



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

August 9, 2022

S & M General Contractor Inc.
4647 Lynchester Drive
Richmond, VA 23236

Architecturally Yours
1371 Cedar Lawn Avenue
Richmond, VA 23231
Attn: Michelle Bebbs

To Whom It May Concern:

RE: BZA 30-2022 (CONTINUED FROM AUGUST 3, 2022 MEETING)

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, September 7, 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 3402 P STREET (Tax Parcel Number E000-0964/025), 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 **214 546 611#**. 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 September 7, 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 30-2022
Page 2
August 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.

Altadonna Properties Llc
4230 Kingsland Rd
N Chesterfield, VA 23237

Byrd Lydia A
914 N 35th St
Richmond, VA 23223

Cavallaro Cody And Freda
1003 Chimborazo Blvd
Richmond, VA 23223

Christian Tatjana
1004 North 35th St
Richmond, VA 23223

City Of Richmond Recreation & Parks
1209 Admiral St
Richmond, VA 23220

Clarke Terry E And Alfonso Q
1021-1/2 Oakwood Ave
Richmond, VA 23223

Gibson Statia C
1000 N 35th St
Richmond, VA 23223

Kelley Jacob And
1002 N 35th St
Richmond, VA 23223

Leftwich Alice W & sudy Cole
923 Chimborazo Blvd
Richmond, VA 23223

Miller Kelly R And Ward Carter H
1008 35th St
Richmond, VA 23223

Odonohue Michael J And Passarello
Chloe
1015 Oakwood Ave
Richmond, VA 23223

Olinger Mark A And Karen L
1013 Oakwood Ave
Richmond, VA 23223

Page Wilbur L & Irene W
1019 Oakwood Ave
Richmond, VA 23223

Ross Avery Len And Spadafora Denika
Francise
1017 Oakwood Ave
Richmond, VA 23223

Sunflower Properties Llc
8396 East Lord Botetourt Loop
New Kent, VA 23124

Templeton Mary E And Christopher L
927 Chimborazo Blvd
Richmond, VA 23223

Wijesooriya Niran R & Lawson M
1301 Oakwood Ave
Richmond, VA 23223

Witty Connor William And Dosen Jelena
921 Chimborazo Blvd
Richmond, VA 23223

Property: 3402 P St **Parcel ID:** E0000964025**Parcel**

Street Address: 3402 P St Richmond, VA 23223-
Owner: S & M GENERAL CONTRACTOR INC
Mailing Address: 4647 LYNCHES TER, RICHMOND, VA 23236
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: \$45,000
Improvement Value: \$81,000
Total Value: \$126,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 1616
Acreage: 0.037
Property Description 1: 0032.00X0050.50 0000.000
State Plane Coords(?): X= 11800621.063260 Y= 3719332.988223
Latitude: 37.53261141 , **Longitude:** -77.40435438

Description

Land Type: Residential Lot A
Topology:
Front Size: 32
Rear Size: 50
Parcel Square Feet: 1616
Acreage: 0.037
Property Description 1: 0032.00X0050.50 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11800621.063260 Y= 3719332.988223
Latitude: 37.53261141 , **Longitude:** -77.40435438

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$45,000	\$81,000	\$126,000	Reassessment
2021	\$30,000	\$71,000	\$101,000	Reassessment
2020	\$30,000	\$69,000	\$99,000	Reassessment
2019	\$23,000	\$60,000	\$83,000	Reassessment
2018	\$18,000	\$57,000	\$75,000	Reassessment
2017	\$18,000	\$56,000	\$74,000	Reassessment
2016	\$18,000	\$16,000	\$34,000	Reassessment
2015	\$15,000	\$17,000	\$32,000	Reassessment
2014	\$15,000	\$17,000	\$32,000	Reassessment
2013	\$15,000	\$17,000	\$32,000	Reassessment
2012	\$15,000	\$18,000	\$33,000	Reassessment
2011	\$15,000	\$20,000	\$35,000	CarryOver
2010	\$15,000	\$20,000	\$35,000	Reassessment
2009	\$15,000	\$20,400	\$35,400	Reassessment
2008	\$15,000	\$20,400	\$35,400	Reassessment
2007	\$16,000	\$19,400	\$35,400	Reassessment
2006	\$8,000	\$19,400	\$27,400	Reassessment
2005	\$5,000	\$8,700	\$13,700	Reassessment
2004	\$4,200	\$7,300	\$11,500	Reassessment
2003	\$4,200	\$7,300	\$11,500	Reassessment
2002	\$4,100	\$7,200	\$11,300	Reassessment
1998	\$4,000	\$7,000	\$11,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
07/16/2021	\$148,500	LAWRENCE L V TRUSTEE	ID2021-20469	2 - INVALID SALE-Foreclosure, Forced Sale, etc.
11/20/2009	\$0	BAYOU PROPERTIES LLC	ID2009-25767	2 - INVALID SALE-Sale Includes Multiple Parcels
04/15/2003	\$13,000	HISTORICAL ASSOCIATES	ID2003-13309	
12/14/1990	\$8,000	Not Available	00254-1800	
04/06/1988	\$8,500	Not Available	000161-00913	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-5 - Residential (Single Family)
Planning District: East
Traffic Zone: 1061
City Neighborhood Code: OKW
City Neighborhood Name: Oakwood
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	1015	0209001	020900
1990	117	0209001	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: 109C

Public Works Schedules

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

Government Districts

Council District: 7
Voter Precinct: 703
State House District: 79
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1920
Stories: 2
Units: 0
Number Of Rooms: 5
Number Of Bed Rooms: 3
Number Of Full Baths: 1
Number Of Half Baths: 0
Condition: poor for age
Foundation Type: None
1st Predominant Exterior: Wood siding / Wood shake
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Comp sh to 235#
Interior Wall: Drywall
Floor Finish: Base Allowance
Heating Type: No Heat
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) : Miscellaneous

Extension 1 Dimensions

Finished Living Area: 1548 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: 48 Sqft
Deck: 0 Sqft

Property Images

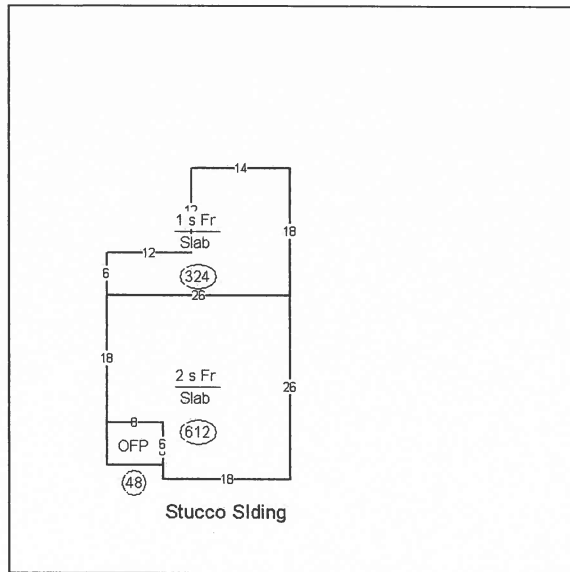
Name:E0000964025 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:E0000964025 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: S & M General Contractor Inc. PHONE: (Home) () (Mobile) (540) 424-7070
ADDRESS 4647 Lynchester Drive FAX: () (Work) ()
Richmond, VA 23236 E-mail Address: smh_734@hotmail.com

PROPERTY OWNER'S REPRESENTATIVE: Architecturally Yours PHONE: (Home) () (Mobile) (804) 394-9172
(Name/Address) 1371 Cedar Lawn Avenue FAX: () (Work) ()
Richmond, VA 23231 E-mail Address: architecturallyyours@hotmail.com
Attn: Michelle Bobbs

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 3402 P Street

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-410.5(1), 30-410.6, 30-630.2(a)(1), & 30-710.1(1).

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

TAX PARCEL NUMBER(S): E000-0964/025 ZONING DISTRICT: R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback), lot coverage, and the off-street parking requirements are not met. A front yard of 19.74' is required; a front yard of 6.00' is proposed. A maximum lot coverage of thirty-five percent (35%) is permitted; 49.01% ± is proposed. One (1) off-street parking space is required; none are proposed.

DATE REQUEST DISAPPROVED: June 16, 2022 FEE WAIVER: YES ☐ NO: ☒

DATE FILED: June 16, 2022 TIME FILED: 3:50 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-113879-2022

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 & 11 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: Michelle Bobbs DATE: 8-5-22

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

CASE NUMBER: BZA 30-2022 HEARING DATE: September 7, 2022 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 30-2022
(CONTINUED FROM AUGUST 3, 2022 MEETING)
150' Buffer

APPLICANT(S): S & M General Contractor Inc.

PREMISES: 3402 P Street
(Tax Parcel Number E000-0964/025)

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

REASON FOR THE REQUEST: Based on Sections 30-300, 30-410.5(1), 30-410.6, 30-630.2(a)(1) &
30-710.1(a)(1)
of the Zoning Ordinance for the reason that:
The front yard (setback), lot coverage, and off-street parking 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.

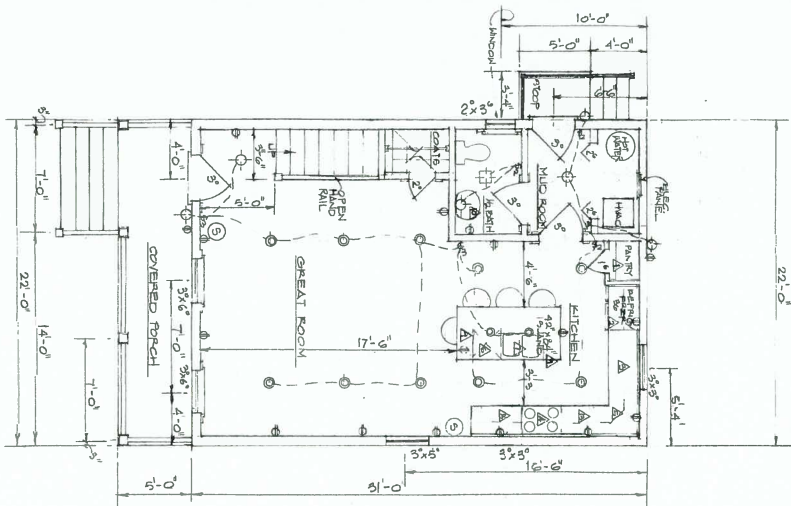
Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible 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: _____

Revised: November 10, 2020

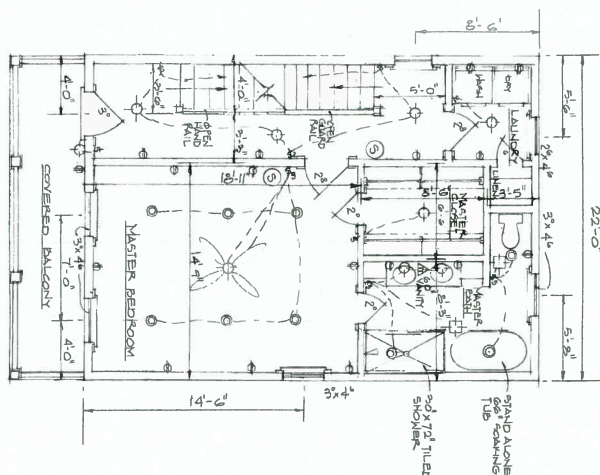
Lot Coverage:
7921.616=00.4901 or
49.01%
R-5 max 35%



FIRST FLOOR PLAN 1/4"=1'-0"

KITCHEN CABINET LEGEND (COUNTER TOP MATERIAL TO BE DETERMINED BY OWNER)

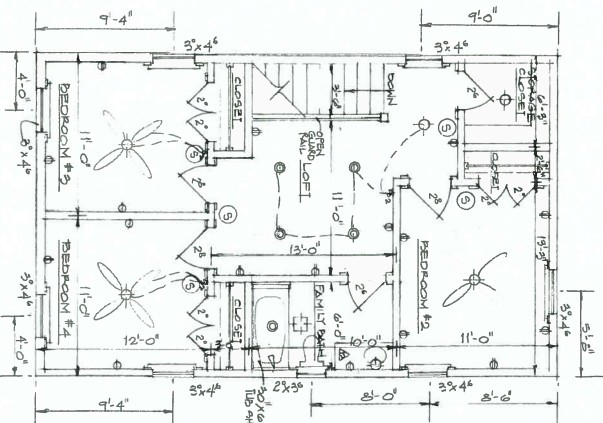
- 3" PANTRY CABINET OR BUILT IN PANTRY
- 3" REFRIGERATOR / FREEZER WITH 3" WIDE X 12" HIGH DOUBLE DOOR WALL CABINET ABOVE
- 4" DRAWER BASE CABINET AND 4" WALL CABINET ABOVE
- 3" CORNER BASE CABINET AND 3" WALL CABINET ABOVE
- 3" CORNER BASE EASY REACH AND 3" WALL CABINET ABOVE
- 3" DISHWASHER WITH 3" WALL CABINET ABOVE
- 3" SINK DOUBLE SINK WITH ONE HANDLE FAUCET) BASE CABINET WITH VALANCE ABOVE
- 3" 3" WALL CABINET ABOVE
- 3" 3" DRAWER BASE CABINETS BELOW ISLAND AND CORNER TOP
- 3" 3" VANITY BASE CABINET WITH 2 SINKS AND MIRRORS
- 3" 3" BASE WITH MIRROR
- 3" 3" WALL CABINET



SECOND FLOOR PLAN 1/4"=1'-0"

GENERAL NOTES:

- OWNER SHALL VERIFY ALL CONDITIONS WITH THE MECHANICAL RESIDENTIAL CARE UNIT BEFORE THE MECHANICAL CARE UNIT IS INSTALLED.
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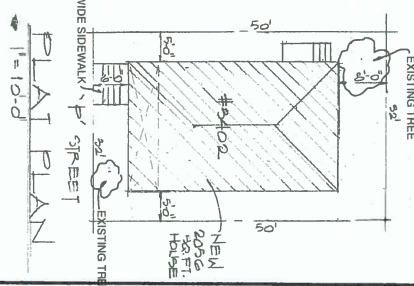
THIRD FLOOR PLAN 1/4"=1'-0"

PROJECT DESCRIPTION: OWNER PROPOSES TO ADD A NEW 2056 SQUARE FOOT SINGLE FAMILY HOUSE ON A VACANT LOT WHERE THE EXISTING HOUSE WAS DEMOLISHED DUE TO WEATHER DAMAGE AND REPAIRABLE. LOT IS CONSIDERED NON-BUILDABLE DUE TO SIZE, HOWEVER, OWNER WISHES TO CONSIDER THE LOT FOR A FUTURE DEVELOPMENT THROUGH THE BOARD OF ZONING APPEALS.

PROJECT LOCATION: 3402 'P' STREET, RICHMOND CITY

FLOOR PLAN LEGEND

- NEW WALLS TO BE CONSTRUCTED OR "X" STIPS. (16" o.c.)
- DIPEX ELECTRICAL OUTLETS
- CEILING OR WALL LIGHT FIXTURES
- RECESSED LIGHT FIXTURES
- HANGING PENDULUM LIGHT FIXTURE
- SMOKE DETECTOR
- WALL SWITCH
- EXHAUST FAN



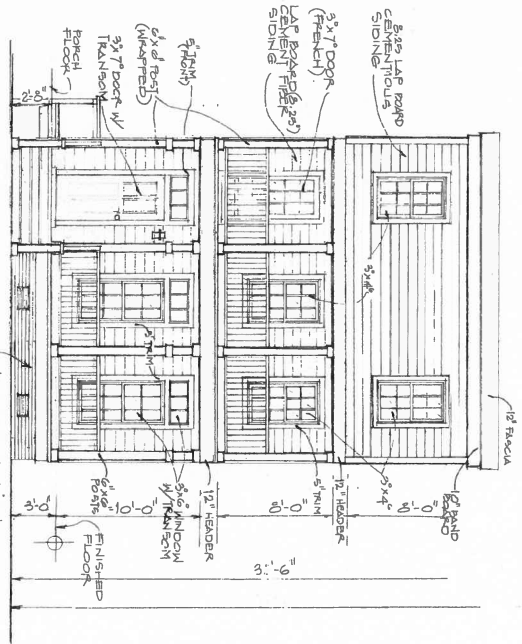
NEW 2056 SQUARE FOOT HOME
3402 'P' STREET; RICHMOND, VA

ARCHITECTURALLY YOURS
Michelle Debes
Phone: (804) 184-8172
architecturallyyours@hotmail.com

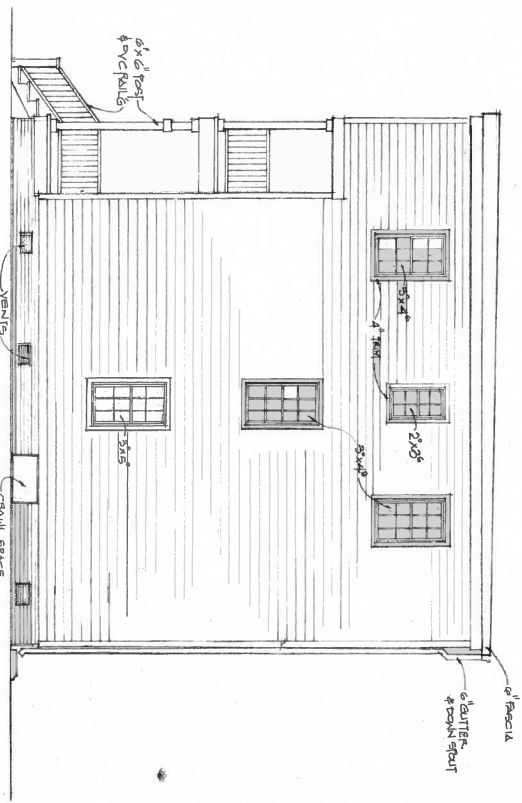
REVISIONS BY

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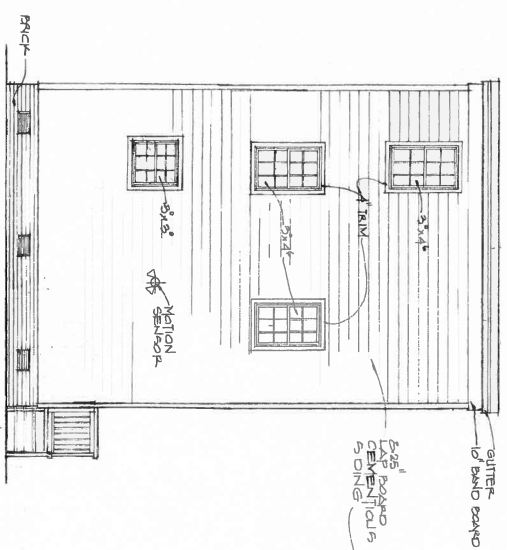
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Drawn	MLB
Check	MLB
Sheet	1
Of	4



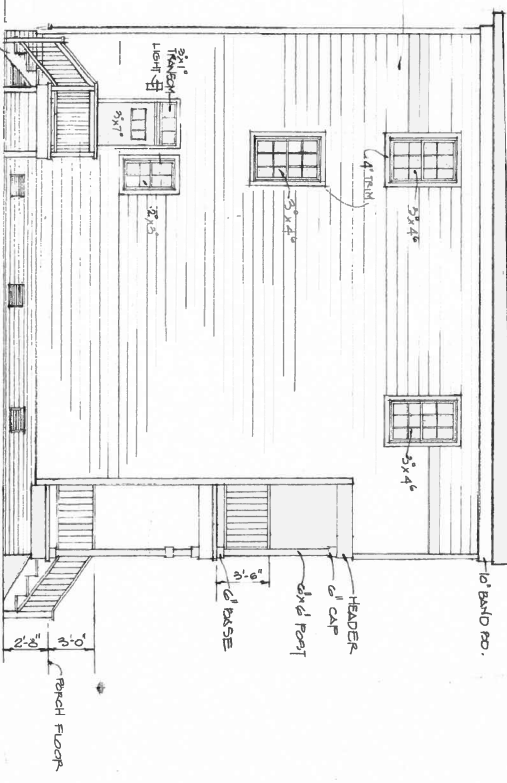
FRONT ELEVATION 1/4"=1'-0"



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



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



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

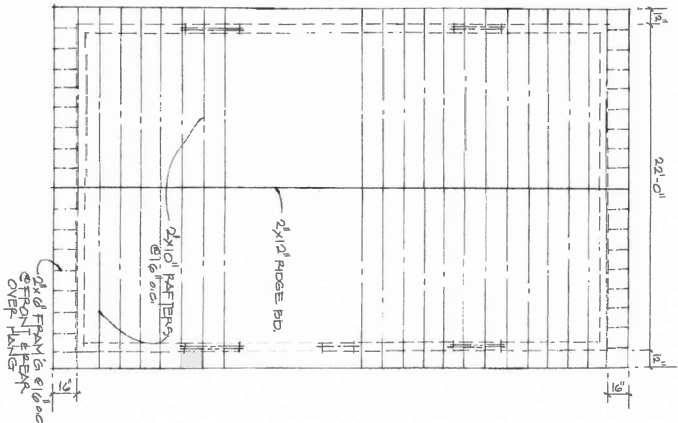
ALL WINDOWS ON ALL ELEVATIONS WILL BE WHITE WITH WHITE TRIM

REVISION	BY

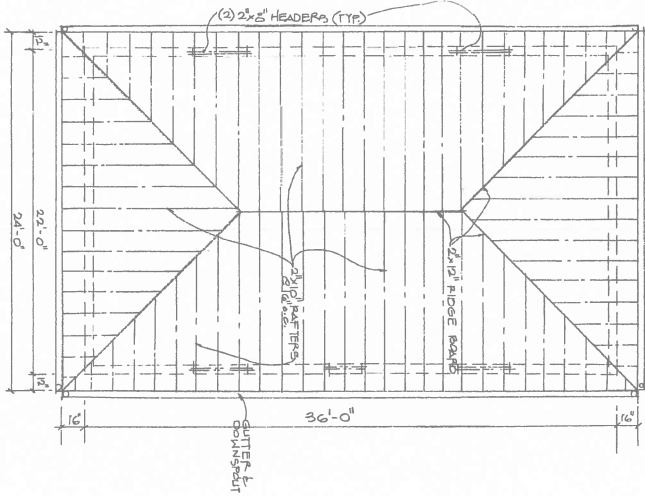
ARCHITECTURALLY YOURS
Michelle Babbs
Phone (804) 304-8172
architecturallyyours@hotmail.com

NEW 2056 SQUARE FOOT HOME
3402 'P' STREET; RICHMOND, VA

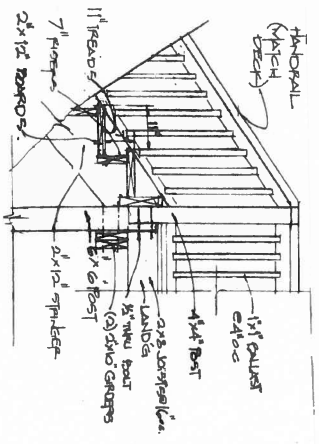
Drawn 8-12-22
Scale 1/4"=1'-0"
Date 7/13
Architect
or 4 sheets
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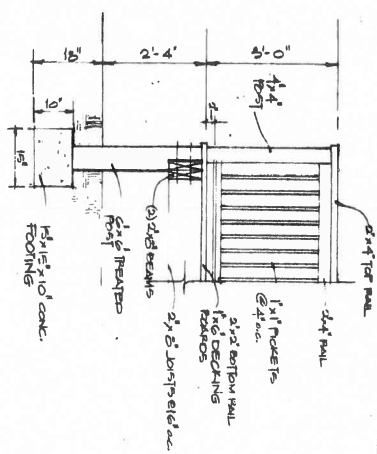
GABLE ROOF PLAN 1/4"=1'-0"



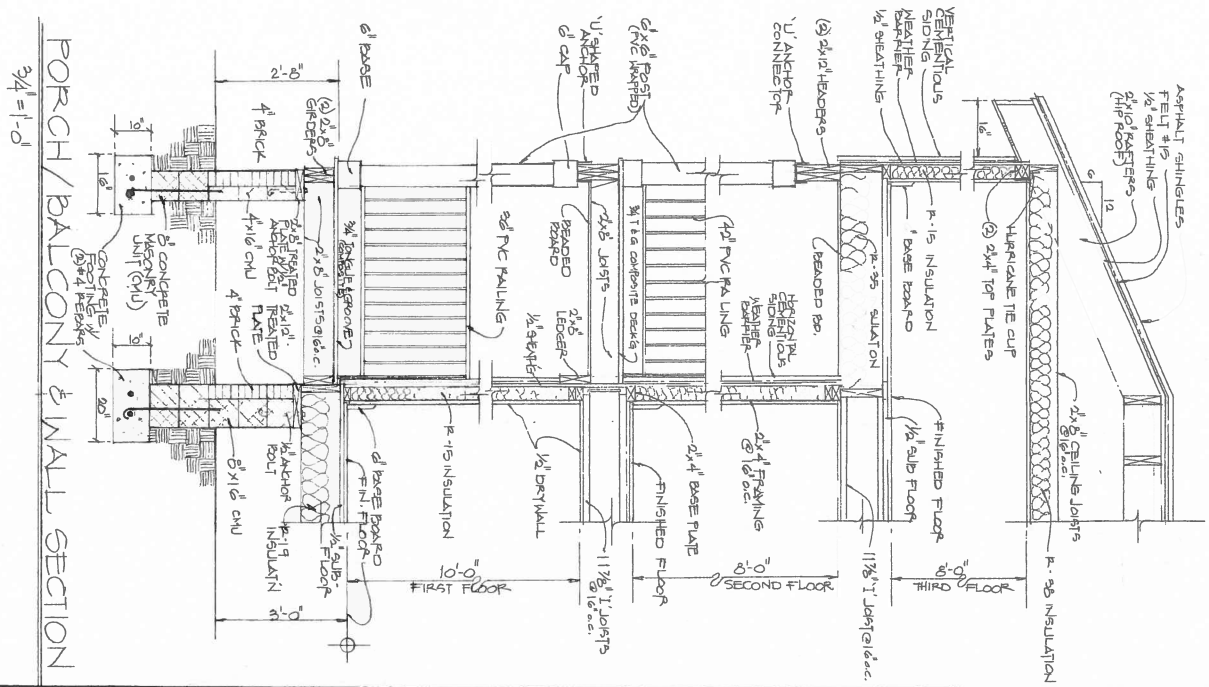
HIP ROOF PLAN 1/4"=1'-0"



DECK STAIR 3/4"=1'-0"



DECK SECTION 3/4"=1'-0"



PORCH/BALCONY & WALL SECTION 3/4"=1'-0"

Google Maps 3402 P St

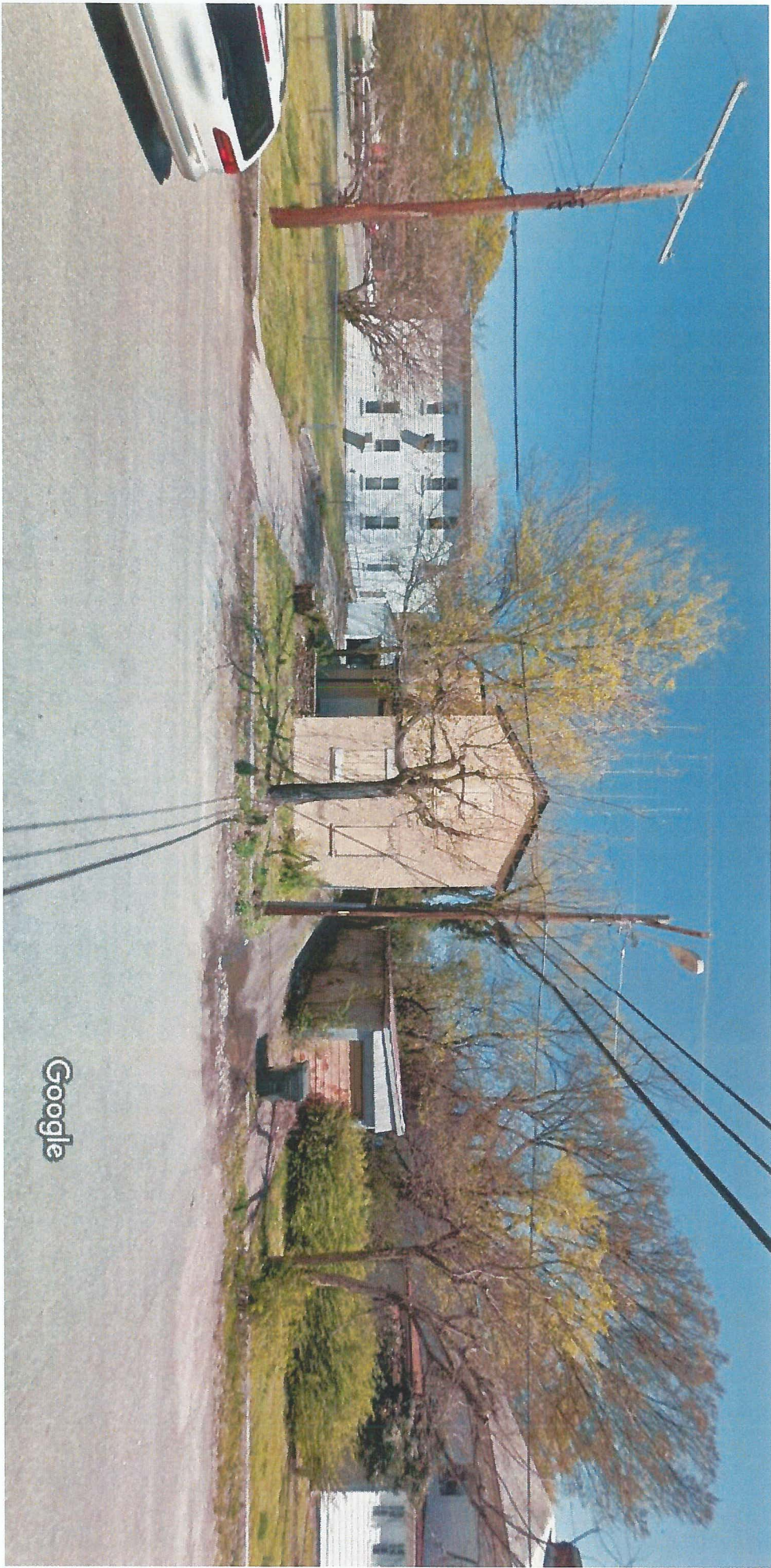
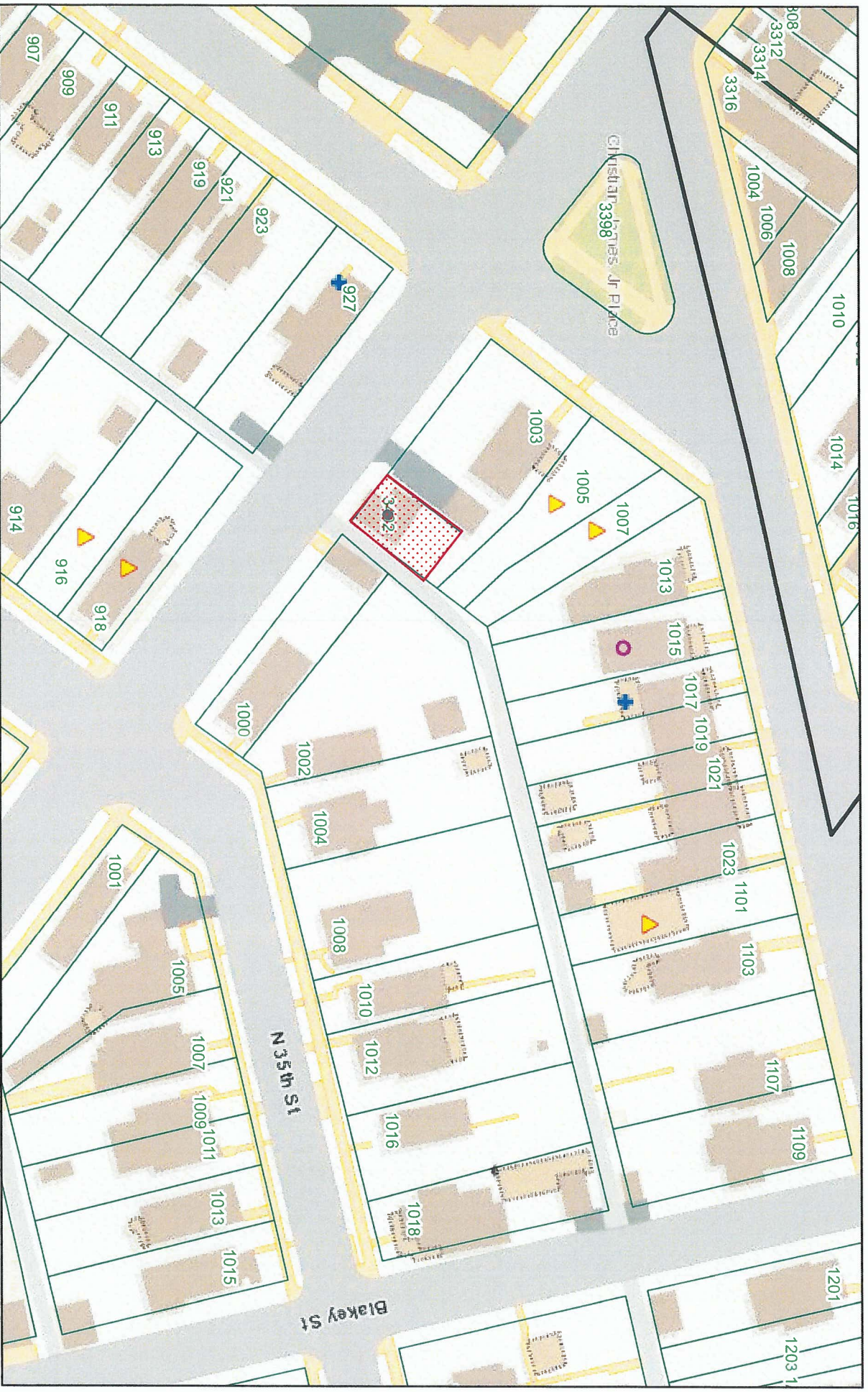


Image capture: Apr 2014 © 2022 Google

← 3402 P St

All Street View & 360°

City of Richmond Zoning Map



6/23/2022, 11:39:52 AM

1:1,128

City Boundary Structures

Building

Pool

Transportation Surfaces

Bridge, Overpass

Road Labels

Deck/Patio

Tennis Court

<all other values>

Driveway, Parking

Road Edges

Basketball Court

Other Surface

Alley, Ballast

Median

Citations appear in map service do not include Richmond. However, this map product is produced from a City of Richmond application source. The default map service is provided by Esri and the City has no control over metadata tags appearing therein.

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City of Richmond Zoning Map



6/23/2022, 11:41:14 AM

Address Labels



Parcels



Board of Zoning Appeals

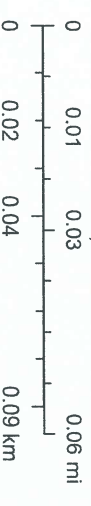


Zoning Confirmation Letters



Special Use Permits

1:2,257



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