** Softwood-standard  
**Heating Type:** Hot water or steam  
**Central Air:** Y  
**Basement Garage Car #:** 0  
**Fireplace:** Y

**Building Description (Out Building and Yard Items) :**

**Extension 1 Dimensions**

**Finished Living Area:** 1786 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 893 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 430 Sqft  
**Deck:** 152 Sqft



**Property Images**

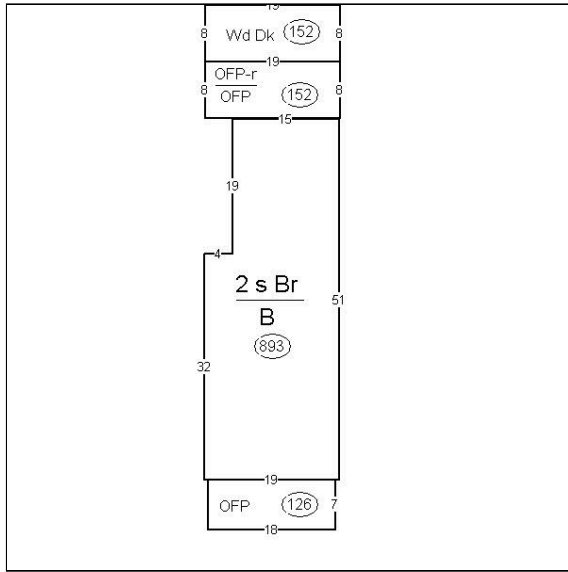
Name:W0001040003 Desc:R01



[Click here for Larger Image](#)

**Sketch Images**

Name: W0001040003 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: Muriel Johnson Murray Trust TRS PHONE: (Home) ( ) \_\_\_\_\_ (Mobile) ( ) \_\_\_\_\_  
ADDRESS: 2325 Hanover Avenue FAX: ( ) \_\_\_\_\_ (Work) ( ) \_\_\_\_\_  
Richmond, Virginia 23220 E-mail Address: \_\_\_\_\_

**PROPERTY OWNER'S**

REPRESENTATIVE: Cabinetry & Construction, Inc. PHONE: (Home) ( ) \_\_\_\_\_ (Mobile) (804) 495-8445  
(Name/Address) 18 South Thompson Street, Suite 162 FAX: (804) 405-8445 (Work) ( ) \_\_\_\_\_  
Richmond, Virginia 23221-2721 E-mail Address: robwright@cabinetry-construction.com  
Attn: Robert A. Wright

**TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE**

PROPERTY ADDRESS(ES): 2325 Hanover Avenue

TYPE OF APPLICATION:  VARIANCE  SPECIAL EXCEPTION  OTHER \_\_\_\_\_

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

APPLICATION REQUIRED FOR: A building permit to construct a second floor addition with a screened porch below to a single-family attached dwelling.

TAX PARCEL NUMBER(S): W000-1040/003 ZONING DISTRICT: R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The side yard (setback) requirement is not met. A side yard of three feet (3') is required; none is proposed along the western property line.

DATE REQUEST DISAPPROVED: November 18, 2024 FEE WAIVER: YES  NO:

DATE FILED: November 15, 2024 TIME FILED: 11:00 a.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAR-157614-2024

AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

**I BASE MY APPLICATION ON:**

SECTION 17.20 PARAGRAPH(S) \_\_\_\_\_ OF THE CHARTER OF THE CITY OF RICHMOND

SECTION 15.2 -2309.2  OF THE CODE OF VIRGINIA [OR]

SECTION 1040.3 PARAGRAPH(S) (1) 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: 11/26/24

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

CASE NUMBER: BZA 04-2025 HEARING DATE: January 8, 2024 AT 1:00 P.M.

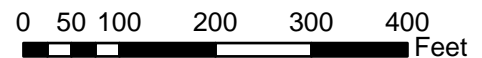
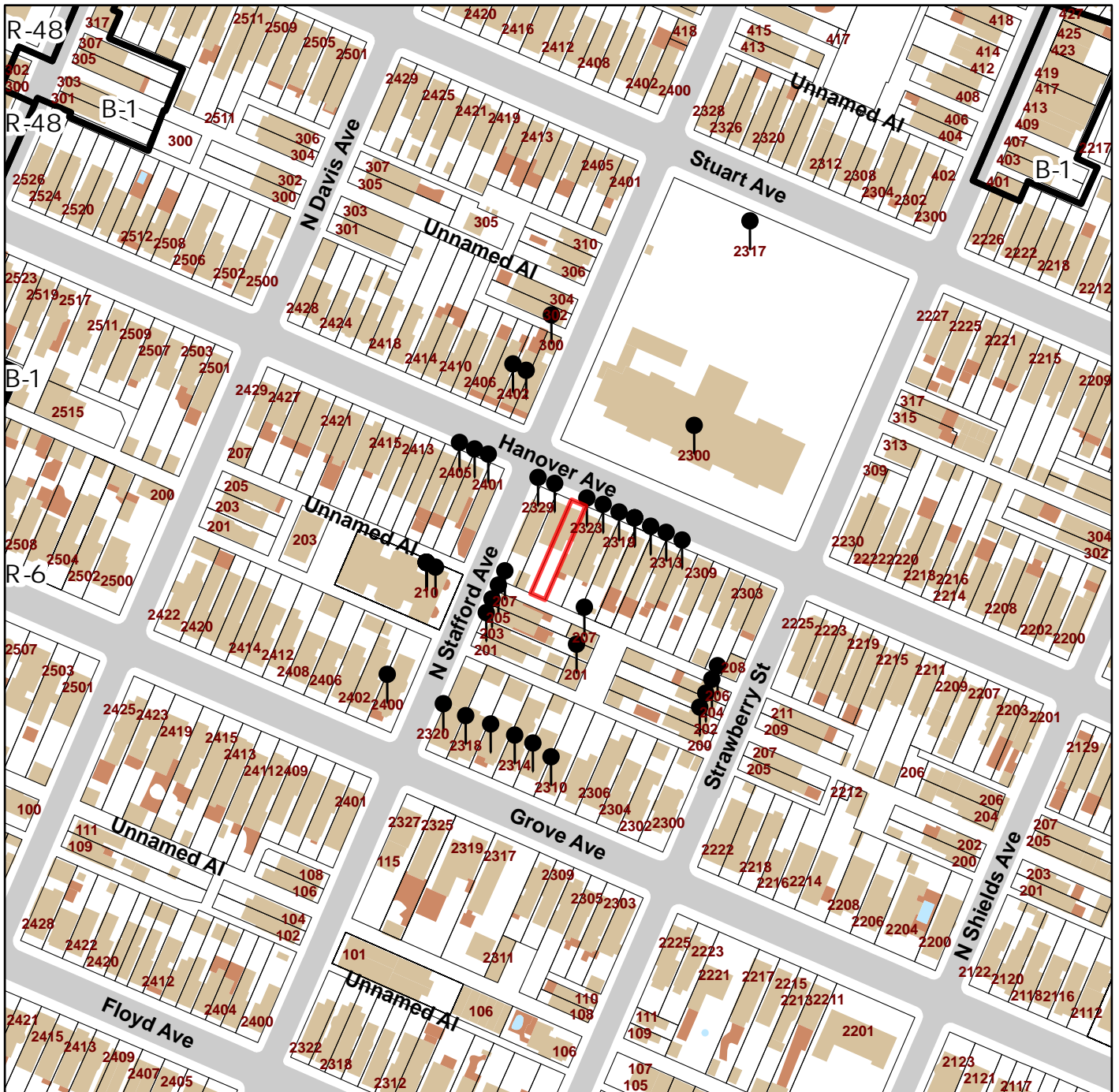
BOARD OF ZONING APPEALS CASE BZA 04-2025  
150' Buffer

APPLICANT(S): Muriel Johnson Murray Trust TRS

PREMISES: 2325 Hanover Avenue  
(Tax Parcel Number W000-1040/003)

SUBJECT: A building permit to construct a second floor addition with a first floor screened porch to an existing single-family (attached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.5(2)b of the Zoning Ordinance for the reason that:  
The side yard (setback) requirement is not met.





## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

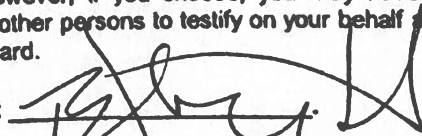
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340/6701). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it 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.

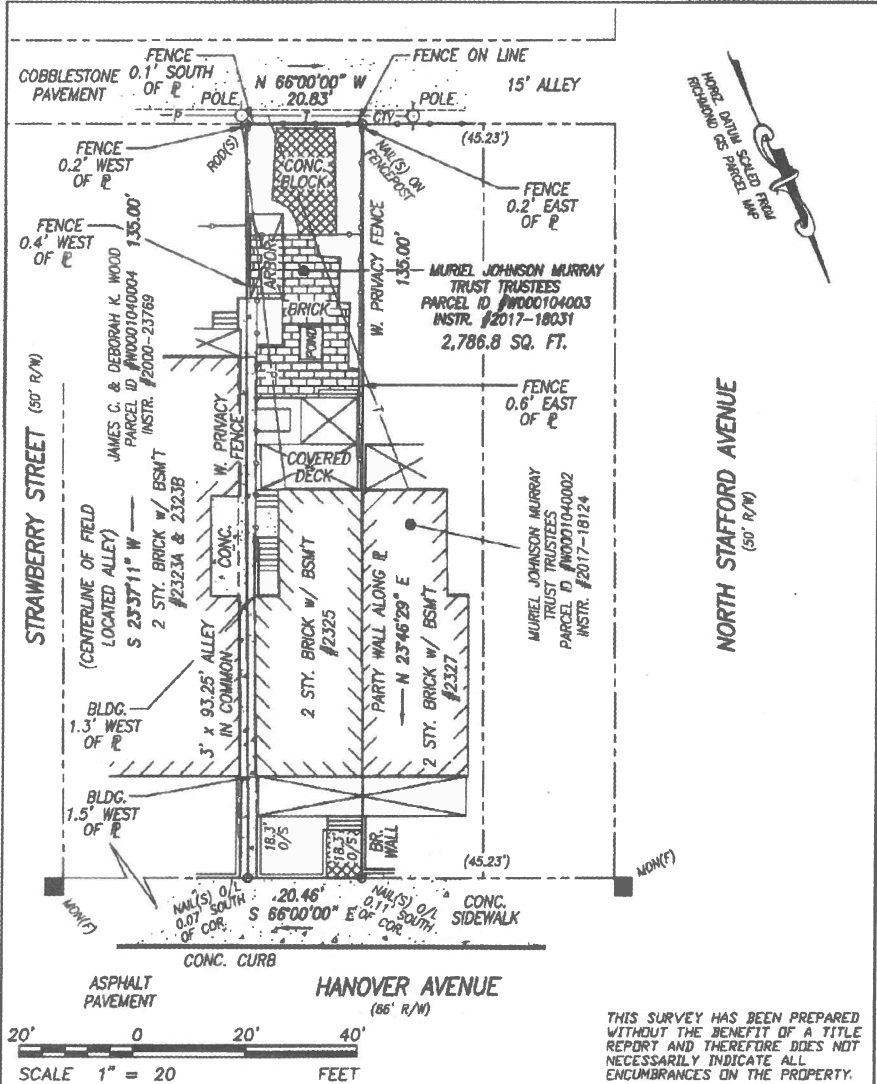
**Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting.** It is highly recommended that you contact your neighborhood association as soon as possible 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 \$175.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).

4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow 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:

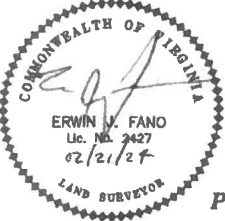
  
11/15/24

Revised: November 4, 2020



**PHYSICAL LOCATION SURVEY OF #2325 HANOVER AVENUE,  
CITY OF RICHMOND, VIRGINIA**

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.



NOTE: THIS PROPERTY APPEARS TO BE LOCATED IN ZONE "X" AS SCALED FROM FEMA COMMUNITY PANEL NO. 5101290036D (EFFECTIVE DATE: APRIL 02, 2009)

This is to certify that on FEBRUARY 21, 2024, I made an accurate Field Survey of the premises shown hereon; that all improvements and easements 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 as shown hereon.

**POTTS, MINTER and ASSOCIATES, P.C.**  
Engineers, Land Surveyors, Land Planners  
3620 Courthouse Road  
Richmond, Virginia 23238  
(804) 745-2878

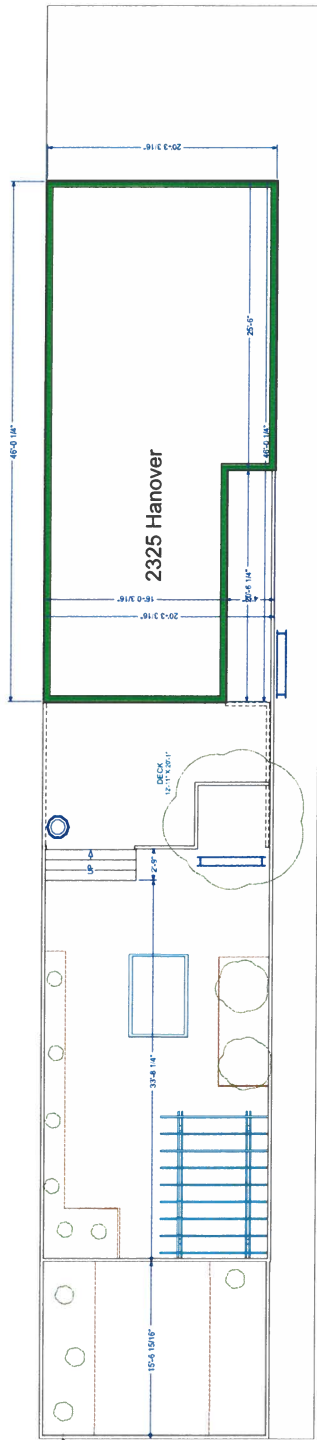
Date: 02/21/24  
Scale: 1" = 20'  
J.N. 8410-15

CHECKED: WKT

Cabinetry & Construction, Inc  
Suite 162 18 South Thompson St.  
Richmond Virginia 23221  
804-497-3491  
copyright 2007-2008 Cabinetry & Construction, Inc. All Rights Reserved

The Murray Residence  
2325 Hanover Ave  
Preliminary Construction Drawings  
7/22/2024





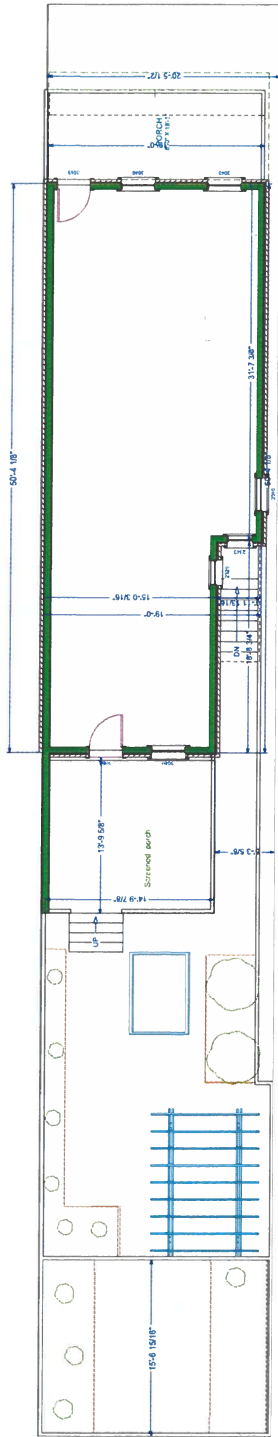
LIVING AREA  
443.50 SF

**As Built  
3/32 = 1'**

Cabinetry & Construction, Inc  
 Suite 162 18 South Thompson St.  
 Richmond Virginia 23221  
 804-497-3491

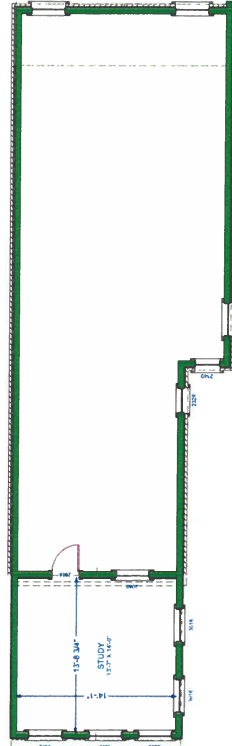
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The Murray Residence  
 2325 Hanover Ave  
 Preliminary Construction Drawings  
 7/22/2024



## First floor proposed

LIVING AREA  
89.50 FT



LIVING AREA  
99.50 FT

## Second floor Proposed

Lot size 2762 SF  
addition 197  
existing 824

total coverage 1021 sf 36%

R-6

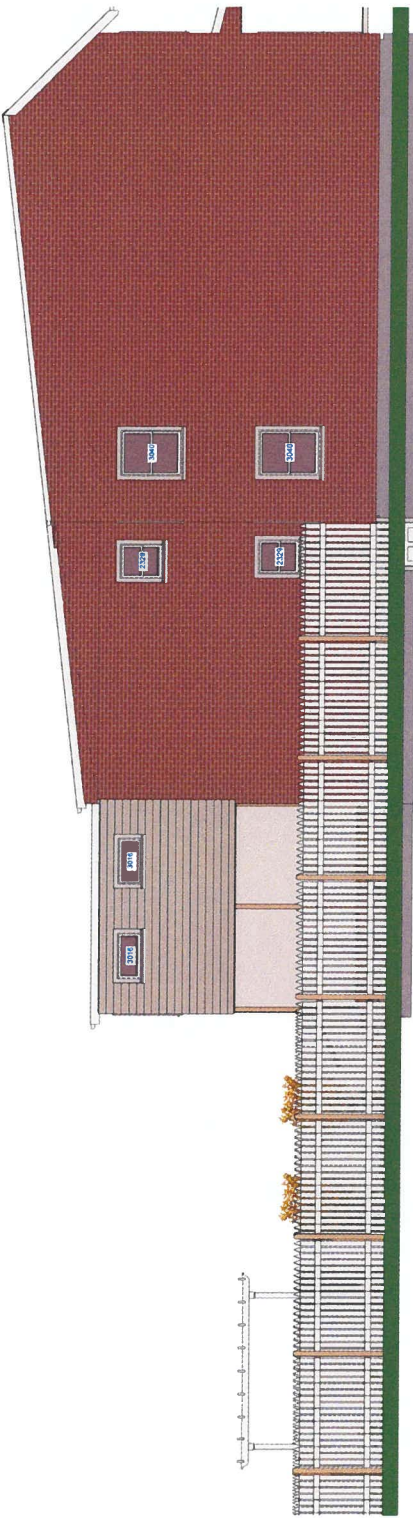
Materials: all siding to be Hardi cementitious or equal  
windows: clad  
Deck foundation to be PT posts  
Firewall to have masonry foundation wall

Cabinetry & Construction, Inc  
Suite 162 18 South Thompson St.  
Richmond Virginia 23221  
804-497-3491

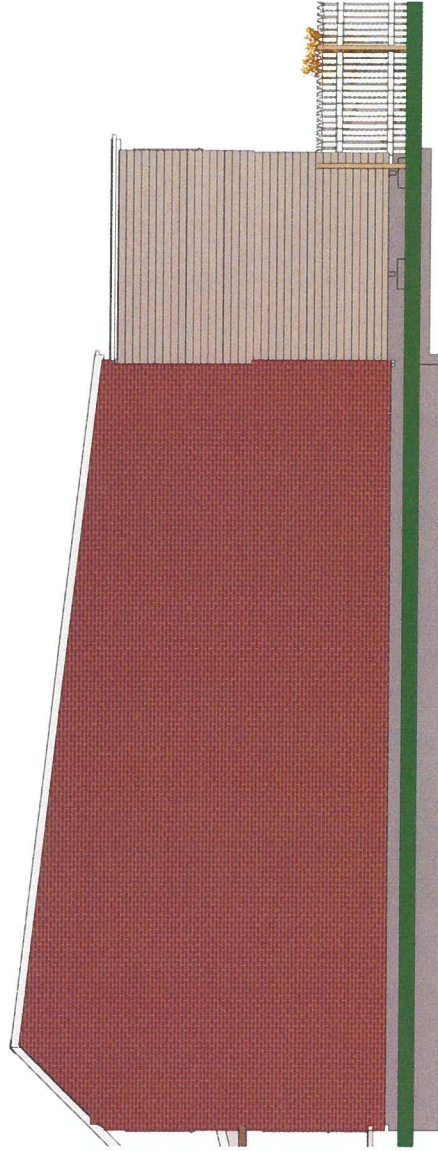
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The Murray Residence  
2325 Hanover Ave  
Preliminary Construction Drawings  
7/22/2024





East Elevation



West Elevation



South Elevation

Cabinetry & Construction, Inc  
 Suite 162 18 South Thompson St.  
 Richmond Virginia 23221  
 804-497-3491

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 2325 Hanover Ave  
 Preliminary Construction Drawings  
 7/22/2024



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Richmond Virginia 23221  
804-497-3491

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The Murray Residence  
2325 Hanover Ave  
Preliminary Construction Drawings  
7/22/2024





CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

November 13, 2024

Muriel Johnson Murray Trust  
2325 Hanover Avenue  
Richmond, VA 23220

Robert A. Wright  
Cabinetry & Construction, Inc.  
18 South Thompson Street, Suite 162  
Richmond, Virginia 23221-2721

Attn: Robert Wright

**RE: 2325 Hanover Avenue – Plan No. AV-155771-2024 (Case No. 38A-24)**

Dear Mr. Wright:

Your Administrative Variance, “to construct a second floor rear addition with a screened porch below” has been denied, as an adjoining property owner has objected to the request. As specified in Section 30-1040.4(a)(3), your request shall be transferred to the Board of Zoning Appeals (BZA) should you desire to continue to pursue your request. You will, however, be required to pay the normal filing fee of one-hundred seventy-five dollars (\$175) and re-submit the required plans in order for your case to be docketed.

If you wish for your case to be heard by the Board of Zoning Appeals (BZA), please file said request and pay the appropriate fee.

Now, therefore, be it resolved by the Zoning Administrator that a request for an Administrative Variance from the side yard (setback) requirement along the western property line is denied.

Very truly yours,

William C. Davidson  
Zoning Administrator

cc: Roy W. Benbow, Secretary, Board of Zoning Appeals



Christopher M. Mackenzie  
Attorney

Direct: (804) 783-7280  
CMackenzie@SandsAnderson.com

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November 13, 2024

**VIA email and overnight delivery service**

William Davidson, Zoning Administrator  
Zoning Administration Office  
900 E. Broad St., Room 110  
Richmond, VA 23219  
Chuck.Davidson@rva.gov

**RE: CA No. 38A-24 (AV-155771-2024)  
2325 Hanover Avenue, Richmond, VA 2320**

Dear Mr. Davidson,

Our firm represents Carolyn Dean (“**Ms. Dean**”) and Lonny Green (“**Dr. Green**”), the owners of 2323 Hanover Avenue, Richmond, Virginia (“**2323 Hanover**”). They are in receipt of your letter dated October 25, 2024 relating to the above-referenced application for an administrative variance filed by Ms. Murray as trustee of the Muriel Johnson Murray Trust, for a construction project at her home located at 2325 Hanover Avenue, Richmond, Virginia (“**2325 Hanover**”). Our clients object to the request for an administrative variance in this case.

Our clients only recently purchased 2323 Hanover Avenue. Soon after acquiring the property, our clients began experiencing boundary line and related issues with their new neighbor, Ms. Murray. In association with this dispute, our clients commissioned a survey of 2323 Hanover performed by A.G. Harocopos & Associates, P.C., dated June 25, 2024 (the “**Survey**”). I have enclosed a copy of the Survey for your review. As you’ll see, it shows partial encroachment of Ms. Murray’s fence onto our clients’ property. As part of the resolution of this dispute, our clients offered to allow the encroaching fence to remain, provided that Ms. Murray confirm that all previous and future construction at 2325 Hanover fully complies with applicable zoning ordinances and building codes in the City of Richmond and, to that end, that Ms. Murray provide them with any building or other permits issued by the City of Richmond prior to the commencement of any construction on their property.

Unfortunately, our clients were not provided with any of the application materials filed by Ms. Murray with respect to this request, but your office helpfully provided them yesterday. Upon review of the application materials, our clients have concerns about the design and manner of construction of this addition, and potential negative impacts it may have on their property as currently designed.

November 13, 2024

Page 2 of 2

It is also worth noting that the property that Ms. Murray owns on the western boundary, 2327 Hanover Avenue, was recently on the market, and we believe it to now be under contract. This contract purchaser may also be negatively impacted by this request, but is unlikely to have received any notice from the City if they have not yet closed on the property. Accordingly, our clients object to the administrative variance, and request that if Ms. Murry continues to seek a variance, the request be presented to the BZA for a thorough review, giving impacted neighbors such as Ms. Dean, Dr. Green, and any new owner of 2327 Hanover Avenue an opportunity to respond and voice their concerns regarding the side yard variance request.

Please feel free to contact me should you have any questions. Thank you for your attention to this matter.

Very Truly Yours,

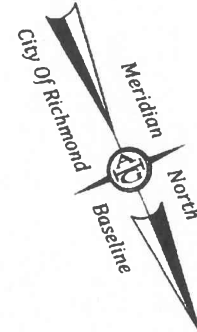
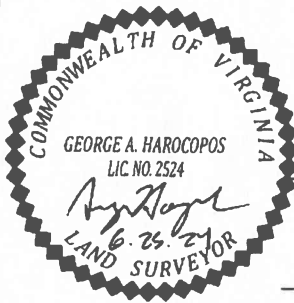
  
Christopher M. Mackenzie

Enclosure

This is to certify that on 6/25/24  
 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.

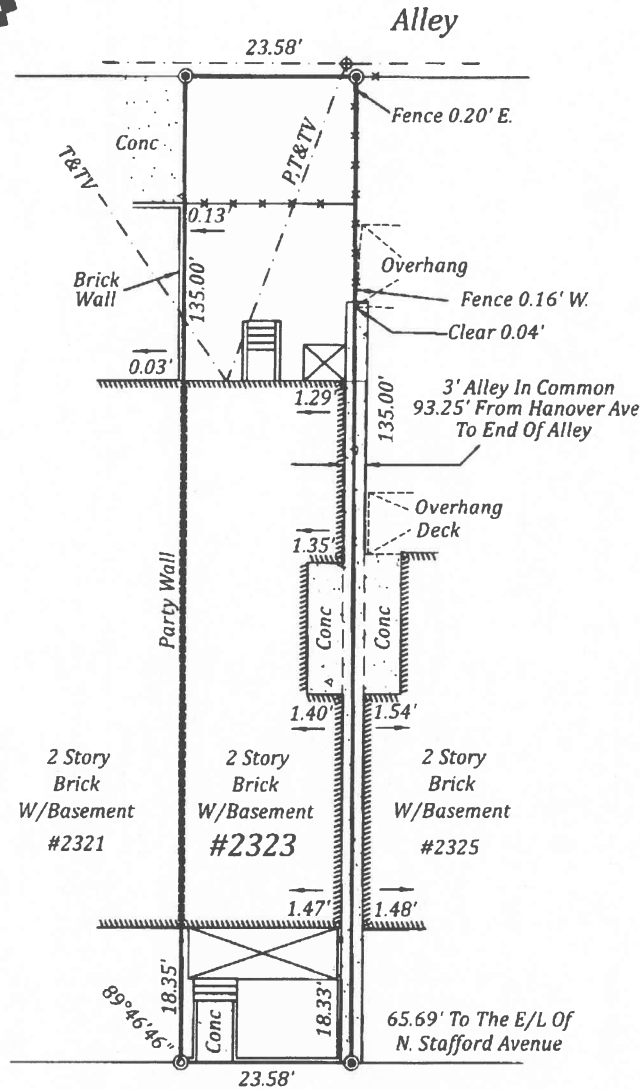
NOTE: THIS LOT APPEARS  
 TO BE IN FEMA FLOOD ZONE  
 X AS SHOWN ON FEMA  
 FLOOD INSURANCE RATE MAP  
 PANEL 5101290037D

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
- ⊙ Drill Hole/S
- ⊙ Nail/S



**HANOVER AVENUE**

SURVEY OF  
 LOTS & IMPROVEMENTS THEREON LOCATED AT  
**#2323 HANOVER AVENUE**  
 RICHMOND, VIRGINIA

JN 53569

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 6/25/24 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE  
 USE OF CAROLYN DEEN & LONNY GREEN