



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

December 8, 2020

Weller Homes / Brady Weller
2012 National Street
Richmond, VA 23231

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

To Whom It May Concern:

RE: **BZA 03-2021**

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 a lot split and building permit to construct a new single-family detached dwelling at 1815 NATIONAL STREET (Tax Parcel Number E011-0225/019), 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 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.

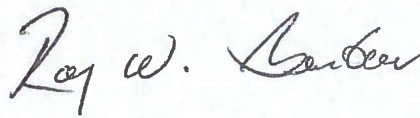
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 03-2021
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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/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, reading "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.

Allums Elizabeth K
1819 National St
Richmond VA 23231

Ansari Mohammad & Khalid Wajeeha
4901 Old Milhouse Pl
Glen Allen VA 23059

Camacho Nicole Marie
1822 National St
Richmond VA 23231

Cromer Katie R
1818 Williamsburg Rd
Richmond VA 23231

Cunningham Living Trust Trustees
P.o. Box 666
Mechanicsville VA 23111

Evans Cameron M
1823 National St
Richmond VA 23231

Evans Kimberly J
1828 National St
Richmond VA 23231

Feineis Richard
1818 National St
Richmond VA 23231

Jensen Megan R
1811 National St
Richmond VA 23231

Kennedy Timothy
1817 National St
Richmond VA 23231

Parson Lynne Marie
1812 National St
Richmond VA 23224

Praxis Properties Llc
13525 Cotley Ln
Richmond VA 23233

Prg Portfolio Llc
409 E Main St Ste 100
Richmond VA 23219

Seay Doretha H
1809 National St
Richmond VA 23231

Thompson Aaron Paula
1826 National St
Richmond VA 23231

Union Level Baptist Church Tr
4908 Creedmore St
Richmond VA 23231

Property: 1815 National St **Parcel ID:** E0110225019**Parcel**

Street Address: 1815 National St Richmond, VA 23231-
Owner: WELLER HOMES LLC
Mailing Address: 2012 NATIONAL ST, RICHMOND, VA 23231
Subdivision Name : MONTROSE
Parent Parcel ID:
Assessment Area: 346 - Montrose Heights
Property Class: 120 - R Two Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2020
Land Value: \$25,000
Improvement Value: \$155,000
Total Value: \$180,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 10098
Acreage: 0.232
Property Description 1: MONTROSE L7&8 B10
Property Description 2: 0066.00X0153.00 0000.000
State Plane Coords(?): X= 11804382.500027 Y= 3713583.839837
Latitude: 37.51686833 , **Longitude:** -77.39162447

Description

Land Type: Residential Lot A
Topology:
Front Size: 66
Rear Size: 153
Parcel Square Feet: 10098
Acreage: 0.232
Property Description 1: MONTROSE L7&8 B10
Property Description 2: 0066.00X0153.00 0000.000
Subdivision Name : MONTROSE
State Plane Coords(?): X= 11804382.500027 Y= 3713583.839837
Latitude: 37.51686833 , **Longitude:** -77.39162447

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$32,000	\$162,000	\$194,000	Reassessment
2020	\$25,000	\$155,000	\$180,000	Reassessment
2019	\$25,000	\$145,000	\$170,000	Reassessment
2018	\$25,000	\$145,000	\$170,000	Reassessment
2017	\$25,000	\$144,000	\$169,000	Reassessment
2016	\$25,000	\$144,000	\$169,000	Reassessment
2015	\$25,000	\$8,000	\$33,000	Reassessment
2014	\$25,000	\$71,000	\$96,000	Reassessment
2013	\$22,000	\$79,000	\$101,000	Reassessment
2012	\$22,000	\$81,000	\$103,000	Reassessment
2011	\$22,000	\$84,000	\$106,000	CarryOver
2010	\$22,000	\$84,000	\$106,000	Reassessment
2009	\$22,000	\$83,600	\$105,600	Reassessment
2008	\$22,000	\$51,000	\$73,000	Reassessment
2007	\$20,000	\$51,000	\$71,000	Reassessment
2006	\$12,500	\$32,800	\$45,300	Reassessment
2005	\$10,500	\$32,800	\$43,300	Reassessment
2004	\$8,800	\$27,600	\$36,400	Reassessment
2003	\$8,200	\$25,800	\$34,000	Not Available
2002	\$8,200	\$25,800	\$34,000	Reassessment
1998	\$8,000	\$25,000	\$33,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
10/27/2020	\$137,500	COSMONET LLC	ID2020-25269	1 - VALID SALE-Asmnt/Sale Desc Doesn't Match
02/20/2018	\$0	DUTTA PRABIN	ID2018-3201	2 - INVALID SALE-Relation Between Buyer/Seller
11/03/2011	\$15,500	FEDERAL NATIONAL MORTGAGE ASSOC	ID2011-18787	2 - INVALID SALE-Foreclosure, Forced Sale etc.
07/05/2011	\$134,787	BURTON TODD & KERRI	ID2011-11538	2 - INVALID SALE-Foreclosure, Forced Sale etc.
04/09/2007	\$0	LEE OLIVER	ID2007-12020	2 - INVALID SALE-DO NOT USE
08/23/2006	\$75,000	LEE OLIVER	ID2006-29221	
03/15/2005	\$37,500	JAMES DEVELOPMENT LLC	ID2005-8171	
09/28/2004	\$24,500	MONTROSE HEIGHTS NEIGHBORHOOD	ID2004-32478	
11/05/1999	\$110,000	INSIGHT VENTURES INC	ID9900-30535	
01/20/1999	\$0	Not Available	09900-1795	
12/15/1992	\$23,000	Not Available	000327-02052	

Planning

Master Plan Future Land Use: SF-LD
Zoning District: R-5 - Residential (Single Family)
Planning District: East
Traffic Zone: 1066
City Neighborhood Code: FLTN
City Neighborhood Name: Fulton
Civic Code: 0450
Civic Association Name: Greater Fulton Civic Association
Subdivision Name: MONTROSE
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	2013	0210002	021000
1990	222	0210002	021000

Schools

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

Public Safety

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

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

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1920
Stories: 2
Units: 0
Number Of Rooms: 6
Number Of Bed Rooms: 3
Number Of Full Baths: 2
Number Of Half Baths: 1
Condition: good for age
Foundation Type: Full Crawl
1st Predominant Exterior: Alum/Vinyl
2nd Predominant Exterior: N/A
Roof Style: Flat or Shed
Roof Material: Metal
Interior Wall: Plaster
Floor Finish: Hardwood-std oak, Ceramic tile
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) : Residential Shed - Small Utility

Extension 1 Dimensions

Finished Living Area: 1496 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 75 Sqft
Deck: 120 Sqft

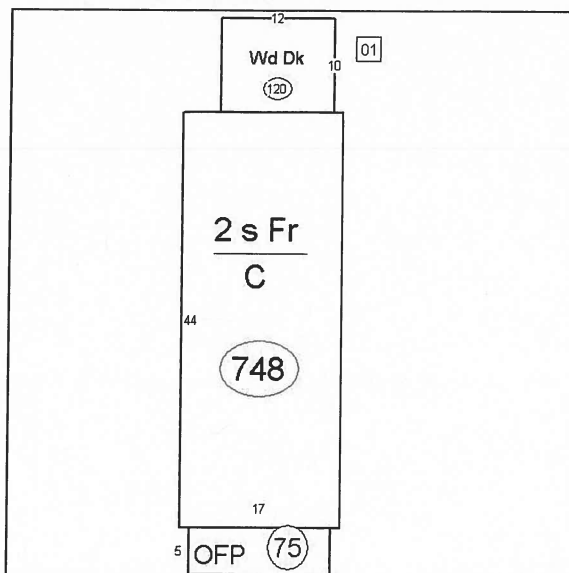
Property Images

Name:E0110225019 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:E0110225019 Desc:R01



BZA 03-2021

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: Weller Homes / Brady Weller PHONE: (Home) () _____ (Mobile) (410) 924-1750
ADDRESS: 2012 National Street FAX: () _____ (Work) () _____
Richmond, Virginia 23231 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 23230 E-mail Address: markbaker@bakerdevelopmentresources.com
Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1815 National Street

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.4

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

TAX PARCEL NUMBER(S): E011-0225/019 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 sq ft) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 10,141.88 square feet and a lot width of sixty-six feet (66') currently exists. Lot areas of 5,070.94 square feet and lot widths of 33 feet are proposed.

DATE REQUEST DISAPPROVED: November 13, 2020

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: November 13, 2020 TIME FILED: 12:14 p.m. PREPARED BY: Brian Mercer RECEIPT NO. BZAR-082380-2020

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: 11/25/20

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

CASE NUMBER: BZA 03-2021 HEARING DATE: January 6, 2021 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 03-2021
150' Buffer

APPLICANT(S): Weller Homes / Brady Weller

PREMISES: 1815 National Street
(Tax Parcel Number E011-0225/019)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4
of the Zoning Ordinance for the reason that:
The lot area and lot width requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

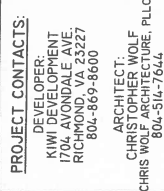
CITY OF RICHMOND, VIRGINIA

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)



B.Z.A. FOR LOT SPLIT WITH NEW SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S FULTON NEIGHBORHOOD
1813/1815 NATIONAL ST.
1813/1815 NATIONAL STREET
RICHMOND, VIRGINIA 23231

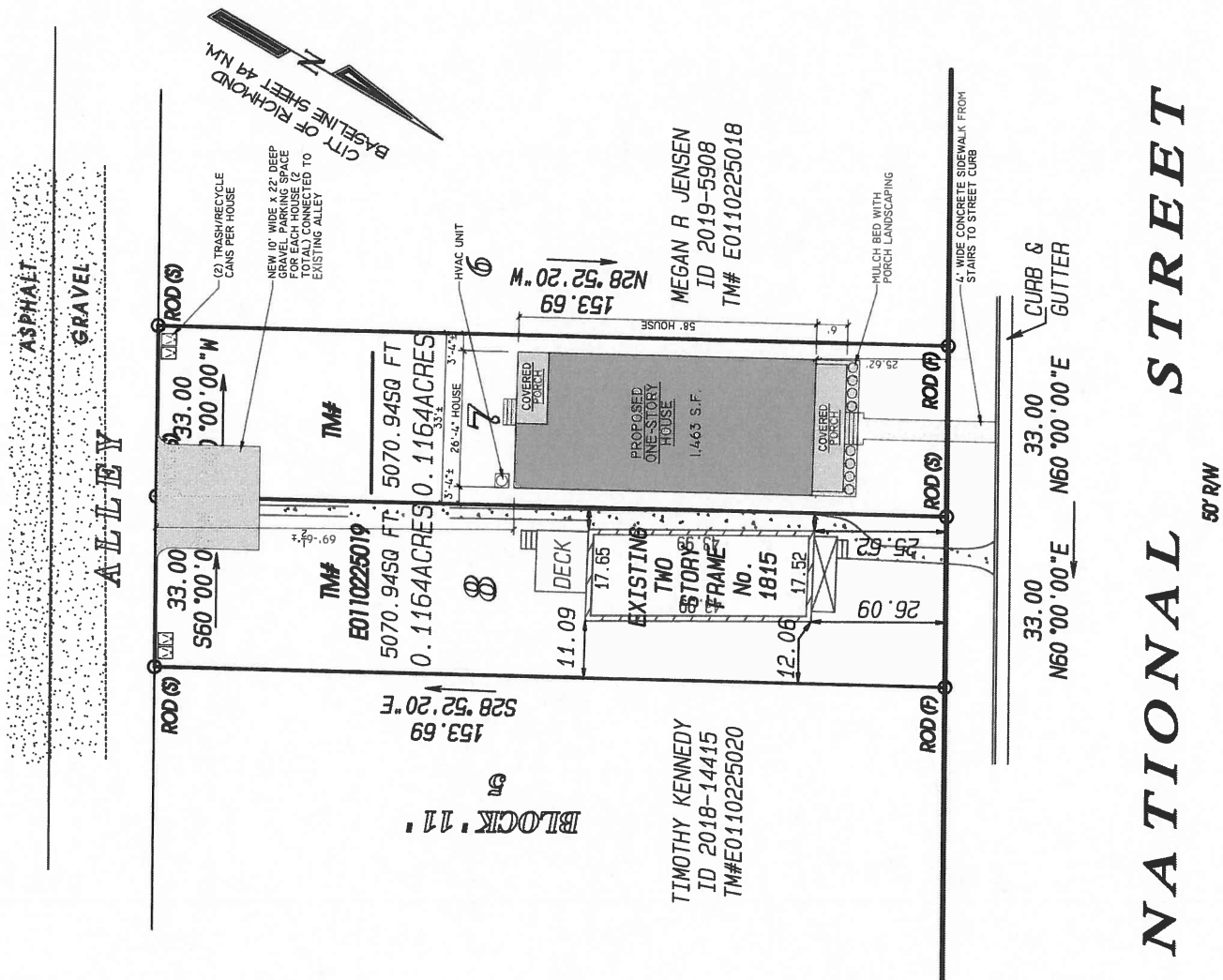
NOT FOR CONSTRUCTION

SET/REVISION:
B.Z.A. REVISION

DATE/MARK:
11.18.2020

ARCHITECTURAL
SITE PLAN

C1.1



NATIONAL STREET

50' RAW

01 | ARCHITECTURAL SITE PLAN
1/16" = 1'



PROJECT CONTACTS:

DEVELOPER:
KIWI DEVELOPMENT
1704 AVONDALE AVE.
RICHMOND, VA 23227
804-869-8600

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

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1813/1815 NATIONAL ST.

1813/1815 NATIONAL STREET
RICHMOND, VIRGINIA 23231

NOT FOR CONSTRUCTION

SET/REVISION:
B.Z.A. REVISION

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11.18.2020

COVER SHEET

CS

B.Z.A. FOR LOT SPLIT WITH NEW SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S FULTON NEIGHBORHOOD

1813/1815 NATIONAL ST.

1813/1815 NATIONAL STREET
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DRAWING INDEX	
DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
CII	ARCHITECTURAL SITE PLAN & ZONING INFORMATION
A.I	FIRST FLOOR PLAN
A2.1	FRONT & LEFT SIDE EXTERIOR ELEVATIONS & EXTERIOR FINISH SCHEDULE
A2.2	REAR & RIGHT SIDE EXTERIOR ELEVATIONS

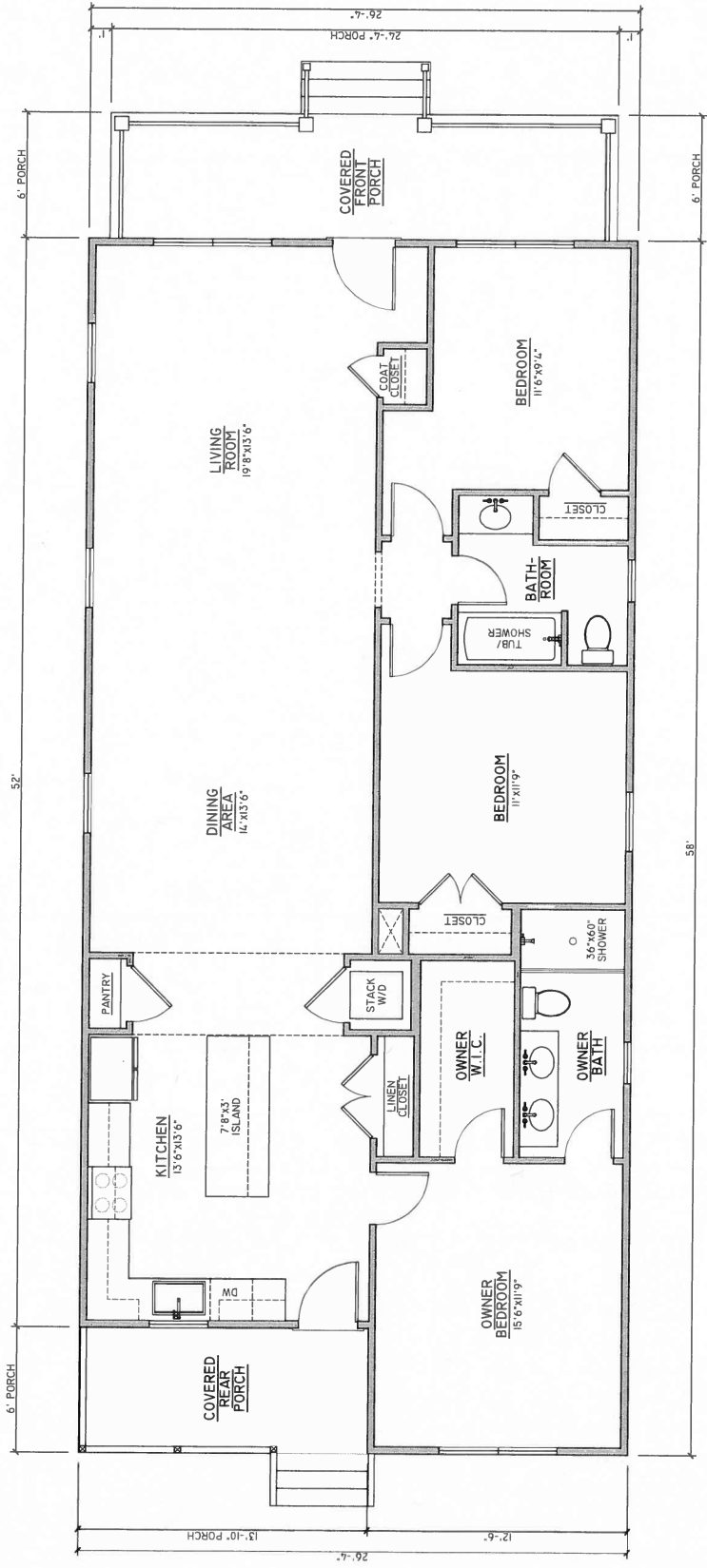


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RICHMOND, VIRGINIA 23231

NOT FOR
CONSTRUCTION

SET/REVISION:
B.Z.A. REVISION
DATE/MARK:
11.16.2020
FIRST FLOOR PLAN
A1.1



01 FIRST FLOOR PLAN
1/16" = 1'

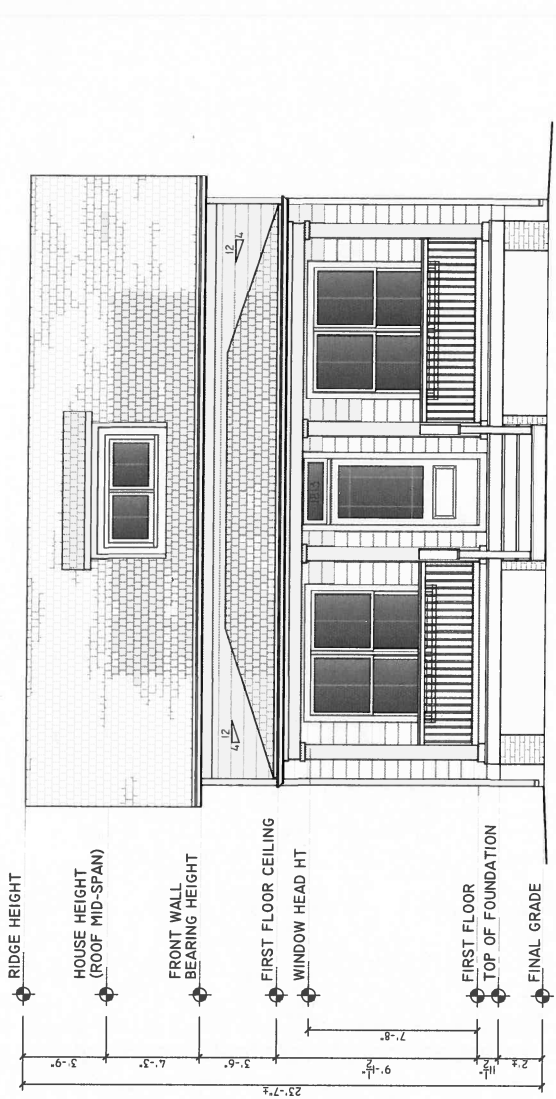


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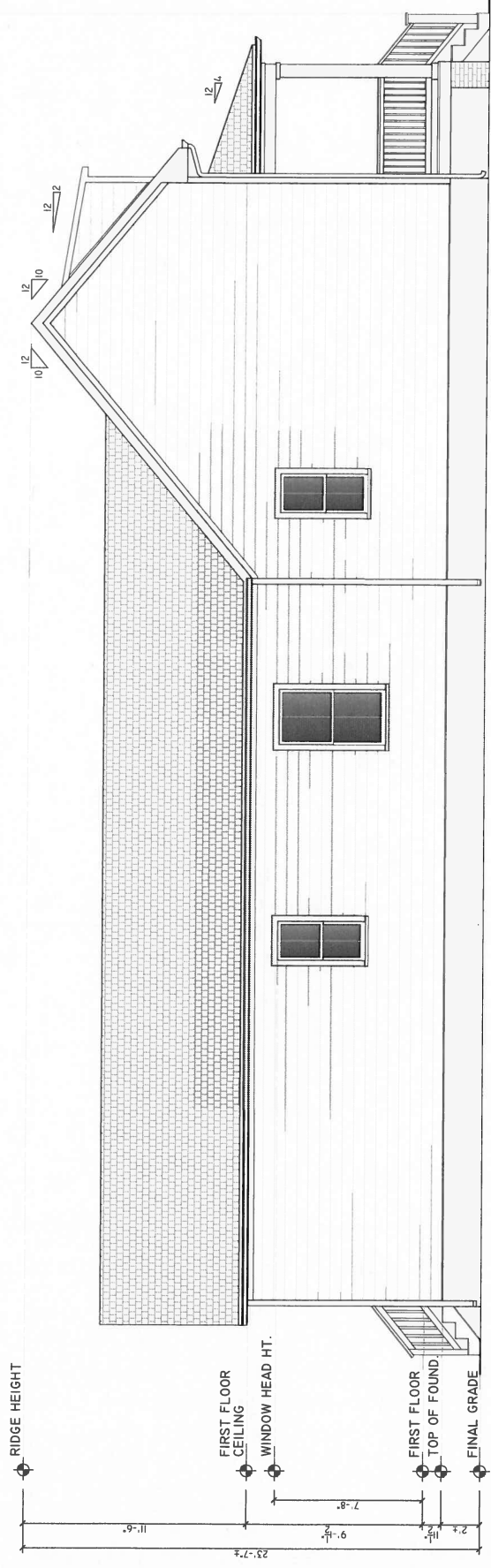
SET/REVISION:
B. Z. A. REVISION
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11.18.2020
FRONT & LEFT SIDE EXTERIOR ELEVATIONS
A2.1



01 FRONT ELEVATION
1/2" = 1'

EXTERIOR FINISH SCHEDULE	
NO.	COMPONENT/MATERIAL
01	BRICK PIERS
02	PARGE FOUNDATION
03	FIBER-CEMENT LAP SIDING (HARBIE OR EQUAL)
04	FIBER-CEMENT LAP SIDING (HARBIE OR EQUAL)
05	FIBER-CEMENT SOFFIT
06	VINYL BEADBOARD PORCH CEILING
07	ENTRY DOOR
08	8" SQUARE DECORATIVE PORCH COLUMN
09	8" SQUARE DECORATIVE PORCH COLUMN
10	COMPOSITE STAIRS/TRIM WITH P.T. WOOD DECKING
11	STEEL FRONT PORCH RAILING/ HANDRAIL
12	STEEL FRONT PORCH RAILING/ HANDRAIL
13	ALUMINUM GUTTER & DOWNSPOUTS
14	ASPHALT SHINGLE ROOF
15	TRIM

EXTERIOR FINISH NOTES:
1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS U.N.O.
2. GRADES SHOWN APPROXIMATE. V.I.F.
3. SEE ADDITIONAL SPECIFICATIONS BY DEVELOPER
4. G.C. VERIFY ALL MATERIAL & COLOR SELECTIONS WITH DEVELOPER PRIOR TO CONSTRUCTION



02 LEFT SIDE ELEVATION
1/2" = 1'

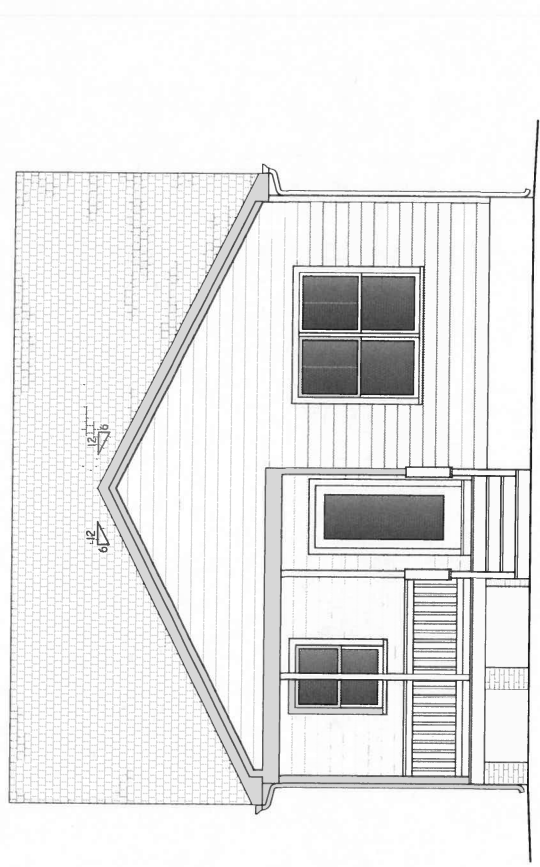
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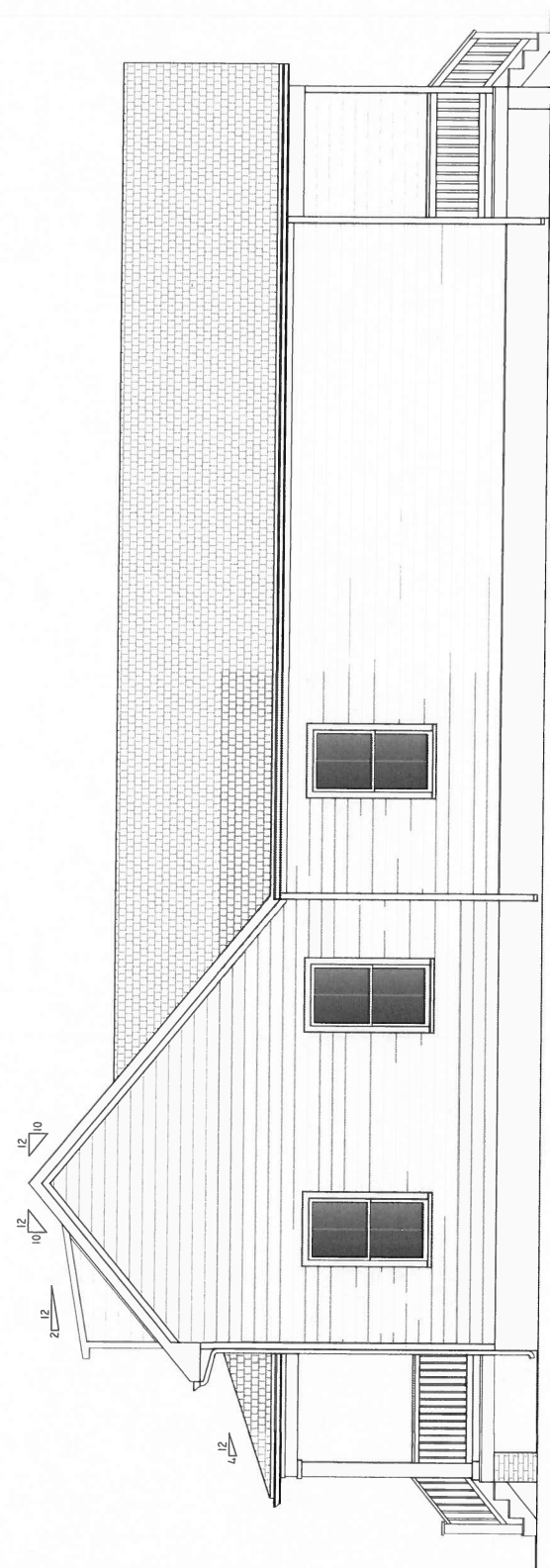
SET/REVISION:
B.Z.A. REVISION
DATE/MARK
11.16.2020
REAR & RIGHT SIDE
EXTERIOR ELEVATIONS
A2.2



PROJECT CONTACTS:
DEVELOPER:
KIWI DEVELOPMENT
1700 AVONDALE BLVD
RICHMOND, VA 23227
804-869-8600
ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644



01 REAR ELEVATION
1/4" = 1'



02 RIGHT SIDE ELEVATION
1/4" = 1'

