

BOARD OF ZONING APPEALS

June 9, 2021

Urban Grounds Consulting, LLC 6924 Lakeside Avenue, Suite 103B Richmond, Virginia 23228

Dennis Smith 6924 Lakeside Avenue, Suite 103B Richmond, Virginia 23228

To Whom It May Concern:

RE: **BZA 38-2021** 

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, July 7, 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 616 NORTH 37th STREET (Tax Parcel Number E000-1283/015), 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 870 566 969# beginning at 1:00 p.m. For video access by computer, smart phone or tablet visit <a href="https://richmondva.legistar.com/Calendar.aspx">https://richmondva.legistar.com/Calendar.aspx</a>. Select the Board of Zoning Appeals drop-down and 2021 drop-down, click meeting details for July 7, 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 38-2021 Page 2 June 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 <a href="https://www.rva.gov/planning-development-review/civic-groups">https://www.rva.gov/planning-development-review/civic-groups</a>. 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

Zoj w. Lonter

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 David M Po Box 291 Richmond, VA 23218 Battle Lee Roy And Sharleene E 613 N 37th St Richmond, VA 23223 City Of Richmond Recreation & Parks 1209 Admiral St Richmond, VA 23220

City Of Richmond School Board 301 N 9th St 17th Floor Richmond, VA 23219 Cummings Johnson Audrey And Cummings Chambliss Carolyn 8230 Cromarty Ct Chesterfield, VA 23838 Depriest Mary L And Leroy E Jr 606 N 37th St Richmond, VA 23223

Glenwood To M Street Llc C/o Frank Wood 1603 Ownby Lane Richmond, VA 23220 Herlick Blakely J Jr & Kerri C 617 N 37th St Richmond, VA 23223 Kmg1 LLC 14212 Camack Trail Midlothian, VA 23114

Mangrove Properties LLC 2019 Drumone Ct Midlothian, VA 23112 Mclane William Chad P Iii 619 N 37th St Richmond, VA 23223 Miller Jeffrey P And Burkett Diana 620 N 37th St Richmond, VA 23223

Parker Sarah Anne 21119 Baileys Grove Dr S Chesterfield, VA 23803 Quinn Michael S 621 N 37th St Richmond, VA 23223 Sd Smith Llc 3101 Abruzzo Pl Glen Allen, VA 23059

Trumbo Tyler And Caron 611 N 37th St Richmond, VA 23223 Williams Jeraldine E 614 N 37th St Richmond, VA 23223 Property: 616 N 37th St Parcel ID: E0001283015

Parcel

Street Address: 616 N 37th St Richmond, VA 23223-

Owner: URBAN GROUNDS CONSULTING LLC

Mailing Address: 8306 AUDLEY LANE, RICHMOND, VA 23223

Subdivision Name: NONE

Parent Parcel ID:

Assessment Area: 342 - Oakwood

**Property Class:** 101 - R Single Family Vacant (R1-R7) **Zoning District:** R-5 - Residential (Single Family)

**Exemption Code: -**

Current Assessment

Effective Date: 01/01/2021 Land Value: \$40,000

Improvement Value:

Total Value: \$40,000

Area Tax: \$0

Special Assessment District: None

**Land Description** 

Parcel Square Feet: 3720

Acreage: 0.085

Property Description 1: 0030.00X0124.00 0000.000

**State Plane Coords( ?):** X= 11800432.000024 Y= 3717786.310199

Latitude: 37.52839240 , Longitude: -77.40503672

Description

Land Type: Residential Lot A

Topology:
Front Size: 30
Rear Size: 124
Parcel Square Feet: 3720

Acreage: 0.085

Property Description 1: 0030.00X0124.00 0000.000

Subdivision Name: NONE

State Plane Coords(?): X= 11800432.000024 Y= 3717786.310199

Latitude: 37.52839240 , Longitude: -77.40503672

Other-

Street improvement:

Sidewalk:

#### Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$40,000	\$0	\$40,000	Reassessmen
2020	\$35,000	\$0	\$35,000	Reassessmen
2019	\$25,000	\$0	\$25,000	Reassessmen
2018	\$20,000	\$0	\$20,000	Reassessmen
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	\$20,000	\$0	\$20,000	Reassessment
2011	\$20,000	\$0	\$20,000	CarryOver
2010	\$20,000	\$0	\$20,000	Reassessment
2009	\$20,000	\$0	\$20,000	Reassessment
2008	\$20,000	\$0	\$20,000	Reassessment
2007	\$19,000	\$0	\$19,000	Reassessment
2006	\$9,100	\$0	\$9,100	Reassessment
2005	\$5,600	\$0	\$5,600	Reassessment
2004	\$4,700	\$0	\$4,700	Reassessment
2003	\$4,700	\$0	\$4,700	Reassessment
2002	\$4,700	\$0	\$4,700	Reassessment
2001	\$4,560	\$0	\$4,560	Reassessment
1998	\$4,000	\$0	\$4,000	Not Available

#### Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
02/10/2021	\$76,500	WALTERS ROBINETTE L	ID2021-4201	2 - INVALID SALE-Asmnt/Sale Desc Doesn't Match
02/01/2017	. \$0	WILLIAMS JERALDINE E	ID2017-2183	2 - INVALID SALE-Relation Between Buyer/Seller
01/05/1993	\$0	Not Available	00330-1594	
08/13/1982	\$0	Not Available	000800-00068	
02/16/1982	\$0	Not Available	000792-01834	

Planning

Master Plan Future Land Use: NH-MU

Zoning District: R-5 - Residential (Single Family)

Planning District: East
Traffic Zone: 1064
City Neighborhood Code: CHBZ

City Neighborhood Name: Chimborazo

Civic Code: 3000

Civic Association Name: Church Hill Central Civic Association

Subdivision Name: NONE

City Old and Historic District:

National historic District: Oakwood-Chimborazo

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	2009	0209002	020900
1990	210	0209002	020900

#### Schools

Elementary School: Chimborazo

Middle School: Martin Luther King Jr

High School: Armstrong

#### Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 1
Dispatch Zone: 110B

#### Public Works Schedules

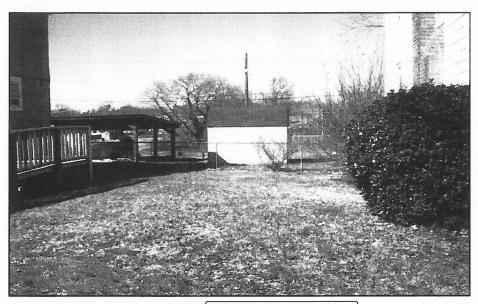
Street Sweep: TBD Leaf Collection: TBD Refuse Collection: Thursday Bulk Collection: TBD

#### Government Districts

Council District: 7
Voter Precinct: 705
State House District: 70
State Senate District: 16
Congressional District: 4

#### Property Images

Name:E0001283015 Desc:



Click here for Larger Image

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#### RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



# THE RICHMOND ZONING ADMINISTRATION OFFICE ROOM 118, CTTY HALL, 900 EAST BROAD STREET RICHMOND, VIRGINIA 23219 (804) 646-6340

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PROPERTY ABBRESS (EX) AIA North JP Street		
TYPE OF APPLICATION: YARIANCE	SPECIAL EXCEPTION	O OTHER
CONING ORDINANCE SECTION NUMBERS(S): 20-3		
APPLICATION REQUIRED FOR: A building permit to		Section Contracts
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#### BOARD OF ZONING APPEALS CASE BZA 38-2021 150' Buffer

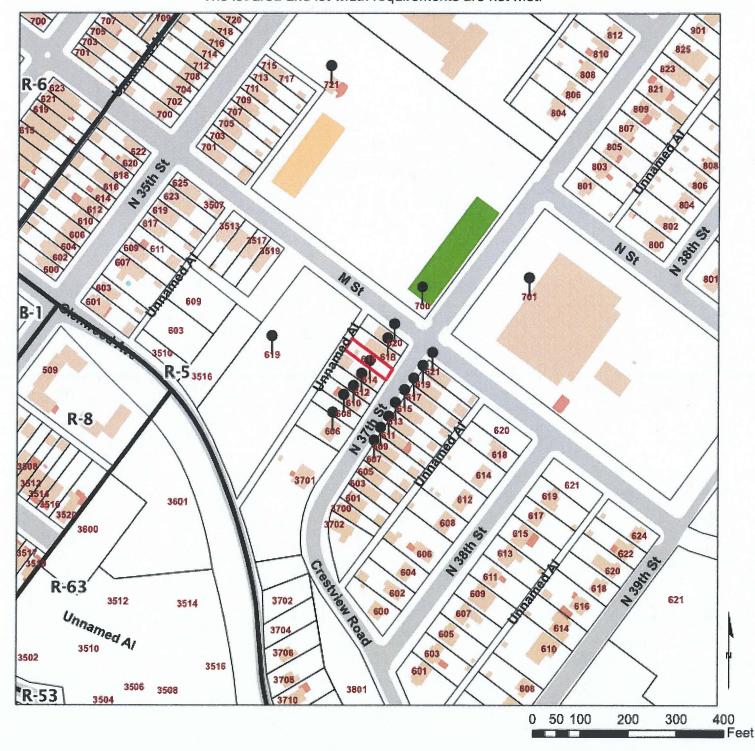
APPLICANT(S): Urban Grounds Consulting, LLC

PREMISES: 616 North 37th Street (Tax Parcel Number E000-1283/015)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4 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 (804-646-6340/6701). 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 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 \$175.00 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 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 Peccint h	Applicant or Authorized Agent:	Z	( Paris	
Acknowledgement of Receipt b	Applicant of Authorized Agent:	1000	, 4 ,0000	

ADDRESS: 616 N. 37TH PARCEL: E0001283015

ZONED: R-5 SETBACKS FRONT: 25'
SIDE: 3' REAR: 3'

LOT SIZE: 3750 SQ. FT.

AREA OF DISTURBANCE: 2310 Sq. Feet ONCE CONSTRUCTION IS COMPLETE SITE IS TO BE PERMANENTLY SEEDED.

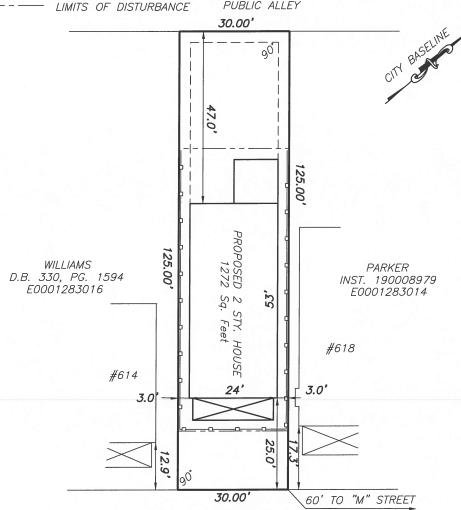
---- SET BACKS SILT FENCE

PUBLIC ALLEY

LONG

002372

5/19/21 AND SURVEYO



### N. 37TH STREET

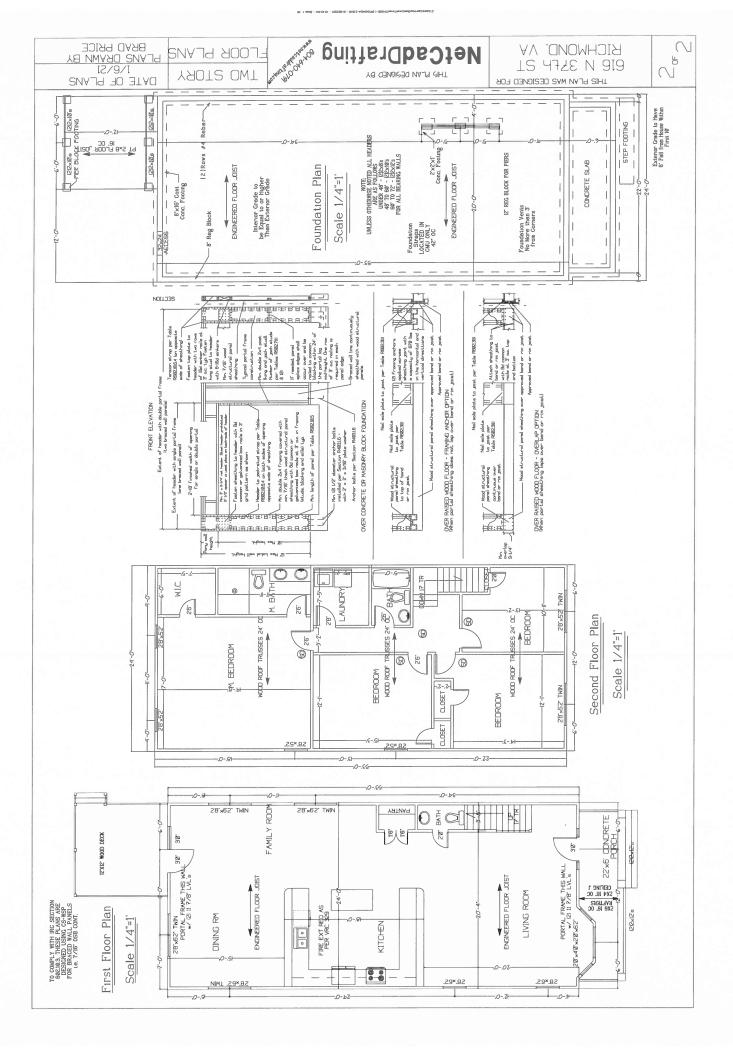
VAR. WIDTH PUBLIC R/W

## SITE PLAN 616 N 37TH STREET

CITY OF RICHMOND VIRGINIA

LONG SURVEYING, LLC 4650 FACTORY MILL ROAD MAIDENS, VA 23012 804-314-5620

MAY 19, 2021 SCALE: 1"=20"



님

KICHWOND' NY LS 4748 N 919

**NetCadDrafting** 

**ELEVATIONS** YAOTS OWT THIS PLAN DESIGNED BY

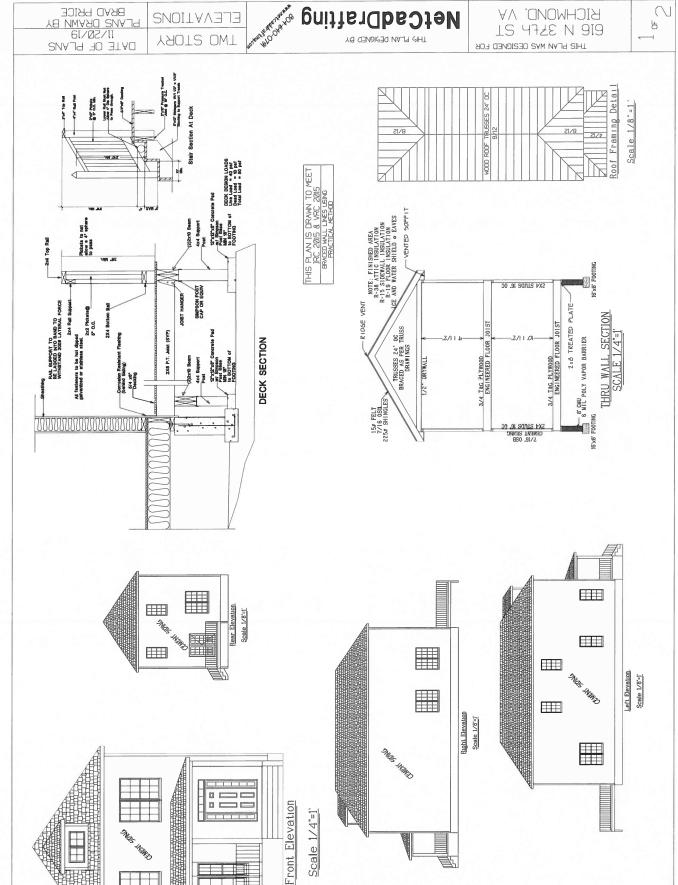




Image capture: Jul 2019 © 2021 Google

Richmond, Virginia



elgoog 🔀

Street View