



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

May 7, 2021

Historic Richmond Renovations, LLC  
117 North 29<sup>th</sup> Street  
Richmond, Virginia 23223

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

To Whom It May Concern:

RE: **BZA 34-2021**

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 a new single-family detached dwelling at 2620 Q STREET (Tax Parcel Number E000-0520/009), 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](mailto: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 34-2021

Page 2

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,



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.

1310 1312 LLC  
1001 N 25th St  
Richmond, VA 23223

Bertha Thomas T And Raquel  
11806 Channelmark Dr  
Chester, VA 23836

Blocker Adrienne O  
5714 J Street  
Fairmount Heights, MD 20743

Bollard LLC  
615 Albemarle St  
Richmond, VA 23220

Bushaw Neal O  
1111 N 27th St  
Richmond, VA 23223

Carter Richard & Juanita  
2608 Q St  
Richmond, VA 23223

Cava Capital LLC  
5310 Markel Rd #104  
Richmond, VA 23230

Ccree Holdings LLC  
11 S 12th St #115  
Richmond, VA 23219

Darr Evelyn  
2911 W Cary St  
Richmond, VA 23221

Earl Bradley Dean And Henderson Whitney  
Elizabeth  
2617 Q Street  
Richmond, VA 23223

Eco Marble & Granite Inc  
4297 Carolina Ave  
Richmond, VA 23222

Farris Miriam And Graham Christopher  
2610 Q Street  
Richmond, VA 23223

Feuda James Obarr And Wolfe Jesse Lynn  
2621 Q St  
Richmond, VA 23223

Fourth Baptist Church  
2800 P St  
Richmond, VA 23223

Greene Curley L & Jacqueline A  
2629 Q St  
Richmond, VA 23223

Hall Eric & Kliszczewicz Kevin  
4504 Kensington Ave  
Richmond, VA 23221

Hart Kip A And Betsy R  
1105 N 26th St  
Richmond, VA 23223

Higgins Andrew  
2612 Q Street  
Richmond, VA 23223

Hiller Daniel M  
1113 N 27th St  
Richmond, VA 23223

Hupfl Frank Henry Iii  
2623 Q St  
Richmond, VA 23223

Jordan Rachel  
1108 N 27th St  
Richmond, VA 23223

Kirkland Austin  
1109 North 27th St  
Richmond, VA 23223

M&t Bank  
1 Fountain Plaze 7th Fl  
Buffalo, NY 14203

Maggie Walker Community Land Trust  
203 N Robinson St  
Richmond, VA 23220

Oferrell James A  
1112 N 27th St  
Richmond, VA 23223

Rother Robyn Annette And John Joseph  
1105 N 27th St  
Richmond, VA 23223

Savage Andrew F And Joanne A  
2601 E Franklin St  
Richmond, VA 23223

Spirit Of God Ministries International Inc  
2517 Alcott Rd  
Richmond, VA 23237

Tabb Thomas  
1114 N 27th St  
Richmond, VA 23223

Tdz Properties LLC  
Po Box 29003  
Henrico, VA 23242

Tranter Jacqueline L  
1123 N 27th St  
Richmond, VA 23223

Underwood John  
1116 North 27th St  
Richmond, VA 23223

White Gregory William  
7115 Walford Ave  
Richmond, VA 23226

Whitfield Martha W & Gwendolyn  
2703 Q St  
Richmond, VA 23223

Woo Benson & Cynthia S  
3420 Pump Rd #211  
Richmond, VA 23233

Zhang Xiaoxue  
1107 N 26th St  
Richmond, VA 23223

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**Property: 2620 Q St Parcel ID: E0000520009****Parcel**

**Street Address:** 2620 Q St Richmond, VA 23223-  
**Owner:** HISTORIC RICHMOND RENOVATIONS LLC  
**Mailing Address:** 117 N 29TH ST, RICHMOND, VA 23223  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 332 - East End - Fairmont/Creighton  
**Property Class:** 101 - R Single Family Vacant (R1-R7)  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2021  
**Land Value:** \$35,000  
**Improvement Value:**  
**Total Value:** \$35,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 2496.36  
**Acreage:** 0.057  
**Property Description 1:** 0017.58X0142.00 0000.000  
**State Plane Coords( ?):** X= 11798849.198694 Y= 3721126.261539  
**Latitude:** 37.53761745 , **Longitude:** -77.41036057

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 17  
**Rear Size:** 142  
**Parcel Square Feet:** 2496.36  
**Acreage:** 0.057  
**Property Description 1:** 0017.58X0142.00 0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11798849.198694 Y= 3721126.261539  
**Latitude:** 37.53761745 , **Longitude:** -77.41036057

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$35,000	\$0	\$35,000	Reassessment
2020	\$35,000	\$0	\$35,000	Reassessment
2019	\$25,000	\$0	\$25,000	Reassessment
2018	\$20,000	\$0	\$20,000	Reassessment
2017	\$20,000	\$0	\$20,000	Reassessment
2016	\$20,000	\$0	\$20,000	Reassessment
2015	\$20,000	\$0	\$20,000	Reassessment
2014	\$20,000	\$0	\$20,000	Reassessment
2013	\$20,000	\$0	\$20,000	Reassessment
2012	\$27,000	\$0	\$27,000	Reassessment
2011	\$27,000	\$0	\$27,000	CarryOver
2010	\$27,000	\$0	\$27,000	Reassessment
2009	\$27,200	\$0	\$27,200	Reassessment
2008	\$27,200	\$0	\$27,200	Reassessment
2007	\$27,200	\$0	\$27,200	Reassessment
2006	\$10,000	\$0	\$10,000	Reassessment
2005	\$10,000	\$0	\$10,000	Reassessment
2004	\$2,100	\$0	\$2,100	Reassessment
2003	\$2,100	\$0	\$2,100	Reassessment
2002	\$2,100	\$0	\$2,100	Reassessment
1998	\$2,000	\$0	\$2,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
07/29/2015	\$15,000	IACHINI SIMON V	ID2015-14018	1 - VALID SALE-Valid, Use in Ratio Analysis
01/06/2014	\$2,000	MORRIS DIANE C	ID2014-330	2 - INVALID SALE-DO NOT USE
02/27/2002	\$1,000	INTERFAITH HOUSIGN CORP	ID2002-6604	
02/27/1995	\$200	Not Available	00430-2142	
09/23/1981	\$2,000	Not Available	000787-00021	
09/23/1981	\$4,000	Not Available	000787-00023	

**Planning**

**Master Plan Future Land Use:** NH-MU  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Planning District:** East  
**Traffic Zone:** 1059  
**City Neighborhood Code:** CHN  
**City Neighborhood Name:** Church Hill North  
**Civic Code:** 3000  
**Civic Association Name:** Church Hill Central Civic Association  
**Subdivision Name:** NONE  
**City Old and Historic District:**  
**National historic District:** Church Hill North  
**Neighborhoods in Bloom:** Church Hill Central  
**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	1007	0207001	020700
1990	304	0207003	020700

**Schools**

**Elementary School:** Marsh  
**Middle School:** Martin Luther King Jr  
**High School:** Armstrong

**Public Safety**

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

**Public Works Schedules**

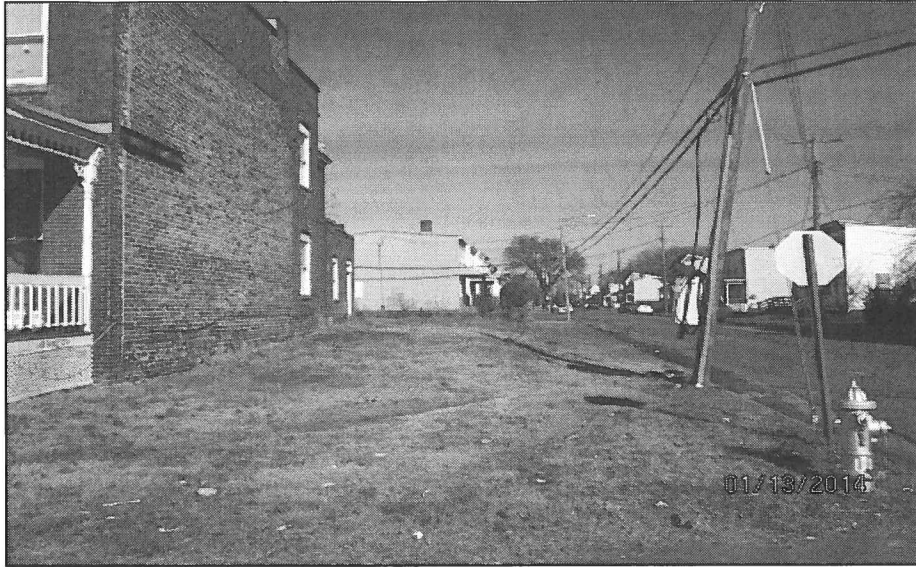
**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Thursday  
**Bulk Collection:** TBD

**Government Districts**

**Council District:** 7  
**Voter Precinct:** 703  
**State House District:** 70  
**State Senate District:** 16  
**Congressional District:** 4

**Property Images**

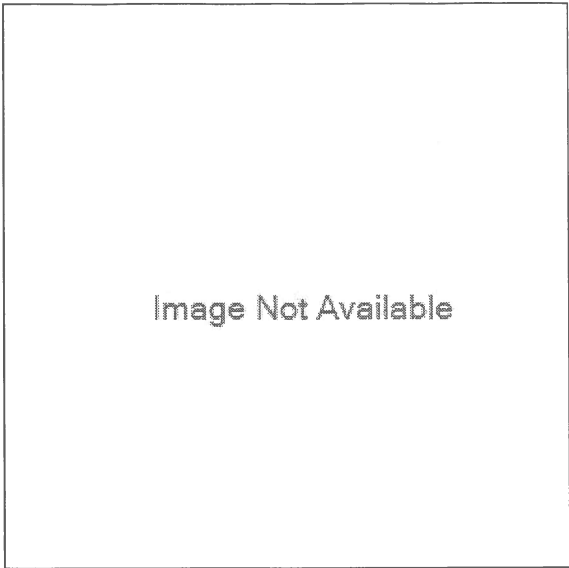
Name:E0000520009 Desc:

[Click here for Larger Image](#)



Sketch Images

Name: Desc:



# 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 34-2021

## TO BE COMPLETED BY THE APPLICANT

**PROPERTY OWNER:** Historic Richmond Renovations, LLC **PHONE: (Home)** ( ) **(Mobile)** ( )

**ADDRESS** 117 North 29th Street **FAX: ( )** **(Work)** ( )

Richmond, VA 23223 **E-mail Address:** \_\_\_\_\_

**PROPERTY OWNER'S REPRESENTATIVE:** Mark Baker **PHONE: (Home)** ( ) **(Mobile)** (804) 874-6275

**(Name/Address)** 1519 Summit Avenue, Suite 102 **FAX: ( )** **(Work)** ( )

Richmond, VA 23230 **E-mail Address:** markbaker@bakerdevelopmentresources

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

**PROPERTY ADDRESS (ES)** 2620 Q Street

**TYPE OF APPLICATION:** ☒ **VARIANCE** ☐ **SPECIAL EXCEPTION** ☐ **OTHER** \_\_\_\_\_

**ZONING ORDINANCE SECTION NUMBERS(S):** 30-300, 30-412.5(1)a & 30 630.1(a)(1)

**APPLICATION REQUIRED FOR:** A building permit to construct a new single-family detached dwelling.

**TAX PARCEL NUMBER(S):** E000-0520/009 **ZONING DISTRICT:** R-6 (Single-Family Attached Residential)

**REQUEST DISAPPROVED FOR THE REASON THAT:** The front yard (seback) requirement is not met. A front yard of 15.0 feet is required along the North 27th Street street frontage; a front yard of 0.81 feet is proposed.

**DATE REQUEST DISAPPROVED:** April 14, 2021 **FEE WAIVER:** YES ☐ NO: ☒

**DATE FILED:** April 14, 2021 **TIME FILED:** 11:11 a.m. **PREPARED BY:** Josh Young **RECEIPT NO.** BZAR-090731-2021

**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)** \_\_\_\_\_ **OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND**

## TO BE COMPLETED BY APPLICANT

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

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

**SIGNATURE OF OWNER OR AUTHORIZED AGENT:** [Signature] **DATE:** 4/28/2021

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

**CASE NUMBER:** BZA-34-2021 **HEARING DATE:** June 2, 2021 **AT** 1:00 **P.M.**



BOARD OF ZONING APPEALS CASE BZA 34-2021  
150' Buffer

APPLICANT(S): Historic Richmond Renovations, LLC

PREMISES: 2620 Q Street  
(Tax Parcel Number E000-0520/009)

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

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

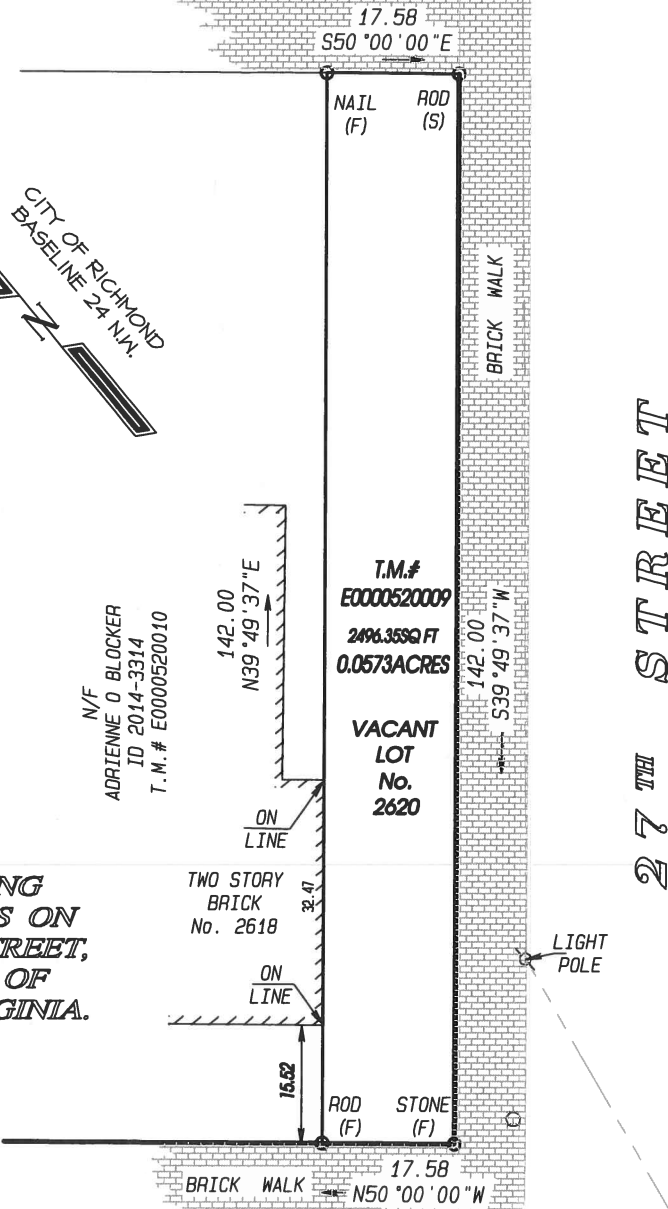
1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact 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/civicasociationgroupinformation.aspx>. Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.
4. **Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting.** It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. **The Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).**
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow (804-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: \_\_\_\_\_

(Revised: 4/28/16)

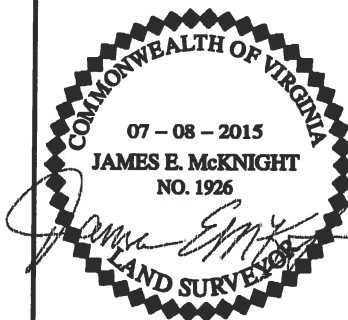
NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".  
CURRENT OWNER: SIMON V. IACHINI ID 2014 -330.

PLAT SHOWING  
IMPROVEMENTS ON  
No. 2620 "Q" STREET,  
IN THE CITY OF  
RICHMOND, VIRGINIA.



"Q" STREET

PURCHASERS:  
HISTORIC RICHMOND  
RENOVATIONS



THIS IS TO CERTIFY THAT ON JULY 8, 2015, 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" = 20'



LAND SURVEYORS PLANNERS

**McKNIGHT  
& ASSOCIATES, P.C.**

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

JOB NUMBER: 87124020

CURRENT OWNER: HISTORIC RICHMOND RENOVATIONS LLC ID 2015-14018



**50' +/- R/W**

**McKNIGHT**  
**& ASSOCIATES, P.C.**

LAND SURVEYORS PLANNERS

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

**JOB NUMBER: 87124020PP**

2-STORY 3-BEDROOM, 2-1/2 BATH, NEW CONSTRUCTION SINGLE-FAMILY RESIDENCE



THE PAPER SIZE NEEDS TO BE 24" x 36" (ARCH D) TO SCALE PROPERLY

[illegible]

PAGE	TITLE
8	COVER SHEET
A8.1	AREA PLANS & SITE PLAN
A1.9	1ST & 2ND FLOOR PLANS
A1.1	FOUNDATION & ROOF PLANS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR SECTIONS
A3.1	BUILDING SECTIONS
A3.2	WALL & STAIR SECTIONS
A3.3	DETAILS
3	3D OVERVIEWS
A4.1	1ST & 2ND FLOOR ELECTRICAL PLANS
B1.9	1ST & 2ND FLOOR MECHANICAL PLANS



SHEET  
A0.1  
2 OF 13

NOTE: VERIFY ALL STRUCTURAL ITEMS ON PLANS WITH LICENSED STRUCTURAL ENGINEER.

KEY/NOTE/LEGEND - SITE PLAN

## LIMITS OF DISTURB

- 22' 4" BUFFER AROUND DRIVEWAY AND LOWE
- 
- ESTON DRIVEWAY BUFFER 27-28
- 
- 27-27 BUFFER AROUND HOUSE

**SITE LINE**

100-YEAR FLOOD PLAIN LINE  
 EASEMENT LINE  
 FENCE LINE  
 LIMITS OF DISTURBED AREA FLOOD LINE  
 PROPERTY LINE

## GENERAL SITE PLAN &amp; GRADING NOTES

- [illegible]

## GENERAL EROSION CONTROL NOTES

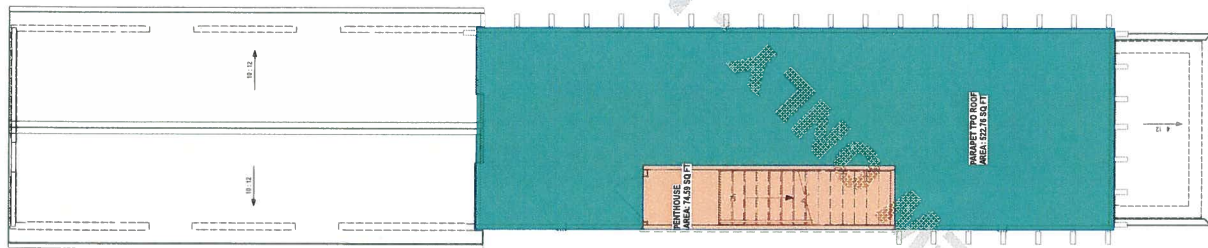
- INSTALL SITE DRAINAGE BY TIGHT CONTROL OF EXCAVATION LIMITS
- ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN UNPROTECTED CONDITION. IT IS RECOMMENDED THAT EXPOSED SOILS BE MULCHED WITHIN A PERIOD OF 14 DAYS AFTER EXCAVATION. MULCH SHALL BE MAINTAINED THROUGHOUT LIFE OF THIS PROJECT, OR UNTIL FURTHER APPLICATION
- APPROVED WITHIN A MOISTURE DEFICIT PERIOD, THEN MULCH SHALL BE CHANGED AT A RATE OF 1.00 INCH PER YEAR. MULCH SHALL BE MAINTAINED AT A MINIMUM OF 2 INCHES THICK. MULCH SHALL BE REAPPLIED AS SOON AS RECOMMENDATION IS HIGHER. APPLICATION OF MULCH SHALL BE HIGHER AT EXPOSED, IN VALLEYS AND IN AREAS OF SANDS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER
- PROPOSED TREES SHALL OVERLAP ON TOP OF NATIVE UNDEVELOPED GRASS. NO SITE

## AREA CALCULATIONS

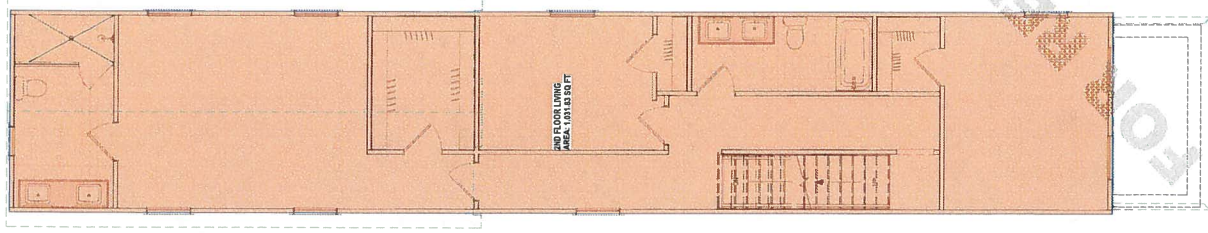
COVERED FRONT PORCH AREA: 72 SF  
COVERED REAR PORCH AREA: 96 SF  
PENTHOUSE AREA: 75 SF  
PARAPET TPO ROOF AREA: 523 SF  
TOTAL NON-LIVING AREA: 766 SF

1ST FLOOR LIVING AREA: 936 SF  
2ND FLOOR LIVING AREA: 1,037 SF  
TOTAL LIVING AREA: 1,968 SF

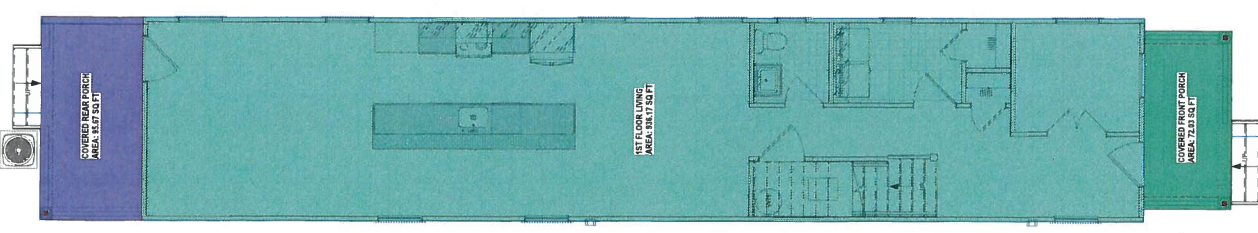
GRAND TOTAL BUILDING AREA: 2,734 SF



### 3 ROOF DECK AREA PLAN



**2** **2ND FLOOR AREA PLAN** SCALE: 1/4" = 1'-0"



**1** 1ST FLOOR AREA PLAN



WALL TYPE LEGEND table with 2 columns: WALL TYPE, DESCRIPTION

Table with 2 columns: ROOM, FINISHES

Table with 2 columns: ROOM, FINISHES

Table with 2 columns: ROOM, FINISHES

Center Creek Homes logo and contact information

Project information: 2620 Q STREET - BZA SUBMITTAL

Revisions table

Client information: CENTER CREEK HOMES

Document information: 1ST & 2ND FLOOR PLANS

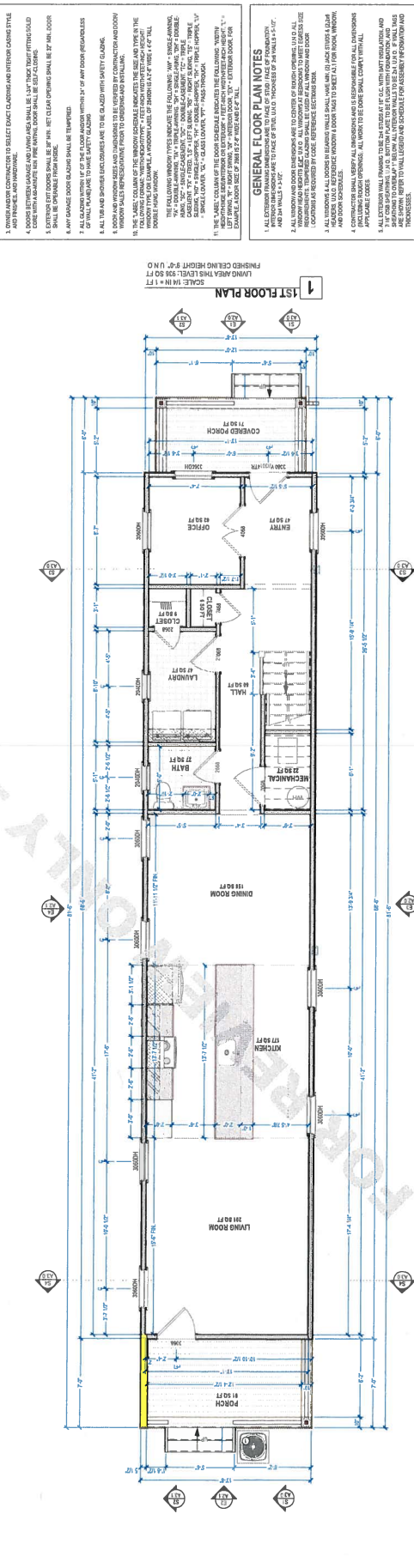
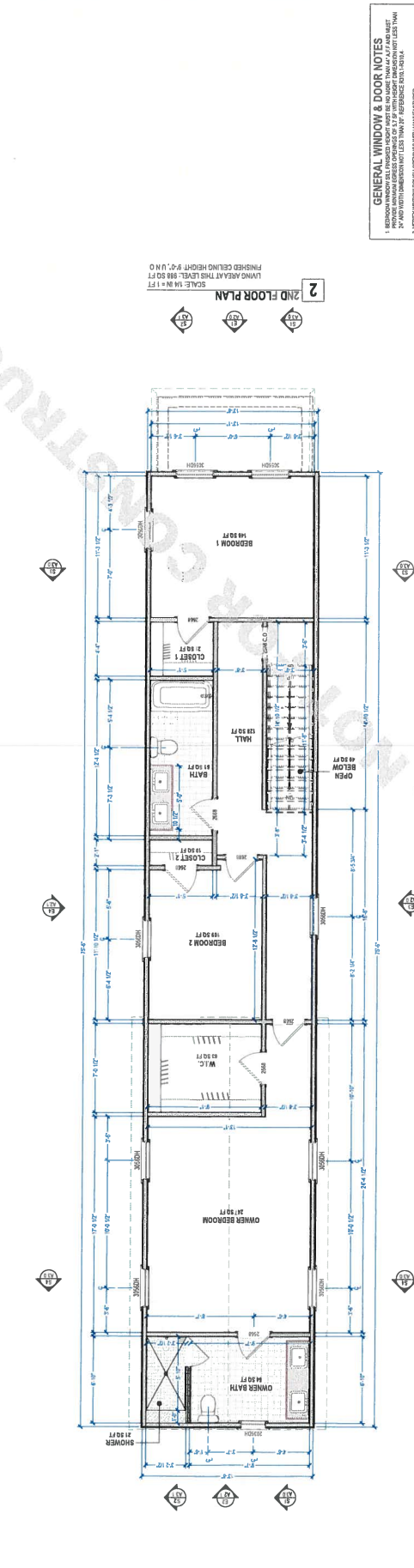
Document information: BZA SUBMISSION SET

Document information: DRAWN BY: DUSTIN HETRICK

Document information: SCALE: SEE PLAN

Document information: SHEET A1.0

Document information: 3 OF 13



GENERAL WINDOW & DOOR NOTES

GENERAL FLOOR PLAN NOTES

NOTE: VERIFY ALL STRUCTURAL ITEMS NOTED ON PLANS WITH LICENSED STRUCTURAL ENGINEER



1. FIELD CLIMATE: DRY, 11°F  
2. FRAME: LIGHT TO MEDIUM 2" R/W

**CENTER CREEK**  
- HOMES -  
CENTERCREEKHOMES.COM  
14700 CREEKVIEW DRIVE, SUITE 100  
RICHMOND, VA 23234  
PHONE: (804) 232-7200  
FAX: (804) 232-7201

REVISIONS	DATE	DESCRIPTION
1		

**PROJECT CONTRACT:**  
DESIGN USER:  
C/O CENTER CREEK HOMES  
PHONE: (804) 232-7200  
ARCHITECT:  
CHINESE ARCHITECTURE, PLLC  
PHONE: (804) 514-1944

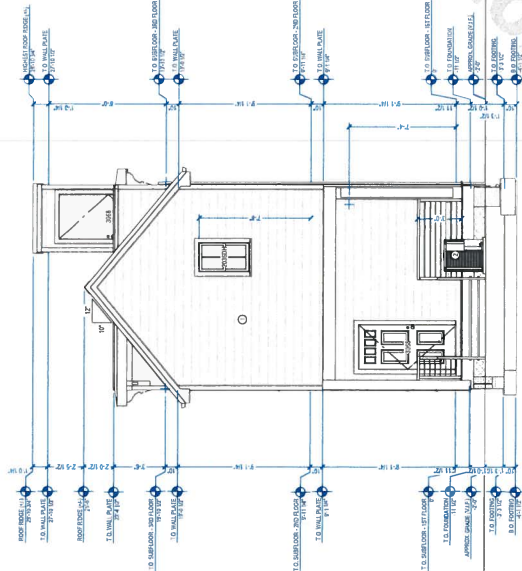
**PROJECT NAME:**  
2620 Q STREET - BZA SUBMITTAL  
**CLIENT:**  
CENTER CREEK HOMES  
2620 Q STREET  
RICHMOND, VA, 23223

**TITLE**  
EXTERIOR  
ELEVATIONS

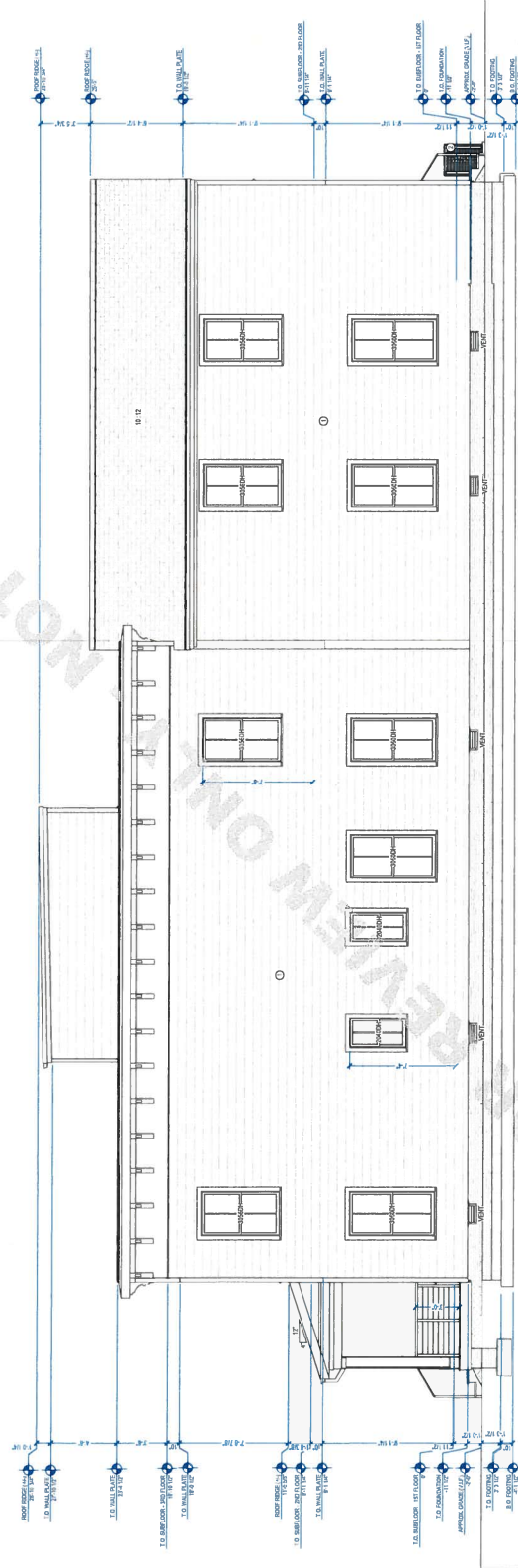
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BZA SUBMISSION SET  
**PLOT DATE:**  
4/19/2021  
1:32:30 AM

**DRAWN BY:**  
DUSTIN HETRICK  
**SCALE:** SEE PLAN

**SHEET**  
A2.1  
6 OF 13



E2 EXTERIOR ELEVATION AT REAR  
SCALE: 1/8" = 1'-0"



E4 EXTERIOR ELEVATION AT RIGHT  
SCALE: 1/8" = 1'-0"

- GENERAL EXTERIOR ELEVATION & 3D NOTES**
1. ELEVATIONS SHALL BE SHOWN TO THE CENTER OF THE WINDOW OR DOOR UNLESS NOTED OTHERWISE.
  2. ANY FINISHES SHOWN ARE GENERAL AND NOT TO SCALE. FINISHES SHALL BE SHOWN AS NOTED ON THE ARCHITECTURAL DRAWINGS.
  3. ELEVATIONS SHALL BE SHOWN TO THE CENTER OF THE WINDOW OR DOOR UNLESS NOTED OTHERWISE.
  4. ELEVATIONS SHALL BE SHOWN TO THE CENTER OF THE WINDOW OR DOOR UNLESS NOTED OTHERWISE.
  5. IF ELEVATIONS ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.

NOTE: VERIFY ALL STRUCTURAL ITEMS NOTED ON PLANS WITH LICENSED STRUCTURAL ENGINEER

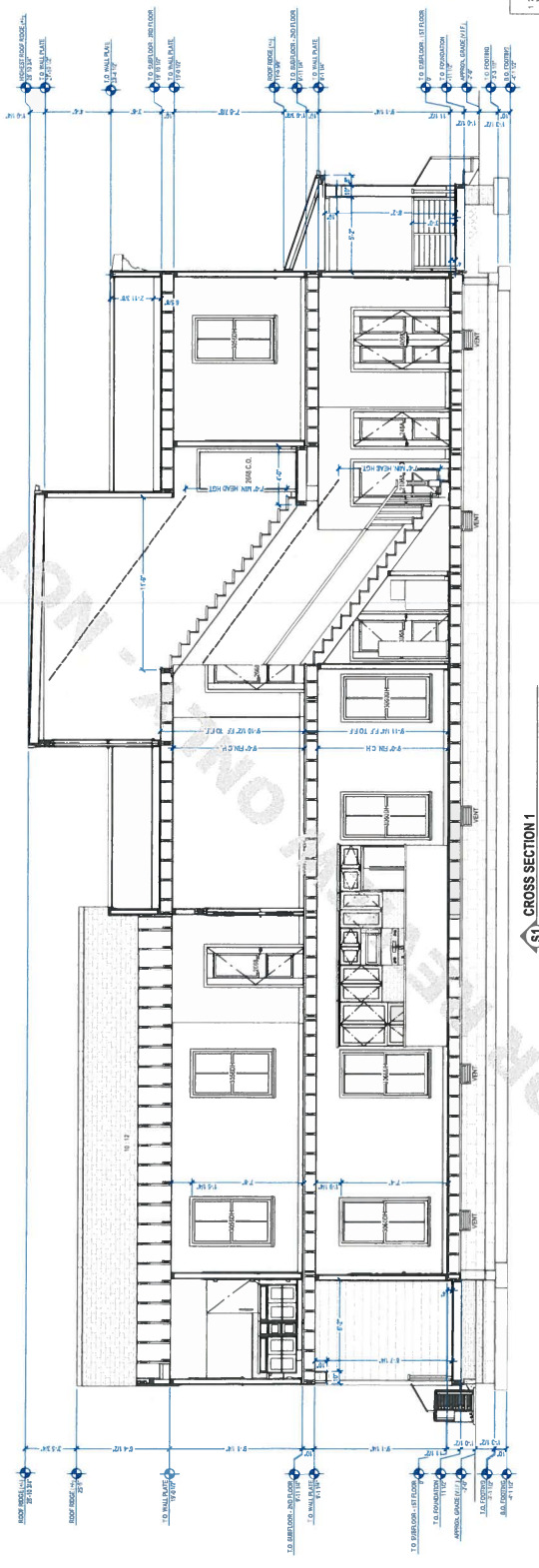




SHEET  
A3.0

THE PAPER SIZE NEEDS TO BE 24" x 36" (ARCH D) TO SCALE PROPERLY

**NOTE: VERIFY ALL STRUCTURAL ITEMS ON PLANS WITH LICENSED STRUCTURAL ENGINEER**

[illegible]

NOT FOR CONSTRUCTION



CENTER CREEK

- HOMES -

CENTERCREEKHOMES.COM

14000 WOODBRIDGE LANE

PHENIX, INDIAN 46176

RICHMOND, VA 23219

PROJECT CONTRACT:

DESIGNER:

2620 Q STREET

ARCHITECT:

CHINESE ARCHITECTURE, P.A.C.

PHONE: 804.514.1944

REVISIONS	DATE	DESCRIPTION
1		

PROJECT CONTRACT:
DESIGNER:
2620 Q STREET
ARCHITECT:
CHINESE ARCHITECTURE, P.A.C.
PHONE: 804.514.1944

PROJECT NAME:
2620 Q STREET - BZA SUBMITTAL
CLIENT:
CENTER CREEK HOMES
2620 Q STREET
RICHMOND, VA, 23223

TITLE
BUILDING SECTIONS

DOCUMENT PHASE:
BZA SUBMISSION SET

PLAT DATE:
4/19/2021
1:30:00 AM

DRAWN BY:
DUSTIN HETRICK

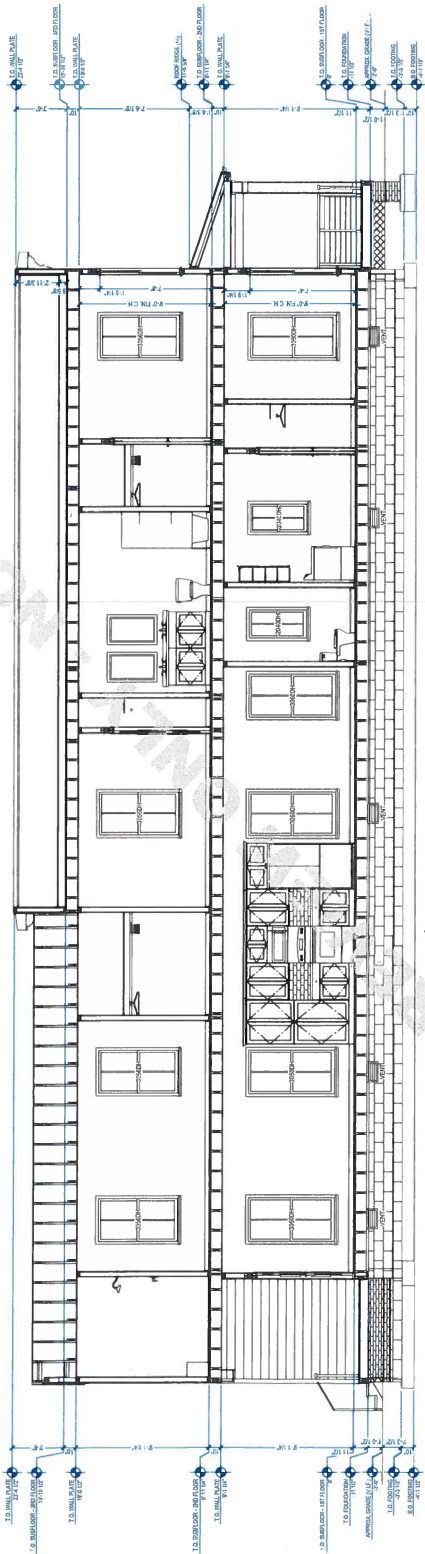
SCALE: SEE PLAN
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SHEET
A3.1
8 OF 13

- GENERAL SECTION NOTES**
1. REFER TO THE GENERAL NOTES FOR ALL NOTES NOT SHOWN ON THIS SHEET.
  2. EXTERIOR WALL FINISHES TO BE 8 IN. WALL STUDS @ 16" O.C. WITH DOUBLE TOP AND BOTTOM TRACKS TO BE 2 IN. MINIMUM. FINISH TO BE 1/2 IN. MINIMUM. FINISH TO BE 1/2 IN. MINIMUM.
  3. ALL LUMBER IN CONTACT WITH FOUNDATION SHALL BE PRESURE TREATED.
  4. REFER TO THE GENERAL NOTES FOR ALL NOTES NOT SHOWN ON THIS SHEET.
  5. EXTERIOR WALL FINISHES TO BE 8 IN. WALL STUDS @ 16" O.C. WITH DOUBLE TOP AND BOTTOM TRACKS TO BE 2 IN. MINIMUM. FINISH TO BE 1/2 IN. MINIMUM. FINISH TO BE 1/2 IN. MINIMUM.
  6. ROOF FINISHES TO BE 8 IN. WALL STUDS @ 16" O.C. WITH DOUBLE TOP AND BOTTOM TRACKS TO BE 2 IN. MINIMUM. FINISH TO BE 1/2 IN. MINIMUM. FINISH TO BE 1/2 IN. MINIMUM.
  7. REFER TO THE GENERAL NOTES FOR ALL NOTES NOT SHOWN ON THIS SHEET.
  8. REFER TO THE GENERAL NOTES FOR ALL NOTES NOT SHOWN ON THIS SHEET.
  9. REFER TO THE GENERAL NOTES FOR ALL NOTES NOT SHOWN ON THIS SHEET.
  10. REFER TO THE GENERAL NOTES FOR ALL NOTES NOT SHOWN ON THIS SHEET.

NOTE: VERIFY ALL STRUCTURAL ITEMS ON PLANS WITH LICENSED STRUCTURAL ENGINEER.

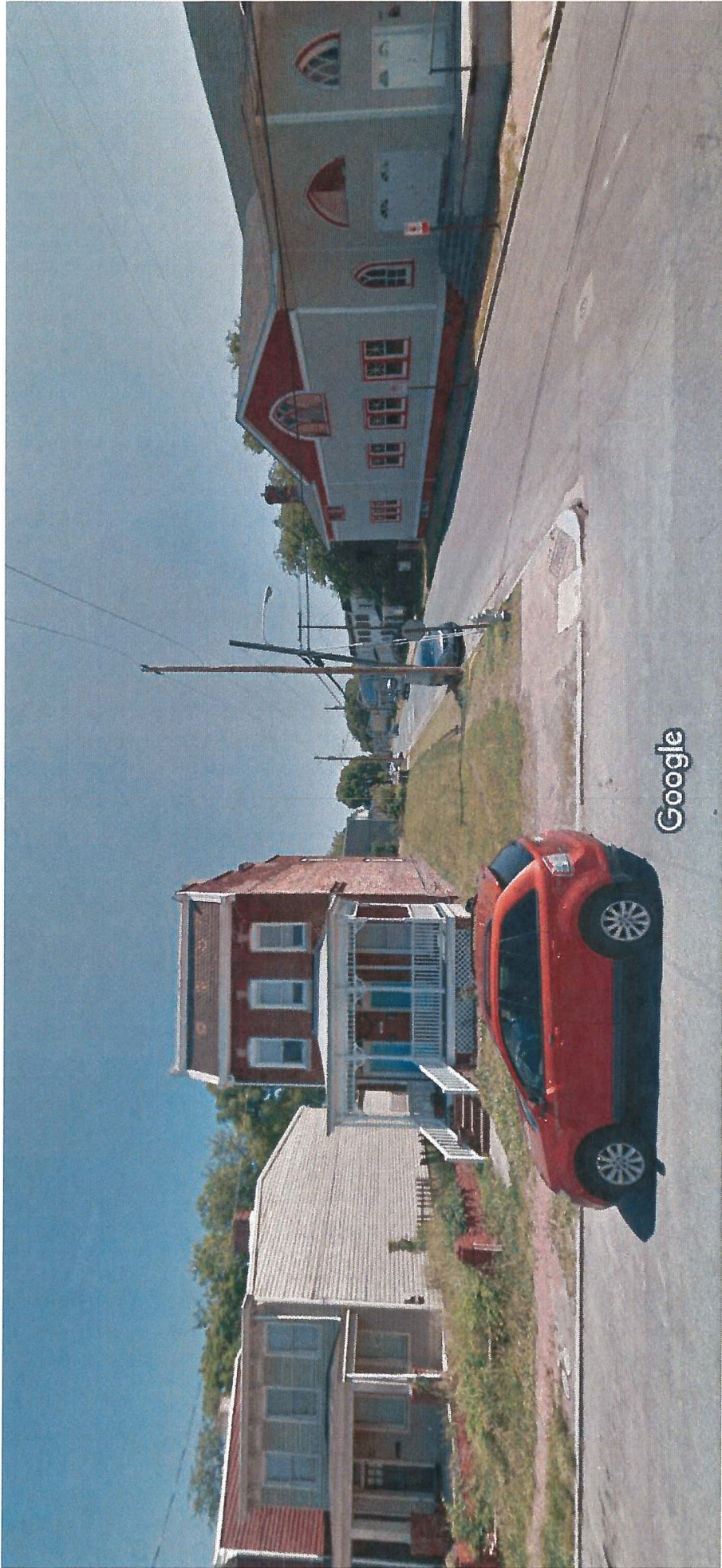
THE PAPER SIZE NEEDS TO BE 24" X 36" (A3) TO SCALE PROPERLY.



NOTE: VERIFY ALL STRUCTURAL ITEMS NOTED ON PLANS WITH LICENSED STRUCTURAL ENGINEER



Google Maps 2631 Q St



Google

Richmond, Virginia

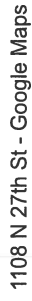


Street View

Image capture: May 2017 © 2021 Google

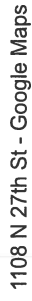




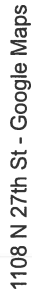


1108 N 27th St - Google Maps

1108 N 27th St - Google Maps



1108 N 27th St - Google Maps





**CITY OF RICHMOND**

DEPARTMENT OF PLANNING AND  
DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

**BOARD OF ZONING APPEALS**

**MEETING MINUTES**

**WEDNESDAY, DECEMBER 7, 2016**

On Wednesday, December 7, 2016, the Board of Zoning Appeals held a public hearing in the Fifth Floor Conference Room, 900 East Broad Street, at 1:00 p.m.; display notice having been published in the Richmond Voice Newspaper on November 23 and 30, 2016 and written notice having been sent to interested parties.

Members Present:           Burt F. Pinnock, Chair  
                                  Roger H. York, Jr., Vice-Chair  
                                  Rodney M. Poole  
                                  Kenneth R. Samuels  
                                  Edward H. Winks, Jr.

Member(s) Absent:       Mary Jane Hogue

Staff Present:             Roy W. Benbow, Secretary  
                                  William Davidson, Zoning Administrator

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The Chairman called the meeting to order and read the Board of Zoning Appeals Introductory Statement, which explains the proceedings of the meeting. The applicant and those appearing in support of an application speak first, followed by those appearing in opposition.

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**CASE NO. 29-16**

APPLICANT:           Historic Richmond Renovations, LLC

PREMISES:            2620 Q STREET  
                          (Tax Parcel Number E000-0520/009)

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



DISAPPROVED by the Zoning Administrator on October 4, 2016, based on Sections 30-300, 30-412.5(1)(b) & 30-630.1(a)(1) of the zoning ordinance for the reason that: In an R-6 (Single-Family Attached District) District, the front yard (setback) requirement is not met. A front yard of fifteen feet (15') is required; none is proposed along North 27<sup>th</sup> Street.

APPLICATION was filed with the Board on October 4, 2016, based on Section 15.2-2309.2 of the Code of Virginia.

APPEARANCES:

For Applicant: Mark Baker

Against Applicant: none

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, Historic Richmond Renovations, LLC, has requested a variance to construct a single-family detached dwelling located at 2620 Q Street. Mr. Mark Baker, representing the applicant, testified that the property in question is located at the corner of Q Street and 27<sup>th</sup> Street. Mr. Baker pointed out that the property has two front yards based on the lotting pattern. Mr. Baker also pointed out that the lot in question is 17.58 feet in width. Mr. Baker indicated that given the 15 foot front yard setback requirement that the lot has a buildable width of less than 3 feet which not only meets the hardship test but amounts to a theoretical taking. Mr. Baker stated historically the lot was developed with a storefront building with residential above. Further, the building was developed lot line to lot line. Mr. Baker indicated that the setback requirement from Q Street will be met. Mr. Baker stated that the previous storefront was demolished in 1990 and that the lot had remained vacant ever since. Mr. Baker noted that there was no opposition from the surrounding neighbors and that the Church Hill Central Civic Association did not indicate opposition to the proposed variance request. Mr. Baker also noted that the elevation drawings involving the front porch and provision of Hardi-Plank siding were altered as a result of neighborhood input. Mr. Baker offered the conditions that the proposed structure will comply with the revised elevation plans submitted to the Board dated December 1, 2016 and the siding will be Hardi-Plank. Mr. Baker concluded by stating that in his opinion all of the relevant provisions relating to the granting of a variance had been met.

In response to a question from Mr. Winks, it was pointed out that constructing a detached garage would present potential lot coverage and setback problems.

The Board finds that evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition

relating to the property or improvements thereon at the time of the effective date of the ordinance, and (i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance; (ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; (iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; (iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and (v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A4 of § 15.2-2286 at the time of the filing of the variance application.

**RESOLUTION:** NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a variance from the front yard (setback) requirement be granted to Historic Richmond Renovations, LLC for a building permit to construct a single-family detached dwelling, subject to substantial compliance with the elevation plans submitted to the Board dated December 1, 2016 and provision of Hardi-Plank siding.

**ACTION OF THE BOARD:** (5-0)

Vote to Grant Conditionally

affirmative: Poole, Winks, Pinnock, York, Samuels

negative: none

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CASE NO. 30-16

**APPLICANT:** Tracey Chalkley

**PREMISES:** 3309 ROSEWOOD AVENUE  
(Tax Parcel Number W000-1505/012)

**SUBJECT:** A building permit to split an existing lot improved with a single-family dwelling and to construct a new single-family detached dwelling on the proposed vacant lot.