



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

June 2, 2022

James and Catherine McConnel
5212 Scotts Ford Road
Mt. Crawford, VA 22841

To Whom It May Concern:

RE: **BZA 25-2022**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, July 6, 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 (elevator shaft) to a single-family (detached) dwelling at 4408 HANOVER AVENUE (Tax Parcel Number W019-0265/012, 1st District), 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 **821 592 854#**. 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 July 6, 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 25-2022

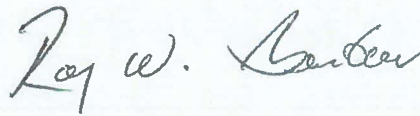
Page 2

June 2, 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.

Becker Elliot F And Kristine P
4401 Stuart Avenue
Richmond, VA 23221

Butler Mary E
4414 Hanover Ave
Richmond, VA 23221

Copenhaver John H And Herrity Jeffrey
P
4409 Stuart Ave
Richmond, VA 23221

Crenshaw Gordan R And Hannah I
4401 Hanover Ave
Richmond, VA 23221

Eastham Mark H And Kathy D
Revocable Trust Trustees
4415 Hanover Ave
Richmond, VA 23221

Edwards John K And Karen C
4405 Stuart Ave
Richmond, VA 23221

Farley Lynn L
4404 Hanover Ave
Richmond, VA 23221

Feinman Justin Scott And Caroline Clark
4411 Hanover Avenue
Richmond, VA 23221

Foster John Clifford Iv And Carter
Williams
4412 Hanover Ave
Richmond, VA 23231

Grissom Jonathan M
4407 Hanover Ave
Richmond, VA 23221

Jeffries Gloria L
4407 Stuart Ave
Richmond, VA 23221

Kerns William M Jr & Catherine F
4411 Stuart Ave
Richmond, VA 23221

Moffitt Heather And Smith Jeremy A
4403 Stuart Ave
Richmond, VA 23221

Mosier Nancy L
4409 Hanover Avenue
Richmond, VA 23221

P 1002 Llc
4416 Hanover Ave
Richmond, VA 23226

Perronie Christina
4403 Hanover Avenue
Richmond, VA 23221

Way Lawton B And Shelton W
400 Woodlawn Ave
Richmond, VA 23221

Property: 4408 Hanover Ave **Parcel ID:** W0190265012**Parcel**

Street Address: 4408 Hanover Ave Richmond, VA 23221-
Owner: MCCONNEL CATHERINE H AND JAMES W
Mailing Address: 4408 HANOVER AVE, RICHMOND, VA 2322100000
Subdivision Name : COLONIAL PLACE
Parent Parcel ID:
Assessment Area: 114 - Thomas Jefferson
Property Class: 120 - R Two Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2022
Land Value: \$150,000
Improvement Value: \$372,000
Total Value: \$522,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 4657.85
Acreage: 0.107
Property Description 1: COLONIAL PL L20PT19 B23 SB
Property Description 2: 0034.50X0135.01 0000.000
State Plane Coords(?): X= 11773792.000016 Y= 3730964.187068
Latitude: 37.56531882 , **Longitude:** -77.49647920

Description

Land Type: Residential Lot A
Topology:
Front Size: 34
Rear Size: 135
Parcel Square Feet: 4657.85
Acreage: 0.107
Property Description 1: COLONIAL PL L20PT19 B23 SB
Property Description 2: 0034.50X0135.01 0000.000
Subdivision Name : COLONIAL PLACE
State Plane Coords(?): X= 11773792.000016 Y= 3730964.187068
Latitude: 37.56531882 , **Longitude:** -77.49647920

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$150,000	\$372,000	\$522,000	Reassessment
2021	\$130,000	\$365,000	\$495,000	Reassessment
2020	\$130,000	\$365,000	\$495,000	Reassessment
2019	\$96,000	\$347,000	\$443,000	Reassessment
2018	\$96,000	\$333,000	\$429,000	Reassessment
2017	\$80,000	\$325,000	\$405,000	Reassessment
2016	\$80,000	\$316,000	\$396,000	Reassessment
2015	\$75,000	\$317,000	\$392,000	Reassessment
2014	\$65,000	\$363,000	\$428,000	Reassessment
2013	\$65,000	\$363,000	\$428,000	Reassessment
2012	\$65,000	\$370,000	\$435,000	Reassessment
2011	\$65,000	\$398,000	\$463,000	CarryOver
2010	\$65,000	\$398,000	\$463,000	Reassessment
2009	\$65,000	\$397,800	\$462,800	Reassessment
2008	\$63,000	\$397,800	\$460,800	Reassessment
2007	\$63,000	\$397,000	\$460,000	Reassessment
2006	\$45,100	\$361,100	\$406,200	Reassessment
2005	\$45,100	\$311,300	\$356,400	Reassessment
2004	\$41,000	\$283,000	\$324,000	Reassessment
2003	\$38,300	\$264,500	\$302,800	Reassessment
2002	\$34,200	\$236,200	\$270,400	Reassessment
2001	\$32,300	\$222,800	\$255,100	Reassessment
2000	\$25,000	\$172,700	\$197,700	Reassessment
1998	\$25,000	\$157,000	\$182,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
12/14/2021	\$663,300	SAVAGE RICHARD E	ID2021-35237	1 - VALID SALE-Valid, Use in Ratio Analysis
04/22/2019	\$540,000	HORSCHER WILLIAM E	ID2019-7381	1 - VALID SALE-Valid, Use in Ratio Analysis
07/23/2002	\$0	HORSCHER W E & CAROL A	ID2002-23340	
11/17/1995	\$175,000	Not Available	09500-22135	
09/16/1992	\$170,000	Not Available	000317-00429	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: Far West
Traffic Zone: 1116
City Neighborhood Code: COLP
City Neighborhood Name: Colonial Place
Civic Code:
Civic Association Name: Grove Crest Colonial Place Civic Association
Subdivision Name: COLONIAL PLACE
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	3015	0502003	050200
1990	310	0502003	050200

Schools

Elementary School: Mary Munford
Middle School: Hill
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 18
Dispatch Zone: 060B

Public Works Schedules

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

Government Districts

Council District: 1
Voter Precinct: 105
State House District: 78
State Senate District: 18
Congressional District: 4

Extension 1 Details

age

Extension Name: R01 - Residential record #01
Year Built: 1992
Stories: 2
Units: 0
Number Of Rooms: 6
Number Of Bed Rooms: 3
Number Of Full Baths: 3
Number Of Half Baths: 0
Condition: very good for

Foundation Type: Full Crawl
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Comp sh to 235#
Interior Wall: Drywall
Floor Finish: Hardwood-std oak
Heating Type: Forced hot air
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: 1979 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 576 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 12 Sqft
Deck: 375 Sqft

Property Images

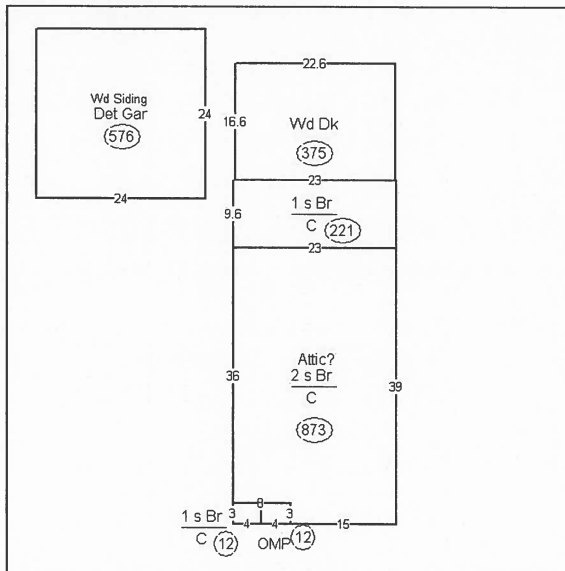
Name:W0190265012 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:W0190265012 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: James and Catherine McConnell **PHONE: (Home) () (Mobile) (540) 246-8595**
ADDRESS 5212 Scotts Ford Road **FAX: () (Work) (540) 213-7408**
McGrawford, VA 22841 **E-mail Address: katie.h.mcconnel@gmail.com**

PROPERTY OWNER'S

REPRESENTATIVE: _____ **PHONE: (Home) () (Mobile) ()**
(Name/Address) _____ **FAX: () (Work) ()**
E-mail Address: _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 4408 Hanover Avenue
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-410.5(2) & 30-410.6
APPLICATION REQUIRED FOR: A building permit to construct an addition (elevator shaft) to a single-family detached dwelling.
TAX PARCEL NUMBER(S): W019-0265/012 **ZONING DISTRICT:** R-5(Single-Family Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The side yard (setback) and lot coverage requirements are not met. A side yard of 3.45 feet is required; 2.06± feet is proposed along the western property line. Maximum lot coverage shall not exceed 35 percent (35%) of the area of the lot. A lot coverage of 1,630.25 square feet (35%) is permitted; 1,670 square feet (35.85%) exists/ 1,694.28 square feet (36.37%) is proposed.
DATE REQUEST DISAPPROVED: 05/09/2022 **FEE WAIVER: YES ☐ NO: ☒**
DATE FILED: 05/09/2022 **TIME FILED:** 10:00 a.m. **PREPARED BY:** Colleen Dang **RECEIPT NO.** BZAR-112070-2022
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) (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: CH McConnell **DATE:** 5/31/22

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

CASE NUMBER: BZA 25-2022 **HEARING DATE:** July 6, 2022 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 25-2022
150' Buffer

APPLICANT(S): James and Catherine McConnel

PREMISES: 4408 Hanover Avenue
(Tax Parcel Number W019-0265/012)

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

REASON FOR THE REQUEST: Based on Sections 30-300, 30-410.5(2) & 30-410.6
of the Zoning Ordinance for the reason that:
The side yard (setback) and lot coverage requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

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

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

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

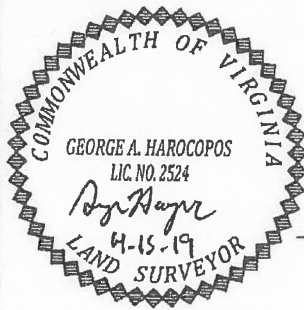
4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing.** The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and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

Acknowledgement of Receipt by Applicant or Authorized Agent: Catherine H. McCann

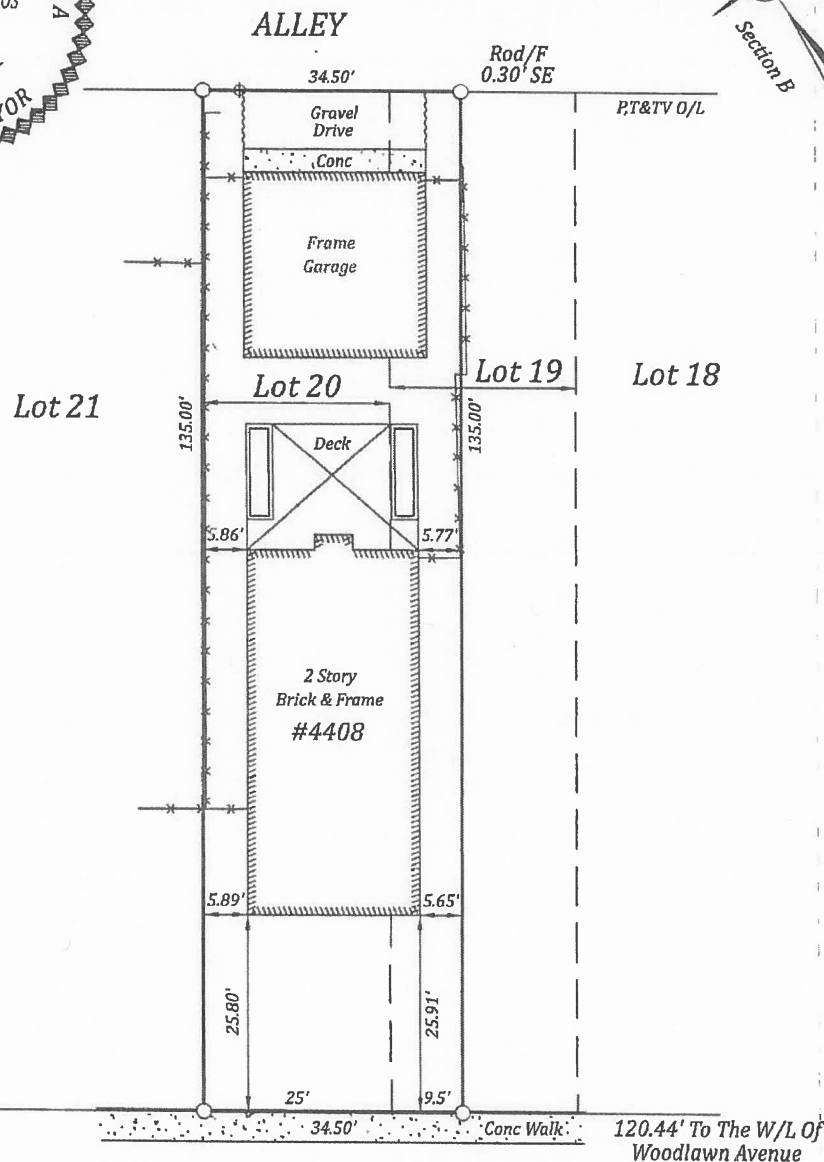
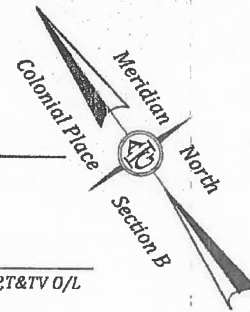
This is to certify that on 4/15/19
I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS
TO BE IN FEMA FLOOD ZONE
X AS SHOWN ON HUD
COMMUNITY PANEL NUMBERS
5101290028D

NOTE:
This survey has been prepared without
the benefit of a title report and does
not therefore necessarily indicate all
encumbrances on the property.



Note: Utilities Underground



LEGEND

- ⊕ Power Pole
- Rod/F

HANOVER AVENUE

SURVEY OF
LOT 20 AND A PORTION OF LOT 19
BLOCK 23 SECTION B
COLONIAL PLACE
RICHMOND, VIRGINIA

/N 48371

A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY SUITE 200 MIDLOTHIAN VA. 23112

Office 804 744 2630 FAX 804 744 2632

E-MAIL AGHAROCOPOS72@GMAIL.COM

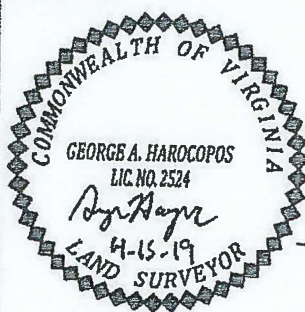
Scale 1"=20' Date 4/15/19 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF THE CONVEYANCE TO
RICHARD E. SAVAGE

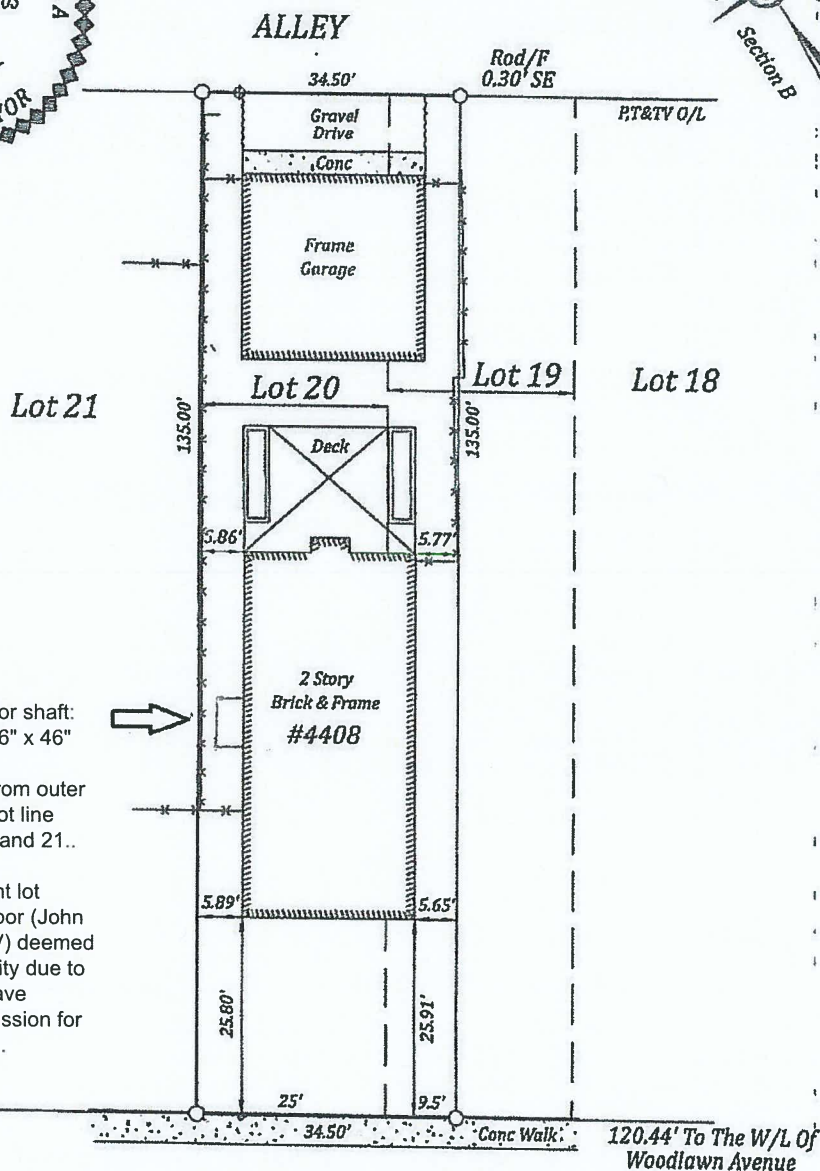
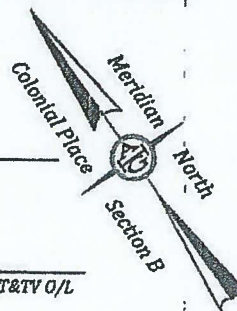
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COMMUNITY PANEL NUMBERS
5101290028D

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the benefit of a title report and does
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encumbrances on the property.



Note: Utilities Underground



LEGEND

- ⊕ Power Pole
- Rod/F
- Proposed elevator shaft:
maximum size 76" x 46"
- 2.06' minimum from outer
elevator wall to lot line
between lots 20 and 21..
- Lot 21 is a vacant lot
owned by neighbor (John
Clifford Foster IV) deemed
unbuildable by city due to
narrow width. Have
neighbor's permission for
elevator addition.

HANOVER AVENUE

SURVEY OF
LOT 20 AND A PORTION OF LOT 19
BLOCK 23 SECTION B
COLONIAL PLACE
RICHMOND, VIRGINIA

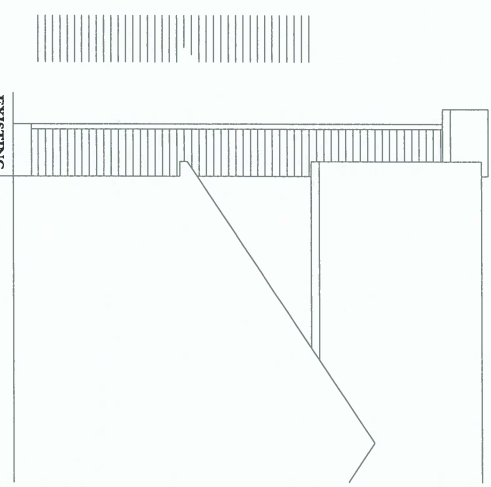
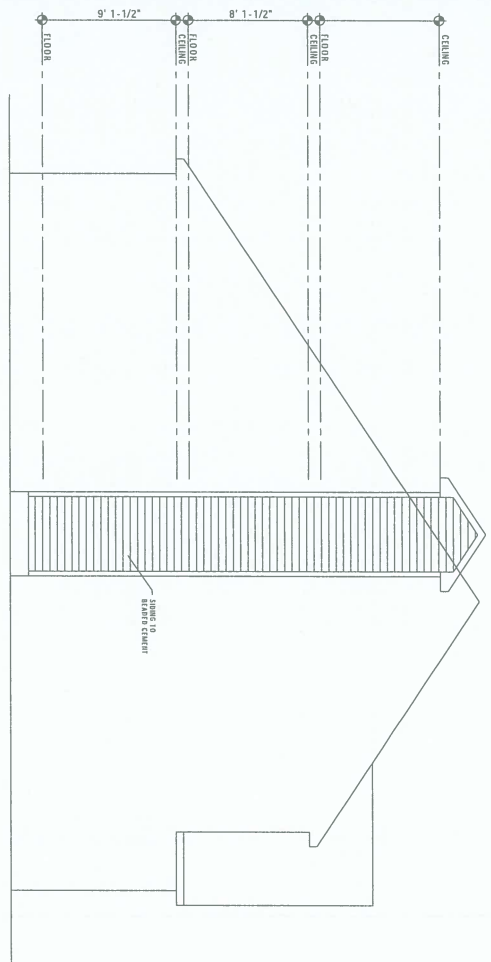
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USE OF THE CONVEYANCE TO
RICHARD E. SAVAGE.

JN 48371

A. G. HAROCOPOS & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYOR AND CONSULTANT

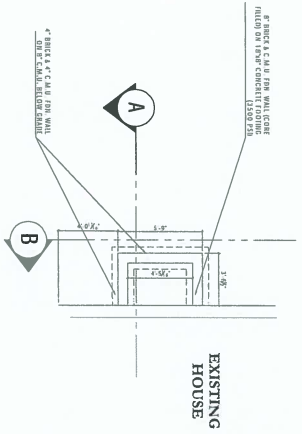
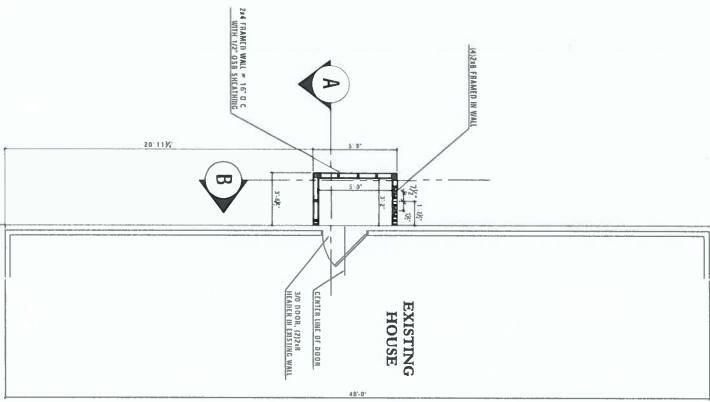
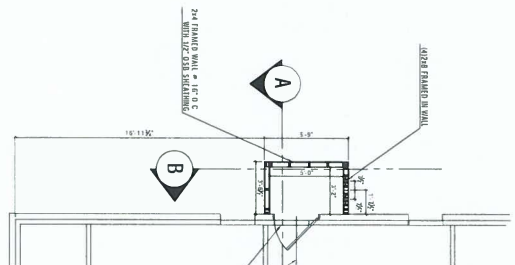
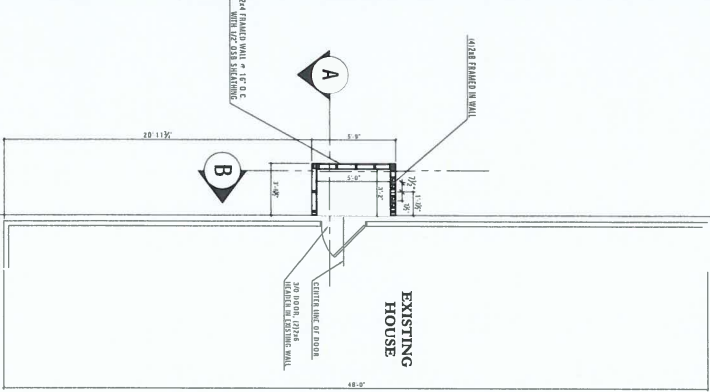
4920 E. MILLRIDGE PKWY, SUITE 200 MIDLOTHIAN VA. 23112
Office 804 744 2630 FAX 804 744 2632
E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=20' Date 4/15/19 Drawn by GAH



SIDE ELEVATION

FRONT ELEVATION



THIRD FLOOR

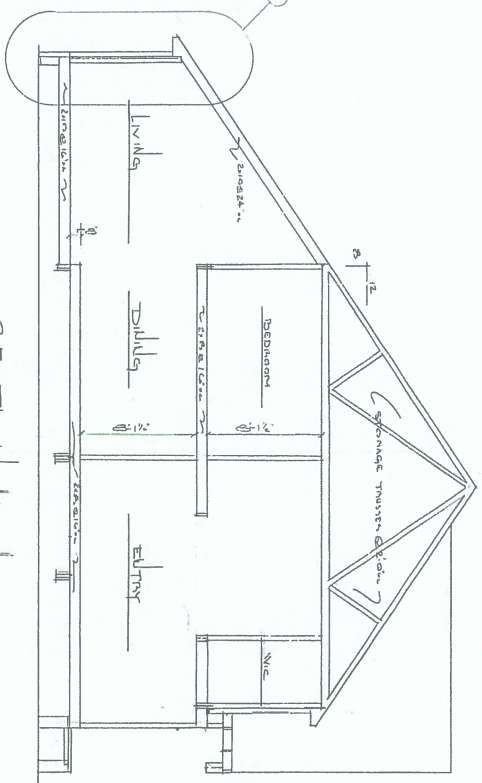
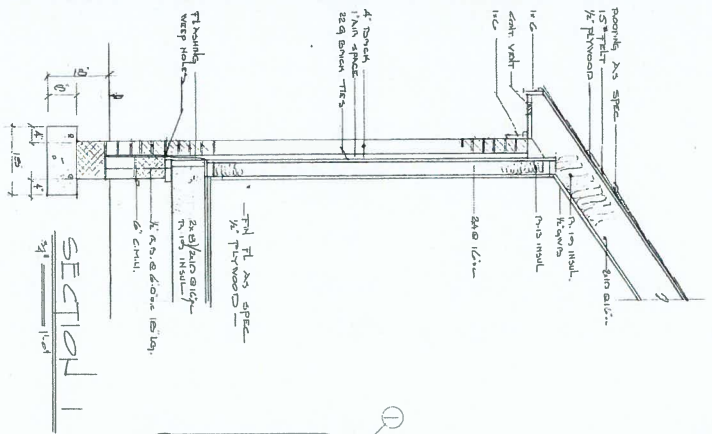
SECOND FLOOR

FIRST FLOOR

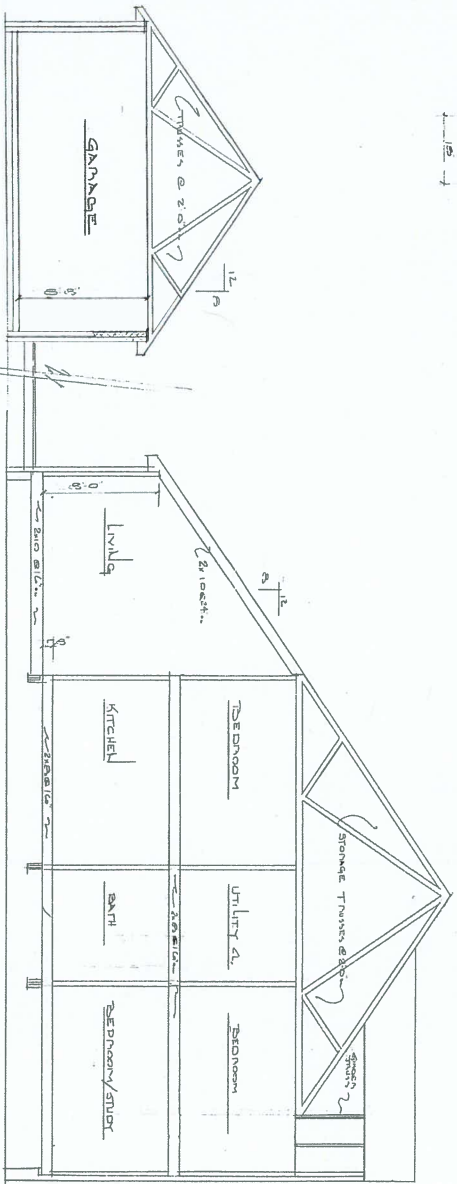
FOUNDATION

<p>1/2</p>	<p>TITLE: ELEVATIONS PLAN VIEWS</p> <p>SCALE: 1/4" = 1'-0"</p>	<p>DRAWN BY: MARK MOON LANEXA, VA 23089 804-366-2643</p> <p>DATE: 4/3/22</p>	<p>McGurn</p> <p>THE MCGURN CO. INC. P. O. BOX 8 MANAKIN SABOT, VA 23103</p>	<p>ATTACHMENT 2-- 4408 HANOVER AVE.</p> <p>ELEVATOR</p>	<p>NOTES:</p> <ol style="list-style-type: none"> 1. CONTRACTOR SHALL CONFORM TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ALL LOCAL ORDINANCES. 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIAL SIZING, LOADS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION. 3. FIELD DIMENSIONS MAY VARY FROM PLANS.
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Attachment 3--4408 Hanover House Plans

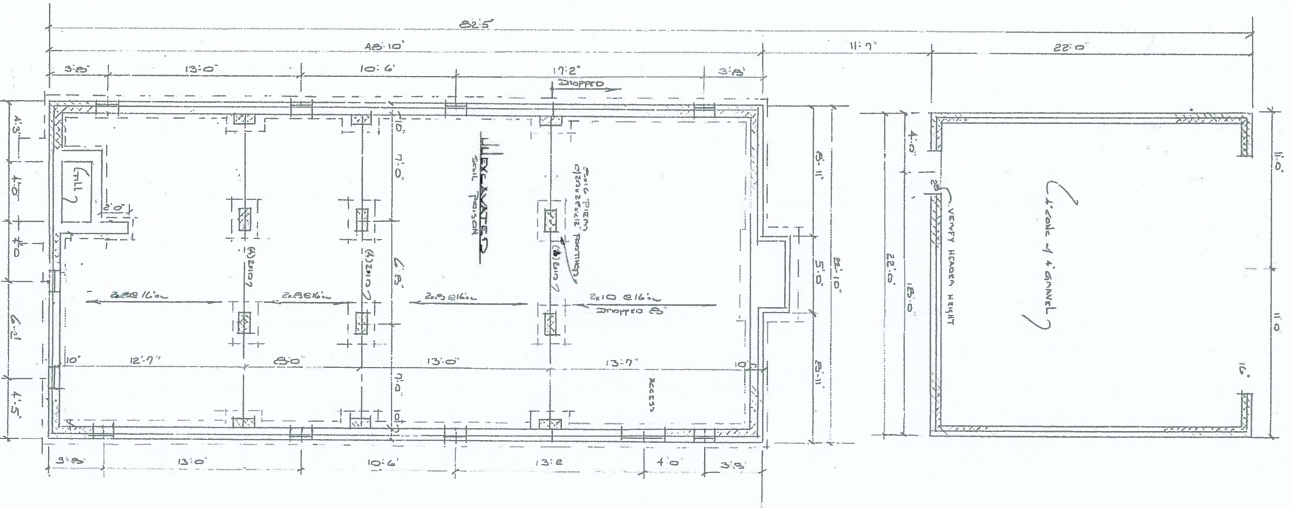


SECTION 1-A-A



SECTION 1-B-B

FOUNDATION PLAN

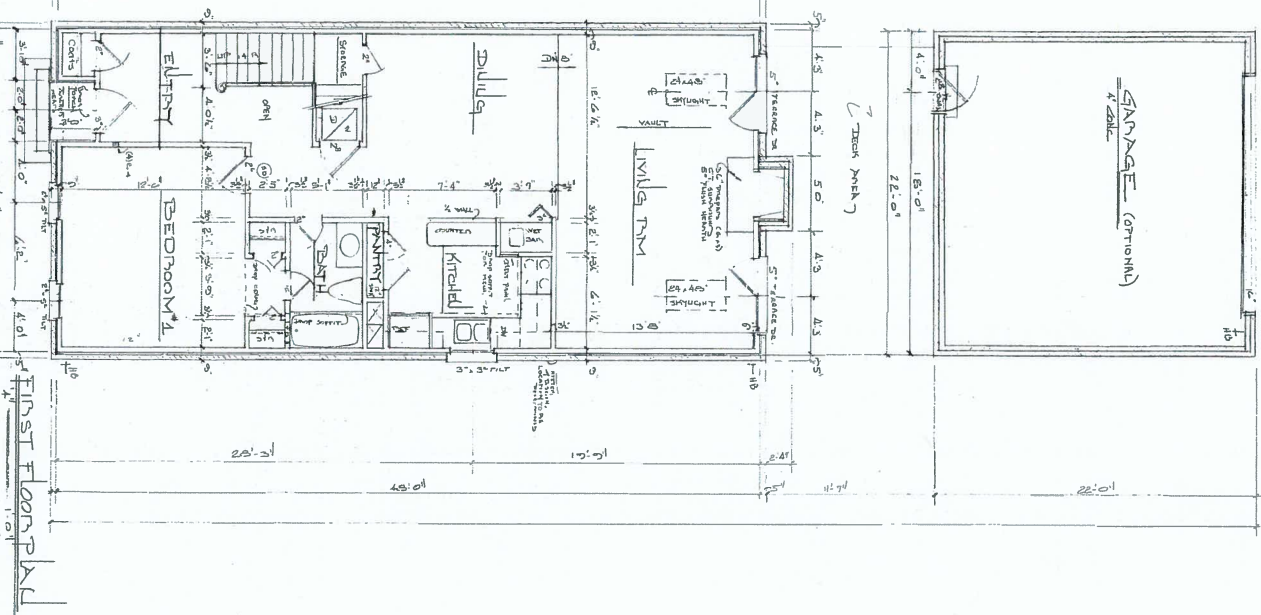
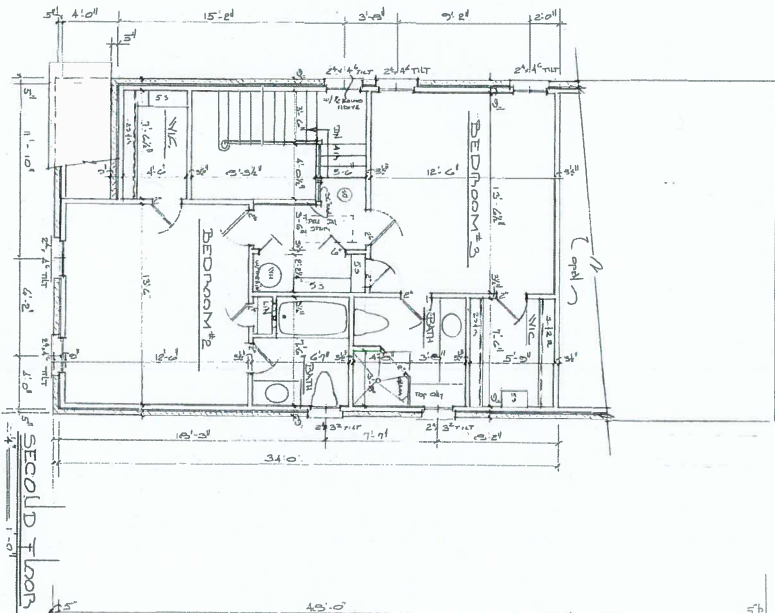


DESIGN, DRAFTING, CONSULTING
AND INSPECTION
JAMES M. BODE
INC.
RICHMOND, VA

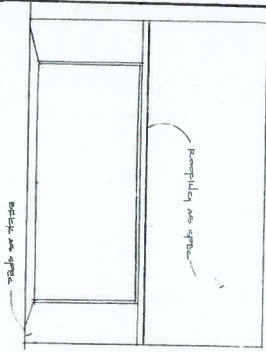
PLAN N-1868
UNIT 12 - HANOVER AVE.
WEDGEWOOD PROPERTIES
INC.
RICHMOND, VIRGINIA

FILE NO.	1
DATE	10/1/01
DESIGNED BY	JMB
PROJECT NO.	101701
SCALE	1/4" = 1'-0"

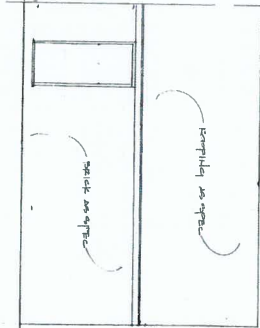
Attachment 3-4408 Hanover House Plans



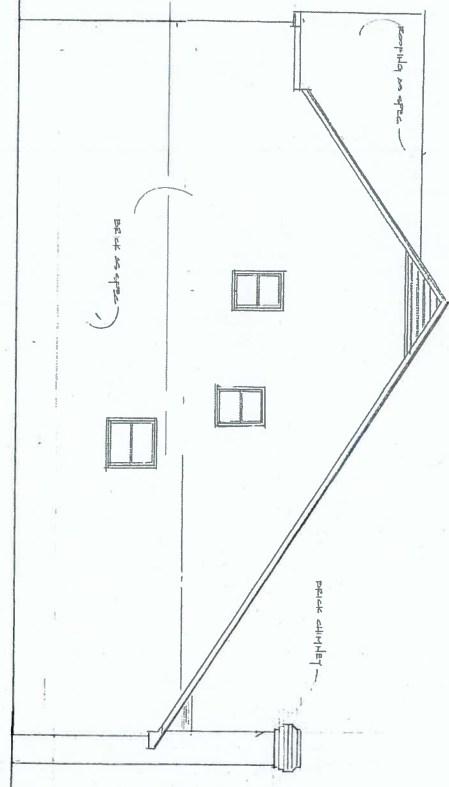
Attachment 3--4408 Hanover House Plans



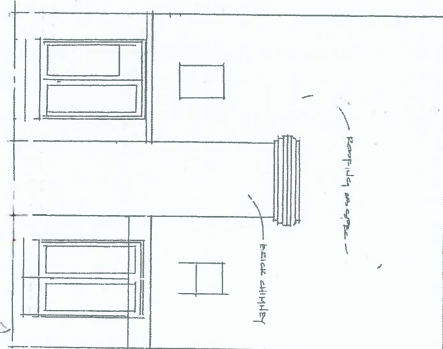
REAR GARAGE ELEV.



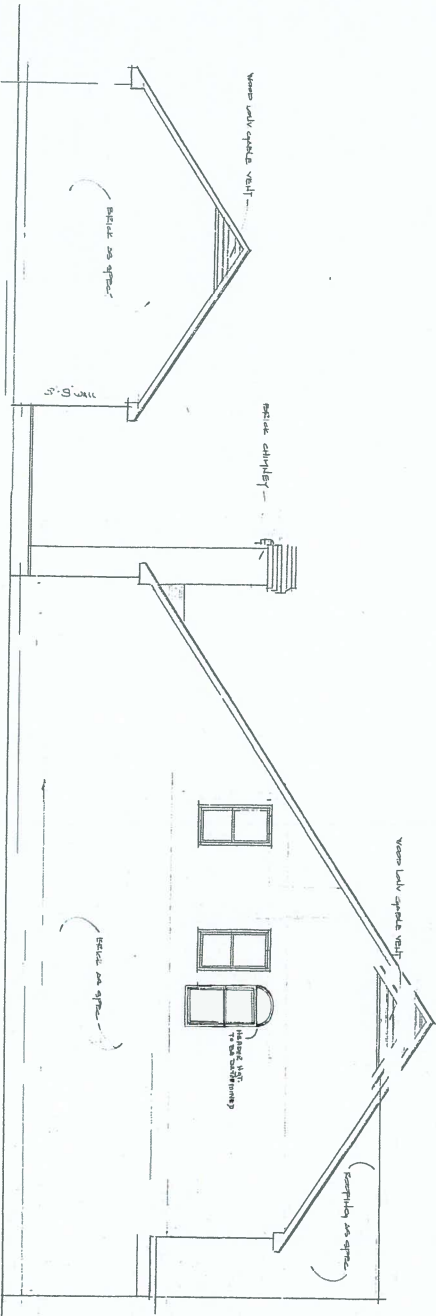
FRONT GARAGE ELEV.



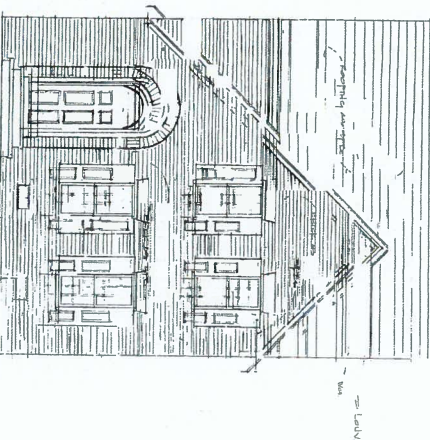
RIGHT SIDE ELEVATION



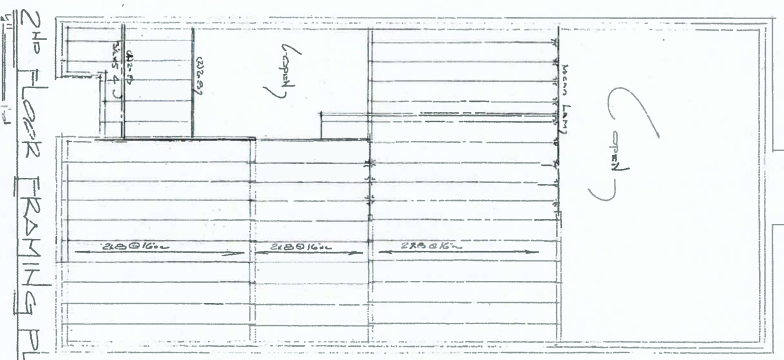
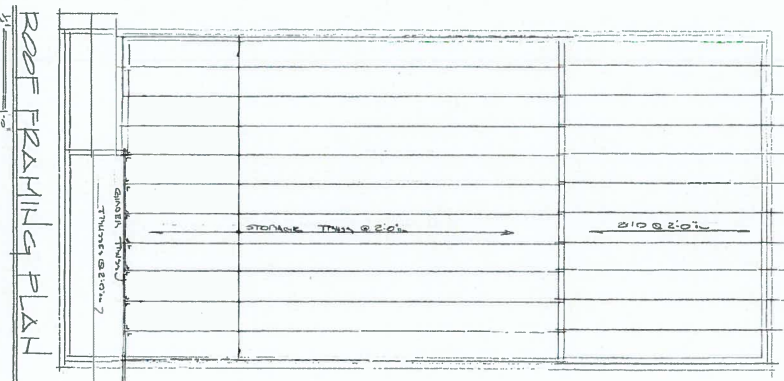
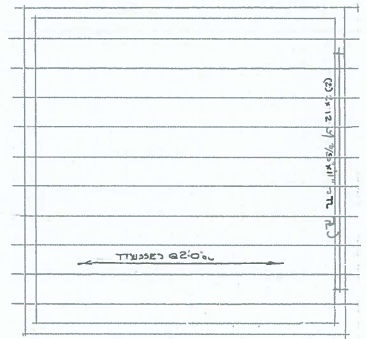
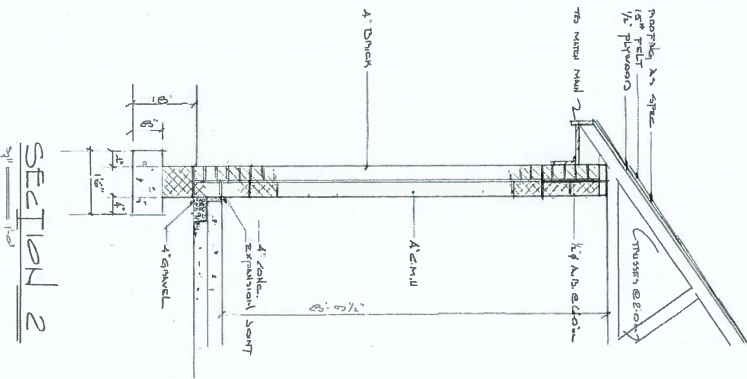
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



May 6, 2022

Colleen Dang, Planner Associate
Zoning Administration Division
Planning & Development Review
900 E. Broad Street, Room 110
Richmond, VA 23219

Dear Ms. Dang:

Following up on our email communication with you, we are writing to request an Administrative Variance to the western property line setback of our home at 4408 Hanover Avenue, Richmond, for the purpose of adding an elevator. Below is additional information regarding this request:

- Since we purchased this property in December 2021, Jim has developed a degenerative condition in his left hip. While he is able to climb stairs, doing so multiple times a day to access the master bedroom living area will be quite difficult and present a hardship. Thus, we reached out to Area Access to assess the possibility of adding an elevator. This will also allow us to remain in the house as we age and will be an asset to future owners.
- After thoroughly examining the house plans and roofline and after consulting with an architect, Area Access determined that the only option is to add an elevator shaft to the west side near the center of the house where the roofline is at its highest.
- The proposed elevator shaft's maximum dimensions would be 76" wide by 46" deep, leaving 2.06' from the elevator shaft's outer wall on our lot—lot 20—and lot 21, a vacant lot to our west (see Attachment 1, Survey with Proposed Elevator Shaft). The Zoning Administrator indicated that the normal side setback for our lot, which is 34.5' wide, would be 3.45' (10% of the width). This is why we are seeking an Administrative Variance.
 - Lots 21 and 22—the two lots to our west—are owned by the Clifford Foster family, with their home situated on lot 22 (4410 Hanover) and the vacant lot 21 serving as a side yard/buffer between their property and ours. Mr. Foster indicated that lot 21 is unbuildable because it is quite narrow.
 - We have spoken to Mr. Clifford, and he is agreeable to an elevator installation of the dimensions and in the location indicated. We have also spoken with Lynn Farley at 4404 Hanover Avenue (Lot 18). She is also agreeable to the addition of an elevator as indicated.
- The elevator would be three stories, entering the home on level one into the dining area, level two into the master bedroom, and level three into the bonus room. It would be designed to look much like the existing chimney shaft in the rear of the house. Elevations and

drawings for the shaft are included as Attachment 2, and house plans are included as Attachment 3.

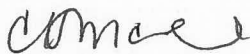
- The proposed shaft would enclose all of the elevator's mechanics.
- The shaft would be covered in beaded cement siding similar to that currently on the back of the house/chimney chase and on the garage at the rear of the property. It would be painted in a color as close as possible (ACAP) to the existing siding on the rear of the house/garage (brick red). The foundation would be brick to match ACAP to the existing foundation. Roofing would match ACAP to the existing roof shingles.

Responses to the standards for an Administrative Variance are as follows:

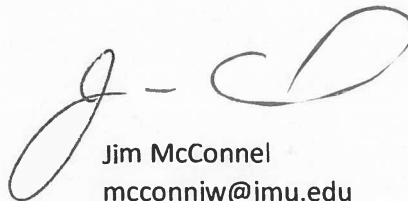
- a. The strict application of the ordinance (side property boundary setback) would produce hardship in that Jim's access to the home would be unduly limited. Given the design of the house and its situation on the narrow lot, the identified location is the only possibility for the addition of an elevator.
- b. The complicating factor—the narrowness of the lot—is not shared by other properties in the area.
- c. The authorization of the variance will not be detrimental to adjacent property, as the neighboring lot is a vacant side yard lot that serves as a buffer between the two homes. The addition may actually be beneficial to the adjacent property, as the value of 4408 Hanover will be increased, which may benefit neighboring property values, as well.
- d. The elevator shaft will be designed to look much like the existing chimney shaft in the rear of the house and thus should not change the character of the zoning district.

Please let us know what next steps are, and don't hesitate to contact us with additional questions. Thank you for your consideration.

Sincerely,



Katie McConnel
Katie.h.mcconnel@gmail.com
540-246-8505



Jim McConnel
mcconnjw@jmu.edu
540-820-3768