



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

August 6, 2021

Eric and Sarah DeBoer  
507 North 27<sup>th</sup> Street  
Richmond, VA 23223

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

To Whom It May Concern:

RE: **BZA 47-2021**

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 rear addition (sunroom) and exterior stairs to a rooftop deck on an existing single-family detached dwelling at 507 NORTH 27<sup>th</sup> STREET (Tax Parcel Number E000-0481/023), located in an R-8 (Urban 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 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](mailto: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.

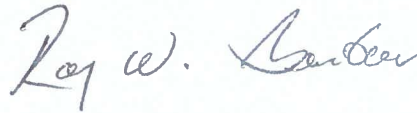
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 47-2021  
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 written in a cursive, flowing style.

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.

2105 M Street LLC  
2500 P Street  
Richmond, VA 23223

Ashe Everline J And Charles Jones And  
Florence  
2008 Princess Anne Ave  
Richmond, VA 23223

Barbot Richard  
519 Mosby St  
Richmond, VA 23223

Brown Leonard Thomas  
2018 Princess Anne Ave  
Richmond, VA 23223

Brown Melinda N W & Charles B Jr  
600 N 21st St  
Richmond, VA 23223

Carreras Rejena G  
4704 Monument Ave  
Richmond, VA 23230

Castonguay Samuel Robert  
530 N 21st St  
Richmond, VA 23223

Coleman Donald L & Florence E  
507 Mosby St  
Richmond, VA 23223

Conkle William J  
801 N 24th St  
Richmond, VA 23223

Conmy Erin W  
602 N 21st St  
Richmond, VA 23223

Conrad Matthew A And Alicia H  
2002 Princess Anne Ave  
Richmond, VA 23223

Coyne Christopher J And Heather O'keefe  
9107 Pantego Lane  
Mechanicsville, VA 23116

Davis Alexander H And Reilly-brown  
Elizabeth A  
602 1/2 N 21st St  
Richmond, VA 23223

Greene Frainces I  
509 Mosby St  
Richmond, VA 23223

Hickox Ursula R  
529 N 21st St  
Richmond, VA 23223

Hinnant Aaron Jr And Rose B  
522 N 21st St  
Richmond, VA 23223

Howlette E Michael Dr And Robert J Grey Jr  
2707 Brook Rd  
Richmond, VA 23220

Kinch Andrew Elias And Kirkpatrick Emily  
Sandra  
521 Mosby St  
Richmond, VA 23223

Lavery Mark And Thomas Cathleen  
P.o. Box 8150  
Richmond, VA 23223

Lemaire Mark D  
513 Mosby St  
Richmond, VA 23223

Lightfoot Rosetta S  
601 N 21st St  
Richmond, VA 23223

Ngai Hoi H And Lynda M Phung Ngai  
11240 Silverstone Dr  
Mechanicsville, VA 23116

Odell Elaine P  
2010 Princess Anne Ave  
Richmond, VA 23223

Padilla Fuentes Luis Alfonso  
531 N 21st Street  
Richmond, VA 23223

Patel Reshma And Gola Samarth  
603 N 21st St  
Richmond, VA 23223

Rockfish Properties Ii LLC  
315 Oak Lane  
Richmond, VA 23226

Savchenko Daria & Dudding Jeffrey & Hall  
Brian D  
526 N 21st St  
Richmond, VA 23223

Tnt Construction Carolina LLC  
7714 C Whitepine Rd Ste C  
N Chesterfield, VA 23237

Tweeten Alden Woodhull And Kent Arthur  
2020 Princess Anne Ave  
Richmond, VA 23223

Williams Ryan G  
11052 Slenderleaf Drive  
Glen Allen, VA 23060

**Property:** 507 N 27th St **Parcel ID:** E0000481023**Parcel**

**Street Address:** 507 N 27th St Richmond, VA 23223-  
**Owner:** DEBOER ERIC J AND SARAH E  
**Mailing Address:** 507 N 27TH ST, RICHMOND, VA 2322300000  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 338 - East End  
**Property Class:** 120 - R Two Story  
**Zoning District:** R-8 -  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2021  
**Land Value:** \$55,000  
**Improvement Value:** \$271,000  
**Total Value:** \$326,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 2700  
**Acreage:** 0.062  
**Property Description 1:** 0027.00X0100.00 0000.000  
**State Plane Coords( ?):** X= 11797583.000027 Y= 3719227.2263  
**Latitude:** 37.53249546 , **Longitude:** -77.41489263

**Description**

**Land Type:** Residential Lot A  
**Topology:** Level  
**Front Size:** 27  
**Rear Size:** 100  
**Parcel Square Feet:** 2700  
**Acreage:** 0.062  
**Property Description 1:** 0027.00X0100.00 0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11797583.000027 Y= 3719227.2263  
**Latitude:** 37.53249546 , **Longitude:** -77.41489263

**Other**

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

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$55,000	\$271,000	\$326,000	Reassessment
2020	\$55,000	\$264,000	\$319,000	Reassessment
2019	\$55,000	\$235,000	\$290,000	Reassessment
2018	\$55,000	\$222,000	\$277,000	Reassessment
2017	\$40,000	\$233,000	\$273,000	Reassessment
2016	\$40,000	\$229,000	\$269,000	Reassessment
2015	\$40,000	\$203,000	\$243,000	Reassessment
2014	\$40,000	\$188,000	\$228,000	Reassessment
2013	\$38,000	\$172,000	\$210,000	Reassessment
2012	\$38,000	\$105,000	\$143,000	Reassessment
2011	\$38,000	\$105,000	\$143,000	Assessment
2010	\$38,000	\$29,000	\$67,000	Reassessment
2009	\$37,900	\$30,000	\$67,900	Reassessment
2008	\$37,900	\$30,000	\$67,900	Reassessment
2007	\$37,900	\$30,000	\$67,900	Reassessment
2006	\$25,000	\$30,000	\$55,000	Reassessment
2005	\$10,600	\$15,800	\$26,400	Reassessment
2004	\$9,000	\$13,400	\$22,400	Reassessment
2003	\$8,200	\$12,200	\$20,400	Reassessment
2002	\$8,000	\$12,000	\$20,000	Reassessment
2001	\$6,480	\$9,720	\$16,200	Reassessment
1998	\$6,000	\$9,000	\$15,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
06/27/2012	\$232,000	HISTORIC RICHMOND RENOVATIONS	ID2012-12494	1 - VALID SALE-Valid, Use in Ratio Analysis
01/28/2010	\$22,000	CAPERS THERESA ESTATE	ID2010-1705	2 - INVALID SALE-DO NOT USE

**Planning**

**Master Plan Future Land Use:** NH-MU  
**Zoning District:** R-8 -  
**Planning District:** East  
**Traffic Zone:** 1063  
**City Neighborhood Code:** CH  
**City Neighborhood Name:** Church Hill  
**Civic Code:** 0200  
**Civic Association Name:** Church Hill Association of RVA  
**Subdivision Name:** NONE  
**City Old and Historic District:** Church Hill North  
**National historic District:** Church Hill North  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:** Churchill North

**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	1013	0206001	020600
1990	509	0206005	020600

**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:** 117A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 7  
**Voter Precinct:** 707  
**State House District:** 71  
**State Senate District:** 16  
**Congressional District:** 4

**Extension 1 Details**

<b>Extension Name:</b> R01 - Residential record #01	
<b>Year Built:</b> 1910	
<b>Stories:</b> 2	
<b>Units:</b> 0	
<b>Number Of Rooms:</b> 6	
<b>Number Of Bed Rooms:</b> 3	
<b>Number Of Full Baths:</b> 2	
<b>Number Of Half Baths:</b> 1	
<b>Condition:</b> good for age	
<b>Foundation Type:</b> Full Crawl	
<b>1st Predominant Exterior:</b> Wood siding / Wood shake	
<b>2nd Predominant Exterior:</b> N/A	
<b>Roof Style:</b> Flat or Shed	
<b>Roof Material:</b> Membrane	
<b>Interior Wall:</b> Drywall	
<b>Floor Finish:</b> Softwood-standard	
<b>Heating Type:</b> Heat pump	
<b>Central Air:</b> Y	
<b>Basement Garage Car #:</b> 0	
<b>Fireplace:</b> Y	
<b>Building Description (Out Building and Yard Items) :</b> Residential Fencing	

**Extension 1 Dimensions**

<b>Finished Living Area:</b> 1864 Sqft
<b>Attic:</b> 0 Sqft
<b>Finished Attic:</b> 0 Sqft
<b>Basement:</b> 0 Sqft
<b>Finished Basement:</b> 0 Sqft
<b>Attached Garage:</b> 0 Sqft
<b>Detached Garage:</b> 0 Sqft
<b>Attached Carport:</b> 0 Sqft
<b>Enclosed Porch:</b> 0 Sqft
<b>Open Porch:</b> 90 Sqft
<b>Deck:</b> 232 Sqft



Property Images

Name:E0000481023 Desc:R01

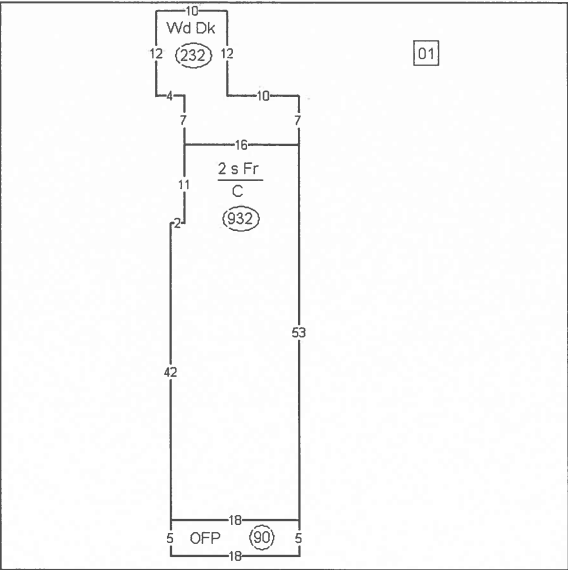


[Click here for Larger Image](#)



Sketch Images

Name:E0000481023 Desc:R01



# 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 Eric and Sarah DeBoer PHONE: (Home) ( ) (Mobile) \_\_\_\_\_  
OWNER: 507 North 27th Street FAX: (Home) ( ) (Mobile) ( ) \_\_\_\_\_  
(Name/Address) Richmond, VA E-mail Address: edeboer@gmail.com  
OWNER'S Baker Development Resources PHONE: (Home) ( ) (Mobile) (804) 874-6275  
REPRESENTATIVE Mark Baker FAX: (Home) ( ) (Mobile) ( ) \_\_\_\_\_  
(Name/Address) 1519 Summit Avenue, Suite 102 E-mail Address: markbaker@bakerdevelopmentresources.com  
Richmond, VA 23230

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 507 North 27th Street  
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER \_\_\_\_\_  
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-413.15(2)a  
APPLICATION REQUIRED FOR: to build an addition (sunroom) and exterior stairs to a rooftop deck on an existing single family dwelling.  
TAX PARCEL NUMBER(S): E000-0481/023 ZONING DISTRICT: R-8 (Urban Residential)  
REQUEST DISAPPROVED FOR THE REASON THAT: The side yard (setback) requirement is not met. A side yard (setback) of three feet (3') is required, 0.37' is proposed along the northeastern property line.  
DATE REQUEST DISAPPROVED: 07/02/2021 FEE WAIVER: ☐ YES ☒ NO  
DATE FILED: 07/16/2021 TIME FILED: 8:11 a.m. PREPARED BY: Andrea Cuffee RECEIPT NO. BZAR-095468-2021  
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 1840.3 PARAGRAPH(S) (1) 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: 8/4/2021

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

CASE NUMBER: BZA 47-2021 HEARING DATE: September 1, 2021 AT 1:00 P.M.



BOARD OF ZONING APPEALS CASE BZA 47-2021  
150' Buffer

APPLICANT(S): Eric and Sarah DeBoer

PREMISES: 507 North 27th Street  
(Tax Parcel Number E000-0481/023)

SUBJECT: A building permit to construct a rear addition (sunroom) and exterior stairs to a rooftop deck on an existing single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-413.15(2)a of the Zoning Ordinance for the reason that:  
The side yard (setback) requirement is not met.







## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

### CITY OF RICHMOND, VIRGINIA

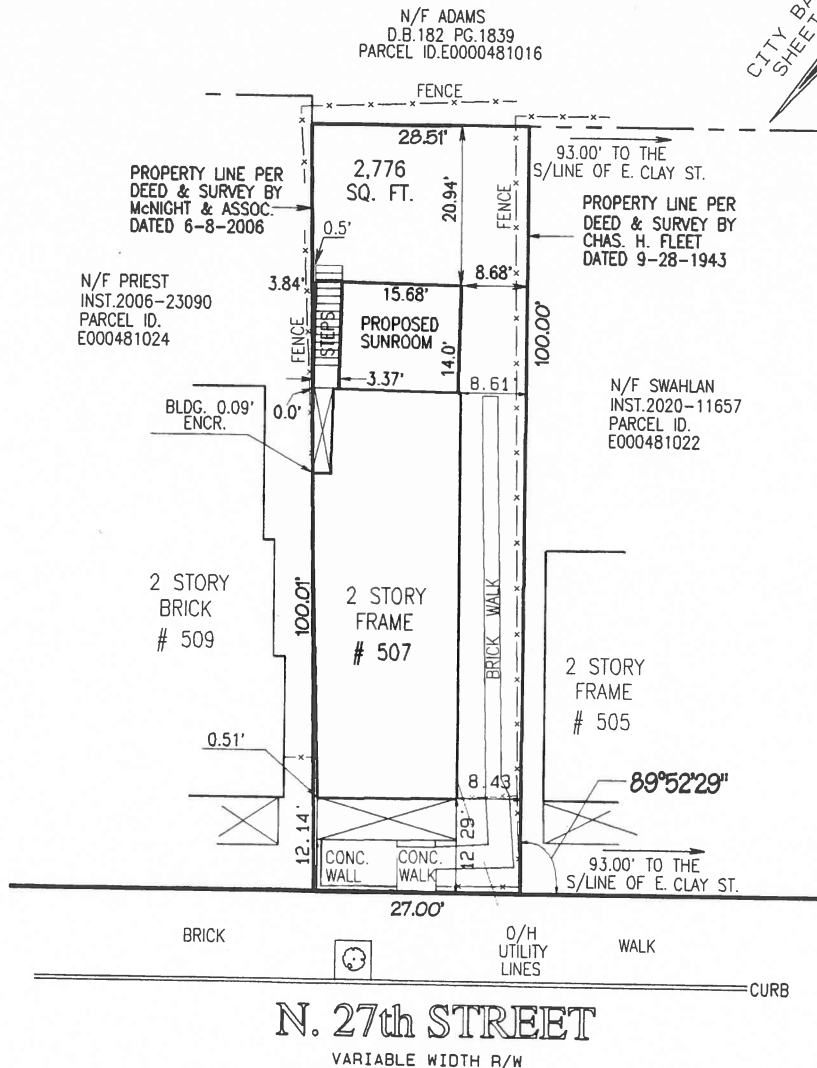
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (646-6340/6701). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx> Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.
4. **Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting.** It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow (804-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

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

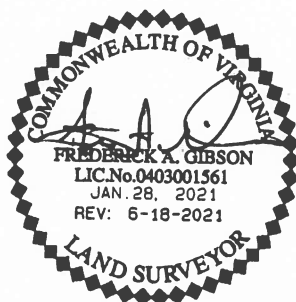
(Revised. 4/28/16)

NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): ERIC J. DeBOER & SARAH E. DeBOER INST.120012494 PARCEL ID E0000481023



**PLAT SHOWING EXISTING & PROPOSED  
IMPROVEMENTS ON No. 507 N. 27th STREET,  
IN THE CITY OF RICHMOND, VIRGINIA**

SCALE: 1" = 20'



**FREDERICK A. GIBSON  
& ASSOCIATES, P.C.**  
LAND SURVEYORS  
11521-G MIDLOTHIAN TURNPIKE  
NORTH CHESTERFIELD, VIRGINIA 23235  
PHONE 804 378-4485 FAX 804 378-4487

THIS IS TO CERTIFY THAT ON JANUARY 28, 2021, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT 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 PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

PROJECT # 9402-13 SP

# De Boer Sunroom Addition

Owner: ERIC AND SARAH De BOER  
AUGUST 2, 2021

507 NORTH 27TH STREET, RICHMOND, VA

