



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

March 6, 2020

Seven Hills Construction LLC
8400 Bronwood Road
Henrico, Virginia 23229

Baker Development Resources
1519 Summit Avenue, Suite 102
Richmond, VA 23230
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 18-2020**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, April 1, 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 split an existing lot and construct a single-family detached dwelling on each newly created lot at 1500 N 19th STREET (Tax Parcel Number E000-0930/024), located in an R-5 (Single-Family Residential District).

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

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

BZA 18-2020
Page 2
March 6, 2020

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.

Beards Corrine
1443 N 19th St
Richmond VA 23223

Bower Ventures LLC
2911 Moss Side Ave
Richmond VA 23222

Butler John L
1441 Rogers St
Richmond VA 23223

Ceatham Glynes E & Grace H
415 N 23rd St
Richmond VA 23223

Crockett Alease M
1445 N 19th St
Richmond VA 23223

Crowell Dorothy M
1509 N 19th St
Richmond VA 23223

Edmonds Celestine M
1440 North 19th Street
Richmond VA 23223

Fields Margaret E
1439 Rogers St
Richmond VA 23223

Goodwin Mary J & Cynthia G Fox
1504 N 19th St
Richmond VA 23223

Hb7 LLC
2155 Lanier Lane Unit P
Rockville VA 23146

Johnson Charles Jr
1515 Rogers St
Richmond VA 23223

Johnson Christopher L
7204 Tree Ridge Pl
Richmond VA 23231

Johnson Phyllis A
1442 North 19th Street
Richmond VA 23223

Jones Micheal T & Helen
9096 Kimages Road
Charles City VA 23030

Komline Daniel
2314 R Street
Richmond VA 23223

Langhorne Jonathan
5521 Hull Street Rd
Richmond VA 23224

Mitchell Joseph M
3104 Chartwood Dr
Sandston VA 23150

Nix Evelyn
1511 Rogers St
Richmond VA 23223

Olusamya Aderibigbe And Ololade
Montunrayo
5601 Herald Green Dr
Chesterfield VA 23832

Reinike Anthony A
1508 N 19th St
Richmond VA 23223

Rva Rental Homes LLC
3308 3rd Ave
Richmond VA 23222

Streetcar Properties LLC
615 N 25th St
Richmond VA 23223

Tyson Oscar L & Betty J
3401 Howlett Rd
Richmond VA 23234

Property: 1500 N 19th St **Parcel ID:** E0000930024**Parcel**

Street Address: 1500 N 19th St Richmond, VA 23223-
Owner: SEVEN HILLS CONSTRUCTION LLC
Mailing Address: 8400 BRONWOOD RD, HENRICO, VA 23229
Subdivision Name : BRAUERS PLAN
Parent Parcel ID:
Assessment Area: 326 - Whitcomb Court/ Mecklenburg
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2020
Land Value: \$12,000
Improvement Value:
Total Value: \$12,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 6783
Acreage: 0.156
Property Description 1: L98-99
Property Description 2: 0051.00X0133.00 0000.000
State Plane Coords(?): X= 11797843.999987 Y= 3724427.567307
Latitude: 37.54663763 , **Longitude:** -77.41356056

Description

Land Type: Residential Lot A
Topology:
Front Size: 51
Rear Size: 133
Parcel Square Feet: 6783
Acreage: 0.156
Property Description 1: L98-99
Property Description 2: 0051.00X0133.00 0000.000
Subdivision Name : BRAUERS PLAN
State Plane Coords(?): X= 11797843.999987 Y= 3724427.567307
Latitude: 37.54663763 , **Longitude:** -77.41356056

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$12,000	\$0	\$12,000	Reassessment
2019	\$12,000	\$0	\$12,000	Reassessment
2018	\$12,000	\$0	\$12,000	Reassessment
2017	\$12,000	\$0	\$12,000	Reassessment
2016	\$12,000	\$0	\$12,000	Reassessment
2015	\$12,000	\$20,000	\$32,000	Reassessment
2014	\$12,000	\$32,000	\$44,000	Reassessment
2013	\$12,000	\$32,000	\$44,000	Reassessment
2012	\$12,000	\$32,000	\$44,000	Reassessment
2011	\$12,000	\$34,000	\$46,000	CarryOver
2010	\$12,000	\$34,000	\$46,000	Reassessment
2009	\$12,000	\$34,000	\$46,000	Reassessment
2008	\$12,000	\$34,000	\$46,000	Reassessment
2007	\$11,000	\$29,700	\$40,700	Reassessment
2006	\$7,100	\$29,700	\$36,800	Reassessment
2005	\$6,200	\$22,000	\$28,200	Reassessment
2004	\$5,200	\$18,500	\$23,700	Reassessment
2003	\$5,200	\$18,500	\$23,700	Reassessment
2002	\$5,000	\$18,000	\$23,000	Reassessment
2000	\$5,000	\$18,000	\$23,000	25
1998	\$5,000	\$37,000	\$42,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
01/14/2020	\$28,600	PAIGE ROBERT P JR	ID2020-823	2 - INVALID SALE-Foreclosure, Forced Sale etc.
02/09/1994	\$0	Not Available	00384-2106	
07/10/1992	\$42,000	Not Available	000309-00798	
10/11/1972	\$10,500	Not Available	000679-B00504	

Planning

Master Plan Future Land Use: SF-LD
Zoning District: R-5 - Residential (Single Family)
Planning District: East
Traffic Zone: 1035
City Neighborhood Code: BRAR
City Neighborhood Name: Brauers
Civic Code: 1190
Civic Association Name: Unity Civic League
Subdivision Name: BRAUERS PLAN
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	1002	0204001	020400
1990	104	0204001	020400

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: 103A

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

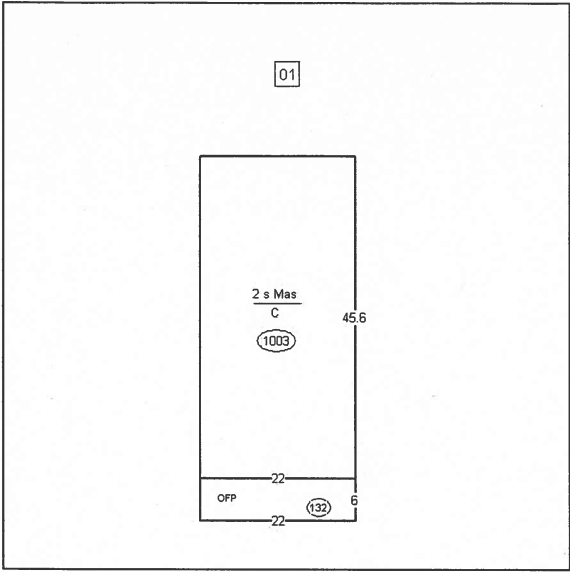
Property Images

Name:E0000930024 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:E0000930024 Desc:R01



BZA 18-2020

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: <u>Seven Hills Construction LLC</u>	PHONE: (Home) () _____ (Mobile) () _____
ADDRESS: <u>8400 Bronwood Road</u>	FAX: () _____ (Work) () _____
<u>Henrico, Virginia 23229</u>	E-mail Address: _____
PROPERTY OWNER'S	
REPRESENTATIVE: <u>Baker Development Resources</u>	PHONE: (Home) () _____ (Mobile) (804) 874-6275
(Name/Address) <u>1519 Summit Avenue, Suite 102</u>	FAX: () _____ (Work) () _____
<u>Richmond, VA 23230</u>	E-mail Address: <u>markbaker@bakerdevelopmentresources.com</u>
<u>Attn: Mark Baker</u>	

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1500 N 19th Street

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

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

APPLICATION REQUIRED FOR: A building permit to split an existing lot and construct a single-family detached dwelling on each newly created lot.

TAX PARCEL NUMBER(S): E000-0930/024 **ZONING DISTRICT:** R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. A lot area of six thousand square feet (6,000 SF) and a lot width of fifty feet (50') are required. One lot having a lot area of 9,383.88 square feet and a lot width of 58.03' currently exists. Lot areas of 5,526.97 square feet (#1500) & 3,856.91 square feet (#1502) and lot widths of 29.03' (#1500) & 29' (#1502) are proposed.

DATE REQUEST DISAPPROVED: February 14, 2020 **FEE WAIVER:** YES ☐ NO: ☒

DATE FILED: February 14, 2020 **TIME FILED:** 2:30 p.m. **PREPARED BY:** Brian Mercer **RECEIPT NO.** BZAR-069282-2020

AS CERTIFIED BY: William C. [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) <u>(2)</u>	OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT	
I have received the handouts, <i>Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter</i> ☐	
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: <u>[Signature]</u>	DATE: <u>3/5/2020</u>

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

CASE NUMBER: BZA 18-2020 **HEARING DATE:** April 1, 2020 **AT** _____ **1:00** **P.M.**

BOARD OF ZONING APPEALS CASE BZA 18-2020
150' Buffer

APPLICANT(S): Seven Hills Construction LLC

PREMISES: 1500 N 19th Street
(Tax Parcel Number E000-0930/024)

SUBJECT: A building permit to split an existing lot and construct a single-family detached dwelling on each newly created lot.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4
of the Zoning Ordinance for the reason that:
The lot area and lot width requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

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

1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (646-6340/6701). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx>. Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.
4. **Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting.** It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. **The Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).**
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow (804-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

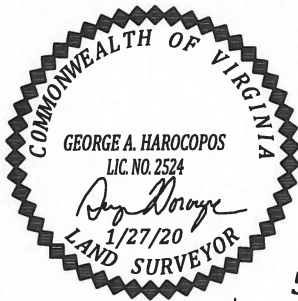
Acknowledgement of Receipt by Applicant or Authorized Agent: _____

(Revised: 4/28/16)

This is to certify that on 1/27/20
I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

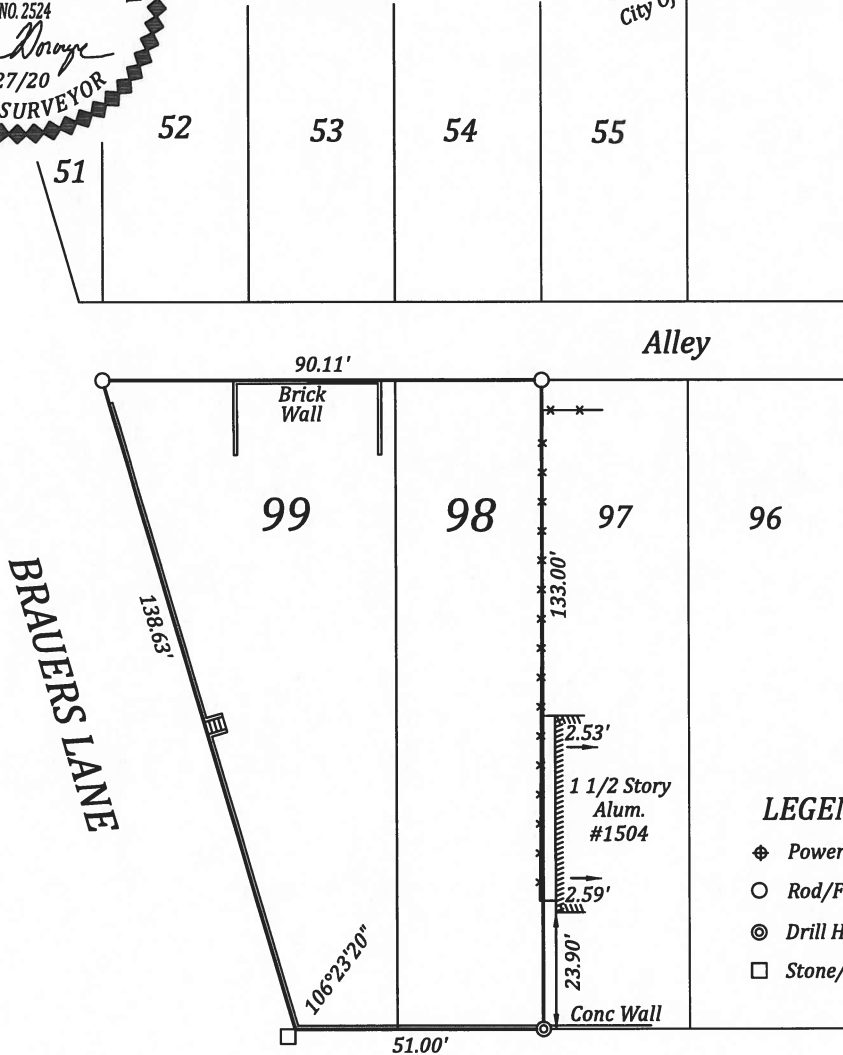
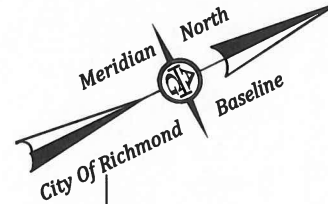
NOTE: THIS LOT APPEARS
TO BE IN FEMA FLOOD ZONE
X AS SHOWN ON HUD
COMMUNITY PANEL NUMBERS
5101290041E

NOTE:
This survey has been prepared without
the benefit of a title report and does
not therefore necessarily indicate all
encumbrances on the property.



Parcel Information

E0000930024
Lots 98 & 99
Address #1500
9383.88 Sq. Feet
0.215 Acres



N. 19th STREET

SURVEY OF
LOTS 98 & 99
BRAUERS PLAN
RICHMOND, VIRGINIA

JN 49147

A. G. HAROCOPOS & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112
Office 804 744 2630 FAX 804 744 2632
E-MAIL AGHAROCOPOS72@GMAIL.COM

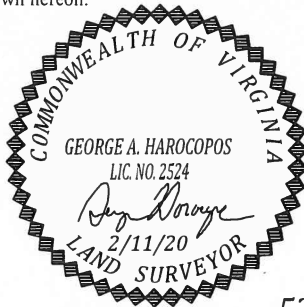
NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF SEVEN HILLS CONSTRUCTION

Scale 1"=30' Date 1/27/20 Drawn by GAH

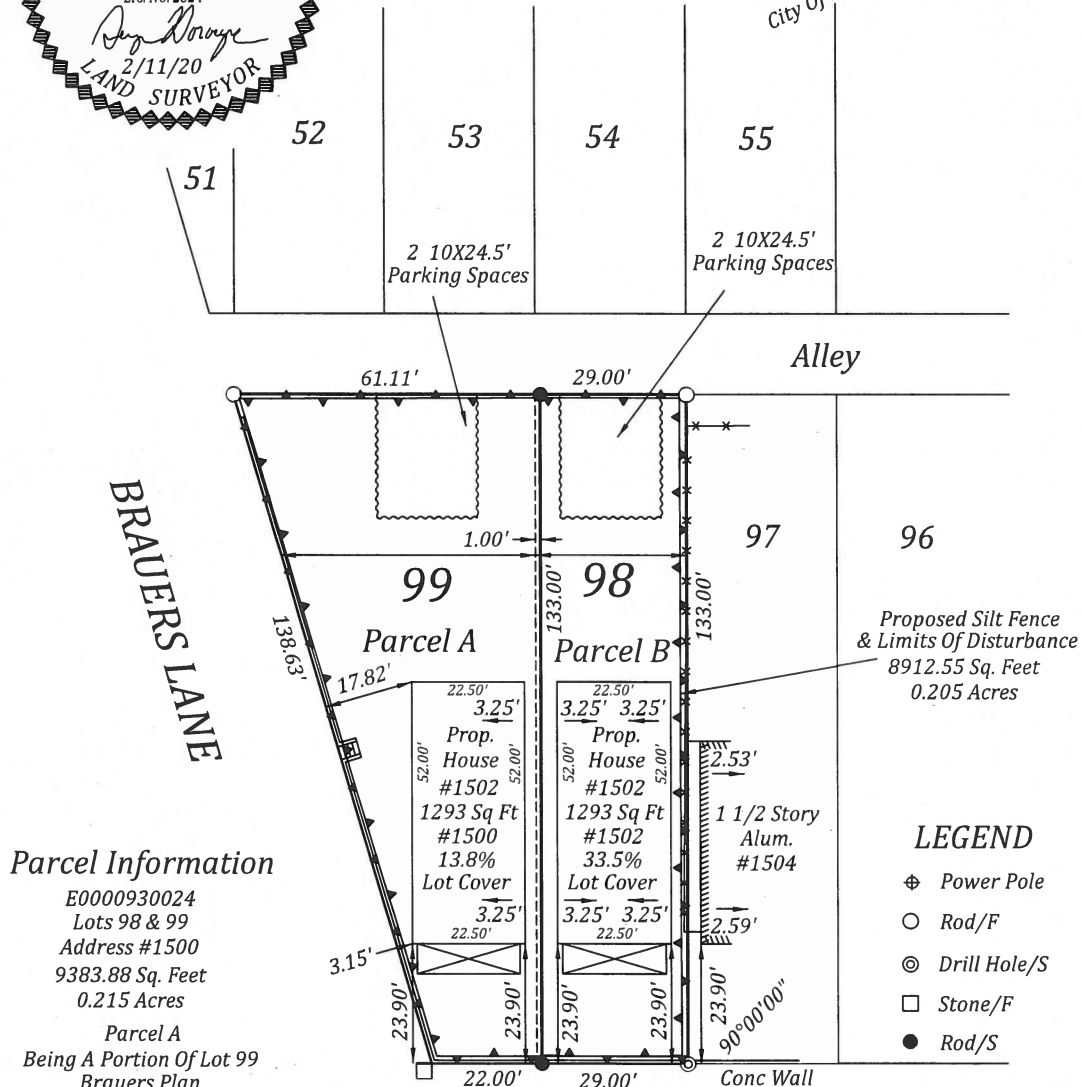
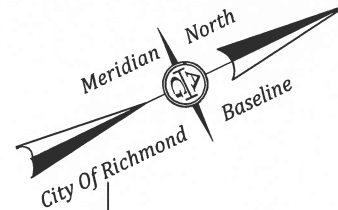
This is to certify that on 2/11/20
I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290041E

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



Note: Lot Width Of Parcel A At Front Of House Is 29.03'



Parcel Information

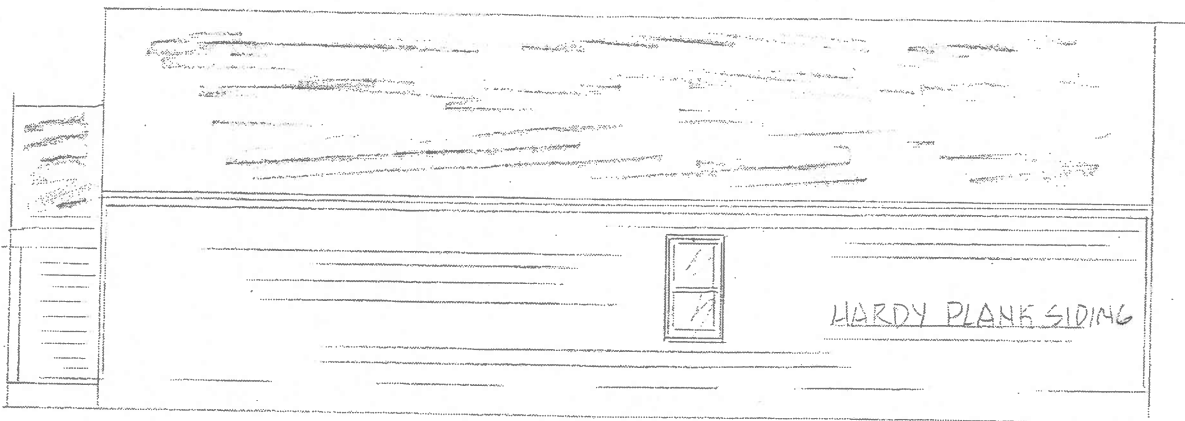
E0000930024
Lots 98 & 99
Address #1500
9383.88 Sq. Feet
0.215 Acres
Parcel A
Being A Portion Of Lot 99
Brauers Plan
5526.97 Sq. Feet
0.127 Acres
Parcel B
Being Lot 98 And A Portion
Of Lot 99 Brauers Plan
3856.91 Sq. Feet
0.089 Acres

N. 19th STREET

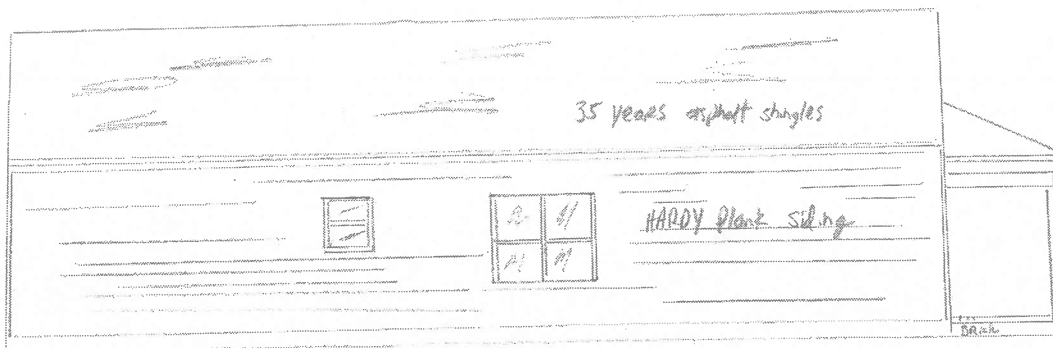
SURVEY OF
A DIVISION OF TAX PARCEL
E0000930024
IN TO 2 PARCELS OF LAND
RICHMOND, VIRGINIA

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF SEVEN HILLS CONSTRUCTION

JN 49147
A. G. HAROCOPOS & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYOR AND CONSULTANT
4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112
Office 804 744 2630 FAX 804 744 2632
E-MAIL AGHAROCOPOS72@GMAIL.COM
Scale 1"=30' Date 2/11/20 Drawn by GAH



RIGHT SIDE ELE 1500-1502 North 19th Street



LEFT SIDE ELE

1500-1502 North 19th