



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

February 15, 2019

604 St James Street, LLC  
13412 Rupert Court  
Richmond, VA 23233  
Attn: Elizabeth Drucker-Basch

To Whom It May Concern:

RE: **BZA 11-2019**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, March 6, 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 re-establish the nonconforming use rights to a retail use and convert the building to a two-family dwelling at 604 SAINT JAMES STREET (Tax Parcel Number N000-0104/026), located in an R-63 (Multifamily Urban 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

BZA 11-2019  
Page 2  
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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 <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.

1 Wjs LLC  
116 E Franklin St  
Richmond VA 23219

10 West Leigh St LLC  
13412 Rupert Ct  
Richmond VA 23233

12 West Leigh Street LLC  
13412 Rupert Ct  
Richmond VA 23233

14 1/2 West Leight Street LLC  
13412 Rupert Ct  
Rcihmond VA 23233

20th St Lofts LLC  
5736 Stonehurst Estates Ter  
Glen Allen VA 23059

Abramson S N & Dlb & C Sutton Jr  
Po Box 26151  
Richmond VA 23261

Abramson Stephen N & Denise L Borden  
2400 Narvik Ct  
Richmond VA 23233

Brandon Jeffrey H & Alla L  
11816 Mason Park Way  
Glen Allen VA 23059

Car Enterprises LLC  
8 W Leigh St  
Richmond VA 23220

Clark Antionette V Etals  
1800 Appomattox St  
Richmond VA 23220

Derricott Rebecca L  
619 St James St  
Richmond VA 23220

Drucker Basch Elizabeth  
13412 Rupert Ct  
Henrico VA 23233

Frank Peter  
1203 Northbury Avenue  
Richmond VA 23231

Luncheon Kim & Frank Living Trust  
201 E Wayne Avenue  
Silver Spring MD 20901

Martic Igor  
609 St James St  
Richmond VA 23220

Powell Leighton  
617 St James Street  
Richmond VA 23220

Sutton Charles E Jr  
Po Box 26151  
Richmond VA 23261

Weishaar Kurt Crafton  
621 St James St  
Richmond VA 23220

Willis Eugene Jr  
607 St James St  
Richmond VA 23220

**Property:** 604 St James St **Parcel ID:** N0000104026**Parcel**

**Street Address:** 604 St James St Richmond, VA 23220-0000  
**Owner:** 604 ST JAMES STREET LLC  
**Mailing Address:** 13412 RUPERT CT, RICHMOND, VA 23233  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 218 - Jackson Ward  
**Property Class:** 120 - R Two Story  
**Zoning District:** R-63 - Residential (Multi-family Urban)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2019  
**Land Value:** \$35,000  
**Improvement Value:** \$36,000  
**Total Value:** \$71,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 1151.07  
**Acreage:** 0.026  
**Property Description 1:** 0037.74X0030.50 0000.000  
**State Plane Coords( ?<#>):** X= 11790493.795551 Y= 3725162.973210  
**Latitude:** 37.54897495 , **Longitude:** -77.43900822

**Description**

**Land Type:** Residential Lot B  
**Topology:** Level  
**Front Size:** 37  
**Rear Size:** 30  
**Parcel Square Feet:** 1151.07  
**Acreage:** 0.026  
**Property Description 1:** 0037.74X0030.50 0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?<#>):** X= 11790493.795551 Y= 3725162.973210  
**Latitude:** 37.54897495 , **Longitude:** -77.43900822

**Other**

**Street improvement:** Paved  
**Sidewalk:** Yes

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$35,000	\$36,000	\$71,000	Reassessment
2018	\$22,000	\$36,000	\$58,000	Reassessment
2017	\$22,000	\$35,000	\$57,000	Reassessment
2016	\$22,000	\$34,000	\$56,000	Reassessment
2015	\$22,000	\$33,000	\$55,000	Reassessment
2014	\$25,000	\$34,000	\$59,000	Reassessment
2013	\$25,000	\$34,000	\$59,000	Reassessment
2012	\$25,000	\$36,000	\$61,000	Reassessment
2011	\$25,000	\$40,000	\$65,000	CarryOver
2010	\$25,000	\$40,000	\$65,000	Reassessment
2009	\$24,600	\$39,900	\$64,500	Reassessment
2008	\$24,600	\$39,900	\$64,500	Reassessment
2007	\$22,400	\$38,000	\$60,400	Reassessment
2006	\$12,400	\$38,000	\$50,400	Reassessment
2005	\$7,500	\$29,700	\$37,200	Reassessment
2004	\$12,000	\$25,200	\$37,200	Reassessment
2003	\$10,900	\$22,900	\$33,800	Reassessment
2002	\$10,000	\$21,000	\$31,000	Reassessment
1998	\$10,000	\$21,000	\$31,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
05/10/2018	\$0	DRUCKER-BASCH ELIZABETH	ID2018-9412	2 - INVALID SALE-Relation Between Buyer/Seller
01/26/2018	\$74,800	MOSELEY MARTHA L AND	ID2018-1664	2 - INVALID SALE-Foreclosure, Forced Sale etc.
09/28/1984	\$0	Not Available	00018-1660	

**Planning**

**Master Plan Future Land Use:** NMU  
**Zoning District:** R-63 - Residential (Multi-family Urban)  
**Planning District:** Downtown  
**Traffic Zone:** 1045  
**City Neighborhood Code:** JKWD  
**City Neighborhood Name:** Jackson Ward  
**Civic Code:** 0580  
**Civic Association Name:** Historic Jackson Ward Association  
**Subdivision Name:** NONE  
**City Old and Historic District:** Jackson Ward  
**National historic District:** Jackson Ward  
**Neighborhoods in Bloom:** Jackson Ward  
**Redevelopment Conservation Area:**

**Economic Development**

**Care Area:** - Jackson Ward  
**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	1013	0302001	030200
1990	232	0302002	030200

**Schools**

**Elementary School:** Carver  
**Middle School:** Hill  
**High School:** Armstrong

**Public Safety**

**Police Precinct:** 4  
**Police Sector:** 413  
**Fire District:** 5  
**Dispatch Zone:** 087A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 2  
**Voter Precinct:** 213  
**State House District:** 71  
**State Senate District:** 9  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1900  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 6  
**Number Of Bed Rooms:** 3  
**Number Of Full Baths:** 0  
**Number Of Half Baths:** 0  
**Condition:** very poor for age  
**Foundation Type:** Full 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:** No Heat  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and Yard Items) :**

**Extension 1 Dimensions**

**Finished Living Area:** 1200 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**

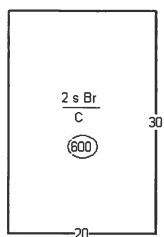
Name:N0000104026 Desc:R01

[Click here for Larger Image](#)



**Sketch Images**

Name:N0000104026 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: 604 St James Street, LLC PHONE: (Home) (804)-387-1717 (Mobile) ( )  
ADDRESS 13412 Rupert Court FAX: ( ) (Work) ( )  
Richmond, VA 23233 E-mail: lizzie@baschful.com  
Attn: Elizabeth Drucker-Basch

### OWNER'S

REPRESENTATIVE: \_\_\_\_\_ PHONE: (Home) ( ) (Mobile) ( )  
(Name/Address) \_\_\_\_\_ FAX: ( ) (Work) ( )  
\_\_\_\_\_ E-mail: \_\_\_\_\_

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES): 604 Saint James Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER \_\_\_\_\_

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-800.4

APPLICATION REQUIRED FOR: A building permit to re-establish the nonconforming use rights to a retail use and convert the building to a two-family dwelling.

TAX PARCEL NUMBER(S): N000-0104/026 ZONING DISTRICT: R-63 (Multifamily Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The proposed use is not permitted as the previous nonconforming use rights have expired. Whenever nonconforming uses of a building are discontinued for a period of two years or longer, any subsequent use of the premises shall conform to the regulations applicable in the district in which it is located.

DATE REQUEST DISAPPROVED: January 4, 2019

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: January 23, 2019 TIME FILED: 7:00 P.M. PREPARED BY: Adam Chappell RECEIPT NO. BZAC-048122-2019

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) 14 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: 2/12/19

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

CASE NUMBER: BZA 11-2019 HEARING DATE: March 6, 2019 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 11-2019  
150' Buffer

APPLICANT(S): 604 St James Street, LLC

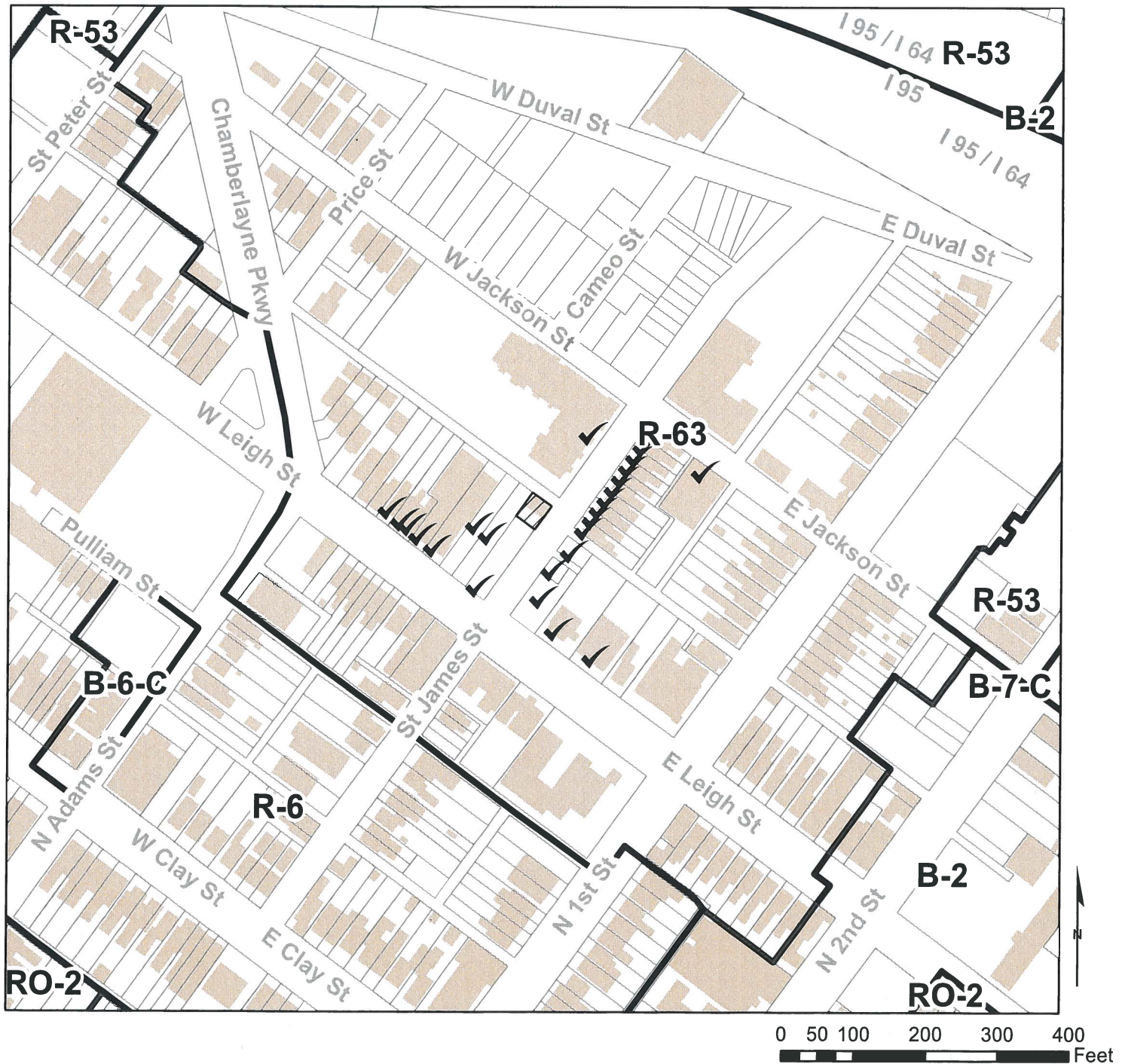
PREMISES: 604 Saint James Street

(Tax Parcel Number N000-0104/026)

SUBJECT: A building permit to re-establish the nonconforming use rights to a retail use and convert the building to a two-family dwelling.

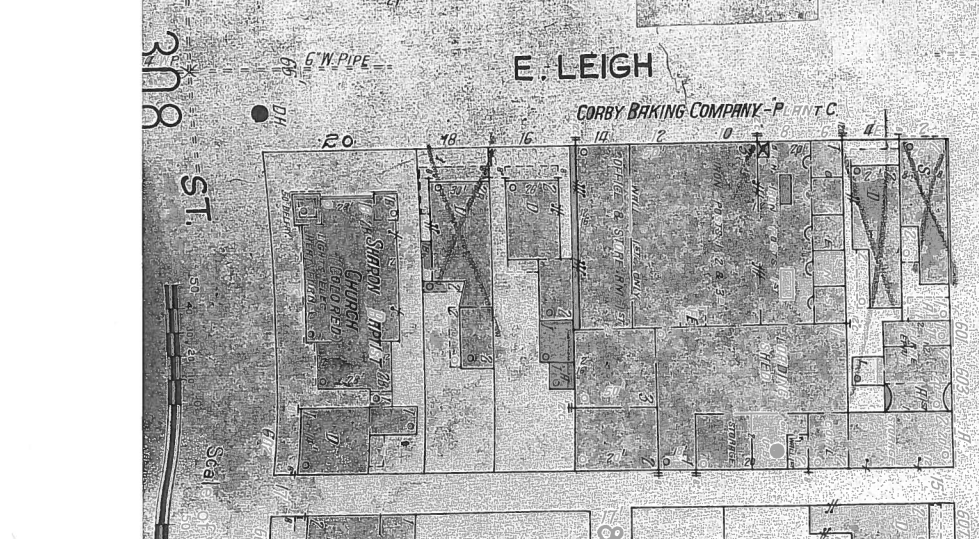
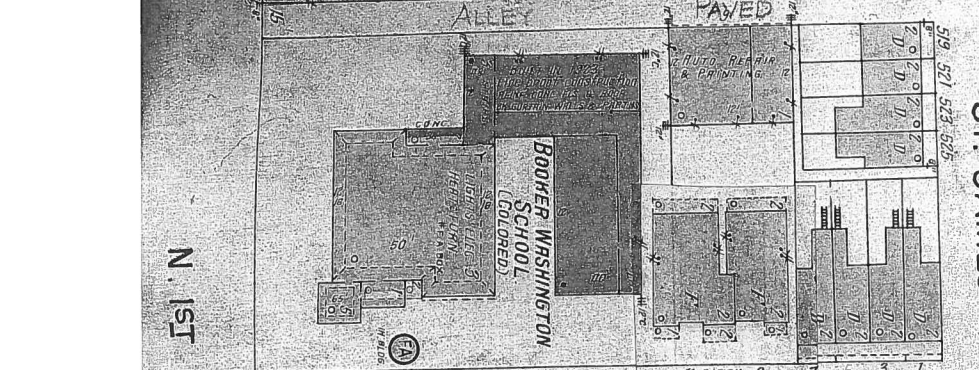
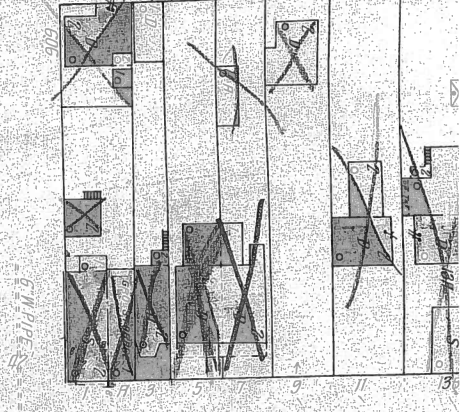
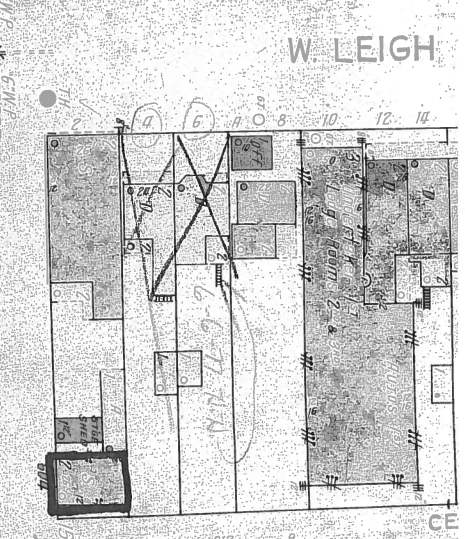
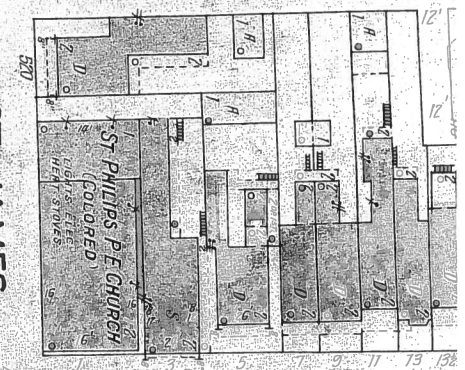
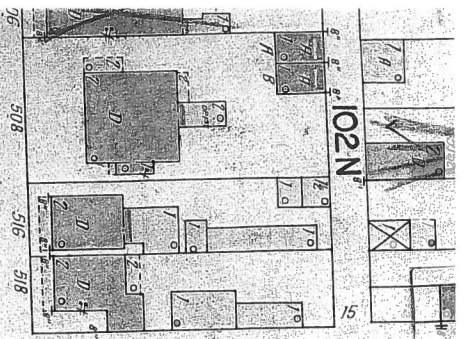
REASON FOR THE REQUEST: Based on Sections 30-300 & 30-800.4 of the Zoning Ordinance for the reason that:

The proposed use is not permitted as the previous nonconforming use rights have expired.





**Acknowledgement of Receipt by Applicant or Authorized Agent:** [Signature] (Revised 8/8/14)



Required Fire Ratings	2 hour
Exterior walls - load bearing	1 hour
Exterior walls - nonloadbearing	0 hour

**OWNER**  
604 St. James St. LLC  
13412 Rupert Ct.  
Richmond Va 23233

1027 Westbrook Avenue  
Richmond VA 23227

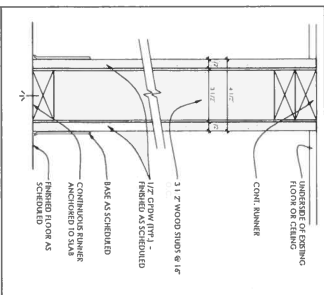
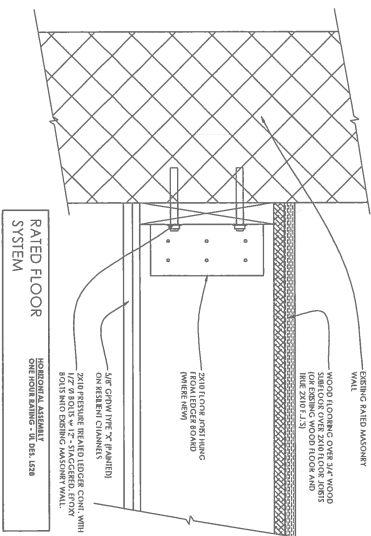
## MEP ENGINEER

To be design-Build under the General Contractor's scope of work

## DRAWING INDEX

- |       |   |
|-------|---|
| C5.01 | COVER SHEET, GENERAL NOTES, CODE INFORMATION, PLAT & ASSEMBLY DETAILS |
| C5.02 | WINDOW DETAILS AND DOOR SCHEDULES                                     |
| A1.01 | DEMOLITION & NEW CONSTRUCTION FLOOR PLANS                             |
| A2.01 | REFLECTED CEILING & SUPPLEMENTAL ELECTRICAL PLANS                     |
| A4.01 | EXTERIOR ELEVATIONS   |

## 02 ASSEMBLY TYPES

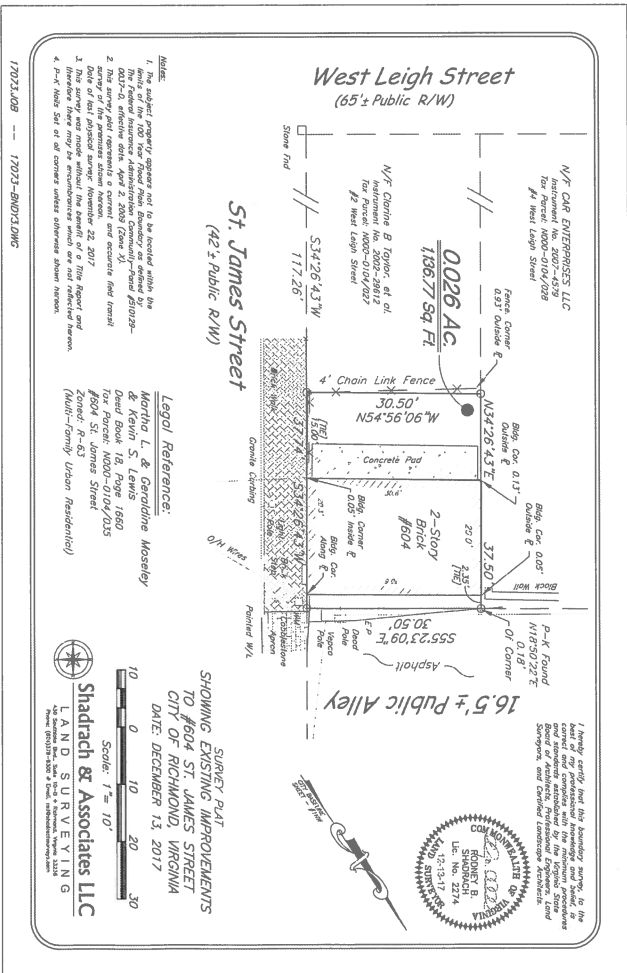


1 The General Relativity and Cosmology Staff at CERN, Switzerland, are warmly invited to discuss their work with the Relativity and Cosmology Staff at the University of Arizona. The Relativity and Cosmology Staff at the University of Arizona are warmly invited to discuss their work with the General Relativity and Cosmology Staff at CERN, Switzerland.

- [illegible]

9 When work is specifically called out, it is required to complete the project, the appropriate contractor shall provide items and shall be at the best interests and relationship. If additional costs are required to complete the work, the Contractor shall notify the Authority prior to bid submitted and upon to starting the work, allowing a reasonable period of time for review and approval. No claims for extra compensation, based on generation of value or implied conditions or assumptions allow the bid shall be considered.

**01** PLAY SURVEY  
SCALE: AS NOTED



1025 Castlebury Avenue  
Richmond, VA 23220  
1.81.804.5541 (72)  
www.ratiobldg.com

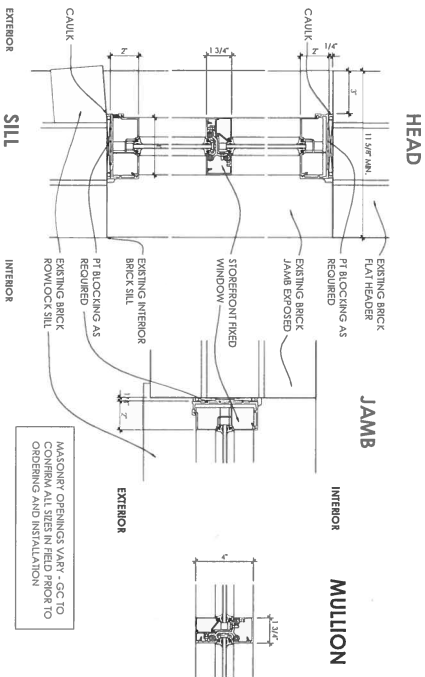


604 St. James St. Renovation  
604 St. James Street  
Richmond, Virginia 23220

DOOR SCHEDULES &  
WINDOW DETAILS

CS 02

© CAC 2019



01 STOREFRONT WINDOW DETAILS  
SCALE: 1/4\"/>





## 01. NOT USED

-  EXTERIOR LED FLOOD LIGHT WITH MOTION SENSOR
- D PROVIDE DIMMER BALLAST AND SWITCH.

MECHANICAL CLOSET, OPEN TO DUCTING ABOVE

- 01 MECHANICAL CLOSET, OPEN TO DUCTING ABOVE.
- 02 COORDINATE FINAL MECHANICAL DUCTING WITH ARCHITECT FOR POSSIBLE SOFFIT REVISIONS.
- 03 PROVIDE SPRAY APPLIED CELLULOSE INSULATION AT ROOF AND FLOOR STRUCTURE.

EXISTING CEILING TO REMAIN. REPAIR AS

- REQUIRED IN KIND.
- DROPPED GROW CEILING AT 8'-0" AFF. RUN MECHANICAL ABOVE AS REQUIRED. SURROUNDING WALLS RUN TO UNDERSIDE EXISTING DECK CEILING ABOVE (PAINTED)

### 1. HEIGHT OF CEILINGS ARE ABOVE

- [illegible]

### 1. THE POWERPHONEDATA INFORMATION INCLUDED ON "1"

- [illegible]

PROVIDE POWER FOR ALL APPLIANCES INCLUDING

- 02 PROVIDE POWER FOR MECHANICAL SYSTEM AS NEEDED.
- 03 PROVIDE POWER FOR WASHER DRYER AS NEEDED.

**DUPLEX OUTLET WITH MOUNTING HEIGHT**

- ⊖<sub>CH</sub> OUTLET WITH GROUND FAULT INTERRUPTER
- ⊖<sub>W</sub> WET LOCATION EXTERIOR OUTLET
- ⊖<sub>CD</sub> CLOUIDEX OUTLET
- ⊖<sub>F</sub> FLOOR MOUNTED OUTLET
- ⊖<sub>C</sub> CEILING MOUNTED OUTLET - "TV" DENOTES WET LOCATION
- ⬆️ PHONG DATA COMMS OUTLET
- 1 JUNCTION BOX
- 3 SWITCHED OUTLET - COORDINATE WITH RCP



