



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

February 5, 2021

Svetoslav Hadzhiev  
9503 Fordson Road  
Henrico, Virginia 23229  
Attn: Slavy Ivanov

To Whom It May Concern:

RE: **BZA 13-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, March 3, 2021 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2020-232 to consider an application for a building permit to construct a new single-family detached dwelling at 2110 RICHMOND STREET (Tax Parcel Number E000-0764/003), 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 802 929 136# 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 2021 drop-down, click meeting details for March 3, 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. 2020-232, 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.

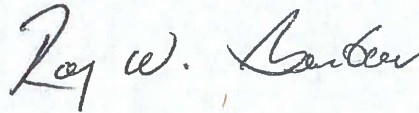
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 13-2021  
Page 2  
February 5, 2021

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.

B And E Holdings LLC  
P O Box 23407  
Richmond, VA 23223

Brownsway Equity Group LLC  
9839 Pampas Dr  
Chesterfield, VA 23832

Cava Capital LLC  
5310 Markel Rd #104  
Richmond, VA 23230

City Of Richmond Public Works  
900 E Broad St Rm 701  
Richmond, VA 23279

Ford Cedric E  
2200 Richmond St  
Richmond, VA 23223

Hill Knighton T Sr & Deborah W  
3800 Broadgate Dr  
Richmond, VA 23223

Jdc Investments LLC  
P O Box 2793  
Mechanicsville, VA 23116

Mh Houses LLC  
100 W Commerce Rd 2nd Fl  
Richmond, VA 23224

Redd Fox LLC  
5740 General Washington Dr  
Alexandria, VA 22312

Richmond Investments LLC  
9629 Rainbrook Dr  
Richmond, VA 23238

Richmond Redevelopment And Housing  
Authority  
901 Chamberlayne Pkwy  
Richmond, VA 23220

T Wilder Construction Inc  
3117 Lamb Ave  
Richmond, VA 23222

**Property: 2110 Richmond St Parcel ID: E0000764003****Parcel**

**Street Address:** 2110 Richmond St Richmond, VA 23223-  
**Owner:** HADZHIEV SVETOSLAV  
**Mailing Address:** 9503 FORDSON RD, HENRICO, VA 23229  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 326 - Whitcomb Court/ Mecklenburg  
**Property Class:** 110 - R One Story  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2021  
**Land Value:** \$18,000  
**Improvement Value:** \$43,000  
**Total Value:** \$61,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 7400  
**Acreage:** 0.17  
**Property Description 1:** BURWELLS ADD L6-8 B8  
**Property Description 2:** 0074.00X0100.00 0000.000  
**State Plane Coords( ?):** X= 11796530.000021 Y= 3724710.138163  
**Latitude:** 37.54748286 , **Longitude:** -77.41816321

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 74  
**Rear Size:** 100  
**Parcel Square Feet:** 7400  
**Acreage:** 0.17  
**Property Description 1:** BURWELLS ADD L6-8 B8  
**Property Description 2:** 0074.00X0100.00 0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11796530.000021 Y= 3724710.138163  
**Latitude:** 37.54748286 , **Longitude:** -77.41816321

**Other**

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

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$18,000	\$43,000	\$61,000	Reassessment
2020	\$12,000	\$42,000	\$54,000	Reassessment
2019	\$12,000	\$20,000	\$32,000	Reassessment
2018	\$12,000	\$46,000	\$58,000	Reassessment
2017	\$12,000	\$45,000	\$57,000	Reassessment
2016	\$12,000	\$45,000	\$57,000	Reassessment
2015	\$12,000	\$45,000	\$57,000	Reassessment
2014	\$12,000	\$38,000	\$50,000	Reassessment
2013	\$12,000	\$38,000	\$50,000	Reassessment
2012	\$12,000	\$40,000	\$52,000	Reassessment
2011	\$12,000	\$47,000	\$59,000	CarryOver
2010	\$12,000	\$47,000	\$59,000	Reassessment
2009	\$12,000	\$47,400	\$59,400	Reassessment
2008	\$12,000	\$45,600	\$57,600	Reassessment
2007	\$10,000	\$45,600	\$55,600	Reassessment
2006	\$10,000	\$45,600	\$55,600	Reassessment
2005	\$7,300	\$34,100	\$41,400	Reassessment
2004	\$5,900	\$27,500	\$33,400	Reassessment
2003	\$6,200	\$28,900	\$35,100	Reassessment
2002	\$6,000	\$28,100	\$34,100	Reassessment
2000	\$6,000	\$28,100	\$34,100	Reassessment
1998	\$6,000	\$25,500	\$31,500	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/23/2017	\$20,000	ALLY BANK	ID2017-17713	2 - INVALID SALE-Foreclosure, Forced Sale etc.
05/24/2017	\$48,231	KHAN RIAZ & DOREEN K BOATSWAIN	ID2017-10511	2 - INVALID SALE-Foreclosure, Forced Sale etc.
11/14/2006	\$53,000	GREEN ANDRE	ID2006-39319	1 - VALID SALE-Valid, Use in Ratio Analysis
06/24/2004	\$33,500	BANNER LUCILLE B	ID2004-20834	
08/06/1999	\$0	BRANDON JAMES E	ID9900-22134	
06/19/1985	\$0	Not Available	00044-0017	
06/29/1979	\$21,500	Not Available	000754-00174	

**Planning**

**Master Plan Future Land Use:** SF-MD  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Planning District:** East  
**Traffic Zone:** 1034  
**City Neighborhood Code:** MSBY  
**City Neighborhood Name:** Mosby  
**Civic Code:**  
**Civic Association Name:**  
**Subdivision Name:** NONE  
**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	3002	0204003	020400
1990	307	0204003	020400

**Schools**

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

**Public Safety**

**Police Precinct:** 1  
**Police Sector:** 113  
**Fire District:** 11  
**Dispatch Zone:** 100A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 6  
**Voter Precinct:** 602  
**State House District:** 71  
**State Senate District:** 9  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1935  
**Stories:** 1  
**Units:** 0  
**Number Of Rooms:** 5  
**Number Of Bed Rooms:** 3  
**Number Of Full Baths:** 1  
**Number Of Half Baths:** 0  
**Condition:** fair for age  
**Foundation Type:** Full Crawl  
**1st Predominant Exterior:** Alum/Vinyl  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Gable  
**Roof Material:** Comp sh to 235#  
**Interior Wall:** Plaster  
**Floor Finish:** Hardwood-std oak, Linoleum  
**Heating Type:** Forced hot air  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and Yard Items) :** Residential Shed - Small Utility

**Extension 1 Dimensions**

**Finished Living Area:** 900 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:** 166 Sqft  
**Deck:** 0 Sqft



Property Images

Name:E0000764003 Desc:R01

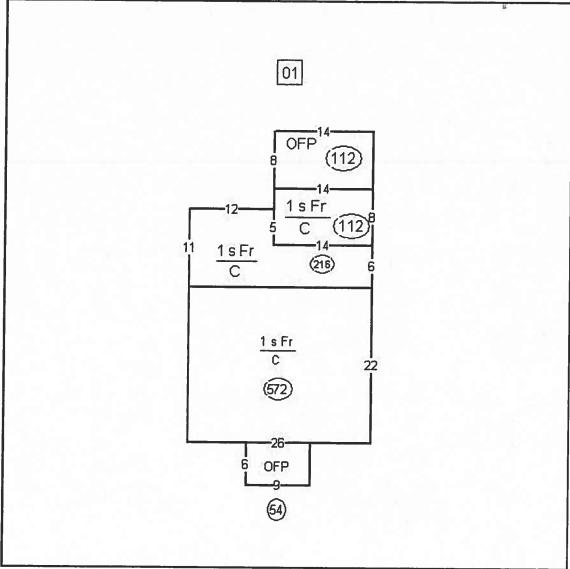


[Click here for Larger Image](#)



Sketch Images

Name:E0000764003 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:** Svetoslav Hadzhiev **PHONE: (Home)** ( ) **(Mobile)** (804) 497-0683

**ADDRESS** 9503 Fordson Road **FAX:** ( ) **(Work)** ( )

Henrico, Virginia 23229 **E-mail Address:** sv.carpentryandpainting@yahoo.com

Attn: Slavy Ivanov

**PROPERTY OWNER'S REPRESENTATIVE:** \_\_\_\_\_ **PHONE: (Home)** ( ) **(Mobile)** ( )

**(Name/Address)** \_\_\_\_\_ **FAX:** ( ) **(Work)** ( )

\_\_\_\_\_ **E-mail Address:** \_\_\_\_\_

## **TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE**

**PROPERTY ADDRESS (ES)** 2110 Richmond Street

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

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

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

**TAX PARCEL NUMBER(S):** E000-0764/003 **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 7,400.0 square feet and a lot width of seventy-four feet (74') currently exists; lot areas of 3,662.2 square feet (#2108) and 3,737.8 square feet (#2110) and lot widths of 36.62 feet (#2108) and 37.38 feet (#2110) are proposed.

\_\_\_\_\_

\_\_\_\_\_

**DATE REQUEST DISAPPROVED:** January 11, 2021 **FEE WAIVER:** YES ☐ NO: ☒

**DATE FILED:** January 11, 2021 **TIME FILED:** 12:30 p.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-084913-2021

**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:** \_\_\_\_\_

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

**CASE NUMBER:** BZA 13-2021 **HEARING DATE:** March 3, 2021 **AT** 1:00 **P.M.**



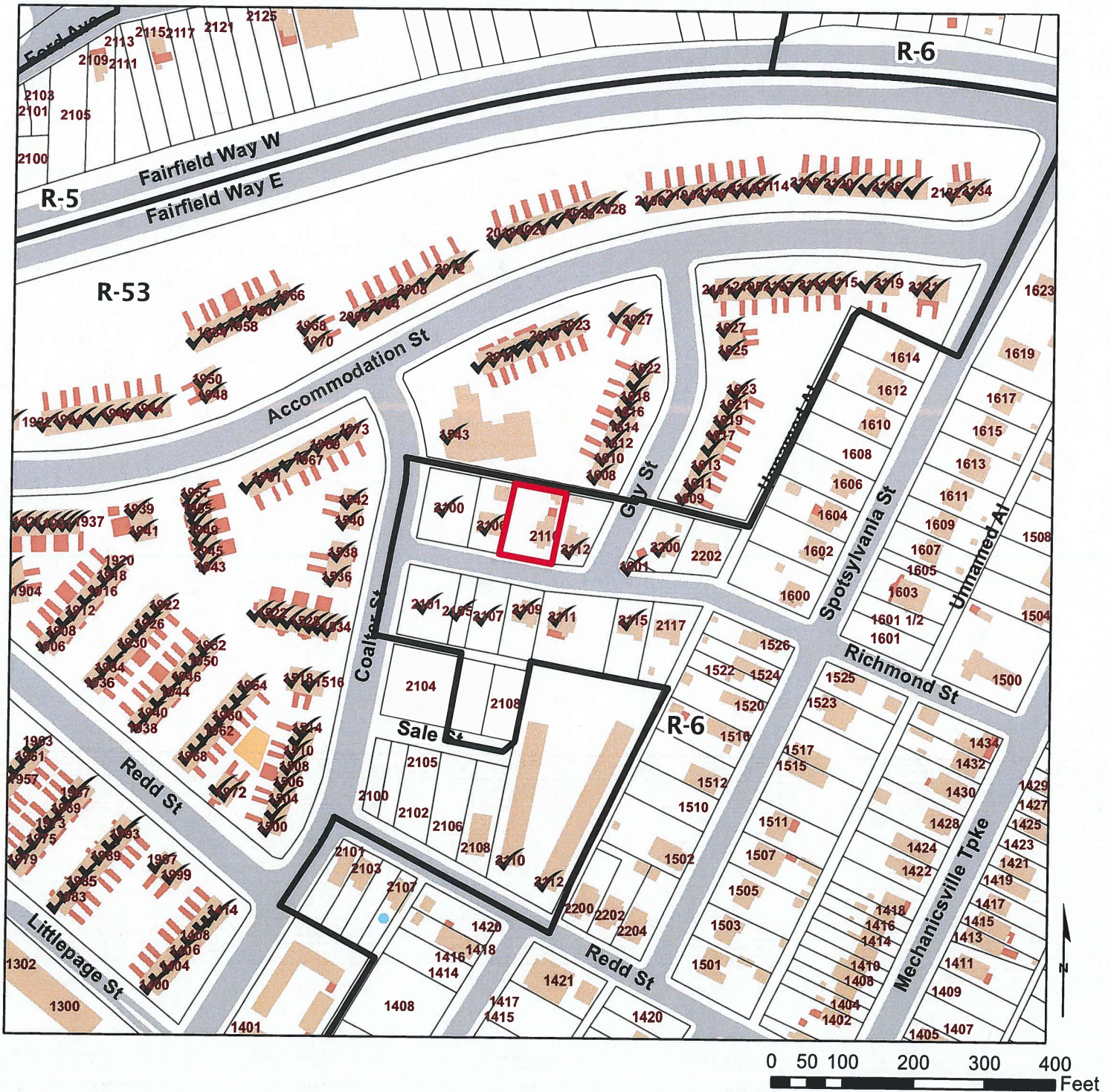
BOARD OF ZONING APPEALS CASE BZA 13-2021  
150' Buffer

APPLICANT(S): Svetoslav Hadzhiev

PREMISES: 2110 Richmond Street  
(Tax Parcel Number E000-0764/003)

SUBJECT: A 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.





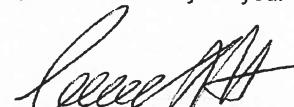
## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

### 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.

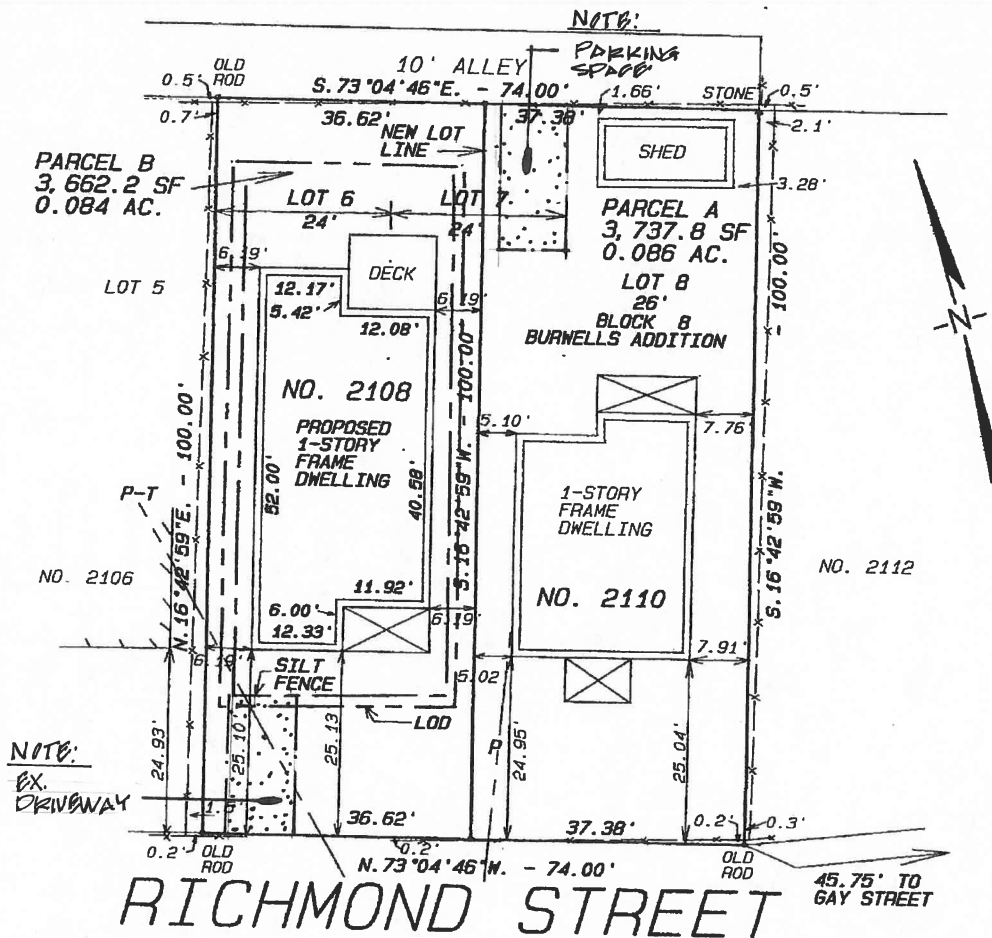
1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact 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/civicasassociationgroupinformation.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:

  
Svetoslav Hadzhiev  
(Revised: 4/28/16)



LOD = LIMITS OF DISTURBANCE = 2,350 SF  
HOUSE DIMENSIONS SHOWN TO FOUNDATION



OWNER:  
SVETOSLAY HADZHIEV  
TAX PARCEL  
E-000-0764-003  
INSTR. NO.  
2017-17713

## HOUSE DRAWING

P = OVERHEAD POWER  
T = OVERHEAD TELEPHONE

NOTE:  
THIS SURVEY HAS BEEN  
PREPARED WITHOUT THE  
BENEFIT OF A TITLE REPORT  
AND DOES NOT INDICATE  
ALL ENCUMBRANCES  
ON THE PROPERTY.

PLAT OF PROPERTY SITUATED  
ON THE NORTHERN LINE OF  
RICHMOND STREET AND  
WEST OF GAY STREET  
CITY OF RICHMOND, VIRGINIA  
JAN. 14, 2021 SCALE: 1"=20'



STEVEN B. KENT & ASSOCIATES, P.C.  
LAND SURVEYORS  
1521 Brook Road  
Richmond, VA 23220  
PH. 804-643-6113

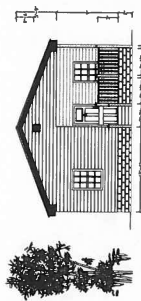
### CERTIFICATION

THIS IS TO CERTIFY THAT WE MADE AN ACCURATE FIELD  
SURVEY OF THE PREMISES SHOWN HEREON, THAT ALL  
IMPROVEMENTS AND VISIBLE EASEMENTS ARE SHOWN  
HEREON, THAT THERE ARE NO ENCROACHMENTS BY  
IMPROVEMENTS EITHER FROM ADJOINING PREMISES,  
OR FROM SUBJECT PREMISES, OTHER THAN SHOWN  
HEREON

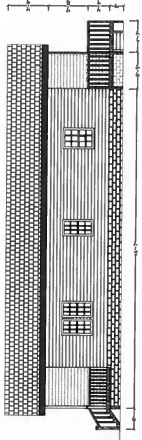
*MR KA*

FILE E-764

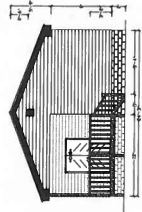
# PROPOSED NEW CONSTRUCTION HOUSE - 2108 RICHMOND STREET



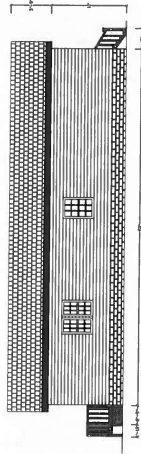
FRONT ELEVATION  
SCALE 1/4" = 1'-0"



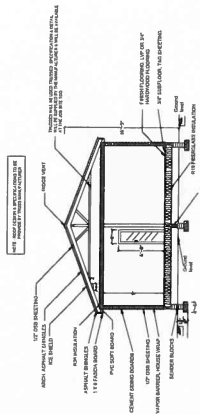
RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



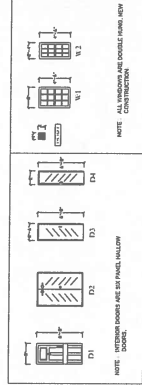
REAR ELEVATION  
SCALE 1/4" = 1'-0"



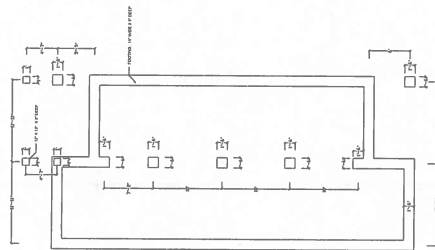
LEFT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



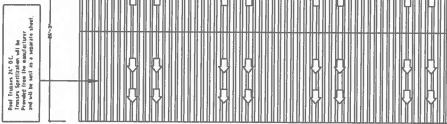
SECTION A-A  
SCALE 1/4" = 1'-0"



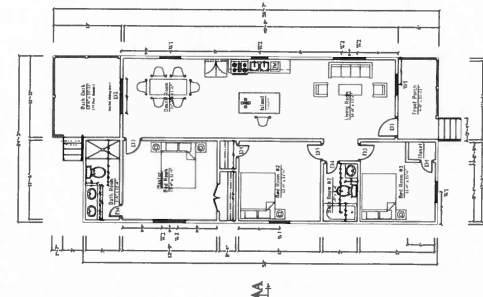
FOUNDATION PLAN  
SCALE 1/4" = 1'-0"



FOOTING PLAN  
SCALE 1/4" = 1'-0"

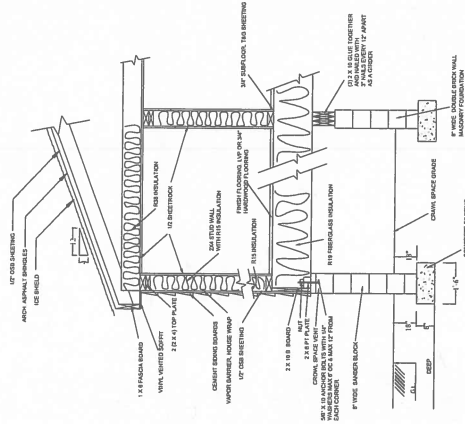


ROOF PLAN  
SCALE 1/4" = 1'-0"



PROPOSED FLOOR PLAN  
SCALE 1/4" = 1'-0"  
GROUND FLOOR 30' x 40' - 1315.62

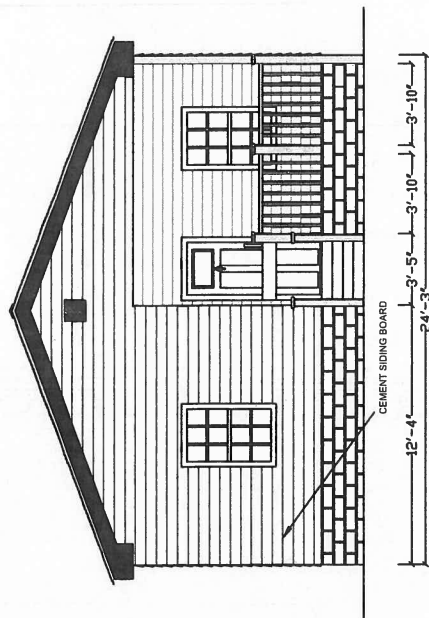
Drawn by Yenuska Dunuwa yenuska.dunuwa@gmail.com DK CREATIONS	
GROUND FLOOR : 1315.62 sqft	
DATE : 06/07/2021	PLAN NO : HS
ALL DIMENSIONS ARE IN INCHES	
TITLE FLOOR PLAN LEFT SIDE ELEVATION REAR ELEVATION RIGHT SIDE ELEVATION SECTION ON A - A FRAMING PLAN WALL FOUNDATION FOOTING PLAN	
1/4" = 0'-0"	



DETAILS OF FOUNDATION, WALLS & ROOF  
SCALE 1/4" = 1'-0"

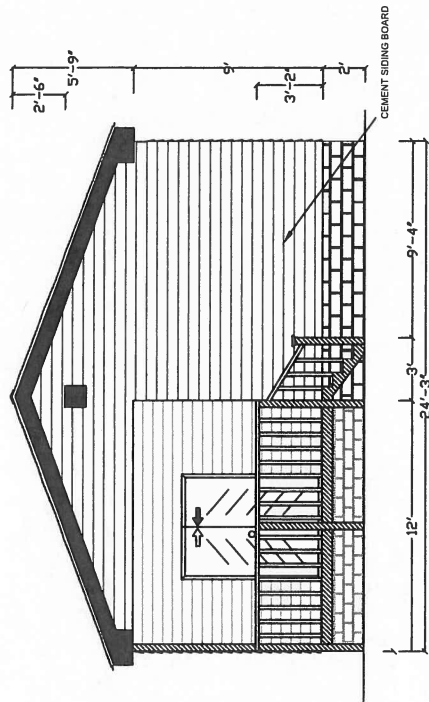






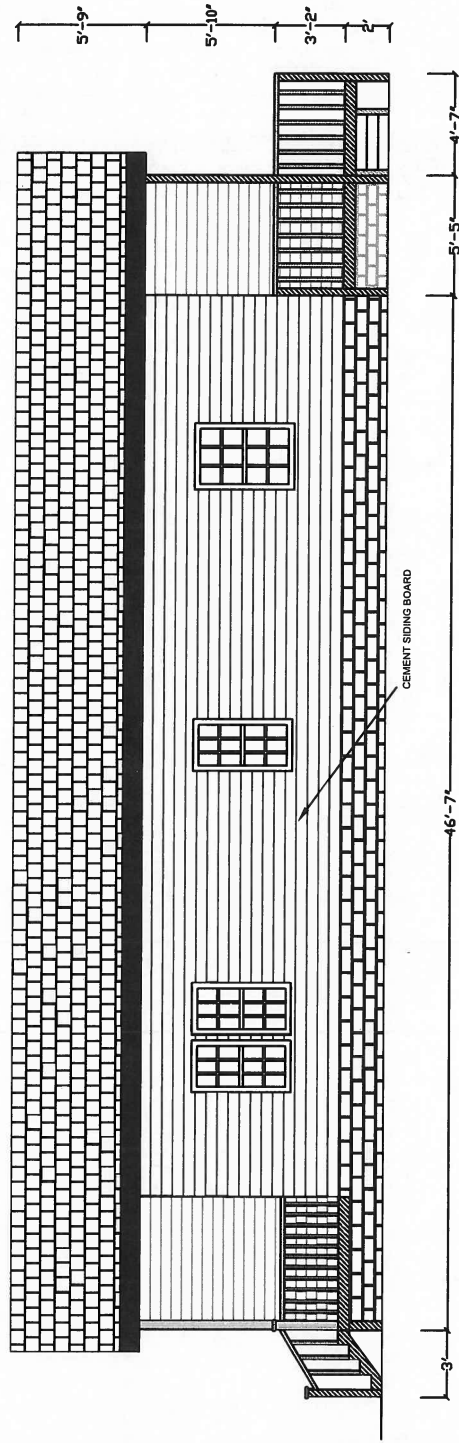
## FRONT ELEVATION

SCALE - 1'-0" TO 1/4"



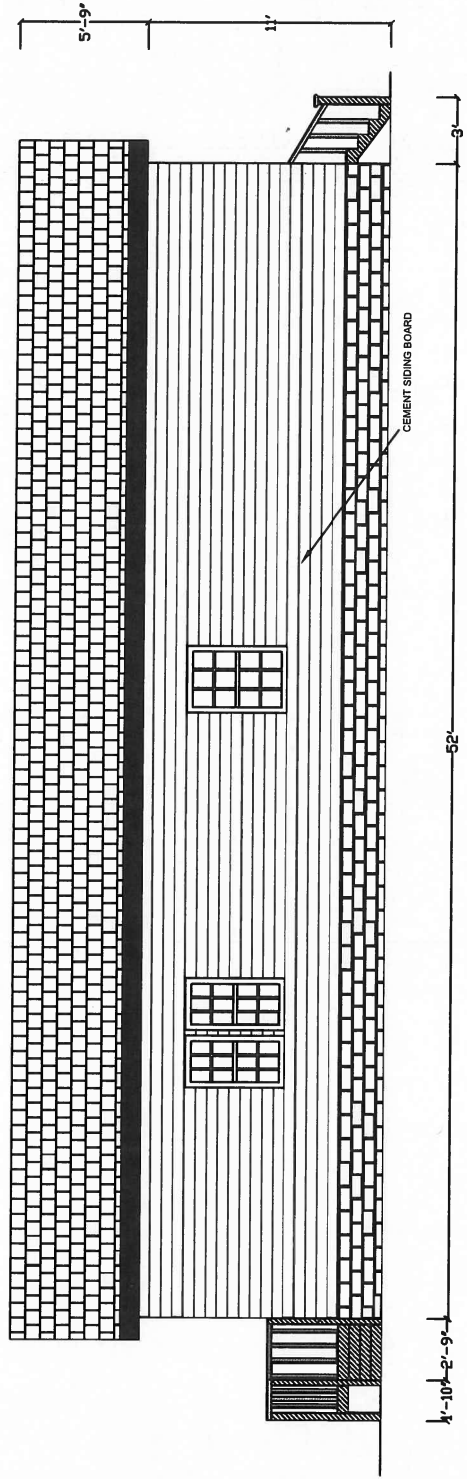
## REAR ELEVATION

SCALE - 1'-0" TO 1/4"



## RIGHT SIDE ELEVATION

SCALE - 1'-0" TO 1/4"



**LEFT SIDE ELEVATION**  
SCALE - 1'-0" TO 1/4"



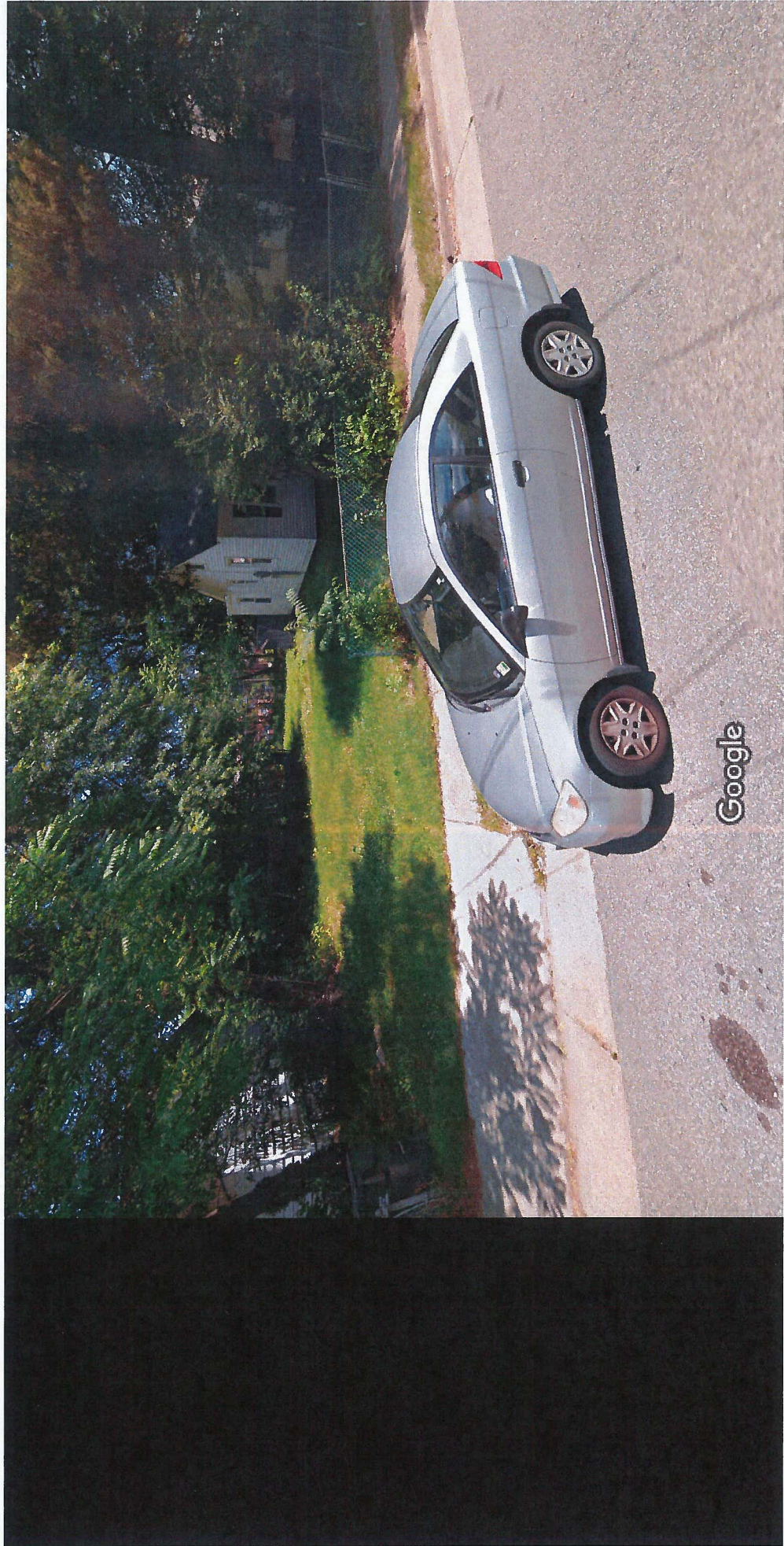


Image capture: May 2019 © 2021 Google

Richmond, Virginia



Street View





CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

October 13, 2020

Svetoslav Hadzhiev  
SV Carpentry and Painting, LLC  
9503 Fordson Road  
Henrico, Virginia 23229

**RE: 2110 Richmond Street**  
Tax Parcel: E000-0764/003

Dear Mr. Hadzhiev:

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

The property is located within an R-6 (Single-Family Attached Residential) zoning district. The R-6 District requires a minimum lot area of not less than five thousand square feet (5,000 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-four feet (74') along Richmond Street and a lot depth of one hundred feet (100'), which results in a lot area of 7,400 square feet (0.17Acres). A recent site visit revealed the subject property is improved with a single-family detached dwelling and a driveway curb cut exists along Richmond Street, which provides access to the property.

According to deeds, since 1942, the subject property has been conveyed as "All those certain lots or parcels of land with all improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, known as No. 2110 Richmond Street, being designated as Lot 6, 7 and 8, Block 8, in the Plan of Burwell's Addition...Being the same real estate conveyed...". The subject Tax Parcel is deeded as three (3) independent lots of record and has been since, at least 1942.

As proposed, your intent is to split the subject property improved with a single-family detached dwelling and create a new independent lot for the construction of a future single-family detached dwelling fronting on Richmond Street. The Tax Parcel is comprised of old Subdivision Lot's 6, 7 and 8 of the "Plan of Burwell's Addition". According to a July 26, 1977, Survey Plat, by A.G. Harocopos & Associates, P.C., the existing single-family detached dwelling was constructed on Lot 8 and a portion of Lot 7. The driveway servicing the subject property lies directly in front of the old Lot 6. 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 existing single-family dwelling and driveway curb cut/ driveway resulted in the combination of the old subdivision lots into one (1) lot for zoning purposes. Once parcels are



Svetoslav Hadzhiev  
RE: 2110 Richmond Street  
October 13, 2020  
Page 2

combined, any subsequent division thereof must be done in compliance with applicable regulations. Since, the minimum lot area and lot width requirements would not be met for any proposed division of this property, requesting and obtaining approval from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) from City Council may be a possibility. Be advised, it may be difficult to obtain approval from the BZA unless you can prove the newly created lots would be consistent with the predominant lot areas and lot widths within the block. For information concerning the BZA process, please contact the Zoning Administration Office at 646-6340. For information concerning the SUP process, please contact the Land Use Administration Office at 646-6304.

Please be advised, that the Department of Finance records is showing delinquent real estate taxes on this property. Be advised that until you provide this office with documentation indicating the real estate taxes have been paid-in-full, any future permit applications will not be processed. Be advised that this figure will increase due to the accruing of additional interest and penalties for each day the taxes due are not paid.

**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 e-mail at: [david.duckhardt@richmondgov.com](mailto:david.duckhardt@richmondgov.com) or by telephone at: (804) 646-6917.

Sincerely,



William C. Davidson  
Zoning Administrator

## **Duckhardt, David F. - PDR**

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**From:** Epps, Adrian C. - DPW  
**Sent:** Friday, January 22, 2021 8:22 AM  
**To:** Duckhardt, David F. - PDR  
**Subject:** 2110 Richmond St

I see no issue with the utilization of the pre-existing curb cut.

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>2106 RICHMOND STREET</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												
	9 CITY			STATE	ZIP CODE		10 CONTRACTOR FAX NO.									
BUILDING INFORMATION	11 PROPERTY OWNER NAME <b>SVEOSLAV MADZHIER</b>			12 PROPERTY OWNER ADDRESS/ZIP <b>9503 FORDSON RD. HENRICO, VA</b>		13 OWNER DAYTIME TELEPHONE NO. <b>804.497.0683</b>										
	14 DESCRIBE CURRENT 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 LIGHT <input type="checkbox"/> AL1	23 ALTER/REMODEL HEAVY <input type="checkbox"/> AL2	24 DEMOLITION <input type="checkbox"/> DEM	25 TENANT FITUP <input type="checkbox"/> FUP	26 FOUNDATION ONLY <input type="checkbox"/> FOU	27 NEW BUILDING <input type="checkbox"/> NB	28 MOVING/RELOCATION <input type="checkbox"/> REL	29 REPAIR/REPLACEMENT <input type="checkbox"/> REP
	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 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>SVEOSLAV MADZHIER (SLAVY)</b>						39 CONTACT PHONE NO. <b>804.497.0683</b>		40 CONTACT FAX NO.							
	41 CONTACT ADDRESS <b>9503 FORDSON RD. HENRICO, VA</b>						ZIP CODE		42 EMAIL							
	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.		46 ENGINEER/ARCHITECT FAX NO.		47 EMAIL					
RE-ROOF ONLY	48 ROOF TYPE 1 (SEE BACK FOR LIST)						49 NO. OF SQUARES		50 ROOF TYPE 2 (SEE BACK FOR LIST)		51 NO. OF SQUARES					
	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							
LOT & BUILDING SIZE	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.)		60 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		61 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)		62 TOTAL BUILDING HEIGHT		63 NUMBER OF FLOORS							
PARKING	64 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)		65 NO. OF SPACES AT ANOTHER LOCATION		66 LOCATION		LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO									
	67 WILL THERE BE A <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY		68 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO		69 TOTAL AREA TO BE DISTURBED (SQ. FT.)		70 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO									
OWNERS AFFIDAVIT	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		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		FEE RECEIVED		RECEIPT NO. <input type="checkbox"/> 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.		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			

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