



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

August 8, 2024

City of Richmond Department of Public Works
900 East Broad Street, Room 701
Richmond, VA 23219

Louis "Dexter" Goode
900 East Broad Street, Room 603
Richmond, VA 23219

To Whom It May Concern:

RE: BZA 28-2024

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, September 4, 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 fire station (FS 21) at 2505 RICHMOND HIGHWAY (Tax Parcel Number S008-0275/005), located in a B-3 (General Business) 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 **756 526 445#**. 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 September 4, 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 28-2024
Page 2
August 8, 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.

Carpenter E R Co Inc
Po Box 27205
Richmond, VA 23261

Halibut Llc
425 Riverview Ct
Chester, VA 23836

James River Villas Llc
6501 Goldleaf Dr
Bethesda, MD 20817

Leeper William Iii & Georgia T
2503 Columbia St
Richmond, VA 23224

Pathlux Llc
101 Oakwood Ln
Worcester, MA 1604

Quintanilla Yoskar Alejandro
2506 Lancelot Ave
Richmond, VA 23234

S & K Leasing Llc
5119 Terrace Arbor Cir
Midlothian, VA 23112

Property: 2505 Richmond Hwy **Parcel ID:** S0080275005**Parcel**

Street Address: 2505 Richmond Hwy Richmond, VA 23234-
Owner: CITY OF RICHMOND PUBLIC WORKS
Mailing Address: 900 E BROAD ST RM 701, RICHMOND, VA 2321900000
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 480 - Jeff Davis
Property Class: 401 - B Commercial Vacant Land
Zoning District: B-3 - Business (General Business)
Exemption Code: 100 - General Government(Inside of Corp. Limits)

Current Assessment

Effective Date: 01/01/2024
Land Value: \$134,000
Improvement Value: \$284,000
Total Value: \$418,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 21990
Acreage: 0.505
Property Description 1: ENG CO NO 21
Property Description 2: 0150.00X0146.60 0000.000
State Plane Coords(?): X= 11789081.999996 Y= 3702919.228362
Latitude: 37.48786001 , **Longitude:** -77.44486357

Description

Land Type: Commercial S1
Topology:
Front Size: 150
Rear Size: 146
Parcel Square Feet: 21990
Acreage: 0.505
Property Description 1: ENG CO NO 21
Property Description 2: 0150.00X0146.60 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11789081.999996 Y= 3702919.228362
Latitude: 37.48786001 , **Longitude:** -77.44486357

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$134,000	\$284,000	\$418,000	Reassessment
2023	\$109,000	\$169,000	\$278,000	Reassessment
2022	\$99,000	\$169,000	\$268,000	Reassessment
2021	\$99,000	\$165,000	\$264,000	Reassessment
2020	\$99,000	\$165,000	\$264,000	Reassessment
2019	\$96,000	\$161,000	\$257,000	Reassessment
2018	\$73,000	\$155,000	\$228,000	Reassessment
2017	\$73,000	\$155,000	\$228,000	Reassessment
2016	\$73,000	\$155,000	\$228,000	Reassessment
2015	\$82,000	\$146,000	\$228,000	Reassessment
2014	\$82,000	\$146,000	\$228,000	Reassessment
2013	\$66,000	\$162,000	\$228,000	Reassessment
2012	\$66,000	\$162,000	\$228,000	Reassessment
2011	\$66,000	\$162,000	\$228,000	CarryOver
2010	\$66,000	\$162,000	\$228,000	Reassessment
2009	\$66,200	\$162,400	\$228,600	Reassessment
2008	\$66,200	\$137,400	\$203,600	Reassessment
2007	\$63,000	\$137,400	\$200,400	Reassessment
2006	\$52,500	\$137,400	\$189,900	Reassessment
2005	\$50,000	\$130,900	\$180,900	Reassessment

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
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Planning

Master Plan Future Land Use: C-MU
Zoning District: B-3 - Business (General Business)
Planning District: Broad Rock
Traffic Zone: 1207
City Neighborhood Code: JFDV
City Neighborhood Name: Jeff Davis
Civic Code:
Civic Association Name:
Subdivision Name: NONE
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: - Jefferson Davis
Enterprise Zone: 1

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	2006	0608002	060800
1990	109	0608981	060898

Schools

Elementary School: Oak Grove
Middle School: Boushall
High School: Wythe

Public Safety

Police Precinct: 2
Police Sector: 213
Fire District: 21
Dispatch Zone: 134B

Public Works Schedules

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

Government Districts

Council District: 8
Voter Precinct: 806
State House District: 79
State Senate District: 15
Congressional District: 4

Property Images

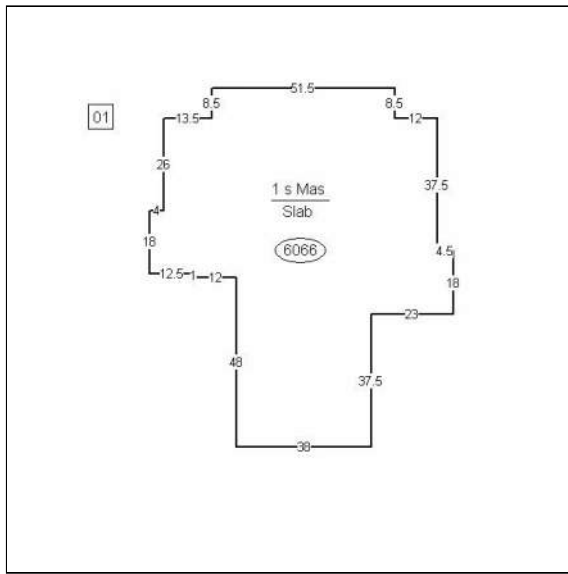
Name:S0080275005 Desc:C01



[Click here for Larger Image](#)

Sketch Images

Name:S0080275005 Desc:C01



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 City of Richmond PHONE: (Home) () (Mobile) ()
OWNER: Department of Public Works FAX: () (Work) ()
ADDRESS 900 East Broad Street, Room 701 E-mail Address:
Richmond, Virginia 23219

PROPERTY OWNER'S

REPRESENTATIVE: Louis "Dexter" Goode PHONE: (Home) () (Mobile) ()
(Name/Address) 900 East Broad Street, Room 603 FAX: (804) 646-6316 (Work) (804) 646-7531
Richmond, Virginia 23219 E-mail Address: louis.goode@rva.gov

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2505 Richmond Highway

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-438.3(3), 30-630.9(b), 30-680.1(d), 30-1220.1 & 30-1220.138

APPLICATION REQUIRED FOR: A building permit to construct a new fire station (FS 21).

TAX PARCEL NUMBER(S): S008-0275/005 ZONING DISTRICT: B-3 (General Business)

REQUEST DISAPPROVED FOR THE REASON THAT: The maximum permitted fence height located in a required rear yard is exceeded. Fences and walls located within the required rear yard shall not exceed six and a half feet (6.5') in height. A wall having a height of twelve feet (12') is proposed and a wall having a height of seven and one third feet (7.33') is proposed. Accessory structures are not permitted in the front yard.

DATE REQUEST DISAPPROVED: July 12, 2024

FEE WAIVER: YES NO:

DATE FILED: July 19, 2024 TIME FILED: 2:48 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAC-151794-2024

AS CERTIFIED BY:  (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) (C) 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:  DATE: 8-2-24

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

CASE NUMBER: BZA 28-2024 HEARING DATE: September 4, 2024 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 28-2024
150' Buffer

APPLICANT(S): City of Richmond Department of Public Works

PREMISES: 2505 Richmond Highway
(Tax Parcel Number S008-0275/005)

SUBJECT: A building permit to construct a new fire station (FS 21).

REASON FOR THE REQUEST: Based on Sections 30-300, 30-438.3(3), 30-630.9(b), 30-680.1(d), 30-1220.1 & 30-1220.138 of the Zoning Ordinance for the reason that:
The maximum permitted fence height located in a required rear yard is exceeded and accessory structures are not permitted in the front yard.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

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

1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. [The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.](#)
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).

4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing.** The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: _____
Lynne Lancaster Digitally signed by Lynne Lancaster
DN: cn=Lynne Lancaster, o=City of Richmond

CITY OF RICHMOND - NEW FIRE STATION #21

2505 RICHMOND HIGHWAY – RICHMOND, VIRGINIA

BZA APPLICATION – OWNER’S REQUEST FOR SPECIAL APPROVAL / EXCEPTIONS

The City of Richmond, the owner, is replacing the existing Fire Station #21 with a new Fire Station #21 at 2505 Richmond Highway. The existing station has served the area since 1945 and has undergone several renovations though none have brought the station to the operational standards of a modern fire station. The property represents the most ideal location for constructing the new Fire Station #21 facility from an ‘optimum response time’ perspective to permit continued service to the surrounding residential, commercial, and industrial areas. In addition to accommodating the existing two fire companies from Fire Station #21, the new Fire Station #21 will house a third company which requires a larger facility than the existing fire station to include an additional emergency apparatus vehicle bay and additional space for added company of fire fighters.

The site is zoned B-3 General Business. The applicant is requesting the Board of Zoning Appeals permit, per §17.20.c. of the City Code, the construction of Fire Station #21 consistent with the attached plans as a fire station of this scale and design at this location is necessary in the public interest to continue to provide fire and emergency medical service to the surrounding community. The proposed design is required for the expansion of the fire station to accommodate the third company and larger emergency apparatus vehicles, to ensure adequate and safe access to and parking on the site, and to facilitate quick response times. Additionally, the proposed design does not impact the surrounding properties more than the existing use. Outlined below are the provisions of the B-3 zoning district which will not be met with the proposed design.

- **ACCESSORY STRUCTURES LOCATED IN FRONT YARD SEC 30-680.1(D):**

- (D) An accessory building or structure may only be located in a front yard if located 100 feet or greater from the nearest street line.

Request for Special Exception:

The Owner is requesting special approval/exception to allow the required RPZ Back Flow Preventor heated enclosures to be located in the front yard.

Justification for this request (case for need):

- *The Department of Public Utilities requires backflow preventers be installed on water utilities servicing any building. Due to the nature of the backflow preventers, they must be installed above ground and located within 25’ of the meters which are located on the property line. The RPZ heated enclosures are required by the Department of Public Utilities to protect the backflow preventers from freezing conditions.*
 - *Due to the size constraints of the site, relative to the available space adjacent to the Fire Station #21 building, there is no other location for the enclosures and backflow preventers to be installed and still meet the requirements of the Department of Public Utilities.*
 - *The old Fire Station 21 house has been demolished and the new facility is currently under construction. To facilitate progress on the new Fire Station 21 building, approval of the proposed enclosure locations is critical. Further delays to the construction progress will result in an impact to the public safety by not having a fully functioning Fire Station servicing the area. The enclosures are low in height and will not contribute to any issues related to disruption of light and/or air to the adjacent properties and they will not increase congestion in the streets or pose a public safety hazard.*
- **SEC. 30.630.9(B) – PERMITTED PROJECTIONS AND ENCROACHMENTS IN YARDS AND COURTS**
 - *As defined in Sec. 30.630.9(b) Fences and walls not exceeding 6 ½ feet in height may be located within any required side or rear yard or court.... For purposes of this section, the height of a fence or wall shall be measured from the ground level at the base of the fence or wall.*

Request for Special Exception:

The Owner is requesting special approval/exception to allow the generator enclosure wall to exceed the 6 ½ feet limit in the current location in the rear yard along the property line, given the limited available area due to limitations of existing physical

CITY OF RICHMOND - NEW FIRE STATION #21

2505 RICHMOND HIGHWAY – RICHMOND, VIRGINIA

site constraints, and the need for the emergency generator to be placed as close to the electrical room, located at the rear of the new building.

Justification for this request (case for need):

- *Since the new building is considered an ‘essential facility’ (mission critical – emergency services), it’s important to locate the generator in close proximity to the electrical room whenever possible, not only from a practicality standpoint, but also as an intended CPTED safety strategy (Crime Prevention Through Environmental Design). The proposed location for the generator, and its enclosure, is close to the electrical room at rear of the building, which helps to reduce the chances of unauthorized access to and possible compromise of the integrity of the generator, which could jeopardize the fire station’s ability to remain fully operable during unexpected power outages.*
- *The proposed 8 foot enclosure wall will completely enclose the generator, serving as a further deterrent to unauthorized access as well as providing a sound barrier for the adjacent properties during times of operation or testing.*
- *Due to the grading from the Finished floor elevation of the building to the rear alley, the proposed height of the generator will exceed the maximum height allowed.*
- *The old Fire Station 21 house has been demolished and the new facility is currently under construction. To facilitate progress on the new Fire Station 21 building, approval of the proposed generator enclosure wall is critical. Further delays to the construction progress will result in an impact to the public safety by not having a fully functioning Fire Station servicing the area. The height of the generator enclosure wall will not contribute to any issues related to disruption of light and/or air to the adjacent properties and they will not increase congestion in the streets or pose a public safety hazard since this element is located at the rear of the property and adjacent to a dead end alley.*



New Fire Station #21

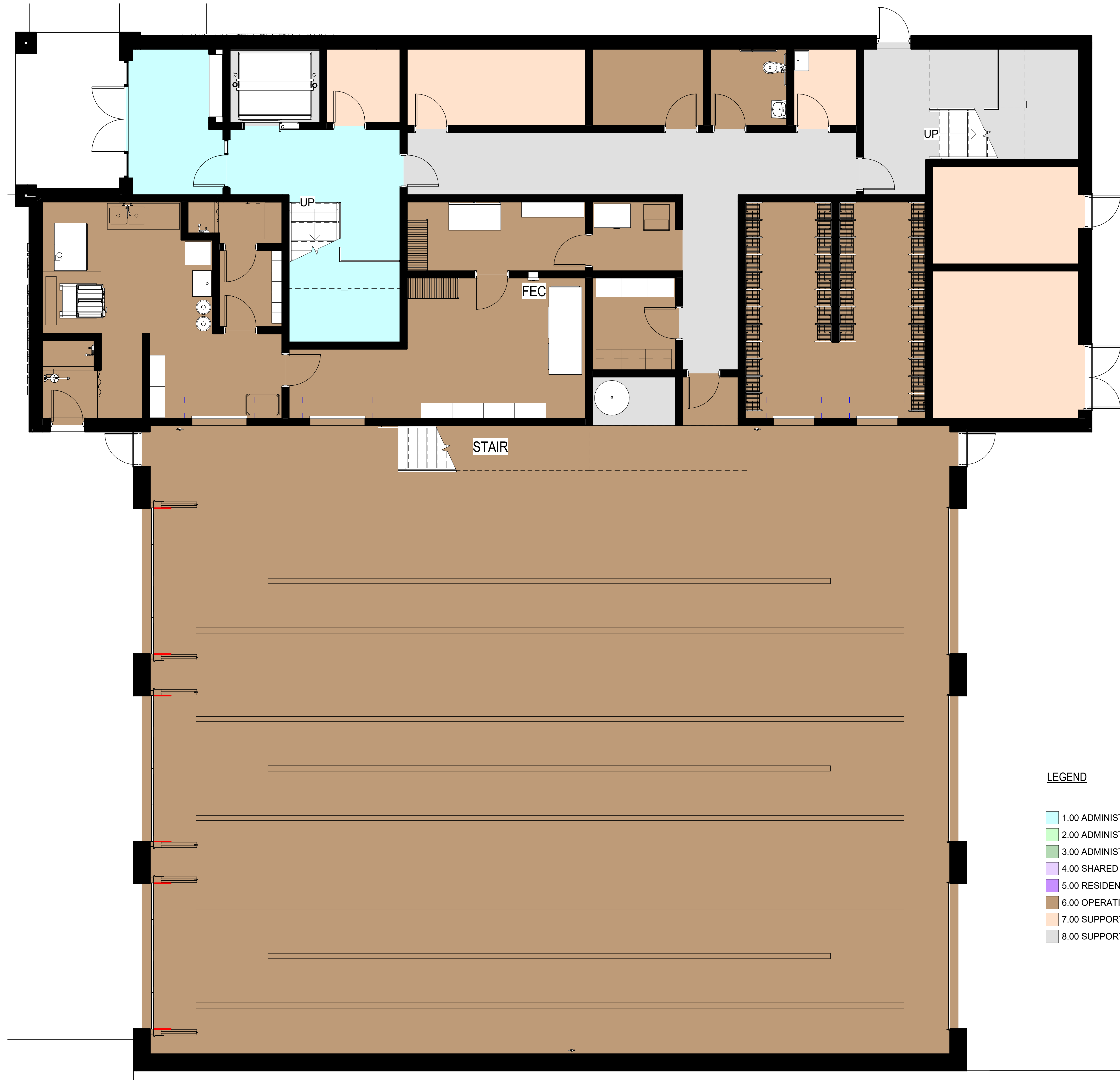
(3-Bay / 3-Story Building)

BZA Application Submission

(Reference Information - Conceptual Design Drawings)

July 24, 2024

City of Richmond: New Fire Station #21



LEGEND

- 1.00 ADMINISTRATIVE - MAIN PUBLIC ENTRANCE
- 2.00 ADMINISTRATIVE - WATCH ROOM / SHARED ADMIN SPACES
- 3.00 ADMINISTRATIVE - STAFF OFFICE SPACES (OFFICER / STAFF)
- 4.00 SHARED STAFF - WORK / LIVING SPACES
- 5.00 RESIDENTIAL - STAFF SLEEPING AREA (BUNK ROOMS + TLT-SHWR ROOMS)
- 6.00 OPERATION - APPARATUS BAYS & SUPPORT SPACES
- 7.00 SUPPORT SPACES - BUILDING SERVICES
- 8.00 SUPPORT SPACES - CIRCULATION-CONSTRUCTION ("NET-TO-GROSS")



FLOOR PLAN: FIRST FLOOR

City of Richmond: New Fire Station #21



LEGEND

- 1.00 ADMINISTRATIVE - MAIN PUBLIC ENTRANCE
- 2.00 ADMINISTRATIVE - WATCH ROOM / SHARED ADMIN SPACES
- 3.00 ADMINISTRATIVE - STAFF OFFICE SPACES (OFFICER / STAFF)
- 4.00 SHARED STAFF - WORK / LIVING SPACES
- 5.00 RESIDENTIAL - STAFF SLEEPING AREA (BUNK ROOMS + TLT-SHWR ROOMS)
- 6.00 OPERATION - APPARATUS BAYS & SUPPORT SPACES
- 7.00 SUPPORT SPACES - BUILDING SERVICES
- 8.00 SUPPORT SPACES - CIRCULATION-CONSTRUCTION ("NET-TO-GROSS")



FLOOR PLAN: SECOND FLOOR

City of Richmond: New Fire Station #21



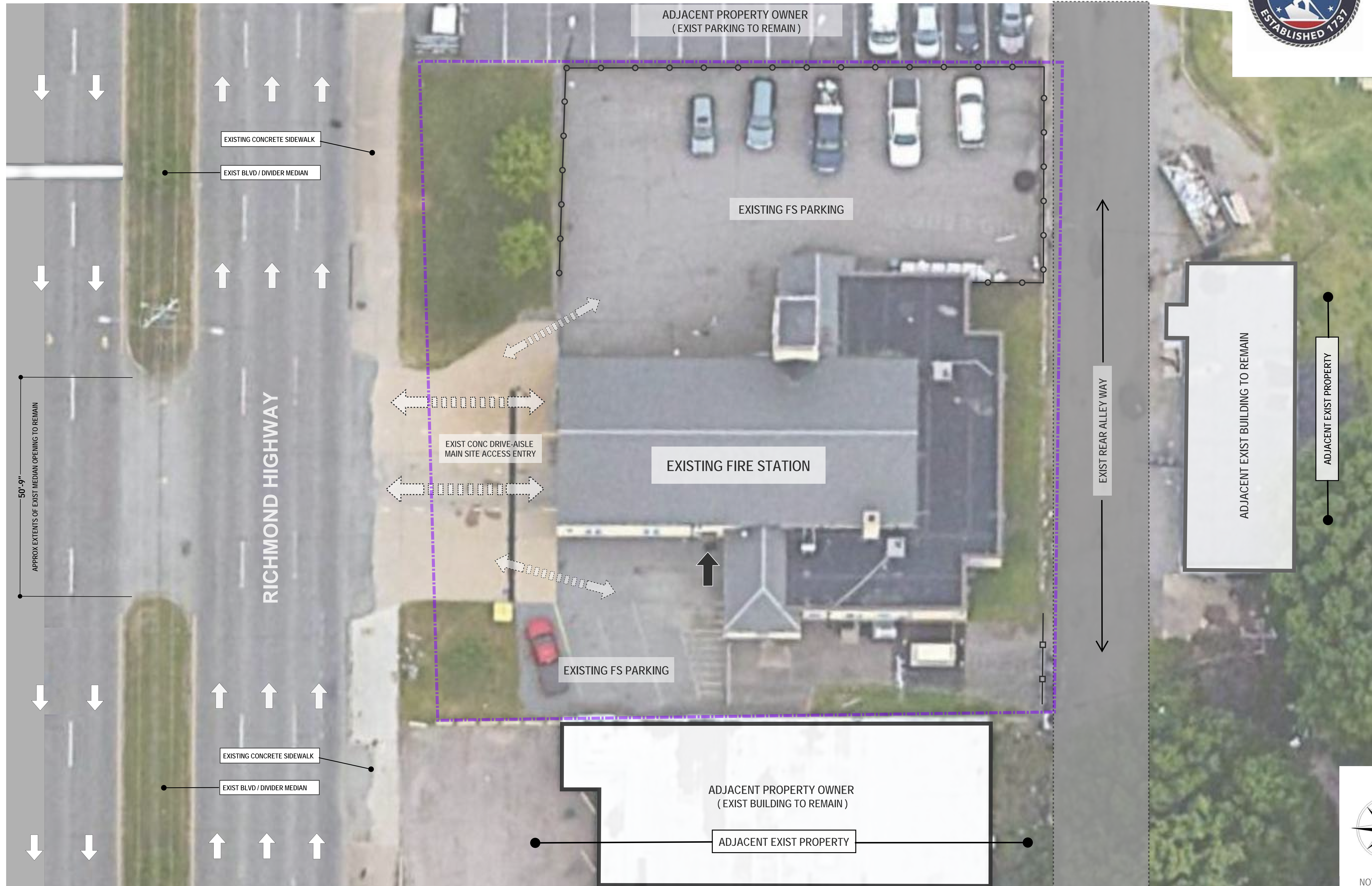
LEGEND

- 1.00 ADMINISTRATIVE - MAIN PUBLIC ENTRANCE
- 2.00 ADMINISTRATIVE - WATCH ROOM / SHARED ADMIN SPACES
- 3.00 ADMINISTRATIVE - STAFF OFFICE SPACES (OFFICER / STAFF)
- 4.00 SHARED STAFF - WORK / LIVING SPACES
- 5.00 RESIDENTIAL - STAFF SLEEPING AREA (BUNK ROOMS + TLT-SHWR ROOMS)
- 6.00 OPERATION - APPARATUS BAYS & SUPPORT SPACES
- 7.00 SUPPORT SPACES - BUILDING SERVICES
- 8.00 SUPPORT SPACES - CIRCULATION-CONSTRUCTION ("NET-TO-GROSS")



FLOOR PLAN: THIRD FLOOR

City of Richmond: New Fire Station #21



NOT TO SCALE

Reference Image - Overall Existing Site Plan Layout (Current Conditions)

City of Richmond: New Fire Station #21



Reference Image - Aerial Site Plan View (Current Existing Conditions)

City of Richmond: New Fire Station #21



Reference Image - Aerial Site Plan View (Current Existing Conditions)

City of Richmond: New Fire Station #21



Reference Image - Existing Site Views (Current Existing Conditions)

City of Richmond: New Fire Station #21



Reference Image - Aerial Site Plan View (Current Existing Conditions)



City of Richmond: New Fire Station #21

LEGEND

- ◉ = Deciduous Tree
- ◻ = Drainage Grate Inlet
- ◻ = Drainage Manhole
- ◻ = Electric Box
- ◻ = Electric Guy Wire
- ◻ = Electric Light Pole
- ◻ = Natural Gas Meter
- ◻ = Natural Gas Valve
- ◻ = Sanitary Sewer Manhole
- ◻ = Sign
- ◻ = Utility Pole
- ◻ = Water Fire Hydrant
- ◊ = Water Meter
- ◊ = Water Valve
- ◊ = Water Vault
- ◊ = Monitoring Well
- ◊ = Telephone Manhole
- ◊ = Roof Drain / Downspout
- ◊ = Bollard
- ◊ = Telephone Pedestal
- ◊ = Electric Meter
- ◊ = Flag Pole
- ◊ = Cleanout
- ◊ = Utility Manhole

- G — = Underground Natural Gas Line
- W — = Underground Water Line
- UG1 — = Underground Communication Line
- UG2 — = Underground Power Line
- UTL — = Underground Unknown Utility Line or Signal

EOI = End of Information For Underground Utility Line
- Signal Ended At This Location.

OWNER INFORMATION
CITY OF RICHMOND GENERAL SERVICES
PARCEL ID: S0080275005
D.B. 898, PG. 354
#2505 JEFFERSON DAVIS HWY.

TOPOGRAPHIC SURVEY NOTES:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF M. DWAYNE DUNEVANT, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION, THAT THE ORIGINAL DATA WAS OBTAINED ON THE FOLLOWING DATES: 05-13-2015, 05-18-2015 AND 05-20-2015. THIS PLAT, MAP AND DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

HORIZONTAL DATUM: NAD83 (VA South)

VERTICAL DATUM: NAVD88

DATUM ESTABLISHED BY RTK ON 05-13-2015 (CORRECTIONS FROM RTCM-REF 0577)

Underground Utility Location Notes:

- There May Be Abandoned Underground Utility Lines In Project Limits.
- All Sizes and Types of Underground Utility Lines Are Taken From Reference Mapping Or Pre-Existing Miss Utility Markings.

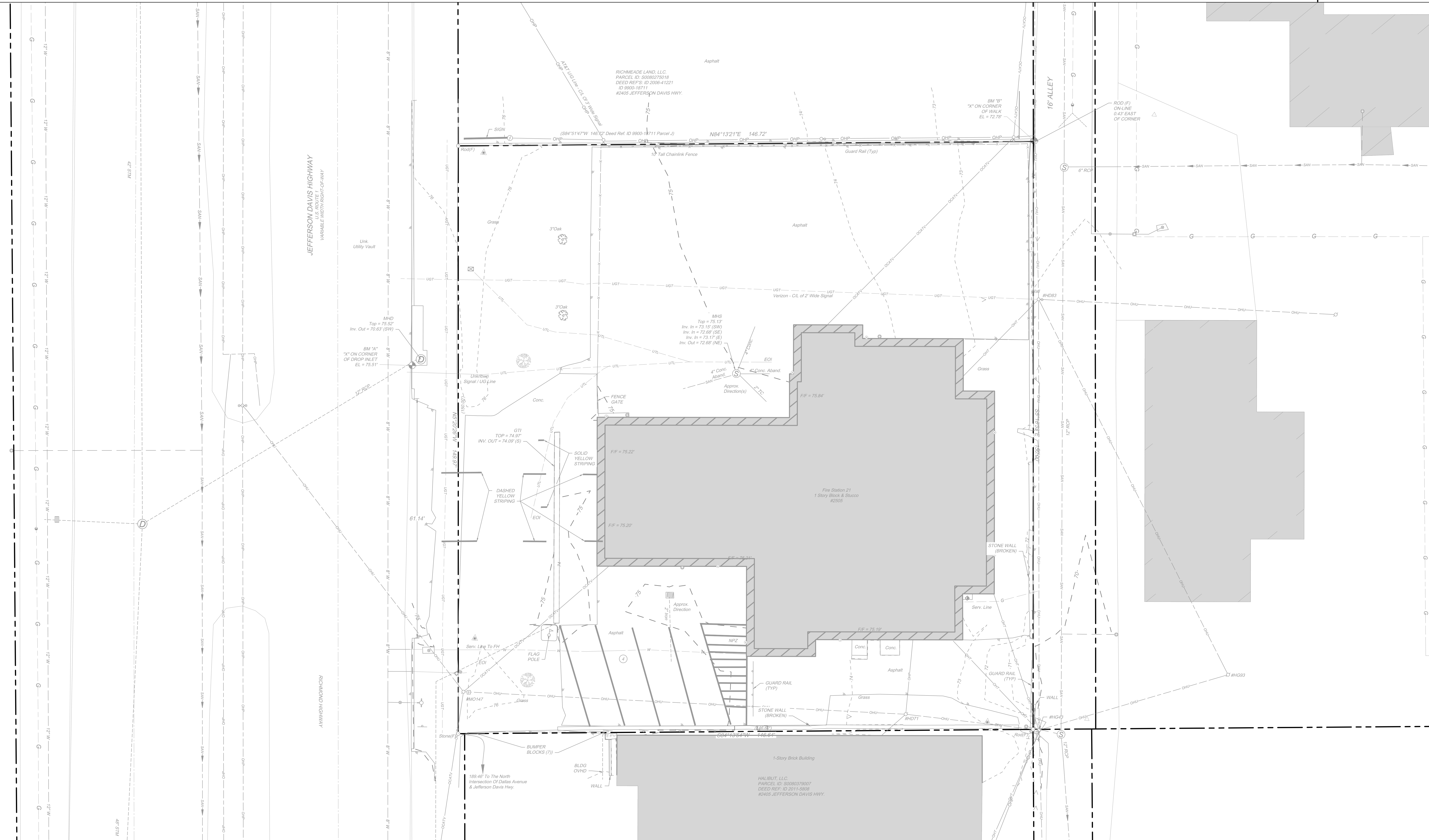
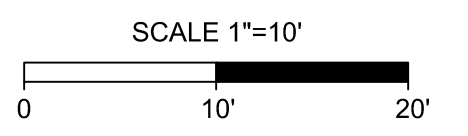
Underground Utility Owners:

- Natural Gas - City Of Richmond
- Waterline - City Of Richmond
- Communication - AT&T
Verizon Communications
- Power - Dominion Power

BOUNDARY NOTES:

(184.05' Plat) = Denotes Bearings And Distances Of Property Lines From Recorded Deeds and Plats.

No Title Report Was Provided For This Survey. Easements May Exist That Are Not Shown.



THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804-200-6500 FAX 804-560-1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
06/27/2023	

DESIGNED BY
C. NELSON

CHECKED BY
A. WEHUNT

SCALE
1" = 10'

TIMMONS GROUP

CITY OF RICHMOND FIRE STATION 21
BROAD ROCK DISTRICT - CITY OF RICHMOND - VIRGINIA
EXISTING CONDITIONS PLAN

JOB NO.
60040

SHEET NO.
C1.00

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction taking without the express written consent of TIMMONS GROUP.



New Fire Station #21

SITE LAYOUT NOTE KEY	
1	6" CURB (CoR STD. RGM-CD-01)
2	6" CURB & GUTTER (CoR STD. RGM-CD-01)
3	ADA RAMP w/DETECTABLE WARNING SURFACE (VDOT CG-12, TYPE A)
4	STD. ENTRANCE GUTTER FOR USE w/UNPAVED SPACE BETWEEN CURB & GUTTER (VDOT MOD. CG-9B)
5	OVER-THE-SIDEWALK ENTRANCE APRON (VDOT MOD. CG-9D)
6	CoR CONCRETE SIDEWALK (CoR STD. RGM-CD-04)
7	STANDARD HANDRAIL (REFER TO ARCH. PLANS FOR DETAIL)
8	ELECTRIC VEHICLE CHARGING STATION
9	BIKE RACKS FOR SHORT TERM BICYCLE STORAGE (N=#) (N = # OF RACKS); REFER TO LANDSCAPE PLANS FOR DETAIL

SIGN & PAVEMENT MARKING NOTE KEY	
A	24" STOP BAR
B	STOP SIGN (MUTCD STD. R1-1)
C	VAN ACCESSIBLE PARKING SIGN (MUTCD R7-8a)
D	TYPICAL ACCESSIBLE PARKING SIGN (MUTCD R7-8)
E	EV PARKING SIGN
F	PREFERRED GREEN VEHICLE SIGN
G	NO SMOKING WITHIN 25-FT SIGN

LAYOUT HATCH LEGEND	
[Hatch Pattern]	HEAVY DUTY CONCRETE PAVEMENT SECTION
[Hatch Pattern]	CONCRETE SIDEWALK PAVEMENT SECTION
[Hatch Pattern]	EXTENTS OF BUILDING AT GRADE (REFER TO ARCH. PLANS)
[Hatch Pattern]	EXTENTS OF BUILDING OVERHEAD (REFER TO ARCH. PLANS)
[Hatch Pattern]	MILL & OVERLAY PAVEMENT SECTION
[Hatch Pattern]	LIGHT DUTY ASPHALT PAVEMENT SECTION
[Hatch Pattern]	HEAVY DUTY ASPHALT PAVEMENT SECTION
[Hatch Pattern]	TRENCH CUT RESTORATION FOR GENERAL UTILITY STREET WORK SECTION

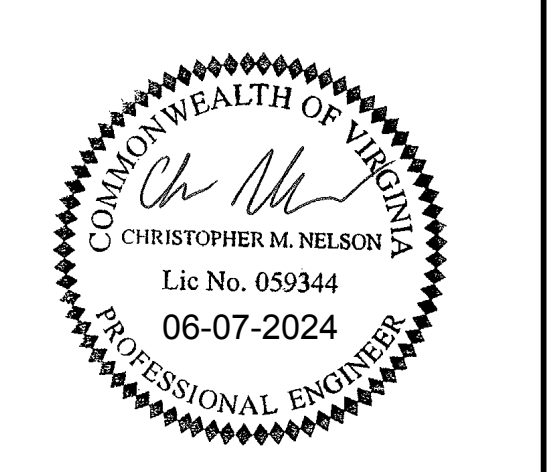
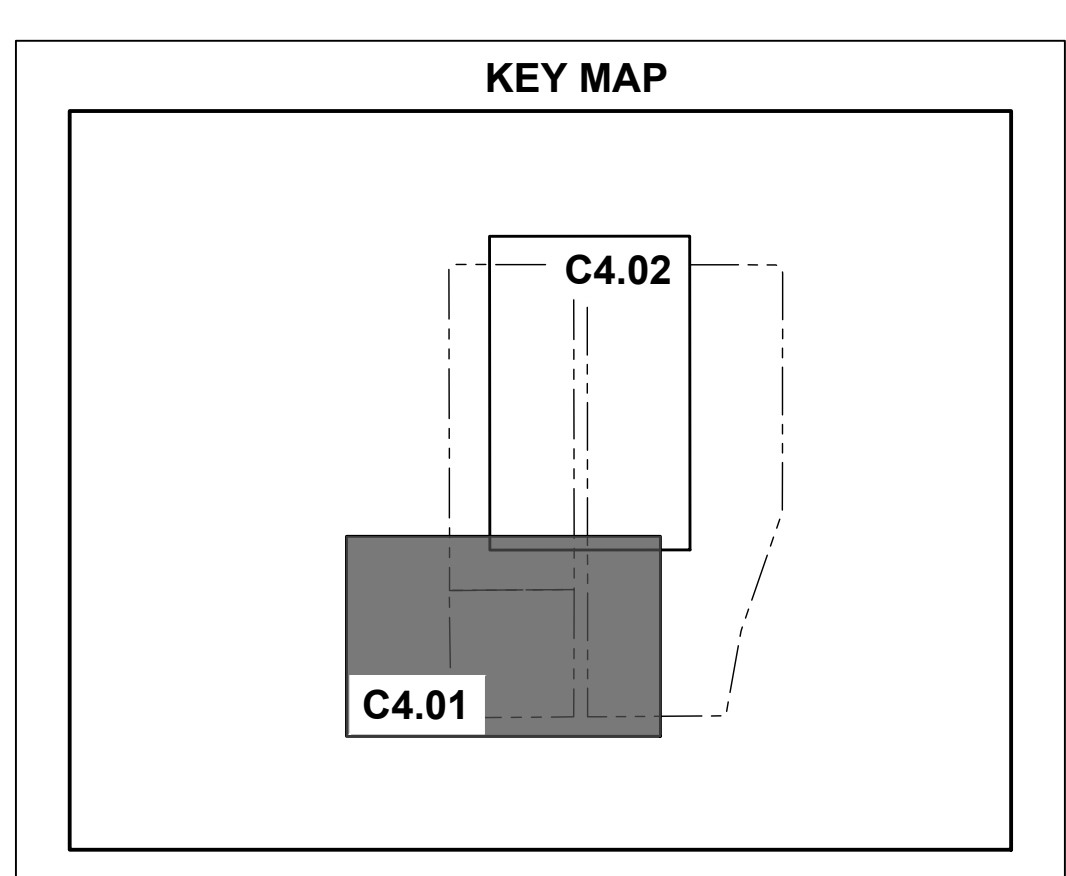
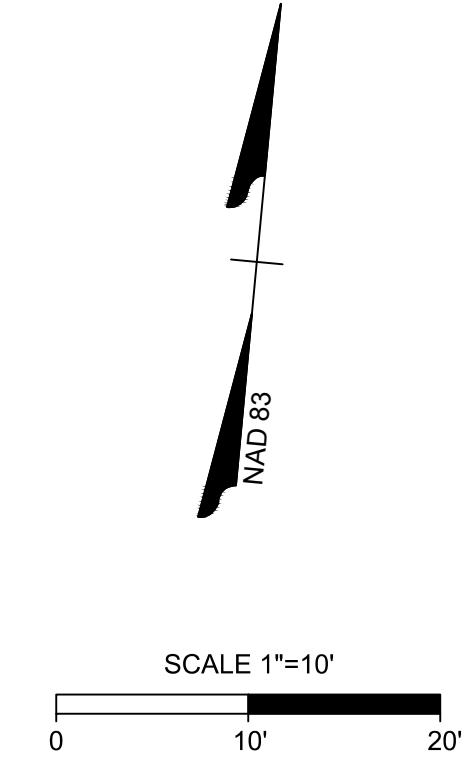
SITE LAYOUT NOTES:

- REFER TO LANDSCAPE SHEETS FOR LANDSCAPING & LIGHTING PLANS & DETAILS.
- ALL DIMENSIONS ARE FROM THE FACE OF CURB, UNLESS NOTED OTHERWISE.

ARCHITECTURAL BUILDING BACKGROUND DATE: 11/02/2023

PAVEMENT MARKING NOTES:

- ALL PERMANENT MARKINGS SHALL BE TYPE B, CLASS 1 UNLESS OTHERWISE DIRECTED BY VDOT TRAFFIC ENGINEERING.
- ALL PAVEMENT MARKINGS MUST HAVE A PERSON w/PAVEMENT MARKING CERTIFICATION, ISSUED BY THE VDOT MATERIALS DIVISION, ON SITE DURING PAVEMENT MARKING OPERATIONS. A COMPLETED CERTIFIED DELIVERY TICKET & A C-85 MUST BE SUBMITTED TO THE VDOT RESIDENCY PERMIT INSPECTOR.
- RESEAL AND RESTRIPE AREAS OF ASPHALT OUTSIDE OF DEMOLITION/EXPANSION LIMITS



**PERMIT SUBMITTAL
NOT FOR CONSTRUCTION**

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CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804-200-6500 FAX 804-560-1016 www.timmons.com

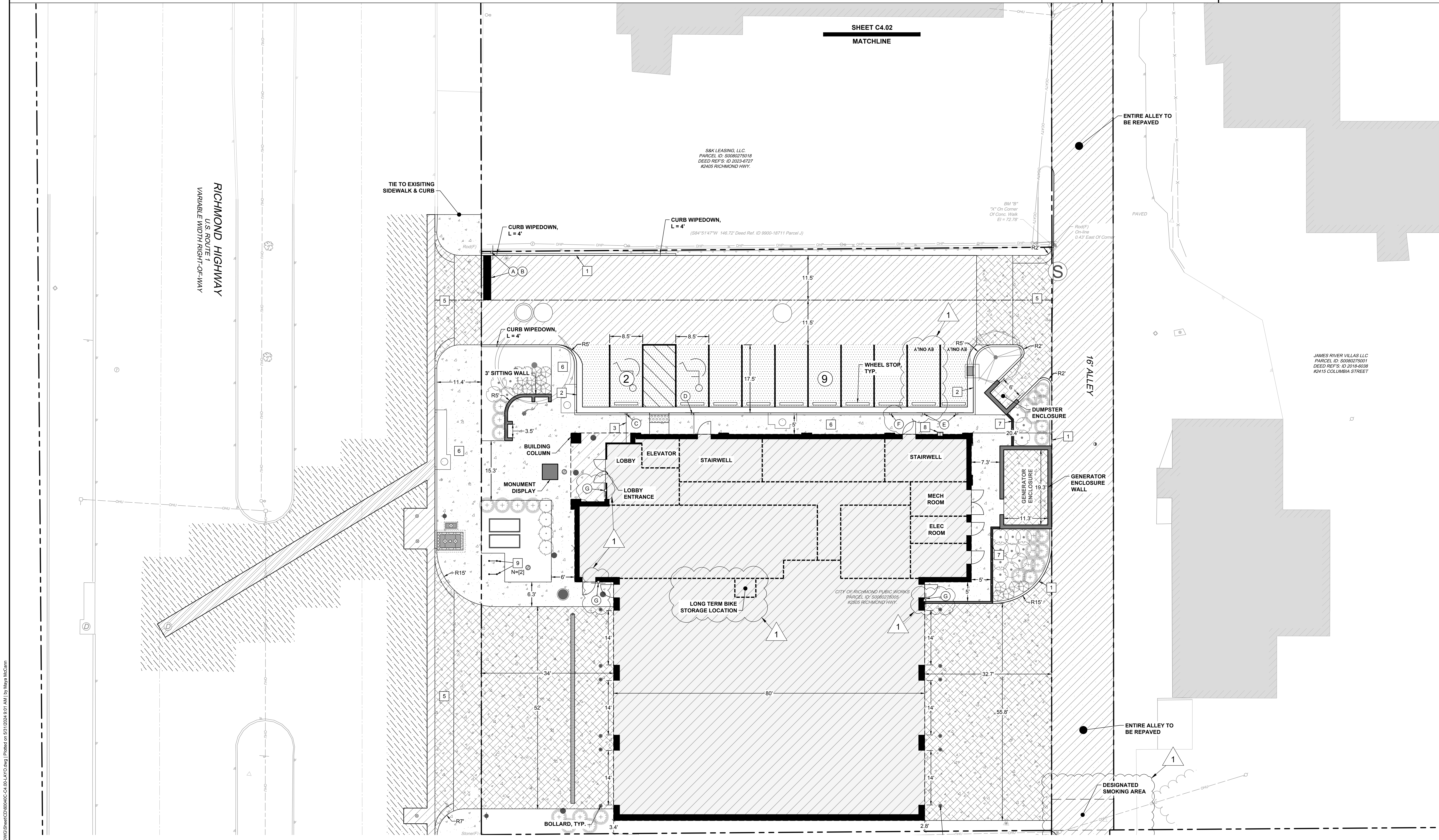
REVISION DESCRIPTION	
DATE	Revision 1
06/07/2024	

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 06/07/2024
DRAWN BY: K. UNDERBERG
DESIGNED BY: C. NELSON
CHECKED BY: C. NELSON
SCALE: 1" = 10'

CITY OF RICHMOND FIRE STATION 21
CITY OF RICHMOND - VIRGINIA
SITE LAYOUT PLAN

JOB NO. 60040
SHEET NO. C4.01



S:\24\0404\C4_01_F32_1\Replacement\DWG\Sheet\C4.01_LAYO.dwg | Printed on 05/12/2024 8:59:41 AM | By Megan McCann

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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
06/07/2024	Revision 1

DATE
06/07/2024

DRAWN BY
K. UNDERBERG

DESIGNED BY
C. NELSON

CHECKED BY
C. NELSON

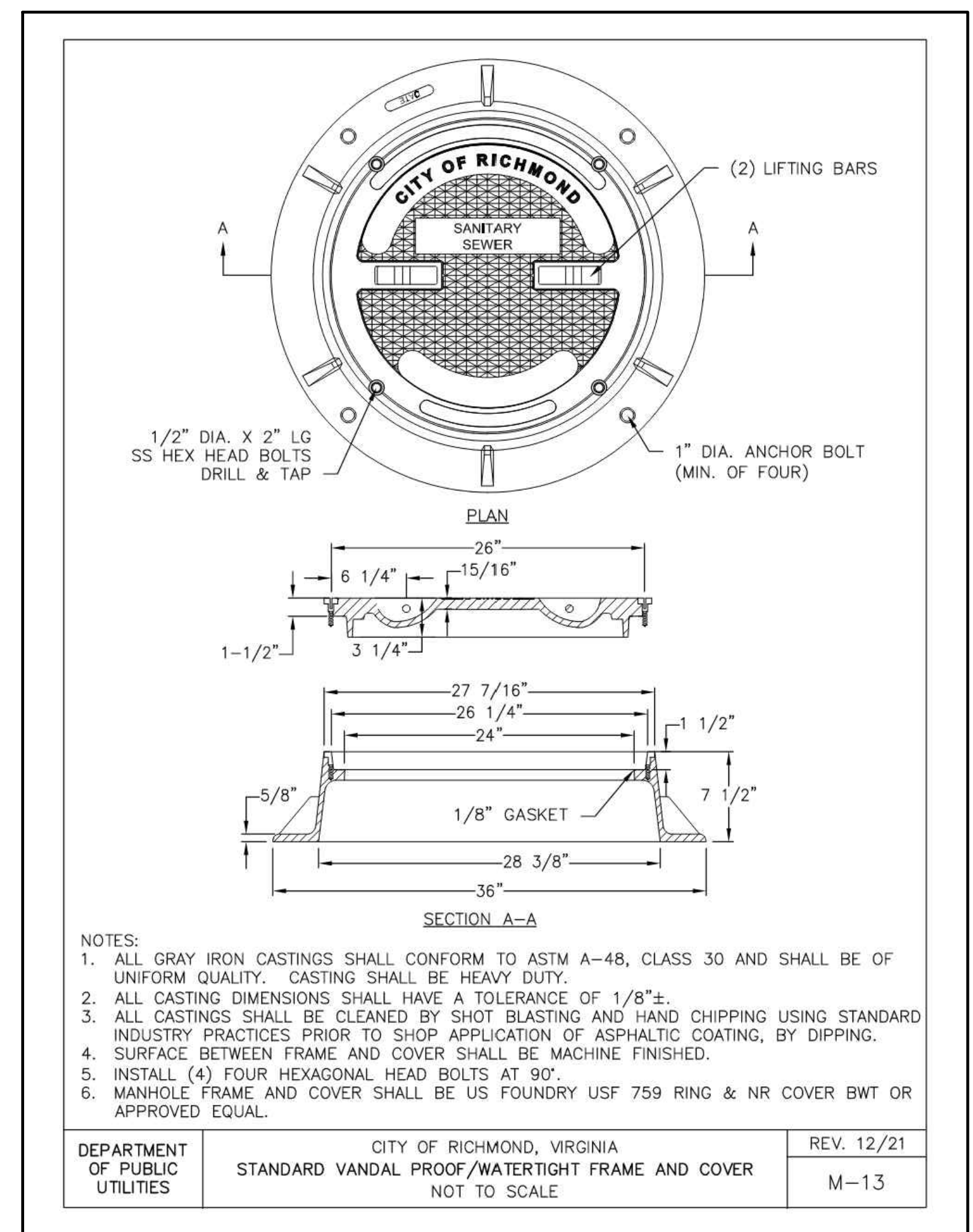
SCALE
N.T.S.

JOB NO.
60040

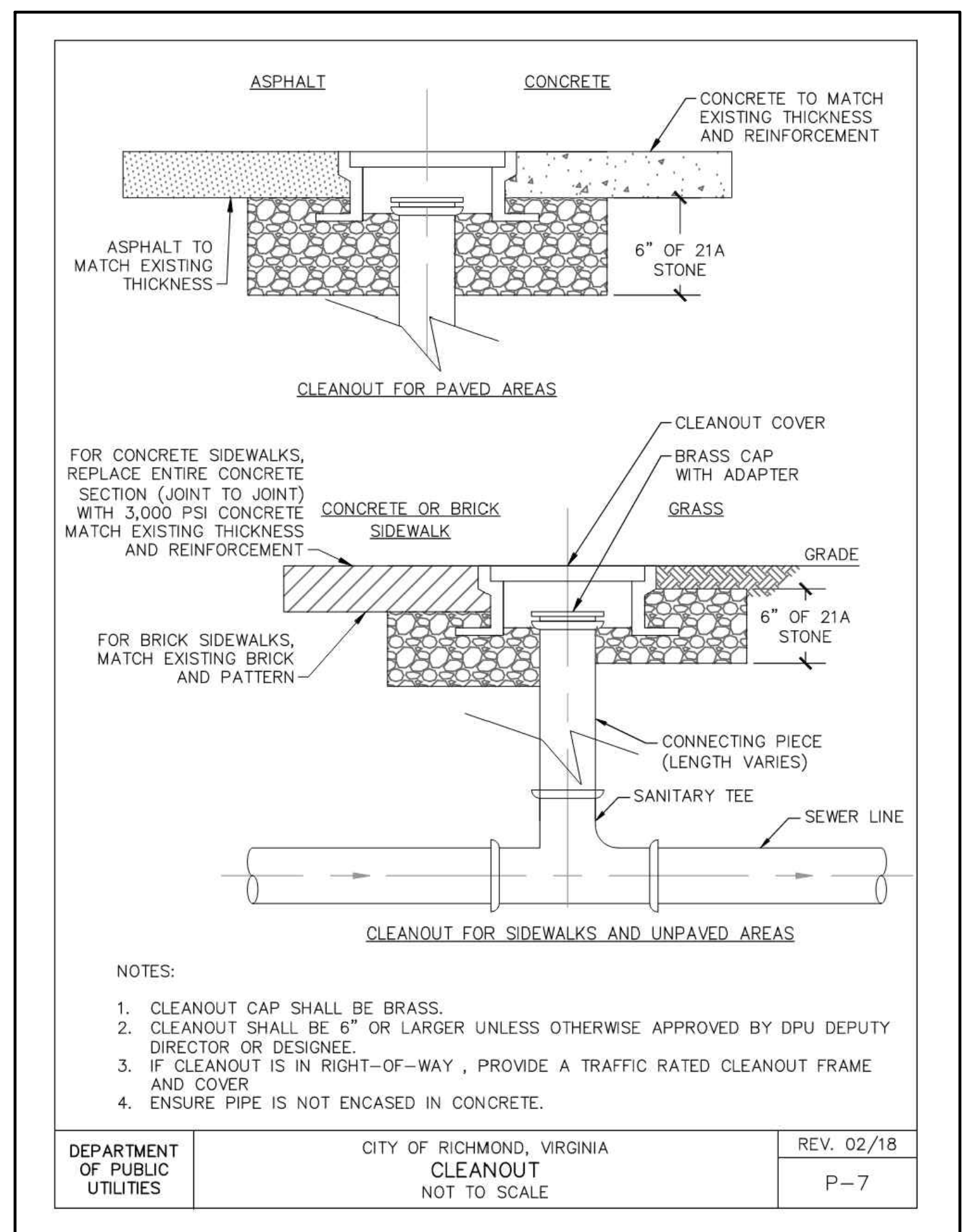
SHEET NO.
C7.11

TIMMONS GROUP
CITY OF RICHMOND - VIRGINIA
UTILITY NOTES & DETAILS
CITY OF RICHMOND FIRE STATION 21

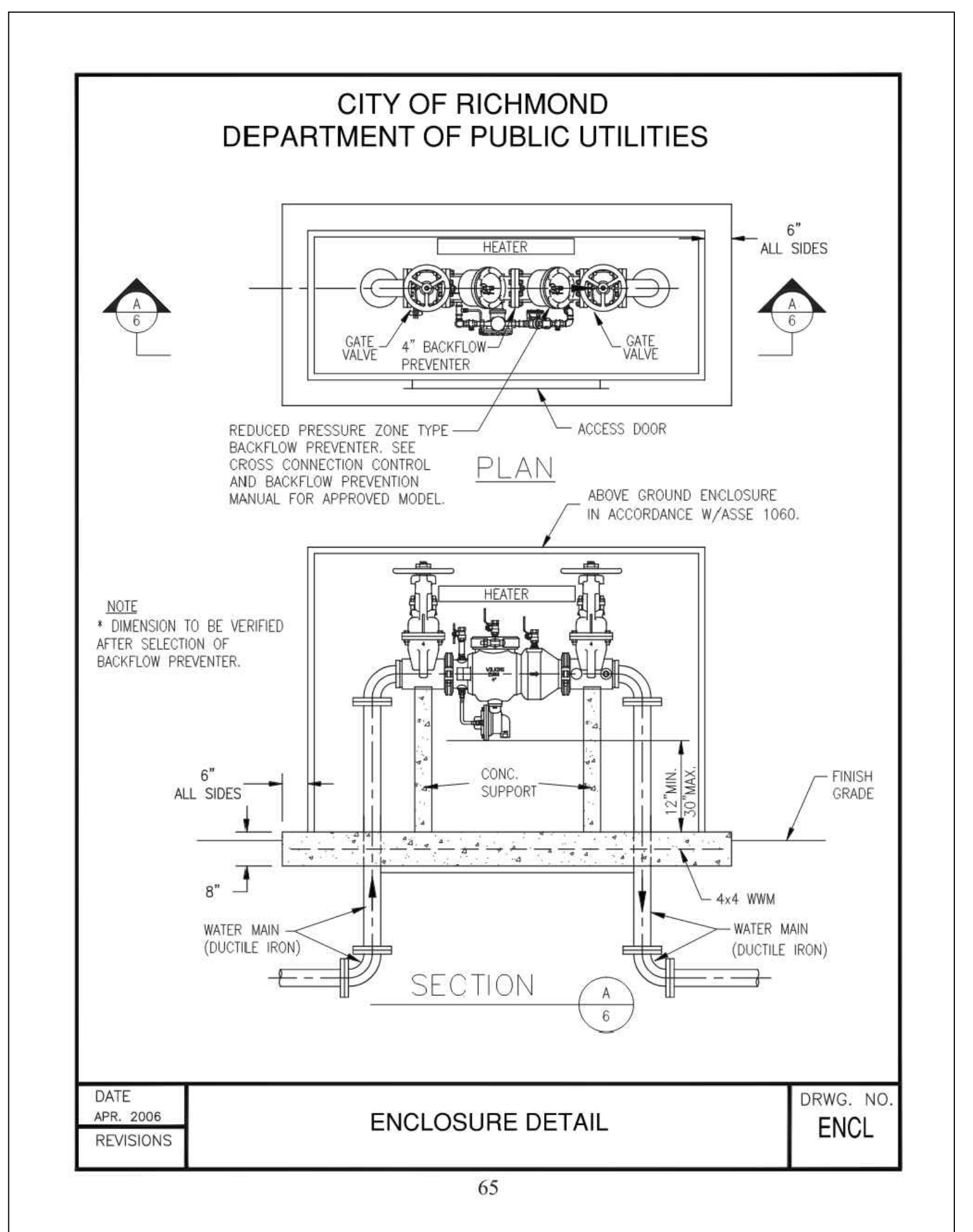
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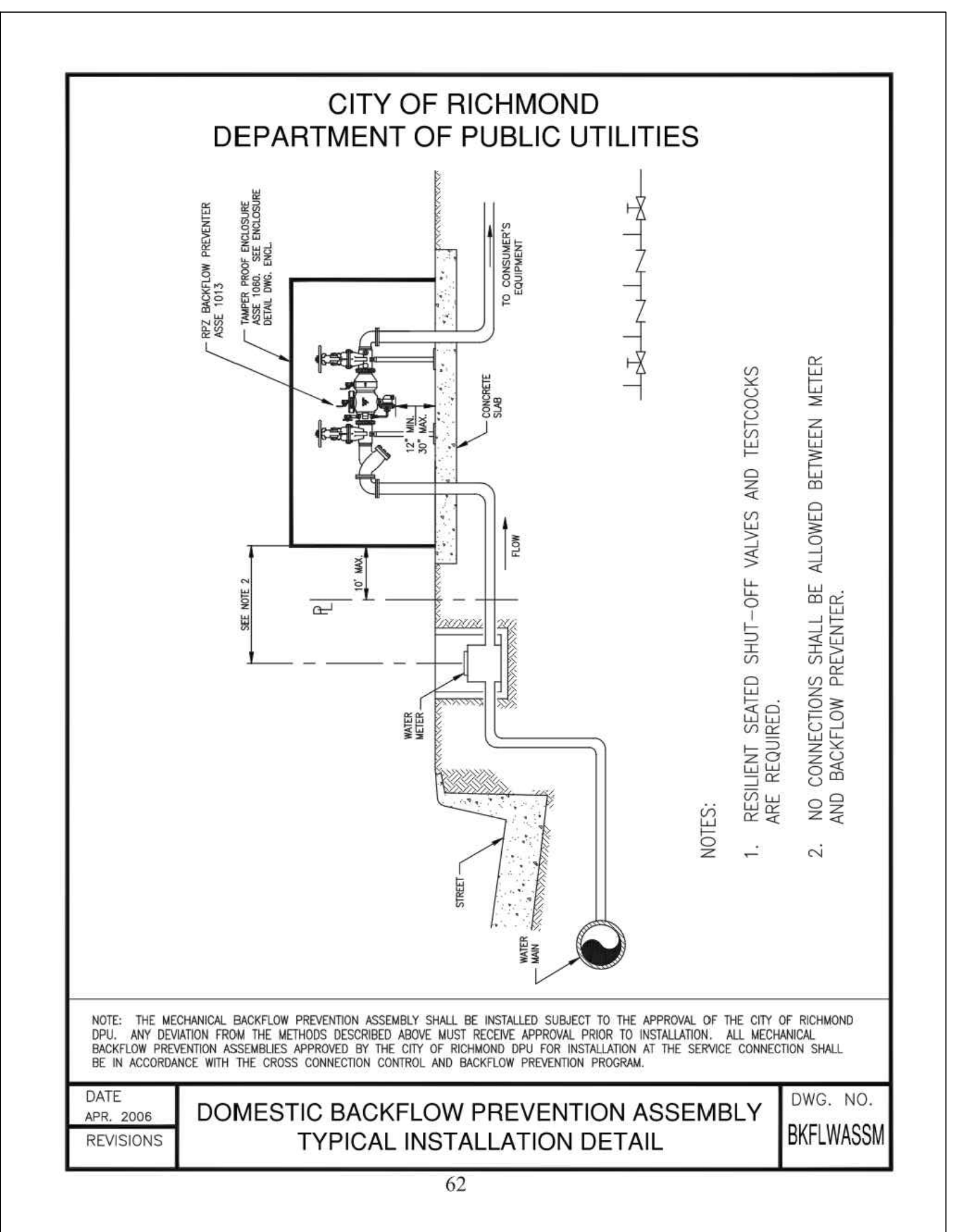
DEPARTMENT OF PUBLIC UTILITIES	CITY OF RICHMOND, VIRGINIA STANDARD VANDAL PROOF/WATERTIGHT FRAME AND COVER NOT TO SCALE	REV. 12/21 M-13
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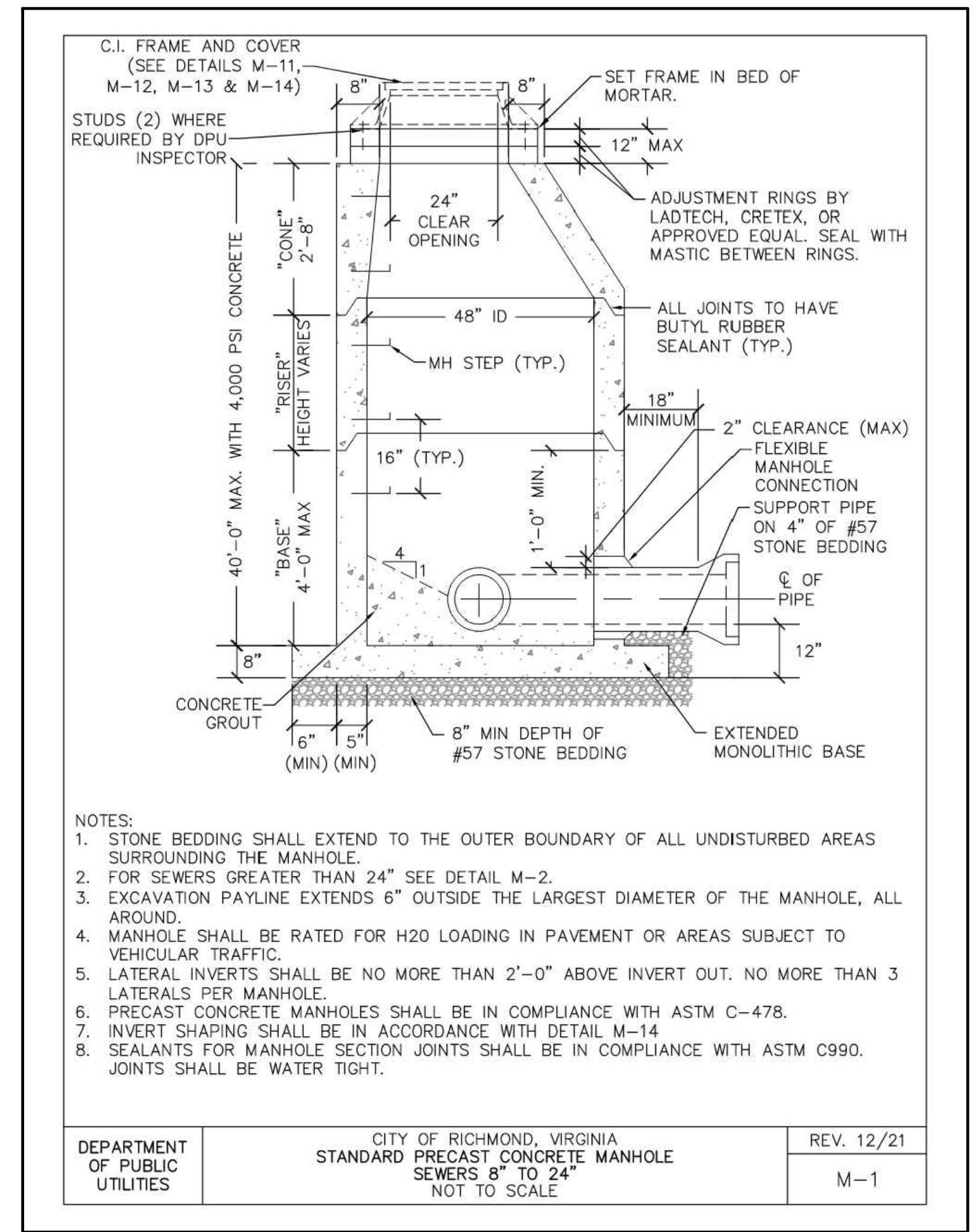
DEPARTMENT OF PUBLIC UTILITIES	CITY OF RICHMOND, VIRGINIA CLEANOUT NOT TO SCALE	REV. 02/18 P-7
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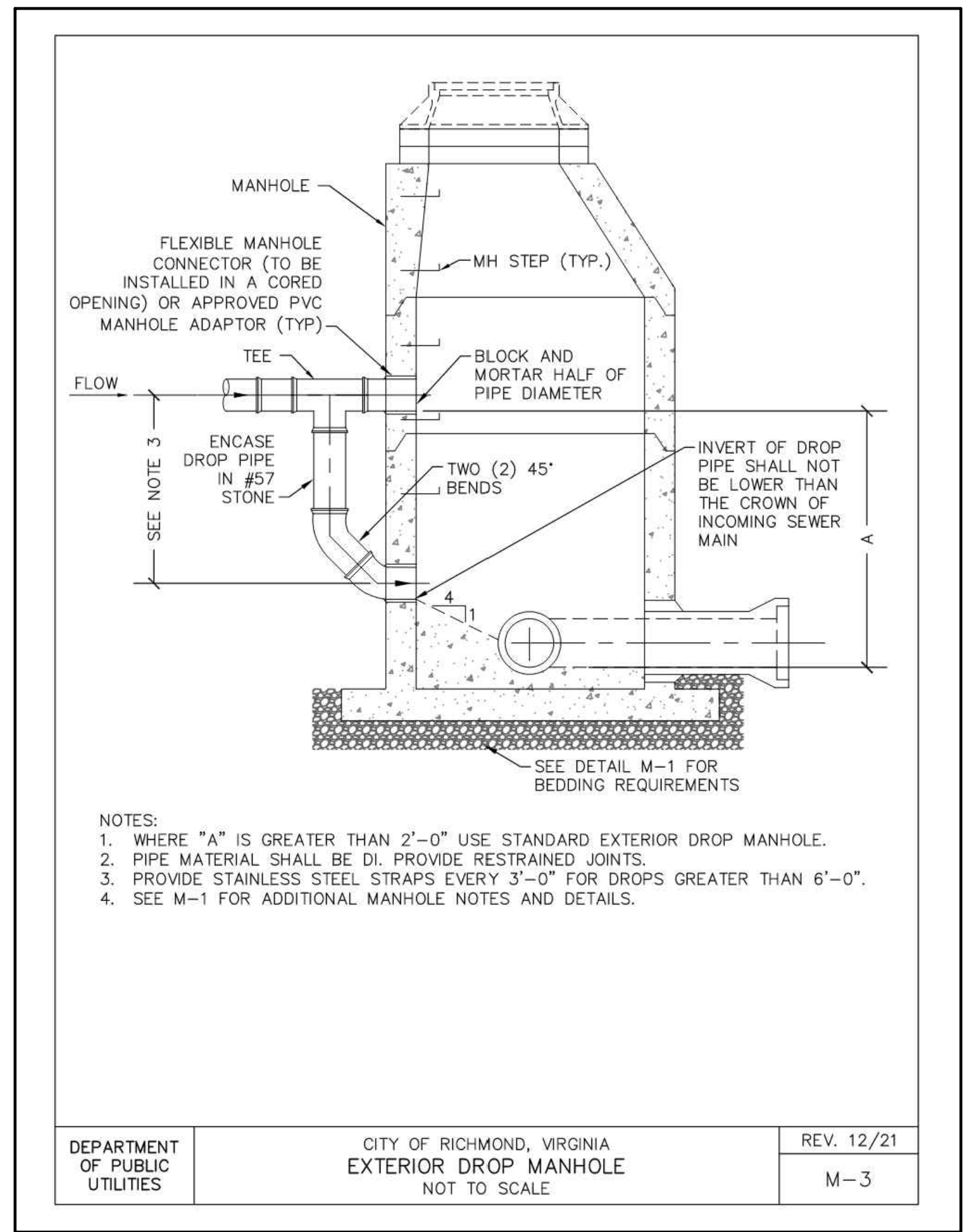
DEPARTMENT OF PUBLIC UTILITIES	CITY OF RICHMOND, VIRGINIA ENCLOSURE DETAIL NOT TO SCALE	REV. 02/18 ENCL
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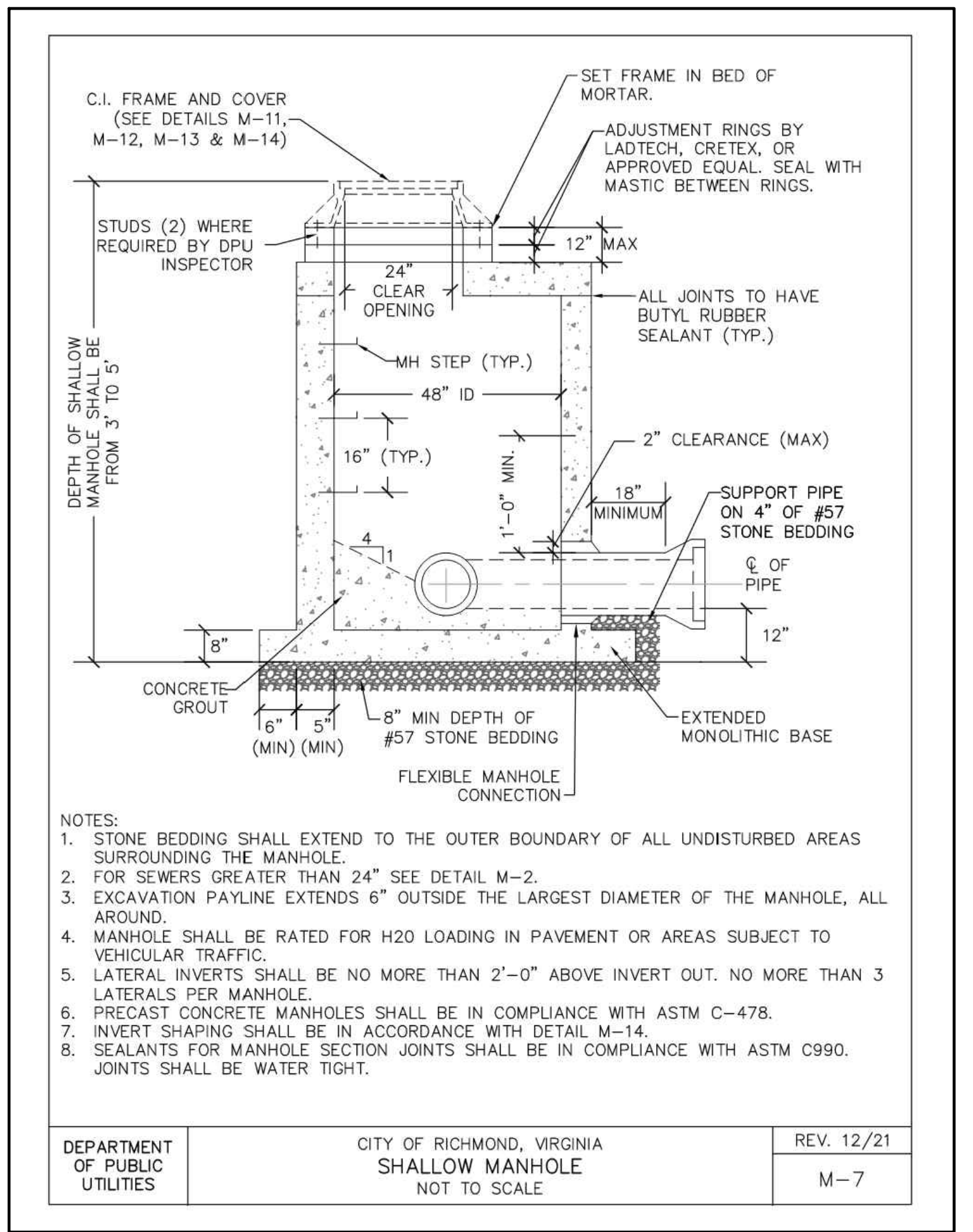
DEPARTMENT OF PUBLIC UTILITIES	CITY OF RICHMOND, VIRGINIA DOMESTIC BACKFLOW PREVENTION ASSEMBLY TYPICAL INSTALLATION DETAIL	REV. 02/18 62
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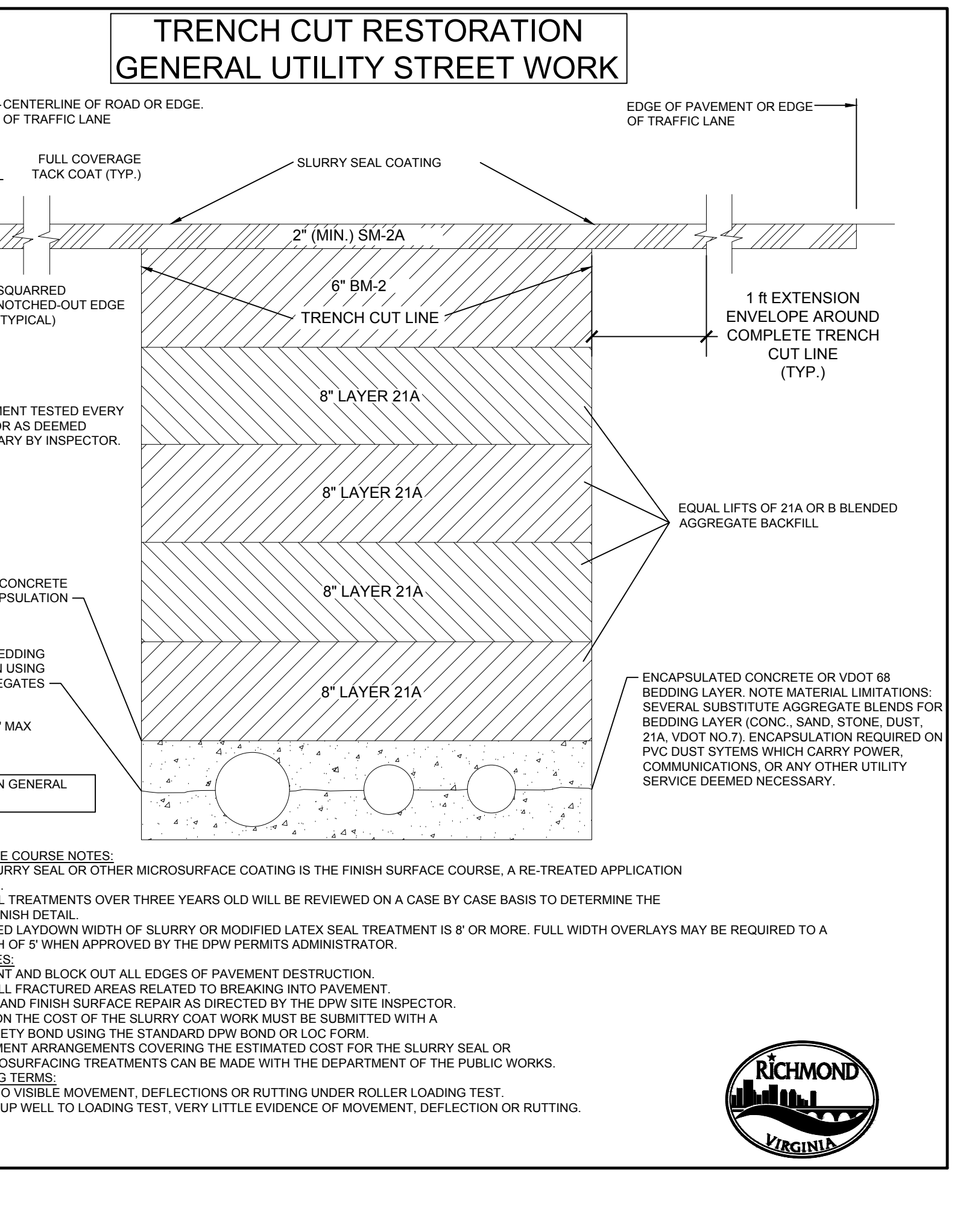
DEPARTMENT OF PUBLIC UTILITIES	CITY OF RICHMOND, VIRGINIA STANDARD PRECAST CONCRETE MANHOLE NOT TO SCALE	REV. 12/21 M-1
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DEPARTMENT OF PUBLIC UTILITIES	CITY OF RICHMOND, VIRGINIA EXTERIOR DROP MANHOLE NOT TO SCALE	REV. 12/21 M-3
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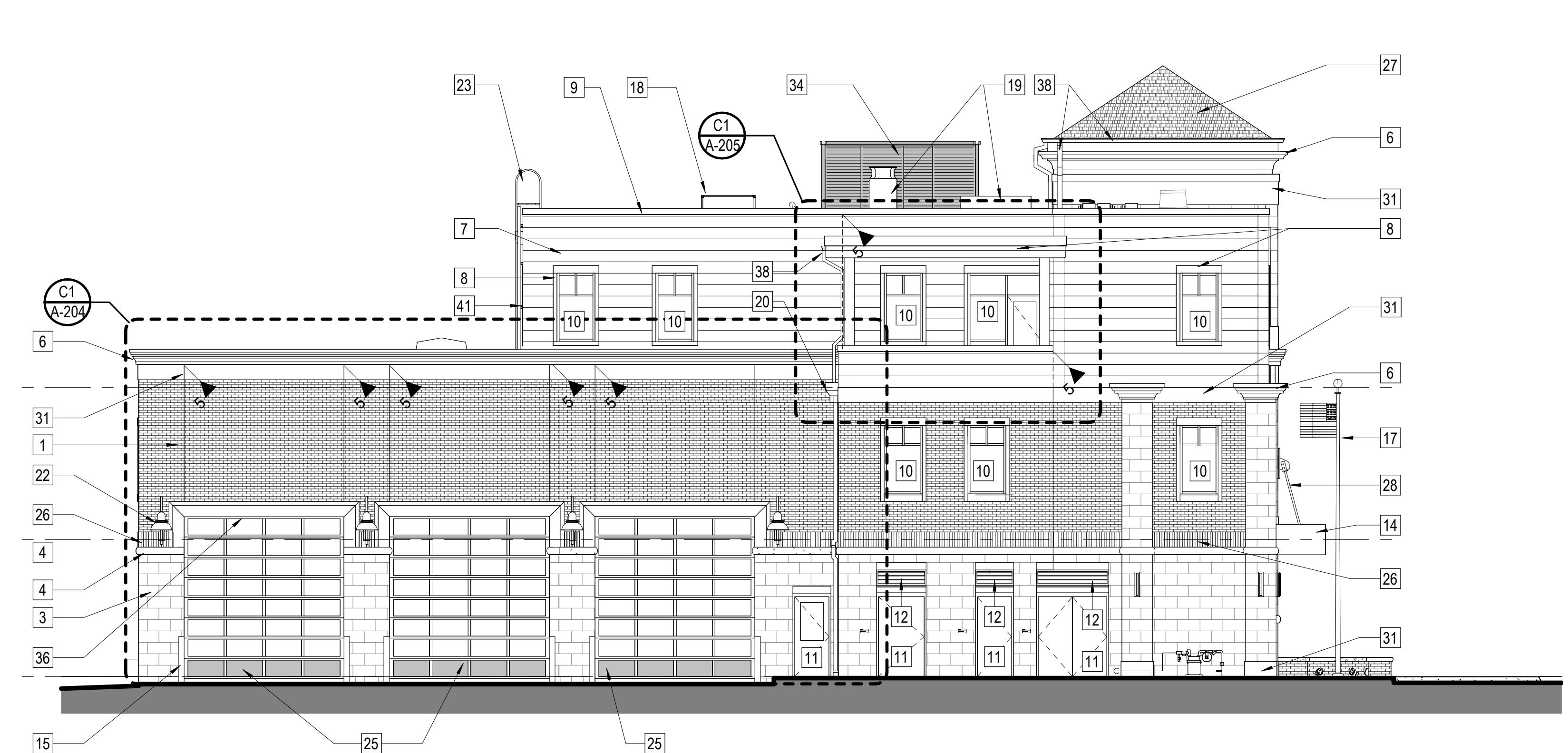
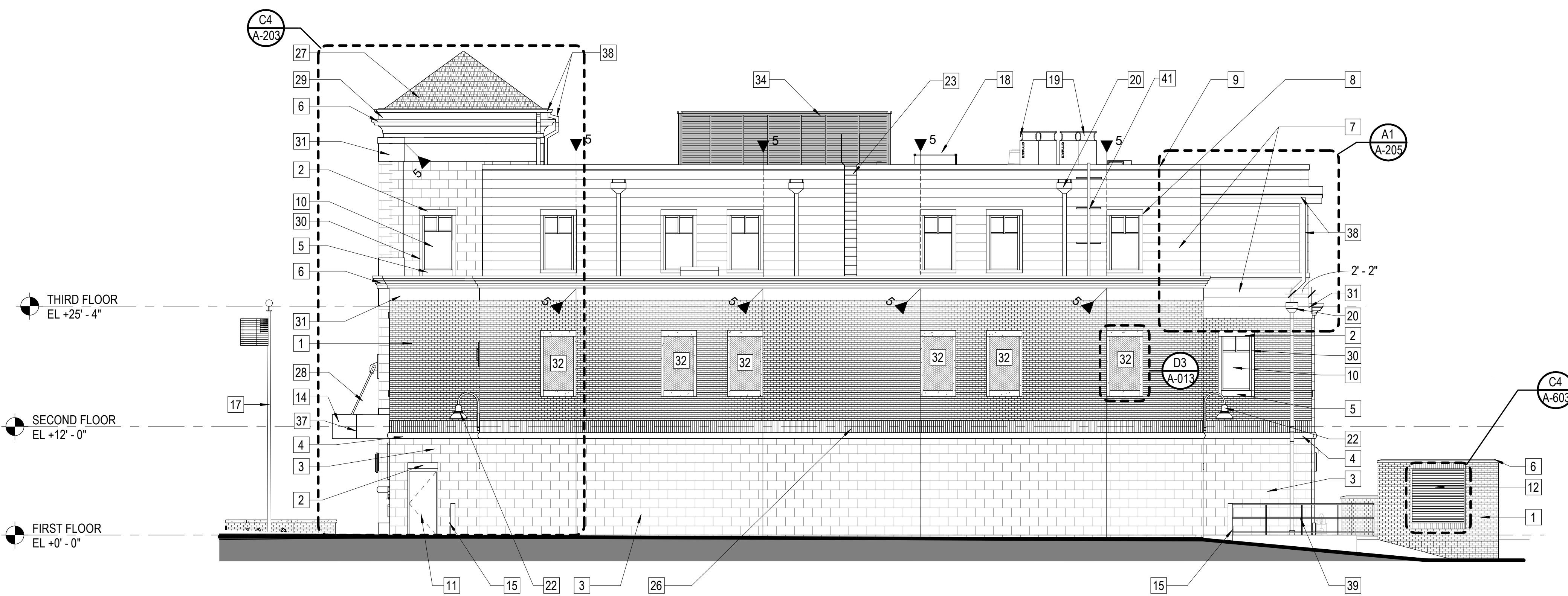
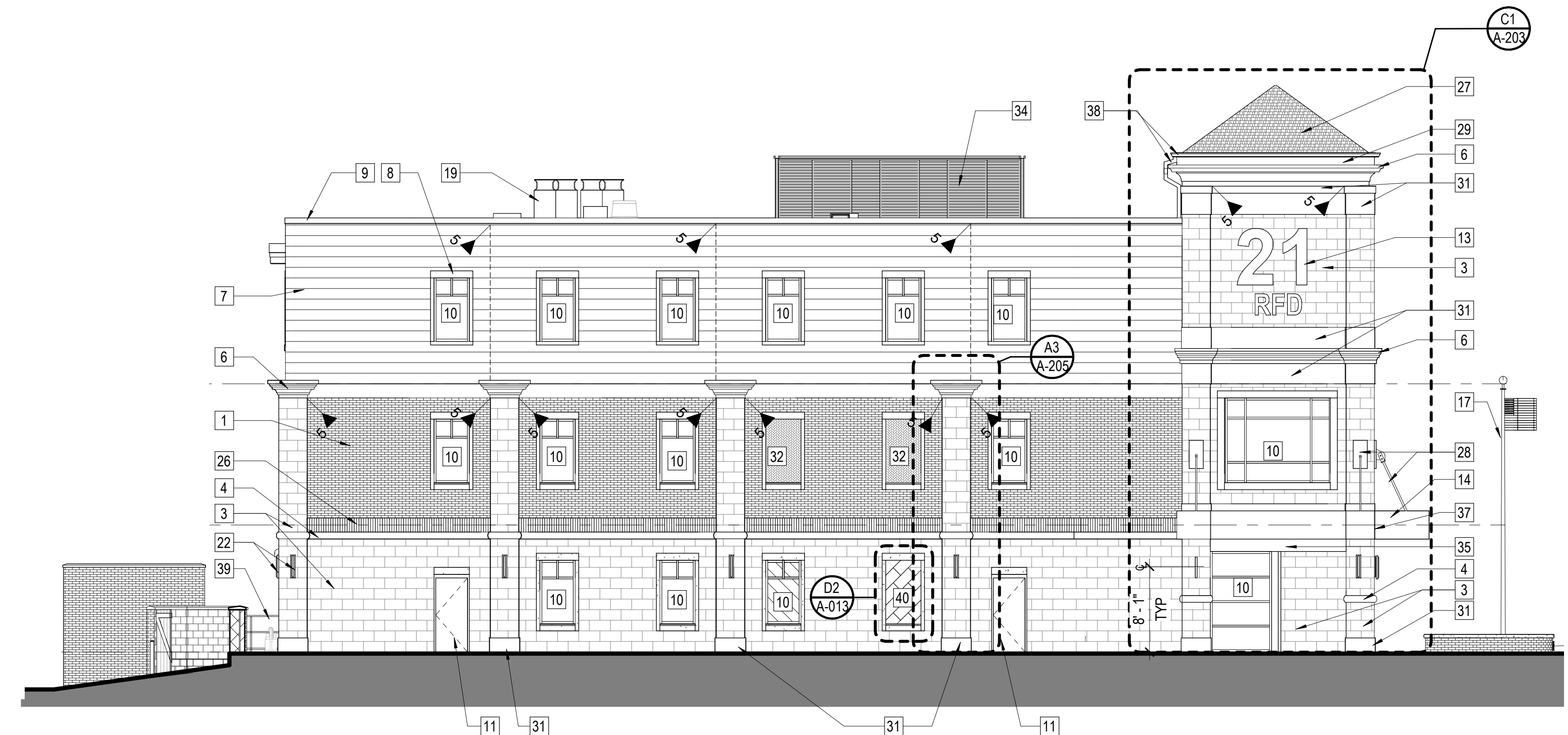
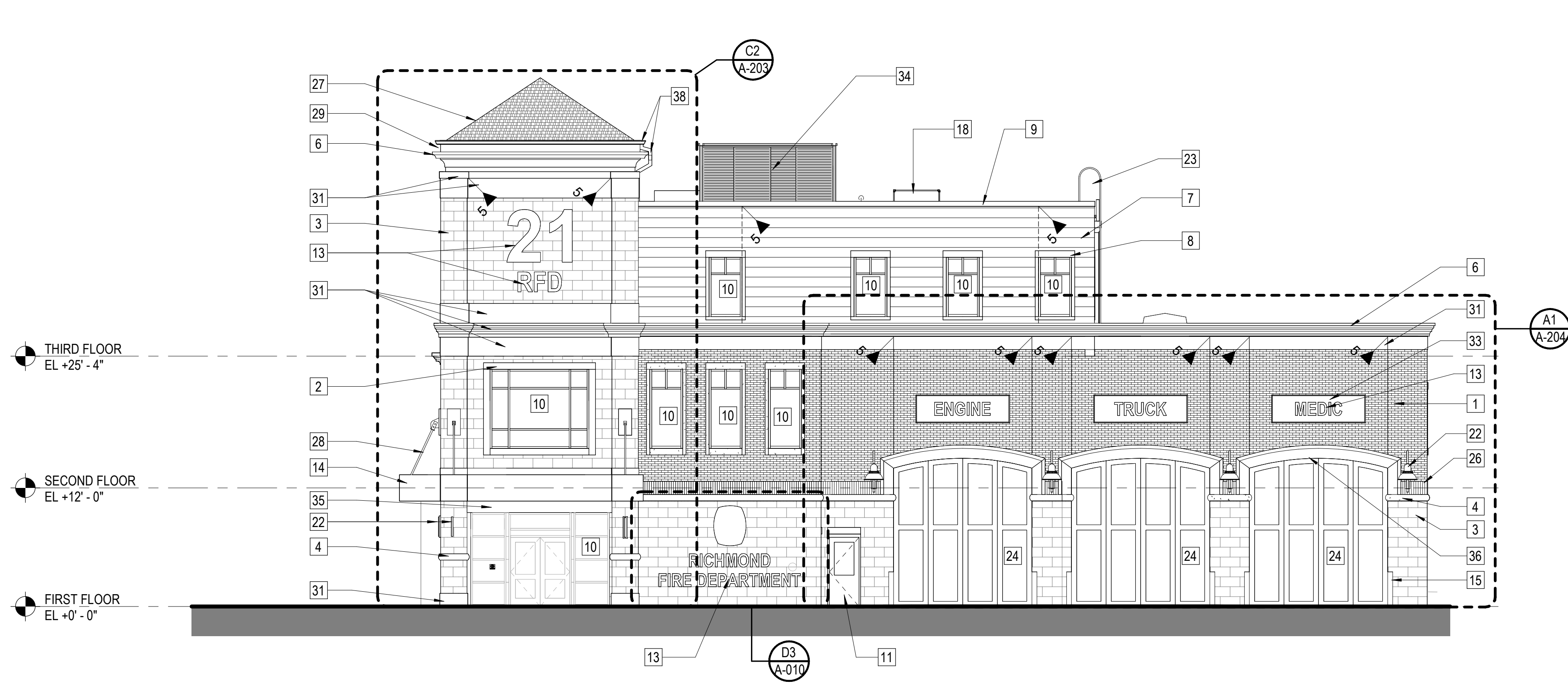
DEPARTMENT OF PUBLIC UTILITIES	CITY OF RICHMOND, VIRGINIA SHALLOW MANHOLE NOT TO SCALE	REV. 12/21 M-7
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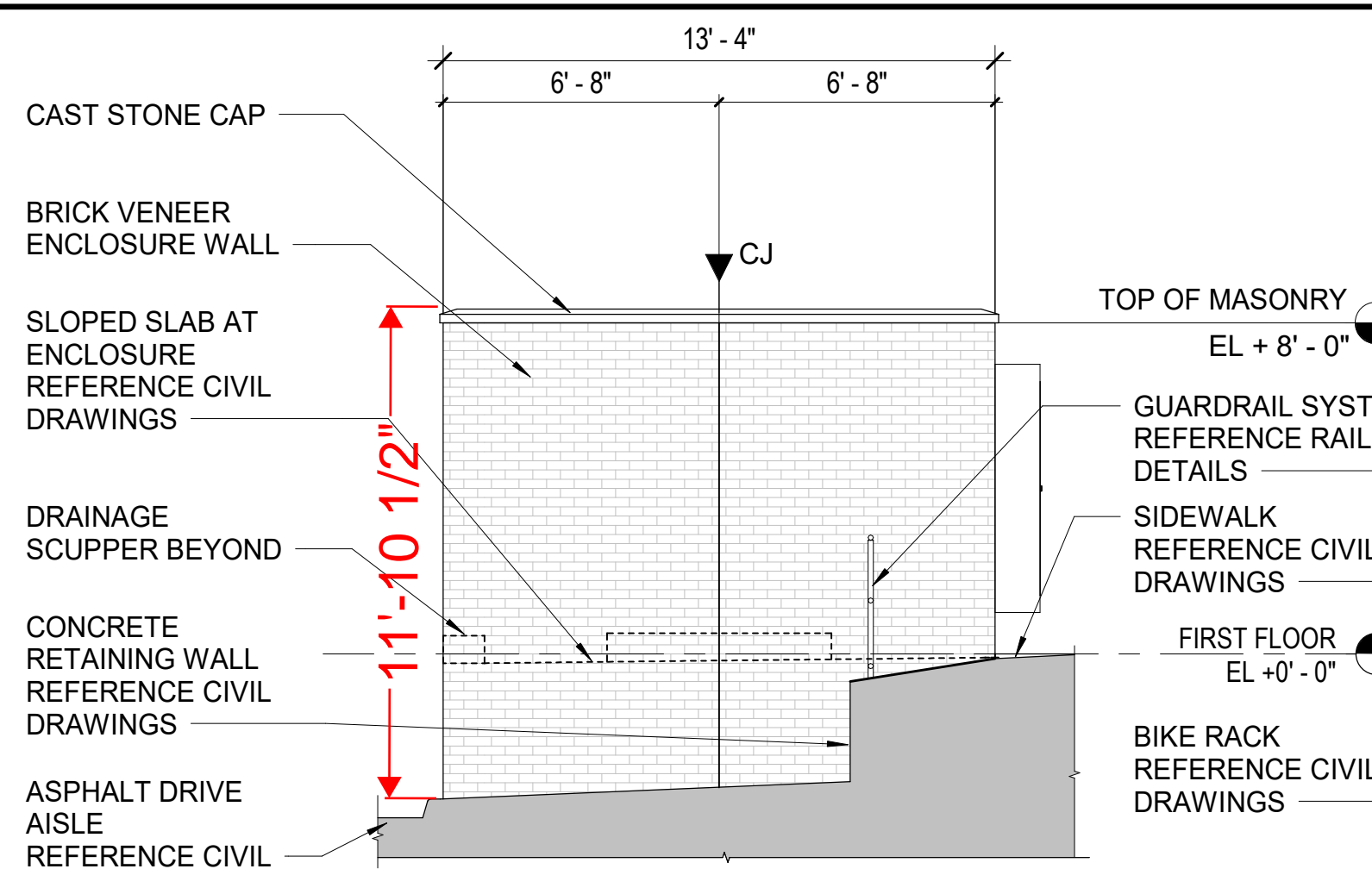
DEPARTMENT OF PUBLIC UTILITIES	CITY OF RICHMOND, VIRGINIA TRENCH CUT RESTORATION GENERAL UTILITY STREET WORK	REV. 12/21 M-7
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SSW460046_C07_F021_ReplacementSheet02090404_C7.11.dwg | Plot Date: 05/11/2024 8:59 AM | Dr. Maya McLean

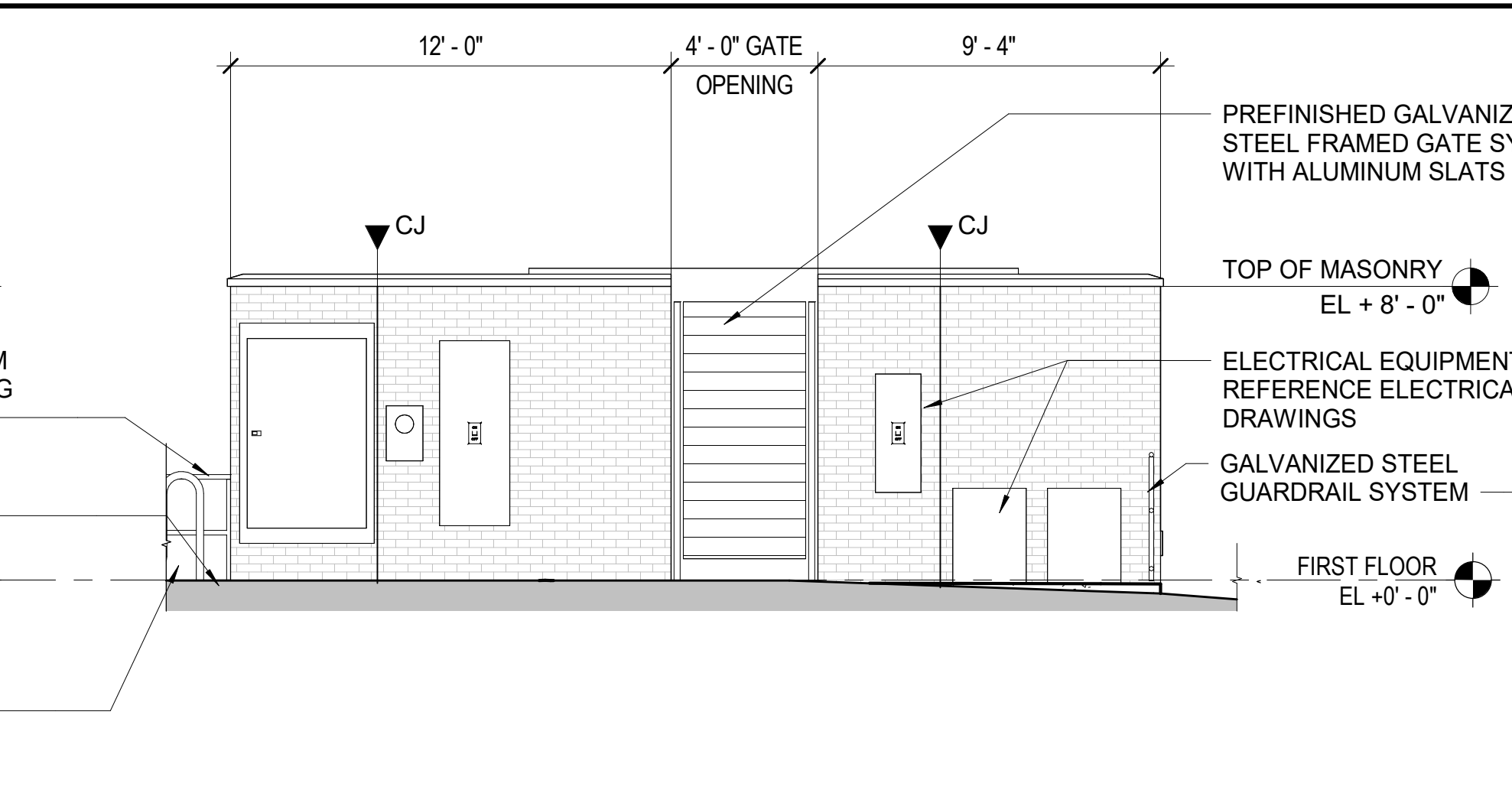
City of Richmond: New Fire Station #21



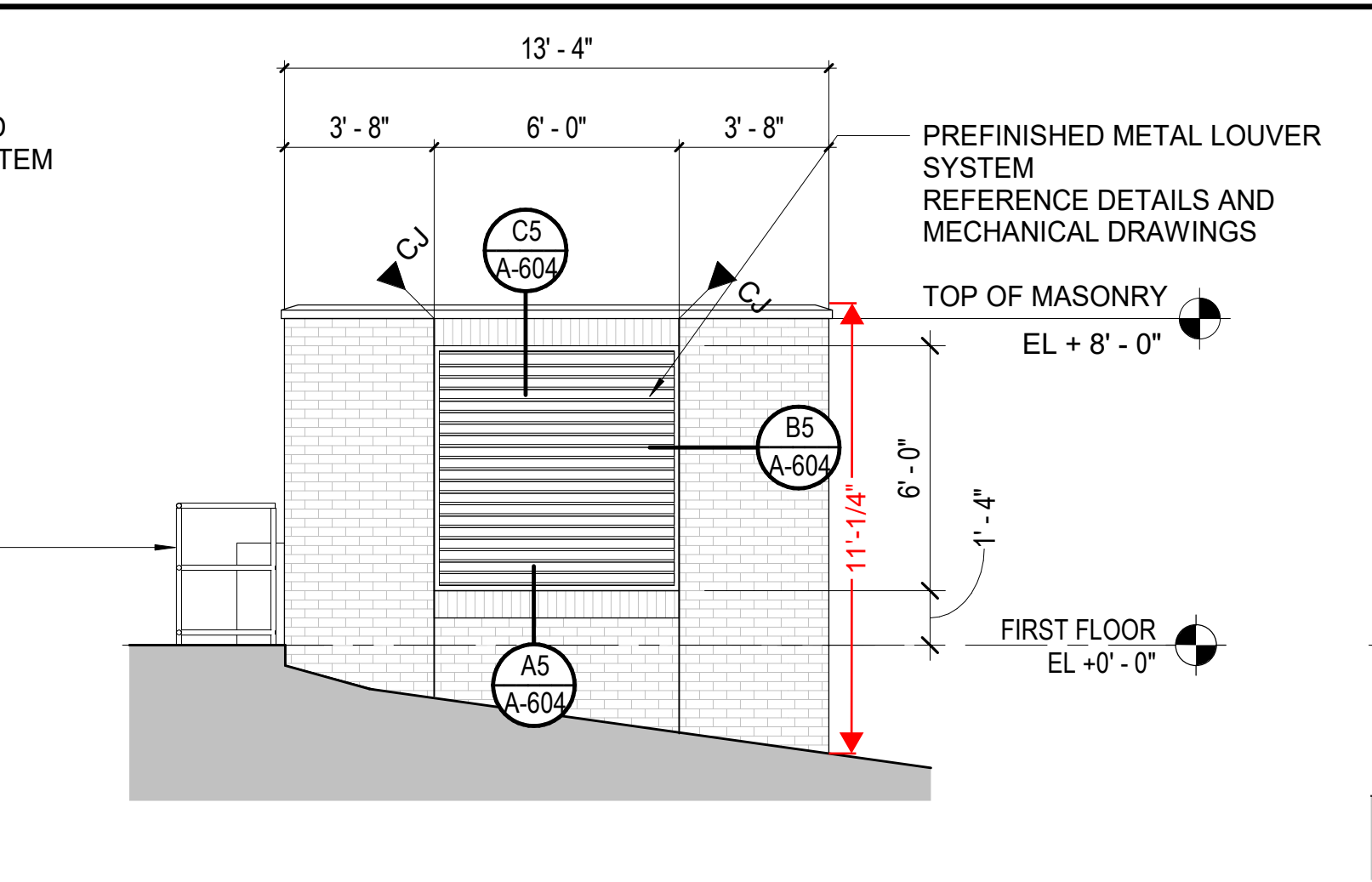
Proposed Building Design Concept - Overall 2D Exterior Views



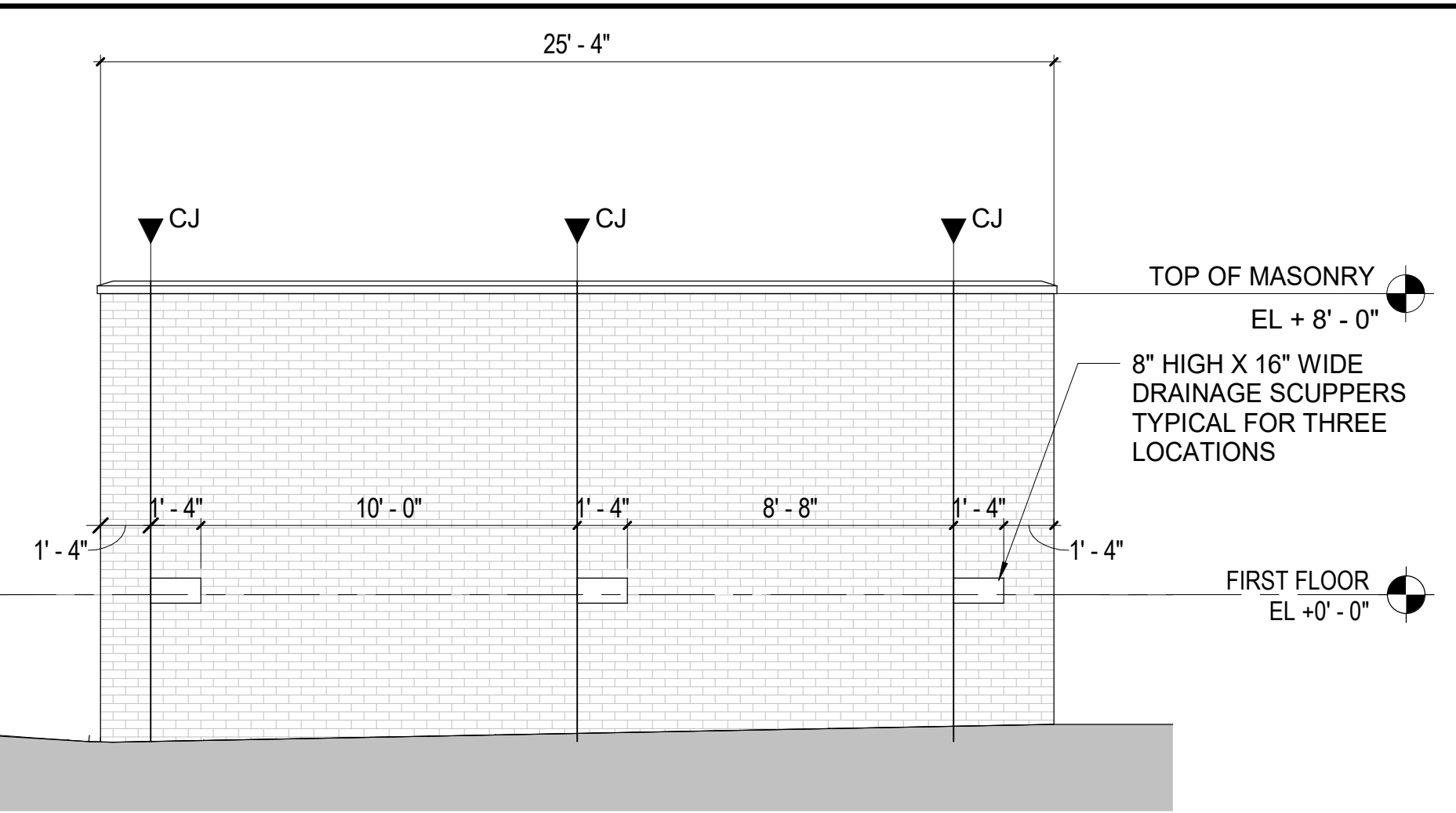
E1 ELEVATION - GENERATOR ENCLOSURE
A-009 SCALE: 1/4" = 1'-0"



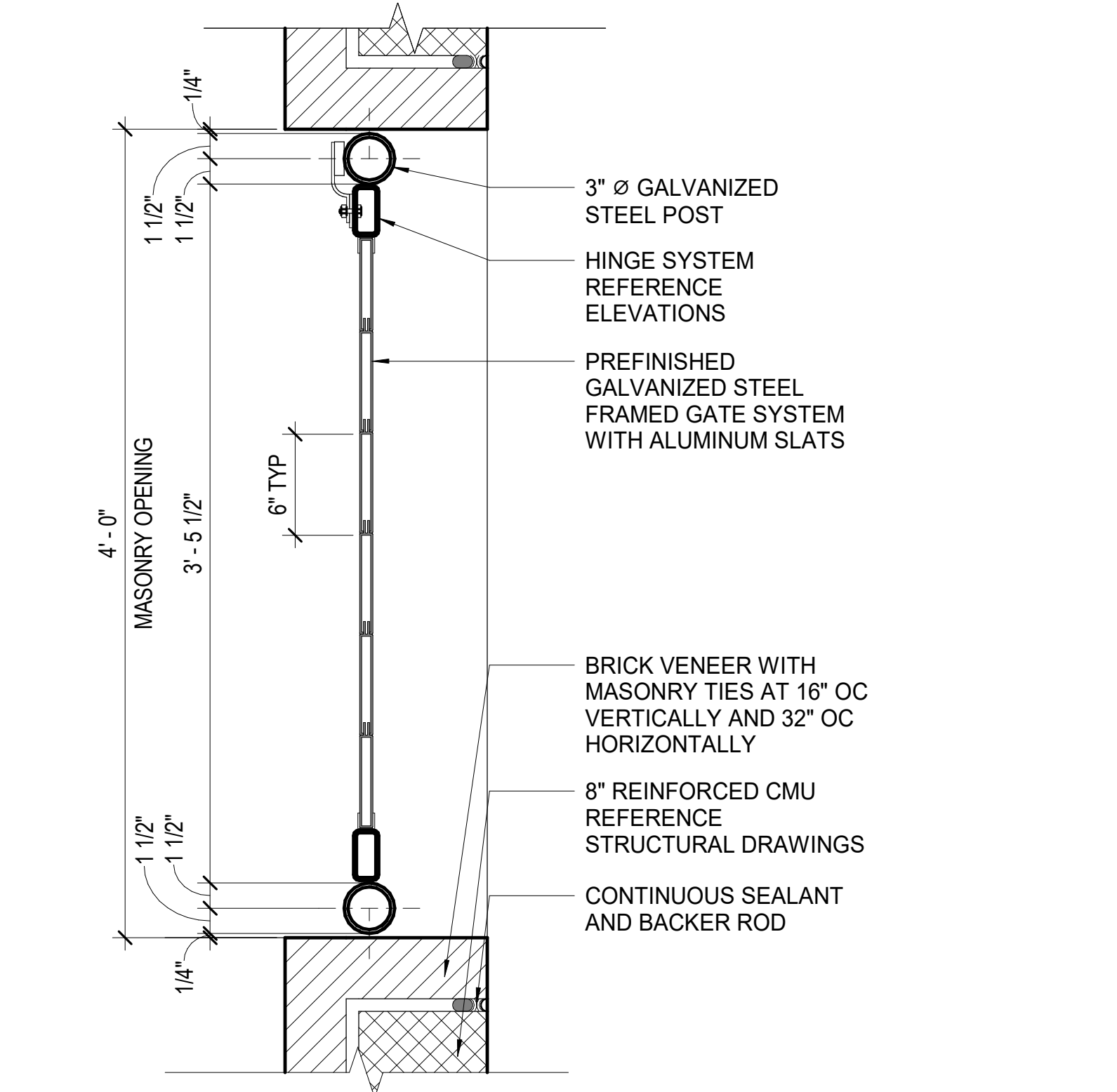
E3 ELEVATION - GENERATOR ENCLOSURE
A-009 SCALE: 1/4" = 1'-0"



E4 ELEVATION - GENERATOR ENCLOSURE
A-009 SCALE: 1/4" = 1'-0"



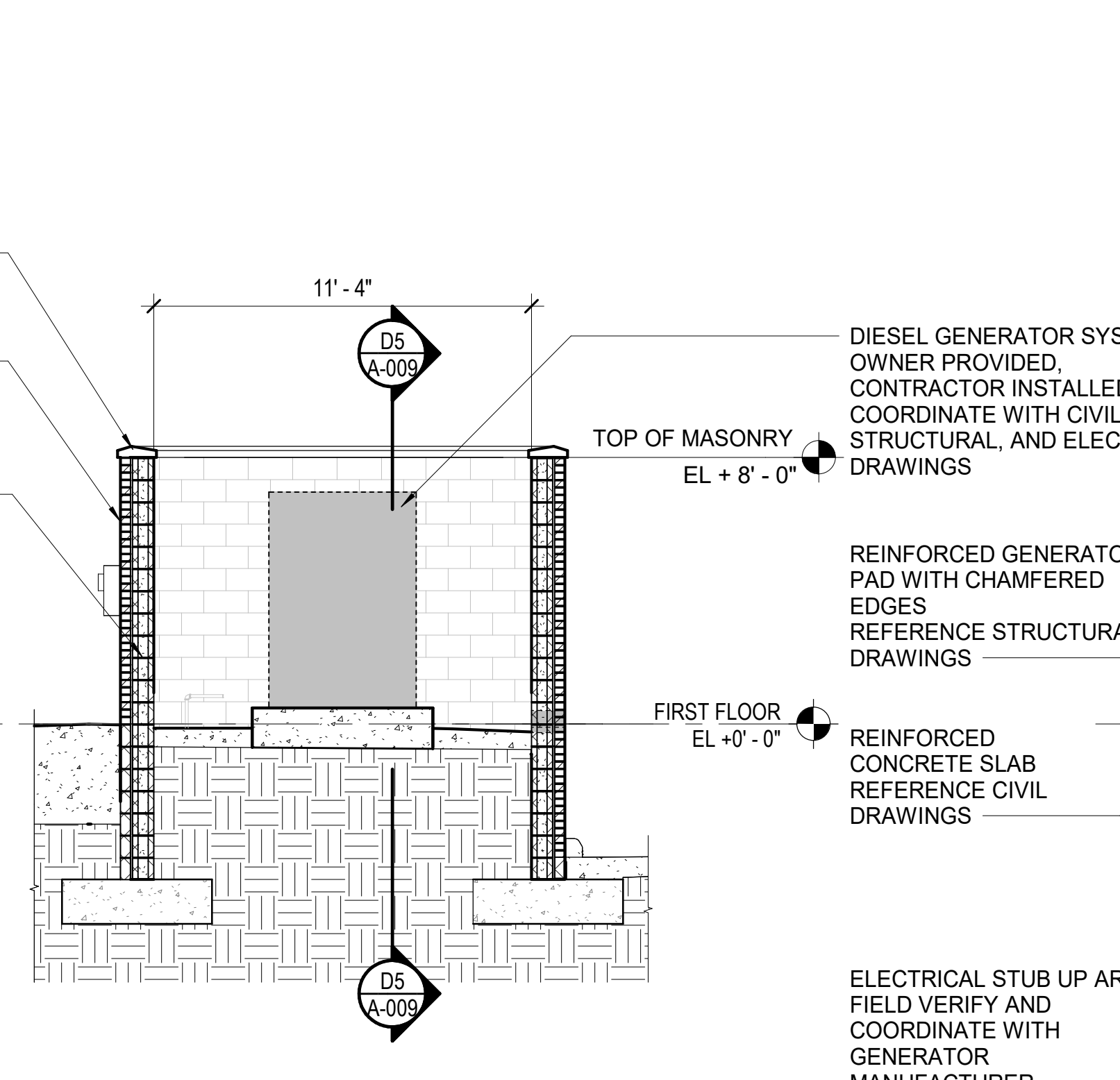
E5 ELEVATION - GENERATOR ENCLOSURE
A-009 SCALE: 1/4" = 1'-0"



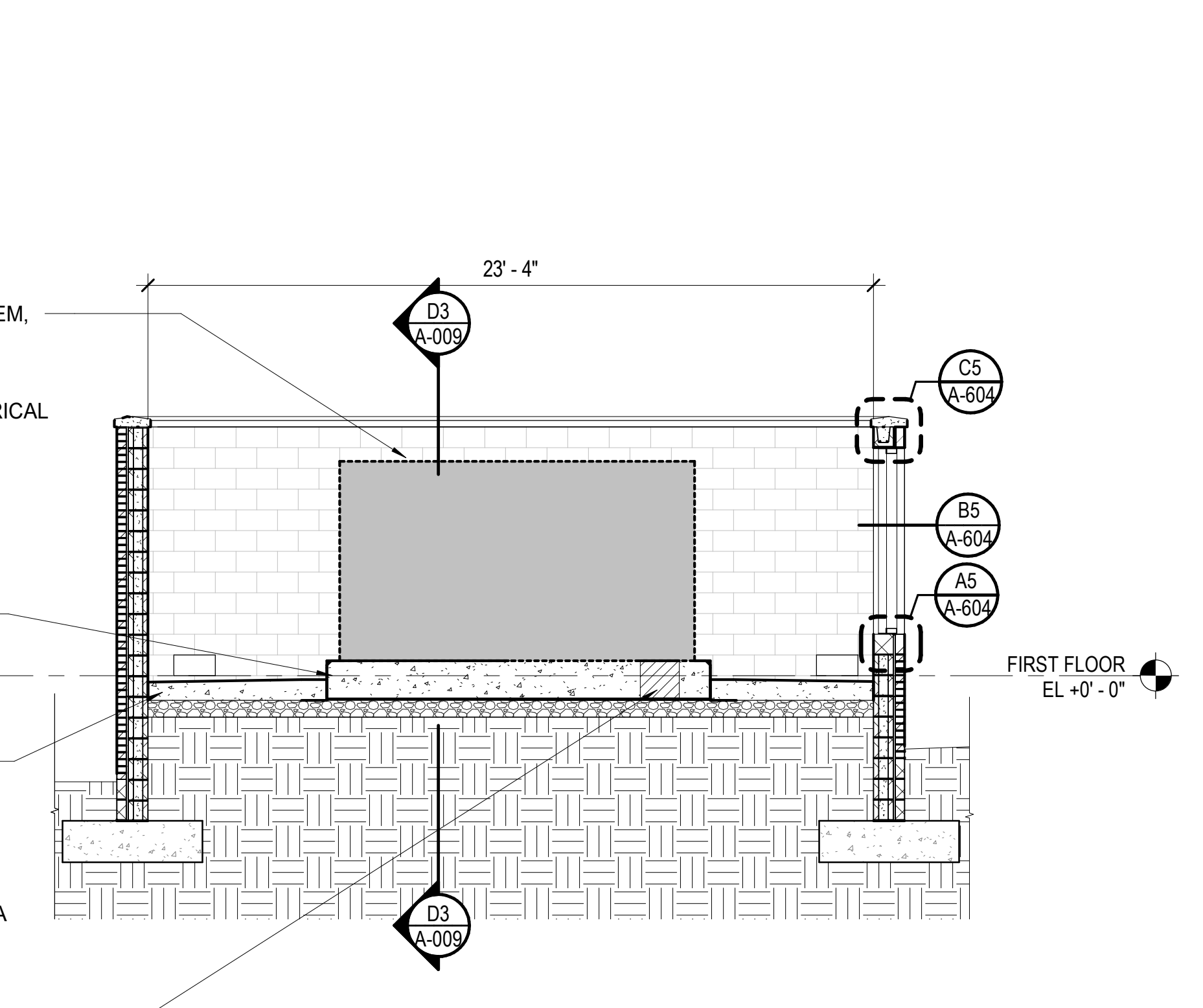
D2 PLAN DETAIL - ENCLOSURE GATE
A-009 SCALE: 1 1/2" = 1'-0"



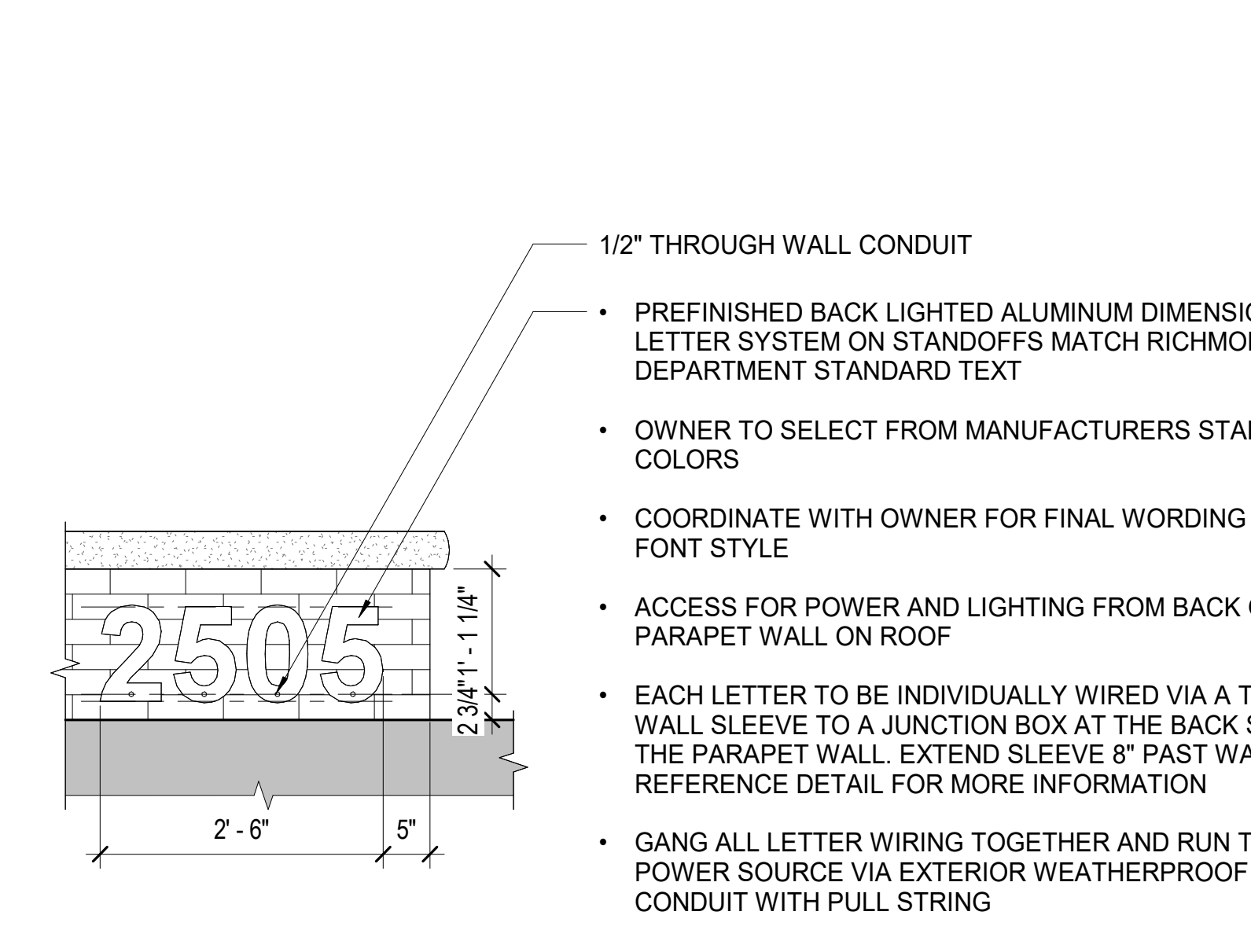
D3 SECTION
A-009 SCALE: 1/4" = 1'-0"



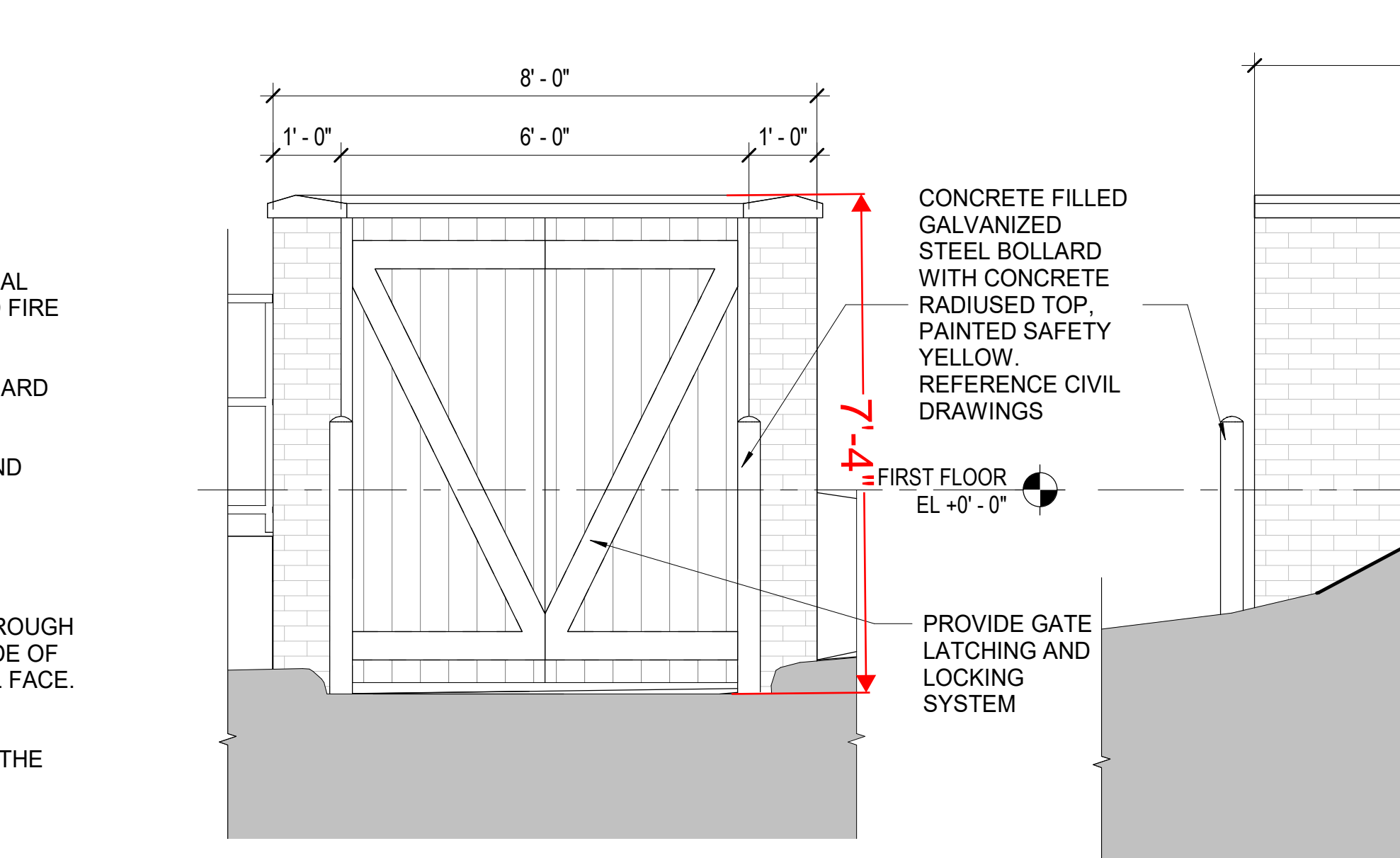
D5 SECTION
A-009 SCALE: 1/4" = 1'-0"



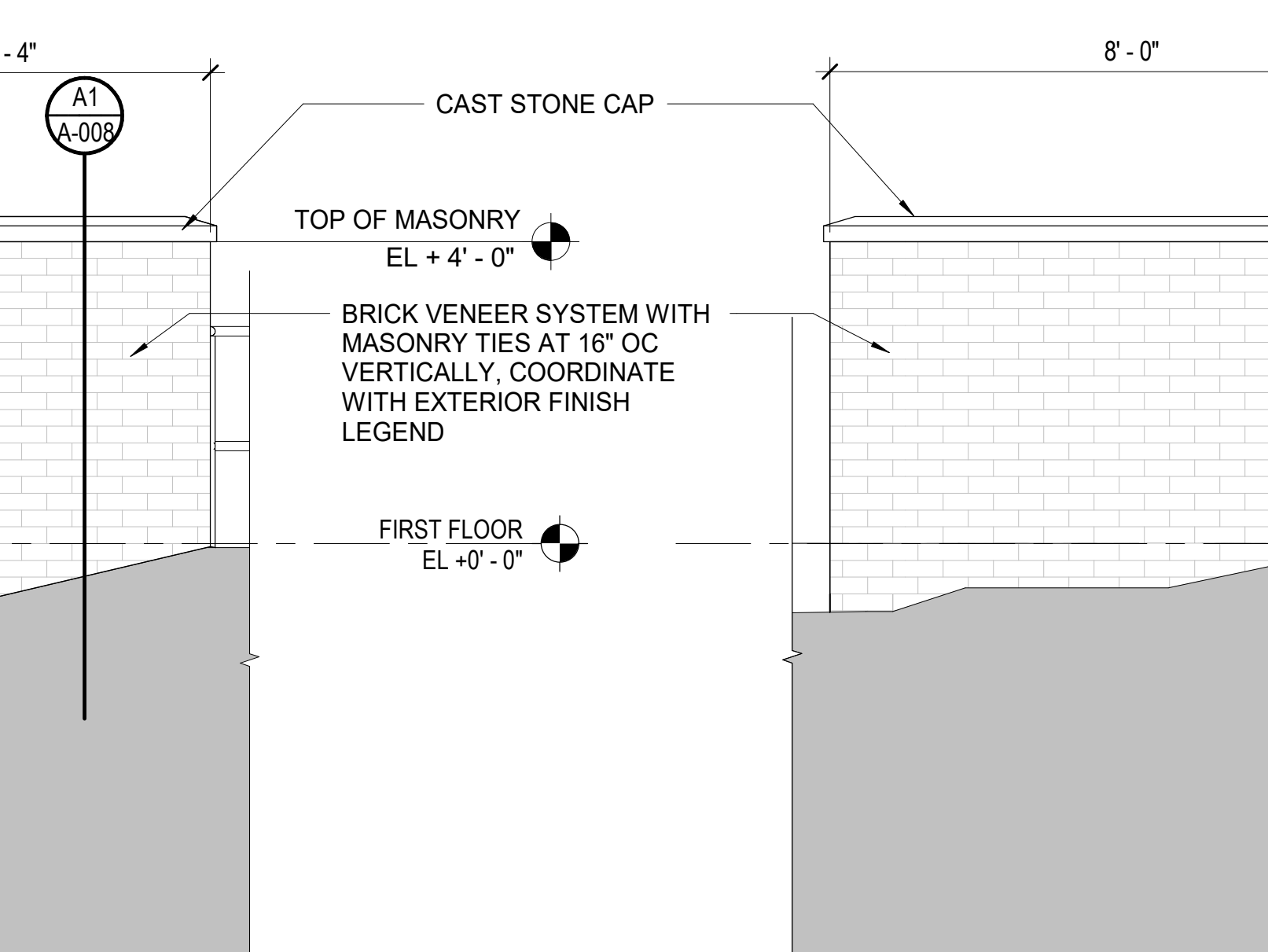
D3 SECTION
A-009 SCALE: 1/4" = 1'-0"



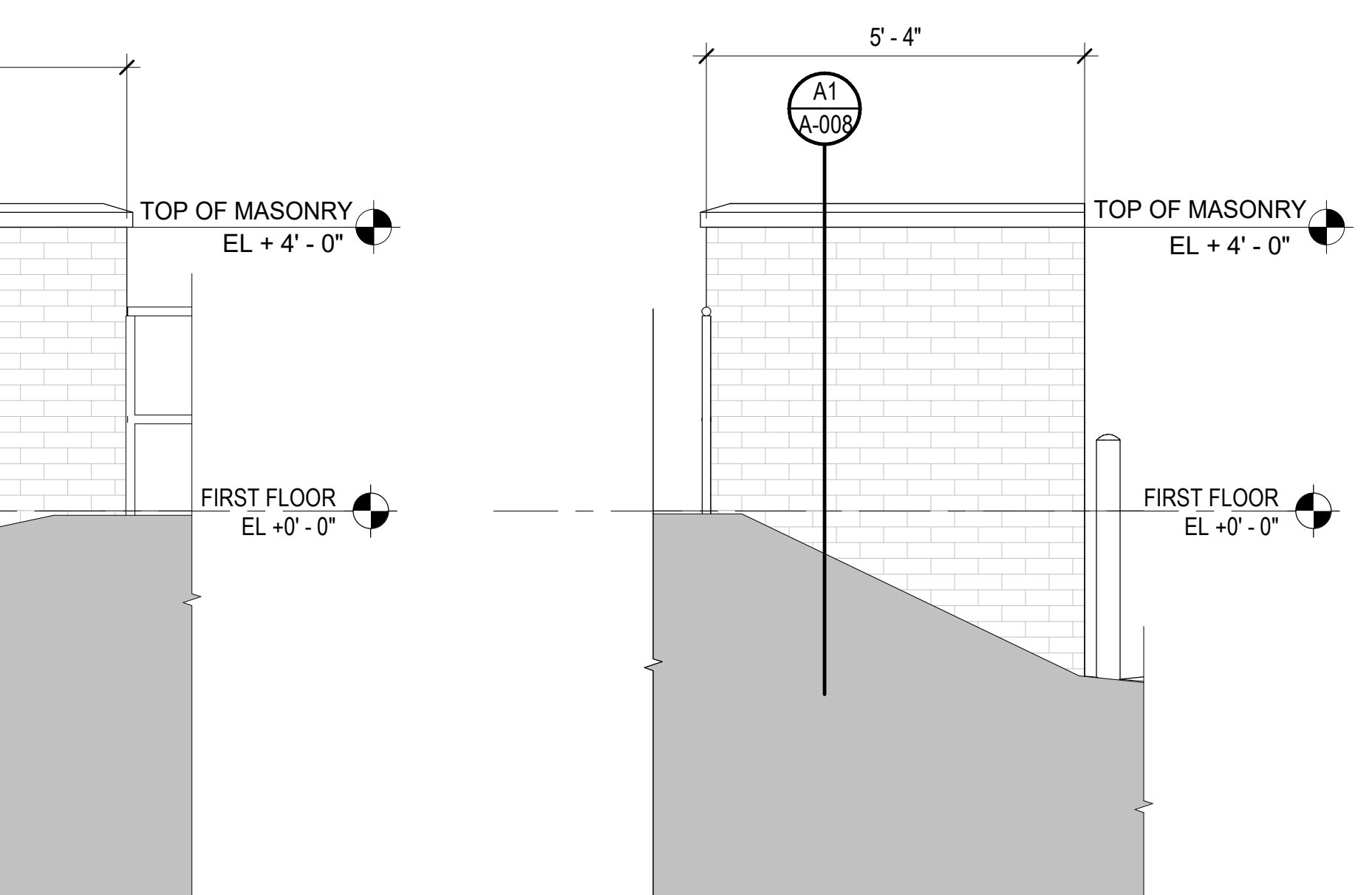
B1 ENLARGED ELEVATION - SIGNAGE
A-009 SCALE: 3/4" = 1'-0"



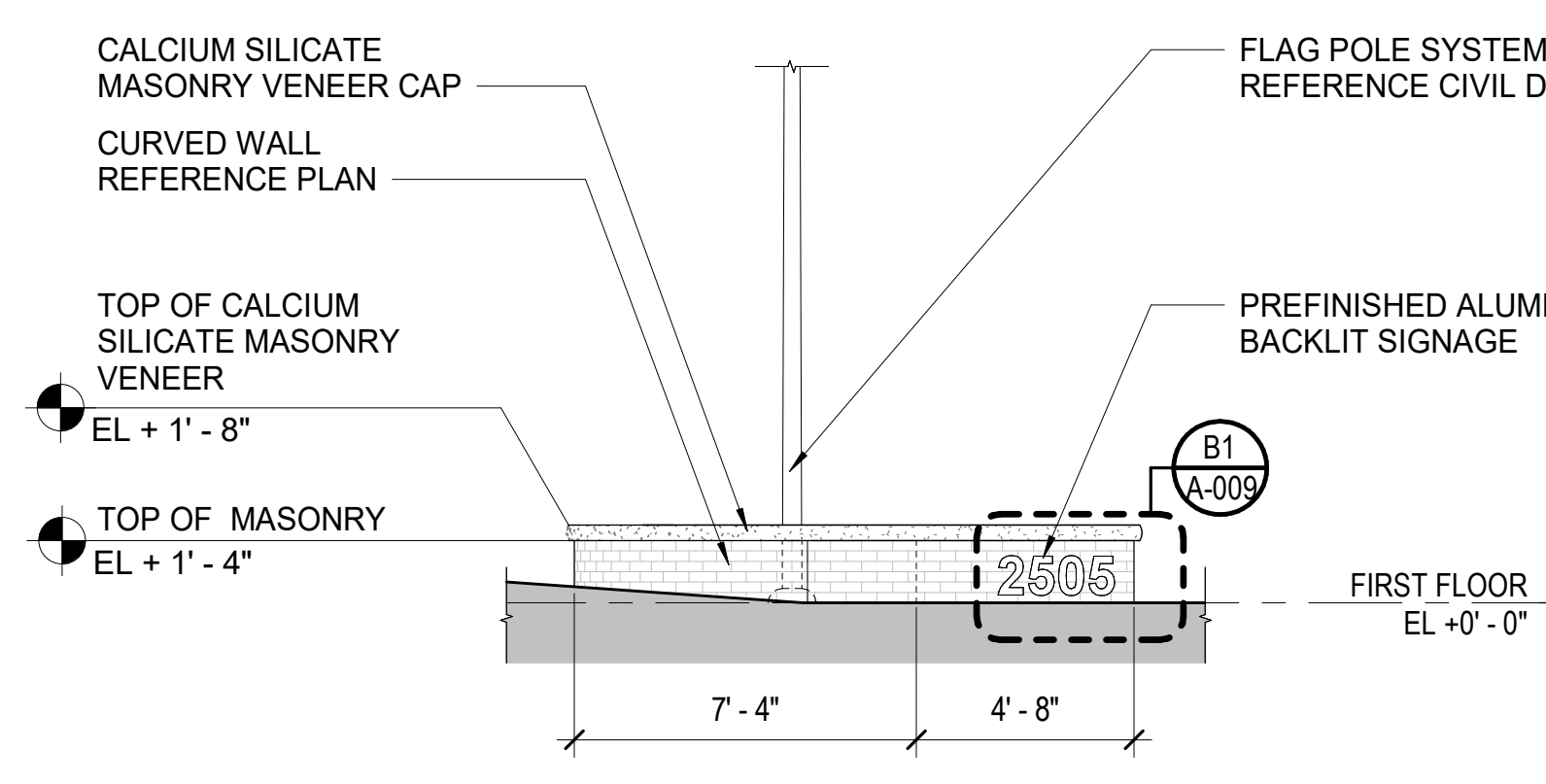
B2 ELEVATION - TRASH ENCLOSURE
A-009 SCALE: 1/2" = 1'-0"



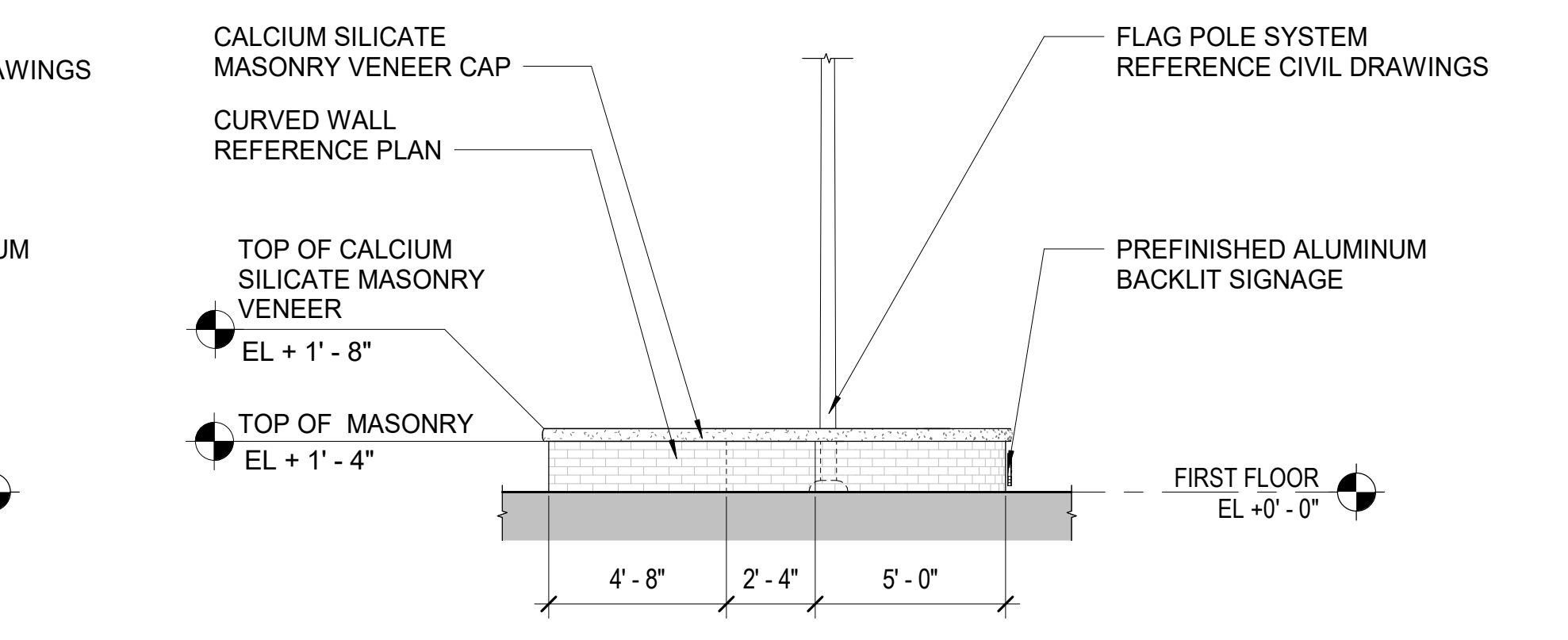
B3 ELEVATION - TRASH ENCLOSURE
A-009 SCALE: 1/2" = 1'-0"



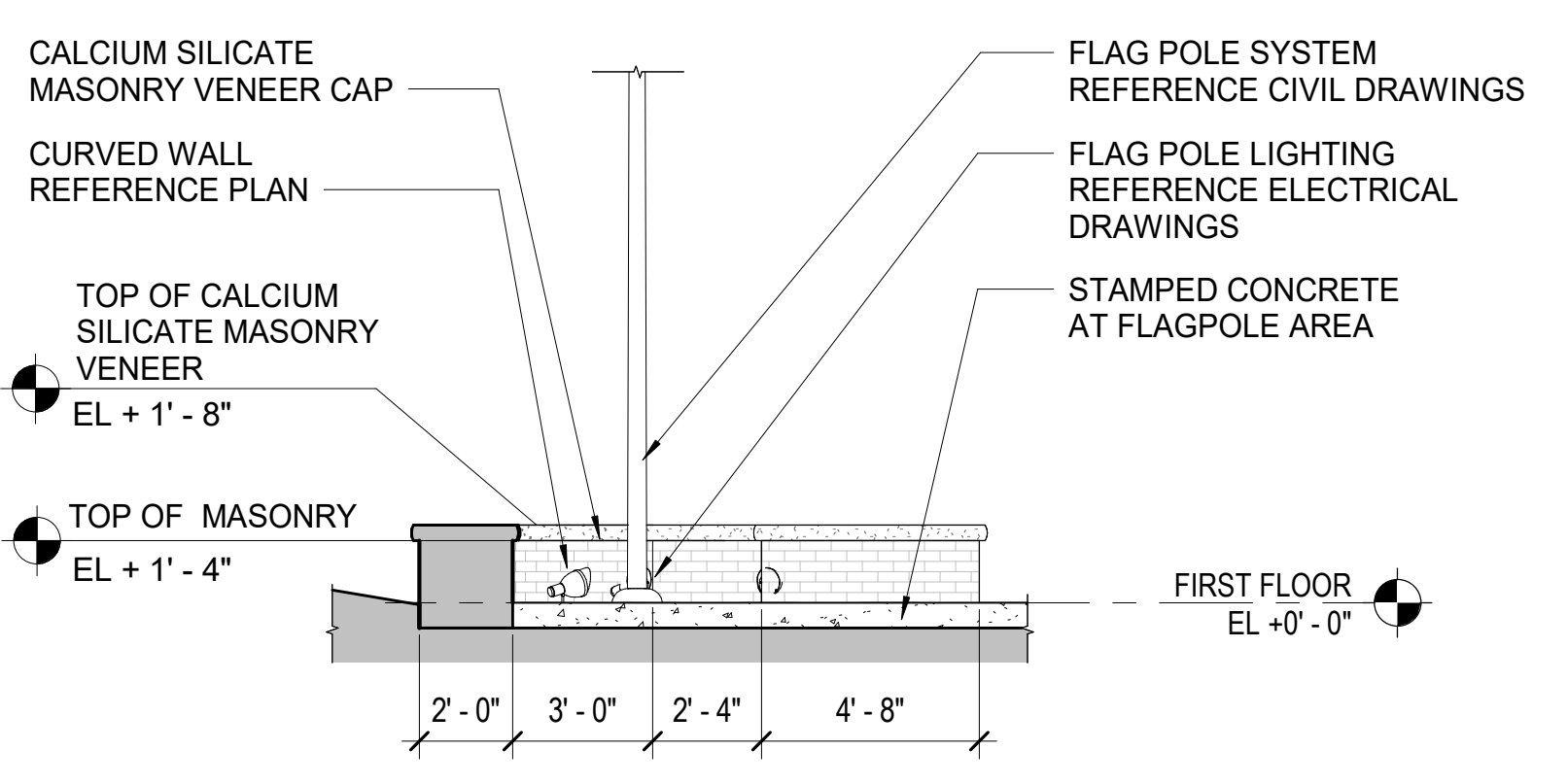
B5 ELEVATION - TRASH ENCLOSURE
A-009 SCALE: 1/2" = 1'-0"



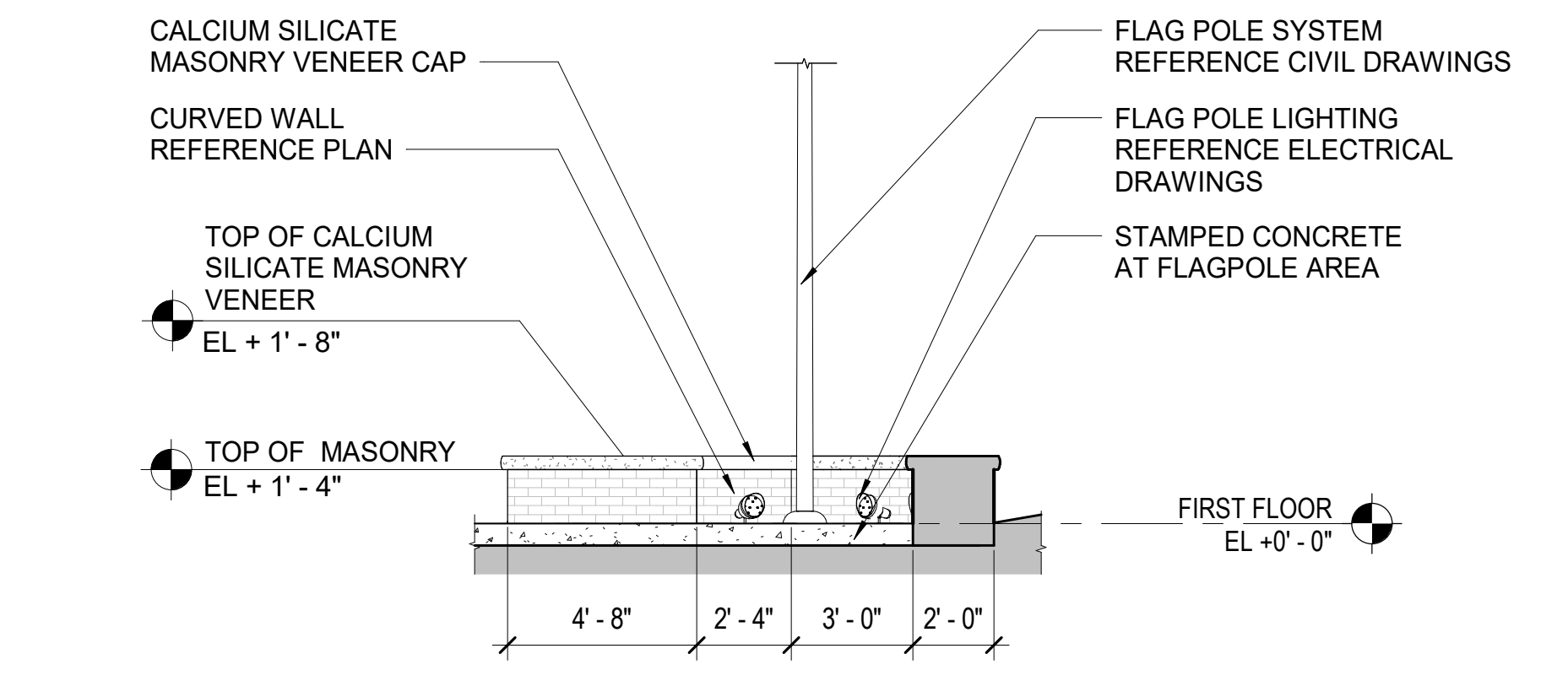
A1 FLAG POLE WALL - ELEVATION
A-009 SCALE: 1/4" = 1'-0"



A2 FLAG POLE WALL - ELEVATION
A-009 SCALE: 1/4" = 1'-0"



A3 FLAG POLE WALL - ELEVATION
A-009 SCALE: 1/4" = 1'-0"



A5 FLAG POLE WALL - ELEVATION
A-009 SCALE: 1/4" = 1'-0"

	DESCRIPTION
	BY
	MARK DATE
	REVISIONS

DATE	03/04/2024	PROJECT	22188-05	DESIGNED	MHA	DRAWN	BWW	CHECKED	JCG
------	------------	---------	----------	----------	-----	-------	-----	---------	-----

RRMM ARCHITECTS, PC
1317 Executive Blvd, Suite 200
Chesapeake, Virginia 23320
(757) 622-2828

Professional Seal of Joshua C. Gerloff, License No. 017188, dated 03/04/2024.

**CITY OF RICHMOND
NEW FIRE STATION 21**
2505 RICHMOND HIGHWAY
RICHMOND, VIRGINIA
SITE DETAILS

SHEET
A-009

3/2/2024 8:32:46 AM Autodesk Docs/22188-05 Richmond Fire Station 21/22188-05-23 Richmond Fire Station 21 - ARCH.rvt

City of Richmond: New Fire Station #21



- (A) ARCHITECTURAL BRICK VENEER W/ ACCENT SOLDIER COURSING
- (B) ARCHITECTURAL PRECAST CONCRETE BASE SYSTEM
- (C) PREFINISHED ALUMINUM COMPOSITE MAIN ENTRY CANOPY
- (D) TINTED, HIGH PERFORMANCE INSULATED GLAZING IN THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING
- (E) PREFINISHED ARCHITECTURAL METAL WALL PANEL SYSTEM
- (F) ARCHITECTURAL PRECAST CONCRETE CAP/COPING SYSTEM

Proposed Building Design Concept - Overall 3D Exterior View

City of Richmond: New Fire Station #21



View of Rear of the Building & Parking Area

City of Richmond: New Fire Station #21



View of Rear of the Building

widths in the immediate vicinity of the property and that dwellings to be constructed on the lots will be compatible with the dwellings existing or to be constructed in the immediate vicinity of the property.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a special exception from the lot area requirement be granted to Asset Properties LLC for a lot split and building permit to construct a new single-family (detached) dwelling, subject to substantial compliance with the plans submitted to the Board and provision of cementitious siding.

ACTION OF THE BOARD: (5-0)

Vote to Grant Conditionally affirmative: York, Hogue, Sadid, Robertson, Winks
negative: None

BZA 33-2023

APPLICANT: City of Richmond Department of Public Works

PREMISES: 2505 RICHMOND HIGHWAY
(Tax Parcel Number S008-0275/005)

SUBJECT: A building permit to construct a new fire station (FS 21).

DISAPPROVED by the Zoning Administrator on July 6, 2023, based on Sections 30-300, 30-438.3(3), 30-438.5 & 30-438.6(a) & (b) of the zoning ordinance for the reason that: In a B-3 (General Business) District, the rear yard (setback), building height, and parking and circulation of vehicle requirements are not met. A rear yard of twenty (20) feet is required; three (3) feet is proposed. A maximum building height of 35 feet is permitted; 38.67 feet is proposed. Areas devoted to the parking or circulation of vehicles shall not be located between the main building and the street line and such areas shall not be located closer to the street line than the main building on the lot; parking circulation is proposed in front of the building. No driveway intersection on a street that constitutes the principal street frontage of a lot shall be permitted when other street frontage or alley access is available to serve the lot; a new (second) driveway and expansion of an existing driveway is proposed.

APPLICATION was filed with the Board on July 14, 2023, based on Section 17.20(c) of the Charter of the City of Richmond.

APPEARANCES:

For Applicant: Travis Wolf

Against Applicant: None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, City of Richmond Department of Public Works, has requested a special exception under §17.20 © of the Richmond City Charter. Mr. Travis Wolf, representing the applicant testified that the existing fire station at 2505 Richmond Highway is being replaced. The existing station has served the area since 1945. While the station has undergone several renovations it still remains substandard in terms of current fire department standards. Mr. Wolfe noted that the request involves building height, setbacks and parking requirements and circulation. Mr. Wolf noted that the request is being made under §17.20 © of the Richmond City Charter. Mr. Wolf stated that the fire station design and location is necessary and in the public interest to continue to provide fire and medical services to the surrounding area. The proposed design is required for the expansion of the fire station to accommodate a third company and larger apparatus vehicles to ensure adequate and safe access and parking on the site. The proposed project does not impact surrounding properties any more than the existing use and is designed to protect the health, safety and welfare of the of the occupants of the adjoining properties. The fire station use will not increase congestion in streets and will maintain safety in the area by maintaining a public safety use at this location. Mr. Wolf noted that due to bringing a third company on-site that the fire station will be going from a two bay arrangement to a three bay arrangement. Mr. Wolf explained that as a result of the modernization efforts that the overall building height is being increased by approximately three feet. Mr. Wolf indicated that a rear yard waiver is being requested as a result of construction of an emergency generator and that the building footprint will not violate any required setbacks. Mr. Wolf explained that a secondary drive is being installed to provide needed access. Mr. Wolf stated that they had reached out to surrounding property owners and no opposition to the requested special exception have been noted.

The Board finds that in accordance with §17.20 of the Charter of the City of Richmond that the sworn testimony and evidence offered in this case demonstrates that the construction of the proposed fire station (FS 21) at 2505 Richmond Highway which is prohibited by ordinance, is in the public interest and that such construction or use will adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding property, will not

unreasonably impair an adequate supply of light and air to adjacent property, will not increase congestion in streets and will not increase public danger from fire or otherwise affect public safety.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a special exception from the rear yard (setback), building height, and parking and circulation of vehicle requirements be granted to the City of Richmond Department of Public Works for a building permit to construct a new fire station (FS 21), subject to substantial compliance with the plans submitted to the Board.

ACTION OF THE BOARD: (5-0)

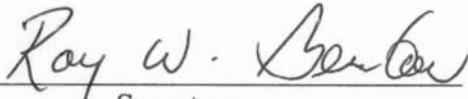
Vote to Grant Conditionally

affirmative: York, Hogue, Sadid, Robertson, Winks

negative: None

Upon motion made by Ms. Hogue and seconded by Ms. Sadid, Members voted (4-0) to adopt the Board's August meeting minutes.

The meeting was adjourned at 2:15 p.m.


Secretary


Chairman

Young, Joshua S. - PDR

From: Roakes, Raymond A. - PDR
Sent: Friday, July 26, 2024 9:39 AM
To: Wolf, Travis; Davidson, William C. - PDR
Cc: Young, Joshua S. - PDR
Subject: RE: 2505 Richmond Hwy - BLDC-144504-2024

Thanks Travis,

If it has to go to the BZA, the UDC does not need to see it again.

My recommendation is that it be screened or strongly softened with some sort of design element such as art or camouflage.

Maybe it can look like a toy fire truck haha.

Is it pipes or a box?

Thanks,

Ray Roakes

Urban Design Planner | authentiCITY Studio
Secretary Urban Design Committee
804-646-5467 | raymond.roakes@rva.gov

From: Wolf, Travis <travis.wolf@aecom.com>
Sent: Thursday, July 25, 2024 6:06 PM
To: Davidson, William C. - PDR <Chuck.Davidson@rva.gov>
Cc: Roakes, Raymond A. - PDR <Raymond.Roakes@rva.gov>; Young, Joshua S. - PDR <Joshua.Young@rva.gov>
Subject: Re: 2505 Richmond Hwy - BLDC-144504-2024

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Mr. Davidson,

Per the contractors submittal one enclosure is approximately 44" and the other is approximately 54" above grade.

Get [Outlook for iOS](#)

From: Davidson, William C. - PDR <Chuck.Davidson@rva.gov>
Sent: Thursday, July 25, 2024 3:03:10 PM
To: Wolf, Travis <travis.wolf@aecom.com>
Cc: Roakes, Raymond A. - PDR <Raymond.Roakes@rva.gov>; Young, Joshua S. - PDR <Joshua.Young@rva.gov>
Subject: RE: 2505 Richmond Hwy - BLDC-144504-2024

Would be helpful for Mr. Roakes and the BZA.