



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

June 12, 2020

Evolve Development LLC
3420 Pump Road, Suite 169
Richmond, VA 23233

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

To Whom It May Concern:

RE: **BZA 26-2020**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, July 1, 2020 due to the state of emergency that exists as a result of 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 new single-family detached dwelling at 2924 R STREET (Tax Parcel Number E000-0565/016), 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 116 481 169# 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 July 1, 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 26-2020
Page 2
June 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/civicasociationgroupinformatio>
[n.aspx](http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformatio) . 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 dark ink, appearing to read "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.

Campbell James A & Joyce W
8325 Brookfield Rd
Richmond VA 23227

Carroll Stephen W
Po Box 4712
Richmond VA 23220

Cleveland Beverly J W Braxton
8323 Whistler Rd
Richmond VA 23227

Evolve Hld LLC
3420 Pump Rd #169
Richmond VA 23233

Ferry Joseph H Jr
1120 N 30th St
Richmond VA 23223

Gayton Investment Corp
210 E Main St
Richmond VA 23219

Harrison Grace
3310 E Broad St
Richmond VA 23223

Kotula Allison A
1209 N 29th St
Richmond VA 23223

Lecraw Jeremy C And McCartin Daniel R
1211 N 29th St
Richmond VA 23223

Lecraw Jeremy Clark
1213 N 29th St
Richmond VA 23223

Mcdonald Jordan L
1113 N 30th St
Richmond VA 23223

Morris Diane C
Po Box 7624
Henrico VA 23231

Murray Robin M
3505 Delaware Ave
Richmond VA 23222

Pokoj Edward Benjamin
88 Carnation St
Richmond VA 23225

Reed Property Solutions LLC
719 Catherine St
Richmond VA 23223

Richmond Scattered Sites East LLC
23 W Broad Street Ste 100
Richmond VA 23220

Rogers Luther R Sr And Jacqueline Page
2922 R St
Richmond VA 23223

Smith Tulesha L
1215 N 30th St
Richmond VA 23223

T D Zoukis Kantlis LLC
3312 P St
Richmond VA 23223

Taylor Kim Y And Mark
14120 Sylvan Ridge Rd
Chesterfield VA 23238

Walker Carolyn
1202 N 30th St
Richmond VA 23223

White Whitney C
1207 M 29th St
Richmond VA 23223

Wickham Natalie C & Andre R & Bryon A &
Nathaniel J Iv
4116 Maylan Rd
Richmond VA 23223

Property: 2924 R St **Parcel ID:** E0000565016**Parcel**

Street Address: 2924 R St Richmond, VA 23223-
Owner: EVOLVE DEVELOPMENT INC
Mailing Address: 3420 PUMP RD #169, RICHMOND, VA 23233
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 332 - East End - Fairmont/Creighton
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2020
Land Value: \$32,000
Improvement Value:
Total Value: \$32,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 1960
Acreage: 0.045
Property Description 1: 0020.00X0098.00 0000.000
State Plane Coords(?): X= 11799869.075667 Y= 3720835.671033
Latitude: 37.53678433 , **Longitude:** -77.40685459

Description

Land Type: Residential Lot A
Topology:
Front Size: 20
Rear Size: 98
Parcel Square Feet: 1960
Acreage: 0.045
Property Description 1: 0020.00X0098.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11799869.075667 Y= 3720835.671033
Latitude: 37.53678433 , **Longitude:** -77.40685459

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$32,000	\$0	\$32,000	Reassessment
2019	\$23,000	\$0	\$23,000	Reassessment
2018	\$20,000	\$0	\$20,000	Reassessment
2017	\$20,000	\$0	\$20,000	Reassessment
2016	\$20,000	\$0	\$20,000	Reassessment
2015	\$20,000	\$0	\$20,000	Reassessment
2014	\$20,000	\$0	\$20,000	Reassessment
2013	\$20,000	\$0	\$20,000	Reassessment
2012	\$22,000	\$0	\$22,000	Reassessment
2011	\$22,000	\$0	\$22,000	CarryOver
2010	\$22,000	\$0	\$22,000	Reassessment
2009	\$21,700	\$0	\$21,700	Reassessment
2008	\$21,700	\$0	\$21,700	Reassessment
2007	\$21,700	\$0	\$21,700	Reassessment
2006	\$10,000	\$0	\$10,000	Reassessment
2005	\$10,000	\$0	\$10,000	Reassessment
2004	\$2,100	\$0	\$2,100	Reassessment
2003	\$2,100	\$0	\$2,100	Reassessment
2002	\$2,100	\$0	\$2,100	Reassessment
1998	\$2,000	\$0	\$2,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
02/27/2020	\$38,000	PAGE RONALD K & JAMES W III	ID2020-4507	1 - VALID SALE-Valid, Use in Ratio Analysis
12/23/1985	\$1,000	Not Available	00064-1707	
12/09/1964	\$2,500	Not Available	000000-00000	

Planning

Master Plan Future Land Use: SF-MD
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: East
Traffic Zone: 1059
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:
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	1001	0207001	020700
1990	102	0207001	020700

Schools

Elementary School: George Mason
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 11
Dispatch Zone: 118A

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

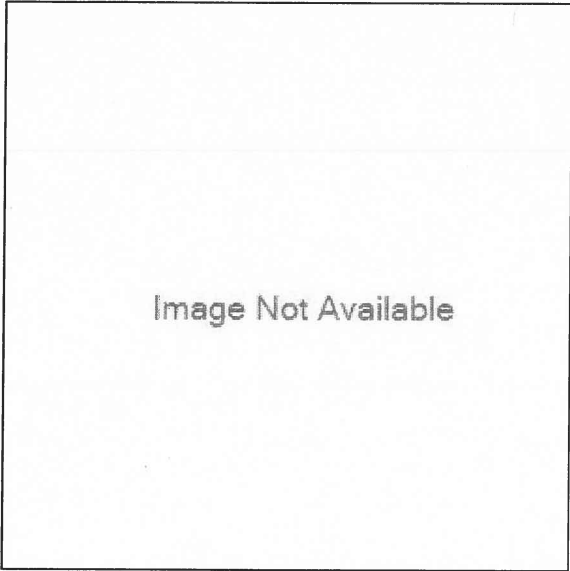
Property Images

Name:E0000565016 Desc:

[Click here for Larger Image](#)

Sketch Images

Name: Desc:

A large rectangular box with a black border, containing the text "Image Not Available" in the center.

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: Evolve Development LLC PHONE: (Home) () _____ (Mobile) (804) 991-4111
ADDRESS: 3420 Pump Road, Suite 169 FAX: () _____ (Work) () _____
Richmond, Virginia 23233 E-mail Address: dvk5f@yahoo.com

PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources PHONE: (Home) () _____ (Mobile) (804) 874-6275
(Name/Address) 1519 Summit Avenue, Suite 102 FAX: () _____ (Work) () _____
Richmond, VA 23230 E-mail Address: markbaker@bakerdevelopmentresources.com
Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2924 R Street

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.5.(1)a & 30-630.1(a)(1)

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

TAX PARCEL NUMBER(S): E000-0565/016 ZONING DISTRICT: R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. A front yard (setback) of fifteen feet (15') is required along N 30th Street; 0.8' is proposed.

DATE REQUEST DISAPPROVED: May 15, 2020

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: May 15, 2020 TIME FILED: 10:44 a.m. PREPARED BY: Brian Mercer RECEIPT NO. BZAR-073285-2020

AS CERTIFIED BY: [Signature] (ZONING ADMINSTRATOR)

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: 6/4/2020

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

CASE NUMBER: BZA 26-2020 HEARING DATE: July 1, 2020 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 26-2020
150' Buffer

APPLICANT(S): Evolve Development LLC

PREMISES: 2924 R Street
(Tax Parcel Number E000-0565/016)

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

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.5.(1)a & 30-630.1(a)(1)
of the Zoning Ordinance for the reason that:
The front yard (setback) requirement is 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.

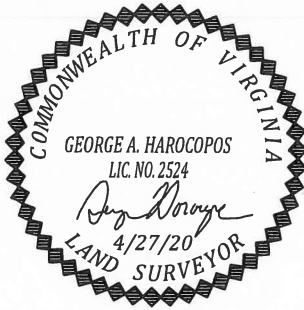
1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact 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: Mark R. Baker

This is to certify that on 4/27/20
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.



E0000565013
Carolyn Walker
DB 249 PG 2302

1 Story
Alum.
#1202

6.97'

21.90'

20.00'

E0000565017
Luther R. Sr. &
Jacqueline Page Rodgers
IW 2019-33

E0000565016
0.045 Acres

98.00'

98.00'

2.44'

1 Story
Vinyl
#2922

2.85'

9.37'

Brick
Wall

20.00'

89°54'22"

N. 30th STREET

"R" STREET

SURVEY OF
LOT AND IMPROVEMENTS THEREON LOCATED AT
#2924 "R" STREET
RICHMOND, VIRGINIA

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF THE CONVEYANCE TO
UNLIMITED RENOVATIONS

LEGEND

- Rod/S
- ⊙ Drill Hole/S
- Rod/F
- Stone/F

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

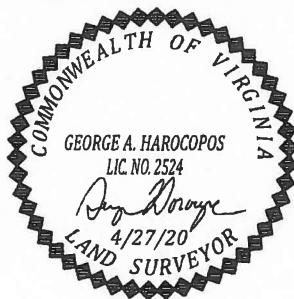
4920 E MILLRIDGE PKWY, SUITE 200 MIDLOTHIAN VA. 23112
Office 804 744 2630 FAX 804 744 2632
E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=20' Date 4/27/20 Drawn by GAH

This is to certify that on 4/27/20
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:
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the benefit of a title report and does
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encumbrances on the property.

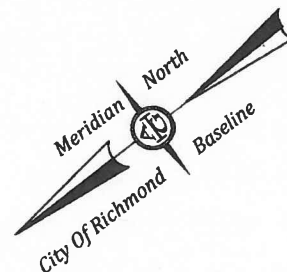


E0000565013
Carolyn Walker
DB 249 PG 2302

1 Story
Alum.
#1202

21.90'

20.00'



Subject Parcel Info

E0000565016
0.045 Acres

Proposed Silt Fence And
Limits Of Disturbance
Along Property Lines
1960.00 Sq. Feet

E0000565017
Luther R. Sr. &
Jacqueline Page Rodgers
IW 2019-33

98.00'

98.00'

2.44'

1 Story
Vinyl
#2922

Proposed
House
#2924

2.85'

9.37'

3.20' 0.80'

3.20' 0.80'

Brick
Wall

20.00'

89°54'22"

N. 30th STREET

"R" STREET

SURVEY OF
LOT AND IMPROVEMENTS THEREON LOCATED AT
#2924 "R" STREET
RICHMOND, VIRGINIA

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF THE CONVEYANCE TO
UNLIMITED RENOVATIONS

LEGEND

- Rod/S
- ⊙ Drill Hole/S
- Rod/F
- Stone/F

IN 49396

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 4/27/20 Drawn by GAH



2924 R Street SECOND FL

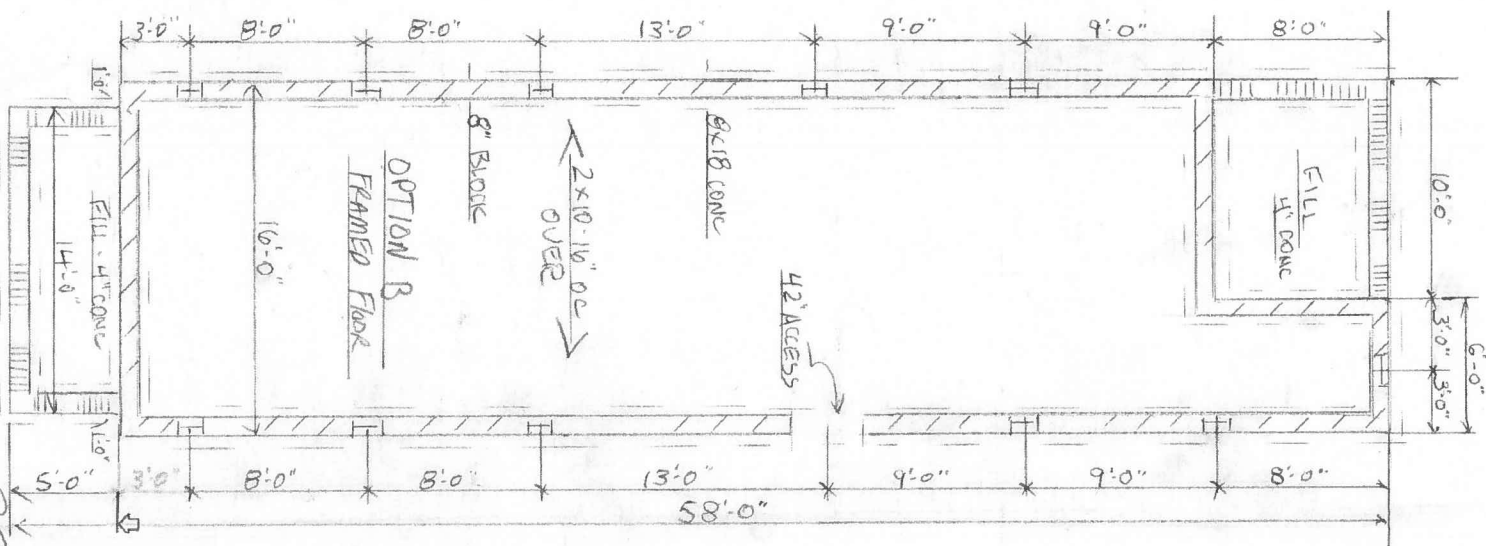
SEE Building Application
and Survey for specific
house option that will be
built

MASTER Plan

UNLIMITED REVOLUTIONS

1ST FL 880 SQ FT
2ND FL 928 SQ FT
1808 TOT FINI
150 SQ FT UNFIN

Pg 1 of 6



ALTERNATE FOUNDATION PLAN FOR WOOD FIRST FL

2924 R Street

1106 1/2 N 32

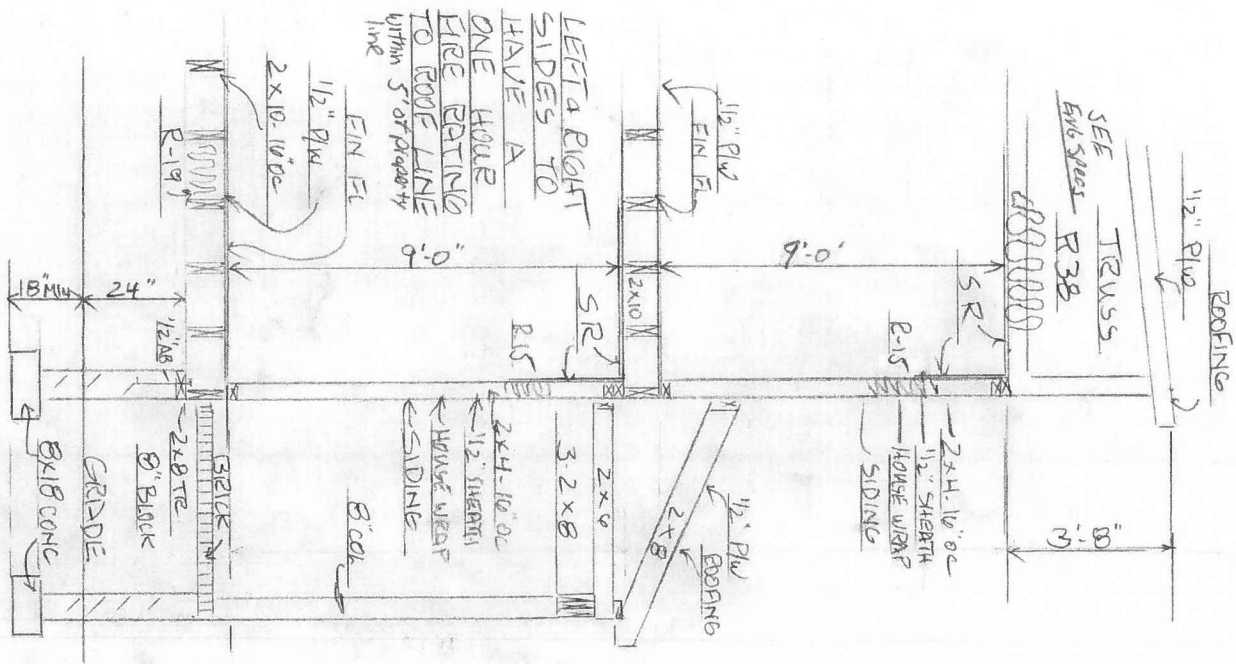
MASTER PLAN

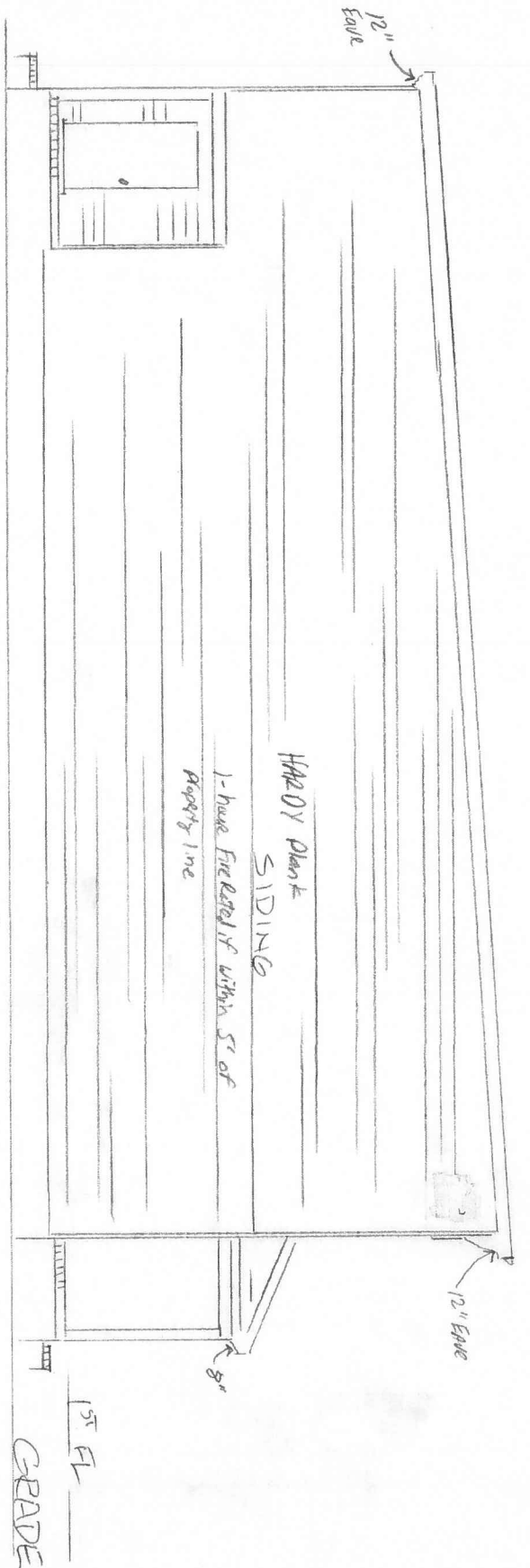
PG 20-6

MALL SEC SCALE $1\frac{1}{2}'' = 1'-0''$

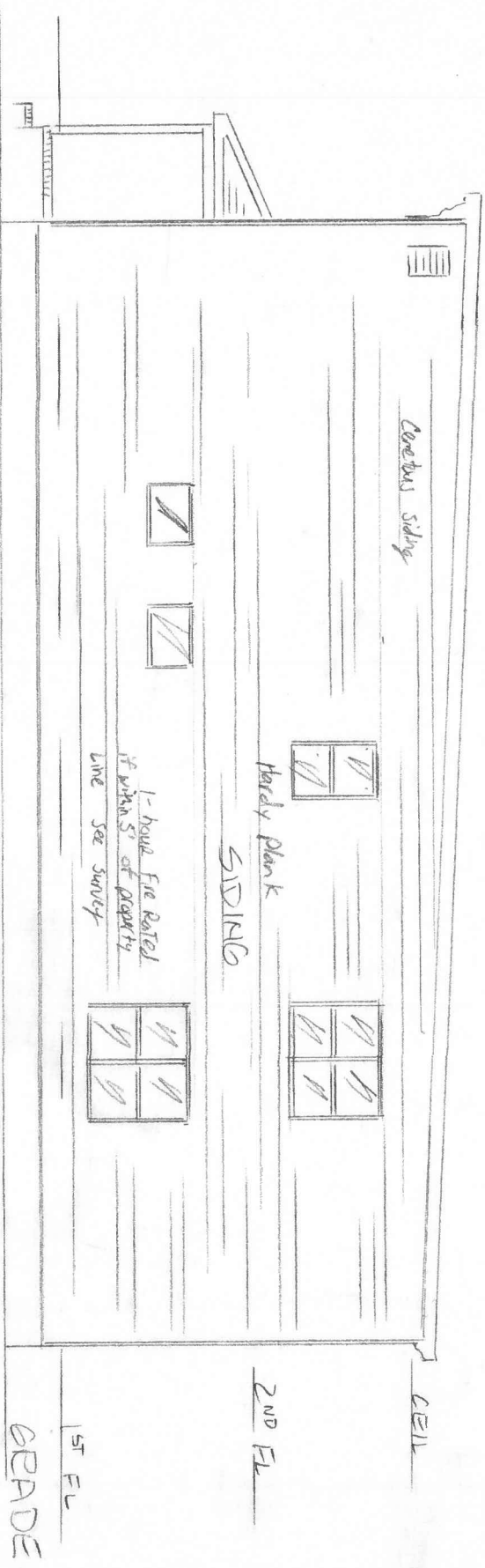
Unlimited Renovations LLC
SCALE 1/4" = 1'-0"

AUG 2018





LEFT SIDE ELE



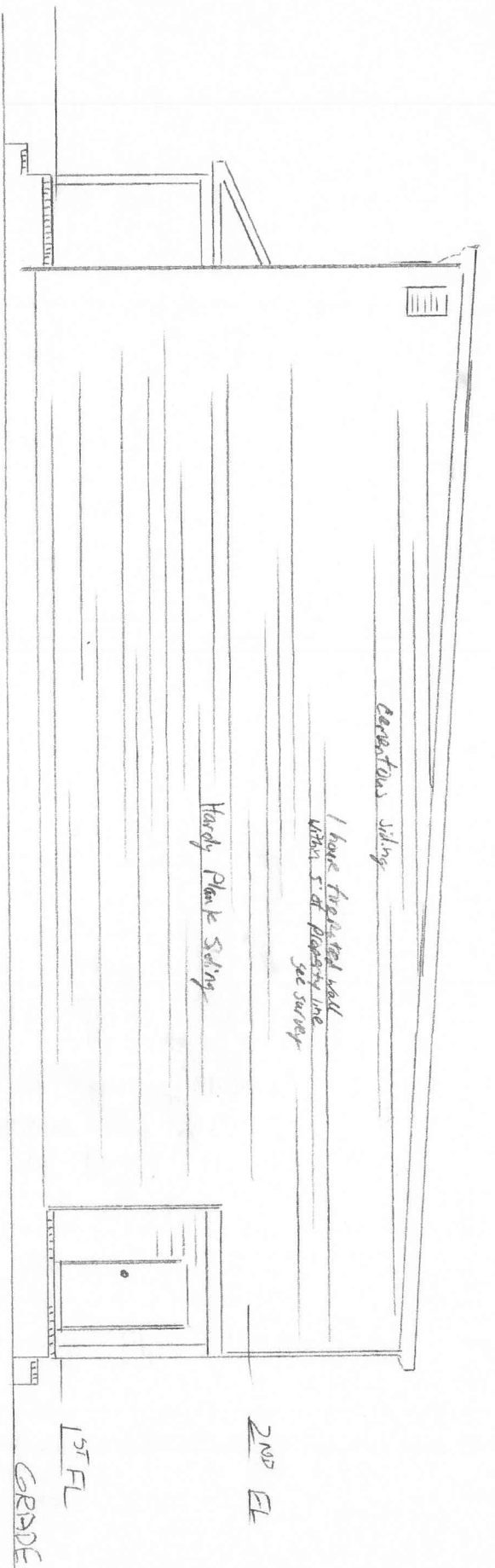
RIGHT SIDE ELE

2924 E Street
106th W 32

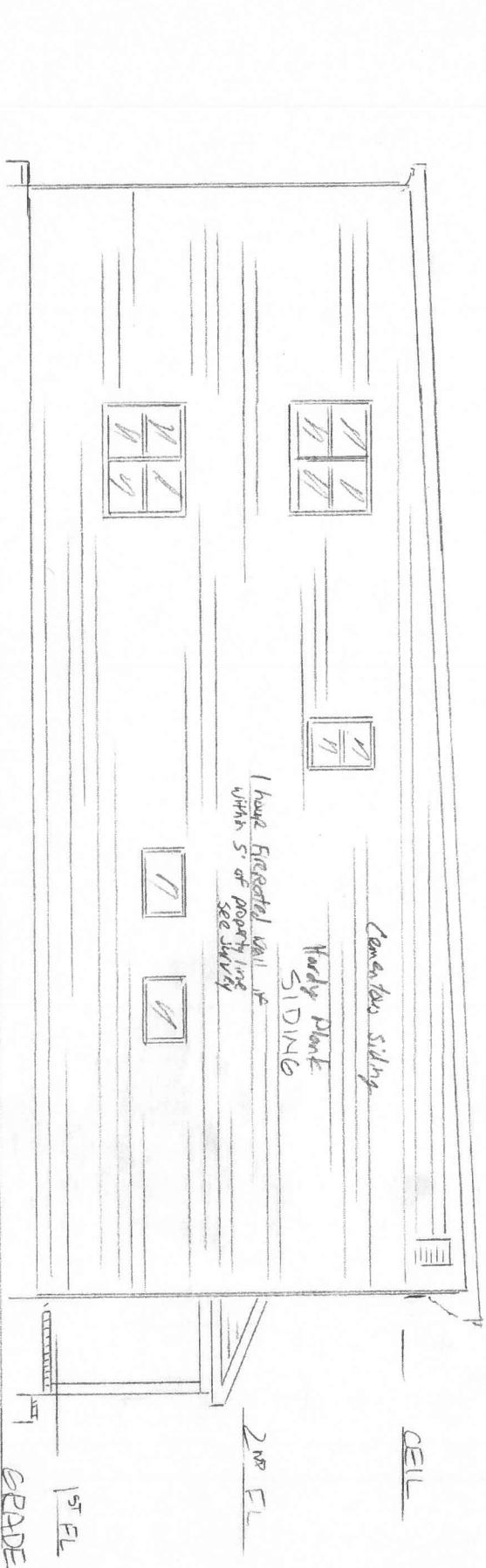
MASTER Plan
UNLIMITED RENOVATIONS

Unlimited Renovations LLC
SCALE "1" = 1'-0"
DATE 2018

PL030F6



RIGHT SIDE ELEV



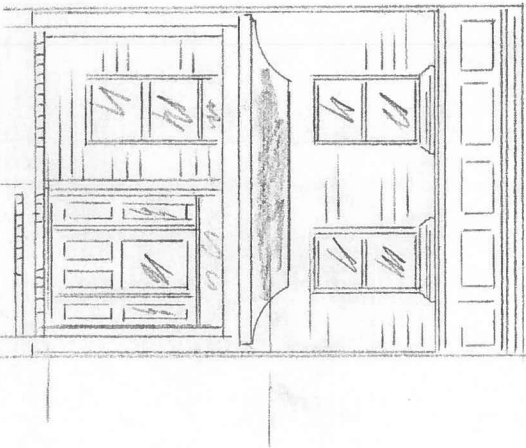
LEFT SIDE ELEV

MASTER PLAN
UNLIMITED RENOVATIONS

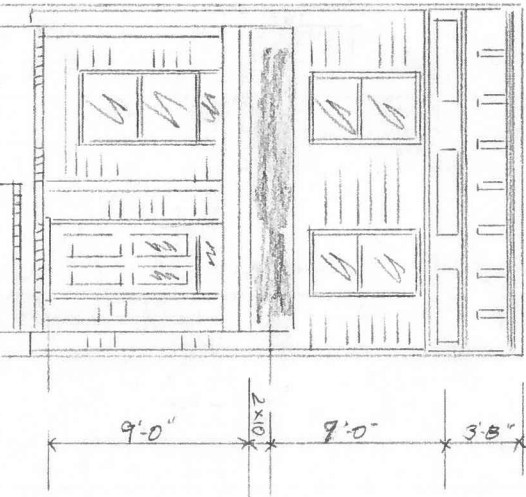
2924 R Street
106 1/2 N 32

Unlimited Renovations LLC
SCALE 1/4" = 1'-0"
DWG 2018
T

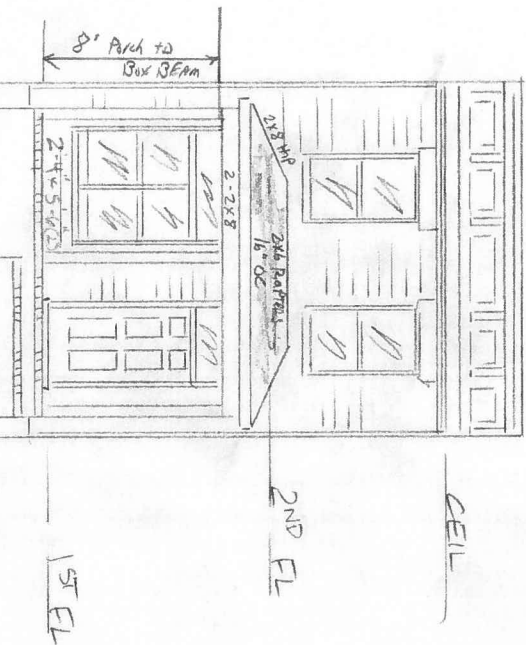
PG 9 OF 6



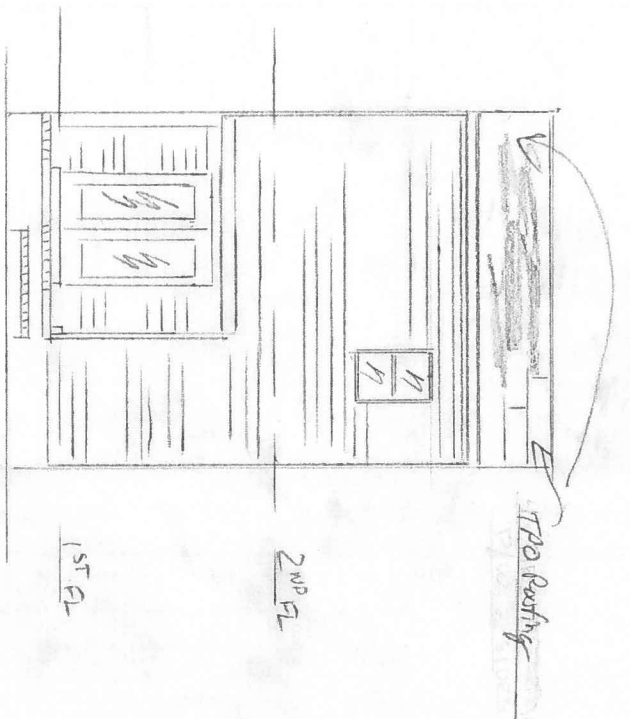
ALT FRONT ELE
"B"



ALT FRONT ELE
"A"



FRONT ELE
10506

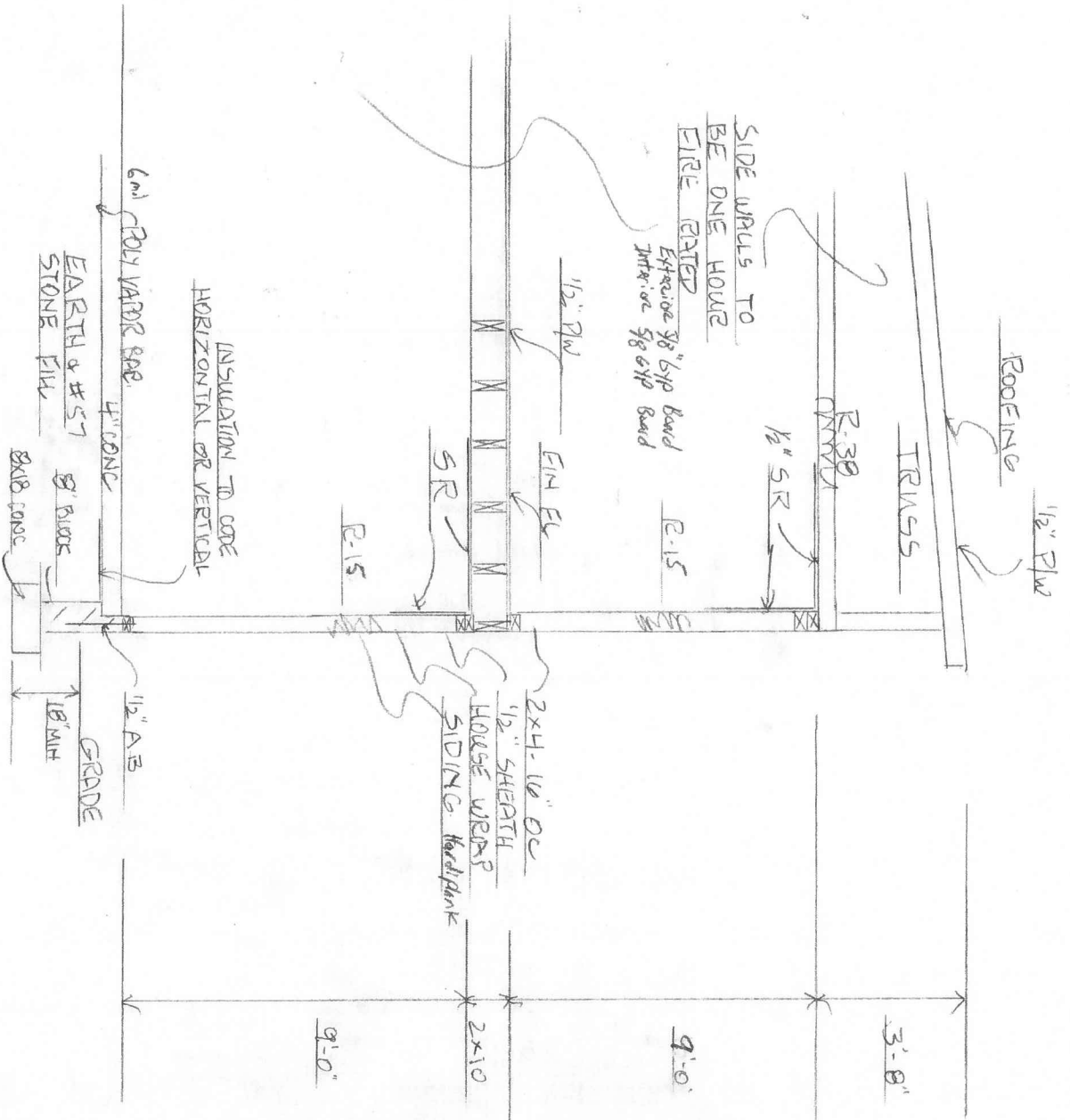


REAR ELE

MASTER PLAN
UNLIMITED RENOVATIONS

2924 R Street
106 W. N 32

Unlimited Renovations LLC
SCALE 1/4" = 1'-0"
AUG 2018



WALL SEC - CONC FL

MASTER PLAN
UNLIMITED RENOVATIONS
2924 R Street
1106 12th St

PG 6 OF 6

Unlimited Renovations LLC
SCALE 1/4" = 1'-0"
AUG 2019