



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

November 16, 2018

Global Elite Property Investments LLC
1902 Adelphi Road
Richmond, Virginia 23229

Erica Sims
203 North Robinson Street
Richmond, VA 23220

To Whom It May Concern:

RE: **CASE NO. 43-18**

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 new single-family (detached) dwelling at 1810 3rd AVENUE (Tax Parcel Number N000-0458/004), located in an R-6 (Single-Family Attached 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.

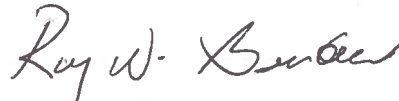
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

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/civicasassociationgroupinformation.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.

Ahmed Mahlai
1401 Chestnut St
Richmond VA 23222

Barton Samuel C Trustee Of The Third Avenue
Trust
14411 Shale Ct
Chester VA 23836

Green Oak LLC
Po Box 138
West Point VA 23181

Holy Cross Cemetery
2913 Johnsonway Terrace
Powhatan VA 23139

Jackson Latonia D
5686 Rock Island Rd Apt 104
Ft Lauderdale FL 33319

Mccain Tammy W
1801 3rd Avenue
Richmond VA 23222

Mccray Joseph & Ocenia L C/o Sylvester
Robinson
P.o. Box 335515
North Las Vegas NV 89033

Moore Kevin David
1808 3rd Ave
Richmond VA 23223

Powell Derek C
1809 3rd Avenue
Richmond VA 23222

Roane Alfonso Quinton
1805 Third Ave
Richmond VA 23222

Robinson Josephine E
P O Box 4801
Richmond VA 23220

Stith Randolph L & Evelyn & Dianna
1806 Third Ave
Richmond VA 23222

Whitehurst James C
1812 Third Ave
Richmond VA 23222

Young Lorenzo & Valois T
2117 3rd Ave
Richmond VA 23222

Property: 1810 3rd Ave **Parcel ID:** N0000458004**Parcel**

Street Address: 1810 3rd Ave Richmond, VA 23222-0
Owner: GLOBAL ELITE PROPERTY INVESTMENTS LLC
Mailing Address: 780 LYNNHAVEN PKWY #400, VIRGINIA BEACH, VA 23452
Subdivision Name : CHESTNUT HILL
Parent Parcel ID:
Assessment Area: 312 - Chestnut Hills
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2018
Land Value: \$23,000
Improvement Value:
Total Value: \$23,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 4200
Acreage: 0.096
Property Description 1: HIGHLAND PARK L7 B8
Property Description 2: 0030.00X0140.00 0000.000
State Plane Coords(?<#>): X= 11794361.999992 Y= 3728904.297282
Latitude: 37.55911624 , **Longitude:** -77.42553115

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 30
Rear Size: 140
Parcel Square Feet: 4200
Acreage: 0.096
Property Description 1: HIGHLAND PARK L7 B8
Property Description 2: 0030.00X0140.00 0000.000
Subdivision Name : CHESTNUT HILL
State Plane Coords(?<#>): X= 11794361.999992 Y= 3728904.297282
Latitude: 37.55911624 , **Longitude:** -77.42553115

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$23,000	\$0	\$23,000	Reassessment
2018	\$23,000	\$0	\$23,000	Reassessment
2017	\$22,000	\$0	\$22,000	Reassessment
2016	\$22,000	\$0	\$22,000	Reassessment
2015	\$22,000	\$0	\$22,000	Reassessment
2014	\$22,000	\$0	\$22,000	Reassessment
2013	\$22,000	\$0	\$22,000	Reassessment
2012	\$22,000	\$0	\$22,000	Reassessment
2011	\$22,000	\$0	\$22,000	CarryOver
2010	\$22,000	\$0	\$22,000	Reassessment
2009	\$22,000	\$0	\$22,000	Reassessment
2008	\$22,000	\$0	\$22,000	Reassessment
2007	\$20,000	\$0	\$20,000	Reassessment
2006	\$14,400	\$0	\$14,400	Reassessment
2005	\$8,900	\$0	\$8,900	Reassessment
2004	\$4,800	\$0	\$4,800	Reassessment
2003	\$4,800	\$0	\$4,800	Reassessment
2002	\$4,840	\$0	\$4,840	Reassessment
2001	\$4,840	\$0	\$4,840	Reassessment
2000	\$4,000	\$0	\$4,000	Reassessment
1998	\$4,000	\$0	\$4,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
04/05/2018	\$30,000	PITCHFORD RUBY C	ID2018-6630	2 - INVALID SALE-Sale Includes Multiple Parcels
05/09/2017	\$0	MYRICK HENRY JR & DOROTHY P	IW2017-323	2 - INVALID SALE-Relation Between Buyer/Seller
04/29/1977	\$600	Not Available	00720-0977	

Planning

Master Plan Future Land Use: SF-MD
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: North
Traffic Zone: 1025
City Neighborhood Code: HPST
City Neighborhood Name: Highland Park Southern Tip
Civic Code:
Civic Association Name:
Subdivision Name: CHESTNUT HILL
City Old and Historic District:
National historic District: Chestnut Hill-Plateau
Neighborhoods in Bloom: Highland Park Southern Tip
Redevelopment Conservation Area: Highland Park

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	4020	0109004	010900
1990	416	0109004	010900

Schools

Elementary School: Overby Sheppard
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 4
Police Sector: 411
Fire District: 15
Dispatch Zone: 093C

Public Works Schedules

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

Government Districts

Council District: 6
Voter Precinct: 604
State House District: 71
State Senate District: 9
Congressional District: 4

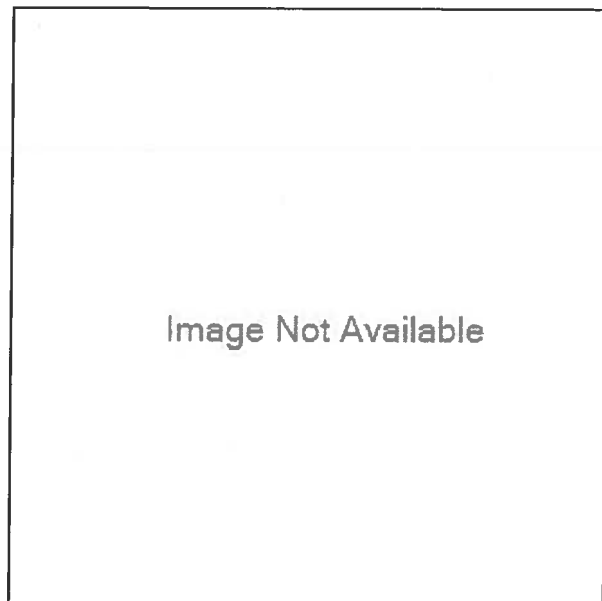
[<#>](#)**Property Images**

Name:N0000458004 Desc:

[Click here for Larger Image](#)

Sketch Images

Name: Desc:



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: Global Elite Property Investments LLC

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

ADDRESS: 1902 Adelphi Road

FAX: () (Work) ()

Richmond, VA 23229

E-mail Address: _____

PROPERTY OWNER'S

REPRESENTATIVE: Erica SimsPHONE: (Home) () (Mobile) (617)-821-1343(Name/Address) 203 North Robinson Street

FAX: () (Work) ()

Richmond, VA 23220E-mail Address: erica@hddadvisors.net

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1810 3rd AveTYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-412.4(1)APPLICATION REQUIRED FOR: A building permit to construct a new single-family (detached) dwelling.TAX PARCEL NUMBER(S): N000-0458/004 ZONING DISTRICT: R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. A lot area of not less than 5,000 square feet in area with a width of not less than 50 feet is required, a lot area of 4,200 square feet with a width of 30 feet is proposed.

DATE REQUEST DISAPPROVED: 07/24/2018FEE WAIVER: YES ☐ NO: ☒DATE FILED: 10/17/2018 TIME FILED: 12:45 p.m. PREPARED BY: Adam W. Chappell RECEIPT NO. BZAR-043534-2018AS 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) (2) 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: 11-6-18

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

CASE NUMBER: 43-18 HEARING DATE: 12/5/2018 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE NO. 43-18
150' Buffer

APPLICANT(S): Global Elite Property Investments LLC

PREMISES: 1810 3rd Avenue

(Tax Parcel Number N000-0458/004)

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

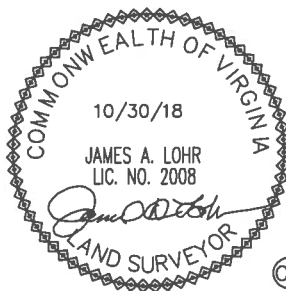
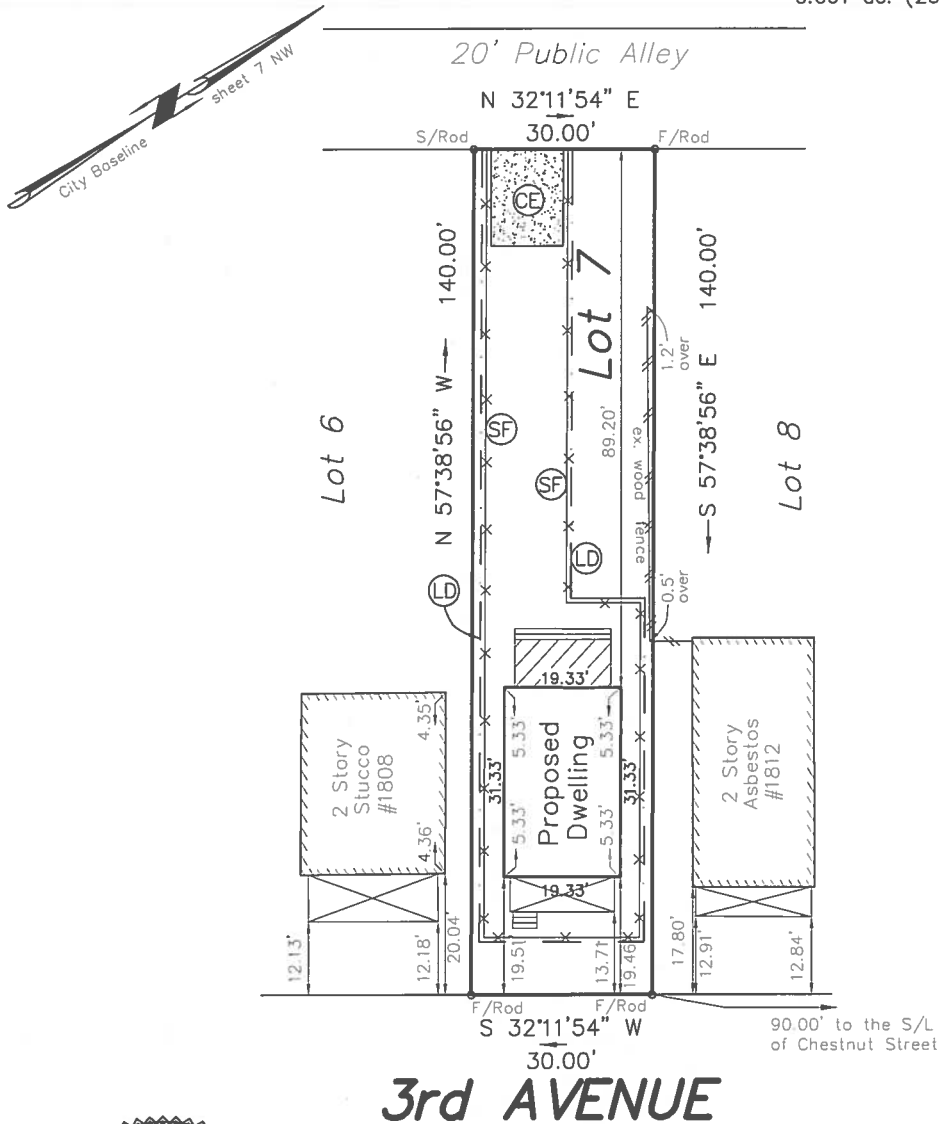
REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.4(1)
of the Zoning Ordinance for the reason that:
The lot area and lot width requirements are not met.



Address: #1810 3rd Avenue
 Current Owner: Global Elite Property Investments, LLC
 Parcel ID: N0000458004
 I.D. 2018 6630
 Area: 0.096 Ac. (4199.98 Sq.Ft.)

Note: Bearings protracted from City
 Baseline sheet 7 NW.

Area of Disturbance is
 0.061 ac. (2669.93 sq.ft.)



- Ⓢ Construction Entrance
- Ⓢ Silt Fence
- Ⓢ Limits of Disturbance



Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

1900 Byrd Avenue, Suite 103
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

FLOOD INSURANCE NOTE: By graphics plotting only,
 this property is in ZONE X
 of the Flood Insurance Rate Map, Community Panel No.
 5101290041E effective date of 07/16/14
 Exact designations can only be determined by an Elevation
 Certificate. Based on the above information, this property
 IS NOT in a Special Flood Hazard Area.

Scale: 1"=25'
 Drawn: TCJ
 Job: 1525-18

Date: 10/15/18
 Revised: 10/30/18
 Checked: JAL



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

August 7, 2018

Global Elite Properties, LLC
10307 West Broad Street #109
Glen Allen, VA 23060

Attn: Lex Meredith

RE: 1810 3rd Avenue
Tax Parcel(s): N000-0458/004

Dear Mr. Meredith,

Thank you for your Zoning Confirmation Letter (ZCL) request for the above-referenced property. In response to your request, please be advised of the following:

The subject property is a vacant interior lot located in the City's R-6 (Single-Family Attached Residential) district. A minimum lot area of not less than 5,000 square feet and a minimum lot width of not less than 50 feet is required for single-family detached dwellings.

The most recent deed (recorded April 5, 2018) conveys the property as being:

"ALL that certain lot, piece or parcel of land, lying and being in the City of Richmond, Virginia, designated as Lot No. 7 in Block 8 on the original Plan of Mt. Comfort, now known as Highland Park, and bounded as follows:

Beginning at a point on the west line of Third Avenue distant 90 feet south of the southern line of Chestnut Street, thence from said point of beginning running southwardly along and fronting on the western line of Third Avenue 30 feet; thence from said front extending back westwardly between parallel lines 140 feet to an alley 20 feet wide."

With a lot width of 30 feet fronting 3rd Avenue and a lot depth of 140 feet, the property has a total lot area of 4,200 square feet, which means that neither the lot width or lot area meet current requirements for single-family detached dwellings.

Records indicate that the property was originally part of a larger property designated as 1812 3rd Avenue, and the property in its current configuration is the result of a lot split that occurred in 1968, when the property was located in the City's then R-5 (Two-Family Dwelling) district.

According to a deed dated March 14, 1960, this original property was conveyed as being:

"ALL that certain lot or parcel of land lying and being in that part of Richmond, Virginia, known as Highland Park, formerly Mt. Comfort, with the dwelling thereon, designated as No. 1812 Third

Avenue, with all other improvements thereon and appurtenances thereto belonging, being further designated as Lots Nos. 7 and 8 in the original plan of Mt. Comfort, and more particularly described as follows:

Beginning at a point on the west line of Third Avenue which point is distant 60 feet south of the South line of Chestnut Street, thence in a southwardly direction along the west line of Third Avenue a distance of 60 feet; thence back from said frontage in a westwardly direction and between parallel lines a distance of 140 feet to an alley 20 feet wide."

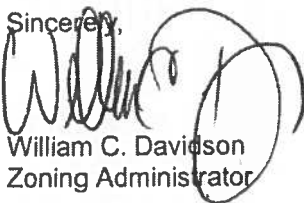
Per the 1968 lot split, Lot No. 7 referenced in the deed became the subject property, whereas Lot No. 8 retained the address designation of 1812 3rd Avenue (and remains designated as such).

At the time of this split, the R-5 district required a minimum lot area of 5,000 square feet and a minimum lot width of 50 feet; thus, the minimum lot area and width requirements were not met at the time that the lot was created. As such, our office has determined that the subject property was likely created without City approval and is not a buildable lot from a Zoning perspective. A successful petition to the Board of Zoning Appeals (BZA) or an approved Special Use Permit (SUP) from City Council may be a possibility and shall be required. For information concerning the SUP process, please contact the Land Use Administration Office at 646-6304.

You are hereby advised that you have thirty (30) days from this notice in which to appeal this decision to the Board of Zoning Appeals, in accordance with §15.2-2311 of the Code of Virginia and §17.19 of the Richmond City Charter, or this decision shall be final and unappealable. Such appeal must be in writing and must be filed with the Secretary to the Board of Zoning Appeals. Said appeal shall indicate in specific terms the grounds for the appeal and must be accompanied by a filing fee of two hundred and fifty dollars (\$250.00).

I hope this information is sufficient. Should you have any questions or additional concerns regarding this letter or the BZA process, please contact Adam W. Chappell, Zoning Officer, at (804)-646-4088 or at: Adam.Chappell@Richmondgov.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'William C. Davidson', is written over a circular stamp or seal.

William C. Davidson
Zoning Administrator