



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

March 8, 2021

Eleven Eleven 25th LLC
919 E Main Street, #950
Richmond, VA 23219

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

To Whom It May Concern:

RE: **BZA 17-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, April 7, 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 lot split and building permits to construct two new single-family detached dwellings at 1810 NORTH 29th STREET (Tax Parcel Number E000-0951/011), 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 956 320 039# 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 April 7, 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. 2020-232, 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 17-2021
Page 2
March 8, 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/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,



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.

Asset Properties LLC
1806 Creighton Road
Richmond, VA 23223

C & G Management LLC
2408 Lakeview Ave
Richmond, VA 23220

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

Cava Delaware 1 LLC
5310 Markel Rd #104
Richmond, VA 23230

Cowart Marlene
1812 N 29th St
Richmond, VA 23223

Crump Betty A
1801 N 29th St
Richmond, VA 23223

Dandridge Shawn
Po Box 2782
Mechanicsville, VA 23116

Edmunds Richard C Jr
1500 Westbrook Ct. Apt 3129
Richmond, VA 23227

Jordan Adell C
1739 N 28th St
Richmond, VA 23223

Lls Group LLC
6123 Clum Rd
Lima, OH 45806

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

Miller Betty And Roddy
1801 N 29th St
Richmond, VA 23223

Price Carolyn
1811 N 29th St
Richmond, VA 23223

Qos Llc And He.r.d LLC
Po Box 29034
Henrico, VA 23242

Selleck Aimee Pauline
1806 N 29th St
Richmond, VA 23223

Seuffert Lynn P
1808 N 29th St
Richmond, VA 23223

Shulman Mark H And Ileana E
13256 Barwick Lane
Richmond, VA 23238

Taylor Mark C
1731 N 28th St
Richmond, VA 23223

True Revelation Church Of God
501 E Franklin St Ste 617
Richmond, VA 23219

Williams Erika P
1733 N 28th St
Richmond, VA 23223

Wooldridge Carol M Life Estate
7068 Winthrop St
Henrico, VA 23231

Property: 1810 N 29th St **Parcel ID:** E0000951011**Parcel**

Street Address: 1810 N 29th St Richmond, VA 23223-
Owner: ELEVEN ELEVEN 25TH LLC
Mailing Address: 919 E MAIN ST #950, RICHMOND, VA 23219
Subdivision Name : VALENTINE HECHLER PLAN
Parent Parcel ID:
Assessment Area: 328 - Fairfield
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$35,000
Improvement Value:
Total Value: \$35,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 6600
Acreage: 0.152
Property Description 1: 0060.00X0110.00 0000.000
State Plane Coords(?): X= 11801058.543028 Y= 3723081.754019
Latitude: 37.54291479 , **Longitude:** -77.40266760

Description

Land Type: Residential Lot B
Topology:
Front Size: 60
Rear Size: 110
Parcel Square Feet: 6600
Acreage: 0.152
Property Description 1: 0060.00X0110.00 0000.000
Subdivision Name : VALENTINE HECHLER PLAN
State Plane Coords(?): X= 11801058.543028 Y= 3723081.754019
Latitude: 37.54291479 , **Longitude:** -77.40266760

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$35,000	\$0	\$35,000	Reassessment
2020	\$25,000	\$0	\$25,000	Reassessment
2019	\$18,000	\$0	\$18,000	Reassessment
2018	\$18,000	\$0	\$18,000	Reassessment
2017	\$18,000	\$0	\$18,000	Reassessment
2016	\$18,000	\$0	\$18,000	Reassessment
2015	\$26,000	\$0	\$26,000	Reassessment
2014	\$26,000	\$0	\$26,000	Reassessment
2013	\$26,000	\$0	\$26,000	Reassessment
2012	\$26,000	\$0	\$26,000	Reassessment
2011	\$26,000	\$0	\$26,000	CarryOver
2010	\$26,000	\$0	\$26,000	Reassessment
2009	\$25,500	\$0	\$25,500	Reassessment
2008	\$25,500	\$0	\$25,500	Reassessment
2007	\$25,500	\$0	\$25,500	Reassessment
2006	\$3,600	\$0	\$3,600	Reassessment
2005	\$3,600	\$0	\$3,600	Reassessment
2004	\$3,600	\$0	\$3,600	Reassessment
2003	\$3,600	\$0	\$3,600	Reassessment
2002	\$3,600	\$0	\$3,600	Reassessment
1998	\$3,600	\$0	\$3,600	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
01/14/2020	\$28,600	LUMPKIN EMMA M ETAL	ID2020-835	2 - INVALID SALE-Foreclosure, Forced Sale etc.
01/03/1996	\$0	Not Available	000035-00726	
01/03/1996	\$0	Not Available	00035-0726	
08/31/1976	\$0	Not Available	000113-00399	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-5 - Residential (Single Family)
Planning District: East
Traffic Zone: 1038
City Neighborhood Code: WDV L
City Neighborhood Name: Woodville
Civic Code:
Civic Association Name:
Subdivision Name: VALENTINE HECHLER PLAN
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area: Woodville/Creighton 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	1003	0203001	020300
1990	106	0203001	020300

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: 107A

Public Works Schedules

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

Government Districts

Council District: 7
Voter Precinct: 701
State House District: 70
State Senate District: 16
Congressional District: 4

Property Images

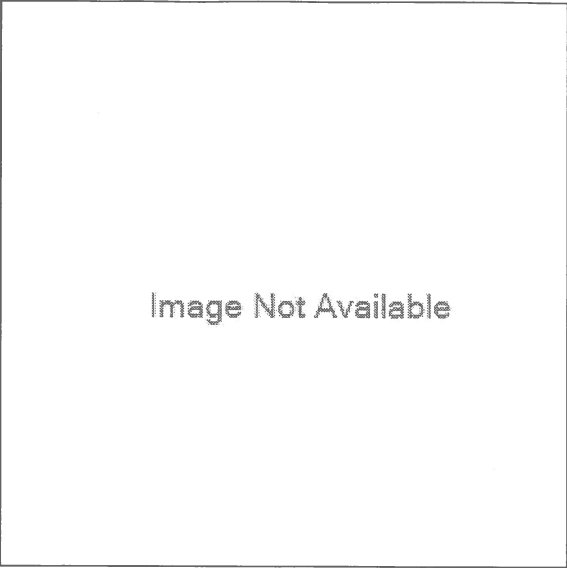
Name:E0000951011 Desc:



[Click here for Larger Image](#)

Sketch Images

Name: Desc:



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT

PROPERTY

OWNER: Eleven Eleven 25th LLC PHONE: (Home) () _____ (Mobile) (804) 247-0566 _____
 ADDRESS: 919 E Main Street, #950 FAX: () _____ (Work) () _____
Richmond, Virginia 23219 E-mail Address: gdabulls@gmail.com

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) 1810 North 29th 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 permits to construct two new single-family detached dwellings.
 TAX PARCEL NUMBER(S): E000-0951/011 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 7,800 square feet and a lot width of sixty feet (60') currently exists; lot areas of 3,900 square feet and lot widths of thirty feet (30') are proposed.
 DATE REQUEST DISAPPROVED: February 10, 2021 FEE WAIVER: YES ☐ NO: ☒
 DATE FILED: February 10, 2021 TIME FILED: 10:05 a.m. PREPARED BY: Brian Mercer RECEIPT NO. BZAR-086830-2021
 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: 3/8/2021

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

CASE NUMBER: BZA 17-2021 HEARING DATE: April 7, 2021 AT 1:00 P.M.

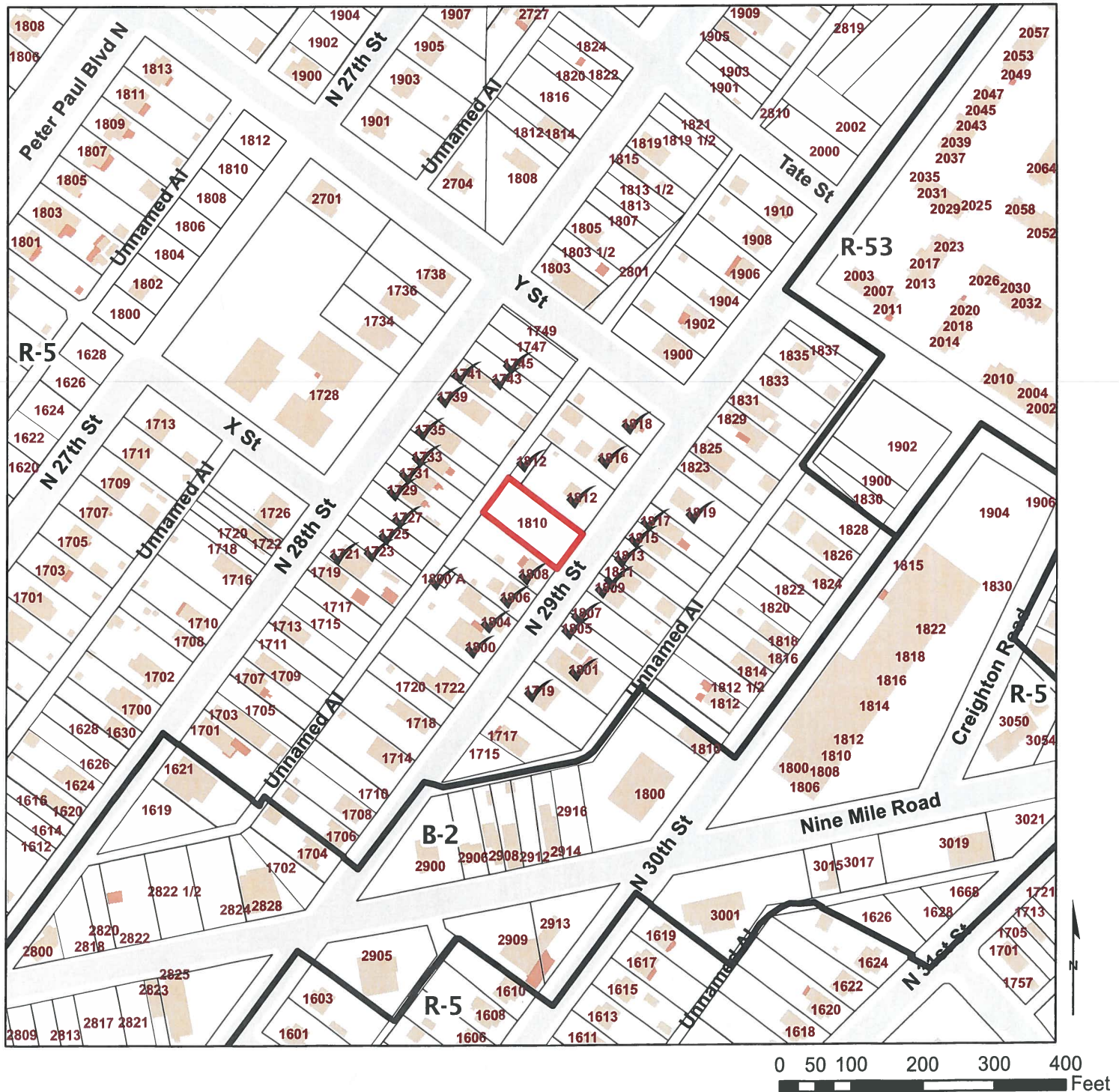
BOARD OF ZONING APPEALS CASE BZA 17-2021
150' Buffer

APPLICANT(S): Eleven Eleven 25th LLC

PREMISES: 1810 North 29th Street
(Tax Parcel Number E000-0951/011)

SUBJECT: A lot split and building permits to construct two 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/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.

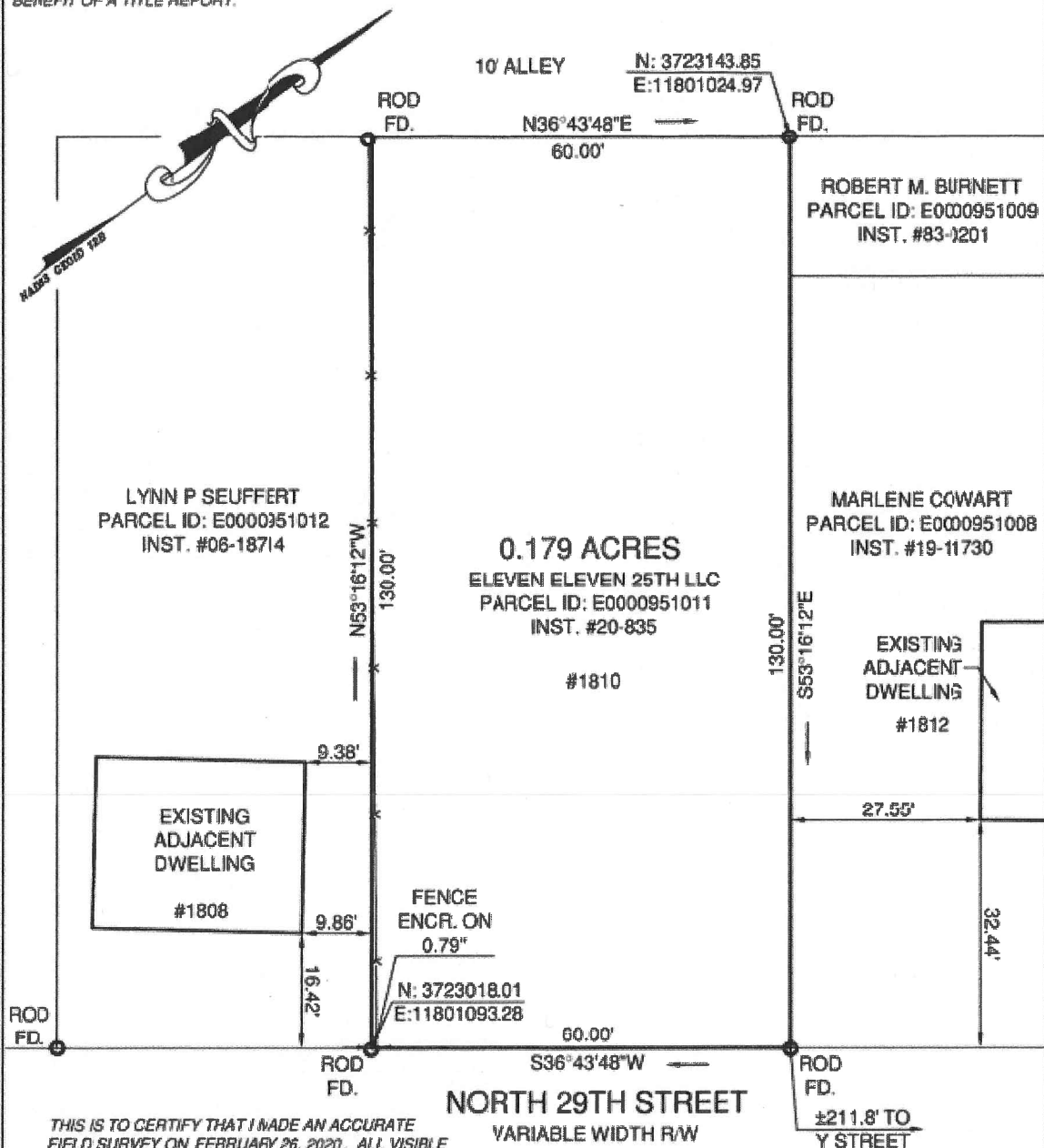
Acknowledgement of Receipt by Applicant or Authorized Agent: _____

(Revised: 4/28/16)

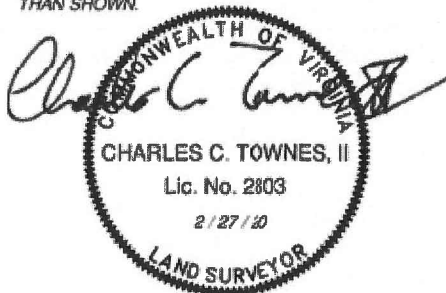
THIS PROPERTY IS NOT LOCATED IN A FEMA DEFINED
FLOOD PLAIN, ZONE X, COMMUNITY PANEL #5100390036D,
EFFECTIVE DATE AUGUST 2, 2012

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING
LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY
ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL
ASSESSMENT MIGHT IDENTIFY.

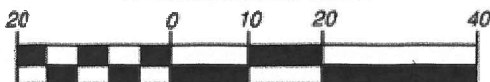
THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR
OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT
MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE
BENEFIT OF A TITLE REPORT.



THIS IS TO CERTIFY THAT I MADE AN ACCURATE
FIELD SURVEY ON FEBRUARY 26, 2020. ALL VISIBLE
IMPROVEMENTS ARE AS SHOWN HEREON AND THAT
THERE ARE NO VISIBLE ENCROACHMENTS OTHER
THAN SHOWN.



GRAPHIC SCALE



1 inch = 20 feet

PLAT
SHOWING
PHYSICAL IMPROVEMENTS ON
1810 NORTH 29TH STREET
FOR
GARRETT AUGUSTINE
CITY OF RICHMOND, VIRGINIA
DATE: FEBRUARY 27, 2020 SCALE: 1"=20'



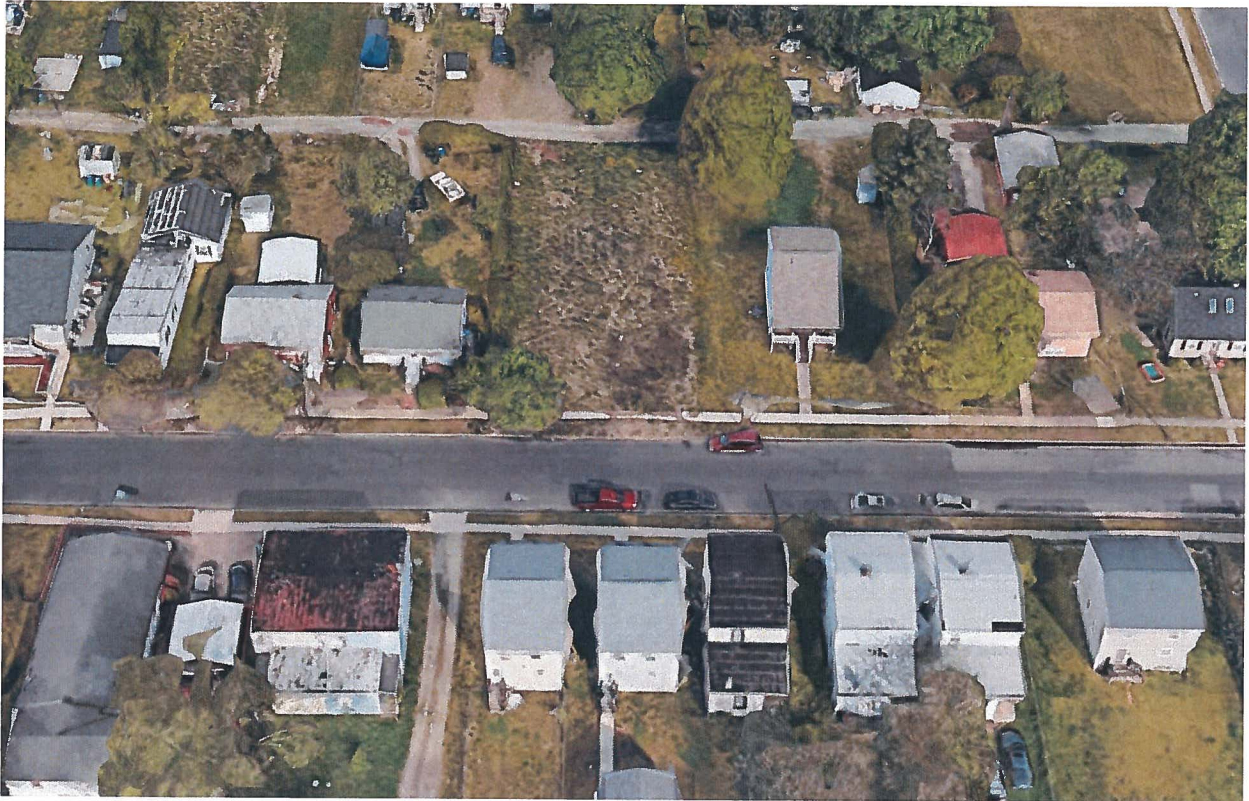
consulting engineers, planners, and land surveyors

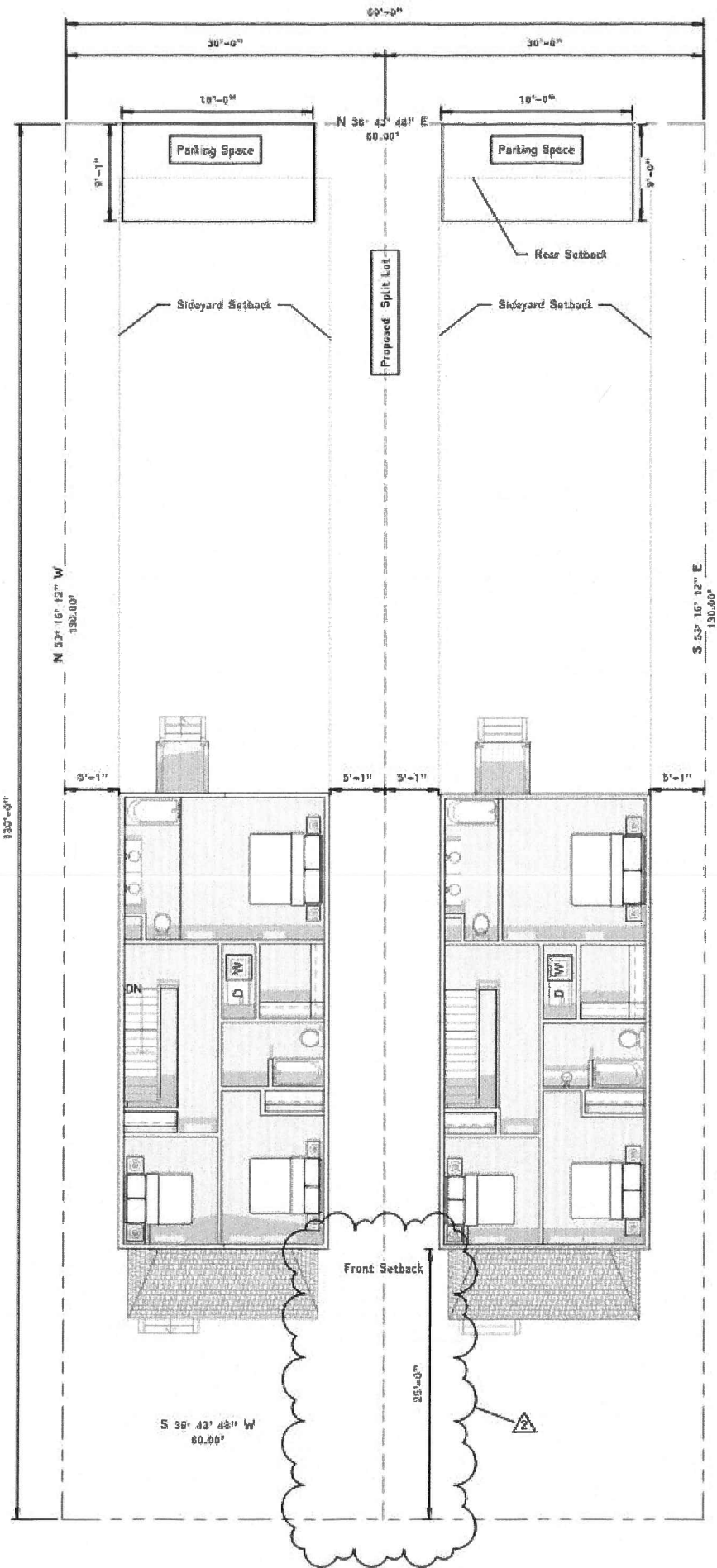
DRAWN BY: T.S.G.

CHECKED BY:

2463 boulevard
colonial heights, va 23834
telephone: 804.5209015
facsimile: 804.5209016
email: cctownes@townespc.com

ATTN: GARRETT AUGUSTINE





A2.2	Elevations
A6.1	Schedules
A9.1	3d Drawings
S7.1	Calculations
V1.1	Site Plan
A5.1	Details
A1.1	Plans
A2.1	Elevations
A2.1	Sections
G6.1	Cover Sheet
S1.1	Structure

Engineer	Property Information
Osidian, Inc. Charles R. Field, P.E. 417 North 22nd Street Richmond, VA 23221 804.647.1549 osidianrva@gmail.com	Parcel ID E080251011 R-5 Residential Use Front Yard = 5' Side Yard = 5' Rear Yard = 5' Lot Coverage 35%

Table of Contents

A2.2	Elevations
A6.1	Schedules
A9.1	3d Drawings
S7.1	Calculations
V1.1	Site Plan
A5.1	Details
A1.1	Plans
A2.1	Elevations
A3.1	Sections
C6.1	Cover Sheet
S1.1	Structure

NCS Sheet Identification Standards

Disciplines / Designators	
G	General - Short Int. symbol, code number
H	Hazardous Materials Abatement, handling, etc.
S	Survey / Mapping
B	Biological
C	Civil
L	Landscape
A	Architectural
I	Interiors
E	Equipment
P	Construction
F	Planning
D	Process
E	Electrical
M	Mechanical
T	Distributed Energy
T	Telecommunications
X	Working conditions / buildings
X	Other Disciplines
X	Contractor / Shop Drawings

Sheet Type Designator
General: Symbol legend, abbreviations, general notes
1 Plans
2 Elevations
3 Sections
4 Large Scale Drawings: plans, elevations, sections
5 Details
6 Schedules and Diagrams
7 User Defined (Calculations for Oblique, Inc.)
8 User Defined
9 3D drawings: isometric, perspective, oblique

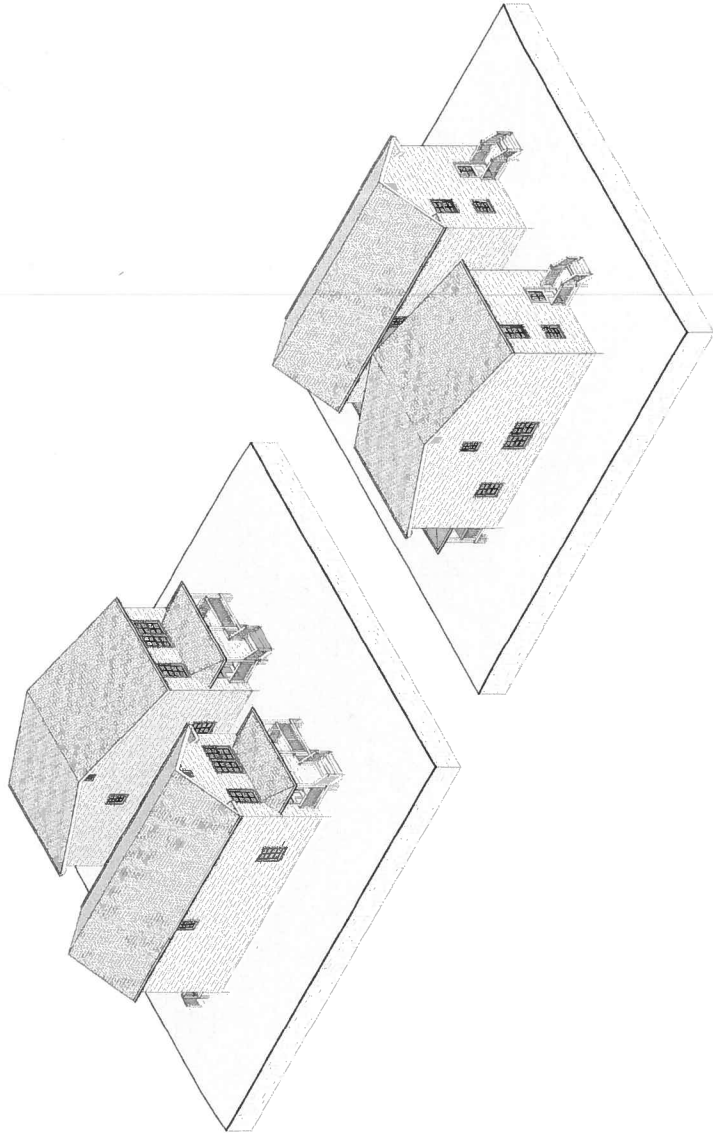


General Notes

- [illegible]

Scope of Work

Scope of work will generally consist of the renovation to an existing structure in accordance with these plans and the Virginia Residential Code 2015.



Print plans at 24" x 36". Arch

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

Cover Sheet
1810 29th Street
Garrett Augustine

Draft

GO.1

City of Richmond, VA
rev. 2/19/2021
February 8, 2021

description

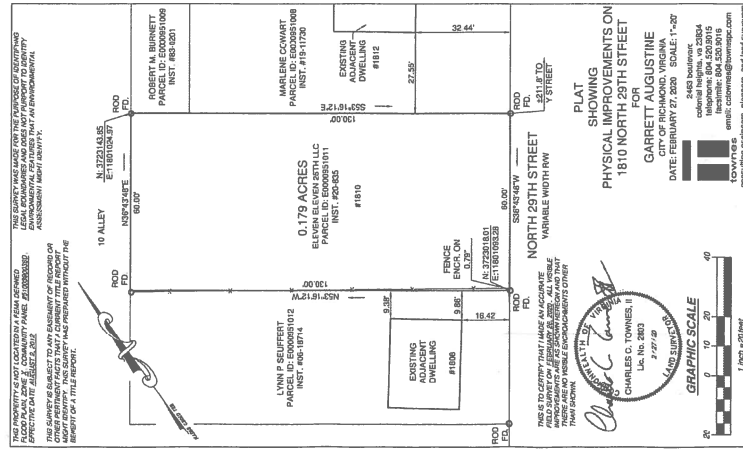
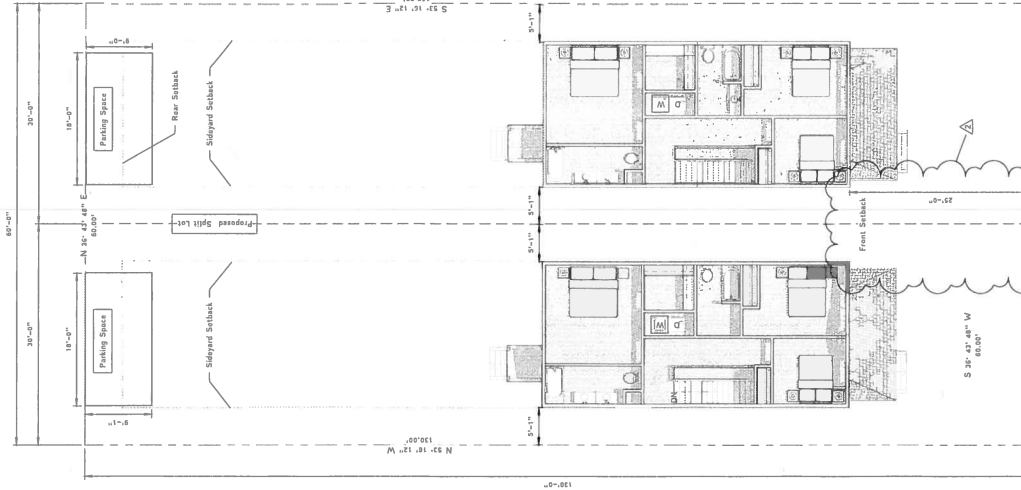
2/15/2021
9:18:31 AM

City of Richmond, VA

February 8, 2021

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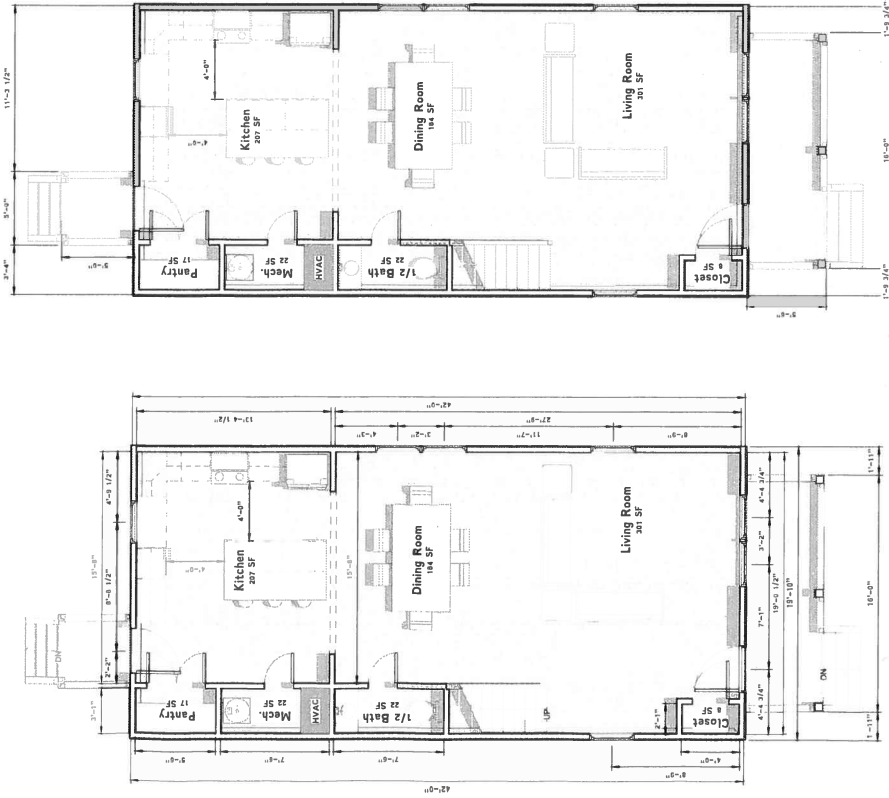
V1.1



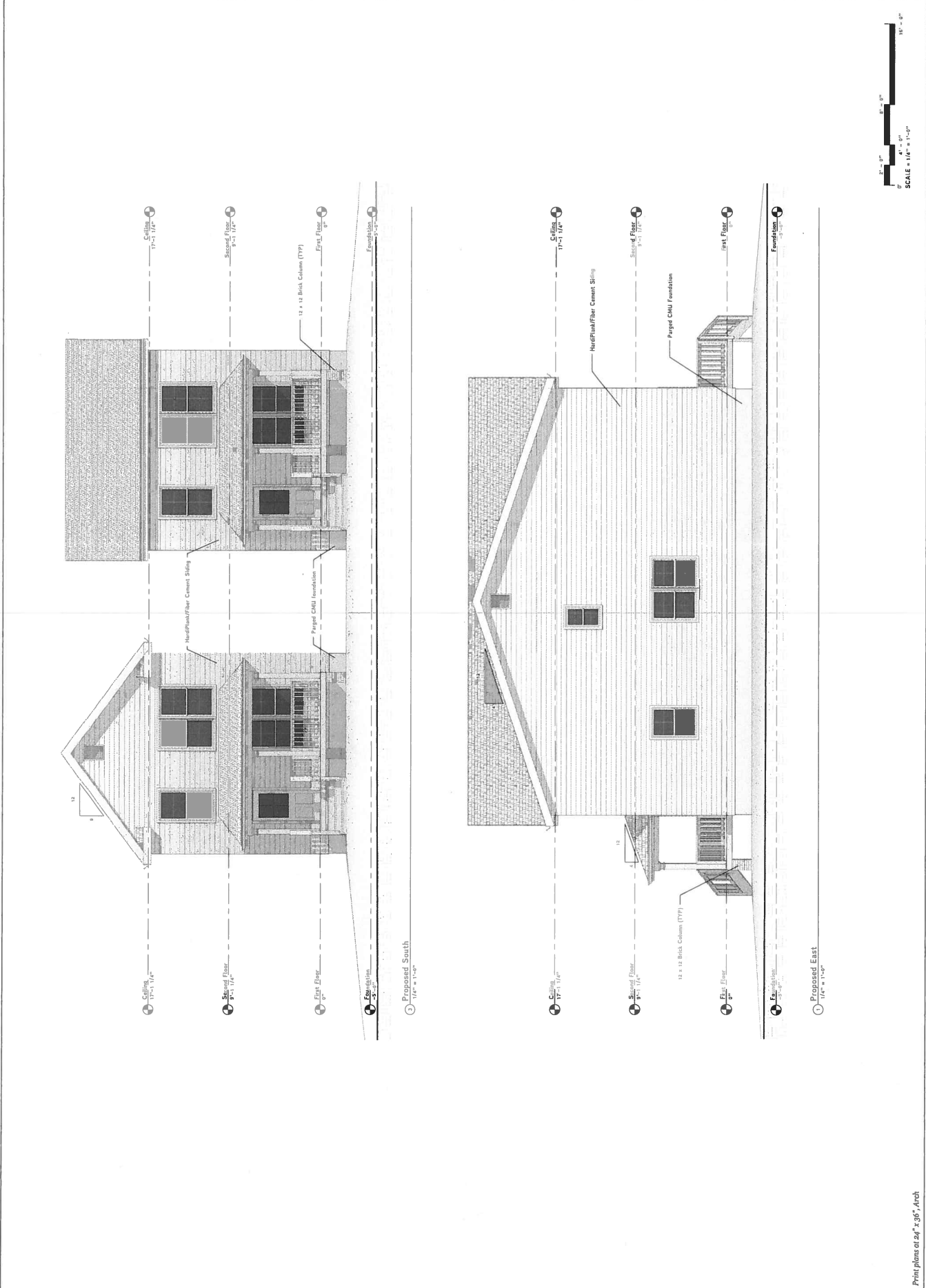
1 Site Plan
1/8" = 1'-0"



2 2nd Floor - Proposed



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



<div><div>bsidian</div><div>A Professional Engineering Practice</div><div>915 North 22nd Street Richmond, VA 23223 804.647.1589</div></div>	<div><div>Draft</div><div>2/15/2021 2:10:40 AM</div></div>	<div>City of Richmond, VA</div> <div>Elevations</div> <div>1810 29th Street</div> <div>Garrett Augustine</div>
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A2.1

