



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

October 9, 2020

Evolve Hld / Daniil Kleyman  
3420 Pump Road # 169  
Henrico, VA 23233

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

To Whom It May Concern:

RE: **BZA 41-2020**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, November 4, 2020 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinances 2020-093 & 2020-183 to consider an application for a lot split and building permit to construct a new single-family detached dwelling at 3002 Q STREET (Tax Parcel Number E000-0627/029), located in an R-6 (Single-Family Attached Residential) District.

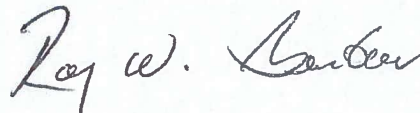
Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 761 392 456# beginning at 1:00 p.m. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2020 drop-down, click meeting details for November 4, 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](mailto:William.Davidson@richmondgov.com) for assistance. In accordance with Ordinance No. 2020-093 & 2020-183, 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

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.

3007 Q St LLC 1321 Porter St Apt C Richmond VA 23224	Benavides Paulo & Nelson And Leon Melquiades Ortiz 1720 Floyd Ave Richmond VA 23220	Drayton Jerome C 1111 N 30th St Richmond VA 23223
Evolve Hld Llc 3420 Pump Rd #169 Richmond VA 23233	Ferrell Daniel Roy 3017 Q Street Richmond VA 23223	Gaines Lee A & Betty J 509 Meriwether Ave Richmond VA 23222
Greenberg Lenny And Christine 1106 N 31st St Richmond VA 23223	Harger Ryan Joseph And Amy N 1110 N 31st St Richmond VA 23223	Ibe Ikenna C 11630 Hickory Lake Ter Glen Allen VA 23059
Krouse Joseph Michael And Ashlea Kay 2218 Maplewood Ave Richmond VA 23220	Lawrence Alex & Lucas James & Johnson Brittany S Etals 6301 Dawnfield Ln Henrico VA 23231	Lyell Matthew B And Emiline 1110 N 30th St Richmond VA 23223
Mattox Christopher Vincent 1112 N 31st St Richmond VA 23223	Opalak Charles F 1105 N 30th St Richmond VA 23223	Parks Dustin S And Lindsay 3021 Q St Richmond VA 23223
Parmoo LLC 4275 Mcclain Hill Ct Fairfax VA 22033	Plummer Shelia 1114 N 30th St Richmond VA 23223	Pond L Kent Po Box 864 Colonial Heights VA 23834
Sabieh Properties Llc 501 N 30th St Richmond VA 23223	Siedlarczyk Kaitlyn D And Dillon Daniel P Jr 1102 N 31st St Richmond VA 23223	Smith Antoinette M 1109 N 30th St Richmond VA 23223
Sukens Francis F J & C T Jones & Daisey And Ernest E Johnson 1425 Garber Street Richmond VA 23231	Tartakovsky Steven Po Box 25989 Richmond VA 23260	The Maggie Walker Community Land Trust 203 N Robinson St Richmond VA 23220
Toscano Javier 1107 N 30th St Richmond VA 23223		

**Property: 3002 Q St Parcel ID: E0000627029****Parcel**

**Street Address:** 3002 Q St Richmond, VA 23223-  
**Owner:** EVOLVE HLD LLC  
**Mailing Address:** 3420 PUMP RD #169, RICHMOND, VA 23223  
**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:** 2034.6  
**Acreage:** 0.047  
**Property Description 1:** 0033.91X0060.00 0000.000  
**State Plane Coords( ?):** X= 11799709.000018 Y= 3720434.625039  
**Latitude:** 37.53567552 , **Longitude:** -77.40744045

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 33  
**Rear Size:** 60  
**Parcel Square Feet:** 2034.6  
**Acreage:** 0.047  
**Property Description 1:** 0033.91X0060.00 0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11799709.000018 Y= 3720434.625039  
**Latitude:** 37.53567552 , **Longitude:** -77.40744045

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$32,000	\$0	\$32,000	Reassessment
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	\$24,000	\$0	\$24,000	Reassessment
2011	\$24,000	\$0	\$24,000	CarryOver
2010	\$24,000	\$0	\$24,000	Reassessment
2009	\$23,800	\$0	\$23,800	Reassessment
2008	\$23,800	\$0	\$23,800	Reassessment
2007	\$23,800	\$0	\$23,800	Reassessment
2006	\$10,000	\$0	\$10,000	Reassessment
2005	\$10,000	\$0	\$10,000	Reassessment
2004	\$2,600	\$0	\$2,600	Reassessment
2003	\$2,600	\$0	\$2,600	Not Available
2002	\$2,500	\$0	\$2,500	Not Available
1998	\$2,500	\$0	\$2,500	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
12/02/2015	\$10,000	COOPER RENE A	ID2015-22906	2 - INVALID SALE-DO NOT USE
03/23/2005	\$0	COOPER VERNELL	IW2005-249	
09/22/1992	\$0	Not Available	00024-1835	
07/20/1987	\$3,000	Not Available	000134-00335	

**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:** 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	1011	0207001	020700
1990	104	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**

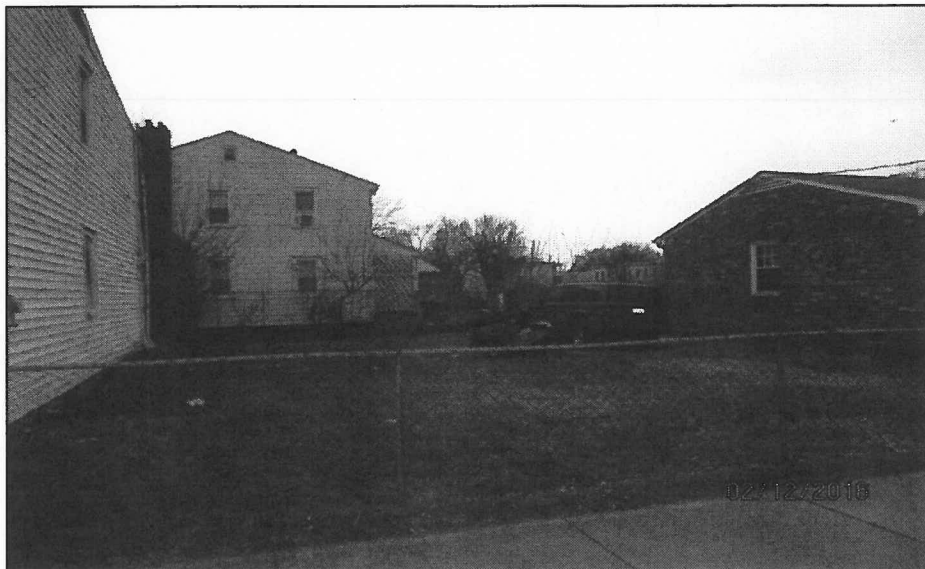
**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Thursday  
**Bulk Collection:** TBD

**Government Districts**

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

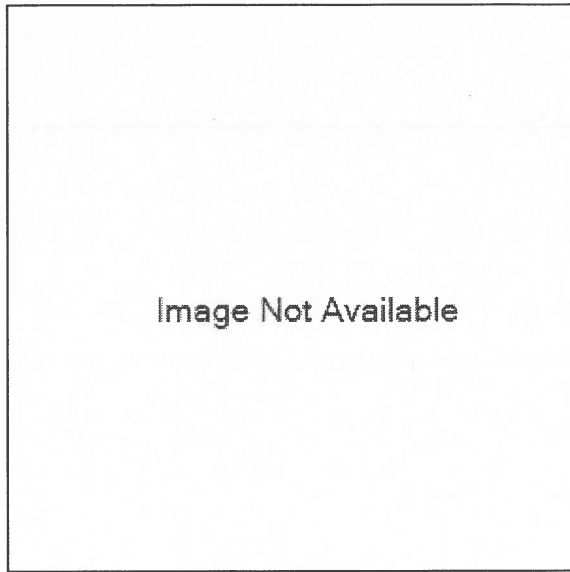
**Property Images**

Name:E0000627029 Desc:

[Click here for Larger Image](#)

**Sketch Images**

Name: Desc:





# 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

<b>PROPERTY OWNER:</b> <u>Evelyn Hild / Daniel Kleyman</u> <b>ADDRESS:</b> <u>3426 Paine Road # 169</u> <u>Henrico, VA 23243</u> <b>PROPERTY OWNER'S REPRESENTATIVE:</b> <u>Mark Baker</u> <b>(Name/Address)</b> <u>1519 Summit Avenue, Suite 101</u> <u>Richmond, VA 23230</u>	<b>PHONE: (Home) ( )</b> _____ <b>(Mobile) (804) 591-4111</b> <b>FAX: ( )</b> _____ <b>(Work) ( )</b> _____ <b>E-mail Address:</b> <u>dvl58@yahoo.com</u>  <b>PHONE: (Home) ( )</b> _____ <b>(Mobile) (804) 874-6275</b> <b>FAX: ( )</b> _____ <b>(Work) ( )</b> _____ <b>E-mail Address:</b> <u>markbaker@bakerdevelopmentresources</u>
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## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

**PROPERTY ADDRESS (ES)** 3002 O Street

**TYPE OF APPLICATION:**    ☐ VARIANCE    ☒ SPECIAL EXCEPTION    ☐ OTHER \_\_\_\_\_

**ZONING ORDINANCE SECTION NUMBERS(S):** 30-300 & 30-412.4(1)

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

**TAX PARCEL NUMBER(S):** E000-0627/029    **ZONING DISTRICT:** R-6 (Single-Family Attached Residential)

**REQUEST DISAPPROVED FOR THE REASON THAT:** The lot area and lot width requirements are not met. Lot areas of five thousand square feet (5,000' SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 5,962.2 square feet and a lot width of ninety-nine and thirty-seven hundredths feet (99.37') currently exists. A lot area of 2,034.6 square feet and width of 31.3 feet is proposed for No. 3002. A lot area of 3,927.6 square feet and width of 65.49 feet is proposed for No. 3008.

**DATE REQUEST DISAPPROVED:** September 3, 2020    **FEE WAIVER:** YES ☐ NO: ☒

**DATE FILED:** September 16, 2020    **TIME FILED:** 2:57 p.m.    **PREPARED BY:** Josh Young    **RECEIPT NO.** BZAR-079260-2020

**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) 2 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:** 10/15/2020

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

**CASE NUMBER:** BZA 41-2020    **HEARING DATE:** November 4, 2020    **AT** 1:00 **P.M.**



BOARD OF ZONING APPEALS CASE BZA 41-2020  
150' Buffer

APPLICANT(S): Evolve Hld / Daniil Kleyman

PREMISES: 3002 Q Street  
(Tax Parcel Number E000-0627/029)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.4(1)  
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

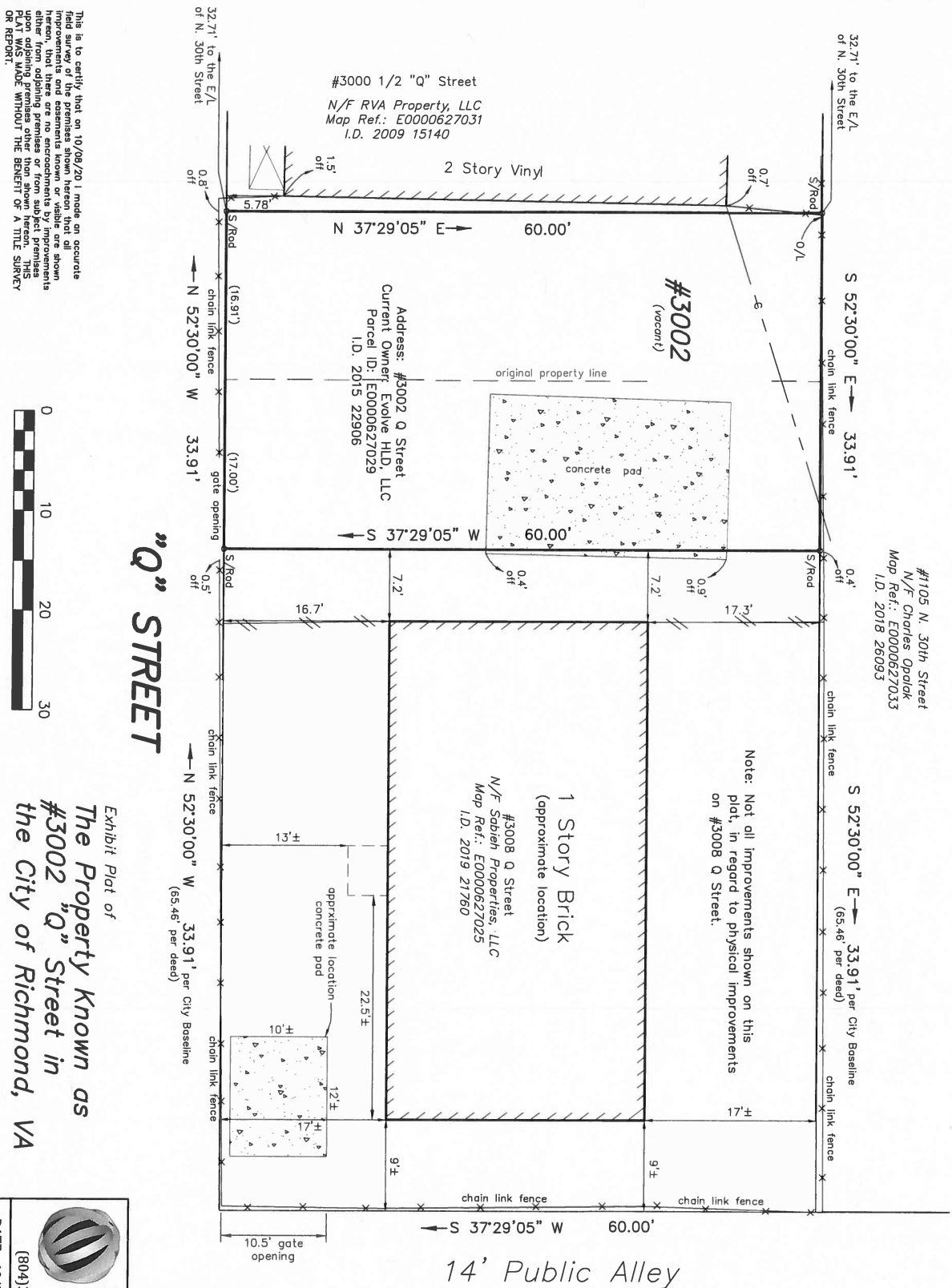
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together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





*Exhibit Plot of  
The Property known as  
#3002 "Q" Street in  
the City of Richmond, VA*



DAVISON LAND SURVEYING

8306 Longlands Pl.

Chesterfield, Virginia 23832

(804)314-7441 [davisonlandsurveying@gmail.com](mailto:davisonlandsurveying@gmail.com)

DATE: 10/08/20

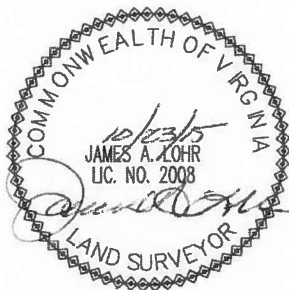
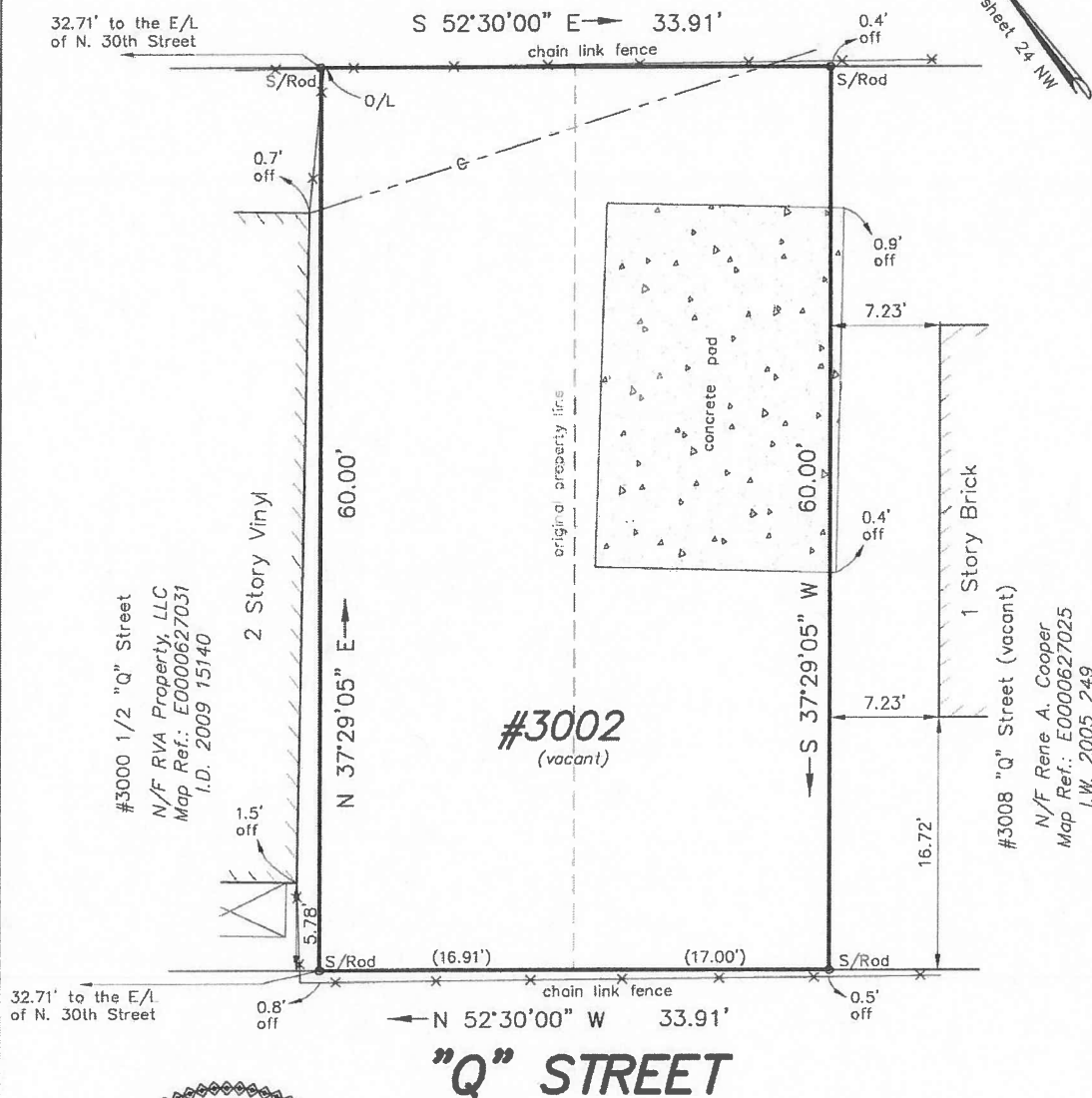
SCALE: 1"=10'

JN: 20-374

Purchaser: Evolve Development  
 Current Owner: Rene A. Cooper  
 Map Ref.: E0000627029  
 I.W. 2005 249

Note: Bearings protracted from City  
 Baseline sheet 24 NW.

#1105 N. 30th Street  
 N/F Annie Cooper  
 Map Ref.: E0000627033  
 D.B. 816, Pg. 298



Survey and Plat of  
 The Property Known as  
 #3002 "Q" Street in  
 the City of Richmond, VA

This is to certify that on 10/23/15 I made an accurate field survey of the premises shown hereon that all improvements and easements 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. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290041E effective date of 07/16/14. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

1900 Byrd Avenue, Suite 103  
 Richmond, Virginia, 23230  
 Phone (804) 673-9666  
 Fax (804) 673-9990

Scale: 1"=10'  
 Drawn: TCJ  
 Job: 1530-15

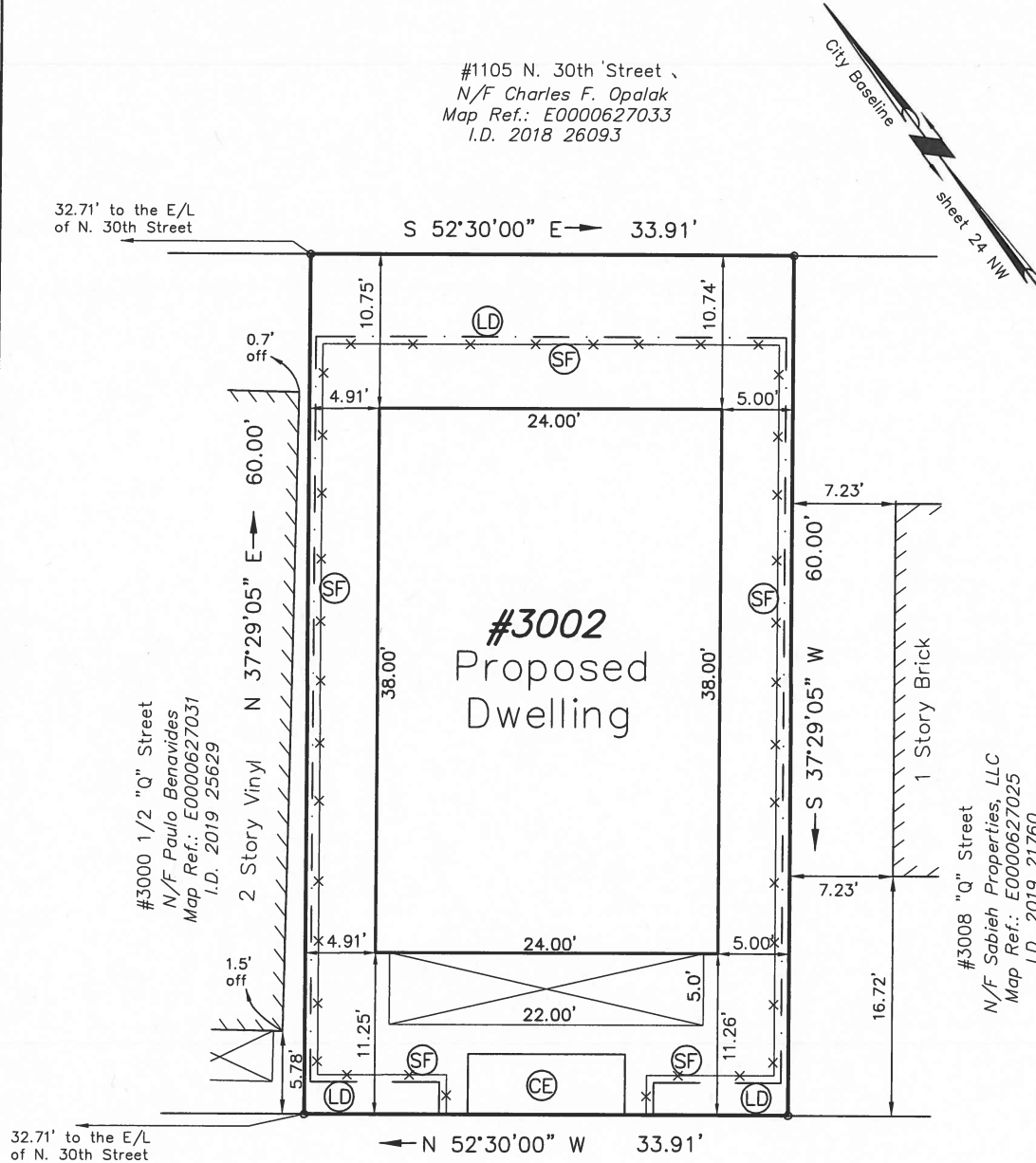
Date: 10/26/15  
 Checked: JAL

Address: #3002 "Q" Street  
 Current Owner: Evolve HLD, LLC  
 Map Ref.: E0000627029  
 I.D. 2015 22906  
 Area: 0.047 Acre (2034.60 Sq.Ft.)

Note: Bearings protracted from City  
 Baseline sheet 24 NW.

Area of Disturbance is  
 0.040 ac. (1749.80 sq.ft.)

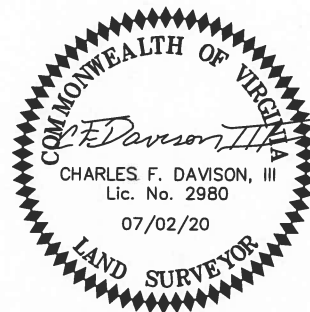
#1105 N. 30th Street  
 N/F Charles F. Opalak  
 Map Ref.: E0000627033  
 I.D. 2018 26093



## "Q" STREET

Building Permit Plat for  
 The Property Known as  
 #3002 "Q" Street in  
 the City of Richmond, VA

- CE Construction Entrance
- SF Silt Fence
- LD Limits of Disturbance



FLOOD INSURANCE NOTE: By graphics plotting only,  
 this property is in ZONE X  
 of the Flood Insurance Rate Map, Community Panel No.  
 510129 0041E effective date of 07/16/14  
 Exact designations can only be determined by an Elevation  
 Certificate. Based on the above information, this property  
 IS NOT in a Special Flood Hazard Area.



DAVISON LAND SURVEYING  
 AND MAPPING

8306 Longlands Pl.

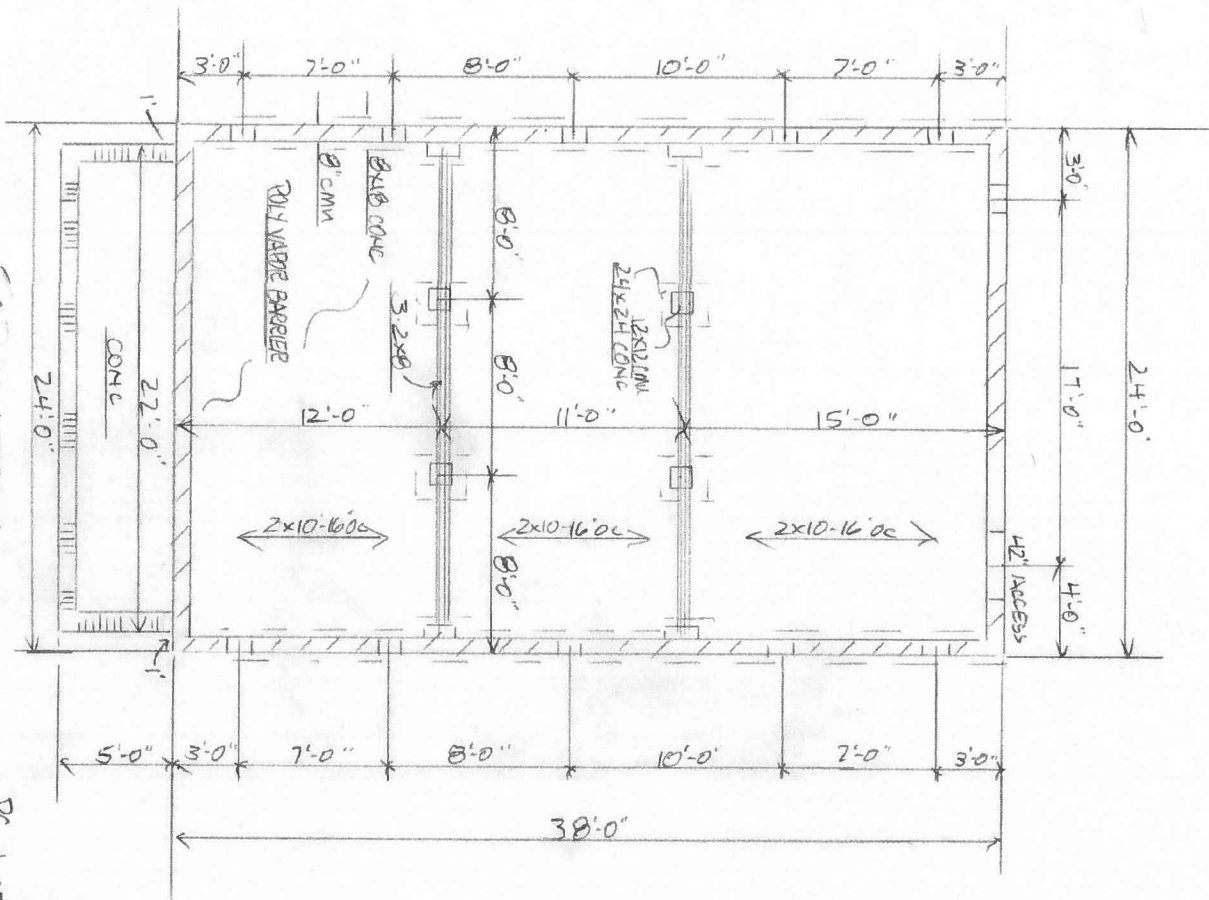
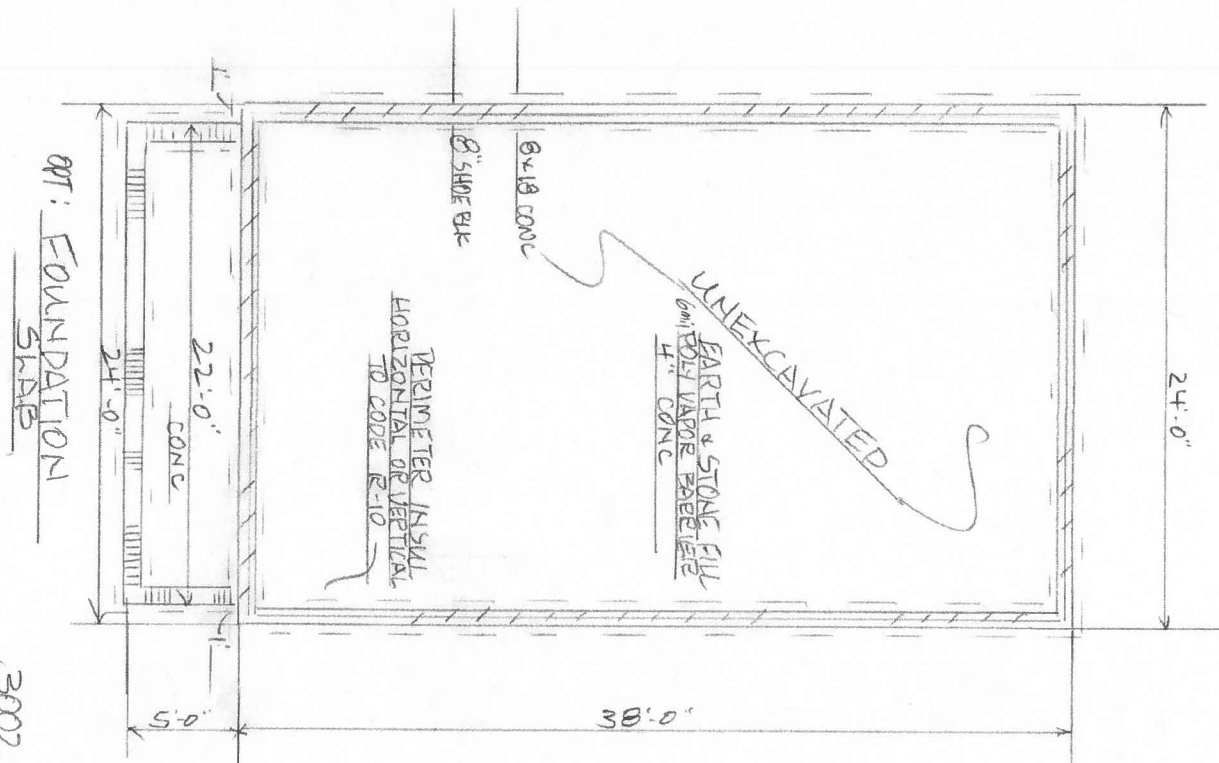
Chesterfield, Virginia 23832

(804)314-7441 davisonlandsurveying@gmail.com

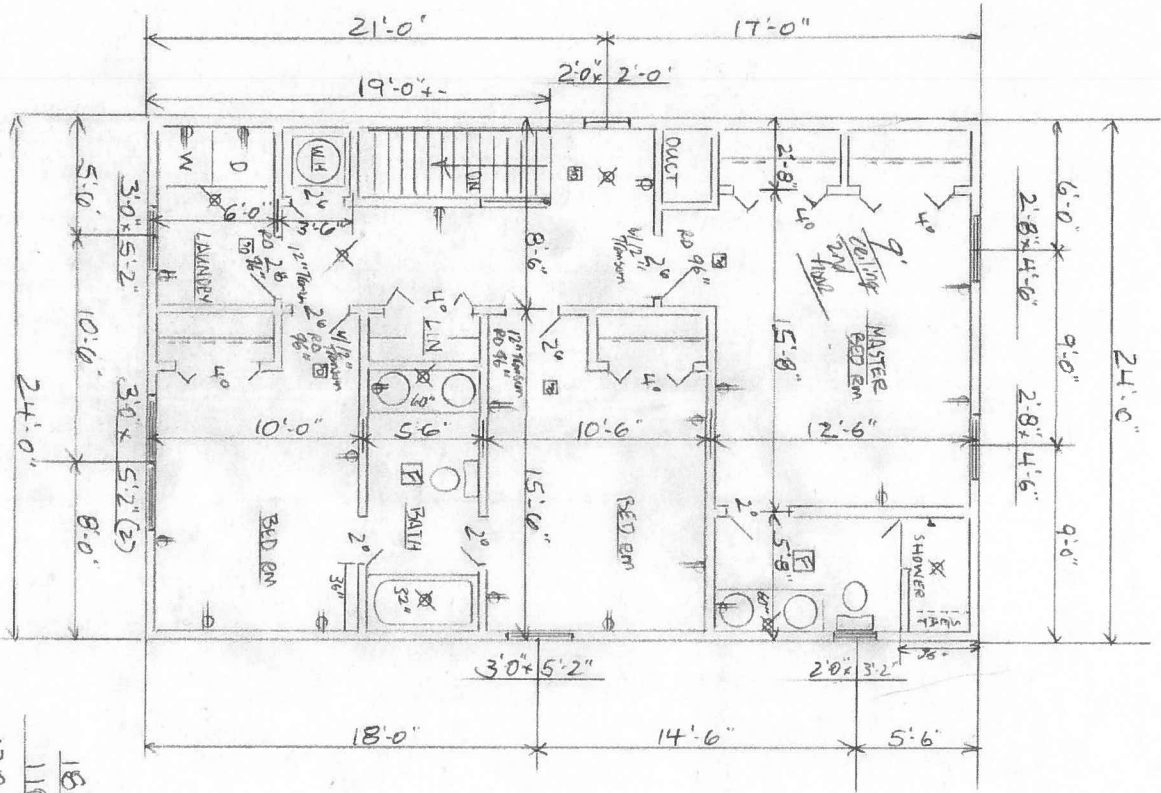
DATE: 07/02/20

SCALE: 1"=10'

JN: 20-207



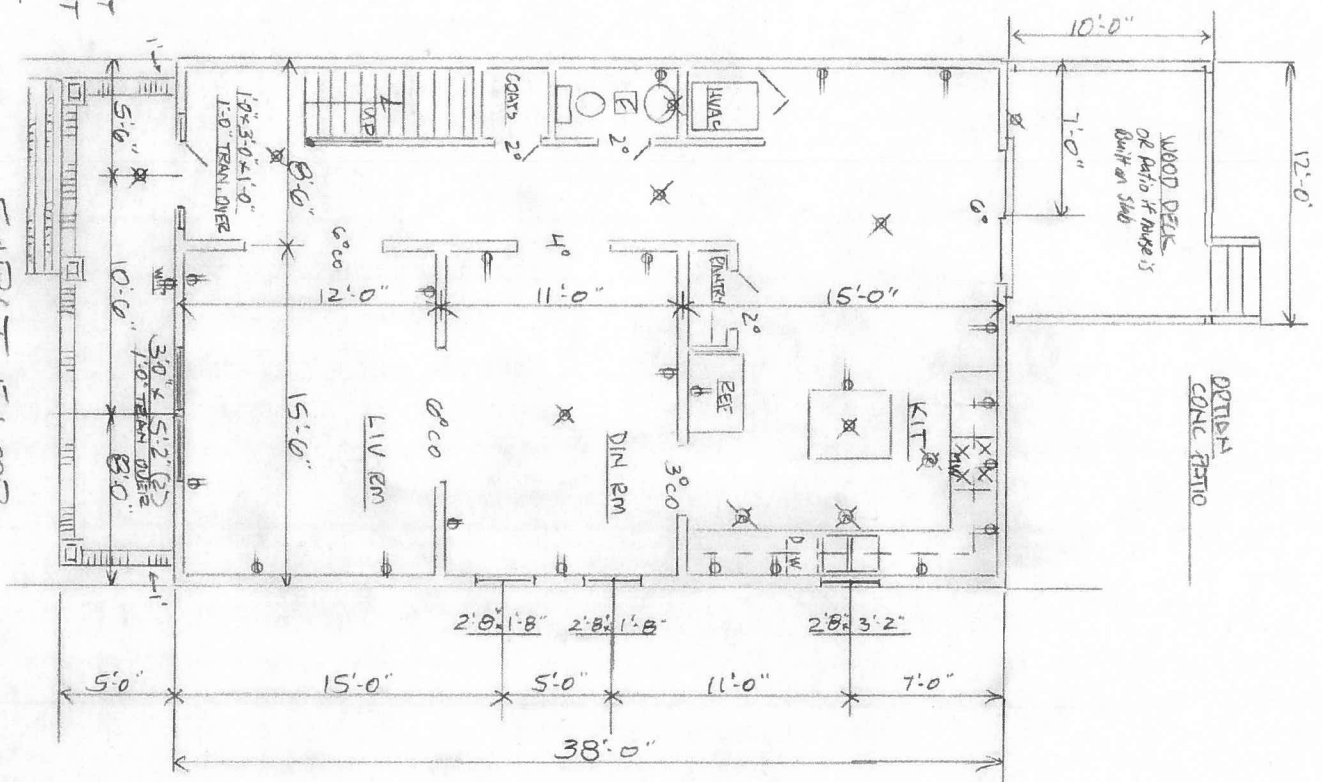
FOUNDATION  
FRAMED



SECOND FLOOR

3002 Q STREET

120 SQFT DECK  
110 REAR SQFT  
1624 FIN SQFT

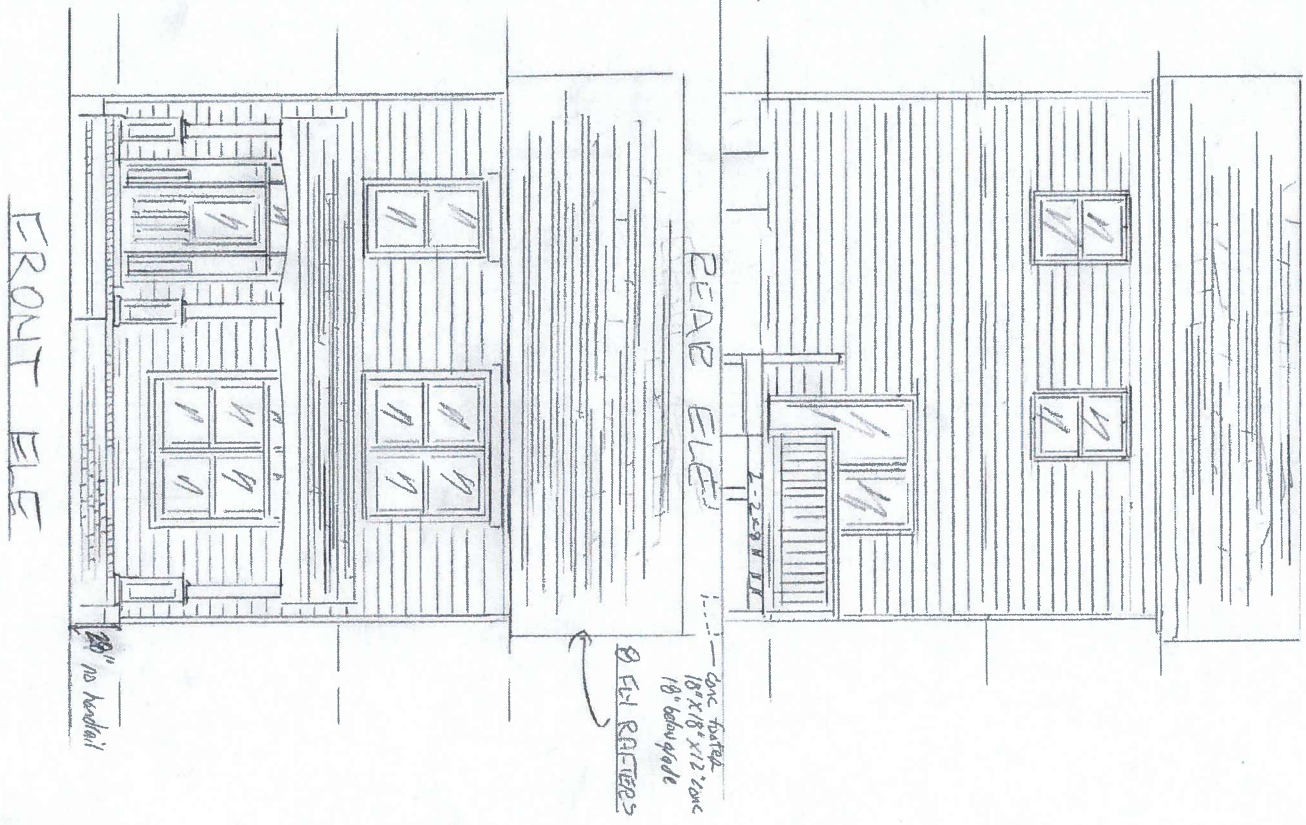


FIRST FLOOR

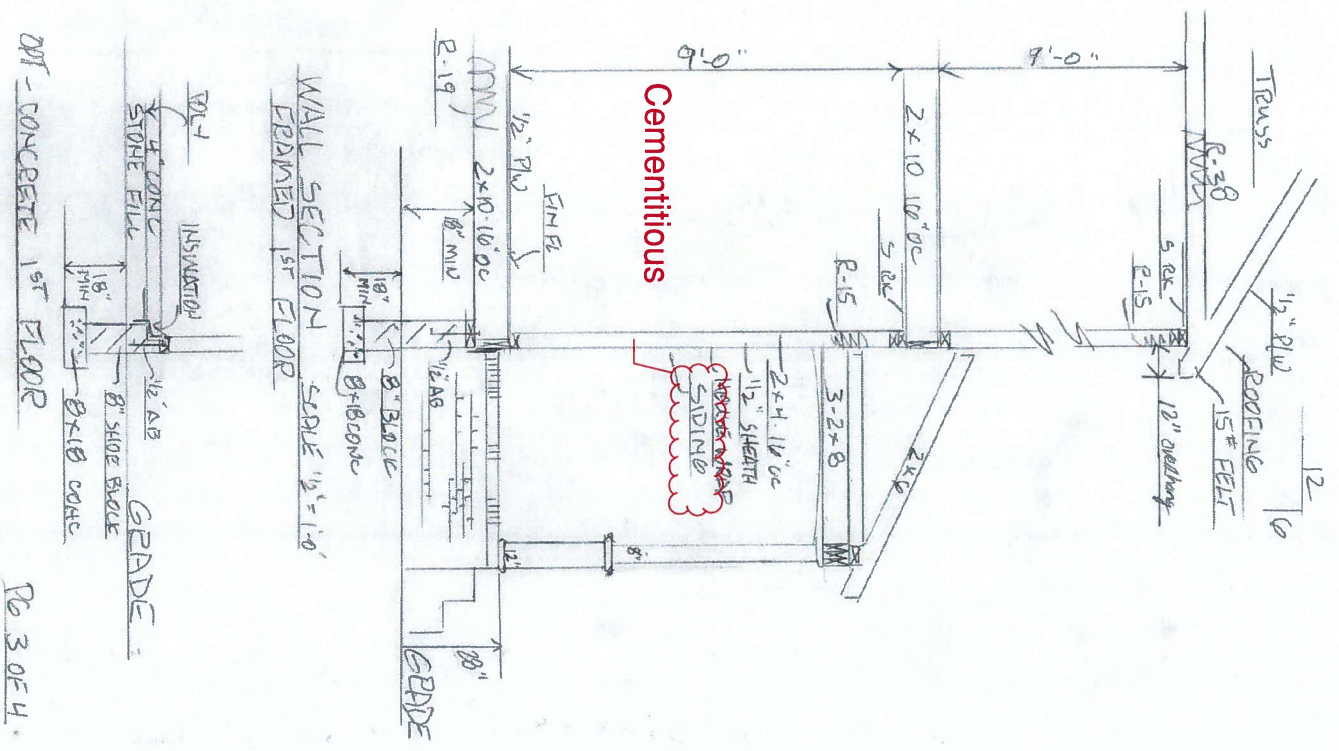
1624

MAN 2020  
SCALE 1/4"=1'-0"

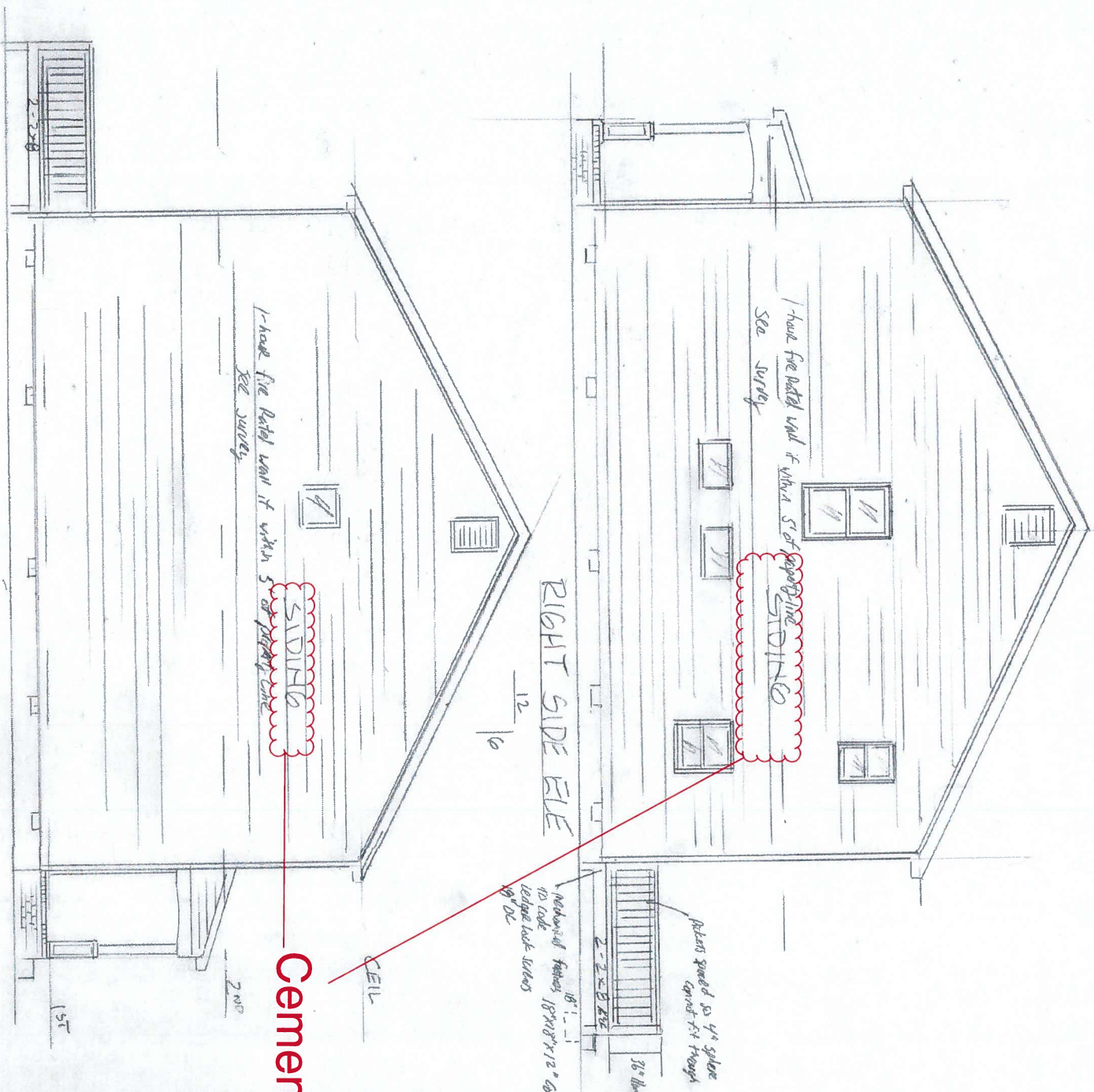




3002 2 STREET



MAN 2020  
SCALE 1/4\"/>



Cementitious

LEFT SIDE ELE  
3002 Q STREET

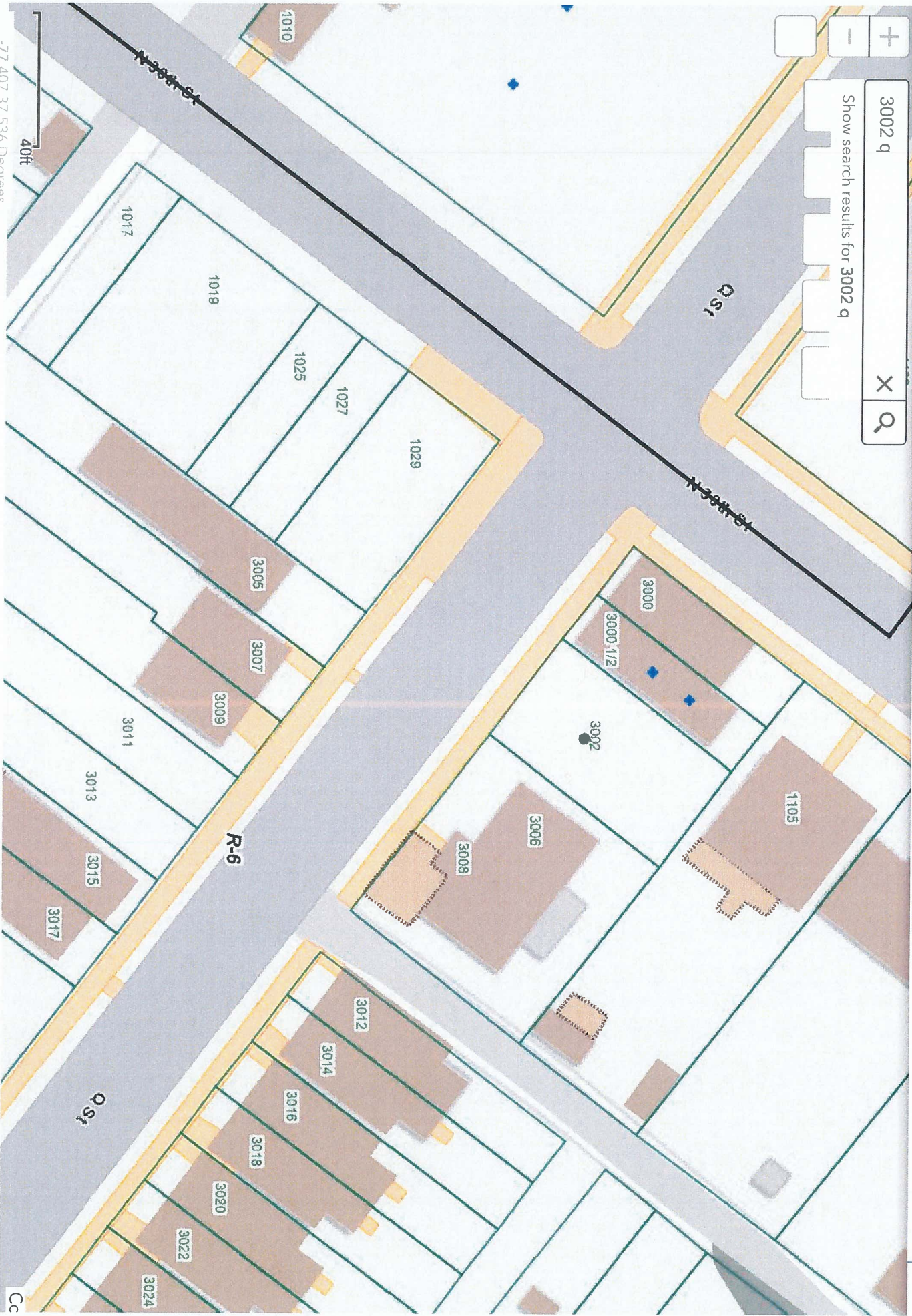
Ro 4 OF 4





# Richmond Zoning Office Map

provided by the Department of Planning & Development Review, Division of Zoning Administration



-77.407 37.536 Degrees



Google Maps 3002 Q St



Image capture: Jul 2015 © 2020 Google

Richmond, Virginia



Street View





Google Maps 3002 Q St

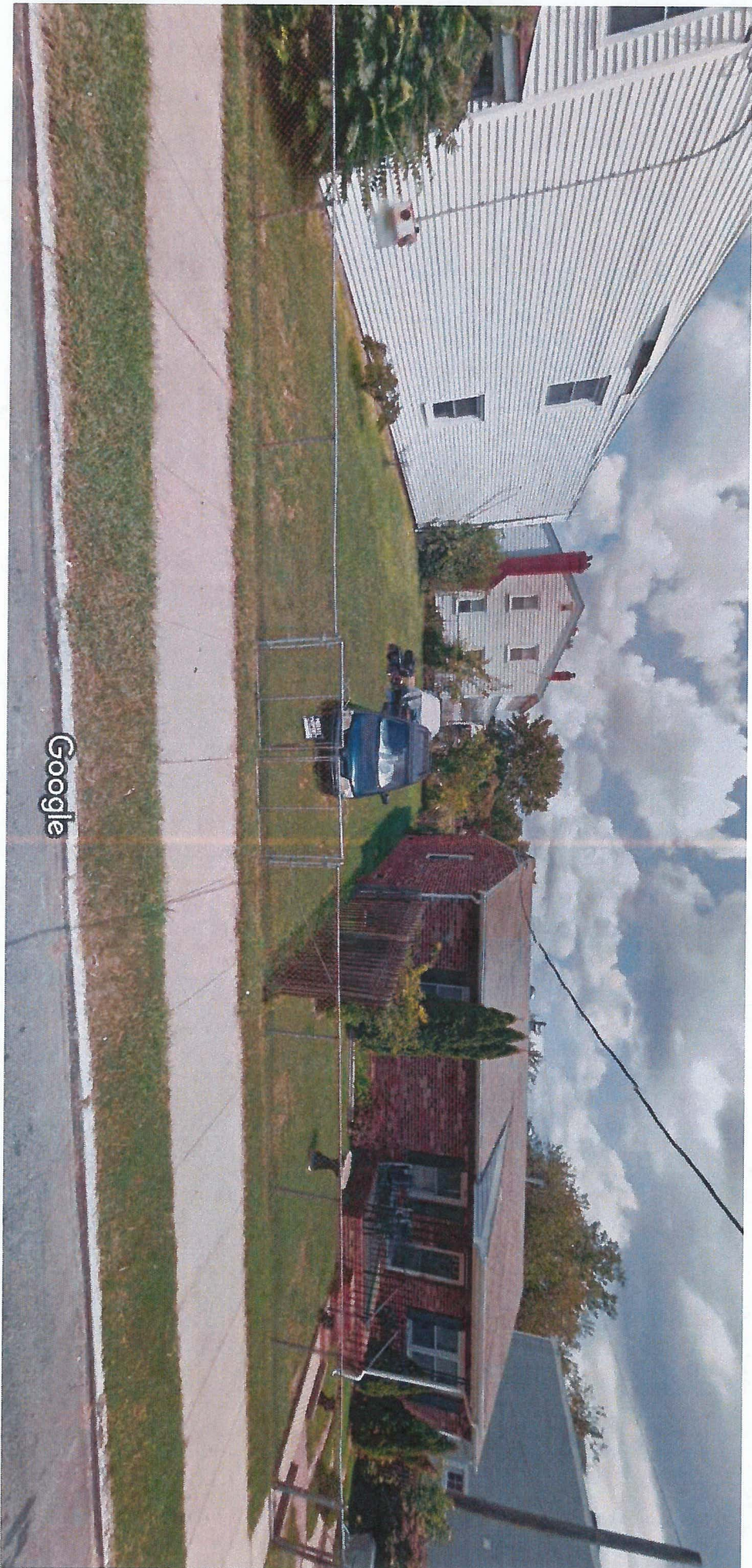


Image capture: Jul 2012 © 2020 Google

Richmond, Virginia



Street View





Google Maps 3002 Q St



Image capture: Jul 2007 © 2020 Google

Richmond, Virginia



Street View

