



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

November 16, 2018

Michael and Virginia Logan
6009 Three Chopt Road
Richmond, Virginia 23226

Mike Logan
740 Farnham Drive
North Chesterfield, VA 23236

To Whom It May Concern:

RE: CASE NO. 42-18

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, December 5, 2018 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for a building permit to construct a single-story addition to a single-family (detached) dwelling at 815 HENRI ROAD (Tax Parcel Number W021-0208/001), located in an R-4 (Single-Family Residential District).

Please be advised that the applicant or the applicant's representative must be present at the hearing. 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.

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

November 16, 2018

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 <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx> . 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.

Please 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. Please note that the Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbors and neighborhood association(s). Please contact your neighborhood association to determine their meeting schedule. Be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. For your convenience a list of the property owner(s) which have been identified based on the City Assessor's records as being located within a 150' radius of subject property is being provided to you (see attachment).

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,



Roy W. Benbow, Secretary

Phone: (804) 240-2124

Fax: (804) 646-5789

E-mail: Roy.Benbow@richmondgov.com

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.

Acharya Amit & Agarwal Anupama 6015 Patterson Ave Richmond VA 23226	Armstrong Susan C 526 North Boulevard Richmond VA 23220	Bandal Asha Kristine Suresh 807 Henri Rd Richmond VA 23226
Bandas David T 902 Henri Rd Richmond VA 23226	Church Schools In The Diocese Of Virginia Inc 110 W Franklin St Richmond VA 23220	Church Schools In The Diocese Of Virginia Inc 711 St. Christophers Road Richmond VA 23226
Douthat Phyllis J Trustee 5922 Kensington Ave Richmond VA 23226	Galstan Samuel W & Ward C Sharone 4701 Bruce Rd Chester VA 23831	Gill Suleman S & Ann K 5924 Kensington Ave Richmond VA 23226
Marcus Kenneth L & Kirsta Millar 808 Henri Rd Richmond VA 23226	Masterson Carolyn M 5925 Kensington Ave Richmond VA 23226	Mikula Elizabeth B & Matthew T 6101 Patterson Ave Richmond VA 23226
Nickels Kenneth E & Judith Q 806 Henri Rd Richmond VA 23226	Oneill Catharine K 5921 Kensington Ave Richmond VA 23226	Parrish William H & Cecelia C 809 Henri Rd Richmond VA 23226
Preston Carolyn R 900 Henri Rd Richmond VA 23226	Rehart Brigitte I 5926 Kensington Ave Richmond VA 23226	Roski Zachary N 903 Henri Road Richmond VA 23226
Smith Barton Palmer 804 Henri Rd Richmond VA 23226	Waldrop Walter S & Ella P 5923 Kensington Ave Richmond VA 23226	Yeatts Douglas L & Donna M 813 Henri Rd Richmond VA 23226

Property: 815 Henri Road **Parcel ID:** W0210208001**Parcel**

Street Address: 815 Henri Road Richmond, VA 23226-2738
Owner: LOGAN MICHAEL S JR AND WHITNEY LEWIS
Mailing Address: 5806 GROVE AVE #132, RICHMOND, VA 23226
Subdivision Name : PATTERSON HEIGHTS
Parent Parcel ID:
Assessment Area: 102 - Saint Christophers
Property Class: 115 - R One Story+ (1.25, 1.5, 1.75)
Zoning District: R-4 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2018
Land Value: \$95,000
Improvement Value: \$291,000
Total Value: \$386,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 6832
Acreage: 0.157
Property Description 1: PATTERSON HEIGHTS L1 B3
Property Description 2: 0071.16X0139.53 IRG0000.000
State Plane Coords(?<#>): X= 11767104.000022 Y= 3736761.748333
Latitude: 37.58154116 , **Longitude:** -77.51932734

Description

Land Type: Residential Lot B
Topology:
Front Size: 71
Rear Size: 139
Parcel Square Feet: 6832
Acreage: 0.157
Property Description 1: PATTERSON HEIGHTS L1 B3
Property Description 2: 0071.16X0139.53 IRG0000.000
Subdivision Name : PATTERSON HEIGHTS
State Plane Coords(?<#>): X= 11767104.000022 Y= 3736761.748333
Latitude: 37.58154116 , **Longitude:** -77.51932734

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$95,000	\$305,000	\$400,000	Reassessment
2018	\$95,000	\$291,000	\$386,000	Reassessment
2017	\$76,000	\$299,000	\$375,000	Reassessment
2016	\$76,000	\$287,000	\$363,000	Reassessment
2015	\$76,000	\$279,000	\$355,000	Reassessment
2014	\$73,000	\$277,000	\$350,000	Reassessment
2013	\$73,000	\$277,000	\$350,000	Reassessment
2012	\$73,000	\$277,000	\$350,000	Reassessment
2011	\$73,000	\$281,000	\$354,000	CarryOver
2010	\$73,000	\$281,000	\$354,000	Reassessment
2009	\$73,000	\$281,200	\$354,200	Reassessment
2008	\$73,000	\$281,200	\$354,200	Reassessment
2007	\$63,500	\$276,500	\$340,000	Reassessment
2006	\$63,500	\$276,500	\$340,000	Reassessment
2005	\$63,500	\$260,000	\$323,500	Reassessment
2004	\$54,300	\$222,200	\$276,500	Reassessment
2003	\$54,300	\$222,200	\$276,500	Correction
2002	\$49,400	\$229,300	\$278,700	Reassessment
2001	\$43,700	\$202,900	\$246,600	Reassessment
2000	\$38,000	\$166,300	\$204,300	Reassessment
1998	\$38,000	\$151,200	\$189,200	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/24/2018	\$412,500	FAIRMAN ANN Y & GOODLOE ELLEN &	ID2018- 17707	1 - VALID SALE-Valid, Use in Ratio Analysis
04/11/2018	\$0	YOUNG JANE R	IW2018- 229	2 - INVALID SALE-Relation Between Buyer/Seller
06/10/1980	\$70,000	Not Available	00768- 0646	

Planning

Master Plan Future Land Use: SF-LD
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: PATTERSON HEIGHTS
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	1033	0505001	050500
1990	134	0505001	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:

Government Districts

Council District: 1
Voter Precinct: 115
State House District: 68
State Senate District: 10
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1942
Stories: 1.5
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 4
Number Of Full Baths: 2
Number Of Half Baths: 0
Condition: normal for age
Foundation Type: 1/2 Bsmt
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Comp sh to 235#
Interior Wall: Plaster
Floor Finish: Hardwood-std oak
Heating Type: Hot water or steam
Central Air: N
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items): Residential Fencing

Extension 1 Dimensions

Finished Living Area: 2152 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 1199 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 138 Sqft
Open Porch: 25 Sqft
Deck: 0 Sqft

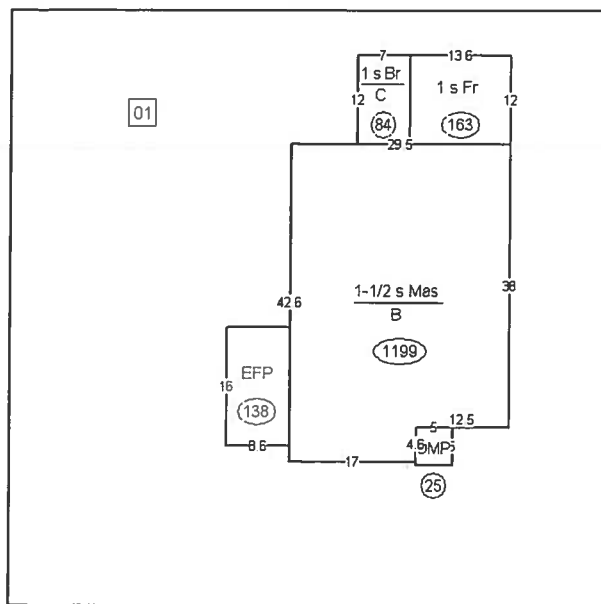
[<#>](#)**Property Images**

Name:W0210208001 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name: W0210208001 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: Michael and Virginia LoganPHONE: (Home) (804) 920-3286 (Mobile) ()ADDRESS: 6009 Three Chopt RoadFAX: () (Work) ()Richmond, VA 23226E-mail Address: logan11782@gmail.com

PROPERTY OWNER'S

REPRESENTATIVE: Mike LoganPHONE: (Home) () (Mobile) (804) 920-1403(Name/Address) 740 Farnham DriveFAX: () (Work) (804) 874-6275North Chesterfield, VA 23236E-mail Address: mlog11782@yahoo.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 815 Henri RoadTYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-408.5 (1)APPLICATION REQUIRED FOR: A building permit to construct a single-story addition to a single-family (detached) dwelling.TAX PARCEL NUMBER(S): W021-0208/001 ZONING DISTRICT: R-4 (Single-Family Residential) district

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. A front yard with a depth of not less than 24.31', as established by 5925 Kensington Avenue, is required; 3.62' is proposed along the northern property line fronting Kensington Avenue.

DATE REQUEST DISAPPROVED: 10/10/2018FEE WAIVER: YES ☐ NO: ☒DATE FILED: 10/17/2018 TIME FILED: 9:45 a.m. PREPARED BY: Adam W. Chappell RECEIPT NO. BZAR-043504-2018AS CERTIFIED BY: WEID (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: _____

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

CASE NUMBER: 42-18 HEARING DATE: 12/5/2018 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE NO. 42-18
150' Buffer

APPLICANT(S): Michael and Virginia Logan

PREMISES: 815 Henri Road

(Tax Parcel Number W021-0208/001)

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

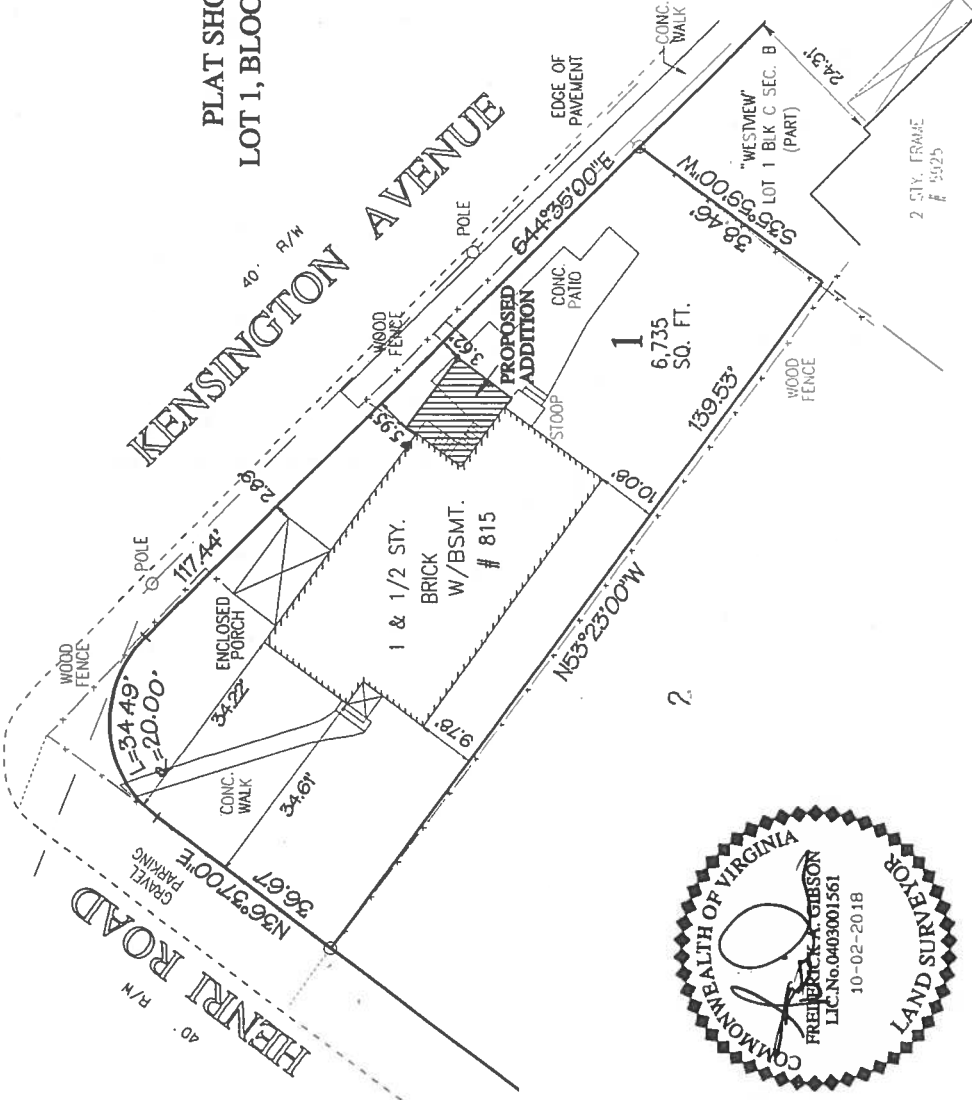
REASON FOR THE REQUEST: Based on Sections 30-300 & 30-408.5(1)
of the Zoning Ordinance for the reason that:
The front yard (setback) requirement is not met.



NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): MICHAEL S. LOGAN, JR. & WHITNEY LEWIS LOGAN INST. # 180017707 PARCEL ID # W0211028001

CURRENT ZONING R-4
BLDG. SETBACKS
(PER ZONING)
FRONT YARD 25'
SIDE YARD 6'
REAR YARD 6'

PLAT BK. 16
PAGE 79 H.C.C.

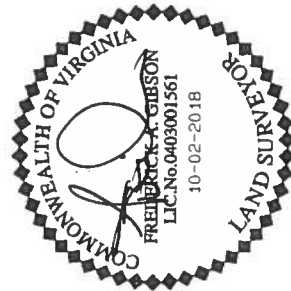


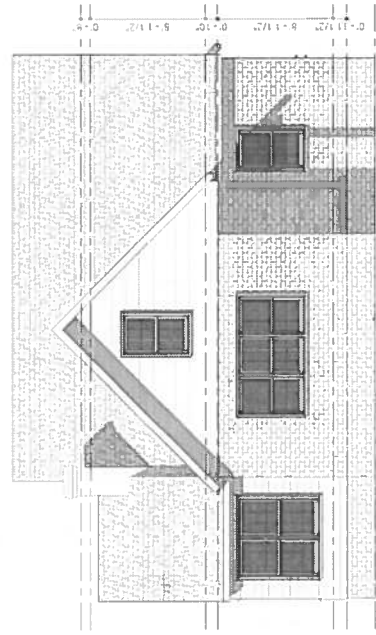
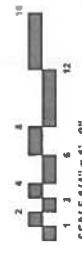
(PHYSICAL SURVEY)
**PLAT SHOWING EXISTING & PROPOSED IMPROVEMENTS ON
LOT 1, BLOCK 3, PLAN OF "PATTERSON HEIGHTS", IN THE CITY OF
RICHMOND, VIRGINIA**
SCALE: 1" = 25'

THIS IS TO CERTIFY THAT ON OCTOBER 2, 2018 I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

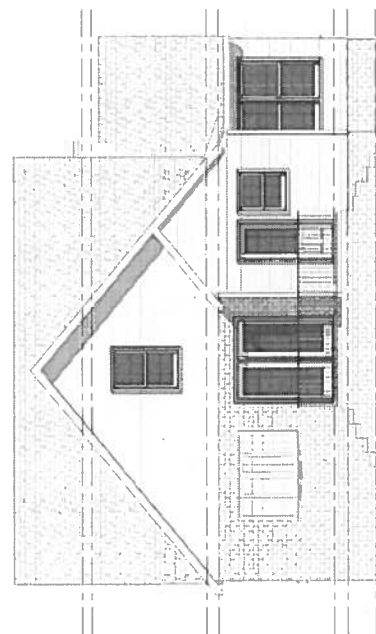
**FREDERICK A. GIBSON
& ASSOCIATES, P.C.**
LAND SURVEYORS
11521-G MIDLOTHIAN TURNPIKE
NORTH CHESTERFIELD, VIRGINIA 23235
PHONE 804 378-4485 FAX 804 378-4487

LEGEND
○ = IRON ROD FOUND
● = IRON ROD SET
UNLESS OTHERWISE NOTED.
PROJECT # 9908-19 SP





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



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



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

GENERAL NOTES

1. All work shall be in accordance with the latest edition of the International Residential Code (IRC) and the Virginia State Building Code.
2. The owner is responsible for obtaining all necessary permits and for paying all associated fees.
3. The contractor shall be responsible for obtaining all necessary permits and for paying all associated fees.
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