



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

April 8, 2022

Rabieh Danil, Assaad Danil & Ossama Danil
5175 Old Forester Lane
Glen Allen, Virginia 23060

Joseph F. Yates, Architect
2501 Monument Avenue, Suite 305
Richmond, VA 23220

To Whom It May Concern:

RE: BZA 10-2022

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, May 4, 2022 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 single-family (detached) dwelling at 2607 Q STREET (Tax Parcel Number E000-0475/004), located in an R-6 (Single-Family Attached Residential) District. This meeting will be open to in-person participation. To maximize compliance with public health guidance aimed at preventing the spread of COVID-19, 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 **196 907 623#**. 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 2022 drop-down, click meeting details for May 4, 2022 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 William.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 10-2022

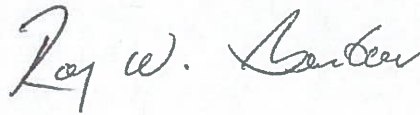
Page 2

April 8, 2022

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups> . Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

Roy W. Benbow, Secretary
Phone: (804) 240-2124
E-mail: Roy.Benbow@rva.gov

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

2602 Q St Llc
9169 W State Street #652
Garden City, ID 83714

Arnhold Nicholas S And Crowe Molly S
1011 N 26th St
Richmond, VA 23223

Battle Edward D Iii & Manerva A
2612 P St
Richmond, VA 23223

Black Ronnie Thomas
2600 Q Street
Richmond, VA 23223

Bollard Llc
615 Albemarle St
Richmond, VA 23220

Bradshaw Ethan Jackson And Mercy
Phoebe
1002 N 26th St
Richmond, VA 23223

Calhoun John W
2610 P Street
Richmond, VA 23223

Calley William Laws Iii
4061 Penzance Pl
Williamsburg, VA 23188

Carter Richard & Juanita
2608 Q St
Richmond, VA 23223

Church Hill Phoenix Llc
P.o. Box 23171
Richmond, VA 23223

City Of Richmond Public Works
900 E Broad St Rm 1000
Richmond, VA 23219

Darden Virginia L
225 Roslyn Hills Dr
Richmond, VA 23229

Earl Bradley Dean And Henderson
Whitney Elizabeth
2617 Q Street
Richmond, VA 23223

Eastern Edge Development Llc
448 S Arden Blvd
Los Angeles, CA 90020

Farris Miriam And Graham Christopher
2610 Q Street
Richmond, VA 23223

Feuda James Obarr And Wolfe Jesse
Lynn
2621 Q Sst
Richmond, VA 23223

Fme Home Buyers Llc
817 N 25th St
Richmond, VA 23223

Greene Curley L & Jacqueline A
2629 Q St
Richmond, VA 23223

Higgins Andrew
2612 Q Street
Richmond, VA 23223

Hupfl Frank Henry Iii
2623 Q St
Richmond, VA 23223

Johnson Sadie L
1002 N 27th St
Richmond, VA 23223

Lee Julian And Beverly Jr Trs
24515 Donover Road
Warrensville Hts, OH 44128

Maggie Walker Community Land Trust
203 N Robinson St
Richmond, VA 23220

Malan Robert R And Martinez Tahlia P
1015 N 26th St
Richmond, VA 23223

Nasser Mamoon
11633 Wilton Dr
Chester, VA 23831

Nemoytin Brielle
2609 Q Street
Richmond, VA 23223

Orgrodnik Jenny
302 W Clay St
Richmond, VA 23220

Parker Vernon G
1019 N 26th St
Richmond, VA 23223

Quarles Barbara A & Eddie S & Willie A
2602 1/2 Q St
Richmond, VA 23223

Quarles Darrell C & Barbara A
2606 Q Street
Richmond, VA 23223

Stein Irene E
2614 Q Street
Richmond, VA 23223

Thomas Sarah
1017 N 26th St
Richmond, VA 23223

Walsh Peter James
2613 Q Street
Richmond, VA 23223

Woo Benson & Cynthia S
3420 Pump Rd #211
Richmond, VA 23233

Property: 2607 Q St Parcel ID: E0000475004**Parcel**

Street Address: 2607 Q St Richmond, VA 23223-
Owner: DANIL RABIEH AND ASSAAD AND OSSAMA
Mailing Address: 5175 OLD FORESTER LN, GLEN ALLEN, VA 23060
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 332 - East End - Fairmont/Creighton
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2022
Land Value: \$41,000
Improvement Value:
Total Value: \$41,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 1899.3
Acreage: 0.044
Property Description 1: 0014.61X0130.00 0000.000
State Plane Coords(?): X= 11798573.003052 Y= 3721100.594268
Latitude: 37.53766031 , **Longitude:** -77.41121782

Description

Land Type: Residential Lot A
Topology:
Front Size: 14
Rear Size: 130
Parcel Square Feet: 1899.3
Acreage: 0.044
Property Description 1: 0014.61X0130.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11798573.003052 Y= 3721100.594268
Latitude: 37.53766031 , **Longitude:** -77.41121782

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$41,000	\$0	\$41,000	Reassessment
2021	\$32,000	\$0	\$32,000	Reassessment
2020	\$32,000	\$0	\$32,000	Reassessment
2019	\$23,000	\$0	\$23,000	Reassessment
2018	\$20,000	\$0	\$20,000	Reassessment
2017	\$20,000	\$0	\$20,000	Reassessment
2016	\$20,000	\$0	\$20,000	Reassessment
2015	\$20,000	\$0	\$20,000	Reassessment
2014	\$20,000	\$0	\$20,000	Reassessment
2013	\$20,000	\$0	\$20,000	Reassessment
2012	\$25,000	\$0	\$25,000	Reassessment
2005	\$10,000	\$14,200	\$24,200	Reassessment
2004	\$4,200	\$20,000	\$24,200	Reassessment
2003	\$4,200	\$20,000	\$24,200	Reassessment
2002	\$4,100	\$19,600	\$23,700	Reassessment
1998	\$4,000	\$19,000	\$23,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
04/01/2019	\$6,000	T P M INC	ID2019-6008	2 - INVALID SALE-Foreclosure, Forced Sale, etc.
02/01/1996	\$24,365	Not Available	09600-2033	
12/22/1994	\$35,000	Not Available	000424-01612	
12/22/1994	\$27,000	Not Available	000424-01608	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: East
Traffic Zone: 1059
City Neighborhood Code: CHN
City Neighborhood Name: Church Hill North
Civic Code: 3000
Civic Association Name: Church Hill Central Civic Association
Subdivision Name: NONE
City Old and Historic District:
National historic District: Church Hill North
Neighborhoods in Bloom: Church Hill Central
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

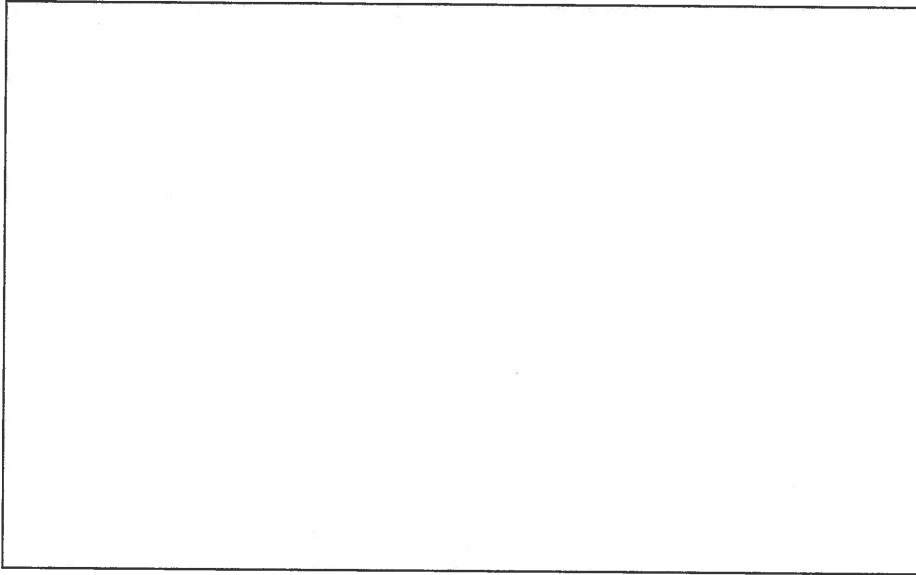
Census

Census Year	Block	Block Group	Tract
2000	1016	0207001	020700
1990	305	0207003	020700

Schools**Elementary School:** Marsh**Middle School:** Martin Luther King Jr**High School:** Armstrong**Public Safety****Police Precinct:** 1**Police Sector:** 111**Fire District:** 11**Dispatch Zone:** 118A**Public Works Schedules****Street Sweep:** TBD**Leaf Collection:** TBD**Refuse Collection:** Thursday**Bulk Collection:** TBD**Government Districts****Council District:** 7**Voter Precinct:** 703**State House District:** 79**State Senate District:** 18**Congressional District:** 4

Property Images

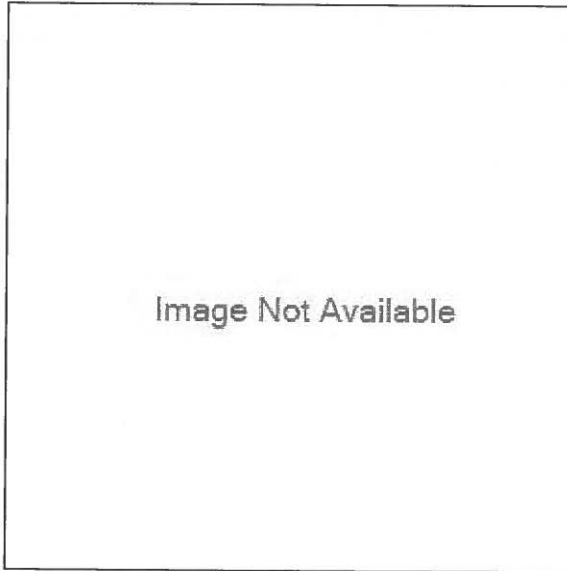
Name: Desc:



[Click here for Larger Image](#)

Sketch Images

Name: Desc:



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: Rabieh Danil, Asaad Danil & Osama Danil

PHONE: (Home) () () (Mobile) () ()

ADDRESS 5175 Old Forester Lane
Glen Allen, Virginia 23060

FAX: () () (Work) () ()

E-mail Address:

PROPERTY OWNER'S

REPRESENTATIVE: Joseph F. Yates, Architect

PHONE: (Home) () () (Mobile) () ()

(Name/Address) 2501 Monument Avenue, Suite 305

FAX: () () (Work) (804) 839-3747

Richmond, VA 23220E-mail Address: joe@jfyarchitects.comAttn: Joe Yates

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2607 Q StreetTYPE OF APPLICATION: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER _____ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.5(1)b & 30-620.1(c)APPLICATION REQUIRED FOR: A building permit to construct a new single-family detached dwelling.TAX PARCEL NUMBER(S): E000-0475/004 ZONING DISTRICT: R-6 (Single-Family Attached Residential)REQUEST DISAPPROVED FOR THE REASON THAT: The side yard (setback) requirement is not met. Side yards of three feet (3') are required; 0.2 feet ± is proposed along the western property line and none is proposed along the eastern property line.DATE REQUEST DISAPPROVED: March 16, 2022FEE WAIVER: YES ☐ NO: ☒DATE FILED: March 7, 2022 TIME FILED: 9:00 a.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAR-107868-2021AS 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) _____ 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: 3/30/22

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

CASE NUMBER: BZA 10-2022 HEARING DATE: May, 4, 2022 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 10-2022
150' Buffer

APPLICANT(S): Rabieh Danil, Assaad Danil & Ossama Danil

PREMISES: 2607 Q Street
(Tax Parcel Number E000-0475/004)

SUBJECT: A building permit to construct a new single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.5(1)b & 30-620.1(c)
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:

FOR BZA MEETING MAY 4, 2022

Revised: November 4, 2020

JOSEPH F. YATES, ARCHITECT
A Professional Corporation

March 30, 2022

Mr. Roy Benbow
Secretary to the Board of Zoning Appeals
Department of Planning and Development Review
900 E. Broad Street, Rm. 508
Richmond, Virginia 23219

Re: BZA Variance Request - 2607 "Q" Street

Dear Mr. Benbow:

We are requesting a Variance for the above listed property at 2607 Q Street. The strict application to the terms of the zoning ordinance would unreasonably restrict the utilization of the property as it would render it unbuildable with a permitted building width of 8'-0". The request meets the following requirements:

- (i) The property was acquired in good faith and the hardship was not created by the applicant. The hardship was not created by the applicant. Hardship is not self-inflicted where the owner purchased the property unaware that a variance was needed. Self-inflicted hardship must pertain to a violation of the zoning ordinance by the owner.
- (ii) Granting of the variance will not be of substantial detriment to the adjacent property and nearby properties in proximity of that geographical area. The variance would not be of any detriment. Relief from the lot width on "Q" Street and side yard width is requested. In all other regards normal zoning requirements would be met. The proposed development is consistent with that of similarly situated lots in the vicinity, which historically and predominantly were developed without zoning requirements
- (iii) The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance. This issue is shared only by the adjacent property on the street and district.
- (iv) Granting the variance does not result in a use that is not otherwise permitted on the property or a change in the zoning classification of the property. The proposed single-family attached use is permitted by the R-6 zoning classification.

2607 "Q" Street
March 30, 2022
page 2

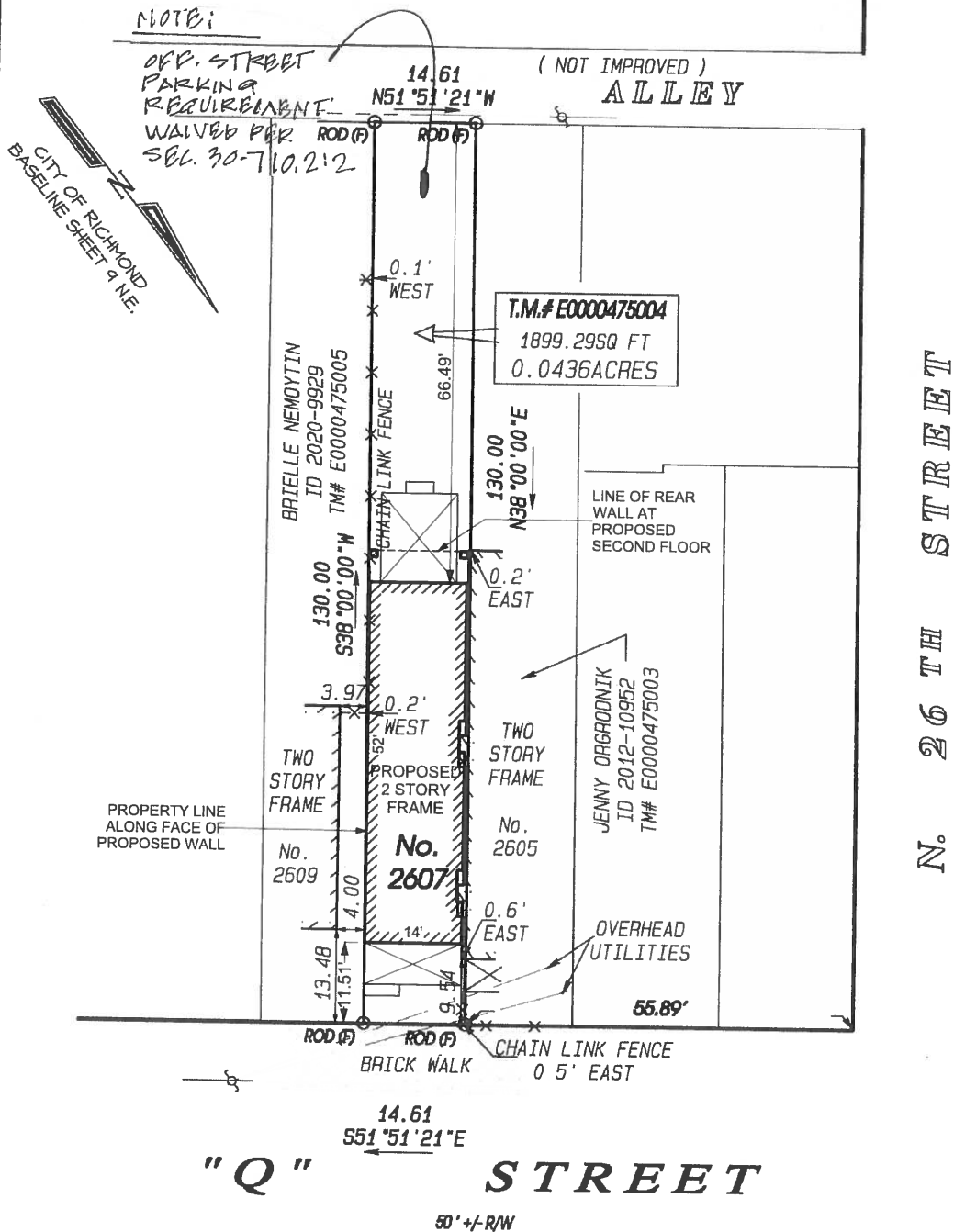
(v) The relief or remedy sought by the variance application is not available through a special exception or a zoning modification at the time of the filing of the variance application. There is no special exception, as contemplated by this section, as contemplated by this section, available to address this feature requirement.

Thank you in advance for your assistance. Should you have any questions after reviewing this request, please contact me at (804) 839-3747.

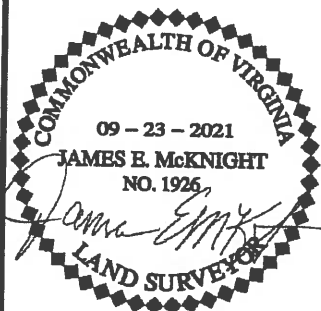
Yours truly;

A handwritten signature in black ink, appearing to read "Joseph F. Yates", with a long, sweeping horizontal line extending to the right.

Joseph F. Yates, Architect



PLAT SHOWING IMPROVEMENTS ON No. 2607 Q STREET,
IN THE CITY OF RICHMOND, VIRGINIA.



THIS IS TO CERTIFY THAT ON SEPTEMBER 23, 2021, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES 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. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 20'



LAND SURVEYORS PLANNERS

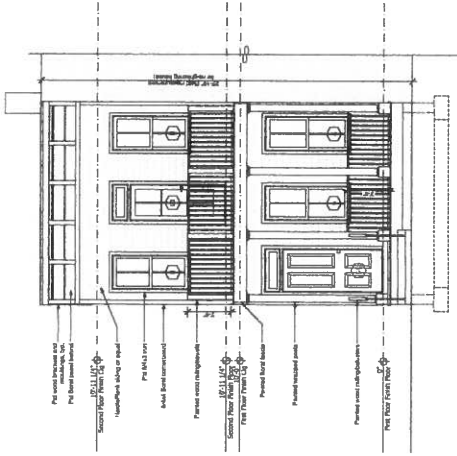
McKNIGHT
& ASSOCIATES, P.C.

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

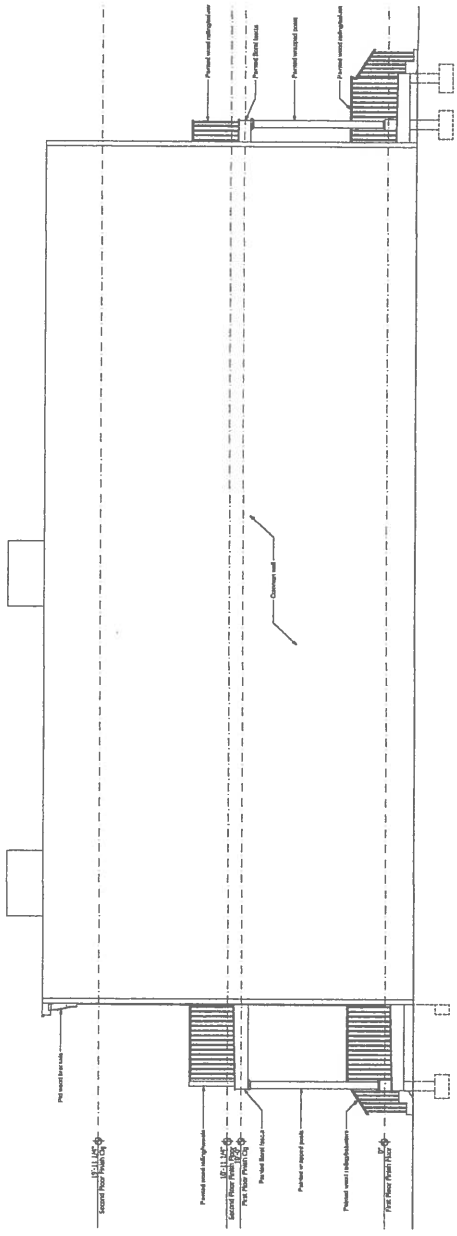
JOB NUMBER: 92063307

PLAT PLAN

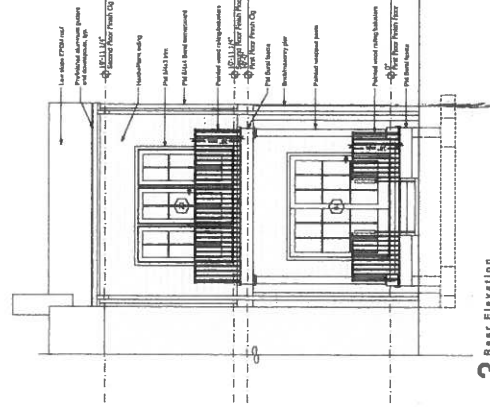
PROGRESS PRINT - NOT FOR CONSTRUCTION



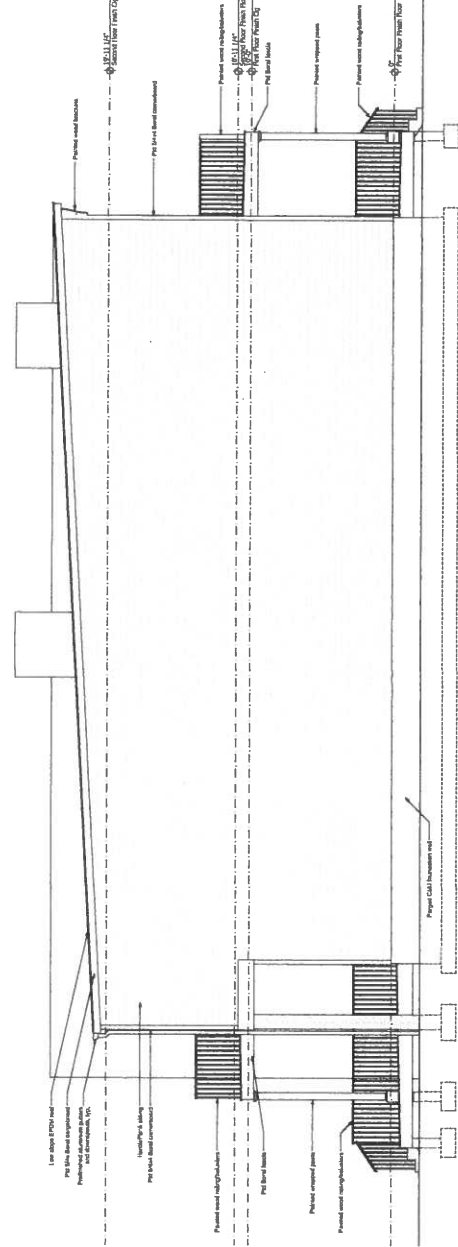
Front Elevation
1/4" = 1'-0"



2 Right Elevation
4/4" = 4'-0"



3 Rear Elevation
1/4" = 1'-0"



4 Left Elevation
1/4" = 1'-0"



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

March 2, 2022

Rabieh Danil, Assaad Danil & Ossama Danil
5175 Old Forester Lane
Glen Allen, Virginia 23060

Joseph F. Yates, Architects
2501 Monument Avenue, Suite 305
Richmond, Virginia 23220

Attn: Joe Yates:

RE: 2607 Q Street – Plan No. AV-106563-2022 (Case No. 06A-22)

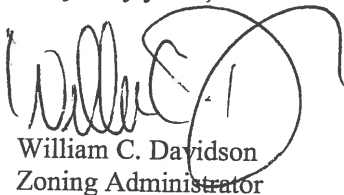
Dear Mr. Yates:

Your Administrative Variance, “to construct a new single-family detached dwelling 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 eastern and western property lines is denied.

Very truly yours,



William C. Davidson
Zoning Administrator

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

March 02, 2022.

Mr. William Davidson
Zoning Administrator
900 East Broad Street, Room 110
Richmond, Virginia 23219

Subject: Case No. 06A-22 (AV-106563-2022)

Dear Mr. Davidson,

I am writing in reference to the Case of the subject.

Please be informed that as the owner of the property located at 2605 Q Street, I am opposed to the requested Administrative Variance.

Sincerely,

Jenny Ogrodnik

A handwritten signature in black ink, appearing to be 'Jenny Ogrodnik', with a long horizontal flourish extending to the right.