



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

May 7, 2021

Shannon Harton
3351 Corley Home Drive
Richmond, VA 23235

To Whom It May Concern:

RE: **BZA 32-2021**

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 building permit to construct an accessory structure to an existing single-family detached dwelling at 3351 CORLEY HOME DRIVE (Tax Parcel Number C001-1230/044), located in an R-5 (Single-Family Residential) District.

Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 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 32-2021

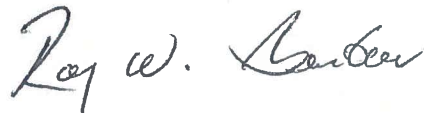
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May 7, 2021

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, 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.

Felts Joseph Wilson Jr And Ruth Anne Y
3321 Corley Home Dr
Richmond, VA 23235

Greer Robert And Barbara
3410 Corley Home Dr
Richmond, VA 23235

Harvley-felder Thomas W And Zena C
Revoc Family Trust Trs
3421 Corley Home Dr
Richmond, VA 23235

Hayes James F Iii And Carol G
10500 Archer Springs Pl
Richmond, VA 23235

Hines Kenneth C And Frances B
3331 Corley Home Dr
Richmond, VA 23235

Joyce Charlene M Trustee C Joyce Trust
10520 Corley Home Pl
Richmond, VA 23235

Klemm Russell R Jr And Linda W
3341 Corley Home Dr
Richmond, VA 23235

Knipe George S And Mary Donna
3401 Corley Home Dr
Richmond, VA 23235

Leith Caroline
3411 Corley Home Dr
Richmond, VA 23235

Lepley Eugene E Jr And Pamela D
10510 Archer Springs Pl
Richmond, VA 23235

Raney Eugene R Jr And Cynthia D Johnson
Raney
3400 Corley Home Dr
Richmond, VA 23235

Villas At Archer Springs Homeowners
Association Inc
4605 Pembroke Lake Cir #302
Virginia Beach, VA 23455

Woodcock Ernest W And Betty J
10510 Corley Home Pl
Richmond, VA 23235

Property: 3351 Corley Home Dr Parcel ID: C0011230044**Parcel**

Street Address: 3351 Corley Home Dr Richmond, VA 23235-
Owner: HARTON SHANNON MICHAEL AND HEATHER ROSE
Mailing Address: 3351 CORLEY HOME DR, RICHMOND, VA 23235
Subdivision Name : Villas at Archer Springs
Parent Parcel ID: C0011230100
Assessment Area: 140 - Traylor Estate/Huguenot Farms
Property Class: 115 - R One Story+ (1.25, 1.5, 1.75)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$105,000
Improvement Value: \$341,000
Total Value: \$446,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 21365
Acreage: 0.49
Property Description 1: VILLAS AT ARCHER SPRINGS S1 Block A Lot 52
Property Description 2: 00180X0147.8 IRG 000.49 AC
State Plane Coords(?): X= 11746700.855812 Y= 3720744.390584
Latitude: 37.53806315 , **Longitude:** -77.59023227

Description

Land Type: Residential Lot C
Topology:
Front Size: 180
Rear Size: 148
Parcel Square Feet: 21365
Acreage: 0.49
Property Description 1: VILLAS AT ARCHER SPRINGS S1 Block A Lot 52
Property Description 2: 00180X0147.8 IRG 000.49 AC
Subdivision Name : Villas at Archer Springs
State Plane Coords(?): X= 11746700.855812 Y= 3720744.390584
Latitude: 37.53806315 , **Longitude:** -77.59023227

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$105,000	\$341,000	\$446,000	Reassessment
2020	\$105,000	\$338,000	\$443,000	Reassessment
2019	\$105,000	\$329,000	\$434,000	Reassessment
2018	\$105,000	\$331,000	\$436,000	Reassessment
2017	\$105,000	\$314,000	\$419,000	Reassessment
2016	\$105,000	\$397,000	\$502,000	Reassessment

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
11/13/2020	\$515,000	POLITANO CARLOS E	ID2020-27018	1 - VALID SALE-Valid, Use in Ratio Analysis
08/19/2020	\$0	POLITANO CARLOS E AND DIANNA L	ID2020-18299	2 - INVALID SALE-Relation Between Buyer/Seller
06/19/2017	\$182,500	ARCHER DEVELOPMENT COMPANY LLC	ID2017-12425	2 - INVALID SALE-Special Financing/Terms, etc.
06/19/2017	\$330,000	HANKY JOHN J JR	ID2017-12426	1 - VALID SALE-DO NOT USE

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: Huguenot
Traffic Zone: 1141
City Neighborhood Code: HGNT
City Neighborhood Name: Huguenot
Civic Code:
Civic Association Name:
Subdivision Name: Villas at Archer Springs
City Old and Historic District:
National historic District:
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	1036	0701001	070100
1990	124	0701001	070100

Schools**Elementary School:** Fisher Model**Middle School:** Brown**High School:** Huguenot**Public Safety****Police Precinct:** 3**Police Sector:** 311**Fire District:** 25**Dispatch Zone:** 191A**Public Works Schedules****Street Sweep:** TBD**Leaf Collection:** TBD**Refuse Collection:** Tuesday**Bulk Collection:** TBD**Government Districts****Council District:** 4**Voter Precinct:** 409**State House District:** 68**State Senate District:** 10**Congressional District:** 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1780
Stories: 1.5
Units: 0
Number Of Rooms: 9
Number Of Bed Rooms: 4
Number Of Full Baths: 3
Number Of Half Baths: 2
Condition: good for age
Foundation Type: 1/2 Bsmt, 1/2 Crawl
1st Predominant Exterior: Wood siding / Wood shake
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Slate or tile
Interior Wall: Drywall
Floor Finish: Hardwood-std oak
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Shed - Small Utility, General Purpose Bldg x Other

Extension 1 Dimensions

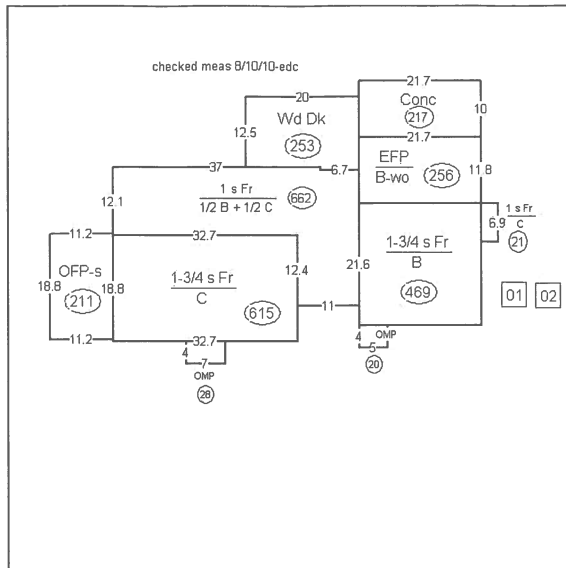
Finished Living Area: 2667 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 1056 Sqft
Finished Basement: 414 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 256 Sqft
Open Porch: 259 Sqft
Deck: 253 Sqft

Property Images

Name:C0011230044 Desc:R01

[Click here for Larger Image](#)

Name:C0011230044 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

BZA 32-2021

TO BE COMPLETED BY THE APPLICANT

PROPERTY <u>Shannon Harton</u>	PHONE: (Home) () () (Mobile) <u>(804) 514-4257</u>
OWNER: <u>3351 Corley Home Drive</u>	FAX: (Home) () () (Mobile) () ()
(Name/Address) <u>Richmond, VA</u>	E-mail Address: <u>shannon@harton.net</u>
OWNER'S _____	PHONE: (Home) () () (Mobile) () ()
REPRESENTATIVE _____	FAX: (Home) () () (Mobile) () ()
(Name/Address) _____	E-mail Address: _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 3351 Corley Home Drive

TYPE OF APPLICATION: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER _____

ZONING ORDINANCE SECTION NUMBER(S): 30-300, 30-680.1(a)(d)

APPLICATION REQUIRED FOR: A building permit to build a two-car garage, accessory to an existing single-family detached dwelling.

TAX PARCEL NUMBER(S): C001-1230/044 ZONING DISTRICT: R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: Accessory buildings and structures are not permitted in the front yard, as established by the main building. A front yard is defined as "a yard extending the length of the street frontage of a lot and being the minimum horizontal distance between the street line and the main building." A front yard (setback) of approximately fifty feet (50'), as established by the main building is required along the Corley Home Drive frontage; 26.67' is proposed.

DATE REQUEST DISAPPROVED: 3/23/2021 FEE WAIVER: ☒ YES ☐ NO

DATE FILED: 3/25/2021 TIME FILED: 1:44 PREPARED BY: Andrea Cuffee RECEIPT NO. BZAR-089511-2021

AS CERTIFIED BY: WCF (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) (1) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☒

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: Shannon Harton DATE: 5/3/21

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

CASE NUMBER: BZA 32-2021 HEARING DATE: June 2, 2021 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 32-2021
150' Buffer

APPLICANT(S): Shannon Harton

PREMISES: 3351 Corley Home Drive
(Tax Parcel Number C001-1230/044)

SUBJECT: A building permit to construct an accessory structure
to an existing single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-410.5(1) & 30-1220.138
of the Zoning Ordinance for the reason that:

Accessory buildings and structures are not permitted in the front yard, as established by the main building.





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 PDFZoningAdministration@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.

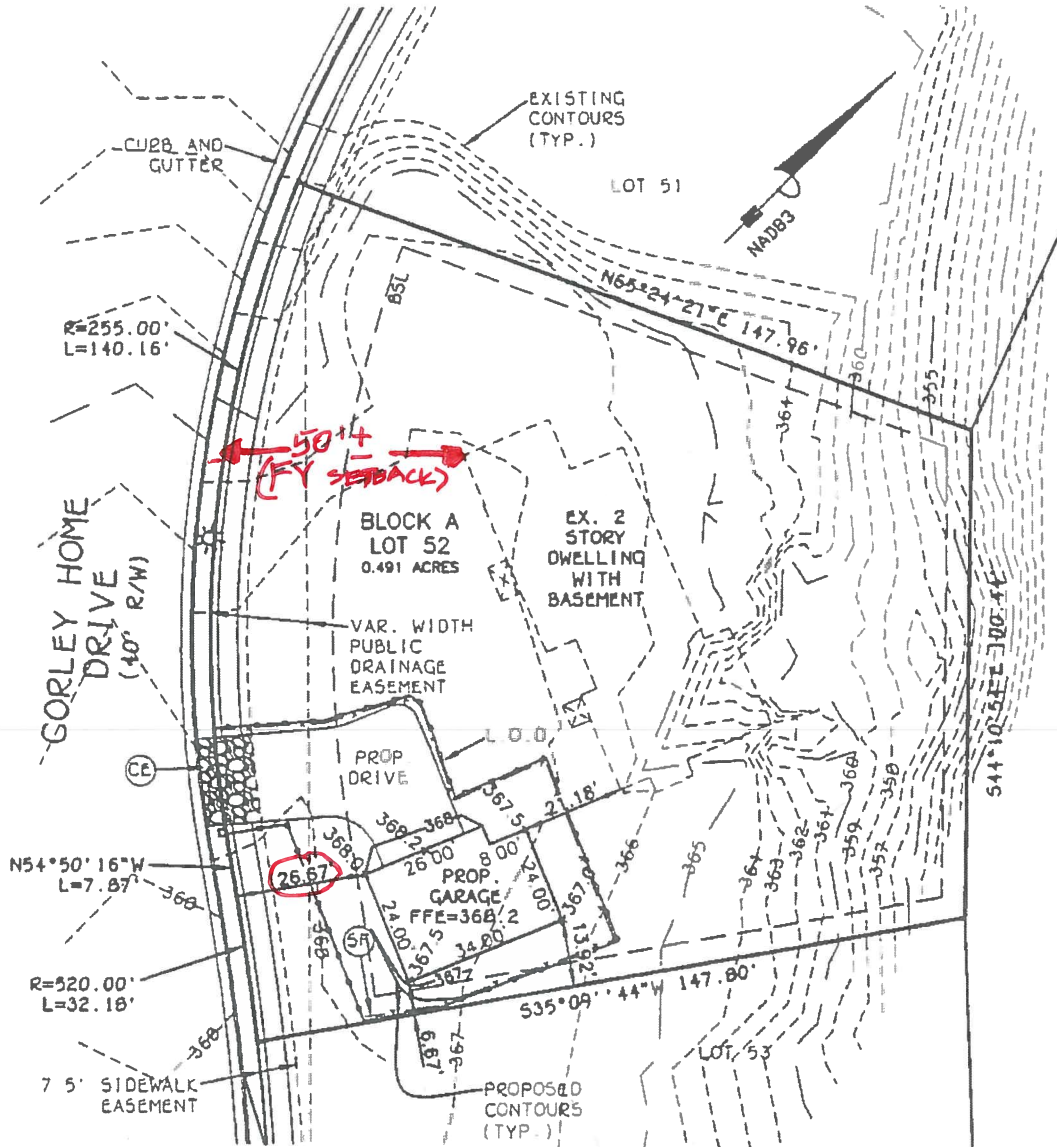
Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible 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: _____

GENERAL NOTES:

1. BUILDING PLANS PROVIDED BY MARCY KING(PLANS BY MARCY)
2. CONTOUR DATA DERIVED FROM TOPOGRAPHICAL SURVEY DONE BY THE BAY COMPANIES.
3. FEMA: PROPERTY FALLS WITHIN ZONE X, AS SHOWN ON FIRM COMMUNITY PANEL NO. 5101290012D EFFECTIVE DATE 4/2/09.
4. ZONING: R-5C
5. BUILDER SHALL GRADE ALL DIRECTIONS TO DRAIN 0.5'/10" AWAY FROM HOUSE.

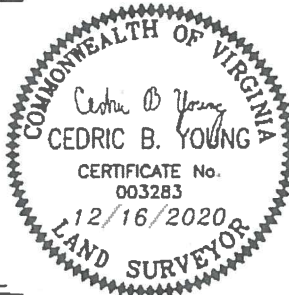


LEGEND:

L.O.D.	LIMITS OF DISTURBANCE
CE	CONSTRUCTION ENTRANCE
MFF	MIN. FINISHED FLOOR ELEV.
BSL	BUILDING SETBACK LINE
SF	SILT FENCE
WM	WATER METER
CO	SANITARY CLEANOUT

AREA OF DISTURBANCE

0.073 ACRES (3,197 SF)



PLAT
SHOWING PROPOSED DETACHED GARAGE
LOT 52, BLOCK A
ARCHER SPRINGS
LOCATED IN THE CITY OF
RICHMOND, VIRGINIA
SCALE: 1" = 30' DATE: 12/16/2020

THE BAY COMPANIES
bay
CIVIL ENGINEERS

8500 BELL CREEK ROAD MECHANICSVILLE, VA 23118
PH: (804) 569-7060 FILED: 20052_PERMIT_PLATS

This is an aerial map of a residential area. A specific parcel is highlighted with a thick yellow border. The parcel is labeled '3351 REAR' and '3351'. A red arrow points from the text '77992541 6/18/05' to a red square symbol on the parcel. Three red circles with arrows indicate dimensions: '21.1' at the bottom left, '25.6' at the bottom right, and '24.9' at the bottom right. The map shows surrounding properties with addresses 3410, 3401, 3411, 3341, 3331, 3321, 10424, 10501, and 510. A road labeled '350' and '360' is visible. The map also shows a road labeled '3351 REAR' and a road labeled '3351'.

City Boundary: [Outline symbol]

Structures:

- [White box] <all other values>
- [Dark gray box] Basketball Court

Road Labels

Road Edges

Transportation Surfaces:

- [Light gray box] Pool
- [Medium gray box] Building
- [Dark gray box] Deck/Patio
- [Black box] Tennis Court
- [Thick black line] Other Surface
- [Thin black line] Alley; Ballast

Scale Bars:

- 0 to 0.01 m
- 0 to 0.01 km

Data Sources:

- Esri
- Community
- Maps
- Contributors
- County of Hennepin
- VITA

Citations appear in map service do not include Richmond. However, this map product is produced from a City of Richmond application source. The default map service is provided by ESRI and the City has no control over metadata tags appearing therein.

Shannon Horton
(804) 372-7653 (office)
(804) 514-4257 (cell)
shannon@horton.net

WEBSITE ADDRESS
3351 Corley Stone Drive,
Richmond, Virginia 23235

SHEET NO: 1 of 1

SCALE:
As indicated

Oct 8, 2020

REVISIONS:

In addition to ordering your building permit, please plan to be asked to do a few more things. Each town is responsible for notifying their town and counties the same. Each town is responsible for notifying their town and counties the same.

Using this long interview you are likely to find a number of individuals requiring major help, and it is important to be prepared to respond to these requests. You may need to be able to provide information on the various services available, and to be able to refer individuals to appropriate agencies. It is important to make provision to meet requests for help, and to be able to provide information on the various services available. It is important to be able to provide information on the various services available. It is important to be able to provide information on the various services available.

26) minimum width & shower or plan
turn & radii on the job

Minimum of eight feet by six foot shall
show on floor conditions. Verify
turn & radii on the job.

Copyright © 2006 by John Wiley & Sons, Inc.

1 each 24" x 48" Standard Double Hung

(1) 2 June 1987, 24 Cages

1.23 mg, 0.8% of dry wt) (2)

Such reports only help show the difference between what *was* and what *should have been*. Actual claims in 1997 were \$1.1 billion, compared with \$1.2 billion in 1996.

115 Learning Design Word Search
 1500 per Seal Attached
 Seismic Category B
 2004 LL 400
 1955F 100 DL 100
 100 DL 100
 200 LL 100

of our design is its inherent simplicity. The design is a complete design, and it is

PLAN VIEW 1:2.1-5

33

133

FRONT

SECTION 2 PFG, Portal Openings

© 1999 by International Society for Technology in Education

Owner &/or builder reserve the right to change any materials &/or methods of construction per local code.





