



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

April 9, 2021

Twenty Three Hundred LLC
3725 Blue Lake Drive
Richmond, Virginia 23223

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

To Whom It May Concern:

RE: **BZA 21-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, May 5, 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 an accessory structure to an existing nonconforming multi-family building at 2218 EAST GRACE STREET (Tax Parcel Number E000-0259/010), 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 741 815 968# 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 May 5, 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 21-2021

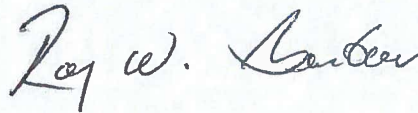
Page 2

April 9, 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/civicasociationgroupinformatio>
[n.aspx](http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformatio) . 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.

Babcock Sarah G
6500 Osborne Turnpike
Richmond, VA 23231

Bell Randolph M & Karla
2203 E Broad St
Richmond, VA 23233

Bernal Patricia B
2206 E Grace St
Richmond, VA 23223

Carrel Robert Franklin li And Bailey Teresa
Robin
2209 E Broad St
Richmond, VA 23223

Chafin Augustus Benton Jr
Po Box 1721
Lebanon, VA 24266

City Of Richmond School Board
301 N 9th St 17th Floor
Richmond, VA 23219

Duvall Margaret L And Robert E Petres
8983 Battlefield Pk Rd
Richmond, VA 23231

Gray Kirsten
2305 E Broad St
Richmond, VA 23223

Historic Richmond Foundation
4 E Main St #c
Richmond, VA 23219

Hutchins William M & Elizabeth F
2300 E Grace St
Richmond, VA 23223

Joyce Brian Robert And Katherine
1128 Colombia Rd Nw #2
Washington, DC 20009

Mitchell Robert E
2212 E Grace St
Richmond, VA 23223

Rautio Julie K And Baratta Robert T
2302 E Grace St
Richmond, VA 23223

Rawls S Waite Iii And Margaret Thorn
2215 E Broad St
Richmond, VA 23223

Richmond Hill Inc
2209 E Grace Street
Richmond, VA 23223

St Mark Church Of Christ Disciples Of Christ
2213 E Broad St
Richmond, VA 23223

Townsend Elizabeth
2210-1/2 E Grace St
Richmond, VA 23223

Wolfson Scott J And Jennifer D
2204 E Grace St
Richmond, VA 23223

York Roger H Jr
2208 E Grace St
Richmond, VA 23223

Property: 2218 E Grace St Parcel ID: E0000259010**Parcel**

Street Address: 2218 E Grace St Richmond, VA 23223-
Alternate Street Addresses: 2214 E Grace St
: 2220 E Grace St
Owner: TWENTY THREE HUNDRED LLC
Mailing Address: 3725 BLUE LAKE DR, RICHMOND, VA 23233
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 507 - SMF Downtown
Property Class: 310 - R Apartment 5-11 Units
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$311,000
Improvement Value: \$531,000
Total Value: \$842,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 10369.74
Acreage: 0.238
Property Description 1: 0065.54X0158.22 0000.000
State Plane Coords(?): X= 11795674.793953 Y= 3719126.647756
Latitude: 37.53213162 , **Longitude:** -77.42149418

Description

Land Type: Primary Commercial/Indust Land
Topology:
Front Size: 65
Rear Size: 158
Parcel Square Feet: 10369.74
Acreage: 0.238
Property Description 1: 0065.54X0158.22 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11795674.793953 Y= 3719126.647756
Latitude: 37.53213162 , **Longitude:** -77.42149418

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$311,000	\$531,000	\$842,000	Reassessment
2020	\$311,000	\$531,000	\$842,000	Reassessment
2019	\$228,000	\$498,000	\$726,000	Reassessment
2018	\$207,000	\$474,000	\$681,000	Reassessment
2017	\$207,000	\$473,000	\$680,000	Reassessment
2016	\$220,000	\$432,000	\$652,000	Reassessment
2015	\$220,000	\$432,000	\$652,000	Reassessment
2014	\$220,000	\$411,000	\$631,000	Reassessment
2013	\$220,000	\$411,000	\$631,000	Reassessment
2012	\$220,000	\$411,000	\$631,000	Reassessment
2011	\$220,000	\$411,000	\$631,000	CarryOver
2010	\$220,000	\$411,000	\$631,000	Reassessment
2009	\$220,000	\$410,500	\$630,500	Reassessment
2008	\$93,000	\$345,000	\$438,000	Reassessment
2007	\$90,300	\$334,600	\$424,900	Reassessment
2006	\$78,500	\$328,000	\$406,500	Reassessment
2005	\$74,800	\$285,200	\$360,000	Reassessment
2004	\$65,000	\$248,000	\$313,000	Reassessment
2003	\$58,300	\$226,100	\$284,400	Not Available
2002	\$53,000	\$205,500	\$258,500	Reassessment
2001	\$47,310	\$183,500	\$230,810	Reassessment
2000	\$41,500	\$183,500	\$225,000	Correction
1998	\$41,500	\$183,500	\$225,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/25/2003	\$0	BAYLISS W M F	ID2003-32314	
05/12/2003	\$0	BAYLISS W M F & PRESTON M	ID2003-16852	
10/24/1996	\$230,000	Not Available	09600-22293	
12/18/1972	\$9,100	Not Available	000680-D00318	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: East
Traffic Zone: 1083
City Neighborhood Code: CH
City Neighborhood Name: Church Hill
Civic Code: 0200
Civic Association Name: Church Hill Association of RVA
Subdivision Name: NONE
City Old and Historic District: St John's Church
National historic District: St John's Church
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	2022	0205002	020500
1990	215	0205002	020500

Schools

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

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 1
Dispatch Zone: 124A

Public Works Schedules

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

Government Districts

Council District: 7
Voter Precinct: 708
State House District: 71
State Senate District: 16
Congressional District: 4

Extension 1 Details

age

Extension Name: C01 -
Year Built: 1890
Stories: 2
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0

Condition: normal for

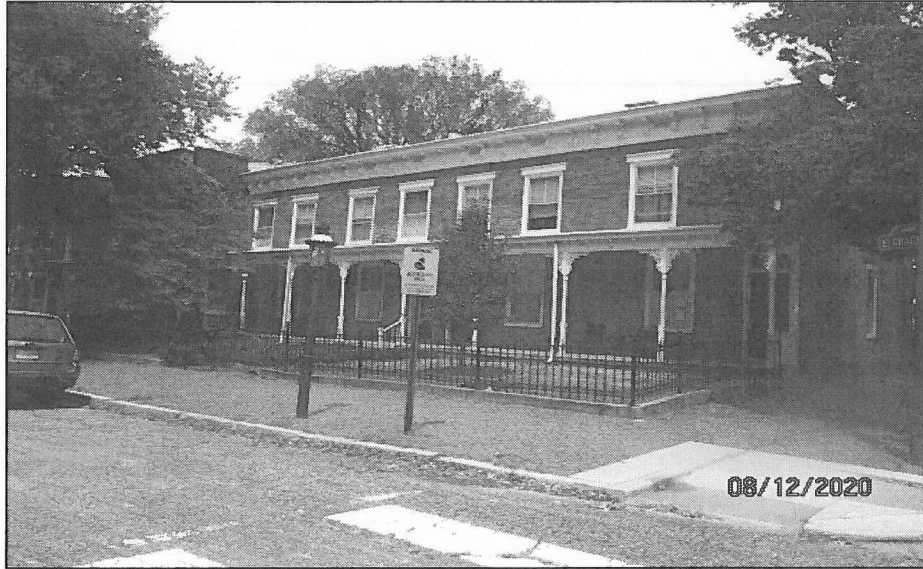
Foundation Type:
1st Predominant Exterior:
2nd Predominant Exterior: N/A
Roof Style: 1
Roof Material:
Interior Wall:
Floor Finish:
Heating Type: 0 sf
Central Air: N
Basement Garage Car #: 0
Fireplace: N
**Building Description (Out Building and
Yard Items) :**

Extension 1 Dimensions

Finished Living Area: 7609 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: 328 Sqft
Deck: 0 Sqft

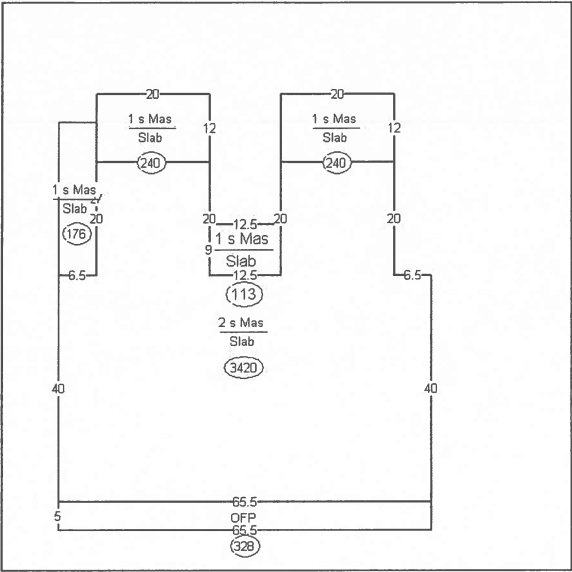
Property Images

Name:E0000259010 Desc:C01

[Click here for Larger Image](#)

Sketch Images

Name:E0000259010 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: Twenty Three Hundred LLC **PHONE: (Home) ()** **(Mobile) (804) 441-5019**
ADDRESS: 3725 Blue Lake Drive **FAX: ()** **(Work) ()**
Richmond, Virginia 23223 **E-mail Address:** dmbranch@llva.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) 2218 East Grace Street
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-800.1 & 30-800.2
APPLICATION REQUIRED FOR: A building permit to construct an accessory structure to an existing nonconforming multi-family building.
TAX PARCEL NUMBER(S): E000-0259/010 **ZONING DISTRICT:** R-6 (Single-Family Attached Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The nonconforming use requirements are not met. The construction of an accessory structure (gazebo) is an expansion of the nonconforming use. No building or structure devoted to a nonconforming use shall be enlarged or extended unless such building or structure is thereafter devoted to a conforming use.
DATE REQUEST DISAPPROVED: March 11, 2021 **FEE WAIVER:** YES ☐ NO: ☒
DATE FILED: March 11, 2021 **TIME FILED:** 4:29 p.m. **PREPARED BY:** Josh Young **RECEIPT NO.** BZAC-088782-2021
AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

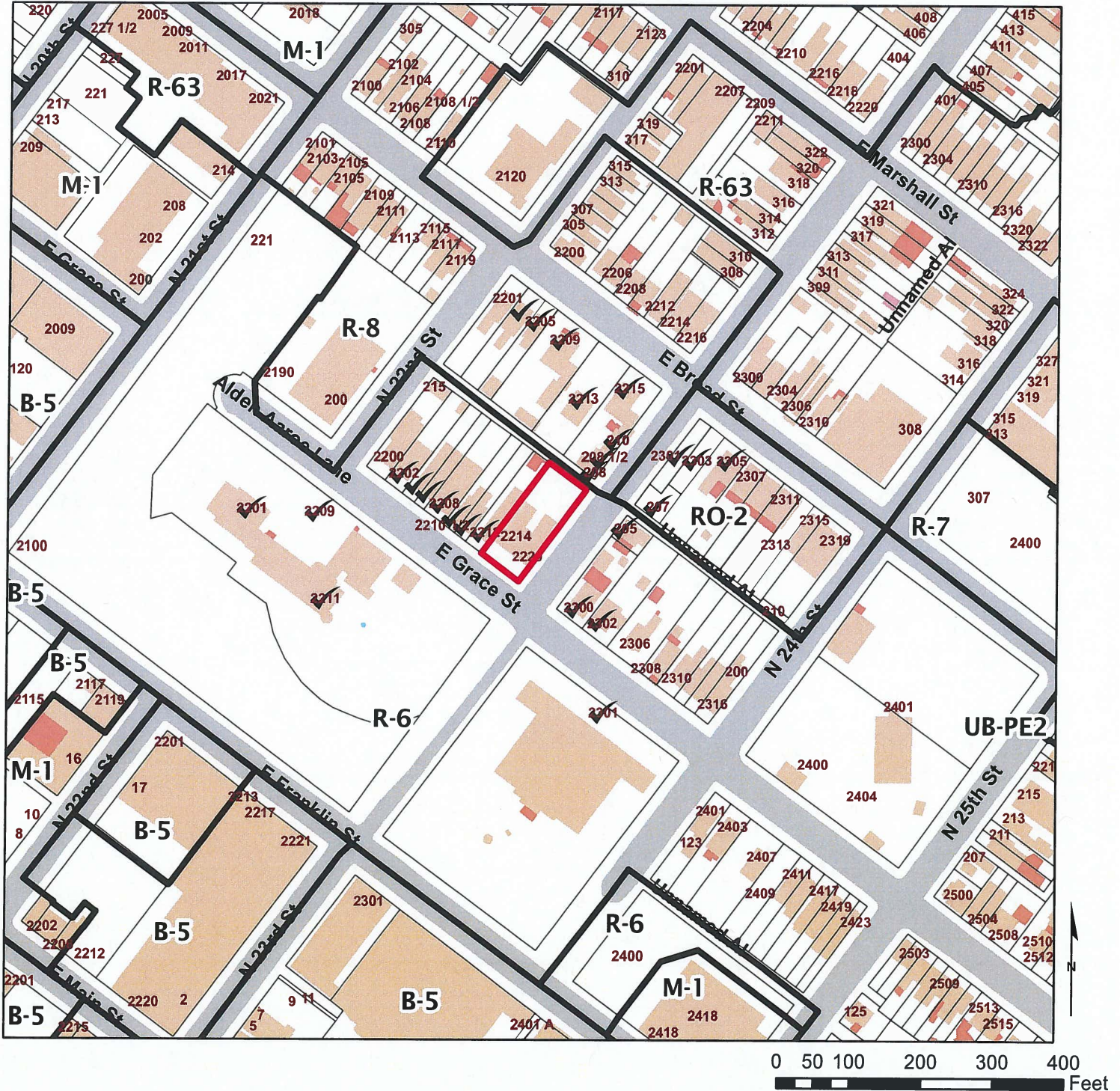
SECTION 17.20 PARAGRAPH(S) _____ **OF THE CHARTER OF THE CITY OF RICHMOND**
SECTION 15.2 -2309.2 ☐ **OF THE CODE OF VIRGINIA** [OR]
SECTION 1040.3 PARAGRAPH(S) (13) **OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND**

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:** 4/2/2021

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

CASE NUMBER: BZA 21-2021 **HEARING DATE:** May 5, 2021 **AT** 1:00 **P.M.**





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

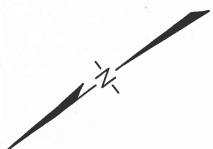
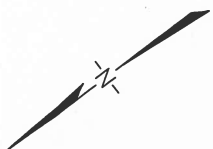
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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.

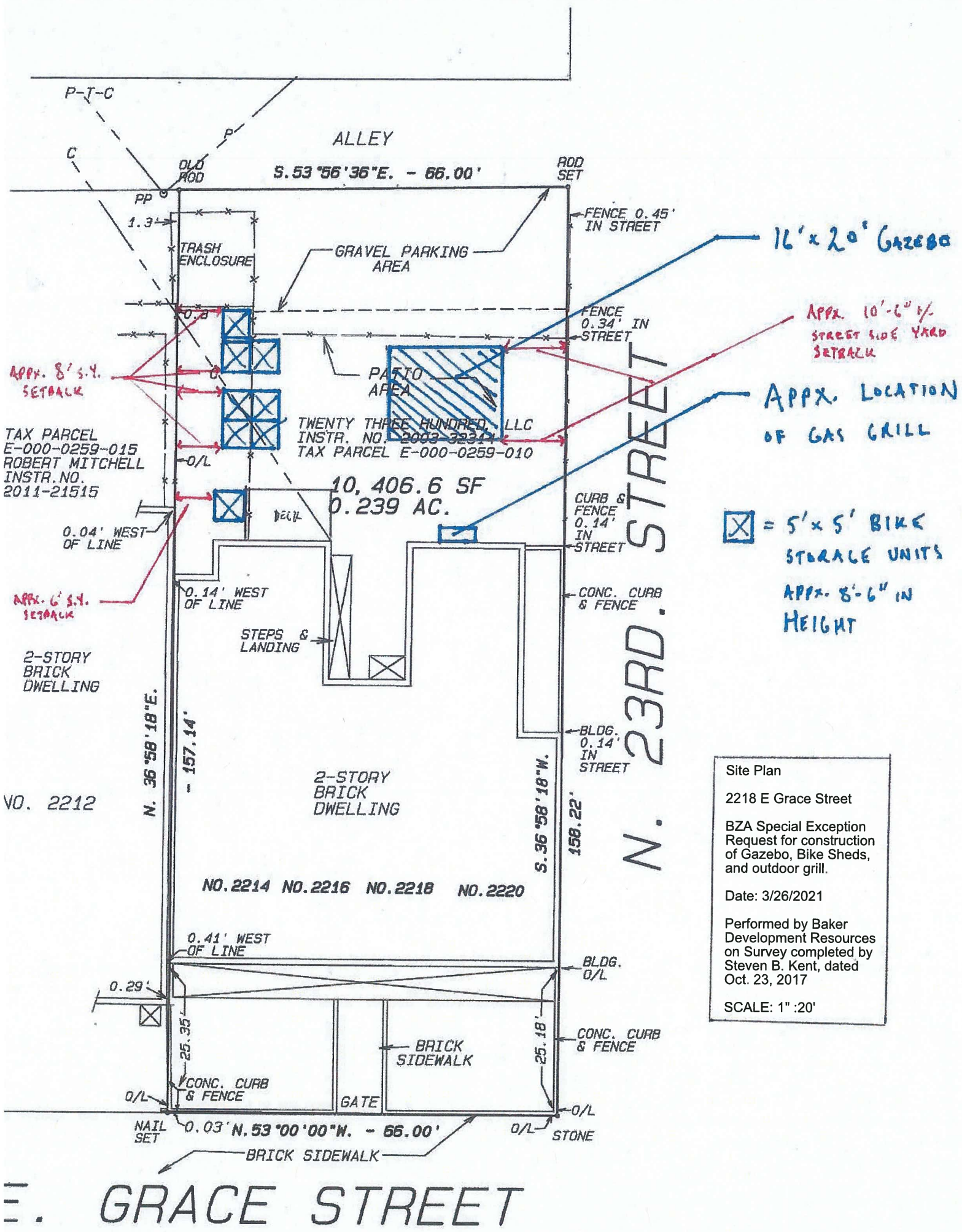
1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact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

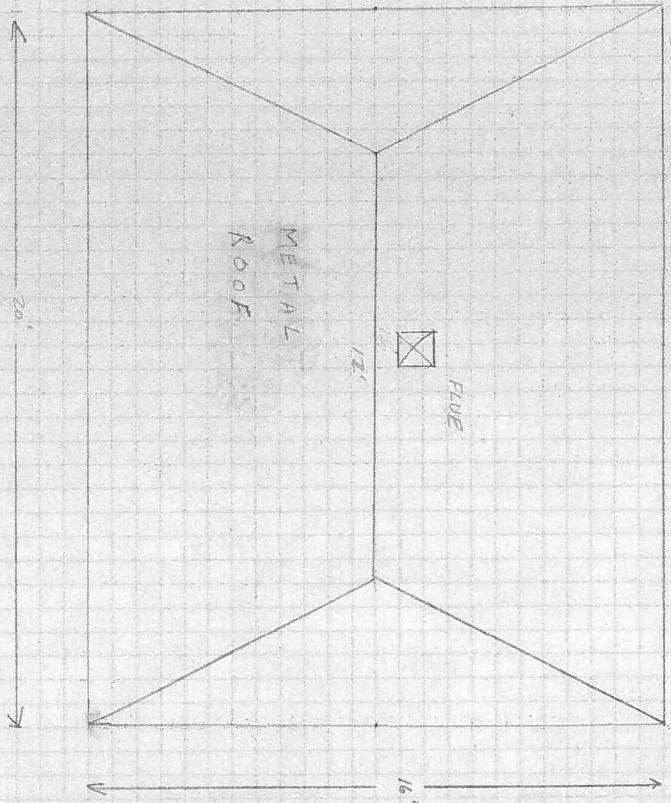
Acknowledgement of Receipt by Applicant or Authorized Agent: _____

(Revised: 4/28/16)

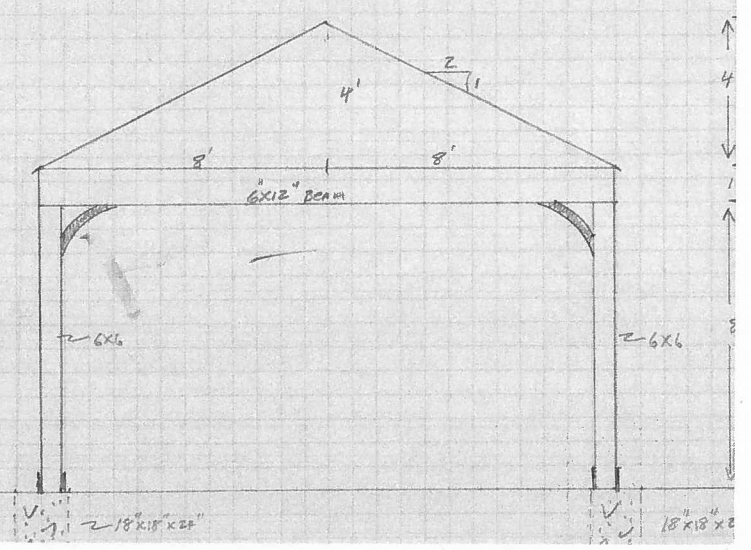
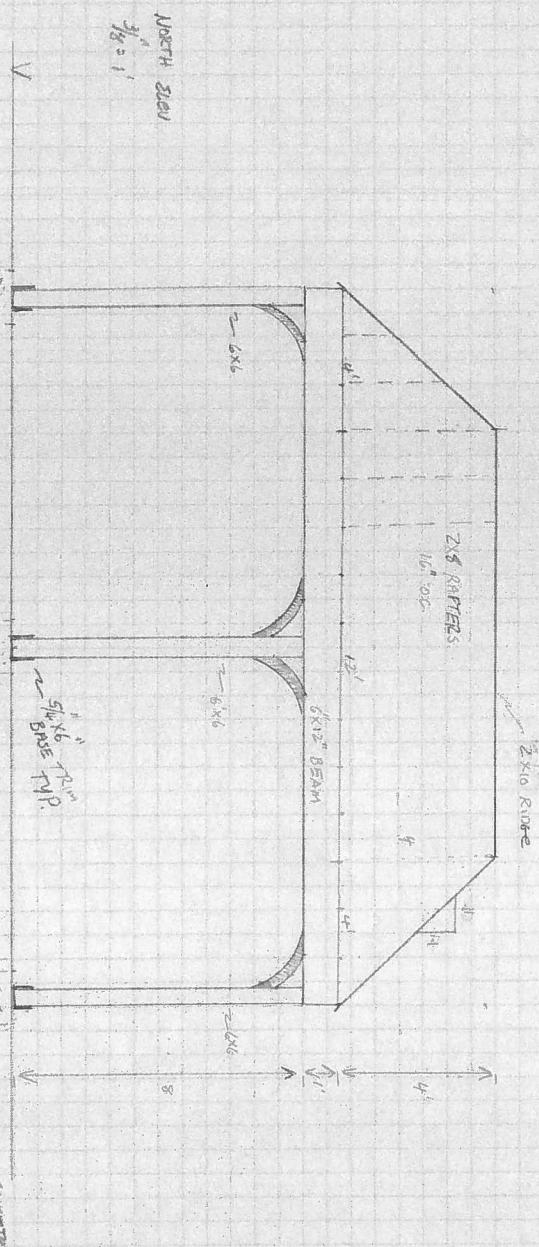
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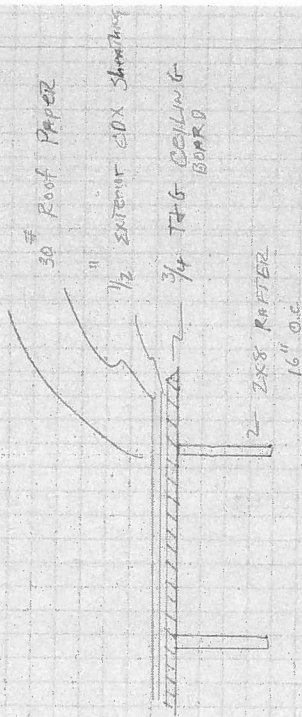
PLAN $\frac{3}{8}'' = 1'$



NORTH

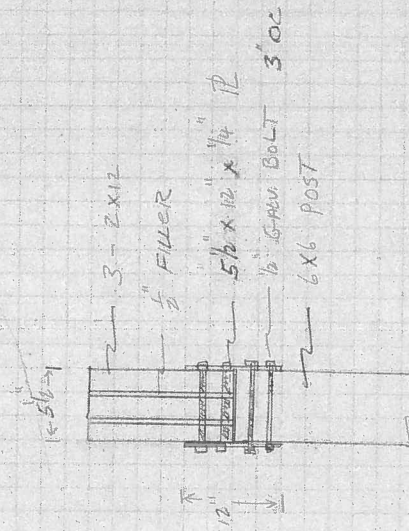
2218 EAST GRACE ST
GAZEBO
SCALE $\frac{3}{8}'' = 1'$
JANUARY 12, 2021

METAL STANDING SEAM ROOF



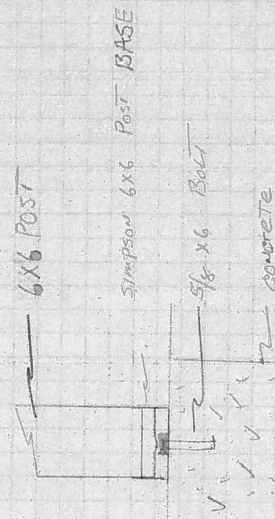
ROOF + CEILING
DETAIL

SCALE - NINE

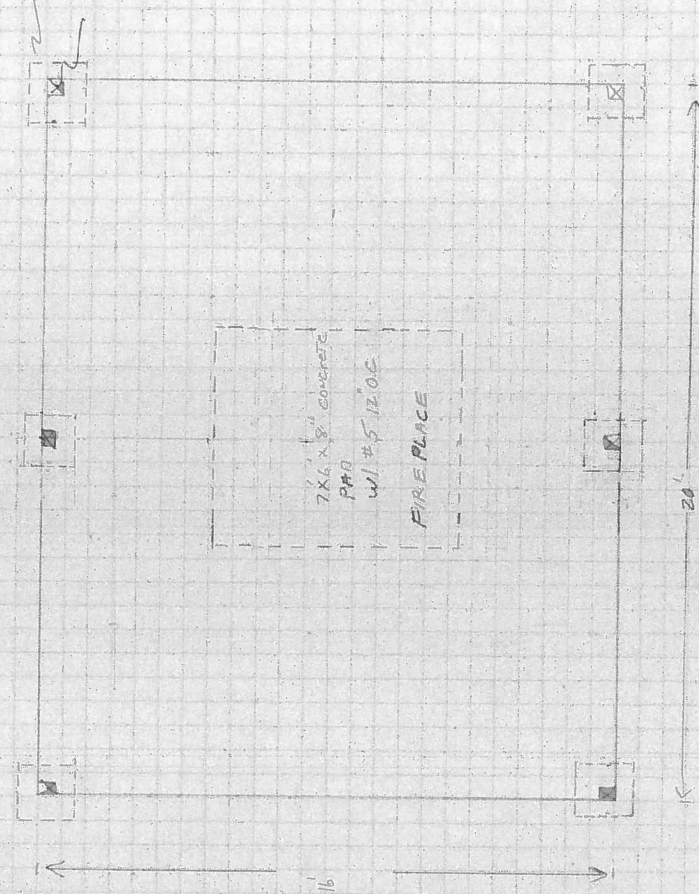


POST BEAM
DETAIL

SCALE - NINE



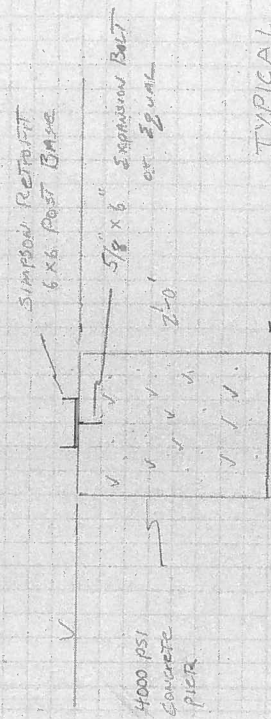
18" x 18" x 24"
6x6 RETROFIT
POST BASE
w/ EXPANSION BOLT



FOUNDATION

SCALE 3/8" = 1'

NORTH



TYPICAL PIER
DETAIL

SCALE 1" = 1'

Google Maps 2228 E Grace St



Image capture: May 2019 © 2021 Google

Richmond, Virginia



Street View

Google Maps 208 N 23rd St

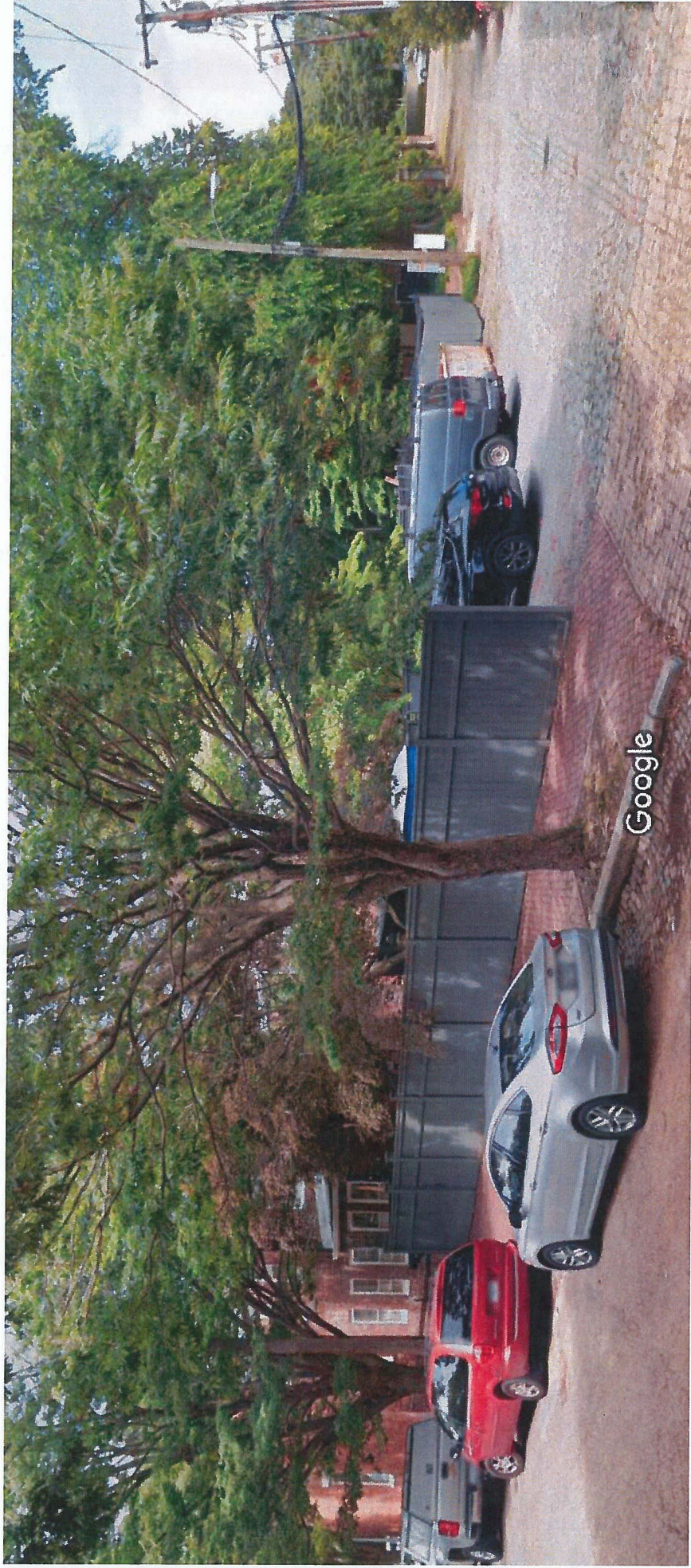


Image capture: May 2019 © 2021 Google

Richmond, Virginia



Street View



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

May 4, 2017

Baker Development Resources, LLC
919 East Main Street, Suite 2110
Richmond, Virginia 23225

Attn: Mark Baker

RE: 2218 East Grace Street (Tax Map: E000-0259/010)

Dear Mr. Baker:

In response to your request for a Zoning Confirmation Letter for the above-referenced property, please be advised of the following:

According to City Assessor's records, the property contains approximately 10,369 square feet of lot area and measures 65.54' x 158.22' in dimension. The property is improved with a 2-story multi-use structure constructed circa 1890. The building consists of 2 floors each containing approximately 3,804 square feet of floor area.

The property is located within an R-6 (Single Family Attached Residential) zoning district and is located within a City Old and Historic District (Saint John's Church Old and Historic District). The use of the property is a private club that was authorized under the previous R-6 (Multi-Family Residential) zoning district and a Certificate of Occupancy (C.O.) was issued on July 14, 1972 for the club and four (4) dwelling units. The use of the property as first floor private club and four (4) second floor dwelling units is nonconforming.

As proposed, your intent is to determine whether the existing first floor private club could be converted into four (4) dwelling units, for a total of eight (8) dwelling units on the property without any special approval being required, unless structural alterations are required. According to your request, the first floor private club consists of approximately 3,804 square feet of floor area within the existing building. The current off-street parking regulations would require thirty-eight (38) parking spaces to be provided on-site (based on a rate of 1 space per 100 SF of floor area). The parking requirement for a multi-family building when there is only one (1) building on a lot of record would be based on a rate of (1) parking space per dwelling unit. Your proposal of eight (8) dwelling units would require eight (8) off-street parking spaces to be provided on-site. Based on the nonconforming use regulations (Sec. 30-800.3), the conversions of the nonconforming private club on the first floor to four (4) dwelling units would be permitted. A lot width of 65.54' would be wide enough to allow for eight (8) parking spaces to be located on-site. The depth of spaces would be dependent on the aisle width. Without a proposed parking layout this office would not be able to make a definitive determination as to the compliance of the parking area with the City of Richmond Zoning Ordinance.

Mark Baker
RE: 2218 East Grace Street
May 4, 2017
Page 2

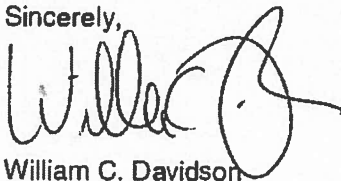
As the property is also located in the City Old & Historic District, Commission of Architectural (CAR) approval of a certificate of appropriateness is also required for any alteration to the building or site which is subject to public view.

In summary, based on the information available to me at this time, it is my determination from a zoning perspective that converting the existing first floor private club into four (4) dwelling units would be in compliance with the City of Richmond's Zoning Ordinance.

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 decisions 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 filling fee of two hundred fifty dollars (\$250.00).

I hope this information is sufficient. If you have additional questions, please contact Josh Young by E-mail at: joshua.young@richmondgov.com or by telephone at: (804) 646-6923.

Sincerely,

A handwritten signature in black ink, appearing to read 'William C. Davidson', with a large, stylized flourish at the end.

William C. Davidson
Zoning Administrator



CITY OF RICHMOND
COMMISSION OF
ARCHITECTURAL REVIEW

February 24, 2021

Catherine Branch
3725 Blue Lake Dr
Henrico, VA 23233

RE: 2218 E GRACE ST
Application No. COA-086237-2021

Dear Applicant:

At the February 23, 2021 meeting of the Commission of Architectural Review, the review of your application for a Certificate of Appropriateness resulted in the following action:

Approved with conditions. Specifically, the Commission approved the application for the reasons cited in the staff report provided the following conditions are met:

- the applicant work with staff on the final design and materials for the gazebo;
- the awning be anchored into the mortar, not the historic brick;
- the applicant work with staff to find a different material for the gazebo roof and the awning, such as a dark membrane or a metal

You, or any aggrieved party, have the right to appeal a decision of the Commission of Architectural Review to City Council as specified in Section 30.930 of the Richmond City Code. A petition stating reasons for the appeal must be filed with the City Clerk within 15 days of this meeting.

If you have any questions, please contact me at (804) 646-7550 or by e-mail at Carey.Jones@richmondgov.com.

Sincerely,

Carey L. Jones, Secretary
Commission of Architectural Review