



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

August 9, 2022

Temple Beth El  
3330 Grove Avenue  
Richmond, VA 23221

James Byerly  
1516 Willow Lawn Drive, Suite 108  
Richmond, Virginia 23230

To Whom It May Concern:

**RE: BZA 33-2022**

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 5<sup>th</sup> Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct an addition to an existing place of worship (synagogue) at 3330 GROVE AVENUE (Tax Parcel Number W000-1514/039), located in an R-6 (Single-Family Attached 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](mailto: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 33-2022  
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, reading "Roy W. Benbow". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and 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.

3327 Grove Avenue Homeowners  
Association Inc  
3327 Grove Ave #5  
Richmond, VA 23221

Abreu Dixon And Fernandes Daniela S  
3327 Grove Ave Unit 2  
Richmond, VA 23221

Barker Eric A And Layne P  
3319 Grove Ave  
Richmond, VA 23221

Beard Brian W & Ehrlich Erin E  
3327 Grove Ave Unit 6  
Richmond, VA 23221

Beasley Gary  
Po Box 5338  
Fort Lee, VA 23801

Coghill Melanie F  
3413 Scottview Drive  
Richmond, VA 23225

Combs Tommy M & Kathleen L  
210 Roseneath Road  
Richmond, VA 23221

Cooke Linda M  
3311 Grove Avenue  
Richmond, VA 23221

Cox William J & Hannah S  
3320 Grove Ave  
Richmond, VA 23221

Crawford Caley W And Andrew Douglas  
Trustees  
3326 Grove Ave  
Richmond, VA 23221

Crenshaw Condominium Unit Owners  
Association  
1904 Byrd Ave Ste 100  
Richmond, VA 23230

Danvers Dennis H And Weisiger Sarah  
M  
117 N Crenshaw Avenue #1n  
Richmond, VA 23221

Dart Thomas Voltaire  
3406 Grove Ave  
Richmond, VA 23221

Direnzo Roberto And Paradise Heather  
3309 Grove Ave  
Richmond, VA 23221

Dominion Real Estate Solutions Llc  
1400 Westshire Lane  
Henrico, VA 23238

Downing Kelly  
5 Commons St Apt 3  
Boston, MA 2129

Duvall Julianne T  
117 N Crenshaw Ave Unit 2n  
Richmond, VA 23221

Fiser Steven M Md  
3333 Hanover Ave  
Richmond, VA 23221

Gold Matthew A And Treesa J  
3321 Hanover Ave  
Richmond, VA 23221

Grahek Thomas A And Tina J  
2601 36th Ave  
Minneapolis, MN 55418

Grove2 Lc  
P.o. Box 7312  
Richmond, VA 23221

Harris Alexander James And Delilah  
Ruth  
3331 Hanover Ave  
Richmond, VA 23221

Hooe Gregory S And Catherine C  
3313 Grove Ave  
Richmond, VA 23221

Kats Brett D And Kraus William H  
3328 Grove Ave  
Richmond, VA 23221

Lebo Karen L Revocable Trust Trustee  
212 Roseneath Rd  
Richmond, VA 23221

Lester Lisa T And Lacey M  
117 N Crenshaw Ave Unit 3n  
Richmond, VA 23221

Luo Jingwen  
3327 Grove Ave Unit 4  
Richmond, VA 23221

Mccormick Thomas A Jr And Watson  
Kristina B  
3325 Hanover Ave  
Richmond, VA 23221

Mccreary Timothy R And Megan C  
3219 Grove Ave  
Richmond, VA 23221

Negus Tayloe N And Molly R  
3327 Hanover Ave  
Richmond, VA 23221

Nelson Dharma And Park Sandra  
3327 Grove Ave Unit 3  
Richmond, VA 23221

Paiva Walter T And Lesley A  
3315 Grove Ave  
Richmond, VA 23221

Panton Thomas William Ii And  
Stephanie M Eastham  
3325 Grove Ave  
Richmond, VA 23221

Peterson Kira R  
3335 Hanover Ave  
Richmond, VA 23221

Russell Richard & Crimmings Anne &  
Russell Claire  
3327 Grove Ave Unit 1  
Richmond, VA 23221

Saltzberg Steven A And Sheila D  
Chandler  
3323 Hanover Ave  
Richmond, VA 23221

Seven Hills Properties Two Llc  
109 N Dooley Ave  
Richmond, VA 23221

Shahinian Mike A And Shahinian Grace  
J  
8909 Captains Row  
Alexandria, VA 22308

Simone Vincent C And Edwards Alexis C  
3319 Hanover Ave  
Richmond, VA 23221

Siwel Renovations Llc  
Po Box 8301  
Richmond, VA 23226

Steelman Aaron Thomas And Robinson  
Tracy E  
3322 Grove Ave  
Richmond, VA 23221

Still Claire E L  
117 N Crenshaw Ave #15  
Richmond, VA 23221

Thompson Christopher And Ashley  
3307 Grove Ave  
Richmond, VA 23221

Waterfield Alex R And Amabile Micaela  
L  
3329 Hanover Ave  
Richmond, VA 23221

Watt John Dillard Iv  
216 Roseneath Road  
Richmond, VA 23221

Wells Nathaniel L  
214 Roseneath Rd  
Richmond, VA 23221

Whitley R Tyler Jr & Melissa K  
3318 Grove Ave  
Richmond, VA 23221

Wood Anne P  
3327 Grove Ave Unit 5  
Richmond, VA 23221

Wws Xxii Llc  
3904 Longview Landing Ct  
Henrico, VA 23233

**Property:** 3330 Grove Ave **Parcel ID:** W0001514039**Parcel**

**Street Address:** 3330 Grove Ave Richmond, VA 23221-  
**Owner:** BETH EL CONGREGATION TR  
**Mailing Address:** 3330 GROVE AVE, RICHMOND, VA 2322100000  
**Subdivision Name :** LEE PARK  
**Parent Parcel ID:**  
**Assessment Area:** 450 - Fan/Near West  
**Property Class:** 468 - B Religious/Church/Synagogue  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Exemption Code:** 400 - Place of Worship, Convent, Monastery, Abbey

**Current Assessment**

**Effective Date:** 01/01/2022  
**Land Value:** \$696,000  
**Improvement Value:** \$1,012,000  
**Total Value:** \$1,708,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 21420  
**Acreage:** 0.492  
**Property Description 1:** 0153.00X0140.00 0000.000  
**State Plane Coords( ?):** X= 11777890.490939 Y= 3728351.917363  
**Latitude:** 37.55798995 , **Longitude:** -77.48237415

**Description**

**Land Type:** Commercial S3  
**Topology:**  
**Front Size:** 153  
**Rear Size:** 140  
**Parcel Square Feet:** 21420  
**Acreage:** 0.492  
**Property Description 1:** 0153.00X0140.00 0000.000  
**Subdivision Name :** LEE PARK  
**State Plane Coords( ?):** X= 11777890.490939 Y= 3728351.917363  
**Latitude:** 37.55798995 , **Longitude:** -77.48237415

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$696,000	\$1,012,000	\$1,708,000	Reassessment
2021	\$578,000	\$989,000	\$1,567,000	Reassessment
2020	\$578,000	\$989,000	\$1,567,000	Reassessment
2019	\$578,000	\$944,000	\$1,522,000	Reassessment
2018	\$578,000	\$880,000	\$1,458,000	Reassessment
2017	\$578,000	\$880,000	\$1,458,000	Reassessment
2016	\$302,000	\$1,110,000	\$1,412,000	Reassessment
2015	\$302,000	\$1,043,000	\$1,345,000	Reassessment
2014	\$302,000	\$1,043,000	\$1,345,000	Reassessment
2013	\$302,000	\$1,043,000	\$1,345,000	Reassessment
2012	\$302,000	\$1,043,000	\$1,345,000	Reassessment
2011	\$302,000	\$1,043,000	\$1,345,000	CarryOver
2010	\$302,000	\$1,043,000	\$1,345,000	Reassessment
2009	\$302,000	\$1,043,000	\$1,345,000	Reassessment
2008	\$302,000	\$1,043,000	\$1,345,000	Reassessment
2007	\$296,200	\$1,022,400	\$1,318,600	Reassessment
2006	\$246,800	\$1,022,400	\$1,269,200	Reassessment
2005	\$235,000	\$852,000	\$1,087,000	Reassessment
2004	\$86,000	\$650,800	\$736,800	Reassessment
2003	\$74,800	\$591,600	\$666,400	Reassessment
2002	\$74,800	\$591,600	\$666,400	Reassessment
1998	\$55,000	\$435,000	\$490,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
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**Planning**

**Master Plan Future Land Use:** NH-MU  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Planning District:** Near West  
**Traffic Zone:** 1121  
**City Neighborhood Code:** MUSD  
**City Neighborhood Name:** The Museum District  
**Civic Code:**  
**Civic Association Name:** Fan Area Business Alliance  
**Subdivision Name:** LEE PARK  
**City Old and Historic District:**  
**National historic District:** West of Boulevard  
**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	1000	0408001	040800
1990	101	0408001	040800

**Schools**

**Elementary School:** Cary  
**Middle School:** Hill  
**High School:** Jefferson

**Public Safety**

**Police Precinct:** 3  
**Police Sector:** 311  
**Fire District:** 18  
**Dispatch Zone:** 050A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 1  
**Voter Precinct:** 114  
**State House District:** 78  
**State Senate District:** 14  
**Congressional District:** 4

**Extension 1 Details**

age

**Extension Name:** C01 - Temple Beth-El  
**Year Built:** 1941  
**Stories:** 1  
**Units:** 0  
**Number Of Rooms:** 0  
**Number Of Bed Rooms:** 0  
**Number Of Full Baths:** 0  
**Number Of Half Baths:** 0

**Condition:** normal for

**Foundation Type:**  
**1st Predominant Exterior:**  
**2nd Predominant Exterior:** N/A  
**Roof Style:** 1  
**Roof Material:**  
**Interior Wall:**  
**Floor Finish:**  
**Heating Type:** 0 sf  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and  
Yard Items) :**

**Extension 1 Dimensions**

**Finished Living Area:** 8710 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 8710 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

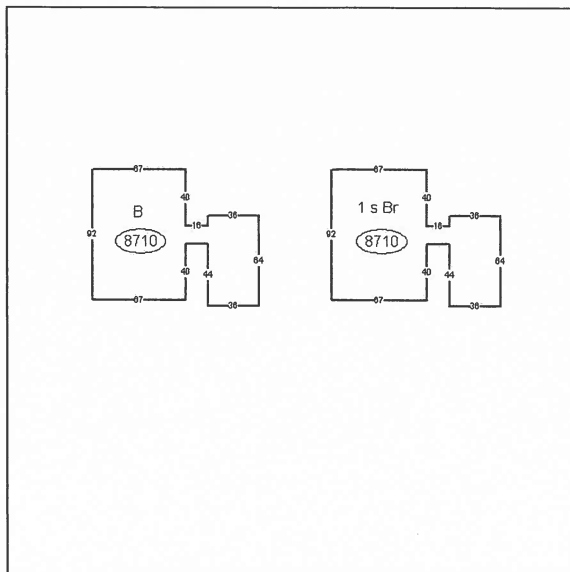
Name:W0001514039 Desc:C01



[Click here for Larger Image](#)

**Sketch Images**

Name:W0001514039 Desc:C01



# 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:

Temple Beth El

PHONE: (Home) ( ) ( ) (Mobile) ( ) ( )

ADDRESS 3330 Grove Avenue

FAX: ( ) ( ) (Work) (804) 355-3564

Richmond, VA 23221

E-mail Address: the-exdir@bethelrichmond.org

### PROPERTY OWNER'S

REPRESENTATIVE: James Byerly

PHONE: (Home) ( ) ( ) (Mobile) ( ) ( )

(Name/Address) 1516 Willow/Lawn Drive, Suite 108

FAX: ( ) ( ) (Work) ( ) ( )

Richmond, VA 23220

E-mail Address: byerlyjaia@huffmorris.com

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 3330 Grove Avenue

TYPE OF APPLICATION: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER \_\_\_\_\_

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.6

APPLICATION REQUIRED FOR: A building permit to construct an addition to existing synagogue.

TAX PARCEL NUMBER(S): W000-1514/039 ZONING DISTRICT: R-6(Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot coverage requirement is not met. Maximum lot coverage shall not exceed 55 percent (55%) of the area of the lot. A lot coverage of 11,773 square feet (55%) is permitted; 11,979 square feet (55.9%) exists/ 12,596.61 square feet (58.8%) is proposed.

DATE REQUEST DISAPPROVED: 07/11/2022

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: 07/11/2022 TIME FILED: 10:35 a.m. PREPARED BY: Colleen Dang

RECEIPT NO. BZAC-115772-2022

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) \_\_\_\_\_ 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: James Byerly DATE: 8/1/2022

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

CASE NUMBER: BZA 33-2022 HEARING DATE: September 7, 2022 AT 1:00 P.M.



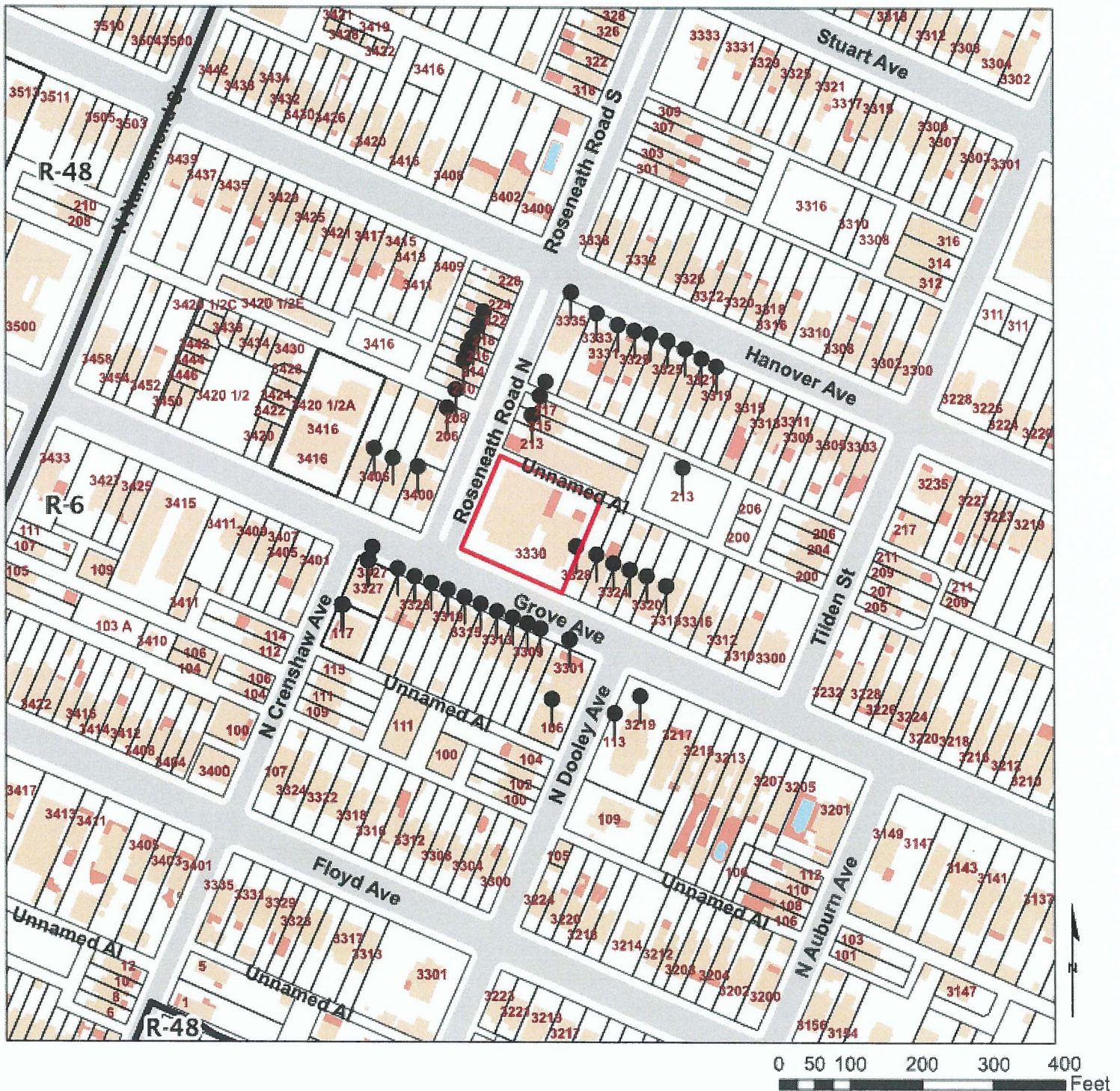
BOARD OF ZONING APPEALS CASE BZA 33-2022  
150' Buffer

APPLICANT(S): Temple Beth El

PREMISES: 3330 Grove Avenue  
(Tax Parcel Number W000-1514/039)

SUBJECT: A building permit to construct an addition to an existing place of worship (synagogue).

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.6  
of the Zoning Ordinance for the reason that:  
The lot coverage requirement is not met.







## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

### CITY OF RICHMOND, VIRGINIA

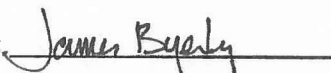
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together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

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



28 July 2022

Mr. Roy Benbow  
Secretary to the Board of Zoning Appeals  
Department of Planning and Development Review  
900 E. Broad Street, Rm. 508  
Richmond, Virginia 23219

Re: BZA Variance Request – 3330 Grove Avenue

Dear Mr. Benbow:

The property owner is requesting a variance for 3330 Grove Avenue in order to permit the addition of an accessible entrance on Grove Avenue and the rear alley off Roseneath Road where the Temple parking lot is located. The proposed addition will also provide for limiting entrance into the Temple for a higher level of security and access. A strict application of the terms of the ordinance would unreasonably restrict the utilization of the property to provide secured and accessible access to the building. The Temple owns three properties that are only separated by public alleys. If the three properties could be included in the calculations the existing buildings and proposed addition would only cover 48 percent of their property. The request meets the following tests:

- (i) The property was acquired in good faith and the hardship was not created by the applicant. The property was acquired in good faith and the hardship was not created by the applicant for the variance.
- (ii) Granting of the variance will not be of substantial detriment to adjacent property and near by properties in the proximity of that geographic area. The variance will not be of any detriment. The Grove Avenue entrance is consistent with the existing entrances in distance to the street and is situated between the two existing entrances. The property north of the alley is owned by the Temple. Both will provide secured accessible ingress and egress to the Temple.
- (iii) The condition or situation of the property concerned is not of a general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance. The issue is unique and is not generally shared by other properties in the district.
- (iv) Granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property. The existing Temple is a permitted use in the R6 zoning classification per section 30-402.1(3).

(v) The relief or remedy sought by the variance application is not available through a special exception process or a zoning medication at the time of the filing of the variance application. There is no special exception, as contemplated by this section, available to address this feature requirement.

Thank you in advance for your assistance. Should you have any questions after reviewing this request, please feel free to contact me at (804) 343-1505.

Sincerely,

HUFFMORRIS ARCHITECTS

A handwritten signature in blue ink that reads "James Byerly". The signature is fluid and cursive, with a long horizontal stroke at the end.

James E. Byerly, AIA

President

Site Plan to determine zoning compliance  
14 June 2022

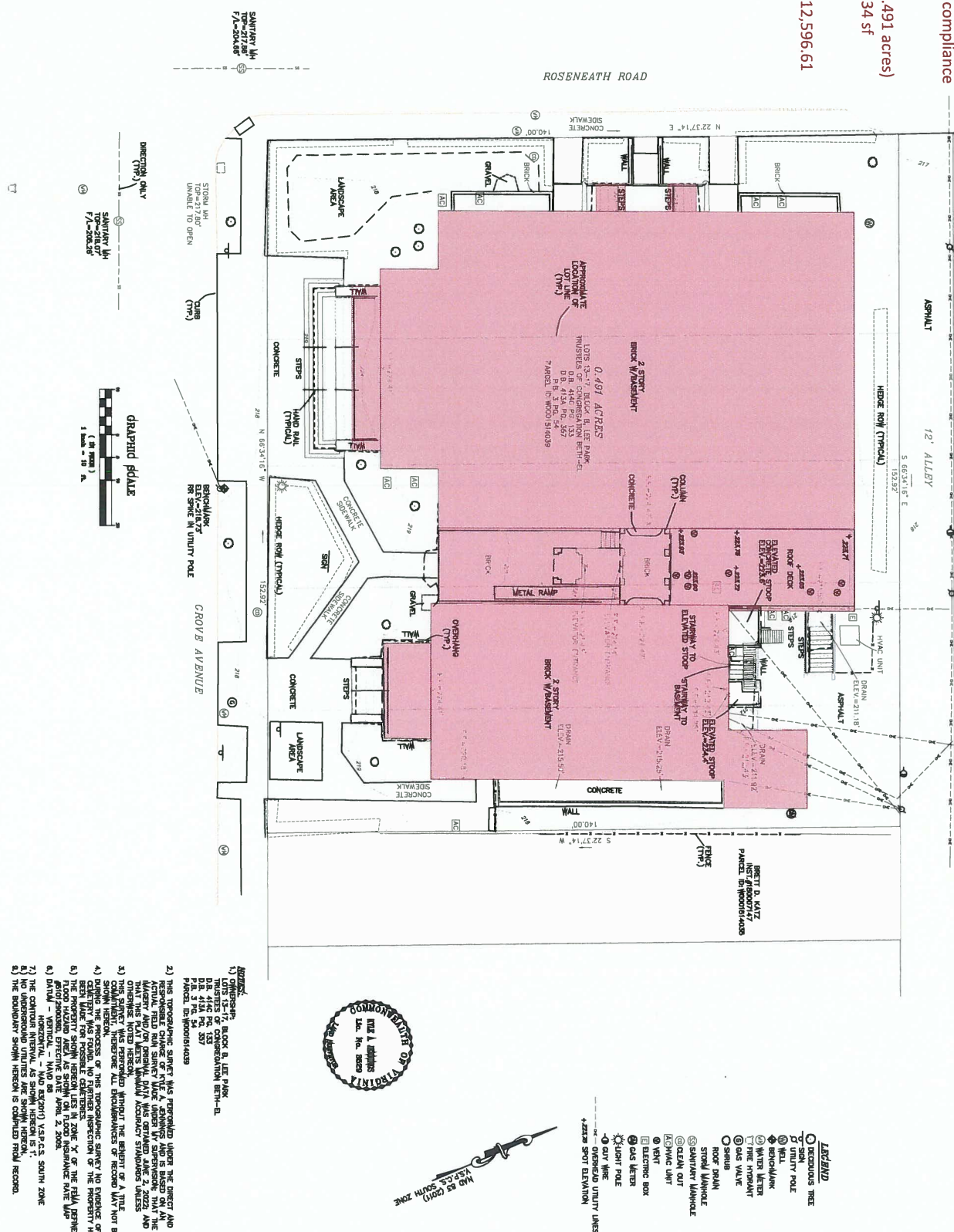
Percent of property: 55

New building area: 617.27 sq ft

New & existing building area: 12,596.61  
Percent of property: 58

**Zoning:** R6

 Property  
 Existing building  
 New Building



TOPOGRAPHIC SURVEY SHOWING 0.491  
ACRES OF LAND LYING ON THE NORTH  
LINE OF GROVE AVENUE AND THE EAST  
LINE OF ROSENEATH ROAD

CITY OF RICHMOND, VA

ThomaSurveying  
Surveying and Consulting

2303 Darley Drive  
Powhatan, VA  
23139  
804-239-5118

## REVISIONS

DESIGNED BY	
DRAWN BY	KJ
CHECKED BY	KJ
SCALE	1"=10'
DATE	6/2/2022
PROJECT NUMBER	

SHEET 1 OF 1



Site Plan to determine zoning compliance  
14 June 2022

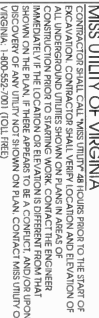
Percent of property: 58

 New Building

Sanitary Min  
Top=217.86'  
F/L=204.66'



DESIGNED BY	
DRAWN BY	KJ
CHECKED BY	KJ
SCALE	1"=10'
DATE	6/2/2022
PROJECT NUMBER	



CONTRACTOR SHALL CALL MISS UTILITY 48 HOURS PRIOR TO THE START OF EXCAVATION. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE ENGINEER IMMEDIATELY IF THE LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN, IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON PLAN. CONTACT MISS UTILITY OR (800-552-7001) (TOLL FREE).

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**1. LACERANT**

① DEBRIDING TREE  
② SINKY POLE  
③ WELL  
④ BENCHMARK  
⑤ WATER METER  
⑥ FINE HYDRANT  
⑦ GAS VALVE  
⑧ SHRUB  
⑨ ROOF DRAIN  
⑩ STORM MANHOLE  
⑪ SANITARY MANHOLE  
⑫ CLEAN OUT  
⑬ ELECTRIC UNIT  
⑭ VENT  
⑮ GAS METER  
⑯ FLUHT POLE  
⑰ GUY WIRE  
⑱ OVERHEAD LINES  
+ 22323 SPOT ELEVATION

- 1. LACERANT**
- ① DEBRIDING TREE  
② SINKY POLE  
③ WELL  
④ BENCHMARK  
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+ 22323 SPOT ELEVATION

1.) DIMENSION: LOTS 13-17, BLOCK B, LEE PARK TRUSTEES OF CONGREGATION BETH-EL D.B. 414C PG. 133

- 1.) DIMENSION: LOTS 13-17, BLOCK B, LEE PARK TRUSTEES OF CONGREGATION BETH-EL D.B. 414C PG. 133

2.) THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY THE DIRECT AND RESPONSIBLE CHARGE SURVEYOR, JENNINGS AND IS BASED ON AN ACTUAL SURVEY OF THE AREA.

- 2.) THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY THE DIRECT AND RESPONSIBLE CHARGE SURVEYOR, JENNINGS AND IS BASED ON AN ACTUAL SURVEY OF THE AREA.

3.) THIS SURVEY WAS PERFORMED WITHOUT MINIMUM ACCURACY STANDARDS UNLESS NOTED HEREON.

- 3.) THIS SURVEY WAS PERFORMED WITHOUT MINIMUM ACCURACY STANDARDS UNLESS NOTED HEREON.

SURVEY NO EVIDENCE OF A CEMETERY  
NO FURTHER INSPECTION OF THE PRO  
BEEN MADE FOR POSSIBLE CEMETERIE

- SURVEY NO EVIDENCE OF A CEMETERY  
NO FURTHER INSPECTION OF THE PRO  
BEEN MADE FOR POSSIBLE CEMETERIE

EFFECTIVE DATE APRIL 2, 2009.  
6.) DATUM - VERTICAL - NAVD 88  
HORIZONTAL - NAD 83(2011)

- EFFECTIVE DATE APRIL 2, 2009.  
6.) DATUM - VERTICAL - NAVD 88  
HORIZONTAL - NAD 83(2011)

9.) THE BOUNDARY SHOWN HEREON IS CO  
RECORD.

- 9.) THE BOUNDARY SHOWN HEREON IS CO  
RECORD.

NAD 83

- NAD 83

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SCALE : AS SHOWN	PROJECT NO. : 10615	PROJECT MANAGER : KEITH STANLEY	QUALITY ASSURANCE : STIG OWENS
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SHEET NO.  
C-101

**C-101**



A1.9 A4.1 SCALE: 1/4" = 1'-0"



**A1.9 A4.1 SCALE: 1/4" = 1'-0"**





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PRODUCT NORTH

NOTE REAR

1  
WORKSHOP APPLIANCES  
WORKS LIST

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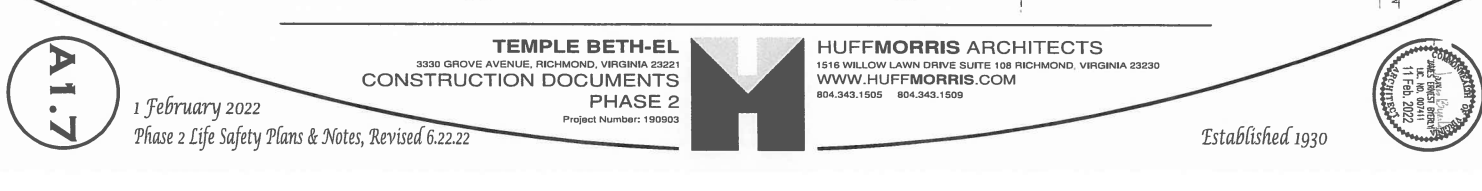
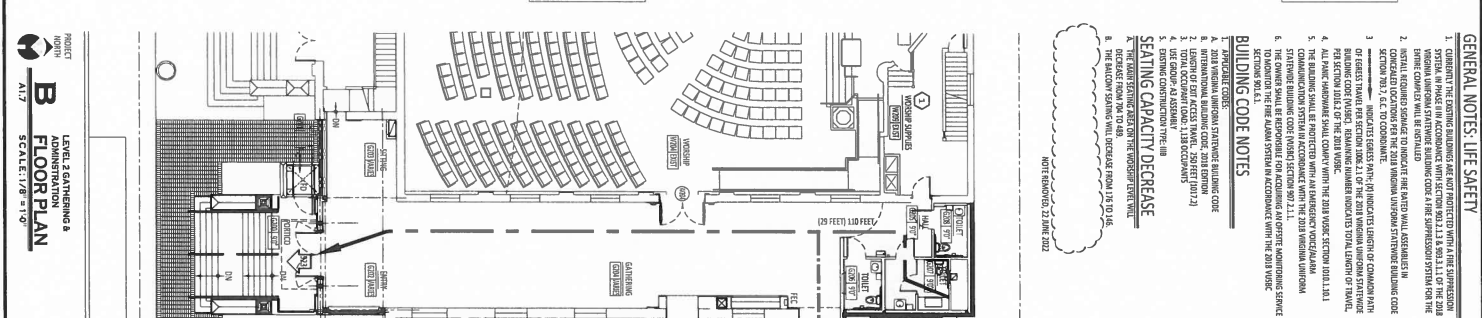
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SYMBOLS LEGEND:	
	DOCKING CLOSET / BATH SPACE
	OFFICES, AIRWAY MOVING
	OCCUPANTS WITH CHILDREN
	SPACE SAVING & CLOSING
	HIGHLY ADAPTED INSIDE DOOR
	REFRIGERATOR
	REFRIGERATOR / WARMER IN THE STREET
	WARMER IN THE STREET / WARMER
	WARMER IN THE STREET
	SECTION OFF BATH
	EXTENSION BATH
	DOOR BUTTON

**FIRST FLOOR PLAN**

OFFICE  
PRINCIPAL'S OFFICE  
NORTH  
SOUTH  
HALL  
RESTROOM

This architectural drawing shows the exterior elevation of the building entrance. It features a set of stairs leading up to a glass-enclosed entrance area. The drawing includes structural details such as columns and beams, and is annotated with dimensions like '10'-0" x 10'-0"', '10'-0" x 10'-0"', and '10'-0" x 10'-0"'. A north arrow points towards the upper right corner.



**A1.7**

1 February 2022

Phase 2 Life Safety Plans & Notes, Revised 6.22.22

**TEMPLE BETH-EL**

3330 GROVE AVENUE, RICHMOND, VIRGINIA 23221

**CONSTRUCTION DOCUMENTS**

**PHASE 2**

Project Number: 190903

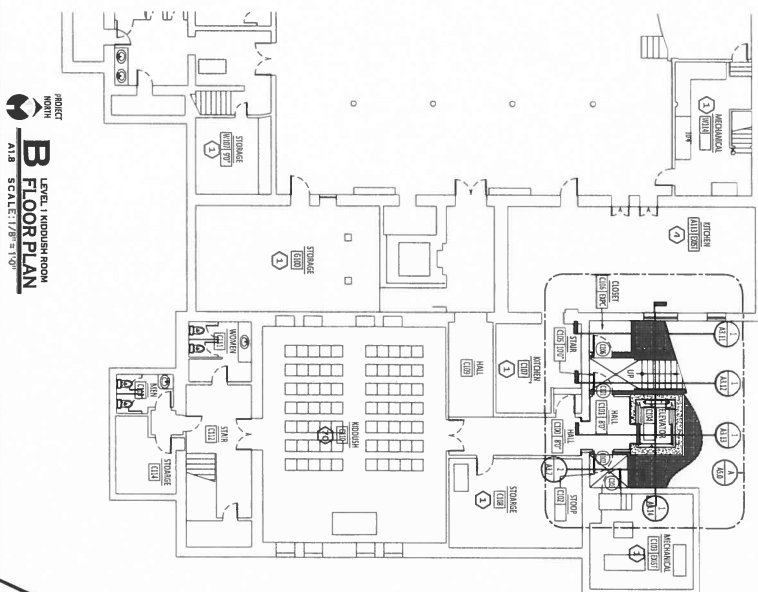
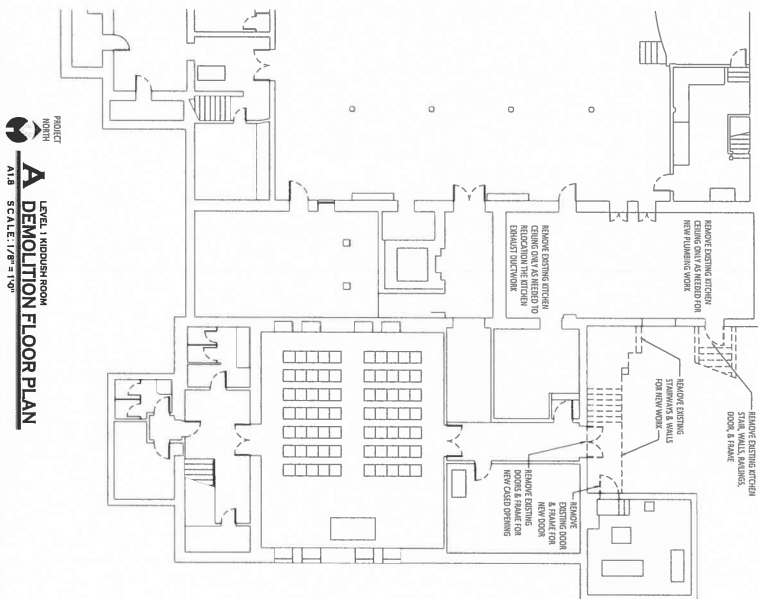
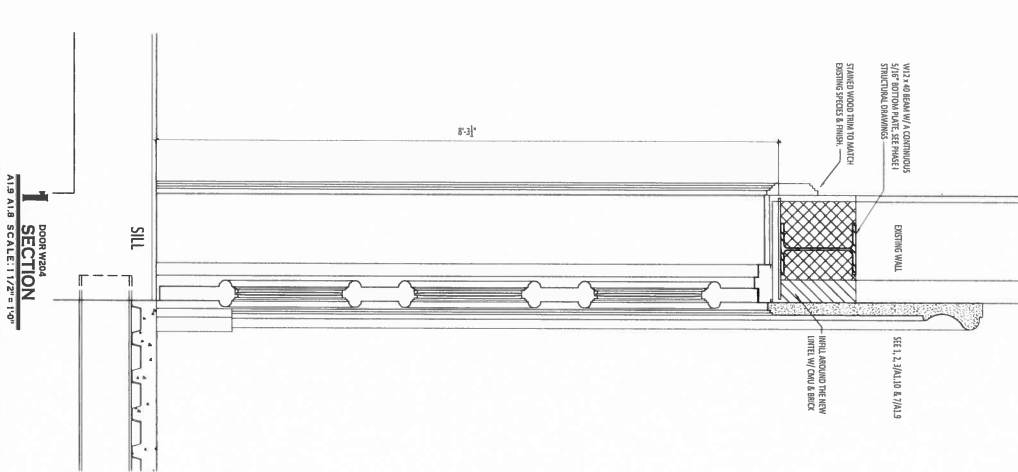
**HUFFMORRIS ARCHITECTS**

1516 WILLOW LAWN DRIVE SUITE 108 RICHMOND, VIRGINIA 23230

**WWW.HUFFMORRIS.COM**

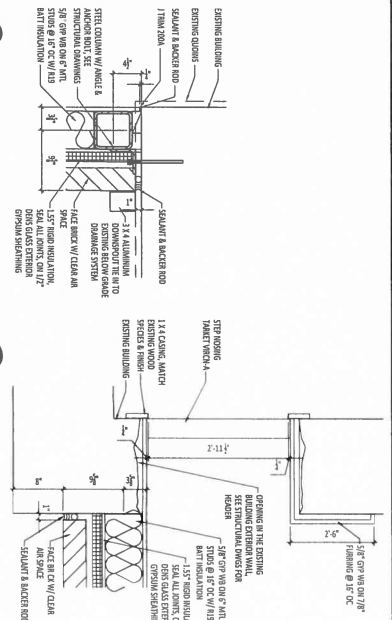
804.343.1505 804.343.1509

Established 1930



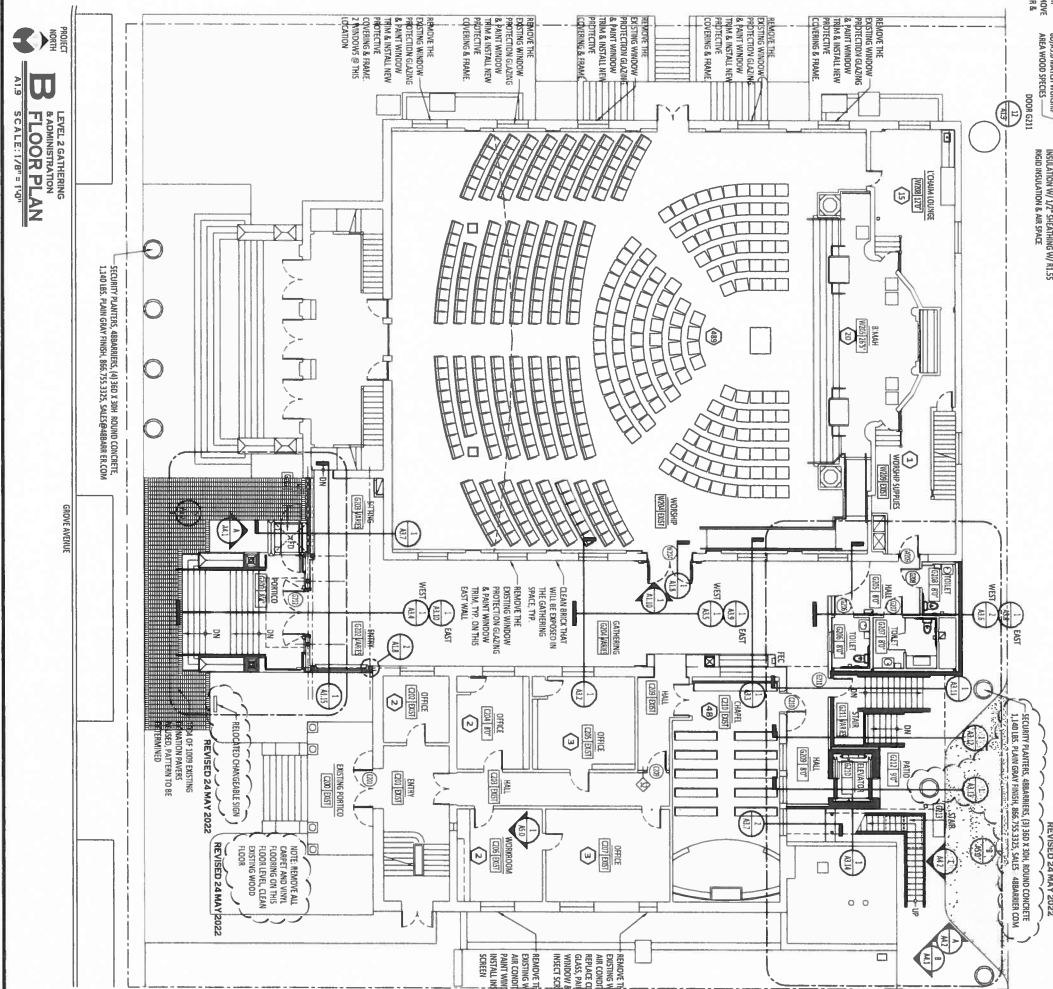
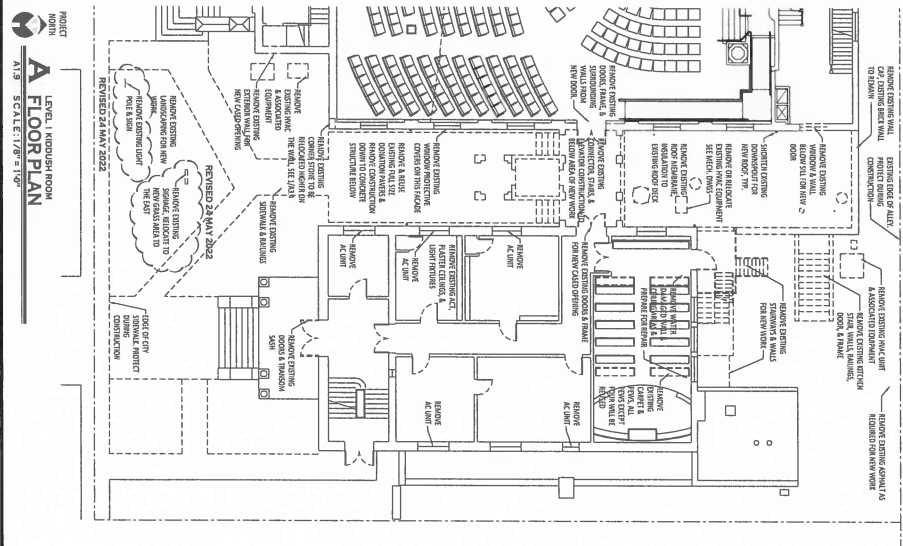
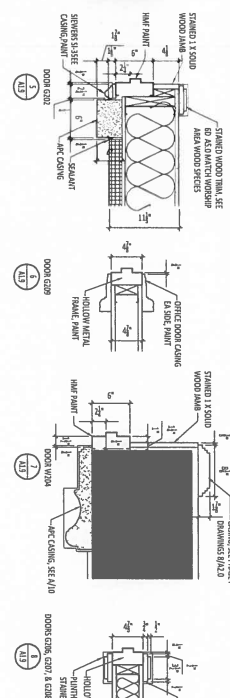
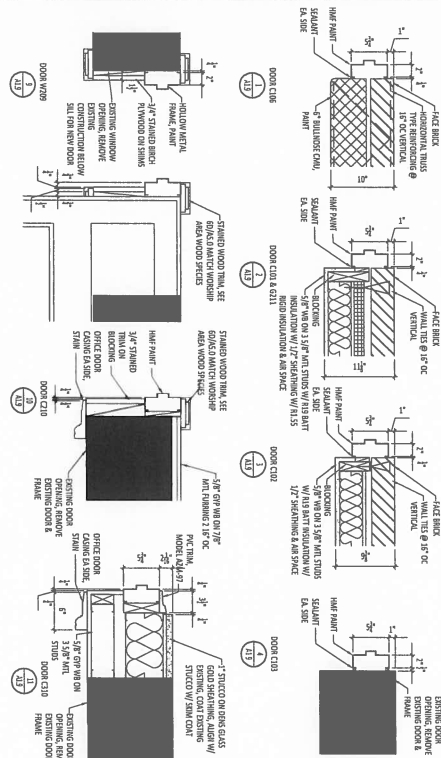
## 2 PLAN DETAIL

## 3 PLAN DETAIL



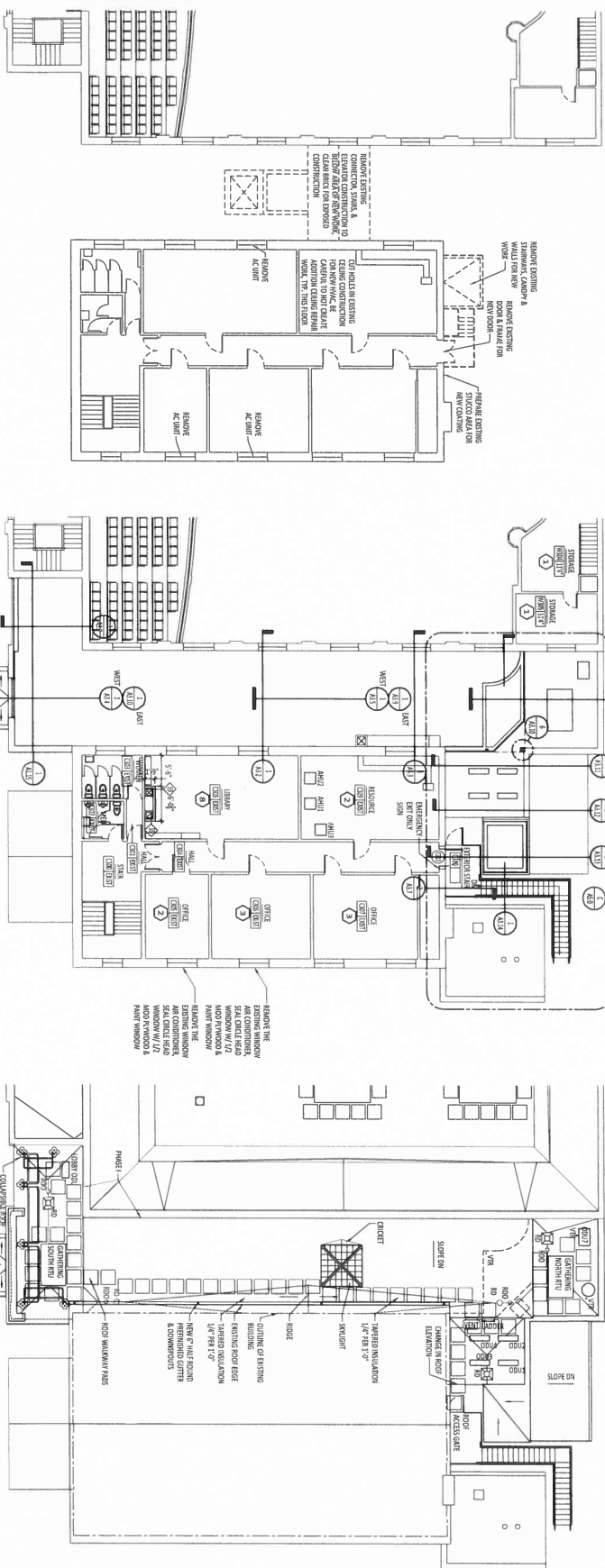
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2	DEMOLITION WORK	1	SQ. YD.	15.00	15.00
3	DEMOLITION WORK	1	SQ. YD.	15.00	15.00
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100	DEMOLITION WORK	1	SQ. YD.	15.00	15.00

2000: 1/2 = 1.00

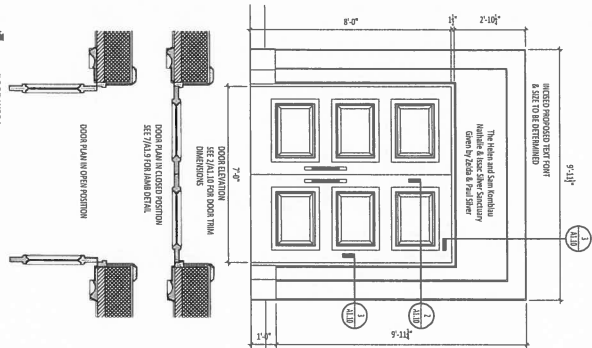


PROJECT NORTH  
B LEVEL 3 ADMINISTRATION  
FLOOR PLAN  
A1.10 SCALE: 1/8" = 1'-0"

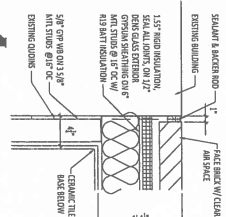
**C ROOF PLAN**  
A1.10 SCALE: 1/8" = 1'-0"



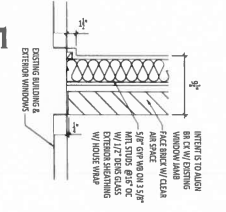
**JAMB APC SECTION**  
 SCALE: 3" = 1'-0"



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

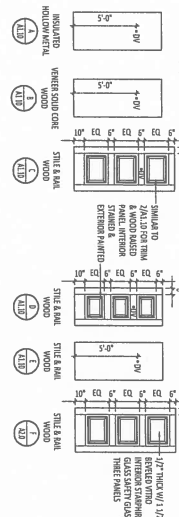


PLAN DETAIL  
A1.9 A1.10 SCALE: 1 1/2" = 1'-0"

[illegible]

PHASE 2 DOOR TYPES

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





The BOARD OF ZONING APPEALS met in the Conference Room of the Department of Public Works, 217 Governor Street, Monday, June 2nd, 1941, at 4:30 P.M.

Present:

E. M. Hastings, Chairman.  
H. C. Messerschmidt,  
F. E. Brown.  
W. F. Woodson, Secretary.

The Board proceeded to consider the following:

APPEAL #298, being an appeal filed by Edward F. Sinnott, Architect, for the Congregation Beth-El, for permission to erect an addition to Beth-El Synagogue, located at 3330 Grove Avenue, said addition occupying the entire required rear yard.

Proponents:

E. F. Sinnott, Architect, who explained the plans to the Board, and the following members of the Beth-El Congregation; R. Goldman, I. Grow, J. B. Wasserman, M. J. Leiberman, Joe Brown, A. M. Rubenstein, Henry Fine, B. H. Feldman, I. Passamanneck, L. Gross, and Henry Lovenstein.

Opponents:

A. H. Ewing, representing his mother, who resides at 213 Roseneath Road, W. N. Street, 3320 Grove Avenue, W. S. Sorg, 3317 Grove Avenue, C. C. Berry, 3326 Grove Avenue, J. H. Watkins, 3324 Grove Avenue, Roy Childrey, 3322 Grove Avenue, J. D. Hardenburg, representing 3328 Grove Avenue, J. A. Oline, 3311 Grove Avenue, F. T. Glenn, 3319 Grove Avenue, and P. O. Miller, Mrs. Ewing and others.

The following resolution was made, duly seconded and adopted. Ayes, four; Hastings, Messerschmidt, Brown and Woodson. Noes, none.

RESOLVED. that in the matter of the appeal filed by E. F. Sinnott, Architect for the Congregation of Beth-El, for permission to erect an addition to Beth-El Synagogue, located at 3330 Grove Avenue, said addition occupying the entire rear yard.

The Board, after giving public notice, holding and public hearing and considering all data, hereby grants permission on the condition that a minimum of 10 ft. is provided for the rear yard and a side yard of 15 ft. is provided along the west side of the building.

APPEAL #299, being an appeal filed by Rosa Blank for permission to erect a two-story brick store and dwelling at 1223 West Leigh Street. The proposed building to replace a non-conforming frame store.

Proponents:

Rosa Blanks.

Opponents:

None.

After consideration of the right of the Board to grant such

Letters from Raab & Co. and Dr. Beverly R. Tucker were in favor of extending the B-2 business district.

After a general discussion the Secretary was instructed to write a letter to the Committee on Ordinances informing them that the Board was trying to work out a solution that would be satisfactory to the petitioners without changing the ordinance, and that the Board was therefore not prepared to report now.

**Amendment #53**

Petition of G. R. Baber and Mrs. Frances Owen to change the Zoning Ordinance so as to permit the extension of the present garage and auto repair shop, located at 2900 North Avenue, to the alley.

Messrs. G. R. Baber, W. D. Cheatwood and J. A. Umlauf spoke in favor of the petition. There was no opposition.

The Building Inspector was requested to confer with Mr. Baber with the purpose of working out a solution that would meet Mr. Baber's requirements without amending the ordinance.

The Secretary was instructed to report to the Ordinance Committee of the negotiations and to state that the Board was not prepared to report at this time.

Mr. Saville moved that the Board adjourn. This was <sup>adopted</sup> ~~seconded~~ and the meeting was then adjourned.

W. F. Woodson  
S E C R E T A R Y

Morton G. Thalhimer  
C H A I R M A N

THE BOARD OF ZONING APPEALS met in room 311, City Hall, Monday, June 9, 1930 at 4 P.M.

**PRESENT:**

Morton G. Thalhimer, Chairman,  
H. Carl Messerschmidt,  
J. B. Shinn,  
W. F. Woodson, Secretary.

The Board proceeded to consider the following:

**Appeal #85**

An appeal, filed by R. W. Hardesty, and Courtney S. Welton, for Grove Avenue Presbyterian Church, for permission to erect a Sunday-School Building, occupying the entire rear yard area, at the northeast corner of Grove Avenue and Roseneath Road.

Mr. C. S. Welton, Architect, representing the Church, explained their request. There was no opposition.

Mr. Messerschmidt moved to waive the rear yard requirements and grant permission to erect the building. The motion was duly seconded and adopted.

Ayes, five, Thalhimer, Fox, Messerschmidt, Shinn, Woodson (Mr. Fox having appeared and was seated previous to taking this ballot).  
Noes, none.

#### Appeal #86

An appeal, filed by Alice P. Smith, Blanche P. Thomas, and A. L. Johnson for permission to erect a gasoline filling station at the northwest corner of Cary and Meadow Sts. The Board is requested to fix the district line between the B-1 business district and the A-2 residence district.

Mr. A. L. Johnson, representing the owners, explained their request to the Board.

The following citizens appeared in opposition: Mrs. B. Phillips, n/e corner Cary and Meadow Sts.; Messers Wm. Wiesnewsky, 1925 West Cary St.; and L. A. Page, 1921 West Cary St. Mr. C. M. Little was present and stated he had no objection.

Mr. Fox moved that the western district line between the B-1 business district and the A-2 residence district on the north side of Cary Street between Meadow and Rowland Streets be fixed by a line forty (40') feet west of and parallel to Meadow Street. The motion was duly seconded and adopted.

Ayes, five, Thalhimer, Fox, Messerschmidt, Shinn, Woodson,  
Noes, None.

#### Appeal #87

An appeal, filed by Mrs. P. L. Day, requesting the Board to fix the district line between the B-1 business district and the A-2 residence district on the west side of 27th St., between O and P Sts.

Mrs. P. L. Day explained her request to the Board.

The following citizens were opposed to business fronting on 27th Street: W. G. Kuhn, 914 No. 27th St.; C.A. West, 913 No. 27th St.; J. W. Arnold, representing F. L. Gary, 908 No. 27th St.; Carrie B. McDowell, 916 No. 27th St., represented by her husband; T. W. Tyler, 911 No. 27th St.; N. J. Smith, representing A. B. Smith, 917 No. 27th St.; W. S. Woody, 916 No. 27th St.; J. H. Burnett, 912 No. 27th St.; Mrs. W. T. Acree, 915 No. 27th St.; Mrs. E. M. Huband, 927 No. 27th St.; and A. L. Smith, 905 No. 27th St.

Mr. Shinn moved that the district line between the B-1 business district and the A-2 residence district on the west side of 27th St., between O and P Sts., be fixed as a line 34 feet south of and parallel to P Street. The motion was duly seconded and adopted.

Ayes, five, Thalhimer, Fox, Messerschmidt, Shinn, Woodson,  
Noes, none.

#### Amendment #54

An Ordinance to amend the Zoning Ordinance by adding a new article and section thereto to be designated Article 10a, Section 28a, prohibiting gasoline or oil filling stations and public garages to be located within 150 feet in an airline of any entrance of any