



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

April 10, 2023

Tom Gay
24 Libbie Avenue
Richmond, VA 23226

Add a Deck, Inc.
6408 Mallory Drive
Henrico, VA 23226
Attn: James Catts

To Whom It May Concern:

RE: BZA 09-2023

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, May 3, 2023 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct an addition to a single-family (detached) dwelling at 24 LIBBIE AVENUE (Tax Parcel Number W021-0407/014), 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 **985 292 831#**. 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 May 3, 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 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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Page 2
April 10, 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 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.

Ball Patricia G
99 Maple Ave
Richmond, VA 23226

Burgess John M
5608 Matoaka Rd
Richmond, VA 23226

Claudia Heinz Llc
11617 Hickory Lake Ter
Glen Allen, VA 23059

Easley Linda K
21 Libbie Ave
Richmond, VA 23226

Ferrell Leavenworth M And Courtney P
7 Maple Ave
Richmond, VA 23226

Green Weslie Erin And Mineart Daniel
23 Libbie Ave
Richmond, VA 23226

Hawthorne Dean S And Carpenter
Judith W
102 Libbie Ave
Richmond, VA 23226

Hyman James Heath And Kari T
Revocable Trust Trustees
100 Libbie Ave
Richmond, VA 23226

Manning Anthony P
97 Maple Ave
Richmond, VA 23226

Mccarthy Karen L
25 Libbie Ave
Richmond, VA 23229

Michael Mary M
95 Maple Ave
Richmond, VA 23226

Oken Donald E & Mary L Co Trustees
The Oken Trust
91 Maple Ave
Richmond, VA 23226

Ransom Mary M And Rushing David
Lewis
27 Libbie Avenue
Richmond, VA 23226

Silver Paul F And Zelda K
Po Box 17068
Richmond, VA 23226

Urban William G And Anne K
29 Libbie Ave
Richmond, VA 23226

White Gail S
93 Maple Ave
Richmond, VA 23226

Willson Mary Sherman
22 Libbie Ave
Richmond, VA 23226

Property: 24 Libbie Ave Parcel ID: W0210407014**Parcel**

Street Address: 24 Libbie Ave Richmond, VA 23226-
Owner: GAY THOMAS S
Mailing Address: 24 LIBBIE AVE, RICHMOND, VA 23226
Subdivision Name : DAHLIA FARMS
Parent Parcel ID:
Assessment Area: 102 - Saint Christophers
Property Class: 110 - R One Story
Zoning District: R-4 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2023
Land Value: \$155,000
Improvement Value: \$454,000
Total Value: \$609,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 7564.9
Acreage: 0.178
Property Description 1: DAHLIA FARMS PTSL17&18
Property Description 2: 0054.00X0143.35 0000.000
State Plane Coords(?): X= 11767075.500002 Y= 3732811.342429
Latitude: 37.57063358 , **Longitude:** -77.51942316

Description

Land Type: Residential Lot C
Topology:
Front Size: 54
Rear Size: 143
Parcel Square Feet: 7564.9
Acreage: 0.178
Property Description 1: DAHLIA FARMS PTSL17&18
Property Description 2: 0054.00X0143.35 0000.000
Subdivision Name : DAHLIA FARMS
State Plane Coords(?): X= 11767075.500002 Y= 3732811.342429
Latitude: 37.57063358 , **Longitude:** -77.51942316

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2023	\$155,000	\$454,000	\$609,000	Reassessment
2022	\$155,000	\$394,000	\$549,000	Reassessment
2021	\$119,000	\$374,000	\$493,000	Reassessment
2020	\$119,000	\$343,000	\$462,000	Reassessment
2019	\$95,000	\$182,000	\$277,000	Reassessment
2018	\$95,000	\$172,000	\$267,000	Reassessment
2017	\$80,000	\$176,000	\$256,000	Reassessment
2016	\$80,000	\$168,000	\$248,000	Reassessment
2015	\$80,000	\$161,000	\$241,000	Reassessment
2014	\$75,000	\$166,000	\$241,000	Reassessment
2013	\$75,000	\$166,000	\$241,000	Reassessment
2012	\$75,000	\$166,000	\$241,000	Reassessment
2011	\$75,000	\$166,000	\$241,000	CarryOver
2010	\$75,000	\$166,000	\$241,000	Reassessment
2009	\$75,000	\$126,900	\$201,900	Reassessment
2008	\$65,000	\$126,900	\$191,900	Reassessment
2007	\$65,000	\$126,900	\$191,900	Reassessment
2006	\$39,300	\$126,900	\$166,200	Reassessment
2005	\$39,300	\$88,900	\$128,200	Reassessment
2004	\$36,400	\$82,300	\$118,700	Reassessment
2003	\$36,400	\$82,300	\$118,700	Reassessment
2002	\$36,400	\$82,300	\$118,700	Reassessment
2001	\$32,200	\$72,800	\$105,000	Reassessment
2000	\$28,000	\$72,800	\$100,800	Reassessment
1998	\$28,000	\$66,200	\$94,200	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
01/31/2020	\$0	BLUE CRAB INVESTORS LLC	ID2020-2307	2 - INVALID SALE-Relation Between Buyer/Seller
03/04/2019	\$359,000	MARCHANT JOHN REILLY	ID2019-4021	2 - INVALID SALE-Relation Between Buyer/Seller
07/22/2011	\$252,500	DUFFY MATTHEW P AND COLLEEN E	ID2011-12681	1 - VALID SALE-Valid, Use in Ratio Analysis
10/30/2009	\$262,000	OERTEL ROBERT J JR AND ELLEN R	ID2009-24303	1 - VALID SALE-Valid, Use in Ratio Analysis
12/11/2008	\$190,000	BURGESS MYRTLE J	ID2008-30973	1 - VALID SALE-DO NOT USE
08/14/2003	\$0	BURGESS RUTH S & MYRTLE J	ID2003-30458	
10/04/1965	\$20,000	Not Available	00000-0000	

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: DAHLIA FARMS
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	2030	0505002	050500
1990	243	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: 102
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1960
Stories: 1
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 4
Number Of Full Baths: 2
Number Of Half Baths: 1
Condition: very good for age
Foundation Type: Full Crawl
1st Predominant Exterior: Brick
2nd Predominant Exterior: Hardiplank Siding
Roof Style: Gable
Roof Material: Asphalt shingles
Interior Wall: Drywall
Floor Finish: Hardwood-std oak
Heating Type: Forced hot air
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Shed - Small Utility

Extension 1 Dimensions

Finished Living Area: 2031 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: 180 Sqft
Deck: 497 Sqft

Property Images

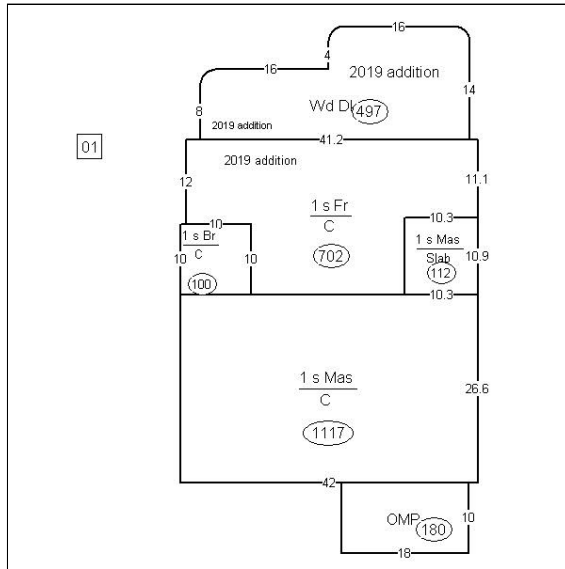
Name:W0210407014 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name: W0210407014 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: Tom Gay **PHONE:** (Home) () (Mobile) _____
ADDRESS 24 Libbie Avenue **FAX:** () (Work) _____
Richmond, VA 23226 **E-mail Address:** _____

PROPERTY OWNER'S

REPRESENTATIVE: James Catts **PHONE:** (Home) (912) 269-5509 (Mobile) () _____
(Name/Address) Add a Deck, Inc. **FAX:** () (Work) () _____
6408 Mallory Drive **E-mail Address:** james@addadeck.com
Henrico, VA 23226

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 24 Libbie Avenue
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-408.6
APPLICATION REQUIRED FOR: A building permit to construct an addition to a single-family detached dwelling.

TAX PARCEL NUMBER(S): W021-0407/014 **ZONING DISTRICT:** R-4(Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot coverage requirement is not met. Maximum lot coverage shall not exceed thirty percent (30%) of the area of the lot. A lot coverage of twenty eight and four tenths percent (28.4%) exists and thirty two and six tenths percent (32.6%) is proposed.

DATE REQUEST DISAPPROVED: 11/05/2021 **FEE WAIVER:** YES ☐ NO: ☒
DATE FILED: 11/16/2022 **TIME FILED:** 10:00 a.m. **PREPARED BY:** Colleen Dang **RECEIPT NO.** BZAR-127503-2023
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**

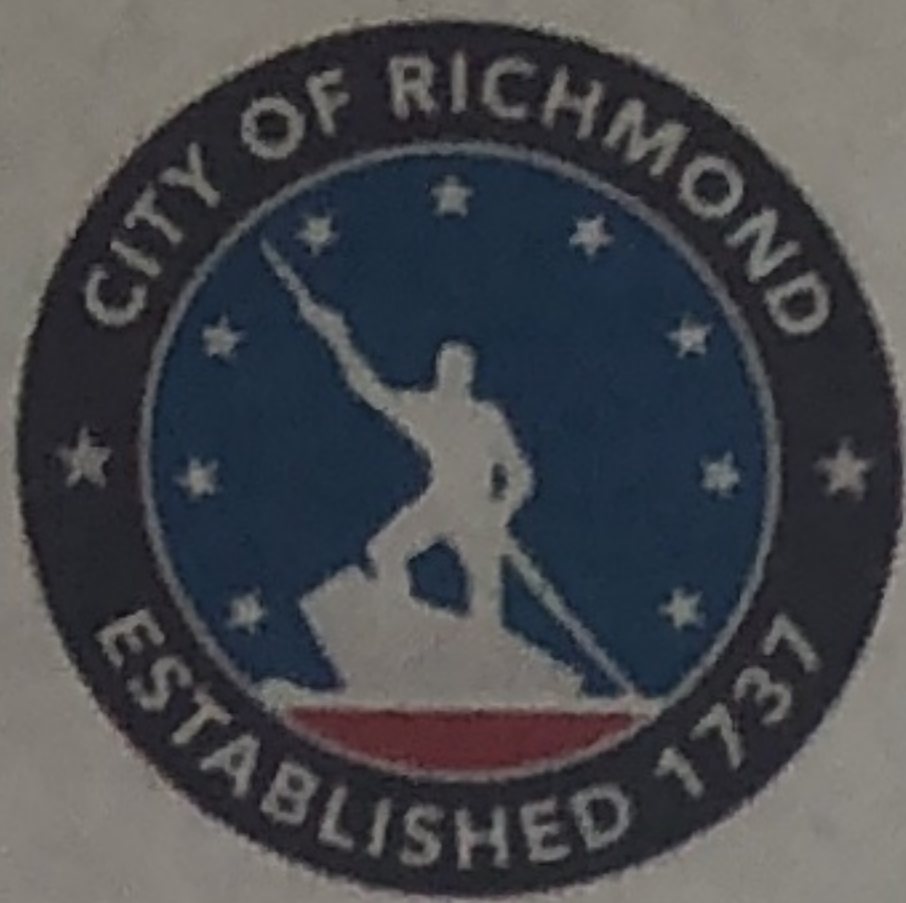
TO BE COMPLETED BY APPLICANT

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: [Signature] **DATE:** 3/31/23

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

CASE NUMBER: BZA 09-2023 **HEARING DATE:** May 3, 2023 **AT** 1:00 **P.M.**





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:

[Signature]
3/31/23

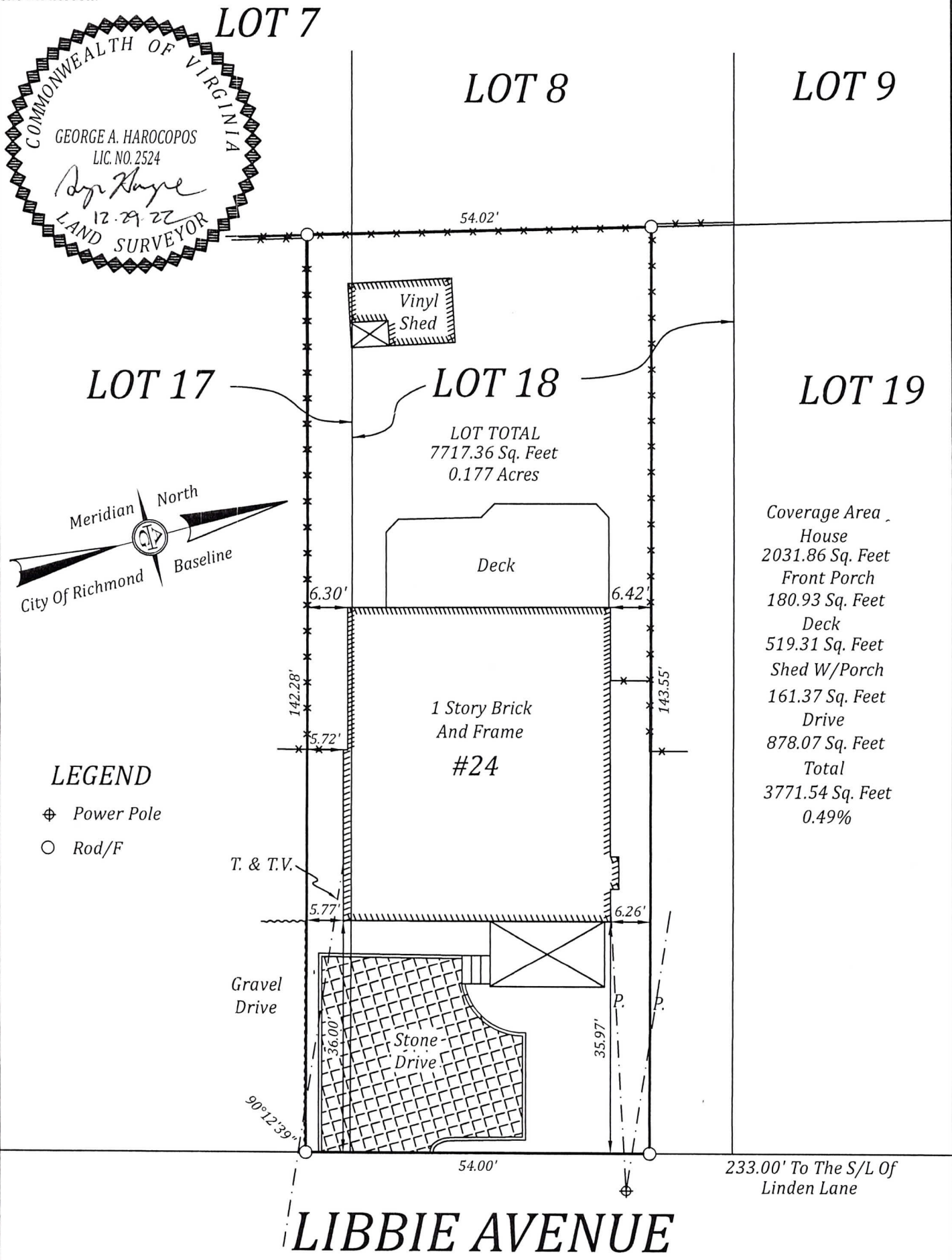
Agent for Tom Gay

Revised: November 10, 2020

This is to certify that on 12/29/22
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
5101290009D

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



SURVEY OF
A PORTION OF LOTS 17 & 18
DAHLIA FARMS
RICHMOND, VIRGINIA

JN 48175

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

CERTIFIED LAND SURVEYOR AND CONSULTANT

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

Scale 1"=20' Date 12/29/22 Drawn by GAH

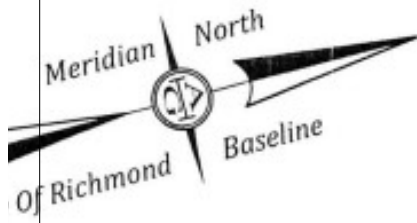
NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF THOMAS S. GAY

12.29.22
LAND SURVEYOR

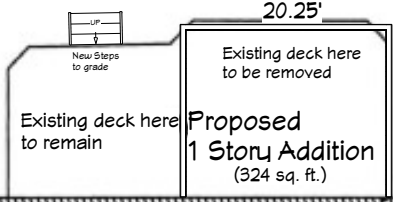
LOT 17

LOT 18

LOT 19



LOT TOTAL
7717.36 Sq. Feet
0.177 Acres



1 Story Brick
And Frame
#24

Coverage Area
House
2031.86 Sq. Feet
Front Porch
180.93 Sq. Feet
Deck
519.31 Sq. Feet
Shed W/Porch
161.37 Sq. Feet
Drive
878.07 Sq. Feet
Total
3771.54 Sq. Feet
0.49%

PROPOSED
324' Sq. feet
of additional house
NEW HOUSE TOTAL
2,355.86 Sq. feet

LEGEND

- Power Pole
- Rod/F

T. & T.V.

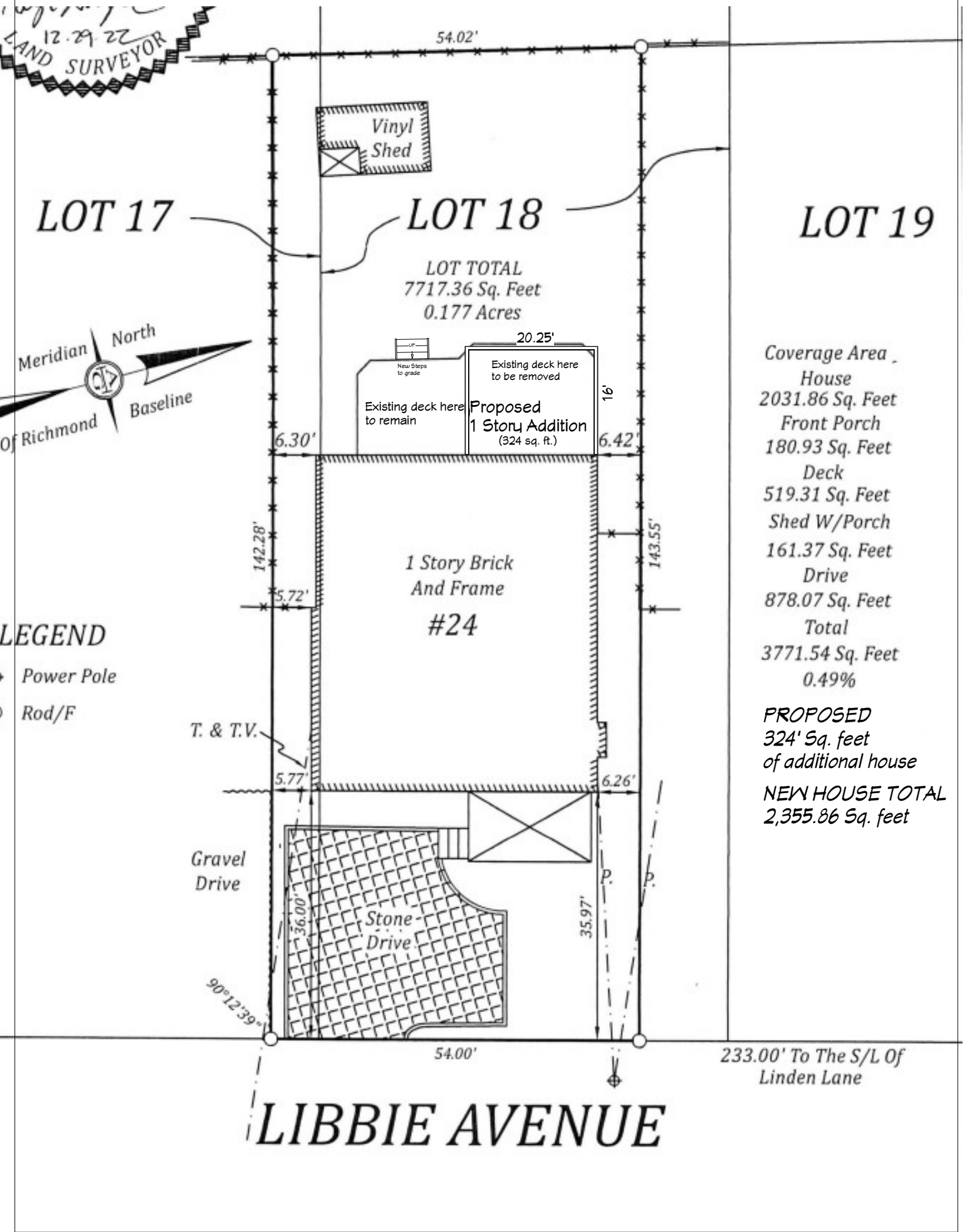
Gravel Drive

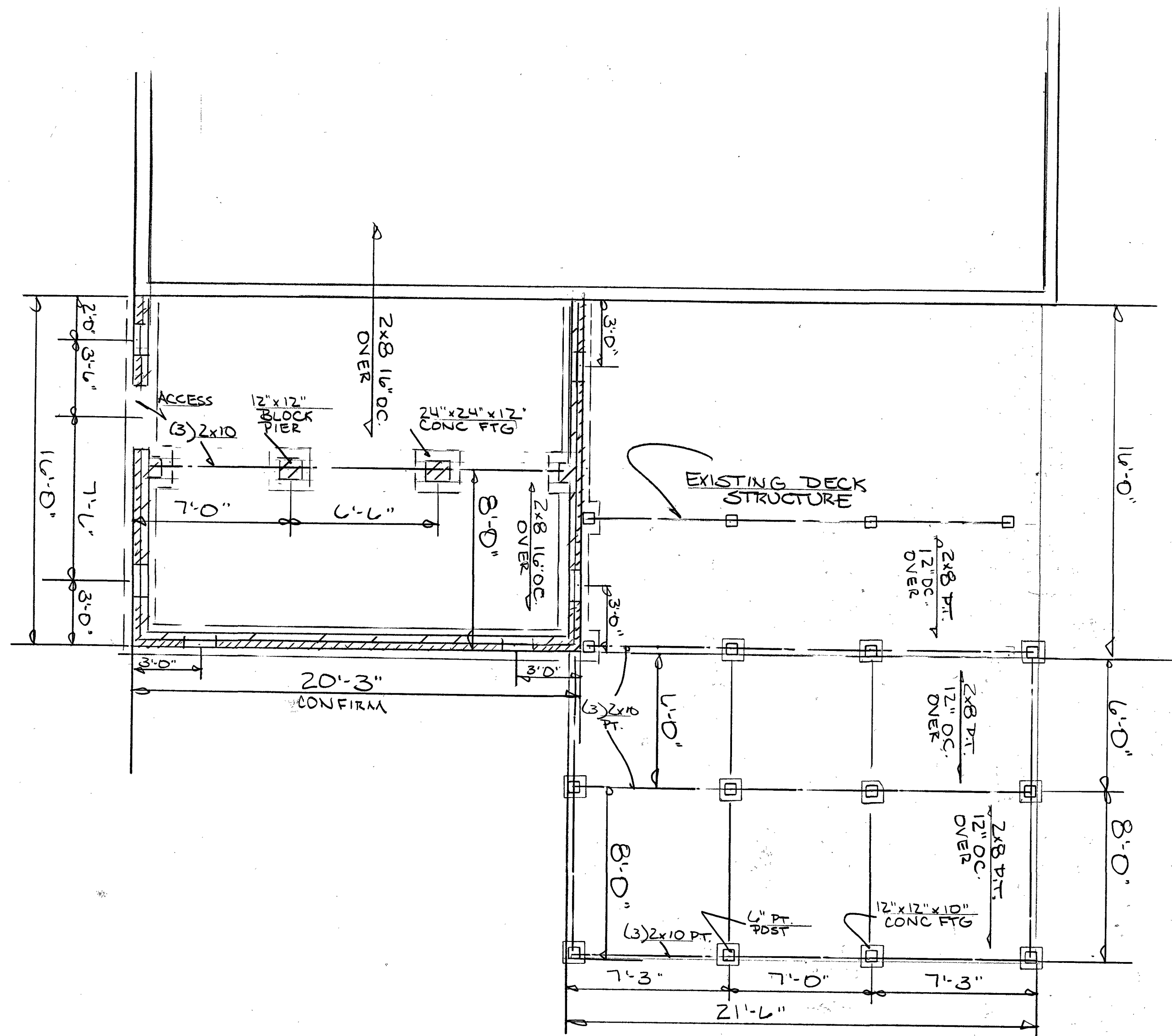
Stone Drive

90°12'39"

LIBBIE AVENUE

233.00' To The S/L Of
Linden Lane

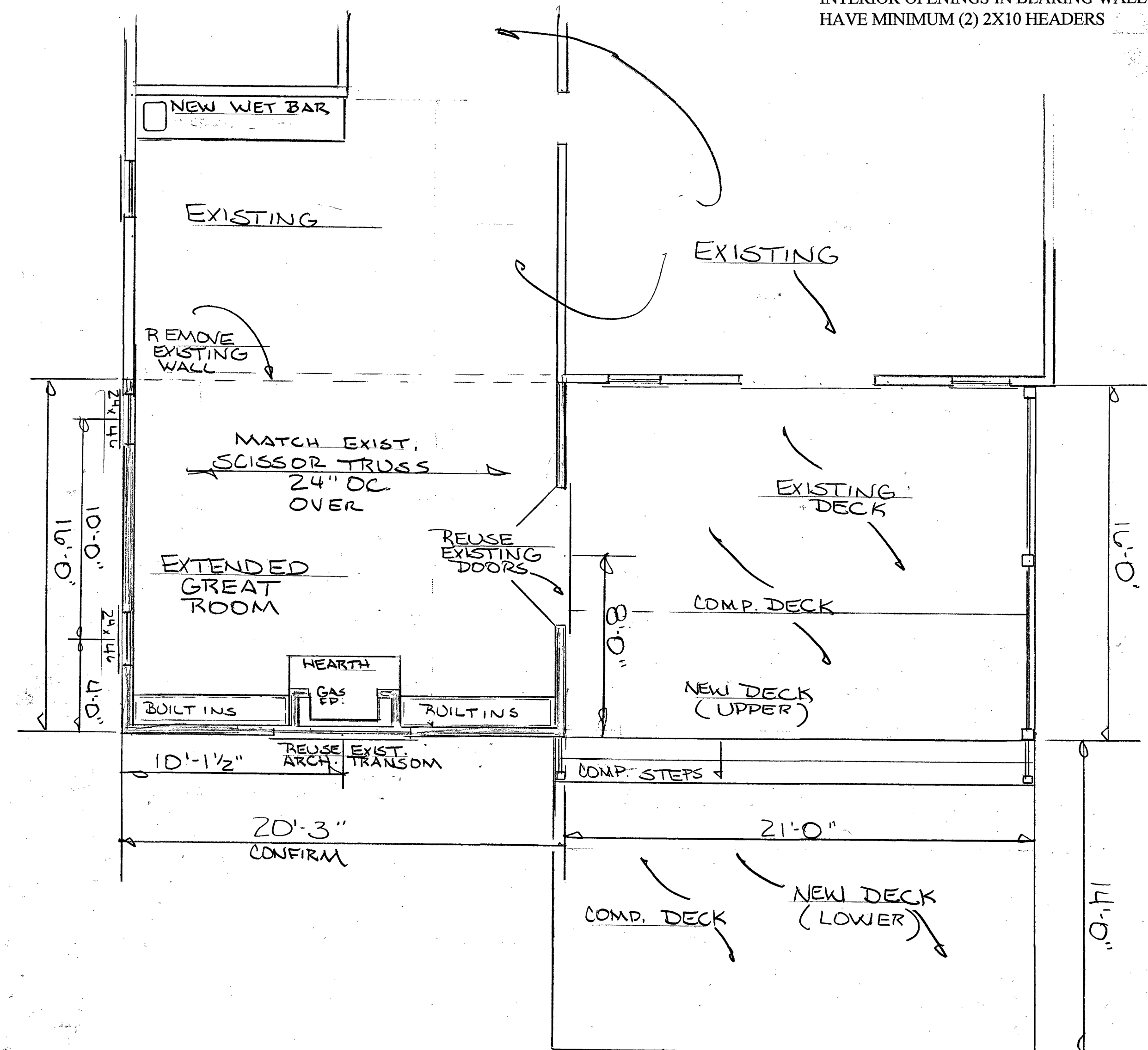




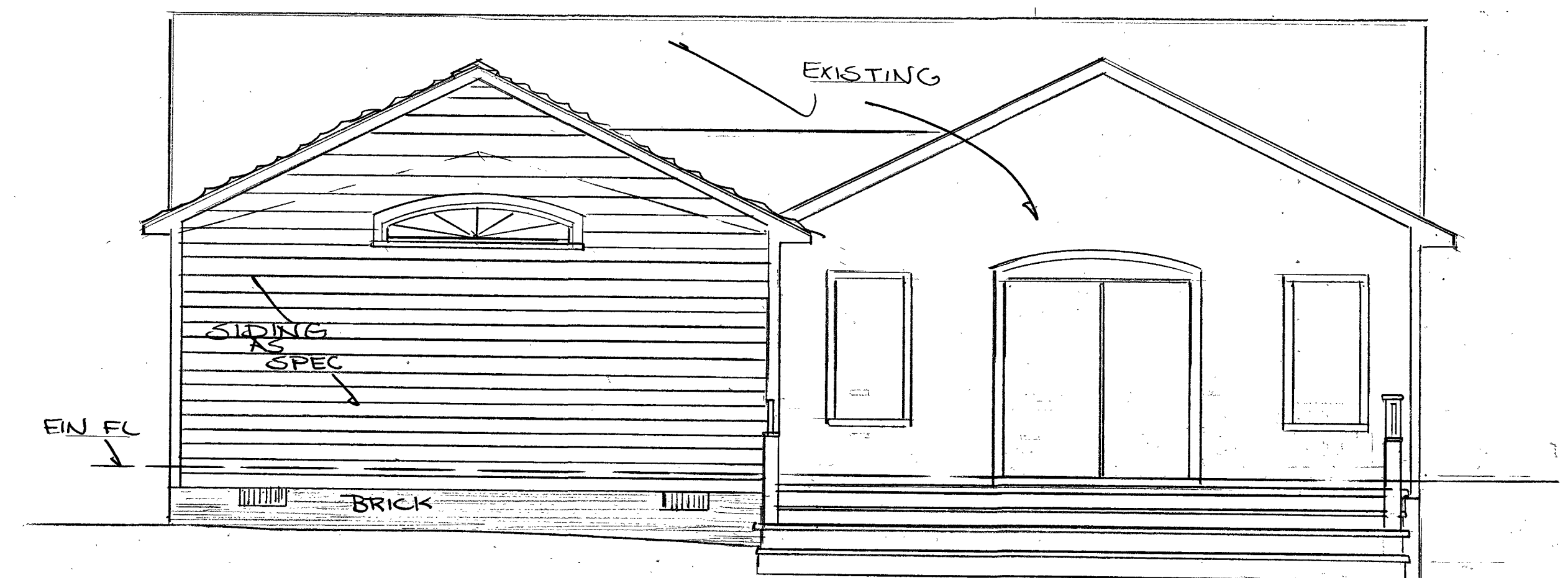
FOUNDATION PLAN SCALE 1/4" = 1'-0"



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



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



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

Specifications for Rear Addition @ 24 Libbie Ave

-Siding will be cementitious (not vinyl)

NOTE: THIS IS AN ADDITION TO AN EXISTING DWELLING. CONFIRM ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. ALL SHADED WALLS ARE NEW WALLS.

NOTE: ALL WINDOWS, EXTERIOR DOORS, AND INTERIOR OPENINGS IN BEARING WALLS TO HAVE MINIMUM (2) 2X10 HEADERS

ADDITION TO 24 LIBBIE AVE.

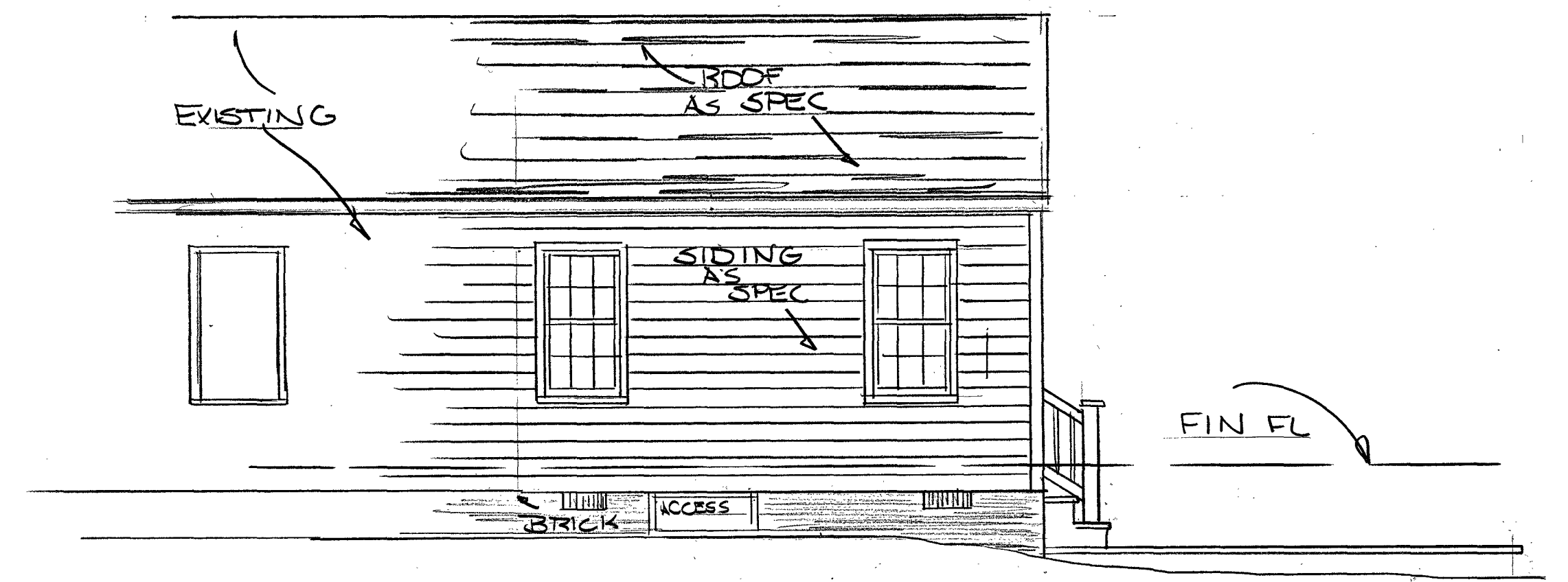
8302 Brookfield Road
Richmond, VA 23227
(804) 262-6603

MOFFETT
& Company

MAR 2021
REVISIONS

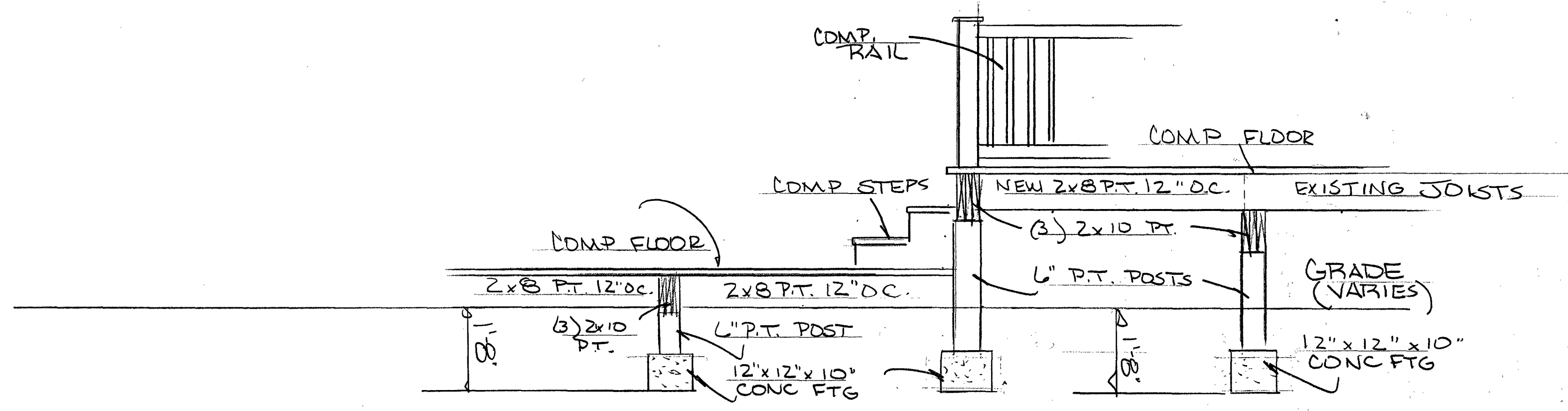
SHEET

1

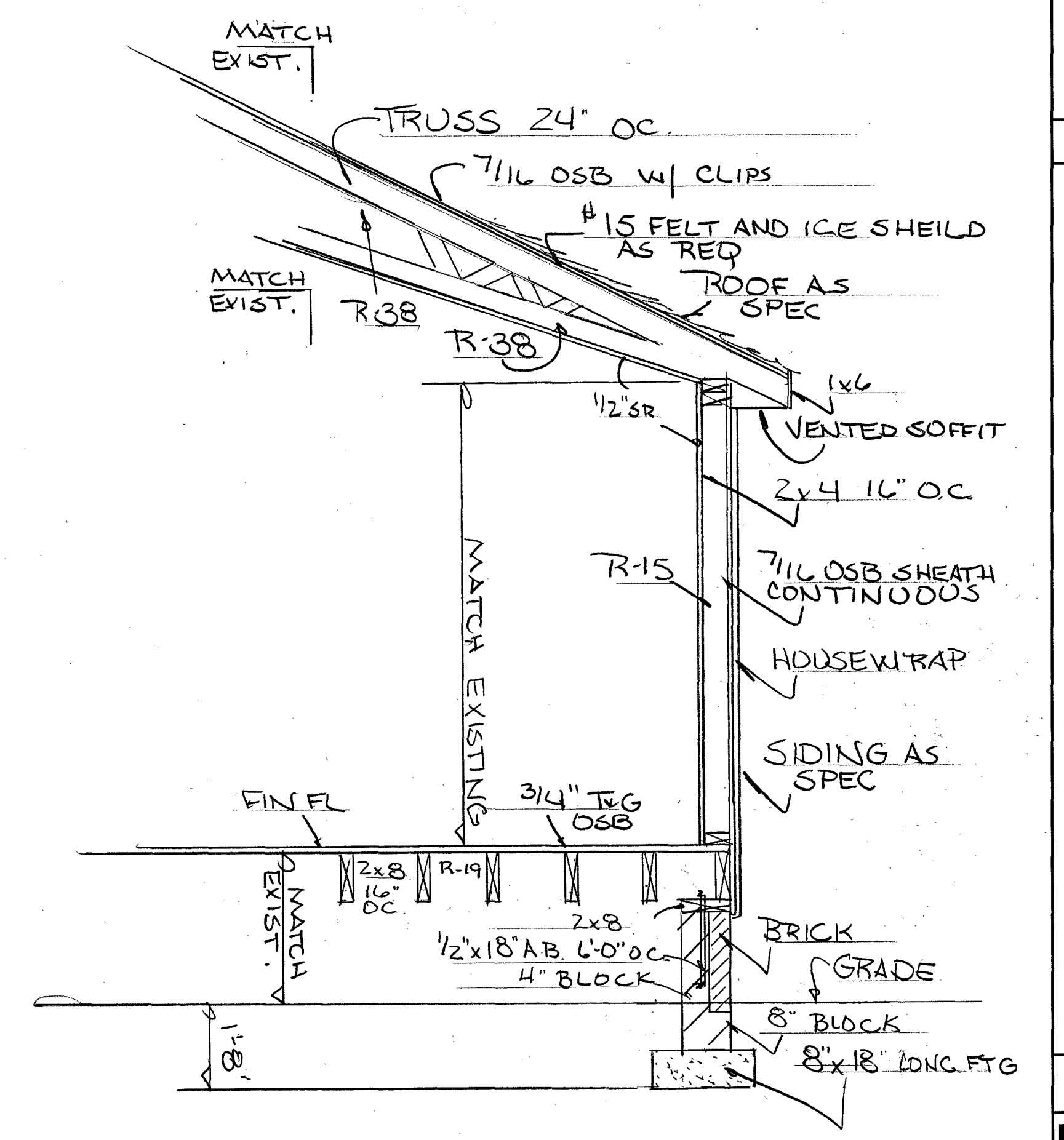


RIGHT SIDE ELEVATION SCALE 1/4" = 1'-0"

Specifications for Rear Addition @ 24 Libbie Ave
 -Siding will be cementitious (not vinyl)



DECK SECTION SCALE 1/2" = 1'-0"



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

ADDITION TO 24 LIBBIE AVE.

8302 Brookfield Road
 Richmond, VA 23227
 (804) 262-6603

MOFFETT
 & Company

MAR 2021

REVISIONS

SHEET

2

