



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

June 9, 2021

JPL Richmond Realty LLC
4445 Corporation Lane, Ste. 264
Virginia Beach, VA 23462

Chris Landis
867 Lilac Lane
Naperville, IL 60540

To Whom It May Concern:

RE: **BZA 39-2021**

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 3403 & 3405 LAWSON STREET (Tax Parcel Numbers S000-2455/009 & 010), 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 39-2021

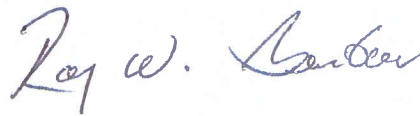
Page 2

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 <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.

3410 Lawson Street Trust Bos Property
Management LLC Trs
2711 Buford Rd Suite 186
Richmond, VA 23235

Anderson Tyrone L & Brenda R Living Trust
Trustees
3402 Mcrand St
Midlothian, VA 23224

Branch Clyde J
5225 Snead Rd
Richmond, VA 23224

Branch Dana Y And Powell Shaqua L
3402 Lawson St
Richmond, VA 23224

Carroll Reginald R Jr
3311 Lawson St
Richmond, VA 23224

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

Childress Irene E
204 W 34th Street
Richmond, VA 23225

Fleming Juanita
3416 Mcrand St
Richmond, VA 23224

Foreman Nikkia M
3413 Lawson St
Richmond, VA 23224

Harris Dina Y
3412 Mcrand St
Richmond, VA 23224

Harris Preston Jaquan & Pacak Kaitlyn &
Patrick M & M L
3400 Mcrand St
Richmond, VA 23224

Haskins Jeanne M
4012 Hawkbill Ct
N Chesterfield, VA 23237

Hb4 LLC
2155 Lanier Ln Ste P
Rockville, VA 23146

Jones Howard Iii
P.o. Box 42092
Richmond, VA 23224

Mcauliffe William
150 Eagle Creek Ter
Zion Crossroads, VA 22942

Ortega Cynthia
35813 Park Heights Cir
Round Hill, VA 20141

Pelton Owen Moira Catherine
3316 Mcrand St
Richmond, VA 23224

Richmond Investments LLC
9629 Rainbrook Drive
Henrico, VA 23238

Smith Grace L
3406 Lawson St
Richmond, VA 23224

Tucker Garry D
6019 Liting Branch Way
Moseley, VA 23120

Property: 3403 Lawson St Parcel ID: S0002455009**Parcel**

Street Address: 3403 Lawson St Richmond, VA 23224-
Owner: JPL RICHMOND REALTY LLC
Mailing Address: 4445 CORPORATION LN #264, VIRGINIA BEACH, VA 23462
Subdivision Name : BURFOOTS ADDITION
Parent Parcel ID:
Assessment Area: 184 - George Wythe South
Property Class: 110 - R One Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$20,000
Improvement Value: \$76,000
Total Value: \$96,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 10560
Acreage: 0.242
Property Description 1: BURFOOTS ADD LS1-2 BK
Property Description 2: 0066.00X0160.00 0000.000
State Plane Coords(?): X= 11782260.999999 Y= 3709848.104504
Latitude: 37.50699085 , **Longitude:** -77.46790683

Description

Land Type: Residential Lot B
Topology:
Front Size: 66
Rear Size: 160
Parcel Square Feet: 10560
Acreage: 0.242
Property Description 1: BURFOOTS ADD LS1-2 BK
Property Description 2: 0066.00X0160.00 0000.000
Subdivision Name : BURFOOTS ADDITION
State Plane Coords(?): X= 11782260.999999 Y= 3709848.104504
Latitude: 37.50699085 , **Longitude:** -77.46790683

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$20,000	\$76,000	\$96,000	Reassessment
2020	\$15,000	\$73,000	\$88,000	Reassessment
2019	\$15,000	\$66,000	\$81,000	Reassessment
2018	\$10,000	\$58,000	\$68,000	Reassessment
2017	\$10,000	\$47,000	\$57,000	Reassessment
2016	\$10,000	\$47,000	\$57,000	Reassessment
2015	\$10,000	\$47,000	\$57,000	Reassessment
2014	\$10,000	\$47,000	\$57,000	Reassessment
2013	\$24,000	\$64,000	\$88,000	Reassessment
2012	\$24,000	\$71,000	\$95,000	Reassessment
2011	\$24,000	\$75,000	\$99,000	CarryOver
2010	\$24,000	\$75,000	\$99,000	Reassessment
2009	\$24,400	\$74,900	\$99,300	Reassessment
2008	\$24,400	\$74,900	\$99,300	Reassessment
2007	\$24,400	\$71,300	\$95,700	Reassessment
2006	\$13,700	\$71,300	\$85,000	Reassessment
2005	\$7,400	\$57,400	\$64,800	Reassessment
2004	\$6,100	\$47,400	\$53,500	Reassessment
2003	\$5,900	\$45,600	\$51,500	Reassessment
2002	\$5,800	\$44,700	\$50,500	Reassessment
2001	\$5,800	\$44,660	\$50,460	Reassessment
1998	\$5,000	\$38,500	\$43,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
02/19/2021	\$300,000	PLUMB ANDREW JARED	ID2021-4876	2 - INVALID SALE-Sale Includes Multiple Parcels
10/12/2016	\$55,900	DOVEL RANDY AND PARKER MICHAEL	ID2016-19982	1 - VALID SALE-Asmnt/Sale Desc Doesn't Match
04/06/2012	\$25,000	SHAW ROBERT & PEARLIE B	ID2012-6413	2 - INVALID SALE-Foreclosure, Forced Sale etc.
04/06/2012	\$16,000	DKR MORTGAGE ASSET II	ID2012-6414	2 - INVALID SALE-Foreclosure, Forced Sale etc.
02/29/2008	\$0	SHAW ROBERT	ID2008-5486	2 - INVALID SALE-Relation Between Buyer/Seller
09/06/2005	\$89,500	WAL INC	ID2005-30431	
08/27/2004	\$22,500	STEINBOCK NORA W	ID2004-29057	
11/16/1995	\$42,500	Not Available	09500-22077	
03/07/1990	\$26,000	Not Available	000229-00777	
04/27/1971	\$8,500	Not Available	000375-00405	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: Old South
Traffic Zone: 1180
City Neighborhood Code: SWNW
City Neighborhood Name: Swansboro West
Civic Code: 0
Civic Association Name: Swansboro West - Hull Street/Midlothian Civic Association
Subdivision Name: BURFOOTS ADDITION
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	4010	0604004	060400
1990	413	0604004	060400

Schools

Elementary School: Swansboro
Middle School: River City
High School: Wythe

Public Safety

Police Precinct: 2
Police Sector: 211
Fire District: 17
Dispatch Zone: 169B

Public Works Schedules

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

Government Districts

Council District: 5
Voter Precinct: 510
State House District: 69
State Senate District: 16
Congressional District: 4

Extension 1 Details

Extension Name: R01 - R#204423
Year Built: 1918
Stories: 1
Units: 0
Number Of Rooms: 7
Number Of Bed Rooms: 2
Number Of Full Baths: 1
Number Of Half Baths: 0
Condition: fair for age
Foundation Type: Full Crawl
1st Predominant Exterior: Wood siding / Wood shake
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Asphalt shingles
Interior Wall: Drywall
Floor Finish: Hardwood-std oak
Heating Type: Forced hot air
Central Air: Y
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) : Residential Shed - Small Utility

Extension 1 Dimensions

Finished Living Area: 1174 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 90 Sqft
Deck: 197 Sqft

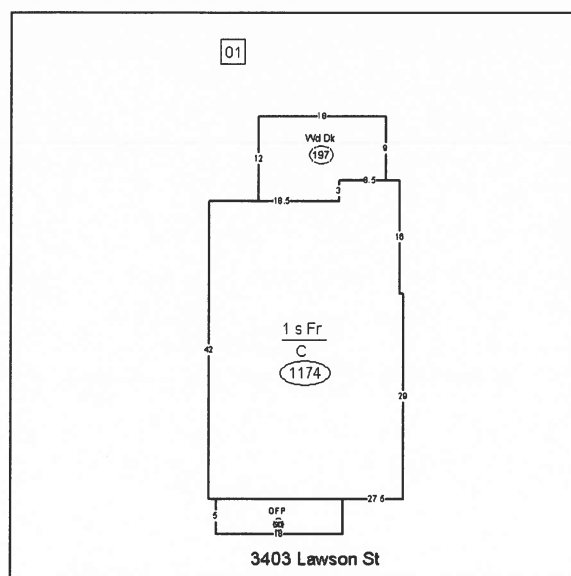
Property Images

Name:S0002455009 Desc:R01



[Click here for Larger Image](#)

Name:S0002455009 Desc:R01



Property: 3405 Lawson St Parcel ID: S0002455010**Parcel**

Street Address: 3405 Lawson St Richmond, VA 23224-
Owner: JPL RICHMOND REALTY LLC
Mailing Address: 4445 CORPORATION LN #264, VIRGINIA BEACH, VA 23462
Subdivision Name : BURFOOTS ADDITION
Parent Parcel ID:
Assessment Area: 184 - George Wythe South
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: \$1,000
Improvement Value:
Total Value: \$1,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 960
Acreage: 0.022
Property Description 1: 0006.00X0160.00 0000.000
State Plane Coords(?): X= 11782232.500013 Y= 3709825.888848
Latitude: 37.50709429 , **Longitude:** -77.46809327

Description

Land Type: Homesite
Topology:
Front Size: 6
Rear Size: 160
Parcel Square Feet: 960
Acreage: 0.022
Property Description 1: 0006.00X0160.00 0000.000
Subdivision Name : BURFOOTS ADDITION
State Plane Coords(?): X= 11782232.500013 Y= 3709825.888848
Latitude: 37.50709429 , **Longitude:** -77.46809327

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$1,000	\$0	\$1,000	Reassessment
2020	\$1,000	\$0	\$1,000	Reassessment
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2018	\$1,000	\$0	\$1,000	Reassessment
2017	\$1,000	\$0	\$1,000	Reassessment
2016	\$1,000	\$0	\$1,000	Reassessment
2015	\$1,000	\$0	\$1,000	Reassessment
2014	\$1,000	\$0	\$1,000	Reassessment
2013	\$1,000	\$0	\$1,000	Reassessment
2012	\$1,000	\$0	\$1,000	Reassessment
2011	\$1,000	\$0	\$1,000	CarryOver
2010	\$1,000	\$0	\$1,000	Reassessment
2009	\$700	\$0	\$700	Reassessment
2008	\$700	\$0	\$700	Reassessment
2007	\$700	\$0	\$700	Reassessment
2006	\$200	\$0	\$200	Reassessment
2005	\$200	\$0	\$200	Reassessment
2004	\$200	\$0	\$200	Reassessment
2003	\$200	\$0	\$200	Reassessment
2002	\$200	\$0	\$200	Reassessment
2001	\$230	\$0	\$230	Reassessment
1998	\$200	\$0	\$200	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
02/19/2021	\$300,000	PLUMB ANDREW JARED	ID2021-4876	2 - INVALID SALE-Sale Includes Multiple Parcels
10/12/2016	\$55,900	PARKER MIKE AND DOVEL RANDY	ID2016-19982	2 - INVALID SALE-DO NOT USE
01/28/2013	\$650	SMITH DANIEL & CATHERINE S	ID2013-1994	1 - VALID SALE-DO NOT USE
06/06/1967	\$0	Not Available	00000-0000	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: Old South
Traffic Zone: 1180
City Neighborhood Code: SWNW
City Neighborhood Name: Swansboro West
Civic Code: 0
Civic Association Name: Swansboro West - Hull Street/Midlothian Civic Association
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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

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Refuse Collection: Tuesday
Bulk Collection: TBD

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Voter Precinct: 510
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Congressional District: 4

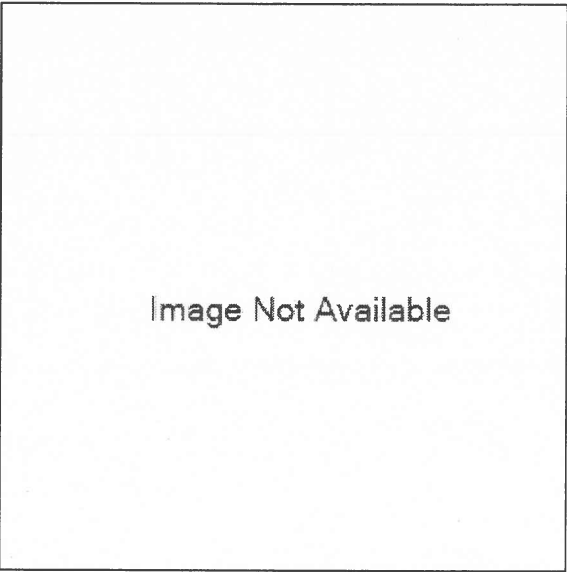
Property Images

Name:S0002455010 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

TO BE COMPLETED BY THE APPLICANT

PROPERTY JPL Richmond Realty LLC PHONE: (Home) () (Mobile) 716397-4697
 OWNER: 4445 Corporation Lane, Ste. 264 FAX: (Home) () (Mobile) ()
 (Name/Address) Virginia Beach VA E-mail Address: landischl@gmail.com
 OWNER'S Chris Landisch PHONE: (Home) () (Mobile) 716397-4697
 REPRESENTATIVE 867 L Mac Lane FAX: (Home) () (Mobile) ()
 (Name/Address) Naperville IL 60540 E-mail Address: landischl@gmail.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 3401-3403 Lawson Street
 TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
 ZONING ORDINANCE SECTION NUMBERS(S): 38-308, 30-110.4
 APPLICATION REQUIRED FOR: a building permit to construct a new single-family detached dwelling.
 TAX PARCEL NUMBER(S): 5008-2455-009010 ZONING DISTRICT: R-5 Single-Family Residential District
 REQUEST DISAPPROVED FOR THE REASON: The Lot area and width requirements are not met. Lot areas of at least 6,000 square feet and lot widths of 50 feet are required. One lot, having a lot area of 11,320 square feet and a width of 72 feet currently exists. A lot area of 6,560 square feet and a width of 41 feet (3403), and a lot area of 4,960 square feet and a width of 31 feet (3401) are being proposed.
 DATE REQUEST DISAPPROVED: 4/26/2021 FEE WAIVER: ☐ YES ☒ NO
 DATE FILED: 5/7/2021 TIME FILED: 10:31 PREPARED BY: Andrea Cuffee RECEIPT NO. BZAR-091565-2021
 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 15.3-2309.2 ☐ OF THE CODE OF VIRGINIA [OR]
 SECTION 1046J PARAGRAPH(S) (2) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☒
 I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.
 SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 6/2/2021

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

CASE NUMBER: BZA 39-2021 HEARING DATE: July 7, 2021 AT 1:00 P.M.

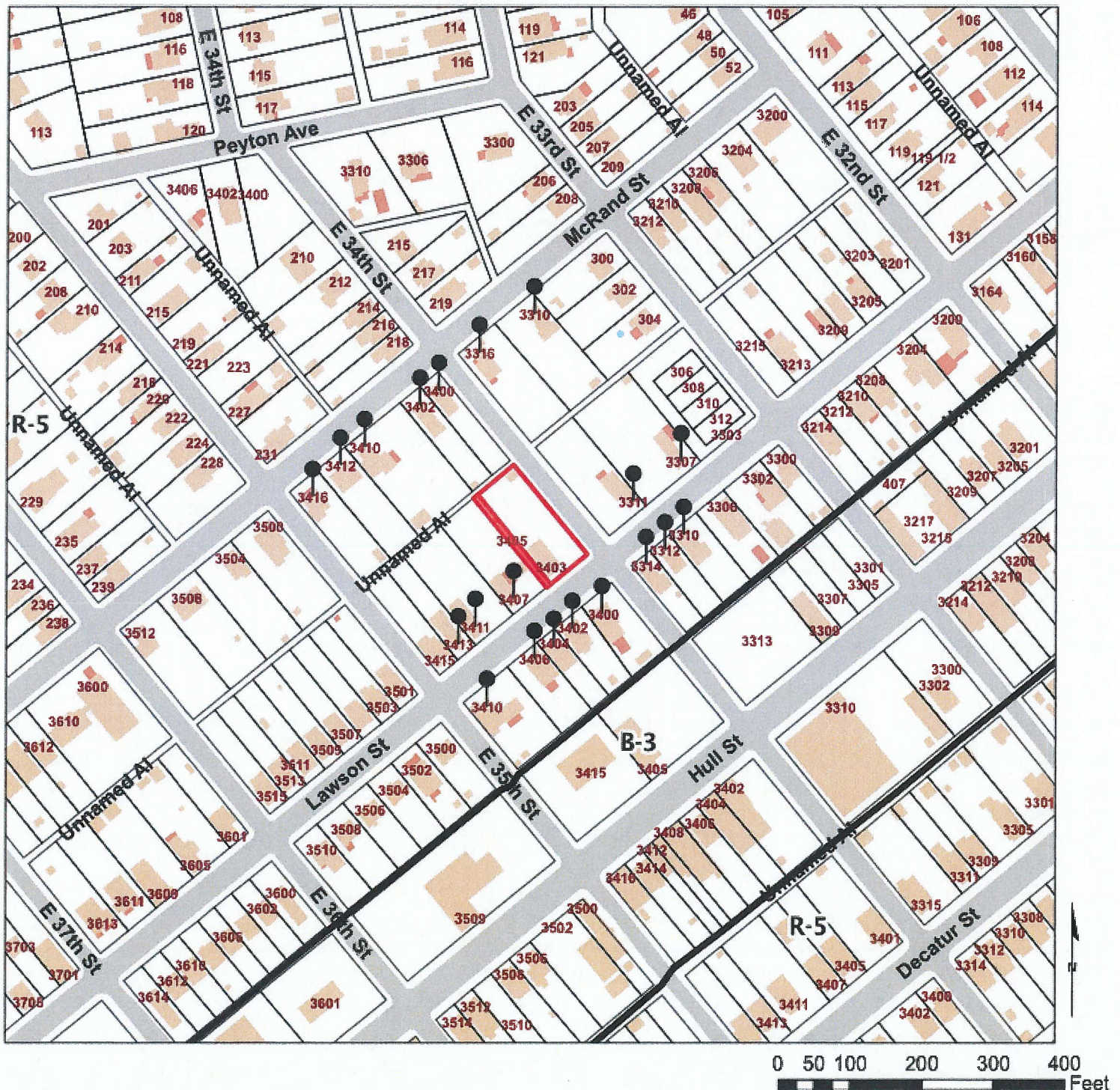
BOARD OF ZONING APPEALS CASE BZA 39-2021
150' Buffer

APPLICANT(S): JPL Richmond Realty LLC

PREMISES: 3403 & 3405 Lawson Street
(Tax Parcel Numbers S000-2455/009 & 010)

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

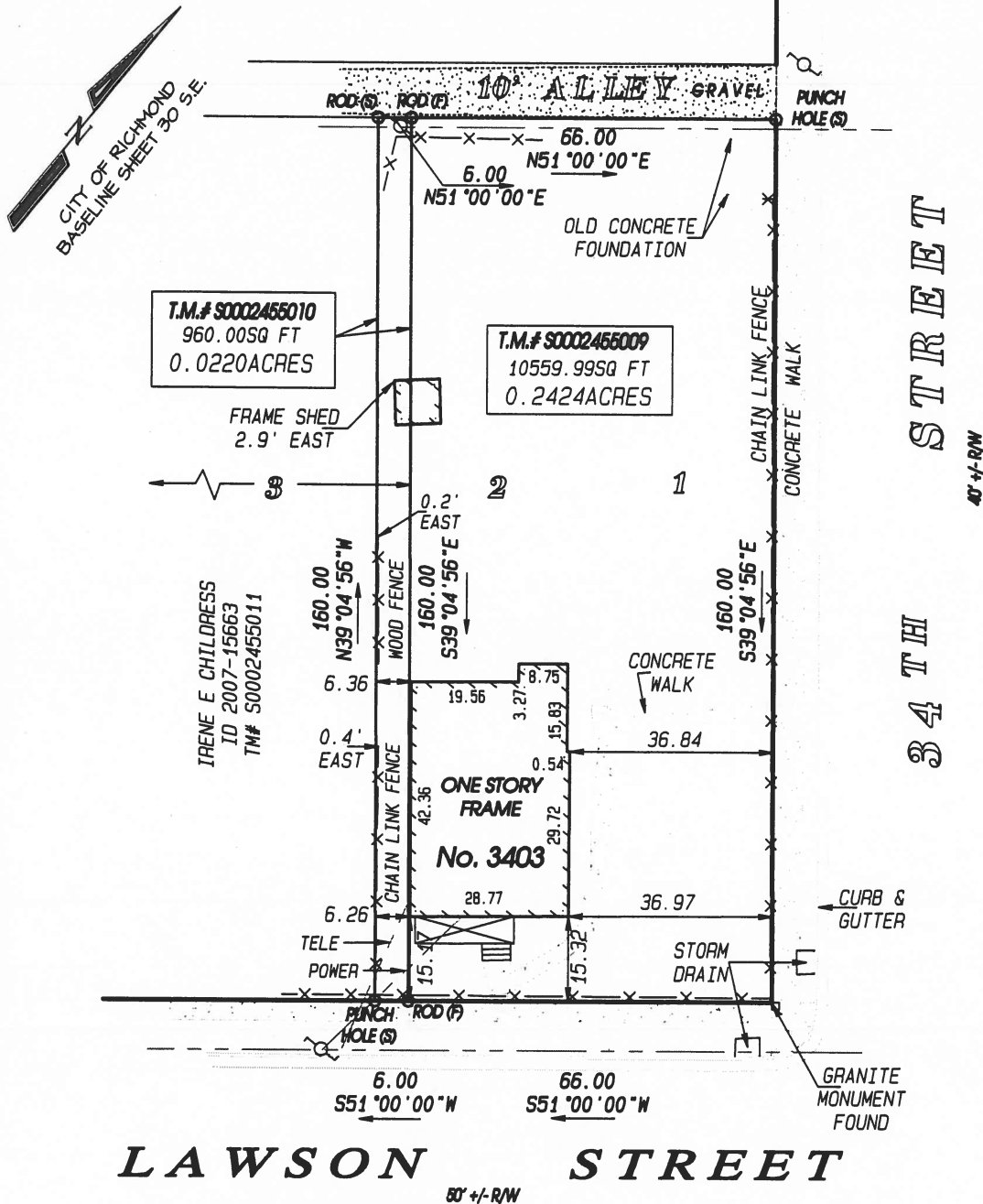
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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 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.

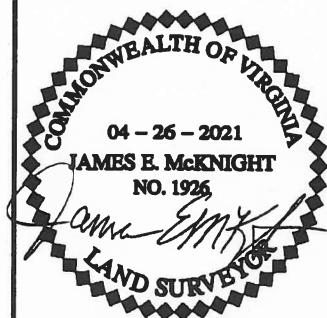
Acknowledgement of Receipt by Applicant or Authorized Agent: 

(Revised: 4/28/16)

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: ANDREW JARED PLUMB ID 2021-4876



PLAT SHOWING IMPROVEMENTS ON LOT 1 & 2 AND
A PORTION OF LOT 3, BLOCK "K", PLAN OF
"BURFOOT'S ADDITION", IN THE
CITY OF RICHMOND, VIRGINIA.

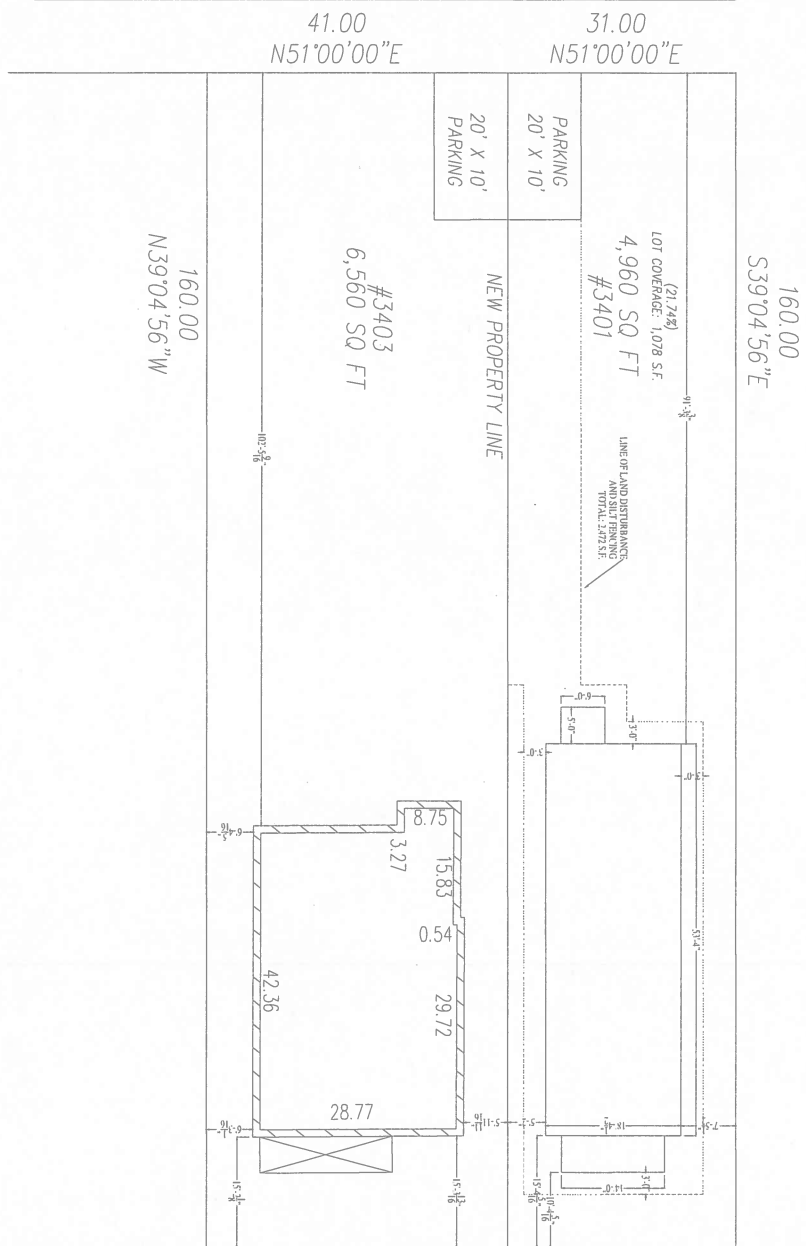


THIS IS TO CERTIFY THAT ON APRIL 26, 2021, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT 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" = 25'

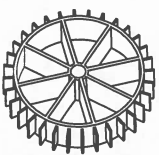
McKNIGHT & ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS

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

JOB NUMBER: 87074303



NOTE: REFER TO SURVEY FOR SPECIFICS AND ACCURACY



RIVER MILL DEVELOPMENT

SHEET:
A1.0

DATE:
4-15-2021

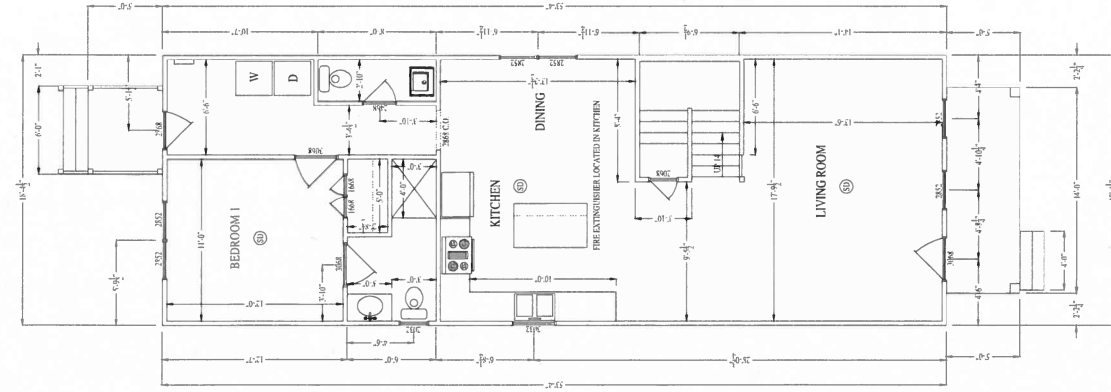
SCALE:
1/8" = 1'-0"

[illegible]

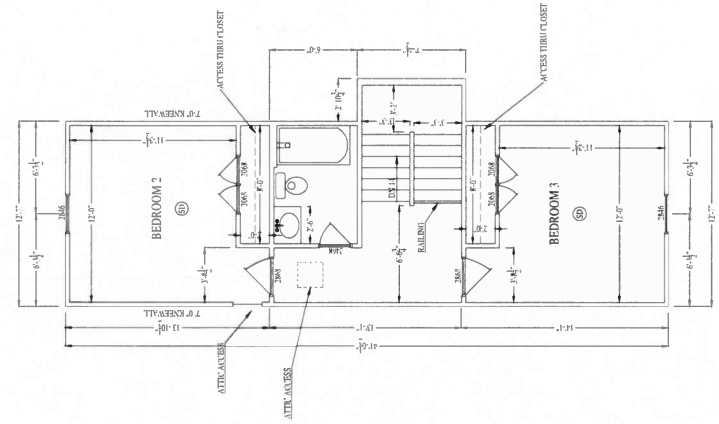
3401 LAWSON AVE

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535



FIRST FLOOR



SECOND FLOOR

CORNER DETAIL

Minimum 2" wood structural panel sheathing or 2" structural fiberboard sheathing corner return

16d nail (3-1/2" x 0.117") at 12 in. o.c.

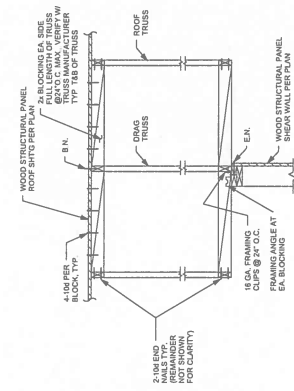
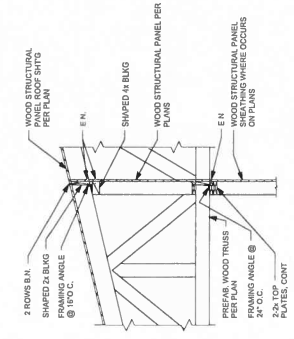
Optional nonstructural filler panel

See Table R602.3(1) for fastening

Orientation of stud may vary. See Figure R602.3(1).

Options will be based on required and installed in accordance with Chapter 7 (of the IRC).

Continuous wood structural panel or structural fiberboard faced wall line

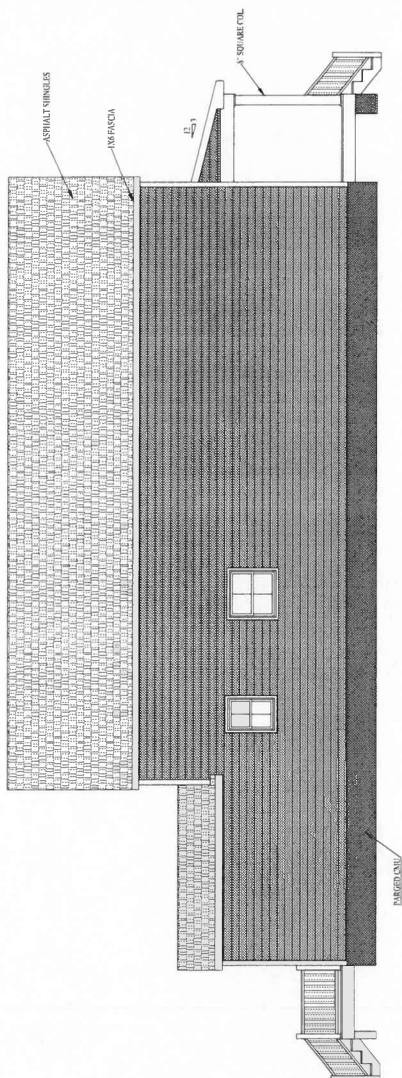


REVISION NOTES

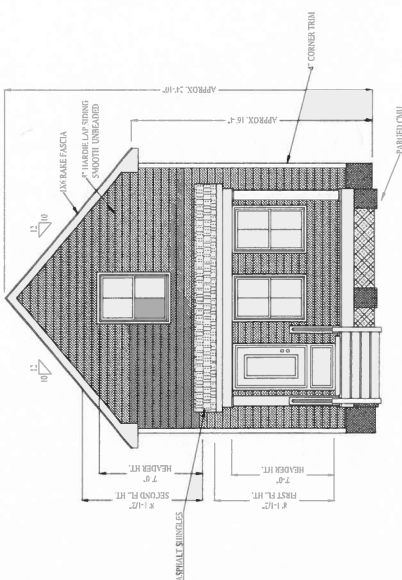
SCALE:
 1/4" = 1'-0"

DATE:
 4-15-2021

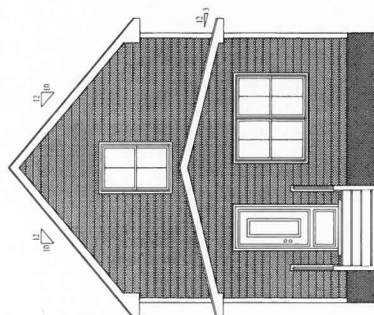
SHEET:
 A1.1



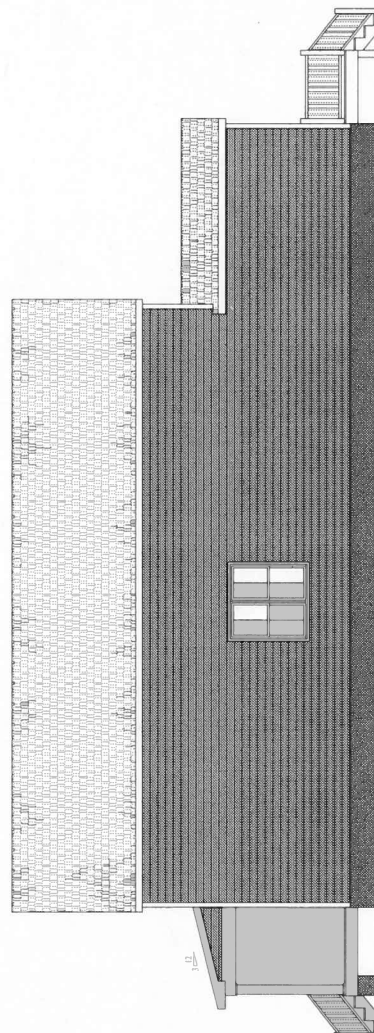
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

April 12, 2021

Chris Landis
867 Lilac Lane
Naperville, IL 60540

RE: 3403 and 3405 Lawson Street (Tax Map #S000-2455/009 and S000-2455/010) Lot Split Validation

Dear Mr. Landis:

Thank you for your request of a *Zoning Confirmation Letter* regarding the above referenced properties. In response to your request, be advised of the following:

The property is located within an R-5 (Single-Family Residential) zoning district. The R-5 District has a minimum lot area of not less than six thousand square feet (6,000 SF) and a minimum lot width of not less than fifty feet (50') for single-family dwellings. According to the City Assessor's records, lots one and two (3503 Lawson Street) measures 66.0' x 160.0', which results in a lot area of 10,560 square feet. Lot three (3405 Lawson Street) measures 6.0' X 160.0', which results in a lot area of 960 square feet.

According to a Deed of Trust dated February 16, 2021, most recent, and recorded at the City of Richmond Circuit Court as Instrument # 21-04877, the property located at 3403 Lawson Street is described as:

"All that certain lot, piece or parcel of land with improvements thereon and appurtenances thereto, lying and being in the city of Richmond, (formerly in Chesterfield County), Virginia, commonly known as 3403 Lawson Street and designated as lots Nos. 1 and 2, block K, Burfoot's addition, as shown on plat recorded in the clerk's office of the circuit court of Chesterfield County, Virginia, in plat book 1, page 283, to which plat reference is hereby made for a more particular description, and further bounded and described as follows: Beginning at the intersection of the northern line of Lawson Street with the western line of 34th Street, (formerly known as 40th Street), and extending westwardly along and fronting on said northern line of Lawson Street a distance of sixty-six (66) feet, and from said front extending back northwardly between the western line of 34th street (formerly known as 40th Street) and a line parallel therewith a distance of one hundred and sixty (160) feet to an alley in the rear 10 feet wide." Additionally, according to the same deed, the property located at 3405 Lawson Street is described as:

"All that certain lot PF land and all such improvements as trees and shrubs thereon, lying and being in the city of Richmond, Virginia, commonly known as 3405 Lawson Street and designated as part of lot No. 3 and in block "K" on the plan of Burfoot's addition, dated August 27, 1889, made by J. E. Laprade. Commencing at a point on the North line of Lawson Street 55 feet distant from the corner formed by the intersection of the Western line of 34th Street (Formally known as 40th Street) and the North line of Lawson Street and thence running and fronting along the said northern line of Lawson Street and thence running and fronting along the said Northern line of Lawson Street 6 feet towards 35th Street (formally known as 41st Street), and running back between parallel lines 160' (previously) erroneously referred to as 16) feet to an alley 10 feet wide."

As proposed, your intent is to determine if the above described property can be split to create two lots, equal in size, for the construction of a future single-family detached dwelling. It is my determination that no additional buildable lots exist for the construction of a single family dwelling. The determination is based on the fact that the subject property has historically functioned as one lot, for zoning purposes, since the property was annexed to the City of Richmond in 1970. Consequently, splitting the existing lot to create an additional lot is not allowed by right, due to fact that the resulting proposed lots would not meet the minimum lot area and width requirements for the R-5 district.

In summary, per Section 30-1220 of the Zoning Ordinance, a lot is defined as "a single lot of record or a combination of contiguous lots of record." Splitting the existing lot to create an additional lot for the construction of new single-family detached dwelling would not be allowed by right, from a zoning perspective, as to do so would create two lots, neither of which would meet lot area and lot width requirements for the R-5 Single-Family Residential district. Requesting and obtaining approval from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) from City Council may be a possibility. For information concerning the BZA process, please contact the Zoning Administration Office at 646-6340. For information concerning the SUP process, please contact the Land Use Administration Office at 646-6304.

Be advised, it may be difficult to obtain approval from the Board unless you can prove the width would be consistent with the predominant lot widths within the block. Upon submittal of specific development plans, including a survey of existing and proposed improvements and detailed floor plans, this office will evaluate for conformance with all zoning requirements in effect at that time.

The following additional zoning requirements apply to the property:

1. Front yard- not less than twenty-five feet (25') or as determined by the existing setbacks of adjacent dwellings within one hundred feet (100').
2. Side yards- not less than five feet (5').
3. Rear yard- not less than five feet (5').
4. Lot coverage- not to exceed thirty-five percent (35%) of the area of the lot.
5. Building height- not to exceed thirty-five feet (35'). No accessory building shall exceed twenty feet (20').
6. Parking- minimum of one (1) on-site parking space per dwelling unit.

You are hereby advised that you have thirty (30) days from this notice in which to appeal this decision to the Board of Zoning Appeals, in accordance with §15.2-2311 of the Code of Virginia and §17.19 of the Richmond City Charter, or this decision shall be final and unappealable. Such appeal must be in writing and must be filed with the Secretary to the Board of Zoning Appeals. Said appeal shall indicate in specific terms the grounds for the appeal and must be accompanied by a filing fee of two hundred fifty dollars (\$250.00).

I hope this information is sufficient. Should you have any additional questions, please contact Andrea Cuffee at andrea.cuffee@richmondgov.com.

Sincerely,



William C. Davidson
Zoning Administrator

Cc: Andrew Jared Plumb
9553 Pine Cluster Circle
Vienna, VA 22181