CITY OF RICHMOND
DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

May 9, 2022

Williams General Contractor LLC Carter Williams, D/B/A
P.O. Box 2694
Mechanicsville, Virginia 23116

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

To Whom It May Concern:

RE: **BZA 21-2022**

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 a new single-family (detached) dwelling at 2404 BELLS ROAD (Tax Parcel Number S009-0065/025), located in an R-4 (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

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,

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.

Bailey Elton B
83 Longwood Ave
Hampton, VA 23669

Blakey Vincent W Jr And Candice
2403 Bells Rd
Richmond, VA 23234

C S X Transportation Inc Tax
Department J910
500 Water St
Jacksonville, FL 32202

Mack Llc
2412 Bells Rd
Richmond, VA 23234

Najjar Khaled
5411 Misty Hill Rd
Richmond, VA 23234

Thomas Malcolm
2900 Bells Rd
Richmond, VA 23234

Property: 2404 Bells Road **Parcel ID:** S0090065025

Parcel

Street Address:	2404 Bells Road Richmond, VA 23234-
Owner:	WILLIAMS GENERAL CONTRACTOR LLC DBA CARTER WILLIAMS
Mailing Address:	PO BOX 2694, MECHANICSVILLE, VA 23116
Subdivision Name :	VILLA HEIGHTS
Parent Parcel ID:	
Assessment Area:	360 - Davee Gardens/Castlewood/Summerhill
Property Class:	101 - R Single Family Vacant (R1-R7)
Zoning District:	R-4 - Residential (Single Family)
Exemption Code:	-

Current Assessment

Effective Date:	01/01/2022
Land Value:	$36,000
Improvement Value:	
Total Value:	$36,000
Area Tax:	$0
Special Assessment District:	None

Land Description

Parcel Square Feet:	7705
Acreage:	0.1769
Property Description 1:	VILLA HEIGHTS L1 B9
Property Description 2:	0050.97X0159.06 IRG 0000.177 AC
State Plane Coords(?):	X= 11790730.147019 Y= 3697271.245601
Latitude:	37.47235711 , **Longitude:** -77.43928915

Description

Land Type:	Residential Lot A
Topology:	Level
Front Size:	50
Rear Size:	159
Parcel Square Feet:	7705
Acreage:	0.1769
Property Description 1:	VILLA HEIGHTS L1 B9
Property Description 2:	0050.97X0159.06 IRG 0000.177 AC
Subdivision Name :	VILLA HEIGHTS
State Plane Coords(?):	X= 11790730.147019 Y= 3697271.245601
Latitude:	37.47235711 , **Longitude:** -77.43928915

Other

Street improvement:	Paved
Sidewalk:	

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	$36,000	$0	$36,000	Reassessment
2021	$8,000	$0	$8,000	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	$12,000	$0	$12,000	Reassessment
2012	$12,000	$0	$12,000	Reassessment
2011	$14,000	$0	$14,000	CarryOver
2010	$14,000	$0	$14,000	Reassessment
2009	$13,500	$0	$13,500	Reassessment
2008	$13,500	$0	$13,500	Reassessment
2007	$13,000	$0	$13,000	Reassessment
2006	$7,400	$0	$7,400	Reassessment
2005	$5,900	$0	$5,900	Reassessment
2004	$4,500	$0	$4,500	Reassessment
2003	$4,500	$0	$4,500	Reassessment
2002	$4,500	$0	$4,500	Reassessment
1998	$4,500	$0	$4,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/30/2021	$154,000	BAILEY JACKIE H	ID2021-9072	2 - INVALID SALE-Relation Between Buyer/Seller
02/07/2007	$0	VIRGINIA RESIDENTIAL MORTGAGES	ID2007-4632	2 - INVALID SALE-Sale Includes Multiple Parcels
03/28/2006	$200,000	D S BRYANT CONSTRUCTION INC	ID2006-9829	
08/03/2005	$400,000	ROY ROGERS INDUSTRIES INC	ID2005-26043	
02/15/2005	$28,500	WOOD LEE B	ID2005-4966	

Planning

Master Plan Future Land Use: R
Zoning District: R-4 - Residential (Single Family)
Planning District: Broad Rock
Traffic Zone: 1214
City Neighborhood Code: JFDV
City Neighborhood Name: Jeff Davis
Civic Code:
Civic Association Name: Richmond Highway Neighborhood Civic Association
Subdivision Name: VILLA HEIGHTS
City Old and Historic District:
National historic District:
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	1003	0609001	060900
1990	215	0609982	060998

Schools

Elementary School: Broad Rock
Middle School: Boushall
High School: Wythe

Public Safety

Police Precinct: 2
Police Sector: 213
Fire District: 21
Dispatch Zone: 139A

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: 16
Congressional District: 4

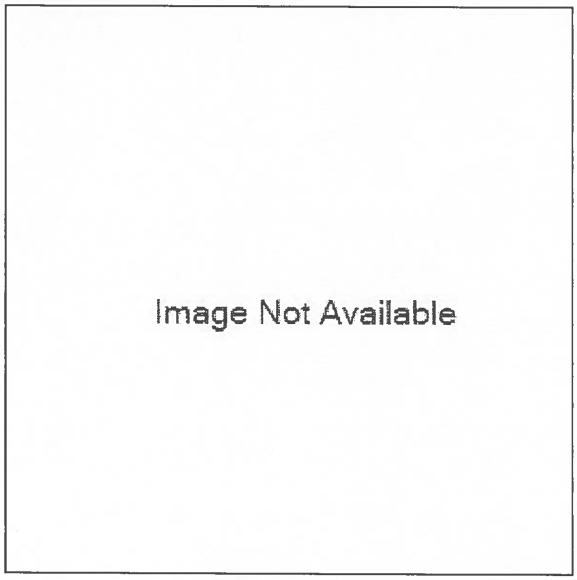
Property Images

Name:S0090065025 Desc:

Click here for Larger Image

Sketch Images

Name: Desc:



BZA 21-2022

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

PROPETY OWNER: Williams General Contractor LLC — PHONE: (Home) (804) 334-5625 (Mobile) (__) _____

ADDRESS Carter Williams, D/B/A — FAX: (__) _____ (Work) (__) _____

P.O. Box 2694 — E-mail Address: rodney@williamsgeneralcontractor.net

Mechanicsville, Virginia 23116

PROPERTY OWNER'S REPRESENTATIVE: Baker Development Resources — PHONE: (Home) (__) _____ (Mobile) (804) 874-6275

(Name/Address) 530 East Main Street, Suite 730 — FAX: (__) _____ (Work) (__) _____

Richmond, Virginia 23219 — E-mail Address: markbaker@bakerdevelopmentresources.com

Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINSTRATION OFFICE

PROPERTY ADDRESS (ES) 2404 Bells Road

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-408.5(1) & 30-630.1(a)(1)

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

TAX PARCEL NUMBER(S): S009-0065/025 ZONING DISTRICT: R-4 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. A front yard of twenty-five feet (25') is required; 21.50 feet ± is proposed along the Meridian Avenue frontage.

DATE REQUEST DISAPPROVED: April 19, 2022 FEE WAIVER: YES ☐ NO: ☒

DATE FILED: April 18, 2022 TIME FILED: 08:00 a.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAR-110346-2022

AS CERTIFIED BY: _____ (ZONING ADMINSTRATOR)

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: _____ DATE: 4/26/22

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

CASE NUMBER: BZA 21-2022 HEARING DATE: June 1, 2022 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 21-2022
150' Buffer

APPLICANT(S): Williams General Contractor LLC Carter Williams, D/B/A

PREMISES: 2404 Bells Road
(Tax Parcel Number S009-0065/025)

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

REASON FOR THE REQUEST: Based on Sections 30-300, 30-408.5(1) & 30-630.1(a)(1) of the Zoning Ordinance for the reason that:
The front yard (setback) requirement is not met.

BOARD OF ZONING APPEALS
PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

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

1. The powers and duties of the Board of Zoning Appeals 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 (646-6340/6701). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.

2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.

3. The Board considers it absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at http://www.richmondgov.com/PlanningAndDevelopmentReview/civicassociationgroupinformation.aspx 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.

4. **Please 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 $150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).**

4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow (804-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing 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: 4/28/16)

Date: January 15, 2022
Scale: 1"= 20'
JN: 6266-0031

NOTES:
1. BUILDER: WILLIAMS GENERAL CONTRACTOR, LLC

2. ZONING: R-4

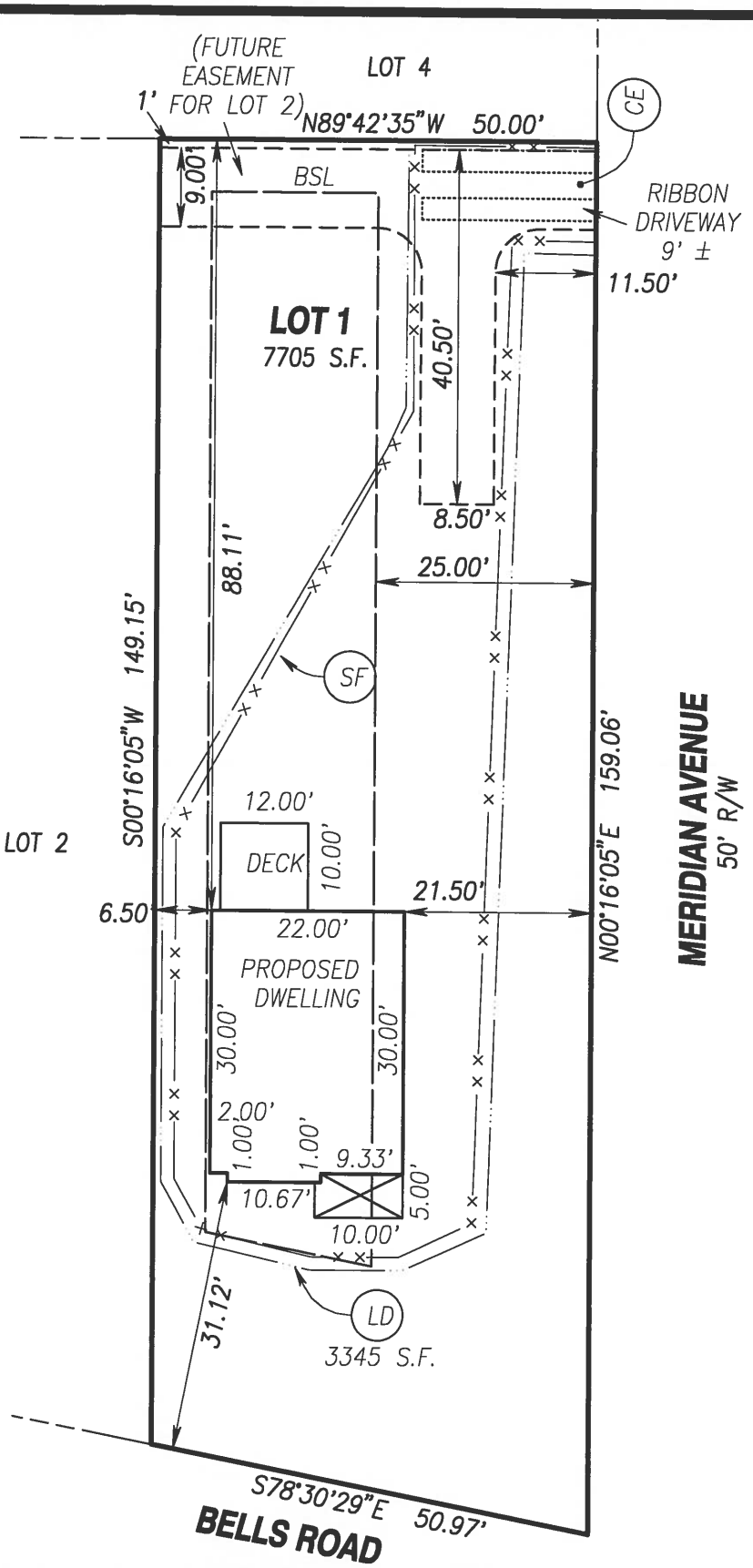
3. PROPERTY SHOWN HEREON IS IN FLOOD ZONE "X", A NON-HAZARD FLOOD ZONE, FROM FEMA COMMUNITY PANEL 510129077D, DATED 4/02/2009.

IMPERVIOUS AREAS:
DWELLING 820 S.F.
RIBBON DRIVEWAY 90 S.F.
TOTAL 910 S.F.

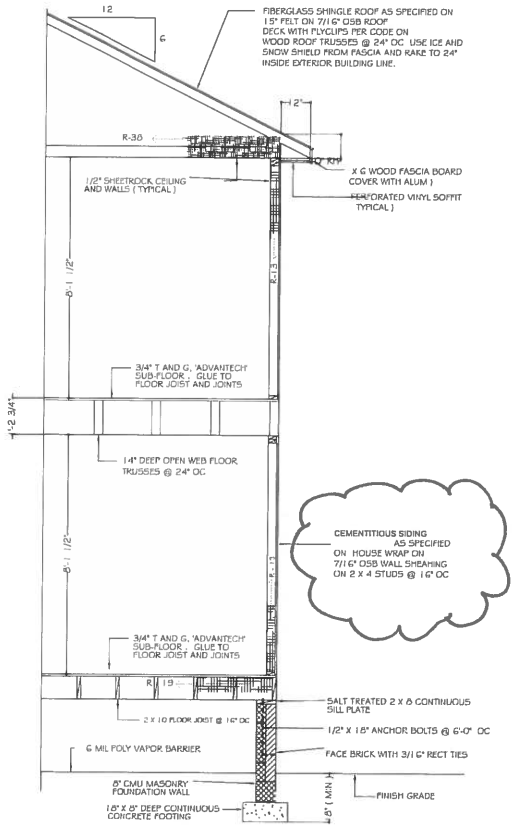
R-4 ZONING SETBACKS
FRONT - 25'
SIDE - 6'/25'
REAR - 6'

COMMONWEALTH OF VIRGINIA
WILLIAM R. KNOOP
Lic. No. 1876
LAND SURVEYOR

PLAT SHOWING PROPOSED IMPROVEMENTS ON LOT 1, BLOCK 9 VILLA HEIGHTS CITY OF RICHMOND, VIRGINIA



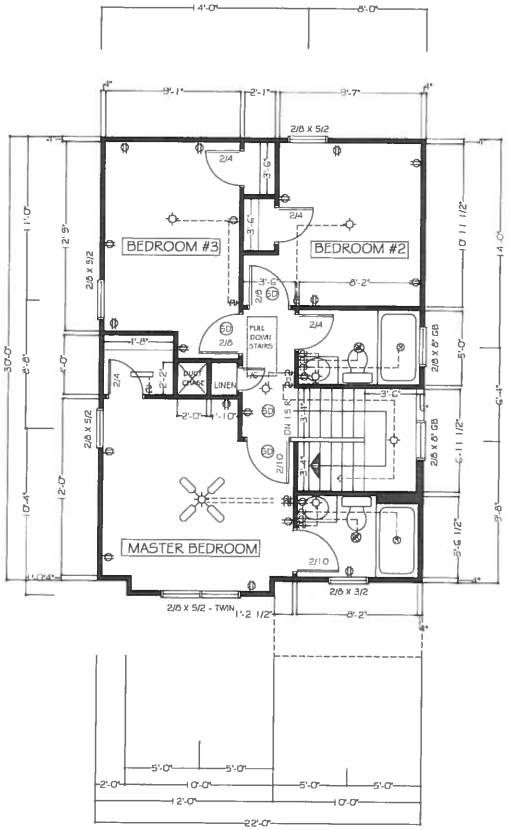
Goodfellow, Jalbert, Beard and Associates Inc.
7104 Mechanicsville Turnpike / P.O. Box 539
Mechanicsville, Virginia 23111
(804) 746-7097 Fax (804) 730-7275
ENGINEERING - SURVEYING - PLANNING



WALL SECTION

SCALE: 1/2" = 1'-0"

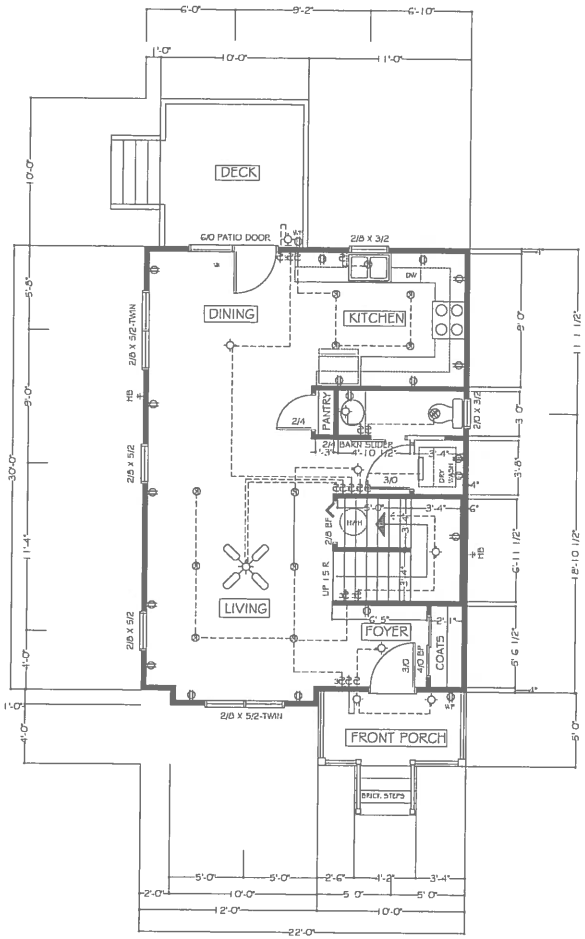
A 2



672 SQ FT

SECOND FLOOR PLAN

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



672 SQ FT

FIRST FLOOR PLAN

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

Created by Universal Document Converter

REVISION	NO

PROFESSIONAL PLANS BY:
JB BYERS
804.737.9703 JBYERS521@AOL.COM

WILLIAMS GENERAL CONTRACTOR

THE CARDINAL

2404 Bells Road. City of Richmond. Virginia

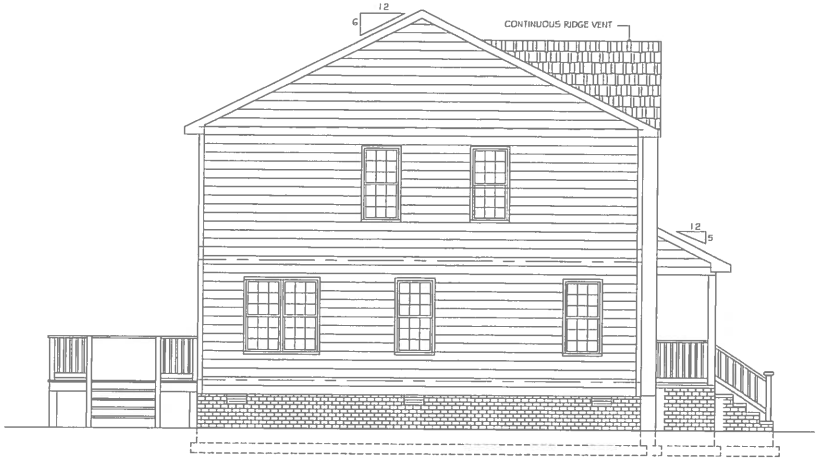
DATE: 10 / 4 / 2021

SCALE: AS SHOWN

DRAWN BY: JB

JOB NO:

2

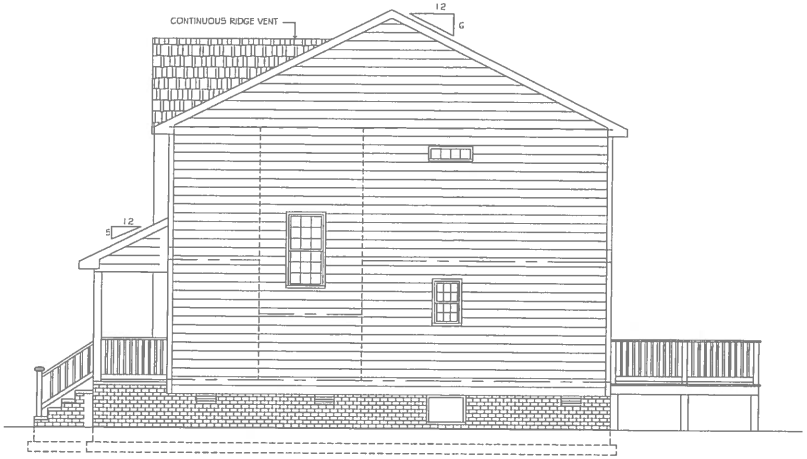


LEFT SIDE ELEVATION

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

REAR ELEVATION

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



RIGHTSIDE ELEVATION

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

FRONT ELEVATION

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

REVISION NO

PROFESSIONAL PLANS BY:
JB BYERS
804.737.9703 JBYERS521@AOL.COM

WILLIAMS GENERAL CONTRACTOR

THE CARDINAL

2404 Bells Road, City of Richmond, Virginia

DATE: 10 / 4 / 2021

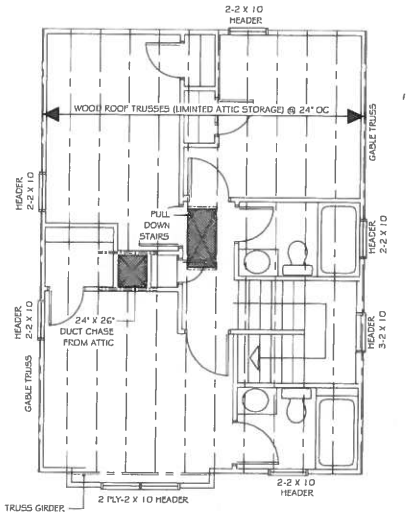
SCALE: AS SHOWN

DRAWN BY: JB

JOB NO:

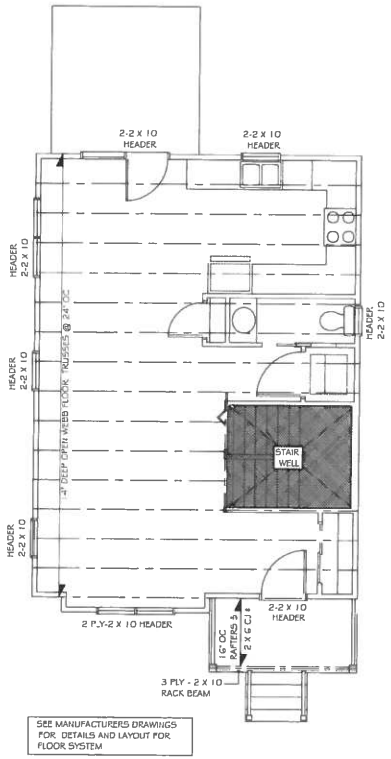
1

Created by Universal Document Converter



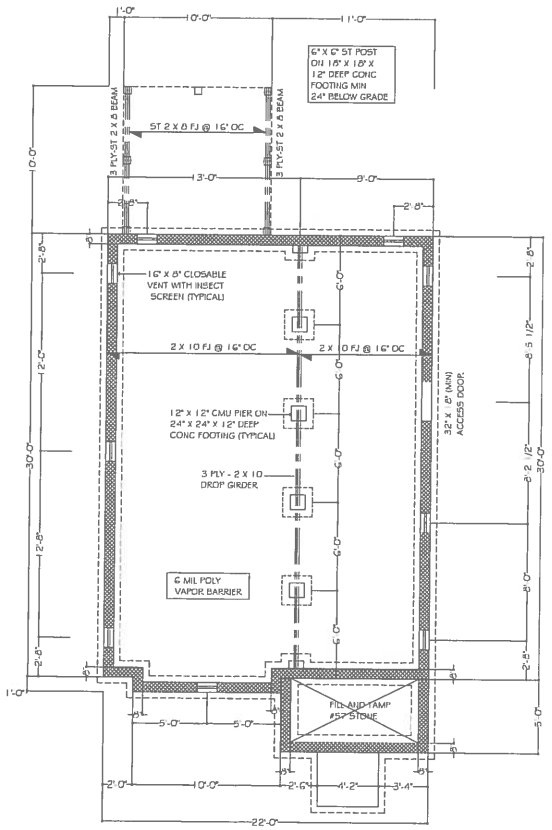
ROOF FRAMING PLAN

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



2ND FL FRAMING PLAN

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



FOUNDATION PLAN

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

Created by Universal Document Converter

REVISION	NO.

PROFESSIONAL PLANS BY:
JB BYERS
804.737.9703 JBYERS521@AOL.COM

WILLIAMS GENERAL CONTRACTOR

THE CARDINAL

2404 Bells Road, City of Richmond, Virginia

DATE: 10/4/2021

SCALE: AS SHOWN

DRAWN BY: JB

JOB NO:

3

BAKER
DEVELOPMENT RESOURCES

May 2, 2022

Mr. David Duckhardt
Division of Zoning Administration
Department of Planning and Development Review
900 East Broad Street, Room 108
Richmond, VA 23219

RE: BZA Requests for 2404 and 2406 Bells Road

To whom it may concern,

Per the appended correspondence, we have confirmed with the City Department of Public Works that locating new (or reusing existing) curb cuts to service private drives for the proposed dwellings will be permitted. To the extent necessary, work in street permits shall be acquired for this scope of work—further guaranteed during the requisite building permit application process.

if you have any questions or comments, please call me directly at 874-6275 or email me at markbaker@bakerdevelopmentresources.com. I look forward to discussing this request with you.

Sincerely,

Mark R. Baker

530 East Main Street, Suite 730, Richmond, VA 23219 ▪ (804) 874-6275 ▪ markbaker@bakerdevelopmentresources.com

Subject: RE: 2404 & 2405 Bells Road BZA Applications
Date: Thursday, April 28, 2022 at 2:07:14 PM Eastern Daylight Time
From: Epps, Adrian C. - DPW
To: markbaker@bakerdevelopmentresources.com, Duckhardt, David F. - PDR, 'Charles Wilson'
Attachments: image001.jpg, image002.png

Perhaps I could have phrased that better but that was effectively what I was asking. In which case yes; pending any WISP permits I see no currently see no reason to deny that.

From: markbaker@bakerdevelopmentresources.com [mailto:markbaker@bakerdevelopmentresources.com]
Sent: Thursday, April 28, 2022 2:05 PM
To: Epps, Adrian C. - DPW <Adrian.Epps@rva.gov>; Duckhardt, David F. - PDR <David.Duckhardt@rva.gov>; 'Charles Wilson' <charlie@bakerdevelopmentresources.com>
Subject: RE: 2404 & 2405 Bells Road BZA Applications

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.

Yes, sort of.
They are part of the subdivision and asking to have driveways off the street that dead ends in the cul-de-sac. It is preferable to us over having driveways on the busier Bells.

From: Epps, Adrian C. - DPW <Adrian.Epps@rva.gov>
Sent: Thursday, April 28, 2022 2:01 PM
To: markbaker@bakerdevelopmentresources.com; Duckhardt, David F. - PDR <David.Duckhardt@rva.gov>; 'Charles Wilson' <charlie@bakerdevelopmentresources.com>
Subject: RE: 2404 & 2405 Bells Road BZA Applications

So these houses are part of the subdivision and you are asking to have drives off the cul-de-sac correct?

From: markbaker@bakerdevelopmentresources.com [mailto:markbaker@bakerdevelopmentresources.com]
Sent: Thursday, April 28, 2022 1:57 PM
To: Epps, Adrian C. - DPW <Adrian.Epps@rva.gov>; Duckhardt, David F. - PDR <David.Duckhardt@rva.gov>; 'Charles Wilson' <charlie@bakerdevelopmentresources.com>
Subject: FW: 2404 & 2405 Bells Road BZA Applications

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.

Adrian,

Resending the below – Files were too large.

Thanks,

Mark

From: markbaker@bakerdevelopmentresources.com <markbaker@bakerdevelopmentresources.com>
Sent: Thursday, April 28, 2022 1:54 PM
To: 'Epps, Adrian C. - DPW' <Adrian.Epps@rva.gov>; 'Duckhardt, David F. - PDR' <David.Duckhardt@rva.gov>; 'Charles Wilson' <charlie@bakerdevelopmentresources.com>
Subject: FW: 2404 & 2405 Bells Road BZA Applications

Adrian,

I hope you are well.

We are working with a client who is developing dwellings at Villa Heights subdivision (Bells Road and Meridian).
The lots are legal and the ROW improvements have been complete and reviewed – they are installed.
We are dealing now with 2404 and 2406 Bells – these properties both need a variance from the BZA.

All the lots in the subdivision use driveways from Meridian to access parking (See attached Villa Heights Drawing).
We are showing driveways off Meridian for 2404 and 2406 Bells as well (See attached Site Plan Surveys).

Zoning asked us to confirm with DPW before the BZA case that this access (for 2404 and 2406 Bells) is acceptable.

Please advise.
I've copied david Duckhardt in zoning as well.

Thanks,

Mark

Mark Baker
Baker Development Resources
(804)874-6275

From: Charlie Wilson <charlie@bakerdevelopmentresources.com>
Sent: Thursday, April 28, 2022 10:14 AM
To: Duckhardt, David F. - PDR <David.Duckhardt@rva.gov>
Cc: Joan Davis <gjbjoan@gmail.com>; Rodney Williams <rodney@williamsgeneralcontractor.net>; markbaker@bakerdevelopmentresources.com
Subject: Re: 2404 & 2405 Bells Road BZA Applications

I'm looping in the surveyor and the client here; guys any updates? I reached out last week for:

CITY OF RICHMOND

DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING ADMINISTRATION

July 10, 2006

Roy Rogers
7293 Hanover Green Drive, Suite 201-D
Mechanicsville, VA 23111

Re: 2402, 2404 & 2406 Bells Road (Tax Map No's: S009-0065/06, 025 & 026)
3812 & 3816 Meridian Avenue (Tax Map No's: S009-0065/028 & 029)
3809 & 3813 Meridian Avenue (Tax Map No's: S009-0065/013 & 014)

Dear Mr. Rogers:

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

The properties are located within a R-4 (Single-Family Residential) zoning district, which requires a minimum lot area of not less than seven thousand five hundred square feet (7,500 SF) and a lot width of not less than sixty feet (60') for single-family dwellings.

2402 Bells Road (Lot 2, Block 9):
According to City Assessor's records and deeds, the subject lot known as 2404 Bells Road has an irregular shape with a lot width of 50.7 feet and a lot depth of 149.0 feet, which results in an approximate lot area of 7,561 square feet. As shown on a September, 1914, Subdivision Map, by W.W. LaPrade & Bro., the subject lot is indicated as Lot 2, Block 9. The subject lot is deeded as an independent lot of record. The lot width requirement is deemed to be nonconforming (grandfathered).

2404 Bells Road (Lot 1, Block 9):
According to City Assessor's records and deeds, the subject lot known as 2404 Bells Road has an irregular shape with a lot width of 50.9 feet and a lot depth of 159 feet, which results in an approximate lot area of 8,093 square feet. As shown on a September, 1914, Subdivision Map, by W.W. LaPrade & Bro., the subject lot is indicated as Lot 1, Block 9. The subject lot is deeded as an independent lot of record. The lot width requirement is deemed to be nonconforming (grandfathered).

2406 Bells Road (Lot 6, Block 5):
According to City Assessor's records and deeds, the subject lot known as 2404 Bells Road has an irregular shape with a lot width of 50.7 feet and a lot depth of 118.7 feet, which results in an approximate lot area of 6,026 square feet. As shown on a September, 1914, Subdivision Map, by W.W. LaPrade & Bro., the subject lot is indicated as Lot 6, Block 5. The subject lot is deeded as an independent lot of record. The lot area and lot width requirements are deemed to be nonconforming (grandfathered).

3812 Meridian Avenue (Lot 4, Block 9):
According to City Assessor's records and deeds, the subject lot known as 3812 Meridian Avenue has an irregular shape with a lot width of 50.0 feet and a lot depth of 150.0 feet, which results in an approximate lot area of 7,500 square feet. As shown on a September, 1914, Subdivision Map, by W.W. LaPrade & Bro., the subject lot is indicated as Lot 4, Block 9. The subject lot is deeded as an independent lot of record. The lot width requirement is deemed to be nonconforming (grandfathered).

3816 Meridian Avenue (Lots 5 – 8):
According to City Assessor's records and deeds, the subject lot known as 3816 Meridian Avenue has a lot width of two hundred feet (200') and a lot depth of one hundred fifty feet (150'), which results in a lot area of 30,000 square feet. According to deeds, the subject property has been conveyed as "All those certain lots, pieces of parcels of land, lying and being in the City of Richmond, Virginia, and designated on the Plan of Villa Heights made by W.W. LaPrade and Bros.,...Lots 5, 6, 7 and 8 in Block 9". As shown on the same aforementioned Subdivision Map, the subject lots are indicated as having lot widths of fifty feet (50') each. The four (4) lots are deeded as independent lots of record. The lot width requirements are deemed to be nonconforming (grandfathered) for each lot.

3809 Meridian Avenue (Lot 13, Block 5):
According to City Assessor's records and deeds, the subject lot known as 3809 Meridian Avenue has a lot width of 50.0 feet and a lot depth of 150.0 feet, which results in an approximate lot area of 7,500 square feet. As shown on a September, 1914, Subdivision Map, by W.W. LaPrade & Bro., the subject lot is indicated as Lot 13, Block 5. The subject lot is deeded as an independent lot of record. The lot width requirement is deemed to be nonconforming (grandfathered).

3813 Meridian Avenue (Lots 14 – 18):
According to City Assessor's records and deeds, the subject lot known as 3816 Meridian Avenue has a lot width of two hundred fifty feet (250') and a lot depth of one hundred fifty feet (150'), which results in a lot area of 37,500 square feet. According to deeds, the subject property has been conveyed as "All those certain lots, pieces of parcels of land, lying and being in the City of Richmond, Virginia, and designated on the Plan of Villa Heights made by W.W. LaPrade and Bros.,...Lots 14, 15, 16,17 and 18 in Block 5". As shown on the same aforementioned Subdivision Map, the subject lots are indicated as having lot widths of fifty feet (50') each. The five (5) lots are deeded as independent lots of record. The lot width requirement is deemed to be nonconforming (grandfathered) for each lot.

In summary, based on the information available to me at this time, it is my determination from a zoning perspective that construction of one (1) single-family dwelling on each lot would be permitted. Other zoning requirements that may affect the potential development of each site are as follows:

1. Front yard – not less than twenty-five feet (25') or as determined by the existing setbacks of adjacent dwellings within one hundred feet (100'). Also, please be advised that Lot 1, Block 9 and Lot 6, Block 5 will have a front yard (setback) of not

less than twenty-five feet along Bells Road and Meridian Avenue or as determined by the existing setbacks of adjacent dwellings within one hundred feet (100').

2. Side yards – not less five feet (5').

3. Rear yards – not less than five feet (5').

4. Lot coverage – not to exceed thirty-five percent (35%) of the area of the lot.

5. Building height – not to exceed thirty-five feet (35'). No accessory building shall exceed twenty feet (20') in height.

6. Parking – minimum of one (1) on-site parking space for each lot.

For any environmental concerns that may affect this lot such as grading, erosion control issues, wetland, floodplain and Chesapeake Bay Preservation Areas, please contact Stewart D. Platt, Engineer II, at 646-6956.

For information concerning Tax Map Identification Numbers, please contact Mr. Christopher Chappell, Mapping Manager, with the City Assessor's Office at 646-2543. For information concerning new address numbers, please contact Mr. Richard Morton, GIS Technician, with the Permits and Engineering Services Office at 646-4170.

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 Zoning Officer David Duckhardt at 646-6917.

Sincerely,

William C. Davidson
Zoning Administrator

cc: Stewart Platt, Engineer II