



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

August 6, 2021

Weimans Bakery LLC
1553 East Main Street
Richmond, Virginia 23219
Attn: H. Louis Salomonsky

M.L. Woodrum Jr.
1553 East Main Street
Richmond, Virginia 23219

To Whom It May Concern:

RE: **BZA 45-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, September 1, 2021 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2021-181 to consider an application for a building permit to construct a new twelve-story mixed-use building at 127 NORTH 17th STREET (Tax Parcel Number E000-0130/044), located in a TOD-1 (Transit-Oriented Nodal) 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 442 165 267# 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 September 1, 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. 2021-181, 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.

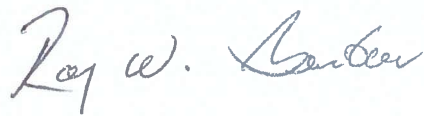
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 45-2021
Page 2
August 6, 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.

1710 East Franklin Holding LLC
1710 E Franklin St
Richmond, VA 23219

Bellos LLC
1712 Franklin St
Richmond, VA 23219

City Of Richmond Public Works
900 E Broad St Rm 1000
Richmond, VA 23219

City Of Richmond Recreation & Parks
1209 Admiral St
Richmond, VA 23220

Conein Philippe J & Philise R
111 N 17th St
Richmond, VA 23223

Conein Philippe J & Philise R
1607 Pope Ave
Richmond, VA 23227

Loving Harry & Betty Llc C/o Wright Dunn &
Co Llc
P.o. Box 8210
Richmond, VA 23226

Lovings Produce Llc C/o Harry W Loving
1601 E Grace St
Richmond, VA 23219

Mavis Lilley Llc C/o Paul Keevil
2603 E Main St
Richmond, VA 23223

North 18 LLC
1553 E Main St
Richmond, VA 23219

Richmond Cheers Properties LLC
1342 Hawkins Wood Cir
Midlothian, VA 23114

Shockoprops LLC
15 Robin Road
Richmond, VA 23226

Stevens Joseph E
11100 Willcox Neck Rd
Charles City, VA 23030

Virginia Interfaith Center For Public Policy
1716 E Franklin St
Richmond, VA 23223

Property: 127 N 17th St **Parcel ID:** E0000130044**Parcel**

Street Address: 127 N 17th St Richmond, VA 23219-
Alternate Street Addresses: 121 N 17th St
: 113 N 17th St
: 125 N 17th St
Owner: WEIMANS BAKERY LLC
Mailing Address: 1553 E MAIN ST, RICHMOND, VA 23219
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 420 - Shockoe
Property Class: 511 - B Light Industrial
Zoning District: TOD-1 -
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$707,000
Improvement Value: \$299,000
Total Value: \$1,006,000
Area Tax: \$30
Special Assessment District: General

Land Description

Parcel Square Feet: 27208
Acreage: 0.6244
Property Description 1: 0223.13X0070.83 IRG000.6244 AC
State Plane Coords(?): X= 11794085.999998 Y= 3720039.485990
Latitude: 37.53487739 , **Longitude:** -77.42701204

Description

Land Type: Primary Commercial/Indust Land
Topology:
Front Size: 0
Rear Size: 70
Parcel Square Feet: 27208
Acreage: 0.6244
Property Description 1: 0223.13X0070.83 IRG000.6244 AC
Subdivision Name : NONE
State Plane Coords(?): X= 11794085.999998 Y= 3720039.485990
Latitude: 37.53487739 , **Longitude:** -77.42701204

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$707,000	\$299,000	\$1,006,000	Reassessment
2020	\$707,000	\$299,000	\$1,006,000	Reassessment
2019	\$786,000	\$221,000	\$1,007,000	Reassessment
2018	\$694,000	\$207,000	\$901,000	Reassessment
2017	\$694,000	\$204,000	\$898,000	Reassessment
2016	\$680,000	\$220,000	\$900,000	Reassessment
2015	\$680,000	\$220,000	\$900,000	Reassessment
2014	\$429,000	\$104,000	\$533,000	Reassessment
2013	\$429,000	\$104,000	\$533,000	Reassessment
2012	\$429,000	\$104,000	\$533,000	Reassessment
2011	\$429,000	\$104,000	\$533,000	Not Available
2011	\$429,000	\$104,000	\$533,000	CarryOver
2010	\$429,000	\$104,000	\$533,000	Reassessment
2009	\$429,000	\$104,000	\$533,000	Reassessment
2008	\$429,000	\$104,000	\$533,000	Reassessment
2007	\$416,600	\$101,000	\$517,600	Reassessment
2006	\$362,300	\$99,000	\$461,300	Reassessment
2005	\$345,000	\$99,000	\$444,000	Reassessment
2004	\$286,000	\$88,000	\$374,000	Reassessment
2003	\$260,000	\$80,000	\$340,000	Correction
2002	\$243,600	\$92,800	\$336,400	Reassessment
1998	\$210,000	\$80,000	\$290,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/11/2014	\$1,875,000	WEIMANS BAKERY INC	ID2014-13956	2 - INVALID SALE-Sale Includes Multiple Parcels
09/20/1954	\$13,000	Not Available	00000-0000	

Planning

Master Plan Future Land Use: D-MU
Zoning District: TOD-1 -
Planning District: East
Traffic Zone: 1082
City Neighborhood Code: SHKB
City Neighborhood Name: Shockoe Bottom
Civic Code: 4016
Civic Association Name: Shockoe Partnership
Subdivision Name: NONE
City Old and Historic District:
National historic District: Shockoe Valley and Tobacco Row
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: - Shockoe Bottom
Enterprise Zone: III

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: Y
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	2016	0205002	020500
1990	304	0205003	020500

Schools

Elementary School: Bellevue
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 112
Fire District: 1
Dispatch Zone: 123A

Public Works Schedules

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

Government Districts

Council District: 7
Voter Precinct: 708
State House District: 71
State Senate District: 9
Congressional District: 4

Extension 1 Details

age

Extension Name: C01 - BAKERY
Year Built: 1950
Stories: 2
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0

Condition: very poor for

Foundation Type:
1st Predominant Exterior:
2nd Predominant Exterior: N/A
Roof Style: 1
Roof Material:
Interior Wall:
Floor Finish:
Heating Type: 0 sf
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Paving Yard Items) :

Extension 1 Dimensions

Finished Living Area: 8795 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: 0 Sqft
Deck: 0 Sqft

Property Images

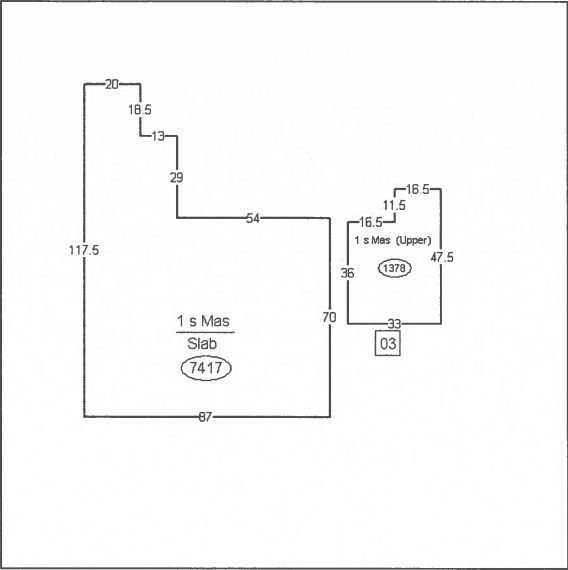
Name:E0000130044 Desc:C01



[Click here for Larger Image](#)

Sketch Images

Name:E0000130044 Desc:C01



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 OWNER: Weimans Bakery LLC **PHONE:** (Home) () _____ (Mobile) (804) 239-3546

ADDRESS 1553 East Main Street **FAX:** () _____ (Work) (804) 237-8247

Richmond, VA 23219 **E-mail Address:** hlsalomonsky@swa-co.com

Attn: H. Louis Salomonsky

PROPERTY OWNER'S REPRESENTATIVE: M.L. Woodrum Jr. **PHONE:** (Home) () _____ (Mobile) (917) 699-2055

(Name/Address) 1553 East Main Street **FAX:** () _____ (Work) (804) 237-8254

Richmond, Virginia 23219 **E-mail Address:** bwoodrum@sva-co.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 127 North 17th Street

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-457.2(7)

APPLICATION REQUIRED FOR: A building permit to construct a new twelve-story mixed use building.

TAX PARCEL NUMBER(S): E000-0130/044 **ZONING DISTRICT:** TOD-1 (Transit-Oriented Nodal District)

REQUEST DISAPPROVED FOR THE REASON THAT: The commercial frontage requirement is not met. In the TOD-1 (Transit-Oriented Nodal) district, dwelling units are permitted provided that when such units are located within buildings fronting on streets designated as street-oriented commercial frontage, a minimum of one-third or 1,000 square feet, whichever is greater, of the floor area of the ground floor of the building shall be devoted to other principal uses permitted in this district, and such uses shall have a depth of not less than 20 feet along the entire street oriented commercial frontage, except for ingress and egress. The East Grace Street frontage is designated as street-oriented commercial frontage. The ground floor along the East Grace Street frontage is not solely devoted to other permitted principal uses except for ingress and egress with a depth of not less than 20 feet along the entire street oriented commercial frontage.

DATE REQUEST DISAPPROVED: June 8, 2021 **FEE WAIVER:** YES ☐ NO: ☒

DATE FILED: July 13, 2021 **TIME FILED:** 5:17 p.m. **PREPARED BY:** Josh Young **RECEIPT NO.** BZAC-095501-2021

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:** 8/11/2021

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

CASE NUMBER: BZA 45-2021 **HEARING DATE:** September 1, 2021 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 45-2021
150' Buffer

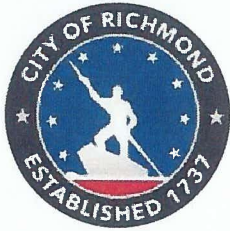
APPLICANT(S): Weimans Bakery LLC

PREMISES: 127 North 17th Street
(Tax Parcel Number E000-0130/044)

SUBJECT: A building permit to construct a new twelve-story mixed-use building.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-457.2(7)
of the Zoning Ordinance for the reason that:
The commercial frontage 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 (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).

4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing.** The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: _____

A handwritten signature in blue ink, appearing to be "Roy Benbow", written over a horizontal line.



swa Architects-VA, Inc.
1553 E. Main Street Richmond, Va 23219

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PROJECT NO:
21001

PROJECT MGR:
BW

DATE:
07 / 13 / 21



**THE
BAKERY**

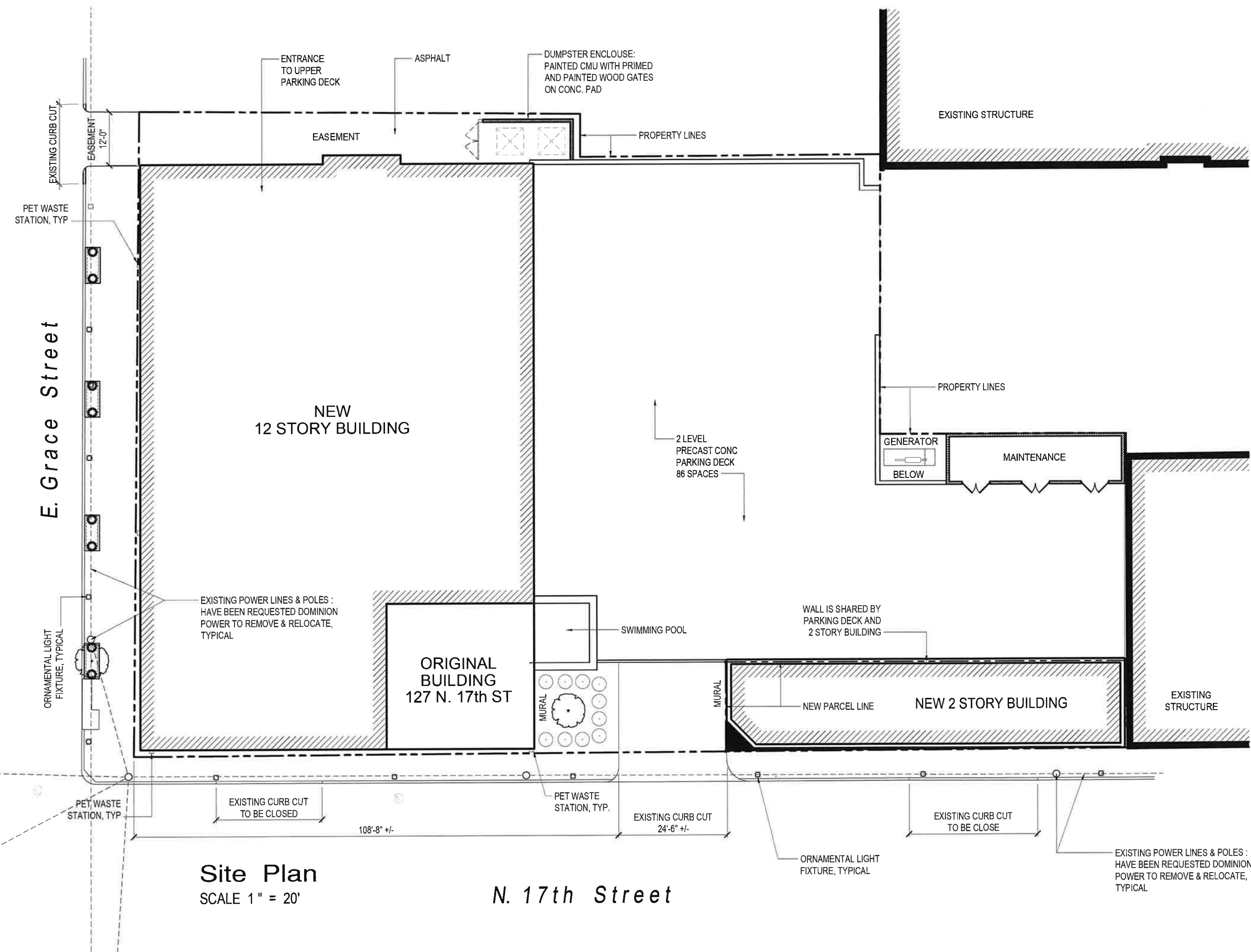
135 UNITS
85 PARKING SPACES

TITLE:
POD Submittal

17th Street Rendering

SHEET No.

CS1.00



Site Plan
SCALE 1" = 20'

N. 17th Street



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THE BAKERY

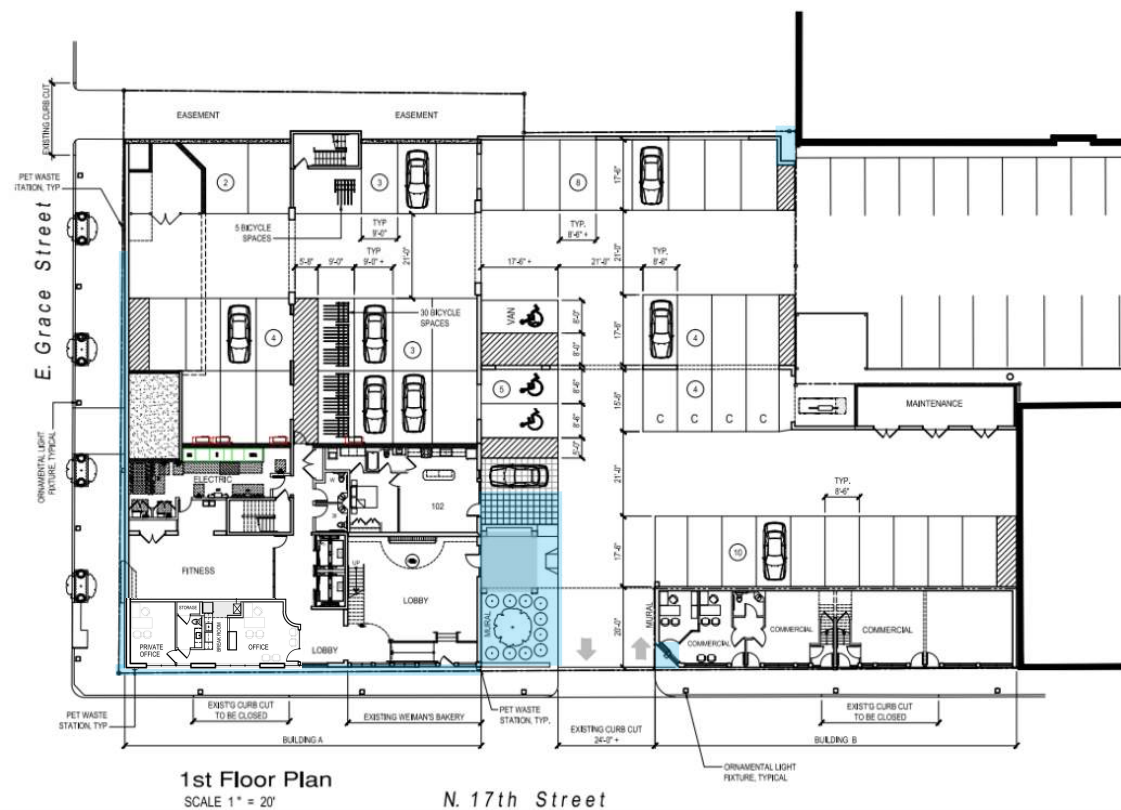
135 UNITS
85 PARKING SPACES

SCALE 1" = 20'
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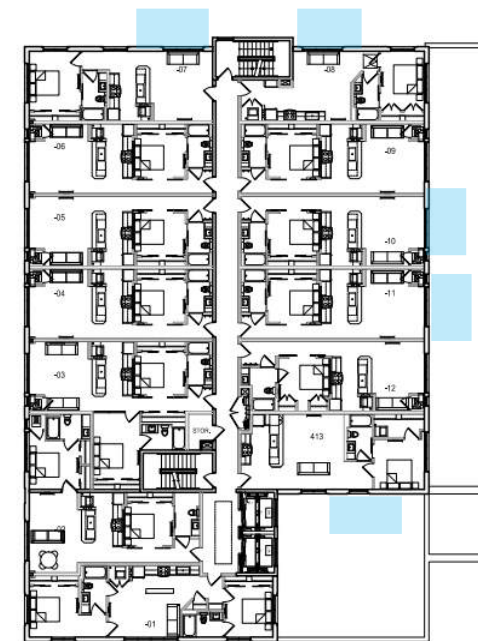
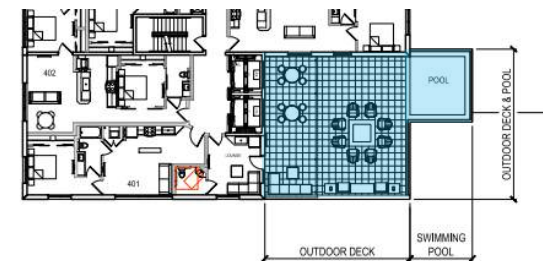
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POD Submittal

Site Plan

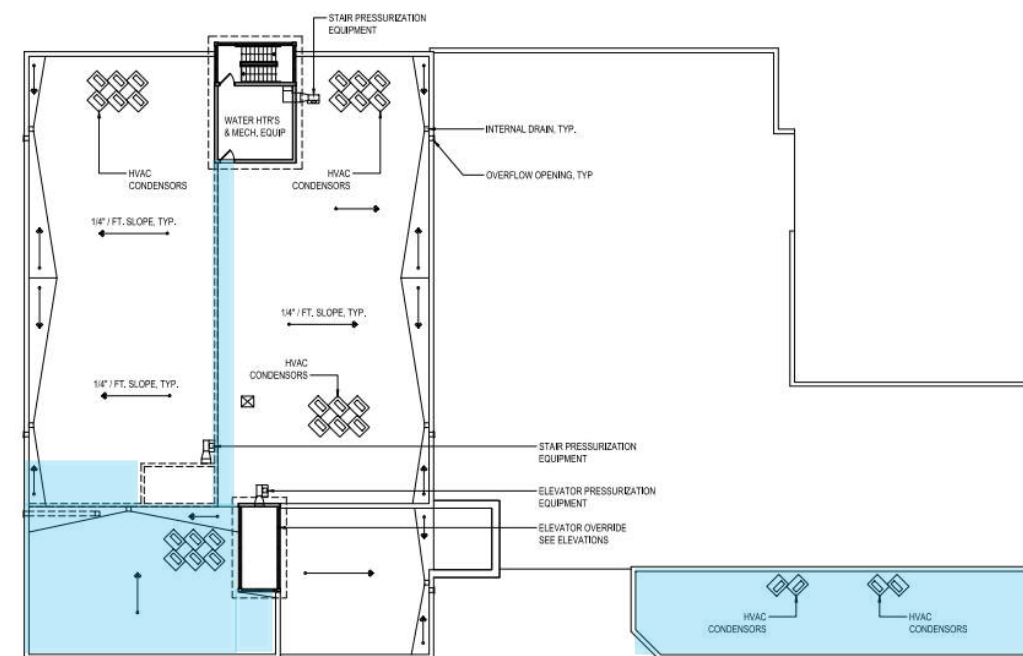
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AS1.00



Open Site



5th - 12th Floor Plans
SCALE 1" = 20'



Roof Plan
SCALE 1" = 20'

THE BAKERY Open Air Ratio Calculations

Building A Tower

Residential Area	104,045	Residential Square Footage
Building B 2 Story		
2nd Floor SF	1,757	
Total A + B	105,802	Residential Square Footage for Project
Total O.A. Provided	10,928	
Open Air Ratio:	0.10	(Required by Zoning)



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135 UNITS
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SCALE 1" = 20'

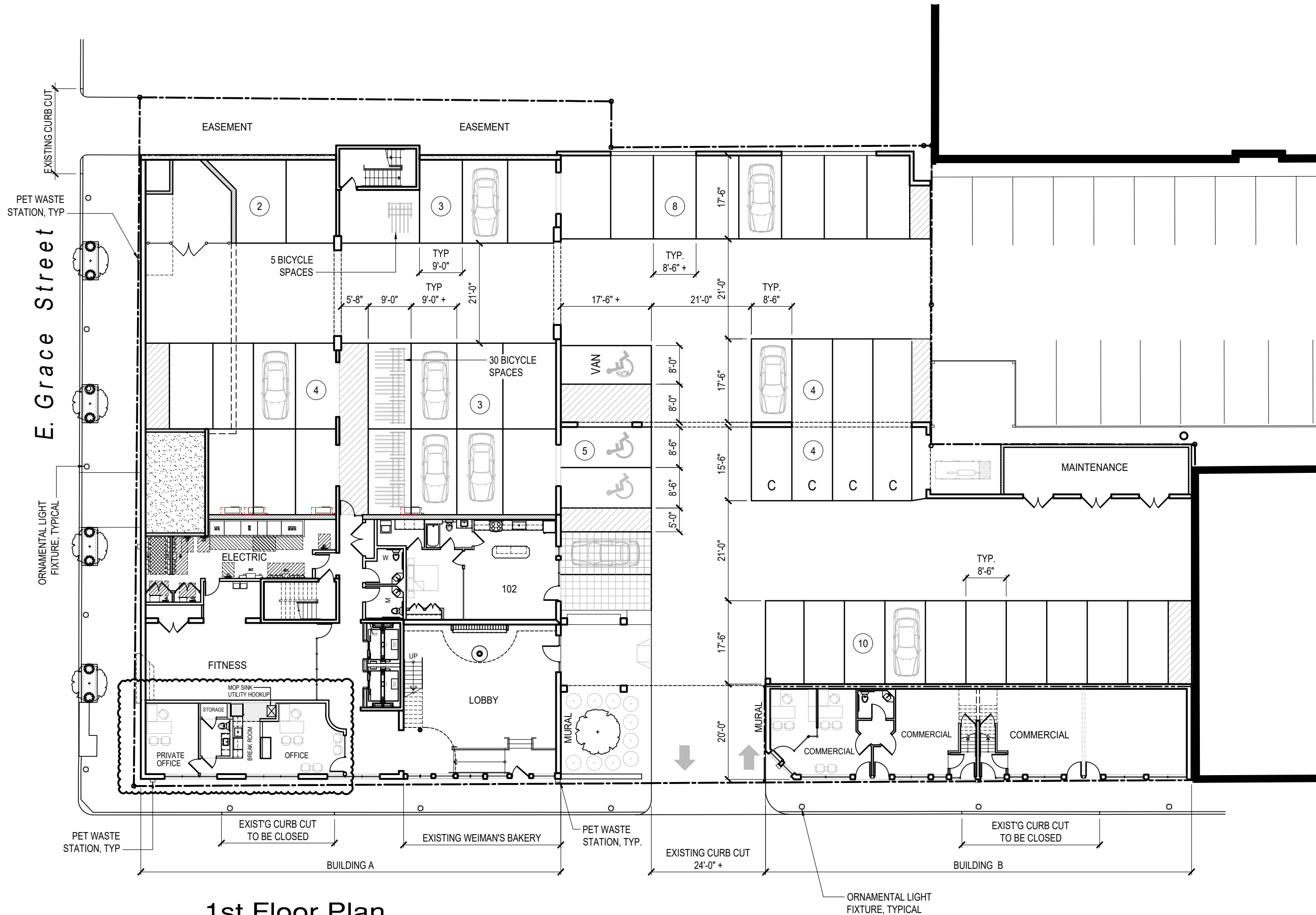


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Useable Open Space

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135 UNITS
85 PARKING SPACES

SCALE 1" = 20'



TITLE:
POD Submittal

1st Floor Plan

SHEET No.

A1.01



THE BAKERY

135 UNITS
85 PARKING SPACES

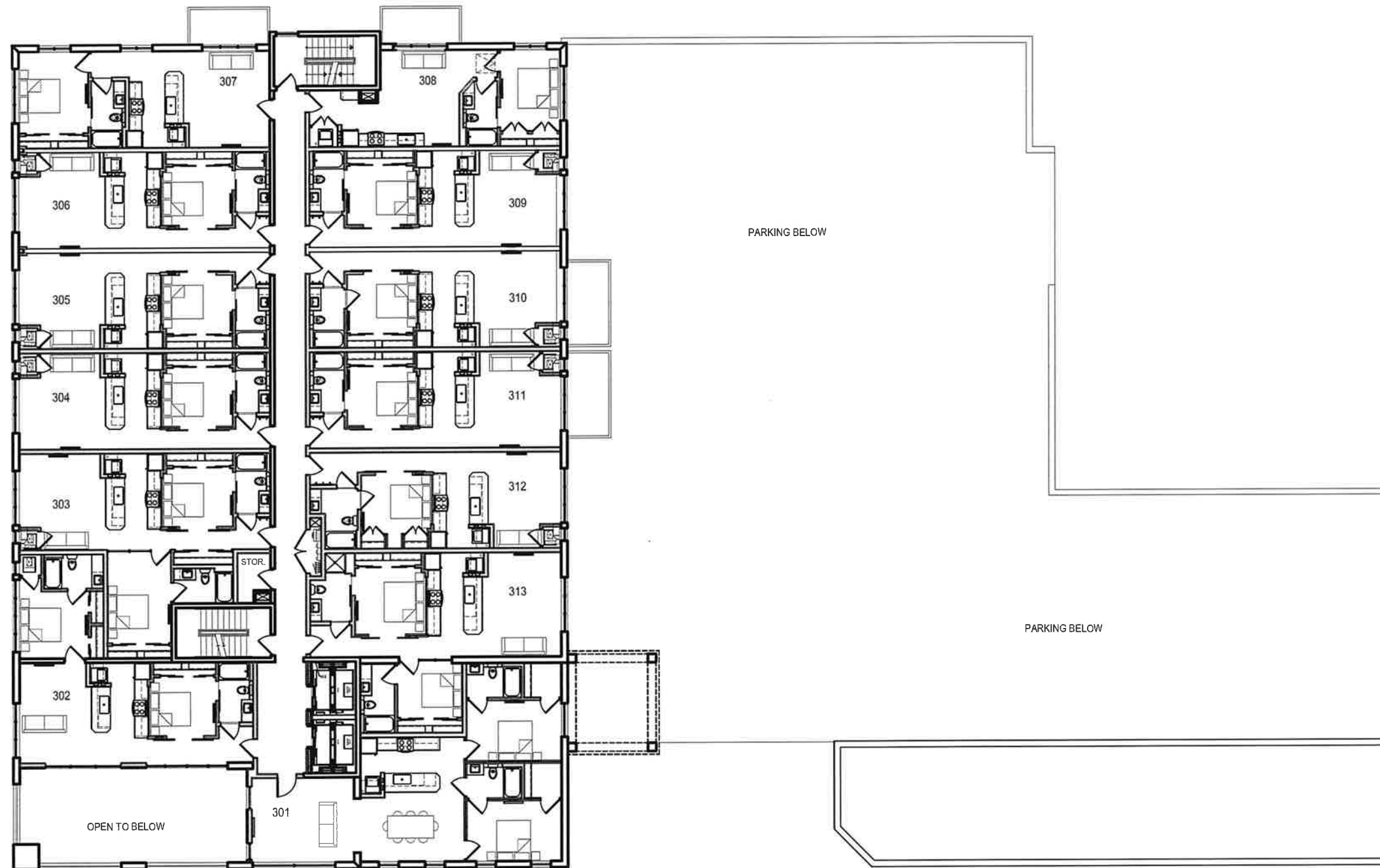
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TITLE:
POD Submittal

3rd Floor Plan

SHEET No.

A1.03



3rd Floor Plan
 SCALE 1" = 20'



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135 UNITS
85 PARKING SPACES

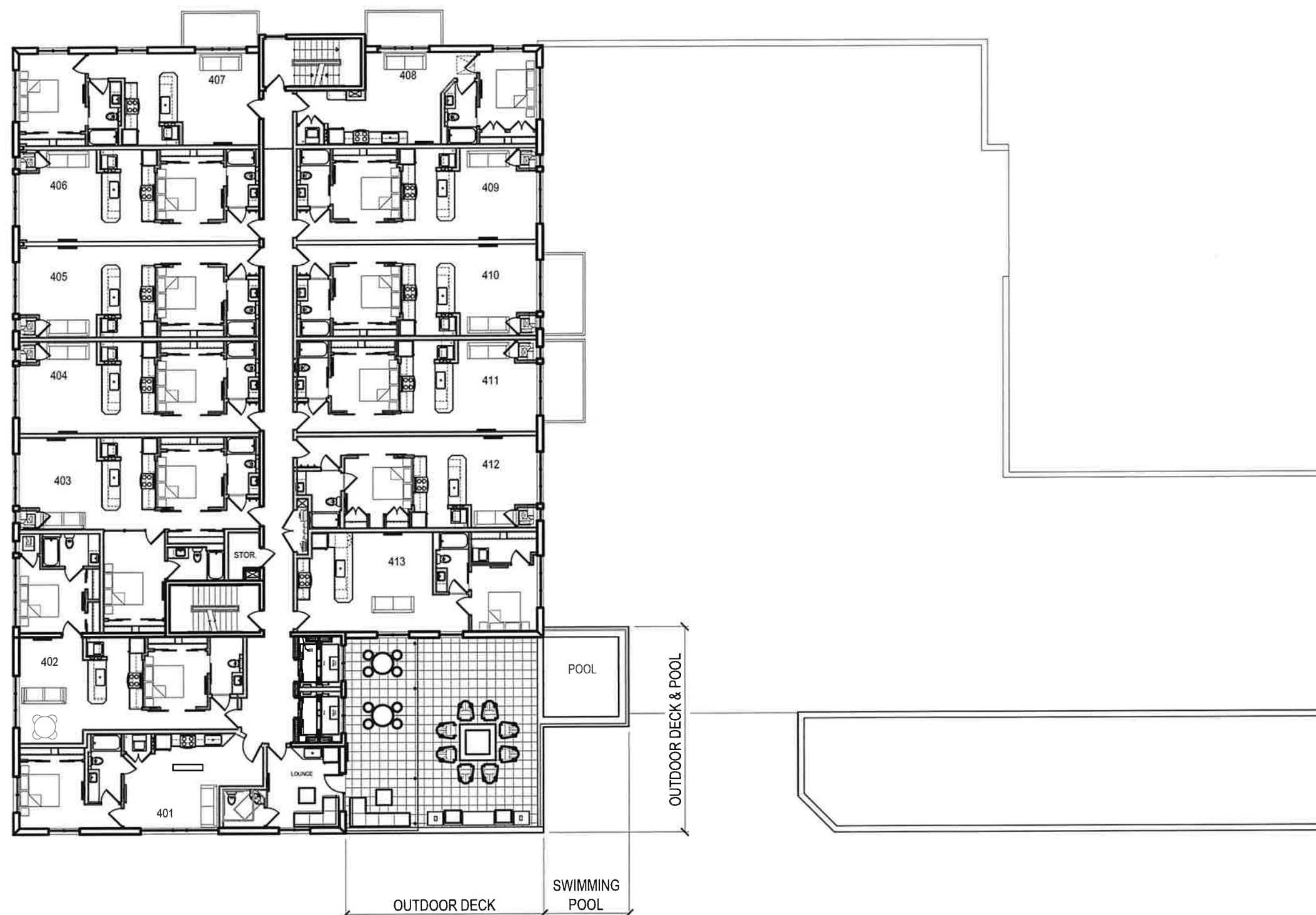
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TITLE:
POD Submittal

4th Floor Plan

SHEET No.

A1.04



4th Floor Plan

SCALE 1" = 20'



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**THE
BAKERY**

135 UNITS
85 PARKING SPACES

SCALE 1" = 20'



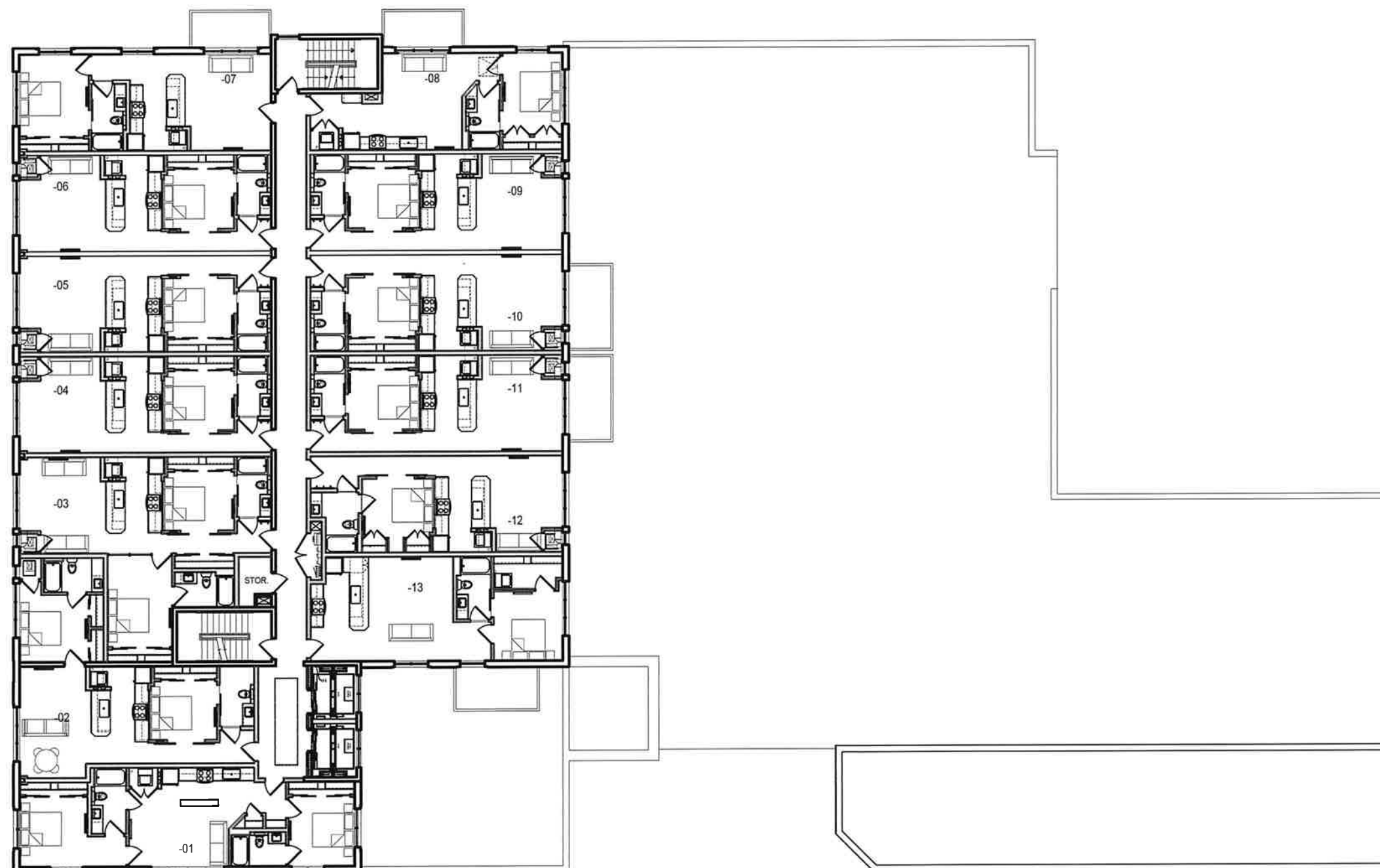
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POD Submittal

5th-12th Floor Plans

SHEET No.

A1.05



5th - 12th Floor Plans

SCALE 1" = 20'



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135 UNITS
85 PARKING SPACES

SCALE 1" = 20'

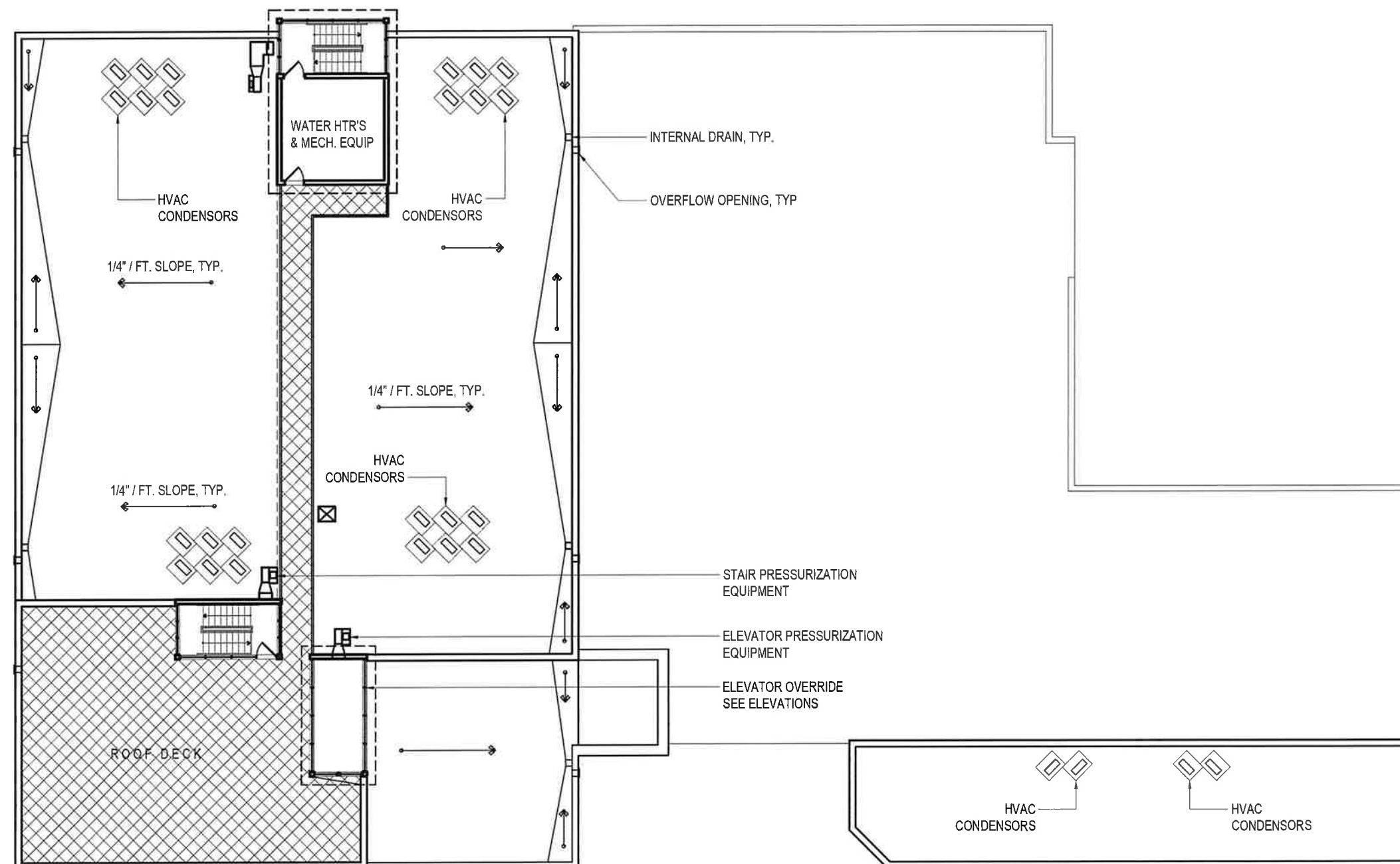


TITLE:
POD Submittal

Roof Plan

SHEET No.

A1.06

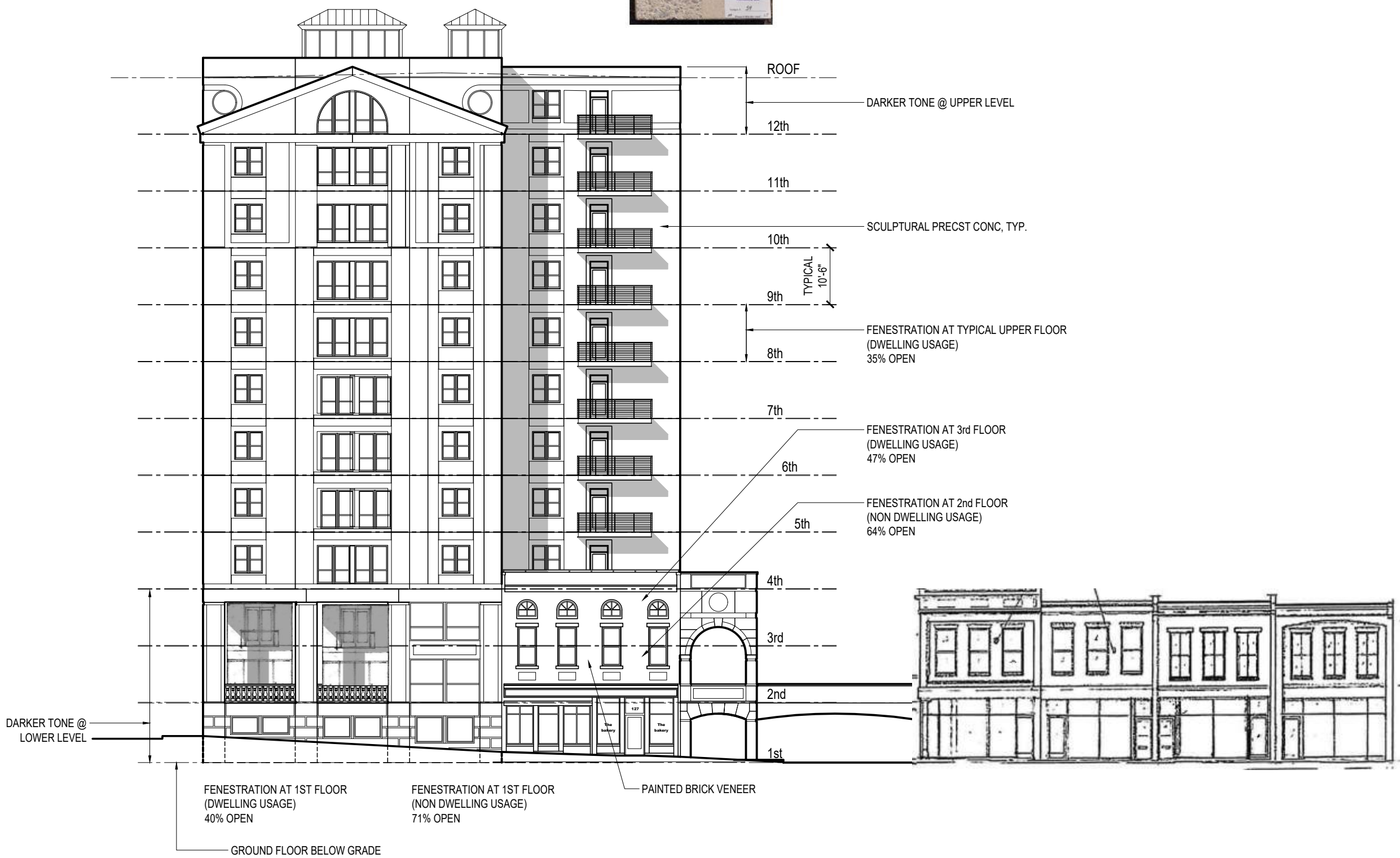


Roof Plan

SCALE 1" = 20'



Precast sample shown here for illustrative purposes - actual surface to be per approved physical sample.
Lighter tones achieved by light sandblast, darker tones achieved by heavier sandblast which reveals more aggregate.
Refer to rendering also for proposed locations of lighter/darker tonalities.



17th Street Elevation
SCALE 1" = 20'



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1553 E. Main Street Richmond, Va 23219

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BW

DATE:
07 / 13 / 21



**THE
BAKERY**
135 UNITS
85 PARKING SPACES

SCALE 1" = 20'
0 20' 60'

TITLE:
POD Submittal

17th Street Elevation

SHEET No.
A2.01



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135 UNITS
85 PARKING SPACES

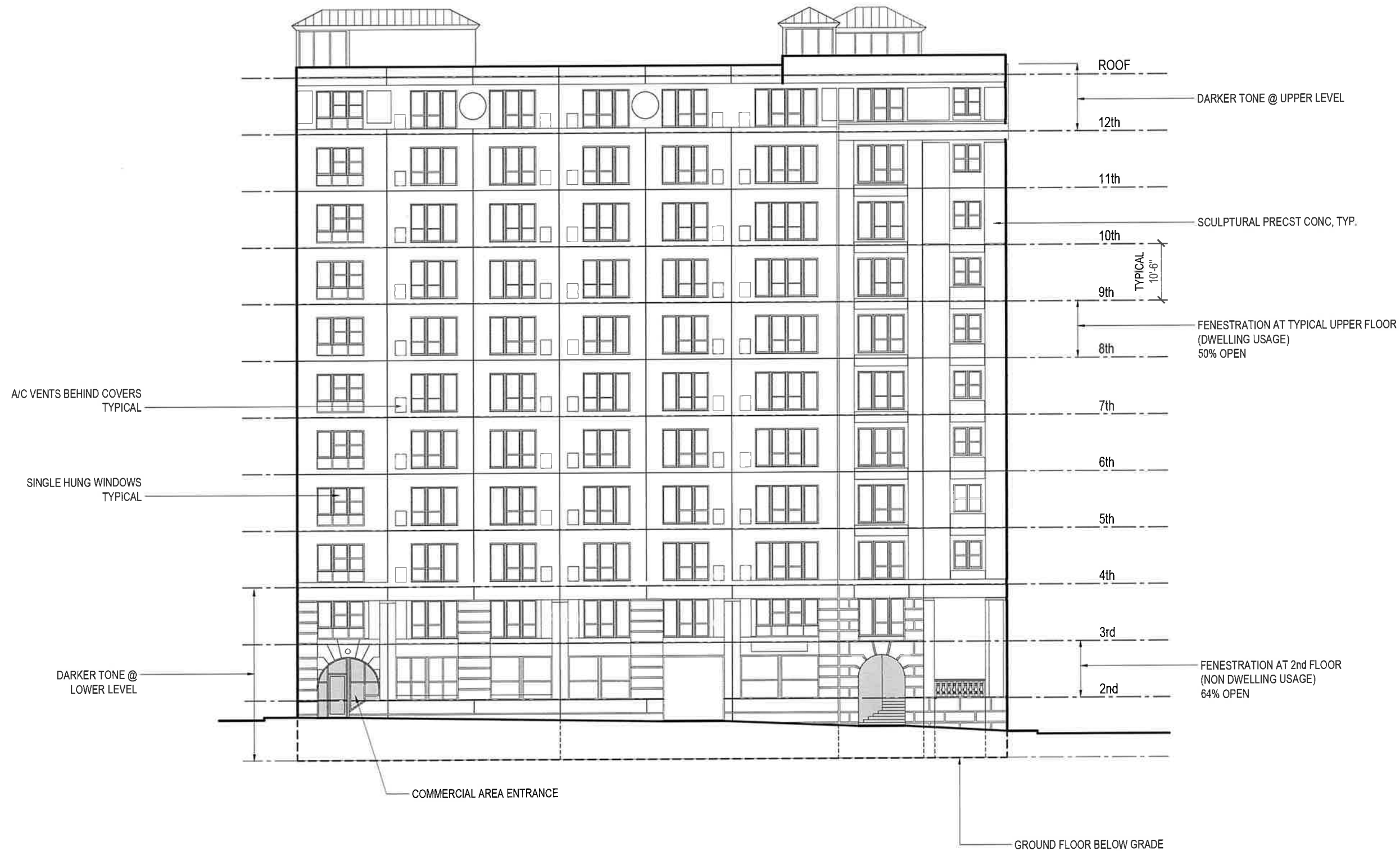
SCALE 1" = 20'

TITLE:
POD Submittal

Grace Street Elevation

SHEET No.

A2.02



Grace Street Elevation

SCALE 1" = 20'



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PROJECT NO:
21001

PROJECT MGR:
BW

DATE:
07 / 13 / 21



**THE
BAKERY**

135 UNITS
85 PARKING SPACES

SCALE 1" = 20'



TITLE:
POD Submittal

East Elevation

SHEET No.

A2.03



East Elevation
SCALE 1" = 20'



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**THE
BAKERY**

135 UNITS

85 PARKING SPACES

SCALE 1" = 20'



TITLE:

POD Submittal

South Elevation

SHEET No.

A2.04



South Elevation

SCALE 1" = 20'



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**THE
BAKERY**

135 UNITS
85 PARKING SPACES

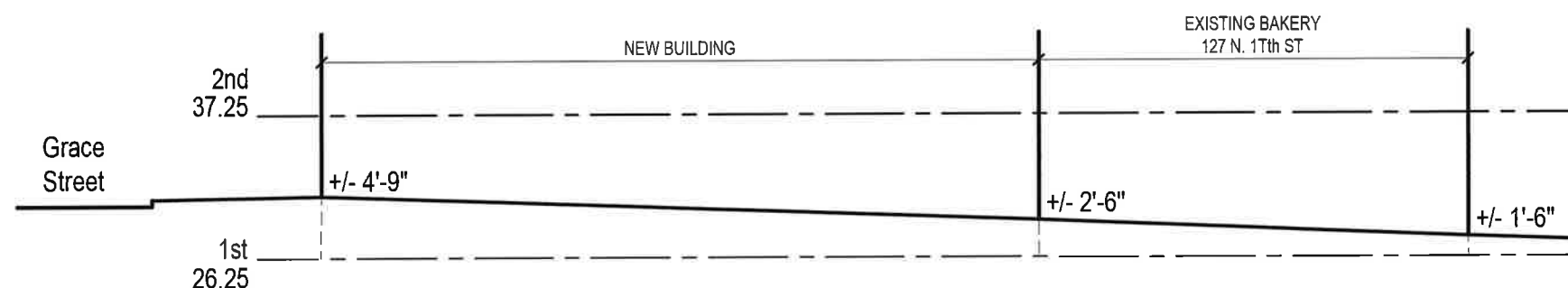
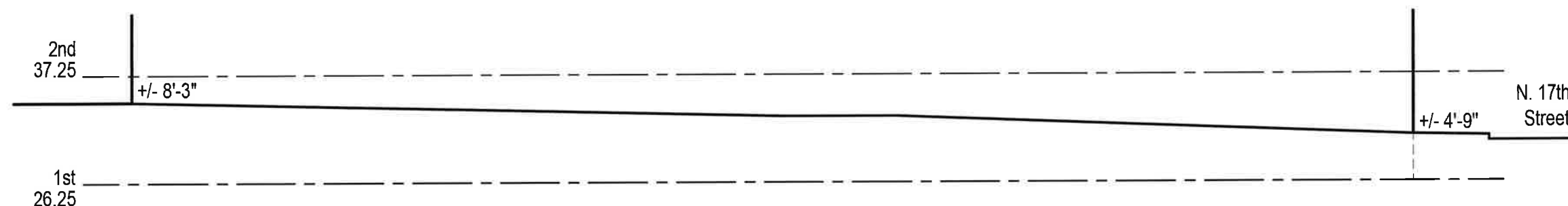
TITLE:

POD Submittal

Grade Line Exhibits

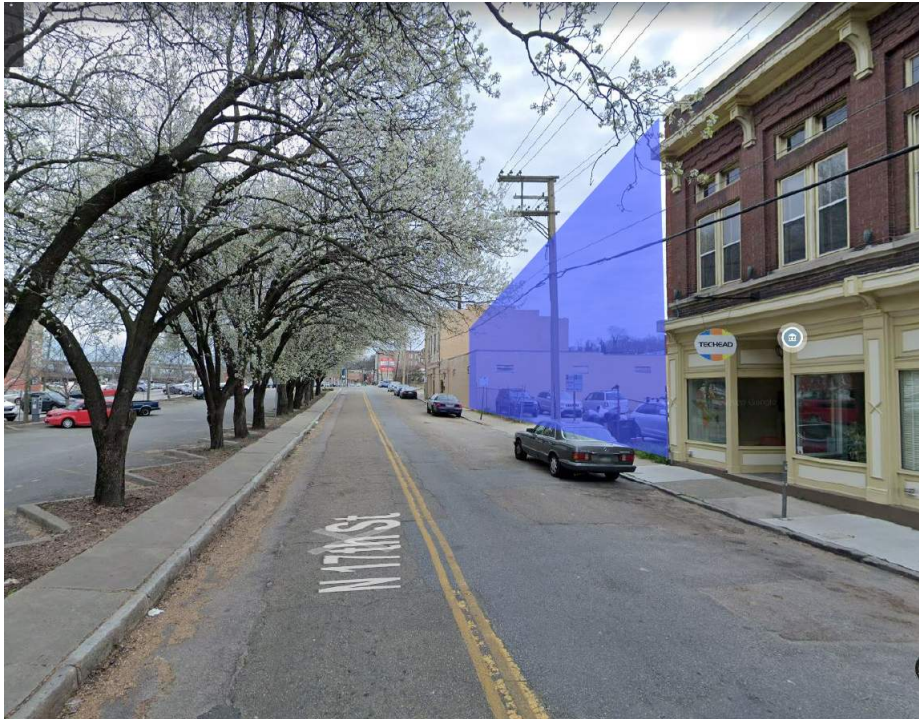
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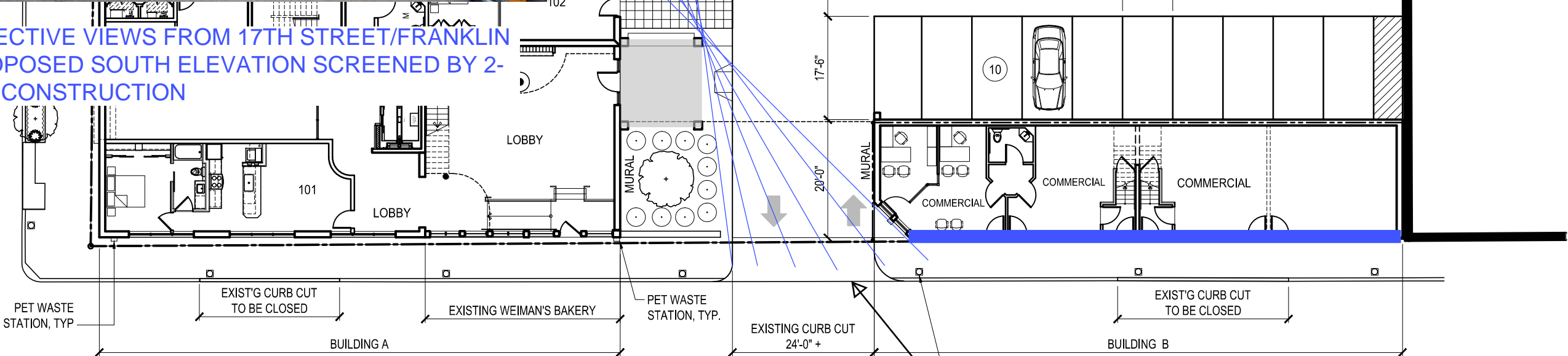


N. 17th Street

Grade Line Exhibits



PERSPECTIVE VIEWS FROM 17TH STREET/FRANKLIN TO PROPOSED SOUTH ELEVATION SCREENED BY 2-STORY CONSTRUCTION



1st Floor Plan
SCALE 1" = 20'

N. 17th Street

blue lines showing limited sightlines into project interior from 17th Street

potential fence/screening element at 1st and 2nd floor of parking deck screening view from Franklin Street. See addendum sheet A2.04.

see view study on A2.04



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PROJECT NO:
21001

PROJECT MGR:
BW

DATE:
06 / 17 / 21



The
BAKERY
135 UNITS
85 PARKING SPACES

SCALE 1" = 20'
0 20' 60'

TITLE:
POD Submittal

1st Floor Plan

SHEET No.

A1.01
Sight Line Study Addendum



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PROJECT NO:
21001

PROJECT MGR:
BW

DATE:
06 / 17 / 21



THE BAKERY
135 UNITS
85 PARKING SPACES

SCALE 1" = 20'
0 20' 60'

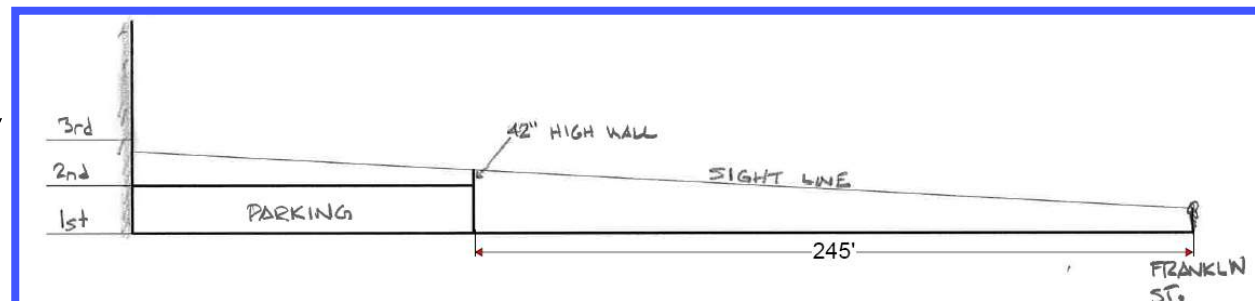
TITLE:
POD Submittal

South Elevation

SHEET No.

A2.04

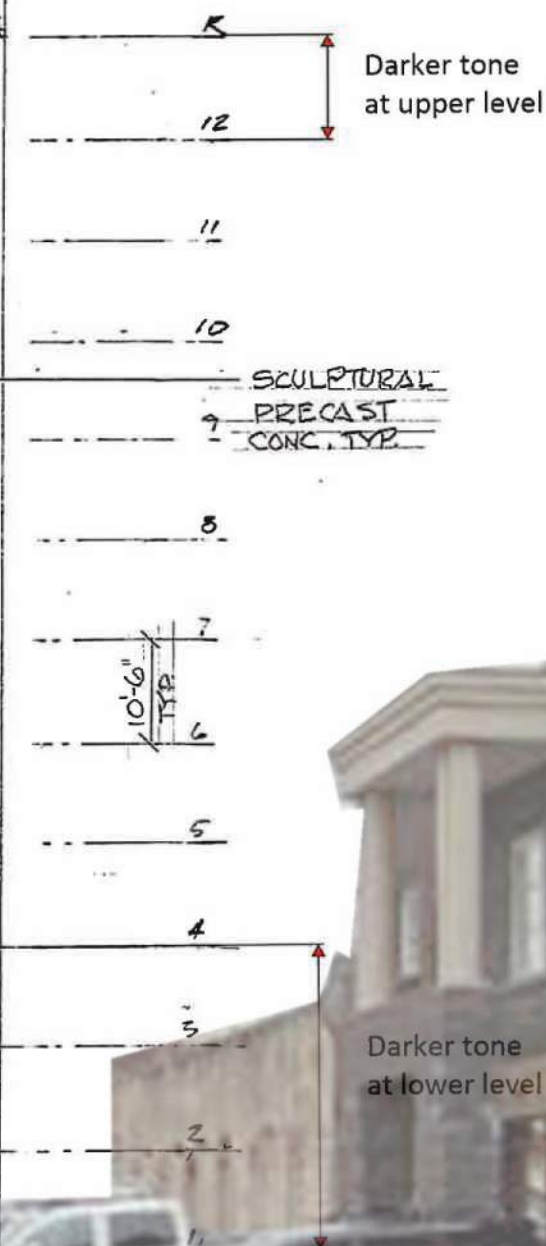
Sight Line Study Addendum



see sight line study
addendum sheet
A1.01 for fence/
screen location &
notes.

APPROX. OUT-
LINE OF 2-STORY
BUILD'G SOUTH
OF MAIN BLDG

South Elevation
SCALE 1" = 20'



Google Maps 113 N 17th St

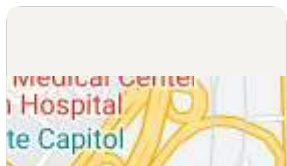


Image capture: Mar 2020 © 2021 Google

Richmond, Virginia



Street View



Google Maps 1700 E Grace St

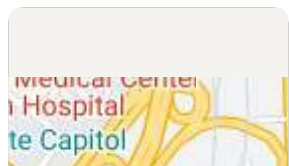


Image capture: Mar 2020 © 2021 Google

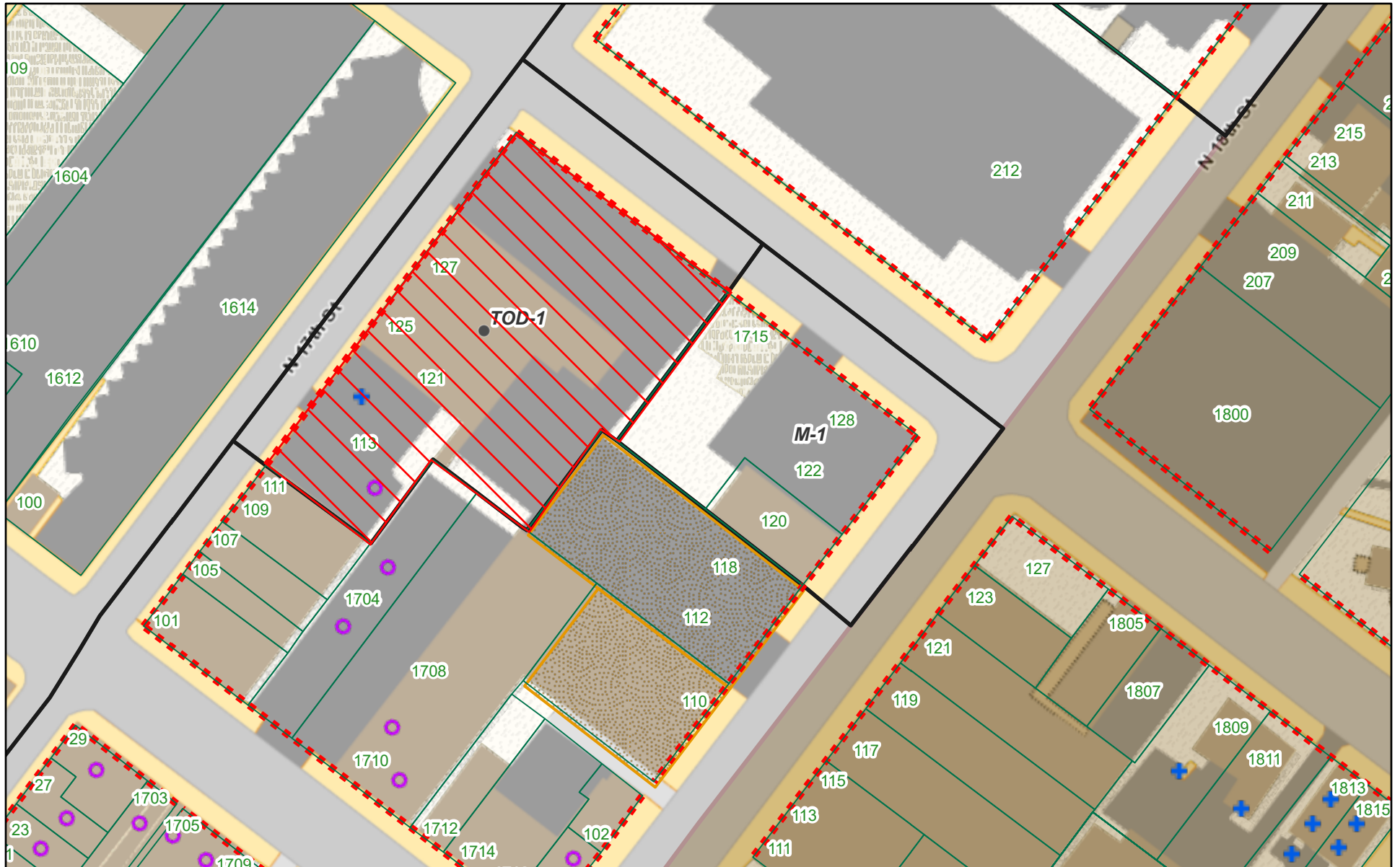
Richmond, Virginia



Street View



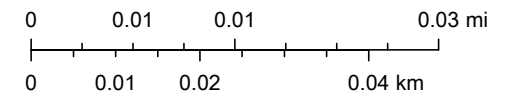
City of Richmond Zoning Map



7/16/2021, 1:23:32 PM

- | | | | | | |
|---------------|--------------------|---------------|----------------|-------------------------|-------------------|
| City Boundary | Structures | Building | Pool | Transportation Surfaces | Bridge; Overpass |
| Road Labels | <all other values> | Deck/Patio | Tennis Court | <all other values> | Driveway; Parking |
| Road Edges | Basketball Court | Other Surface | Alley; Ballast | Median | |

1:1,128



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