



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

April 8, 2022

Tennessee Designs LLC  
2034 Lindsey Gabriel Drive  
Richmond, Virginia 23231

RWN Consulting Group, LLC  
8202 Penobscot Road  
Richmond, Virginia 23227  
Attn: Wavord Hayes

To Whom It May Concern:

RE: **BZA 14-2022**

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 5<sup>th</sup> floor conference room, City Hall, 900 E. Broad Street to consider an application for a lot split and building permits to construct two new single-family (detached) dwellings at 3006 & 3008 LAWSON STREET (Tax Parcel Number S000-1473/004 & 003), located in an R-5 (Single-Family 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](mailto: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 14-2022

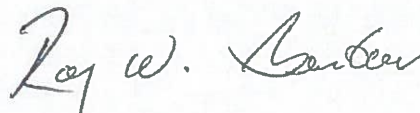
Page 2

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.

3007 Lawson St Trust Kays Ryan T Trustee 11533 Busy St Box 308 Chesterfield, VA 23236	Azkp Llc 12024 Robson St Richmond, VA 23233	Bodeman Laura Anne 3011 Lawson St Richmond, VA 23224
Branch Richard W Jr & Alphonso H & Hunter Carolyn B 827 Gordon School Pl Richmond, VA 23236	First Independent Methodist Church Tr 3050 Midlothian Tpke Richmond, VA 23224	Jones Jack H Jr 704 W 33rd St Richmond, VA 23225
Kavruk Ali S 911 26th St Newport News, VA 23607	Knoch Robert Nelson And Brittany 200 E 30th St Richmond, VA 23224	Lamont Christopher L 9426 Winterpock Rd Chesterfield, VA 23832
Lavery Mark And Cadwallender Jess 210 N 29th St Apt 2 Richmond, VA 23223	Living In Faith Llc 6554 Clishby Rd Richmond, VA 23225	Reavis David L 3001 Lawson St Richmond, VA 23224
S A Shitta Bey Llc 5601 Hereld Green Dr Chesterfield, VA 23832	Trostad Kenneth R 3009 Lawson St Richmond, VA 23224	Urban Management Llc P O Box 11651 Richmond, VA 23230

**Property:** 3006 Lawson St **Parcel ID:** S0001473004**Parcel**

**Street Address:** 3006 Lawson St Richmond, VA 23224-  
**Owner:** TENNESSEE DESIGNS LLC  
**Mailing Address:** 2034 LINDSEY GABRIEL DR, RICHMOND, VA 23231  
**Subdivision Name :** BURFOOTS  
**Parent Parcel ID:**  
**Assessment Area:** 248 - Newtown South  
**Property Class:** 101 - R Single Family Vacant (R1-R7)  
**Zoning District:** R-5 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2022  
**Land Value:** \$30,000  
**Improvement Value:**  
**Total Value:** \$30,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 3960  
**Acreage:** 0.091  
**Property Description 1:** BURFOOTS ADD L5 B3  
**Property Description 2:** 0033.00X0120.00 0000.000  
**State Plane Coords( ?):** X= 11783946.000013 Y= 3710989.297105  
**Latitude:** 37.51031212 , **Longitude:** -77.46225360

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 33  
**Rear Size:** 120  
**Parcel Square Feet:** 3960  
**Acreage:** 0.091  
**Property Description 1:** BURFOOTS ADD L5 B3  
**Property Description 2:** 0033.00X0120.00 0000.000  
**Subdivision Name :** BURFOOTS  
**State Plane Coords( ?):** X= 11783946.000013 Y= 3710989.297105  
**Latitude:** 37.51031212 , **Longitude:** -77.46225360

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$30,000	\$0	\$30,000	Reassessment
2021	\$10,000	\$0	\$10,000	Reassessment
2020	\$10,000	\$0	\$10,000	Reassessment
2019	\$10,000	\$0	\$10,000	Reassessment
2018	\$10,000	\$0	\$10,000	Reassessment
2017	\$10,000	\$0	\$10,000	Reassessment
2016	\$10,000	\$0	\$10,000	Reassessment
2015	\$10,000	\$0	\$10,000	Reassessment
2014	\$10,000	\$0	\$10,000	Reassessment
2013	\$17,000	\$0	\$17,000	Reassessment
2012	\$17,000	\$29,000	\$46,000	Reassessment
2011	\$17,000	\$30,000	\$47,000	CarryOver
2010	\$17,000	\$30,000	\$47,000	Reassessment
2009	\$16,500	\$30,400	\$46,900	Reassessment
2008	\$16,500	\$30,400	\$46,900	Reassessment
2007	\$16,500	\$28,700	\$45,200	Reassessment
2006	\$6,300	\$28,700	\$35,000	Reassessment
2005	\$6,000	\$28,700	\$34,700	Reassessment
2004	\$4,600	\$30,900	\$35,500	Reassessment
2003	\$4,600	\$30,900	\$35,500	Reassessment
2002	\$4,600	\$30,600	\$35,200	Reassessment
2001	\$4,380	\$29,380	\$33,760	Reassessment
1998	\$3,500	\$23,500	\$27,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
09/14/2021	\$25,000	NAPOLITANO SALVATORE J	ID2021-26529	1 - VALID SALE-Valid, Use in Ratio Analysis
06/17/2005	\$43,000	MILLER ROSS A	ID2005-19716	
01/15/2003	\$19,950	PERRY D SAM JR	ID2003-1699	
11/01/2002	\$15,000	MAYS LARRY E SR	ID2002-35973	
03/31/1992	\$27,000	Not Available	00297-1869	

**Planning**

**Master Plan Future Land Use:** COMM-MU  
**Zoning District:** R-5 - Residential (Single Family)  
**Planning District:** Old South  
**Traffic Zone:** 1181  
**City Neighborhood Code:** SWNO  
**City Neighborhood Name:** Swansboro  
**Civic Code:**  
**Civic Association Name:** Swansboro Neighborhood Association  
**Subdivision Name:** BURFOOTS  
**City Old and Historic District:**  
**National historic District:**  
**Neighborhoods in Bloom:** Swansboro  
**Redevelopment Conservation Area:** Swansboro

**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	5003	0604005	060400
1990	517	0604005	060400

**Schools**

**Elementary School:** Swansboro  
**Middle School:** River City  
**High School:** Wythe

**Public Safety**

**Police Precinct:** 2  
**Police Sector:** 211  
**Fire District:** 17  
**Dispatch Zone:** 164B

**Public Works Schedules**

**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Tuesday  
**Bulk Collection:** TBD

**Government Districts**

**Council District:** 5  
**Voter Precinct:** 510  
**State House District:** 79  
**State Senate District:** 18  
**Congressional District:** 4

### Property Images

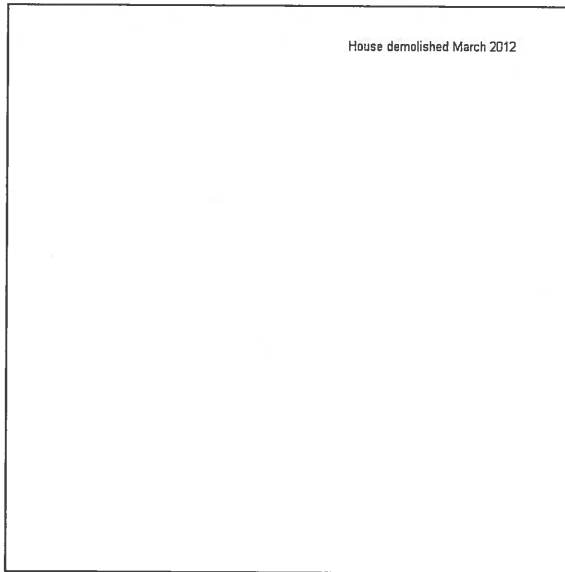
Name:S0001473004 Desc:R01



[Click here for Larger Image](#)

**Sketch Images**

Name:S0001473004 Desc:R01



House demolished March 2012



**Property:** 3008 Lawson St **Parcel ID:** S0001473003**Parcel**

**Street Address:** 3008 Lawson St Richmond, VA 23224-  
**Owner:** TENNESSEE DESIGNS LLC  
**Mailing Address:** 2034 LINDSEY GABRIEL DR, RICHMOND, VA 23231  
**Subdivision Name :** BURFOOTS  
**Parent Parcel ID:**  
**Assessment Area:** 248 - Newtown South  
**Property Class:** 190 - R Garage/Outbuilding  
**Zoning District:** R-5 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2022  
**Land Value:** \$30,000  
**Improvement Value:** \$5,000  
**Total Value:** \$35,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 3960  
**Acreage:** 0.091  
**Property Description 1:** BURFOOTS ADD L6 B3  
**Property Description 2:** 0033.00X0120.00 0000.000  
**State Plane Coords( ?):** X= 11783917.500027 Y= 3710966.490823  
**Latitude:** 37.51017593 , **Longitude:** -77.46224139

**Description**

**Land Type:** Residential Lot A  
**Topology:** Level  
**Front Size:** 33  
**Rear Size:** 120  
**Parcel Square Feet:** 3960  
**Acreage:** 0.091  
**Property Description 1:** BURFOOTS ADD L6 B3  
**Property Description 2:** 0033.00X0120.00 0000.000  
**Subdivision Name :** BURFOOTS  
**State Plane Coords( ?):** X= 11783917.500027 Y= 3710966.490823  
**Latitude:** 37.51017593 , **Longitude:** -77.46224139

**Other**

**Street improvement:** Paved  
**Sidewalk:**

**Assessments**

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2022	\$30,000	\$5,000	\$35,000	Reassessment
2021	\$10,000	\$5,000	\$15,000	Reassessment
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2011	\$17,000	\$2,000	\$19,000	CarryOver
2010	\$17,000	\$2,000	\$19,000	Reassessment
2009	\$16,500	\$2,100	\$18,600	Reassessment
2008	\$16,500	\$2,100	\$18,600	Reassessment
2007	\$16,500	\$2,100	\$18,600	Reassessment
2006	\$6,300	\$2,100	\$8,400	Reassessment
2005	\$6,000	\$2,000	\$8,000	Reassessment
2004	\$4,600	\$500	\$5,100	Reassessment
2003	\$4,600	\$500	\$5,100	Reassessment
2002	\$4,600	\$500	\$5,100	Reassessment
2001	\$4,380	\$500	\$4,880	Reassessment
1998	\$3,500	\$500	\$4,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
09/14/2021	\$6,500	HIGGS ALICIA B	ID2021-26525	2 - INVALID SALE-Foreclosure, Forced Sale, etc.
09/14/2021	\$20,000	PRIZM LLC	ID2021-26542	2 - INVALID SALE-Foreclosure, Forced Sale, etc.
12/12/2019	\$0	BEBBS JOSEPH R JR &	ID2019-26397	2 - INVALID SALE-Relation Between Buyer/Seller
03/13/2008	\$0	BEBBS ELOISE P	IW2008-208	2 - INVALID SALE-Relation Between Buyer/Seller
02/06/1996	\$2,000	Not Available	09600-2276	
03/25/1987	\$4,400	Not Available	000117-01255	
03/05/1986	\$1,500	Not Available	000072-00172	

**Planning**

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**Planning District:** Old South  
**Traffic Zone:** 1181  
**City Neighborhood Code:** SWNO  
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**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Tuesday  
**Bulk Collection:** TBD

**Government Districts**

**Council District:** 5  
**Voter Precinct:** 510  
**State House District:** 79  
**State Senate District:** 18  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1960  
**Stories:** 0  
**Units:** 0  
**Number Of Rooms:** 0  
**Number Of Bed Rooms:** 0  
**Number Of Full Baths:** 0  
**Number Of Half Baths:** 0  
**Condition:** fair for age  
**Foundation Type:**  
**1st Predominant Exterior:**  
**2nd Predominant Exterior:** N/A  
**Roof Style:**  
**Roof Material:**  
**Interior Wall:**  
**Floor Finish:**  
**Heating Type:**  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and Yard Items) :** Residential Detached Garage

**Extension 1 Dimensions**

**Finished Living Area:** 0 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 0 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 528 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 0 Sqft  
**Deck:** 0 Sqft

### Property Images

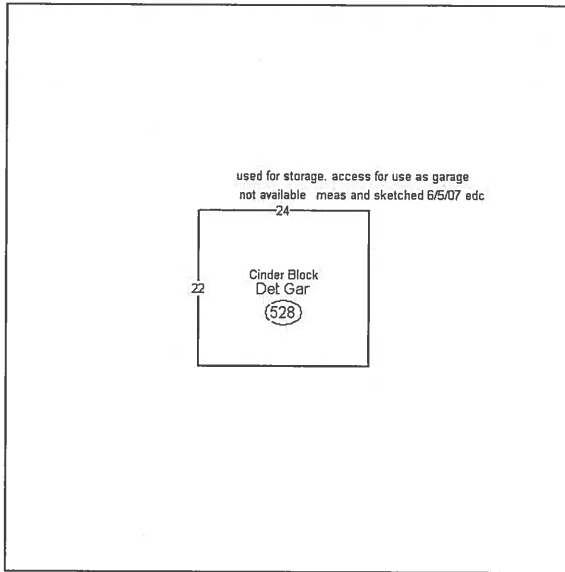
Name:S0001473003 Desc:R01



[Click here for Larger Image](#)

**Sketch Images**

Name:S0001473003 Desc:R01



BZA 14-2022

# 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:

Tennessee Designs LLC  
2034 Lindsey Gabriel Drive  
Richmond, Virginia 23231

PHONE: (Home) ( ) (Mobile) (804) 852-0502

FAX: ( ) (Work) ( )

E-mail Address: teanaseedesigns@gmail.com

### PROPERTY OWNER'S

REPRESENTATIVE: RWN Consulting Group, LLC

(Name/Address) 8202 Fenebocot Road  
Richmond, Virginia 23227  
Attn: Wavord Hayes

PHONE: (Home) ( ) (Mobile) (804) 350-6429

FAX: ( ) (Work) ( )

E-mail Address: wavordh8@gmail.com

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 3006 & 3008 Lawson Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-110.4

APPLICATION REQUIRED FOR: Building permits to construct two (2) new single-family detached dwellings.

TAX PARCEL NUMBER(S): 5000-1473/004 & 003 ZONING DISTRICT: R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. A lot area of six thousand square feet (6,000 SF) and a lot width of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 7,920.0 square feet currently exists; lot areas of 3,960.0 square feet and lot widths of 33.0 feet are proposed.

DATE REQUEST DISAPPROVED: March 22, 2022

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: March 18, 2022 TIME FILED: 10:30 a.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAR-108780-2022

AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) \_\_\_\_\_ OF THE CHARTER OF THE CITY OF RICHMOND

SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]

SECTION 1040.3 PARAGRAPH(S) (2) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

## TO BE COMPLETED BY APPLICANT

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

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

SIGNATURE OF OWNER OR AUTHORIZED AGENT: Wavord Hayes

DATE: 3/29/22

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

CASE NUMBER: BZA 14-2022 HEARING DATE: May 4, 2022 AT 1:00 P.M.



BOARD OF ZONING APPEALS CASE BZA 14-2022  
150' Buffer

APPLICANT(S): Tennessee Designs LLC

PREMISES: 3006 & 3008 Lawson Street  
(Tax Parcel Number S000-1473/004 & 003)

SUBJECT: A lot split and building permits to construct  
two new single-family (detached) dwellings.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4  
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](mailto: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).

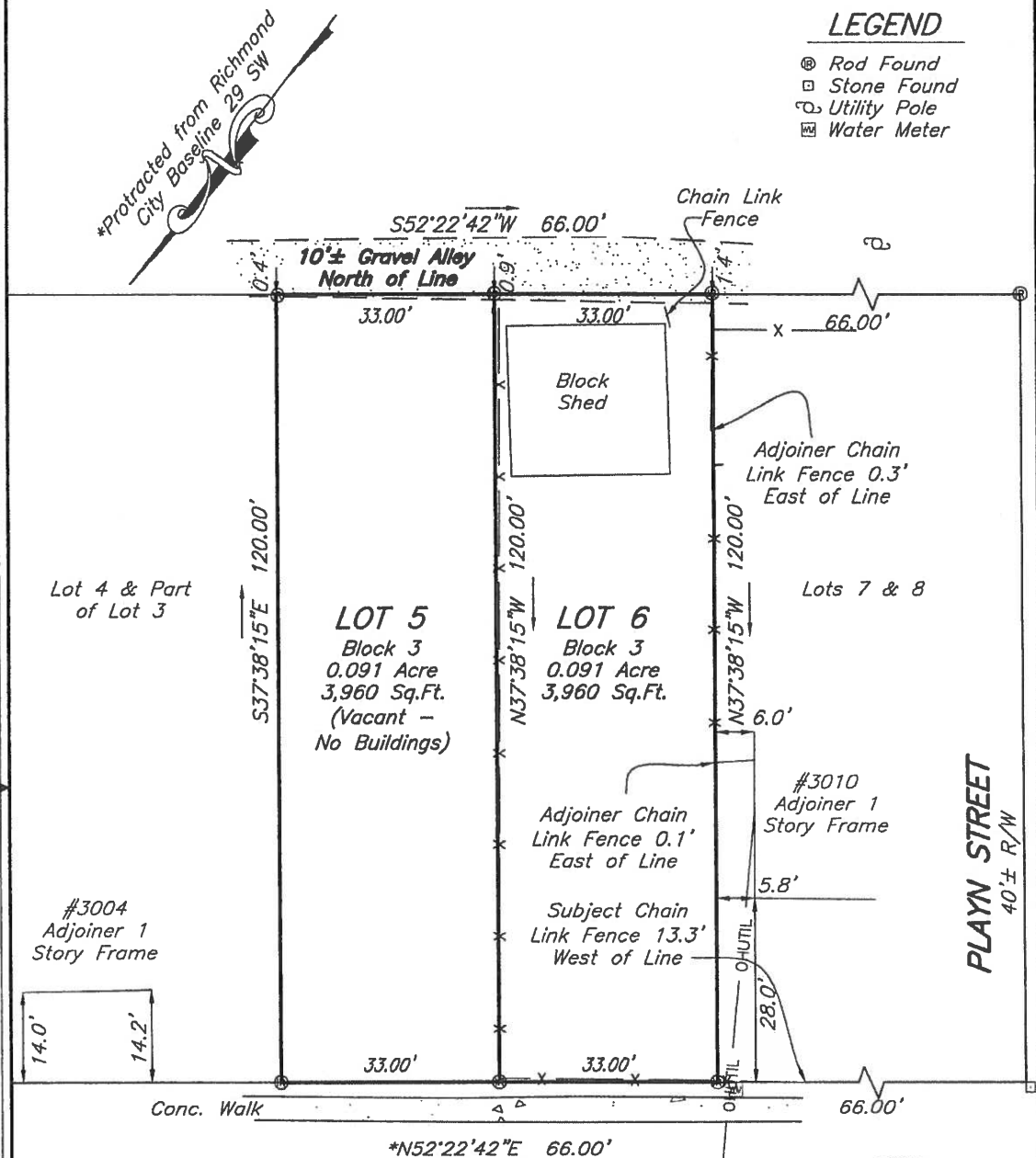
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such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

This is to certify that this plat or map was prepared under my direction from an actual field survey without the benefit of a title report. Unless otherwise noted, to the best of my knowledge and belief all visible evidence of improvements, easements and apparent encroachments are shown hereon. Not all easements may be shown.

## LEGEND

- ⊙ Rod Found
- Stone Found
- ⊕ Utility Pole
- ⊠ Water Meter



Current Owner:  
Tennessee Designs LLC

**Lot 5:**  
#3006 Lawson Street  
PID: S000-1473/004  
ID: 2021-26529

**Lot 6:**  
#3008 Lawson Street  
PID: S000-1473/003  
ID: 2021-26525

DATE: 09/16/2021  
SCALE: 1"=20'  
JOB NO.: 55210330.MS  
DRAWN BY: NWD  
CHECKED BY: JAB

## IMPROVEMENTS ON LOTS 5 & 6, BLOCK 3 BURFOOTS ADDITION CITY OF RICHMOND, VIRGINIA

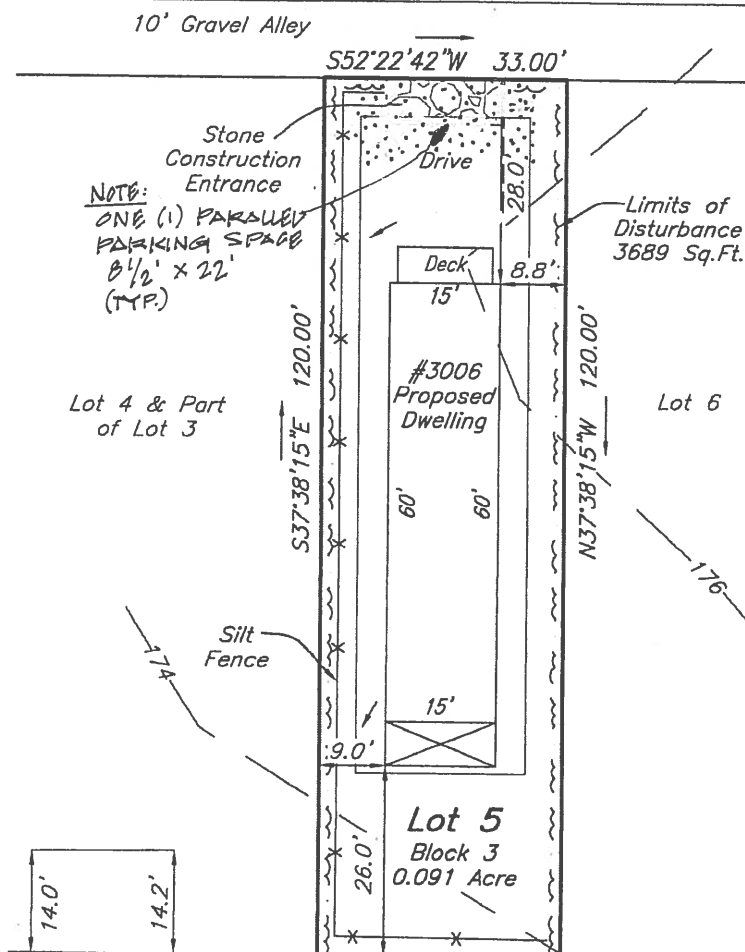
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS

ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY / LYNCHBURG  
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc



N/F  
Urban Management LLC.  
#3009 Hull Street  
PID: S000-1473/009

\*Protracted from Richmond  
City Baseline 29 SW



**LAWSON STREET**  
50'± R/W

R-5 Zoning  
F=25'  
S=5'  
R=5'

1. The intent of this plat is to show the location of a proposed dwelling for building permit purposes and is not intended to represent an actual field survey.
2. This plat is compiled from plats of record and without the benefit of a title report. No improvements and not all easements may be shown.
3. Contours and elevations are unregulated topographic information obtained from County GIS and is for general information only. Topographic information should be field verified and certified by an appropriate professional prior to its use in the design, modification or construction of improvements or flood plain determination.
4. Silt Fence, Limits of Clearing, Drive and Stone Construction Entrance as shown are approximate and should be adjusted per field conditions or as directed by the County Inspector.



RE: Tennessee Designs LLC  
DATE: 03/09/2022  
SCALE: 1"=20'  
JOB NO.: 55220371.HS  
DRAWN BY: ATC  
CHECKED BY: JAB

PROPOSED  
IMPROVEMENTS ON  
**LOT 5, BLOCK 3**  
**BURFOOTS ADDITION**  
CITY OF RICHMOND, VIRGINIA

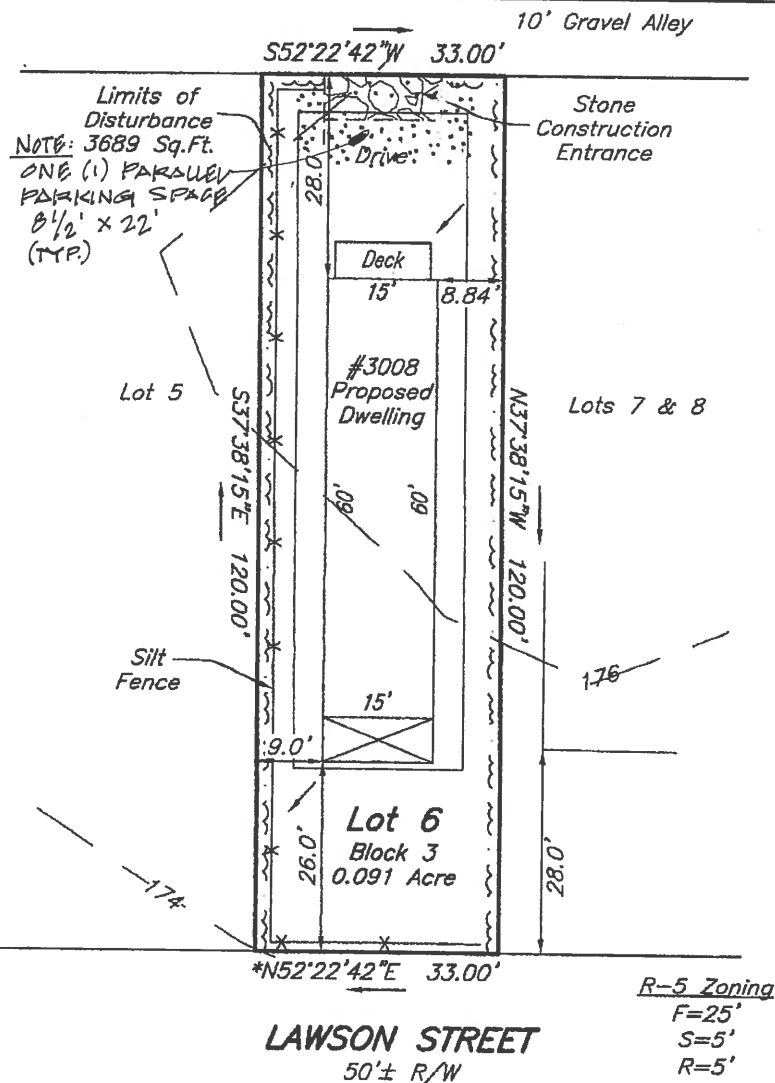
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY / LYNCHBURG  
15671 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.com



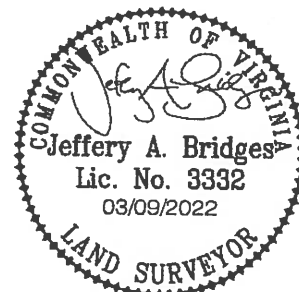
\*Protracted from Richmond  
City Baseline 29 SW

N/F  
Urban Management LLC.  
#3009 Hull Street  
PID: S000-1473/009

N/F  
Urban  
Management LLC.  
#3015 Hull Street  
PID: S000-  
1473/016



1. The intent of this plat is to show the location of a proposed dwelling for building permit purposes and is not intended to represent an actual field survey.
2. This plat is compiled from plats of record and without the benefit of a title report. No improvements and not all easements may be shown.
3. Contours and elevations are unregulated topographic information obtained from County GIS and is for general information only. Topographic information should be field verified and certified by an appropriate professional prior to its use in the design, modification or construction of improvements or flood plain determination.
4. Silt Fence, Limits of Clearing, Drive and Stone Construction Entrance as shown are approximate and should be adjusted per field conditions or as directed by the County Inspector.



RE: Tennessee Designs LLC  
DATE: 03/09/2022  
SCALE: 1"=20'  
JOB NO.: 55220372.HS  
DRAWN BY: ATC  
CHECKED BY: JAB

PROPOSED  
IMPROVEMENTS ON  
LOT 6, BLOCK 3  
BURFOOTS ADDITION  
CITY OF RICHMOND, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY / LYNCHBURG  
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc



House Plan B1  
Lawson Street  
Richmond, Virginia



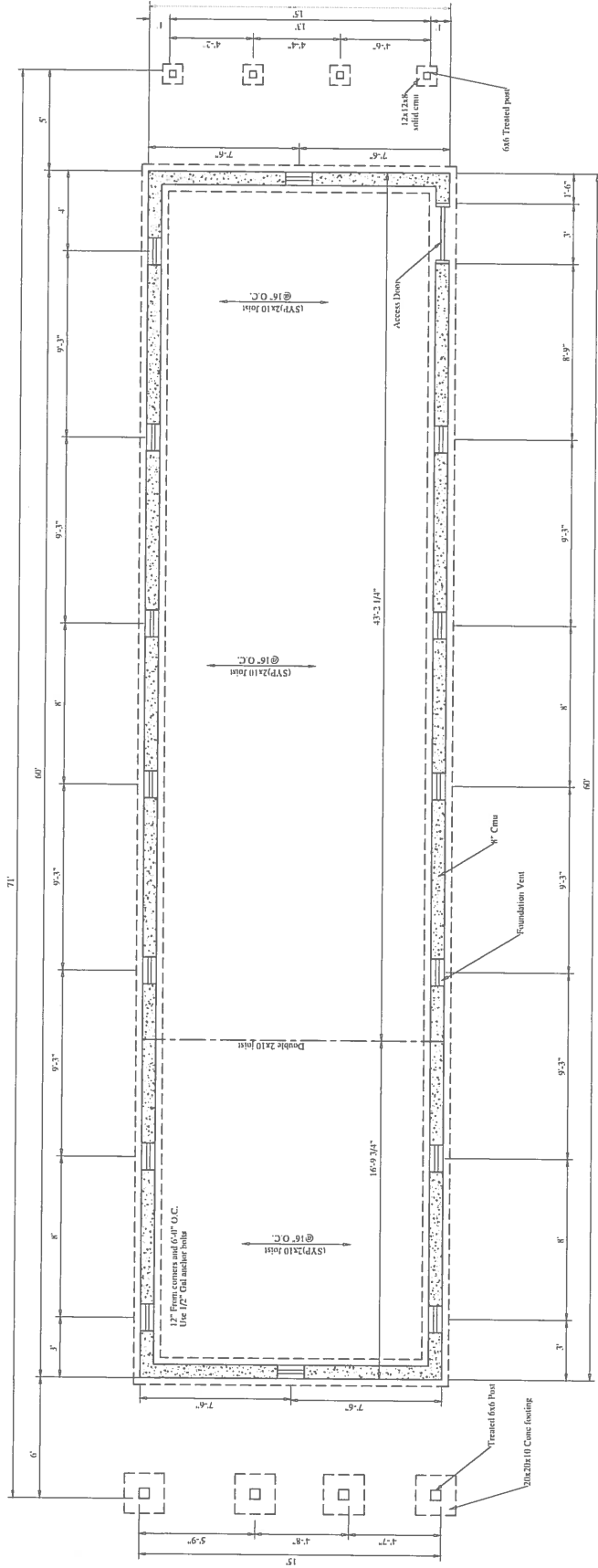
PLAN INDEX

- 1) TITLE PAGE, PLAN INDEX, JOB LOCATION AND SQ FOOTAGE
- 2) DETAIL (1) CONTINUOUS PORTAL FRAME METHOD.  
DETAIL (2) CORNER DETAIL..DETAIL(3) POST TO GIRDER DETAIL.  
DETAIL (4) WALL TO FOUNDATION BRICK AND BLOCK FOUNDATION.  
DETAIL (5) WALL TO FOUNDATION 8" BLOCK FOUNDATION.  
DETAIL (6) TRUSS TO WALL ATTACHMENT DETAIL.  
DETAIL (7) RAFTER TO WALL ATTACHMENT DETAIL.  
NOTE (1) RAINCY : TYPE OF CONSTRUCTION, SQUARE FOOTAGE, SPRINKLER, N : NO OF STORIES, AND BUILDING HEIGHT.  
NOTE (2) STAIR AND RAILING CODE REQUIREMENTS.  
NOTE (3) MEASUREMENTS.  
NOTE (4) DISCLAIMER, NOTE (5) HEADERS ARE TO BE  
NOTE (6) ALL JOISTS, PLYERS, GIRDERS AND HEADERS ARE TO BE  
NOTE (7) PINE UNLESS SPECIFIED DIFFERENT.  
NOTE (8) ROOF DISCLAIMER, NOTE (9) FIELD VERIFY DISCLAIMER.  
NOTE (10) FLOOR/FOUNDATION DISCLAIMER.  
NOTE (11) ROOF DESIGN DISCLAIMER.  
NOTE (12) FINISHED GRADE CODE.  
NOTE (13) FROST AND DESIGN CRITERIA.  
NOTE (13) COPY RIGHT.  
  
SOME OF THE NOTES AND DETAILS ABOVE MAY NOT APPLY
- 3) DETAIL (A) DECK BEAM TO NOTCHED SUPPORT POST  
USING THRULOK FASTENERS
- 4) FOUNDATION AND FIRST FLOOR PLANS
- 5) FIRST FLOOR AND DECK FRAMING AND SECOND FLOOR PLAN
- 6) FRONT AND REAR ELEVATIONS
- 7) RIGHT AND LEFT ELEVATIONS
- 8) BRACE WALL MEASUREMENTS
- 9) ROOF FRAMING PLAN, COVERED PORCH, DECK DETAILS AND  
BUILDING SECTION

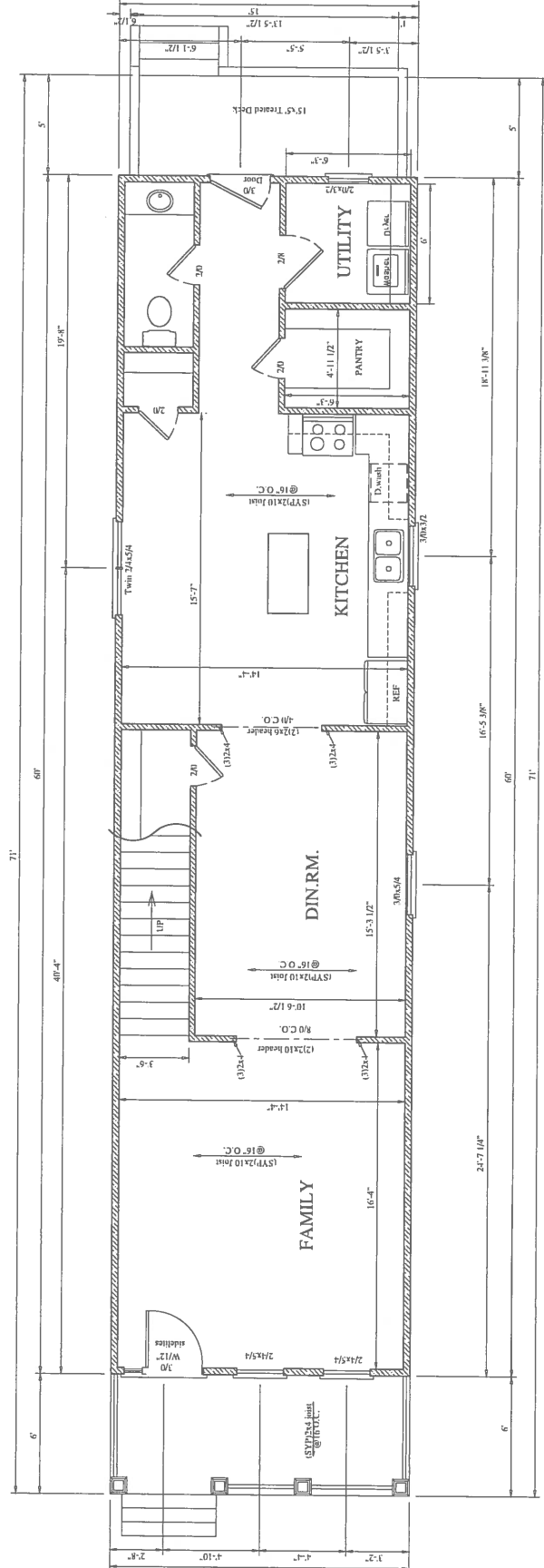
SQUARE FOOTAGE

FIRST FLOOR	900
SECOND FLOOR	900
TOTAL FINISHED	1,800
FRONT PORCH	90
REAR DECK	65
TOTAL FOOTAGE	1,955

Homeowner/Contractor is responsible for all engineering services and fees.



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"





DESIGNING  
DREAMS  
"SINCE 1983"

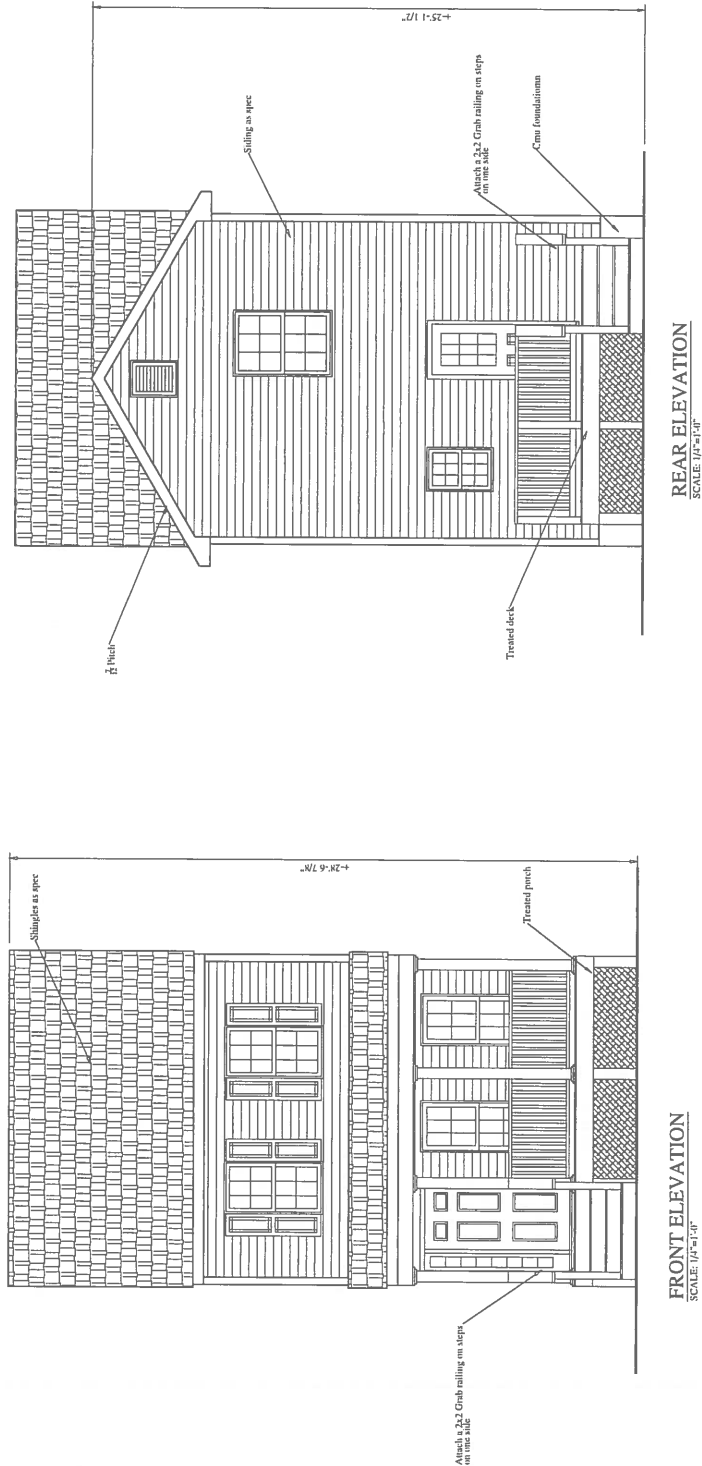
ATLANTIC  
HOUSE PLANS  
atlantichouseplans@gmail.com  
804-773-8118

PLAN 513-1205

DATE  
02-27-22

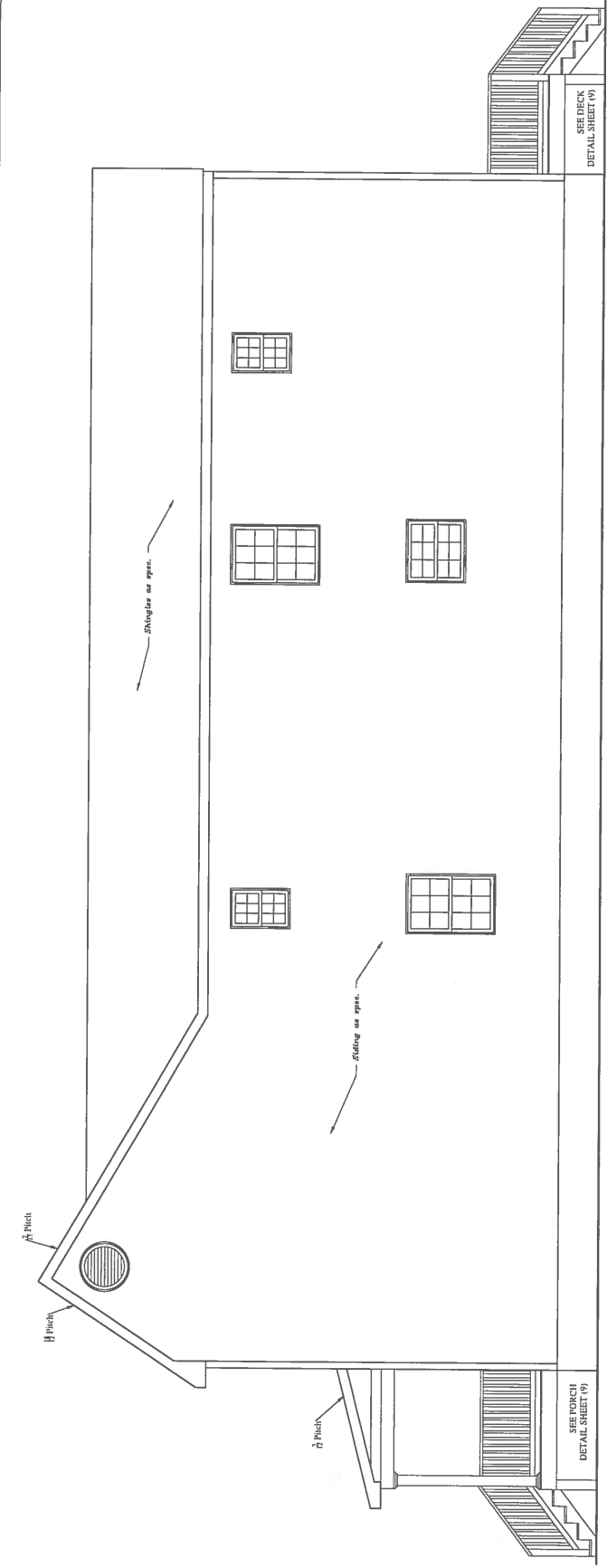
SHEET  
6  
OF 9

Homeowner/Contractor is responsible for all engineering services and fees.  
copy right 2013 Atlantic House Plans LLC all rights reserved

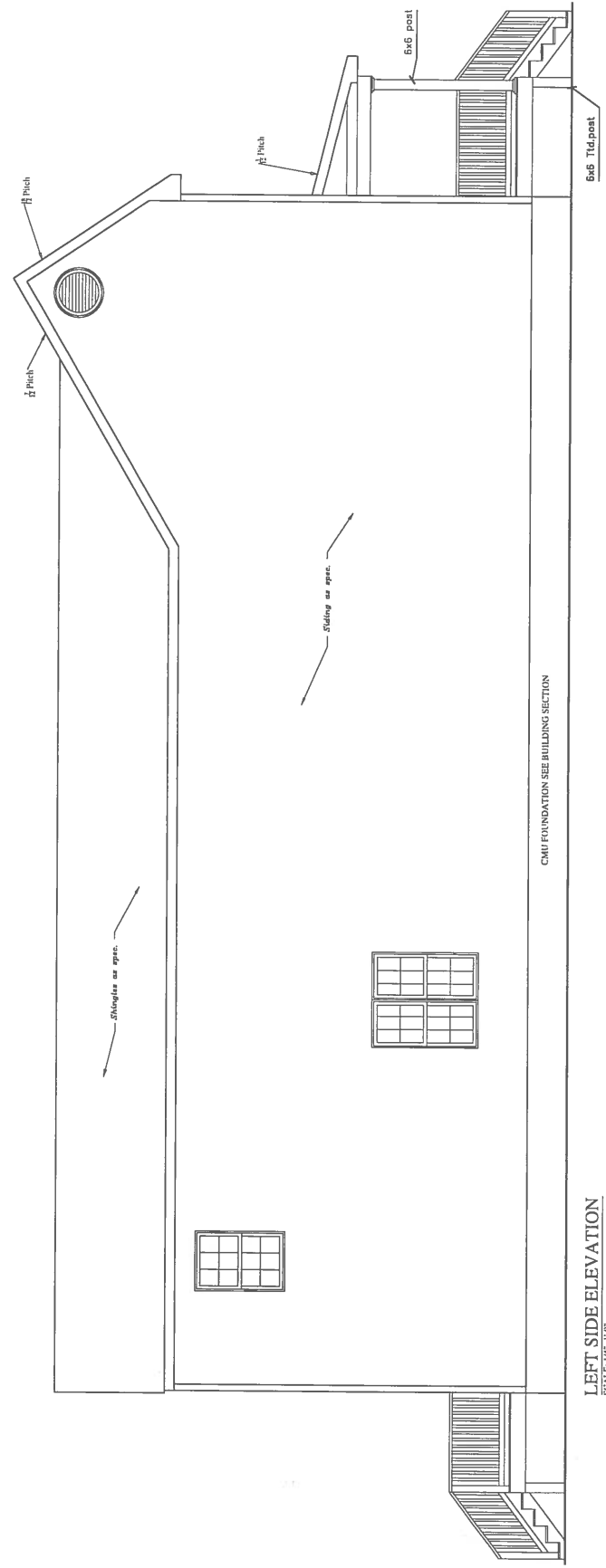




Homeowner/Contractor is responsible for all engineering services and fees.  
copy right 2013 Atlantic House Plans LLC all rights reserved



RIGHT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"

House Plan A1  
Lawson Street  
Richmond, Virginia



## PLAN INDEX

- 1) TITLE PAGE, PLAN INDEX, JOB LOCATION AND SQ FOOTAGE
- 2) DETAIL (1) CONTINUOUS PORTAL FRAME METHOD.  
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DETAIL (6) TRUSS TO WALL ATTACHMENT DETAIL.  
DETAIL (7) RAFTER TO WALL ATTACHMENT DETAIL.  
NOTE (1) OCCUPANCY, TYPE OF CONSTRUCTION, SQUARE FOOTAGE,  
SHRINKER T/N, NO OF STORIES, AND BUILDING HEIGHT.  
NOTE (2) STAIR AND RAILING CODE REQUIREMENTS.  
NOTE (3) HOME OWNER/BUILDER NOTE.  
NOTE (4) MEASUREMENT DISCLAIMER, NOTE (5) HEADER NOTE SIZES.  
NOTE (6) ALL JOISTS, RAFTERS, GIRDERS AND HEADERS ARE TO BE  
#2 FIVE UNLESS SPECIFIED DIFFERENT.  
NOTE (7) ROOF DISCLAIMER, NOTE (8) FIELD VERIFY DISCLAIMER.  
NOTE (9) FLOOR/FOUNDATION DISCLAIMER.  
NOTE (10) ROOF DESIGN DISCLAIMER.  
NOTE (11) FINISHED GRADE CODE.  
NOTE (12) FROST AND DESIGN CRITERIA.  
NOTE (13) COPY RIGHT.

SOME OF THE NOTES AND DETAILS ABOVE MAY NOT APPLY

- 3) DETAIL (A) DECK BEAM TO NOTCHED SUPPORT POST  
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- 4) FOUNDATION AND FIRST FLOOR PLANS

- 5) FIRST FLOOR AND DECK FRAMING AND SECOND FLOOR PLAN

- 6) FRONT AND REAR ELEVATIONS

- 7) RIGHT AND LEFT ELEVATIONS

- 8) BRACE WALL MEASUREMENTS

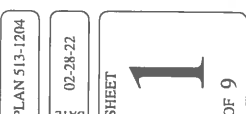
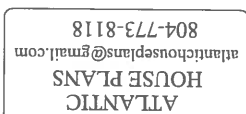
- 9) ROOF FRAMING PLAN, COVERED PORCH, DECK DETAILS AND  
BUILDING SECTION

### SQUARE FOOTAGE

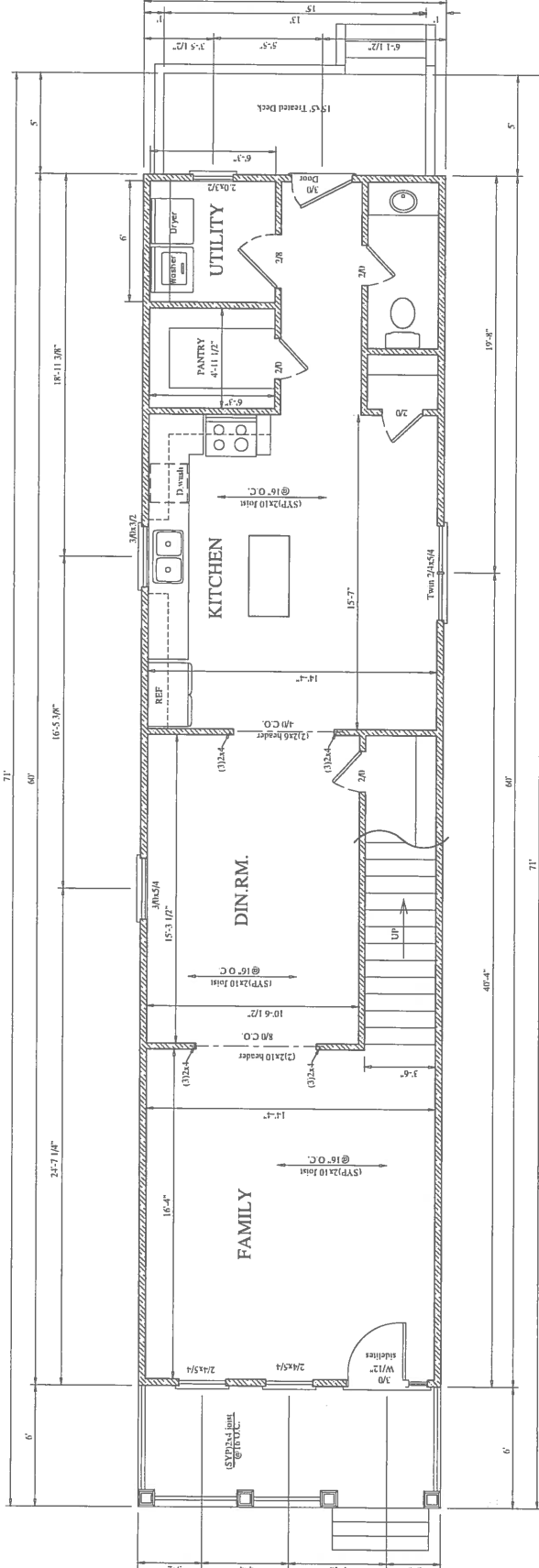
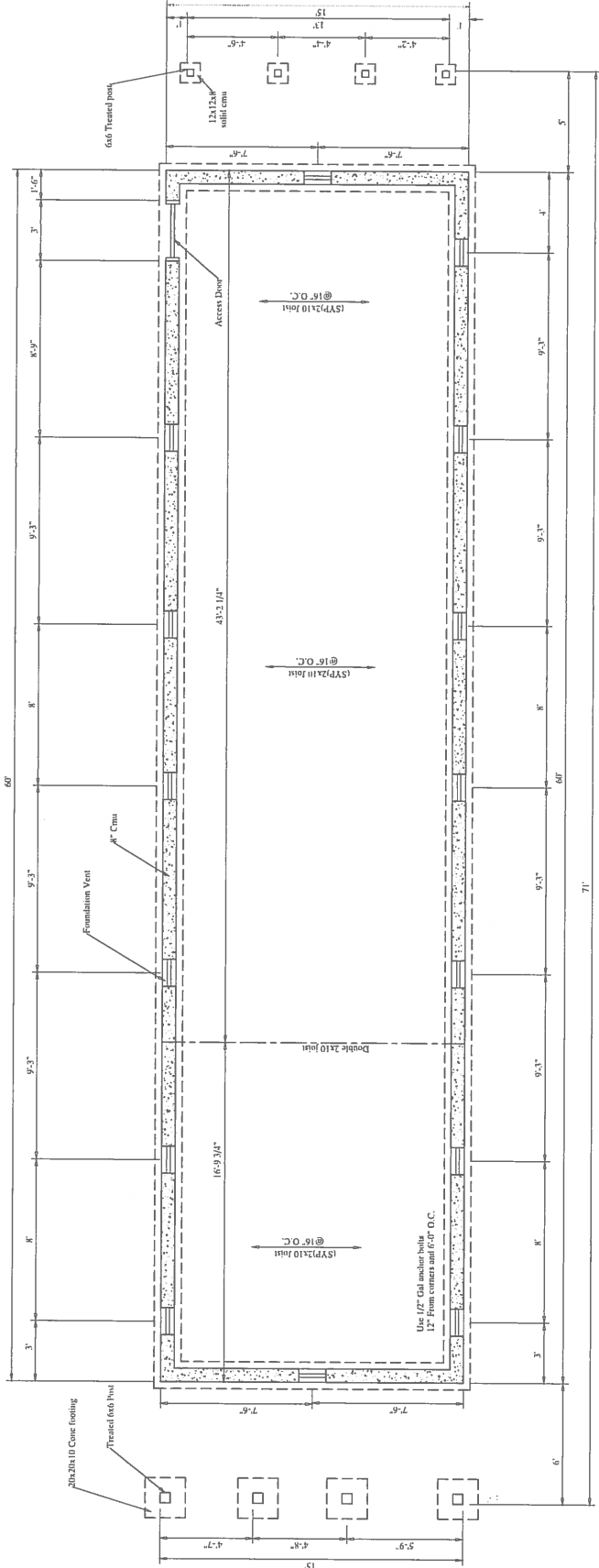
FIRST FLOOR	900
SECOND FLOOR	900
TOTAL FINISHED	1,800
FRONT PORCH	90
REAR DECK	65
TOTAL FOOTAGE	1,955

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Homeowner/Contractor is responsible for all engineering services and fees.



Homeowner/Contractor is responsible for all engineering services and fees.



## SECOND



DESIGNING  
DREAMS  
"SINCE 1983"

ATLANTIC  
HOUSE PLANS  
atlantichouseplans@gmail.com  
804-773-8118

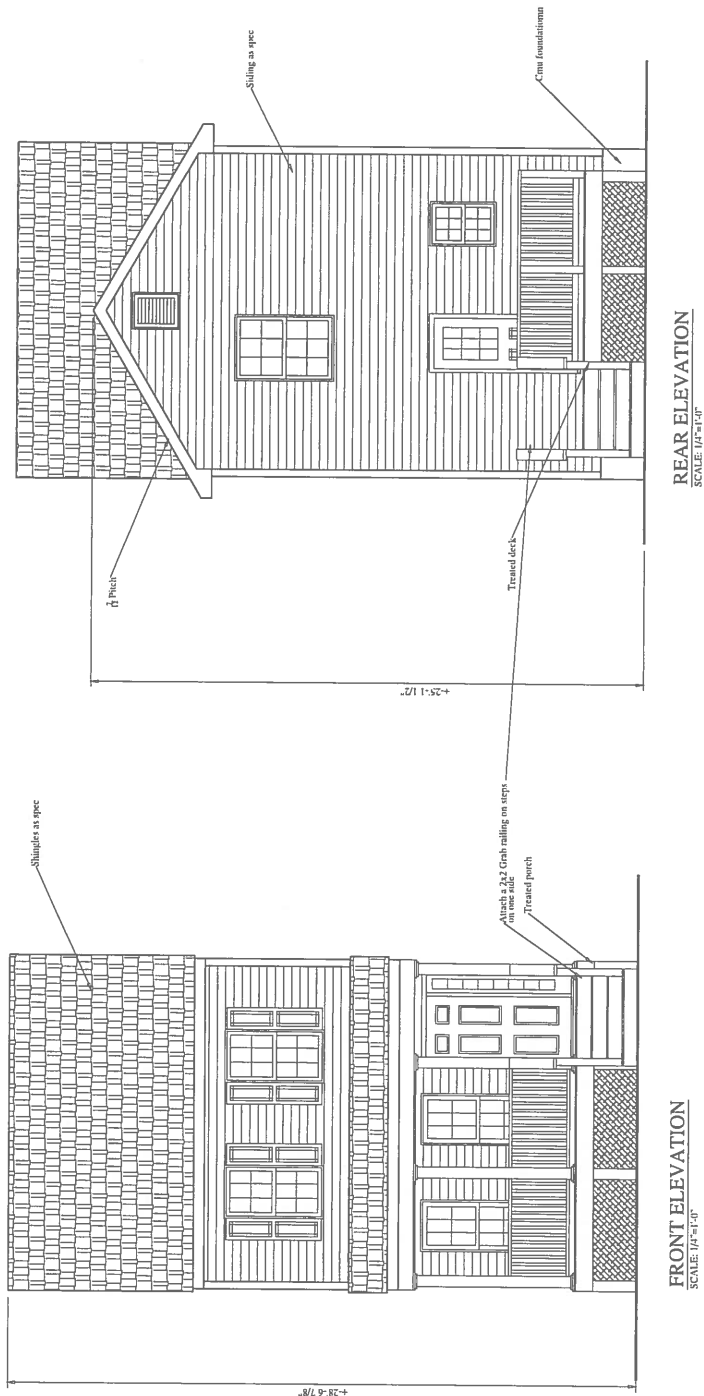
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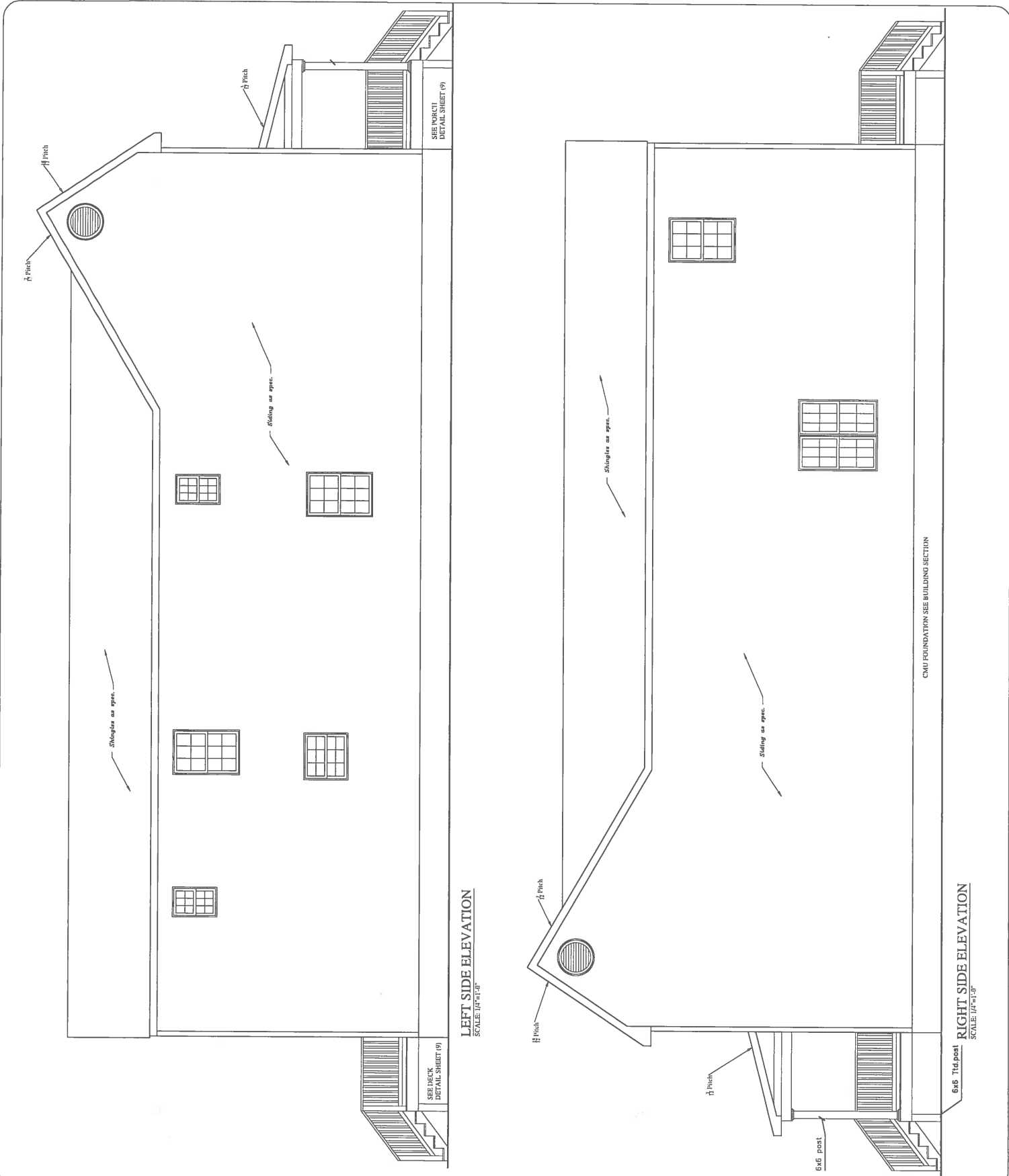
DATE  
02-27-22

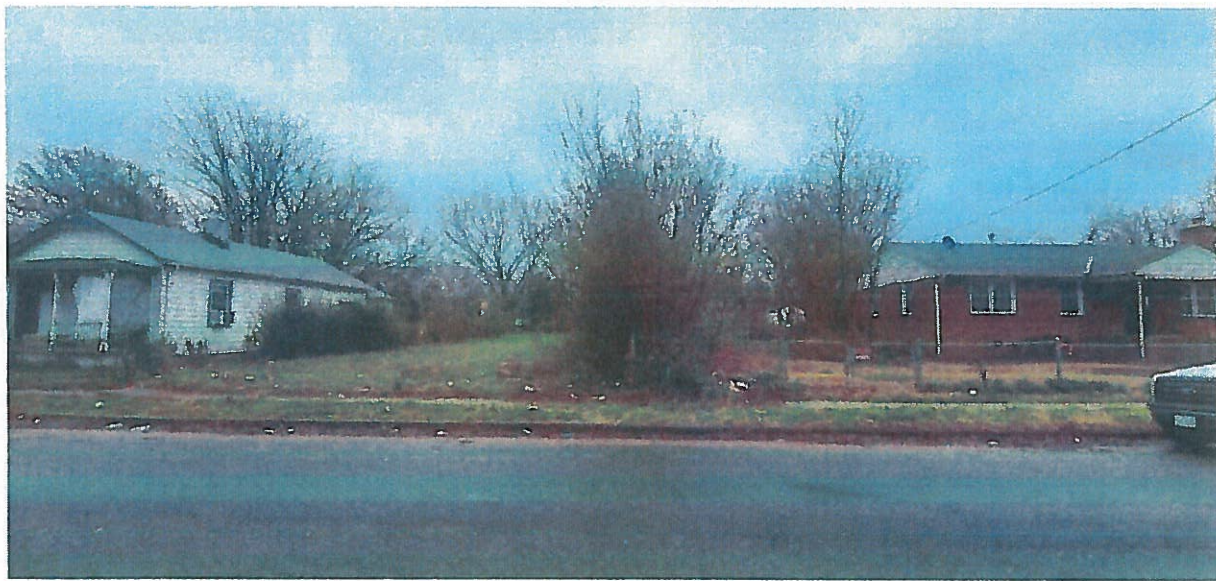
SHEET

6  
OF 9

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Homeowner/Contractor is responsible for all engineering services and fees.













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## ***RWN Consulting Group***

*Business*

*Real Estate*

*Banking*

*Finance*

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March 17, 2022

To: David Duckhardt  
City of Richmond Planning & Zoning

From: Wavord Hayes  
RWN Consulting Group

RE: BZA Submittal – 3008/3006 Lawson Street

Dear David:

Tennessee Designs, LLC is requesting a special exception from the Board of Zoning appeals for the properties located at 3008 Lawson Street and 3006 to the current R5 zoning. The enclosed submittal contains specific development plans and detailed floor plans and drawings for the intended use.

With the Board's support of this request the owner will construct 2 detached single family homes as included with the submittal. The homes will each have 3 bedrooms, 2.5 bathrooms and contain approximately 1,800 total square feet. Each home will be nicely landscaped and provide off street parking. The exterior building envelope will include environmentally responsible materials such as energy efficient windows, aluminum gutters and down spouts, fiber cement siding, arsenic free pressure treated lumber for porches and decks and 30-year architectural roofing shingles. Additional home information and features are included in the Floor Plan and Elevations sections of this submittal.

We believe the addition of these two new homes to the neighborhood will convert what is now two underutilized vacant city lots to homeownership opportunities and contribute to the city's real estate tax base and provide fee revenue to the city. The included photos demonstrate the current site conditions. The addition of the two proposed homes, will provide a more pleasing aesthetic appearance to the neighborhood along with the financial and economic benefits mentioned earlier.

Thank you for your consideration of this request.

Sincerely,  
Wavord Hayes

BZA 3006-3008 Lawson Street

**8202 Penobscot Road \* Richmond Virginia \* 23227**



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

October 14, 2021

Robert Tennessee  
Tennessee Design, LLC  
2034 Lindsey Gabriel Drive  
Richmond, Virginia 23231

**RE: 3006 Lawson Street**  
Tax Parcel: S000-1473/004

Mr. Tennessee:

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

The subject property is located within an R-5 (Single-Family Residential) zoning district. The current R-5 District requires a minimum lot area of not less than six thousand square feet (6,000 SF) and a minimum lot width of not less than fifty feet (50') for single-family detached dwellings. According to City Assessor's records, the subject property has a lot width of thirty-three feet (33') and a lot depth of one hundred twenty feet (120'), which results in a lot area of 3,960 square feet (0.091 Acres). The subject property previously contained a single-family dwelling that was demolished in 2012.

According to a deeds since, 1985, the subject property has been conveyed as *"All that certain lot, piece or parcel of land, with the improvements thereon and appurtenances thereto belonging, lying and being in the city of Richmond, Virginia shown and designated as Lot 5, Block 3, Burfoot's Addition, on plat of survey prepared by A.G. Harocopos & Associates, P.C., Certified Land Surveyor and Consultant, dated April 25, 1985, entitled "Survey of Lot 5 & 6, Block 3, Burfoot's Addition, Richmond, Virginia..."*

According to a June 6, 1985, Deed, the subject property had been conveyed as *"All that certain lot, piece or parcel of land, with improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, known as 3006 Lawson Street, shown and designated as Lots 5 and 6, Block 3, Burfoots Addition, on plat of survey prepared by A. G. Harocopos & Associates, P.C., Certified Land Surveyor and Consultant, dated April 25, 1985, which is attached hereto and made a part hereof and to which plat reference is made for a more particular description."*

As proposed, your intent is to determine whether the property known as 3006 Lawson Street is considered a buildable lot for the construction of a future single-family detached dwelling fronting on Lawson Street. Based on the information available to me at this time, the subject property is deemed as an independent lot of record and has been since, 1985. However, it is my determination that the subject property is **not a buildable lot from the zoning perspective**. The determination is based on the following:

1. From at least 1953 until 1985 the old subdivision lots were under common ownership. According to the aforementioned April 25, 1985, Survey Plat, by A.G. Harocopos & Associates, the old subdivision Lot 5 was improved with a single-family dwelling and the old subdivision Lot 6 was improved with a detached garage. Historically, the old subdivision Lot 6 was used as a side yard

Robert Tennessee  
RE: Tennessee Design, LLC  
October 14, 2021  
Page 2

for the single-family dwelling (3006 Lawson Street). According to the description of the property by deeds and the 1985 Survey Plat, the old subdivision lots were consolidated into a single lot of record, having a lot width of sixty-six feet (66'). When the subject property was split by deed in 1985, the lot area and lot width requirements were not met for each lot. See attached Zoning Confirmation Letter, dated August 27, 2021, for the property at 3008 Lawson Street.

2. The property has already been the subject of a Board of Zoning Appeals (BZA) Case No. 27-87 where the BZA affirmed a decision by the zoning administrator that the two subdivision lots had been combined into one lot for zoning purposes by virtue of several conveyances as one lot and the construction of the garage.

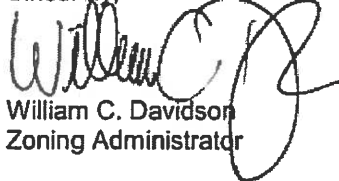
Per Section 30-1220.54 of the Zoning Ordinance, a lot is defined as "a single lot of record or a combination of contiguous lots of record." Once parcels are combined, any subsequent division thereof must be done in compliance with applicable regulations. Requesting and obtaining a Special Exception from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) from City Council may be a possibility. For information concerning the BZA process, please contact the Zoning Administration Office at 646-6340. For information concerning the SUP process, please contact the Land Use Administration Office at 646-6304.

Upon submittal of specific development plans, including detailed floor plans, for any proposed use(s), this office will evaluate for conformance with all zoning requirements in effect at that time.

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

I hope this information is sufficient. Should you have any additional questions, please contact Planner David Duckhardt by E-mail at: [david.duckhardt@richmondgov.com](mailto:david.duckhardt@richmondgov.com) or by telephone at: (804) 646-6917.

Sincerely,



William C. Davidson  
Zoning Administrator



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

August 27, 2020

Concierge Construction Consulting, LLC  
P.O. Box 12534  
Richmond, Virginia 23241

Attn: Harvey C. Johnson, III

**RE: 3008 Lawson Street**  
Tax Parcel: S000-1473/003

Mr. Johnson:

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

The property is located within an R-5 (Single-Family Residential) zoning district. The R-5 District requires a minimum lot area of not less than six thousand square feet (6,000 SF) and a minimum lot width of not less than fifty feet (50') for single-family detached dwellings. According to the City Assessor's records, the subject property has a lot width of thirty-three feet (33'), and a lot depth of one hundred twenty feet (120'), which results in a lot area of 3,960 square feet.

According to a November 18, 2015, Deed (most current) the parcel has been conveyed as *"All that certain lot, piece or parcel of land situate, lying and being the Richmond, Virginia, known and designated as Lot Numbered SIX (6), as shown on that certain plat entitled, "BURFOOTS ADDITION", made by A. G. Harocopos & Associates, P.C., dated April 29, 1987, and recorded in the Clerk's Office of the Circuit Court for the Richmond, Virginia, in Plat Book 72, at Page 176, to which plat reference is here made."*

Additionally according to a June 6, 1985, Deed the parcel has been conveyed as *"All that certain lot, piece or parcel of land, with improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, known as 3006 Lawson Street, shown and designated as Lots 5 and 6, Block 3, Burfoots Addition, on plat of survey prepared by A. G. Harocopos & Associates, P.C., Certified Land Surveyor and Consultant, dated April 25, 1985, which is attached hereto and made a part hereof and to which plat reference is made for a more particular description."*

Furthermore according to a March 2, 1953, Deed the parcel has been conveyed as *"That certain parcel of land, situated in the City of Richmond, Virginia, with the dwelling house known as No. 3306 Lawson Street and other improvements thereon, designated as Lots 5 and 6, Square 3, on the Map of Burfoot's Addition, recorded in Plat Book 1, page 255, Clerk's Office, Circuit Court of the County of Chesterfield, and further described as follows: Commencing at a point on the south line of Lawson Street, 66 feet east of the east line of 34<sup>th</sup> Street; thence extending eastwardly along and fronting on the south line of Lawson Street 66 feet; and from said front extending back southwardly between lines parallel with 34<sup>th</sup> Street, 120 feet to an alley in the rear 10 feet wide."*

Harvey C. Johnson, III  
RE: 3008 Lawson Street  
August 27, 2020  
Page 2

Based on the information available to me at this time, the tax parcel is deeded as one (1) independent lot of record and has been since 1985. As proposed, your intent is to determine whether the property known as 3008 Lawson Street is considered a buildable lot for the construction of a future single-family detached dwelling. It is my determination that the subject lot is **not a buildable lot from the zoning perspective.** The determination is based on the following:

1. From at least 1953 until 1985 the subject property was under common ownership with and has historically been used as a side yard for the dwelling located at 3006 Lawson Street (S000-1473/004) subsequently demolished in 2012 (D12040401), which includes an accessory structure. As shown in the deed description above from 1953 and 1985 the subject property and adjacent property are consolidated and described by deed as a single lot having a width of sixty-six feet (66'). When the subject property was divided back out by deed the current R-5 lot area and width requirements were not met.
2. The property has already been the subject a Board of Zoning Appeals (BZA) Case No. 27-87 where the BZA affirmed a decision by the zoning administrator that the two subdivision lots had been combined into one lot for zoning purposes by virtue of several conveyances as one lot and the construction of the garage.


Per Section 30-1220.54 of the Zoning Ordinance, a lot is defined as "a single lot of record or a combination of contiguous lots of record." Once parcels are combined, any subsequent division thereof must be done in compliance with applicable regulations. Requesting and obtaining a Special Exception from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) from City Council may be a possibility. For information concerning the BZA process, please contact the Zoning Administration Office at 646-6340. For information concerning the SUP process, please contact the Land Use Administration Office at 646-6304.

Upon submittal of specific development plans, including detailed floor plans, for any proposed use(s), this office will evaluate for conformance with all zoning requirements in effect at that time.

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

I hope this information is sufficient. Should you have any additional questions, please contact Planning Associate Josh Young by E-mail at: [joshua.young@richmondgov.com](mailto:joshua.young@richmondgov.com) or by telephone at: (804) 646-6923.

Sincerely,



William C. Davidson  
Zoning Administrator

Cc: Alicia B. Higgs  
3008 Lawson Street  
Richmond, VA 23224



Fitzgerald  
 PLAN OF PART OF THE  
**BURFOOT'S ESTATE.**

Traced from  
 P.S. 1-255 C.C.  
 May 8, 1916  
 W.E. McPhail

MAY 15, 1889. J.E. LA PRADY, C.C.S.

SCALE: 1"=150'

20  
SCAL  
25  
SCAL  
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SCAL  
40  
SCAL