



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

August 7, 2020

Haley Edward F III and Raycroft Esther F
601 Chimborazo Blvd, Apt. A
Richmond, VA 23227

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

To Whom It May Concern:

RE: **BZA 35-2020**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, September 2, 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 re-establish the nonconforming use rights to a commercial use (convenience store) and convert the building to a dwelling unit at 601 CHIMBORAZO BOULEVARD & 3408 EAST LEIGH STREET (Tax Parcel Number E000-0970/012), 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 964 489 214# 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 September 2, 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

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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. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

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.

Austin Janice D
600 N 35th St
Richmond VA 23223

Bander Jesse
611 Chimborazo Blvd
Richmond VA 23223

Bates William R And Richard W
520 Chimborazo Blvd
Richmond VA 23223

Brunkow Jameson L & Young Samantha
M
522 Chimborazo Blvd
Richmond VA 23223

Cho Wai L & Yu Zhuang
10724 Old Prescott Rd
Richmond VA 23233

Dachille Lori Ann
604 N 35th St
Richmond VA 23223

Gill Joel And Moore Jonathan
610 North 35th St
Richmond VA 23223

Gray Gregory B
6531 Brambleton Rd
Chesterfield VA 23832

Hall Octavia L
602 N 35th St
Richmond VA 23223

Hines Gregory T
524 Chimborazo Blvd
Richmond VA 23223

J Hope Property Management
9490 Osborne Tpke
Henrico VA 23231

Johnson Marlon B
75 Seaton Place N W
Washington DC 20001

Lo Justin And Norris Luke
910 West End Ave Apt 5c
New York NY 10025

Mcelwain Paulette M
605 Chimborazo Blvd
Richmond GA 23223

Mitchell Susan
612 N 35th St
Richmond VA 23223

Orrison Patrick And Jennifer
608 Chimborazo Blvd
Richmond VA 23223

Proctor Tyler
604 Chimborazo Blvd
Richmond VA 23223

Toppin Claudette V & Kelvin P
110 Norwood Pl
Sterling VA 20164

V P Holdings LLC
P.o. Box 11808
Richmond VA 23230

Victory Outreach Ministries
600 Chimborazo Blvd
Richmond VA 23223

Williams Melvin Jr & Carrie V & Nanora
W Westbrook
P.o. Box 1
Aylett VA 23009

Property: 601 Chimborazo Blvd **Parcel ID:** E0000970012**Parcel**

Street Address: 601 Chimborazo Blvd Richmond, VA 23223-
Alternate Street Addresses: 3408 E Leigh St
Owner: HALEY EDWARD F III AND RAYCROFT ESTHER F
Mailing Address: 601 CHIMBORAZO BLVD APT A, RICHMOND, VA 23223
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 342 - Oakwood
Property Class: 160 - R Two Family Blt-As
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2020
Land Value: \$55,000
Improvement Value: \$255,000
Total Value: \$310,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 3286
Acreage: 0.075
Property Description 1: 0026.50X0124.00 0000.000
State Plane Coords(?): X= 11799628.500005 Y= 3718075.080186
Latitude: 37.52928835 , **Longitude:** -77.40791148

Description

Land Type: Residential Lot B
Topology:
Front Size: 26
Rear Size: 124
Parcel Square Feet: 3286
Acreage: 0.075
Property Description 1: 0026.50X0124.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11799628.500005 Y= 3718075.080186
Latitude: 37.52928835 , **Longitude:** -77.40791148

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$55,000	\$255,000	\$310,000	Reassessment
2019	\$45,000	\$229,000	\$274,000	Reassessment
2018	\$35,000	\$223,000	\$258,000	Reassessment
2017	\$35,000	\$221,000	\$256,000	Reassessment
2016	\$35,000	\$186,000	\$221,000	Reassessment
2015	\$25,000	\$192,000	\$217,000	Reassessment
2014	\$25,000	\$192,000	\$217,000	Reassessment
2013	\$25,000	\$192,000	\$217,000	Reassessment
2012	\$25,000	\$192,000	\$217,000	Reassessment
2011	\$25,000	\$240,000	\$265,000	CarryOver
2010	\$25,000	\$240,000	\$265,000	Reassessment
2009	\$20,000	\$280,000	\$300,000	Reassessment
2008	\$20,000	\$167,500	\$187,500	Reassessment
2007	\$18,000	\$132,000	\$150,000	Reassessment
2006	\$11,900	\$45,000	\$56,900	Reassessment
2005	\$7,500	\$45,000	\$52,500	Reassessment
2004	\$6,300	\$37,800	\$44,100	Reassessment
2003	\$6,300	\$37,800	\$44,100	Reassessment
2002	\$6,200	\$37,100	\$43,300	Reassessment
1998	\$6,000	\$36,000	\$42,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
05/06/2011	\$93,000	SECRETARY OF HOUSING AND URBAN	ID2011-7822	2 - INVALID SALE-Foreclosure, Forced Sale etc.
02/25/2010	\$0	BAC HOME LOANS SERVICING LP	ID2010-3300	2 - INVALID SALE-DO NOT USE
12/01/2009	\$397,903	MCKINNEY CALVIN L	ID2009-26386	2 - INVALID SALE-Foreclosure, Forced Sale etc.
04/01/2008	\$470,000	FURROW FRANKLIN	ID2008-8730	Invalid-Any Other Invalid Transfer
02/27/2007	\$187,500	CREATIVE DEVELOPMENT	ID2007-6842	
07/07/2005	\$145,000	VENTURE INVESTMENT PROPERTIES LLC	ID2005-22360	
06/18/2004	\$111,000	VIKING INVESTMENT PROPERTIES LLC	ID2004-20207	
03/07/2003	\$30,000	VASTUKAR LLC	ID2003-8402	
08/27/2002	\$0	DAS SHAMIT & DEVAKI &	ID2002-30196	
07/31/2002	\$11,200	INGRAM LARRY E	ID2002-24817	

Planning

Master Plan Future Land Use: SF-MD
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: East
Traffic Zone: 1064
City Neighborhood Code: CHBZ
City Neighborhood Name: Chimborazo
Civic Code: 3000
Civic Association Name: Church Hill Central Civic Association
Subdivision Name: NONE
City Old and Historic District:
National historic District: Oakwood-Chimborazo
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	2012	0209002	020900
1990	215	0209002	020900

Schools

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

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 1
Dispatch Zone: 110B

Public Works Schedules

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

Government Districts

Council District: 7
Voter Precinct: 705
State House District: 70
State Senate District: 16
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1927
Stories: 1
Units: 0
Number Of Rooms: 12
Number Of Bed Rooms: 4
Number Of Full Baths: 3
Number Of Half Baths: 0
Condition: good for age
Foundation Type: Full Bsmt
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Membrane
Interior Wall: Drywall
Floor Finish: Hardwood-std oak
Heating Type: Forced hot air
Central Air: Y
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) : Residential Paving, Miscellaneous

Extension 1 Dimensions

Finished Living Area: 2980 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 1490 Sqft
Finished Basement: 894 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 768 Sqft
Deck: 0 Sqft

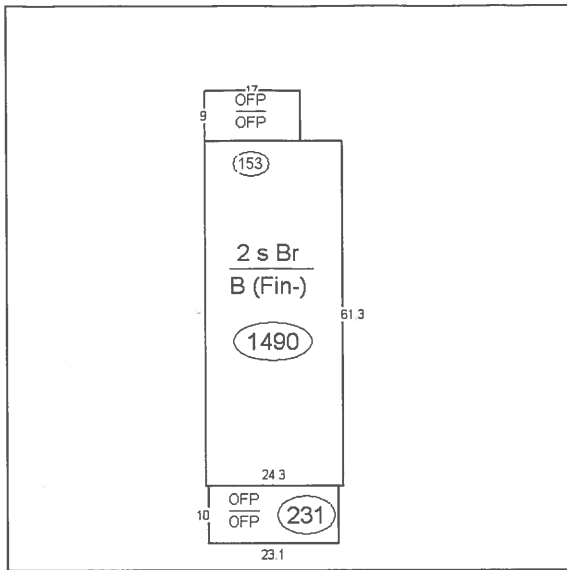
Property Images

Name:E0000970012 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:E0000970012 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

OWNER: Haley Edward F III and Raycraft Esther F

PHONE: (Home) (804) 433-8516 (Mobile) () _____

ADDRESS: 601 Chimborazo Blvd. Apt. A

FAX: () _____ (Work) () _____

Richmond, VA 23222

E-mail Address: nedhaley@gmail.com

PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources

PHONE: (Home) () _____ (Mobile) (804) 574-6275

(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) 601 Chimborazo Boulevard & 3408 East Leigh Street

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.1 & 30-800.4

APPLICATION REQUIRED FOR: A building permit to re-establish the nonconforming use rights to a commercial use (convenience store) and convert the building to a dwelling unit.

TAX PARCEL NUMBER(S): E000-0970/012 ZONING DISTRICT: R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The proposed use (convenience store) is not permitted as the previous nonconforming use rights have expired. Whenever nonconforming uses of a building is discontinued for a period of two years or longer, any subsequent use of the premises shall conform to the regulations applicable in the district in which it is located.

DATE REQUEST DISAPPROVED: July 17, 2020

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: July 17, 2020 TIME FILED: 2:42 p.m. PREPARED BY: Brian Mercer RECEIPT NO. BZAR-076108-2020

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) (14) 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: 8/5/2020

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

CASE NUMBER: BZA 35-2020 HEARING DATE: September 2, 2020 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 35-2020
150' Buffer

APPLICANT(S): Haley Edward F III and Raycroft Esther F

PREMISES: 601 Chimborazo Blvd & 3408 E Leigh Street
(Tax Parcel Number E000-0970/012)

SUBJECT: A building permit to re-establish the nonconforming use rights to a commercial use (convenience store) and convert the building to a dwelling unit.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.1 & 30-800.4 of the Zoning Ordinance for the reason that:

The proposed use (convenience store) is not permitted as the previous nonconforming use rights have expired.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

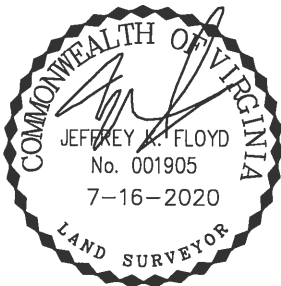
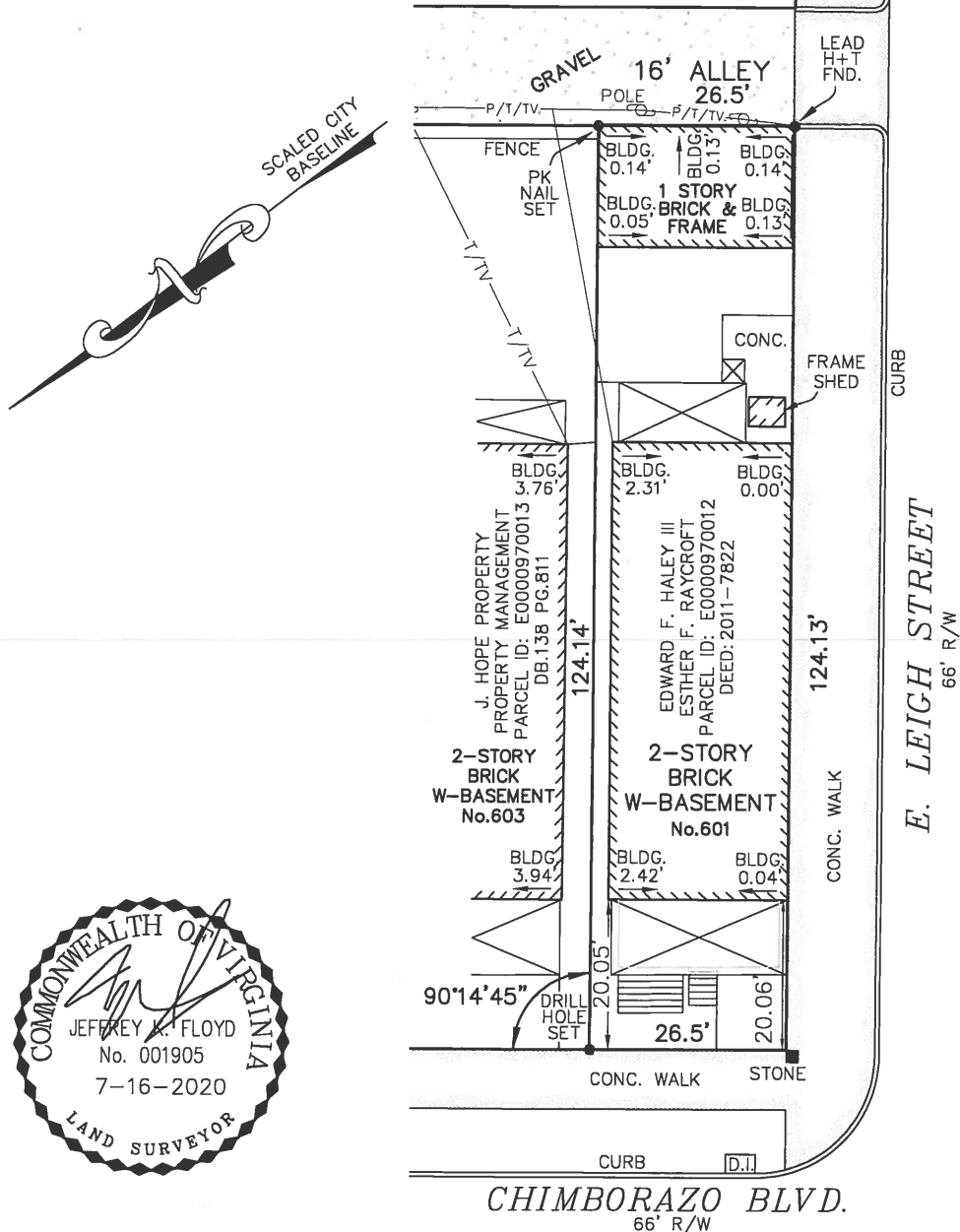
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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 to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 7-16-2020 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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MAP SHOWING THE IMPROVEMENTS
ON No. 601 CHIMBORAZO BLVD.
IN THE CITY OF RICHMOND, VA.

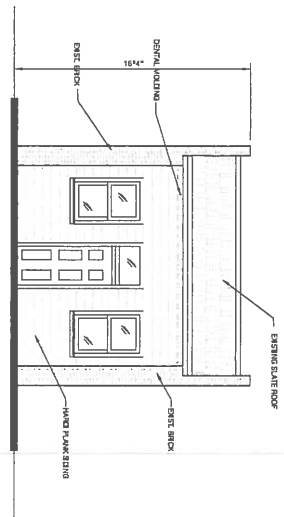
DATE: 7-16-2020

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

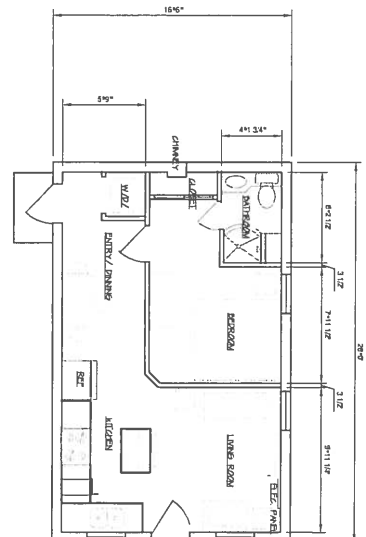
SCALE: 1"=20'

JOB NO. 200713457



PRELIM. ELEVATION

1/4" = 1'-0"



PRELIM. FLOOR PLAN

1/4" = 1'-0"

PRELIMINARY - NOT FOR REPRODUCTION
WITHOUT CONSENT OF TAW CONSTRUCTION LLC.

COMMISSION NO.	DATE
REVISIONS	
CHANGED BY	
REMOVED BY	
DATE	

GARAGE RENOVATION
601 CHIMBORAZO (3408 E. LEIGH)
390 SF SINGLE STORY

RICHMOND, VA.

TAW CONSTRUCTION
CLASS "A" CONTRACTOR
10004 LICKINGHOLE RD
ASHLAND, VIRGINIA 23005
CONSTRUCTION / PLANNING / DESIGN
PHONE: (804) 747-9600 / EMAIL: TAMOS@TAW.US.COM

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FLOOR PLAN

