



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
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 <https://richmondva.legistar.com/Calendar.aspx>. 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

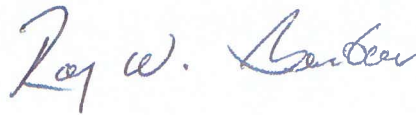
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June 9, 2021

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 <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 blue ink that reads "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

Roy W. Benbow, Secretary

Phone: (804) 240-2124

Fax: (804) 646-5789

E-mail: Roy.Benbow@richmondgov.com

cc: Zoning Administrator

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

Bailey 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	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	\$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

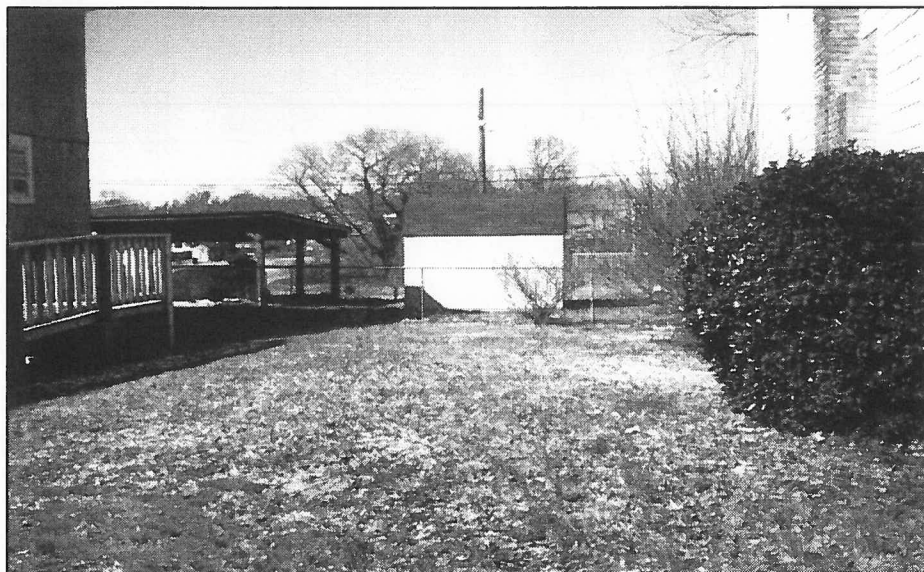
Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Thursday
Bulk Collection: TBD

Government Districts

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

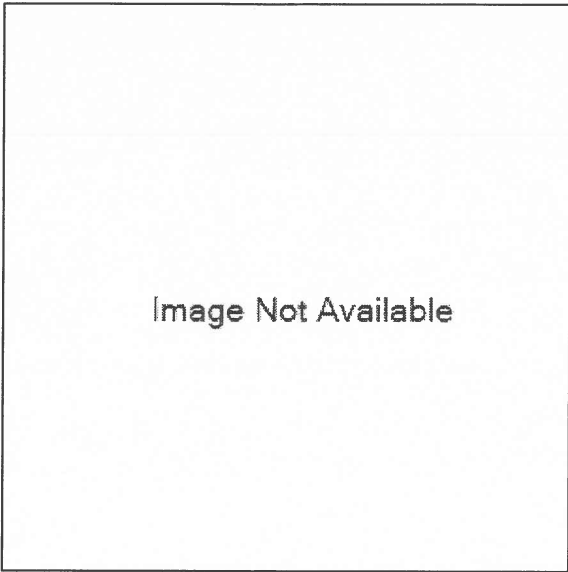
Property Images

Name:E0001283015 Desc:

[Click here for Larger Image](#)

Sketch Images

Name: Desc:



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 Receipt by Applicant or Authorized Agent: Kenn Pate

Revised: November 4, 2020

ADDRESS: 616 N. 37TH
PARCEL: E0001283015
ZONED: R-5
SETBACKS

FRONT: 25'

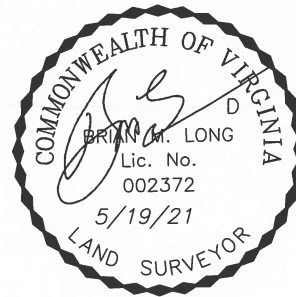
SIDE: 3'

REAR: 3'

LOT SIZE: 3750 SQ. FT.

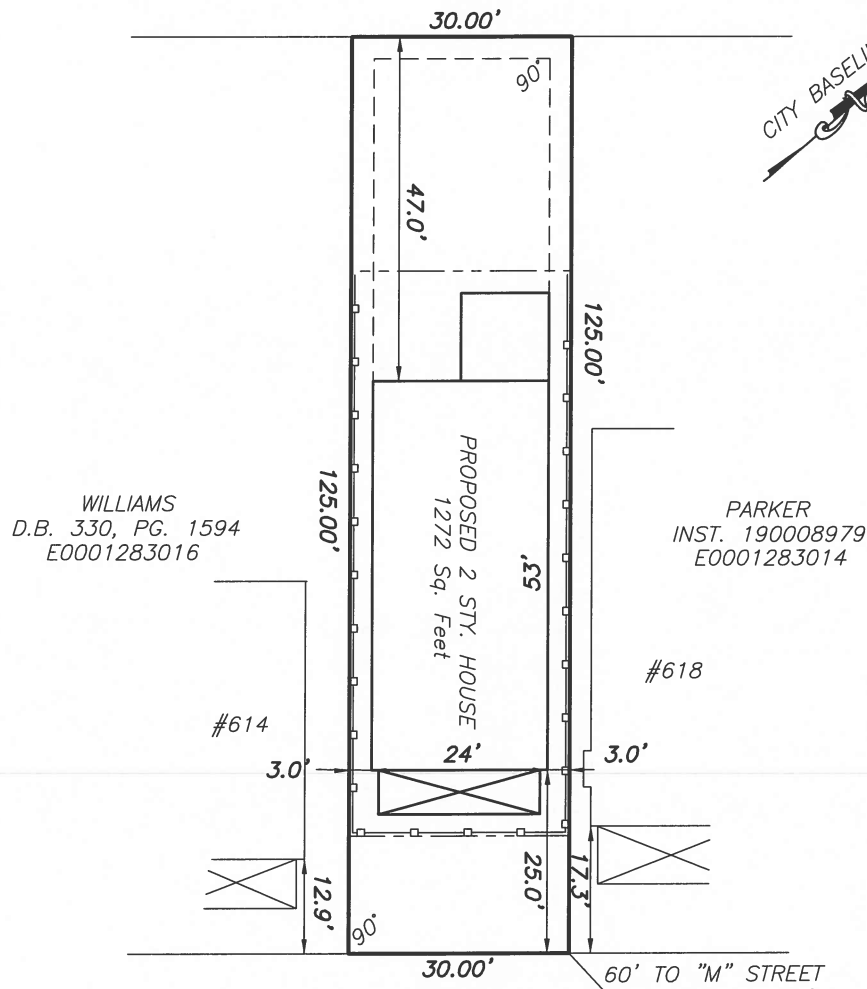
AREA OF DISTURBANCE: 2310 Sq. Feet

ONCE CONSTRUCTION IS COMPLETE SITE
IS TO BE PERMANENTLY SEEDDED.



----- SET BACKS
---□--- SILT FENCE
----- LIMITS OF DISTURBANCE

PUBLIC ALLEY



N. 37TH STREET

VAR. WIDTH PUBLIC R/W

SITE PLAN
616 N 37TH STREET

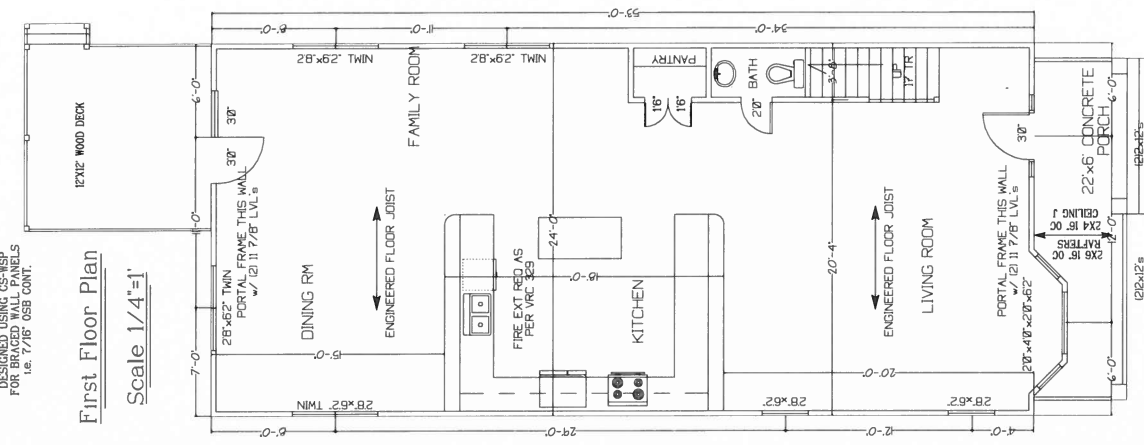
CITY OF RICHMOND
VIRGINIA

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

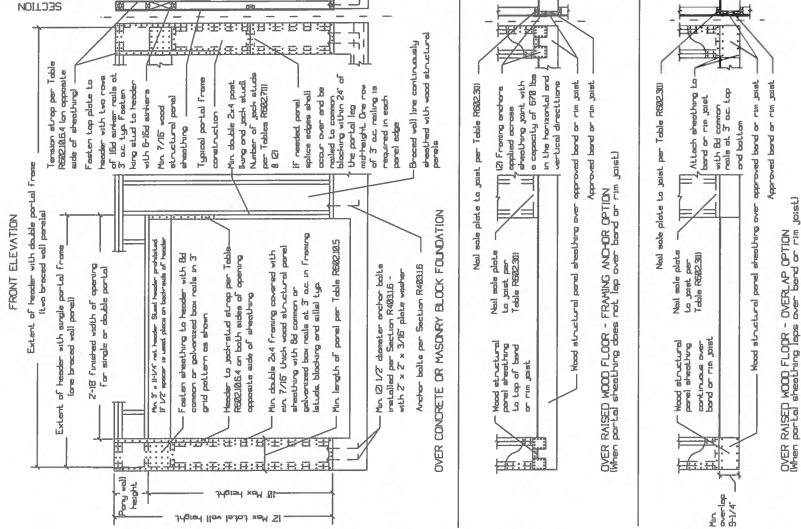
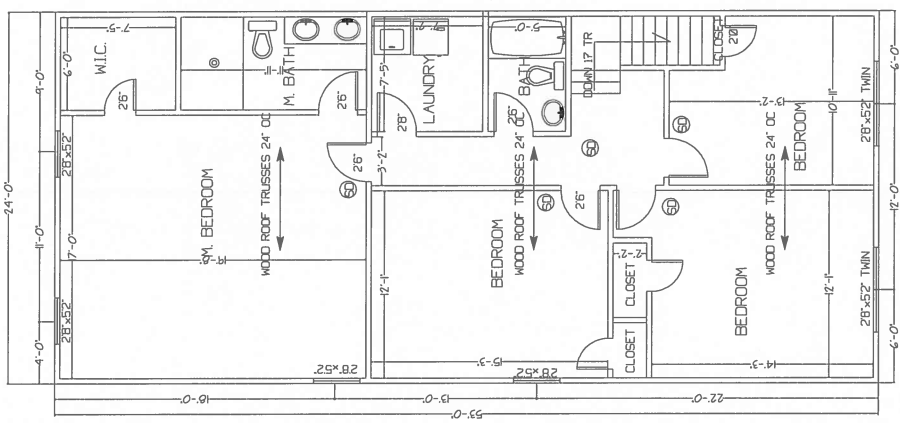
MAY 19, 2021
SCALE: 1"=20'

TO COMPLY WITH IRC SECTION 602.10.3, THESE PLANS ARE DESIGNED USING CS-NSP FOR 15' TALL WALLS AND 7/8" OSB CONT.

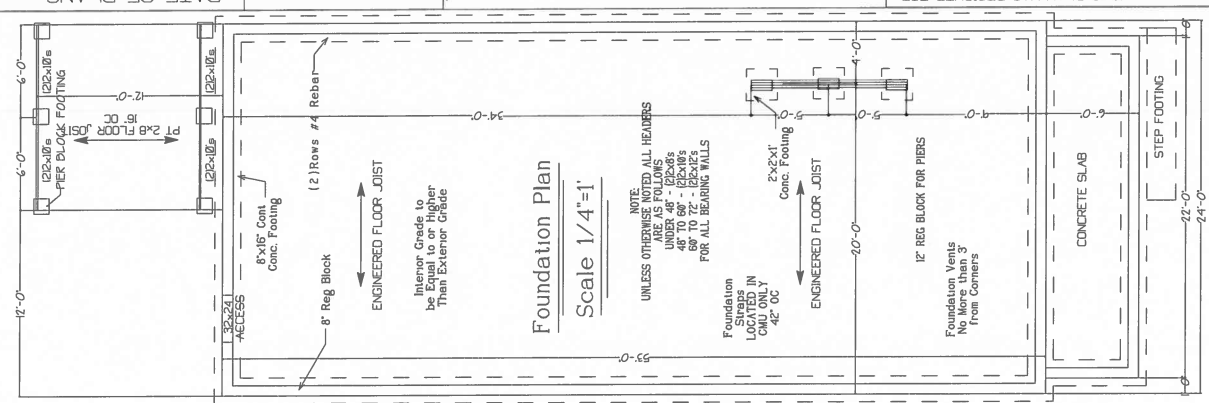
First Floor Plan
Scale 1/4"=1'



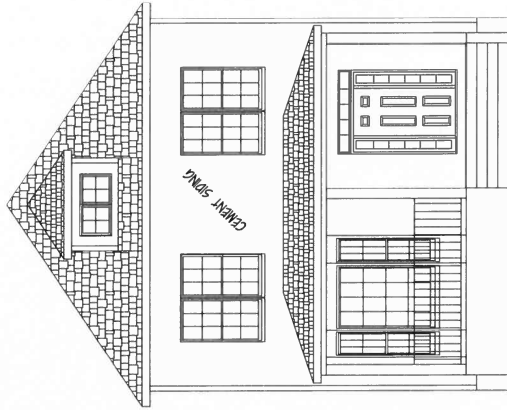
Second Floor Plan
Scale 1/4"=1'



Foundation Plan
Scale 1/4"=1'

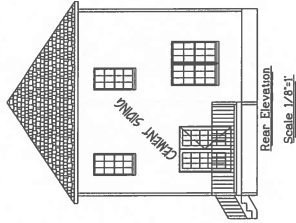


Exterior Grade to Have 6" Fall to Base Minimum First 18"

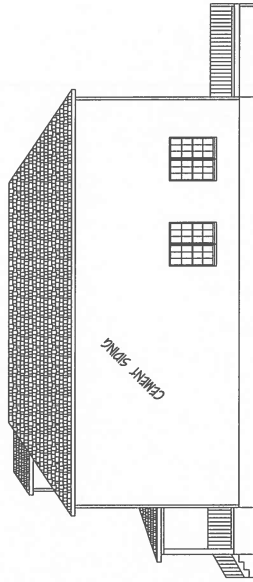


Front Elevation

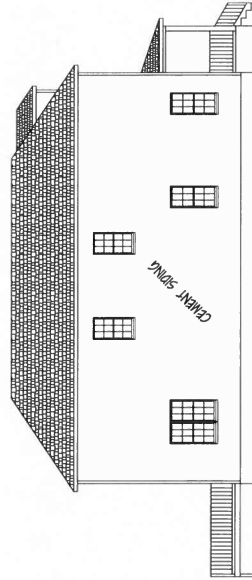
Scale 1/4"=1'



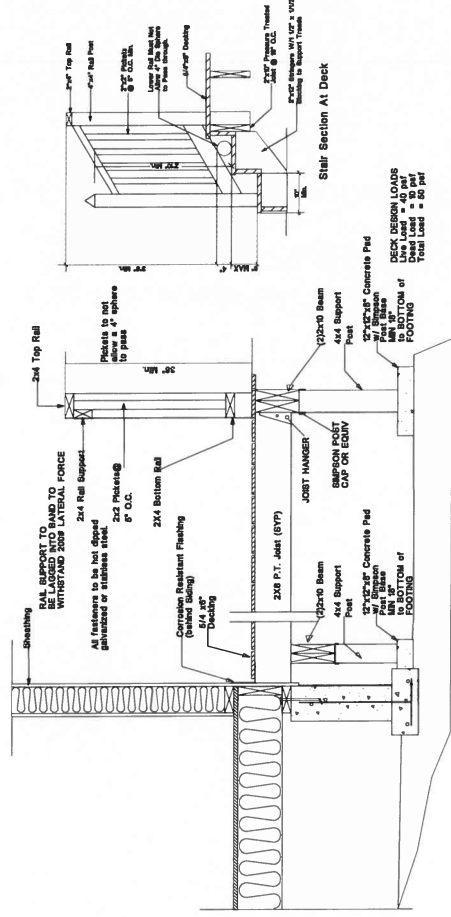
Rear Elevation
Scale 1/8"=1'



Right Elevation
Scale 1/8"=1'

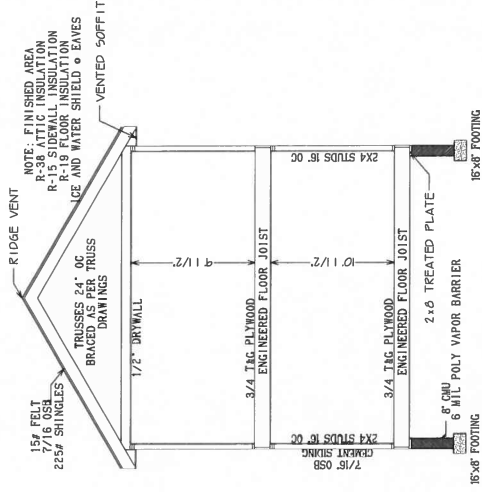


Left Elevation
Scale 1/8"=1'

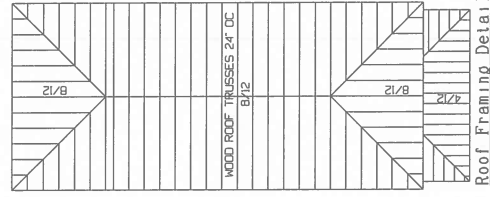


DECK SECTION

THIS PLAN IS DRAWN TO MEET
IRC 2015 & VRC 2015
BRACED WALL LINES USING
PRACTICAL METHOD



THRU WALL SECTION
SCALE 1/4"=1'



Roof Framing Detail
Scale 1/8"=1'

DATE OF PLANS
11/20/19
PLANS DRAWN BY
BRAD PRICE

TWO STORY
ELEVATIONS

804-640-074
www.netcaddrafting.com

NetCaddrafting
THIS PLAN DESIGNED BY

THIS PLAN WAS DESIGNED FOR
616 N 37th ST
RICHMOND, VA

1 of 2



Image capture: Jul 2019 © 2021 Google

Richmond, Virginia



Street View

