



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

May 12, 2020

Sarah G. Valentine
800 Pepper Avenue
Richmond, VA 23226

To Whom It May Concern:

RE: **BZA 24-2020**

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 construct a building accessory to a single-family detached dwelling at 800 PEPPER AVENUE (Tax Parcel Number W021-0205/034), located in an R-4 (Single-Family 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.

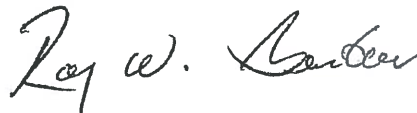
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 24-2020
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/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.

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 letters of the first and last names being capitalized and 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.

Brata Nicholas E And Amanda M
717 Pepper Ave
Richmond VA 23226

Brooks Deborah K
11 Muskreek Road
White Stone VA 22578

Carroll Seth R And Lauren B
805 Pepper Ave
Richmond VA 23226

Crouch Stephen G And Nora N
804 Pepper Ave
Richmond VA 23226

Hardin Valerie E
6305 Hanover Ave
Richmond VA 23226

Jones Mark M & Ethnie S
4905 Lockgreen Cir
Richmond VA 23226

Judkins Lee Anne
1320 Maple Ave
Richmond VA 23226

Martin Paul K And Jill R
2044 Springfield Rd
Stauton VA 24401

Napier Mary
6309 Hanover Ave
Richmond VA 23226

Nordin Trevor H And Glenn H
6304 Hanover Ave
Richmond VA 23226

P&n Un Limited Company
209 Lincoln Pl #1g
Brooklyn NY 11217

Pepper Avenue Holdings Llc
806 Pepper Ave
Richmond VA 23226

Randolph James K And Holly K
721 Pepper Ave
Richmond VA 23226

Rarris Michael W & Florence D
1877 Cross County Rd
Mineral VA 23117

Sewell Matthew And Rosenthal Alisa
807 Pepper Ave
Richmond VA 23226

St Christophers School Foundation
711 St Christopher's Rd
Richmond VA 23226

Wallin Matthew R And Baucom Christine
716 Pepper Ave
Richmond VA 23226

Property: 800 Pepper Ave **Parcel ID:** W0210205034**Parcel**

Street Address: 800 Pepper Ave Richmond, VA 23226-
Owner: VALENTINE SARAH G
Mailing Address: 800 PEPPER AVE, RICHMOND, VA 2322600000
Subdivision Name : WESTHAMPTON HEIGHTS
Parent Parcel ID:
Assessment Area: 100 - Westhampton Hgts/College View
Property Class: 110 - R One Story
Zoning District: R-4 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2020
Land Value: \$88,000
Improvement Value: \$282,000
Total Value: \$370,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 5025
Acreage: 0.115
Property Description 1: L55
Property Description 2: 0033.50X0150.00 0000.000
State Plane Coords(?): X= 11765907.000001 Y= 3736866.462113
Latitude: 37.58177684 , **Longitude:** -77.52332222

Description

Land Type: Residential Lot A
Topology:
Front Size: 33
Rear Size: 150
Parcel Square Feet: 5025
Acreage: 0.115
Property Description 1: L55
Property Description 2: 0033.50X0150.00 0000.000
Subdivision Name : WESTHAMPTON HEIGHTS
State Plane Coords(?): X= 11765907.000001 Y= 3736866.462113
Latitude: 37.58177684 , **Longitude:** -77.52332222

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$88,000	\$282,000	\$370,000	Reassessment
2019	\$88,000	\$264,000	\$352,000	Reassessment
2018	\$72,000	\$242,000	\$314,000	Reassessment
2017	\$72,000	\$231,000	\$303,000	Reassessment
2016	\$72,000	\$181,000	\$253,000	Reassessment
2015	\$65,000	\$181,000	\$246,000	Reassessment
2014	\$65,000	\$181,000	\$246,000	Reassessment
2013	\$65,000	\$186,000	\$251,000	Reassessment
2012	\$65,000	\$186,000	\$251,000	Reassessment
2011	\$65,000	\$190,000	\$255,000	CarryOver
2010	\$65,000	\$190,000	\$255,000	Reassessment
2009	\$65,000	\$196,500	\$261,500	Reassessment
2008	\$45,000	\$212,500	\$257,500	Reassessment
2007	\$45,000	\$210,000	\$255,000	Reassessment
2006	\$39,100	\$96,000	\$135,100	Reassessment
2005	\$32,300	\$89,700	\$122,000	Reassessment
2004	\$28,800	\$80,100	\$108,900	Reassessment
2003	\$26,900	\$74,900	\$101,800	Reassessment
2002	\$23,200	\$64,600	\$87,800	Reassessment
2001	\$21,100	\$58,700	\$79,800	Reassessment
2000	\$18,500	\$51,500	\$70,000	Reassessment
1998	\$18,500	\$49,000	\$67,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
11/15/2017	\$381,500	ANTONELLI MARC L AND BRITNI B	ID2017-24055	1 - VALID SALE-Valid, Use in Ratio Analysis
06/05/2015	\$321,000	HUMPHREY WILLIAM S AND	ID2015-9898	1 - VALID SALE-DO NOT USE
06/26/2006	\$299,950	THOMPSON TRIPLETT KNIGHT	ID2006-21388	2 - INVALID SALE-Asmnt/Sale Desc Doesn't Match
01/18/2006	\$126,000	WOOD CATHERINE B	ID2006-1861	2 - INVALID SALE-DO NOT USE

Planning

Master Plan Future Land Use: SF-LD
Zoning District: R-4 - Residential (Single Family)
Planning District: Far West
Traffic Zone: 1112
City Neighborhood Code: TCHP
City Neighborhood Name: Three Chopt
Civic Code: 3010
Civic Association Name: Westhampton Citizens Association
Subdivision Name: WESTHAMPTON HEIGHTS
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	1027	0505001	050500
1990	139	0505001	050500

Schools

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

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 19
Dispatch Zone: 057A

Public Works Schedules

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

Government Districts

Council District: 1
Voter Precinct: 115
State House District: 68
State Senate District: 10
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1927
Stories: 1
Units: 0
Number Of Rooms: 6
Number Of Bed Rooms: 3
Number Of Full Baths: 2
Number Of Half Baths: 0
Condition: good for age
Foundation Type: 1/4 Bsmt, 3/4 Crawl
1st Predominant Exterior: Asbestos siding
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Comp sh to 235#
Interior Wall: Plaster
Floor Finish: Softwood-standard
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Detached Garage, Residential Fencing

Extension 1 Dimensions

Finished Living Area: 1307 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 234 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 373 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 169 Sqft
Deck: 0 Sqft

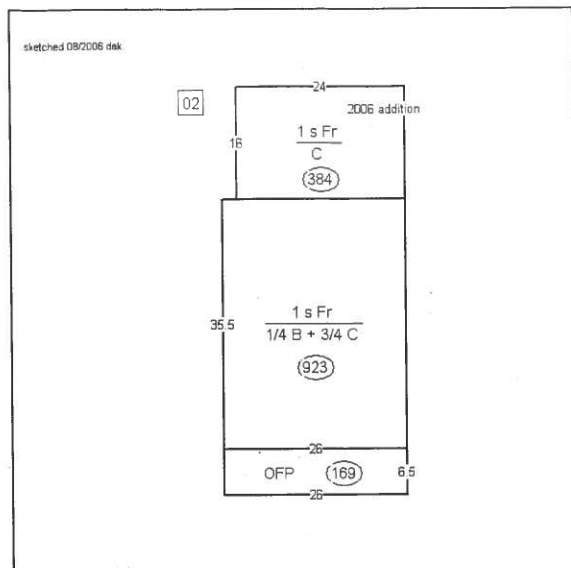
Property Images

Name:W0210205034 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:W0210205034 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

PROPERTY		TO BE COMPLETED BY THE APPLICANT	
OWNER:	<u>Sarah C. Valentine</u>	PHONE: (Home) (804) <u>347-6989</u>	(Mobile) (434) <u>284-2084</u>
ADDRESS	<u>800 Pepper Avenue</u>	FAX: () _____	(Work) () _____
	<u>Richmond, VA 23226</u>	E-mail Address: <u>Suzshy.valentine@gmail.com</u>	
PROPERTY OWNER'S REPRESENTATIVE:			
(Name/Address)	_____	PHONE: (Home) () _____	(Mobile) () _____
	_____	FAX: () _____	(Work) () _____
	_____	E-mail Address: _____	

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 800 Pepper Avenue

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-408.5(1), 30-408.6 & 30-630.1(a)(1)

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

TAX PARCEL NUMBER(S): W021-0205/034 ZONING DISTRICT: R-4 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (seback) and lot coverage requirements are not met. A front yard of 20.30 feet is required along the Hanover Avenue street frontage; a front yard of 10.68 feet is proposed. A maximum lot coverage of thirty percent (30%) is permitted; 33.17 % ± is proposed.

DATE REQUEST DISAPPROVED: February 5, 2020 FEE WAIVER: YES ☐ NO: ☒

DATE FILED: April 17, 2020 TIME FILED: 10:00 a.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-072204-2020

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 <input type="checkbox"/>	OF THE CODE OF VIRGINIA [OR]
SECTION 1040.3 PARAGRAPH(S) <u>1</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> <input checked="" type="checkbox"/>	
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>4/30/20</u>

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

CASE NUMBER: BZA 24-2020 HEARING DATE: June 3, 2020 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 24-2020
150' Buffer

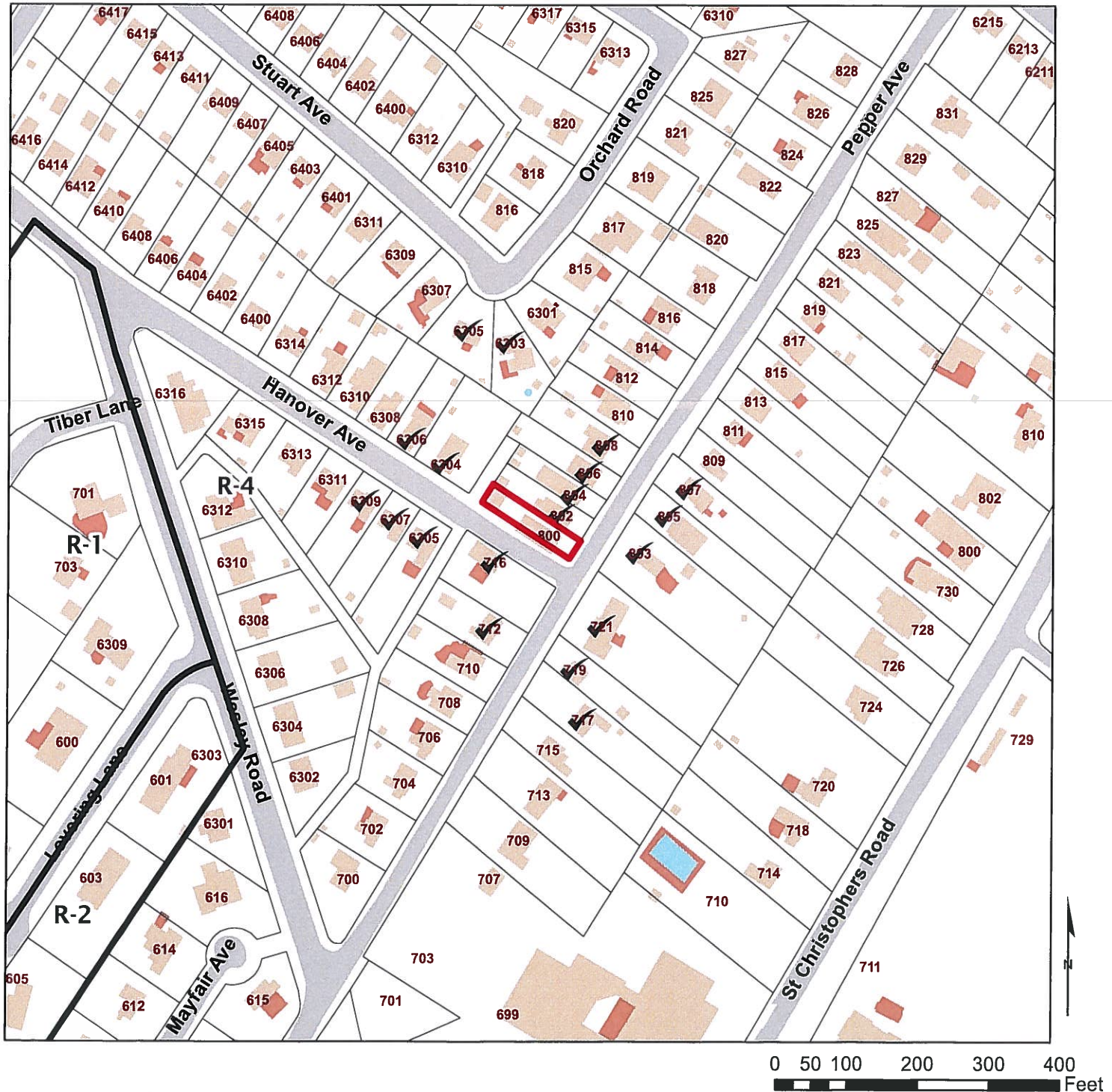
APPLICANT(S): Sarah G. Valentine

PREMISES: 800 Pepper Avenue
(Tax Parcel Number W021-0205/034)

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

REASON FOR THE REQUEST: Based on Sections 30-300, 30-408.5(1), 30-408.6 & 30-630.1(a)(1)
of the Zoning Ordinance for the reason that:

The front yard (setback) and lot coverage requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

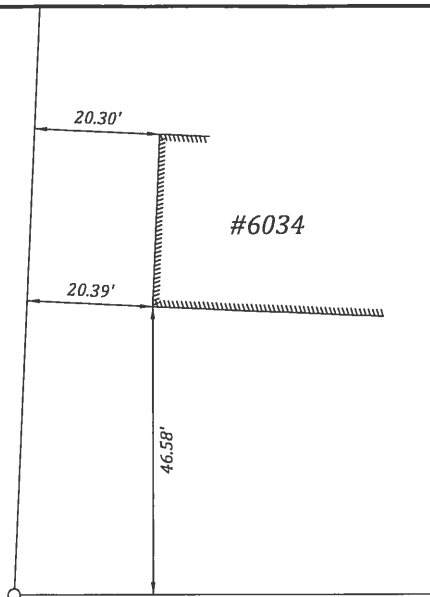
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together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

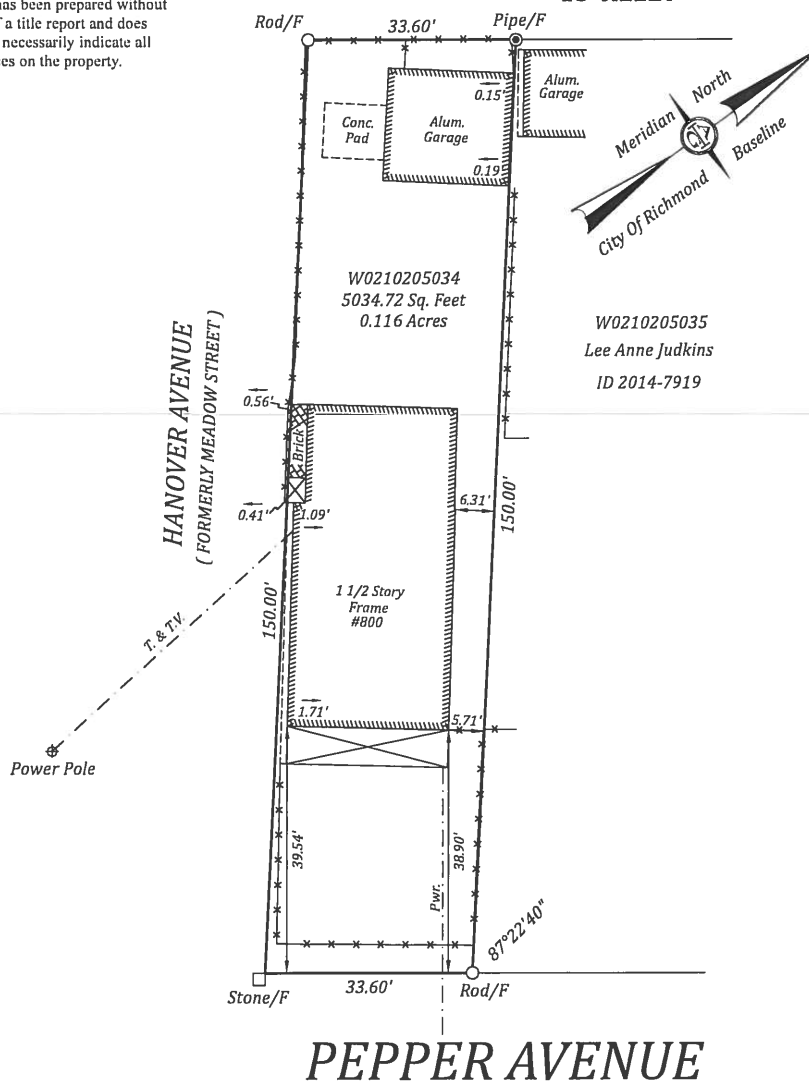
Acknowledgement of Receipt by Applicant or Authorized Agent: _____

(Revised: 4/28/16)

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



15' ALLEY



NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF SAZSHY VALENTINE

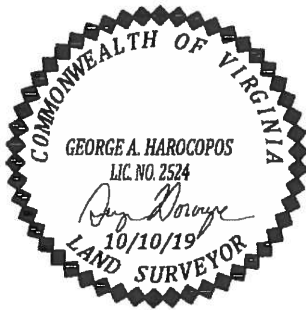
4920 E MILLRIDGE PKWY SUITE 200 MIDLOTHIAN VA 23112
Office 804 744 2630 FAX 804 744 2632
E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=20' Date 10/10/19 Drawn by GAH

This is to certify that on 10/10/19
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 5101290009D

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



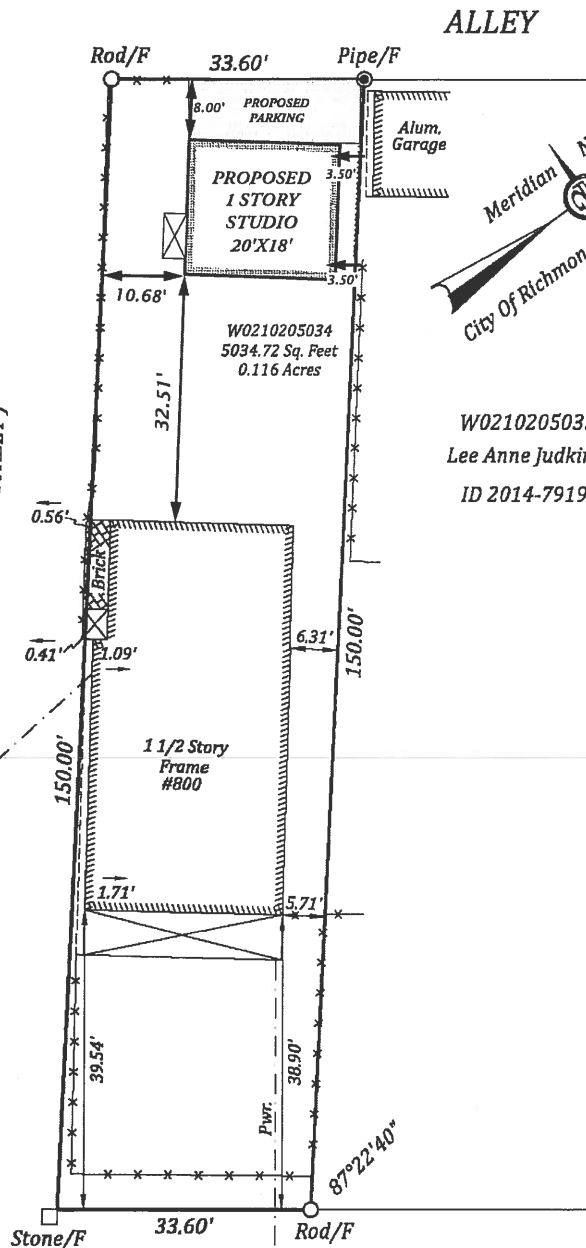
GEORGE A. HAROCOPOS
LIC. NO. 2524

George A. HarocoPos
10/10/19
LAND SURVEYOR

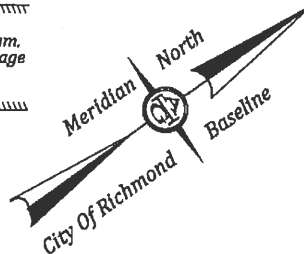
HANOVER AVENUE
(FORMERLY MEADOW STREET)

Power Pole

7. & TV



ALLEY



W0210205035
Lee Anne Judkins
ID 2014-7919

PEPPER AVENUE

SURVEY OF
LOT AND IMPROVEMENTS THEREON LOCATED AT

#800 PEPPER AVENUE

RICHMOND, VIRGINIA

IN 48905

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"=20' Date 10/10/19 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF SAZSHY VALENTINE











CITY OF RICHMOND

DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING ADMINISTRATION

May 2, 2006

Trip Thompson
1200 Commonwealth Avenue
Richmond, Virginia 23221

RE: 800 PEPPER AVENUE – Administrative Variance (#5A-06)

Dear Mr. Thompson:

Your Administrative Variance has been approved, as it has been determined that:

- a. The strict application of the ordinance would produce undue hardship; and
- b. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity; and
- c. The authorization of the variance will not be of substantial detriment to adjacent property, and the character of the zoning district will not be changed by the granting of the variance; and
- d. The variance granted by the Zoning Administrator shall be the minimum necessary to relieve the hardship.

I base these findings on the following:

- The adjacent property owner(s) most directly impacted has been notified via U.S. Mail and has not expressed any opposition.
- The addition does not detract from, and is consistent with, the residential character of the neighborhood.
- The location of the addition will not be detrimental to adjacent property through the affecting of light, access or safety.
- Existing principal and accessory use building improvements (dwelling & garage) are currently located the same or a lesser distance from the property line.
- An alley separates the addition from the adjoining building that creates the front yard (setback) requirement.
- The lot pattern creates a unique situation.

Now, therefore, be it resolved by the Zoning Administrator that a request for an Administrative Variance from the side yard requirements is approved.

You have two (2) years to obtain the necessary permit to implement this approval or your Administrative Variance is deemed to be null and void.

Very truly yours,


William C. Davidson
Zoning Administrator

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