



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

May 7, 2021

CCR3 Holdings LLC
11 S 12th Street, #115
Richmond, Virginia 23219

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

To Whom It May Concern:

RE: **BZA 31-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, June 2, 2021 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2020-232 to consider an application for a lot split and building permit to construct a new single-family attached dwelling at 107 NORTH NANSEMOND STREET (Tax Parcel Number W000-1599/045), 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 392 755 966# 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 June 2, 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 31-2021

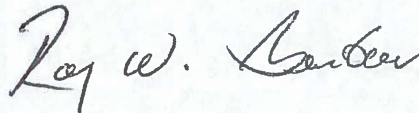
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May 7, 2021

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 <https://www.rva.gov/planning-development-review/civic-groups>. 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.

3505 Grove Ave LLC
208 Berkshire Rd
Richmond VA 23221

Bowling Christopher Hays
3416 Floyd Ave
Richmond VA 23230

Burch Gayle S
105 N Nansemond St
Richmond VA 23221

Carlton Floyd P & Joan H
3423 Grove Ave
Richmond VA 23221

Casasnovas Miguel A & Uba C
3433 Grove Ave
Richmond VA 23221

Clarke Evan V And Leila K
3501 Grove Ave
Richmond VA 23221

Diakun Stephen H And Janice P
112 N Nansemond St
Richmond VA 23221

Dohm Richard
116 N Nansemond St
Richmond VA 23221

Dowdy Matthew Clark
3424 Floyd Ave
Richmond VA 23221

Ewers Jacob Len
3420 Floyd Ave
Richmond VA 23221

Fuss Babette & Phan Tommy
118 N Nansemond Street
Richmond VA 23221

Kline Kathryn P
3422 Floyd Ave
Richmond VA 23221

Lo Mei Kiu Trustee
3507 Grove Ave
Richmond VA 23221

Magrill Evan M And Kimberlee N
2201 Mccabes Grant Ct
Henrico VA 23233

Milam Timothy K
103 N Nansemond St
Richmond VA 23221

Molin Jeffrey And Loretta
3425 Grove Avenue
Richmond VA 23221

Nash Reginald W Trust Trustee
10670 Cherokee Rd
Richmond VA 23235

Parch Mary H
3428 Floyd Avenue
Richmond VA 23221

Powell Family Lc
8723 Higginbotham Place
Richmond VA 23229

Romagnoli Gina & Telfer Glenn H
3414 Floyd Ave
Richmond VA 23221

Sigmon Mary
3108 N Parham Rd #604c
Richmond VA 23294

Sours Kimberlee P
3427 Grove Avenue
Richmond VA 23220

Steinen William E And Housholder Erin P
3420 Floyd Ave
Richmond VA 23221

Stulgaitis Kipras And Poindexter Sara
114 N Nansemond St
Richmond VA 23220

Vandergrift Marla K
3430 Floyd Ave
Richmond VA 23220

Vickers Kathryn L
3418 Floyd Ave
Richmond VA 23221

Westgate Apartments C/o Normon
Plunkett
6005 Old Orchard Rd
Richmond VA 23227

Wilson Jeffrey D
3432 Floyd Ave
Richmond VA 23221

Property: 107 N Nansemond St Parcel ID: W0001599045**Parcel**

Street Address: 107 N Nansemond St Richmond, VA 23221-
Owner: CCR3 HOLDINGS LLC
Mailing Address: 11 S 12TH ST #115, RICHMOND, VA 23219
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 214 - Museum District 1
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: \$115,000
Improvement Value: \$225,000
Total Value: \$340,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 3780
Acreage: 0.087
Property Description 1: 0042.00X0090.00 0000.000
State Plane Coords(?): X= 11777208.835151 Y= 3728322.686779
Latitude: 37.55804208 , **Longitude:** -77.48480315

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 42
Rear Size: 90
Parcel Square Feet: 3780
Acreage: 0.087
Property Description 1: 0042.00X0090.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11777208.835151 Y= 3728322.686779
Latitude: 37.55804208 , **Longitude:** -77.48480315

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$115,000	\$225,000	\$340,000	Reassessment
2020	\$100,000	\$221,000	\$321,000	Reassessment
2019	\$100,000	\$209,000	\$309,000	Reassessment
2018	\$100,000	\$179,000	\$279,000	Reassessment
2017	\$90,000	\$178,000	\$268,000	Reassessment
2016	\$85,000	\$174,000	\$259,000	Reassessment
2015	\$85,000	\$165,000	\$250,000	Reassessment
2014	\$80,000	\$163,000	\$243,000	Reassessment
2013	\$80,000	\$164,000	\$244,000	Reassessment
2012	\$80,000	\$164,000	\$244,000	Reassessment
2011	\$80,000	\$171,000	\$251,000	CarryOver
2010	\$80,000	\$171,000	\$251,000	Reassessment
2009	\$80,000	\$174,500	\$254,500	Reassessment
2008	\$62,500	\$197,300	\$259,800	Reassessment
2007	\$62,500	\$151,200	\$213,700	Reassessment
2006	\$74,200	\$139,500	\$213,700	Reassessment
2005	\$58,400	\$118,200	\$176,600	Reassessment
2004	\$58,400	\$86,500	\$144,900	Reassessment
2003	\$55,600	\$82,400	\$138,000	Reassessment
2002	\$42,400	\$74,200	\$116,600	Reassessment
2001	\$37,500	\$65,700	\$103,200	Reassessment
1998	\$28,000	\$49,000	\$77,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
02/22/2021	\$490,000	PAPIT JOHN MICHAEL AND	ID2021-4973	1 - VALID SALE-Valid, Use in Ratio Analysis
12/18/2013	\$253,000	STEELE MATTHEW G	ID2013-27641	1 - VALID SALE-Valid, Use in Ratio Analysis
06/01/2001	\$120,000	FOGG FRANCIS K & ANNE S	ID2001-14029	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: Near West
Traffic Zone: 1121
City Neighborhood Code: MUSD
City Neighborhood Name: The Museum District
Civic Code:
Civic Association Name: Fan Area Business Alliance
Subdivision Name: NONE
City Old and Historic District:
National historic District: West of Boulevard
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	1010	0408001	040800
1990	106	0408001	040800

Schools

Elementary School: Cary
Middle School: Hill
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 18
Dispatch Zone: 050A

Public Works Schedules

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

Government Districts

Council District: 1
Voter Precinct: 114
State House District: 68
State Senate District: 10
Congressional District: 4

Extension 1 Details

age

Extension Name: R01 - Residential record #01
Year Built: 1933
Stories: 2
Units: 0
Number Of Rooms: 7
Number Of Bed Rooms: 3
Number Of Full Baths: 1
Number Of Half Baths: 1

Condition: very good for

Foundation Type: Full Crawl
1st Predominant Exterior: Brick
2nd Predominant Exterior: Wood siding / Wood shake
Roof Style: Flat or Shed
Roof Material: Metal
Interior Wall: Plaster
Floor Finish: Hardwood-std oak, Ceramic tile
Heating Type: Hot water or steam
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Shed - Small Utility, Residential Shed - Small Utility

Extension 1 Dimensions

Finished Living Area: 1218 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: 131 Sqft
Open Porch: 131 Sqft
Deck: 0 Sqft

[Print](#)**Property:** 107 N Nansemond St **Parcel ID:** W0001599045

Images

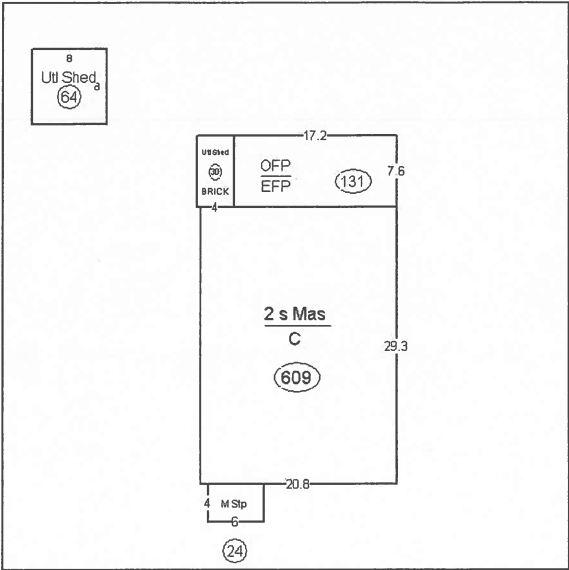
Property Images

Name:W0001599045 Desc:R01

[Previous](#)[Next](#)[Click here for Larger Image](#)

Sketch Images

Name:W0001599045 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: CCR3 Holdings LLC PHONE: (Home) () _____ (Mobile) () _____
ADDRESS: 11 S 12th Street, #115 FAX: () _____ (Work) () _____
Richmond, Virginia 23219 E-mail Address: _____

PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources PHONE: (Home) () _____ (Mobile) (804) 374-6275
(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) 107 North Nansemond Street
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-412.4(2)b
APPLICATION REQUIRED FOR: A lot split and building permit to construct a new single-family attached dwelling.
TAX PARCEL NUMBER(S): W000-1599/045 ZONING DISTRICT: R-6 (Single-Family Attached Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The lot area requirement is not met. Lot areas of two thousand two hundred square feet (2,200 SF) are required. For zoning purposes, one (1) lot having a lot area of 3,780 square feet and a lot width of forty-two feet (42') currently exists. Lot areas of 1,870.87 (No. 107) and 1,909.17 (No. 111) square feet are proposed.
DATE REQUEST DISAPPROVED: March 19, 2021 FEE WAIVER: YES ☐ NO: ☒
DATE FILED: March 19, 2021 TIME FILED: 2:28 p.m. PREPARED BY: Brian Mercer RECEIPT NO. BZAR-089184-2021
AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND
SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]
SECTION 1040.3 PARAGRAPH(S) (2) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☒
I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.
SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 5/3/2021

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

CASE NUMBER: BZA 31-2021 HEARING DATE: June 2, 2021 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 31-2021
150' Buffer

APPLICANT(S): CCR3 Holdings LLC

PREMISES: 107 North Nansemond Street
(Tax Parcel Number W000-1599/045)

SUBJECT: A lot split and building permit to construct
a new single-family attached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.4(2)b
of the Zoning Ordinance for the reason that:
The lot area requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (646-6340/6701). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasassociationgroupinformation.aspx>. Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.
4. **Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting.** It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. **The Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).**
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow (804-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: 

(Revised: 4/28/16)

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: CCR3 HOLDINGS LLC ID 2021-4973

CITY OF RICHMOND
BASELINE SHEET 35 N.E.

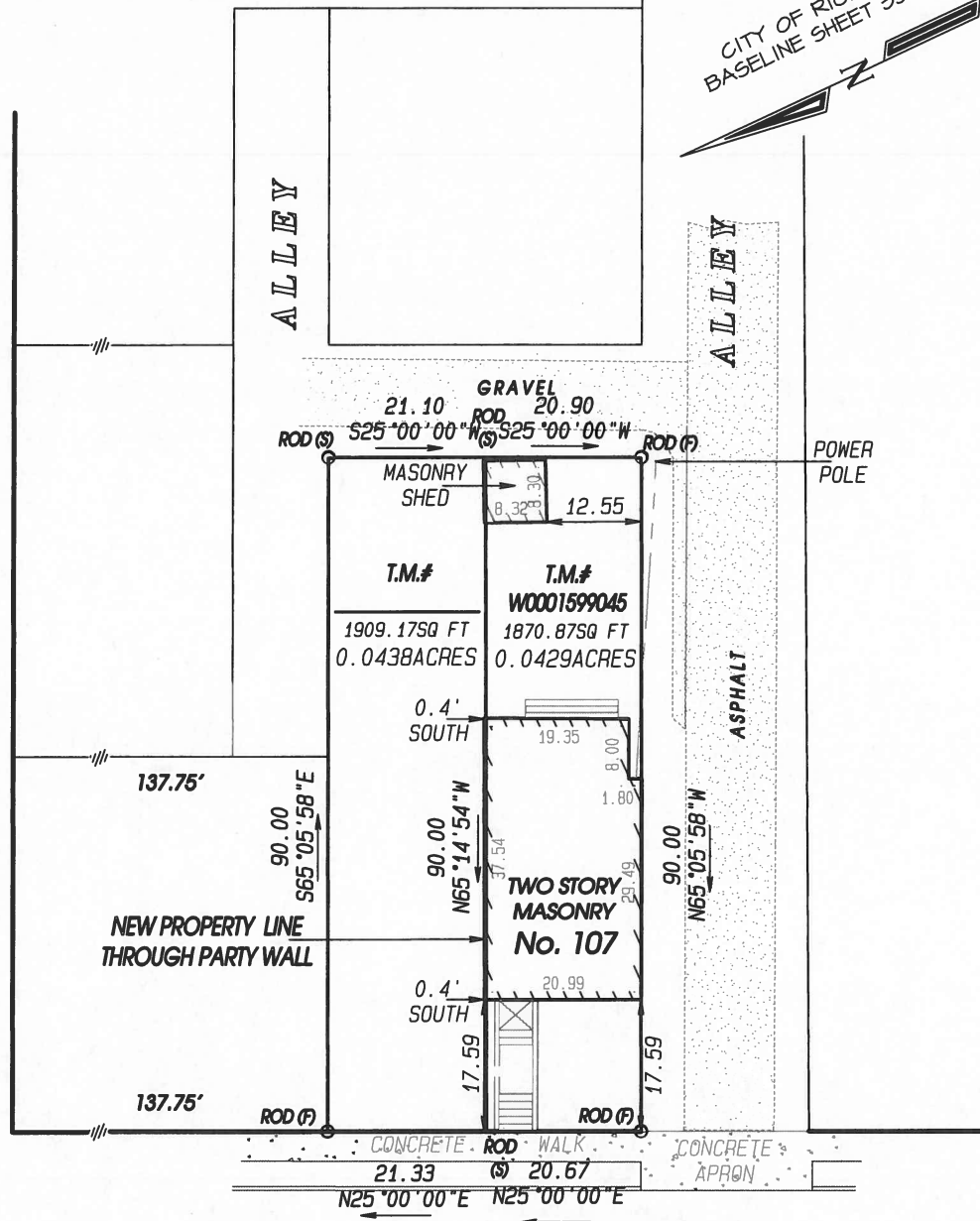
N. NANSEMOND AVENUE

ALLEY

ALLEY

POWER
POLE

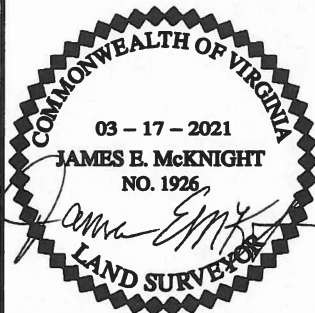
ASPHALT



N. NANSEMOND STREET

50' +/- R/W

PLAT SHOWING TWO PARCELS SITUATED ON
THE EAST LINE OF N. NANSEMOND STREET,
IN THE CITY OF RICHMOND, VIRGINIA.



SCALE: 1" = 20'



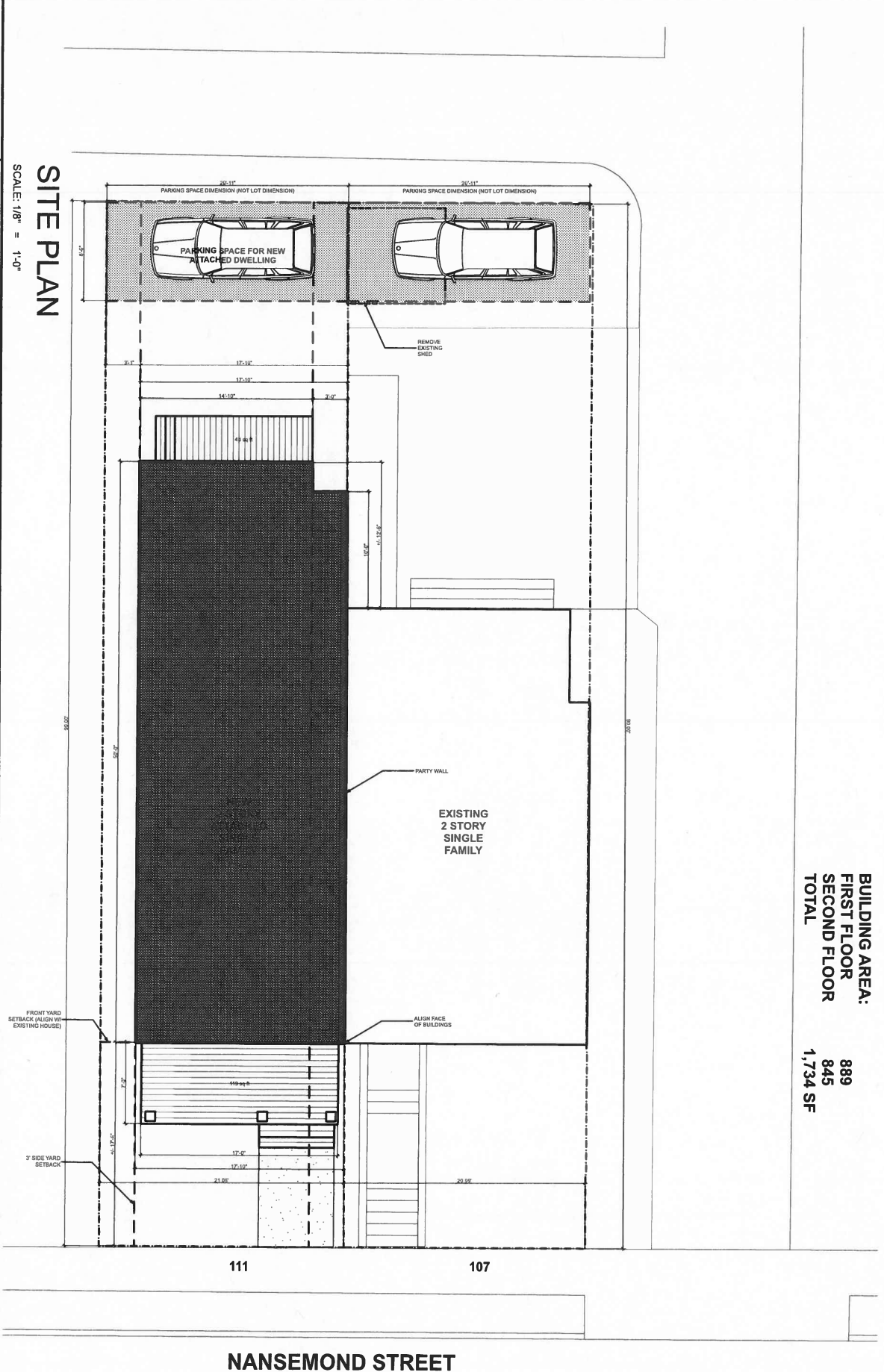
LAND SURVEYORS PLANNERS

McKNIGHT
& ASSOCIATES, P.C.

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

JOB NUMBER: 93070507

BUILDING AREA:
FIRST FLOOR 889
SECOND FLOOR 845
TOTAL 1,734 SF



SITE PLAN

SCALE: 1/8" = 1'-0"

SK-02
 3/26/21
 PROJECT NO.: 21002

PROPOSED SITE PLAN
 111 N. NANSEMOND STREET
 RICHMOND, VIRGINIA



NANSEMOND STREET

6" EXPOSURE PAINTED
CEMENTITIOUS SIDING



PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED FRONT ELEVATION

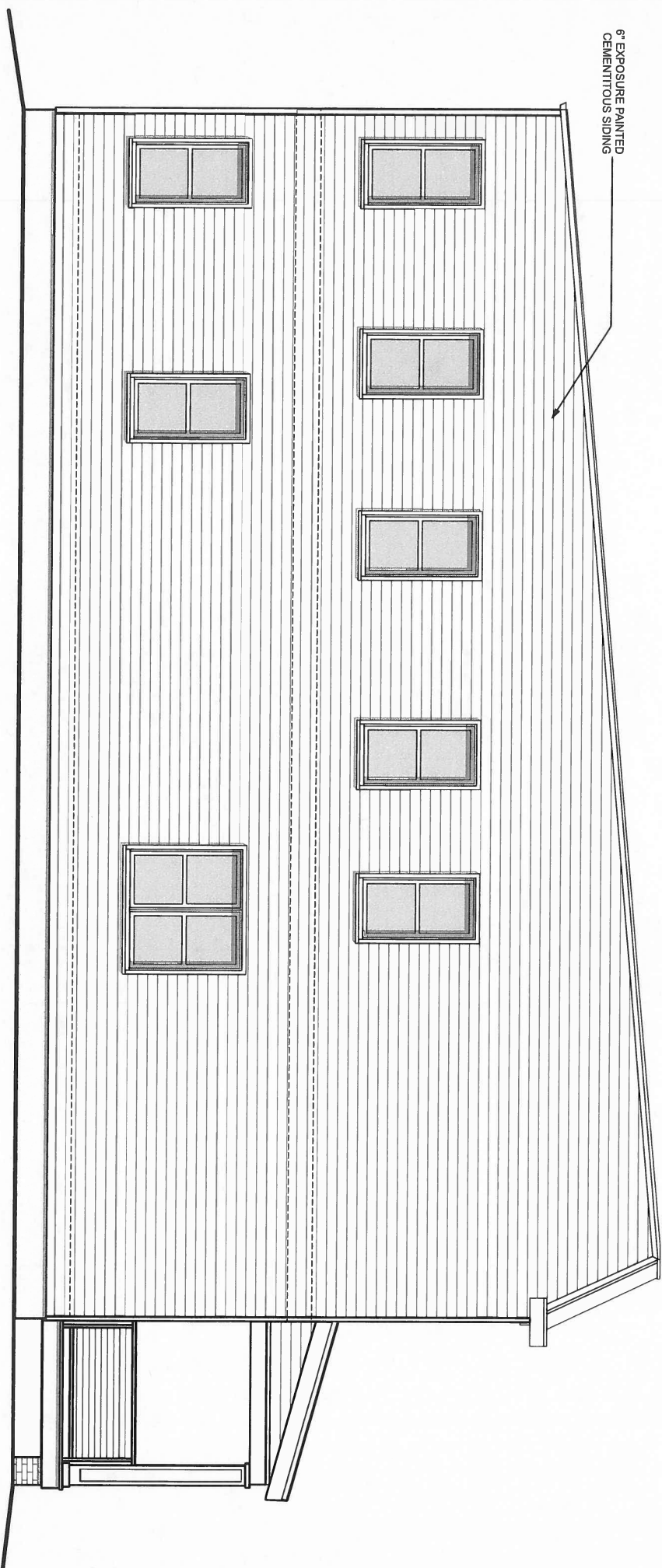
111 N. NANSEMOND STREET

RICHMOND, VIRGINIA

SK-12

3/26/21

PROJECT NO.: 21002



PROPOSED LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

SK-13

3/26/21

PROJECT NO.: 21002

PROPOSED LEFT SIDE ELEVATION

111 N. NANSEMOND STREET

RICHMOND, VIRGINIA



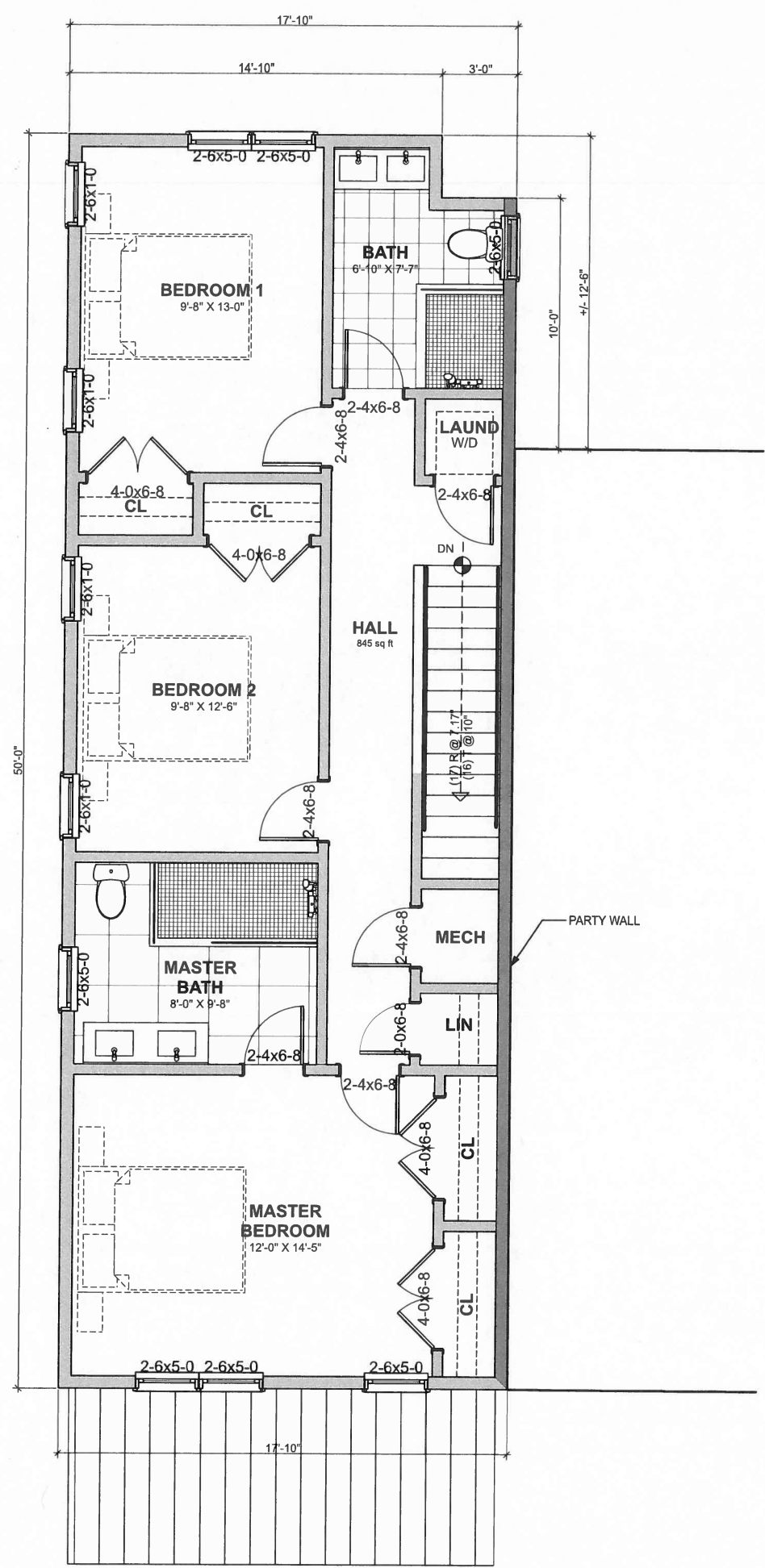
SK-06
3/26/21
PROJECT NO.: 21002

PROPOSED SECOND FLOOR PLAN
111 N. NANSEMOND STREET
RICHMOND, VIRGINIA



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



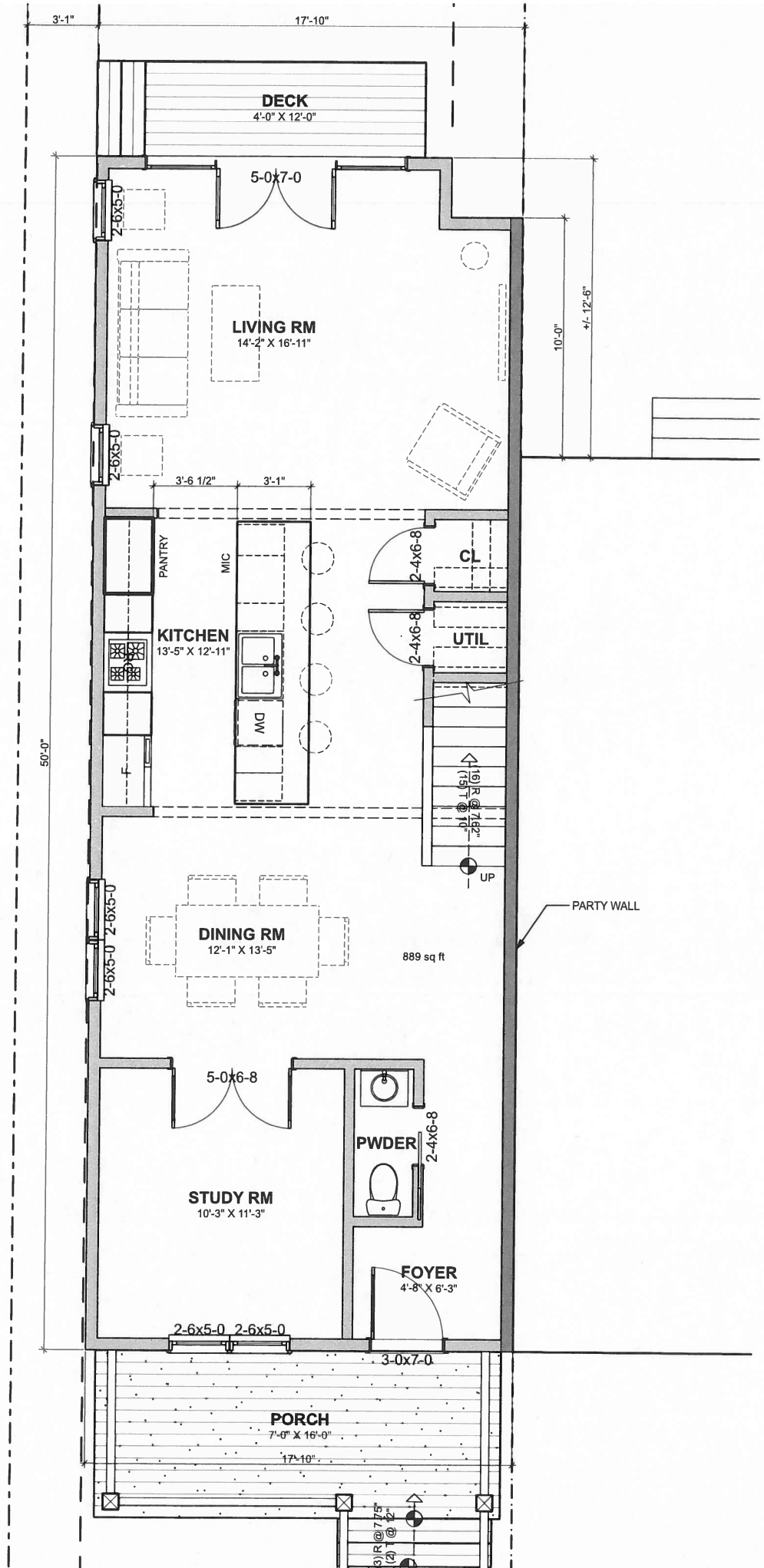
SK-05
3/26/21
PROJECT NO.: 21002

PROPOSED FIRST FLOOR PLAN
111 N. NANSEMOND STREET
RICHMOND, VIRGINIA



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"





March 31, 2021

Joshua S. Bosler
11 S. 12th Street
Richmond, VA 23219

Re: NOTICE OF APPROVAL: NEW ADDITION CONSTRUCTION, 107 N. Nansemond Street

This letter must be displayed with the building permit for this property within two days of receipt of the permit. Failure to do so will render this approval and the building permit null and void.

Dear Mr. Bosler,

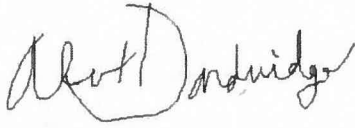
Planning and Preservation Division staff, in accordance with Section 114-940.7 of the Richmond Zoning Ordinance, have reviewed the new construction proposed for your property for compliance with the *West of the Boulevard Design Overlay District Background and Design Guidelines*. It is the assessment of staff that the new addition construction is in compliance with all applicable provisions of the guidelines. Therefore, the plans submitted with the permit application for the property are deemed to be in compliance. Any modifications to the exterior of the building that are not reflected in these plans will require resubmission to this office.

This letter constitutes a notice of approval in accordance with the terms of Section 114-940.7. You are required to post this letter within two (2) days of receipt of your building permit, as noted above, and for thirty (30) days thereafter. In accordance with this provision we are sending a copy of this notice to the Museum District Association, the sponsor of the design overlay district.

Please be advised of the following provision of Section 114-940.8: "Any person aggrieved or any officer, department, board, commission or agency of the city affected may appeal the decision of a designee of the urban design committee made pursuant to this division to the urban design committee by filing a petition with the secretary of the urban design committee. The petition shall be filed within thirty (30) days after the final written decision of the designee approving or disapproving design approval and shall set forth the alleged errors or illegality of the designee's action and the grounds thereof". The ordinance further states: "The filing of the petition shall stay proceedings from the decision appealed, except that a decision denying a request for all demolition in a design overlay district shall not be stayed". Should such an appeal be filed your building permit would be placed on hold until the appeal is resolved.

If you have any further questions please call me at 804-646-6569 or e-mail me at alex.dandridge@richmondgov.com

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Dandridge". The signature is fluid and cursive, with the first name "Alex" written in a more compact, stylized manner and the last name "Dandridge" written in a more extended, flowing script.

Alex Dandridge
Urban Design Committee Acting Secretary

cc: Caley Crawford, President, Museum District Association
William C. Davidson, Zoning Administrator