



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

December 8, 2020

TNT CONSTRUCTION
P. O. Box 8150
Richmond, VA 23223

Mike Thomas
2500 East Leigh Street
Richmond, VA 23223

To Whom It May Concern:

RE: **BZA 04-2021**

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 building permit to construct a rear addition onto an existing single-family detached dwelling at 1414 MELTON AVENUE (Tax Parcel Number E000-1102/020), 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.

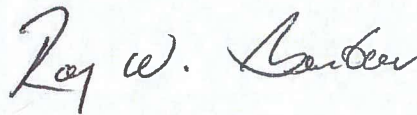
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 04-2021
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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/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, 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.

Bhargava Vishwa M And Indu B
1511 Harborough Court
Henrico VA 23238

Castle Deanna Denise M Trs And Fullwood
Grace D
1415 Melton Ave
Richmond VA 23223

Dewey Amber Nicole And Cobbs
Christopher Ian
1417 Melton Ave
Richmond VA 23223

Fleming J Ronald Tr Burton Land Tr
1235 Dubois Ave
Richmond VA 23220

Hawkins Brenda
1422 Melton Ave
Richmond VA 23219

Headlands Asset Management Fund Iii
Series E Lp
1401 Los Gamos Dr
San Rafael CA 94903

Irving Shirley T And Darryle O And Cheryl A
And Antionette
3428 S St
Richmond VA 23223

James Gwendolyn Allen
10740 Bridlerein Ct
Spotsylvania VA 22553

Jec Holding Llc
606 North Ave
Richmond VA 23222

Jones Ann E
1423 Melton Ave
Richmond VA 23223

Jones William & Sadie T
1411 Melton Ave
Richmond VA 23223

Jordan Alphonso
519 Isaiah Road
Sandston VA 23150

Massey Storma V And Pearley M Moore
1404 Melton Ave
Richmond VA 23223

Michaux Harvey L
1315 T St
Richmond VA 23223

Moncure Randolph M And Sarah D
5414 Park Ave
Richmond VA 23226

Patterson Debra C
1305 T St
Richmond VA 23223

Plurban Llc
Po Box 5837
Arlington VA 22205

Price Leslie C
1309 T St
Richmond VA 23223

Shearin Patricia D A
1424 Melton Ave
Richmond VA 23223

Starke Deborah D
1426 Melton Ave
Richmond VA 23223

Tartakovsky Steve
P.o. Box 25989
Richmond VA 23260

Taylor Samuel H Jr
1311 T St
Richmond VA 23223

Tran Nam D
1413 Melton Ave
Richmond VA 23223

Vango Eugene C
6018 S. Melbeck Rd
Richmond VA 23234

Washington Wallace V & Arlissa G
9730 Redbridge Rd
Richmond VA 23236

Werner Michael J & Caroline W Hershey &
Eric Werner
1406 Melton Ave
Richmond VA 23223

Williams Teresa P C
1313 T St
Richmond VA 23223

Wright Jason L Sr And Wright Charles R Jr
1307 T St
Richmond VA 23223

Property: 1414 Melton Ave **Parcel ID:** E0001102020**Parcel**

Street Address: 1414 Melton Ave Richmond, VA 23223-
Owner: TNT CONSTRUCTION CAROLINA LLC
Mailing Address: 2500 E LEIGH ST, RICHMOND, VA 23223
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 342 - Oakwood
Property Class: 110 - R One Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2020
Land Value: \$35,000
Improvement Value: \$51,000
Total Value: \$86,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 3259.89
Acreage: 0.075
Property Description 1: 0029.00X0112.41 0000.000
State Plane Coords(?): X= 11801702.500002 Y= 3720171.375037
Latitude: 37.53480155 , **Longitude:** -77.40053052

Description

Land Type: Residential Lot A
Topology:
Front Size: 29
Rear Size: 112
Parcel Square Feet: 3259.89
Acreage: 0.075
Property Description 1: 0029.00X0112.41 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11801702.500002 Y= 3720171.375037
Latitude: 37.53480155 , **Longitude:** -77.40053052

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$40,000	\$52,000	\$92,000	Reassessment
2020	\$35,000	\$51,000	\$86,000	Reassessment
2019	\$25,000	\$46,000	\$71,000	Reassessment
2018	\$20,000	\$42,000	\$62,000	Reassessment
2017	\$20,000	\$42,000	\$62,000	Reassessment
2016	\$20,000	\$41,000	\$61,000	Reassessment
2015	\$20,000	\$42,000	\$62,000	Reassessment
2014	\$20,000	\$42,000	\$62,000	Reassessment
2013	\$20,000	\$42,000	\$62,000	Reassessment
2012	\$20,000	\$42,000	\$62,000	Reassessment
2011	\$20,000	\$44,000	\$64,000	CarryOver
2010	\$20,000	\$44,000	\$64,000	Reassessment
2009	\$20,000	\$44,000	\$64,000	Reassessment
2008	\$20,000	\$44,000	\$64,000	Reassessment
2007	\$18,000	\$43,100	\$61,100	Reassessment
2006	\$11,400	\$43,100	\$54,500	Reassessment
2005	\$7,200	\$33,400	\$40,600	Reassessment
2004	\$6,700	\$31,200	\$37,900	Reassessment
2003	\$6,300	\$29,400	\$35,700	Reassessment
2002	\$6,200	\$28,800	\$35,000	Reassessment
1998	\$6,000	\$28,000	\$34,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
05/01/2020	\$61,600	DAVIS RICHARD	ID2020-9338	2 - INVALID SALE-Foreclosure, Forced Sale etc.
09/22/1992	\$19,100	Not Available	00317-1760	
08/24/1981	\$13,700	Not Available	000785-01742	
05/11/1973	\$13,500	Not Available	000683-C00460	

Planning

Master Plan Future Land Use: SF-LD
Zoning District: R-5 - Residential (Single Family)
Planning District: East
Traffic Zone: 1061
City Neighborhood Code: OKW
City Neighborhood Name: Oakwood
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	1002	0209001	020900
1990	901	0209009	020900

Schools

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

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 11
Dispatch Zone: 109A

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

Extension 1 Details

age

Extension Name: R01 - Residential record #01
Year Built: 1920
Stories: 1
Units: 0
Number Of Rooms: 5
Number Of Bed Rooms: 2
Number Of Full Baths: 1
Number Of Half Baths: 0

Condition: very poor for

Foundation Type: Full Crawl
1st Predominant Exterior: Wood siding / Wood shake
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Metal
Interior Wall: Drywall
Floor Finish: Base Allowance, Base Allowance
Heating Type: No Heat
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 864 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: 48 Sqft
Open Porch: 160 Sqft
Deck: 0 Sqft

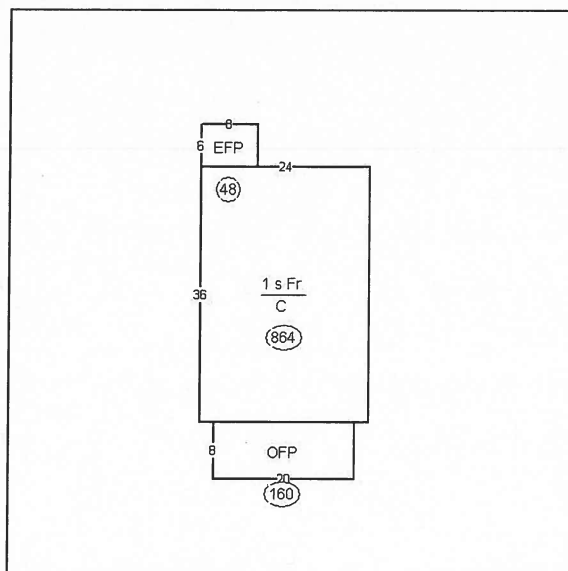
Property Images

Name:E0001102020 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:E0001102020 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: <u>TNT CONSTRUCTION</u> <u>1414 Melton Avenue</u> (Name/Address) <u>P. O. Box 8150</u> <u>Richmond, VA 23223</u> OWNER'S <u>Mike Thomas</u> REPRESENTATIVE <u>2500 Leigh Street</u> (Name/Address) <u>Richmond, VA</u>	PHONE: (Home) () _____ (Mobile) (843) 693-1339 FAX: (Home) () _____ (Mobile) () _____ E-mail Address: <u>mike@tnt-construction.com</u> PHONE: (Home) () _____ (Mobile) (843) 693-1339 FAX: (Home) () _____ (Mobile) () _____ E-mail Address: <u>mike@tnt-construction.com</u>
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TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 1414 Melton Avenue

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.6

APPLICATION REQUIRED FOR: A building permit to construct a four hundred eight square foot (408 SF) addition onto the rear of the existing single-family detached dwelling

TAX PARCEL NUMBER(S): E0001102020 **ZONING DISTRICT:** R-5 Single-Family Residential District

REQUEST DISAPPROVED FOR THE REASON THAT: The maximum allowed lot coverage is exceeded. A maximum lot coverage of 35 percent is required, 39 percent is proposed.

DATE REQUEST DISAPPROVED: 10/27/2020 **FEE WAIVER:** ☐ YES ☒ NO

DATE FILED: 11/13/2020 **TIME FILED:** 1:00 p.m. **PREPARED BY:** Andrea Cuffee **RECEIPT NO.** BZAR-082042-2020

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) (1) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☐

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] **DATE:** 12/2/20

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

CASE NUMBER: BZA 04-2021 **HEARING DATE:** January 6, 2021 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 04-2021
150' Buffer

APPLICANT(S): TNT CONSTRUCTION

PREMISES: 1414 Melton Avenue
(Tax Parcel Number E000-1102/020)

SUBJECT: A building permit to construct a rear addition
onto an existing single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.6
of the Zoning Ordinance for the reason that:
The lot coverage requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

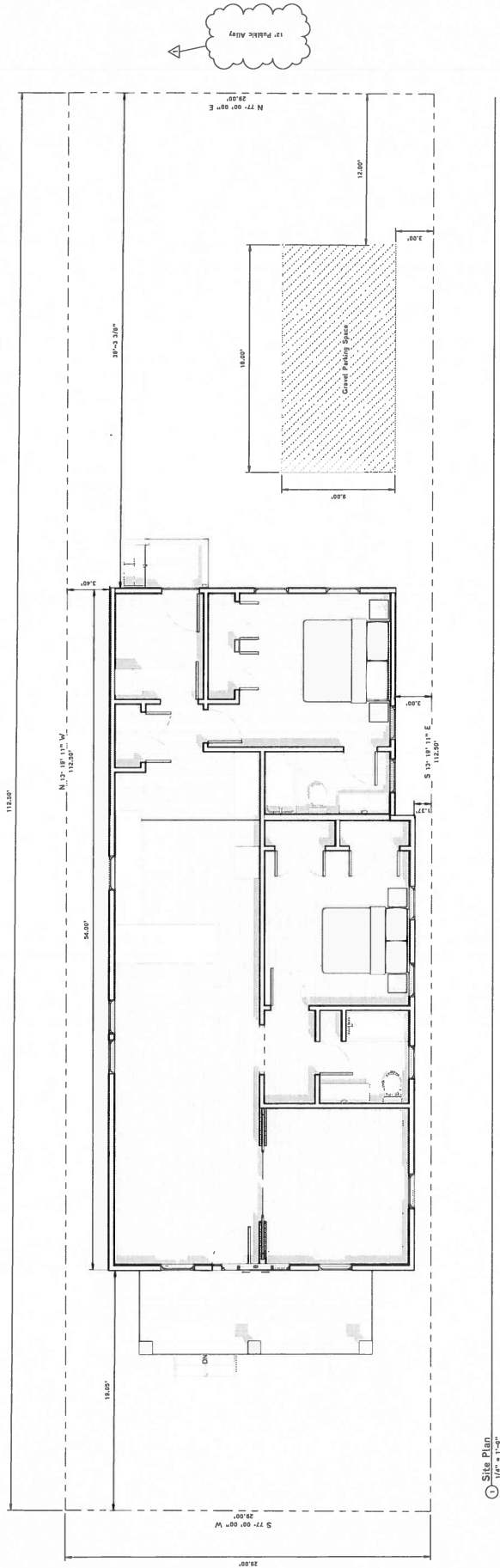
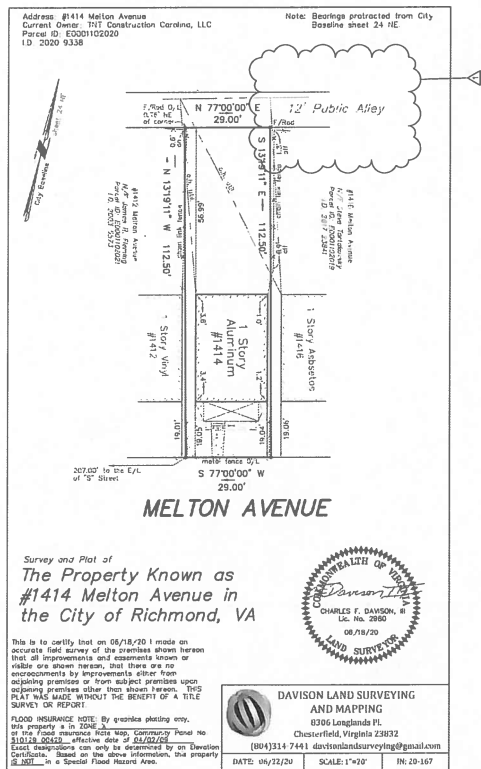
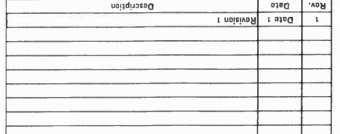
CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (646-6340/6701). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/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)



GO.1

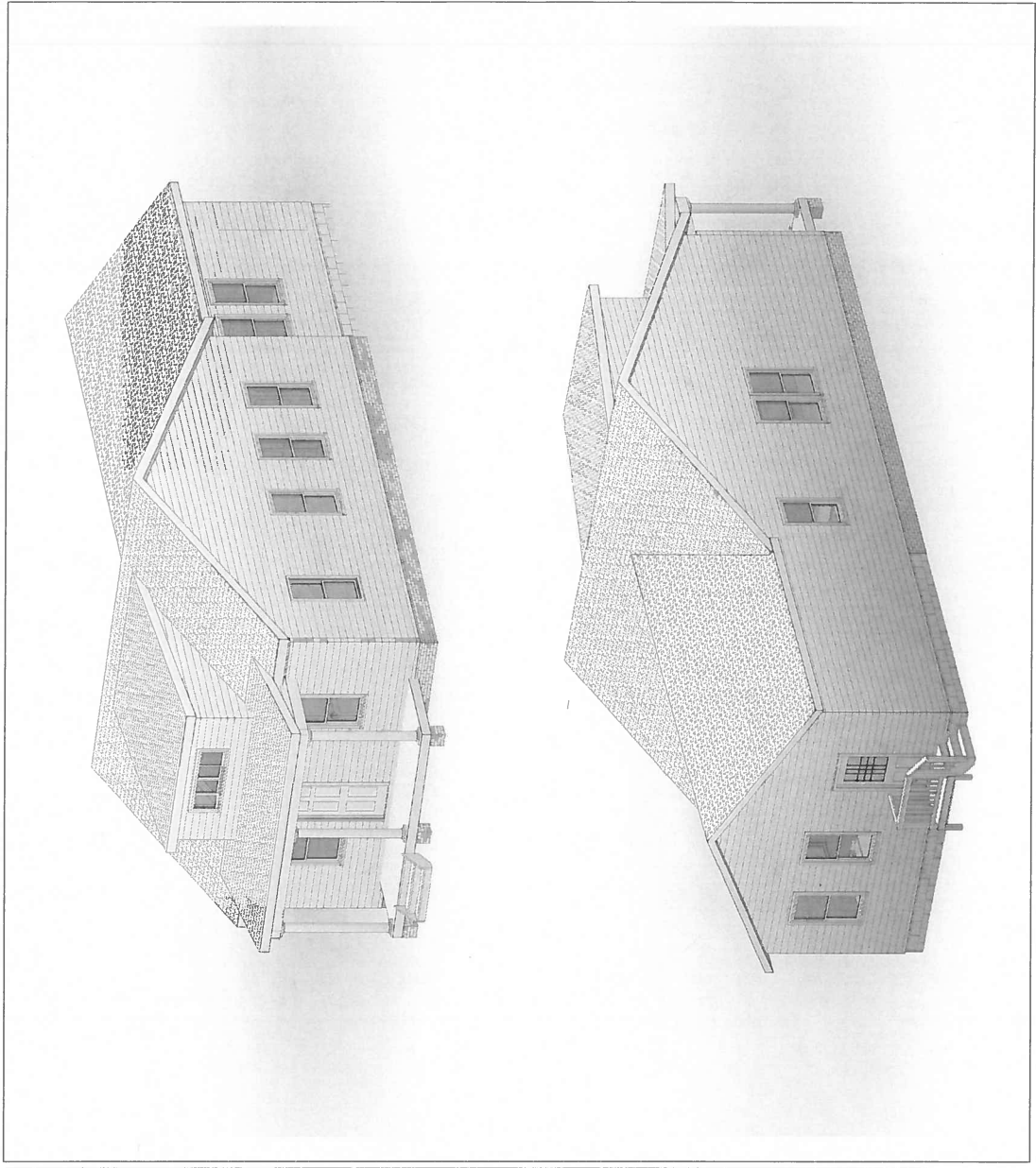
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Rev. 12/1/20
September 4, 2020

Cover Sheet
1414 Melton Avenue - Building
TNT Construction



Obsidian
A Professional Engineering Practice
515 North 22nd Street
Richmond, VA 23223
804.647.1589

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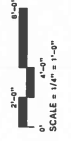
City of Richmond, VA

Floor Plans
1414 Melton Avenue - Building Renovation
TNT Construction

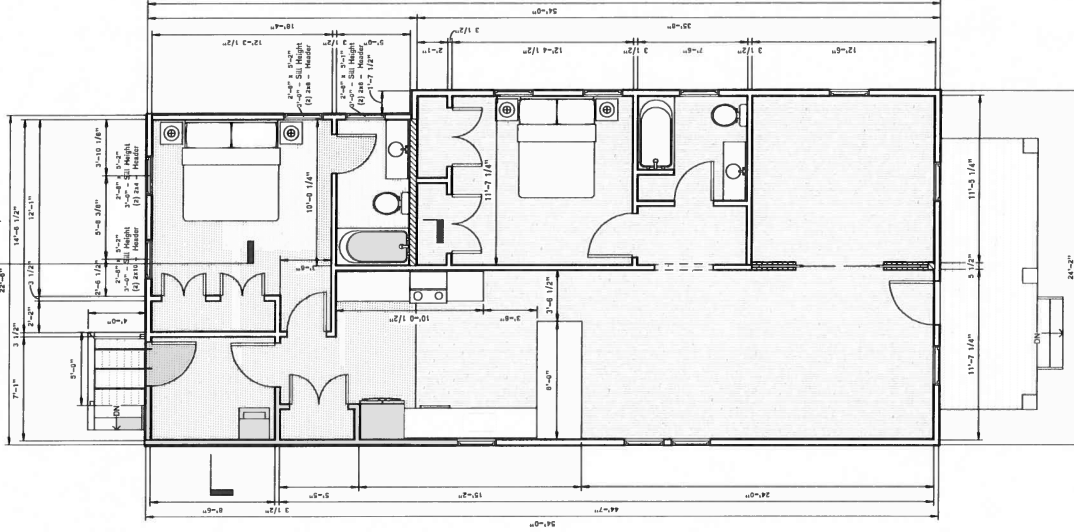
rev. 12/1/20
September 4, 2020

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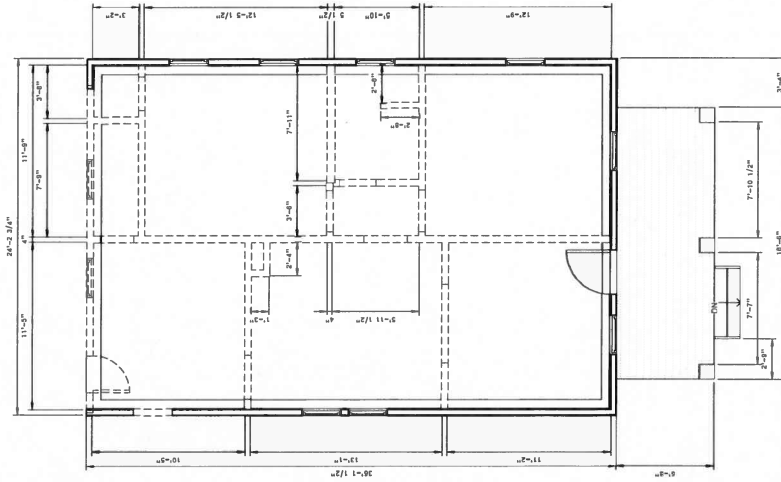
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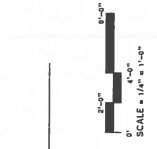


2 1st Floor - Proposed
1/4" = 1'-0"



1 1st Floor - Existing
1/4" = 1'-0"





Obsidian
A Professional Engineering Practice
804.647.1589
515 North 22nd Street
Richmond, VA 23223

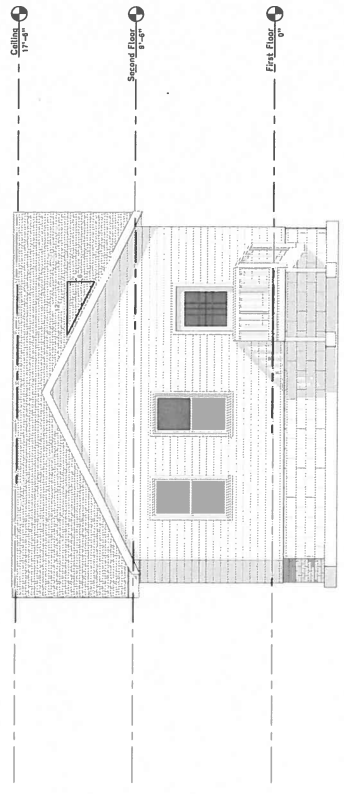


City of Richmond, VA
1414 Melton Avenue - Building Renovation
TNT Construction
REV. 12/11/20
September 4, 2020

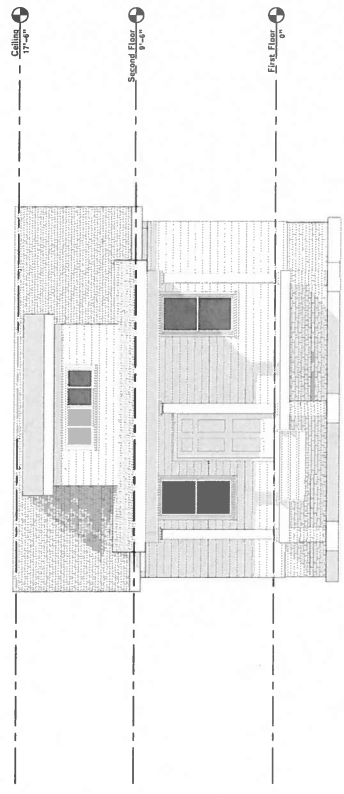
Rev.	Date	Description

A2.1

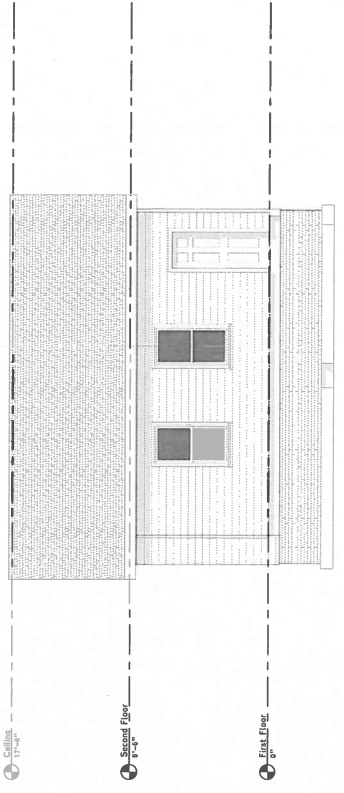
Proposed North
1/4" = 1'-0"



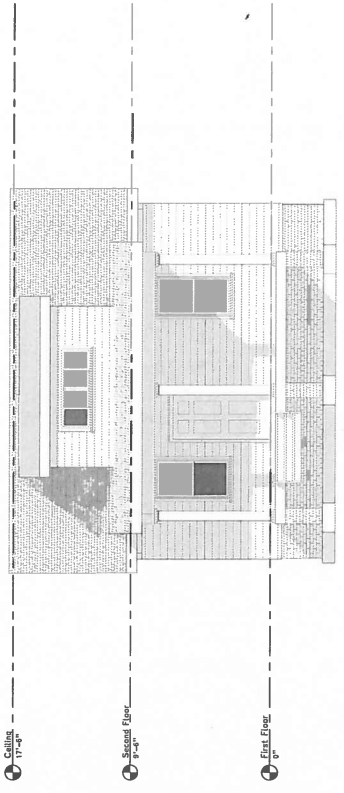
Proposed South
1/4" = 1'-0"

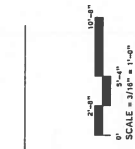


Existing North
1/4" = 1'-0"

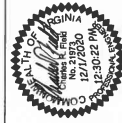


Existing South
1/4" = 1'-0"





Obsidian
A Professional Engineering Practice
515 North 22nd Street
Richmond, VA 23223
804.647.1589



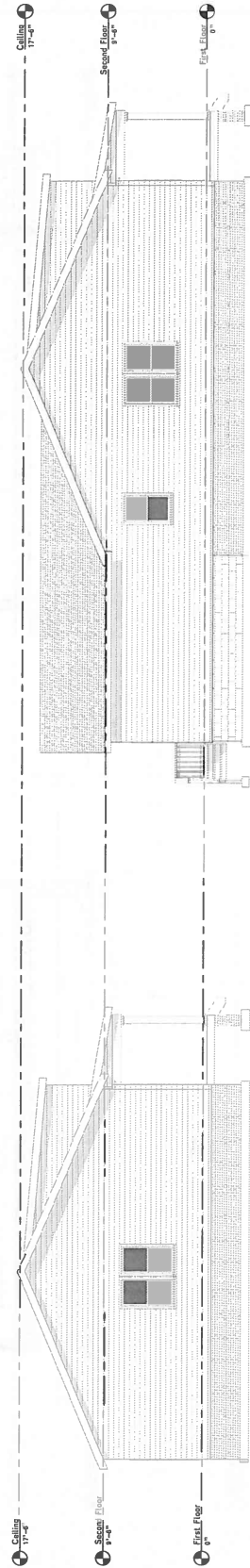
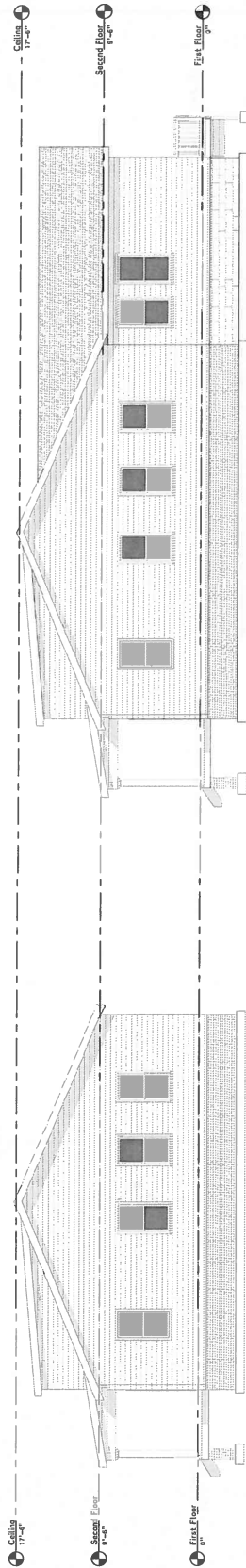
City of Richmond, VA

Elevations
1414 Melton Avenue - Building Renovation
TNT Construction

REV. 12/1/20
September 4, 2020

Rev.	Date	Description

A2.2



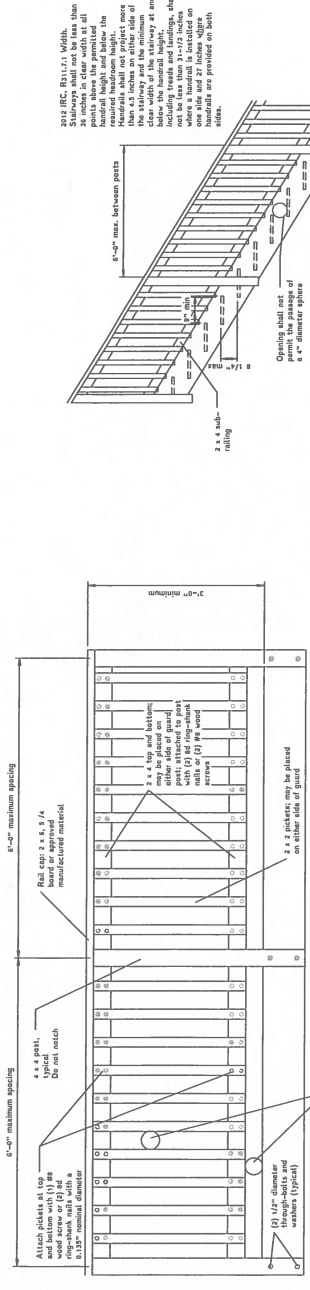
Rev.	Date	Description

City of Richmond, VA
1414 Melton Avenue - Building Renovation
TNT Construction
September 4, 2020

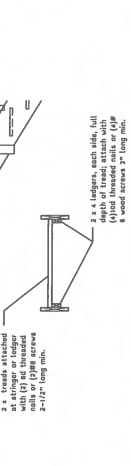
Details



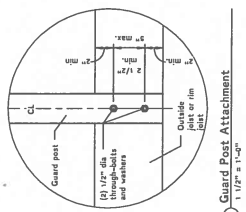
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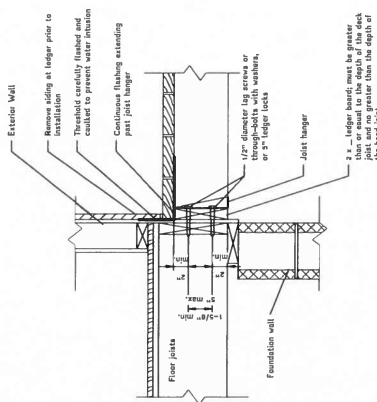
1 Deck Railing Detail
1 1/2" x 1'-0"



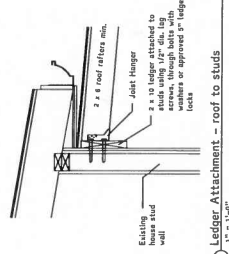
2 Stair Detail
1 1/2" x 1'-0"



3 Guard Post Attachment
1 1/2" x 1'-0"



4 Ledge Attachment - deck to rim board
1 1/2" x 1'-0"



5 Ledge Attachment - roof to studs
1 1/2" x 1'-0"