



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

July 12, 2022

Stephen and Elizabeth Dragone
601 St. Christophers Road
Richmond, VA 23226

To Whom It May Concern:

RE: BZA 28-2022

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, August 3, 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 one-story detached garage accessory to a single-family (detached) dwelling at 601 ST CHRISTOPHERS ROAD (Tax Parcel Number W021-0281/001), 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 **659 887 955#**. 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 August 3, 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

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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.

Cosby Matthew Stuart And Aynsley Thomas 506 St Christophers Road Richmond, VA 23226	Cottrell Thomas S And Claire S 508 St Christopher Rd Richmond, VA 23226	Czajkowski Stanley B And Jessica A 511 St Christophers Rd Richmond, VA 23226
Godsey Joseph C Jr & Martha Y 6105 Bay Street Richmond, VA 23226	Harrison James G Iii & Elizabeth R 6102 Bay St Richmond, VA 23226	Mcmanus Daniel P And Bowron Sarah S 605 St Christopher Rd Richmond, VA 23226
Nation Charles Owen Iii And Elizabeth Ward 6107 Bay St Richmond, VA 23226	Parrish Sarah Kent 504 St Christophers Rd Richmond, VA 23226	Sachs William L And Tucker E Austin 509 St Christophers Rd Richmond, VA 23226
Schnell James Mcanally And Harriet Hodges 6100 Bay St Richmond, VA 23226	Scripture Monica R 607 St Christopher Rd Richmond, VA 23226	St Christophers School 711 St Christophers Road Richmond, VA 23226
Tyler Bruce W And Patronella G 611 St Christopher Rd Richmond, VA 23226	Williams Christopher H And Claire Y 10 Hampton Hills Ln Richmond, VA 23226	

Property: 601 St Christophers Road **Parcel ID:** W0210281001**Parcel**

Street Address: 601 St Christophers Road Richmond, VA 23226-
Owner: DRAGONE STEPHEN & ELIZABETH D
Mailing Address: 601 ST CHRISTOPHER RD, RICHMOND, VA 23226
Subdivision Name : WESTHAMPTON TERRACE
Parent Parcel ID:
Assessment Area: 102 - Saint Christophers
Property Class: 150 - R SplitLevel (Tri,Quad,Split)
Zoning District: R-4 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2022
Land Value: \$150,000
Improvement Value: \$517,000
Total Value: \$667,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 7200
Acreage: 0.165
Property Description 1: WESTHAMPTON TERRACE L1 BC
Property Description 2: 0048.00X0150.00 0000.165 AC
State Plane Coords(?): X= 11765895.499995 Y= 3735358.777747
Latitude: 37.57770728 , **Longitude:** -77.52353358

Description

Land Type: Residential Lot D
Topology:
Front Size: 48
Rear Size: 150
Parcel Square Feet: 7200
Acreage: 0.165
Property Description 1: WESTHAMPTON TERRACE L1 BC
Property Description 2: 0048.00X0150.00 0000.165 AC
Subdivision Name : WESTHAMPTON TERRACE
State Plane Coords(?): X= 11765895.499995 Y= 3735358.777747
Latitude: 37.57770728 , **Longitude:** -77.52353358

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$150,000	\$517,000	\$667,000	Reassessment
2021	\$150,000	\$489,000	\$639,000	Reassessment
2020	\$129,000	\$485,000	\$614,000	Reassessment
2019	\$129,000	\$456,000	\$585,000	Reassessment
2018	\$129,000	\$427,000	\$556,000	Reassessment
2017	\$114,000	\$430,000	\$544,000	Reassessment
2016	\$114,000	\$412,000	\$526,000	Reassessment
2015	\$114,000	\$405,000	\$519,000	Reassessment
2014	\$109,000	\$407,000	\$516,000	Reassessment
2013	\$109,000	\$358,000	\$467,000	Reassessment
2012	\$109,000	\$358,000	\$467,000	Reassessment
2011	\$109,000	\$421,000	\$530,000	CarryOver
2010	\$109,000	\$421,000	\$530,000	Reassessment
2009	\$109,000	\$341,000	\$450,000	Reassessment
2008	\$109,000	\$341,000	\$450,000	Reassessment
2007	\$95,000	\$253,000	\$348,000	Reassessment
2006	\$95,000	\$253,000	\$348,000	Reassessment
2005	\$50,100	\$187,300	\$237,400	Reassessment
2004	\$50,100	\$187,300	\$237,400	Reassessment
2003	\$50,100	\$187,300	\$237,400	Reassessment
2002	\$45,500	\$170,300	\$215,800	Reassessment
2001	\$40,300	\$150,700	\$191,000	Reassessment
2000	\$35,000	\$150,700	\$185,700	Reassessment
1998	\$35,000	\$137,000	\$172,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
05/24/2007	\$495,000	MUMFORD LEE W & SARAH B	ID2007-17495	1 - VALID SALE-DO NOT USE
02/09/2001	\$0	MUMFORD LEE W	ID2001-3308	
07/03/1985	\$111,500	Not Available	00045-1487	
02/17/1982	\$82,500	Not Available	000792-01953	

Planning

Master Plan Future Land Use: R
Zoning District: R-4 - Residential (Single Family)
Planning District: Far West
Traffic Zone: 1113
City Neighborhood Code: TCHP
City Neighborhood Name: Three Chopt
Civic Code: 3010
Civic Association Name: Westhampton Citizens Association
Subdivision Name: WESTHAMPTON TERRACE
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	2003	0505002	050500
1990	212	0505002	050500

Schools

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

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 19
Dispatch Zone: 057A

Public Works Schedules

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

Government Districts

Council District: 1
Voter Precinct: 115
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1940
Stories: 1.5
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 4
Number Of Full Baths: 2
Number Of Half Baths: 1
Condition: good for age
Foundation Type: 1/2 Crawl
1st Predominant Exterior: Alum/Vinyl
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Asphalt shingles
Interior Wall: Drywall
Floor Finish: Hardwood-std oak
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Fencing

Extension 1 Dimensions

Finished Living Area: 2750 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

Property Images

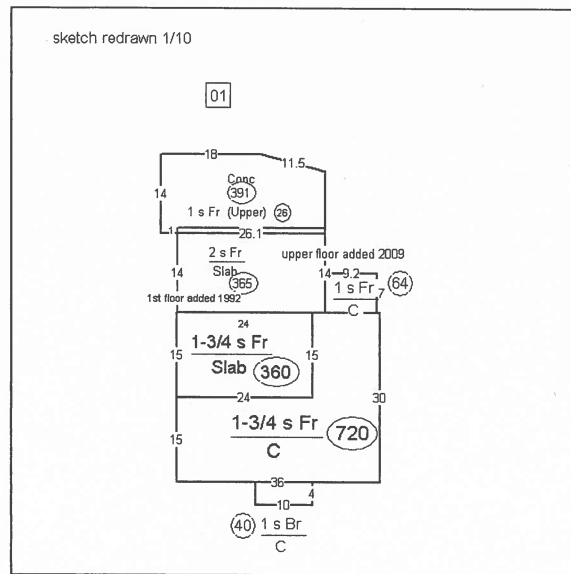
Name:W0210281001 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:W0210281001 Desc:R01



BZA 28-2022

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 Stephen and Elizabeth Dragone PHONE: (Home) (804) 447-0471 (Mobile) (804) 447-0471
OWNER: 601 St. Christopher's Road FAX: (Home) () _____ (Mobile) _____
(Name/Address) Richmond VA E-mail Address: Elizabeth.dragone@ccps.net
OWNER'S Elizabeth Dragone PHONE: (Home) _____ (Mobile) (804) 447-0471
REPRESENTATIVE 601 St. Christopher's Road FAX: (Home) () _____ (Mobile) _____
(Name/Address) Richmond, VA E-mail Address _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 601 St. Christopher's 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 garage (400 SF)

TAX PARCEL NUMBER(S): W021-0281/001 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 along the Bay Street frontage. 5.3' currently exists for the main building and six 1/4 feet (6.5') is proposed for the garage addition.
DATE REQUEST DISAPPROVED: 2/24/2022 FEE WAIVER: ☐ YES ☒ NO
DATE FILED: 4/14/2022 TIME FILED: _____ PREPARED BY: Andrea Cuffee RECEIPT NO. BZAR-110244-2022
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: E. Dragone DATE: 07/07/2022

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

CASE NUMBER: BZA 28-2022 HEARING DATE: August 3, 2022 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 28-2022
150' Buffer

APPLICANT(S): Stephen and Elizabeth Dragone

PREMISES: 601 St Christophers Road
(Tax Parcel Number W021-0281/001)

SUBJECT: A building permit to construct a one-story detached
garage accessory to a 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 (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 \$175.00 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 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.

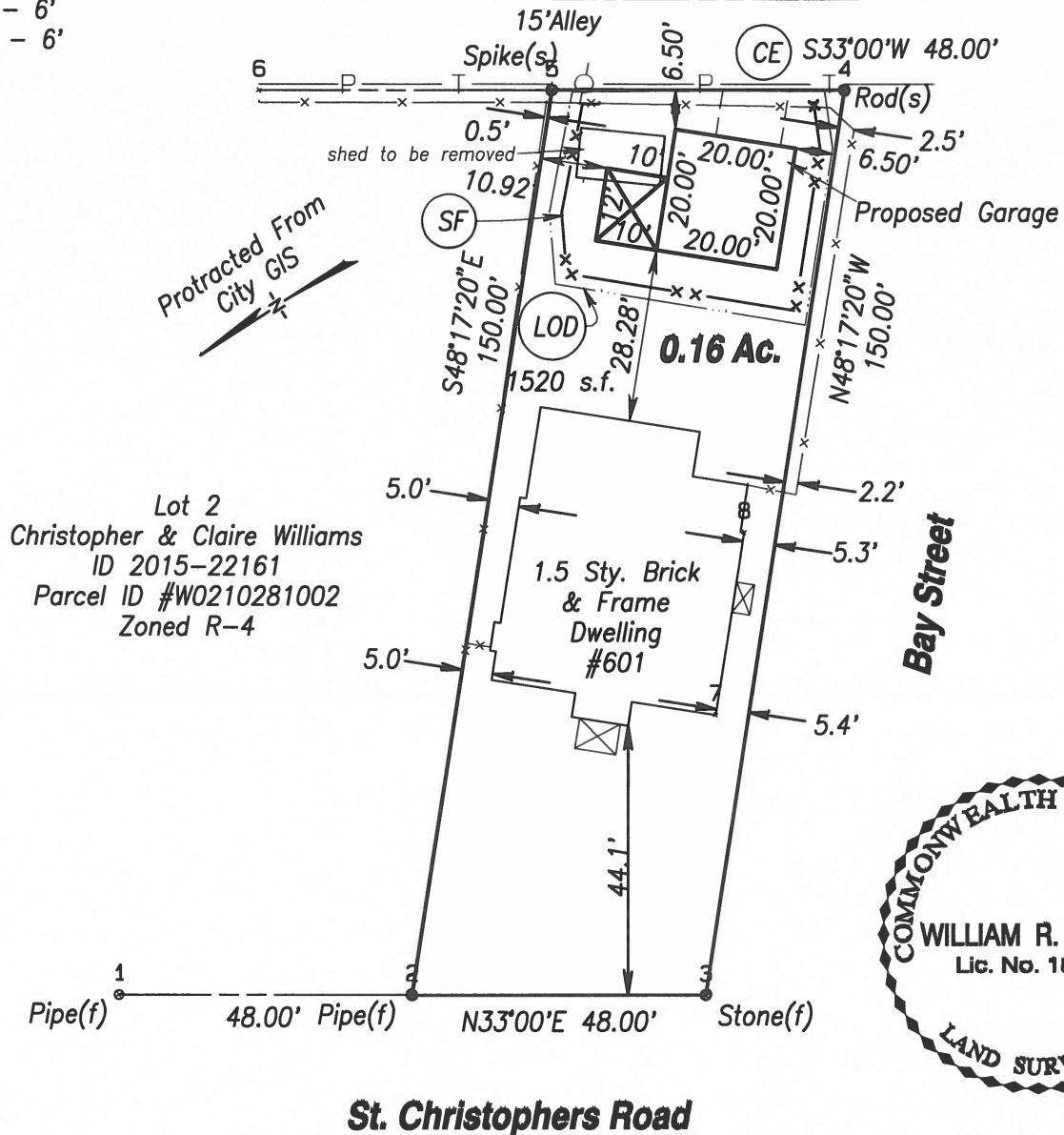
Acknowledgement of Receipt by Applicant or Authorized Agent: _____

E. Drapone

R-4 ZONING SETBACKS

SIDE - 6'

REAR - 6'



Notes:

1. Owners: Stephen & Elizabeth Dragone
2. Zoning: R-4
3. This survey performed without benefit of a title report.
4. Property shown hereon is in Flood Zone "X", a non hazard Flood Zone, from FEMA community panel 5101290009D, dated 04/02/2009.
5. Parcel ID# W0210281001

**Plat Showing Proposed Improvements on
#601 St. Christophers Road
Lot 1, Block C,
Westhampton Terrace
Richmond, Virginia**

Date: May 25, 2022 Scale: 1" = 30' JN: 5734-0112



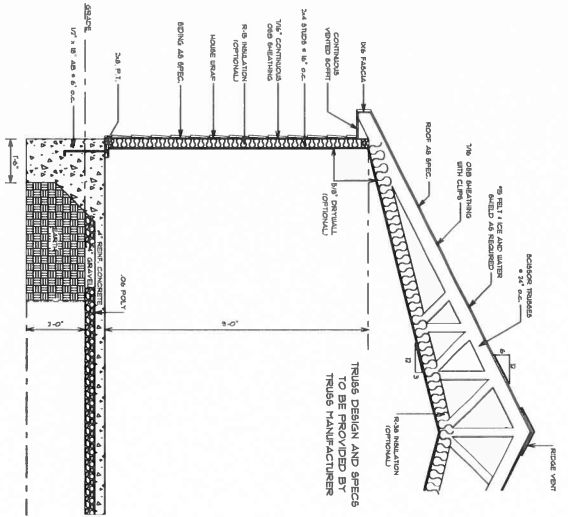
Goodfellow, Talbert, Beard and Associates Inc.

7104 Mechanicsville Turnpike / P.O. Box 539

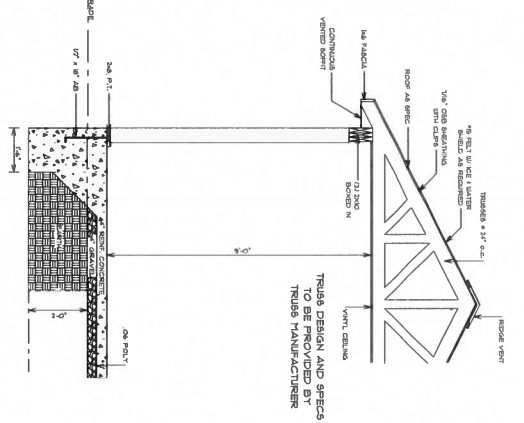
Mechanicsville, Virginia 23111

(804) 746-7097 Fax (804) 730-7275

ENGINEERING - SURVEYING - PLANNING



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

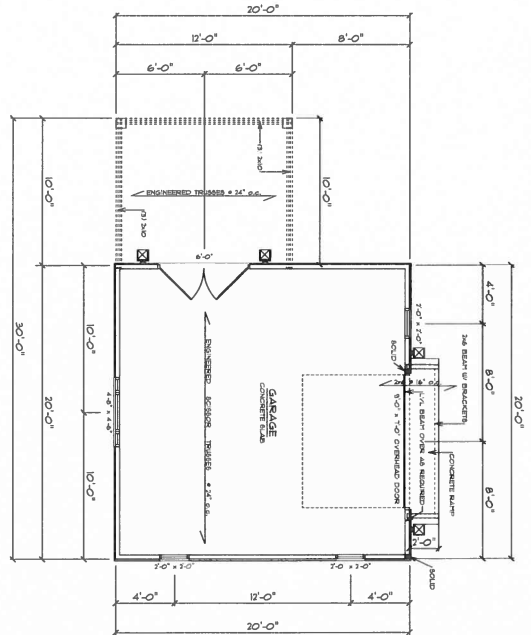


FRONT PORCH SECTION
SCALE: 1/2" = 1'-0"

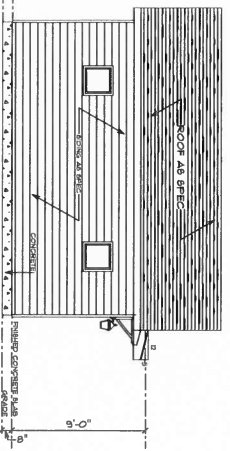
NOTE: ALL WINDOWS, EXTERIOR DOORS, AND INTERIOR OPENINGS IN BEARING WALLS TO HAVE MINIMUM (2) 2x10 HEADERS

Garage door header, as indicated above, shall have (2) 2x10 members. Garage door is shown with very low height.

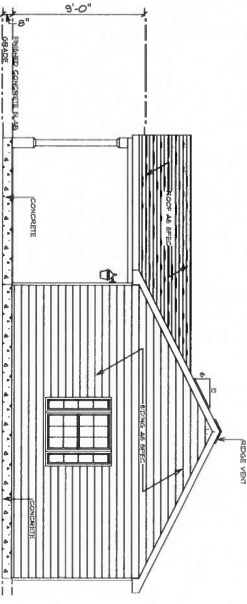
NOTE: THIS GARAGE SHALL BE RATED USING THE VIRGINIA RESIDENTIAL CODE R602.3 DESIGN AND CONSTRUCTION. WALL BRACING SHALL BE COMPLIANT WITH VIRGINIA RESIDENTIAL CODE R602.10 AND/OR R602.12, USING METHOD 3



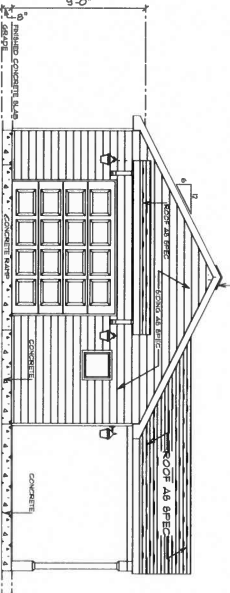
FLOOR PLAN
SCALE: 1/4" = 1'-0"



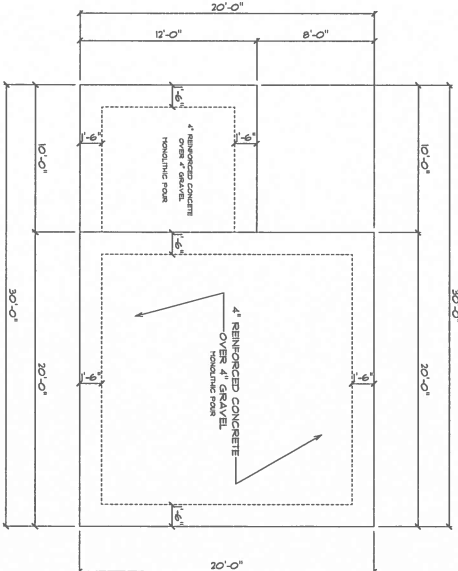
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

