



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

August 9, 2019

Stephen Crumley & Linda Morrissett
2601 East Broad Street
Richmond, VA 23223
Attn: Steve Crumley

To Whom It May Concern:

RE: **BZA 38-2019**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, September 4, 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 remove an existing wood board fence and construct a 5'-9" wood picket fence with brick columns accessory to a single-family attached dwelling at 2601 EAST BROAD STREET (Tax Parcel Number E000-0438/001), located in an R-6 (Single-Family Attached Residential District).

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

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

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasassociationgroupinformation.aspx> . Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each.

Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. Please note that the Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbors and neighborhood association(s). Please contact your neighborhood association to determine their meeting schedule. Be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. For your convenience a list of the property owner(s) which have been identified based on the City Assessor's records as being located within a 150' radius of subject property is being provided to you (see attachment).

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,



Roy W. Benbow, Secretary
Phone: (804) 240-2124
Fax: (804) 646-5789
E-mail: Roy.Benbow@richmondgov.com

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

2606 E Broad LLC
12428 Walnut Hill Drive
Rockville VA 23146

Adams Wayne M & Patricia
2607 E Broad St
Richmond VA 23223

Adams William J And Alicia A And Analise N
306 N 26th St Unit 207
Richmond VA 23223

Albers John G & Kathleen
213 N 26th St
Richmond VA 23223

Allen Perry T And Jodi
306 N 26th St Unit 236
Richmond VA 23223

Bawab Osama
2511 E Broad St Unit 7
Richmond VA 23223

Belfry Condominium Owners Association
2511 E Broad St
Richmond VA 23223

Bencharit Sompop And Howard-williams
Escher L
112 West Green Dr
Chapel Hill NC 27516

Bishop Robert
306 N 26th St #206
Richmond VA 23223

Blackmore John Ross And Darlene C
306 N 26th St Unit 223
Richmond VA 23223

Blair Betsy A Revocable Trust Trs
2615 E Broad St
Richmond VA 23223

Bleckley Andrew T And Hillary D
211 N 26th St
Richmond VA 23223

Bonaparte Denyce B
2613 E Broad St
Richmond VA 23223

Boyles Jack E Jr And Gail R
14402 Crossings Way Terr
Midlothian VA 23113

Bradley Chad R And Shana G
306 N 26th St Unit 132
Richmond VA 23223

Burns James R
2600 E Grace St #22
Richmond VA 23223

Carson Bryce T
2511 E Broad St #1
Richmond VA 23223

Casanova Alma And Jennifer L
5741 Carrington Hills Dr
Glen Allen VA 23060

Chase Aidan Allard
306 N 26th St #231
Richmond VA 23223

Childress William P Iii
207 N 26th St
Richmond VA 23223

Cleare Christy R
2516 E Grace St
Richmond VA 23223

Collins Casey Lee And Munden Mary Louise
306 N 26th St Unit 136
Richmond VA 23223

Cook Mary Carole
306 N 26th St Unit 222
Richmond VA 23223

Cooper D Mark
306 N 26th St #225
Richmond VA 23223

Cooper Jamie S
306 N 26th St Unit 220
Richmond VA 23223

Coronado William J And Kathryn M
2610 E Broad St
Richmond VA 23223

Coutts Donn M And Klanchar Lynn A
306 N 26th St Unit 234
Richmond VA 23223

Cox Robert L Jr And Stephanie F
2511 E Broad St #8
Richmond VA 23223

Deal Celeste R
2511 E Broad St Unit 10
Richmond VA 23223

Dean Dale M And Camenisch Shela
306 N 26th St Unit 232
Richmond VA 23223

Deleo Sheryl Kelly Trustee
306 N 26th St #230
Richmond VA 23223

Dillingham Kris T
2264 Troy-schenectady Road
Niskayuna NY 12309

Eakin Matthew Ashby And Schy Emily Jane
306 N 26th St Unit 111
Richmond VA 23223

Ellis Stacey And Nelson Meredyth
2511 E Broad St Unit 5
Richmond VA 23223

Fairbanks Robert D And Teresa R
2608 E Grace St
Richmond VA 23223

Feeser Andrew M And Venkata
2602 E Broad St
Richmond VA 23223

Fielding Jantique R
306 N 26th St Unit 135
Richmond VA 23223

Garrison Deborah K
2518 E Grace St
Richmond VA 23223

Gerschel Daniel And Kristina
207 N 26th St Apt A
Richmond VA 23223

Glancy Paul & Jafolla C Elaine
306 N 26th St Unit 235
Richmond VA 23223

Glave Olivia C
2515 E Broad St #9
Richmond VA 23223

Gleue Leslie R
2511 E Broad St Unit 4
Richmond VA 23223

Greeson Thomas W And Read Catherine S
10328 Sager Ave #116
Fairfax VA 22030

Gupton Margaret Mann And Richard Dean
And Judith M
2511 E Broad St Unit 2
Richmond VA 23223

Harris Byron Shell And Leslie R
2600 E Broad St
Richmond VA 23219

Harris Wesley L Sr
471 Memorial Dr Unit 100
Cambridge MA 2139

Harrison Ronnie L & Margaret M
2514 E Grace St
Richmond VA 23223

Hedges Monnie And Nelda S
306 N 26th T Unit 131
Richmond VA 23223

Heintzelman Jeffrey And Elizabeth
108 October Glory Ave
Ocean City DE 19970

Henley Tucker L & Jann C
214 N 26th St
Richmond VA 23223

Hernandorena Eduardo Andres & Caroline
Cleveland Trustees
306 N 26th St Unit 210
Richmond VA 23223

Horn James And Marshall Sarah
306 N 26th St Unit 208
Richmond VA 23223

Houff Deona Landes
2600 E Grace St #24
Richmond VA 23223

Howlett Eric
2605 E Broad St
Richmond VA 23223

Hudson Cynthia E
306 N 26th St Unit 237
Richmond VA 23223

Hunter Hilda F
4103 Hermitage Rd
Richmond VA 23227

Icon Enterprises LLC
10009 Magnolia Bend
Bonita Springs FL 34135

Jacob Nara Juby Anne & Nara Dane Eden &
David Ethan
236 Commons Dr Nw
Vienna VA 22180

Johnston Shannon S And Ellen G
2604 E Broad St
Richmond VA 23223

Jones Austin
306 North 26th St Unit 127
Richmond VA 23223

Kathol Leticia A
617 N 29th St
Richmond VA 23223

Kearns Thomas E And Debra A
306 N 26th St Unit 213
Richmond VA 23223

Kitchen Edward F And Mary M
202 Harbour Bay Dr
Kitty Hawk NC 27949

Knaysi Ashley A
306 N 26th St Unit 216
Richmond VA 23223

Knox Robert Edwin Iii And Ann
306 N 26th St Unit 209
Richmond VA 23223

Kuhn Robert A And Karen A
2600 E Grace St Unit11
Richmond VA 23223

Kurtulus Ibrahim
7609 Hill Dr
Richmond VA 23225

Kwong Eric K And Raymond
306 N 26th St Unit 119
Richmond VA 23223

Lacey Brian J
4000 Conifer Ct Apt 311
Wexford PA 15090

Lamb Andrew R
306 N 26th St Unit 114
Richmond VA 23223

Lawyer Heidi L And Andrew M
306 N 26th Street #118
Richmond VA 23223

Legakis Peter P And Luke
306 N 26th St Unit 102
Richmond VA 23223

Legum Benn H & Bonnie K
1204 Westmorland Dr
Stanton VA 24401

Lewis Steven B
2600 E Grace St #14
Richmond VA 23223

Lindsey Walter & James Richter
2617 East Broad St
Richmond VA 23223

Linney Kevin A And Jodi A And Spence
Judith L
306 N 26th St Unit 238
Richmond VA 23223

Looney Michael R And Martha J
2511 E Broad St #3
Richmond VA 23223

Mabey Martha H
306 N 26th St Apt 115
Richmond VA 23223

Magee Christopher W
306 N 26th St Unit 105
Richmond VA 23223

Mann Netherwood Block Homeowners
Association Inc
2603 E Broad St
Richmond VA 23223

Master Jeffrey L And Sherman
306 N 26th St Unit 224
Richmond VA 23223

Mayberry Carter Andrew
704 Prospect Avenue
South Pasadena CA 91030

Mccormick Brian C And Judith A
109 Manassas Loop
Yorktown VA 23693

Mcgonigal Anne
2603 E Broad St
Richmond VA 23223

Mcguire Jerry N And Christina C
306 N 26th St Unit 110
Richmond VA 23223

Mcnelly John H & Barbara J
100 4th Ave S #402
St Petersburg FL 33701

Mcquilkinn Tiffany R
2600 E Grace St Unit 13
Richmond VA 23223

Melisi Debra
2610 E Grace St
Richmond VA 23223

Mendoza Israel R
306 N 26th St Unit 129
Richmond VA 23223

Mercado Douglas E
306 N 26th St Unit 211
Richmond VA 23223

Merrick Tagore Alexander M
306 N 26th St Unit 126
Richmond VA 23223

Mirmonsef Parastu
12113 Browning Ct
Richmond VA 23233

Moore Courtney
306 N 26th St Unit 124
Richmond VA 23223

Murphy Kyle T
306 N 26th St Unit 101
Richmond VA 23223

Murthy Pandrangi Family Revoc Trust
Trustees
19560 Wells Dr
Tarzana CA 91356

Nagle Erin Patrick
306 N 26th St Unit 133
Richmond VA 23223

Naylon Maurice L And Kaliberda Yevgeniya
306 N 25th St
Richmond VA 23223

Ngzhao Winning T
306 N 26th St Unit 219
Richmond VA 23223

Nicholas Kyle
306 N 26th St Unit 239
Richmond VA 23223

Nolde Condos At Church Hill Unit Owners
Association
306 N 26th St
Richmond VA 23223

O'bier Nathan Stuart & Stuart & Susan
306 N 26th St Unit 128
Richmond VA 23223

Olson Rebecca A
2600 E Grace St Unit 21
Richmond VA 23223

Omeara Kevin M And Alia M
306 N 26th St Unit 215
Richmond VA 23223

Orr Jonathan J & Cara C
1317 Whitby Rd
Richmond VA 23227

Paganne Gary
207 N 26th St Unit B
Richmond VA 23223

Paulsrud Kimberly A
306 N 26th St Unit 317
Richmond VA 23223

Pohlmann Elliot
306 N 26th St Unit 221
Richmond VA 23223

Poole Laureen B Revocable Trust Trs
2512 E Grace St
Richmond VA 23223

Pope Alvin & Michell
109 N 25th St
Richmond VA 23223

Porter James R And Jane T
2611 E Broad St
Richmond VA 23223

Rabinowitz Jesse Aaron And Goodman
Brenda Kay
306 N 26th St Unit 117
Richmond VA 23223

Redford Robert R M And Catherine Baxter
Rev Trust Trs
306 N 26th Unit 217
Richmond VA 23223

Ritchie James J And Janice K
2600 E Grace St Unit 23
Richmond VA 23223

Rtj Properties Of Virginia Llc C/o Robert M
Tuck
5380 Twin Hickory Rd
Glen Allen VA 23233

Sahni Dev
306 N 26th St Unit 104
Richmond VA 23223

Sarrett David C & Elizabeth G
306 N 26th St Unit 233
Richmond VA 23223

Sebastian Nicolette
306 N 26th St Unit 116
Richmond VA 23223

Sheehy William L And Debra L
306 N 26th St Apt 138
Richmond VA 23223

St Patricks Place Condominium Unit
Owners Association
9205 Chamberlayne Rd
Mechanicsville VA 23111

Stoffan Joshua M And Casie T
306 N 26th St Unit 108
Richmond VA 23223

Sullivan Patrick D And Melissa A
2608 E Broad St
Richmond VA 23223

Townsend Norris G Iii
207 N 26th Street Unit C
Richmond VA 23228

Tvedt Eric J
306 N 26th St Unit 109
Richmond VA 23223

Via George Stafford
249a Middleton Rd
Boxford MA 1921

Williamson Alan L And Arkin Pamela
306 N 26th St Unit 120
Richmond VA 23223

Williamson Catherine A & Carolyn A
2609 E Broad St
Richmond VA 23223

Wolfe Amelia Alexander
306 N 26th St Unit 122
Richmond VA 23223

Yauger Robert & Kincaid Cheryl
2410 Grey Forge Place
Richmond VA 23233

Zapata Edwar
306 N 26th St Unit 212
Richmond VA 23223

Property: 2601 E Broad St **Parcel ID:** E0000438001**Parcel**

Street Address: 2601 E Broad St Richmond, VA 23223-
Owner: CRUMLEY STEPHEN P AND MORRISSETT LINDA F
Mailing Address: 2601 E BROAD ST, RICHMOND, VA 2322300000
Subdivision Name : MANN NETHERWOOD
Parent Parcel ID:
Assessment Area: 334 - Tobacco Row/Undertakers Row
Property Class: 120 - R Two Story
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2019
Land Value: \$85,000
Improvement Value: \$538,000
Total Value: \$623,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 2249.99
Acreage: 0.052
Property Description 1: MANN-NETHERWOOD BLOCK L4 BA SA
Property Description 2: 0022.91X0098.21 0000.000
State Plane Coords(?): X= 11796677.244048 Y= 3718630.037529
Latitude: 37.53091999 , **Longitude:** -77.41786383

Description

Land Type: Residential Lot B
Topology:
Front Size: 22
Rear Size: 98
Parcel Square Feet: 2249.99
Acreage: 0.052
Property Description 1: MANN-NETHERWOOD BLOCK L4 BA SA
Property Description 2: 0022.91X0098.21 0000.000
Subdivision Name : MANN NETHERWOOD
State Plane Coords(?): X= 11796677.244048 Y= 3718630.037529
Latitude: 37.53091999 , **Longitude:** -77.41786383

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$95,000	\$571,000	\$666,000	Reassessment
2019	\$85,000	\$538,000	\$623,000	Reassessment
2018	\$85,000	\$502,000	\$587,000	Reassessment
2017	\$65,000	\$351,000	\$416,000	Reassessment
2016	\$60,000	\$336,000	\$396,000	Reassessment
2015	\$60,000	\$313,000	\$373,000	Reassessment
2014	\$60,000	\$316,000	\$376,000	Reassessment
2013	\$60,000	\$274,000	\$334,000	Reassessment
2012	\$60,000	\$271,000	\$331,000	Reassessment
2011	\$60,000	\$311,000	\$371,000	CarryOver
2010	\$60,000	\$311,000	\$371,000	Reassessment
2009	\$59,500	\$284,500	\$344,000	Reassessment
2008	\$59,500	\$293,300	\$352,800	Reassessment
2007	\$59,500	\$293,300	\$352,800	Reassessment
2006	\$93,200	\$279,300	\$372,500	Correction
2005	\$20,200	\$341,000	\$361,200	Reassessment
2004	\$50,000	\$220,000	\$270,000	Reassessment
2003	\$8,600	\$189,600	\$198,200	Reassessment
2002	\$8,400	\$185,900	\$194,300	Reassessment
2001	\$6,840	\$151,160	\$158,000	Correction
2000	\$6,000	\$151,000	\$157,000	Correction

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
07/05/2017	\$619,950	MASUCK TRACY K	ID2017-13673	1 - VALID SALE-Valid, Use in Ratio Analysis
02/08/2002	\$249,000	ANDERSON DEREK M AND JENIFER I	ID2002-4912	
06/01/2000	\$157,000	PRIDDY SUMPTER T III	ID2000-13074	
06/29/1990	\$139,000	Not Available	00240-0586	

Planning

Master Plan Future Land Use: SF-MD
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: East
Traffic Zone: 1083
City Neighborhood Code: CH
City Neighborhood Name: Church Hill
Civic Code: 0200
Civic Association Name: Church Hill Association of RVA
Subdivision Name: MANN NETHERWOOD
City Old and Historic District: St John's Church
National historic District: St John's Church
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	2026	0205002	020500
1990	428	0205004	020500

Schools

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

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 1
Dispatch Zone: 124A

Public Works Schedules

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

Government Districts

Council District: 7
Voter Precinct: 707
State House District: 71
State Senate District: 16
Congressional District: 4

Extension 1 Details

Extension Name: R01 - 2Sty.B.TH-R#202404
Year Built: 1895
Stories: 2
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 3
Number Of Full Baths: 2
Number Of Half Baths: 1
Condition: very good for
age
Foundation Type: Full Bsmt
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Flat or Shed
Roof Material: Metal
Interior Wall: Drywall
Floor Finish: Softwood-standard
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items): Residential Fencing, Residential Shed - Small Utility

Extension 1 Dimensions

Finished Living Area: 2363 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 1154 Sqft
Finished Basement: 575 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 75 Sqft
Deck: 0 Sqft

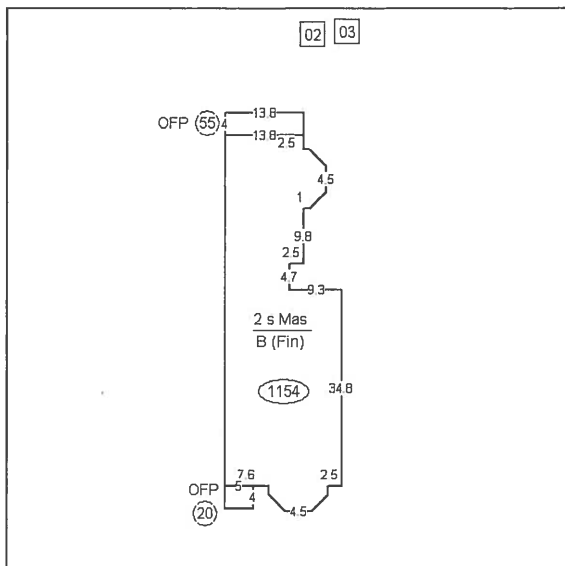
Property Images

Name: E0000438001 Desc: R01

[Click here for Larger Image](#)

Sketch Images

Name:E0000438001 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

PROPERTY

OWNER: Stephen Crumley & Linda Morrissett

ADDRESS: 2601 East Broad Street

Richmond, Virginia 23223

Attn: Steve Crumley

TO BE COMPLETED BY THE APPLICANT

PHONE: (Home) (804) 389-0599 (Mobile) (804) 389-0599

FAX: () (Work) (804) 266-6088

E-mail Address: stevecrumley@gmail.com
stevencrumley@gmail.com

PROPERTY OWNER'S

REPRESENTATIVE: _____

(Name/Address) _____

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

FAX: () (Work) ()

E-mail Address: _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2601 East Broad Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.5(2)a, 30-630.1(a)(1) & 30-630.9(b)

APPLICATION REQUIRED FOR: A building permit to remove an existing wood board fence and construct a 5'-9" wood picket fence with brick columns accessory to a single-family attached dwelling.

TAX PARCEL NUMBER(S): E000-0438/001 ZONING DISTRICT: R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) is not met and the maximum permitted height for a fence located within the front yard is exceeded. A front yard of eleven feet (11'), as established by 213 North 26th Street is required; none is proposed. Fences and walls located within the required front yard shall not exceed four feet (4') in height with columns and posts not exceeding five and one-half feet (5 1/2') in height; a fence varying in heights of 3'-4" to 5'-9" and brick columns with heights of 6'-3 3/4" are proposed along the North 26th Street frontage. The request is an expansion of a previous Board Case (Case No. 18-09) that granted a special exception from the front yard (setback) requirement and to exceed the maximum permitted height for a fence located within the front yard.

DATE REQUEST DISAPPROVED: July 22, 2019

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: July 12, 2019 TIME FILED: 8:00 a.m. REPAIRED BY: Richard Saunders RECEIPT NO. BZAC-057479-2019

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) (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: [Signature]

DATE: 8/8/19

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

CASE NUMBER: BZA 38-2019 HEARING DATE: September 4, 2019 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 38-2019
150' Buffer

APPLICANT(S): Stephen Crumley & Linda Morrissett

PREMISES: 2601 East Broad Street

(Tax Parcel Number E000-0438/001)

SUBJECT: A building permit to remove an existing wood board fence and construct a 5'-9" wood picket fence with brick columns accessory to a single-family attached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.5(2)a, 30-630.1(a)(1) & 30-630.9(b) of the Zoning Ordinance for the reason that: The front yard (setback) is not met and the maximum permitted height for a fence located within the front yard is exceeded.





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)

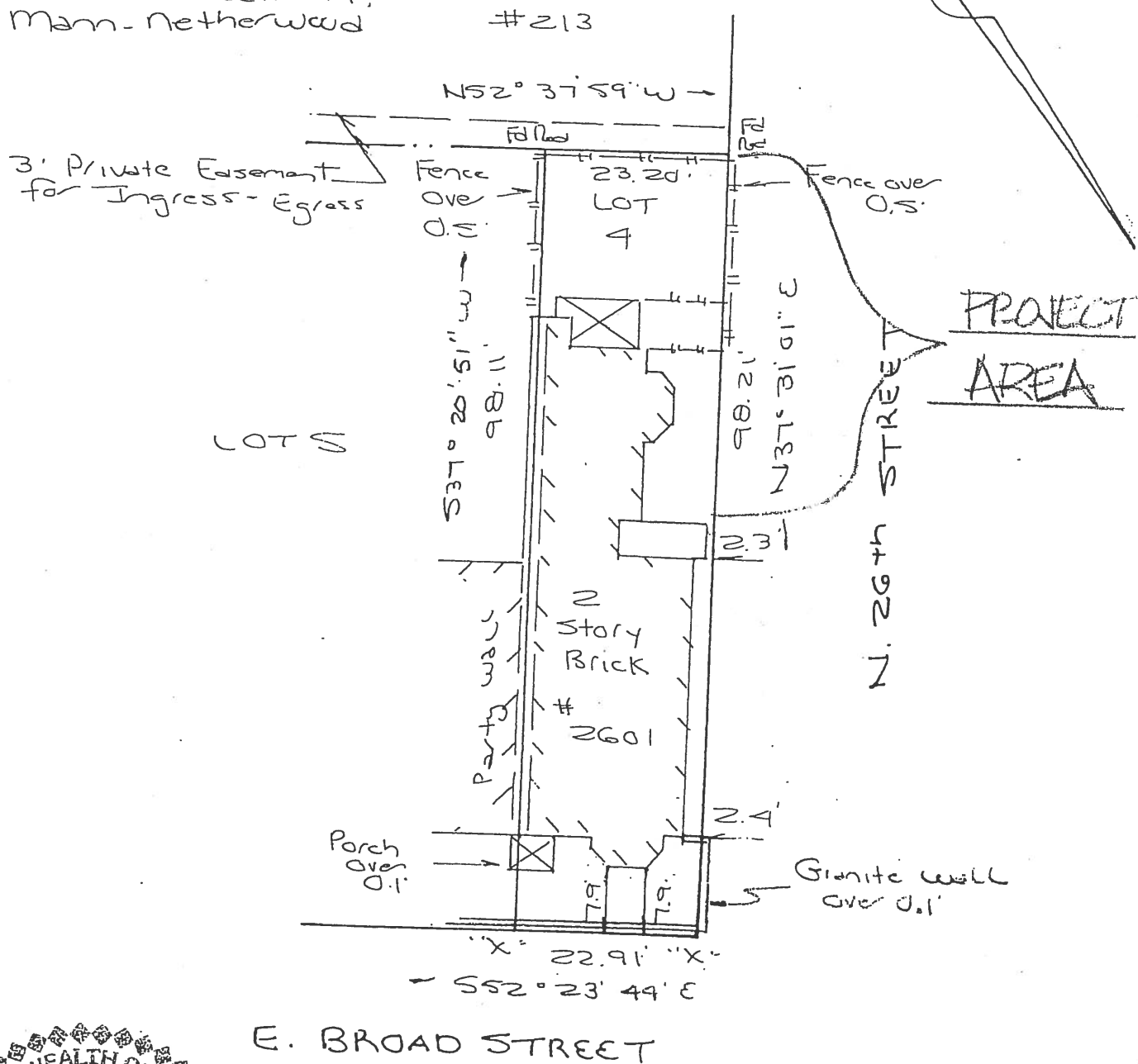
and belief all improvements and visible evidence of easements are shown hereon; that to the best of my knowledge premises, or from subject premises upon adjoining premises other than as shown hereon. According to the current respective National Flood Insurance Program rate map, this house is located within zone C.

Power is ☒ underground, ☐ overhead; Telephone is ☐ underground, ☐ overhead.
New ☐ Percent complete: _____%; Old ☐

By

Re: Tracy K. Masuck

Also known as Lot 4,
Block A, Section A,
Man. Netherwood



Improvements on Premises Known as
2601 E Broad Street in
Richmond, Va.

DATE: 1-31-02

THOMAS AND ASSOCIATES
CERTIFIED LAND SURVEYORS
RICHMOND, VIRGINIA

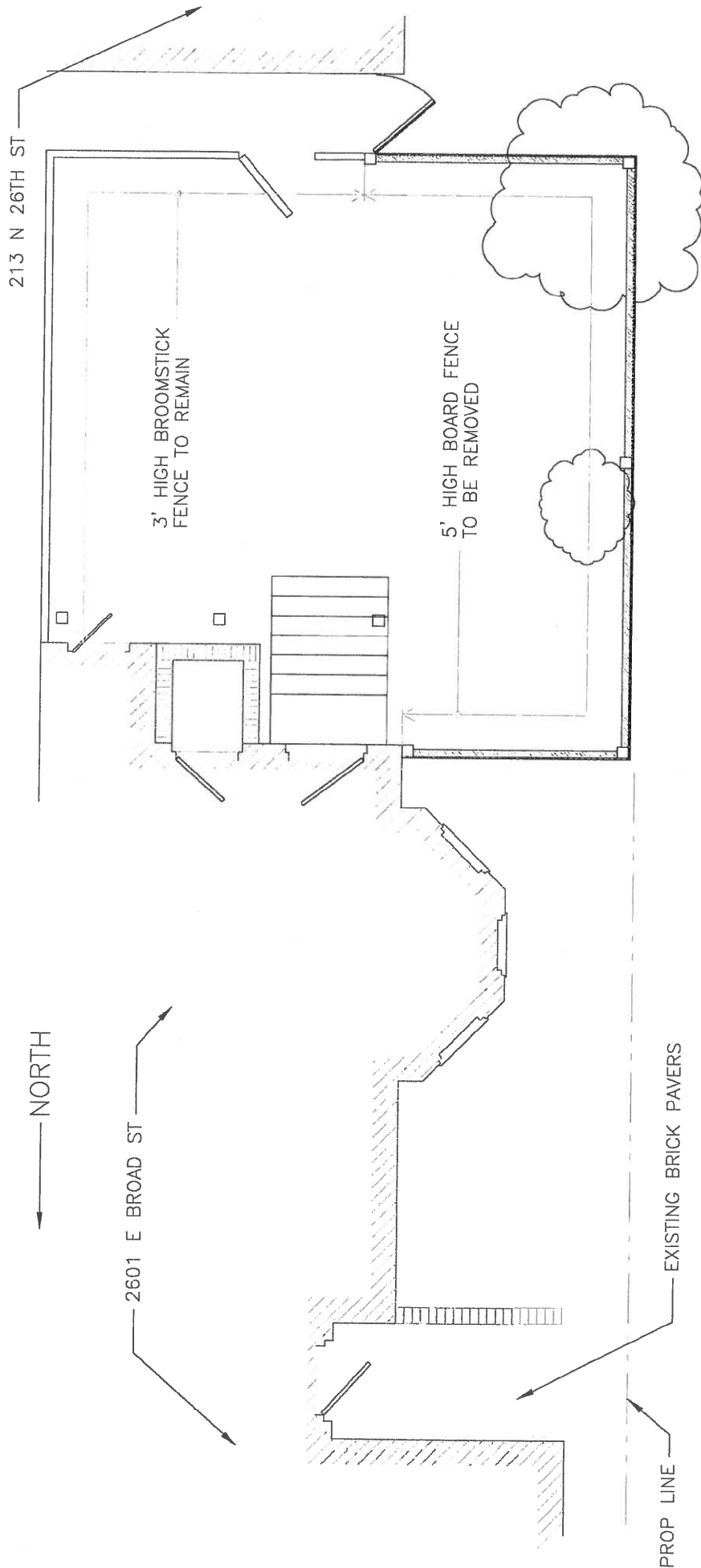
SCALE: 1" = 20'

FILE: Rich-95E

THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

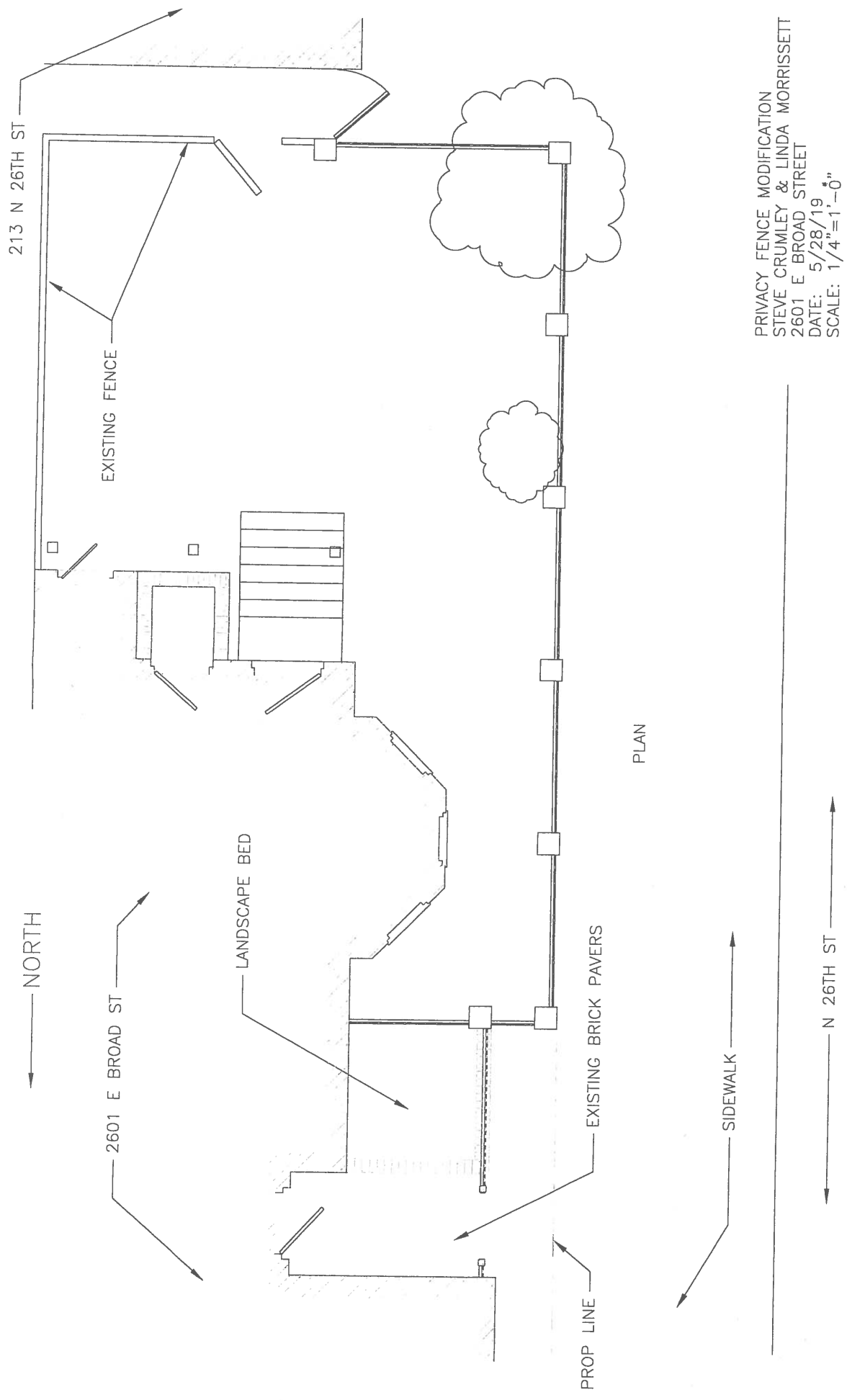
BOOK NO: 438-77

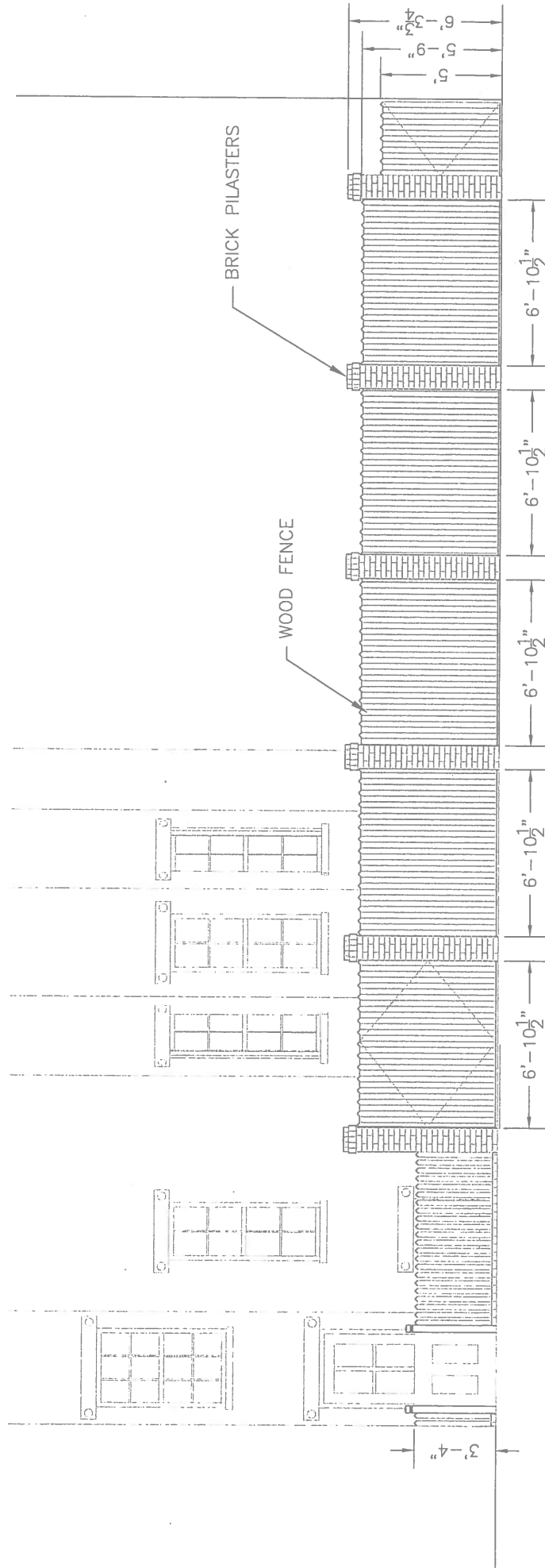
DV. 111



PLAN - EXISTING CONDITIONS & DEMOLITION

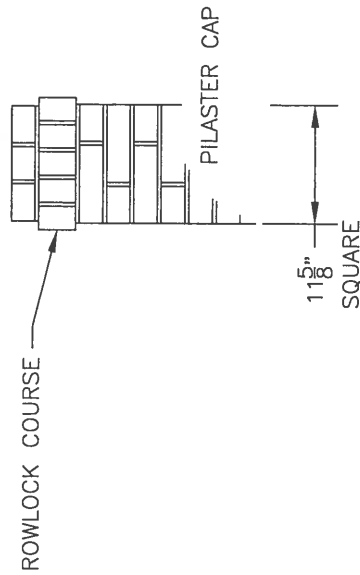
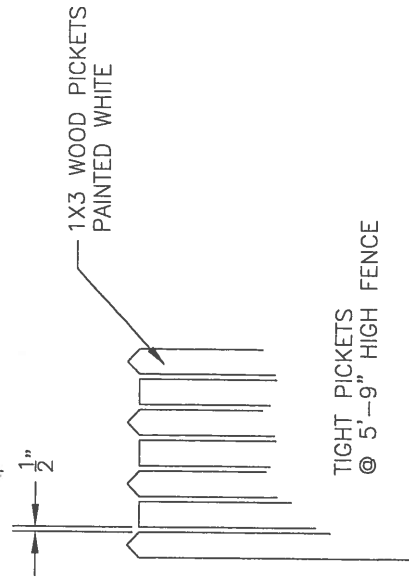
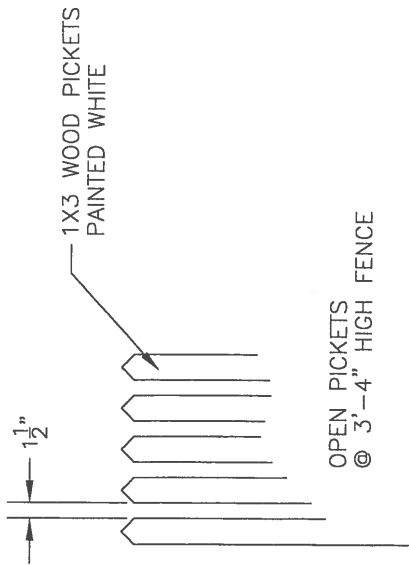
PRIVACY FENCE MODIFICATION
STEVE CRUMLEY & LINDA MORRISSETT
2601 E BROAD STREET
DATE: 5/28/19
SCALE: 1/4"=1'-0"





PRIVACY FENCE MODIFICATION
 STEVE CRUMLEY & LINDA MORRISSETT
 2601 E BROAD STREET
 DATE: 5/28/19
 SCALE: 1/4" = 1'-0"

WEST ELEVATION



FENCE DETAILS

PRIVACY FENCE MODIFICATION
STEVE CRUMLEY & LINDA MORRISSETT
2601 E BROAD STREET
DATE: 5/28/19
SCALE: 1"=1'-0"



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
COMMISSION OF ARCHITECTURAL REVIEW

June 26, 2019

Steve Crumley
2601 E. Broad Street
Richmond, VA 23223

RE: 2601 E BROAD ST
Application No. COA-055411-2019

Dear Applicant:

At the June 25, 2019 meeting of the Commission of Architectural Review, the review of your application for a Certificate of Appropriateness resulted in the following action: **approved with conditions**. Specifically, the Commission approved the application for the reasons cited in the staff report provided the following condition is met: the brick materials be submitted for staff review and approval.

You, or any aggrieved party, have the right to appeal a decision of the Commission of Architectural Review to City Council as specified in Section 30.930 of the Richmond City Code. A petition stating reasons for the appeal must be filed with the City Clerk within 15 days of this meeting.

If you have any questions, please contact me at (804) 646-7550 or by e-mail at Carey.Jones@richmondgov.com.

Sincerely,

Carey L. Jones, Secretary
Commission of Architectural Review

CASE NO. 18-09

APPLICANT: Tracy and Tom Haines

PREMISES: 2601 EAST BROAD STREET
(Tax Parcel Number E000-0438/001)

SUBJECT: A building permit to construct a new wooden picket fence along North 26th Street frontage to a single-family dwelling

DISAPPROVED by the Zoning Administrator on April 16, 2009, based on Sections 114-300, 114-412.5(2)(a), 114-630.1(a)(1) and 114-630.9(b) of the zoning ordinance for the reason that: In an R-6 Single-Family Attached Residential District, the front yard setback requirement is not met and maximum permitted height for a fence located within the front yard is exceeded. An eleven foot (11') front yard (setback) is required (as established by adjacent dwelling at 213 N. 26th Street); none is proposed. A maximum fence height of four feet (4') is permitted; a fence varying in height from three feet (3') to five feet (5') is proposed.

APPLICATION was filed with the Board on April 16, 2009, based on Section 114-1040.3(11) of the City Code.

APPEARANCES:

For Applicant: Tom Haines
John Albers

Against Applicant: none

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicants, Tracy and Tom Haines, have requested a special exception to construct a new wooden picket fence along North 26th Street. Mr. Haines testified that a special exception is being sought to rebuild the fence to the same height. Mr. Haines explained that the design of the fence had been approved by the Commission of Architectural Review. Mr. Haines stated that the fence was required for the purposes of privacy and security.

Speaking in support, Mr. John Albers testified that he owns the property at 213 N. 26th Street. Mr. Albers explained that the property in question is a corner lot and what was generally perceived as a side yard was in actuality a front yard under the zoning ordinance. Mr. Albers stated that the fence was approved by the CAR in the 1970s at a point in time when the CAR had the authority to grant zoning waivers. Mr. Albers indicated that the current request was to merely replace the

existing fence. Mr. Albers stated that the fence provided needed security for the reason that it served as a deterrent to individuals attempting to gain access to surrounding properties.

The Board is satisfied that the property was acquired in good faith and pursuant to Section 114-1040.3(11) of the zoning ordinance, the existing property is devoted to a conforming use, the proposed fence is needed to provide security and a buffer from the adjacent street, the design and construction materials of the fence will be compatible with the main building and other structures located on the lot and with the general character of development in the surrounding area, the proposed fence will not unreasonably impair light and air to adjacent property, and will not impair necessary visibility for operators of motor vehicles at any intersection of an adjacent street with an alley, driveway or other street.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a special exception from the front yard setback requirement and to exceed the maximum permitted height requirement for a fence located within the front yard be granted to Tracy and Tom Haines for a building permit to construct a new wooden picket fence along North 26th Street frontage to a single-family dwelling.

ACTION OF THE BOARD: Granted (4-0)

Vote to Grant

affirmative: Poole, Pinnock, Moses-Ciula, York

negative: none

CASE NO. 19-09

APPLICANT: City of Richmond

PREMISES: 3920 DOUGLASDALE ROAD
(Tax Parcel Number W000-0464/001)

SUBJECT: A building permit to construct a roof over the existing finished
water holding basins at the City's Water Treatment Plant

DISAPPROVED by the Zoning Administrator on April 24, 2009, based on Sections 114-300, 114-402.1(8) and 114-800.2 of the zoning ordinance for the reason that: In an R-1 Single-Family Residential District, the permitted principal use and