



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

May 9, 2022

Andre Yancey, Lee Anthony, & Shirley Anderson
900 North 36th Street
Richmond, VA 23223

Andrew Billups
2708 East Leigh Street
Richmond, VA 23223

To Whom It May Concern:

RE: **BZA 18-2022**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, June 1, 2022 at 1:00 PM in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct an addition to a single-family (detached) dwelling at 900 NORTH 36th STREET (Tax Parcel Number E000-1110/011), 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 **424 637 271#**. 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 June 1, 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 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 18-2022

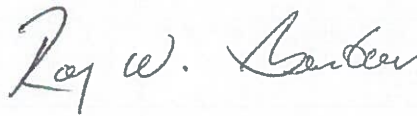
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May 9, 2022

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.

Bacon Housing Llc C/o Tom Lahrman
Main St Realty
1553 E Main St
Richmond, VA 23219

Bacon Housing Lp Attn Toney A Webb
P.o. Box 5127
Richmond, VA 23220

Bennett Billy J Sr & Clyde L
1908 Maddox St
Richmond, VA 23223

Bowden E L C/o J Hope Property Mgmt
9490 Osborne Tpke
Henrico, VA 23231

Briggs Property 103 Llc
119 Southfield Rd
Riverhead, NY 11901

Doetzer Randall R And Lyne Adair
902 N 36th St
Richmond, VA 23223

Evolve Development Inc
3420 Pump Rd Suite 169
Richmond, VA 23233

Jones Arthur
907 N 35th St
Richmond, VA 23223

Leong Robert H Sr & Robert H Jr
2703 Oaklawn Bv Apt A
Hopewell, VA 23860

Lewis Jerry Jr & Evelyn And Edward L
Boisseau
901 N 36th St
Richmond, VA 23223

Poegl Jennifer L And Jones Dale F
904 N 36th St
Richmond, VA 23223

Southerland Bertha S
909 N 35th St
Richmond, VA 23223

West Cornelius And Vaughan Tangel
W
911 N 35th St
Richmond, VA 23223

Property: 900 N 36th St **Parcel ID:** E0001110011**Parcel**

Street Address: 900 N 36th St Richmond, VA 23223-
Owner: BILLUPS ANDREW CAREY AND GARRETT SUZANNE M
Mailing Address: 900 N 36TH ST, RICHMOND, VA 2322300000
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 342 - Oakwood
Property Class: 120 - R Two Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2022
Land Value: \$55,000
Improvement Value: \$183,000
Total Value: \$238,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 3750
Acreage: 0.086
Property Description 1: 0030.00X0125.00 0000.000
State Plane Coords(?): X= 11800714.500014 Y= 3718757.500005
Latitude: 37.53096803 , **Longitude:** -77.40387224

Description

Land Type: Residential Lot A
Topology:
Front Size: 30
Rear Size: 125
Parcel Square Feet: 3750
Acreage: 0.086
Property Description 1: 0030.00X0125.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11800714.500014 Y= 3718757.500005
Latitude: 37.53096803 , **Longitude:** -77.40387224

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$55,000	\$183,000	\$238,000	Reassessment
2021	\$40,000	\$160,000	\$200,000	Reassessment
2020	\$35,000	\$158,000	\$193,000	Reassessment
2019	\$25,000	\$142,000	\$167,000	Reassessment
2018	\$20,000	\$137,000	\$157,000	Reassessment
2017	\$20,000	\$135,000	\$155,000	Reassessment
2016	\$20,000	\$45,000	\$65,000	Reassessment
2015	\$20,000	\$46,000	\$66,000	Reassessment
2014	\$20,000	\$46,000	\$66,000	Reassessment
2013	\$20,000	\$46,000	\$66,000	Reassessment
2012	\$20,000	\$50,000	\$70,000	Reassessment
2011	\$20,000	\$56,000	\$76,000	CarryOver
2010	\$20,000	\$56,000	\$76,000	Reassessment
2009	\$20,000	\$56,000	\$76,000	Reassessment
2008	\$20,000	\$56,000	\$76,000	Reassessment
2007	\$19,000	\$55,800	\$74,800	Reassessment
2006	\$14,700	\$55,800	\$70,500	Reassessment
2005	\$9,000	\$55,800	\$64,800	Reassessment
2004	\$7,600	\$46,900	\$54,500	Reassessment
2003	\$7,100	\$43,800	\$50,900	Reassessment
2002	\$7,000	\$43,400	\$50,400	Reassessment
2001	\$6,840	\$42,180	\$49,020	Reassessment
1998	\$6,000	\$37,000	\$43,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
05/02/2022	\$260,000	YANCEY ANDRE E & ANTHONY LEE &	ID2022-10420	
11/20/2015	\$0	YANCEY BEATRICE T	IW2015-1048	2 - INVALID SALE-Relation Between Buyer/Seller
08/01/2005	\$0	YANCEY ANDREW & BEATRICE T	IW2005-726	
11/17/1986	\$0	Not Available	00101-1567	
12/16/1957	\$11,500	Not Available	000000-00000	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-5 - Residential (Single Family)
Planning District: East
Traffic Zone: 1064
City Neighborhood Code: CHBZ
City Neighborhood Name: Chimborazo
Civic Code: 3000
Civic Association Name: Church Hill Central Civic Association
Subdivision Name: NONE
City Old and Historic District:
National historic District: Oakwood-Chimborazo
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -

Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	2002	0209002	020900
1990	202	0209002	020900

Schools

Elementary School: Chimborazo
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 11
Dispatch Zone: 110A

Public Works Schedules

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

Government Districts

Council District: 7
Voter Precinct: 705
State House District: 79
State Senate District: 18
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1922
Stories: 2
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 4
Number Of Full Baths: 1
Number Of Half Baths: 1
Condition: normal for age
Foundation Type: 3/4 Bsmt
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Slate or tile
Interior Wall: Plaster
Floor Finish: Hardwood-std oak
Heating Type: Hot water or steam
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Detached Garage

Extension 1 Dimensions

Finished Living Area: 1782 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 891 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 440 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 392 Sqft
Deck: 0 Sqft

Property Images

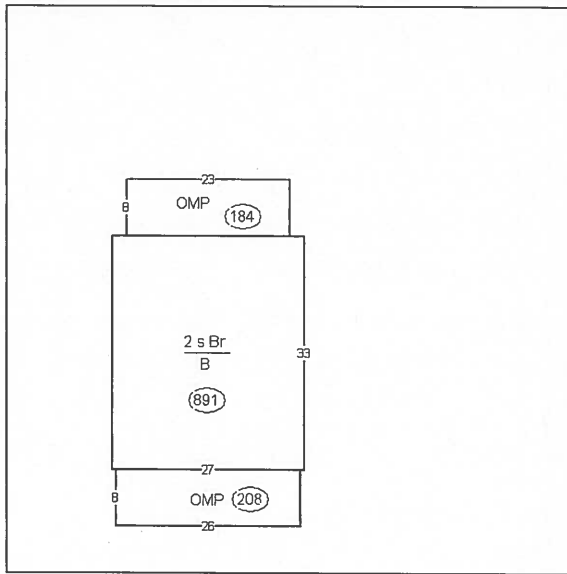
Name:E0001110011 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:E0001110011 Desc:R01



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT

PROPERTY

OWNER: Andre Yancey, Lee Anthony, & Shirley Anderson PHONE: (Home) () () (Mobile) () ()
ADDRESS 900 North 36th Street FAX: () () (Work) () ()
Richmond, VA 23223 E-mail Address: _____

PROPERTY OWNER'S

REPRESENTATIVE: Andrew Bryant PHONE: (Home) () () (Mobile) (804) 869-4512
(Name/Address) 2708 East Leigh Street FAX: () () (Work) () ()
Richmond, VA 23223 E-mail Address: drewbrya@gmail.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 900 North 36th Street

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.6

APPLICATION REQUIRED FOR: A building permit to construct an addition to a single-family detached dwelling.

TAX PARCEL NUMBER(S): E000-1110/011 ZONING DISTRICT: R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot coverage requirement is not met. Maximum lot coverage shall not exceed thirty-five percent (35%) of the area of the lot. A lot coverage of 1,312.5 square feet (35%) is permitted; 1,331 square feet (35.49% ±) exists/ 1,559 square feet (41.57% ±) is proposed.

DATE REQUEST DISAPPROVED: April 11, 2022

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: April 11, 2022 TIME FILED: 5:13 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-110501-2022

AS CERTIFIED BY: Walter C. Young (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) 1 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: Josh Young DATE: 4/28/2022

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

CASE NUMBER: BZA 18-2022 HEARING DATE: June 1, 2022 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 18-2022
150' Buffer

APPLICANT(S): Andre Yancey, Lee Anthony, & Shirley Anderson

PREMISES: 900 North 36th Street
(Tax Parcel Number E000-1110/011)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.6
of the Zoning Ordinance for the reason that:
The lot coverage requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

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

1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) 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).

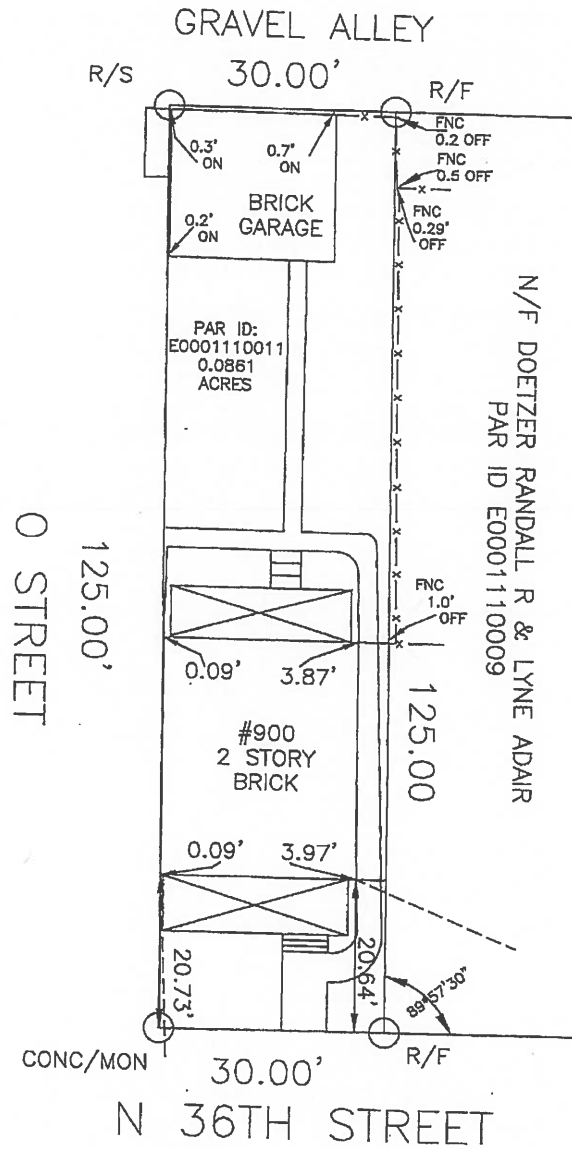
4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing.** The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and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

A handwritten signature in black ink, appearing to read "Roy Benbow", is written over a horizontal line.

TO VERIFY THAT ON 4-11-2022,
I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES
SHOWN HEREON AND THAT THERE ARE NO EASEMENTS
OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER
THAN THOSE SHOWN HEREON.

THIS PROPERTY IS IN H.U.D. DEFINED FLOOD
HAZARD AREA. ZONE: X, AS SHOWN ON FIRM
COMMUNITY PANEL #5101290044D, DATED 04/02/2009.



THIS SURVEY IS SUBJECT TO ANY EASEMENTS
OF RECORD AND OTHER PERTINENT FACTS
WHICH A TITLE SEARCH MIGHT DISCLOSE.

HARVEY L. PARKS, INC.
4508 W. HUNDRED ROAD
CHESTER, VA.
PHONE: 804-748-8641
EMAIL: SURVEYS@HARVEYPARKS.COM

DATE: APRIL 12, 2022 SCALE: 1"=20'

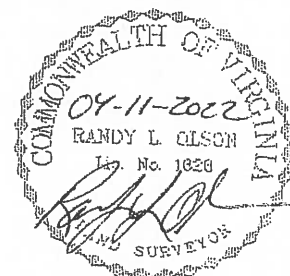
DRAWN BY: H.T.J.

CHECKED BY: R.L.O.

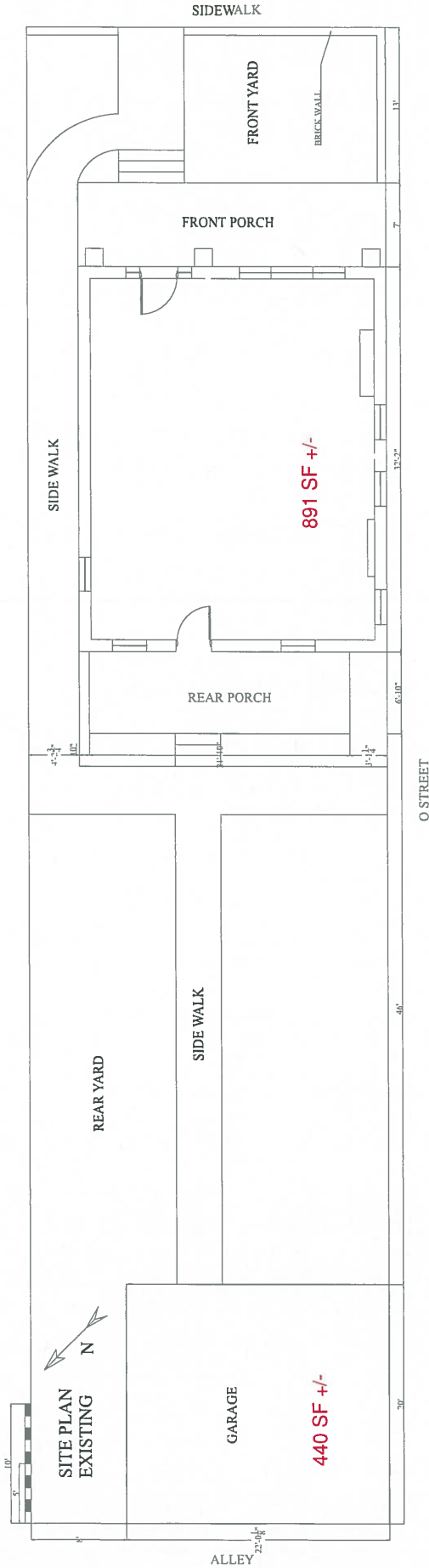
F.B.K.: 645, PG. 22 64522.dwg

PURCHASER: ANDREW BILLUPS

PLAT SHOWING IMPROVEMENTS ON
#900 N 36TH STREET
IN THE CITY OF
RICHMOND, VIRGINIA

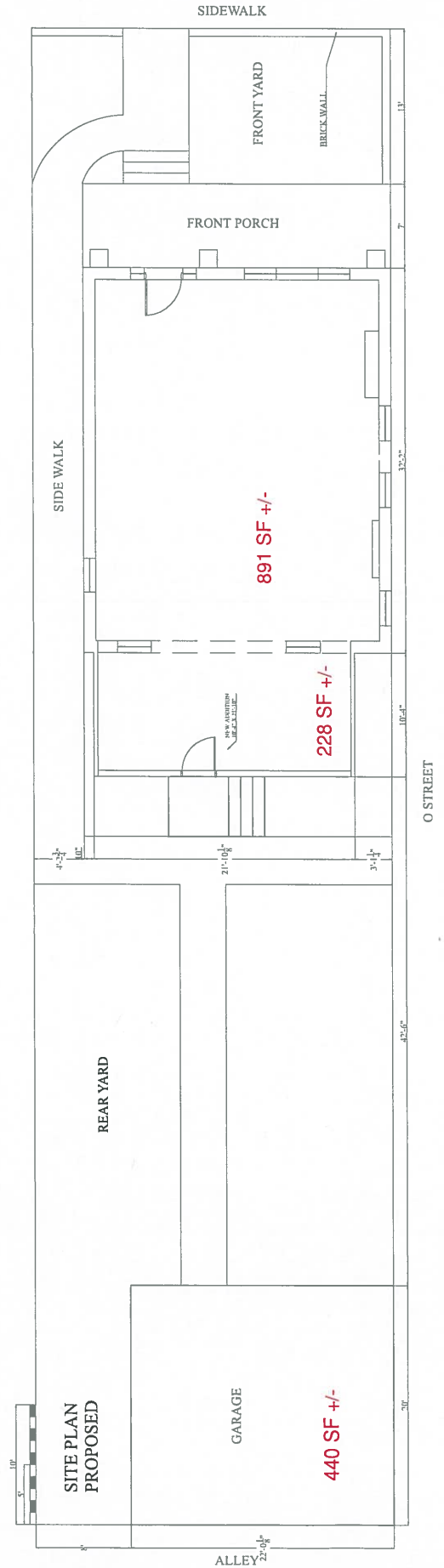


902 N 36TH ST



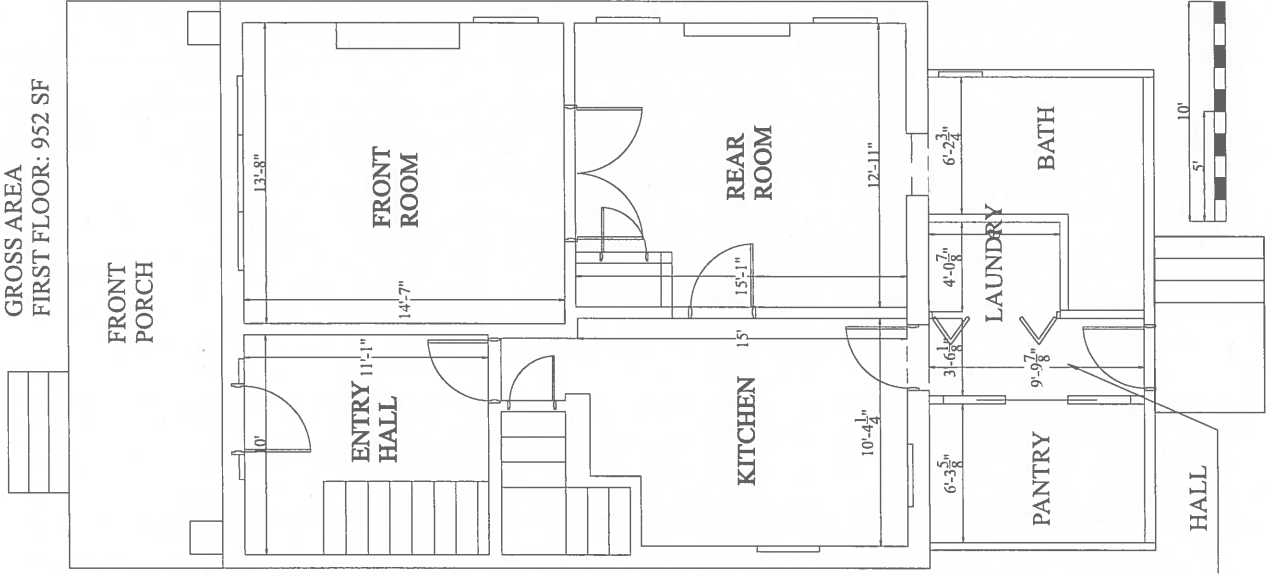
1,331 SF total lot coverage existing = 35.49%

902 N 36TH ST

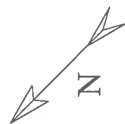
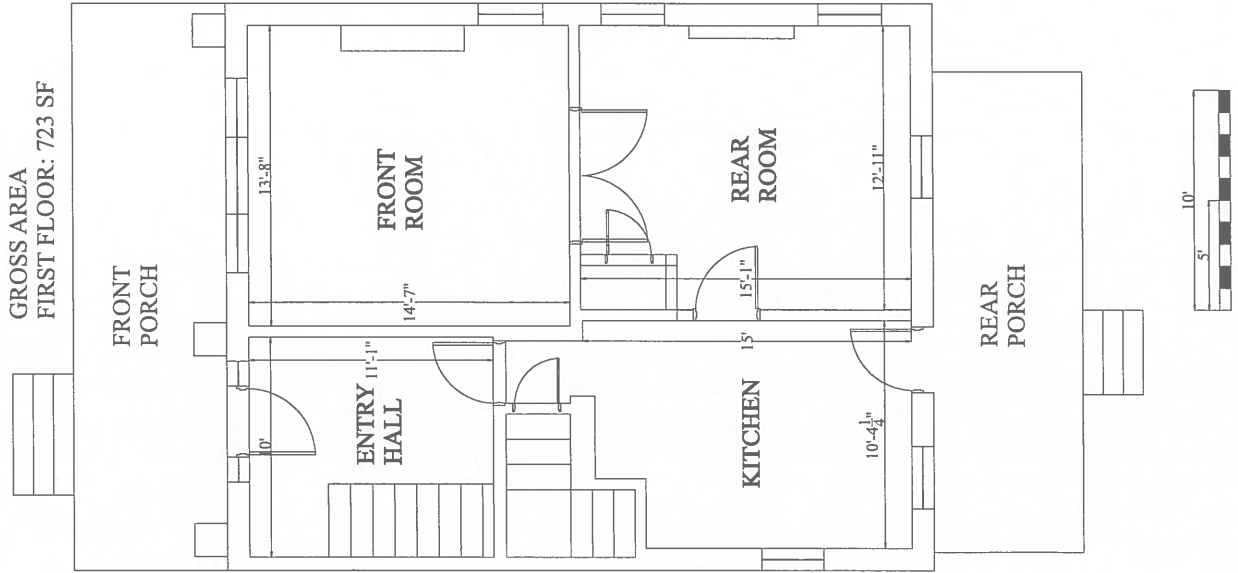


1,559 SF total lot coverage proposed = 41.57%

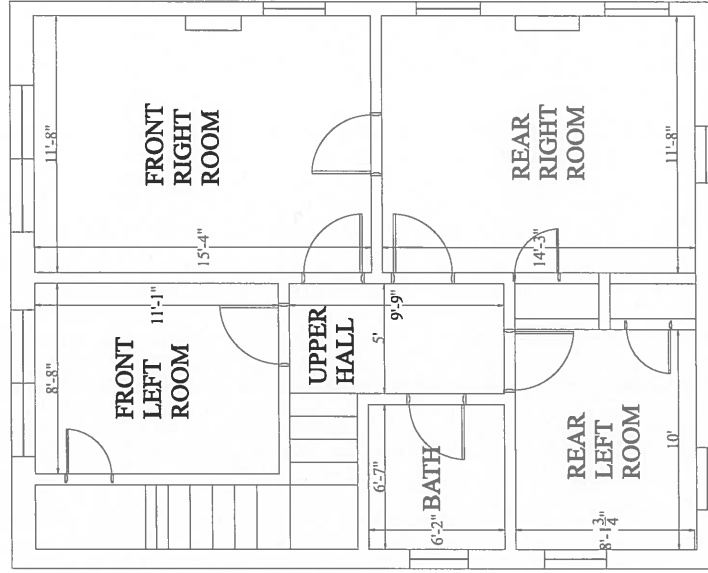
GROSS AREA
FIRST FLOOR: 952 SF



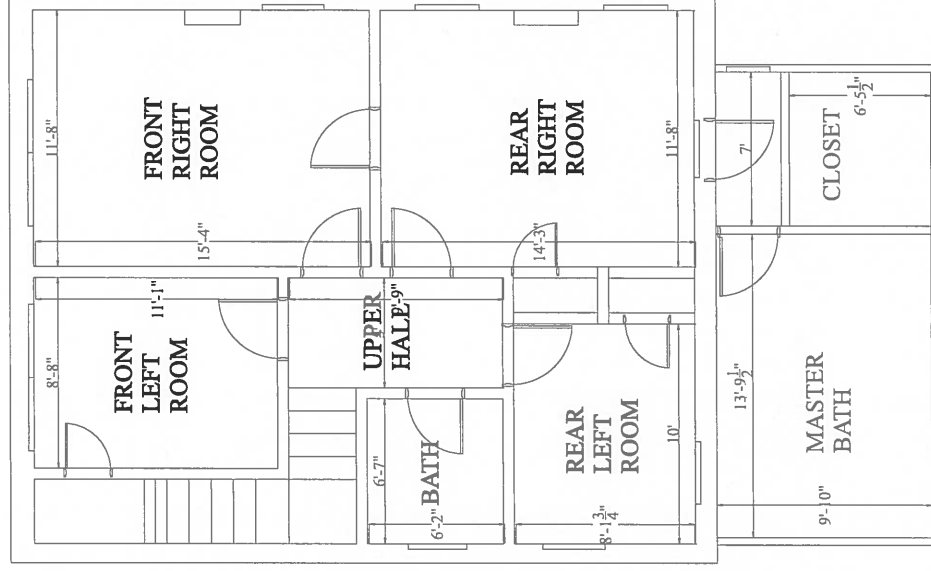
GROSS AREA
FIRST FLOOR: 723 SF



GROSS AREA
SECOND FLOOR: 729 SF



GROSS AREA
SECOND FLOOR: 959 SF



PREPARED BY: ORIGINAL: 4/10/2022

DREW BILLUPS

PROJECT ADDRESS:
900 N 36TH STREET
RICHMOND, VA 23223

SCAT F. 1-37

3

6

PROJECT ADDRESS:
900 N 36TH STREET
RICHMOND, VA 23223

PREPARED BY: DREW BILUPS

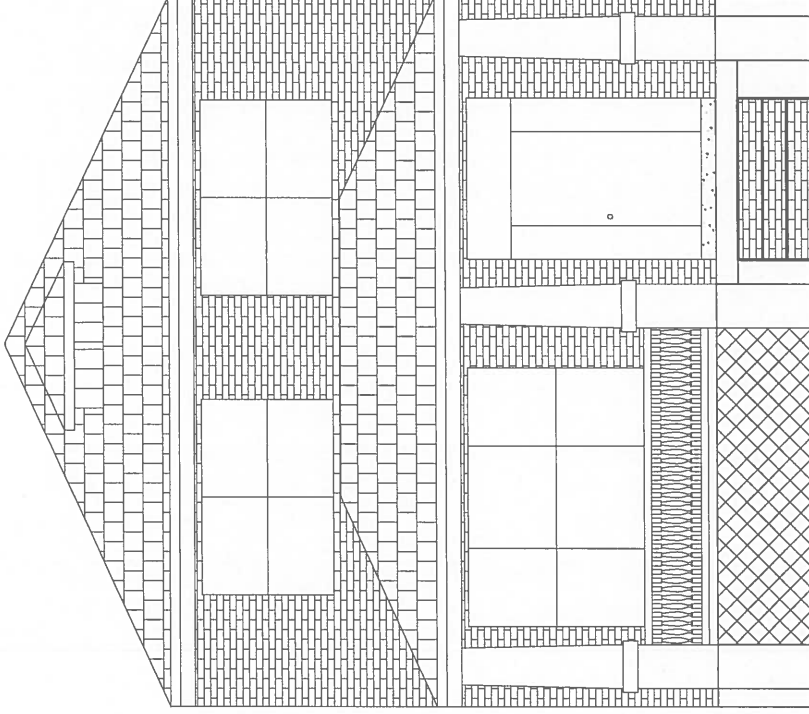
ORIGINAL: 4/10/2022

SCAT F. 1-24

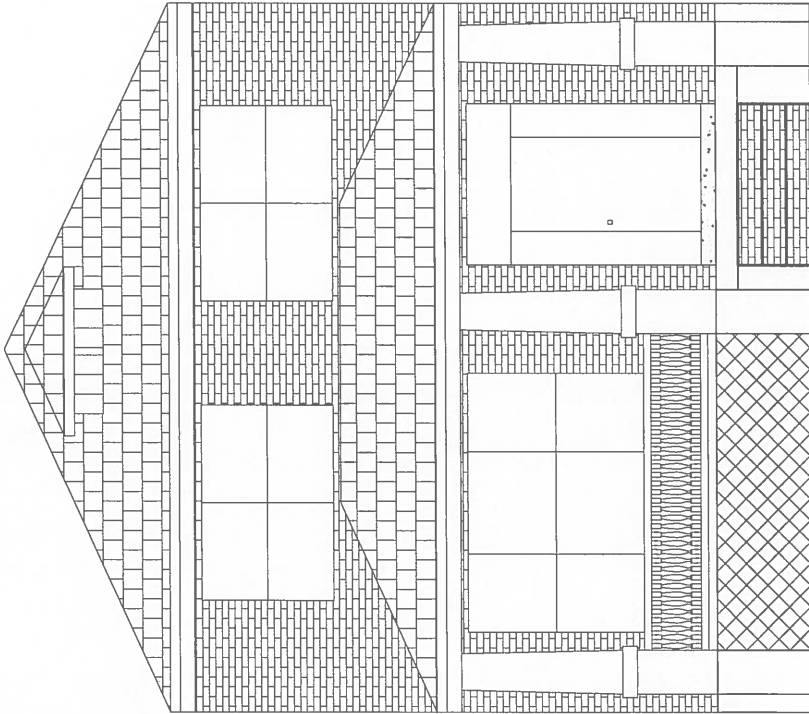
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4

FRONT ELEVATION
PROPOSED



FRONT ELEVATION
EXISTING



PROJECT ADDRESS:
900 N 36TH STREET
RICHMOND, VA 23223

PREPARED BY: DREW BILUPS

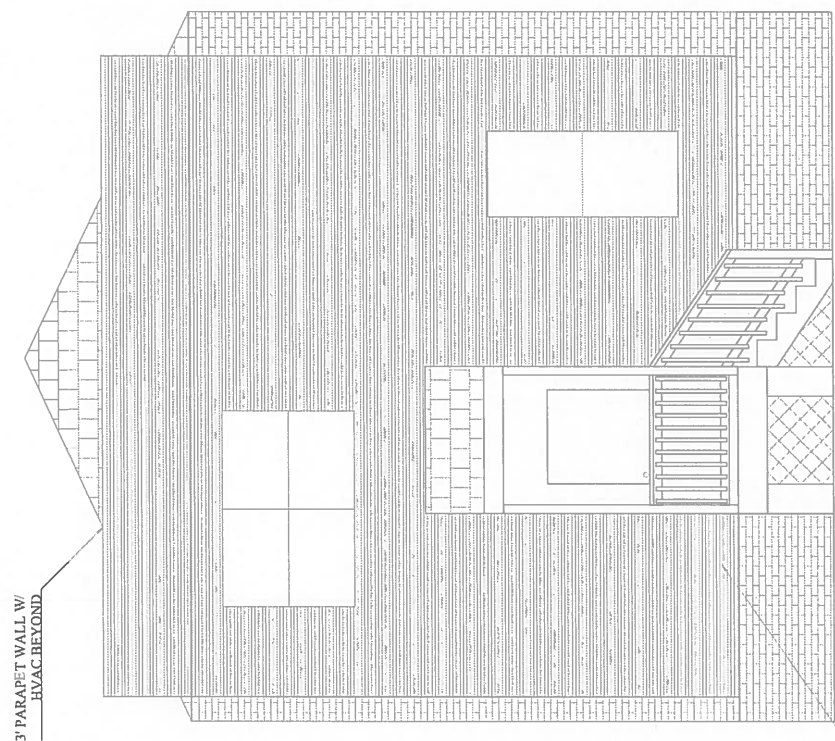
ORIGINAL: 4/10/2022

SCAT R. 1-24

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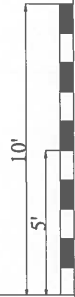
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REAR ELEVATION
PROPOSED

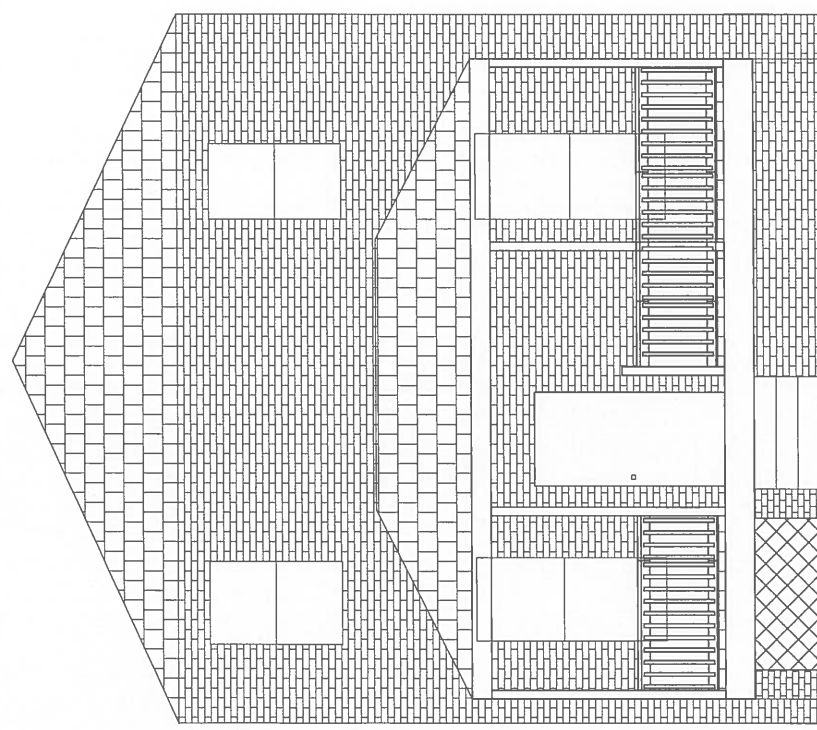


3' PARAPET WALL W/
HVAC BEYOND

HARDIE SIDING ON ADDITION



REAR ELEVATION
EXISTING



PROJECT ADDRESS:
900 N 36TH STREET
RICHMOND, VA 23223

PREPARED BY: DREW BILUPS

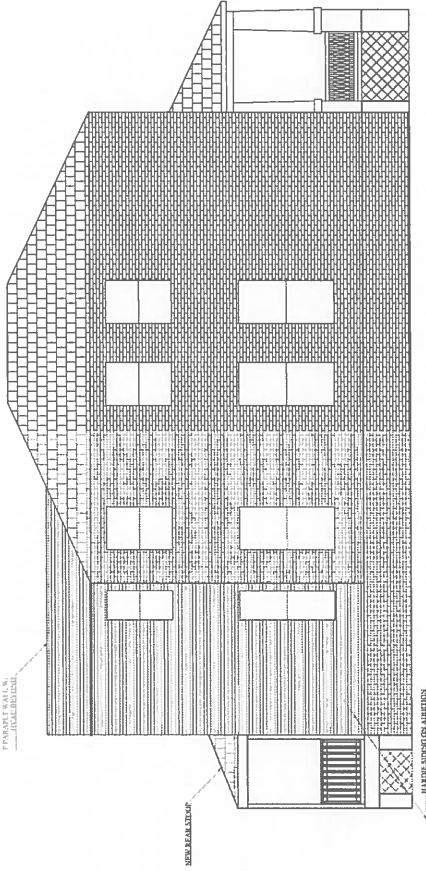
ORIGINAL: 4/10/2022

SCALE: 1/4" = 1'-0"

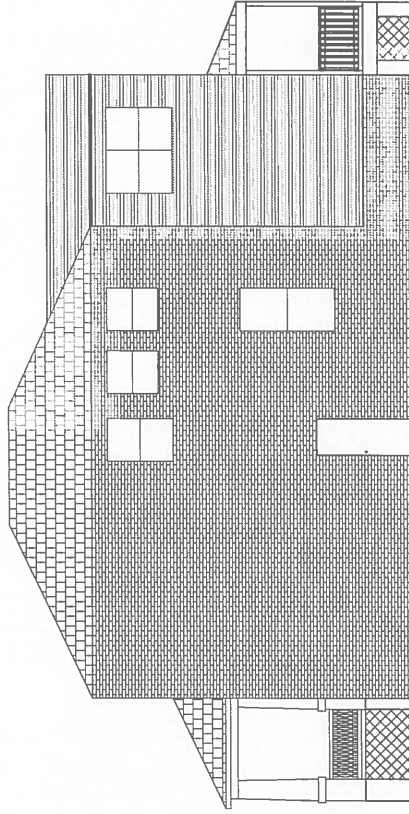
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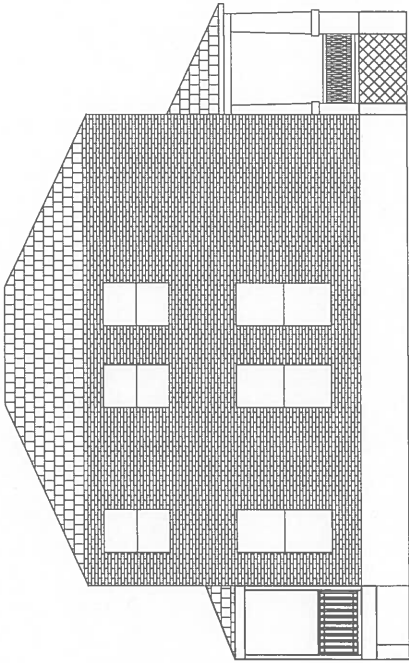
LEFT ELEVATION
PROPOSED



RIGHT ELEVATION
PROPOSED



LEFT ELEVATION
EXISTING



RIGHT ELEVATION
EXISTING

