



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

December 6, 2019

LB Legacy LLC
9176 Cudlipp Avenue
Mechanicsville, VA 23220

Mark Baker
Baker Development Resources
1519 Summit Avenue, Suite 102
Richmond, Virginia 23220

To Whom It May Concern:

RE: **BZA 02-2020**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Thursday, January 2, 2020 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for a building permit to split an existing lot improved with a single-family detached dwelling and to construct a new single-family detached dwelling on the proposed vacant lot at 1317 NORTH 22nd STREET (Tax Parcel Number E000-0616/022), located in an R-6 (Single-Family Attached Residential District).

Please be advised that the applicant or the applicant's representative must be present at the hearing. 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.

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 02-2020
Page 2
December 6, 2019

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 <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx> . 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.

Please 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. Please note that the Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbors and neighborhood association(s). Please contact your neighborhood association to determine their meeting schedule. Be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. For your convenience a list of the property owner(s) which have been identified based on the City Assessor's records as being located within a 150' radius of subject property is being provided to you (see attachment).

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,



Roy W. Benbow, Secretary
Phone: (804) 240-2124
Fax: (804) 646-5789
E-mail: Roy.Benbow@richmondgov.com

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.

Ashbaugh Jessica Lynn 1320 N 22nd St Richmond VA 23223	Bhargava Indu B And Vishwa M 1511 Harborough Court Henrico VA 23238	Brown Leroy And Mary F 1016 Three Chopt Road Manakin Sabot VA 23103
Buffington Richard Wayne Jr & Stockwell Torey Mendel 1401 N 22nd St Richmond VA 23223	Cc Richmond Ii Lp 11 S 12th St #108 Richmond VA 23219	Christian Dr Joan B 1608 S Meadow St Richmond VA 23220
Coleman Elizabeth W 2208 Fairmount Ave Richmond VA 23223	Davis Matthew J & Dorothy P 6230 Meadowburn Dr North Chesterfield VA 23234	Eco Marble & Granite Inc 4297 Carolina Ave Richmond VA 23222
Fairmount2210 LLC 101 Brookhill Ct Colonial Heights VA 23834	Garrett Patrick & Hilda 1306 N 23rd St Richmond VA 23223	Georgi Georgiev LLC 3006 Lincoln Ave Richmond VA 23228
Gunn Latashi Y 1108 Izaak Walton Rd Madison Heights VA 24572	Hendricks Brigitte 1314 N 22nd St Richmond VA 23223	J & A Han Llc 167 Grayash Richmond VA 23238
Jireh Construction Co Inc 20 Labrook Dr Richmond VA 23225	Linilton Realty Company LLC 10101 Duryea Drive Richmond VA 23235	Lozoya Franciso Raul And Nora Gabriela 2218 Fairmount Ave Richmond VA 23223
Martin Michelle 1320 North 23rd St Richmond VA 23223	Mcphillips Tyler Watkins And Meredith Mcmahan 2206 Fairmount Ave Richmond VA 23223	Nadder John J Jr & Teresa S 10608 Runnymede Dr Glen Allen VA 23059
Nobles Realty LLC 15120 Elk Run Rd Chantilly VA 20151	Pernik LLC 3006 Lincoln Ave Richmond VA 23228	Rlr 2 LLC 2317 Carrington St Richmond VA 23223
Rohrs Harold And Sneed Caitlin Rose 1311 N 22nd St Richmond VA 23223	Seven Hills Construction LLC 8400 Bronwood Rd Richmond VA 23229	Streetcar Properties LLC 615 North 25th St Richmond VA 23223
Thomas Randall And Swanson Daniel 2212 Fairmount Ave Richmond VA 23223	Toma Nereida R 1321 N 22nd St Richmond VA 23223	Willowbrook Homes LLC 212 Keystone Ct Elizabethtown KY 42701

Property: 1317 N 22nd St **Parcel ID:** E0000616022**Parcel**

Street Address: 1317 N 22nd St Richmond, VA 23223-
Owner: LB LEGACY LLC
Mailing Address: 9176 CUDLIPP AVE, MECHANICSVILLE, VA 23116
Subdivision Name : FAIRMOUNT
Parent Parcel ID:
Assessment Area: 332 - East End - Fairmont/Creighton
Property Class: 120 - R Two Story
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2019
Land Value: \$45,000
Improvement Value: \$19,000
Total Value: \$64,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 7440
Acreage: 0.171
Property Description 1: 0060.00X0124.00 0000.000
State Plane Coords(?): X= 11798237.500021 Y= 3722870.085656
Latitude: 37.54251915 , **Longitude:** -77.41246638

Description

Land Type: Residential Lot A
Topology:
Front Size: 60
Rear Size: 124
Parcel Square Feet: 7440
Acreage: 0.171
Property Description 1: 0060.00X0124.00 0000.000
Subdivision Name : FAIRMOUNT
State Plane Coords(?): X= 11798237.500021 Y= 3722870.085656
Latitude: 37.54251915 , **Longitude:** -77.41246638

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$50,000	\$208,000	\$258,000	Reassessment
2019	\$45,000	\$19,000	\$64,000	Reassessment
2018	\$30,000	\$20,000	\$50,000	Reassessment
2017	\$30,000	\$8,000	\$38,000	Reassessment
2016	\$30,000	\$10,000	\$40,000	Reassessment
2015	\$30,000	\$13,000	\$43,000	Reassessment
2014	\$30,000	\$13,000	\$43,000	OfficeReview
2013	\$30,000	\$91,000	\$121,000	Reassessment
2012	\$50,000	\$111,000	\$161,000	Reassessment
2011	\$50,000	\$118,000	\$168,000	CarryOver
2010	\$50,000	\$118,000	\$168,000	Reassessment
2009	\$50,000	\$123,000	\$173,000	Reassessment
2008	\$27,200	\$105,000	\$132,200	Reassessment
2007	\$27,200	\$72,000	\$99,200	Reassessment
2006	\$50,000	\$30,000	\$80,000	Reassessment
2005	\$25,000	\$30,000	\$55,000	Reassessment
2004	\$25,000	\$30,000	\$55,000	Reassessment
2003	\$30,000	\$10,000	\$40,000	Reassessment
2002	\$5,700	\$17,000	\$22,700	Reassessment
1998	\$5,500	\$16,500	\$22,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
01/28/2019	\$88,000	HILLIARD JALEEL ADMINISTRATOR	ID2019-1667	2 - INVALID SALE-Foreclosure, Forced Sale etc.
01/20/2018	\$0	HILLIARD ISIAH		2 - INVALID SALE-Relation Between Buyer/Seller
04/14/2017	\$21,000	HILLIARD ISIAH AND	ID2017-7359	2 - INVALID SALE-Relation Between Buyer/Seller
02/13/2006	\$0	PLYMOUTH DOUGLAS AND	IW2006-100	
10/30/2001	\$40,000	INVESTORS CLUB LLC	ID2001-29998	
11/12/1997	\$0	Not Available	09700-24916	
04/04/1997	\$11,500	Not Available	009700-07342	

Planning

Master Plan Future Land Use: SF-MD
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: East
Traffic Zone: 1038
City Neighborhood Code: FRMT
City Neighborhood Name: Fairmount
Civic Code: 1190
Civic Association Name: Unity Civic League
Subdivision Name: FAIRMOUNT
City Old and Historic District:
National historic District: Fairmount
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	2024	0203002	020300
1990	402	0203004	020300

Schools

Elementary School: George Mason
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 113
Fire District: 11
Dispatch Zone: 107A

Public Works Schedules

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

Government Districts

Council District: 7
Voter Precinct: 702
State House District: 70
State Senate District: 16
Congressional District: 4

Extension 1 Details

Extension Name: R01 - R#202489-2Sty.V/F-D.TH
Year Built: 1900
Stories: 2
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 4
Number Of Full Baths: 2
Number Of Half Baths: 1
Condition: good for age
Foundation Type: Full Crawl
1st Predominant Exterior: Alum/Vinyl
2nd Predominant Exterior: N/A
Roof Style: Flat or Shed
Roof Material: Metal
Interior Wall: Drywall
Floor Finish: Softwood-standard, Ceramic tile
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 2089 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: 161 Sqft
Deck: 0 Sqft

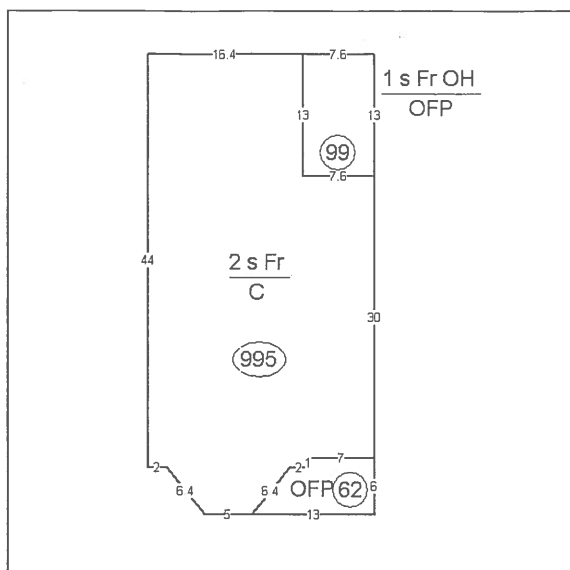
Property Images

Name:E0000616022 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:E0000616022 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: LE Legacy LLC PHONE: (Home) () (Mobile) (804) 873-6963
ADDRESS 9176 Cudlipp Avenue FAX: () (Work) ()
Mechanicsville, VA 23220 E-mail Address: anthony78a@gmail.com

PROPERTY OWNER'S

REPRESENTATIVE: Mark Baker PHONE: (Home) () (Mobile) (804) 874-6275
(Name/Address) Baker Development Resources FAX: () (Work) ()
1519 Summit Avenue, Suite 102 E-mail Address: markbaker@bakerdevelopmentresources.com
Richmond, Virginia 23220

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1317 North 22nd Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.4(1) & 30-412.5(1)(b)

APPLICATION REQUIRED FOR: A building permit to split an existing lot improved with a single-family detached dwelling and to construct a new single-family detached dwelling on the proposed vacant lot.

TAX PARCEL NUMBER(S): E000-0616/022 ZONING DISTRICT: R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area, lot width, and side yard (setback) requirements are not met. Lot areas of five thousand square feet (5,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 7,485 square feet and a lot width of sixty feet (60') currently exists. A lot area of 3,742.5 square feet and width of 30 feet is proposed for No. 1317. A lot area of 3742.5 square feet and width of 30 feet is proposed for the newly created lot No. 1315. A side yard of five (5) feet is required; 4.86' is proposed along the southern property line for the existing dwelling (No. 1317), and side yards of 4' are proposed for proposed dwelling (No. 1311).

DATE REQUEST DISAPPROVED: November 11, 2019

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: November 11, 2019 TIME FILED: 2:30 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-064379-2019

AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND
SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]
SECTION 1040.3 PARAGRAPH(S) 2 OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☒

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 12/3/2019

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

CASE NUMBER: BZA 02-2020 HEARING DATE: January 2, 2020 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 02-2020

150' Buffer

APPLICANT(S): LB Legacy LLC

PREMISES: 1317 North 22nd Street

(Tax Parcel Number E000-0616/022)

SUBJECT: A building permit to split an existing lot improved with a single-family detached dwelling and to construct a new single-family detached dwelling on the proposed vacant lot.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.4(1) & 30-412.5(1)(b) of the Zoning Ordinance for the reason that:

The lot area, lot width, and side yard (setback) 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 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 (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 absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx> 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.
4. **Please 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 \$150.00 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 (804-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: _____

(Revised: 4/28/16)

ALLEY LINE
ACCORDING TO
CITY BASELINE
SHEET 8SE

16' ALLEY

60.0' TO THE
S/LINE OF
"T" ST.

60.00'

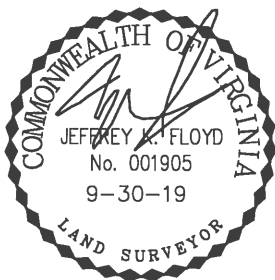
R/S

7,485
Sq. Ft.

LB LEGACY LLC
PARCEL ID: E0000616022
DEED REF. 2019-1667

GEORGI GEORGIEV LLC
PARCEL ID: E0000616024
DEED REF. 2014-20302

ECO & MARBLE & GRANITE INC.
PARCEL ID: E0000616021
DEED REF. 2018-15549



60.0' TO THE
S/LINE OF
"T" ST.

PK NAIL
FOUND

N 22nd STREET
66' R/W

66' R/W

R/S ON
LINE 3.26'
FROM COR.

60.00'

2:47:52"

89

MAP SHOWING THE IMPROVEMENTS
ON No. 1317 N. 22 STREET
IN THE CITY OF RICHMOND, VA.



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481
COPYRIGHT © VIRGINIA SURVEYS
All rights reserved.

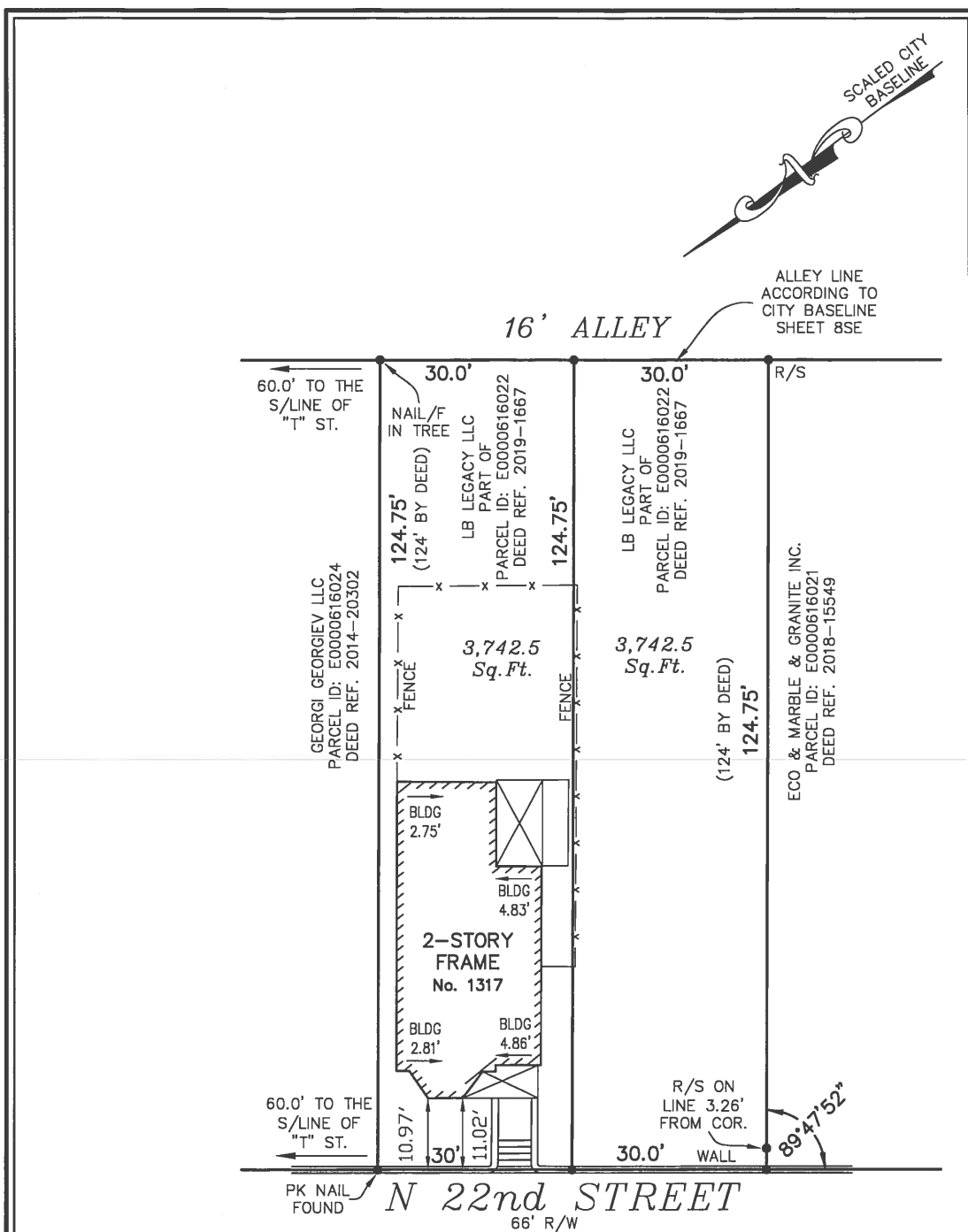
DATE: 9-30-19

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 190912917



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481
COPYRIGHT © VIRGINIA SURVEYS
All rights reserved.

SKETCH SHOWING A PROPOSED
DIVISION OF No. 1317 N. 22 SREET
IN THE CITY OF RICHMOND, VA.

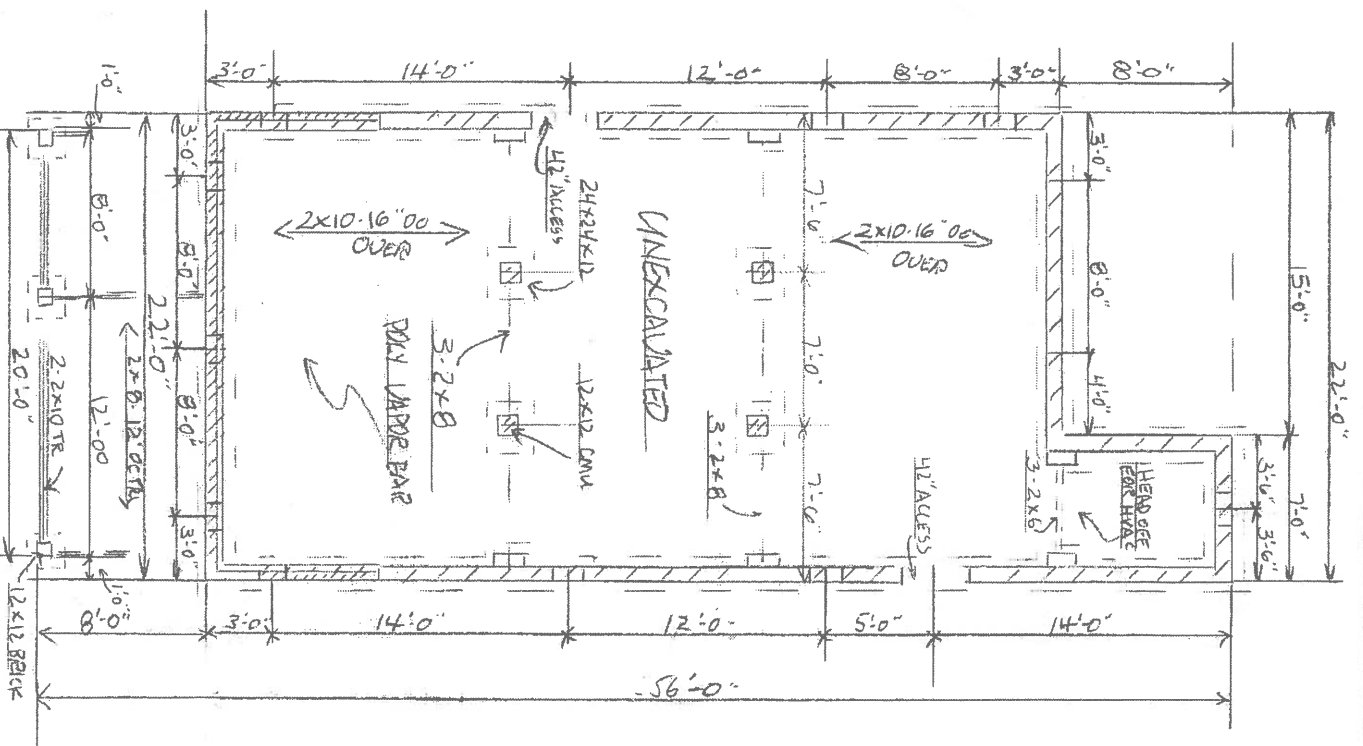
DATE: 9-30-19

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 190912917



Pg 1 of 3

$$\frac{24 \times 24 \times 12}{\text{CONC}}$$

Siding will be
cementitious per
applicant

* OPTIONAL CONC
POBCH DEPENDANCE
ON GRADE

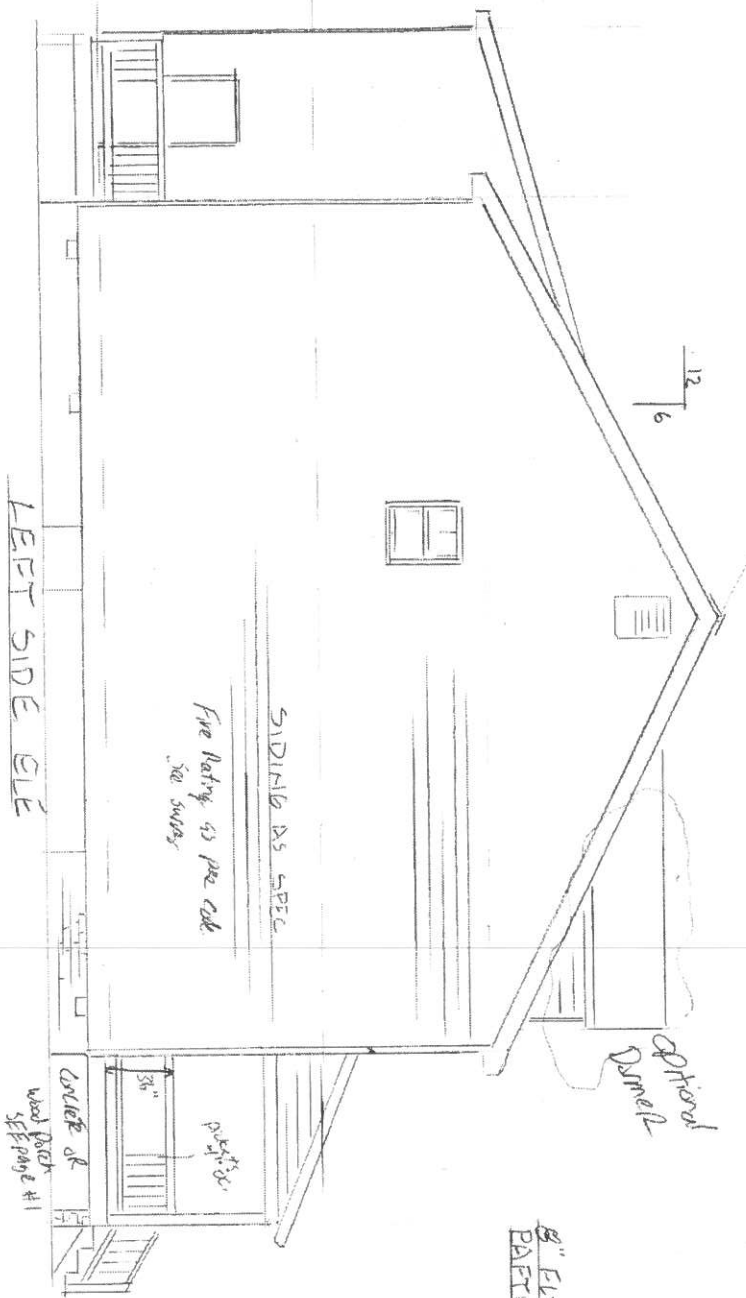
UNEXCITED

POLYMER BAR

⑤

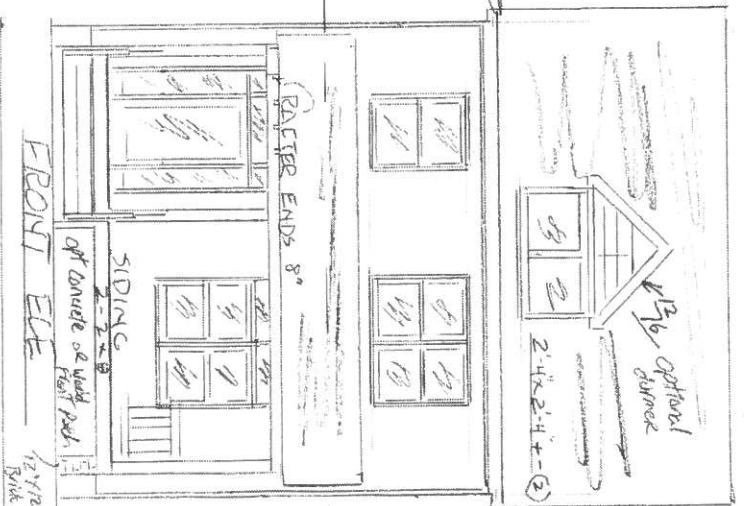
UNLIMITED GENERATIONS INC
JUNE 2018





COVER OF
WOOD PORCH
SEE PAGE #1

SCALE 1/4" = 1'-0"

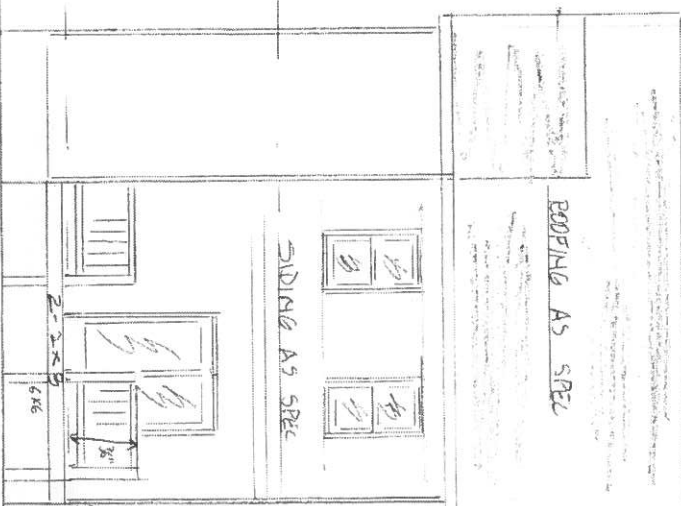


FRONT ELEV

12/12
SCALE PER

Siding will be cementitious per applicant

REAR ELEV



ROOFING AS SPEC

SIDING AS SPEC

2'-2 1/2\"/>

RO 3043

1514

BT

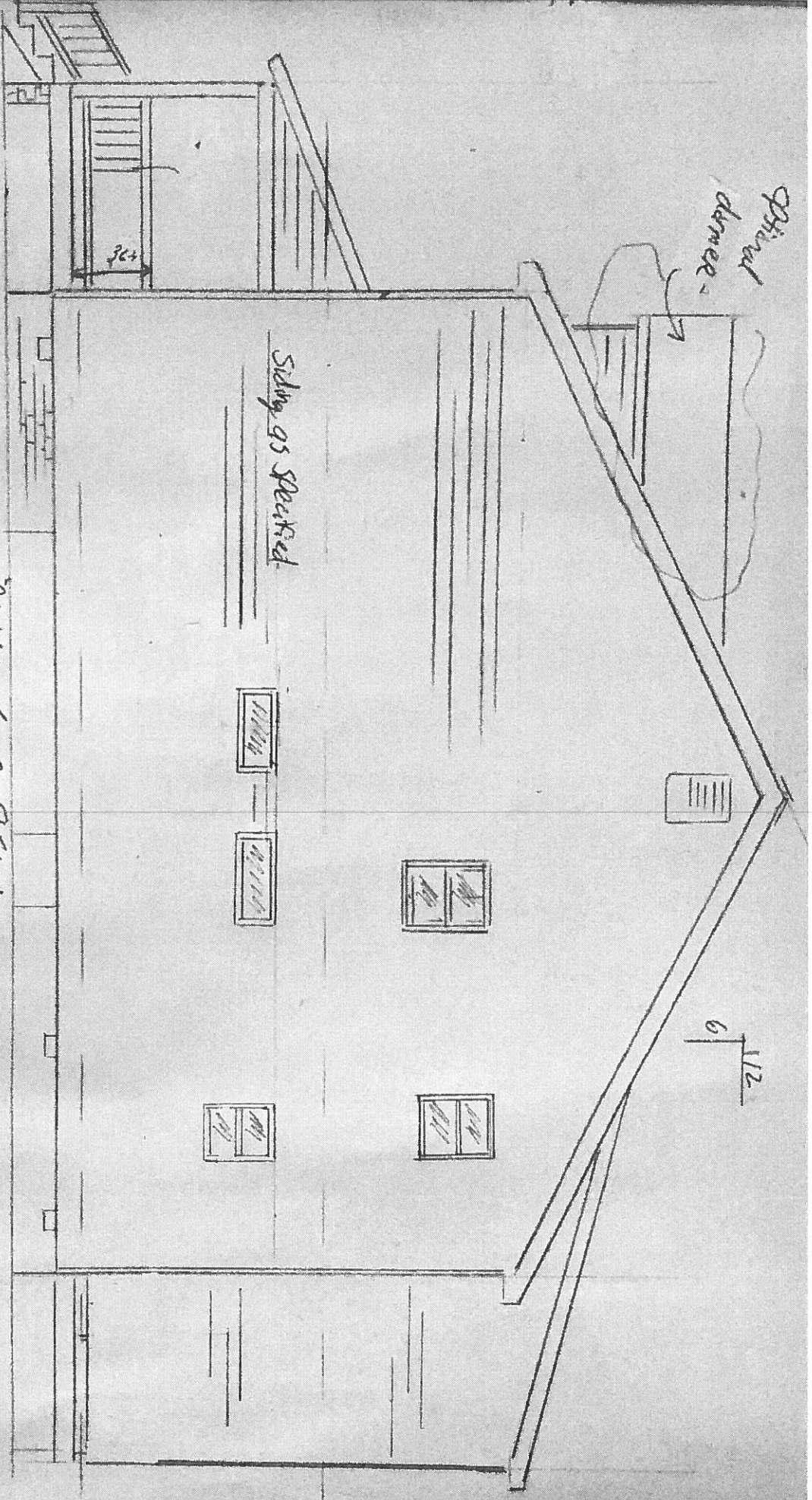
Shed
dormer

112
6

Siding as specified

1/4" = 1'-0"

RIGHT SIDE ELEVATION
1315 NORTH 22ND STREET





CITY OF RICHMOND

DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING ADMINISTRATION

May 16, 2006

Isaiah Hilliard
8020 Arbor Glen Place
Richmond, VA 23227

Re: 1317 North 22nd Street (Tax Map: E000-0616/022)

Dear Mr. Hilliard:

Thank you for your request for a *Zoning Confirmation Letter* regarding the above referenced property. In response to your letter, please be advised of the following:

The property is located within a R-6 (Single-Family Attached Residential) zoning district, which requires a minimum lot area of not less than five thousand square feet (5,000 SF) and a minimum lot width of not less than fifty feet (50') for single-family detached dwellings. According to City Assessor's records, the subject property has a lot width of sixty feet (60') and a lot depth of one hundred twenty-four feet (124'), which results in a lot area of 7,440 square feet. According to deeds, the subject property has been conveyed as "All that certain lot, piece or parcel of land, with the improvements thereon and appurtenances thereto belonging, lying and being and situated in the City of Richmond, Virginia...known as 1317 North 22nd Street...". The lot is deeded as one (1) independent lot of record.

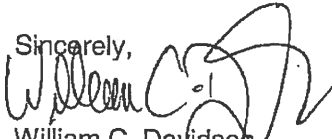
In summary, based on the information available to me at this time, it is my determination that one (1) lot exists from the zoning perspective. Splitting the existing lot and creating an additional lot would not be permitted because the minimum lot area and lot width requirements cannot be met for each proposed lot. Requesting and obtaining a Variance from the lot area and lot width from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) from City Council may be a possibility. For more information concerning the BZA process, please contact the Zoning Office at 646-6340. For information concerning the SUP process, please contact the Land Use Administration Office at 646-6304.

You are hereby advised that you have thirty (30) days from this notice in which to appeal this decision to the Board of Zoning Appeals, in accordance with §15.2-2311 of the Code of Virginia and §17.19 of the Richmond City Charter, or this decision shall be final and unappealable. Such appeal must be in writing and must be filed with the Secretary to the Board of Zoning Appeals. Said appeal shall indicate in specific terms the grounds for the appeal and must be accompanied by a filing fee of two hundred fifty dollars (\$250.00).

Isaiah Hilliard
Re: 1317 North 22nd Street
May 16, 2006
Page 2

I hope this information is sufficient. Should you have any additional questions, please contact Zoning Officer David Duckhardt at 646-6917.

Sincerely,



William C. Davidson
Zoning Administrator