



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

September 6, 2019

Eleven Eleven 25th LLC
919 East Main Street, Suite 950
Richmond, VA 23219

Garret Augustine
1107 N 35th Street
Richmond, Virginia 23223

To Whom It May Concern:

RE: **BZA 42-2019**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, October 2, 2019 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for a building permit to construct a new single-family detached dwelling at 2319 FAIRMOUNT AVENUE (Tax Parcel Number E000-0559/011), 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.

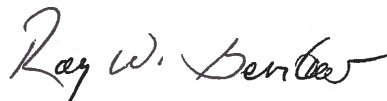
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

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/civicasociationgroupinformation.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.

Agee Mathieu C
3009 Douglasdale Road
Richmond VA 23221

Anna John Properties LLC C/o John
Hardy M/m
3422 Lubert Ln
Winston Salem NC 27107

Augustine Garrett
1107 North 35th St
Richmond VA 23223

Barfield Edith
2312 Fairmount Ave
Richmond VA 23223

Bish Aaron J
2315 Fairmount Ave
Richmond VA 2322

Booker Jacqueline F
2313 Fairmount Ave
Richmond VA 23223

Brent Joshua And Anna Maria
1209 N 23rd St
Richmond VA 23223

Buster Unicia R
1211 N 23rd St
Richmond VA 23223

Church Hill North Holdings LLC
11100 W Broad Street
Glen Allen VA 23060

Council Kennard T
1221 N 24th St
Richmond VA 23223

Eleven Eleven 25th LLC
919 E Main St Ste 950
Richmond VA 23219

Holmes Antonio Sr& Ruby
2309 Fairmount Ave
Richmond VA 23223

Howard Frederick J And Catherine S
2311 Fairmount Ave
Richmond VA 23223

Jackson Jonathan L And Simmons
Cheniqua Nicole
1213 N 24th St
Richmond VA 23223

Jenkins Billie T
5300 White Oak Drive
Richmond VA 23224

Komline Daniel D
1447 N 19th Street
Richmond VA 23223

Logan Percell R
1210 N 24th Street
Richmond VA 23223

Nelms Wesley A & Michelle J
P O Box 6454
Ashland VA 23005

Nest Builders LLC
2317 Carrington St
Richmond VA 23223

Oreilly John
8118 Hampton Meadows Ln
Chesterfield VA 23832

Pickett James H Est And Emma M
Estate
C/o Hutchinson 210 E Main St
Richmond VA 23219

Ponce Properties LLC
732 Providence Rd
N Chesterfield VA 23236

Powell Theresa
1306 Oakhurst Ln
Richmond VA 23225

Sena Maryanne
1219 N 24th St
Richmond VA 23223

Shrock Marcus Wayne And Howson
Susan
1213 N 23rd St
Richmond VA 23223

Simmons Carl G Jr & Michelle R
2116 M Street
Richmond VA 23223

Travers Bernice E And Pryor Frederick
M
P.O. Box 4777
Richmond VA 23220

Upton Marcus D
2700 Rettig Rd
Richmond VA 23225

Waybright Realstate Investmens LLC
7601 Antionette Dr
Richmond VA 23227

Woody Rosalind A
1211 N 24th St
Richmond VA 23223

Wynn Jennifer R
1217 N 24th St
Richmond VA 23223

Property: 2319 Fairmount Ave **Parcel ID:** E0000559011**Parcel**

Street Address: 2319 Fairmount Ave Richmond, VA 23223-
Owner: ELEVEN ELEVEN 25TH LLC
Mailing Address: 919 E MAIN STREET STE 950, RICHMOND, VA 23219
Subdivision Name : FAIRMOUNT
Parent Parcel ID:
Assessment Area: 332 - East End - Fairmont/Creighton
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2019
Land Value: \$23,000
Improvement Value:
Total Value: \$23,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 2200
Acreage: 0.051
Property Description 1: 0020.00X0110.00 0000.000
State Plane Coords(?): X= 11798448.000003 Y= 3722263.650033
Latitude: 37.54075113 , **Longitude:** -77.41170002

Description

Land Type: Residential Lot A
Topology:
Front Size: 20
Rear Size: 110
Parcel Square Feet: 2200
Acreage: 0.051
Property Description 1: 0020.00X0110.00 0000.000
Subdivision Name : FAIRMOUNT
State Plane Coords(?): X= 11798448.000003 Y= 3722263.650033
Latitude: 37.54075113 , **Longitude:** -77.41170002

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$32,000	\$0	\$32,000	Reassessment
2019	\$23,000	\$0	\$23,000	Reassessment
2018	\$20,000	\$0	\$20,000	Reassessment
2017	\$20,000	\$0	\$20,000	Reassessment
2016	\$20,000	\$0	\$20,000	Reassessment
2015	\$20,000	\$0	\$20,000	Reassessment
2014	\$20,000	\$0	\$20,000	Reassessment
2013	\$20,000	\$0	\$20,000	Reassessment
2012	\$17,000	\$0	\$17,000	Reassessment
2011	\$17,000	\$0	\$17,000	CarryOver
2010	\$17,000	\$0	\$17,000	Reassessment
2009	\$16,800	\$0	\$16,800	Reassessment
2008	\$16,800	\$0	\$16,800	Reassessment
2007	\$16,800	\$0	\$16,800	Reassessment
2006	\$10,000	\$0	\$10,000	Reassessment
2005	\$10,000	\$0	\$10,000	Reassessment
2004	\$2,700	\$0	\$2,700	Reassessment
2003	\$2,700	\$0	\$2,700	Reassessment
2002	\$2,600	\$0	\$2,600	Reassessment
1998	\$2,500	\$0	\$2,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
01/26/2018	\$26,400	M B D INC	ID2018-1694	2 - INVALID SALE-Foreclosure, Forced Sale etc.
04/06/1988	\$13,400	Not Available	00161-0959	
07/14/1978	\$10,000	Not Available	000739-00957	

Planning

Master Plan Future Land Use: SF-MD
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: East
Traffic Zone: 1038
City Neighborhood Code: FRMT
City Neighborhood Name: Fairmount
Civic Code: 0830
Civic Association Name: New Visions Civic League of East End
Subdivision Name: FAIRMOUNT
City Old and Historic District:
National historic District: Fairmount
Neighborhoods in Bloom: Church Hill Central
Redevelopment Conservation Area: New Visions

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	2029	0203002	020300
1990	304	0203003	020300

Schools

Elementary School: George Mason
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 113
Fire District: 11
Dispatch Zone: 107A

Public Works Schedules

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

Government Districts

Council District: 7
Voter Precinct: 702
State House District: 70
State Senate District: 16
Congressional District: 4

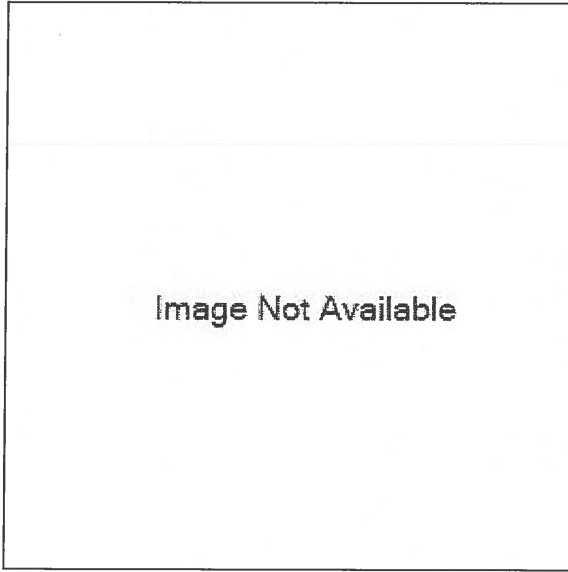
Property Images

Name: Desc:

A large rectangular box with a black border, containing the text "Image Not Available" in a bold, black, sans-serif font, centered within the box.[Click here for Larger Image](#)

Sketch Images

Name: Desc:



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT

PROPERTY

OWNER: Eleven Eleven 25th LLC PHONE: (Home) () (Mobile) (804) 310-5268
ADDRESS 919 East Main Street, Suite 950 FAX: () (Work) ()
Richmond, Virginia 23219 E-mail Address: markelchn@gmail.com

PROPERTY OWNER'S

REPRESENTATIVE: Garret Augustine PHONE: (Home) () (Mobile) (804) 247-0566
(Name/Address) 1107 N 35th Street FAX: () (Work) ()
Richmond, Virginia 23223 E-mail Address: gdabulls@gmail.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2319 Fairmount Avenue
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBER(S): 30-300, 30-412.5 (1) a & 30-630.1 (a) (1)
APPLICATION REQUIRED FOR: A building permit to construct a new single-family detached dwelling.
TAX PARCEL NUMBER(S): E000-0559/011 ZONING DISTRICT: R-6 (Single-Family Attached Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. A front yard of fifteen feet (15') is required; a front yard of 0.83 feet (10") ± is proposed along North 24th Street.
DATE REQUEST DISAPPROVED: August 13, 2019 FEE WAIVER: YES ☐ NO: ☒
DATE FILED: August 13, 2019 TIME FILED: 10:00 a.m. PREPARED BY: Rich Saunders RECEIPT NO. BZAR-059098-2019
AS CERTIFIED BY: Willie A. Jones (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: 9/3/2019

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

CASE NUMBER: BZA 42-2019 HEARING DATE: October 2, 2019 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 42-2019
150' Buffer

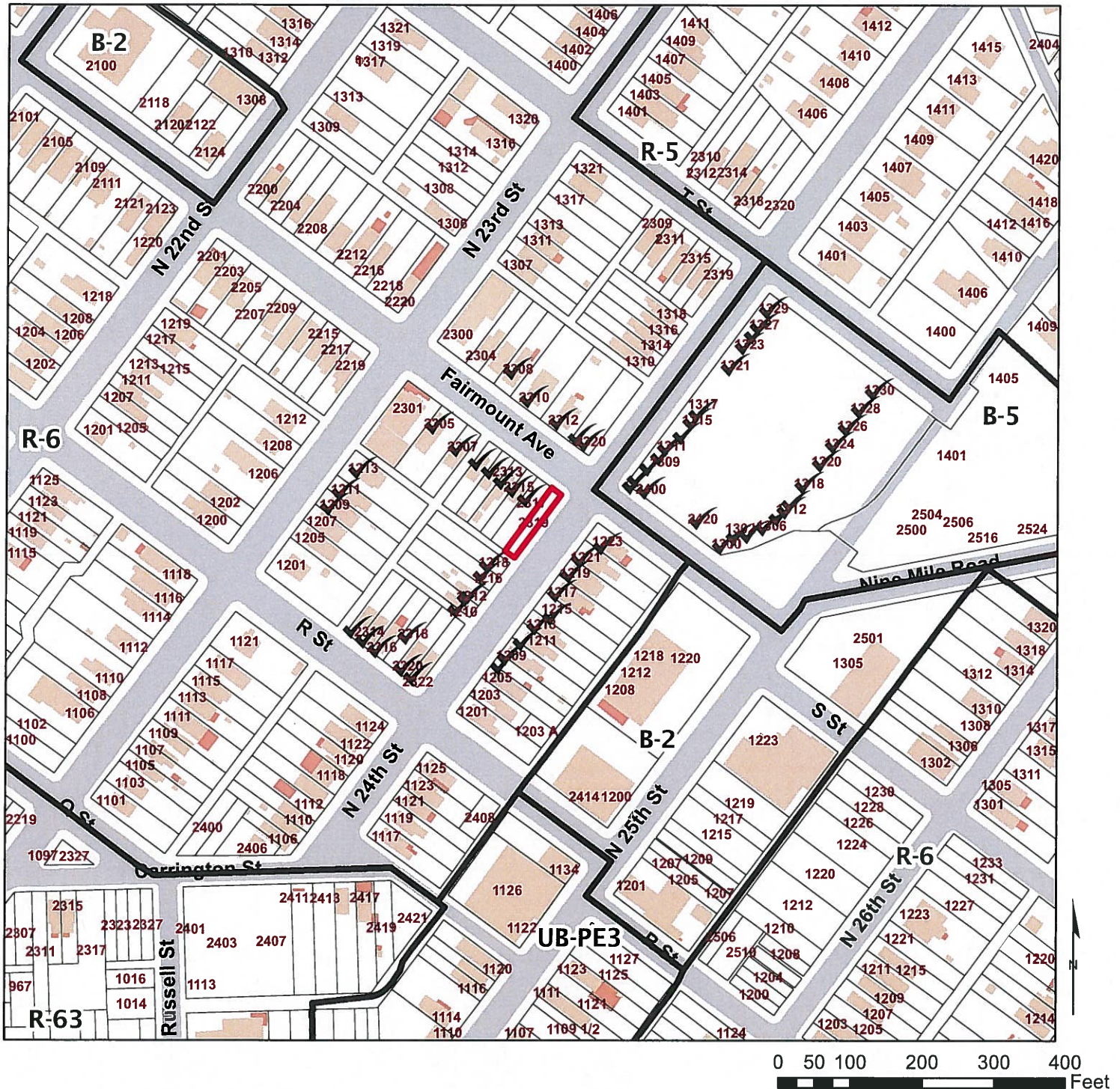
APPLICANT(S): Eleven Eleven 25th LLC

PREMISES: 2319 Fairmount Avenue

(Tax Parcel Number E000-0559/011)

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

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.5 (1) a & 30-630.1 (a)(1)
of the Zoning Ordinance for the reason that:
The front yard (setback) requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (646-6340). 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/civicasassociationgroupinformation.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: 8/8/14)

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL #5101290041E, EFFECTIVE DATE 07/16/2014.

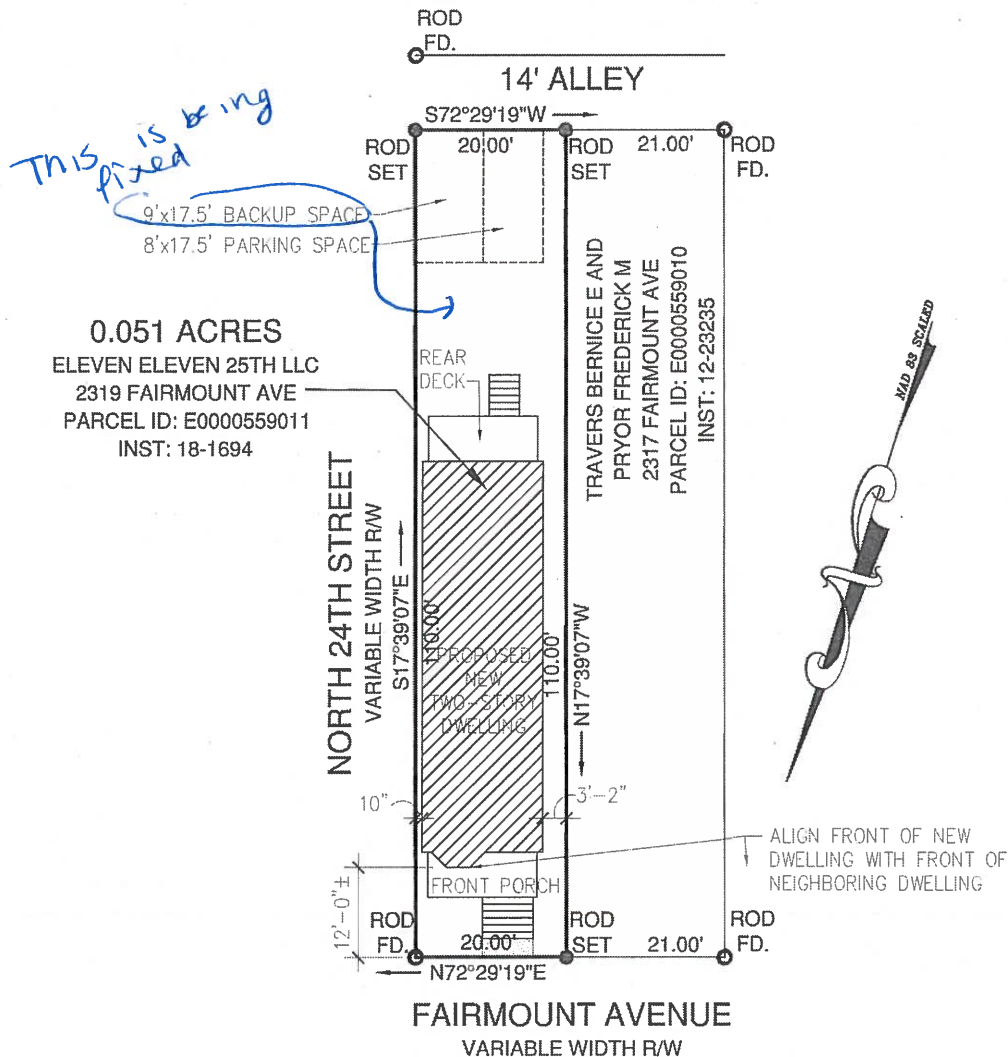
REFERENCE PLAT: PLAT SHOWING PHYSICAL IMPROVEMENTS OF #2318-2320 FAIRMOUNT AVENUE. DATED APRIL 27, 2017 BY TOWNES PC.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

PLAT SHOWING PROPERTY LINE ADJUSTMENT TO E0000559030/E0000559012 1216 & 1218 NORTH 24TH STREET. DATED MAY 28, 2018 BY C.E. DUNCAN & ASSOCIATES, INC.

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.

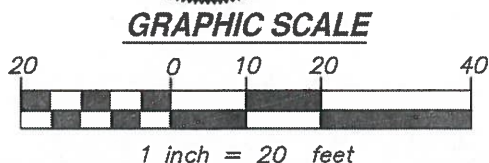
PLAT OF #2315 FAIRMOUNT AVENUE. DATED SEPTEMBER 27, 1956 BY GEO M. STEPHENS JR.



THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON JULY 15, 2019. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.

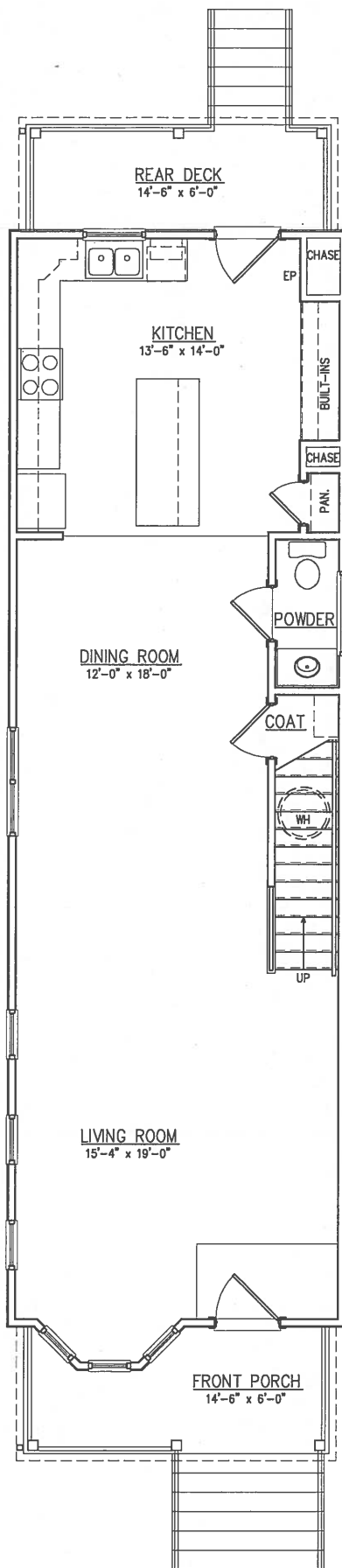
Charles C. Townes II
CHARLES C. TOWNES, II
Lic. No. 2803
8 / 2 / 2019
LAND SURVEYOR

PLAT
SHOWING
PHYSICAL IMPROVEMENTS ON
2319 FAIRMOUNT AVENUE
FOR
GARRETT AUGUSTINE
CITY OF RICHMOND, VIRGINIA
DATE: AUGUST 2, 2019 SCALE: 1" = 20'



2463 boulevard
colonial heights, va 23834
telephone: 804.520.9015
facsimile: 804.520.9016
email: cctownes@townespc.com
townes
consulting engineers, planners, and land surveyors
DRAWN BY: T.S.G. CHECKED BY:

ATTN: GARRETT AUGUSTINE



FIRST FLOOR PLAN

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

18'-0" x 52'-0" = 842.44 SF



SECOND FLOOR PLAN

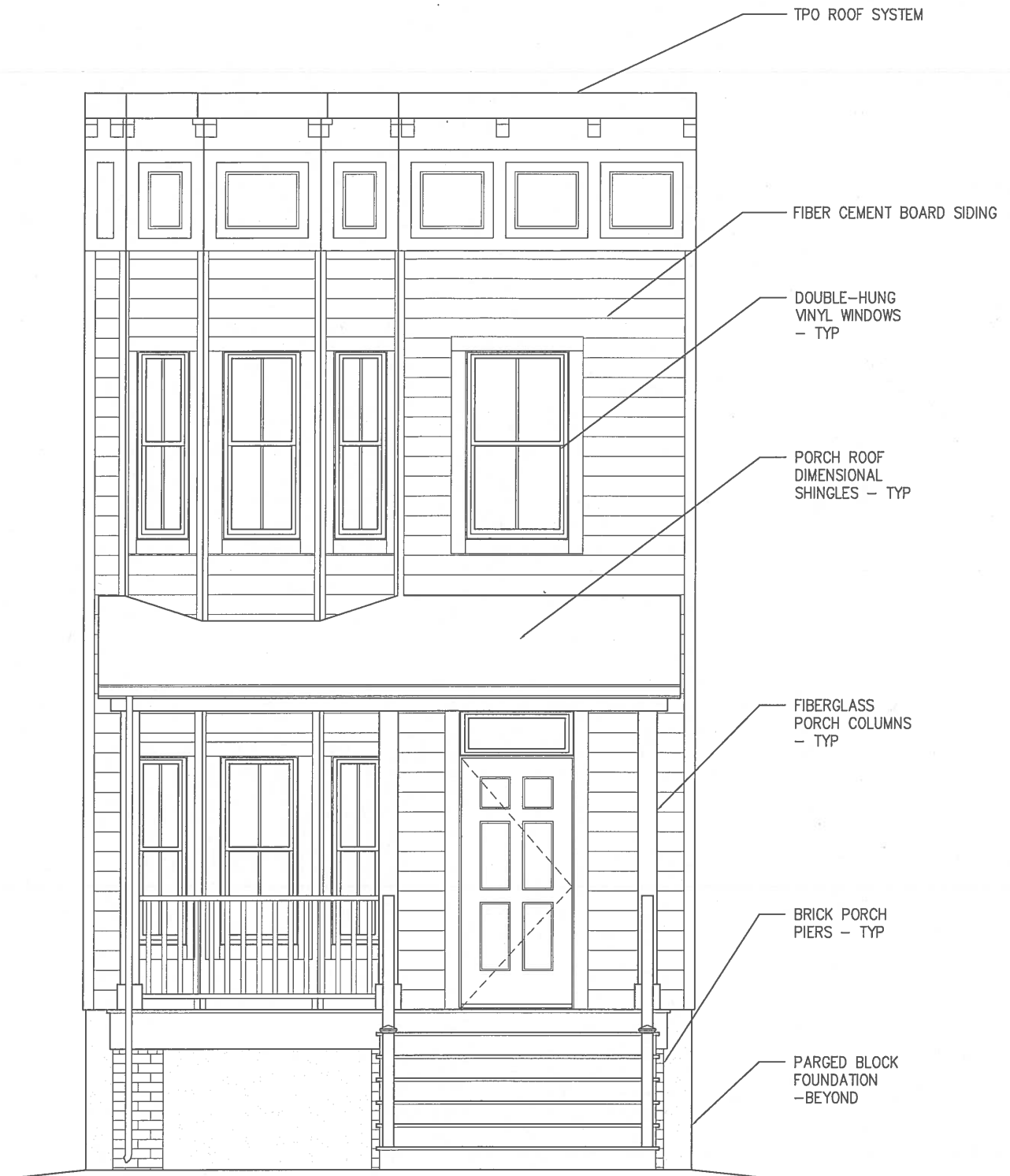
SCALE: 1/8"=1'-0"

18'-0" x 52'-0" = 842.44 SF

2319 FAIRMOUNT AVENUE

SCHEMATIC DESIGN JULY 30, 2019

TOTAL 1,684.88 SF

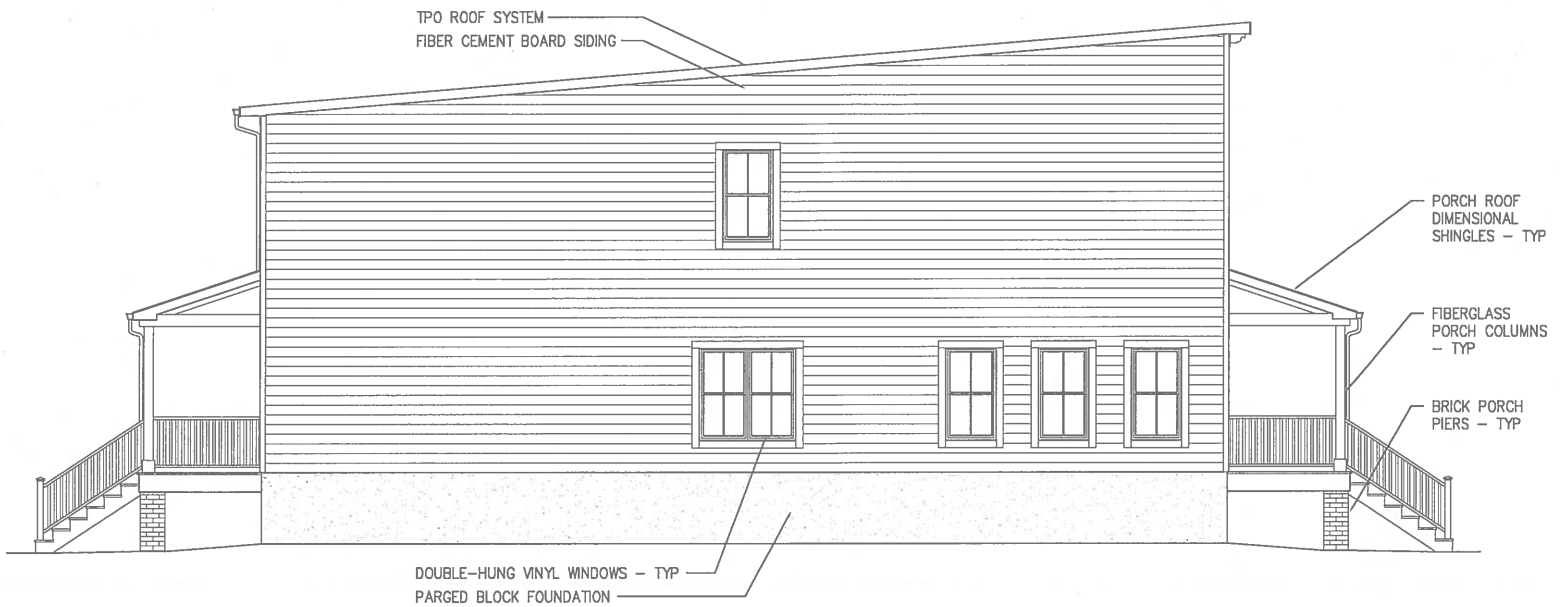


FRONT ELEVATION

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

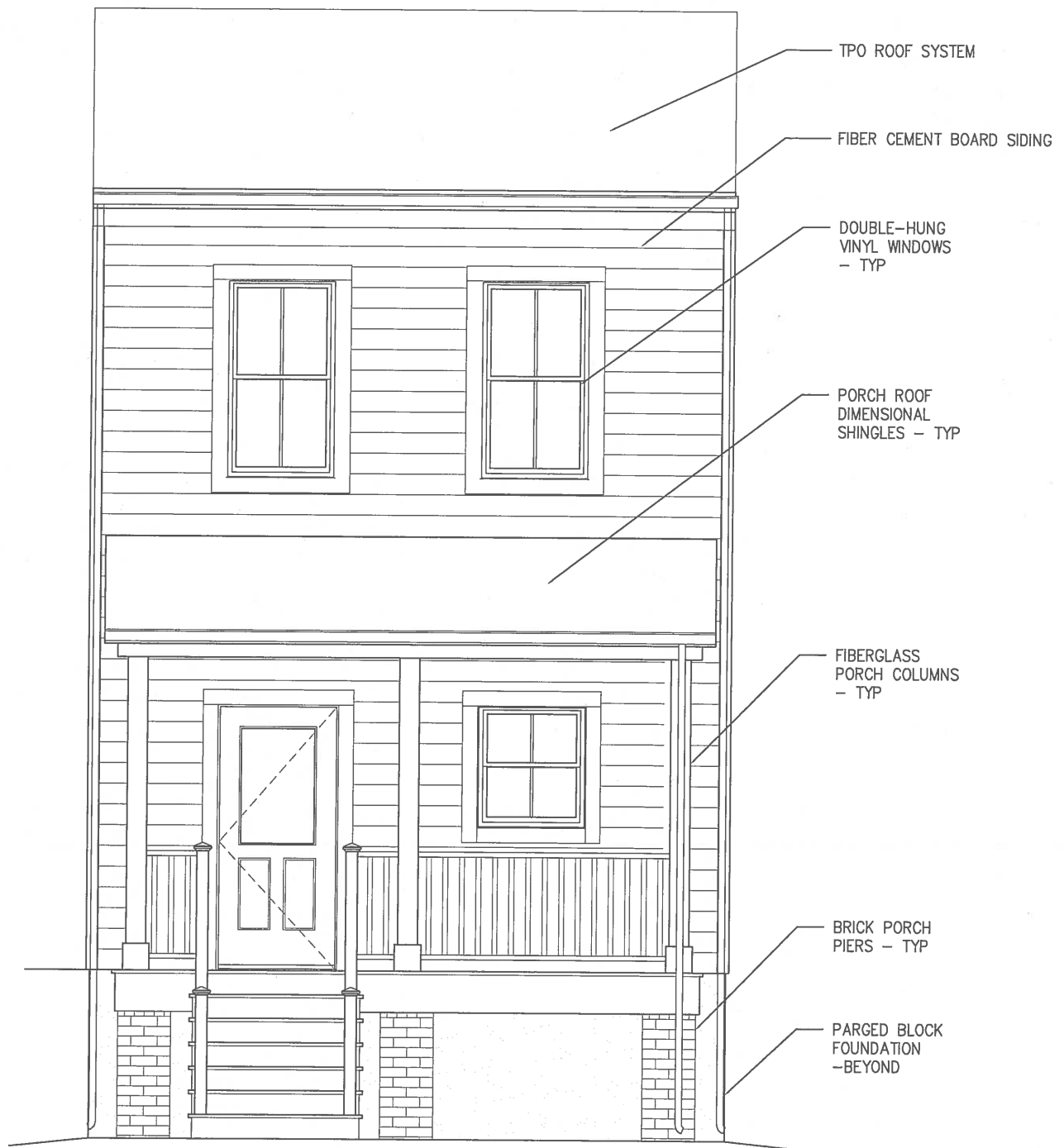
2319 FAIRMOUNT AVENUE

SCHEMATIC DESIGN JULY 30, 2019



LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

2319 FAIRMOUNT AVENUE
SCHEMATIC DESIGN JULY 30, 2019

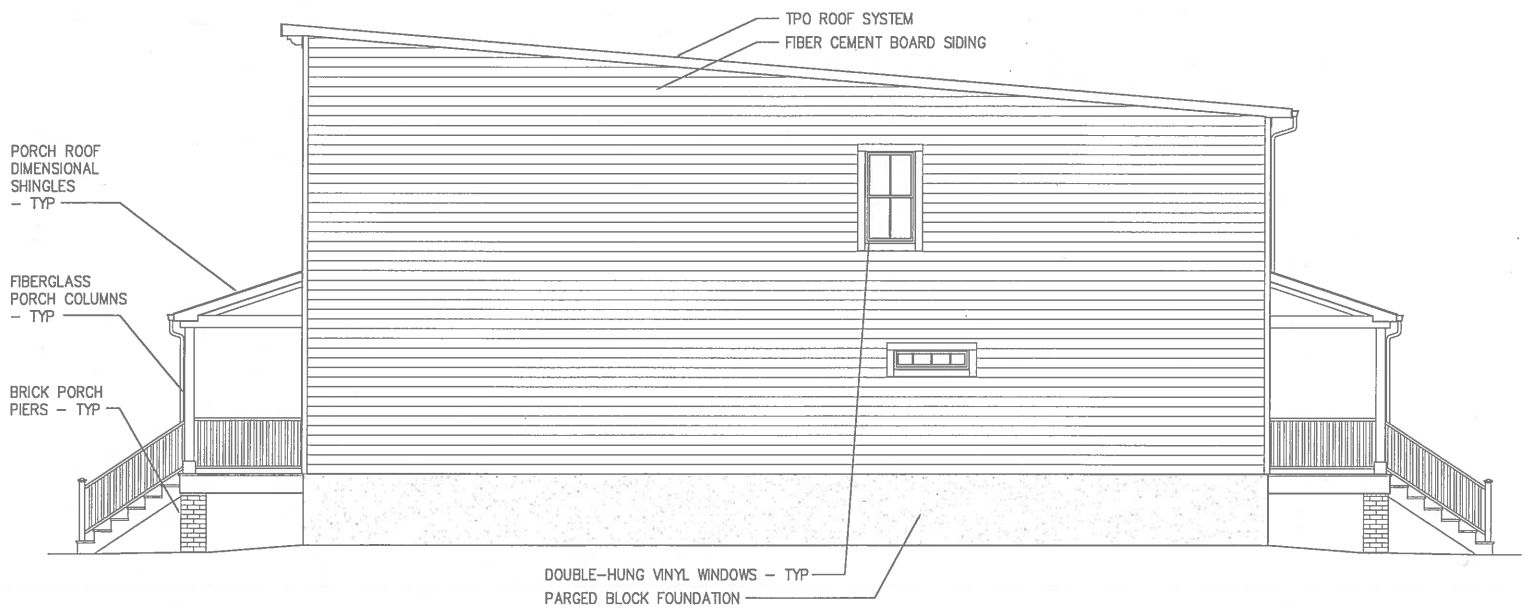


REAR ELEVATION

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

2319 FAIRMOUNT AVENUE

SCHEMATIC DESIGN JULY 30, 2019



RIGHT SIDE ELEVATION

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

2319 FAIRMOUNT AVENUE
SCHEMATIC DESIGN JULY 30, 2019