



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

April 8, 2022

3319 Maryland Ave Integrity Business Trust
8144 Mechanicsville Turnpike
Mechanicsville, VA 23111
Attn: Jesse Lennon

Baker Development Resources
530 East Main Street, Suite 730
Richmond, Virginia 23219
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 11-2022**

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 lot split and building permit to construct a new single-family (detached) dwelling at 3319 MARYLAND AVENUE (Tax Parcel Number N000-1159/019), 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 11-2022

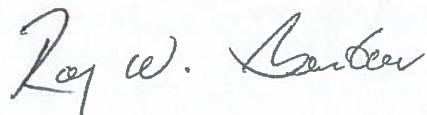
Page 2

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.

Anyadike Nkechinyere
907 Milton St
Richmond, VA 23222

Barcroft Bernith L
7006 Old Reflection Dr
Mechanicsville, VA 23111

Bodie Frederick W C/o Billie Jo
Leabough
3101 Cutshaw Ave
Richmond, VA 23230

Brown Henrietta L
405 Lee Ave
Highland Springs, VA 23075

Bryant Adrienne
3316 Maryland Ave
Richmond, VA 23227

Crenshaw Aldonia Jr & Joyce
3308 Maryland Avenue
Richmond, VA 23222

Crook Eugene
3318 Maryland Ave
Richmond, VA 23222

Frazier Alisha
3310 Maryland Ave
Richmond, VA 23222

Gawthrop Brian Winslow And Vineski
Nicole Anne
1507 Perry St
Richmond, VA 23224

Glass Jay Allen Campbell And Stephanie
Grace Wolter
3325 Maryland Ave
Richmond, VA 23222

Haj Investments Llc
425 Massachusetts Ave Nw Apt 103b
Washington, DC 20001

Hb3 Llc
2155 Lanier Lane Space P
Rockville, VA 23146

Hicks Haskett Jamar
3324 Maryland Ave
Richmond, VA 23222

Hughes Shannon Michelle And Korb
Mary Janie
3323 Maryland Ave
Richmond, VA 23222

Integrity Business Trust 3317 Maryland
Ave Series
8144 Mechanicsville Tnpk
Mechanicsville, VA 23111

Lewis Ronald
3405 Carolina Ave
Richmond, VA 23222

Lobo Edwin Orlando
3315 Maryland Ave
Richmond, VA 23222

Melton Wanda
3304 Carolina Ave
Richmond, VA 23222

Mines Tony J
3308 Carolina Ave
Richmond, VA 23222

Rhyne H Carson Jr
P.o. Box 6061
Richmond, VA 23222

Riddick Michael M
2720 Poplar Haven Ct
Henrico, VA 23223

Sc Maryland Ave Llc
3420 Pump Rd #148
Richmond, VA 23233

The Family Biz Llc
115 N Shields Ave
Richmond, VA 23220

Weidinger Cara
3318 Carolina Ave
Richmond, VA 23222

Williams Onika
3311 Maryland Ave
Richmond, VA 23222

Property: 3319 Maryland Ave **Parcel ID:** N0001159019**Parcel**

Street Address: 3319 Maryland Ave Richmond, VA 23222-
Owner: INTEGRITY BUSINESS TRUST 3319 MARYLAND AVE SERIES
Mailing Address: 8144 MECHANICSVILLE TNPK, MECHANICSVILLE, VA 23111
Subdivision Name : HIGHLAND PARK
Parent Parcel ID:
Assessment Area: 308 - Highland Park Plaza
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: \$43,000
Improvement Value:
Total Value: \$43,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 4900
Acreage: 0.112
Property Description 1: HIGHLAND PARK L9 B22
Property Description 2: 0035.00X0140.00 0000.112 AC
State Plane Coords(?): X= 11796267.000017 Y= 3735222.907843
Latitude: 37.57640865 , **Longitude:** -77.41870991

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 35
Rear Size: 140
Parcel Square Feet: 4900
Acreage: 0.112
Property Description 1: HIGHLAND PARK L9 B22
Property Description 2: 0035.00X0140.00 0000.112 AC
Subdivision Name : HIGHLAND PARK
State Plane Coords(?): X= 11796267.000017 Y= 3735222.907843
Latitude: 37.57640865 , **Longitude:** -77.41870991

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$43,000	\$0	\$43,000	Reassessment
2021	\$33,000	\$0	\$33,000	Reassessment
2020	\$30,000	\$0	\$30,000	Reassessment
2019	\$25,000	\$0	\$25,000	Reassessment
2018	\$15,000	\$0	\$15,000	Reassessment
2017	\$15,000	\$0	\$15,000	Reassessment
2016	\$15,000	\$0	\$15,000	Reassessment
2015	\$21,000	\$0	\$21,000	Reassessment
2014	\$21,000	\$0	\$21,000	Reassessment
2013	\$21,000	\$0	\$21,000	Reassessment
2012	\$21,000	\$0	\$21,000	Reassessment
2011	\$21,000	\$0	\$21,000	CarryOver
2010	\$21,000	\$0	\$21,000	Reassessment
2009	\$21,000	\$0	\$21,000	Reassessment
2008	\$21,000	\$0	\$21,000	Reassessment
2007	\$20,000	\$0	\$20,000	Reassessment
2006	\$12,400	\$0	\$12,400	Reassessment
2005	\$8,900	\$0	\$8,900	Reassessment
2004	\$5,100	\$0	\$5,100	Reassessment
2003	\$5,000	\$0	\$5,000	Reassessment
2002	\$5,000	\$0	\$5,000	Reassessment
2000	\$5,000	\$0	\$5,000	Reassessment
1998	\$5,000	\$0	\$5,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/23/2017	\$0	REINV LLC	ID2017-5706	2 - INVALID SALE-Relation Between Buyer/Seller
06/18/2008	\$61,000	WELLS FARGO BANK NA TRS	ID2008-16550	2 - INVALID SALE-Sale Includes Multiple Parcels
09/14/2007	\$122,598	COLEY VYETTA B	ID2007-31143	2 - INVALID SALE-Sale Includes Multiple Parcels
09/29/2005	\$135,000	KINLAW JAMES & GWENDOLYN	ID2005-33579	
01/13/2004	\$79,900	ATKINS LINWOOD L & MOZELLE S	ID2004-1298	
10/31/1989	\$3,200	Not Available	00218-0493	
09/27/1967	\$900	Not Available	000647-C00222	

Planning

Master Plan Future Land Use: R
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: North
Traffic Zone: 1020
City Neighborhood Code: NHP
City Neighborhood Name: North Highland Park
Civic Code: 0540
Civic Association Name: Highland Park Plaza Civic Association
Subdivision Name: HIGHLAND PARK
City Old and Historic District:
National historic District: Highland Park Plaza
Neighborhoods in Bloom:
Redevelopment Conservation Area: Highland Park

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	1030	0108001	010800
1990	134	0108001	010800

Schools

Elementary School: Barack Obama
Middle School: Henderson
High School: Marshall

Public Safety

Police Precinct: 4
Police Sector: 411
Fire District: 15
Dispatch Zone: 092A

Public Works Schedules

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

Government Districts

Council District: 6
Voter Precinct: 606
State House District: 79
State Senate District: 18
Congressional District: 4

Property Images

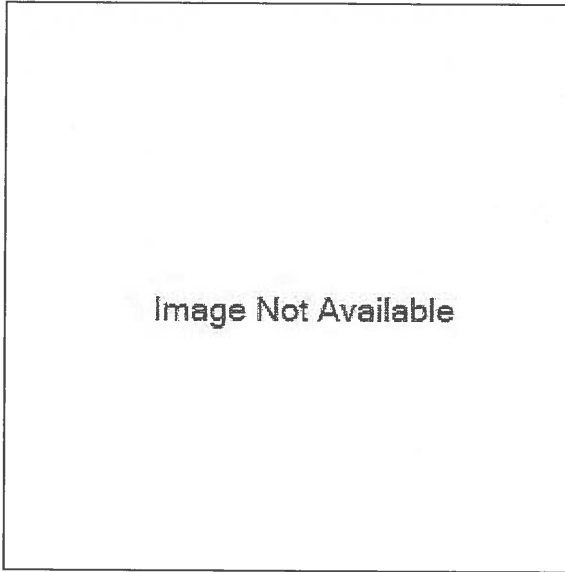
Name:N0001159019 Desc:



[Click here for Larger Image](#)

Sketch Images

Name: Desc:



CASE NUMBER: BZA 11-2022 HEARING DATE: May 4, 2022 AT 1:00 P.M.

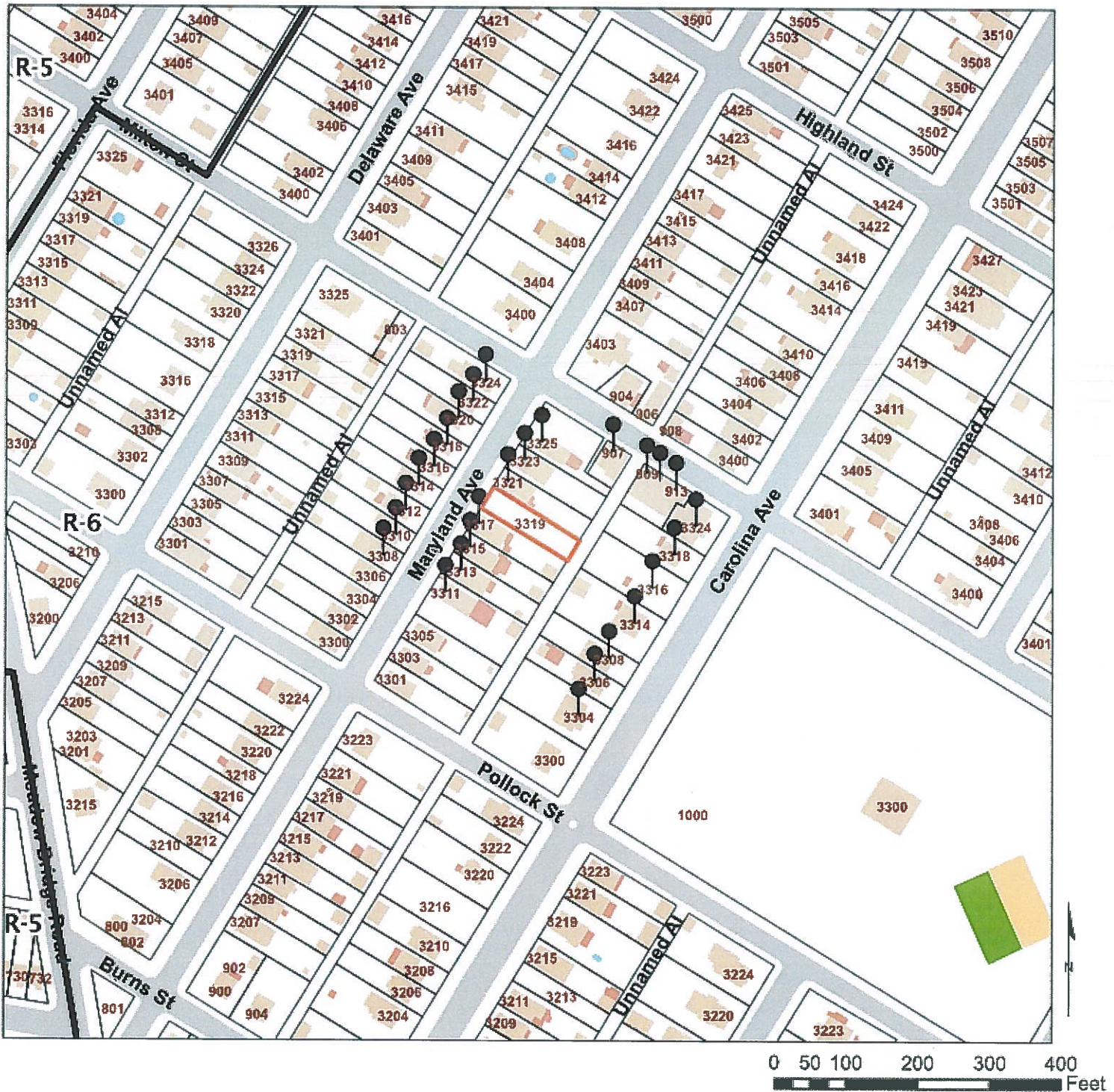
BOARD OF ZONING APPEALS CASE BZA 11-2022
150' Buffer

APPLICANT(S): 3319 Maryland Ave Integrity Business Trust

PREMISES: 3319 Maryland Avenue
(Tax Parcel Number N000-1159/019)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.4(1)
of the Zoning Ordinance for the reason that:
The lot area and lot width 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 (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.

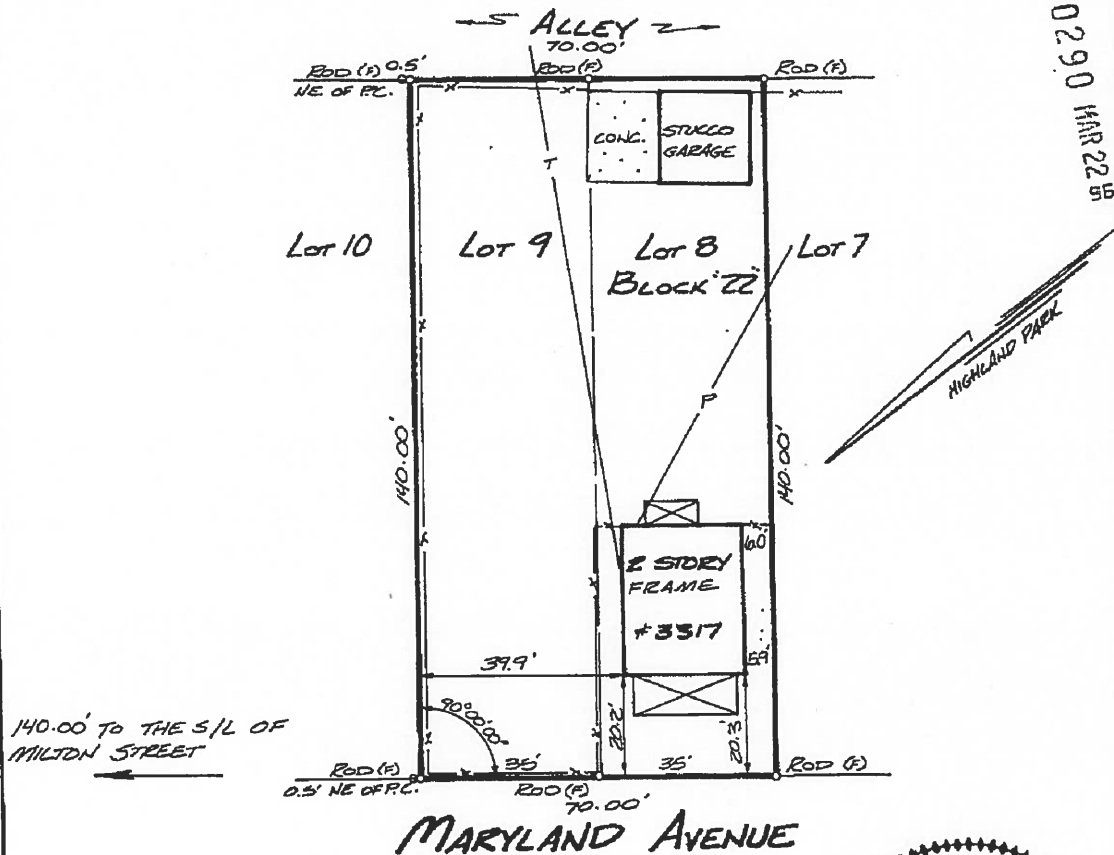
Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible 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:

Revised: November 10, 2020

This is to certify that an accurate field survey of the premises shown hereon has been performed under my supervision; that all improvements and visible evidence of easements are shown hereon; and that there are no encroachments by improvements either from adjoining premises or from subject premises other than shown hereon. This survey was performed without the benefit of a title report and is subject to information which may be disclosed by such. This dwelling is in FEMA defined flood zone C.



* BEING Lots 8 & 9, Block 22,
"HIGHLAND PARK"

Re.: LINWOOD & MORELLE ATKINS

Date: 3-12-96

Scale: 1"=30'

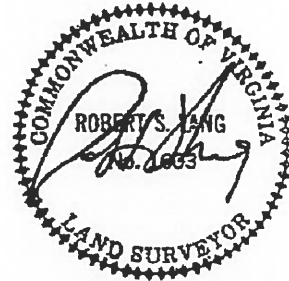
Job No.: H9620330

IMPROVEMENTS ON

* **3317 MARYLAND AVENUE**
RICHMOND, VIRGINIA

• PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS •

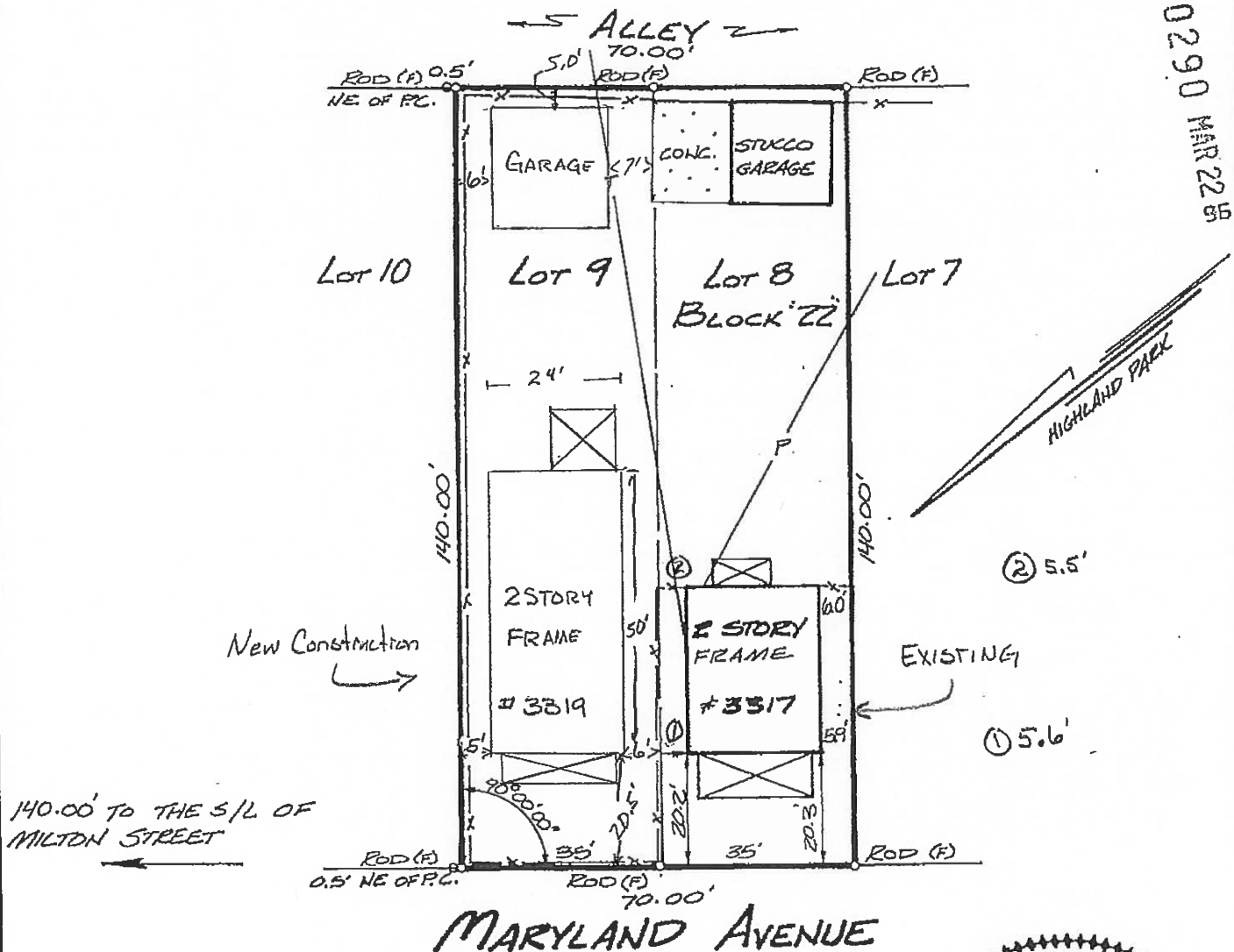
501 Branchway Road • Suite 100 • Richmond, Virginia 23236 • 794-0571 • Fax 794-2635
11038 Lakeridge Parkway • Suite 1 • Ashland, Virginia 23005 • (804) 550-2888 • Fax (804) 550-2057



BTF

This is to certify that an accurate field survey of the premises shown hereon has been performed under my supervision; that all improvements and visible evidence of easements are shown hereon; and that there are no encroachments by improvements either from adjoining premises or from subject premises other than shown hereon. This survey was performed without the benefit of a title report and is subject to information which may be disclosed by such. This dwelling is in FEMA defined flood zone E.

PG 0290 MAR 22 85



* BEING LOTS 8 & 9, BLOCK 22,
"HIGHLAND PARK"

Re.: LINWOOD & MORELLE ATKINS

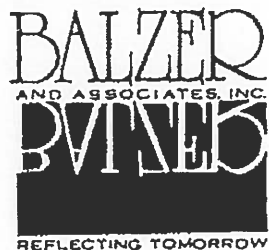
Date: 3-12-96

Scale: 1"=30'

Job No.: H9620330

IMPROVEMENTS ON

* **3317 MARYLAND AVENUE**
RICHMOND, VIRGINIA



• PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS •
501 Branchway Road • Suite 100 • Richmond, Virginia 23236 • 794-0571 • Fax 794-2635
11038 Lakeridge Parkway • Suite 1 • Ashland, Virginia 23005 • (804) 550-2888 • Fax (804) 550-2057

BTP

Scale 1/4"=1'

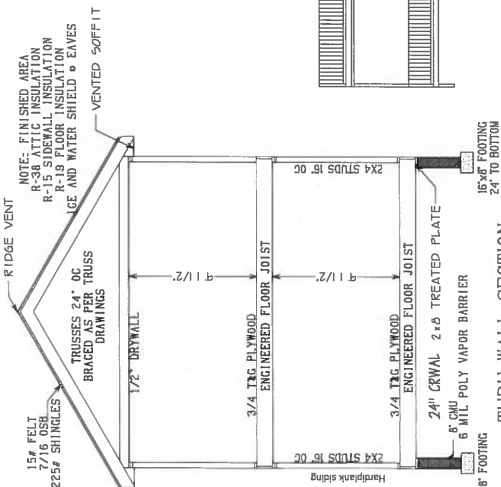
15# FELT
7/16 OSB
225# SHINGLES

RIDGE VENT

NOTE - FINISHED AREA
R-38 ATTIC INSULATION
R-15 SIDEWALL INSULATION
R-19 FLOOR INSULATION
ICE AND WATER SHIELD @ EAVES

TRUSSES 24" OC
BRAISED AS PER TRUSS
DRAWINGS

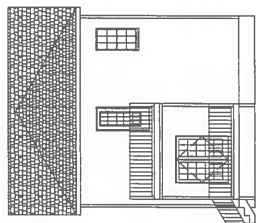
VENTED SOFFIT



A line drawing of a building facade. The building has a gabled roof. The left side of the building features a textured wall, possibly made of stone or brick. The main facade is white and contains several windows: a small vertical window on the left, and two rows of three rectangular windows each on the right. The roof is shown in profile, with a small circular vent or chimney on the left side. The drawing is simple and uses black outlines on a white background.

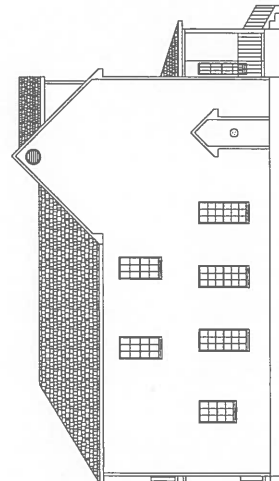
Right Elevation

Scale 1/8"=1'



Year Elevation

Scale 1/8"=1'

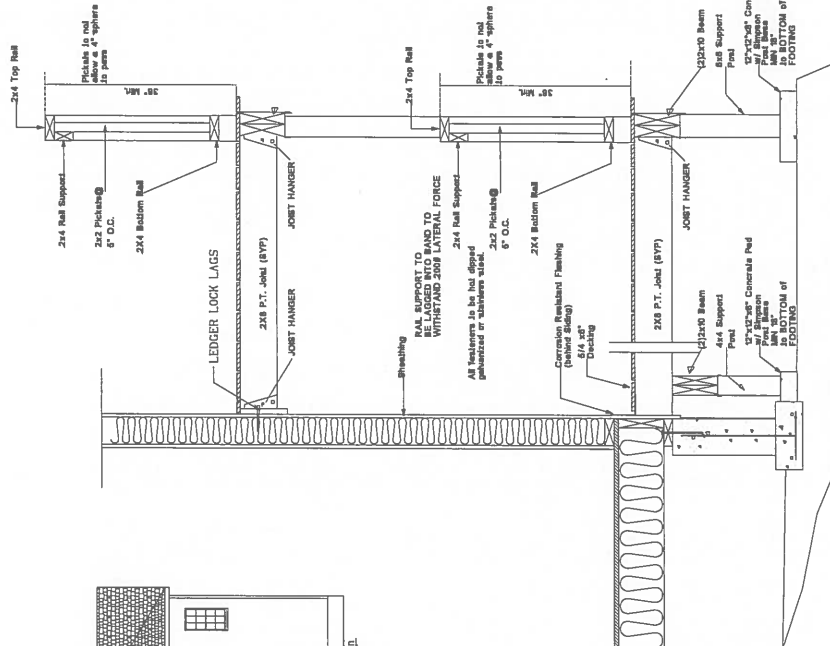


elevation

Scale 1/8"=1'

[illegible]

THIS PLAN IS DRAWN TO MEET
IRC 2015 & VRC 2015
BRACED WALL LINES USING
PRACTICAL METHOD



DECK SECTION

THIS PLAN DESIGNED BY

NetCadDrafting

THIS PLAN DESIGNED BY

THIS PLAN WAS DESIGNED FOR

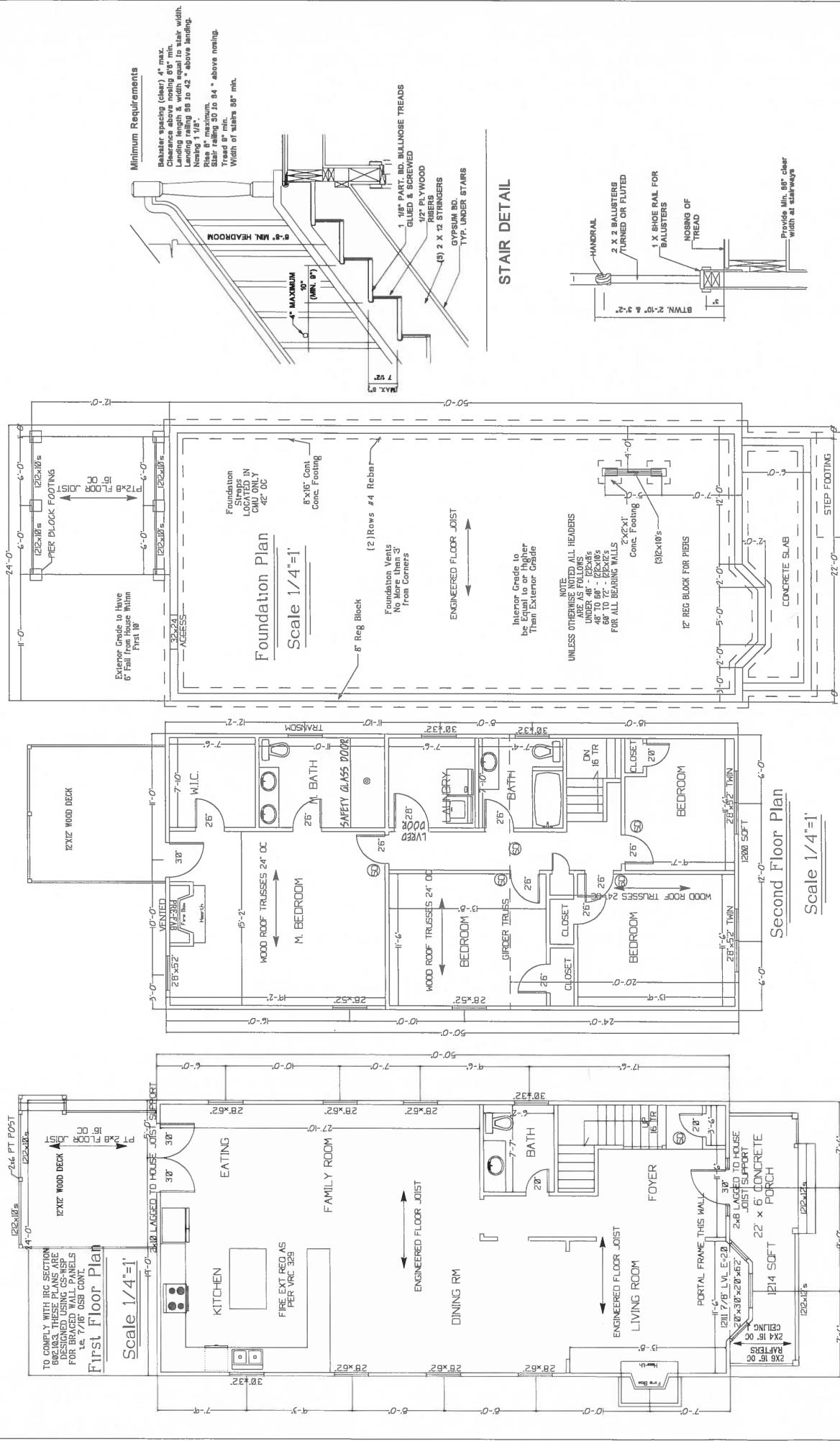
3319 MARYLAND AVE

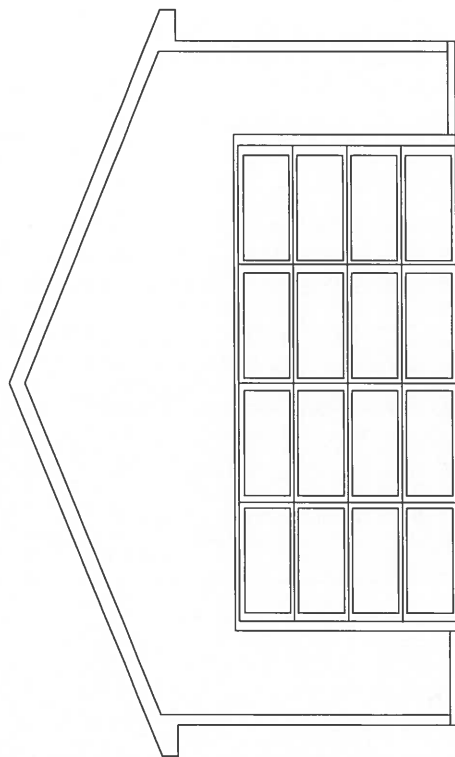
TWO STORY

ELEVATIONS

DATE OF PLANS

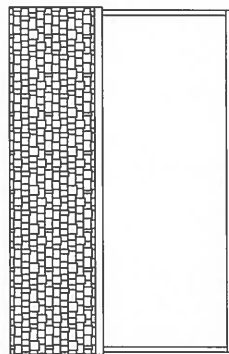
ANS DRAWN BY
BRAD PRICE





Front Elevation

Scale 1/4"=1'



Right Elevation

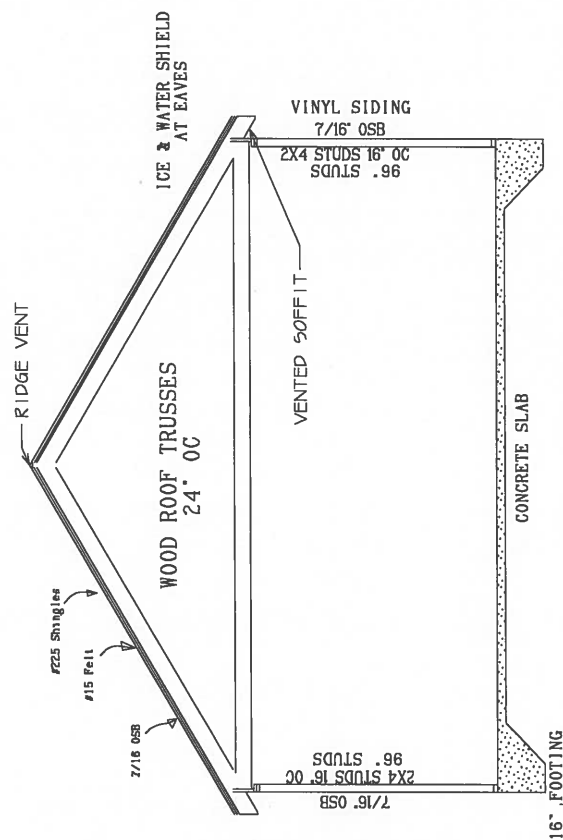
Scale 1/8"=1'

THIS PLAN IS DRAWN TO MEET
IRC 2015 & VRC 2015
BRACED WALL LINES USING
PRACTICAL METHOD

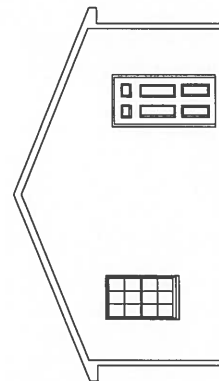
	WOOD ROOF TRUSSES 24" OC
	5/12

Roof Framing Detail

Scale 1/8"=1'

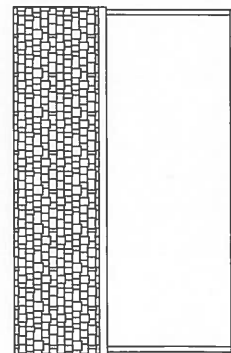


THRU WALL SECTION
SCALE 3/16"=1'



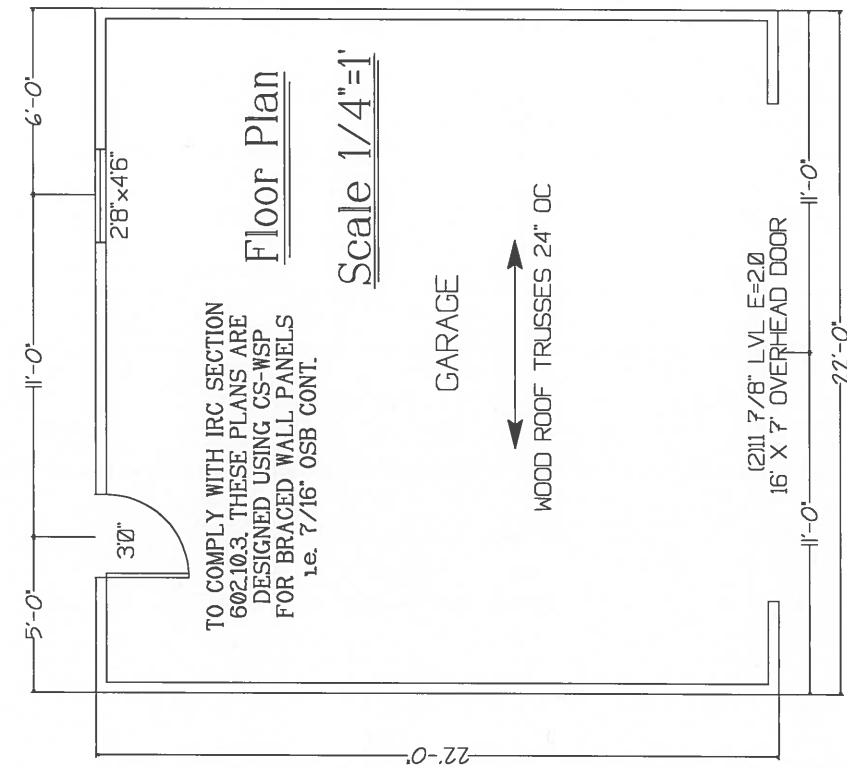
Rear Elevation

Scale 1/8"=1'



Left Elevation

Scale 1/8"=1'


$$5'-0'' \quad || \quad 0'' \quad 6'-0''$$
 $\frac{1}{2} - \frac{1}{2}$

-0.9

2.8" x 4.6"

"V.E."

Floor Plan

TO COMPLY WITH IRC SECTION
602.10.3, THESE PLANS ARE
DESIGNED USING CS-WSP
FOR BRACED WALL PANELS
1e. 7'16" OSB CONT.

Scale 1/4"=1'

GARAGE

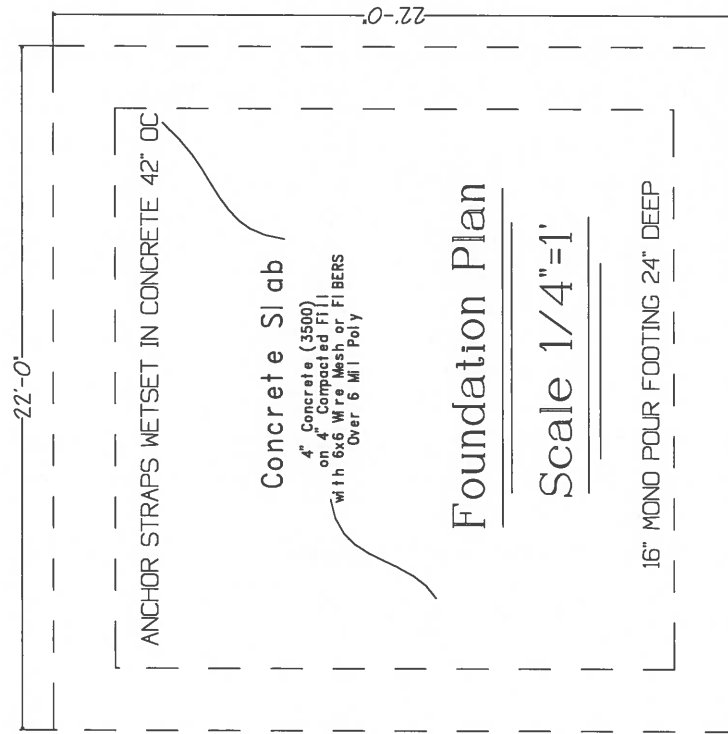
WOOD ROOF TRUSSES 24" OC

(2) 11 7/8" LVL E=2.0
16" X 7" OVERHEAD DOOR

-22'-0"-

1500

-22'-0"-



22'-0"

ANCHOR STRAPS WETSET IN CONCRETE 42" OC

Concrete Slab

4" Concrete (3500)
on 4" Compacted Fill
with 6x6 Wire Mesh or FIBERS
Over 6 Mil Poly

Foundation Plan

Scale 1/4"=1'

16" MONO POUR FOOTING 24" DEEP

Exterior Grade to Have
6" Fall from House Within
First 10'

THIS PLAN WAS DESIGNED FOR
3319 WARYLAND AVE
RICHMOND, VA

NetCaddrafting.com
RESIDENTIAL HOUSE PLAN
SERVICES
804-640-0791

DATE OF PLANS	7/20/21
PLANS DRAWN BY	BRAD PRICE

$$\text{NO}_2$$