



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

January 10, 2024

Kathryn and Bruce Stoneman
1501 Claremont Avenue
Richmond, VA 23227

To Whom It May Concern:

RE: BZA 04-2024

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, February 7, 2024 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct a new two-story detached garage (18' x 25') accessory to a single-family (detached) dwelling at 1501 CLAREMONT AVENUE (Tax Parcel Number N000-1957/012), 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 **232 748 017#**. 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 February 7, 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 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 04-2024
Page 2
January 10, 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

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.

Bain Lisa D Trust Trustee
Po Box 15773
Richmond, VA 23227

Baker Abigail T And Knockemus Steve
1423 Claremont Ave
Richmond, VA 23227

Campbell Douglas A
1425 Claremont Avenue
Richmond, VA 23227

Dacey John
1504 Greycourt Ave
Richmond, VA 23227

Dwight Sarah
1507 Claremont Ave
Richmond, VA 23227

Garner Christine R
25 West Glendale Ave
Alexandria, VA 22301

Guidarelli A Francis & Ngoc My
1424 Claremont Ave
Richmond, VA 23227

Hammack Micol V
1500 Claremont Ave
Richmond, VA 23227

Huckabone Kimberly J And Marc L
1502 Claremont Ave
Richmond, VA 23227

Jernigan Elise C
1504 Claremont Ave
Richmond, VA 23227

Kipp Darren R
1506 Claremont Ave
Richmond, VA 23227

Mclean Leslie C
1500 Greycourt Ave
Richmond, VA 23227

Nikitakis John J
1421 Claremont Avenue
Richmond, VA 23227

Pryor Kathryn L And Joani F Latimer
1426 Claremont Ave
Richmond, VA 23227

Schoenig Elyse V
1420 Greycourt Ave
Richmond, VA 23227

Smith Canyon And Wade Sandra Gayle
1420 Claremont Ave
Richmond, VA 23227

Tickel Lucas
1422 Greycourt Ave
Richmond, VA 23227

Varner Ray Dale And Meghan Shaw
1422 Claremont Ave
Richmond, VA 23227

Woerner Rebecca P
1505 Claremont Ave
Richmond, VA 23227

Young Evelyn K
1506 Greycourt Ave
Richmond, VA 23227

Property: 1501 Claremont Ave **Parcel ID:** N0001957012**Parcel**

Street Address: 1501 Claremont Ave Richmond, VA 23227-
Owner: STONEMAN KATHRYN L
Mailing Address: 1501 CLAREMONT AVE, RICHMOND, VA 23227-3336
Subdivision Name : VIRGINIA PLACE
Parent Parcel ID:
Assessment Area: 206 - Bellevue South
Property Class: 115 - R One Story+ (1.25, 1.5, 1.75)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$110,000
Improvement Value: \$387,000
Total Value: \$497,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 8784.1
Acreage: 0.202
Property Description 1: L22 B3
Property Description 2: 0060.58X0145.00 0000.000
State Plane Coords(?): X= 11784751.500011 Y= 3738913.820470
Latitude: 37.58700095 , **Longitude:** -77.45832274

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 60
Rear Size: 145
Parcel Square Feet: 8784.1
Acreage: 0.202
Property Description 1: L22 B3
Property Description 2: 0060.58X0145.00 0000.000
Subdivision Name : VIRGINIA PLACE
State Plane Coords(?): X= 11784751.500011 Y= 3738913.820470
Latitude: 37.58700095 , **Longitude:** -77.45832274

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$110,000	\$387,000	\$497,000	Reassessment
2023	\$100,000	\$314,000	\$414,000	Reassessment
2022	\$75,000	\$299,000	\$374,000	Reassessment
2021	\$70,000	\$269,000	\$339,000	Reassessment
2020	\$65,000	\$268,000	\$333,000	Reassessment
2019	\$65,000	\$259,000	\$324,000	Reassessment
2018	\$65,000	\$240,000	\$305,000	Reassessment
2017	\$60,000	\$236,000	\$296,000	Reassessment
2016	\$55,000	\$236,000	\$291,000	Reassessment
2015	\$50,000	\$225,000	\$275,000	Reassessment
2014	\$50,000	\$225,000	\$275,000	Reassessment
2013	\$50,000	\$225,000	\$275,000	Admin Review
2012	\$50,000	\$164,000	\$214,000	Reassessment
2011	\$50,000	\$168,000	\$218,000	CarryOver
2010	\$50,000	\$168,000	\$218,000	Reassessment
2009	\$49,500	\$168,000	\$217,500	Reassessment
2008	\$49,500	\$168,000	\$217,500	Reassessment
2007	\$47,000	\$163,000	\$210,000	Reassessment
2006	\$36,900	\$163,300	\$200,200	Reassessment
2005	\$24,600	\$155,500	\$180,100	Reassessment
2004	\$21,600	\$136,400	\$158,000	Reassessment
2003	\$19,600	\$124,000	\$143,600	Reassessment
2002	\$17,700	\$111,700	\$129,400	Reassessment
2001	\$15,400	\$97,100	\$112,500	Reassessment
2000	\$14,000	\$80,900	\$94,900	Reassessment
1998	\$14,000	\$73,500	\$87,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/13/2004	\$0	LIST KATHRYN L	-	
03/13/2004	\$0	LIST KATHRYN L		2 - INVALID SALE-Relation Between Buyer/Seller
03/19/2001	\$123,000	HINER MARGARET C	ID2001-6362	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: North
Traffic Zone: 1003
City Neighborhood Code: BLVU
City Neighborhood Name: Bellevue
Civic Code: 0040
Civic Association Name: Bellevue Civic Association
Subdivision Name: VIRGINIA PLACE
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	5020	0104005	010400
1990	509	0104005	010400

Schools

Elementary School: Linwood Holton
Middle School: Henderson
High School: Marshall

Public Safety

Police Precinct: 4
Police Sector: 412
Fire District: 16
Dispatch Zone: 076A

Public Works Schedules

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

Government Districts

Council District: 3
Voter Precinct: 307
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1928
Stories: 1.5
Units: 0
Number Of Rooms: 7
Number Of Bed Rooms: 4
Number Of Full Baths: 3
Number Of Half Baths: 0
Condition: good for age
Foundation Type: 3/4 Crawl
1st Predominant Exterior: Stucco
2nd Predominant Exterior: Hardiplank Siding
Roof Style: Gable
Roof Material: Metal
Interior Wall: Drywall
Floor Finish: Hardwood-std oak, Vinyl tile, Ceramic tile
Heating Type: Hot water or steam
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Detached Garage, Residential Fencing

Extension 1 Dimensions

Finished Living Area: 2272 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 342 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 286 Sqft
Deck: 44 Sqft

Property Images

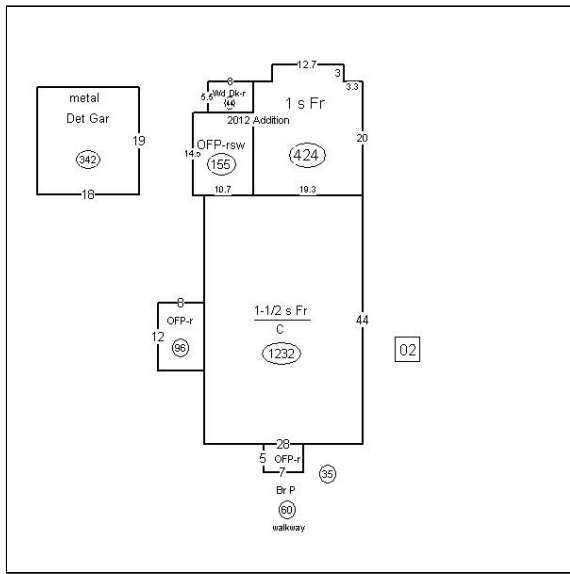
Name:N0001957012 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:N0001957012 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: Kathryn and Bruce Stoneman **PHONE: (Home) (804) 264-8608 (Mobile) (804) 396-0050**
ADDRESS 1501 Claremont Avenue **FAX: () _____ (Work) () _____**
Richmond, Virginia 23226 **E-mail Address: kastoneman@gmail.com**

PROPERTY OWNER'S

REPRESENTATIVE: _____ **PHONE: (Home) () _____ (Mobile) () _____**
(Name/Address) _____ **FAX: () _____ (Work) () _____**
_____ **E-mail Address:**

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES) 1501 Claremont Avenue

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-410.5(3) & 30-630.1(a)

APPLICATION REQUIRED FOR: A building permit to construct a new two-story detached garage (18' x 25') accessory to a single-family detached dwelling.

TAX PARCEL NUMBER(S): N000-1957/012 **ZONING DISTRICT:** R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The street side and rear yard (setback) requirements are not met. A street side yard of ten feet (10') is required along the Macarthur Avenue frontage; 1.75 feet ± is proposed. A rear yard of five feet (5') is required; 1.66 feet ± is proposed along the existing rear alley.

DATE REQUEST DISAPPROVED: December 20, 2023 **FEE WAIVER: YES NO:**

DATE FILED: December 15, 2023 **TIME FILED:** 12:00 p.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.:** BZAR-140470-2023

AS CERTIFIED BY: William C. O'Neil (ZONING ADMINSTRATOR)

I BASE MY APPLICATION ON:
SECTION 17.20 PARAGRAPH(S) _____ **OF THE CHARTER OF THE CITY OF RICHMOND**
SECTION 15.2 -2309.2 **OF THE CODE OF VIRGINIA** [OR]
SECTION 1040.3 PARAGRAPH(S) (1) **OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND**

TO BE COMPLETED BY APPLICANT

I have received the handouts, Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter
I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.
SIGNATURE OF OWNER OR AUTHORIZED AGENT: Kathryn S. Stoneman **DATE:** 1.4.24

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

CASE NUMBER: BZA 04-2024 **HEARING DATE:** February 7, 2024 **AT** 1:00 **P.M.**

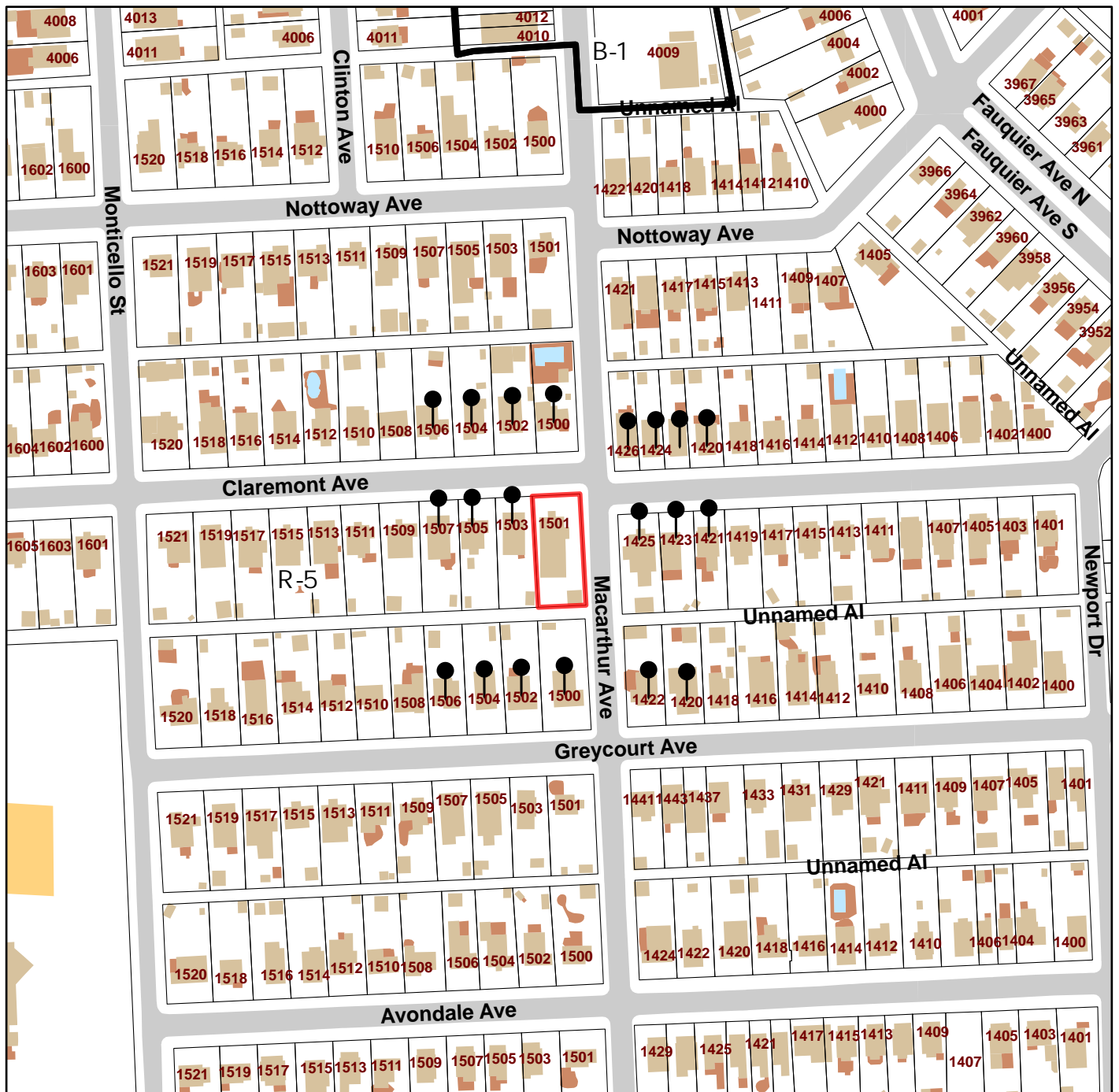
BOARD OF ZONING APPEALS CASE BZA 04-2024
150' Buffer

APPLICANT(S): Kathryn and Bruce Stoneman

PREMISES: 1501 Claremont Avenue
(Tax Parcel Number N000-1957/012)

SUBJECT: A building permit to construct a new two-story detached garage (18' x 25')
accessory to a single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-410.5(3) & 30-630.1(a)
of the Zoning Ordinance for the reason that:
The street side and rear yard (setback) requirements are not met.



0 50 100 200 300 400 Feet



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).

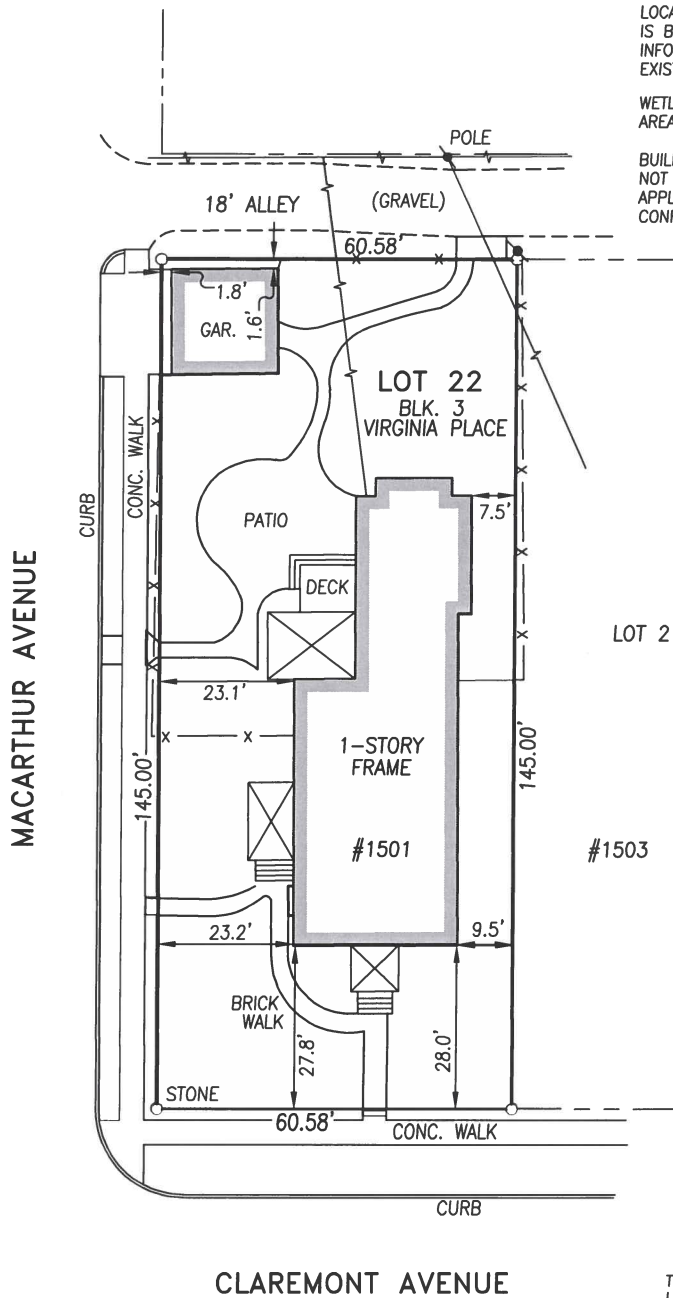
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such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

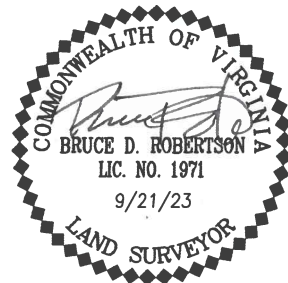
LOCATION OF U/G UTILITIES SHOWN ON THIS MAP IS BASED ON FIELD OBSERVATION AND RECORD INFORMATION. ADDITIONAL U/G UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.

WETLANDS (IF ANY) AND RESOURCE PROTECTION AREA LIMITS ARE NOT SHOWN ON THIS SURVEY.

BUILDING SETBACKS OR OTHER ZONING CONDITIONS NOT DETERMINED FOR THIS MAP. COMPLIANCE WITH APPLICABLE ZONING ORDINANCES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.



This plat was prepared without the benefit of a title report and may not, therefore, indicate all easements or conditions affecting subject property.



This is to certify that on 9/18/23
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.

**SURVEY SHOWING IMPROVEMENTS
ON PROPERTY LOCATED AT 1501 CLAREMONT AVENUE
LOT 22, BLOCK 3, VIRGINIA PLACE
CITY OF RICHMOND, VIRGINIA**

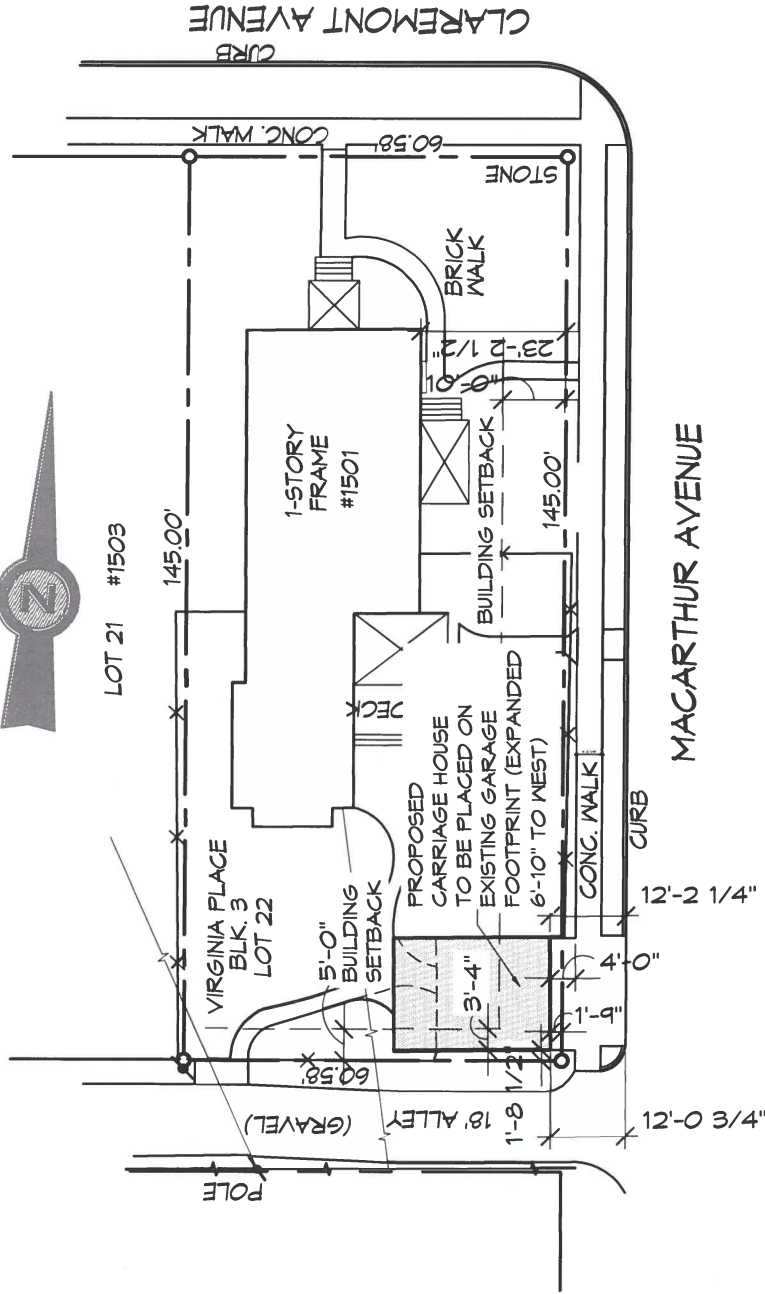


Bruce Robertson Land Surveying, P.C.

P.O. Box 35311 Richmond, Virginia Phone (804)218-2801

Date: 9/21/23
Scale: 1"=25'

JN 23246



dbao
 DESIGNS BY AARON OLSON
 804-560-4234
 aaron@dbao.design

Proposed:

Stone man Carriage House

1501 Claremont Avenue
 Richmond, Virginia
 12.1.2023

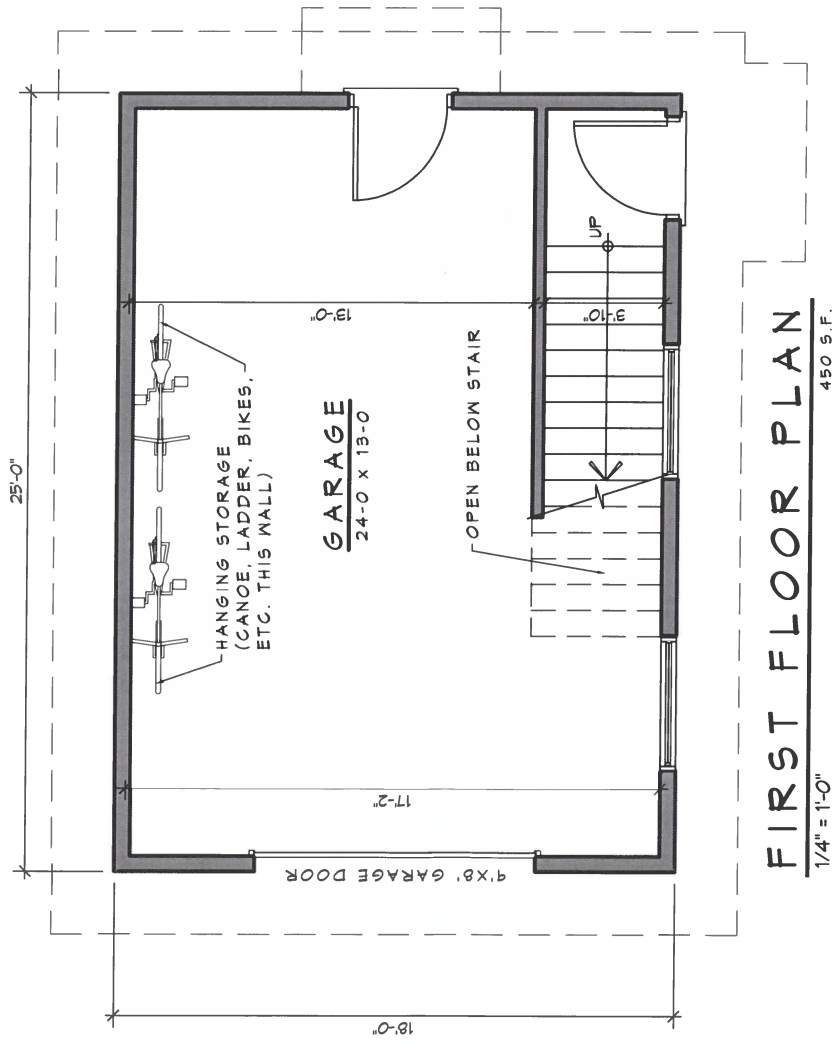
INFORMATION SHOWN PER SURVEY PREPARED
 BY BRUCE ROBERTSON ON 4.21.2023.

SCHEMATIC SITE PLAN
 1" = 20'

dbao
 DESIGNS BY AARON OLSON
 804-560-4234
 aaron@dbao.design

Proposed:

**Stoneman
 Carriage House**
 1501 Claremont Avenue
 Richmond, Virginia
 12.7.2023



FIRST FLOOR PLAN
 1/4" = 1'-0"
 450 S.F.

dbao
DESIGNS BY AARON OLSON

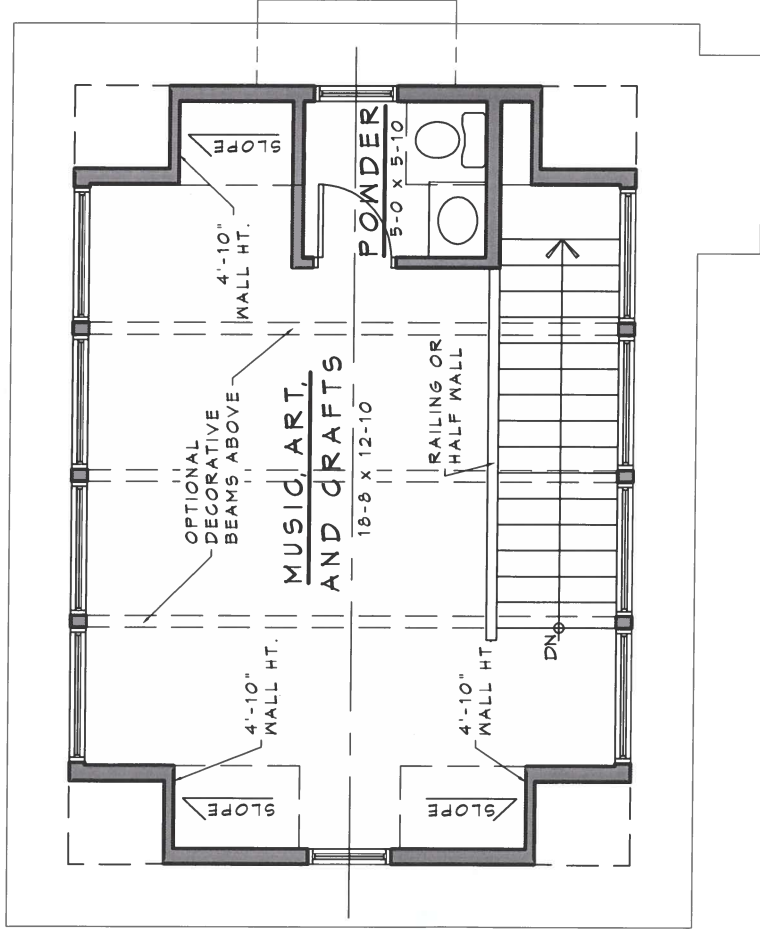
804-560-4234

aaron@dbao.design

Proposed:

Stone man Carriage House

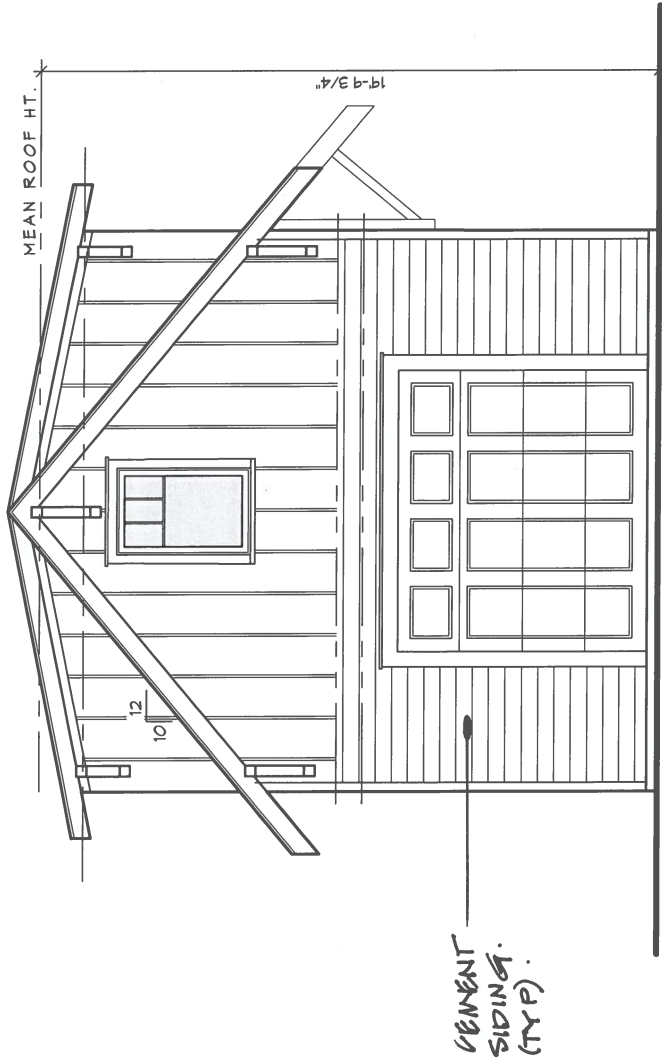
1501 Claremont Avenue
Richmond, Virginia
12.7.2023



SECOND FLOOR PLAN
1/4" = 1'-0"
318 S.F.

dbao
DESIGNS by AARON OLSON
804-560-4234
aaron@dbao.design

Proposed:
**Stone man
Carriage House**
1501 Claremont Avenue
Richmond, Virginia
12.7.2023



EAST ELEVATION

1/4" = 1'-0"

dbao
DESIGNS BY AARON OLSON

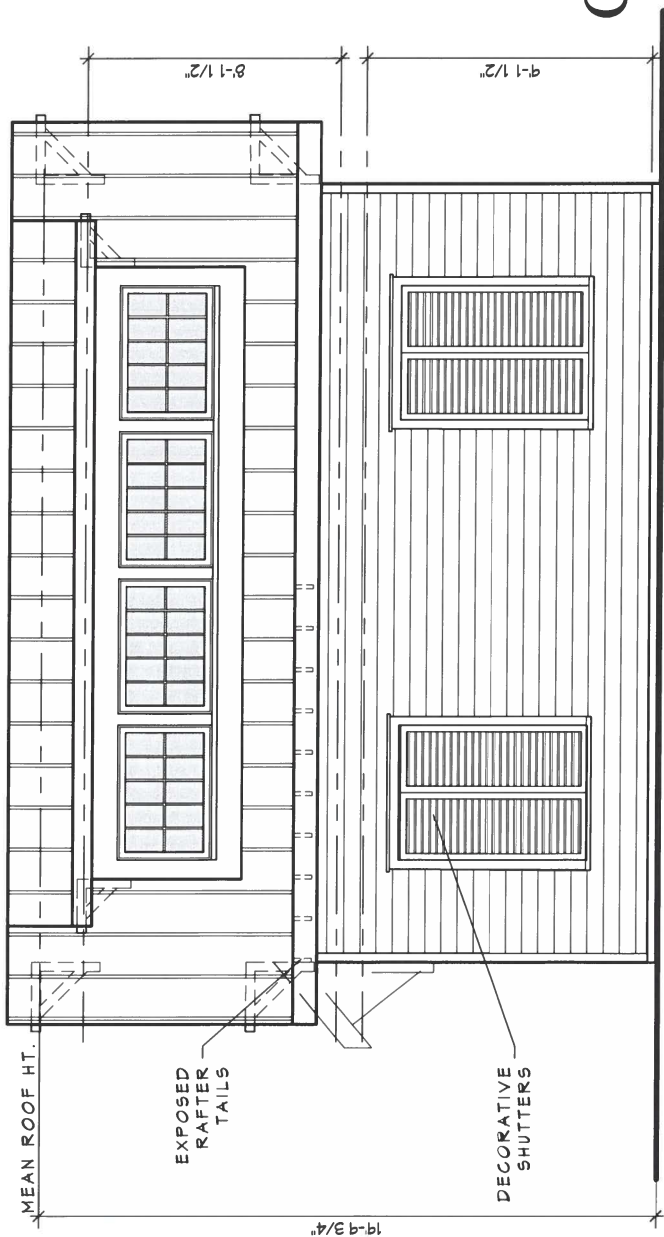
804-560-4234

aaron@dbao.design

Proposed:

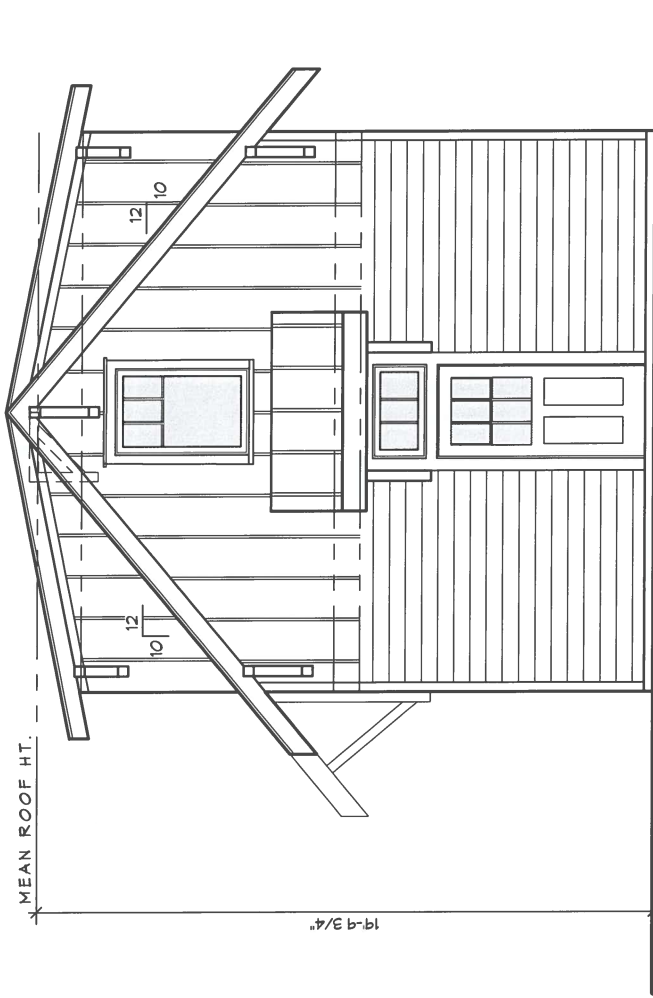
Stone man Carriage House

1501 Claremont Avenue
Richmond, Virginia
12.7.2023



SOUTH ELEVATION

1/4" = 1'-0"



dbao
DESIGNS BY AARON OLSON
804-560-4234
aaron@dbao.design

Proposed:

Stone Man Carriage House

1501 Claremont Avenue
Richmond, Virginia
12.7.2023

WEST ELEVATION

1/4" = 1'-0"



DESIGNS BY AARON OLSON

804-560-4234

aaron@dbao.design

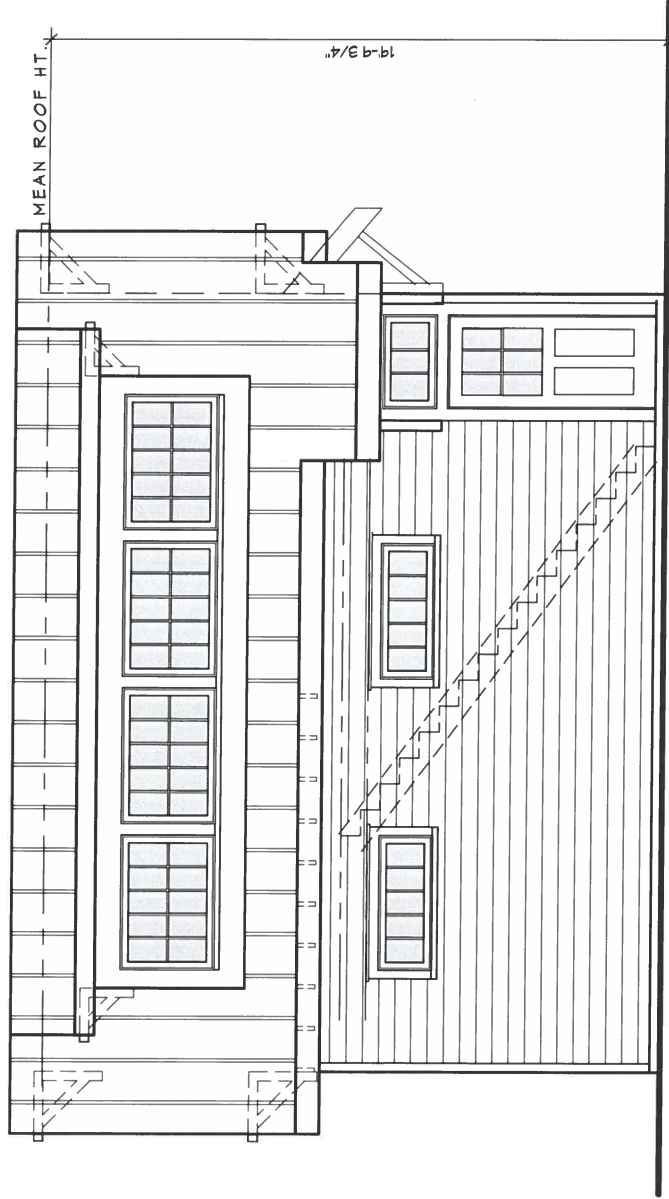
Proposed:

Stone man Carriage House

1501 Claremont Avenue

Richmond, Virginia

12.7.2023



NORTH ELEVATION

1/4" = 1'-0"

Richmond, Virginia

Google Street View

Oct 2023 See more dates



3918 MacArthur Ave

Richmond, Virginia

Google Street View

Oct 2023 See more dates

