



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

December 6, 2019

BT Property Holdings, LLC
15737 Chesdin Point Drive
Chesterfield, VA 23838

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

To Whom It May Concern:

RE: BZA 51-2019 (CONTINUED FROM DECEMBER 4, 2019 MEETING)

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Thursday, January 2, 2020 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 4712 WYTHE AVENUE (Tax Parcel Number W019-0140/002), 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.

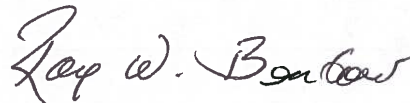
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

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.

Beale Elizabeth I
4619 Wythe Ave
Richmond VA 23226

Bowman Joanne
4703 Wythe Ave
Richmond VA 23226

Boykin Mark C & Bruce H
2101 Carbon Hill Drive
Midlothian VA 23113

Burnette William E Jr & Dianne
4719 Wythe Ave
Richmond VA 23226

Davis Bryan S And Catherine A
4701 Wythe Ave
Richmond VA 23226

Douthit C Nathan & Dorcas S
4708 Monumental St
Richmond VA 23226

Dunn Mary E
4807 Dark Ave
Richmond VA 23226

Earnest Andrew Brady And Jessica
Renee
4713 Wythe Ave
Richmond VA 23226

Hanson Lutie L
4622 Wythe Ave
Richmond VA 23226

Hauserman John R
4700 Monumental Avenue
Richmond VA 23226

Hyman Paula W
4702 Monumental St
Richmond VA 23226

Jurgaitis Jordan P
4716 Monumental St
Richmond VA 23226

Kelleher Andrea Nicole
4709 Wythe Ave
Richmond VA 23226

Kern Marvin W And Thomas F Iii
4620 Wythe Ave
Richmond VA 23226

Kim Scott
4704 Monumental St
Richmond VA 23226

Lovins Michael K
11033 Hames Lane
Glen Allen VA 23059

Marshall Debra C And Norman K
4715 Wythe Ave
Richmond VA 23226

Melton Tracy
4720 Monumental St
Richmond VA 23226

Moulis Joseph E
4706 Monumental St
Richmond VA 23226

Reddington Patricia A Living Trust
Trustee
4705 Wythe Ave
Richmond VA 23226

Reeder Steven Arthur And Hilai H
1201 Chantilly St
Richmond VA 23226

Roberts Kim J
4618 Wythe Ave
Richmond VA 23226

Ruelle Jaclyn R & Stephen M Ii
4711 Wythe Ave
Richmond VA 23226

Taylor Brent A
4710 Monumental St
Richmond VA 23226

Weiner Amanda
4707 Wythe Ave
Richmond VA 23226

Property: 4712 Wythe Ave **Parcel ID:** W0190140002**Parcel**

Street Address: 4712 Wythe Ave Richmond, VA 23226-
Owner: BT PROPERTY HOLDINGS LLC
Mailing Address: 15737 CHESDIN POINT DR, CHESTERFIELD, VA 23838
Subdivision Name : MONUMENT AVENUE PARK
Parent Parcel ID: W0190140001
Assessment Area: 110 - Colonial PI/Patterson PI
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date:
Land Value:
Improvement Value:
Total Value:
Area Tax:
Special Assessment District:

Land Description

Parcel Square Feet: 10600
Acreage: 0.2433
Property Description 1: MONUMENT AVE PARK L3-4 B37 RESUB PAR 1
Property Description 2: 0000.00X0000.00 IRG0000.243 AC
State Plane Coords(?): X= 11773805.348191 Y= 3734112.235239
Latitude: 37.57418317 , **Longitude:** -77.49651708

Description

Land Type: Residential Lot C
Topology:
Front Size: 0
Rear Size: 0
Parcel Square Feet: 10600
Acreage: 0.2433
Property Description 1: MONUMENT AVE PARK L3-4 B37 RESUB PAR 1
Property Description 2: 0000.00X0000.00 IRG0000.243 AC
Subdivision Name : MONUMENT AVENUE PARK
State Plane Coords(?): X= 11773805.348191 Y= 3734112.235239
Latitude: 37.57418317 , **Longitude:** -77.49651708

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
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Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
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Planning

Master Plan Future Land Use: SF-LD
Zoning District: R-5 - Residential (Single Family)
Planning District: Far West
Traffic Zone: 1087
City Neighborhood Code: WLLN
City Neighborhood Name: Willow lawn
Civic Code:
Civic Association Name:
Subdivision Name: MONUMENT AVENUE PARK
City Old and Historic District:
National historic District:
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	1023	0502001	050200
1990	143	0502001	050200

Schools

Elementary School: Mary Munford
Middle School: Hill
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 18
Dispatch Zone: 061A

Public Works Schedules

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

Government Districts

Council District: 1
Voter Precinct: 111
State House District: 68
State Senate District: 10
Congressional District: 4

Property Images

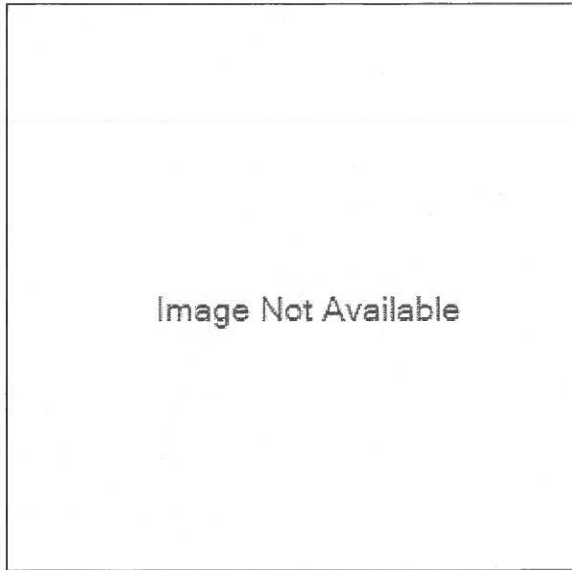
Name: Desc:

Image Not Available

[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: BT Property Holdings, LLC PHONE: (Home) () (Mobile) ()
ADDRESS 15737 Chesdin Point Drive FAX: () (Work) ()
Chesterfield, VA 23838 E-mail Address:

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) 4712 Wythe Avenue

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-410.5(1) & 30-630.1(6)

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

TAX PARCEL NUMBER(S): W019-0140/002 ZONING DISTRICT: R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard and street-side yard (setback) requirements are not met. A front yard of twenty-five feet (25') is required along Wythe Avenue; eight feet (8') is proposed. A street-side yard of ten feet (10') is required along Monumental Street; eight feet (8') is proposed.

DATE REQUEST DISAPPROVED: October 18, 2019

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: October 18, 2019 TIME FILED: 1:53 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-062685-2019

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: 12/10/19

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

CASE NUMBER: BZA 51-2019 HEARING DATE: January 2, 2020 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 51-2019
(CONTINUED FROM DECEMBER 4, 2019 MEETING)
150' Buffer

APPLICANT(S): BT Property Holdings, LLC

PREMISES: 4712 Wythe Ave

(Tax Parcel Number W019-0140/002)

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

REASON FOR THE REQUEST: Based on Sections 30-300, 30-410.5(1) & 30-630.1(a)
of the Zoning Ordinance for the reason that:
The front yard and street-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/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)

*Protracted from City
Baseline Sheet 37 S/W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N35°59'05"E	56.08'
L2	S35°58'02"W	14.13'
L3	S35°59'05"W	42.62'

Current Owner:

*BT Property Holdings, LLC
1201 Chantilly Street
Parcel ID: W019-0140/001
Instr. No.: 180005446*

PARCEL 1 -
0.243 Acre
10,600 SQ.FT.

MONUMENTAL STREET
60'± R/W

BLACKER STREET

50'± R/W





2 Conc.
Mons(f)
w/ Steel
Arrow

3' Strip
Reserved

Variable Width R/W

PARCEL 2
0.200 Acre
8,713 SQ.FT.

Symbol Legend:

- Symbol Legend:**
-  Utility Pole
 -  Water Meter
 -  Light Pole
 -  Hydrant

Conc.
Mon(f) w/
Steel Arrow
CHLIL
Conc. Walk

CHANTILLY STREET

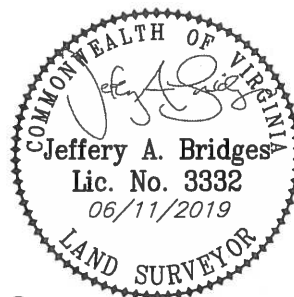
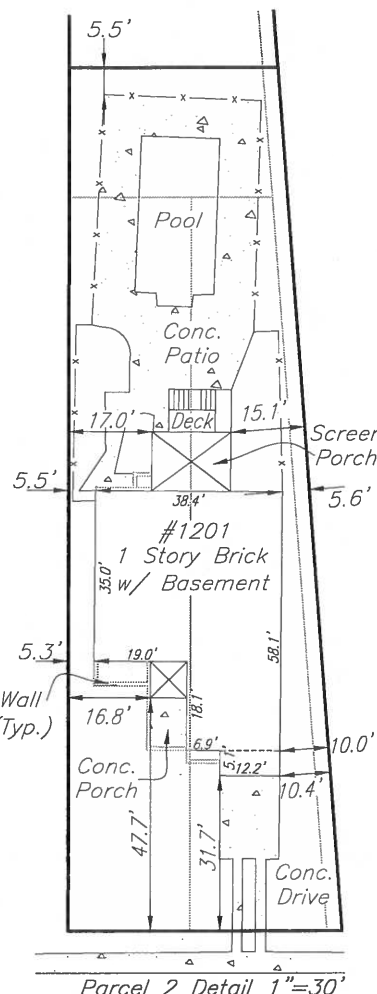
50'± R/W

The purpose of this plat is to modify and consolidate Lots 1-4 & a 3' Strip Reserved, Block 37, Monument Avenue Park into 2 parcels.

*PLAT SHOWING TWO PARCELS
OF LAND ON THE SOUTHERN
LINE OF CHANTILLY STREET
CITY OF RICHMOND, VIRGINIA*

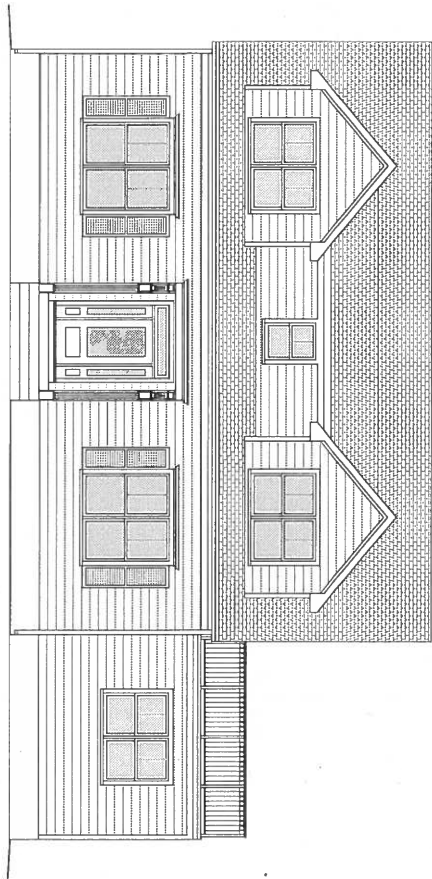
This is to certify that this plat or map was prepared under my direction from an actual field survey performed on 5/01/2018 and as most recently revised on 05/08/2018. It was prepared without the benefit of a title report. Unless otherwise noted, to the best of my knowledge and belief all visible evidence of improvements, easements and apparent encroachments are shown hereon. Not all easements may be shown.

*Property lines as shown are based on Richmond
City Baseline Sheet 37 S/W and found Monuments.*



RE: BT Property Holdings LLC.
DATE: 06/11/2019
SCALE: 1"=60'
JOB NO.:55190124.MS
DRAWN BY: DAD
CHECKED BY: JAB

MS PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
 ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
 15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.com



PROJECT CONTACTS:

DREW OPER.
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
604-546-7127
ARCHITECT:
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7544

NEW SINGLE-FAMILY DETACHED RESIDENCE
IN THE MONUMENT AVENUE PARK NEIGHBORHOOD OF RICHMOND

1201 CHANTILLY ST. B.Z.A.

1201 CHANTILLY STREET
RICHMOND, VIRGINIA 23226

DRAWING INDEX

NO.	SHEET TITLE
CS	COVER SHEET
C1.1	ARCHITECTURAL SITE PLAN
A1.1	FIRST AND SECOND FLOOR PLANS
A2.1	FRONT & RIGHT SIDE EXTERIOR ELEVATIONS
A2.2	REAR & LEFT SIDE EXTERIOR ELEVATIONS

BUILDING AREA SUMMARY

ENCLOSED	AREA	OTHER	AREA
FIRST FLOOR	1,058 S.F.	COVERED FRONT PORCH	261 S.F.
SECOND FLOOR	1,550 S.F.	ROOF TERRACE	203 S.F.
TOTAL	1,688 S.F.		

ZONING SUMMARY

R-5 ZONING	REQUIRED	PROPOSED	EXCEPTION
FRONT YARD (WYTH)	15' MIN.	18'-5"	NO
SIDE YARD	5' MIN.	5'-0"	NO
STREET SIDE YARD (BACKED)	10' MIN.	3'-0"	NO
FRONT YARD (MONUMENTAL)	25' MIN.	8'-0"	YES
REAR YARD	5' MIN.	5'-0"	NO
BUILDING HEIGHT	35' MAX.	22' (TYP)	NO

NEW SINGLE-FAMILY DETACHED RESIDENCE
IN THE MONUMENT AVENUE PARK NEIGHBORHOOD OF RICHMOND
1201 CHANTILLY ST. B.Z.A.
1201 CHANTILLY STREET
RICHMOND, VIRGINIA 23226



SET/REVISION:
BZA SUBMITTAL
DATE/MARK:
10/17/2019
COVER SHEET
CS

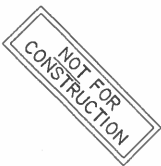


PROJECT CONTACTS:

DEVELOPER:
C/O RICHMOND II, LP
10000 RICHMOND AVENUE
RICHMOND, VA 23234
804-362-7727
ARCHITECT:
CHRIS WOLF
804-516-7644
CHRIS WOLF ARCHITECTURE, PLLC

NEW SINGLE-FAMILY DETACHED RESIDENCE
IN THE MONUMENT AVENUE PARK NEIGHBORHOOD OF RICHMOND
1201 CHANTILLY ST. B.Z.A.

1201 CHANTILLY STREET
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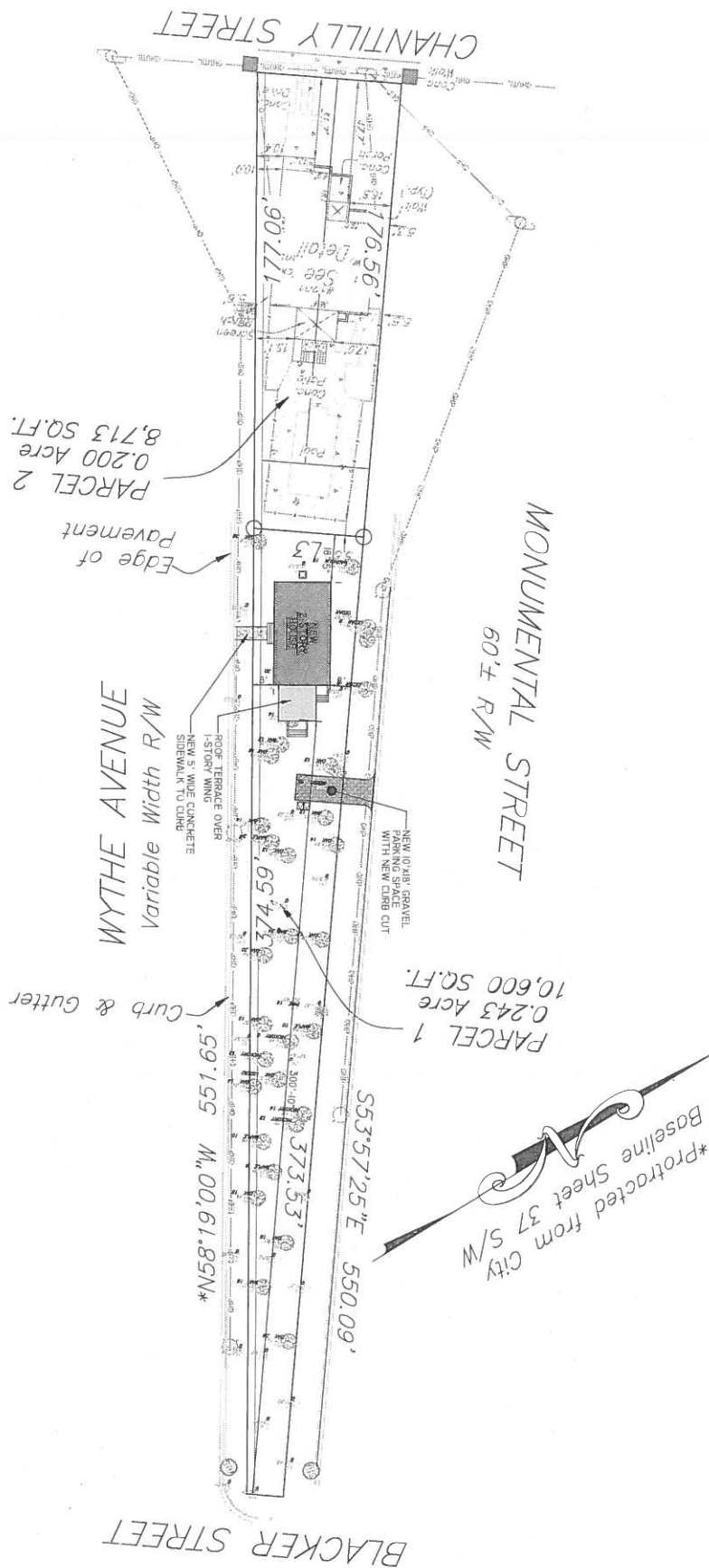


SET/REVISION:
BZA SUBMITTAL

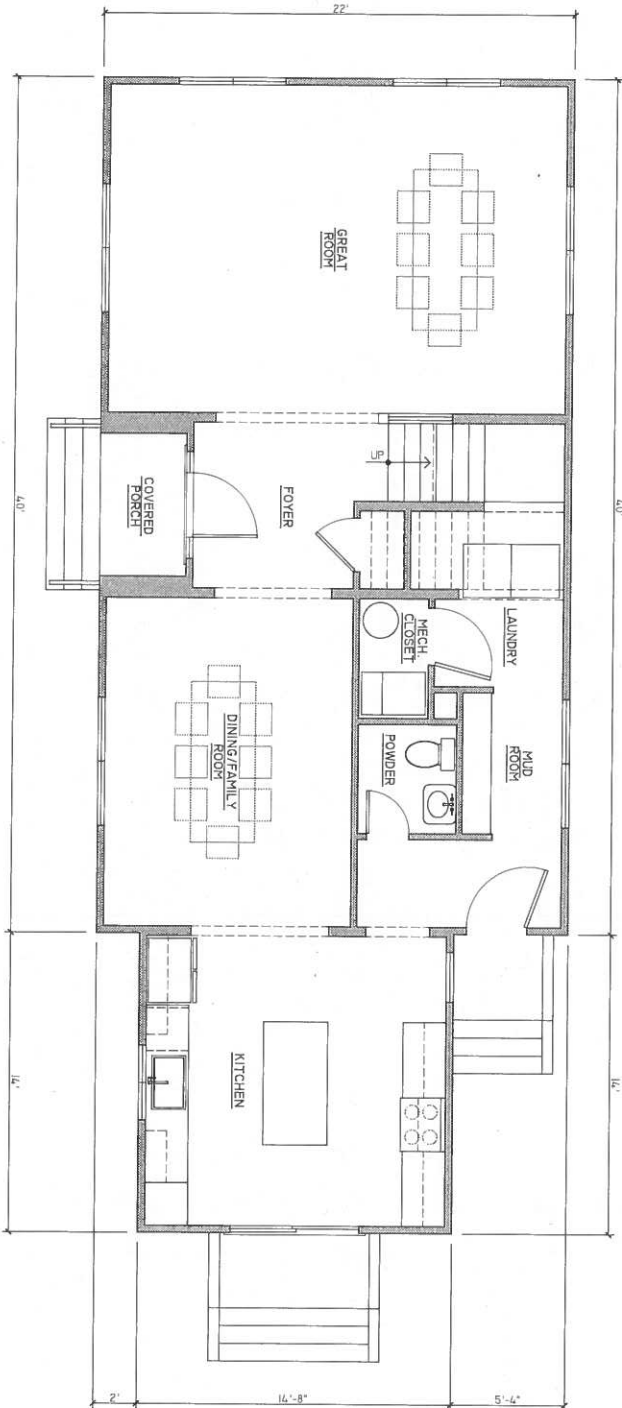
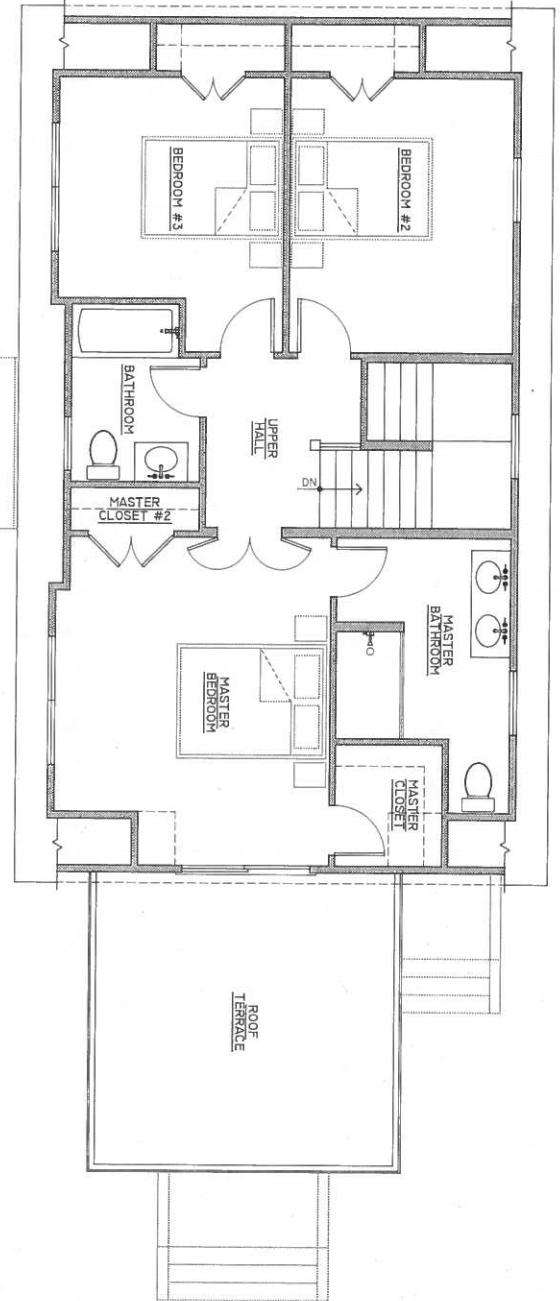
DATE/MARK:
10/17/2019

ARCHITECTURAL
SITE PLAN

C.I.I



01 | ARCHITECTURAL SITE PLAN
1" = 30'



PROJECT CONTACTS:

DEVELOPER: LP
CENTIMARK II HOMES
GREG SHOWN
804-362-7727
ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-362-7644

NEW SINGLE-FAMILY DETACHED RESIDENCE
IN THE MONUMENT AVENUE PARK NEIGHBORHOOD OF RICHMOND
1201 CHANTILLY ST. B.Z.A.

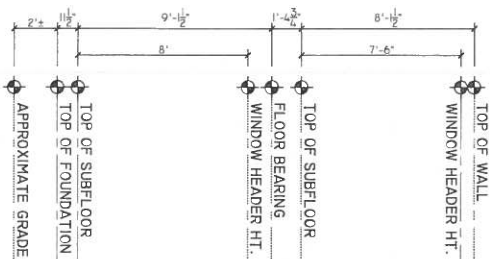
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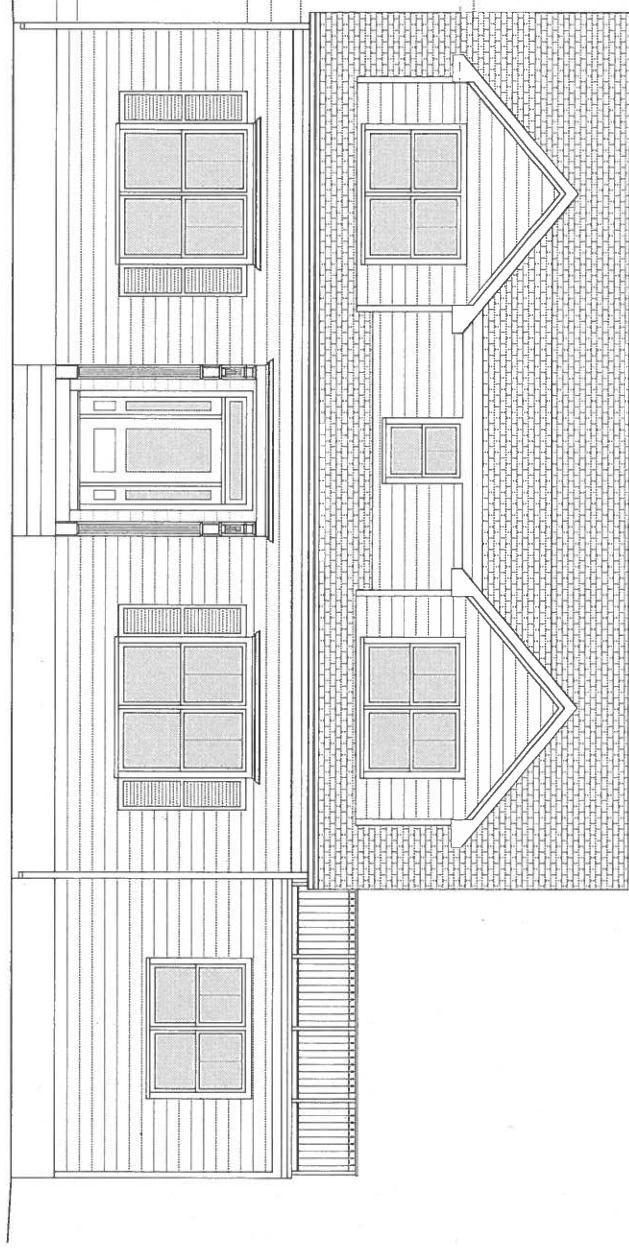
SET/REVISION:
BZA SUBMITTAL

DATE/MARK:
10/17/2019

AI.1
FIRST & SECOND
FLOOR PLANS



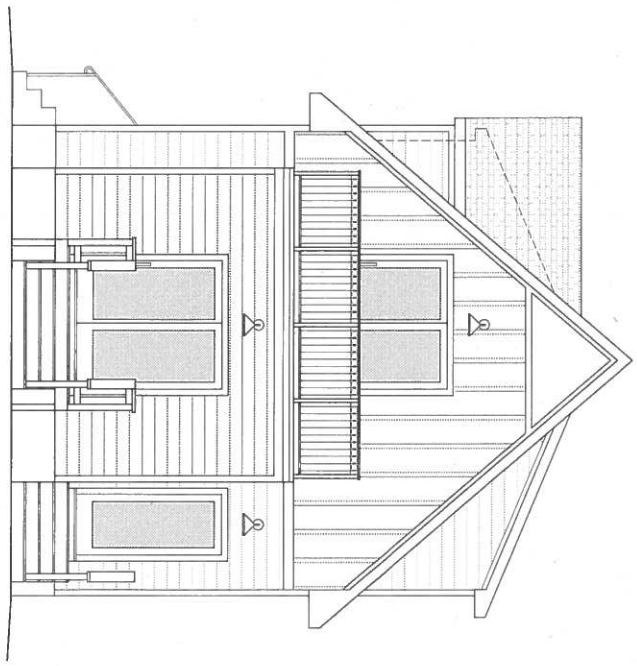
01 FRONT ELEVATION
1/4" = 1'



EXTERIOR FINISH SCHEDULE	
NO.	COMPONENT/MATERIAL
01	FOUNDATION
02	PAVED FOUNDATION
03	MAJOR LANDING OR SILL AIR
04	MAJOR BOARD & BATTEN SIDING OR SILL AIR
05	MINOR BOARD & BATTEN SIDING OR SILL AIR
06	VINYL SIDING
07	VINYL SIDING
08	BEADBOARD PORCH CEILING
09	ENTRY DOORS - SEE 21 FOR SIZES
10	IRON LOOK HANDRAIL AT FRONT PORCH
11	TREATED WOOD REAR DECK/STAIRS/RAILING
12	ALUMINUM GUTTER & DOWNSPOUTS
13	IRON LOOK RAILING AT ROOF TERRACE
14	BRICK
15	BRICK

EXTERIOR FINISH NOTES:
1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
2. GRADES SHOWN APPROXIMATE. V.I.P.

02 RIGHT SIDE ELEVATION
1/4" = 1'

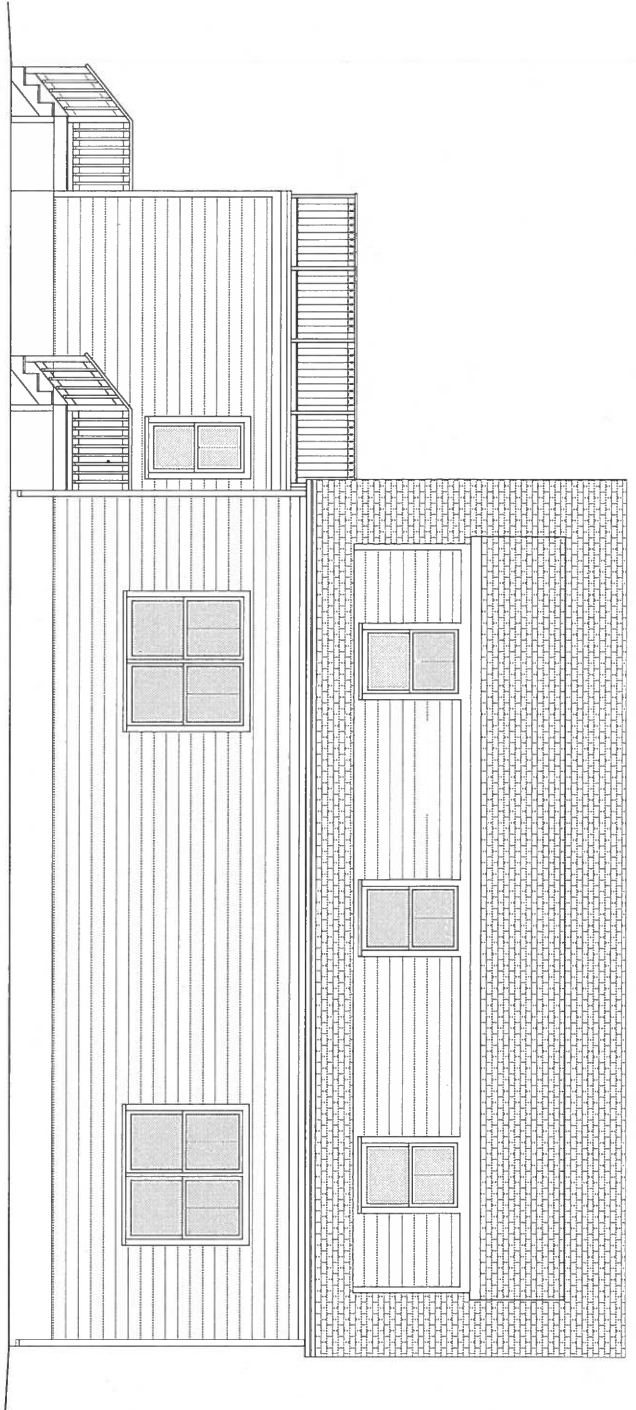


PROJECT CONTACTS:
DELE GORD
CC RICHMOND, LP
C/O CENTER CREEK HOMES
GREG SHROEN
804-506-7172
ARCHITECT:
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

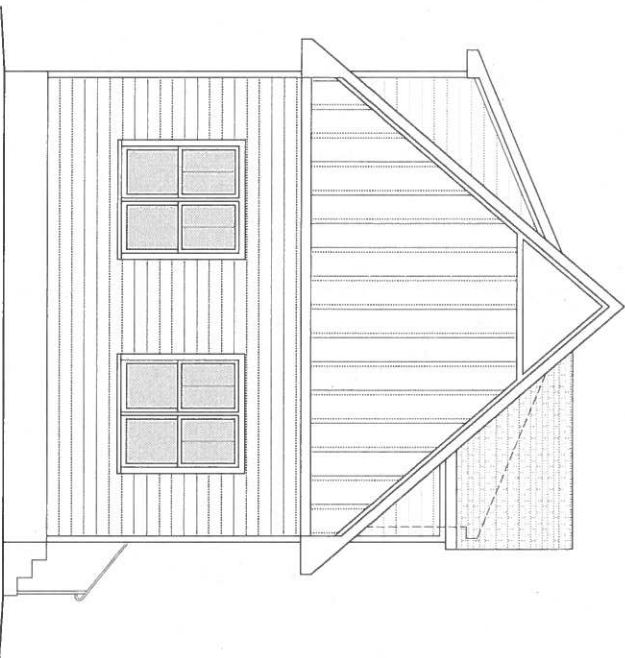
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RICHMOND, VIRGINIA 23226



SET/REVISION:
B2A SUBMITTAL
DATE/MARK:
10.17.2019
FRONT & RIGHT SIDE
EXTERIOR ELEVATIONS
A2.1



01 | REAR ELEVATION
1/8" = 1'



02 | LEFT SIDE ELEVATION
1/8" = 1'



CENTER CREEK
CAPITAL GROUP

PROJECT CONTACTS:

DEVELOPER:
CC CENTER CREEK LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727
ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW SINGLE-FAMILY DETACHED RESIDENCE
IN THE MONUMENT AVENUE PARK NEIGHBORHOOD OF RICHMOND

1201 CHANTILLY ST. B.Z.A.

1201 CHANTILLY STREET
RICHMOND, VIRGINIA 23226

NOT FOR
CONSTRUCTION

SET/REVISION:
BZA SUBMITTAL

DATE/PAK:
10.17.2019

REAR & LEFT SIDE
EXTERIOR ELEVATIONS

A2.2