



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

October 8, 2021

Ritsu & Helen Kuno  
3300 Hanover Avenue  
Richmond, Virginia 23221

Lane Homes & Remodeling  
12536 Patterson Avenue  
Richmond, Virginia 23238  
Attn: Edward Lane

To Whom It May Concern:

RE: **BZA 52-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, November 3, 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 structure (garage) and fence onto a single-family (detached) dwelling at 3300 HANOVER AVENUE (Tax Parcel Number W000-1515/024), located in an R-6 (Single-Family Attached Residential) District.

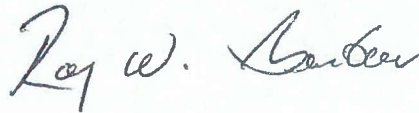
Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 394 283 349# beginning at 1:00 p.m. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2021 drop-down, click meeting details for November 3, 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

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 dark ink, appearing to read "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.

3309 Stuart LLC  
12420 Southbridge Dr  
Midlothian, VA 23113

Argenzio Charles E Family Limited  
Partnership  
70 Raft Island Nw  
Gig Harbor, WA 98335

Baughan Robert J & Jane M  
3313 Hanover Ave  
Richmond, VA 23221

Bellona Arsenal Farm Associates LLC  
3816 Old Gun Rd West  
Midlothian, VA 23113

Benedictine Sisters Of Va Inc  
3215 Stuart Ave  
Richmond, VA 23221

Benedictine Sisters Of Va Inc  
9535 Linton Hall Rd  
Bristow, VA 22013

Denoon Delanie Watson  
3301 Hanover Ave  
Richmond, VA 23221

Elam John H  
3411 W Franklin St  
Richmond, VA 23221

Gurley Benjamin F And Lucy  
3303 Stuart Ave  
Richmond, VA 23221

Hill Raleigh J Jr  
3428 Ellwood Ave  
Richmond, VA 23221

Holzgrefe John Gregory And Sallyann  
Cramer  
2515 Hanover Ave  
Richmond, VA 23220

Hoyt Crystal L & Lawson Barry G  
3308 Hanover Ave  
Richmond, VA 23221

Hutton Richard C And Kathleen H  
3307 Hanover Ave  
Richmond, VA 23221

Jacobi Donna M  
3311 Hanover Ave  
Richmond, VA 23221

Landmark Property Services LLC  
Po Box 18033  
Richmond, VA 23226

Mark Janice L  
3301 Stuart Ave  
Richmond, VA 23221

Quirk Gerald L And Gerda F Trs  
102 Roslyn Hills Dr  
Richmond, VA 23229

Ross Marshall H And Leigh Ann  
3306 Hanover Ave  
Richmond, VA 23221

Rubis Vera T  
3302 Hanover Ave  
Richmond, VA 23221

Rvahanover LLC  
8008 Thom Rd  
Henrico, VA 23229

Signal 1 Properties LLC  
5 Foxmere Dr  
Richmond, VA 23238

Steele Janet White  
3303 Hanover Ave  
Richmond, VA 23221

Thomson Alexander And Elizabeth  
3314 Hanover Ave  
Richmond, VA 23221

Tipton Bryan C  
3305 Stuart Ave  
Richmond, VA 23221

Tomsky Anne M  
3233 Hanover Ave  
Richmond, VA 23221

Toomey Helen R And Ronald L Reisner  
3304 Hanover Ave  
Richmond, VA 23221

Wallace Sean S And Colleen E  
3305 Hanover Ave  
Richmond, VA 23221

Zuck Nicole L  
3309 Hanover Ave  
Richmond, VA 23221

**Property:** 3300 Hanover Ave **Parcel ID:** W0001515024**Parcel**

**Street Address:** 3300 Hanover Ave Richmond, VA 23221-  
**Owner:** KUNO RITSU AND HELEN LEE  
**Mailing Address:** 3300 HANOVER AVE, RICHMOND, VA 23221  
**Subdivision Name :** LEE PARK  
**Parent Parcel ID:**  
**Assessment Area:** 214 - Museum District 1  
**Property Class:** 120 - R Two Story  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2021  
**Land Value:** \$105,000  
**Improvement Value:** \$666,000  
**Total Value:** \$771,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 3250  
**Acreage:** 0.075  
**Property Description 1:** LEE PARK L1 BC  
**Property Description 2:** 0025.00X0130.00 0000.000  
**State Plane Coords( ?):** X= 11778427.798920 Y= 3728600.151775  
**Latitude:** 37.55867897 , **Longitude:** -77.48056377

**Description**

**Land Type:** Residential Lot A  
**Topology:** Level  
**Front Size:** 25  
**Rear Size:** 130  
**Parcel Square Feet:** 3250  
**Acreage:** 0.075  
**Property Description 1:** LEE PARK L1 BC  
**Property Description 2:** 0025.00X0130.00 0000.000  
**Subdivision Name :** LEE PARK  
**State Plane Coords( ?):** X= 11778427.798920 Y= 3728600.151775  
**Latitude:** 37.55867897 , **Longitude:** -77.48056377

**Other**

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

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$135,000	\$726,000	\$861,000	Reassessment
2021	\$105,000	\$666,000	\$771,000	Reassessment
2020	\$95,000	\$622,000	\$717,000	Reassessment
2019	\$95,000	\$583,000	\$678,000	Reassessment
2018	\$95,000	\$370,000	\$465,000	Reassessment
2017	\$85,000	\$323,000	\$408,000	Reassessment
2016	\$80,000	\$319,000	\$399,000	Reassessment
2015	\$80,000	\$314,000	\$394,000	Reassessment
2014	\$75,000	\$277,000	\$352,000	Reassessment
2013	\$75,000	\$277,000	\$352,000	Reassessment
2012	\$75,000	\$277,000	\$352,000	Reassessment
2011	\$75,000	\$289,000	\$364,000	CarryOver
2010	\$75,000	\$289,000	\$364,000	Reassessment
2009	\$75,000	\$295,000	\$370,000	Reassessment
2008	\$60,000	\$316,800	\$376,800	Reassessment
2007	\$60,000	\$316,800	\$376,800	Reassessment
2006	\$68,200	\$308,600	\$376,800	Reassessment
2005	\$53,700	\$261,500	\$315,200	Reassessment
2004	\$53,700	\$255,000	\$308,700	Reassessment
2003	\$51,100	\$242,900	\$294,000	Reassessment
2002	\$28,000	\$221,500	\$249,500	Reassessment
2001	\$24,800	\$196,000	\$220,800	Reassessment
1998	\$18,500	\$146,300	\$164,800	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
04/09/2020	\$924,000	MIESSLER WENDY AND PAUL	ID2020-7495	1 - VALID SALE-Special Financing/Terms, etc.
06/11/2018	\$930,000	MEREDITH BRANCH LLC	ID2018-11539	1 - VALID SALE-Asmnt/Sale Desc Doesn't Match
08/28/2017	\$455,000	HOLZGREFE WILLIAM F &	ID2017-18035	1 - VALID SALE-Valid, Use in Ratio Analysis
10/01/1957	\$15,000	Not Available	00000-0000	

**Planning**

**Master Plan Future Land Use:** NH-MU  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Planning District:** Near West  
**Traffic Zone:** 1090  
**City Neighborhood Code:** MUSD  
**City Neighborhood Name:** The Museum District  
**Civic Code:**  
**Civic Association Name:** Fan Area Business Alliance  
**Subdivision Name:** LEE PARK  
**City Old and Historic District:**  
**National historic District:** West of Boulevard  
**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	1036	0407001	040700
1990	131	0407001	040700

**Schools**

**Elementary School:** Cary  
**Middle School:** Hill  
**High School:** Jefferson

**Public Safety**

**Police Precinct:** 3  
**Police Sector:** 311  
**Fire District:** 18  
**Dispatch Zone:** 051A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 1  
**Voter Precinct:** 114  
**State House District:** 68  
**State Senate District:** 10  
**Congressional District:** 4

**Extension 1 Details**

age

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1924  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 10  
**Number Of Bed Rooms:** 4  
**Number Of Full Baths:** 4  
**Number Of Half Baths:** 2

**Condition:** very good for

**Foundation Type:** Full Bsmt  
**1st Predominant Exterior:** Brick  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Flat or Shed  
**Roof Material:** Membrane  
**Interior Wall:** Drywall  
**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) :** Residential Detached Garage

**Extension 1 Dimensions**

**Finished Living Area:** 2276 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 1176 Sqft  
**Finished Basement:** 1176 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 800 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 220 Sqft  
**Deck:** 0 Sqft



### Property Images

Name:W0001515024 Desc:R01

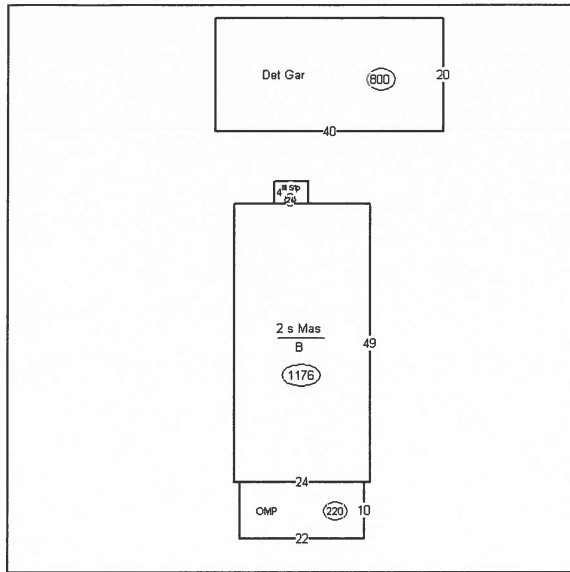


[Click here for Larger Image](#)



**Sketch Images**

Name:W0001515024 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

BZA 52-2021

## TO BE COMPLETED BY THE APPLICANT

### PROPERTY

OWNER: Ritsu & Helen Kuno PHONE: (Home) ( ) (Mobile) (804) 382-9497  
ADDRESS: 3300 Hanover Avenue FAX: ( ) (Work) (804) 382-9498  
Richmond, Virginia 23221 E-mail Address: helenritsu91@gmail.com

### PROPERTY OWNER'S

REPRESENTATIVE: Lane Homes & Remodeling PHONE: (Home) (804) 784-0012 (Mobile) (804) 426-7840  
(Name/Address) 12536 Patterson Avenue FAX: ( ) (Work) ( )  
Richmond, VA 23238 E-mail Address: Edward@lanebuilt.com  
Attn: Edward Lane

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 3300 Hanover Avenue  
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER \_\_\_\_\_  
ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.5(1)a, 30-630.1(a)(1) & 30-630.9(b)  
APPLICATION REQUIRED FOR: A building permit to construct an accessory structure (garage) and fence onto a single-family (detached) dwelling.  
TAX PARCEL NUMBER(S): W000-1515/024 ZONING DISTRICT: R-6 (Single-Family Attached Residential)  
REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met and the maximum permitted height for a fence/wall is exceeded. A front yard (setback) of seventeen feet (17') is required along the Tilden Street frontage; zero feet (0') is proposed. No fence or wall located within a required front yard shall exceed four feet (4') in height; six feet (6') is proposed along the Tilden Street frontage.  
DATE REQUEST DISAPPROVED: August 30, 2021 FEE WAIVER: YES ☐ NO: ☒  
DATE FILED: August 30, 2021 TIME FILED: 1:01 p.m. PREPARED BY: Brian Mercer RECEIPT NO. BZAR-098676-2021  
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) & (10) 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: 10/5/21

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

CASE NUMBER: BZA 52-2021 HEARING DATE: November 3, 2021 AT 1:00 P.M.



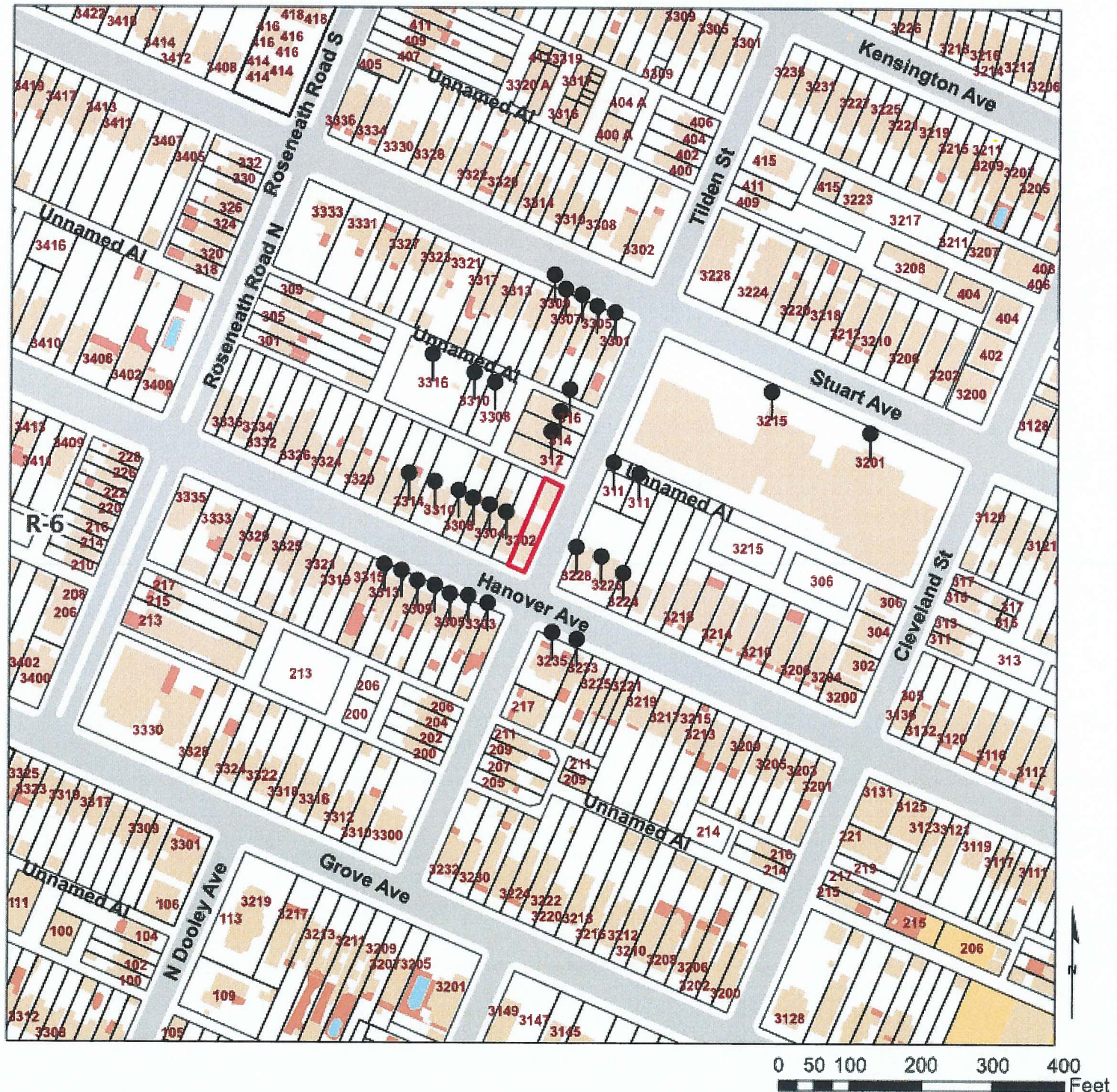
BOARD OF ZONING APPEALS CASE BZA 52-2021  
150' Buffer

APPLICANT(S): Ritsu & Helen Kuno

PREMISES: 3300 Hanover Avenue  
(Tax Parcel Number W000-1515/024)

SUBJECT: A building permit to construct an accessory structure (garage)  
and fence onto a single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.5(1)a, 30-630.1(a)(1) & 30-630.9(b)  
of the Zoning Ordinance for the reason that:  
The front yard (setback) requirement is not met and the  
maximum permitted height for a fence/wall is exceeded.







## 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](mailto: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).**

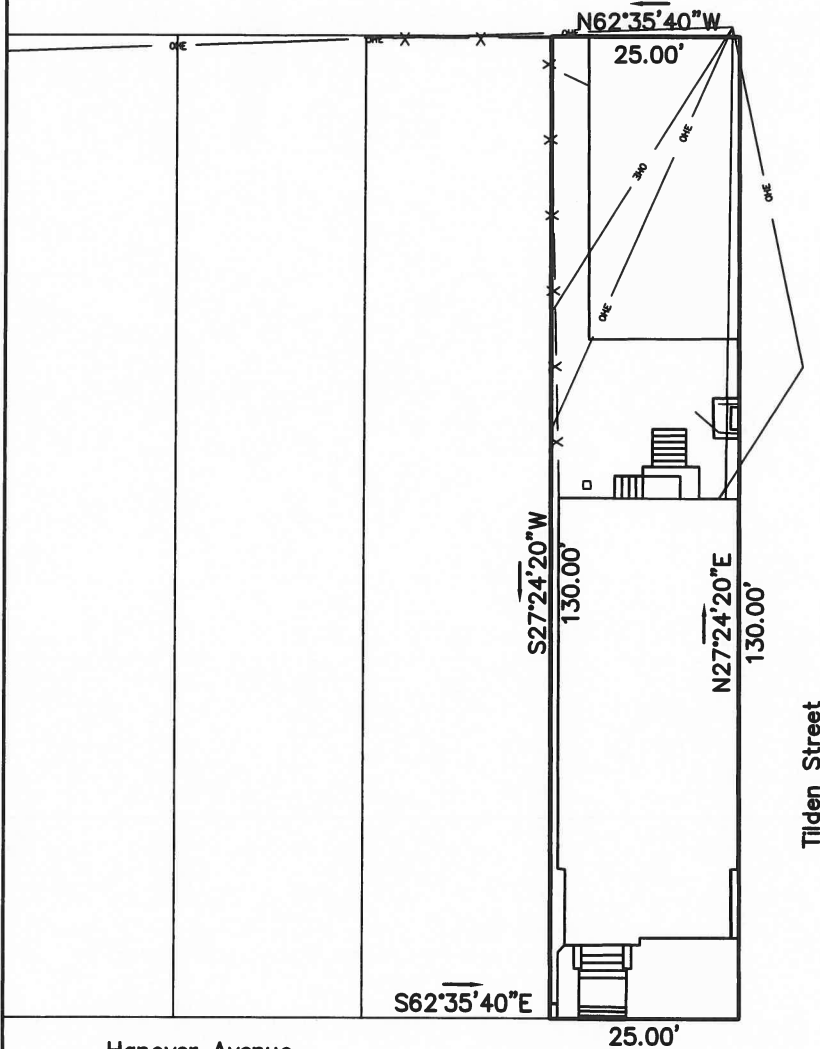
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such 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: Edward Lane.

I hereby certify that an accurate survey of the property was made on August 16, 2021 and that any encroachments are noted hereon. This survey was made without benefit of a title report and there may be encumbrances present that are not shown.

*Carl E. Duncan*

Carl E. Duncan, P.E., L.S.

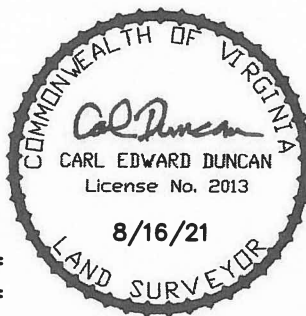


Hanover Avenue

Tilden Street

Plat Showing the  
physical improvements to  
W0001515024  
3300 Hanover Avenue  
Lane Homes and Remodeling

1st District  
City of Richmond

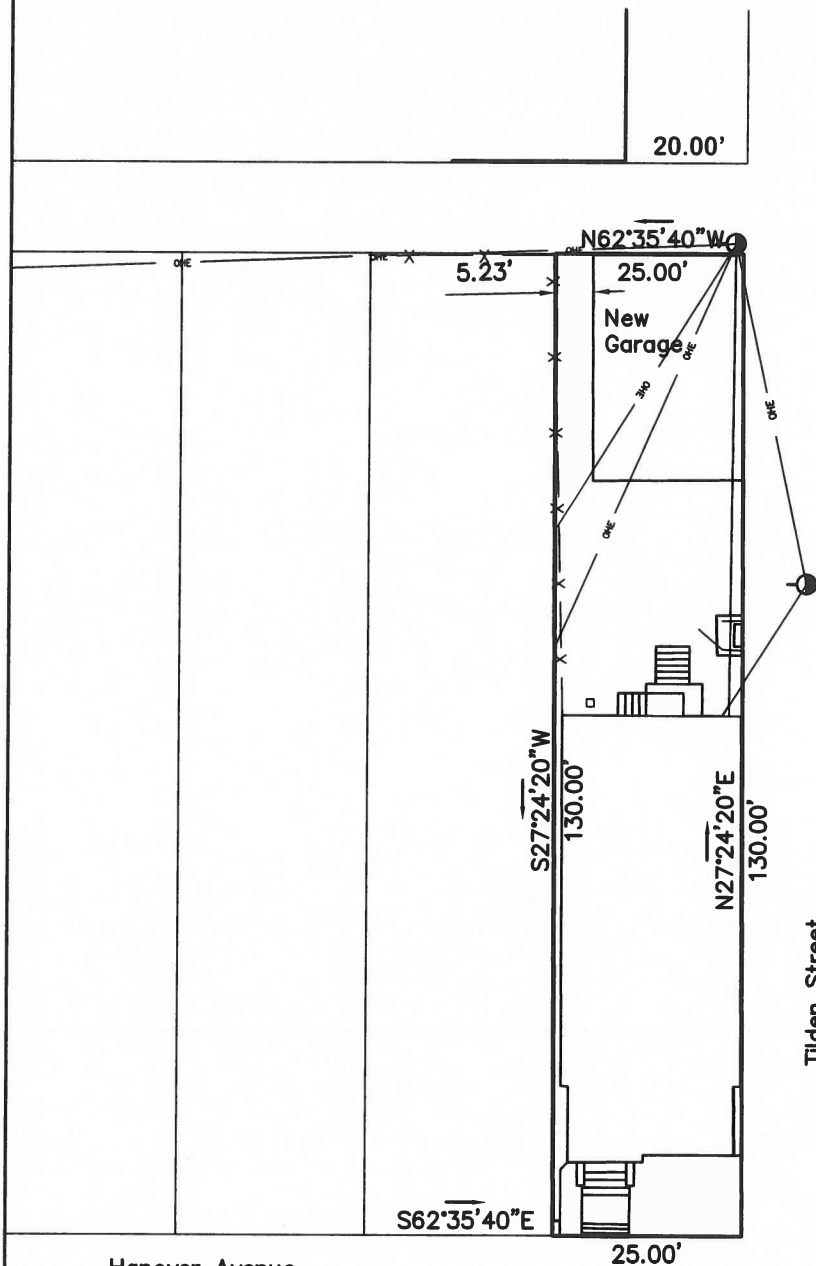


C. E. Duncan & Associates, Inc.	
2809 Rocky Oak Road	
POWHATAN, VIRGINIA 23139	
(804) 598-8240 Fax (804) 598-9240	
DATE: 8/16/21	SCALE: 1"=20'
DRAWN BY: CED JOB NO.: 21-1716	

I hereby certify that an accurate survey of the property was made on August 16, 2021 and that any encroachments are noted hereon. This survey was made without benefit of a title report and there may be encumbrances present that are not shown.

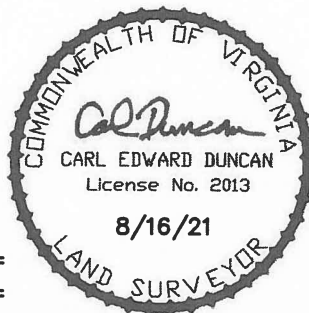
*Carl E. Duncan*

Carl E. Duncan, P.E., L.S.



Plat Showing the  
proposed improvements to  
W0001515024  
3300 Hanover Avenue  
Lane Homes and Remodeling

1st District  
City of Richmond



C. E. Duncan & Associates, Inc.	
2609 Rocky Oak Road	
POWHATAN, VIRGINIA 23139	
(804) 598-8240 Fax (804) 598-9240	
DATE: 8/16/21	SCALE: 1"=20'
DRAWN BY: CED	JOB NO.: 21-1716

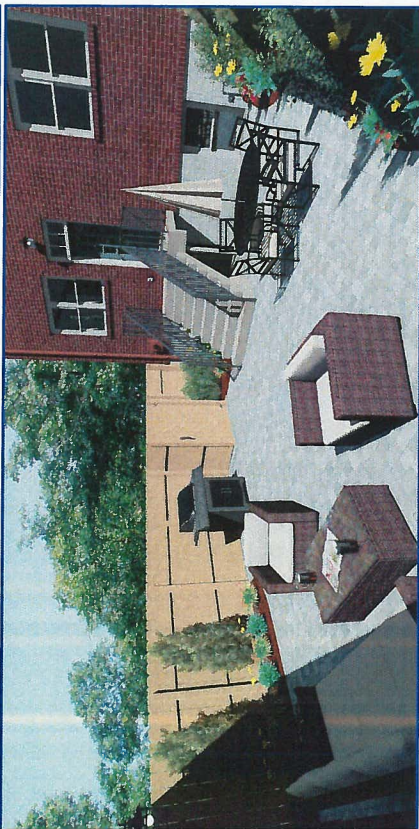
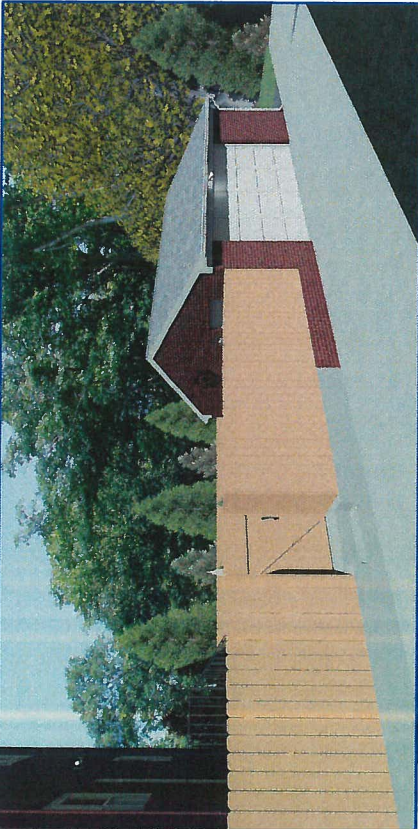












\*\*\* THESE DRAWINGS ARE FOR REPRESENTATION ONLY \*\*\*

LAYOUT PAGE TABLE	
TITLE	COMMENTS
FIRST FLOOR ELECTRICAL, DEMO & FOUNDATION PLAN IN ELECTRICAL LEGEND & DOOR SCHEDULE	
EXTERIOR ELEVATIONS & PAUL SECTION	ROOF & NOOT FRAMING PLAN

DATE:	JOB#:	CLIENT ADDRESS:	CLIENT PHONE#:	APPROVAL:
6/24/21	21K031	3900 HANOVER AVE RICHMOND, VA 23221	CR 500-582-4417 (RITSU) CR 500-582-4418 (HELEN)	
DRAWING #:	DRAFTER:	FINAL PLAN		
COVER	GFC			

RITSU & HELEN KUNO	
GARAGE & PATIO	
LANE HOMES & REMODELING	
15336 PATTERSON AVE RICHMOND, VA 23238 (804) 784-0012	

LANE HOMES & REMODELING, INC. IS THE SOLE PROPRIETOR OF THE PROJECT. THE PROJECT IS THE PROPERTY OF LANE HOMES & REMODELING, INC. AND THE PROJECT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN PERMISSION OF LANE HOMES & REMODELING, INC.

JOB#:	21K031
DATE:	6/24/21
CLIENT ADDRESS:	3900 HANOVER AVE RICHMOND, VA 23221
CLIENT PHONE#:	CR 500-582-4417 (RITSU) CR 500-582-4418 (HELEN)
APPROVAL:	
FINAL PLAN	
COVER	