



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

April 9, 2021

Rosalyn C. Braxton
207 Horne Street
Richmond, Virginia 23222

Clairview Ent I, LLC
10286 Staples Mill Road, #246
Glen Allen, Virginia 23060
Attn: Enoch Pou, Jr.

To Whom It May Concern:

RE: **BZA 25-2021**

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 a new single-family detached dwelling at 1712 4th AVENUE (Tax Parcel Number N000-0419/002), 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.

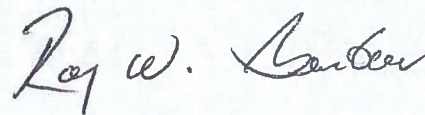
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

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/civicasassociationgroupinformation.aspx> . Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

Roy W. Benbow, Secretary

Phone: (804) 240-2124

Fax: (804) 646-5789

E-mail: Roy.Benbow@richmondgov.com

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

Bailey Deborah D & Valerie & Johnson Belinda B 1800 4th Ave Richmond, VA 23222	Cho Lea Po Box 7386 Richmond, VA 23221	Della Noce Jessica N 1709 4th Ave Richmond, VA 23222
Fountain Angela D 1702 Fourth Ave Richmond, VA 23222	Hassell Carlton St Clair And Burt Jade Praxelia 1708 4th Ave Richmond, VA 23222	Haynes Kathryn L 1717 4th Ave Richmond, VA 23222
Hood Douglas And Fayth 1801 4th Ave Richmond, VA 23222	Joswick Brandon 1707 4th Ave Richmond, VA 23222	Justice Curtis Loretta D And Caldon S 14100 Princess Mary Road Chesterfield, VA 23838
Mccain Tammy W 1801 3rd Avenue Richmond, VA 23222	Quearry Bonnie J 1714 4th Avenue Richmond, VA 23222	Robertson Ronald & Iola B 1715 Fourth Ave Richmond, VA 23222
Samuels Ladale 1711 Third Ave Richmond, VA 23222	Sears Patrick V 5518 Mossy Oak Rd Moseley, VA 23120	Smith George E & Chandra R 1706 Fourth Ave Richmond, VA 23222
Smith Tyrone I & Robin E 1713 3rd Ave Richmond, VA 23222	Tillman Lael 1717 3rd Avenue Richmond, VA 23222	

Property: 1712 4th Ave **Parcel ID:** N0000419002**Parcel**

Street Address: 1712 4th Ave Richmond, VA 23222-
Owner: BRAXTON ROSALYN C
Mailing Address: 207 HORNE ST, RICHMOND, VA 23222
Subdivision Name : CHESTNUT HILL
Parent Parcel ID:
Assessment Area: 312 - Chestnut Hills
Property Class: 120 - R Two Story
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$36,000
Improvement Value: \$185,000
Total Value: \$221,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 8400
Acreage: 0.193
Property Description 1: CHESTNUT HILL L18-19 B16
Property Description 2: 0060.00X0140.00 0000.193 AC
State Plane Coords(?): X= 11794508.500013 Y= 3728449.428724
Latitude: 37.55782678 , **Longitude:** -77.42488963

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 60
Rear Size: 140
Parcel Square Feet: 8400
Acreage: 0.193
Property Description 1: CHESTNUT HILL L18-19 B16
Property Description 2: 0060.00X0140.00 0000.193 AC
Subdivision Name : CHESTNUT HILL
State Plane Coords(?): X= 11794508.500013 Y= 3728449.428724
Latitude: 37.55782678 , **Longitude:** -77.42488963

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$36,000	\$185,000	\$221,000	Reassessment
2020	\$36,000	\$182,000	\$218,000	Reassessment
2019	\$27,000	\$179,000	\$206,000	Reassessment
2018	\$27,000	\$178,000	\$205,000	Reassessment
2017	\$25,000	\$84,000	\$109,000	Reassessment
2016	\$25,000	\$80,000	\$105,000	Reassessment
2015	\$25,000	\$80,000	\$105,000	Reassessment
2014	\$25,000	\$89,000	\$114,000	Reassessment
2013	\$25,000	\$89,000	\$114,000	Reassessment
2012	\$25,000	\$94,000	\$119,000	Reassessment
2011	\$25,000	\$96,000	\$121,000	CarryOver
2010	\$25,000	\$96,000	\$121,000	Reassessment
2009	\$25,300	\$119,500	\$144,800	Reassessment
2008	\$25,300	\$114,300	\$139,600	Reassessment
2007	\$23,000	\$114,300	\$137,300	Reassessment
2006	\$14,200	\$73,800	\$88,000	Reassessment
2005	\$10,700	\$69,600	\$80,300	Reassessment
2004	\$9,000	\$32,000	\$41,000	Reassessment
2003	\$8,500	\$30,200	\$38,700	Reassessment
2002	\$8,300	\$29,600	\$37,900	Reassessment
2001	\$9,080	\$32,500	\$41,580	Reassessment
2000	\$7,500	\$32,500	\$40,000	Reassessment
1998	\$7,500	\$29,500	\$37,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
09/19/2019	\$222,600	BROWN LEONARD THOMAS	ID2019-19326	1 - VALID SALE-Valid, Use in Ratio Analysis
10/05/2015	\$10,000	RICHARDSON SHARON	ID2015-19012	2 - INVALID SALE-DO NOT USE
12/05/2014	\$20,000	FEDERAL NATIONAL MORTGAGE ASSOC	ID2014-21032	2 - INVALID SALE-Foreclosure, Forced Sale etc.
05/30/2014	\$38,000	HAYNES CATHERINE	ID2014-9009	2 - INVALID SALE-Foreclosure, Forced Sale etc.
07/17/2008	\$0	HAYNES HARRY L & CATHERINE	ID2008-19376	2 - INVALID SALE-5-Related Parties
12/22/1981	\$20,500	Not Available	00790-1268	
06/26/1979	\$15,000	Not Available	000768-01826	
11/11/1971	\$9,800	Not Available	000673-B00404	

Planning

Master Plan Future Land Use: R
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: North
Traffic Zone: 1025
City Neighborhood Code: HPST
City Neighborhood Name: Highland Park Southern Tip
Civic Code:
Civic Association Name:
Subdivision Name: CHESTNUT HILL
City Old and Historic District:
National historic District: Chestnut Hill-Plateau
Neighborhoods in Bloom: Highland Park Southern Tip
Redevelopment Conservation Area: Highland Park

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	4025	0109004	010900
1990	418	0109004	010900

Schools

Elementary School: Overby Sheppard
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 4
Police Sector: 411
Fire District: 15
Dispatch Zone: 093C

Public Works Schedules

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

Government Districts

Council District: 6
Voter Precinct: 604
State House District: 71
State Senate District: 9
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1920
Stories: 2
Units: 0
Number Of Rooms: 9
Number Of Bed Rooms: 5
Number Of Full Baths: 3
Number Of Half Baths: 0
Condition: good for age
Foundation Type: Full Crawl
1st Predominant Exterior: Alum/Vinyl
2nd Predominant Exterior: N/A
Roof Style: Hip
Roof Material: Metal
Interior Wall: Drywall
Floor Finish: Hardwood-std oak, Ceramic tile
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 2406 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: 228 Sqft
Deck: 0 Sqft

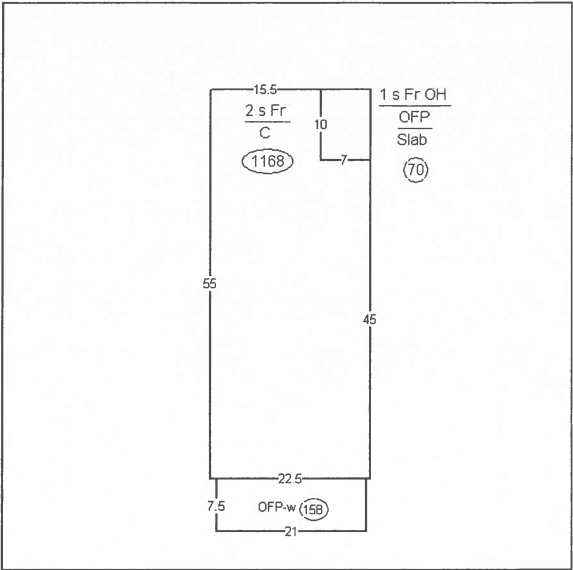
Property Images

Name:N0000419002 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:N0000419002 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: Rosalyn G. Braxton

PHONE: (Home) () (Mobile) (804) 399-0048

ADDRESS 287 Horne Street

FAX: () (Work) ()

Richmond, Virginia 23222

E-mail Address:

PROPERTY OWNER'S

REPRESENTATIVE: Clairview Ent L LLC

PHONE: (Home) () (Mobile) (804) 399-0048

(Name/Address) 10286 Staples Mill Road, #246

FAX: () (Work) (804) 755-6648

Glen Allen, Virginia 23060E-mail Address: enlr.cve@gmail.comAttn: Enoch Pou, Jr.

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1712 4th AvenueTYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHERZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-412.4APPLICATION REQUIRED FOR: A building permit to construct a new single-family detached dwelling.TAX PARCEL NUMBER(S): N000-0419-002 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 8,399.89 square feet and a lot width of sixty feet (60') currently exists; lot areas of 4,199.94 square feet and lot widths of 30.0 feet are proposed.

DATE REQUEST DISAPPROVED: March 16, 2021FEE WAIVER: YES ☐ NO: ☒DATE FILED: March 16, 2021 TIME FILED: 9:00 a.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAR-088546-2021AS 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: Enoch Pou, Jr. AGENT. DATE: 03/29/2021

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

CASE NUMBER: BZA 25-2021 HEARING DATE: May 5, 2021 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 25-2021
150' Buffer

APPLICANT(S): Rosalyn C. Braxton

PREMISES: 1712 4th Avenue
(Tax Parcel Number N000-0419/002)

SUBJECT: A building permit to construct a new single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.4
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 (BZA) 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 (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. 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 essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). 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.

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 one-hundred fifty dollar (\$150) 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).

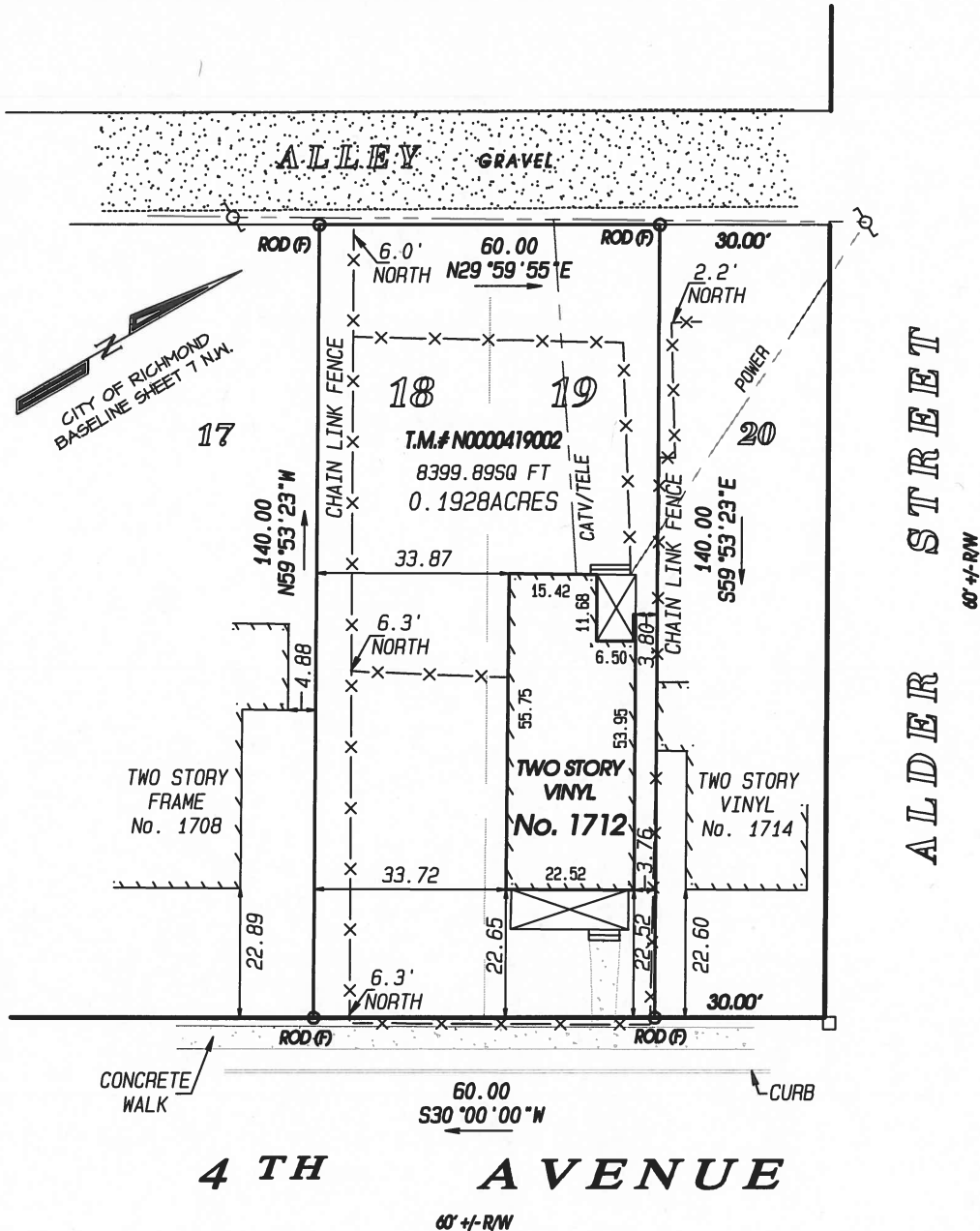
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such 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:

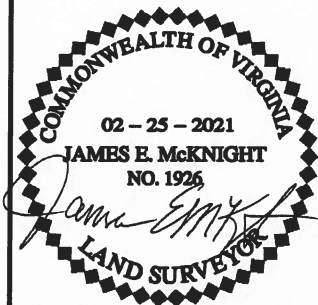
Ernal P. [Signature] CVEL, MGR
AGENT

Revised: November 10, 2020

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: ROSALYN C BRAXTON ID 2019-19326



PLAT SHOWING IMPROVEMENTS ON LOT 18 & 19, BLOCK "16",
PLAN OF "CHESTNUT HILL", IN THE
CITY OF RICHMOND, VIRGINIA.



THIS IS TO CERTIFY THAT ON FEBRUARY 05, 2021, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS. SCALE: 1" = 25'



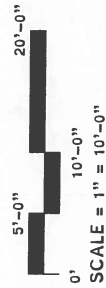
McKNIGHT
& ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 88013212

Rev.	Date	Description
1	3/25/21	Correct survey dimensions

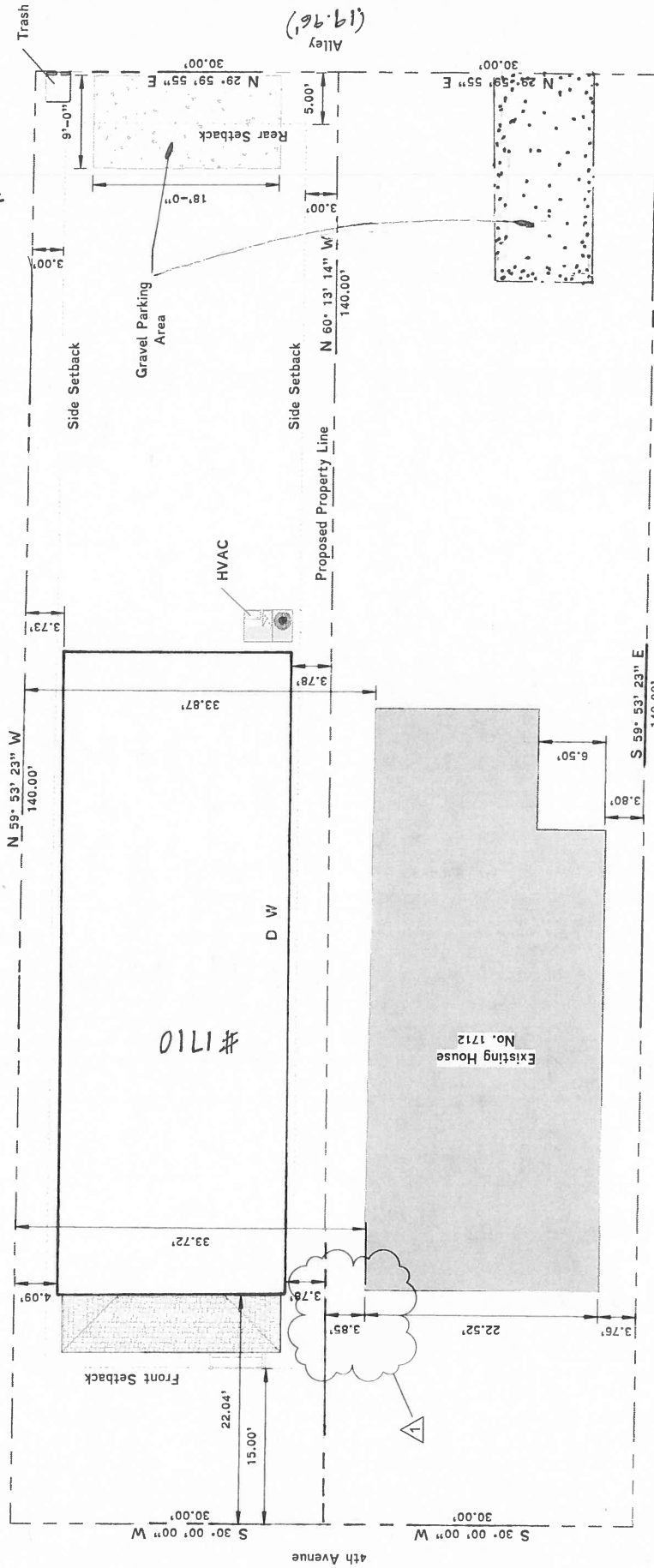
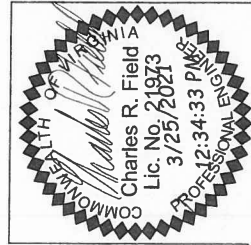


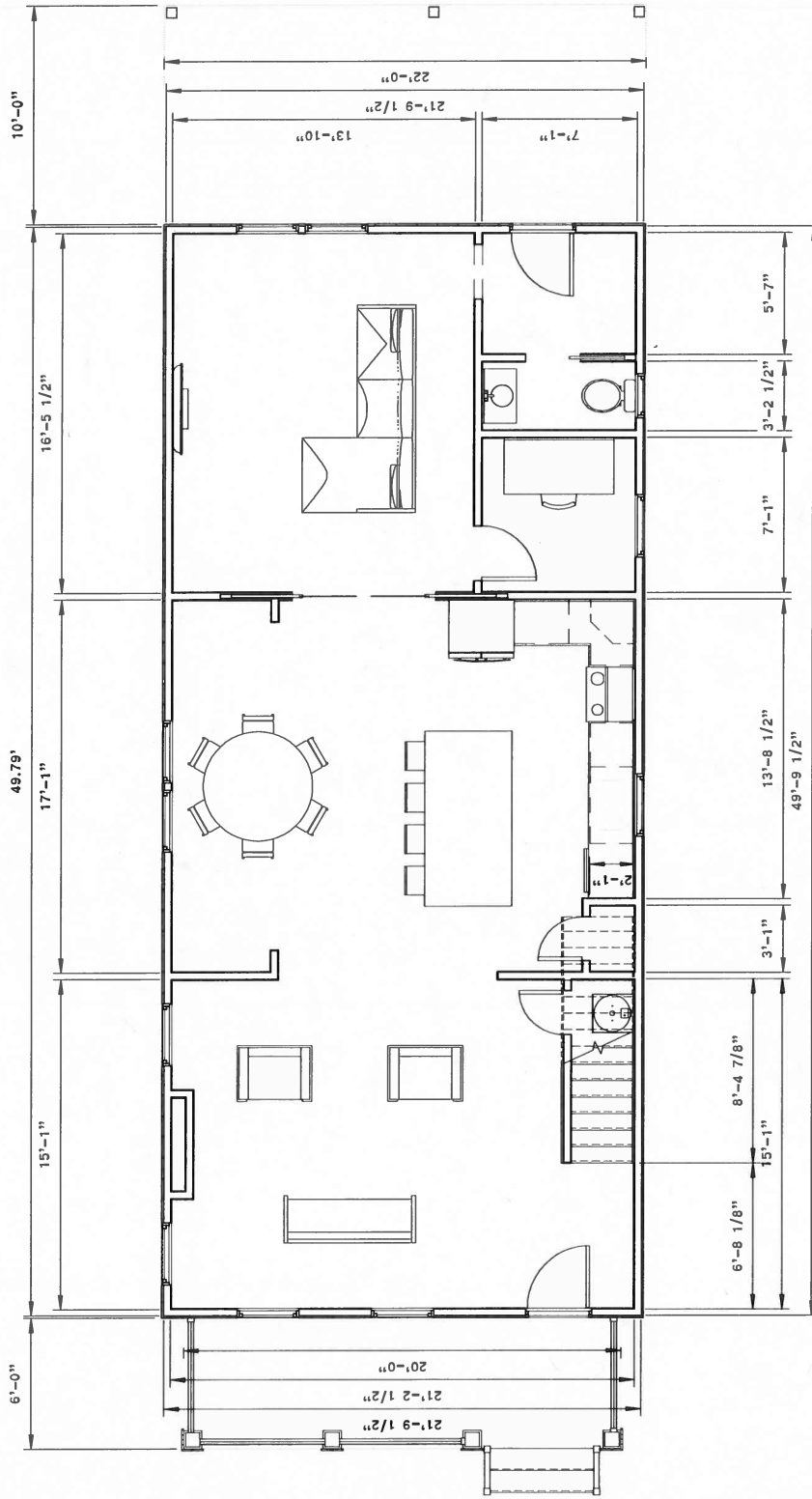
Obsidian, Inc.
 417 North 22nd Street
 Richmond, VA 23223
 804.647.1589
 obsidianrva@gmail.com

rev. 3/25/21
 March 10, 2021

Site Plan
 1712 4th Avenue
 Rosalyn Braxton

BZA 1



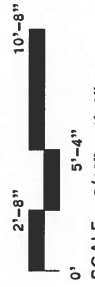


First Floor Plans
1712 4th Avenue
Rosalyn Braxton

rev. 3/25/21
March 10, 2021

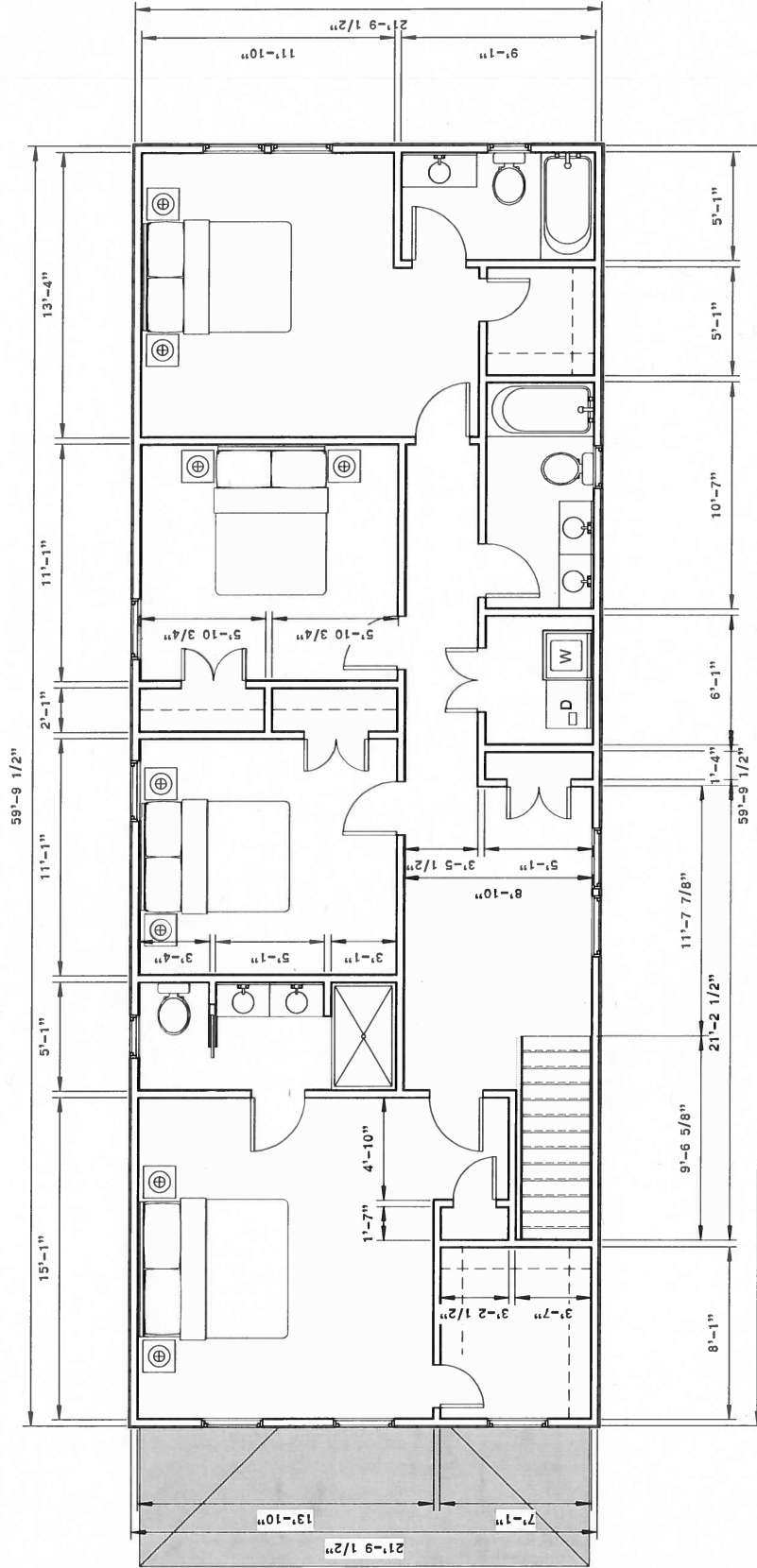
BZA 2

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



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

Rev.	Date	Description
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Print plans at 11" x 17".

Seal of the Professional Engineer, State of Virginia. The seal is circular with a scalloped border. The text around the border reads "COMMONWEALTH OF VIRGINIA" on the left and "PROFESSIONAL ENGINEER" on the right. In the center, the text reads: "Charles R. Field", "Lic. No. 21973", and "3/25/2021". A signature is written across the seal.

Second Floor Plans
1712 4th Avenue
Rosalyn Braxton

rev. 3/25/21
March 10, 2021

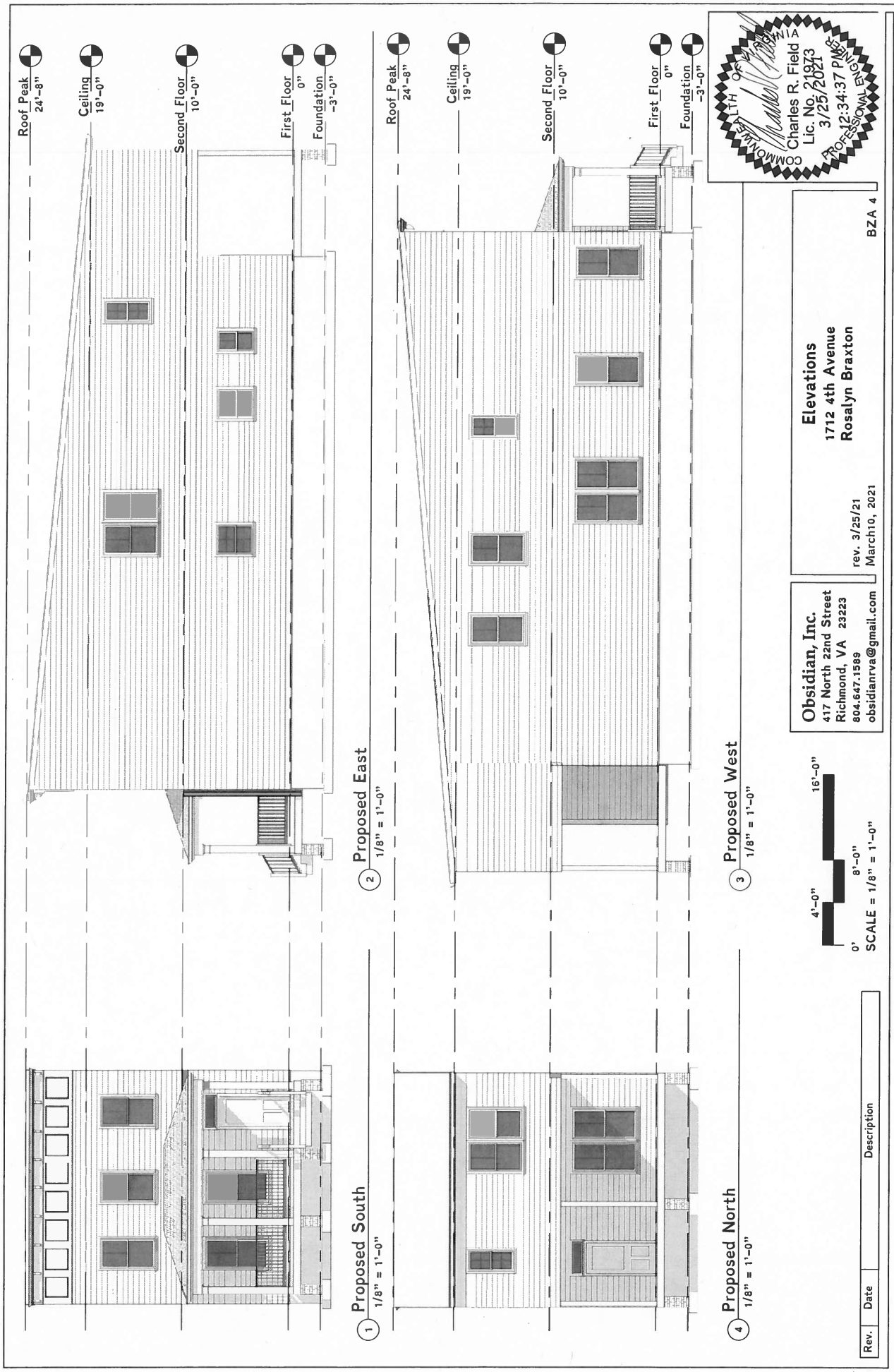
BZA 3

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



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

Rev.	Date	Description
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The Honorable Council of the City of Richmond, Virginia

**c/o The Dept. of Planning and Development Review
Land Use Administration Division
900 East Broad Street
Room 511
Richmond, VA 23219**

Board of Zoning Appeals Special Exception Request Application

Applicant's Report

Subject Property

1712 4th Avenue

Tax Parcel Number

N-000-0419/002

Owner/Contact

Rosalyn C. Braxton
c/o ClaireView Enterprises I, LLC
10286 Staples Mill Road, #246
Glen Allen, VA 23060
Office: (804) 755-6648
Fax: (804) 755-6659

Proposed Use

The applicant is proposing to split a double lot that was, according to the original subdivision, two individual parcels. The purpose of the split is to gain a separate address and facilitate the construction of a detached, single family home on the currently vacant half of the double lot.

Reason

Per a Zoning Confirmation Letter dated December 29, 2020, the subject property was originally two separate lots upon the origination of the subdivision. The current R-6, Urban Residential District zoning requires a minimum lot size of 5,000 square feet with a minimum width of 50 feet. The Applicant is requesting that they be allowed to have the two original lots recognized as individual lots for the purpose of building a new, detached, single family home on what will be known as 1710 4th Avenue. This will result in each address having 4,200 square feet of lot area and 30 feet of street frontage, as originally subdivided. Upon the separation, both the existing home at 1712 4th Avenue and the proposed new home at 1710 4th Avenue will both meet the front, side, and rear yard setback requirements and Lot Coverage Ratio restrictions.

I. Property Description

The address known as 1712 4th Avenue is currently zoned R-6, Urban Residential District (Single Family) and has 60.00 feet of frontage along 4th Avenue and has 140.00 feet of depth for a total current square footage of 8,400 square feet. The lot rests between Trigg and Alder Streets in the Chestnut Hill Subdivision.

The site is level and is bounded on its eastern property line by 4th Avenue, on the north by 1714 4th Avenue, on the west by a public alley 20'0" in width, and on the south by 1708 4th Avenue. A Site Plan, showing boundaries, the existing home at 1712 4th Avenue, and the proposed physical features, is included in the attached Plans on page BZA 1.

The property was originally subdivided in 1899 and recorded in the Clerk's Office, Circuit Court, Henrico County, Virginia, in Plat Book 6, Page 83. The subdivision was known as Mount Comfort (see Exhibit A). Per the Deed recorded upon the purchase by the current Owner, there are two lots of land known as Lots No. 18 and 19 attributed to this one address and those lots mirror two separate lots shown on the original Subdivision Plat (see enlarged view at Exhibit B).

The R-6 zoning classification requires a minimum side yard setback of not less than three feet in width (*Sec. 30-412.15, Yards*). The zoning classification also requires a front yard of not less than 15, a rear yard of not less than 5 feet in depth, and lot coverage of not more than 55 percent of the area of the lot (*Sec. 30-412.16, Lot Coverage*).

What follows is information garnered from the City Assessor's Office as it pertains to Lot Widths of 30 Feet within the immediate proximity of the subject property, as shown on the attached Parcel Map labeled 1712 4th Ave, Neighboring 30 Foot Lots (see Exhibit C). This Map reflects the Subject Property, Improved 30 Foot Lots, and Vacant 30 Foot Lots. What follows is a list of 30-foot-wide lots within a two-block radius and whether they have improvements on them or are vacant lots:

ADDRESS	IMPROVED LOT	VACANT LOT
1806 3rd Ave	Yes	
1807 3rd Ave	Yes	
1808 3rd Ave	Yes	
1810 3rd Ave (built in 2019)	Yes	
1811 3rd Ave	Yes	
1714 4 th Ave	Yes	
1717 4 th Ave	Yes	
1817 4 th Ave	Yes	
1909 4 th Ave	Yes	
1806 5 th Ave	Yes	
1813 3rd Ave		Yes
1815 ½ 4 th Ave		Yes

As represented by the aforementioned addresses and the enclosed photos (see Exhibit D) of the subject and surrounding properties that rest on 30-foot lots, homes built on the lots per the original subdivision plat are prevalent throughout the neighborhood.

Via the submission of this Application, we are requesting a Special Exception to allow the southernmost 30 feet of the currently combined lot be known as its own address of 1710 4th Avenue and that a single-family home, depicted by the drawings on the attached Plans, be allowed to be constructed.

If the Special Exception is granted, both the newly formed 1710 4th Avenue and the existing 1712 4th Avenue will each have 30 feet of frontage on 4th Avenue and 4,200 square feet of area. All setback requirements and Lot Coverage Ratios required by the current zoning classification will be met by each property individually.

II. Concept of Proposed New Construction

As shown on the attached Plans, we are proposing to build a single-family detached dwelling on the site. The home will have two levels of living space. As the enclosed Elevations show (see Plans, Elevations, page BZA 4), at both levels, all elevations will have vinyl siding and energy efficient vinyl windows.

Because the lot is located within a National Historic District, we have taken great care to design a structure that emulates many homes throughout the neighborhood in appearance and scale.

III. Size, Front Yard Setbacks, and Amenities

The home will consist of a 4-bedroom, 3.5 bath home with approximately 2,420 square feet of finished living space (see Plans, pages BZA 2 and BZA 3). The 1st Floor will contain approximately 1,100 square feet of living space and this footprint equates to a 26 percent Lot Coverage Ratio on the proposed 4,200 square foot lot. The 2nd Floor will contain approximately 1,320 square feet of living space, and as the elevations show, is partially cantilevered over the 1st Floor.

The proposed home is also congruent with Zoning requirements and with the front yard setbacks of its immediate neighbors. In accordance with the R-6 Zoning requirements, the proposed dwelling at 1710 4th Avenue is required to have a minimum 15'0" Front Yard Setback. It will have a front porch that is six feet in depth.

The home will contain central heating and air conditioning, high-speed internet connections, dishwasher, range, disposal, microwave, refrigerator, washer and dryer connections, solid surface countertops, hardwood flooring, and porcelain tile in the kitchens and bathrooms.

The home will make use of the water, sewer, trash, and natural gas services offered by the City of Richmond. All of which are readily available to the site.

IV. Off-Street Parking

There is access to the western (rear) property line of the lot. The Zoning Ordinance requires at least one off-street parking opportunity for new single-family homes. The required off-street parking will be accessed from the public alley that runs along the entire northern property line. Also, 4th Avenue is a two-way street that allows on street parking on both sides of the street.

V. Required Findings of Fact as Specified in the City Charter and Zoning Ordinance

The proposed Special Exception Request will not:

- a) be detrimental to the safety, health, morals and general welfare of the community involved;

This proposal represents a significant investment for the predevelopment, utility connections, and construction costs associated with taking an unused, vacant lot toward a homeownership opportunity in a highly visible and thriving area of the city. The proposed construction will have a positive effect on the community involved by placing a vacant lot into service.

The Board of Zoning Appeals Presentation Suggestions outline suggests that this request be discussed with the Civic Association for the area that the property is located in. Per the City's website, there is no designated Civic Association for this area of the City. Therefore, this request does not include the result of any discussion with or endorsement by a Civic Association.

- b) tend to create congestion in street, roads, alley and other public ways and places in the area involved;

The proposed development provides the required off-street parking space accessed via the public alley at the rear of the site (see Plans, page BZA 1). There will be no congestion on the street nor in the alley.

- c) create hazards from fire, panic or other dangers;

The existing thoroughfares, both 4th Avenue and the public alley immediately adjacent to the parcel, will meet the access requirements necessary for fire and any other emergency vehicles. All construction materials will be consistent with building code requirements.

- d) tend to cause overcrowding of land and an undue concentration of population;

This development will be a single-family home as are the homes in the immediate vicinity and most of the structures in the Chestnut Hill community. It will be built on lot congruent in size with lots in the immediate and surrounding area.

- e) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements;

This proposal offers the opportunity to significantly increase the taxable value of an underutilized parcel of real-estate without creating additional demands for City services, such as schools, social service needs, or infrastructure development. The property is in very close proximity to public transportation.

- f) interfere with adequate light and air;

The house is designed to be in keeping with the height and scale of other buildings in the immediate vicinity as well as the community. As the Elevations show (see Plans, Elevations, page BZA 4), the overall house height is within the parameters of the Zoning Ordinance and in keeping with its immediate neighbors. Because it will have the same front yard setbacks as properties as its immediate neighbors along 4th Avenue, it will in no way interfere with adequate light and air of any properties in the community.

Conclusion

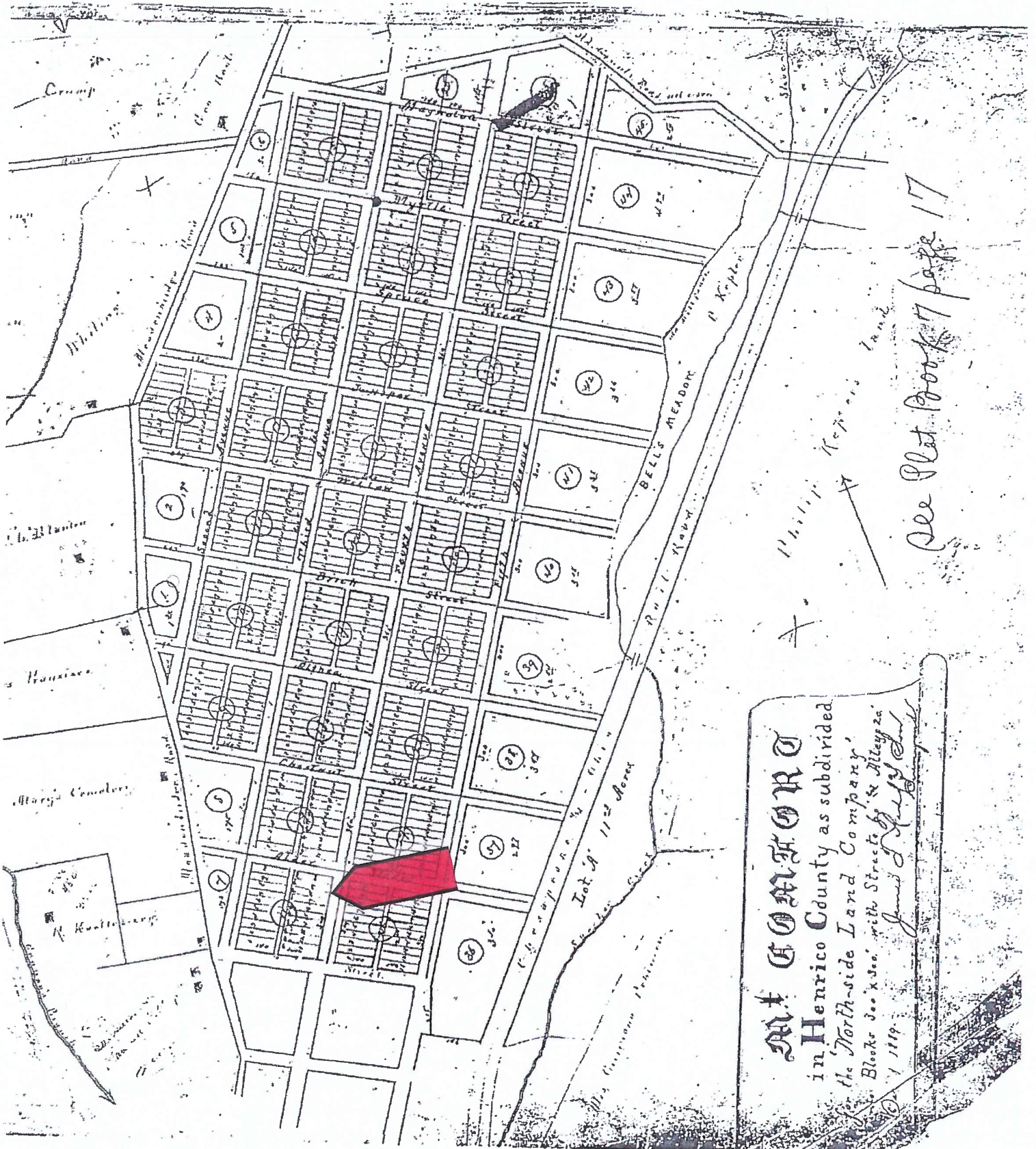
Throughout this Applicant's Report, we have offered evidence to support the following request:

That a Special Exception be granted for individual designation of a lot as it was originally subdivided and the development of a detached, single-family dwelling to be known as 1710 4th Avenue with a frontage of 30 feet in width and a lot size of 4,200 square feet. All other setback and lot coverage requirements will be met in accordance with the R-6 Zoning.

During its planning of the proposed single-family home at 1710 4th Avenue the Applicant has made tremendous efforts to address the nature of the immediate community while working to be part of the City's desire for infill housing on currently vacant lots. We have taken into consideration esthetics, conformity, parking, and the City's desire for homeownership opportunities within its boundaries.

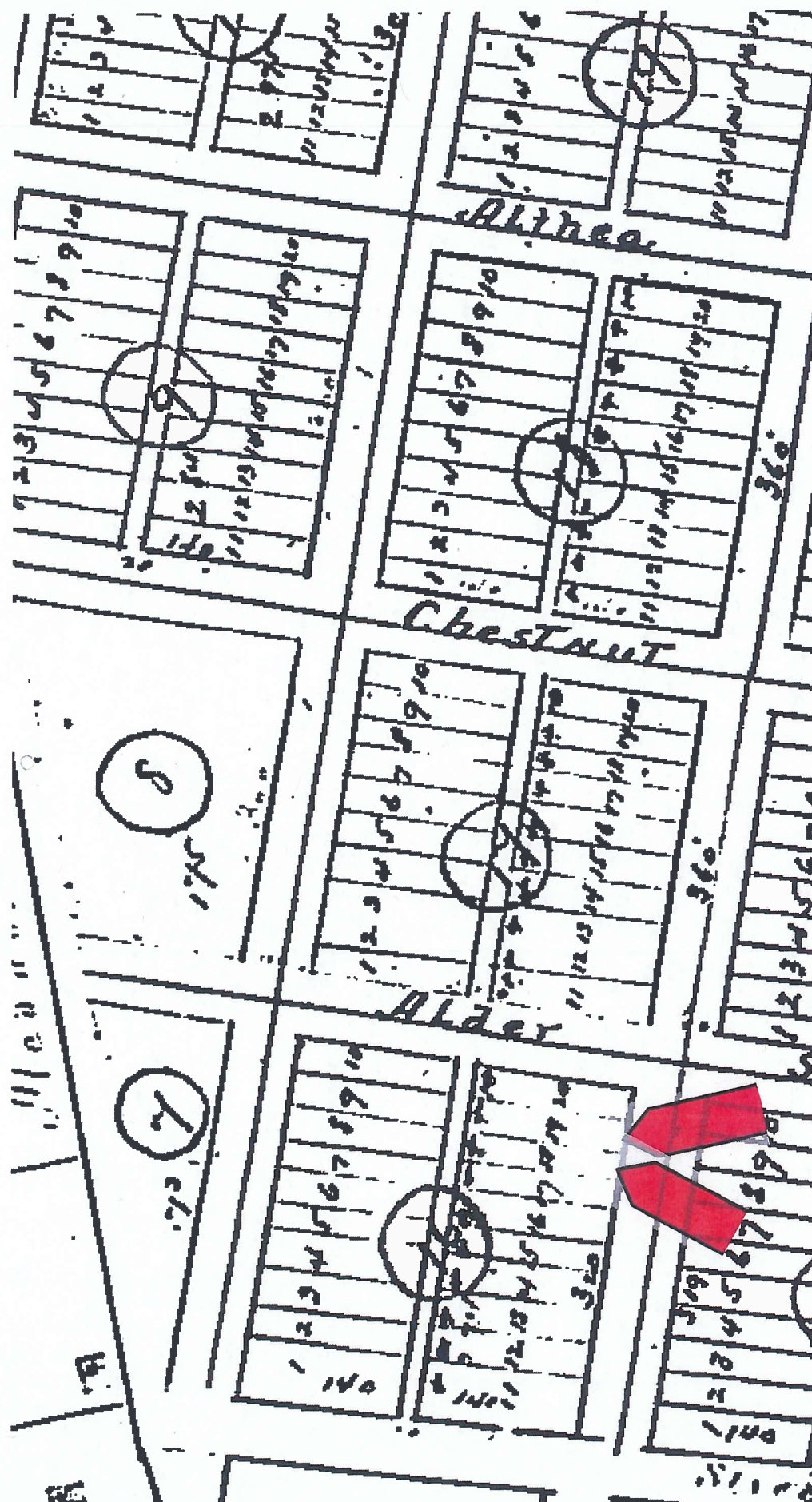
Respectfully submitted,

Rosalyn C. Braxton
enclosures



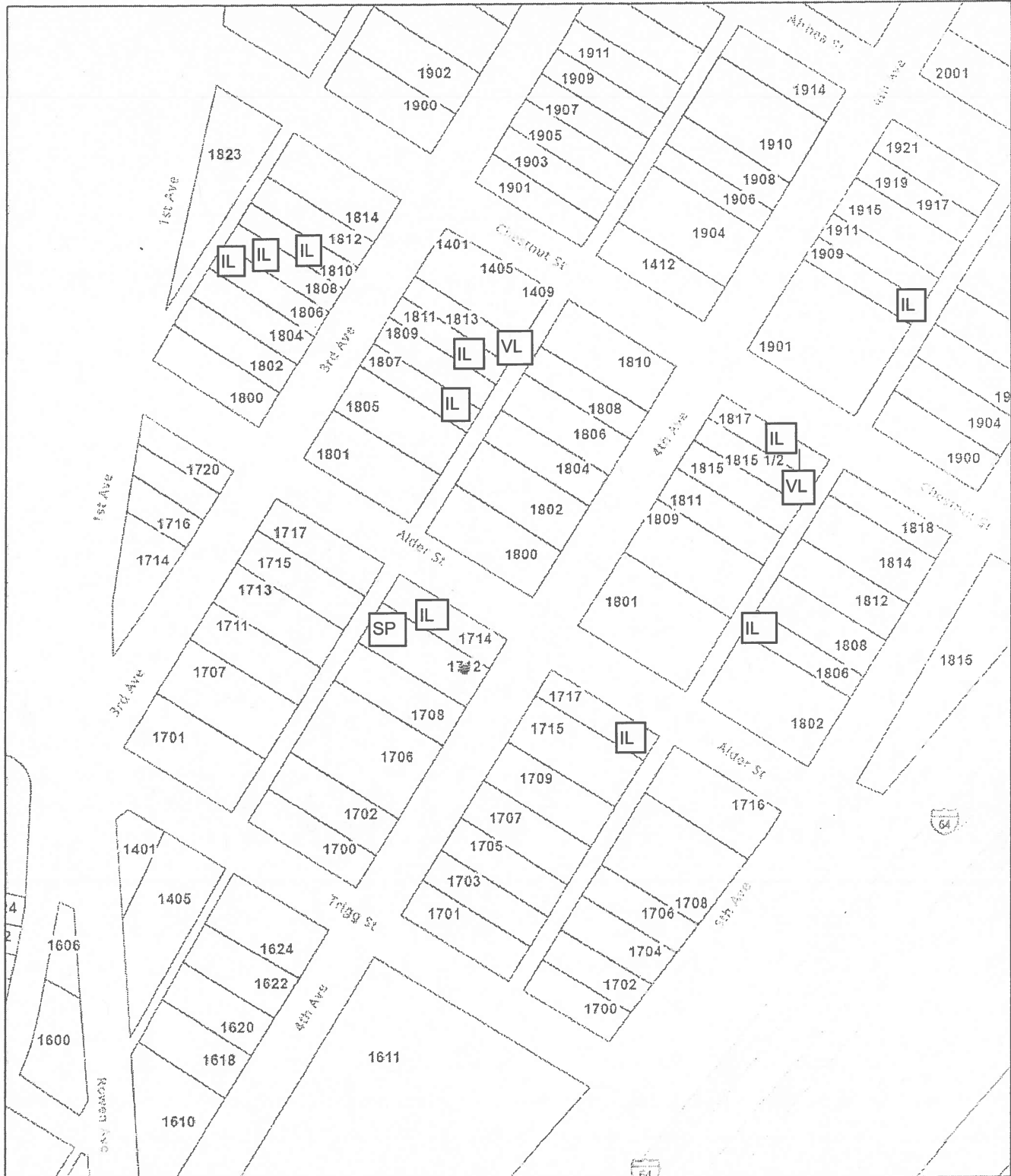
See Plat Book 17 page 17

Exhibit B



1712 4th Avenue, Neighboring 30 Foot Lots

Exhibit C



3/15/2021, 10:57:17 AM

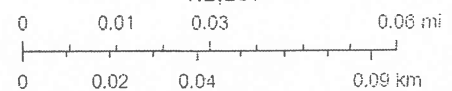
1:2,257

-  CityBoundary
-  Address Labels
-  Parcels

IL = Improved 30' Lot

VL = Vacant 30' Lot

SP = Subject Property



Esri Community Maps Contributors County of Henrico, VITA, BuildingFootprintUSA, Esri, HERE, Garmin SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS.

1712 4th Avenue
Richmond, VA 23222
Chestnut Hill
(all photos taken February 2021)

Exhibit D

Photo 1. Subject property (vacant lot) at center with 1708 4th Ave (blue house) at left and 1712 4th Ave (tan house) at right.



Photo 2. 1714 4th Ave at corner on a 30 foot wide lot. 1712 4th Ave at left.



1712 4th Avenue
Richmond, VA 23222
Chestnut Hill

Photo 3. 1717 4th Ave is on a 30 foot wide lot across the street from the subject property.



Photo 4. 1806, 1808, and 1810 3rd Ave from left to right; all are on 30 foot wide lots and one block away from subject property. 1810 3rd Ave was constructed in 2019.





CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

December 29, 2020

Rosalyn Braxton
207 Horne Street
Richmond, Virginia 23222

RE: 1712 4th Avenue
Tax Parcel: N000-0419/002

Dear Ms. Braxton:

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 current 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 sixty feet (60') along 4th Avenue and a lot depth of one hundred forty feet (140'), which results in a lot area of 8,400.0 square feet (0.193 Acres). A recent site-visit revealed the subject property is improved with a single-family detached dwelling with a chain link fence enclosing the subject property.

According to a September 18, 2019, Deed (most current), the subject property has been conveyed as *"All those two lots of land, with their improvements thereon, in the City of Richmond, Virginia, described as follows: Beginning at a point on the western line of Fourth Avenue 30 feet south of Alder Street, thence running southwardly along and fronting on the western line of fourth Avenue 60 feet; thence extending back westwardly from said front between parallel lines 140 feet to an alley 20 feet wide; being Lots No.'s 18 and 19, in Block 16, on the plan of Mount Comfort, also known as Chestnut Hill,...Being the same property conveyed to..."*. According to a December 1, 1889, Subdivision Map, Entitled, Mt. Comfort, the old subdivision Lot's 18 and 19 were platted as having lot widths of thirty feet (30') each. The subject Tax Parcel is deeded as two (2) independent lots of record and has been since, at least 1938.

As proposed, your intent is to split the subject property retaining the existing single-family detached dwelling and creating a new independent vacant lot for the construction of a future single-family detached dwelling fronting on 4th Avenue. Without a current survey of the property, this Office is unable to determine the location of all improvements on the property. However, according to City records, it appears the existing single-family dwelling is located on the old subdivision Lot 19. Also, City records reflect that a small accessory building

Rosalyn Braxton
RE: 1712 4th Avenue
December 29, 2020
Page 2

was located at the rear of the subject property along the alley on the old Subdivision Lot 18 and a wooden handicap ramp was constructed on the front of the existing single-family dwelling (both the accessory building and handicap ramp have been removed). 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 construction of the previous accessory building and fence resulted in the combination of the two (2) aforementioned subdivision lots into one (1) for zoning purposes. Therefore, once parcels are combined, any subsequent division thereof must be done in compliance with applicable zoning regulations.

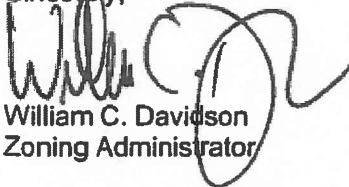
Since, the minimum lot area and lot width would not be met for any proposed division of this property, requesting and obtaining special approval from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) may be a possibility. Be advised, it may be difficult to obtain approval from the BZA unless you can prove the proposed lots are consistent with the predominant lot areas and lot widths within the block (s). 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 or by telephone at: (804) 646-6917.

Sincerely,



William C. Davidson
Zoning Administrator



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) 1710 (1712) 4th AVENUE						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												
BUILDING INFORMATION	9 CITY			STATE		ZIP CODE		10 CONTRACTOR FAX NO.								
	11 PROPERTY OWNER NAME ROSALYN C. BRAXTON			12 PROPERTY OWNER ADDRESS/ZIP 207 HORNE STREET, RICHMOND			13 OWNER DAYTIME TELEPHONE NO.									
	14 DESCRIBE CURRENT STRUCTURE USE VACANT LOT			15 DESCRIBE PROPOSED STRUCTURE USE SINGLE FAMILY DWELLING												
CONSTRUCTION COST	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									
WORK DESCRIPTION	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 \$										
	34 DESCRIBE SCOPE OF WORK CONSTRUCT NEW SINGLE FAMILY DWELLING															
LIEN INFORMATION	35 LIEN AGENT NAME						36 PHONE NO.									
	37 ADDRESS						ZIP CODE									
	38 CONTACT PERSON ENDRIE POU, JR. CLARKVIEW ENT. I, LLC						39 CONTACT PHONE NO. 804-795-6648		40 CONTACT FAX NO.							
CONTACT INFORMATION	41 CONTACT ADDRESS 10206 STABLES MILL ROAD, GLEN ALLEN, VA						ZIP CODE 23060		42 EMAIL							
	43 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO						NAME									
	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									
	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.)							
LOT & BUILDING SIZE	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							
	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									
PARKING WORK	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							
	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															
OWNERS AFFIDAVIT	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							
OFFICE USE ONLY	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.															
	PDR02B (Rev. 02/15) 509516.1															