



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

May 12, 2020

Eagles Properties and Investments LLC
3110 P Street
Richmond, VA 23223

Raul Acosta
9200 Whitemont Drive
Henrico, VA 23294

To Whom It May Concern:

RE: **BZA 23-2020**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, June 3, 2020 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2020-093 to consider an application for a building permit to add an addition and a deck onto the rear of an existing single-family detached dwelling at 3110 P STREET (Tax Parcel Number E000-0723/023), located in an R-6 (Single-Family Attached Residential District).

Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 743 918 389# beginning at 1:00 p.m. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2020 drop-down, click meeting details for June 3, 2020 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at William.Davidson@richmondgov.com for assistance. In accordance with Ordinance No. 2020-093, please be advised that an inability to access one of the enumerated public hearing through video means shall not be considered a prerequisite for participating in the subject public hearing. It will be necessary for you to stay on the line until such time as your case is called. 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. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

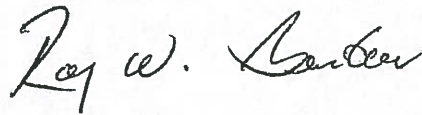
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 23-2020
Page 2
May 12, 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/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.

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,

A handwritten signature in black ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

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.

Blackman Robert
3103 Q St
Richmond VA 23223

Brewer John C And Donald H Rhodes Jr
4422 Waumsetta Rd
Richmond VA 23235

Draper Anthony D And Karluk Sarah A
1011 N 31st St
Richmond VA 23223

Evolve Hld LLC
3420 Pump Rd #169
Richmond VA 23233

Fountain Baptist Church Tr
3125 P St
Richmond VA 23223

Holliday Saddiq & Jarrett Claiborne
9733 Ransom Hills Terr
Richmond VA 23237

Jarreau Matthew P LLC
114 N 3rd St
Richmond VA 23219

Kim Young H
3105 Q Street
Richmond VA 23223

Laws Andrew R And Dailan Conner
7304 Rippon Rd
Alexandria VA 22307

Magee Christopher W
1009 N 31st St
Richmond VA 23223

Maya Va LLC
3100 Carolina Ave
Richmond VA 23222

Nall Sara Elizabeth
1014 N 32nd St
Richmond VA 23223

Niang Ibrahima
3104 P St
Richmond VA 23223

Ntow Jefflean K
3103 P St
Richmond VA 23223

Ntow Jeffrey
3103 P St
Richmond VA 23223

Pardue Investments LLC
301 Virginia St #1101
Richmond VA 23219

Parker Ethel A
3112 P St
Richmond VA 23223

Plurban LLC
88 N Pollard St Apt 527
Arlington VA 22203

Ross Lonnie M Jr
906 N 32nd St
Richmond VA 23223

Royal Ventures LLC
2307 Victoria Crossing Lane
Midlothian VA 23113

Rva Home Solutions LLC
575 C Southlake Blvd
N Chesterfield VA 23236

Silvers Gabrielle Beth
3114 P Street
Richmond VA 23223

Smith Jeff
11 S 1st St
Richmond VA 23219

Ward Jennifer Lynn
3100 P Street
Richmond VA 23223

Property: 3110 P St Parcel ID: E0000723023**Parcel**

Street Address: 3110 P St Richmond, VA 23223-
Owner: EAGLE PROPERTIES AND INVESTMENTS LLC
Mailing Address: 3110 P STREET, RICHMOND, VA 23223
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: 01/01/2020
Land Value: \$30,000
Improvement Value: \$30,000
Total Value: \$60,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 1641
Acreage: 0.038
Property Description 1: 0016.41X0100.00 0000.000
State Plane Coords(?): X= 11799868.499995 Y= 3719926.421801
Latitude: 37.53421651 , **Longitude:** -77.40696356

Description

Land Type: Residential Lot A
Topology:
Front Size: 16
Rear Size: 100
Parcel Square Feet: 1641
Acreage: 0.038
Property Description 1: 0016.41X0100.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11799868.499995 Y= 3719926.421801
Latitude: 37.53421651 , **Longitude:** -77.40696356

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$30,000	\$30,000	\$60,000	Reassessment
2019	\$20,000	\$25,000	\$45,000	Reassessment
2018	\$15,000	\$23,000	\$38,000	Reassessment
2017	\$15,000	\$23,000	\$38,000	Reassessment
2016	\$15,000	\$23,000	\$38,000	Reassessment
2015	\$15,000	\$26,000	\$41,000	Reassessment
2014	\$15,000	\$26,000	\$41,000	Reassessment
2013	\$15,000	\$26,000	\$41,000	Reassessment
2012	\$21,000	\$27,000	\$48,000	Reassessment
2011	\$21,000	\$29,000	\$50,000	CarryOver
2010	\$21,000	\$29,000	\$50,000	Reassessment
2009	\$20,900	\$30,600	\$51,500	Reassessment
2008	\$20,900	\$30,600	\$51,500	Reassessment
2007	\$20,900	\$30,600	\$51,500	Reassessment
2006	\$10,000	\$30,600	\$40,600	Reassessment
2005	\$10,000	\$30,600	\$40,600	Reassessment
2004	\$1,500	\$12,000	\$13,500	Reassessment
2003	\$1,500	\$12,000	\$13,500	Reassessment
2002	\$1,500	\$11,800	\$13,300	Reassessment
1998	\$1,500	\$11,500	\$13,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/21/2019	\$47,500	JOHNSON RHONDA A AND LEARIE D	ID2019-17083	1 - VALID SALE-Asmnt/Sale Desc Doesn't Match
11/13/2018	\$41,500	PARKER DAMION JAMISON SR	ID2018-23305	2 - INVALID SALE-Foreclosure, Forced Sale etc.
10/30/2018	\$0	PARKER ETHEL A	ID2018-22431	2 - INVALID SALE-Relation Between Buyer/Seller
08/14/1996	\$0	Not Available	00037-1038	
08/04/1971	\$3,500	Not Available	000671-B00409	

Planning

Master Plan Future Land Use: SF-MD
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: East
Traffic Zone: 1061
City Neighborhood Code: CHN
City Neighborhood Name: Church Hill North
Civic Code: 3000
Civic Association Name: Church Hill Central Civic Association
Subdivision Name: NONE
City Old and Historic District:
National historic District: Church Hill North
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	3011	0209003	020900
1990	404	0209004	020900

Schools

Elementary School: Chimborazo2
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 11
Dispatch Zone: 109A

Public Works Schedules

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

Government Districts

Council District: 7
Voter Precinct: 703
State House District: 70
State Senate District: 16
Congressional District: 4

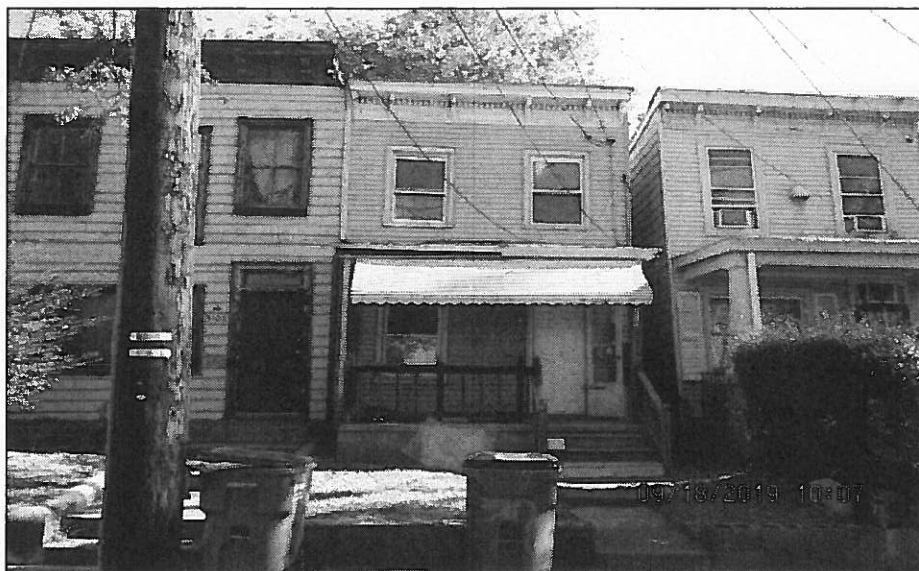
Extension 1 Details**Extension Name:** R01 - Residential record #01**Year Built:** 1900**Stories:** 2**Units:** 0**Number Of Rooms:** 5**Number Of Bed Rooms:** 2**Number Of Full Baths:** 1

0

Number Of Half Baths:**Condition:** fair for age**Foundation Type:** Full Crawl**1st Predominant Exterior:** Alum/Vinyl**2nd Predominant Exterior:** N/A**Roof Style:** Flat or Shed**Roof Material:** Metal**Interior Wall:** Plaster**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:** 644 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:** 84 Sqft**Deck:** 0 Sqft

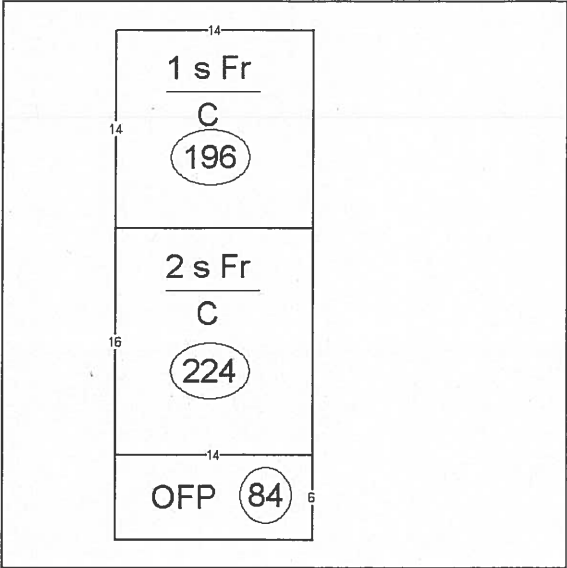
Property Images

Name:E0000723023 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:E0000723023 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 <u>Eagles Properties and Investments LLC</u>	PHONE: (Home) () () () () () (Mobile) (804)822-2094
OWNER: <u>3110 P Street</u>	FAX: (Home) () () () () () (Mobile) () () ()
(Name/Address) <u>Richmond, VA 23223</u>	E-mail Address: <u>raul.acosta.pr@gmail.com</u>
OWNER'S <u>Raul Acosta</u>	PHONE: (Home) () () () () () (Mobile) (804)822-2094
REPRESENTATIVE <u>9200 Whittemont Dr.</u>	FAX: (Home) () () () () () (Mobile) () () ()
(Name/Address) <u>Henrico, VA 23294</u>	E-mail Address: <u>raul.acosta.pr@gmail.com</u>

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 3110 P Street

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.5(1)(b) & 30-620.1(c)

APPLICATION REQUIRED FOR: A building permit to add an addition and a deck onto the rear of an existing single-family detached dwelling.

TAX PARCEL NUMBER(S): E000-0723/023 ZONING DISTRICT: R-6 Single Family Attached

REQUEST DISAPPROVED FOR THE REASON THAT: The side yard (setback) requirement is not met. A three foot (3') side yard setback is required; 0.5 feet ± is proposed along the western property line and 2.0 feet is proposed along the eastern property line.

DATE REQUEST DISAPPROVED: 12/30/2019 FEE WAIVER: ☐ YES ☒ NO

DATE FILED: 03/13/2020 TIME FILED: 1:28 p.m. PREPARED BY: Andrea Cuffee RECEIPT NO. BZAR-066707-2020

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: 5/7/20

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

CASE NUMBER: BZA 23-2020 HEARING DATE: June 3, 2020 AT 1:00 P.M.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

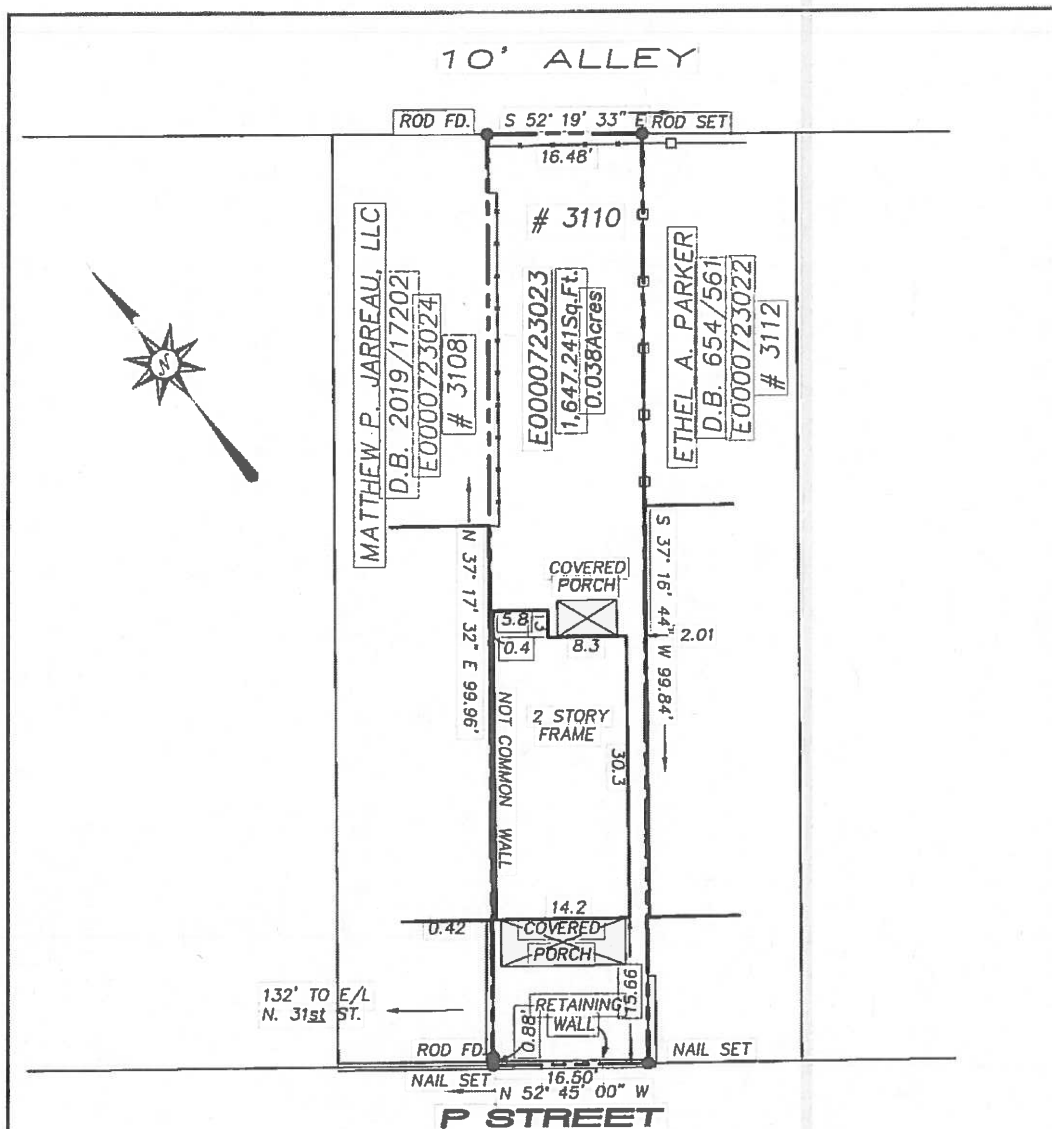
CITY OF RICHMOND, VIRGINIA

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)



PLAT SHOWING
3110 P STREET
RICHMOND, VIRGINIA



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER AND IS SUBJECT TO ANY ENCUMBRANCES THAT ONE MAY REVEAL.

THIS IS TO CERTIFY THAT ON 10/10/2019 THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE 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 PROPERTY IS IN ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS COMMUNITY PANEL # 5101290041E DATED 7/16/14



BASILINE
LAND SURVEYING
526 GROVE AVENUE
PETERSBURG, VIRGINIA 23803
BL523803@GMAIL.COM
PH.: 804.520.9180 / FX.: 804.722.9517

DATE: OCTOBER 10, 2019 SCALE: 1" = 15'

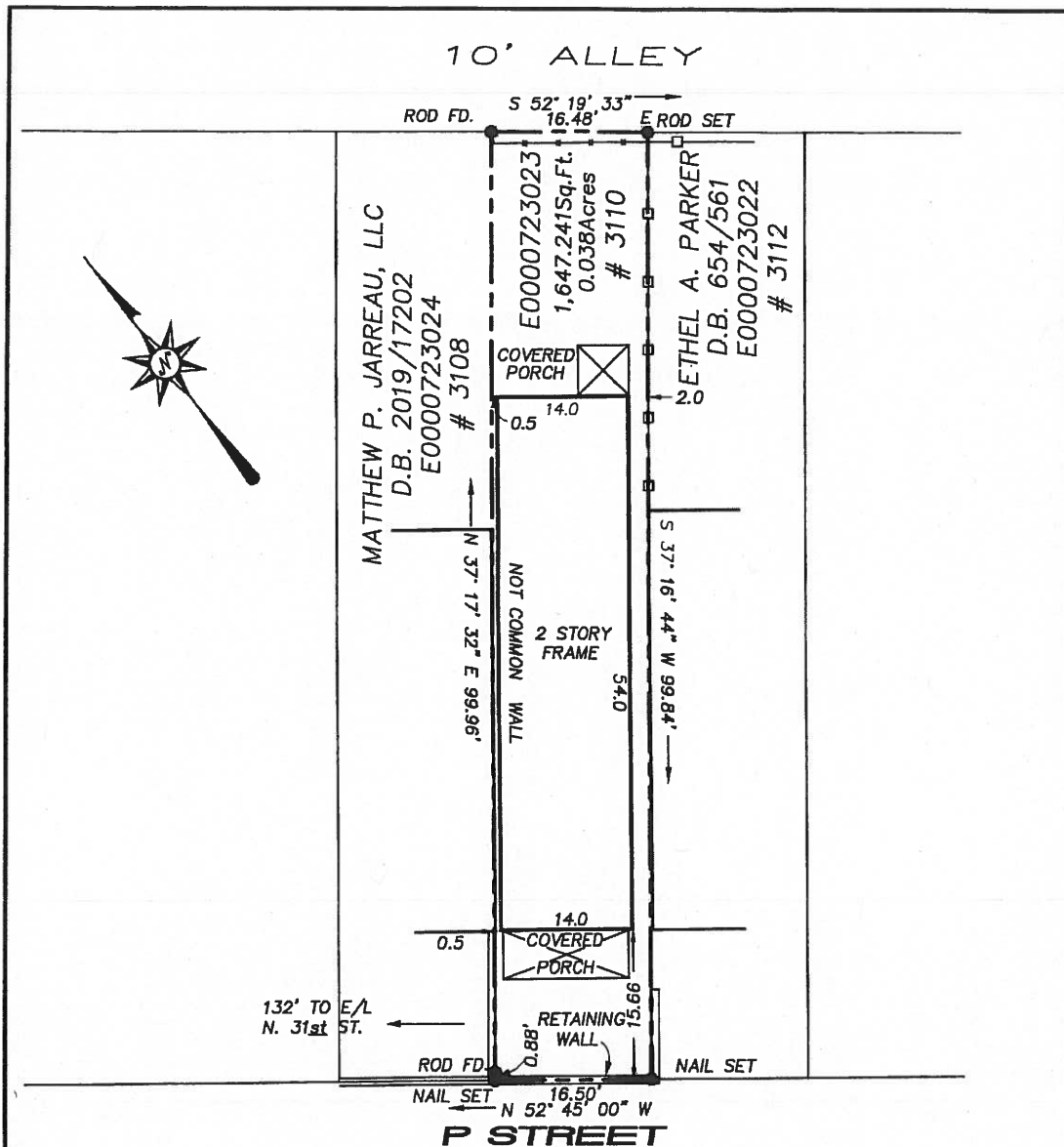
DRAWN BY: SLB

CHECKED BY: CALC. CHK.: SLB

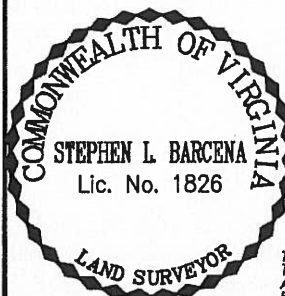
JOB NO.: 22153 F.B. 201/32

NOT VALID UNLESS SIGNED IN RED
PREVIOUS JOB NO.

REV.



PLAT SHOWING
3110 P STREET
RICHMOND, VIRGINIA



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER AND IS SUBJECT TO ANY ENCUMBRANCES THAT ONE MAY REVEAL.

THIS IS TO CERTIFY THAT ON 10/10/1970 THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE 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 PROPERTY IS IN ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL #5101290041E DATED 7/16/14

NOT VALID UNLESS SIGNED IN RED

PREVIOUS JOB NO.

REV.:

0 15 30



**BASELINE
LAND SURVEYING**

526 GROVE AVENUE
PETERSBURG, VIRGINIA 23803

BLS23803@MSN.COM
PH.: 804.520.9180 / FX.: 804.722.9517

DATE: OCTOBER 10, 2019 SCALE: 1" = 15'

DRAWN BY: SLB

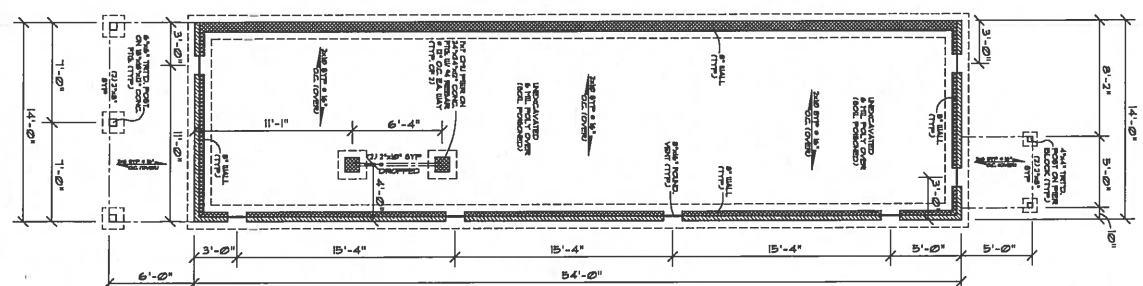
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JOB NO.: 22153

F.B. 201/32

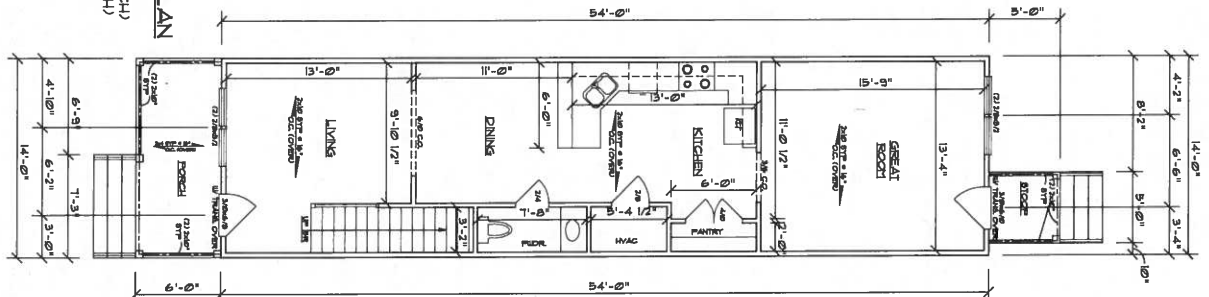
FOUNDATION PLAN

ACCESS DOOR LOCATIONS
DETERMINED ON JOB SITE



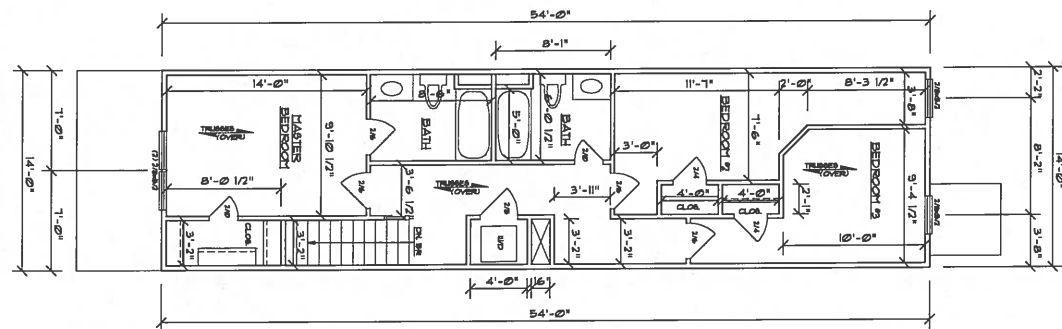
FIRST FLOOR PLAN

756 SQ. FT. (HEATED)
84 SQ. FT. (FRONT PORCH)
25 SQ. FT. (REAR PORCH)



SECOND FLOOR PLAN

756 SQ. FT. (HEATED)

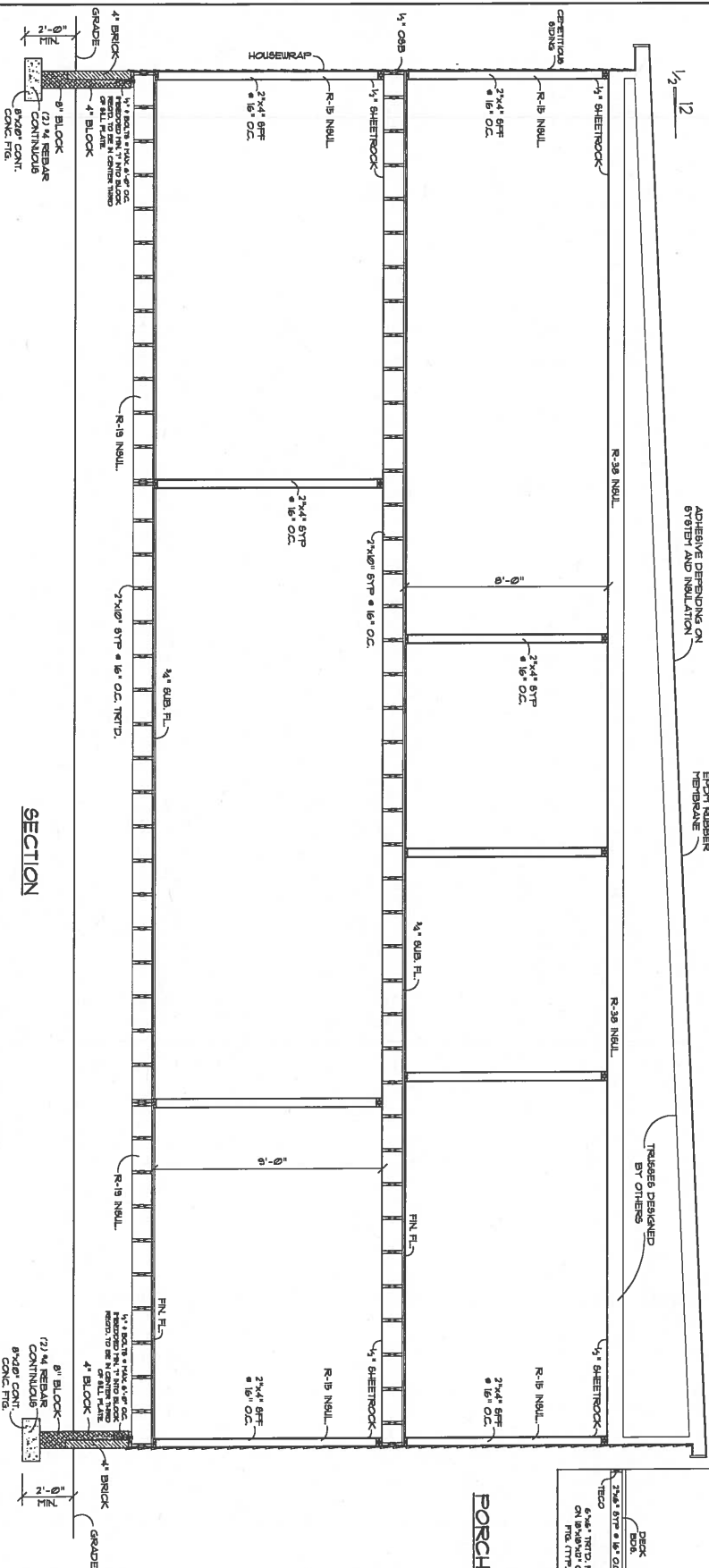


ALL EXTERIOR WINDOW
AND DOOR HEADERS TO
BE (2) 2"x8" STYP UNLESS
NOTED OTHERWISE

ALL INTERIOR HEADERS
TO BE (2) 2"x6" STYP
UNLESS NOTED OTHERWISE

DESIGNED BY: MICHAEL J. BAKER	DATE: 2/14/2020	PLAN NO.
CHECKED BY: MICHAEL J. BAKER	DATE: 2/14/2020	20
REVISIONS: NONE	DATE: 2/14/2020	05

1000 P STREET
SUNNYVALE, CA 94086
TEL: (415) 350-1000
WWW.MJB-ARCHITECTS.COM

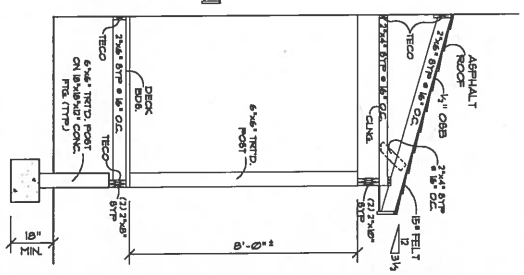


SECTION

This plan cannot be used, copied, printed or reproduced in whole or part or manner whatsoever without written permission from TURNER DESIGN, LLC.

DESIGN BY: TURNER DESIGN	DATE: 2/21/2020	PLAN NO:
CONSTRUCTION: 2020	SCALE: 1/4"=1'-0"	20
REVISIONS:		105

PORCH SECTION



Turner Design
3000 N. 1st St.
Phoenix, AZ 85016
Tel: 602.998.1234
Fax: 602.998.1235
www.turner-design.com



CITY OF RICHMOND

**DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION**

December 30, 2019

Raul Acosta
9200 Whitemont Drive
Henrico, VA 23294

RE: 3110 P Street – Plan No. AV-065882-2019 (Case No. 43A-19)

Dear Mr. Acosta:

Your Administrative Variance request, "to construct an addition and a deck onto the rear of an existing single family detached dwelling has been denied, as an adjoining property owner has objected to the request. As specified in Section 30-1040.4(a)(3), your request shall be transferred to the Board of Zoning Appeals (BZA) should you desire to continue to pursue your request. You will, however, be required to pay the normal filing fee of one-hundred seventy-five dollars (\$175) and re-submit the required plans in order for you case to be docketed.

If you wish for your case to be heard by the Board of Zoning Appeals (BZA), please file said request and pay the appropriate fee. I have included information on the submission requirements.

Now, therefore, be it resolved by the Zoning Administrator that a request for an Administrative Variance from the side yard (setback) requirement along the eastern property line is denied.

Very truly yours,

A handwritten signature in blue ink, which appears to read "William C. Davidson". The signature is written in a cursive, flowing style with a large loop at the end.

William C. Davidson
Zoning Administrator

cc: Roy W. Benbow, Secretary, Board of Zoning Appeals