



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

December 14, 2018

NTC, LLC
1524 Park Avenue
Richmond, VA 23220
Attn: Nicholas Cooke

Concierge Construction Consulting, LLC
402 North 2nd Street
Richmond, VA 23219
Attn: Harvey C. Johnson, III

To Whom It May Concern:

RE: **BZA 03-2019**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, January 2, 2019 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 convert from a retail (book store) use to establish a specialty food/beverage store in 2,621 square feet of an existing (first floor) tenant space at 2601 WEST MAIN STREET (Tax Parcel Number W000-1160/012), located in a UB (Urban Business 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

December 14, 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/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.

2524 W Main St LLC
Po Box 8301
Richmond VA 26226

2528 West Main LLC
501 Slates Ln #309
Alexandria VA 22314

2610 West Main Street Homeowners
Association Inc
2610 A W Main St
Richmond VA 23220

2612 W Main Street LLC
2513 W Main Street
Richmond VA 23220

2614 W Main Street LLC
2305 Haover Avenue
Richmond VA 23220

Baird Carol F Revocable Trust Trs
407 N Allen Ave Unit 3
Richmond VA 23220

Bellona Arsenal Farm Associates LLC
3816 Old Gun Rd West
Midlothian VA 23113

Brothers Property LLC
2523 W Main St
Richmond VA 23220

Brown Stephen Corey
6 S Robinson St
Richmond VA 23220

Decamps Alice L
2513 Floyd Ave
Richmond VA 23220

Evans Bruce S
1607 White Cedar Ln
Richmond VA 23235

Fan City Properties LLC
P.o. Box 4712
Richmond VA 23220

Fuller Joseph C & Karen E Trs Karen E Fuller
Rev Trust
1205 Hanna Rose Ct
Chesapeake VA 23320

Georgiev Georgi & Aleksandar Aleksandrov
3006 Lincoln Ave
Richmond VA 23228

Gryzwinski Jerzy J & Alison R
2615 W Main St
Richmond VA 23220

Haney Matt K
1309 Powhatan St
Fredericksburg VA 22401

Harrison Benjamin W
2526 W Main St
Richmond VA 23220

J K & G LLC
2402 Grove Avenue
Richmond VA 23220

Patow Carl A & Susan M
7 S Boulevard
Richmond VA 23220

Plante Ernest H
8137 Grimsby Road
Richmond VA 23235

R & N Associates L L C
2512 W Cary St
Richmond VA 23220

R S A Llc C/o Herbert L Rueger Manager
1010 Orchard Rd
Richmond VA 23226

Rva Holdings LLC
P.o. Box 14749
Richmond VA 23221

Simon Alexander N
2604 W Main St
Richmond VA 23220

Steward Brian F & Parvin
301 Gainsborough Court
Midlothian VA 23114

Stratiou R K
Po Box 2336
Glen Allen VA 23058

T & W Properties LLC
P O Box 6645
Richmond VA 23230

Us To Bg Group LLC
3006 Lincoln Ave
Henrico VA 23228

West Cary Associates LLC
2610 West Cary St
Richmond VA 23220

Xnz LLC
2101 W Main St
Richmond VA 23220

Property: 2601 W Main St **Parcel ID:** W0001160012**Parcel**

Street Address: 2601 W Main St Richmond, VA 23220-4312
Alternate Street Addresses: 2601 1/2 W Main St
Owner: NTC LLC
Mailing Address: 1524 PARK AVE, RICHMOND, VA 23220
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 450 - Fan/Near West
Property Class: 450 - B Mixed Use
Zoning District: UB - Urban Business
Exemption Code: -

Current Assessment

Effective Date: 01/01/2018
Land Value: \$240,000
Improvement Value: \$577,000
Total Value: \$817,000
Area Tax: \$5
Special Assessment District: None

Land Description

Parcel Square Feet: 5275.4
Acreage: 0.121
Property Description 1: 0040.58X0130.00 0000.000
State Plane Coords(?<#>): X= 11780472.499992 Y= 3726030.129629
Latitude: 37.55178826 , **Longitude:** -77.47347259

Description

Land Type: Primary Commercial/Indust Land
Topology:
Front Size: 40
Rear Size: 130
Parcel Square Feet: 5275.4
Acreage: 0.121
Property Description 1: 0040.58X0130.00 0000.000
Subdivision Name : NONE
State Plane Coords(?<#>): X= 11780472.499992 Y= 3726030.129629
Latitude: 37.55178826 , **Longitude:** -77.47347259

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$274,000	\$414,000	\$688,000	Reassessment
2018	\$240,000	\$577,000	\$817,000	Reassessment
2017	\$240,000	\$577,000	\$817,000	Reassessment
2016	\$100,000	\$717,000	\$817,000	Reassessment
2015	\$100,000	\$678,000	\$778,000	Reassessment
2014	\$100,000	\$655,000	\$755,000	Reassessment
2013	\$100,000	\$655,000	\$755,000	Reassessment
2012	\$100,000	\$655,000	\$755,000	Reassessment
2011	\$158,000	\$597,000	\$755,000	CarryOver
2010	\$158,000	\$597,000	\$755,000	Reassessment
2009	\$158,000	\$597,000	\$755,000	Reassessment
2008	\$158,000	\$597,000	\$755,000	Reassessment
2007	\$202,600	\$552,100	\$754,700	Reassessment
2006	\$101,300	\$460,100	\$561,400	Reassessment
2005	\$96,500	\$430,000	\$526,500	Reassessment
2004	\$65,000	\$430,000	\$495,000	Reassessment
2003	\$35,400	\$123,100	\$158,500	Reassessment
2002	\$35,400	\$123,100	\$158,500	Reassessment
2000	\$26,000	\$90,500	\$116,500	Reassessment
1998	\$26,000	\$115,000	\$141,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
04/30/2003	\$290,000	KAPLAN ELIZABETH A AND	ID2003-15268	1 - VALID SALE-Valid, Use in Ratio Analysis
05/10/1995	\$140,000	Not Available	00438-0660	
05/10/1995	\$91,500	Not Available	000438-00657	

Planning

Master Plan Future Land Use: CM-CO
Zoning District: UB - Urban Business
Planning District: Near West
Traffic Zone: 1123
City Neighborhood Code: FAN
City Neighborhood Name: The Fan
Civic Code: 0350
Civic Association Name: Fan District Association
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: III

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	3007	0411003	041100
1990	308	0411003	041100

Schools

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

Public Safety

Police Precinct: 3
Police Sector: 313
Fire District: 12
Dispatch Zone: 043A

Public Works Schedules

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

Government Districts

Council District: 5
Voter Precinct: 501
State House District: 69
State Senate District: 9
Congressional District: 4

Extension 1 Details

Extension Name: C02 - Restaurant/Apts
Year Built: 1900
Stories: 2
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition: good for age
Foundation Type:
1st Predominant Exterior:
2nd Predominant Exterior: N/A
Roof Style: 1
Roof Material:
Interior Wall:
Floor Finish:
Heating Type: 0 sf
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) : Paving

Extension 1 Dimensions

Finished Living Area: 4686 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: 0 Sqft
Deck: 0 Sqft

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

Name: W0001160012 Desc: C02

[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: NTC, LLC PHONE: (Home) () (Mobile) (804)-353-9476
ADDRESS: 1524 Park Avenue FAX: () (Work) ()
Richmond, V 23220 E-mail Address: nick@blackswanbooks.com
Attn: Nicholas Cooke

PROPERTY OWNER'S

REPRESENTATIVE: Concierge Construction Consulting, LLC PHONE: (Home) () (Mobile) (804)-938-6690
(Name/Address) 402 North 2nd Street FAX: () (Work) ()
Richmond, VA 23219 E-mail Address: hjohnson@cccllcva.com
Attn: Harvey C. Johnson, III

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2601 West Main Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-710.1(27)(b)

APPLICATION REQUIRED FOR: A building permit to convert from a retail (book store) use to establish a specialty food/beverage store in 2,621 square feet of an existing (first floor) tenant space.

TAX PARCEL NUMBER(S): W000-1160/012 ZONING DISTRICT: UB (Urban Business)

REQUEST DISAPPROVED FOR THE REASON THAT: The off-street parking requirement is not met. Nine (9) off-street parking spaces are required; five (5) spaces are provided on-site, one (1) on-street space is credited towards the off-street requirement, and one (1) space is nonconforming.

DATE REQUEST DISAPPROVED: 11/16/2018

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: 11/16/2018 TIME FILED: 11:30 a.m. PREPARED BY: Adam W. Chappell RECEIPT NO. BZAC-045046-2018

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: _____ DATE: _____

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

CASE NUMBER: BZA 03-2019 HEARING DATE: 01/02/2019 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 03-2019
150' Buffer

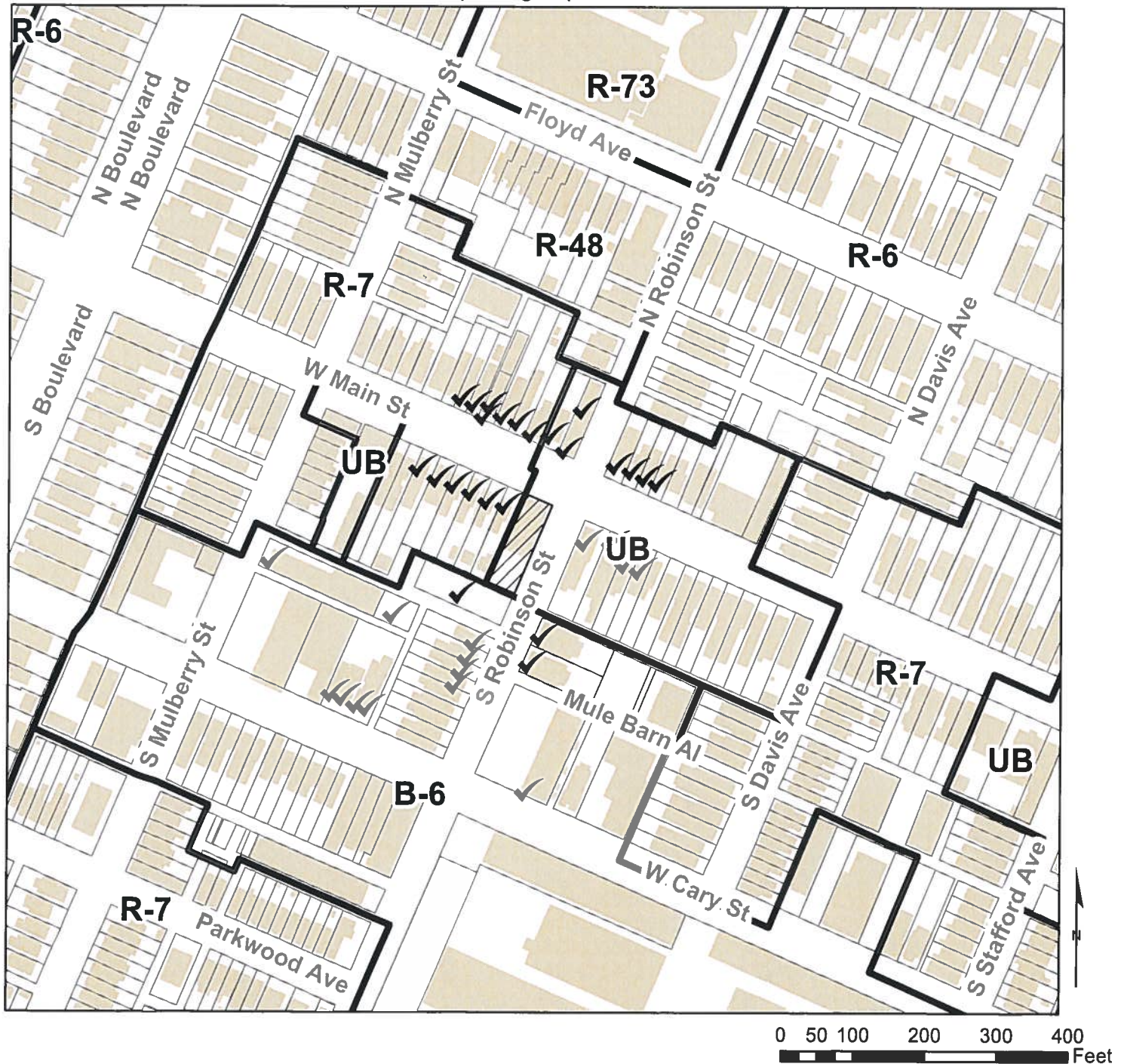
APPLICANT(S): NTC, LLC

PREMISES: 2601 West Main Street

(Tax Parcel Number W000-1160/012)

SUBJECT: A building permit to convert from a retail (book store)
use to establish a specialty food/beverage store in 2,621
square feet of an existing (first floor) tenant space.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-710.1
of the Zoning Ordinance for the reason that:
The off-street parking 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 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 (646-6340/6701). 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 absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx> 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.
4. **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.** 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 \$150.00 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 (804-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing 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:


Harvey C. Johnson, III
(Revised: 4/28/16)



2601 WEST MAIN STREET
(FOR B.Z.A. REVIEW AND PERMITTING)

TABLE OF CONTENTS

T100	TITLE SHEET
S100	SITE PLAN
S101	VELOCITY PLAN
A100	PROPOSED FLOOR PLAN
A200	ELEVATIONS

GENERAL NOTES

- A. ALL WORK SHALL CONFORM TO THE 2012 VIRGINIA UNIFORM STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF RICHMOND, VIRGINIA.
- B. IT IS INTENDED THAT A COMPLETE OCCUPABLE BUILDING PROJECT IS PROVIDED.
- C. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO STARTING WORK.
- D. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE CONSTRUCTION MANAGER IN WRITING. PRIOR TO INSTALLATION.
- E. PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENT PERMITTED SET OF CONSTRUCTION DOCUMENTS AT TIME OF CONSTRUCTION.
- F. GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- G. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH CITY, STATE AND FEDERAL PERMITS, JOB SAFETY REQUIREMENTS, AND ORDINANCES.

BUILDING INFORMATION

PARCEL ID	10001160012
USE GROUP	M (EXISTING)
	M (PROPOSED)
CONSTRUCTION TYPE	01 B
BUILDING AREA	2807 SF (TOTAL)
	1860 SF (CUSTOMER AREA)
	611 SF (STORAGE)

ZONING INFORMATION

REC-MIDCOT ZONING DISTRICT	UB
RICHMOND HISTORIC DISTRICT	THE FAY
PARCEL AREA	5073.59
BUILDING AREA	2801.59
PARKING REQUIREMENT**	1:150 SF
** 10 SPACES REQUIRED PER ORDINANCE	

SCOPE OF WORK

CONVERT AN EXISTING RETAIL SPACE (BOOKSTORE) TO A RETAIL SPACE (SPECIALTY FOOD - BEVERAGE STORE).
REPAIR / REPLACE FEATURES AND FINISHES THROUGHOUT.
NO STRUCTURAL WORK.

PROJECT NAME	
NTC, LLC	
OWNER	
J. HENS, INC.	
PROJECT ADDRESS	
2601 WEST MAIN STREET RICHMOND, VA 23222	
SHEET	
TITLE SHEET	
PROJECT NO.	18071
DATE	11/02/2018
DESIGNED BY	CCC
CHECKED BY	CCC
APPROVED BY	T100

GENERAL NOTES

- A. ALL WORK SHALL CONFORM TO THE 2012 VIRGINIA BUILDING CODE AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF RICHMOND, VIRGINIA.
- B. IT IS INTENDED THAT A COMPLETE OCCUPABLE BUILDING PROJECT IS PROVIDED.
- C. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO STARTING WORK.
- D. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE CONSTRUCTION MANAGER IN WRITING. PRIOR TO INSTALLATION.
- E. PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AS-BUILT SET OF CONSTRUCTION DOCUMENTS AT TIME OF CONSTRUCTION.
- F. GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- G. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH CITY, STATE AND FEDERAL PERMITS, JOB SAFETY REQUIREMENTS, AND ORDINANCES.

BUILDING INFORMATION

PANEL ID: W001160012
USE GROUP: M (EXISTING)
M (PROPOSED)
CONSTRUCTION TYPE: II B
BUILDING AREA: 2807 SF (TOTAL)
1850 SF (CUSTOMER AREA)
857 SF (STORAGE)

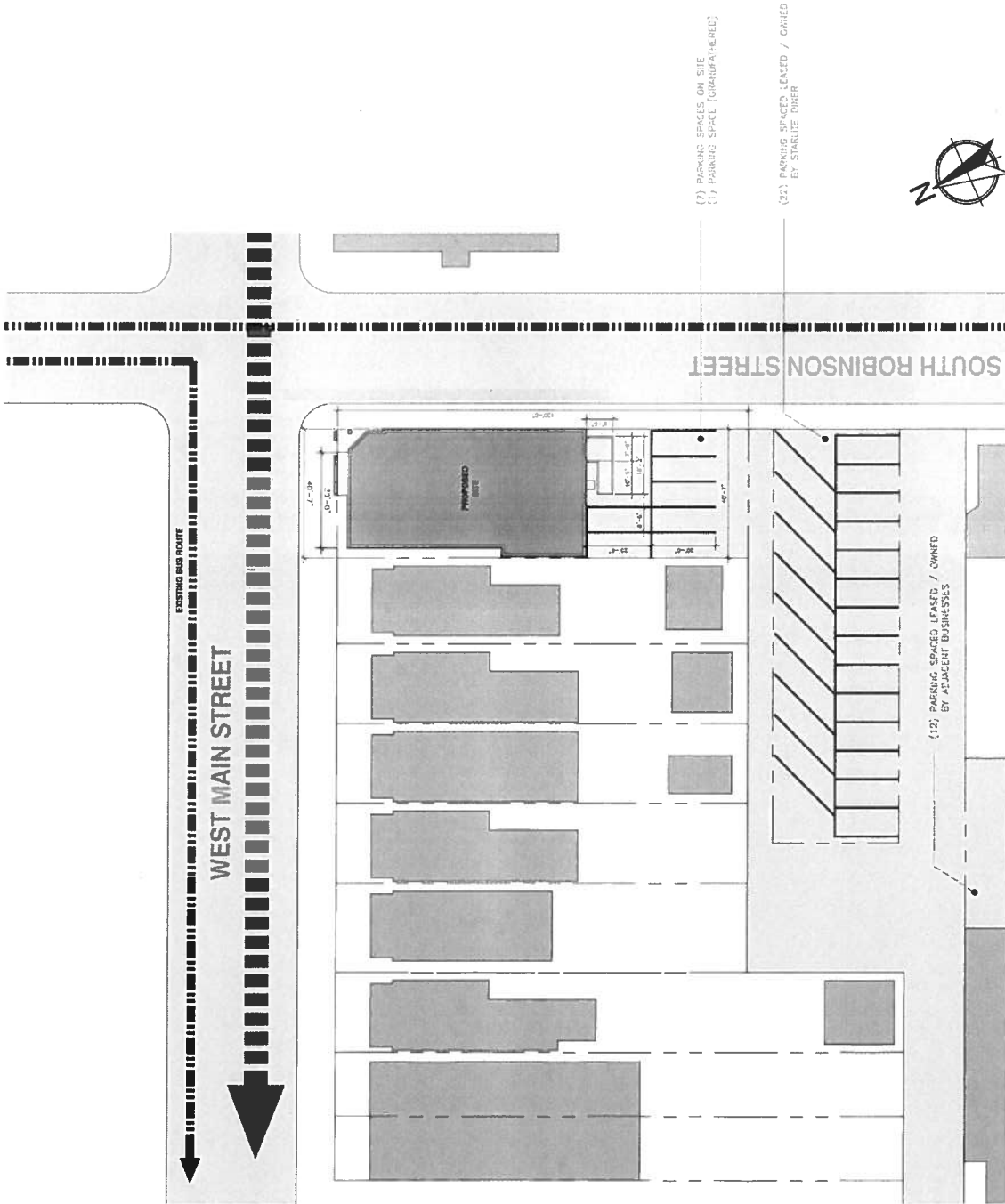
ZONING INFORMATION

RICHMOND ZONING DISTRICT: UB
RICHMOND HISTORIC DISTRICT: THE FAN
PANEL AREA: 5075 SF
BUILDING AREA: 2807 SF
PARKING REQUIREMENT: 11/153 SF
- 11 SPACES REQUIRED PER ORDINANCE

SCOPE OF WORK

CONVERT AN EXISTING RETAIL SPACE (BOOKSTORE) TO A RETAIL SPACE (SPECIALTY FOOD, BEVERAGE STORE).
REPAIR, REPLACE FURNITURE AND FINISHES THROUGHOUT.
NO STRUCTURAL WORK.

CONCIERGE
Construction Consulting, LLC



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

18071

S100

18071

S100

GENERAL NOTES

A. ALL WORK SHALL CONFORM TO THE 2012 VIRGINIA UNIFORM STATEwide BUILDING CODE AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF RICHMOND, VIRGINIA.

B. IT IS INTENDED THAT A COMPLETE OCCUPABLE BUILDING PROJECT IS PROVIDED.

C. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO STARTING WORK.

D. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE CONSTRUCTION MANAGER IN WRITING PRIOR TO INSTALLATION.

E. PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE ASSET PERMITTED SET OF CONSTRUCTION DOCUMENTS AT TIME OF CONSTRUCTION.

F. GRADING AND RETENTION INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRACED PRIOR TO INSTALLATION.

G. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH CITY, STATE AND FEDERAL PERMITS, JOB SAFETY REQUIREMENTS, AND ORDINANCES.

BUILDING INFORMATION

PARCEL ID: 16000116021
 USE GROUP: M (EXISTING)
 M PROPOSED
 CONSTRUCTION TYPE: 118
 BUILDING AREA: 2007 SF (TOTAL)
 1433 SF CUSTOMER AREA
 574 SF STORAGE

ZONING INFORMATION

RICHMOND ZONING DISTRICT: UB
 RICHMOND HISTORIC DISTRICT: THE FAN
 PARCEL AREA: 5273 SF
 BUILDING AREA: 2007 SF
 PARKING REQUIREMENT: 1:150 SF
 ~ 15 SPACES REQUIRED PER PERFORMANCE

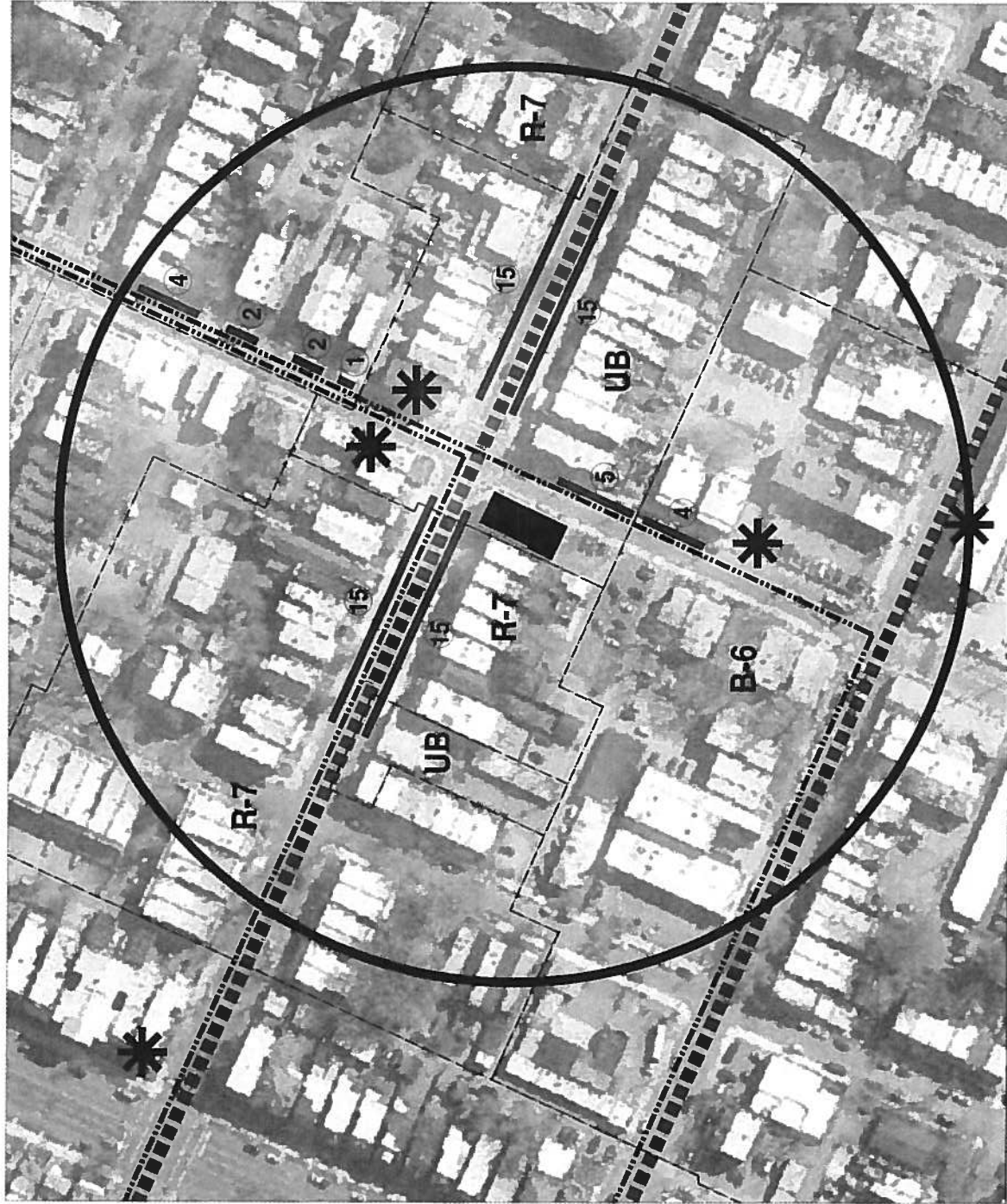
SCOPE OF WORK

CONVERT AN EXISTING RETAIL SPACE (BOOKSTORE) TO A RETAIL SPACE (SPECIALTY FOOD - BEVERAGE STORE)
 RETAIL SPACE (SPECIALTY FOOD - BEVERAGE STORE)
 REPAIR AND REPLACE EXTERIOR AND INTERIOR THROUGHOUT
 NO STRUCTURAL WORK

CONCERGE
 Construction Consulting, LLC

NTC, LLC
 JHENS, INC.
 100 WEST MAIN STREET
 RICHMOND, VA 23220

VICINITY PLAN
 11/02/2018
 18071 S101



VICINITY PLAN
 SCALE: 1"=50'

GENERAL NOTES

- A. ALL WORK SHALL CONFORM TO THE 2012 VIRGINIA UNIFORM STATE-PRICE BUILDING CODE AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF RICHMOND, VIRGINIA.
- B. IT IS INTENDED THAT A COMPLETE OCCUPABLE BUILDING PROJECT BE PROVIDED.
- C. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO STARTING WORK.
- D. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE CONSTRUCTION MANAGER IN WRITING PRIOR TO INSTALLATION.
- E. PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED LIST OF CONSTRUCTION DOCUMENTS AT TIME OF CONSTRUCTION.
- F. GRAPHIC AND WRITTEN INFORMATION ON GRANTZOS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- G. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH CITY, STATE AND FEDERAL PERMITS, JOB SAFETY REQUIREMENTS, AND ORDINANCES.

BUILDING INFORMATION

PARCEL ID: W0001162012
USE GROUP: M1 (EXISTING)
CONSTRUCTION TYPE: M1 (PROPOSED)
BUILDING AREA: 287 SF (TOTAL)
1960 SF (CUSTOMER AREA)
671 SF (STORAGE)

ZONING INFORMATION

RICHMOND ZONING DISTRICT: LB
RICHMOND HISTORIC DISTRICT: THE FAN
PARCEL AREA: 5275 SF
BUILDING AREA: 287 SF
FLOORING REQUIREMENT: 11150 SF
~ 19 SPACES REQUIRED PER ORDINANCE

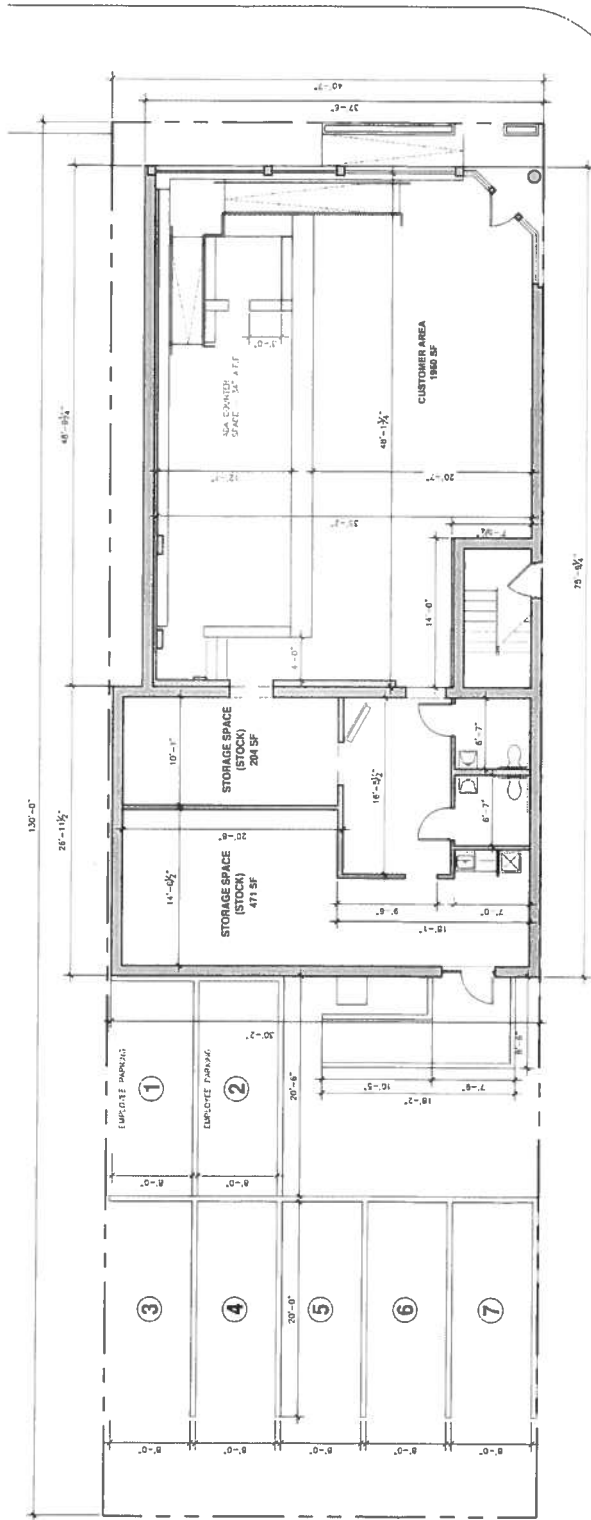
SCOPE OF WORK

CONVERT AN EXISTING RETAIL SPACE (BOOKSTORE) TO A RETAIL SPACE (SPECIALTY FOOD / BEVERAGE STORE).
REPAIR / REPLACE INTERIORS AND FINISHES THROUGHOUT.
NO STRUCTURAL WORK.

CONCIERGE
Construction Consulting, LLC

OWNER	HTC, LLC
DESIGNER	3 HENS, INC.
PROJECT	2801 WEST MAIN STREET RICHMOND, VA 23222
DATE	11/02/2018
PROJECT NO.	18071
SCALE	A100

SPACES 1 AND 2 (PROPOSED PARKING SPACES TO PREVENT EMPLOYEES USING CUSTOMER SPACES)
SPACES 3 THROUGH 7 (EXISTING PARKING SPACES)



PROPOSED FLOOR PLAN WITH PROPOSED PARKING
SCALE 3/16" = 1'-0"

GENERAL NOTES

- A. ALL WORK SHALL CONFORM TO THE 2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF RICHMOND, VIRGINIA.
- B. IT IS INTENDED THAT A COMPLETE OCCUPABLE BUILDING PROJECT IS PROVIDED.
- C. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO STARTING WORK.
- D. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE CONSTRUCTION MANAGER IN WRITING PRIOR TO INSTALLATION.
- E. PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AS-BUILT PERMITTED SET OF CONSTRUCTION DOCUMENTS AT TIME OF CONSTRUCTION.
- F. GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- G. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH CITY, STATE AND FEDERAL PERMITS, JOB SAFETY REQUIREMENTS, AND ORDINANCES.

BUILDING INFORMATION

PARCEL ID: W020116012
USE GROUP: U (EXISTING)
CONSTRUCTION TYPE: B (B)
BUILDING AREA: 2871 SF (TOTAL)
1560 SF (CUSTOMER AREA)
811 SF (STORAGE)

ZONING INFORMATION

RICHMOND ZONING DISTRICT: UB
RICHMOND HISTORIC DISTRICT: THE FAN
PARCEL AREA: 5275 SF
BUILDING AREA: 2871 SF
PARKING REQUIREMENT: 11130 SF
~ 11 SPACES REQUIRED PER PERFORMANCE

SCOPE OF WORK

CONVERT AN EXISTING RETAIL SPACE (BOOKSTORE) TO A RETAIL SPACE (SPECIALTY FOOD - BENTLEY STORE).
REPAIR / REPLACE FIXTURES AND FINISHES THROUGHOUT NO STRUCTURAL WORK.

CONCERGE
Construction Consulting, LLC

NTC, LLC

3 HENNS, INC

2801 WEST MAIN STREET
RICHMOND, VA 23222

FRONT ELEVATION (NO CHANGE)

SCALE: 1/4" = 1'-0"

REAR ELEVATION (NO CHANGE)

SCALE: 1/4" = 1'-0"

ELEVATIONS

DATE	BY	REVISION
11/02/2018	CCC	CCC
18071	A200	

ACTION OF BOARD:	Granted	
Vote to grant		
Affirmative -	Hankins, Heindl, King, Macfarlane	4
Negative -	None	0
Absent -	Cudlipp	1

0

CASE NO. 63-59

APPLICANT: Harry L. Barker *mn*

PREMISES: 2601 West Main Street

SUBJECT: Permit to build addition 26' x 40' to building to be used as meat market.

DISAPPROVED: by the Commissioner of Buildings, July 20, 1959 under Art. II, Sect. 3, Par. 1 and Art. IX, Sect. 5 of the Zoning Ordinance for the reason that "Off-street parking requirements of "H" Commercial District are not met."

APPEAL: was filed with the Board of Zoning Appeals, July 21, 1959 for a variance from the Zoning Ordinance to permit the above, based on Section 17.20(b) of the City Charter.

APPEARANCES: For applicant: John W. Fussell, Attorney
Against applicant: None

FINDINGS: The Board finds from sworn testimony in this case that the increased area will be devoted to the housing of equipment essential to his business. A total of 7 parking spaces can be provided although 10 are required. There are very few walk-in customers since most of the orders are taken from customers by telephone and delivery is provided.

RESOLUTION: WHEREAS, the Board is satisfied that the required parking under the Zoning Ordinance is not essential in this case due to the nature of this business;

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby grants the permit.

ACTION OF BOARD:	Granted	
Vote to grant		
Affirmative -	Heindl, King, Macfarlane	3
Negative -	Hankins	1
Absent -	Cudlipp	1

0

granting of a variance in this case will be in harmony with the intended spirit and purpose of the ordinance and the powers of the Board.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a variance from the side yard setback and nonconforming feature requirements be granted to Mr. and Mrs. Edward Valentine for a building permit to construct a two-story addition as proposed at the subject premises, subject to the condition that the air-conditioning units be relocated to the buildable portion of the lot.

ACTION OF THE BOARD: Granted Conditionally (5-0)

Vote to Grant Conditionally

affirmative: Poole, Moses-Ciula, Williams, Siff, Parks

negative: none

CASE NO. 118-03

APPLICANT: NTC LLC

PREMISES: 2601 WEST MAIN STREET
(Tax Parcel Number W000-1160/012)

SUBJECT: A building permit to convert a wholesale (meat) business to a retail bookstore

DISAPPROVED by the Zoning Administrator on July 25, 2003, based on Sections 32-300, 32-433.2, 32-710.1(28) and 32-710.4(2) of the zoning ordinance for the reason that: In a UB Urban Business District, the off-street and shared parking requirements are not met. Eight (8) off-street parking spaces are required for the proposed (retail) use; five (5) spaces exist/are proposed and one (1) space is nonconforming. Two (2) proposed leased spaces are going to be available between the hours of 7:00 a.m. and 5:00 p.m. at 2619 West Main Street. Off-site parking spaces may only be provided by another use, which is not routinely open, used, or operated during the same hours of the day or night. The restaurant use located at 2619 West Main Street requires the spaces after 5:00 p.m.; the two (2) leased spaces will not be available after 5:00 p.m. and the bookstore proposes to be open during this period.

APPLICATION was filed with the Board on July 21, 2003, based on Section 17.20(b) of the City Charter.

APPEARANCES:

For Applicant: Alexander Simon
Burt Pinnock
Nick Cooke
Mark Brandon
Brett Burnam

Against Applicant: none

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, NTC LLC, has requested a variance to convert a wholesale (meat) business to a retail bookstore at 2601 West Main Street. Mr. Alexander Simon testified that he represents the Cookes who are the proprietors of Black Swan Books. Mr. Simon indicated that Black Swan Books is in the business of selling rare books. Mr. Simon further indicated that Black Swan Books has been located on Meadow Street for a number of years and needs to expand, which is the reason for relocating to 2601 West Main Street. Mr. Simon stated that the property had been previously occupied by Quality Meats and had not been particularly well maintained. Mr. Simon also stated that Quality Meats had not been particularly active in recent years. Mr. Simon indicated that the architect, Mr. Pinnock, had submitted plans to Roger York who is no longer with the City and that it was Mr. Pinnock's understanding that there were no impediments to the project going forth. The Zoning Administrator, Mr. Davidson, pointed out that the subject property had not been included in an overlay district and consequently was not entitled to certain parking considerations that otherwise might be permitted. Mr. Simon acknowledged that the property currently has a parking requirement of eight spaces, five of which exist and one is non-conforming. Mr. Simon advised the Board that his client had gone to great lengths to attempt to lease the necessary parking. Mr. Simon indicated that the Avalon Restaurant at 2619 West Main Street which is located within the requisite 300-foot radius could lease parking spaces during the day but not after 5 PM in the evening due to the fact that that is when the restaurant opened. Mr. Simon explained to the Board that his client was paying money on a construction loan and could not proceed with renovation work. Mr. Simon further explained that the business plan of the Cookes called for staying open until 9 PM in the evening due to its strategic location with respect to Cary Street and West Main Street. Mr. Simon stated that in order for his client to take advantage of the evening traffic that it was necessary for his clients' business to remain open until 9 PM. Mr. Simon advised the Board that two neighborhood associations, the Fan District Association and the Your Neighbors Uptown Civic Association, had supported the request as well as local businesses including Davis and Main, Bamboo Cafe and Helens which had written letters of support.

In response to a question from Mr. Poole, Mr. Simon indicated that if the Board were to approve the requested variance, it would be conditioned on the business closing at 9 o'clock in the evening. Mr. Simon stated that it would be acceptable if the variance was conditioned to a bookstore operated by his client which was not adult in nature.

The Chairperson, Ms. Williams, read a letter of support from Mr. Mike Adams of 2605 West Main Street into the record. The Chairperson, Ms. Williams, also read into the record a letter from Brenda Mead requesting that the Board keep in mind the long-term interest of current residents when granting parking variances.

Speaking in favor, Mr. Nick Cooke owner of Black Swan Books, testified that he has no intention of operating an adult bookstore and will only be selling rare books. Mr. Cooke further testified that he had gone to great lengths to attempt to find parking that met all of the requirements of the zoning ordinance but was unsuccessful. In response to a question from Ms. Moses-Ciula, Mr. Cooke indicated that he is a full-time employee and that his wife works part-time. Mr. Cooke also stated that he has three other part-time employees but attempts to maintain two employees in the business at all times. Mr. Cooke stated that he does not sell bestsellers and, therefore, does not receive typical business deliveries. In response to a question from Mr. Parks, Mr. Cooke indicated that no food or beverages will be sold from the premises.

Speaking in favor, Mr. Mark Brandon of Your Neighbors Uptown Civic Association testified in support of the requested variance.

Speaking in favor, Mr. Bret Burnam testified that the Fan District Association supported the requested variance.

The Board is satisfied that the property was acquired in good faith and that an exceptional situation exists due to an unavailability of parking within the requisite radius and required timeframe; whereby strict application of the off-street and shared parking requirements unreasonably restricts its use, and the granting of a variance in this case will be in harmony with the intended spirit and purpose of the ordinance and the powers of the Board.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a variance from the off-street parking requirements be granted to NTC LLC for a building permit to convert a wholesale (meat) business to a retail bookstore as proposed at the subject premises, subject to the following conditions:

1. An adult bookstore as defined by the City of Richmond Zoning Ordinance may not be operated from the premises.
2. The hours of operation may not extend beyond 9 p.m.
3. The variance as approved is not transferable and is restricted to NTC LLC of which Nicholas Trout Cooke is the principal stockholder.

ACTION OF THE BOARD: Granted Conditionally (5-0)

Vote to Grant Conditionally

affirmative: Poole, Moses-Ciula, Williams, Siff, Parks

negative: none

CASE NO. 119-03

APPLICANT: Seven East Franklin Street, LLC

PREMISES: 7 EAST FRANKLIN STREET
(Tax Parcel Number W000-0082/004)

SUBJECT: A certificate of zoning compliance for an office building

DISAPPROVED by the Zoning Administrator on July 25, 2003, based on Sections 32-300, 32-710.1(1)&(23) and 32-710.4(1)&(5) of the zoning ordinance for the reason that: In an R0-3 Residential-Office District, the parking and off-site radius and identification requirements are not met. Twenty-one (21) parking spaces are required for the proposed (office and residential) use; fifteen (15) spaces are proposed. No spaces meet the required three hundred-foot (300') radius requirement; the proposed off-site spaces are located within an eight hundred-foot (800') radius. No identification of the off-site spaces or notification of the spaces' availability is proposed.

APPLICATION was filed with the Board on July 21, 2003, based on Section 17.20(b) of the City Charter.

APPEARANCES:

For Applicant: Ted Cox
 David Epperly