

March 11, 2019

Fresh Start Property Solutions, LLC 15430 Pouncey Track Road Rockville, Virginia 23146 Attn: Zach Mathews

To Whom It May Concern:

RE: **BZA 16-2019** 

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, April 3, 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 renovate a single-family detached dwelling at 3004 HANES AVENUE (Tax Parcel Number N000–0972/008), located in a UB-PE7 (Urban Business Parking Exempt Overlay 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 16-2019 Page 2 March 11, 2019

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 <a href="http://www.richmondgov.com/PlanningAndDevelopmentReview/civicassociationgroupin formation.aspx">http://www.richmondgov.com/PlanningAndDevelopmentReview/civicassociationgroupin formation.aspx</a>. 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

Ray W. Succer

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.

114-120 W Brookland Park Blvd LLC Po Box 14609 Richmond VA 23221 125-127 W Brookland Park Blvd LLC P.o. Box 14609 Richmond VA 23221 126-128 W Brookland Park Blvd LLC P.o. Box 14609 Richmond VA 23221

201 West Brookland Park LLC 1322 W Broad St Unit 3c Richmond VA 23220 Al Awam Rana S & Silver Michael B 3011 Fendall Ave Richmond VA 23222 Andre Properties LLC 3115 Lockport Pl Richmond VA 23233

Brookland Partners LLC 513 Forest Ave Ste 207a Richmond VA 23229 Burson Carolyn Y 3009 Hanes Ave Richmond VA 23222 Coleman Reginal L Iii & Tiffany & Waters Tariqa 1034 Fourgurean Ln

Fairfax Mortgage Investments Inc 3900 University Dr #300 Fairfax VA 22030 Ford Nerisa J 6301 Arbor Banks Ter Chester VA 23831 Franklin Joyce E 3013 Fendall Ave Richmond VA 23222

Richmond VA 23222

Jacksons Corner LLC 3800 Hawthorne Ave Richmond VA 23222 Jones Nancy A D 3003 Fendall Ave Richmond VA 23222 Lemon Kelli 9426 Hartford Oaks Dr Mecĥanicsville VA 23116

Mann John B & Myers Carolyn M & Katz Josephine R Residuary Trst 216 E Hillcrest Ave Richmond VA 23230 Mccormick Molly L & Foley Michael 3005 Hanes Ave Richmond VA 23222 Nest Builders LLC 2317 Carrington St Richmond VA 23223

Pmc Systems Inc 2102 Buckingham Ave Richmond VA 23228 Rhyne Henry C Jr P.o. Box 6061 Richmond VA 23222 Roberts Sarah N 3009 Fendall Ave Richmond VA 23222

Seifu-beyene Inc 3000 Hanes Ave Richmond VA 23222

Stratiou Vlasis P O Box 70545 Richmond VA 23255 Tankersley Scott 3010 Hanes Ave Richmond VA 23222

Taylor Charles M 3011 Hanes Ave Richmond VA 23222 The Diradour LLC 2206 Monument Ave Richmond VA 23220 Zukas Alicia M 3015 Hanes Ave Richmond VA 23220 Property: 3004 Hanes Ave Parcel ID: N0000972008

#### Parcel-

Street Address: 3004 Hanes Ave Richmond, VA 23222-2621

Owner: FRESH START PROPERTY SOLUTIONS LLC

Mailing Address: 15450 POUNCEY TRACT RD, ROCKVILLE, VA 23146

Subdivision Name: BROOKLAND PARK

Parent Parcel ID:

Assessment Area: 304 - Providence Park Property Class: 109 - R Single Family Shell

Zoning District: UB-PE7 -

Exemption Code: -

#### **Current Assessment**

Effective Date: 01/01/2019

Land Value: \$35,000 Improvement Value: \$69,000

Total Value: \$104,000

Area Tax: \$0

Special Assessment District: None

### Land Description

Parcel Square Feet: 8100

Acreage: 0.186

Property Description 1: BROOKLAND PARK L3-4 B14 Property Description 2: 0060.00X0135.00 0000.000

**State Plane Coords(\_?<#>):** X= 11791450.500017 Y= 3733545.116283

Latitude: 37.57192428, Longitude: -77.43523649

## Description

Land Type: Residential Lot A

Topology: Level Front Size: 60 Rear Size: 135 Parcel Square Feet: 8100

Acreage: 0.186

Property Description 1: BROOKLAND PARK L3-4 B14 **Property Description 2:** 0060.00X0135.00 0000.000

Subdivision Name: BROOKLAND PARK

State Plane Coords(\_?<#>): X= 11791450.500017 Y= 3733545.116283

Latitude: 37.57192428, Longitude: -77.43523649

### Other

Street improvement: Paved

Sidewalk: Yes

# -Assessments-

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$35,000	\$69,000	\$104,000	Reassessment
2018	\$35,000	\$15,000	\$50,000	Reassessment
2017	\$25,000	\$15,000	\$40,000	Reassessment
2016	\$25,000	\$13,000	\$38,000	Reassessment
2015	\$24,000	\$14,000	\$38,000	Reassessment
2014	\$24,000	\$15,000	\$39,000	Reassessment
2013	\$22,000	\$14,000	\$36,000	BOR
2012	\$24,000	\$67,000	\$91,000	Reassessment
2011	\$24,000	\$73,000	\$97,000	CarryOver
2010	\$24,000	\$73,000	\$97,000	Reassessment
2009	\$24,100	\$73,200	\$97,300	Reassessment
2008	\$24,100	\$73,200	\$97,300	Reassessment
2007	\$23,000	\$73,200	\$96,200	Reassessment
2006	\$14,400	\$58,400	\$72,800	Reassessment
2005	\$11,000	\$52,600	\$63,600	Reassessment
2004	\$10,000	\$47,800	\$57,800	Reassessment
2003	\$10,000	\$57,300	\$67,300	Reassessment
2002	\$9,500	\$54,600	\$64,100	Reassessment
2000	\$9,000	\$51,500	\$60,500	Reassessment
1998	\$9,000	\$50,000	\$59,000	Not Available

# -Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
12/04/2018	\$35,000	BELFIELD ARLENE T TRUST	ID2018- 24740	2 - INVALID SALE-Foreclosure, Forced Sale etc.
03/15/2012	\$0	BELFIELD ARLENE T	IW2012-200	2 - INVALID SALE-Relation Between Buyer/Seller
10/16/1987	\$29,000	Not Available	00144-1888	
12/12/1986	\$45,235	Not Available	000105- 00633	
08/01/1983	\$39,500	Not Available	000815- 01481	

**Planning** 

Master Plan Future Land Use: SF-MD

Zoning District: UB-PE7 -

Planning District: North

Traffic Zone: 1017

City Neighborhood Code: BRKP

City Neighborhood Name: Brookland Park

Civic Code:

**Civic Association Name:** 

Subdivision Name: BROOKLAND PARK

City Old and Historic District:

National historic District: Brookland Park

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	1019	0106001	010600
1990	104	0106001	010600

#### **Schools**

Elementary School: Barack Obama Middle School: Henderson

High School: Marshall

## Public Safety

Police Precinct: 4

Police Sector: 412

F: D: 4: 4 44

Fire District: 14

Dispatch Zone: 083A

### Public Works Schedules

Street Sweep: TBD

Leaf Collection: TBD

Refuse Collection: Wednesday

**Bulk Collection:** 

## **Government Districts**

Council District: 3

Voter Precinct: 303

State House District: 71

State Senate District: 9

Congressional District: 4

#### **Extension 1 Details**

Extension Name: R01 - Residential record #01

Year Built: 1920 Stories: 2

Units: 0
Number Of Rooms: 7

Number Of Bed Rooms: 4
Number Of Full Baths: 1
Number Of Half Baths: 0

Condition: very poor for age
Foundation Type: 1/2 Bsmt, 1/2 Crawl

1st Predominant Exterior: Asbestos siding

2nd Predominant Exterior: N/A

Roof Style: Hip

Roof Material: Slate or tile Interior Wall: Plaster

Floor Finish: Softwood-standard

Heating Type: No Heat

Central Air: N

Basement Garage Car #: 0

Fireplace: Y

**Building Description (Out Building and** 

Yard Items):

#### **Extension 1 Dimensions**

Finished Living Area: 1806 Sqft

Attic: 0 Sqft

Finished Attic: 0 Sqft

Basement: 420 Sqft

Finished Basement: 0 Sqft

Attached Garage: 0 Sqft

**Detached Garage:** 0 Sqft

Attached Carport: 0 Sqft

Enclosed Porch: 0 Sqft

Open Porch: 434 Sqft

Deck: 0 Sqft

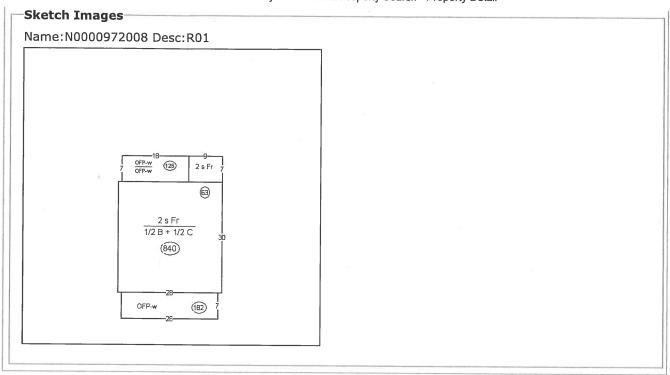


# Property Images

Name: N0000972008 Desc: R01



Click here for Larger Image



## 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

The Landson Control of the Landson			
PROPERTY		TED BY THE APPLICANT	
OWNER:	Fresh Start Property Solutions, LLC.	PHONE: (flome) ()	(Mobile) (804) 662-0862
ADDRESS	15430 Pouncey/Frack Road	FAX: (	
	Rockylle, Virginia 23146		
	Atta: Zach Mathews	E-mail Address: galea freshstarter	ountic.com
PROPERTY	OWNER'S		
REPRESEN	TATIVE:	PHONE: (Home) (_)	(Mobile) ( )
	CS(5)	FAX: (_)	The second secon
TO BE COM	PLETED BY THE ZONING ADMINSTRA	TION OFFICE	And the Control of th
PROPERTY	ADDRESS (ES): 3004 Hones Avenue		
TYPE OF AI	PLICATION:	SPECIAL EXCEPTION	OTHER
ZONING OR	DINANCE SECTION NUMBERS(S): 30-30	0; 30-433.2, (8) & 30-800,4	
APPLICATI	ON REQUIRED FOR: A building permit to	renovate a single-family detached dw	elling
TAX PARCI	EL NUMBER(S): NOON-0972/008 ZONING 1	DISTRICT: 1/11-PE7-(1/rbmn Business)	Parking Exempt Overlay District
REQUEST D	ISAPPROVED FOR THE REASON THAT	The proposed use is not permitted	us the commercial frontage and
dwelling com	mercial use rutio requirements are not met. I	Iwelling upits are permitted when con	itained within the same building
as other prin	cinal uses, provided that such dwelling units	shall be located above the ground flo	or of the building or to the rear
of other pern	litted principal uses so as not to interrupt co	mmercial frontage in the district, and	provided further that the total
	coled to dwelling uses not to exceed three (3) fi		
	nlitted uses. No commercial use is proposed		
	. The proposed use is not permitted as		
	ng uses of a building is discontinued for a pe		equent use of the premises shall
	e regulations applicable in the district in white ST DISAPPROVED: February 15, 2019		WANTE TO NO. FO
	D: February 15, 2019 TIME FILED: 3:38 am Pi		WAIVER: YES NO: X
	111100	•	
AS CERTIFI	ED BY: 1 A DE SUPERIOR	(	ZONING ADMINSTRATOR)
I BASE MY A	APPLICATION ON:		
SECTION 17	.20 PARAGRAPH(S) OF T	HE CHARTER OF THE CITY OF R	ICHMOND
SECTION 15	.2 -2309.2 OF THE CODE OF VIR	rginia [ori	
SECTION 10	40.3 PARAGRAPH(S) (5) OF T	HE ZONING ORDINANCE OF THE	CITY OF RICHMOND
	TO BE COMPL	ETED BY APPLICANT	
l'have receive	d the handouts, Suggestions for Presenting Y	our Case to the Board & Excerpts from	n the Gity Gharter 🔲
I-have been n	otified that I, or my representative, must be p	present at the hearing at which my re-	quest will be considered.
SIGNATURE	OF OWNER, OR AUTHORIZED AGENT:	Jul Water	DATE: 3-1-20A
	*** TO BE COMPLETED BY THE SECRE	TARY TO THE BOARD OF ZONING	APPEALS ***
CASE		DATE: April 3, 2019 AT	1:90 P.M.
		The state of the s	

SE NUMBER: <u>BZAR-849476-2019</u> HEARING DATE: <u>April 3, 2019</u> AT 1:00 P.M BZA 16-2019

## BOARD OF ZONING APPEALS CASE BZA 16-2019 150' Buffer

APPLICANT(S): Fresh Start Property Solutions, LLC

PREMISES: 3004 Hanes Avenue

(Tax Parcel Number N000-0972/008)

SUBJECT: A building permit to renovate a single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-433.2.(8) & 30-800.4 of the Zoning Ordinance for the reason that:

The proposed use is not permitted as the commercial frontage and dwelling commercial use ratio requirements are not met.





# BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

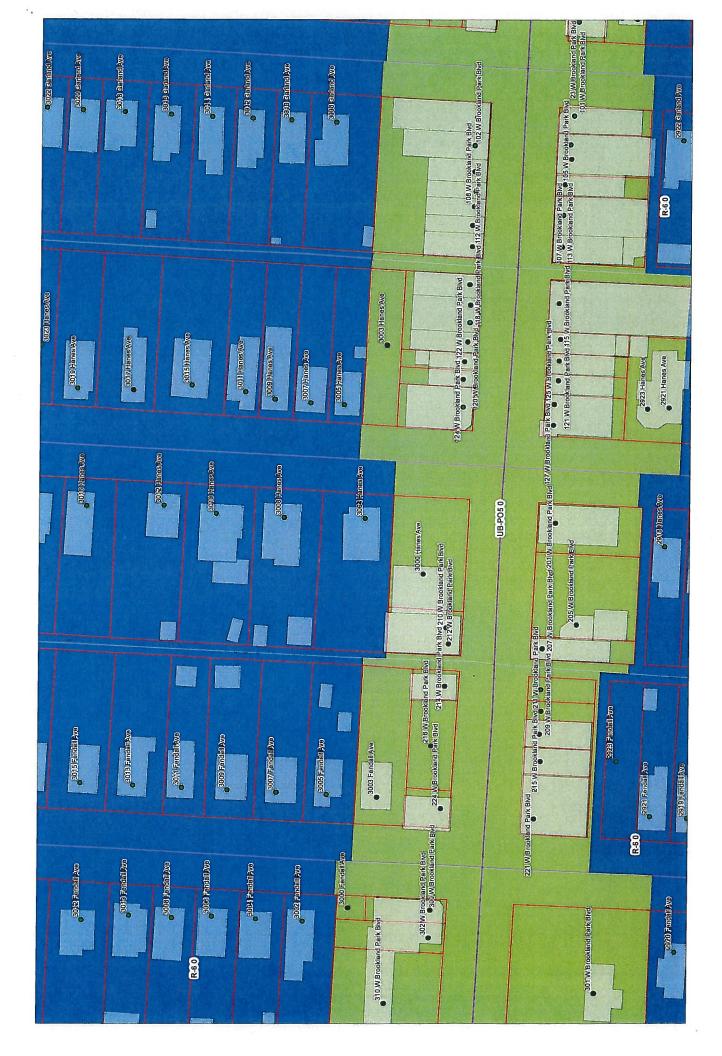
# CITY OF RICHMOND, VIRGINIA

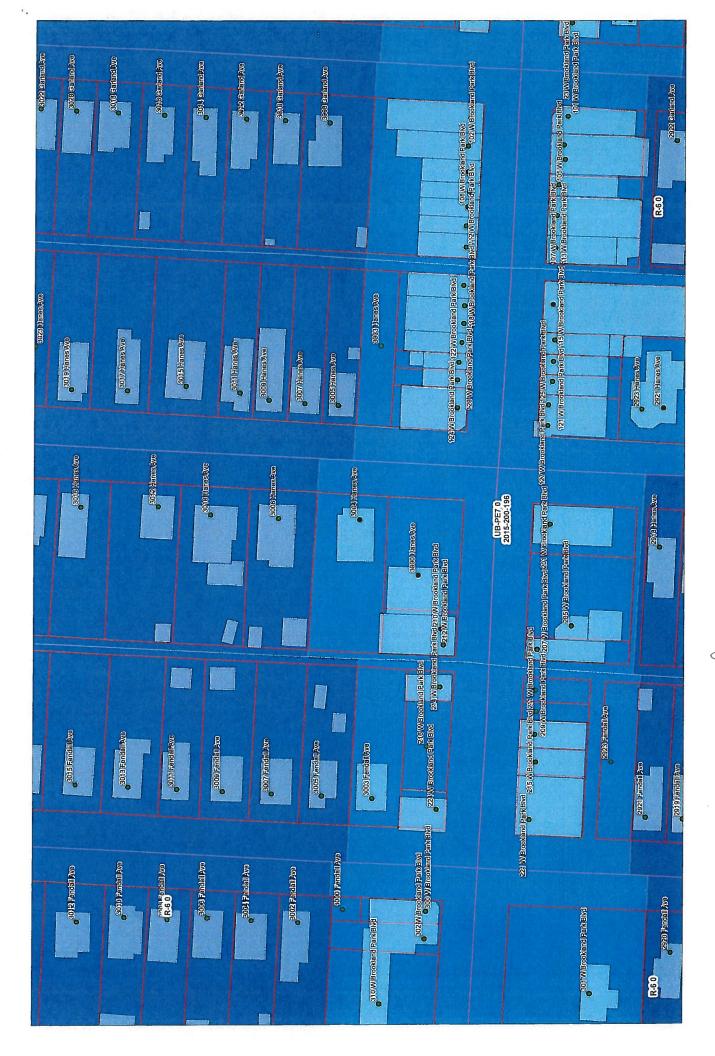
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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.

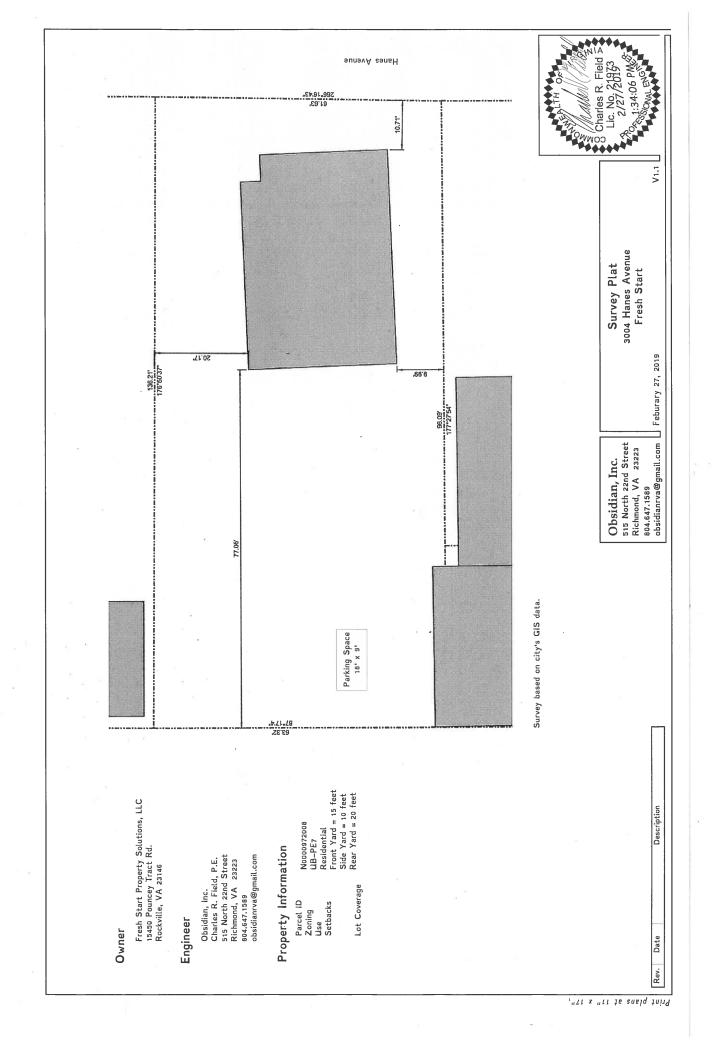
- 1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact 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 <a href="http://www.richmondgov.com/PlanningAndDevelopmentReview/civicassociationgroupinformation.aspx">http://www.richmondgov.com/PlanningAndDevelopmentReview/civicassociationgroupinformation.aspx</a> 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).
- 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.

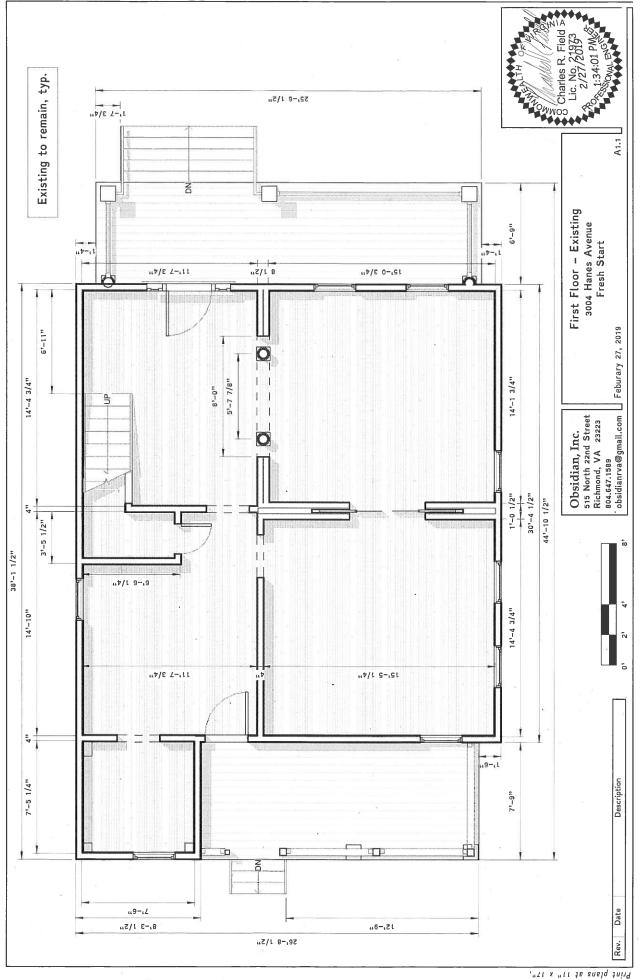
Acknowledgement of Receipt by Applicant or Authorized Agent:

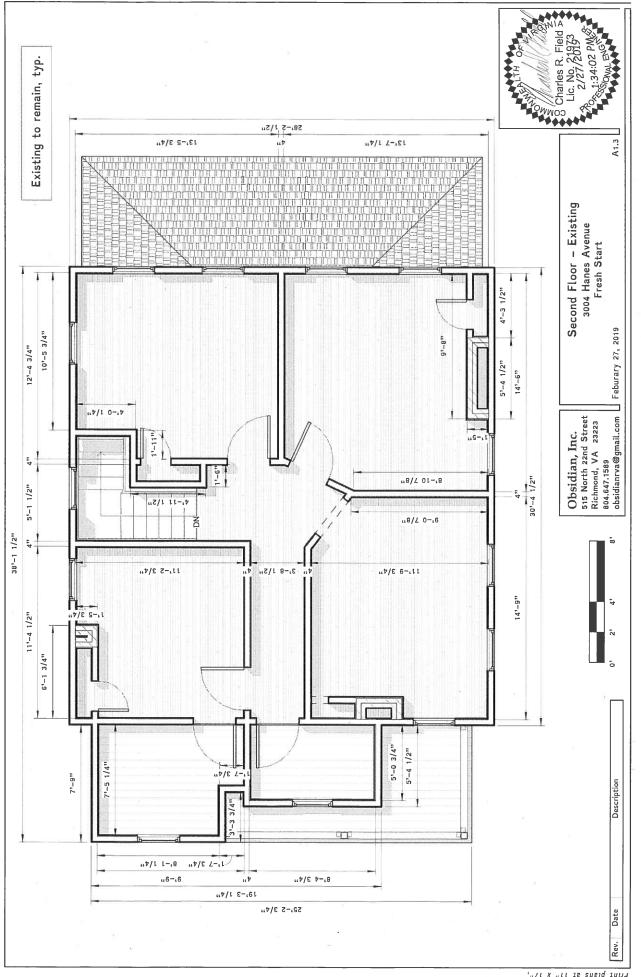
(Revised: 4/28/16)



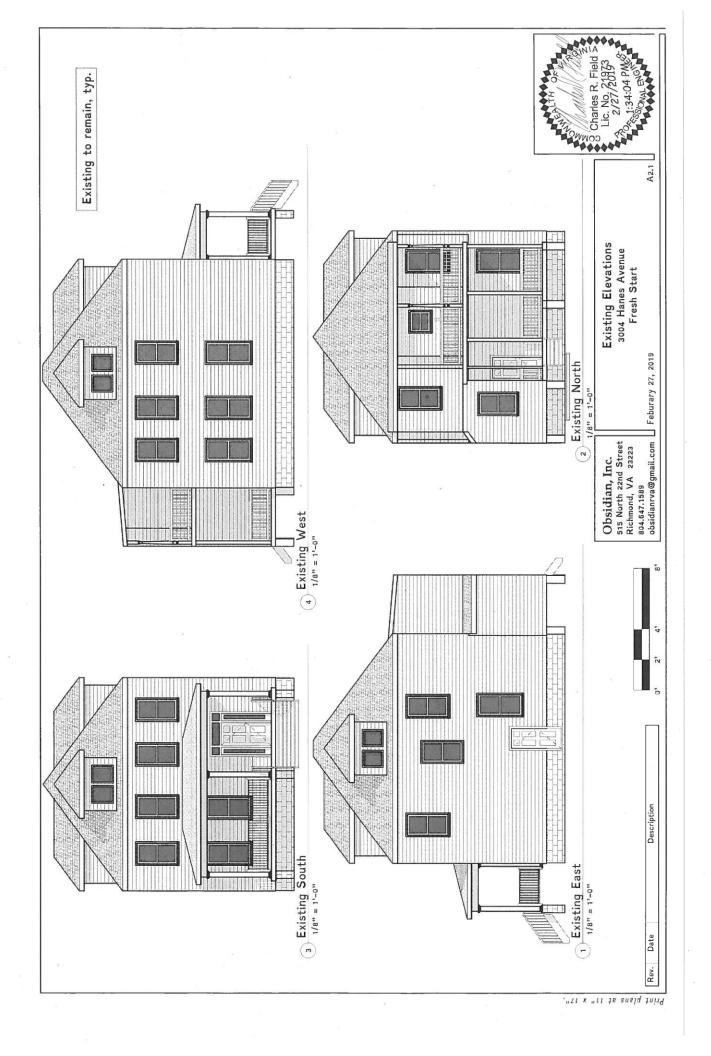








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# Escorcia, Sandra P. - PDR

From:

Zak Mathews [zak@freshstartgroupllc.com]

Sent: To: Thursday, February 28, 2019 10:38 AM Escorcia, Sandra P. - PDR

Cc:

Julia Brouard; Charles Field

Subject:

Re: 3004 Hanes Ave BZA

The plan is to clean the existing siding and match to the best of our ability, any damaged siding. Vinyl windows are the likely solution for replacements on all windows, depending on what may be remaining once we are allowed to pull a permit and start work.

- Regards,

Zak Mathews

eXp Realty LLC

The Fresh Start Team

Realtor®, Licensed In Virginia

15430 Pouncey Tract Rd

Rockville, VA 23146

Fax: 804.212.1158

On Thu, Feb 28, 2019 at 7:37 AM Escorcia, Sandra P. - PDR < Sandra. Escorcia@richmondgov.com > wrote:

Thank You for the revised drawings.

Can you give us a description of the materials that you will be using for the exterior renovations/repairs (windows, siding, etc)?

Sincerely,

Sandra Escorcia

**Zoning Officer** 

City of Richmond

Planning and Development Review

Bureau of Permits and Inspections

900 East Broad Street, Room 110

Richmond, Virginia 23219

804.646.6970 - Office 804.646.4169

Fax 804.646.6948

From: Julia Brouard [mailto:<u>brouardjn@gmail.com</u>]
Sent: Wednesday, February 27, 2019 4:36 PM

To: Charles Field; Escorcia, Sandra P. - PDR; Zak Mathews

**Subject:** Re: 3004 Hanes Ave\_BZA

Attached are the update drawings.

On Tue, Feb 26, 2019 at 8:07 AM Charles Field < obsidianrya@gmail.com > wrote:

----- Forwarded message -----

From: Escorcia, Sandra P. - PDR < Sandra Escorcia@richmondgov.com>

Date: Mon, Feb 25, 2019 at 1:53 PM Subject: 3004 Hanes Ave BZA

To: Charles Field < obsidianrya@gmail.com >, Zak Mathews < zak@freshstartgroupllc.com >

Zak,

We had the staff meeting this morning, the secretary of the Board of Zoning Appeals heard the case, his suggestion was to present the drawings for the case without the proposed enclosed porch. Once the residential use will be reestablish by the Board, then the proposed enclosure can be included by right within the building permit. The new drawings have to be submitted not later than Wednesday.

# INSTRUCTIONS: DO NOT DETACH THIS STUB

# COMPLETE ALL ITEMS ON THIS SIDE OF FORM NOTE: FAILURE TO FOLLOW THESE INSTRUCTIONS WILL VOID APPLICATION.

RICHMOND RICHMOND

DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW
BUREAU OF PERMITS AND INSPECTION
ROOM 110 CITY HALL
900 E. BROAD STREET
RICHMOND, VIRGINIA 23219
PHONE (804) 646-4169
FAX (804) 646-1569

# BUILDING PERMIT/CERTIFICATE APPLICATION



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A COPY OF YOUR STATE CONTRACTOR'S LICENSE AND BUSINESS LICENSE MUST BE ON FILE BEFORE A PERMIT WILL BE ISSUED.