



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

May 12, 2023

Shirley and Leroy Hall
1822 West Grace Street
Richmond, Virginia 23220

Baker Development Resources
530 East Main Street, Suite 730
Richmond, VA 23219
Attn: Mark Baker

To Whom It May Concern:

RE: BZA 18-2023

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, June 7, 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 for interior renovations to create a dwelling unit in an existing two-story accessory building at 1822 WEST GRACE STREET (Tax Parcel Number W000-0821/039), located in an R-48 (Multi-Family Residential) District. This meeting will be open to in-person participation with a virtual option. 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 **656 471 671#**. 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 June 7, 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

BZA 18-2023
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association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, 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.

1827 West Grace St Llc
3213 Regatta Pointe Ct
Midlothian, VA 23112

1829 West Grace Street Llc
1603 Treboy Avenue
Richmond, VA 23226

1835 Match Properties Llc
10 Bridgeway Road
Richmond, VA 23226

402 Properties Llc
2150 Carter Gallier Blvd
Powhatan, VA 23139

Bell Michael E & Annabella D
1824 W Grace St
Richmond, VA 23220

Blue Real Estate Lc
2 San Ramon Way
Richmond, VA 23231

Carr James Gerrit And Meredith Stencil
1821 W Grace St
Richmond, VA 23220

Casati Christoph Johannes
1941 Tower Rd
Pamplin, VA 23958

Chan Kam Chiu
11508 Country Lake Pl
Glen Allen, VA 23059

Ciccolo Angela & Christopher &
Nicholas
20903 Laurel Leaf Ct
Ashburn, VA 20147

Dang Helen H
3310 Hayden Park Lane
Henrico, VA 23233

Delcardayre J Sid
1832 Park Ave
Richmond, VA 23220

E6 Llc
1128 N Arthur Ashe Blvd
Richmond, VA 23230

Freed David & Mary L
1825 W Grace St
Richmond, VA 23220

Giavos Constantine And Lamel Rachel
1813 W Grace St
Richmond, VA 23220

Griffin Ralph Thomas Iii And Kelly B
1818 W Grace St
Richmond, VA 23220

Hall Nancy S Trust Trs
1600 Westbrook Ave Apt 318
Richmond, VA 23227

Howe Jay W And Elizabeth L
1833 W Grace St
Richmond, VA 23220

Isaacoff Dana Mand Raphael Seligmann
1810 W Grace St
Richmond, VA 23220

Jones James Joseph And Amalia
Parsons
1812 W Grace Street
Richmond, VA 23220

Kenney Andrew D And Ni
12208 Hillshire Ct
Glen Allen, VA 23059

Mcgilvray William And Eithne
1831 W Grace St
Richmond, VA 23220

Morrone Adrienne
1814 W Grace St
Richmond, VA 23220

Nosmada Holdings Llc
Po Box 7217
Richmond, VA 23221

Olson Richard A & Janyce H Trs
1834 W Grace St
Richmond, VA 23230

Powell Carol C
1820 W Grace St
Richmond, VA 23220

Rho Matthew And Jennifer
1819 W Grace St
Richmond, VA 23220

Ryan Winfield L & Ellen Higgins
1826 W Grace St
Richmond, VA 23220

Swafford Jacob D
1382 W Grace St
Richmond, VA 23220

Vaya Holdings Llc
2431 Camelback Rd
N Chesterfield, VA 23236

Yan Llc
416 W 21st St
Norfolk, VA 23517

Property: 1822 W Grace St **Parcel ID:** W0000821039**Parcel**

Street Address: 1822 W Grace St Richmond, VA 23220-
Owner: HALL SHIRELY AND LEROY
Mailing Address: 1822 W GRACE ST, RICHMOND, VA 2322000000
Subdivision Name : W C ALLEN ADD
Parent Parcel ID:
Assessment Area: 216 - Fan District 1
Property Class: 120 - R Two Story
Zoning District: R-48 - Residential (Multi-Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2023
Land Value: \$220,000
Improvement Value: \$386,000
Total Value: \$606,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 3920
Acreage: 0.09
Property Description 1: 0028.00X0140.00 0000.000
State Plane Coords(?): X= 11784352.500004 Y= 3727512.500007
Latitude: 37.55551480 , **Longitude:** -77.46020835

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 28
Rear Size: 140
Parcel Square Feet: 3920
Acreage: 0.09
Property Description 1: 0028.00X0140.00 0000.000
Subdivision Name : W C ALLEN ADD
State Plane Coords(?): X= 11784352.500004 Y= 3727512.500007
Latitude: 37.55551480 , **Longitude:** -77.46020835

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2023	\$220,000	\$386,000	\$606,000	Reassessment
2022	\$165,000	\$360,000	\$525,000	Reassessment
2021	\$155,000	\$357,000	\$512,000	Reassessment
2020	\$150,000	\$355,000	\$505,000	Reassessment
2019	\$150,000	\$335,000	\$485,000	Reassessment
2018	\$135,000	\$318,000	\$453,000	Reassessment
2017	\$120,000	\$305,000	\$425,000	Reassessment
2016	\$120,000	\$295,000	\$415,000	Reassessment
2015	\$120,000	\$279,000	\$399,000	Reassessment
2014	\$120,000	\$251,000	\$371,000	Reassessment
2013	\$118,000	\$251,000	\$369,000	Reassessment
2012	\$118,000	\$251,000	\$369,000	Reassessment
2011	\$118,000	\$264,000	\$382,000	CarryOver
2010	\$118,000	\$264,000	\$382,000	Reassessment
2009	\$117,600	\$275,500	\$393,100	Reassessment
2008	\$88,000	\$305,100	\$393,100	Reassessment
2007	\$88,000	\$288,700	\$376,700	Reassessment
2006	\$88,000	\$265,800	\$353,800	Reassessment
2005	\$49,100	\$265,800	\$314,900	Reassessment
2004	\$42,000	\$227,300	\$269,300	Reassessment
2003	\$42,000	\$203,000	\$245,000	Reassessment
2002	\$39,400	\$178,400	\$217,800	Reassessment
2001	\$33,100	\$149,900	\$183,000	Reassessment
2000	\$24,000	\$108,600	\$132,600	Reassessment
1998	\$24,000	\$98,700	\$122,700	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
01/31/2023	\$650,000	BEARSE ARIS WARREN AND JILL R	ID2023-1445	1 - VALID SALE-Valid, Use in Ratio Analysis
12/10/2008	\$0	BEARSE ARIS WARREN	ID2008-30868	2 - INVALID SALE-Relation Between Buyer/Seller
11/29/2005	\$0	BEARSE ARIS W & REBEKAH J	ID2005-41674	
07/16/1996	\$127,500	Not Available	09600-14519	
11/30/1993	\$0	Not Available	000374-01083	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-48 - Residential (Multi-Family)
Planning District: Near West
Traffic Zone: 1072
City Neighborhood Code: FAN
City Neighborhood Name: The Fan
Civic Code:
Civic Association Name: Fan Area Business Alliance
Subdivision Name: W C ALLEN ADD
City Old and Historic District: West Grace Street
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	1000	0405001	040500
1990	101	0405001	040500

Schools

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

Public Safety

Police Precinct: 3
Police Sector: 313
Fire District: 10
Dispatch Zone: 035A

Public Works Schedules

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

Government Districts

Council District: 2
Voter Precinct: 204
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Detached Brick Twnhse
Year Built: 1905
Stories: 2
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 4
Number Of Full Baths: 3
Number Of Half Baths: 0
Condition: normal for age
Foundation Type: 1/2 Bsmt, 1/2 Crawl
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Flat or Shed
Roof Material: Metal
Interior Wall: Plaster
Floor Finish: Softwood-standard
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: 3390 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 890 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 200 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 107 Sqft
Deck: 0 Sqft

Property Images

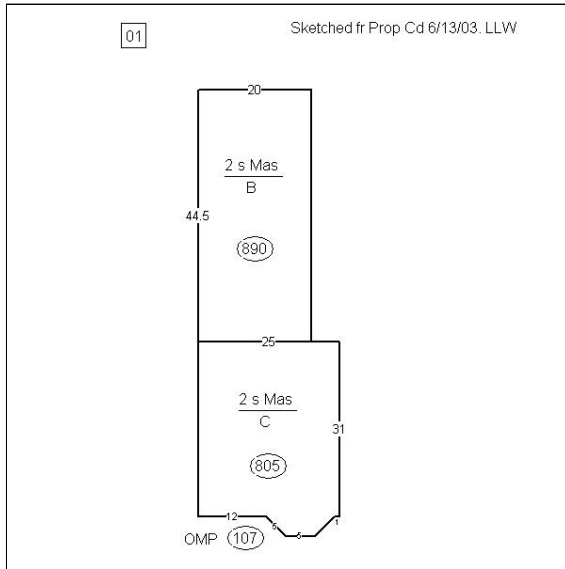
Name:W0000821039 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name: W0000821039 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: Shirley and Leroy Hall

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

ADDRESS 1822 West Grace Street

FAX: () (Work) ()

Richmond, VA 23220

E-mail Address: _____

PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources

PHONE: (Home) () (Mobile) (804) 874-6275

(Name/Address) 530 East Main Street, Suite 730

FAX: () (Work) ()

Richmond, VA 23219

E-mail Address: markbaker@bakerdevelopmentresources.com

Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1822 West Grace Street

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-416.2(3)c

APPLICATION REQUIRED FOR: A building permit for interior renovations to create a dwelling unit in an existing two-story accessory building.

TAX PARCEL NUMBER(S): W000-0821/039 ZONING DISTRICT: R-48 (Multifamily Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area requirement is not met. A lot area of four thousand four hundred square feet (4,400 SF) is required for two (2) dwelling units; 3,920 square feet exists.

DATE REQUEST DISAPPROVED: March 29, 2023

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: 04/14/2023 TIME FILED: 4:10 p.m. PREPARED BY: Colleen Dang RECEIPT NO. BZAR-129236-2023

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) (8) 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: 4/27/2023

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

CASE NUMBER: BZA 18-2023 HEARING DATE: June 7, 2023 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 18-2023
150' Buffer

APPLICANT(S): Shirley and Leroy Hall

PREMISES: 1822 West Grace Street
(Tax Parcel Number W000-0821/039)

SUBJECT: A building permit for interior renovations to create a dwelling unit in an existing two-story accessory building.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-416.2(3)c of the Zoning Ordinance for the reason that:
The lot area requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

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

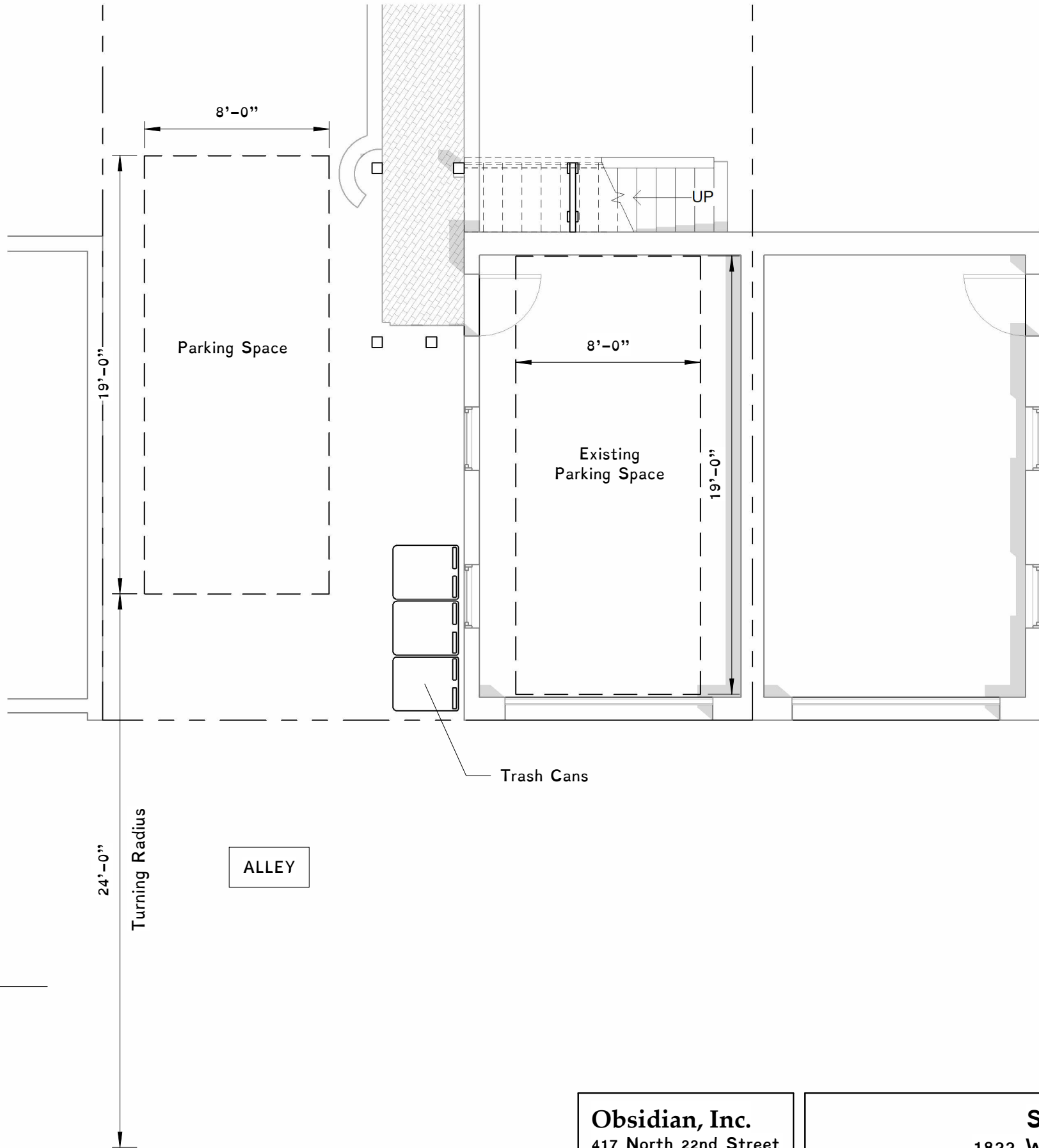
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a 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: _____

A handwritten signature in black ink, appearing to be "M. Benbow", is written over a horizontal line.



1 BZA -Site Plan
3/16" = 1'-0"

Rev.	Date	Description
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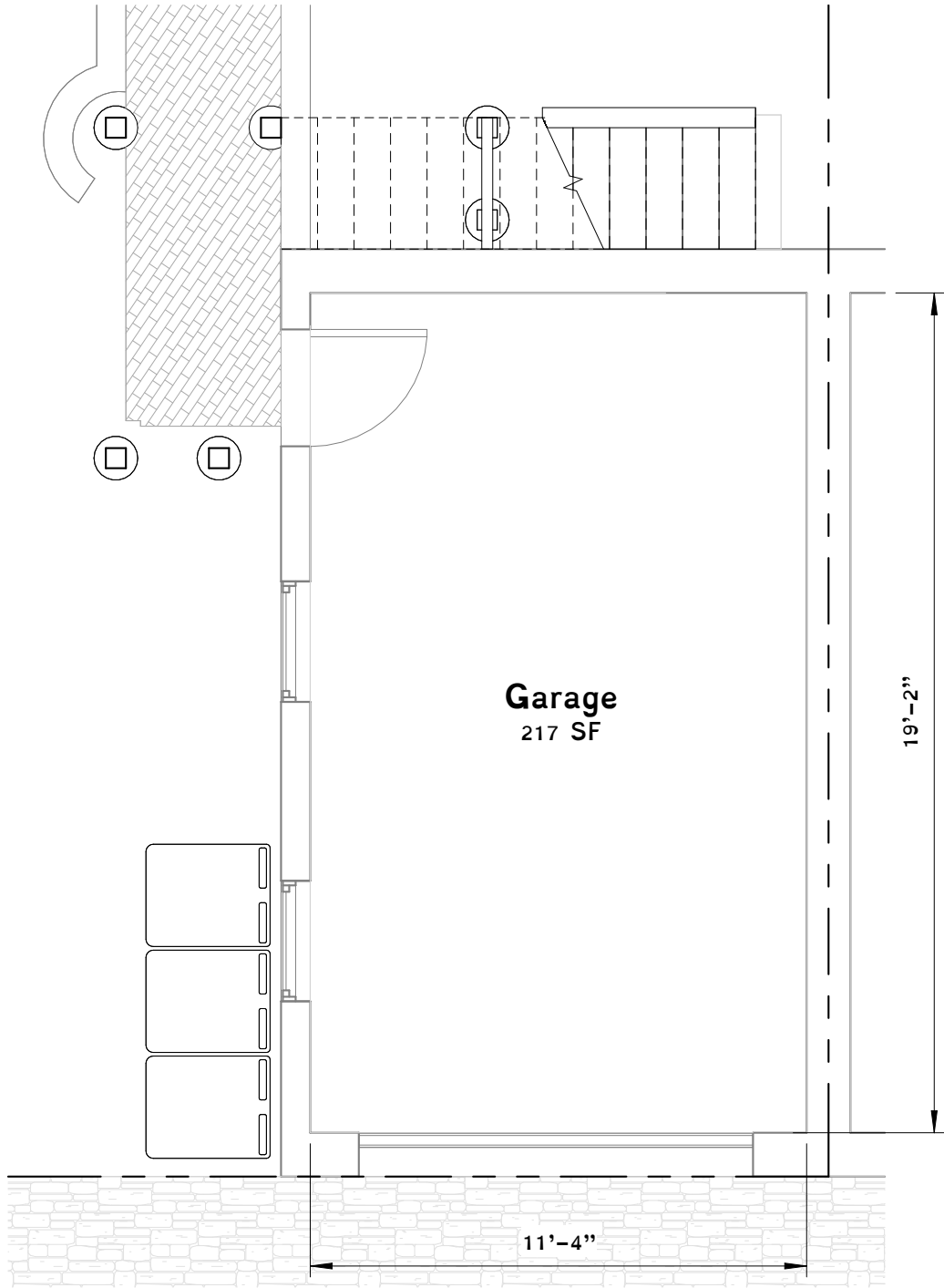
Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Site Plan
1822 W Grace Street
Michael Outen
April 14, 2023
BZA - 1

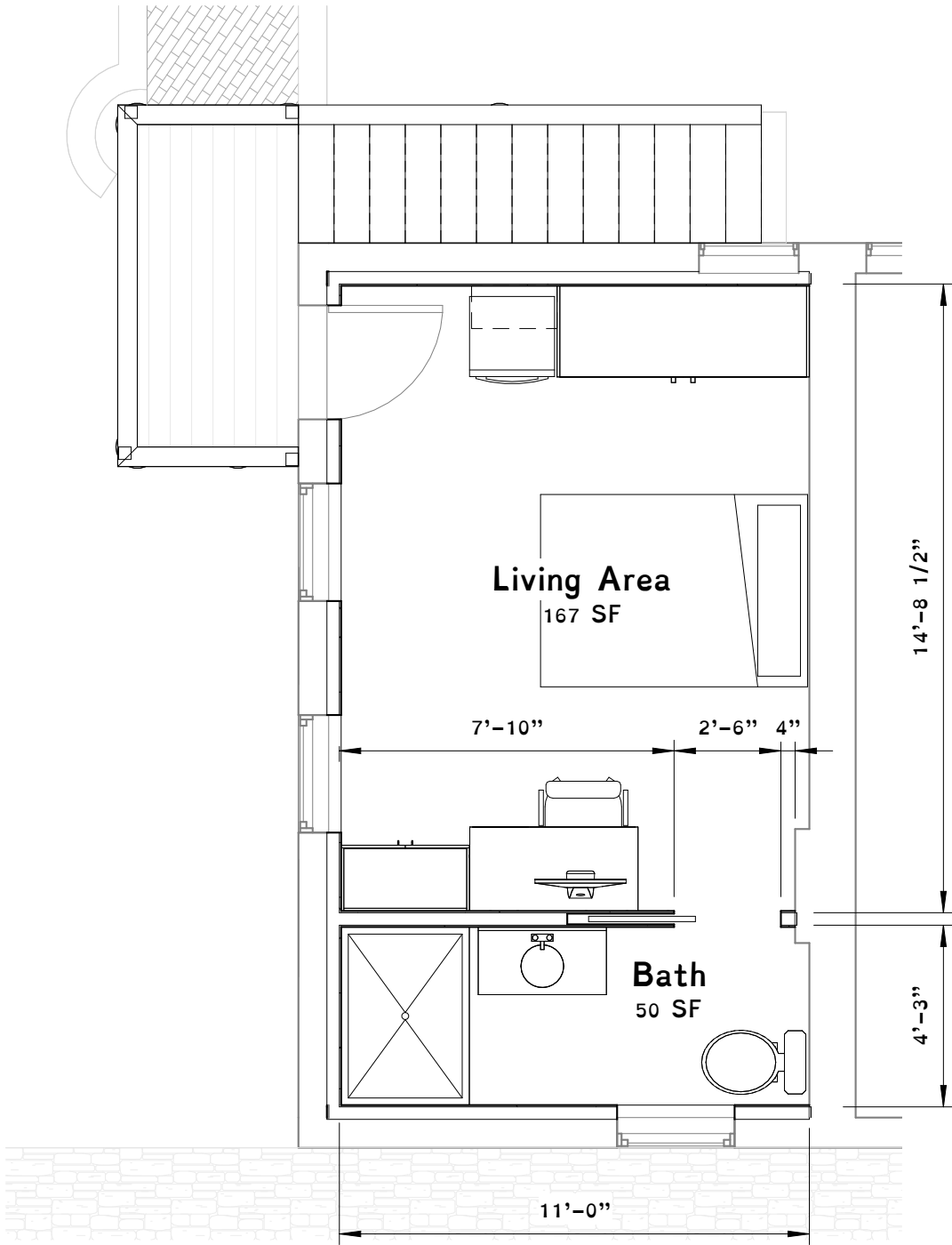


Print plans at 11" x 17", Tabloid

Print plans at 11" x 17", Tabloid



1 1st Floor - Proposed
1/4" = 1'-0"



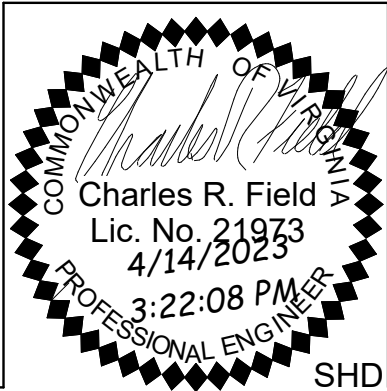
2 2nd Floor - Proposed
1/4" = 1'-0"

Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Floor Plans
1822 W Grace Street
Michael Outen

April 14, 2023

BZA - 2





2 Proposed South
3/16" = 1'-0"

Rev.	Date	Description
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Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

April 14, 2023

Elevations
1822 W Grace Street
Michael Outen

BZA - 3





2 Proposed North
3/16" = 1'-0"

1 Proposed West
3/16" = 1'-0"

Rev.	Date	Description
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Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

April 14, 2023

Elevations
1822 W Grace Street
Michael Outen

BZA - 4

