



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

March 8, 2021

L. Kent Pond
P.O. Box 864
Colonial Heights, VA 23834

To Whom It May Concern:

RE: **BZA 19-2021**

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 building permit to demolish an existing building and construct a new single-family attached dwelling at 3000 Q STREET (Tax Parcel Number E000-0627/032), 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 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

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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/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 blue ink that reads "Roy W. Benbow". The signature is fluid and cursive, with the first and last names being more 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.

3007 Q St LLC
1321 Porter St Apt C
Richmond, VA 23224

Benavides Paulo And Nelson And Leon
Melquiades Ortiz
1720 Floyd Ave
Richmond, VA 23220

Drayton Jerome C
1111 N 30th St
Richmond, VA 23223

Drumwright Capital LLC
2001 Parson St
Charlotte, NC 28205

Elderhomes Corporation
88 Carnation St
Richmond, VA 23225

Evolve Hld LLC
3420 Pump Rd #169
Richmond, VA 23223

Gaines Lee A & Betty J
509 Meriwether Ave
Richmond, VA 23222

Ibe Ikenna C
11630 Hickory Lake Ter
Glen Allen, VA 23059

Krouse Joseph Michael And Ashlea Kay
2218 Maplewood Ave
Richmond, VA 23220

Lawrence Alex & Lucas James & Johnson
Brittany S Etals
6301 Dawnfield Ln
Henrico, VA 23231

Opalak Charles F
1105 N 30th St
Richmond, VA 23223

Parks Hayley B
1110 N 30th St
Richmond, VA 23223

Parmoo LLC
4275 McClain Hill Ct
Fairfax, VA 22033

Plummer Shelia
1114 N 30th St
Richmond, VA 23223

Pond L Kent
Po Box 864
Colonial Heights, VA 23834

Richmond Metropolitan Habitat For
Humanity Inc
2281 Dabney Rd Ste A
Richmond, VA 23230

Sabieh Properties LLC
501 N 30th St
Richmond, VA 23223

Siedlarczyk Kaitlyn D And Dillon Daniel P Jr
1102 N 31st St
Richmond, VA 23223

Smith Antoinette M
1109 N 30th St
Richmond, VA 23223

Sukens Francis F J & C T Jones & Daisey And
Ernest E Johnson
1425 Garber Street
Richmond, VA 23231

Toscano Javier
1107 N 30th St
Richmond, VA 23223

Property: 3000 Q St Parcel ID: E0000627032**Parcel**

Street Address: 3000 Q St Richmond, VA 23223-
Owner: POND L KENT
Mailing Address: PO BOX 864, COLONIAL HEIGHTS, VA 23834
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 425 - Church Hill
Property Class: 409 - B Commercial Shell
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$16,000
Improvement Value: \$18,000
Total Value: \$34,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 990
Acreage: 0.023
Property Description 1: 0016.50X0060.00 0000.000
State Plane Coords(?): X= 11799675.000026 Y= 3720460.125058
Latitude: 37.53571683 , **Longitude:** -77.40758287

Description

Land Type: Primary Commercial/Indust Land
Topology:
Front Size: 16
Rear Size: 60
Parcel Square Feet: 990
Acreage: 0.023
Property Description 1: 0016.50X0060.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11799675.000026 Y= 3720460.125058
Latitude: 37.53571683 , **Longitude:** -77.40758287

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$16,000	\$18,000	\$34,000	Reassessment
2020	\$16,000	\$18,000	\$34,000	Reassessment
2019	\$16,000	\$18,000	\$34,000	Reassessment
2018	\$15,000	\$18,000	\$33,000	Reassessment
2017	\$15,000	\$18,000	\$33,000	Reassessment
2016	\$15,000	\$22,000	\$37,000	Reassessment
2015	\$10,000	\$30,000	\$40,000	Reassessment
2014	\$10,000	\$30,000	\$40,000	Reassessment
2013	\$10,000	\$30,000	\$40,000	Reassessment
2012	\$10,000	\$30,000	\$40,000	Reassessment
2011	\$10,000	\$30,000	\$40,000	CarryOver
2010	\$10,000	\$30,000	\$40,000	Reassessment
2009	\$10,000	\$30,000	\$40,000	Reassessment
2008	\$10,000	\$30,000	\$40,000	Reassessment
2007	\$10,000	\$28,700	\$38,700	Reassessment
2006	\$1,600	\$28,100	\$29,700	Reassessment
2005	\$1,500	\$26,800	\$28,300	Reassessment

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
12/18/2015	\$18,150	PREMIER INVESTMENT PROPERTIES LLC	ID2015-24048	2 - INVALID SALE-Foreclosure, Forced Sale etc.
11/04/2005	\$48,000	VIKING INVESTMENT PROPERTIES LLC	ID2005-38852	
08/28/2003	\$8,000	COOPER VERNELL	ID2003-33012	
09/22/1992	\$0	Not Available	00024-1835	
08/05/1983	\$1,600	Not Available	000816-00296	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: East
Traffic Zone: 1059
City Neighborhood Code: CHN
City Neighborhood Name: Church Hill North
Civic Code: 3000
Civic Association Name: Church Hill Central Civic Association
Subdivision Name: NONE
City Old and Historic District:
National historic District: Church Hill North
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone: III

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	1011	0207001	020700
1990	104	0207001	020700

Schools

Elementary School: George Mason
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 11
Dispatch Zone: 118A

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

Extension Name: C01 -

Year Built: 1930

Stories: 1

Units: 0

Number Of Rooms: 0

Number Of Bed Rooms: 0

Number Of Full Baths: 0

Number Of Half Baths: 0

Foundation Type:

1st Predominant Exterior:

2nd Predominant Exterior: N/A

Roof Style: 1

Roof Material:

Interior Wall:

Floor Finish:

Heating Type: 765 sf

Central Air: N

Basement Garage Car #: 0

Fireplace: N

Building Description (Out Building and Yard Items) :

Condition: poor for age

Extension 1 Dimensions

Finished Living Area: 765 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: 0 Sqft

Deck: 0 Sqft

Property Images

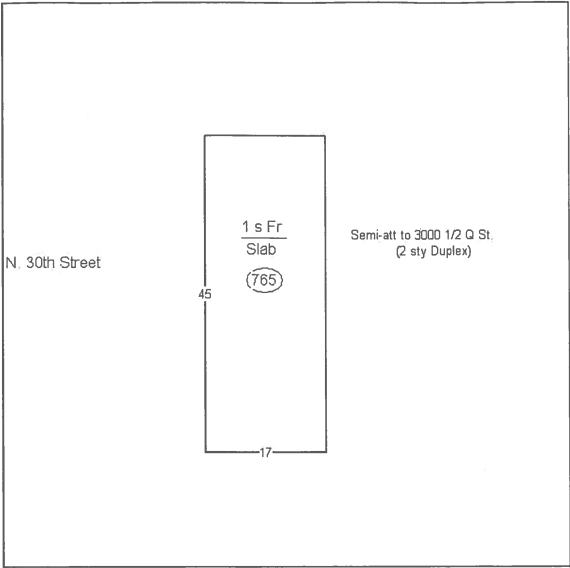
Name:E0000627032 Desc:C01



[Click here for Larger Image](#)

Sketch Images

Name:E0000627032 Desc:C01



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: L. Kent Pond
PHONE: (Home) () () (Mobile) (804) 536-1100

ADDRESS P.O. Box 664
Colonial Heights, Virginia 23834
FAX: () () (Work) () ()

E-mail Address: kentpond@gmail.com
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) 3000 Q Street
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.5(2)n, 30-412.6 & 630.1(n)(1)
APPLICATION REQUIRED FOR: A building permit to demolish an existing building and construct a new single-family attached dwelling.
TAX PARCEL NUMBER(S): E000-0627/032 **ZONING DISTRICT:** R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) and lot coverage requirements are not met. A front yard of fifteen feet (15') is required along North 30th Street; none is proposed. Maximum lot coverage shall not exceed fifty-five percent (55%) of the area of the lot. A lot coverage of 544.5 square feet (55%) is permitted; 666.0 square feet (67%) is proposed.

DATE REQUEST DISAPPROVED: February 16, 2021
FEE WAIVER: YES ☐ NO: ☒
DATE FILED: February 17, 2021 **TIME FILED:** 08:00 a.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-086938-2021
AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:
SECTION 17.20 PARAGRAPHS(S) _____ **OF THE CHARTER OF THE CITY OF RICHMOND**
SECTION 15.2 -2309.2 ☐ **OF THE CODE OF VIRGINIA** [OR]

SECTION 1040.3 PARAGRAPHS(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: L. Kent Pond
DATE: 2/23/21

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

CASE NUMBER: BZA 19-2021 **HEARING DATE:** April 7, 2021 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 19-2021
150' Buffer

APPLICANT(S): L. Kent Pond

PREMISES: 3000 Q Street
(Tax Parcel Number E000-0627/032)

SUBJECT: A building permit to demolish an existing building
and construct a new single-family attached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.5(2)a, 30-412.6 & 630.1(a)(1)
of the Zoning Ordinance for the reason that:
The front yard (setback) and lot coverage 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.

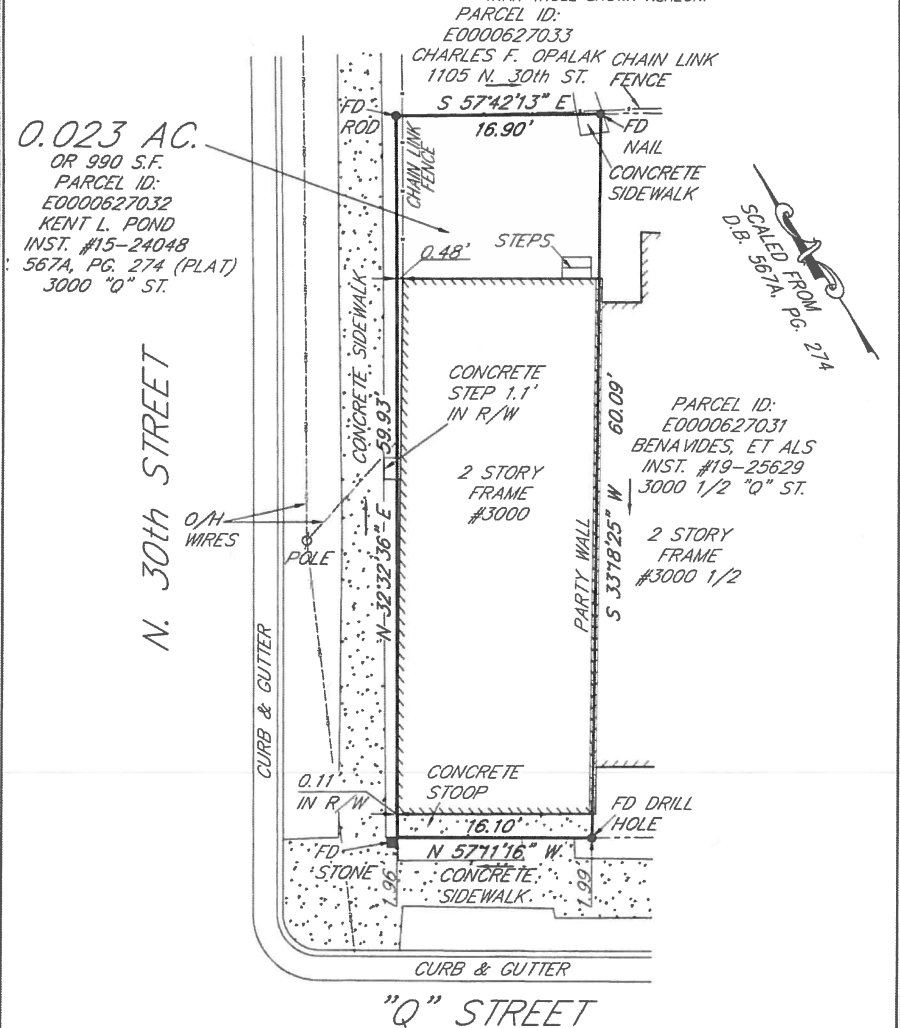
1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact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

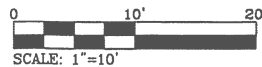
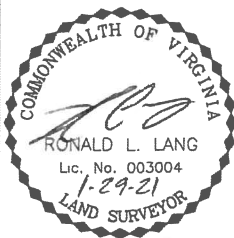
THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NUMBER: 5101290041E EFFECTIVE DATE: 7-16-2014

THIS IS TO CERTIFY THAT ON JANUARY 17, 2021, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON AND THAT THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.

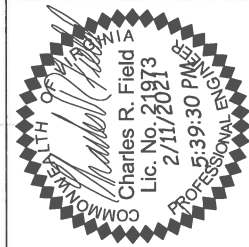


PLAT SHOWING A SURVEY OF
PROPERTY KNOWN AS
3000 "Q" STREET
CITY OF RICHMOND, VIRGINIA

THIS SURVEY IS SUBJECT TO ANY EASEMENTS
OF RECORD AND OTHER PERTINENT FACTS
WHICH A TITLE SEARCH MIGHT DISCLOSE.



 HALDER SURVEYS PC	
12108 WERTH STREET CHESTER, VA. 23831 PHONE: 804-748-8707	
DATE: JANUARY 29, 2021	SCALE: 1"=10'
DRAWN BY: RLL	
CHECKED BY: RLL	
DWG NAME: 3000 Q ST	



Survey Plat
BZA Application
Kent Pond

BZA-V1.1

February 11, 2021

Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Description

Date

Rev.

EXISTING:

Print plans at 11" x 17"

THIS IS TO CERTIFY THAT ON JANUARY 17, 2021,
I MADE AN ACCURATE SURVEY OF THE PREMISES
SHOWN HEREON AND THAT THERE ARE NO EASEMENTS
OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER
THAN THOSE SHOWN HEREON.

E0000627033

LIMITS OF
DISTURBANCE
REAR YARD
229 S.F.

OR 990 S.F.

PARCEL ID:

E0000627032

KENT L. POND

INST. #15-24048

567A, PG. 274 (PLAT)

3000 "Q" ST.

N. 30th STREET

O/H-
WIRES
99.6'

PC

CURB & GUTTER

9

PROPOSED
2 STORY
FRAME
#3000

PARCEL ID:
E0000627031
BENAVIDES, ET ALS
INST. #19-25629
3000 1/2 "Q" ST.

2 STORY
FRAME
#3000 1/2

LIMITS OF
DISTURBANCE
FRONT YARD
98 S.F.

SPOT SHOTS
ON ASSUMED
DATUM

THIS PROPERTY IS NOT
LOCATED WITHIN THE
CHESAPEAKE BAY
RESOURCE MANAGEMENT
AREA. (RMA)

$$(SF) = \text{PROPOSED SILT FENCE}$$

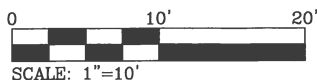
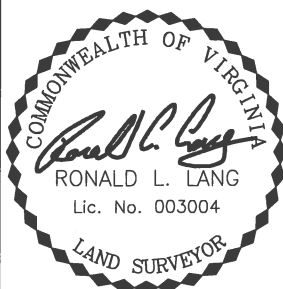
"Q" STREET

PLAT SHOWING A PROPOSED RENOVATION ON
PROPERTY KNOWN AS:

3000 "Q" STREET

CITY OF RICHMOND, VIRGINIA

THIS SURVEY IS SUBJECT TO ANY EASEMENTS
OF RECORD AND OTHER PERTINENT FACTS
WHICH A TITLE SEARCH MIGHT DISCLOSE.



12108 WERTH STREET
CHESTER, VA. 23831
PHONE: 804-748-8707

DATE: JANUARY 29, 2021 SCALE: 1"=10'

DRAWN BY: RLL

CHECKED BY: RLL

DWG NAME: 3000 Q ST

PROPOSED:

3000 Q Street BZA Plans

Table of Contents

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BZA-V1.2 Site Plan
BZA-A1.1 First Floor Plan
BZA-A1.2 Second Floor Plan
BZA-A2.1 Elevations
BZA-A2.2 Elevations

Owner

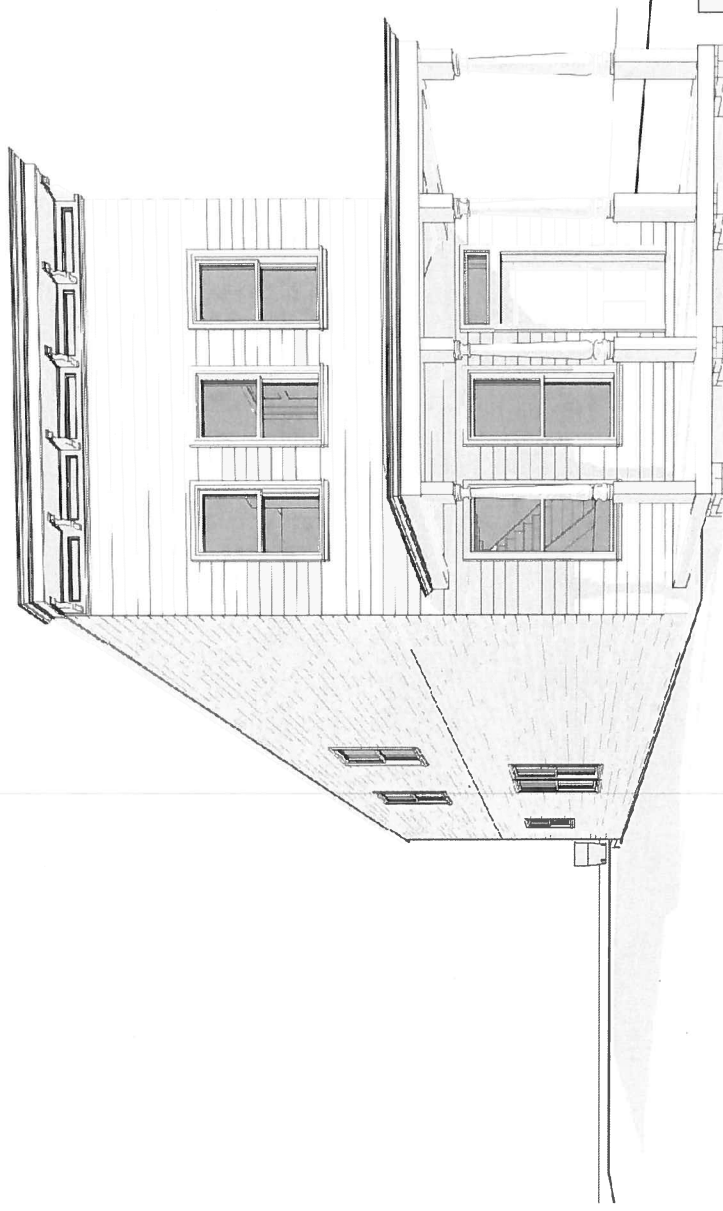
Kent Pond
PO Box 864
Colonial Heights, VA 23834

Engineer

Obsidian, Inc.
Charles R. Field, P.E.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Property Information

Parcel ID E0000627032
Zoning R-6
Use Residential
Setbacks Front Yard = 15 feet
Side Yard = 3 feet/10 feet
attached
Lot Coverage Rear Yard = 5 feet
55%



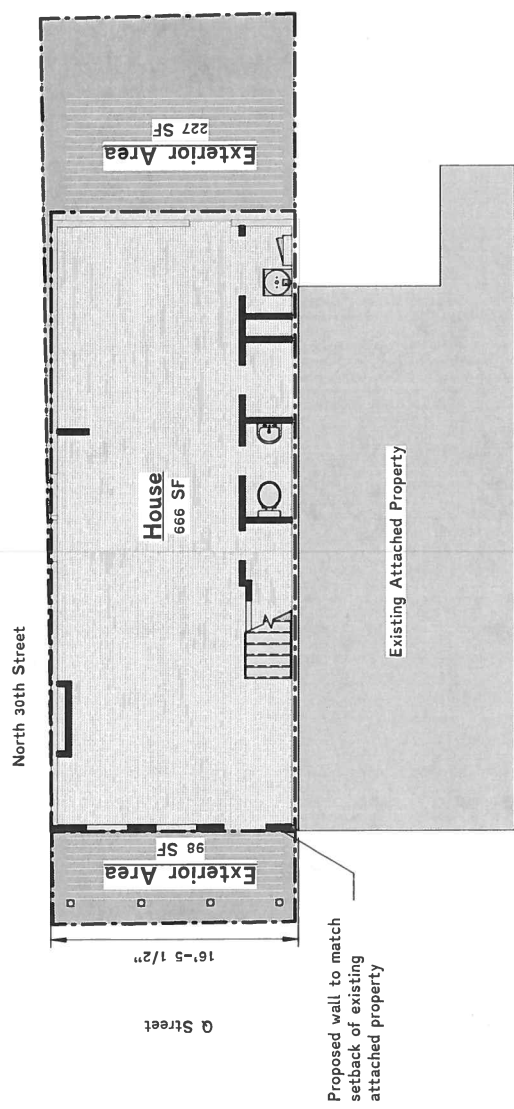
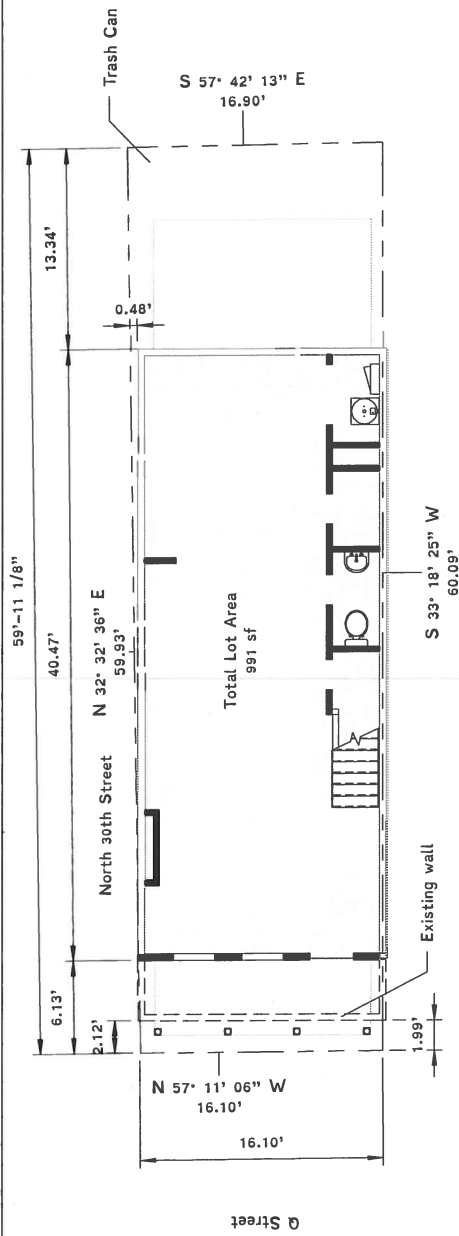
Cover Sheet BZA Application Kent Pond

rev. 2/22/21
February 11, 2021

Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

BZA-G0.1

Rev.	Date	Description
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Site Plan
BZA Application
Kent Pond

rev. 2/22/21
February 11, 2021

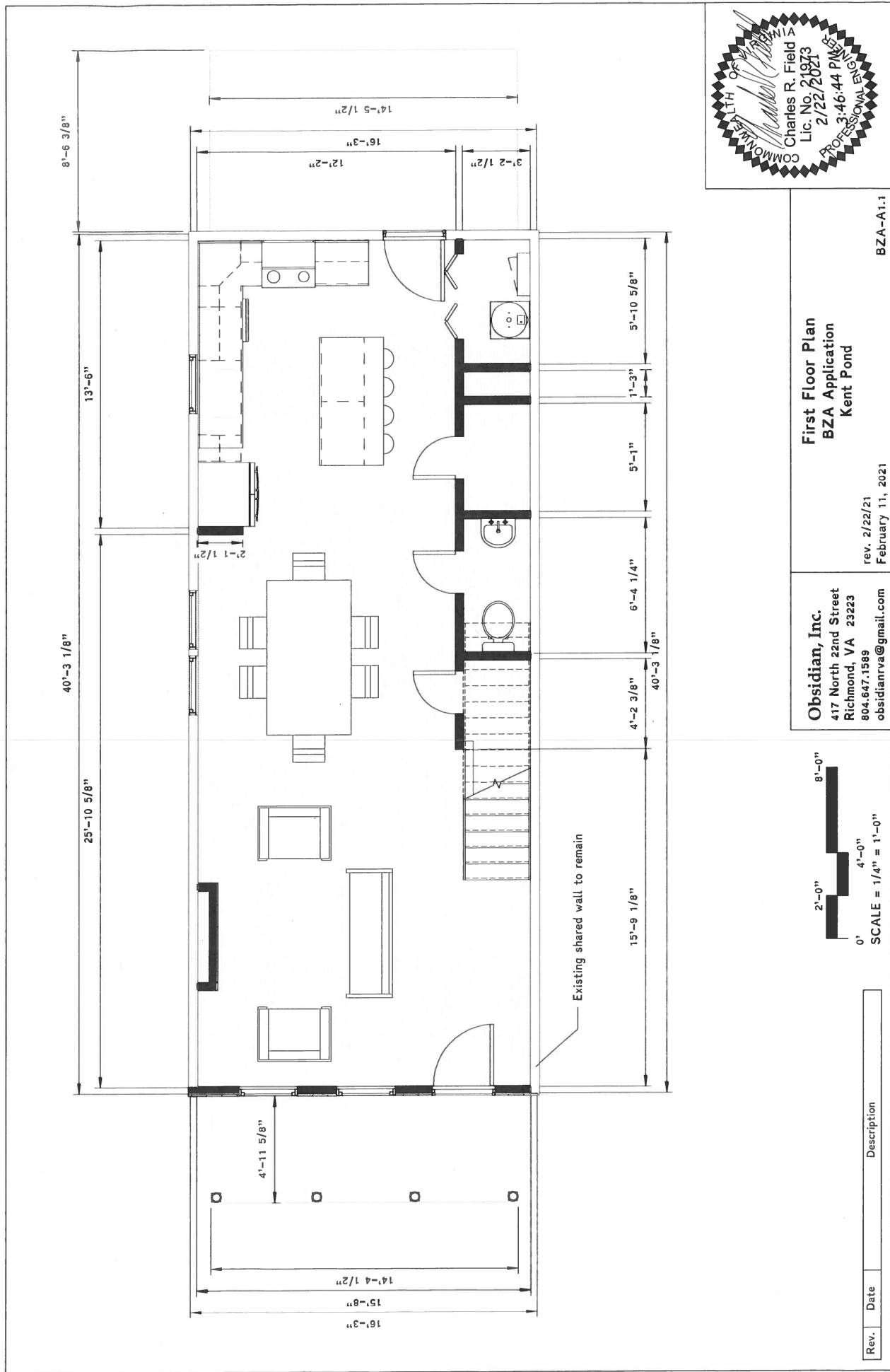
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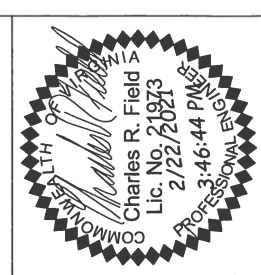
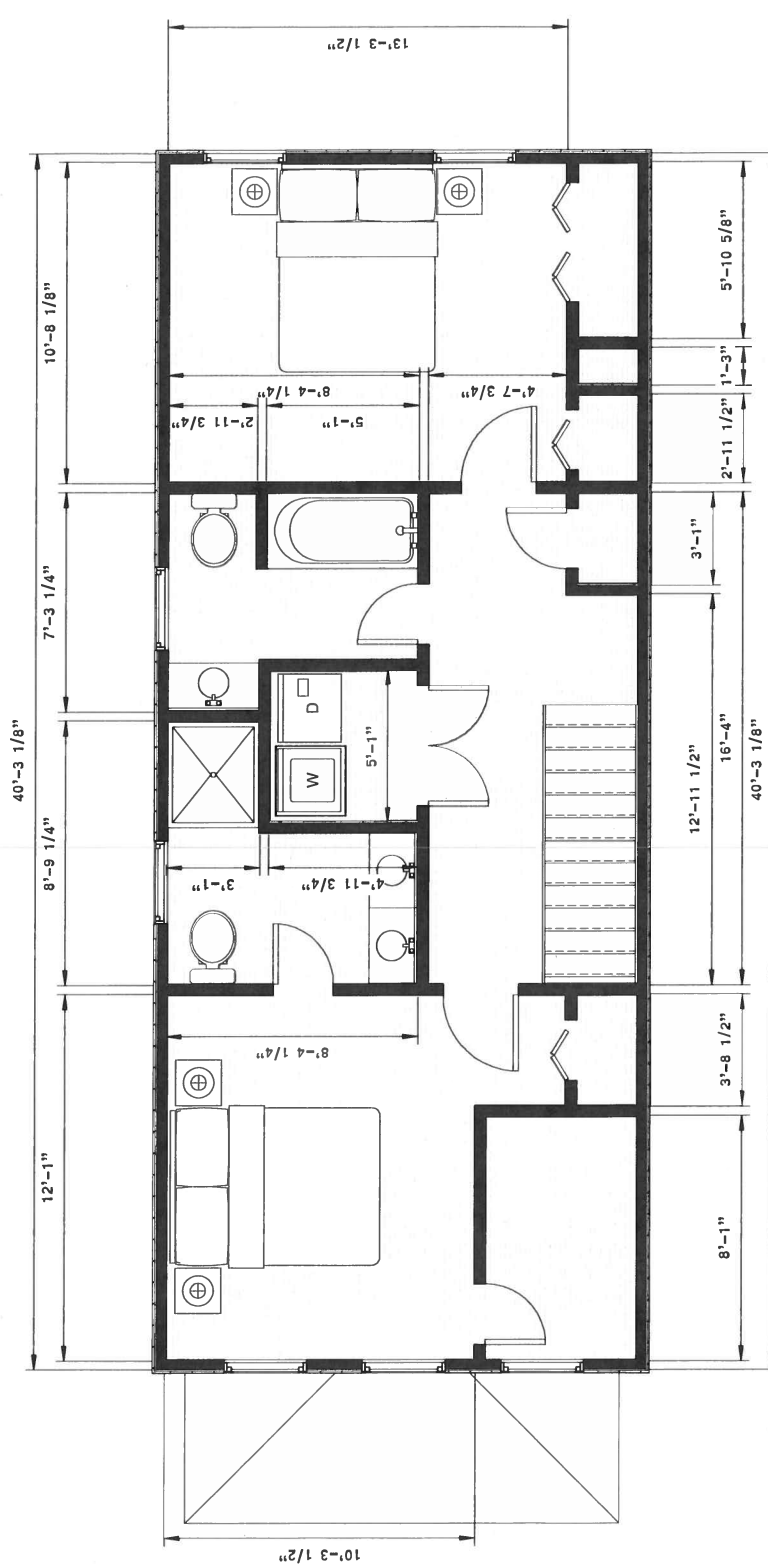
Rev. Date Description

Rev. Date

Description

BZA-V1.2



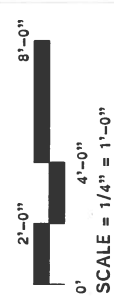


Second Floor Plan
BZA Application
Kent Pond

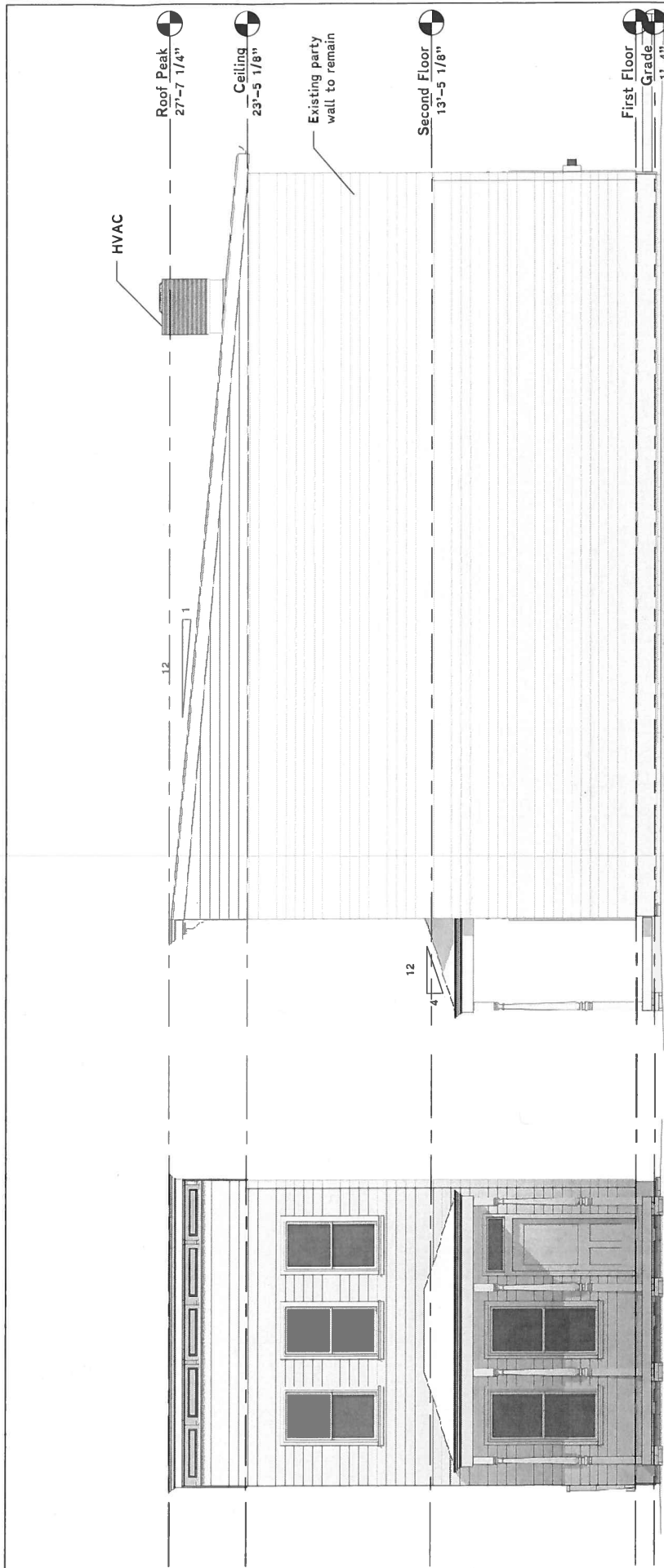
rev. 2/22/21
February 11, 2021

BZA-A1.2

Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

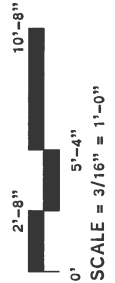


Rev.	Date	Description



1 Proposed South
3/16" = 1'-0"

2 Proposed East
3/16" = 1'-0"



SCALE = 3/16" = 1'-0"

Description

Date

Rev.

Elevations
BZA Application
Kent Pond

rev. 2/22/21
February 11, 2021

Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

BZA-A2.1





NOTICE OF VIOLATION - UNSAFE STRUCTURE

City of Richmond
Department of Planning & Development Review
Property Maintenance Division
900 E. Broad Street, Room G-12
Richmond, Virginia 23219

January 06, 2021

Este documento es un aviso de la Ciudad Richmond notificandole que usted tiene un problema con su casa o propiedad, el cual debe ser corregido a la brevedad posible. Si usted necesita ayuda para traducir o entender este documento en espanol, llame por favor al 804-646-6314 tan pronto como le sea posible. Usted deve presentar una apelacion por escrito, dentro de los 14 dias posteriores a la fecha de este aviso, en caso de que usted crea de que la nota es incorrecta. Si usted no presenta l apelacion dentro de los 14 dias, entonces perdera la posibilidad de disputar esta violacion.

Kent L Pond
Po Box 864
Colonial Heights Va 23834

Tracking #: 039613-2020
Inspector: Kellie O'Brien
Phone: (804) 646-1257
Parcel #: 0085401_E0000627032

Property located at: 3000 Q St

Building use at time of inspection: Single Family Residential

A City of Richmond Property Maintenance Inspector inspected the structure specified above on 05/22/2020. The listed violations of the Virginia Maintenance Code (VMC) 2015 as amended and adopted by the City of Richmond Code Section 5-1 were found to exist. The violations cited must be abated by 1/8/2021 or as specified in the Special Orders included in the attached report.

Upon expiration of the abatement date the structure will be re-inspected for code compliance.

Failure to comply with this Notice may result in legal action and fines of up to \$2,500.00 per violation if convicted (VMC Section 105.6 and VMC Section 105.7). In addition, the City may disallow occupancy, placard the structure, or abate the unsafe condition(s). A lien may be attached to the tax bill for administrative fees and any incurred costs.

You have the right to appeal this notice. Appeals must be made within fourteen (14) days of receipt of this Notice of Violation. A fee shall accompany your appeal. (VMC Section 107.5).

All codes referenced herein are from the Virginia Maintenance Code unless otherwise stated.

If you have questions regarding this Notice of Violation, you should contact me between 8:00 a.m. and 5:00 p.m. at (804) 646-1257.

Report of Unsafe Conditions

106.1 US - Unsafe Structure

A Existing structure is determined to be unsafe if it (i) determined to by the code official to be dangerous to the health, safety and welfare of the occupants of the structure or the public; (ii) that contains unsafe equipment; or (iii) that is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that partial or complete collapse is likely.

This property has been inspected and the structure found to be unsafe/unfit based on the Following condition(s): the entire main roof is in an advanced state of deterioration. The left wall is in the process of collapse.

In order to abate this violation you shall make all necessary repairs to fully restore the property, or demolish the structure and remove all parts thereof. If you choose to repair the structure you shall obtain the services of a licensed structural Engineer licensed to do business in the State of Virginia, and the City Of Richmond to evaluate the structure and render a plan for stabilization as needed, and a work plan with estimated time of completion. You shall obtain all applicable building permits and secure their inspection/s. You shall maintain the property secure from public entry at all times during the process of repair.

If you choose to demolish the structure an application for a Demolition Permit must be made by the abatement date. Once a demolition permit has been issued you will have ten (10) days to complete the demolition. Failure to make application for a building or demolition permit, or comply with your approved work plan by the noted dates would result in the City of Richmond demolishing or making the structure safe. If the City of Richmond has to perform any work on this structure the cost of such work will be placed as a special assessment against the property.

If permits are required to correct the conditions cited in this notice, this document or a copy thereof will be needed to obtain them. Permits can be obtained from: Permits and Inspections Division, 900 E. Broad Street, Room 110, Richmond, Virginia 23219

Additional responsibilities as a property owner:

Approximately 3,300 properties are in the City Old and Historic District. To determine whether or not your property falls within a City Old and Historic District, go to <http://www.richmondgov.com/richhistory> and click on the link "ViewMap of City Old & Historic Districts".

A *Certificate of Appropriateness* is required when any proposed work alters the exterior appearance of the property as it is viewed from a public street or alley. Certificates must be obtained before work can begin. For work requiring a building permit, no permit will be issued without a Certificate. This review procedure is required not only for the main structure on a lot but also accessory buildings, fences, exterior lighting, driveways and walks, and any other features visible to the public.

As in any review process some preplanning is necessary. Please direct any questions or requests to: Secretary, Commission of Architectural Review, Department of Planning & Development Review, 900 East Broad Street, Richmond, VA 23219.

Sincerely,

Kellie O'Brien

(804) 646-1257

Property Maintenance Inspector



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) 3000 R STREET		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	
BUILDING INFORMATION	8 CONTRACTOR TELEPHONE NO. / EMAIL ADDRESS		9 CITY	
	10 STATE		11 ZIP CODE	
	12 CONTRACTOR FAX NO.		13 PROPERTY OWNER NAME L. KENT POND	
CONSTRUCTION COST	14 PROPERTY OWNER ADDRESS/ZIP P.O. Box 864, COLONIAL HEIGHTS, VA		15 OWNER DAYTIME TELEPHONE NO. 804-976-1100	
	16 DESCRIBE CURRENT STRUCTURE USE		17 DESCRIBE PROPOSED STRUCTURE USE SINGLE-FAMILY	
	18 NEW ACCESSORY BLDG. <input type="checkbox"/> ACC		19 ADDITION <input type="checkbox"/> ADD	
WORK DESCRIPTION	20 RESIDENTIAL GARAGE <input type="checkbox"/> AD1		21 RESIDENTIAL DECK <input type="checkbox"/> AD2	
	22 OPEN PORCH <input type="checkbox"/> AD3		23 ENCLOSED PORCH <input type="checkbox"/> AD4	
	24 ALTER/REMODEL HEAVY <input type="checkbox"/> AL2		25 ALTER/REMODEL LIGHT <input type="checkbox"/> AL1	
LIEN INFORMATION	26 DEMOLITION <input type="checkbox"/> DEM		27 TENANT FITUP <input type="checkbox"/> FUP	
	28 FOUNDATION ONLY <input type="checkbox"/> FOU		29 NEW BUILDING <input type="checkbox"/> NB	
	30 MOVING/RELOCATION <input type="checkbox"/> REL		31 REPAIR/REPLACEMENT <input type="checkbox"/> REP	
CONTACT INFORMATION	32 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 OR 2 FAMILY		33 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE	
	34 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1. LODGING HOUSE <input type="checkbox"/> 2. NURSING HOME		35 ADULT CARE RESIDENCE <input type="checkbox"/> 3. ADULT CARE RESIDENCE	
	36 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.		37 A. TOTAL CONST. COST OF ENTIRE JOB \$	
RE-ROOF ONLY	38 B. ELEC. COST \$		39 C. MECH. COST \$	
	40 D. PLUMB. COST \$		41 E. SPRINKLER COST \$	
	42 F. ELEVATOR COST \$		43 G. TOTAL CONSTRUCTION COST LESS TRADE PERMITS \$	
LOT & BUILDING SIZE	44 DESCRIBE SCOPE OF WORK CONSTRUCT SINGLE-FAMILY ATTACHED DWELLING			
	45 LIEN AGENT NAME			
	46 PHONE NO.			
PARKING	47 ADDRESS			
	48 ZIP CODE			
	49 CONTACT PERSON L. KENT POND			
SITE WORK	50 CONTACT PHONE NO. 804-976-1100			
	51 CONTACT FAX NO.			
	52 CONTACT ADDRESS P.O. Box 864, COLONIAL HEIGHTS, VA			
OWNERS AFFIDAVIT	53 ZIP CODE 23064			
	54 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO			
	55 NAME			
ASBESTOS CERTIFICATION	56 ENGINEER/ARCHITECT NAME			
	57 ENGINEER/ARCHITECT PHONE NO.			
	58 ENGINEER/ARCHITECT FAX NO.			
OFFICE USE ONLY	59 EMAIL			
	60 ROOF TYPE 1 (SEE BACK FOR LIST)			
	61 NO. OF SQUARES			
ARTS DISTRICT	62 ROOF TYPE 2 (SEE BACK FOR LIST)			
	63 NO. OF SQUARES			
	64 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO			
FLOOD PLAIN	65 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO			
	66 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)			
	67 BUILDING UNFINISHED AREA (SQ. FT.)			
FLOOD PLAIN	68 GARAGE AREA (SQ. FT.)			
	69 OPEN PORCH AREA (SQ. FT.)			
	70 ENCLOSED PORCH AREA (SQ. FT.)			
FLOOD PLAIN	71 DECK AREA (SQ. FT.)			
	72 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)			
	73 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)			
FLOOD PLAIN	74 TOTAL BUILDING HEIGHT			
	75 NUMBER OF FLOORS			
	76 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)			
FLOOD PLAIN	77 NO. OF SPACES AT ANOTHER LOCATION			
	78 LOCATION			
	79 LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO			
FLOOD PLAIN	80 WILL THERE BE A NEW CURB <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY			
	81 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO			
	82 TOTAL AREA TO BE DISTURBED (SQ. FT.)			
FLOOD PLAIN	83 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO			
	I HEREBY AFFIRM THAT UNDER THE PROVISIONS OF TITLE 54.1-1101 OF THE CODE OF VIRGINIA, I AM NOT SUBJECT TO LICENSURE AS A CONTRACTOR OR SUBCONTRACTOR. BY THIS AFFIDAVIT I ASSUME FULL RESPONSIBILITY FOR COMPLETION OF THE PROPOSED WORK IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LAW. I ALSO UNDERSTAND IT IS A VIOLATION OF STATE LAW TO KNOWINGLY HIRE AN UNLICENSED CONTRACTOR.			
	PRINTED NAME			
FLOOD PLAIN	SIGNATURE			
	DATE			
	A (NAME OF APPLICANT)			
FLOOD PLAIN	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			
FLOOD PLAIN	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			
FLOOD PLAIN	DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input type="checkbox"/> NO			
	ICC TYPE OF CONSTRUCTION			
	EXISTING USE GROUP			
FLOOD PLAIN	PROPOSED USE GROUP			
	FEE CALC. TYPE <input type="checkbox"/> S <input type="checkbox"/> U <input type="checkbox"/> B <input type="checkbox"/> C			
	PERMIT FEE			
FLOOD PLAIN	FEE RECEIVED			
	RECEIPT NO.			
	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK <input type="checkbox"/> CREDIT CARD			
FLOOD PLAIN	IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input type="checkbox"/> NO			
	FLOOD ELEV.			
	SITE ELEV.			
FLOOD PLAIN	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			
FLOOD PLAIN	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.