



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

February 2, 2023

Dennis J Rudzinski, Jr. & Angela Foster  
307 N Rowland Street  
Richmond, Virginia 23220

James River Construction, LLC  
8728 Forest Hill Avenue  
Richmond, Virginia 23235  
Attn: Ken Felts

To Whom It May Concern:

**RE: BZA 05-2023**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, March 1, 2023 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 a one story rear addition to a single-family (attached) dwelling at 307 NORTH ROWLAND STREET (Tax Parcel Number W000-0906/033, 2<sup>nd</sup> District), 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 **764 300 946#**. 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 2023 drop-down, click meeting details for March 1, 2023 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 05-2023  
Page 2  
February 2, 2023

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 name "Roy" being the most prominent.

Roy W. Benbow, Secretary  
Phone: (804) 240-2124  
E-mail: [Roy.Benbow@rva.gov](mailto: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.

2010 Hanover Ave Llc  
5413 Patterson Ave #200  
Richmond, VA 23226

Aylsworth Joseph Lynn  
2024 Hanover Avenue  
Richmond, VA 23220

Baraldi Alessio Alfredo And Pridgen  
Tyler  
2008 Hanover Ave  
Richmond, VA 23220

Barefoot John Benjamin Revocable  
Trust  
2103 Stuart Ave  
Richmond, VA 23220

Barrowman Donald W & Janice B  
2100 Hanover Ave  
Richmond, VA 23220

Britton Lisa And Hebert Eric  
2016 Hanover Avenue  
Richmond, VA 23220

Brock David F  
306 N Meadow St  
Richmond, VA 23220

Bullard Jerry R & Murphy Theresa L  
305 N Rowland Street  
Richmond, VA 23220

Cooperman Gregory S And Pallai  
Cassandra Marie  
2101 Stuart Ave  
Richmond, VA 23220

Dick Danielle M  
304 N Rowland Street  
Richmond, VA 23220

Dumas Irrevocable Trust Trustee  
152 Honey Locust  
Richmond, VA 23238

Durden Douglas W  
2020 Hanover Ave  
Richmond, VA 23220

Epps Christian B Revocable Trust  
Vaughan E C Jr & Boyd B R Trustees  
108 Berkshire Rd  
Richmond, VA 23221

Farrell Nicholas P & Erica K  
2021 Stuart Avenue  
Richmond, VA 23220

Glaser Stuart A And Helen Maya  
306 N Rowland St  
Richmond, VA 23220

Harmon Mark E And Patrice J  
2109 Stuart Ave  
Richmond, VA 23220

Hubbard Maury A Jr And Anne S  
2018 Hanover Ave  
Richmond, VA 23220

Jarry Ryan Mitchell And Marcy  
Catherine Perona  
310 N Meadow St  
Richmond, VA 23220

Jernigan Brenda M  
309 N Rowland Street  
Richmond, VA 23220

Julevest Llc  
2013 Stuart Ave  
Richmond, VA 23220

Kasten Conner And Tatman Rachael  
2107 Stuart Avenue  
Richmond, VA 23221

Kirkpatrick Peter S & Francoise R  
312 N Rowland St  
Richmond, VA 23220

Kona Matthew P And Bornstein  
Delatorre Alejandra E  
2006 Hanover Avenue  
Richmond, VA 23220

Lewis Revocable Trust Trustees  
2012 Hanover Ave  
Richmond, VA 23221

Livingston Richard M Jr And Margaret A  
2007 Stuart Ave  
Richmond, VA 23220

Lombana Alfonso And Daniel  
302 N Rowland St  
Richmond, VA 23220

Marshall Wesley G And Dana H  
2022 Hanover Ave  
Richmond, VA 23220

Mullen Jennifer D And Edward A  
2011 Stuart Ave  
Richmond, VA 23220

Painter William G And Kathleen M  
304 N Meadow St  
Richmond, VA 23220

Parker Grace Schneckenburger  
Revocable Trust Trustee  
2015 Stuart Ave  
Richmond, VA 23220

Perdue David K And Wendy C  
312 N Meadow St  
Richmond, VA 23220

Sachs Leonard R And Mary A T  
2023 Stuart Ave  
Richmond, VA 23220

Sotiropoulos Fotis And Arcan Hrisanti  
2005 Stuart Ave  
Richmond, VA 23220

Suter Karen E C  
2009 Stuart Ave  
Richmond, VA 23220

Waldrop Kenneth B And Lisa L  
2014 Hanover Ave  
Richmond, VA 23220

Wall Charles E And Pauline T  
2017 Stuart Avenue  
Richmond, VA 23220

White Michael F And Daniella K  
308 N Meadow Street  
Richmond, VA 23220

Williams Bret F  
2019 Stuart Ave  
Richmond, VA 23220

Wolf Franklin S Trs And Gini A Blostein  
Wolf Trs  
310 N Rowland St  
Richmond, VA 23220

Womack Steven D And Barbara H  
480 44th Avenue Dr Nw  
Hickory, NC 28601

**Property: 307 N Rowland St Parcel ID: W0000906033****Parcel**

**Street Address:** 307 N Rowland St Richmond, VA 23220-  
**Owner:** RUDZINSKI DENNIS J JR  
**Mailing Address:** 307 N ROWLAND STREET, RICHMOND, VA 23220  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 216 - Fan District 1  
**Property Class:** 120 - R Two Story  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2023  
**Land Value:** \$215,000  
**Improvement Value:** \$483,000  
**Total Value:** \$698,000  
**Area Tax:** \$2  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 2788.34  
**Acreage:** 0.064  
**Property Description 1:** 0020.06X0139.00 0000.064 AC  
**State Plane Coords( ?):** X= 11783076.2063 Y= 3726732.161267  
**Latitude:** 37.55355863 , **Longitude:** -77.464741

**Description**

**Land Type:** Residential Lot F  
**Topology:** Level  
**Front Size:** 20  
**Rear Size:** 139  
**Parcel Square Feet:** 2788.34  
**Acreage:** 0.064  
**Property Description 1:** 0020.06X0139.00 0000.064 AC  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11783076.2063 Y= 3726732.161267  
**Latitude:** 37.55355863 , **Longitude:** -77.464741

**Other**

**Street improvement:** Paved  
**Sidewalk:** Yes

**Assessments**

| Assessment Year | Land Value | Improvement Value | Total Value | Reason        |
|-----------------|------------|-------------------|-------------|---------------|
| 2023            | \$215,000  | \$483,000         | \$698,000   | Reassessment  |
| 2022            | \$175,000  | \$437,000         | \$612,000   | Reassessment  |
| 2021            | \$155,000  | \$431,000         | \$586,000   | Reassessment  |
| 2020            | \$140,000  | \$422,000         | \$562,000   | Reassessment  |
| 2019            | \$140,000  | \$389,000         | \$529,000   | Reassessment  |
| 2018            | \$125,000  | \$360,000         | \$485,000   | Reassessment  |
| 2017            | \$125,000  | \$328,000         | \$453,000   | Reassessment  |
| 2016            | \$115,000  | \$320,000         | \$435,000   | Reassessment  |
| 2015            | \$115,000  | \$311,000         | \$426,000   | Reassessment  |
| 2014            | \$115,000  | \$304,000         | \$419,000   | Reassessment  |
| 2013            | \$98,000   | \$281,000         | \$379,000   | Reassessment  |
| 2012            | \$98,000   | \$281,000         | \$379,000   | Reassessment  |
| 2011            | \$98,000   | \$296,000         | \$394,000   | CarryOver     |
| 2010            | \$98,000   | \$296,000         | \$394,000   | Reassessment  |
| 2009            | \$97,600   | \$307,700         | \$405,300   | Reassessment  |
| 2008            | \$80,000   | \$339,600         | \$419,600   | Reassessment  |
| 2007            | \$72,200   | \$339,600         | \$411,800   | Reassessment  |
| 2006            | \$72,200   | \$328,600         | \$400,800   | Correction    |
| 2005            | \$81,800   | \$278,000         | \$359,800   | Reassessment  |
| 2004            | \$75,000   | \$255,000         | \$330,000   | Reassessment  |
| 2003            | \$75,000   | \$255,000         | \$330,000   | Reassessment  |
| 2002            | \$49,200   | \$270,500         | \$319,700   | Reassessment  |
| 2001            | \$40,300   | \$221,700         | \$262,000   | Reassessment  |
| 2000            | \$35,000   | \$170,500         | \$205,500   | Reassessment  |
| 1998            | \$35,000   | \$155,000         | \$190,000   | Not Available |

**Transfers**

| Transfer Date | Consideration Amount | Grantor Name                          | Deed Reference | Verified Market Sale Description            |
|---------------|----------------------|---------------------------------------|----------------|---|
| 07/20/2017    | \$703,000            | GRAPER ROBERT G AND SARAH B           | ID2017-14912   | 1 - VALID SALE-Valid, Use in Ratio Analysis |
| 03/14/2013    | \$465,000            | WAECHTER BRYAN J                      | ID2013-5485    | 1 - VALID SALE-Valid, Use in Ratio Analysis |
| 06/02/2009    | \$405,000            | REED PHILIP W &                       | ID2009-11656   | 1 - VALID SALE-Valid, Use in Ratio Analysis |
| 03/26/2004    | \$393,000            | LUND LAUREL A                         | ID2004-9399    |   |
| 06/05/2002    | \$294,500            | SIMMONS HENRY C AND                   | ID2002-18965   |   |
| 03/26/2002    | \$0                  | SIMMONS HENRY C & MCDONALD<br>HELEN C | ID2002-10197   |   |
| 11/15/2001    | \$240,000            | BAUER OTTO J & FLORENCE B             | ID2001-30977   |   |

**Planning**

**Master Plan Future Land Use:** NH-MU  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Planning District:** Near West  
**Traffic Zone:** 1095  
**City Neighborhood Code:** FAN  
**City Neighborhood Name:** The Fan  
**Civic Code:**  
**Civic Association Name:** Fan Area Business Alliance  
**Subdivision Name:** NONE  
**City Old and Historic District:**  
**National historic District:** Fan Area  
**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        | 1002  | 0410001     | 041000 |
| 1990        | 103   | 0410001     | 041000 |

**Schools**

**Elementary School:** Fox  
**Middle School:** Binford  
**High School:** Jefferson

**Public Safety**

**Police Precinct:** 3  
**Police Sector:** 313  
**Fire District:** 10  
**Dispatch Zone:** 036A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 2  
**Voter Precinct:** 208  
**State House District:** 78  
**State Senate District:** 14  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - 2Sty.B.TH  
**Year Built:** 1904  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 8  
**Number Of Bed Rooms:** 3  
**Number Of Full Baths:** 1  
**Number Of Half Baths:** 1  
**Condition:** good for age  
**Foundation Type:** 1/4 Bsmt, 3/4 Crawl  
**1st Predominant Exterior:** Brick  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Flat or Shed  
**Roof Material:** Metal  
**Interior Wall:** Plaster  
**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 Detached Garage

**Extension 1 Dimensions**

**Finished Living Area:** 2120 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 240 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 432 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 0 Sqft  
**Deck:** 0 Sqft



### Property Images

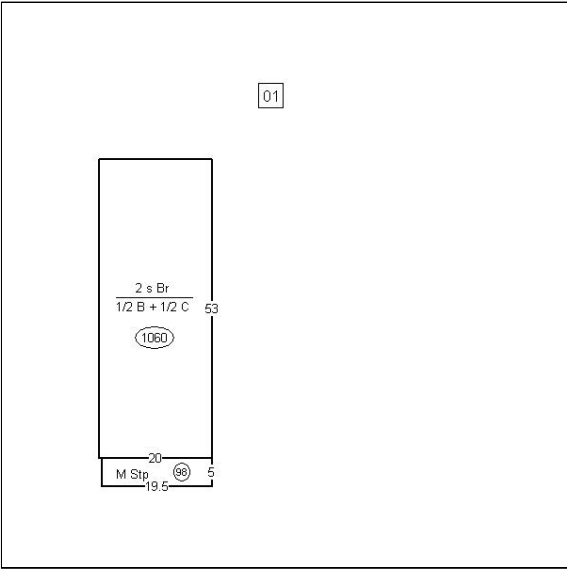
Name:W0000906033 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:W0000906033 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:** Dennis J Rudziaski, Jr. & Angela Foster **PHONE: (Home)** ( ) **(Mobile)** (804) 837-5380  
**ADDRESS** 307 N Rowland Street **FAX:** ( ) **(Work)** ( )  
Richmond, Virginia 23220 **E-mail Address:** amarief30@yahoo.com; djrudz@msn.com

## PROPERTY OWNER'S

**REPRESENTATIVE:** James River Construction, LLC **PHONE: (Home)** ( ) **(Mobile)** (804) 306-6803  
**(Name/Address)** 8728 Forest Hill Avenue **FAX:** ( ) **(Work)** ( )  
Richmond, Virginia 23235 **E-mail Address:** permits@jamesriverconstruction.com  
Attn: Ken Felix

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

**PROPERTY ADDRESS (ES)** 307 N Rowland Street  
**TYPE OF APPLICATION:** ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER \_\_\_\_\_  
**ZONING ORDINANCE SECTION NUMBERS(S):** 30-300, 30-412.5(2)b & 30-412.6  
**APPLICATION REQUIRED FOR:** A building permit to construct a one story rear addition to a single-family attached dwelling.  
**TAX PARCEL NUMBER(S):** W000-0906/033 **ZONING DISTRICT:** R-6 (Single-Family Attached Residential)  
**REQUEST DISAPPROVED FOR THE REASON THAT:** The side yard (setback) and lot coverage requirements are not met. Side yards of three feet (3') are required except where buildings are attached; none are proposed. Maximum lot coverage shall not exceed fifty-five percent (55%) of the area of the lot. A lot coverage of 1,533.5 square feet (55%) is permitted; 1,495.0 square feet (54%) exists/ 1,833.47 square feet (66%) is proposed.

**DATE REQUEST DISAPPROVED:** January 17, 2023 **FEE WAIVER:** YES ☐ NO: ☒  
**DATE FILED:** January 11, 2023 **TIME FILED:** 2:30 p.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-123858-2023  
**AS CERTIFIED BY:** [Signature] **(ZONING ADMINSTRATOR)**

**I BASE MY APPLICATION ON:**  
**SECTION 17.20 PARAGRAPH(S)** \_\_\_\_\_ **OF THE CHARTER OF THE CITY OF RICHMOND**  
**SECTION 15.2-2309.2** ☐ **OF THE CODE OF VIRGINIA** **[OR]**  
**SECTION 1040.3 PARAGRAPH(S)** (1) **OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND**

## TO BE COMPLETED BY APPLICANT

**I have received the handouts, Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter** ☒  
**I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.**  
**SIGNATURE OF OWNER OR AUTHORIZED AGENT:** [Signature] **DATE:** 1/11/2023

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

**CASE NUMBER:** BZA 05-2023 **HEARING DATE:** March 1, 2023 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 05-2023  
150' Buffer

APPLICANT(S): Dennis J Rudzinski, Jr. & Angela Foster

PREMISES: 307 North Rowland Street  
(Tax Parcel Number W000-0906/033)

SUBJECT: A building permit to construct a one story rear addition to a single-family (attached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.5(2)b & 30-412.6  
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](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.

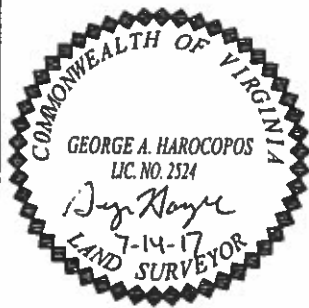
Acknowledgement of Receipt by Applicant or Authorized Agent: 



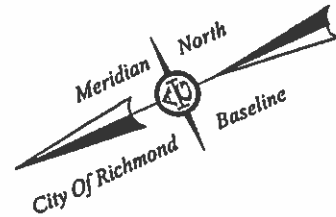
This is to certify that on 7/14/17  
I made an accurate field survey of the known premises  
shown hereon; that all improvements known or visible  
are shown hereon; that there are no encroachments by  
improvements either from adjoining premises, or from  
subject premises upon adjoining premises, other than  
shown hereon.

NOTE: THIS LOT APPEARS  
TO BE IN FEMA FLOOD ZONE  
X AS SHOWN ON HUD  
COMMUNITY PANEL NUMBERS  
5101290037D

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

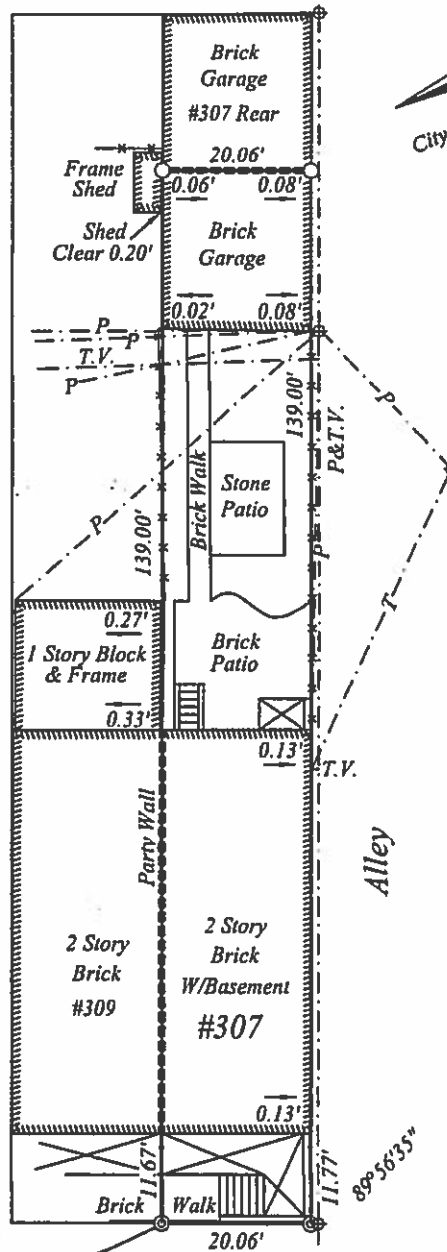


Alley



### LEGEND

- ⊕ Power Pole
- Property Corner
- ⊙ Nail/F



159.75' To The S/L Of  
Stuart Avenue

## N. ROWLAND STREET

SURVEY OF  
LOT AND IMPROVEMENTS THEREON LOCATED AT  
**#307 N. ROWLAND STREET**  
RICHMOND, VIRGINIA

JN 46605

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 AGHAROCOPOS@VERIZON.NET

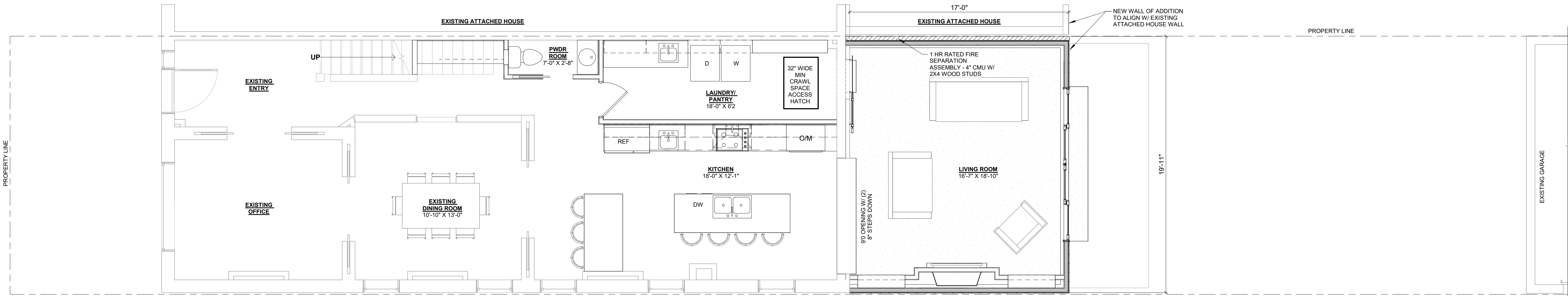
Scale 1"=20' Date 7/14/17 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE  
USE OF THE CONVEYANCE TO  
Dennis Rudzinski Jr.



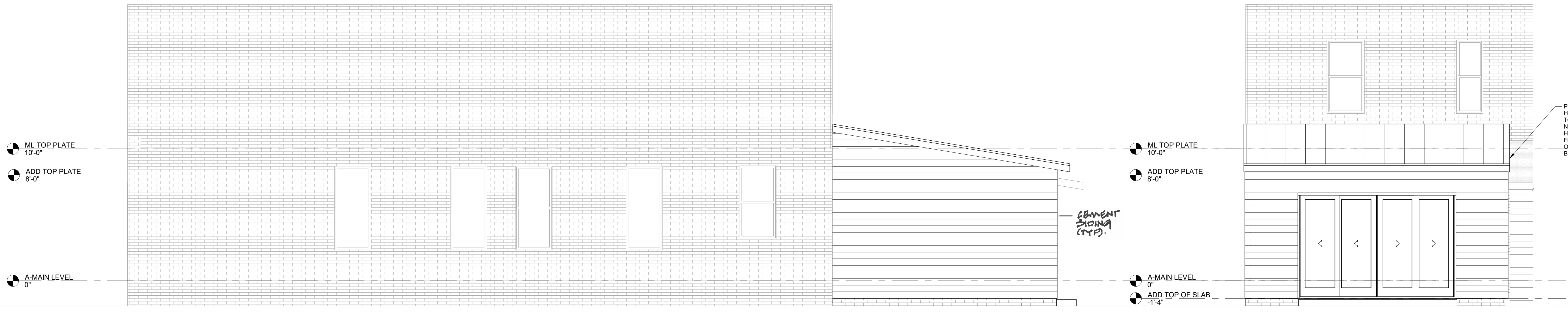






HOUSE INTERIOR AREAS  
EXISTING FIRST FLOOR = 960 SF  
ADDITION FIRST FLOOR = 310 SF  
SECOND FLOOR = 960 SF (NO NEW WORK TO BE DONE ON THE SECOND FLOOR)

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



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

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

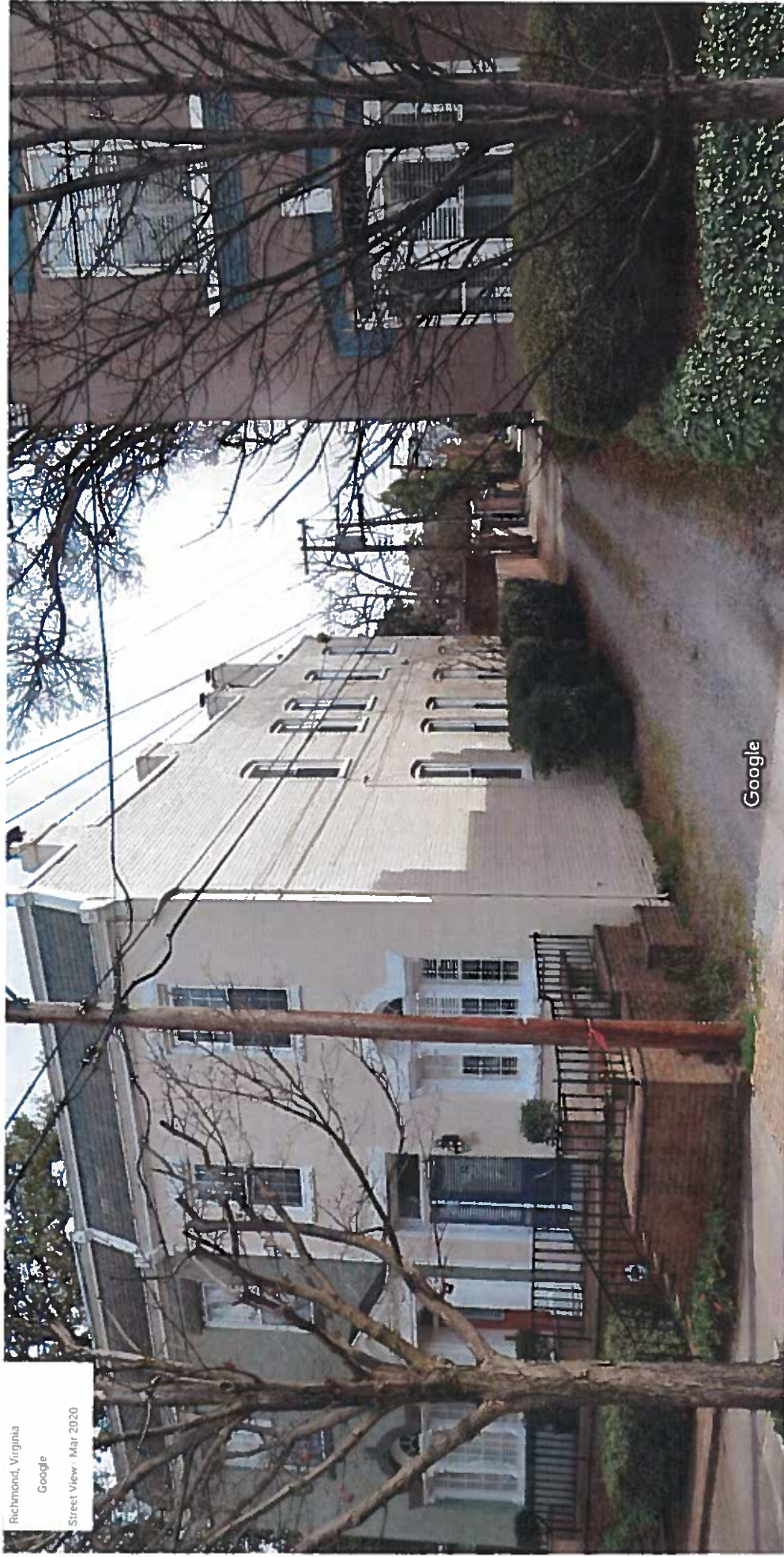


Image capture Mar 2020 © 2023 Google



January 11, 2022

Richmond City Zoning Department  
David Duckhardt and Zoning Staff  
900 E. Broad Street, Room 108  
Richmond, VA 23219

RE: Renovation and Addition to Foster Residence  
307 N. Rowland Street

David

We have been contracted by James River Construction to design an addition and renovation to the above address but we have run into an issue concerning the allowed lot coverage. Currently the property has a 54% lot coverage with the existing house and detached garage. The property is zoned R-6 which allows lot coverage not to exceed 55%. With the addition that the clients would like to do, the lot coverage would increase to 66%. We would like to apply for a variance to allow for the 340 square foot addition. The attached drawings show the square footages of the property with the existing house and garage as well as the proposed addition on it.

We feel that the house as it is does not meet the homeowner's needs and is not in keeping with modern designs and layouts of homes. In order to modernize, the home requires a larger kitchen and family living space. The addition we are proposing would add a large family living space to the rear of the house. Then a renovation to the existing space to accommodate a larger and more open kitchen. We would also add laundry, pantry and additional storage space that is needed in more modern homes.

We plan to match the materials and scale of the existing house as well as have similar materials and scale to the attached house on the adjacent property. The house on the adjacent property that shares a party wall with this house has an existing addition of similar size and design. There also appear to be several properties on this block that exceed the 55% lot coverage. We feel that the proposed addition for this property would be of similar scale and design as other properties in the neighborhood.

If you have any questions or concerns, please contact me at (804) 314-6229

Sincerely,

A handwritten signature in black ink that reads "B-MR." in a stylized, cursive font.

Brian Maslyk, AIA, AICP  
President

