

CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

September 3, 2021

Lane Peyton Martin
2618 Hanover Avenue
Richmond, Virginia 23220

Baker Development Resources
530 East Main Street, Suite 730
Richmond, Virginia 23219
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 50-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, October 6, 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 an accessory building (garage) to an existing single-family detached dwelling at 2618 HANOVER AVENUE (Tax Parcel Number W000-1165/023), located in an R-48 (Multi-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 601 258 242# 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 October 6, 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.

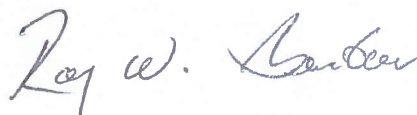
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 50-2021
Page 2
September 3, 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.

2608 Hanover Llc C/o Stewart Allen
9084 Hoke Brady Road
Henrico, VA 23231

2623 Hanover Avenue LLC
1803 Timbermead Ct
Richmond, VA 23233

Allen John R Inc
5403 Patterson Ave
Richmond, VA 23220

Allen John R Jr Inc
2625 Kensington Ave
Richmond, VA 23220

Bridgforth Richard L
2621 Hanover Ave
Richmond, VA 23220

Campus-pierce Arrow LLC
P.o. Box 530292
Birmingham, AL 35253

Carpenter Ann P Revocable Trust Trustees
2612 Hanover Ave
Richmond, VA 23220

Carragher James J Ponte
306 N Mulberry St Unit 8
Richmond, VA 23220

Chesapeake & Potomac Telephone Co Of
Virginia
Po Box 152206
Irving, TX 75015

Chestukhin Anton N And Litovchick Larisa V
2607 Hanover Avenue
Richmond, VA 23220

Classical Investments
9388 Braxton Way
Mechanicsville, VA 23116

Delvecchio Brittany And Charles
306 N Mulberry St Unit 1
Richmond, VA 23226

Hearl Lisa A
306 N Mulberry St #2
Richmond, VA 23220

Jat Properties Llc C/o Annie T Frankfort
2614 Hanover Ave
Richmond, VA 23220

Jefferson Mary G
2624 Hanover Ave
Richmond, VA 23220

Jernigan Matthew G
306 N Mulberry St Unit 3
Richmond, VA 23220

Klop Properties Ii LLC
9 Paxton Rd
Richmond, VA 23226

Kricorian Elizabeth
2611 Hanover Ave Apt 1r
Richmond, VA 23220

Linus Ltd
2319 Hanover Ave
Richmond, VA 23220

Maroons Lc
3810 Duckling Walk
Glen Allen, VA 23060

Mulberry Street Condominium Unit Owners
Association
4009 Fitzhugh Ave Suite 200
Richmond, VA 23230

Parris Kevin Lee And Sarah Ralston
2619 Hanover Avenue
Richmond, VA 23220

Pembroke Claude G Jr And Claude G Iii
7048 Currituck Rd
Kitty Hawk, NC 27949

Redbud Homes & Properties Llc
Po Box 8268
Richmond, VA 23226

Ryan Jeffrey A And Stephanie P Roy
1210 Winslow Rd
Richmond, VA 23235

Spangler Catharine M
2615 Hanover Ave
Richmond, VA 23220

Strachan Michael J And Joan E
14022 Bayport Landing Ter
Midlothian, VA 23112

Swerling Gerald And Karen L
2700 Hanover Ave
Richmond, VA 23220

Venos Kenneth G Trustee
2609 Hanover Avenue
Richmond, VA 23220

Wade Donald R And Josey Ann Living Trust
Trustees
2423 Hanover Ave
Richmond, VA 23220

Whitfield John M M& Brenda S
2616 Hanover Ave
Richmond, VA 23220

Wiles L W Llc
4231 Cheyenne Rd
Richmond, VA 23235

Property: 2618 Hanover Ave Parcel ID: W0001165023**Parcel**

Street Address: 2618 Hanover Ave Richmond, VA 23220-
Owner: MARTIN LANE PEYTON AND KIMBERLY WARD
Mailing Address: 2618 HANOVER AVE, RICHMOND, VA 2322000000
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 216 - Fan District 1
Property Class: 120 - R Two Story
Zoning District: R-48 - Residential (Multi-Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$225,000
Improvement Value: \$332,000
Total Value: \$557,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 4988.06
Acreage: 0.115
Property Description 1: 0027.75X0179.75 0000.000
State Plane Coords(?): X= 11780892.306786 Y= 3727552.737203
Latitude: 37.55565842 , **Longitude:** -77.47214879

Description

Land Type: Residential Lot B
Topology: Level
Front Size: 27
Rear Size: 179
Parcel Square Feet: 4988.06
Acreage: 0.115
Property Description 1: 0027.75X0179.75 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11780892.306786 Y= 3727552.737203
Latitude: 37.55565842 , **Longitude:** -77.47214879

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$265,000	\$336,000	\$601,000	Reassessment
2021	\$225,000	\$332,000	\$557,000	Reassessment
2020	\$220,000	\$330,000	\$550,000	Reassessment
2019	\$220,000	\$306,000	\$526,000	Reassessment
2018	\$200,000	\$285,000	\$485,000	Reassessment
2017	\$125,000	\$328,000	\$453,000	Reassessment
2016	\$125,000	\$302,000	\$427,000	Reassessment
2015	\$125,000	\$278,000	\$403,000	Reassessment
2014	\$130,000	\$271,000	\$401,000	Reassessment
2013	\$143,000	\$271,000	\$414,000	Reassessment
2012	\$143,000	\$271,000	\$414,000	Reassessment
2011	\$143,000	\$285,000	\$428,000	CarryOver
2010	\$143,000	\$285,000	\$428,000	Reassessment
2009	\$143,400	\$296,600	\$440,000	Reassessment
2008	\$124,100	\$315,900	\$440,000	Reassessment
2007	\$124,100	\$315,900	\$440,000	Correction
2006	\$124,100	\$280,600	\$404,700	Reassessment
2005	\$63,300	\$280,600	\$343,900	Reassessment
2004	\$58,100	\$257,400	\$315,500	Reassessment
2003	\$58,100	\$257,400	\$315,500	Reassessment
2002	\$49,200	\$218,100	\$267,300	Reassessment
2001	\$40,300	\$178,800	\$219,100	Reassessment
2000	\$35,000	\$137,500	\$172,500	Reassessment
1998	\$35,000	\$125,000	\$160,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/05/2014	\$415,000	HICKS STEVEN M AND	ID2014-13489	1 - VALID SALE-Valid, Use in Ratio Analysis
03/29/1994	\$140,000	Not Available	00390-1508	
07/16/1984	\$77,500	Not Available	000011-01462	
09/05/1978	\$61,000	Not Available	000741-01650	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-48 - Residential (Multi-Family)
Planning District: Near West
Traffic Zone: 1094
City Neighborhood Code: FAN
City Neighborhood Name: The Fan
Civic Code:
Civic Association Name: Fan Area Business Alliance
Subdivision Name: NONE
City Old and Historic District:
National historic District: Fan Area
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	2003	0410002	041000
1990	214	0410002	041000

Schools

Elementary School: Fox
Middle School: Binford
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 313
Fire District: 12
Dispatch Zone: 044B

Public Works Schedules

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

Government Districts

Council District: 2
Voter Precinct: 207
State House District: 68
State Senate District: 9
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1921
Stories: 2
Units: 0
Number Of Rooms: 7
Number Of Bed Rooms: 3
Number Of Full Baths: 2
Number Of Half Baths: 1
Condition: good for age
Foundation Type: Full Bsmt
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Flat or Shed
Roof Material: Metal
Interior Wall: Plaster
Floor Finish: Hardwood-std oak
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 2364 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 1086 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: 563 Sqft

Property Images

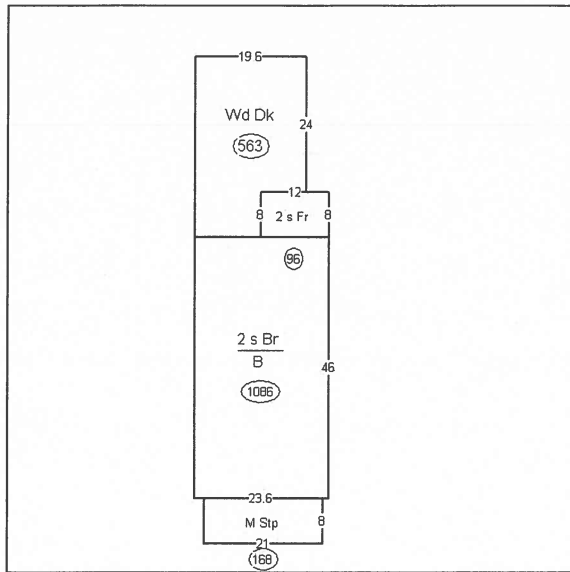
Name:W0001165023 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:W0001165023 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

OWNER: Lane Peyton Martin

PHONE: (Home) () () (Mobile) () ()

ADDRESS: 2618 Hanover Avenue

FAX: () () (Work) () ()

Richmond, Virginia 23220

E-mail Address: _____

PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources

PHONE: (Home) () () (Mobile) (804) 874-6273

(Name/Address) 530 East Main Street, Suite 730

FAX: () () (Work) () ()

Richmond, VA 23219

E-mail Address: markbaker@bakerdevelopmentresources.com

Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2618 Hanover Avenue

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-416.5(2) & 30-413.6(2)

APPLICATION REQUIRED FOR: A building permit to construct an accessory building (garage).

TAX PARCEL NUMBER(S): W000-1165/023 **ZONING DISTRICT:** R-48 (Multi-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The side yard (setback) requirement is not met. A side yard of three feet (3') is required; 1" is proposed along the western property line and 1.0' is proposed along the eastern property line.

DATE REQUEST DISAPPROVED: August 12, 2021

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: August 13, 2021 **TIME FILED:** 2:21 p.m. **PREPARED BY:** Josh Young **RECEIPT NO.** BZAR-097442-2021

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) (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: 8/25/2021

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

CASE NUMBER: BZA 50-2021 **HEARING DATE:** October 6, 2021 **AT** _____ **1:00** **P.M.**

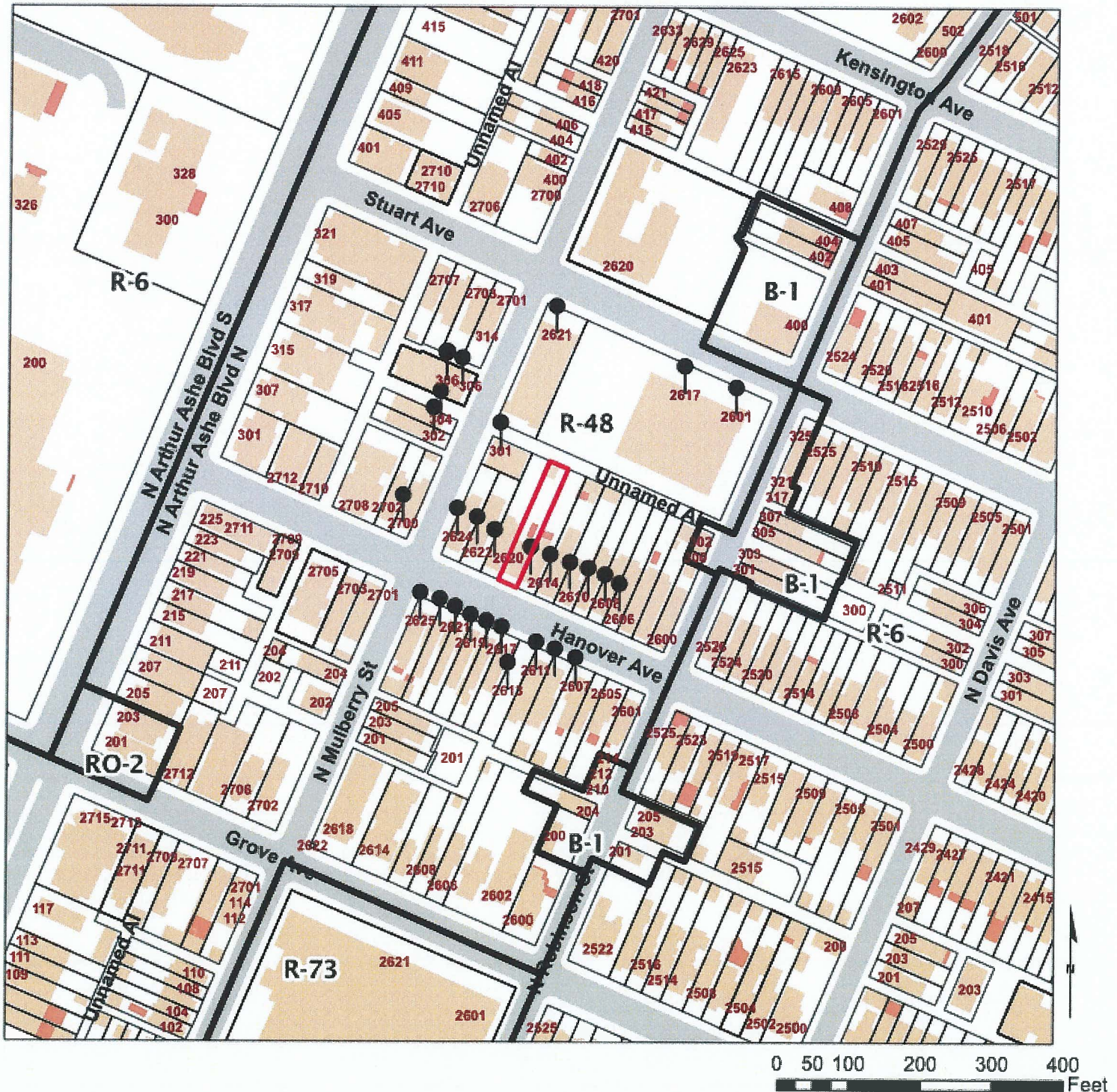
BOARD OF ZONING APPEALS CASE BZA 50-2021
150' Buffer

APPLICANT(S): Lane Peyton Martin

PREMISES: 2618 Hanover Avenue
(Tax Parcel Number W000-1165/023)

SUBJECT: A building permit to construct an accessory building (garage)
to an existing single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-416.5(2) & 30-413.6(2)
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.

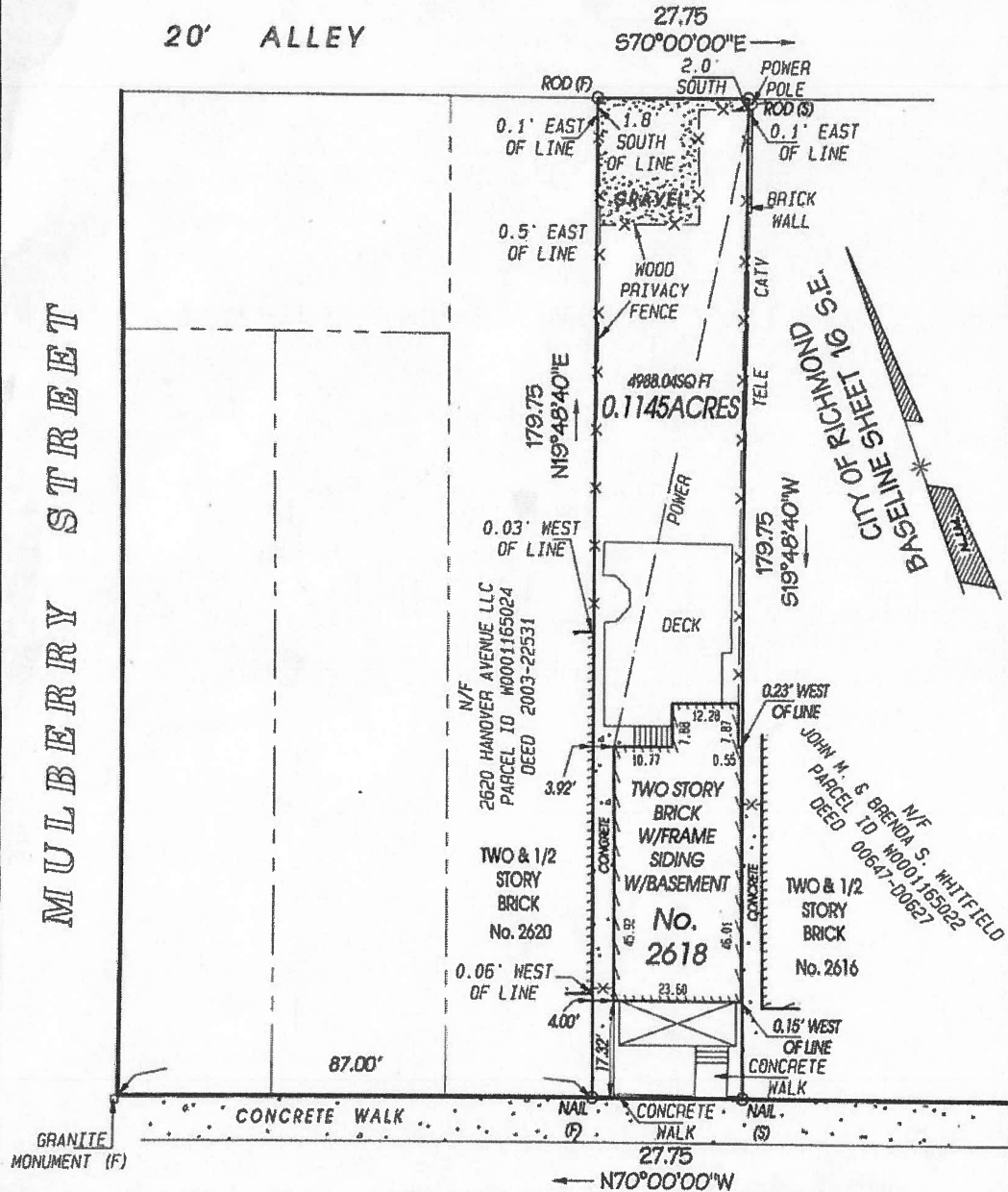
1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact 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 IS LOCATED IN F.E.M.A. FLOOD ZONE "X".

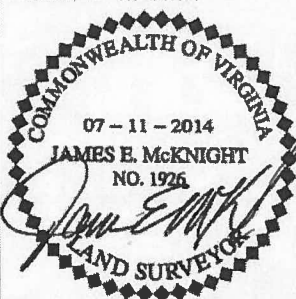
CURRENT OWNER: STEVEN M. HICKS & VICTORIA MEININGER DEED 00390-1508



HANOVER AVENUE

PLAT SHOWING IMPROVEMENTS ON No. 2618 HANOVER AVENUE
IN THE CITY OF RICHMOND, VIRGINIA

PURCHASERS:
LANE MARTIN &
KIMBERLY MARTIN



THIS IS TO CERTIFY THAT ON JULY 11, 2014, 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" = 30'

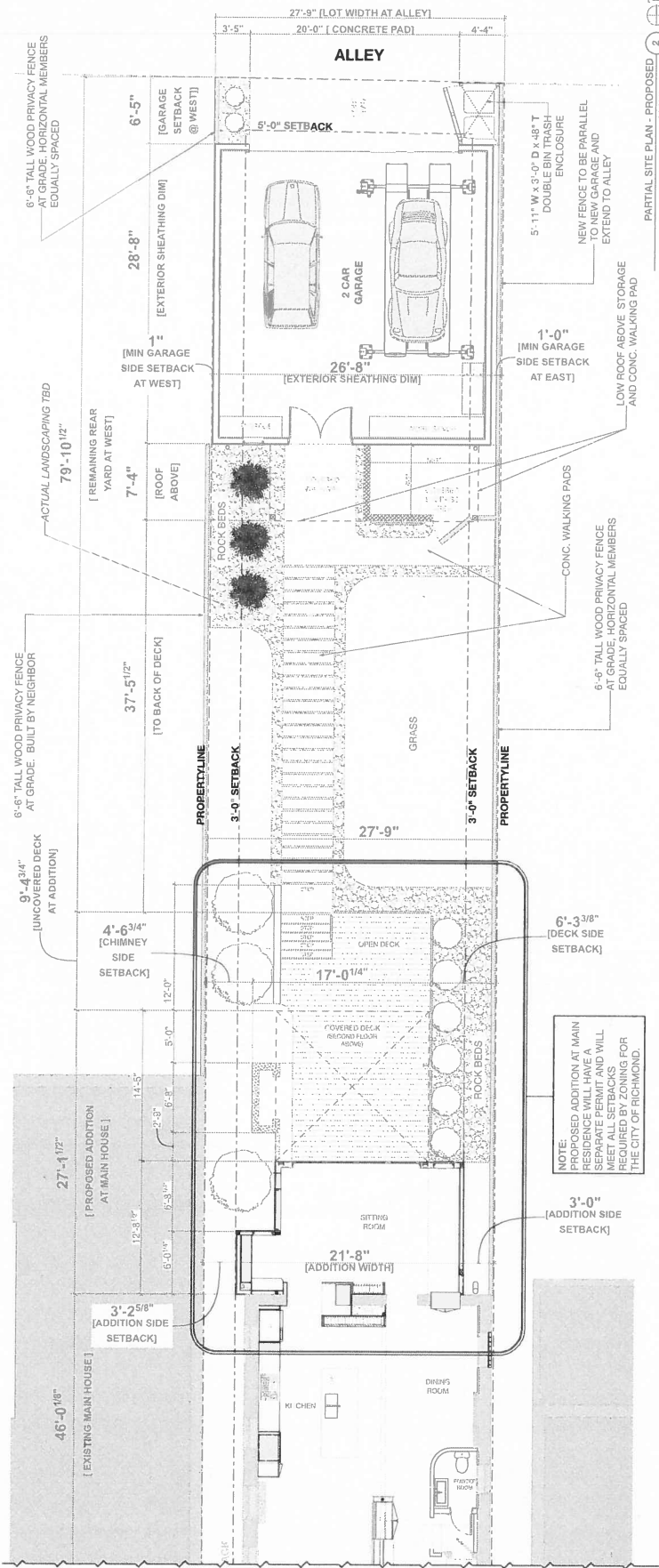


**McKNIGHT
& ASSOCIATES, P.C.**

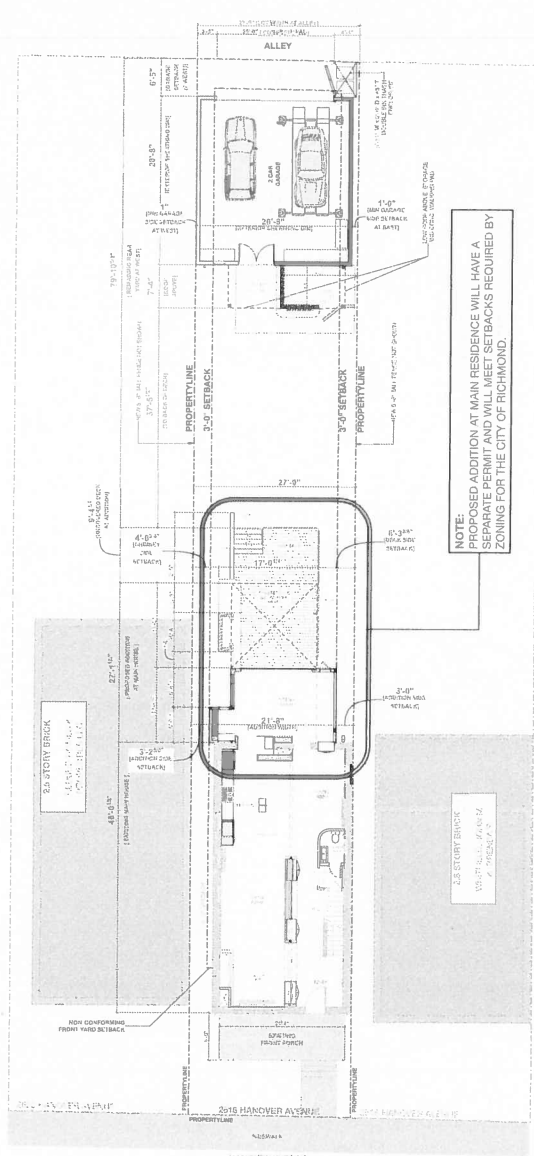
LAND SURVEYORS PLANNERS

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

JOB NUMBER: 96010618



PARTIAL SITE PLAN - PROPOSED
SCALE: 1" = 5'



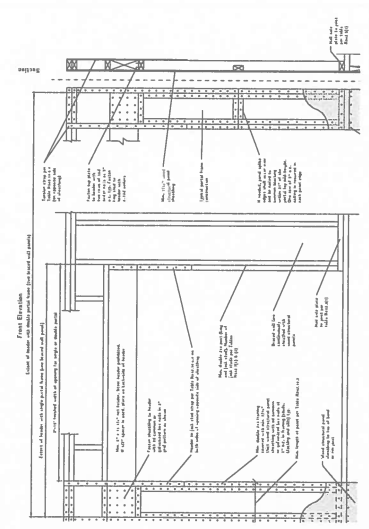
FULL SITE PLAN - PROPOSED
SCALE: 1" = 10'

SITE PLAN NOTES:

- PROPOSED ADDITION AT MAIN RESIDENCE WILL HAVE A SEPARATE PERMIT AND WILL MEET ALL SETBACKS REQUIRED BY ZONING FOR THE CITY OF RICHMOND.
- GARAGE SIDE SETBACK AT EAST TO BE MINIMUM 1'-0" AND SETBACK AT WEST TO BE MINIMUM 1'. GARAGE REAR SETBACK TO BE 6'-0" FROM NORTHWEST CORNER OF PROPERTY.

ZONING INFORMATION:

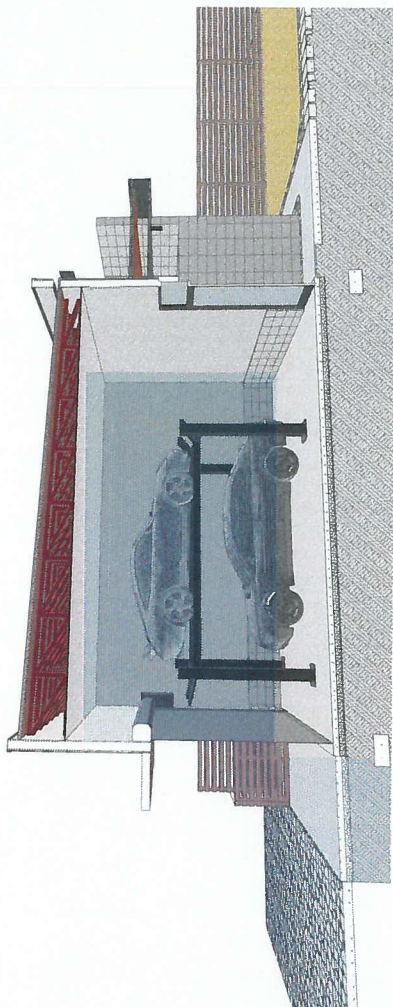
R-18 MULTI-FAMILY RESIDENTIAL			
SETBACKS	FRONTYARD	REARYARD	6'-0"
HEIGHT	ALLOWED	PROPOSED	20'-0" (REAR PORCH) 25'-0" (REAR PORCH)
COVERAGE	ALLOWED	PROPOSED	50% (REAR PORCH) 50% (REAR PORCH)
COVERAGE BREAKDOWN:			
TOTAL LOT SF	SHELDS SF		
EXISTING HOUSE	1,387.00 SF		
PROPOSED ADDITION	473.25 SF		
PROPOSED GARAGE	789.00 SF		
TOTAL LOT COVERAGE	2,649.25 SF		



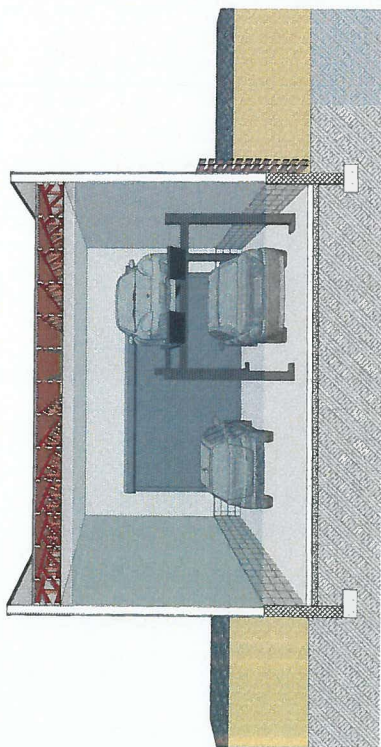
GARAGE PORTAL FRAME DETAIL 2
 SCALE $\frac{1}{4}'' = 1'-0''$



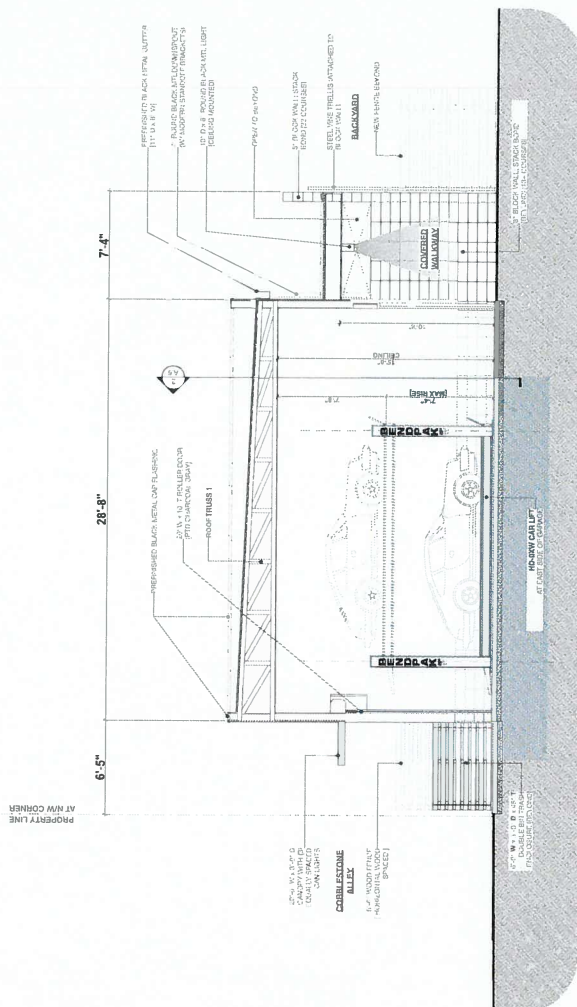




NORTH/SOUTH SECTION - 3D ARCHITECTURAL MODEL SECTION



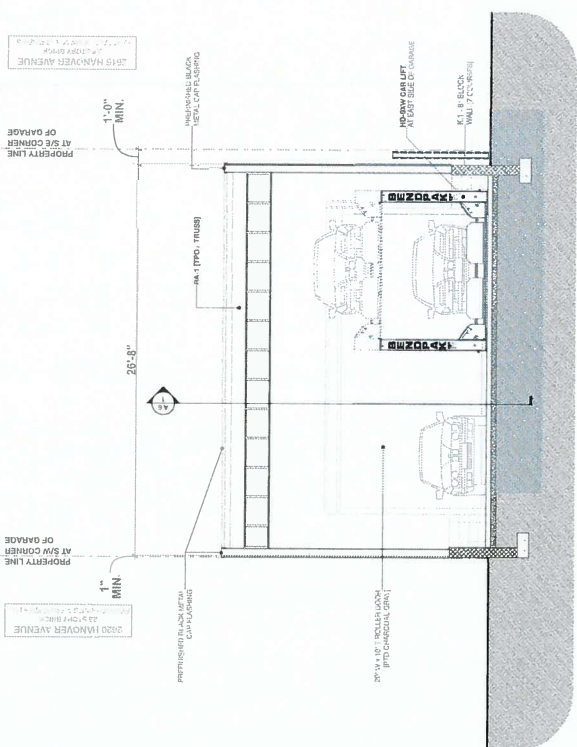
EAST/WEST SECTION - 3D ARCHITECTURAL MODEL SECTION



NORTH/SOUTH SECTION - PROPOSED

SCALE 1/4" = 1'-0"

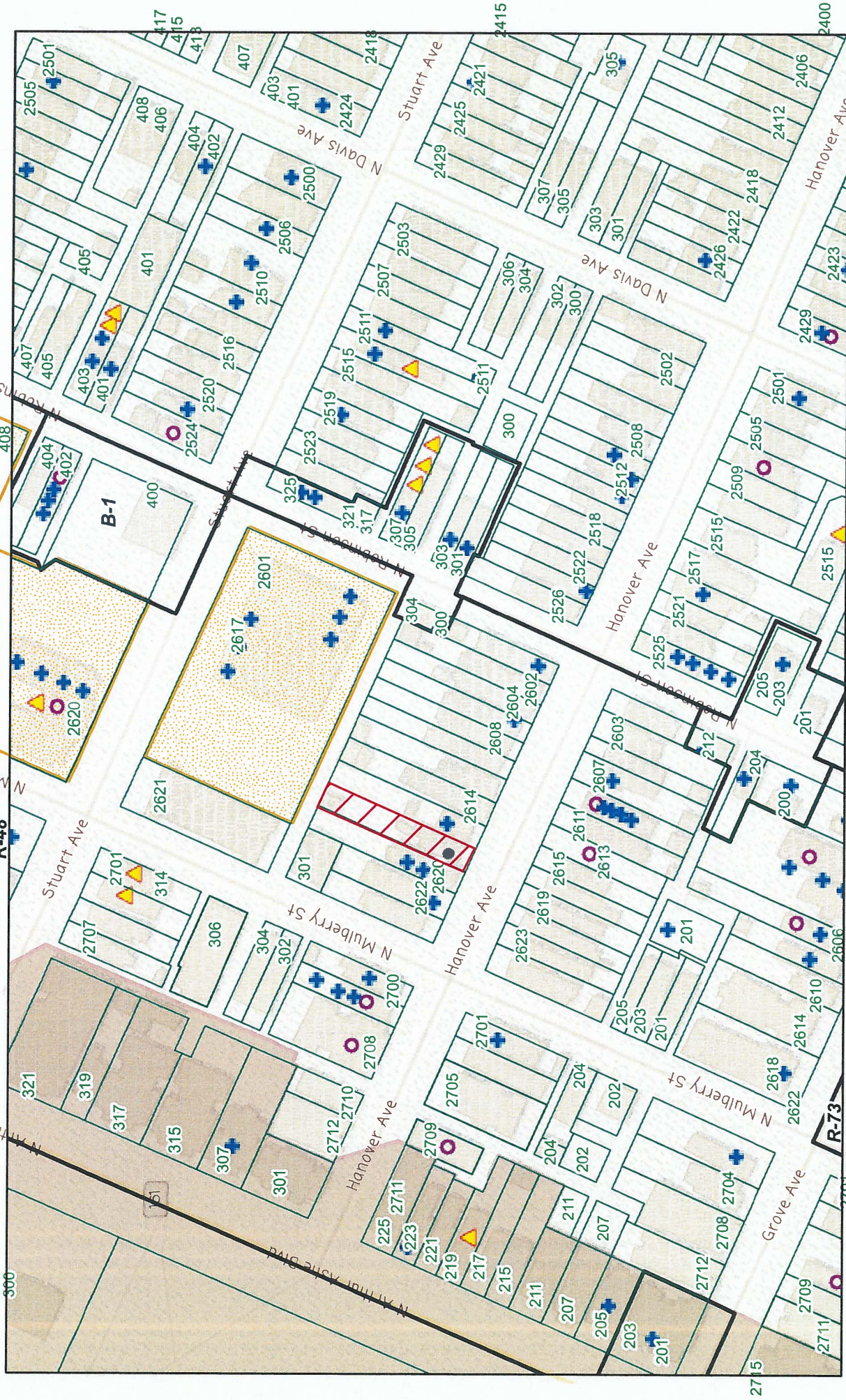
1



EAST/WEST SECTION - PROPOSED

City of Richmond Zoning Map

R-48



8/17/2021, 2:47:15 PM

1:2,257

Address Labels

Board of Zoning Appeals

City Old And Historic District

Parcels

Zoning Confirmation Letters

Special Use Permits

Plan of Development

Citations appear in map service do not include Richmond. However, this map product is produced from a City of Richmond application source. The default map service is provided by ESRI and the City has no control over metadata tags appearing therein.

Esri Community Maps Contributors, County of Henrico, VITA

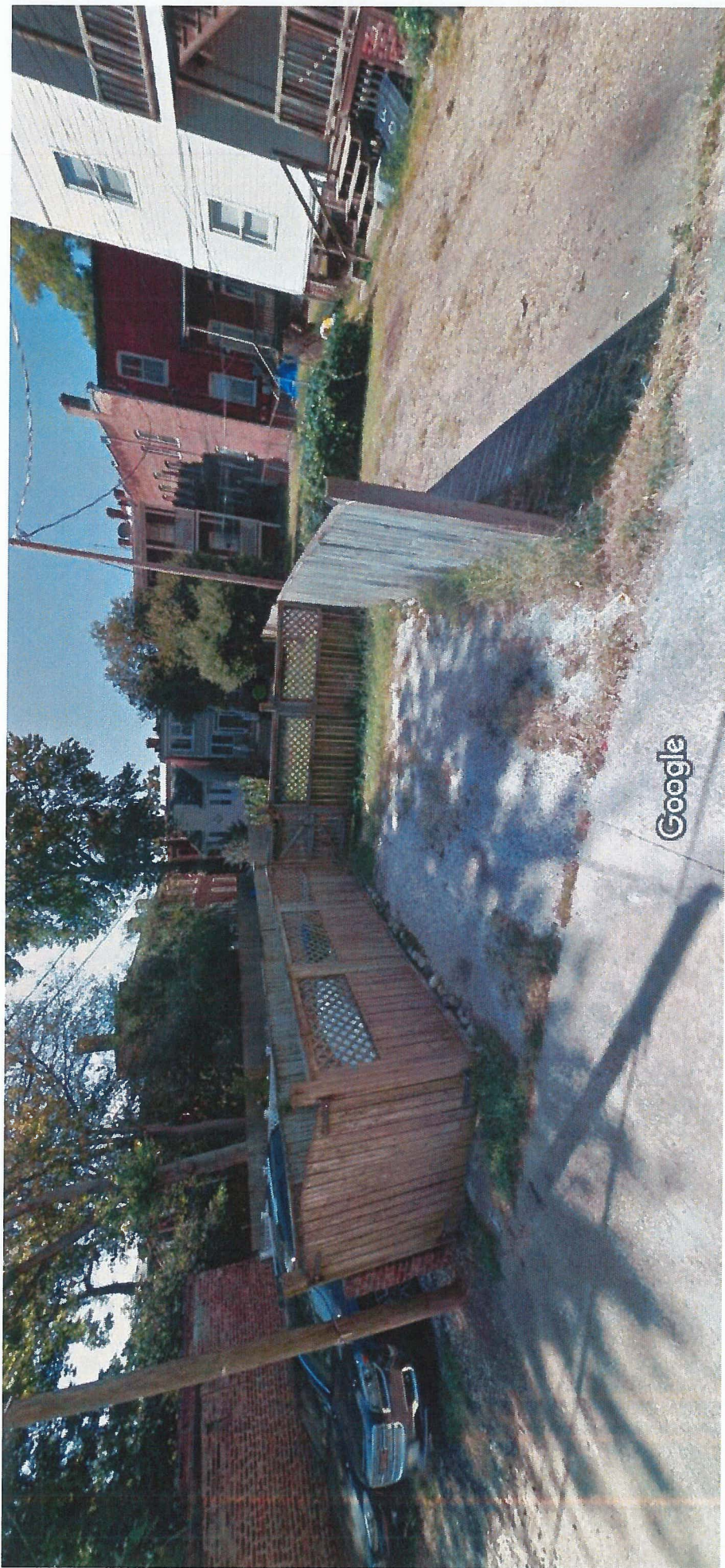


Image capture: Aug 2016 © 2021 Google



Street View