



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

September 6, 2019

Altadonna Properties LLC
4230 Kingsland Road
North Chesterfield, VA 23237

Mark Baker
Baker Development Resources
1519 Summit Avenue, Suite 102
Richmond, Virginia 23220

To Whom It May Concern:

RE: **BZA 44-2019**

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 1509 NORTH 22nd STREET (Tax Parcel Number E000-0778/018), 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.

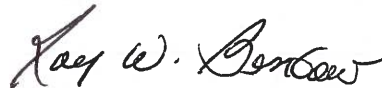
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

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.

Andrews Willie M & Ruth M
1525 N 23rd St
Richmond VA 23223

Atkinson Rodney N
1508 N 22nd St
Richmond VA 23223

Bradley Development LLC And George
Owen
3 Glinhurst Rd
Richmond VA 23223

Burchette Milton Jr & Linwood & Larry
D And Donald S
1506 N 22nd St
Richmond VA 23223

Church Hill Fairmount Apartments
Limited Partnership
6 Fanieul Hall Marketplace
Boston MA 2109

Farrow Michael And Linda
2613 North Ave
Richmond VA 23222

Framework Homes Inc
Po Box 11445
Richmond VA 23230

Hermes Jessica L
1507 N 22nd St
Richmond VA 23223

Holick Andrew J
8907 Royal Birkdale Dr
Chesterfield VA 23832

Incta Llc
11504 Country Oaks Way
Glen Allen VA 23059

Middough Annie Marie
194 W Graham Ave
Hempstead NY 11550

Mitchell Rashida
1524 N 23rd St
Richmond VA 23223

Moreau Seth C
1501 22nd St
Richmond VA 23223

Murray William H
1504 N 23rd St
Richmond VA 23223

Perks Stephen H
1500 N 23rd St
Richmond VA 23223

Pucci Joshua M
1502 N 22nd St
Richmond VA 23223

Seven Hills Construction LLC
8400 Bronwood Rd
Henrico VA 23229

Simmonds Alexander L And Rebekah C
1514 N 23rd St
Richmond VA 23223

Smith Delvin L
1518 N 23rd St
Richmond VA 23223

Taylor Phyllis A
1514 N 22nd St
Richmond VA 23223

Thornton James E Jr
1516 N 23rd St
Richmond VA 23223

Wadley Mandy Marie
1503 N 22nd St
Richmond VA 23223

Williams Clarence Jr
5270 Sheridan Ln
Richmond VA 23225

Property: 1509 N 22nd St **Parcel ID:** E0000778018**Parcel**

Street Address: 1509 N 22nd St Richmond, VA 23223-
Owner: ALTADONNA PROPERTIES LLC
Mailing Address: 4230 KINGSLAND RD, N CHESTERFIELD, VA 23237
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 332 - East End - Fairmont/Creighton
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: \$38,000
Improvement Value: \$41,000
Total Value: \$79,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 6902.5
Acreage: 0.158
Property Description 1: 0055.00X0125.50 0000.000
State Plane Coords(?): X= 11798656.500007 Y= 3723434.711506
Latitude: 37.54399010 , **Longitude:** -77.41104172

Description

Land Type: Residential Lot A
Topology:
Front Size: 55
Rear Size: 125
Parcel Square Feet: 6902.5
Acreage: 0.158
Property Description 1: 0055.00X0125.50 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11798656.500007 Y= 3723434.711506
Latitude: 37.54399010 , **Longitude:** -77.41104172

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$45,000	\$89,000	\$134,000	Reassessment
2019	\$38,000	\$41,000	\$79,000	Reassessment
2018	\$30,000	\$74,000	\$104,000	Reassessment
2017	\$30,000	\$74,000	\$104,000	Reassessment
2016	\$30,000	\$74,000	\$104,000	Reassessment
2015	\$30,000	\$23,000	\$53,000	Reassessment
2014	\$30,000	\$36,000	\$66,000	Reassessment
2013	\$30,000	\$36,000	\$66,000	Reassessment
2012	\$26,000	\$61,000	\$87,000	Reassessment
2011	\$26,000	\$65,000	\$91,000	CarryOver
2010	\$26,000	\$65,000	\$91,000	Reassessment
2009	\$26,400	\$67,700	\$94,100	Reassessment
2008	\$26,400	\$67,700	\$94,100	Reassessment
2007	\$26,400	\$67,700	\$94,100	Correction
2006	\$10,000	\$72,800	\$82,800	Reassessment
2005	\$10,000	\$72,800	\$82,800	Correction
2004	\$5,300	\$26,300	\$31,600	Reassessment
2003	\$5,300	\$26,300	\$31,600	Reassessment
2002	\$5,200	\$25,800	\$31,000	Reassessment
1998	\$5,000	\$25,000	\$30,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
04/30/2019	\$70,000	RIVER CITY ONE LLC	ID2019-7992	2 - INVALID SALE-Foreclosure, Forced Sale etc.
07/12/2017	\$77,000	BOWLER ALONZO	ID2017-14309	1 - VALID SALE-Valid, Use in Ratio Analysis
05/24/2017	\$20,500	GRAY EARL H	ID2017-10457	2 - INVALID SALE-DO NOT USE
02/25/2010	\$0	GRAY WILLIAM J SR & RICHARD M &	IW2010-138	2 - INVALID SALE-Relation Between Buyer/Seller
02/25/2010	\$0	GRAY ANNIE B	IW2010-137	2 - INVALID SALE-Relation Between Buyer/Seller
02/25/2010	\$0	GRAY WILLIAM J & RICHARD M &	IW2010-139	2 - INVALID SALE-Relation Between Buyer/Seller
03/19/1956	\$8,500	Not Available	00000-0000	

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: 1190
Civic Association Name: Unity Civic League
Subdivision Name: NONE
City Old and Historic District:
National historic District: Fairmount
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	2016	0203002	020300
1990	410	0203004	020300

Schools

Elementary School: Woodville
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

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1911
Stories: 2
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 3
Number Of Full Baths: 1
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: Comp sh to 235#
Interior Wall: Drywall
Floor Finish: Softwood-standard
Heating Type: Forced hot air
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 1776 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 35 Sqft
Deck: 0 Sqft

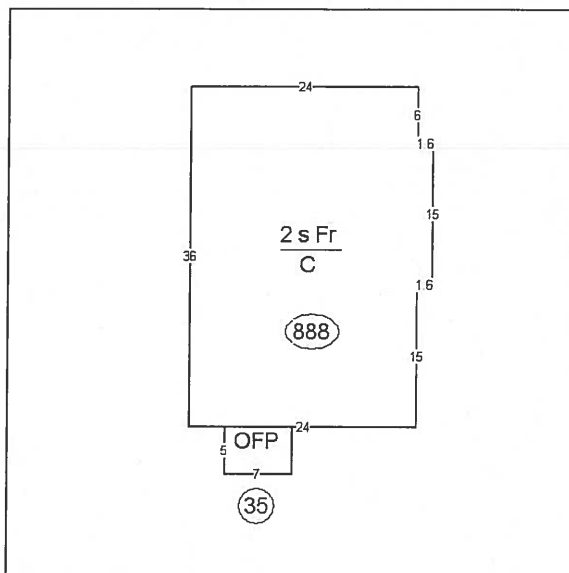
Property Images

Name:E0000778018 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:E0000778018 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: Altadonna Properties LLC PHONE: (Home) () (Mobile) (804) 873-6963
ADDRESS 4230 Kingsland Road FAX: () (Work) ()
North Chesterfield, VA 23220³⁷ E-mail Address: anthonyv78a@gmail.com

PROPERTY OWNER'S

REPRESENTATIVE: Mark Baker PHONE: (Home) () (Mobile) (804) 874-6275
(Name/Address) Baker Development Resources FAX: () (Work) ()
1519 Summit Avenue, Suite 102 E-mail Address: markbaker@bakerdevelopmentresources.com
Richmond, Virginia 23220

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1509 North 22nd Street

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.4(1) & 30-412.5(1)b

APPLICATION REQUIRED FOR: A building permit to construct a new single-family detached dwelling.

TAX PARCEL NUMBER(S): E000-0778/018 ZONING DISTRICT: R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area, lot width, and side yard (setback) requirements are not met. Lot areas of five thousand square feet (5,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 6,896 square feet and a lot width of fifty-five feet (55') currently exists. A lot area of 3,950 square feet and width of 31.5 feet is proposed for No. 1509. A lot area of 2,947 square feet and width of 23.5 feet is proposed for the newly created lot No. 1511. A side yard of five (5) feet is required; 3.12' is proposed along the northern property line for the existing dwelling (No. 1509), and side yards of 3.08' are proposed for proposed dwelling (No. 1511).

DATE REQUEST DISAPPROVED: August 14, 2019 FEE WAIVER: YES ☐ NO: ☒

DATE FILED: August 14, 2019 TIME FILED: 3:00 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-059184-2019

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: 8/23/19

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

CASE NUMBER: BZA 44-2019 HEARING DATE: October 2, 2019 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 44-2019
150' Buffer

APPLICANT(S): Altadonna Properties LLC

PREMISES: 1509 North 22nd Street

(Tax Parcel Number E000-0778/018)

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

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.4(1) &
30-412.5(1)b) of the Zoning Ordinance for the reason that:
The lot area, lot width, and side yard (setback) requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

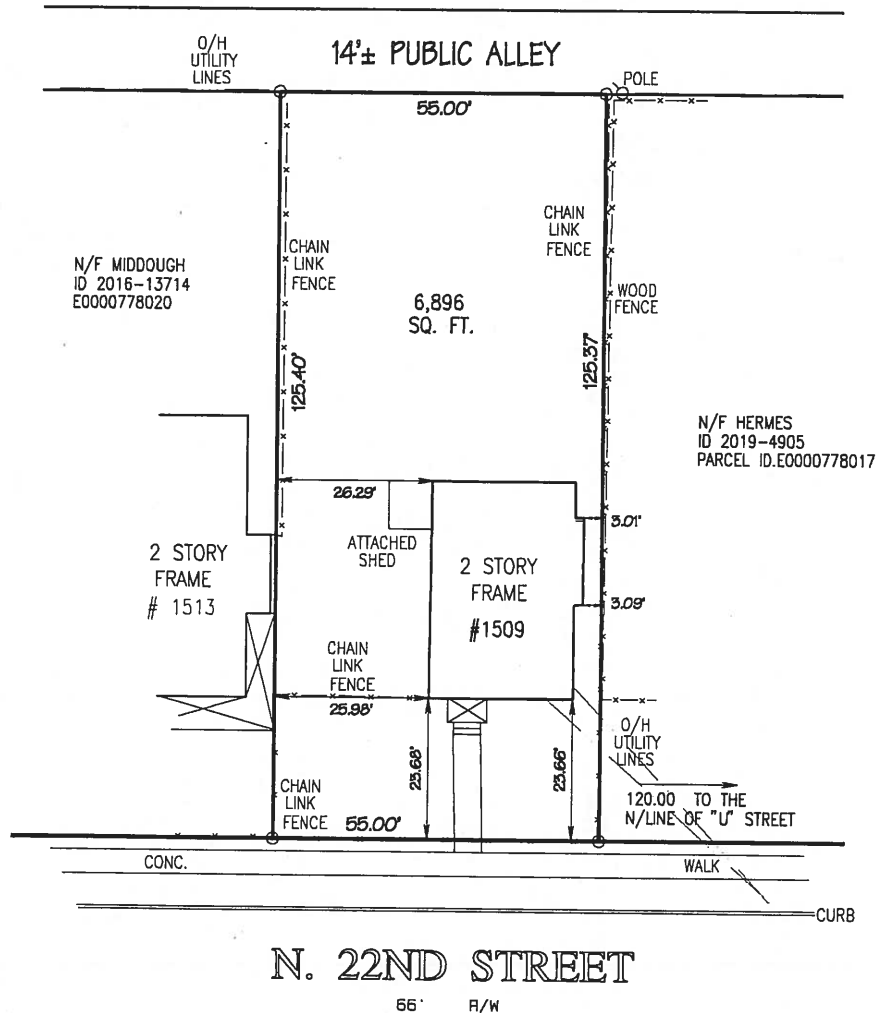
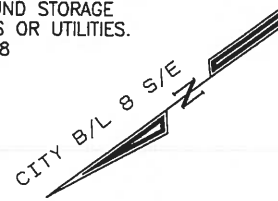
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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/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: 4/28/16)

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): RIVER CITY ONE, LLC. INST.#170014309 PARCEL ID E0000778018



N. 22ND STREET

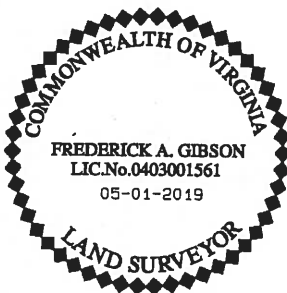
56' R/W

(PHYSICAL SURVEY)

PLAT SHOWING IMPROVEMENTS ON # 1509 N. 22nd STREET,
IN THE CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 25'

THIS IS TO CERTIFY THAT ON MAY 1, 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.



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

LEGEND	
○	IRON ROD FOUND
●	IRON ROD SET
UNLESS OTHERWISE NOTED.	
PROJECT # 1904-04 M	

LAND DISTURBANCE TOTAL: 2,333 S.F.

14' ALLEY

PARKING TO BE CENTERED
ON EACH LOT.

LIMIT OF DISTURBANCE
& SILT FENCE

1513 N. 22ND ST.

1507 N. 22ND ST.

LIMIT OF DISTURBANCE
& SILT FENCE

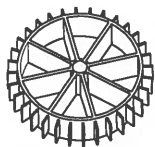
32.9% LOT COVERAGE
(HOUSE ONLY)

22.9% LOT COVERAGE

1511 N. 22ND ST.
2,947 SQ. FT.

1509 N. 22ND ST.
3,950 SQ. FT.

N. 22ND ST.



RIVER MILL
DEVELOPMENT

SHEET:
1 OF 3

DATE:
8-01-19

SCALE:
3/16" = 1'-0"

REVISION NOTES	
NO.	REMARKS

1511 N 22ND ST.

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM

1ST FLOOR HEATED SQ. FOOTAGE: 970 S.F.
2ND FLOOR HEATED SQ. FOOTAGE: 928 S.F.

CORNER DETAIL

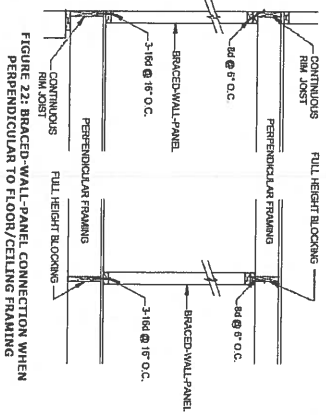
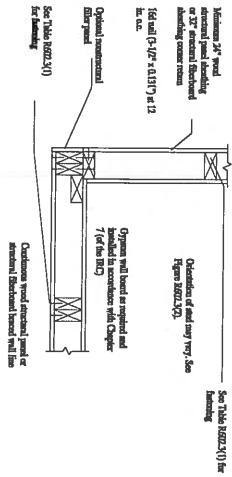


FIGURE 22: BRACED-WALL-PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

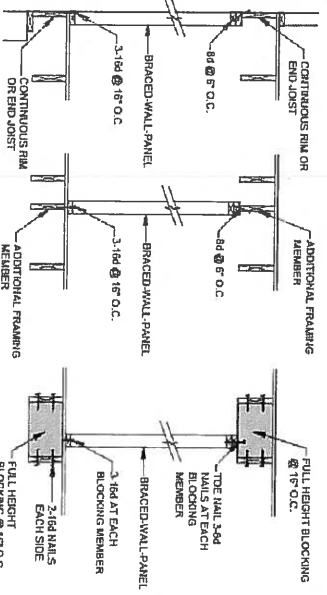
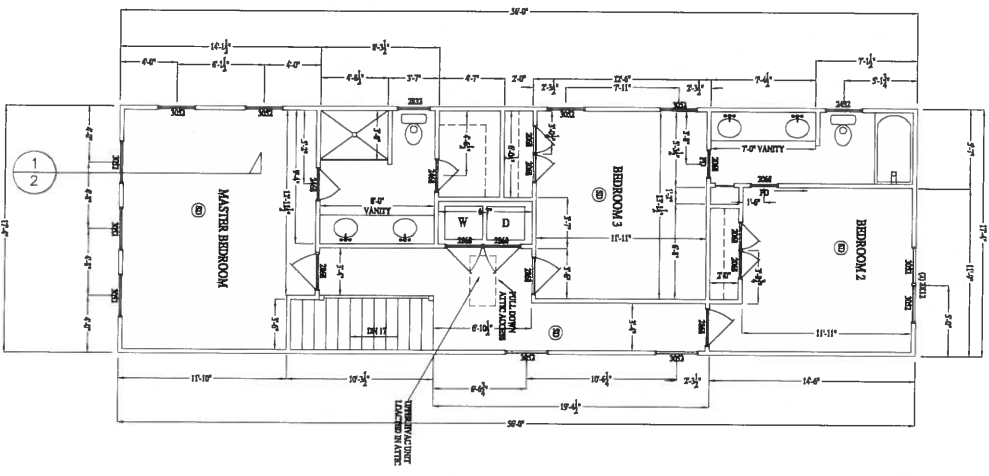
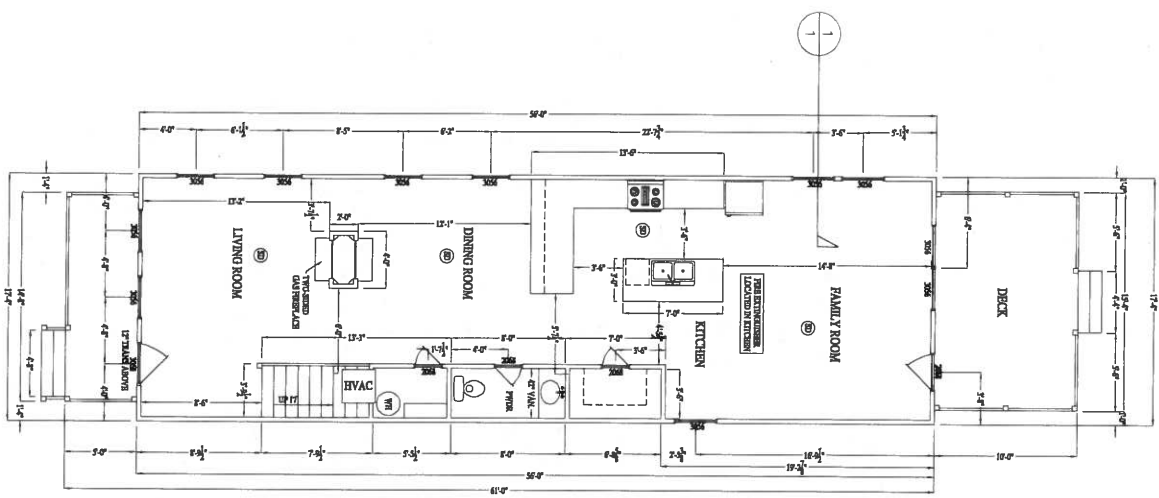


FIGURE 23: BRACED-WALL-PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING



SECOND FLOOR PLAN



FIRST FLOOR PLAN

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM

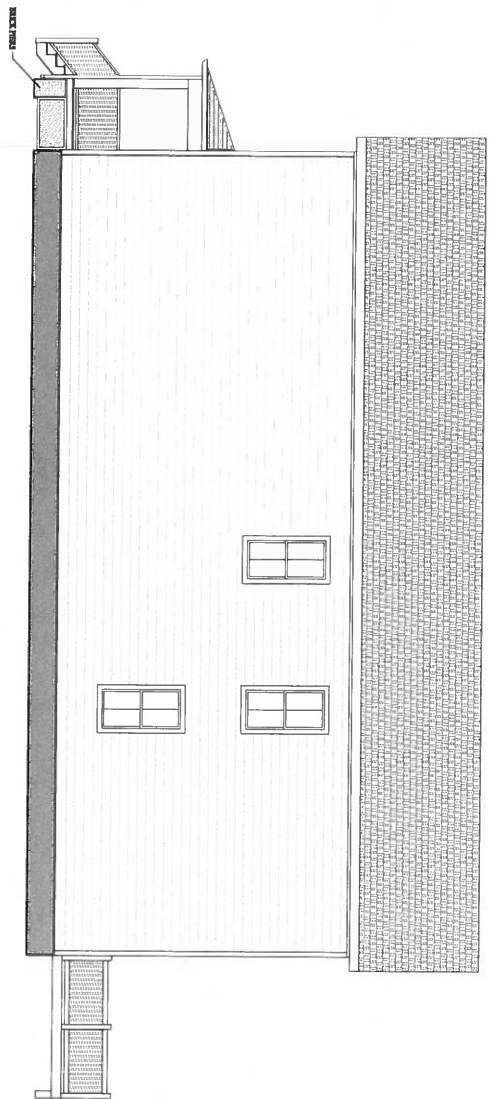
SHEET: 2 OF 3
 DATE: 10-17-18
 SCALE: 1/4" = 1'-0"

REVISION NOTES

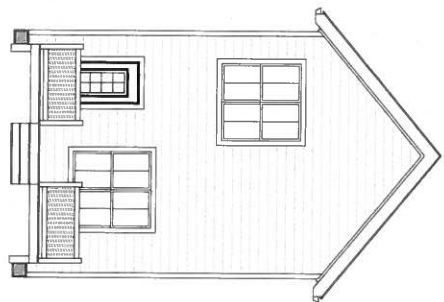
1511 N 22ND ST.

RIVER MILL DEVELOPMENT

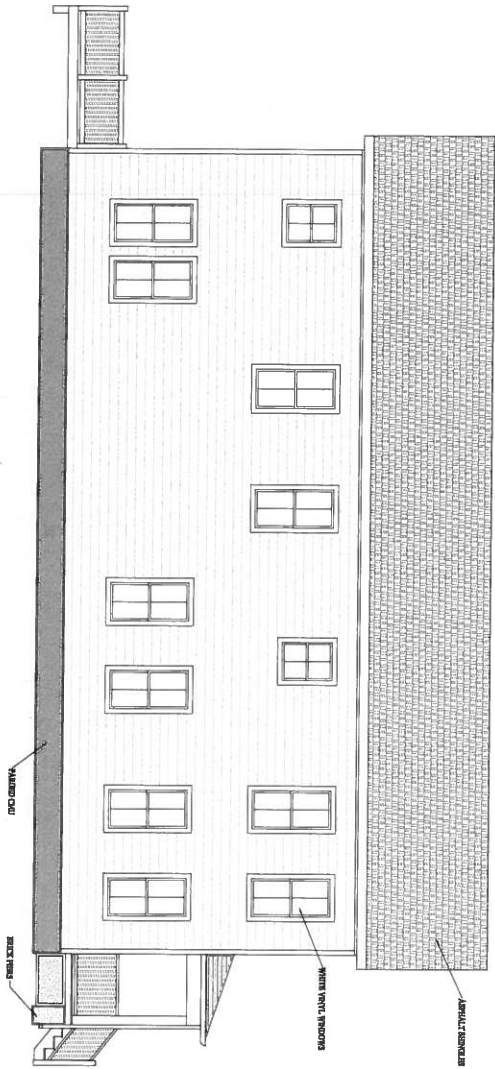
RIVERMILLDEVELOPMENT@GMAIL.COM



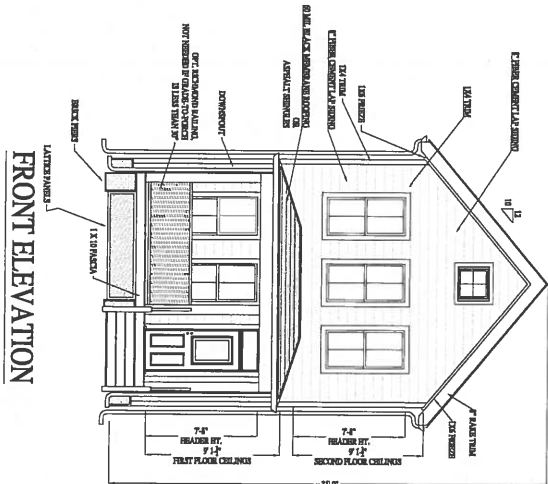
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

REVISION NOTES	
NO.	DESCRIPTION