



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

December 8, 2020

Sabrine Walters  
5420 Campbell Avenue  
Richmond, VA 23231

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

To Whom It May Concern:

RE: **BZA 02-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, January 6, 2021 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2020-183 to consider an application for building permits to construct new single-family detached dwellings at 5416 CAMPBELL AVENUE (Tax Parcel Number E010-0138/027), located in an R-5 (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 266 671 544# 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 January 6, 2021 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. 2020-183, 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.

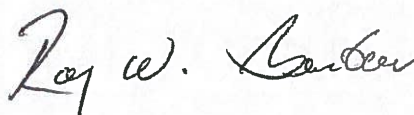
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 02-2021  
Page 2  
December 8, 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. 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.

2nd & Clay Llc  
Po Box 37386  
N Chesterfield VA 23234

39 Forever Llc  
2111 W Main St #202  
Richmond VA 23220

Adams Emory M Sr & Daisy B  
5503 Campbell Ave  
Richmond VA 23231

Burton Brian P  
805 Horsepen Rd  
Henrico VA 23229

Cava Capital Llc  
5310 Markel Rd #104  
Richmond VA 2323

Dowden Forrest J Jr & Gail P  
1551 Vinton St  
Richmond VA 23231

James-walker Mary & Develyn D & W A &  
Rodney &robert A Johnson  
5501 Campbell Ave  
Richmond VA 23231

Mccay Brendan D  
502 Gardiner Rd  
Richmond VA 23229

Morgan Samuel Jr & Louise T  
1416 Vinton St  
Richmond VA 23231

N F L Vinton Llc  
2010 Fon Du Lac  
Richmond VA 23229

Nelson Jessica  
5420 Campbell Ave  
Richmond VA 23231

Priest Sean  
818 N 24th St  
Richmond VA 23223

Richter David  
1201 Sycamore Sq Po Box 1313  
Midlothian VA 23113

Rva75 19 Llc  
5310 Markel Rd #104  
Richmond VA 23230

Vaughan William H Jr  
3012 Waddington Drive  
North Chesterfield VA 23224

**Property:** 5416 Campbell Ave **Parcel ID:** E0100138027**Parcel**

**Street Address:** 5416 Campbell Ave Richmond, VA 23231-  
**Owner:** CCR II HOLDINGS LLC  
**Mailing Address:** 11 SOUTH 12TH ST #115, RICHMOND, VA 23219  
**Subdivision Name :** POWHATAN PLACE  
**Parent Parcel ID:**  
**Assessment Area:** 348 - Fulton Area B  
**Property Class:** 101 - R Single Family Vacant (R1-R7)  
**Zoning District:** R-5 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2020  
**Land Value:** \$25,000  
**Improvement Value:**  
**Total Value:** \$25,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 10150  
**Acreage:** 0.233  
**Property Description 1:** POWHATAN PLACE L26-27 B6  
**Property Description 2:** 0070.00X0145.00 0000.000  
**State Plane Coords( ?):** X= 11802734.621033 Y= 3711176.286533  
**Latitude:** 37.51016761 , **Longitude:** -77.39737719

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 70  
**Rear Size:** 145  
**Parcel Square Feet:** 10150  
**Acreage:** 0.233  
**Property Description 1:** POWHATAN PLACE L26-27 B6  
**Property Description 2:** 0070.00X0145.00 0000.000  
**Subdivision Name :** POWHATAN PLACE  
**State Plane Coords( ?):** X= 11802734.621033 Y= 3711176.286533  
**Latitude:** 37.51016761 , **Longitude:** -77.39737719

**Other**

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

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$30,000	\$0	\$30,000	Reassessment
2020	\$25,000	\$0	\$25,000	Reassessment
2019	\$25,000	\$0	\$25,000	Reassessment
2018	\$25,000	\$0	\$25,000	Reassessment
2017	\$25,000	\$0	\$25,000	Reassessment
2016	\$25,000	\$0	\$25,000	Reassessment
2015	\$25,000	\$0	\$25,000	Reassessment
2014	\$25,000	\$0	\$25,000	Reassessment
2013	\$25,000	\$0	\$25,000	Reassessment
2012	\$23,000	\$0	\$23,000	Reassessment
2011	\$23,000	\$0	\$23,000	CarryOver
2010	\$23,000	\$0	\$23,000	Reassessment
2009	\$23,000	\$0	\$23,000	Reassessment
2008	\$23,000	\$0	\$23,000	Reassessment
2007	\$21,000	\$0	\$21,000	Reassessment
2006	\$9,500	\$0	\$9,500	Reassessment
2005	\$9,300	\$0	\$9,300	Reassessment
2004	\$8,300	\$0	\$8,300	Reassessment
2003	\$8,300	\$0	\$8,300	Reassessment
2002	\$8,200	\$0	\$8,200	Reassessment
1998	\$8,000	\$0	\$8,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
11/13/2020	\$36,300	WALTERS SABRINE M	ID2020-27099	2 - INVALID SALE-Foreclosure, Forced Sale etc.
10/09/2002	\$0	SECRETARY OF HOUSING AND URBAN	ID2002-35137	
07/27/1992	\$0	SECRETARY OF HOUSING AND URBAN	DB314-1207	
12/12/1991	\$0	Not Available	00287-0457	

**Planning**

**Master Plan Future Land Use:** SF-LD  
**Zoning District:** R-5 - Residential (Single Family)  
**Planning District:** East  
**Traffic Zone:** 1086  
**City Neighborhood Code:** FLTN  
**City Neighborhood Name:** Fulton  
**Civic Code:** 0450  
**Civic Association Name:** Greater Fulton Civic Association  
**Subdivision Name:** POWHATAN PLACE  
**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	1028	0212001	021200
1990	119	0212001	021200

**Schools**

**Elementary School:** Bellevue  
**Middle School:** Martin Luther King Jr  
**High School:** Armstrong

**Public Safety**

**Police Precinct:** 1  
**Police Sector:** 111  
**Fire District:** 8  
**Dispatch Zone:** 113A

**Public Works Schedules**

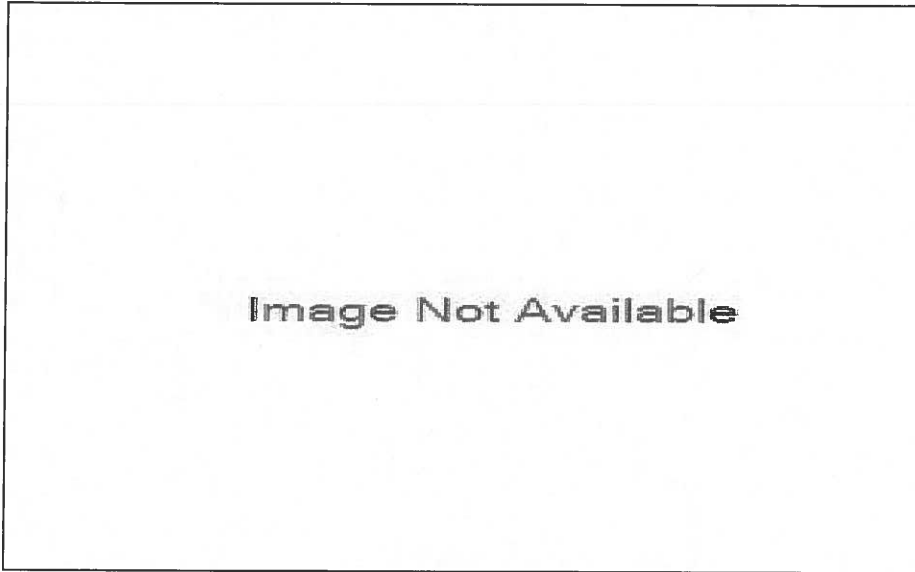
**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Thursday  
**Bulk Collection:** TBD

**Government Districts**

**Council District:** 7  
**Voter Precinct:** 706  
**State House District:** 71  
**State Senate District:** 16  
**Congressional District:** 4

**Property Images**

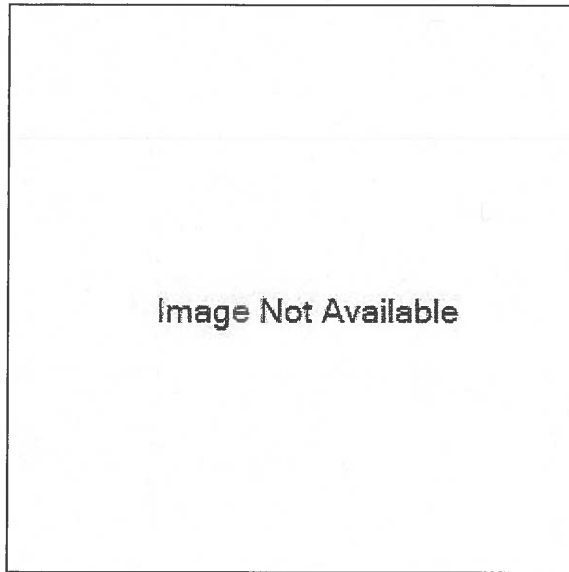
Name: Desc:



[Click here for Larger Image](#)

**Sketch Images**

Name: Desc:





BZA 02-2021

## 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:

Sabrina Walters

PHONE: (Home) ( ) (Mobile) ( )

ADDRESS

5420 Campbell Avenue

FAX: ( ) (Work) ( )

Richmond, VA 23234

E-mail Address:

PROPERTY OWNER/S

REPRESENTATIVE: Baker Development Resources

PHONE: (Home) ( ) (Mobile) (804) 874-6275

(Name/Address)

1519 Summit Avenue, Suite 102

FAX: ( ) (Work) ( )

Richmond, VA 23230E-mail Address: markbaker@bakerdevelopmentresources.comAttn: Mark Baker

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 5416 Campbell AvenueTYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHERZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.4APPLICATION REQUIRED FOR: Building permits to construct new single-family detached dwellings.TAX PARCEL NUMBER(S): E010-0138/027 ZONING DISTRICT: R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of six thousand square feet (6,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 10,150.0 square feet and a lot width of seventy feet (70') currently exists; lot areas of 5,075.0 square feet and lot widths of thirty-five feet (35') are proposed.

DATE REQUEST DISAPPROVED: November 13, 2020FEE WAIVER: YES ☐ NO: ☒DATE FILED: November 13, 2020 TIME FILED: 12:00 p.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAR-082237-2020AS CERTIFIED BY: William C. [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: 11/25/20

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

CASE NUMBER: BZA 02-2021 HEARING DATE: January 6, 2021 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 02-2021  
150' Buffer

APPLICANT(S): Sabrina Walters

PREMISES: 5416 Campbell Avenue  
(Tax Parcel Number E010-0138/027)

SUBJECT: Building permits to construct new single-family detached dwellings.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4  
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/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.

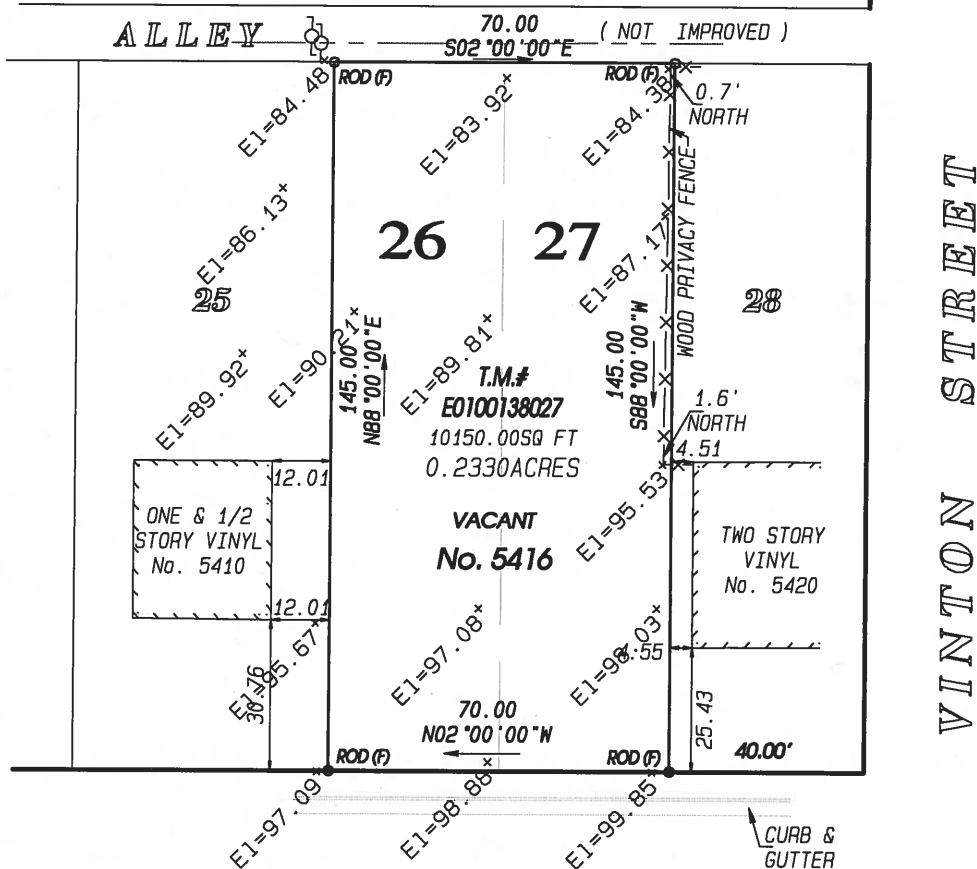
Acknowledgement of Receipt by Applicant or Authorized Agent: \_\_\_\_\_

(Revised: 4/28/16)

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".

CURRENT OWNER: SABRINE M WALTERS ID 2002-35137

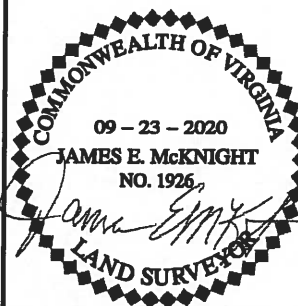
CITY OF RICHMOND  
BASELINE SHEET 26 S.E.



## CAMPBELL AVENUE

42' +/- R/W

PLAT SHOWING IMPROVEMENTS ON LOT 26 & 27, BLOCK "6"  
PLAN OF "POWHATAN PLACE",  
IN THE CITY OF RICHMOND, VIRGINIA.



THIS IS TO CERTIFY THAT ON SEPTEMBER 23, 2020, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS. SCALE: 1" = 30'

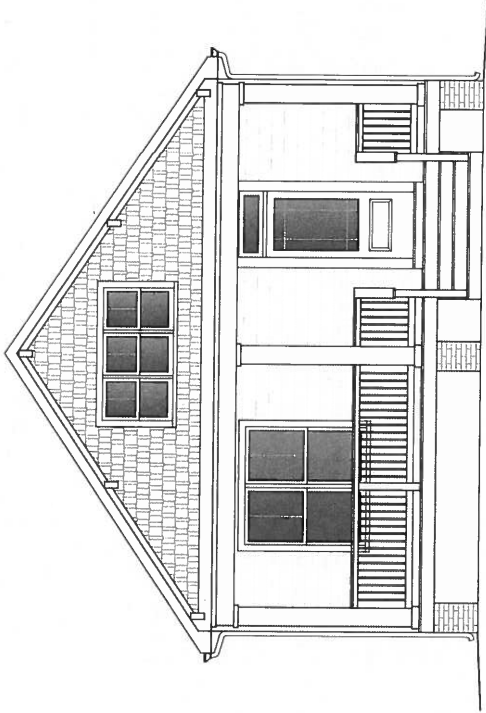


LAND SURVEYORS PLANNERS

**McKNIGHT**  
& ASSOCIATES, P.C.

201 TWIN RIDGE LANE  
RICHMOND, VIRGINIA 23235  
TELEPHONE (804) 320-2646

JOB NUMBER: 88035816



B.Z.A. FOR TWO NEW ONE-STORY, SINGLE-FAMILY DETACHED HOUSES  
IN RICHMOND'S FULTON NEIGHBORHOOD

# 5416 CAMPBELL AVE. HOUSES

5416 CAMPBELL AVENUE  
RICHMOND, VIRGINIA 23231

## DRAWING INDEX

DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
C1.1	ARCHITECTURAL SITE PLAN & ZONING INFORMATION
A1.1	FIRST FLOOR PLAN
A2.1	FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.2	REAR & SIDE EXTERIOR ELEVATIONS

B.Z.A. FOR TWO NEW ONE-STORY, SINGLE-FAMILY DETACHED HOUSES  
IN RICHMOND'S FULTON NEIGHBORHOOD

5416 CAMPBELL AVE. HOUSES

5416 CAMPBELL AVENUE  
RICHMOND, VIRGINIA 23231

NOT FOR  
CONSTRUCTION

SET / REVISION:  
B.Z.A. APPLICATION

DATE / MARK:  
11/17/2020

COVER SHEET

CS

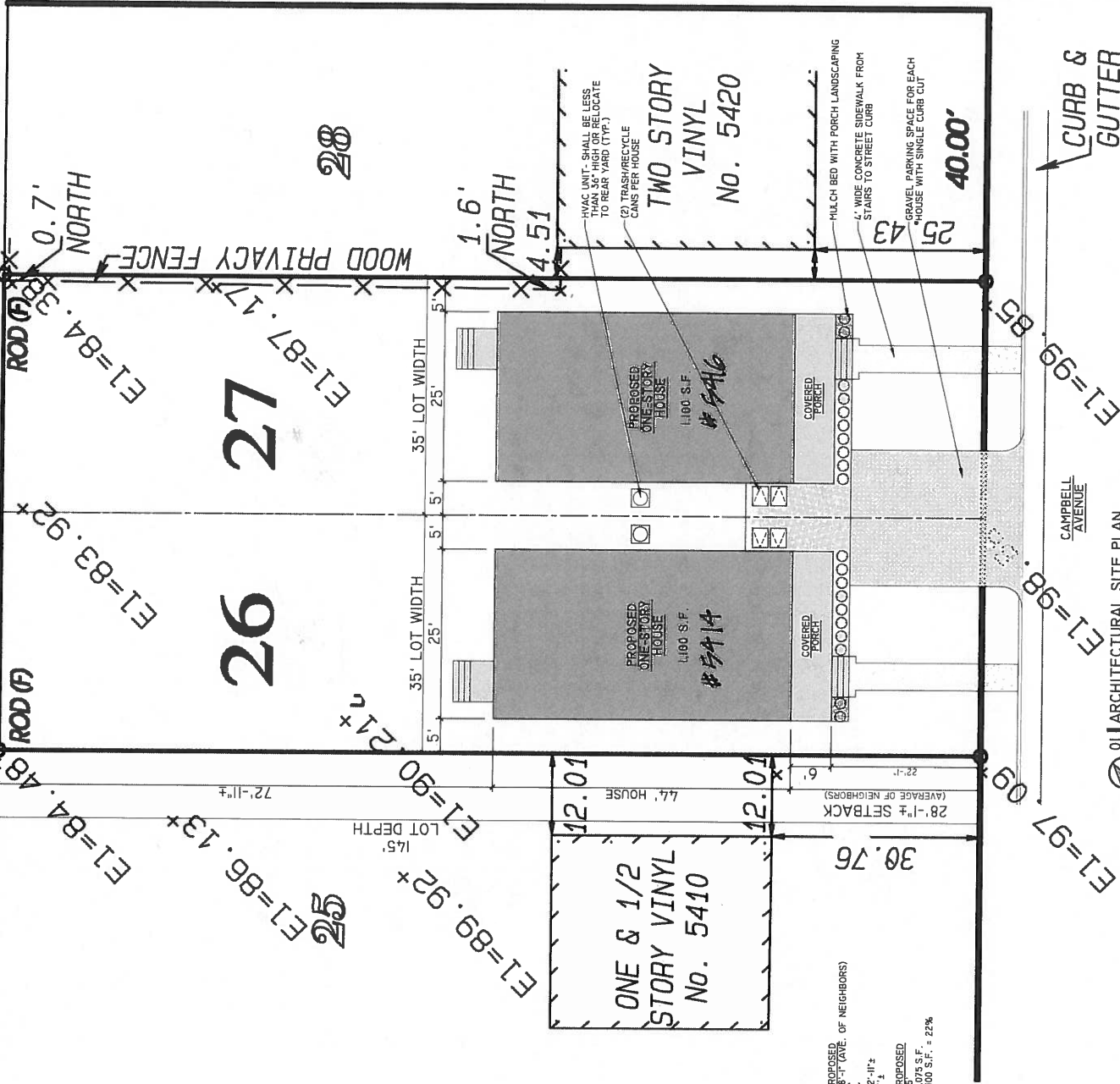
CENTER CREEK  
- HOMES -

PROJECT CONTACTS:  
DEVELOPER:  
CC RICHMOND II, LP  
C/O CENTER CREEK HOMES  
GREG SHRON  
804-306-7727

ARCHITECT:  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

ALLEY

70.00 (NOT IMPROVED)  
502'00"00"E



**ZONING INFORMATION:**

LOT ZONED R-5

EXISTING UNDEVELOPED 70'x45' LOT  
PROPOSING TO DIVIDE INTO TWO EQUAL 35'x70' LOTS

**SETBACKS/YARDS:**  
REAR: 25' MIN.  
LEFT: 5' MIN.  
RIGHT: 5' MIN.  
REAR: 5' MIN.  
HEIGHT: 35' MAX.

**PROPOSED:**  
28'-11\"/>

**LOT SIZE & COVERAGE:**  
LOT AREA: 3,075 S.F.  
LOT COVERAGE: 35% MAX.



CENTER CREEK  
- HOMES -

**PROJECT CONTACTS:**

DEVELOPER:  
CC RICHMOND II, LP  
C/O CENTER CREEK HOMES  
GREG SHROEN  
804-502-7727

ARCHITECT:  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

5416 CAMPBELL AVE. HOUSES  
IN RICHMOND'S FULTON NEIGHBORHOOD  
B.Z.A. FOR TWO NEW ONE-STORY, SINGLE-FAMILY DETACHED HOUSES

5416 CAMPBELL AVENUE  
RICHMOND, VIRGINIA 23231

NOT FOR  
CONSTRUCTION

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B.Z.A. APPLICATION

DATE/MARK:  
11/17/2020

ARCHITECTURAL  
SITE PLAN

C.I.I



CENTER CREEK  
- HOMES -

PROJECT CONTACTS:

DEVELOPER:  
CC RICHMOND II, LP  
C/O CENTER CREEK HOMES  
GREG SHROD  
804-302-7727

ARCHITECT:  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

# 5416 CAMPBELL AVE. HOUSES

B.Z.A. FOR TWO NEW ONE-STORY, SINGLE-FAMILY DETACHED HOUSES  
IN RICHMOND'S FULTON NEIGHBORHOOD

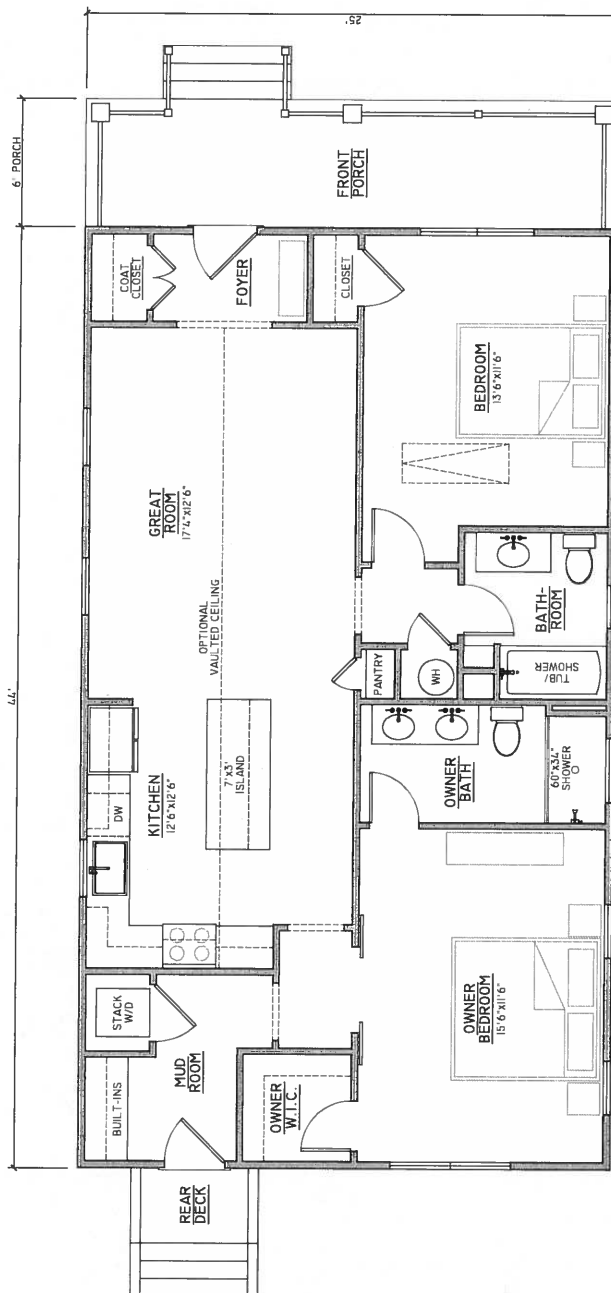
5416 CAMPBELL AVENUE  
RICHMOND, VIRGINIA 23231

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11/17/2020

FIRST FLOOR PLAN

## AI.1



01 FIRST FLOOR PLAN  
1/2" = 1'



CENTER CREEK  
- HOMES -

PROJECT CONTACTS:

DEVELOPER: CC  
C/O CENTER CREEK HOMES  
GREG SHRON  
800-562-7727

ARCHITECT: CHRIS WOLFE  
CHRIS WOLFE ARCHITECTURE, PLLC  
800-547-7644

5416 CAMPBELL AVE. HOUSES

B.Z.A. FOR TWO NEW ONE-STORY, SINGLE-FAMILY DETACHED HOUSES  
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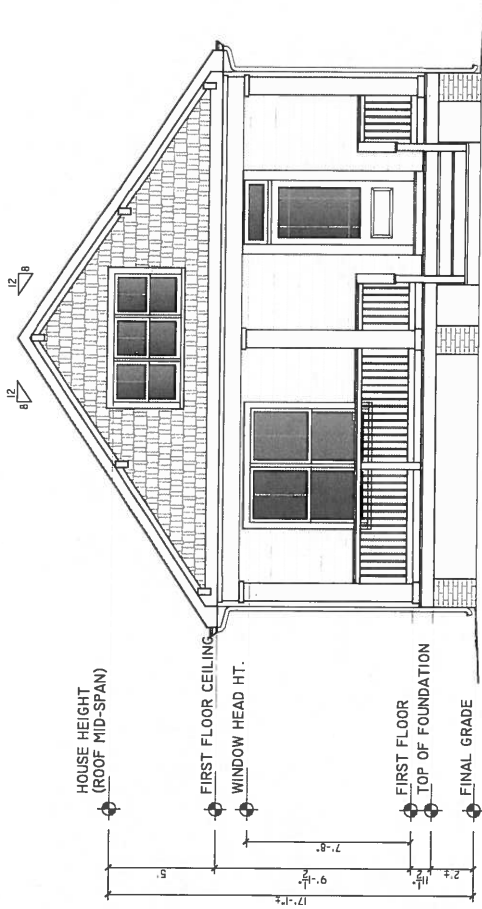
NOT FOR  
CONSTRUCTION

SET/REVISION:  
B.Z.A. APPLICATION

DATE/MARK:  
11.17.2020

FRONT & LEFT SIDE  
EXTERIOR ELEVATIONS

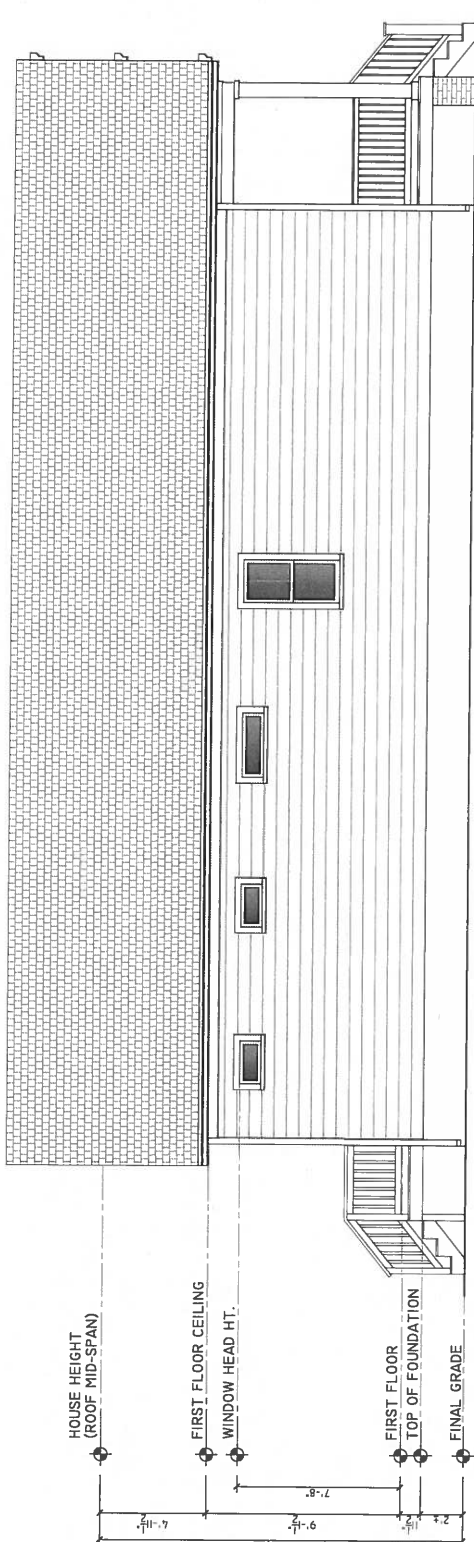
A2.1



01 FRONT ELEVATION  
1/4" = 1"

EXTERIOR FINISH SCHEDULE	
NO.	COMPONENT/MATERIAL
01	BRICK PIERS
02	BRICK CHIMNEY
03	THIRD-COLOR TAN/GRAY
04	FIBER-CEMENT LAP SIDING (HARDIE OR EQUAL)
05	COMPOSITE TRIM - SEE WALL SECTION
06	PAINTED WHITE
07	FACTORY WHITE
08	PAINTED WHITE
09	PAINTED WHITE
10	PAINTED WHITE
11	PAINTED WHITE
12	PAINTED WHITE
13	PAINTED WHITE
14	PAINTED WHITE
15	PAINTED WHITE
16	PAINTED WHITE

EXTERIOR FINISH NOTES:  
1. GRADES SHOWN APPROXIMATE. V.I.F.  
2. SEE ADDITIONAL SPECIFICATIONS BY DEVELOPER  
3. G.C. VERIFY ALL MATERIAL & COLOR SELECTIONS WITH DEVELOPER PRIOR TO CONSTRUCTION



02 LEFT SIDE ELEVATION  
1/4" = 1"





CENTER CREEK  
- HOMES -

PROJECT CONTACTS:

DEVELOPER:  
CC CENTER CREEK HOMES  
C/O CENTER CREEK HOMES  
GREG SHRON  
804-362-7727

ARCHITECT:  
CHRIS WOLF ARCHITECTURE, PLLC  
CHRIS WOLF  
804-514-7644

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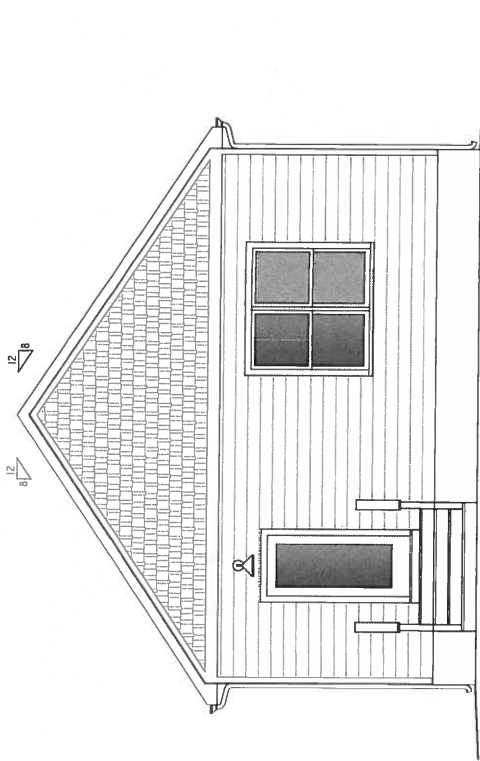
NOT FOR  
CONSTRUCTION

SET/REVISION:  
B.Z.A. APPLICATION

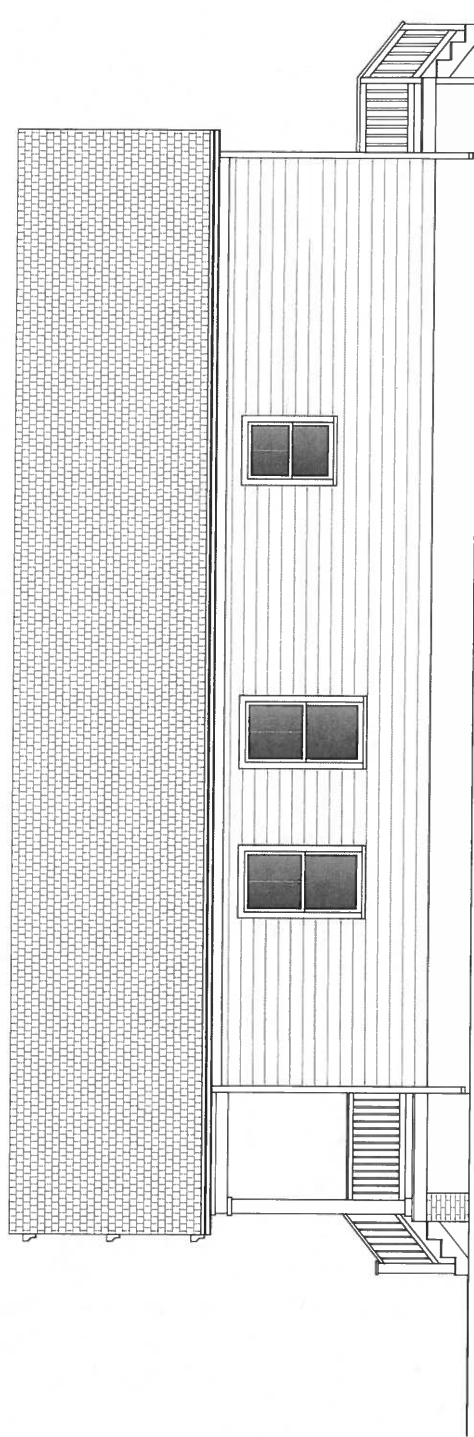
DATE/MARK:  
11.17.2020

REAR & RIGHT SIDE  
EXTERIOR ELEVATIONS

## A2.2



01 REAR ELEVATION  
1/4" = 1'



02 RIGHT SIDE ELEVATION  
1/4" = 1'



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

October 16, 2020

Mark Baker  
Baker Development Resources  
1519 summit Avenue, Suite 102  
Richmond, Virginia 23230

**RE: 5416 Campbell Avenue**  
Tax Map: E010-0138/027

Dear Mr. Baker:

Thank you for your request for a *Zoning Confirmation Letter* regarding the above referenced property. In response to your request, as of the date of this letter, be advised of the following:

The property is located within an R-5 (Single-Family Residential) zoning district. The R-5 District requires a minimum lot area of not less than six thousand square feet (6,000 SF) and a minimum lot width of not less than fifty feet (50') for single-family detached dwellings. According to City Assessor's records, the subject property has a road frontage of seventy feet (70') along Campbell Avenue and a lot depth of one hundred forty-five feet (145'), which results in a lot area of 10,150.0 square feet (0.233 Acres). City records reveal the subject property is unimproved.

According to an October 9, 2002, Correction Deed, "*Whereas, as a result of a scrivener's error, the legal description omitted a portion of the real property intended to be conveyed by said deed.*" The subject property being conveyed was corrected and described as "Parcel I: All that certain lot or parcel of land, lying and being in the City of Richmond of Richmond, Virginia (formerly Varina Magisterial District in Henrico County, Virginia), in the Plan of Powhatan Place...and being known and numbered as Lots Twenty-Six and Twenty-Seven (26)-(27) in Block Six (6) and each having a frontage of Thirty-Five (35) feet on Campbell Avenue...Parcel II: All that certain lot of land, with improvements thereon, lying and being in the City of Richmond, Virginia (formerly County of Henrico), known as Lot No. 28, in Block 6, in the Plan of Powhatan Place, Section 1...described as follows: Beginning at the northeastern intersection of Vinton Street (formerly Roanoke Street) and Campbell Avenue, thence running along and fronting on the said east line of Campbell Avenue forty feet, thence extending back between parallel lines 145 feet to an alley in common 12 feet wide...It being the same property conveyed...".

According to current City Assessor's records, Parcel I (Tax Parcel E010-0138/027) is owned by Sabrina M. Walters with a mailing address shown as 5420 Campbell Avenue. Parcel II (Tax Parcel E010-0138/028), which is improved with a single-family detached dwelling is owned by Jessica Nelson with a mailing address also shown as 5420 Campbell Avenue. This Office must assume both Tax Parcels are under common ownership. Both Parcel I and Parcel II have always conveyed as independent lots of record since, at least the 1942 City Annexation from Henrico County.

Be advised, Parcel I has always been described as one (1) lot from a zoning perspective. As per Section 30-1220 of the Zoning Ordinance, a lot is defined as *"a single lot of record or a combination of contiguous lots of record"*. The description of the subject property by deeds resulted in the combination of the aforementioned old subdivision lots into one (1) lot for zoning purposes. Therefore, once parcels are combined, any subsequent division thereof must be done in compliance with applicable zoning regulations. Since, the minimum lot area and lot width would not be met for a division of Parcel I, requesting and obtaining special approval from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) may be a possibility. For information concerning the BZA process, please contact the Zoning Administration Office at (804) 646-6340. For information concerning the SUP process, please contact the Land Use Administration Office at (804) 646-6304.

In summary, based on the information available to me at this time, it is my determination that the subject property (Parcel I) is buildable for a single-family detached dwelling from a zoning perspective. Zoning requirements that would affect the potential development of the site are as follows:

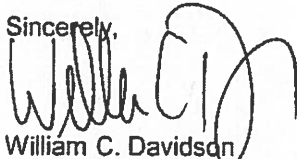
1. Front yard – not less than twenty-five feet (25') or as determined by the existing setbacks of adjacent main buildings within one hundred feet (100').
2. Side yards – not less than five feet (5').
3. Rear yard – not less than five feet (5').
4. Lot coverage – not to exceed thirty-five percent (35%) of the area of the lot.
5. Building height – not to exceed thirty-five feet (35'). No accessory building shall exceed twenty feet (20') in height.
6. Parking – minimum of one (1) on-site parking space.

For any environmental concerns that may affect each lot such as grading, erosion control issues, wetland, floodplain and Chesapeake Bay Preservation Areas, please contact Sarah Henrikson, Project Management Analyst, Water Resources Division, DPW at (804) 646-8106.

**You are hereby advised that you have thirty (30) days from this notice in which to appeal this decision to the Board of Zoning Appeals, in accordance with §15.2-2311 of the Code of Virginia and §17.19 of the Richmond City Charter, or this decision shall be final and unappealable. Such appeal must be in writing and must be filed with the Secretary to the Board of Zoning Appeals. Said appeal shall indicate in specific terms the grounds for the appeal and must be accompanied by a filing fee of two hundred fifty dollars (\$250.00).**

I hope this information is sufficient. Should you have any additional questions, please contact Senior Planner David Duckhardt by email at: [david.duckhardt@richmondgov.com](mailto:david.duckhardt@richmondgov.com) or by telephone at: (804) 646-6917.

Sincerely,



William C. Davidson  
Zoning Administrator

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**cc:** Sabrina M. Walters  
5420 Campbell Avenue  
Richmond, VA 23231

**Duckhardt, David F. - PDR**

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**From:** Epps, Adrian C. - DPW  
**Sent:** Tuesday, November 24, 2020 2:50 PM  
**To:** Duckhardt, David F. - PDR  
**Subject:** 5416 Campbell Ave

DPW would review a proposal for a driveway at this location. Documentation of the alley being unusable would be required.

Adrian Epps

City of Richmond - DPW  
Right-of-Way Division  
[Adrian.Epps@richmondgov.com](mailto:Adrian.Epps@richmondgov.com)



DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW  
BUREAU OF PERMITS AND INSPECTION  
ROOM 110 CITY HALL  
900 E. BROAD STREET  
RICHMOND, VIRGINIA 23219  
PHONE (804) 646-4169  
FAX (804) 646-1569

# BUILDING PERMIT/CERTIFICATE APPLICATION

PERMIT NO.

B

**THIS IS AN APPLICATION ONLY. IT IS NOT AUTHORIZATION TO START ANY WORK.  
NO WORK SHALL START UNTIL A PERMIT IS POSTED ON THE JOB SITE.**

CONTRACTOR/OWNER INFORMATION	1 JOB/PROPERTY ADDRESS (STREET & NUMBER) <b>5414 CAMPBELL AVENUE</b>						2 FLOOR/ROOM NO.	
	3 CONTRACTOR NAME			4 LICENSE TYPE	5 CLASS <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	6 STATE LICENSE NO.		
	7 CONTRACTOR STREET ADDRESS			8 CONTRACTOR TELEPHONE NO. / EMAIL ADDRESS				
BUILDING INFORMATION	9 CITY			STATE	ZIP CODE		10 CONTRACTOR FAX NO.	
	11 PROPERTY OWNER NAME <b>SABINE WALTERS</b>			12 PROPERTY OWNER ADDRESS/ZIP <b>5420 CAMPBELL AVE. RICHMOND</b>			13 OWNER DAYTIME TELEPHONE NO.	
	14 DESCRIBE CURRENT STRUCTURE USE <b>VACANT (UNIMPAIRED LOT)</b>			15 DESCRIBE PROPOSED STRUCTURE USE <b>SINGLE FAMILY</b>				
OFFICE USE ONLY	16 NEW ACCESSORY BLDG. <input type="checkbox"/> ACC		17 ADDITION <input type="checkbox"/> ADD	18 RESIDENTIAL GARAGE <input type="checkbox"/> AD1	19 RESIDENTIAL DECK <input type="checkbox"/> AD2	20 OPEN PORCH <input type="checkbox"/> AD3	21 ENCLOSED PORCH <input type="checkbox"/> AD4	
	22 ALTER/REMODEL HEAVY <input type="checkbox"/> AL2		23 DEMOLITION <input type="checkbox"/> DEM	24 TENANT FITUP <input type="checkbox"/> FUP	25 FOUNDATION ONLY <input type="checkbox"/> FOU	26 NEW BUILDING <input type="checkbox"/> NB	27 MOVING/RELOCATION <input type="checkbox"/> REL	
	28 REPAIR/REPLACEMENT <input type="checkbox"/> REP							
CONSTRUCTION COST	30 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY			31 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE		32 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1. LODGING HOUSE <input type="checkbox"/> 3. ADULT CARE RESIDENCE <input type="checkbox"/> 2. NURSING HOME		
	INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A, B, C, D, E & F. TOTAL A, B, C, D, E & F SUBTRACT THIS TOTAL FROM A TO OBTAIN G. COSTS ARE TO INCLUDE MATERIAL, LABOR, SUBCONTRACTS OVERHEAD & PROFIT.			A. TOTAL CONST. COST OF ENTIRE JOB	C. MECH. COST	E. SPRINKLER COST	G. TOTAL CONSTRUCTION COST LESS TRADE PERMITS	
				B. ELEC. COST	D. PLUMB. COST	F. ELEVATOR COST		
WORK DESCRIPTION	34 DESCRIBE SCOPE OF WORK <b>CONSTRUCT SINGLE FAMILY DETACHED DWELLING</b>							
LIEN INFORMATION	35 LIEN AGENT NAME			36 PHONE NO.				
	37 ADDRESS			ZIP CODE				
CONTACT INFORMATION	38 CONTACT PERSON <b>MARK BAKER</b>			39 CONTACT PHONE NO. <b>804-874-6275</b>		40 CONTACT FAX NO.		
	41 CONTACT ADDRESS <b>1519 SUMMIT AVE. SUITE 102 RICHMOND, VA</b>			ZIP CODE <b>23130</b>		42 EMAIL		
	43 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO			NAME <b>MARK BAKER</b> PHONE NO.				
RE-NOV. ONLY	44 ENGINEER/ARCHITECT NAME			45 ENGINEER/ARCHITECT PHONE NO.		46 ENGINEER/ARCHITECT FAX NO.		
	47 EMAIL							
	48 ROOF TYPE 1 (SEE BACK FOR LIST)			49 NO. OF SQUARES		50 ROOF TYPE 2 (SEE BACK FOR LIST)		
LOT & BUILDING SIZE	51 NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/>			52 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO		53 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO		
	54 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)			55 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)		56 GARAGE AREA (SQ. FT.)		
	57 OPEN PORCH AREA (SQ. FT.)			58 ENCLOSED PORCH AREA (SQ. FT.)		59 DECK AREA (SQ. FT.)		
PARKING	60 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)			61 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)		62 TOTAL BUILDING HEIGHT		
	63 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)			64 NO. OF SPACES AT ANOTHER LOCATION		65 LOCATION		
	66 WILL THERE BE A <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY			67 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO		68 TOTAL AREA TO BE DISTURBED (SQ. FT.)		
OWNER'S AFFIDAVIT	69 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO							
	I HEREBY AFFIRM THAT UNDER THE PROVISIONS OF TITLE 54.1-1101 OF THE CODE OF VIRGINIA, I AM NOT SUBJECT TO LICENSURE AS A CONTRACTOR OR SUBCONTRACTOR. BY THIS AFFIDAVIT I ASSUME FULL RESPONSIBILITY FOR COMPLETION OF THE PROPOSED WORK IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LAW. I ALSO UNDERSTAND IT IS A VIOLATION OF STATE LAW TO KNOWINGLY HIRE AN UNLICENSED CONTRACTOR.							
	PRINTED NAME			SIGNATURE		DATE		
ASBESTOS CERTIFICATION	A   _____ (NAME OF APPLICANT) B CERTIFY THAT THE BUILDING AT _____ (ADDRESSES, FLOOR OR SUITE) HAS BEEN INSPECTED OR MEETS THE EXCEPTIONS OF SECTION 110.3, THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. THE ASBESTOS ABATEMENT WILL BE DONE AS PER REQUIREMENT OF THE "CLEAN AIR ACT" NATIONAL EMISSION STANDARD FOR THE HAZARDOUS AIR POLLUTANT (NESHAPS) AND OSHA "STANDARDS FOR CONSTRUCTION WORKERS".							
	C SIGNATURE _____							
OFFICE USE ONLY	ARTS DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		HISTORICAL DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		VIOLATION ON PROPERTY <input type="checkbox"/> YES <input type="checkbox"/> NO		DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	EXISTING USE GROUP		PROPOSED USE GROUP		FEE CALC. TYPE <input type="checkbox"/> S <input type="checkbox"/> U <input type="checkbox"/> B <input type="checkbox"/> C		PERMIT FEE	
	IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input type="checkbox"/> NO		FLOOD ELEV.		SITE ELEV.		CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO	
APPLICATION APPROVED BY		DATE		APPLICATION DISAPPROVED BY		DATE		

**A COPY OF YOUR STATE CONTRACTOR'S LICENSE AND BUSINESS LICENSE MUST BE ON FILE BEFORE A PERMIT WILL BE ISSUED.**



DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW  
BUREAU OF PERMITS AND INSPECTION  
ROOM 110 CITY HALL  
900 E. BROAD STREET  
RICHMOND, VIRGINIA 23219  
PHONE (804) 646-4169  
FAX (804) 646-1569

# BUILDING PERMIT/CERTIFICATE APPLICATION

PERMIT NO.

B

BACK TO FRONT

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CONTRACTOR/OWNER INFORMATION	1 JOB/PROPERTY ADDRESS (STREET & NUMBER) <b>5416 CAMPBELL AVENUE</b>					2 FLOOR/ROOM NO.	
	3 CONTRACTOR NAME			4 LICENSE TYPE	5 CLASS <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	6 STATE LICENSE NO.	
BUILDING INFORMATION	7 CONTRACTOR STREET ADDRESS			8 CONTRACTOR TELEPHONE NO. / EMAIL ADDRESS			
	9 CITY		STATE	ZIP CODE		10 CONTRACTOR FAX NO.	
BUILDING INFORMATION	11 PROPERTY OWNER NAME <b>SABRINE WALTERS</b>			12 PROPERTY OWNER ADDRESS/ZIP <b>5420 CAMPBELL AVE. RICHMOND</b>		13 OWNER DAYTIME TELEPHONE NO.	
	14 DESCRIBE CURRENT STRUCTURE USE <b>VACANT (UNIMPROVED LOT)</b>			15 DESCRIBE PROPOSED STRUCTURE USE <b>SINGLE FAMILY</b>			
OFFICE USE ONLY	16 NEW ACCESSORY BLDG. <input type="checkbox"/> ACC		17 ADDITION <input type="checkbox"/> ADD	18 RESIDENTIAL GARAGE <input type="checkbox"/> AD1	19 RESIDENTIAL DECK <input type="checkbox"/> AD2	20 OPEN PORCH <input type="checkbox"/> AD3	
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	30 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY			31 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE		32 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1. LODGING HOUSE <input type="checkbox"/> 3. ADULT CARE RESIDENCE <input type="checkbox"/> 2. NURSING HOME	
CONSTRUCTION COST	INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A, B, C, D, E & F. TOTAL A, B, C, D, E & F. SUBTRACT THIS TOTAL FROM A TO OBTAIN G. COSTS ARE TO INCLUDE MATERIAL, LABOR, SUBCONTRACTS OVERHEAD & PROFIT.			A. TOTAL CONST. COST OF ENTIRE JOB \$	C. MECH. COST \$	E. SPRINKLER COST \$	
				B. ELEC. COST \$	D. PLUMB. COST \$	F. ELEVATOR COST \$	
WORK DESCRIPTION	34 DESCRIBE SCOPE OF WORK <b>CONSTRUCT SINGLE FAMILY DETACHED DWELLING</b>						
LIEN INFORMATION	35 LIEN AGENT NAME			36 PHONE NO.			
	37 ADDRESS			ZIP CODE			
CONTACT INFORMATION	38 CONTACT PERSON <b>MARK BAKER</b> <b>BAKER DEVELOPMENT RESOURCES</b>			39 CONTACT PHONE NO. <b>804-814-6115</b>		40 CONTACT FAX NO.	
	41 CONTACT ADDRESS <b>1919 SUMMIT AVE. SUITE 102 RICHMOND, VA</b>			ZIP CODE <b>23130</b>		42 EMAIL	
RE-ROOF ONLY	43 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO			NAME PHONE NO.			
	44 ENGINEER/ARCHITECT NAME			45 ENGINEER/ARCHITECT PHONE NO.			
THE APPLICANT	46 ENGINEER/ARCHITECT FAX NO.			47 EMAIL			
	48 ROOF TYPE 1 (SEE BACK FOR LIST)			49 NO. OF SQUARES			
LOT & BUILDING SIZE	50 ROOF TYPE 2 (SEE BACK FOR LIST)			51 NO. OF SQUARES			
	52 NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			53 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO			
PARKING	54 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)			55 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)		56 GARAGE AREA (SQ. FT.)	
	57 OPEN PORCH AREA (SQ. FT.)			58 ENCLOSED PORCH AREA (SQ. FT.)		59 DECK AREA (SQ. FT.)	
SITE WORK	60 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)			61 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)		62 TOTAL BUILDING HEIGHT	
	63 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)			64 NO. OF SPACES AT ANOTHER LOCATION		65 LOCATION	
OWNERS AFFIDAVIT	66 LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO			67 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO			
	68 TOTAL AREA TO BE DISTURBED (SQ. FT.)			69 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO			
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	PRINTED NAME			SIGNATURE			
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OFFICE USE ONLY	C SIGNATURE						
	ARTS DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		HISTORICAL DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		VIOLATION ON PROPERTY <input type="checkbox"/> YES <input type="checkbox"/> NO		
OFFICE USE ONLY	DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input type="checkbox"/> NO		ICC TYPE OF CONSTRUCTION		EXISTING USE GROUP		
	PROPOSED USE GROUP		FEE CALC. TYPE <input type="checkbox"/> S <input type="checkbox"/> U <input type="checkbox"/> B <input type="checkbox"/> C		PERMIT FEE		
OFFICE USE ONLY	FEE RECEIVED		RECEIPT NO.		CASH <input type="checkbox"/> CHECK <input type="checkbox"/> CREDIT CARD		
	IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input type="checkbox"/> NO		FLOOD ELEV.		SITE ELEV.		
OFFICE USE ONLY	CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO		CHESAPEAKE BAY MANAGEMENT AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO		APPLICATION APPROVED BY		
	DATE		APPLICATION DISAPPROVED BY		DATE		

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