



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

May 6, 2019

East Coast Realty Investments LLC
2326 Lenora Lane
Henrico, Virginia 23230

Baker Development Resources
11 South 12th Street, Suite 500
Richmond, Virginia 23219
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 23-2019**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, June 5, 2019 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for building permits to construct two new single-family detached dwellings at 1202 NORTH 37th STREET (Tax Parcel Number E000-1410/039), located in an R-5 (Single-Family Residential District).

Please be advised that the applicant or the applicant's representative must be present at the hearing. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations.

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

BZA 23-2019

Page 2

May 6, 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 <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.

Abernathie Jane I
1207 N 36th St
Richmond VA 23223

Arrington Tracy M
1207 N 37th St
Richmond VA 23223

Barrett Walter C Jr
1201 N 36th St
Richmond VA 23223

Cousins Shavondi N
1212 N 37th St
Richmond VA 23223

Crawley Kelvin L
P O Box 321
Disputanta VA 23842

Donaldson Listwella A
1214 N 37th St
Richmond VA 23223

East Coast Realty Investments LLC
2326 Lenora Ln
Henrico VA 23230

Ellis Leroy & Jannie Mae C/o Deborah
Kearney
1531 Alaska Drive
Richmond VA 23224

Farrington Norman & Eleanor
1211 N 36th St
Richmond VA 23223

Goodwin Michelle Ruth & Cherry George T
1205 North 36th St
Richmond VA 23223

Hobson Paul R & Linda A
3731 Lockerbie Ln
Powder Springs GA 30127

Lack Christina M
1208 N 37th St
Richmond VA 23223

Lee Reginald K & Lee Michael E
P.o. Box 3835
Chester VA 23831

Moore Thomas Boyd & Leslie Baar
1209 N 36th St
Richmond VA 23223

Plumley Charles S & Sallie B
1201 N 37th St
Richmond VA 23223

Salvation Army
Po Box 12400
Richmond VA 23241

Siewers Michael B
3906 Exeter Rd
Richmond VA 23221

Tartakovsky Steven V
Po Box 25989
Richmond VA 23260

Property: 1202 N 37th St **Parcel ID:** E0001410039**Parcel**

Street Address: 1202 N 37th St Richmond, VA 23223-7716
Owner: EAST COAST REALTY INVESTMENTS LLC
Mailing Address: 2326 LENORA LN, HENRICO, VA 23230
Subdivision Name : MCARTHYS VINEYARD
Parent Parcel ID:
Assessment Area: 342 - Oakwood
Property Class: 110 - R One Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2019
Land Value: \$40,000
Improvement Value: \$86,000
Total Value: \$126,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 7200
Acreage: 0.165
Property Description 1: MCARTHYS VINEYARD L39&40 B3
Property Description 2: 0060.00X0120.00 0000.165 AC
State Plane Coords(?<#>): X= 11801647.500007 Y= 3718900.906326
Latitude: 37.53130004 , **Longitude:** -77.40079634

Description

Land Type: Residential Lot A
Topology:
Front Size: 60
Rear Size: 120
Parcel Square Feet: 7200
Acreage: 0.165
Property Description 1: MCARTHYS VINEYARD L39&40 B3
Property Description 2: 0060.00X0120.00 0000.165 AC
Subdivision Name : MCARTHYS VINEYARD
State Plane Coords(?<#>): X= 11801647.500007 Y= 3718900.906326
Latitude: 37.53130004 , **Longitude:** -77.40079634

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$40,000	\$86,000	\$126,000	Reassessment
2018	\$35,000	\$85,000	\$120,000	Reassessment
2017	\$35,000	\$85,000	\$120,000	Reassessment
2016	\$35,000	\$83,000	\$118,000	Reassessment
2015	\$27,000	\$86,000	\$113,000	Reassessment
2014	\$27,000	\$86,000	\$113,000	Reassessment
2013	\$27,000	\$86,000	\$113,000	Reassessment
2012	\$27,000	\$86,000	\$113,000	Reassessment
2011	\$27,000	\$91,000	\$118,000	CarryOver
2010	\$27,000	\$91,000	\$118,000	Reassessment
2009	\$27,000	\$91,400	\$118,400	Reassessment
2008	\$27,000	\$91,400	\$118,400	Reassessment
2007	\$27,000	\$91,400	\$118,400	Reassessment
2006	\$18,000	\$100,400	\$118,400	Reassessment
2005	\$11,300	\$45,000	\$56,300	Reassessment
2004	\$9,500	\$37,800	\$47,300	Reassessment
2003	\$9,500	\$37,800	\$47,300	Reassessment
2002	\$9,300	\$37,100	\$46,400	Reassessment
1998	\$9,000	\$36,000	\$45,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
07/11/2018	\$158,000	WILKES MELVIN L TRUSTEE	ID2018-14124	2 - INVALID SALE-Sale Includes Multiple Parcels
07/14/2015	\$0	WILKES MELVIN L & GLADYS L	ID2015-12789	2 - INVALID SALE-Relation Between Buyer/Seller
07/07/1966	\$5,500	Not Available	00640-A0387	

Planning

Master Plan Future Land Use: SF-LD
Zoning District: R-5 - Residential (Single Family)
Planning District: East
Traffic Zone: 1061
City Neighborhood Code: OKW
City Neighborhood Name: Oakwood
Civic Code: 3000
Civic Association Name: Church Hill Central Civic Association
Subdivision Name: MCARTHYS VINEYARD
City Old and Historic District:
National historic District: Oakwood-Chimborazo
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	1011	0209001	020900
1990	103	0209001	020900

Schools

Elementary School: Chimborazo
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 11
Dispatch Zone: 109C

Public Works Schedules

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

Government Districts

Council District: 7
Voter Precinct: 703
State House District: 70
State Senate District: 16
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1920
Stories: 1
Units: 0
Number Of Rooms: 9
Number Of Bed Rooms: 4
Number Of Full Baths: 2
Number Of Half Baths: 0
Condition: fair for age
Foundation Type: Full Crawl
1st Predominant Exterior: Alum/Vinyl
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Metal
Interior Wall: Plaster
Floor Finish: Hardwood-std oak
Heating Type: Forced hot air
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) : Residential Detached Garage

Extension 1 Dimensions

Finished Living Area: 2757 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 576 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 205 Sqft
Deck: 0 Sqft

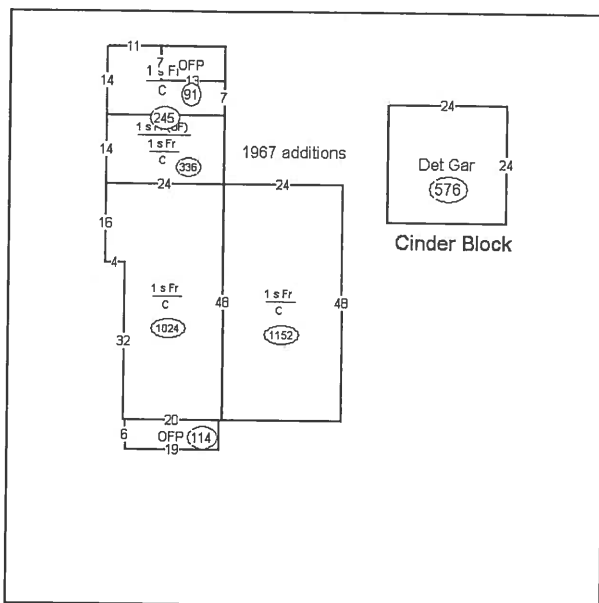
[<#>](#)**Property Images**

Name:E0001410039 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name: E0001410039 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: East Coast Realty Investments LLC
ADDRESS 2326 Lenora Lane
Henrico, Virginia 23230

PHONE: (Home) () (Mobile) (804) 683-8793
FAX: () (Work) ()
E-mail Address: dimasjuiz@hotmail.com

PROPERTY OWNER'S

REPRESENTATIVE: Mark Baker
(Name/Address) Baker Development Resources
11 South 12th Street, Suite 500
Richmond, Virginia 23219

PHONE: (Home) (804) 874-6275 (Mobile) ()
FAX: () (Work) ()
E-mail Address: markbaker@bakerdevelopmentresources.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1202 North 37th Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.4(1)

APPLICATION REQUIRED FOR: Building permits to construct two new single-family detached dwellings.

TAX PARCEL NUMBER(S): E000-1410/039 ZONING DISTRICT: R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of six thousand square feet (6,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 7,200 square feet and a lot width of sixty feet (60') currently exists. Lot areas of 3,600 square feet and widths of 30 feet are proposed.

DATE REQUEST DISAPPROVED: April 12, 2019

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: April 12, 2019 TIME FILED: 9:00 a.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-052659-2019

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) 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: 4/25/19

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

CASE NUMBER: BZA 23-2019 HEARING DATE: June 5, 2019 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 23-2019
150' Buffer

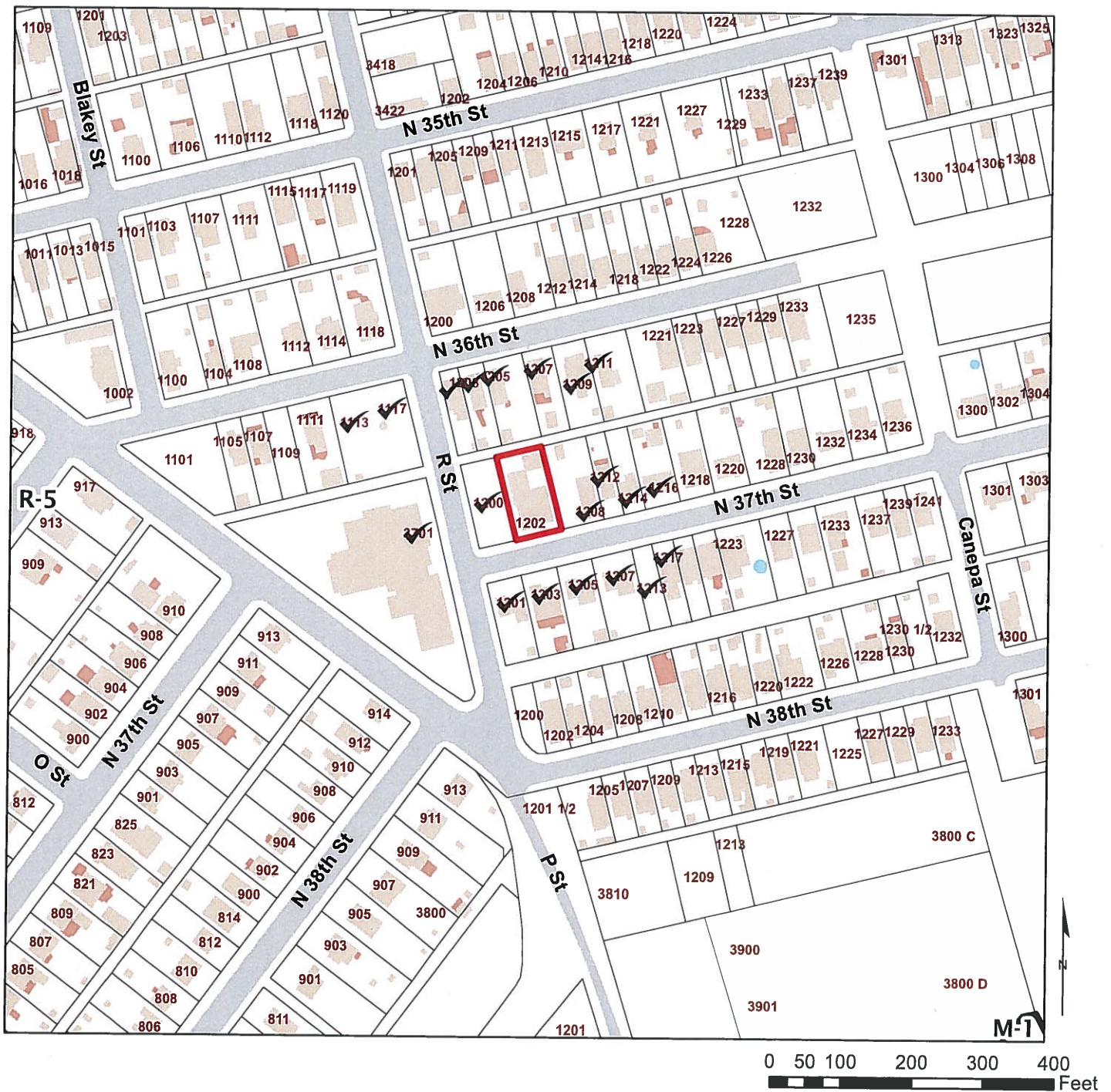
APPLICANT(S): East Coast Realty Investments LLC

PREMISES: 1202 North 37th Street

(Tax Parcel Number E000-1410/039)

SUBJECT: Building permits to construct two new single-family detached dwellings.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4(1)
of the Zoning Ordinance for the reason that:
The lot area and lot width 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.

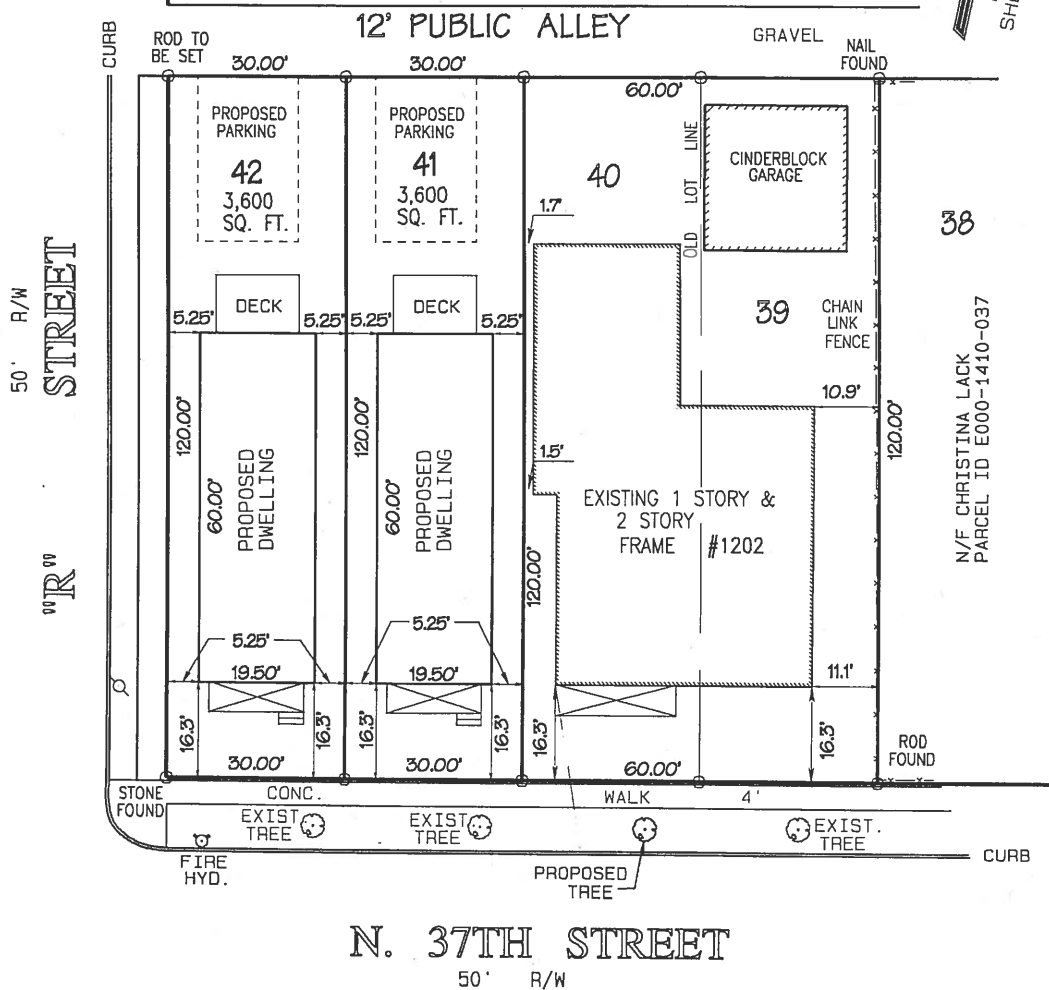
1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact 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 <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: _____

(Revised: 4/28/16)

NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): EAST COAST REALTY INVESTMENTS, LLC INST#180014124 PARCEL ID E000-1410-041 CURRENT ZONING R-5

BASELINE
SHEET 24 S/E



N. 37TH STREET

50' R/W

(PHYSICAL SURVEY)

PLAT SHOWING EXISTING & PROPOSED IMPROVEMENTS ON LOTS 39 THRU 42, BLOCK 3, PLAN OF "SUBDIVISION OF THE PROPERTY OF THE EAST VIRGINIA LAND AND IMPROVEMENT COMPANY, ALSO KNOWN AS MCCARTHY'S VINYARD TRACT, IN THE CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 25'



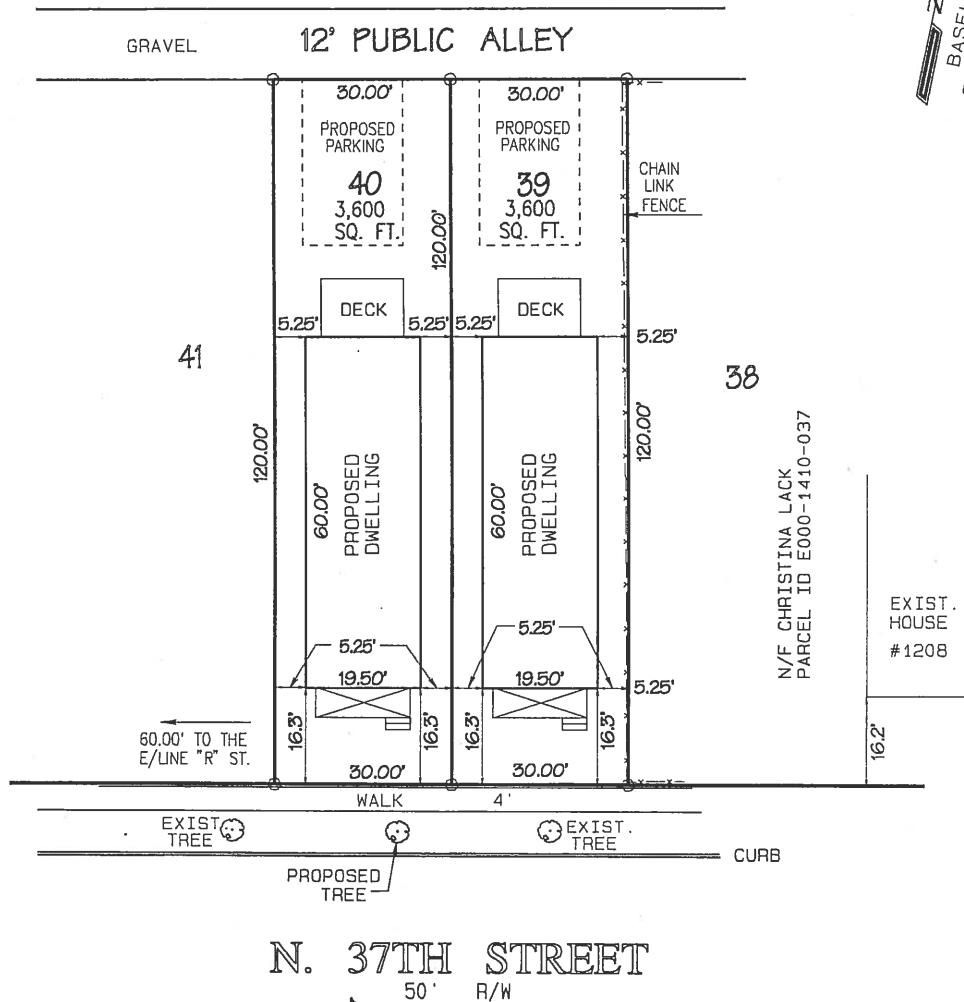
**FREDERICK A. GIBSON
& ASSOCIATES, P.C.**
LAND SURVEYORS
11521-G MIDLOTHIAN TURNPIKE
NORTH CHESTERFIELD, VIRGINIA 23235
PHONE 804 378-4485 FAX 804 378-4487

THIS IS TO CERTIFY THAT ON APRIL 9, 2019, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

PROJECT # 1808-01-1

NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES.
CURRENT OWNER(S): EAST COAST REALTY INVESTMENTS, LLC
INST#180014124 PARCEL ID E000-1410-039 CURRENT ZONING R-5

BASELINE
SHEET 24 S/E



PLAT SHOWING PROPOSED DIVISION OF 1202 N. 37TH STREET
AND PROPOSED IMPROVEMENTS, LOTS
39 & 40, BLOCK 3, PLAN OF "SUBDIVISION OF THE PROPERTY OF
THE EAST VIRGINIA LAND AND IMPROVEMENT COMPANY, ALSO
KNOWN AS MCCARTHY'S VINYARD TRACT,
IN THE CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 25'

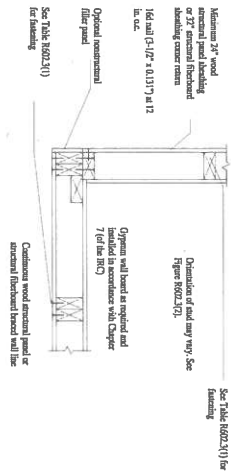


**FREDERICK A. GIBSON
& ASSOCIATES, P.C.**
LAND SURVEYORS
11521-G MIDLOTHIAN TURNPIKE
NORTH CHESTERFIELD, VIRGINIA 23235
PHONE 804 378-4485 FAX 804 378-4487

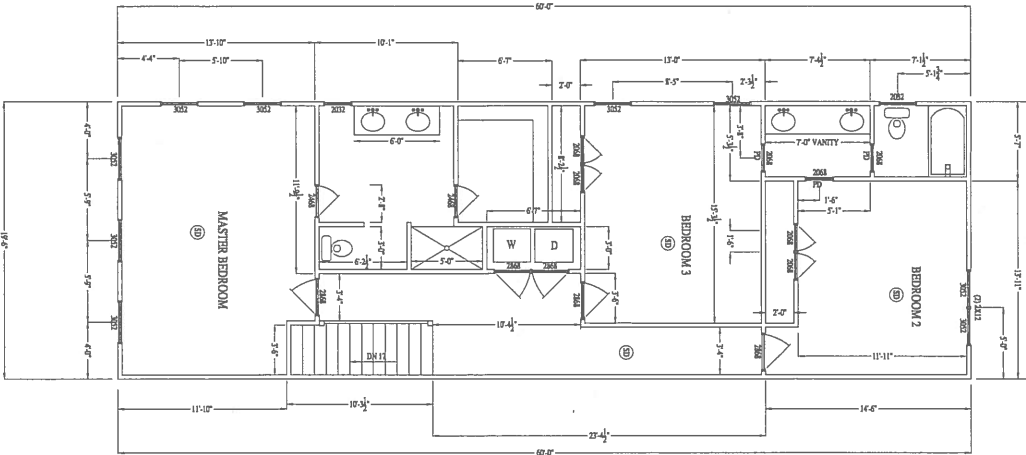
PROJECT # 1808-01-1

1ST FLOOR HEATED SQ. FOOTAGE: 1170 S.F.
2ND FLOOR HEATED SQ. FOOTAGE: 1130 S.F.

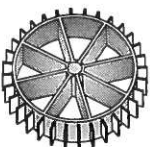
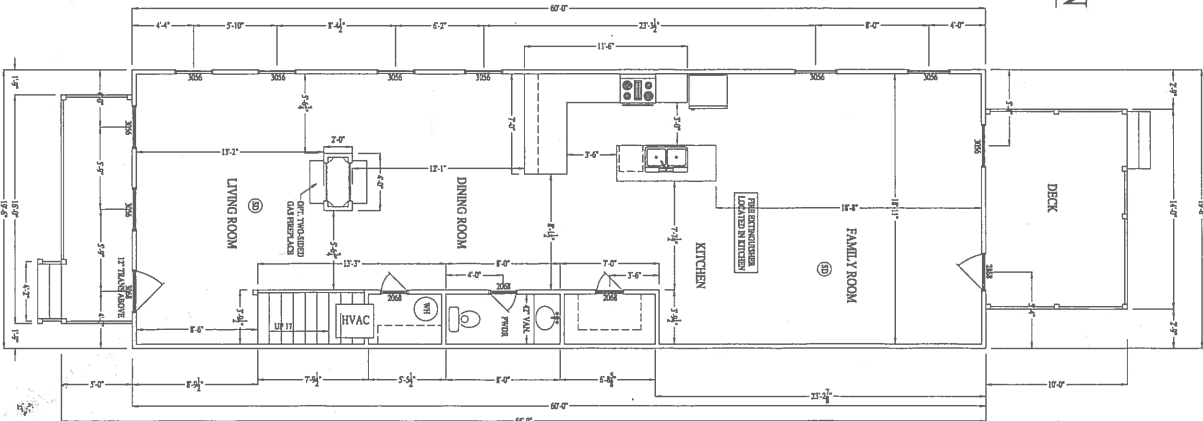
COMMON DETAIL



SECOND FLOOR PLAN



FIRST FLOOR PLAN



RIVER MILL
DEVELOPMENT

SHEET:
1 OF 2

DATE:
3-28-19

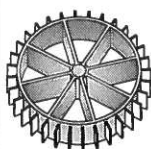
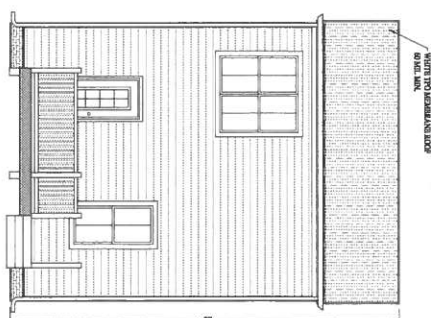
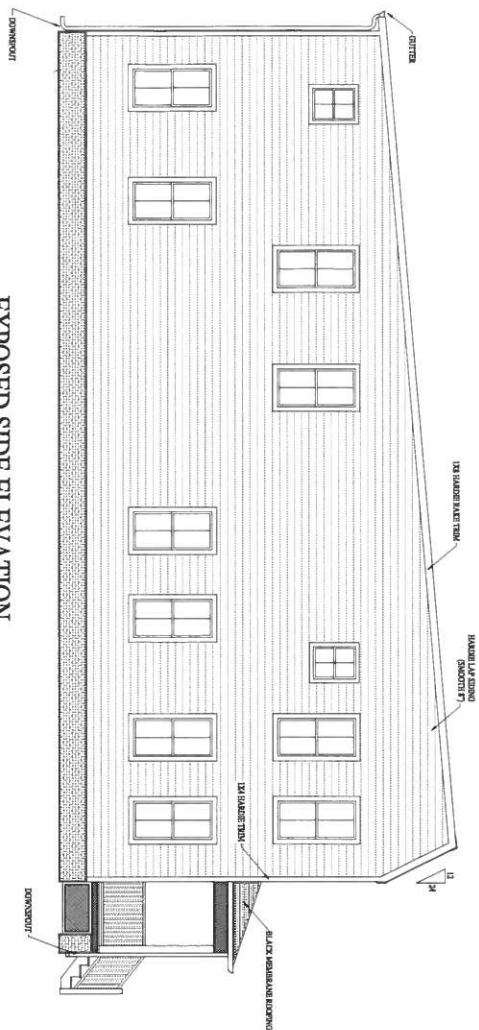
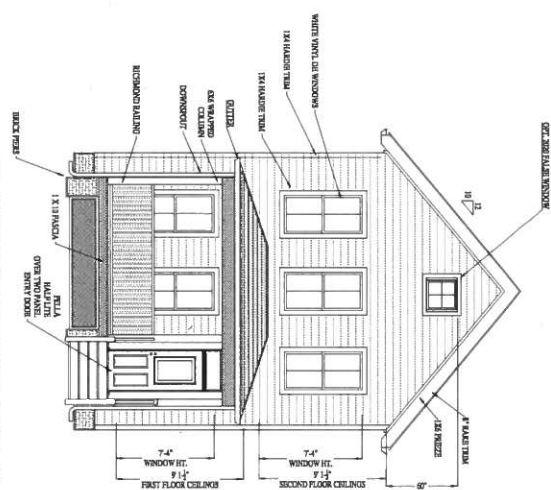
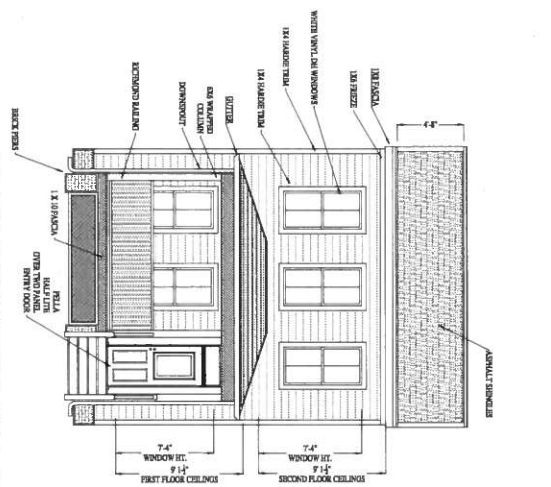
SCALE:
1/4" = 1'-0"

REVISION NOTES	
NO.	DATE

37TH ST. PROJECT

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM



RIVER MILL DEVELOPMENT

SHEET:
2 OF 2

DATE:
1-30-18

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

[illegible]

37TH ST PROJECT

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM