



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

October 8, 2021

Pierce Management, LLC
1700 Rose Avenue
Richmond, Virginia 23224
Attn: Justin Pierce

To Whom It May Concern:

RE: **BZA 58-2021**

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 lot split and building permit to construct a new single-family detached dwelling at 210 EAST 18th STREET (Tax Parcel Number S000-0235/025), located in an R-7 (Single- and Two-Family 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 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 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 58-2021
Page 2
October 8, 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 dark ink, appearing to read "Roy W. Benbow". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and 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.

1716 Stockton Street Series Of Affordable
Housing Assoc
10307 W Broad St #335
Glen Allen, VA 23060

Afs Properties
10904 Rickey Ct
Glen Allen, VA 23060

Anderson Cynthia And Pride Frank E
1705 Everett St
Richmond, VA 23224

Barry Paul S
1706 Stockton St
Richmond, VA 23233

Bishop Jonathan Allen
1720 Stockton St
Richmond, VA 23224

Brown Deborah L
205 E 17th St
Richmond, VA 23224

Church Hill Ventures Llc
P.o. Box 14144
Richmond, VA 23225

Clark Barrett E And Elizabeth F
814 St Christophers Rd
Richmond, VA 23226

Coleman Courtney D
207 E 18th St
Richmond, VA 23224

Davenport Mark A
Po Box 24966
Richmond, VA 23224

Ford Turner Joyce Marital Irrevocable Trust
Trustee
6019 Moonlight Dr
N Chesterfield, VA 23234

Gonnella Edward Leroy And Guhy Jacob L
1709 Everett St
Richmond, VA 23222

Hhre Aspen Properties Llc
P O Box 18433
Richmond, VA 23226

Jennings Latrena L
1703 Everett St
Richmond, VA 23224

Jones Tracey Y
1718 Stockton St
Richmond, VA 23224

Mcmoore Janice M & Ricardo R &
Mcmoore-washington Chandra
401 Beecham Dr
Richmond, VA 23227

Morales Jacquelin
211 E 18th St
Richmond, VA 23224

Newkirk Curtis Jr
1719 Everett St
Richmond, VA 23224

Placido Molly E
205 E 18th St
Richmond, VA 23224

Porter Ellen Marie
1529 N Mount Bella Rd
Richmond, VA 23235

Ramirez Walter Ronald
173 Long Street Rd
Fredericksburg, VA 22401

Richmond Redevelopment And Housing
Authority
901 Chamberlayne Pkwy
Richmond, VA 23220

Southside Community Development And
Housing Corp
1624 Hull St
Richmond, VA 23224

Sydnor Georgia
1800 Stockton St
Richmond, VA 23224

Union Baptist Church Tr
1813 Everett St
Richmond, VA 23224

West Earl C & Rachelle Joseph
1711 Everett St
Richmond, VA 23224

Williams Regina A And Wilson Juan Jr
1717 Everett St
Richmond, VA 23224

Property: 210 E 18th St Parcel ID: S0000235025**Parcel**

Street Address: 210 E 18th St Richmond, VA 23224-
Alternate Street Addresses: 212 E 18th St
Owner: PIERCE MANAGEMENT LLC
Mailing Address: 1700 ROSE AVE, RICHMOND, VA 23224
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 352 - Bainbridge/Manchester/Blackwell North
Property Class: 120 - R Two Story
Zoning District: R-7 - Residential (Single & 2 Family Urban)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$39,000
Improvement Value: \$101,000
Total Value: \$140,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 6675
Acreage: 0.153
Property Description 1: 0060.00X0111.25 0000.000
State Plane Coords(?): X= 11788393.000015 Y= 3713070.462690
Latitude: 37.51578701 , **Longitude:** -77.44688338

Description

Land Type: Residential Lot B
Topology: Level
Front Size: 60
Rear Size: 111
Parcel Square Feet: 6675
Acreage: 0.153
Property Description 1: 0060.00X0111.25 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11788393.000015 Y= 3713070.462690
Latitude: 37.51578701 , **Longitude:** -77.44688338

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$70,000	\$126,000	\$196,000	Reassessment
2021	\$39,000	\$101,000	\$140,000	Reassessment
2020	\$28,000	\$102,000	\$130,000	Reassessment
2019	\$28,000	\$91,000	\$119,000	Reassessment
2018	\$22,000	\$91,000	\$113,000	Reassessment
2017	\$22,000	\$84,000	\$106,000	Reassessment
2016	\$22,000	\$37,000	\$59,000	Reassessment
2015	\$22,000	\$37,000	\$59,000	Reassessment
2014	\$22,000	\$37,000	\$59,000	Reassessment
2013	\$26,000	\$37,000	\$63,000	Reassessment
2012	\$26,000	\$44,000	\$70,000	Reassessment
2011	\$26,000	\$46,000	\$72,000	CarryOver
2010	\$26,000	\$46,000	\$72,000	Reassessment
2009	\$26,400	\$46,300	\$72,700	Reassessment
2008	\$26,400	\$46,300	\$72,700	Reassessment
2007	\$24,000	\$46,300	\$70,300	Reassessment
2006	\$24,000	\$41,500	\$65,500	Reassessment
2005	\$21,800	\$34,600	\$56,400	Reassessment
2004	\$20,000	\$31,700	\$51,700	Reassessment
2003	\$3,400	\$31,700	\$35,100	Reassessment
2002	\$3,400	\$31,400	\$34,800	Reassessment
1998	\$3,300	\$30,200	\$33,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
06/21/2021	\$190,000	BATRES JUAN CARLOS AND	ID2021-17699	1 - VALID SALE-Valid, Use in Ratio Analysis
04/28/2014	\$30,000	ROBINSON MARY L ESTATE	ID2014-6933	1 - VALID SALE-Asmnt/Sale Desc Doesn't Match
07/12/2013	\$0	ROBINSON MARY L	IW2013-711	2 - INVALID SALE-Relation Between Buyer/Seller
09/29/1986	\$0	Not Available	00008-0053	
09/28/1973	\$7,000	Not Available	000430-00407	

Planning

Master Plan Future Land Use: R
Zoning District: R-7 - Residential (Single & 2 Family Urban)
Planning District: Old South
Traffic Zone: 1190
City Neighborhood Code: BLKW
City Neighborhood Name: Blackwell
Civic Code:
Civic Association Name: Blackwell Historic Community Civic Association
Subdivision Name: NONE
City Old and Historic District:
National historic District: Blackwell Historic District
Neighborhoods in Bloom: Blackwell
Redevelopment Conservation Area: HOPE IV/Blackwell

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	2032	0603002	060300
1990	409	0603004	060300

Schools

Elementary School: Blackwell
Middle School: River City
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 112
Fire District: 13
Dispatch Zone: 155A

Public Works Schedules

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

Government Districts

Council District: 8
Voter Precinct: 802
State House District: 71
State Senate District: 16
Congressional District: 4

Extension 1 Details

age

Extension Name: R01 - Residential record #01
Year Built: 1920
Stories: 2
Units: 0
Number Of Rooms: 7
Number Of Bed Rooms: 3
Number Of Full Baths: 1
Number Of Half Baths: 1

Condition: normal for

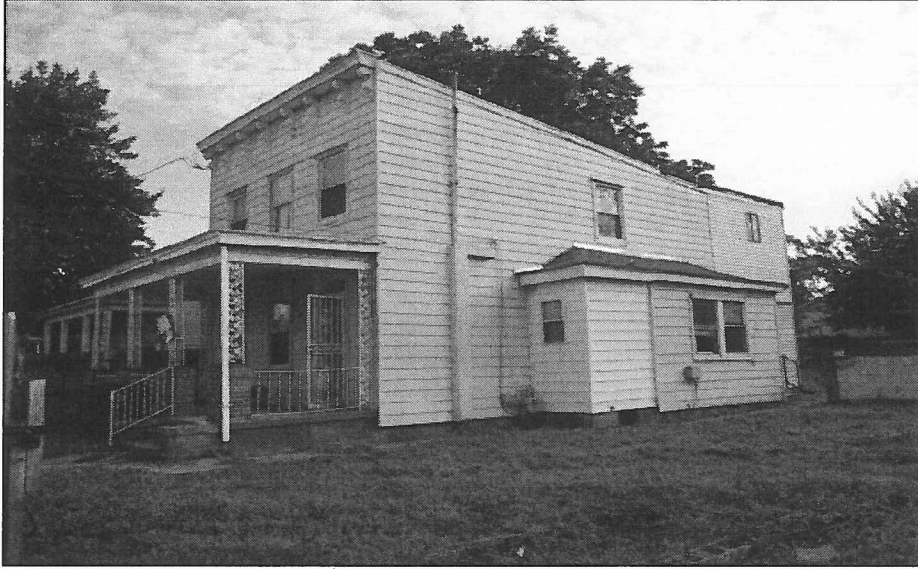
Foundation Type: Full Crawl
1st Predominant Exterior: Alum/Vinyl
2nd Predominant Exterior: N/A
Roof Style: Flat or Shed
Roof Material: Metal
Interior Wall: Plaster
Floor Finish: Hardwood-std oak
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: N
**Building Description (Out Building and
Yard Items) :**

Extension 1 Dimensions

Finished Living Area: 1826 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: 202 Sqft
Deck: 0 Sqft

Property Images

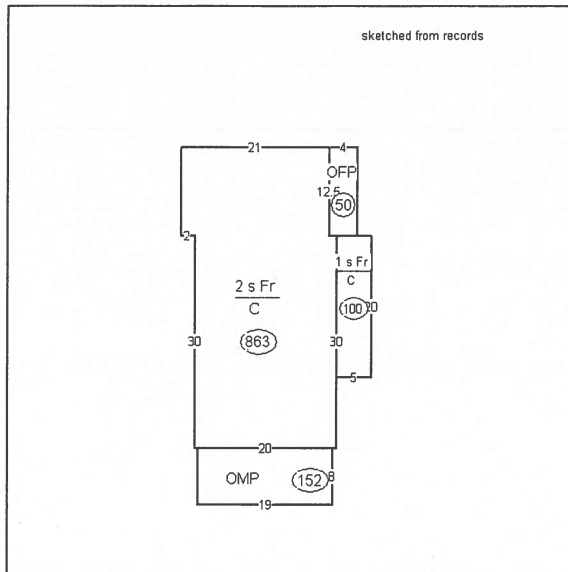
Name:S0000235025 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:S0000235025 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: Pierce Management, LLCPHONE: (Home) () (Mobile) (757) 235-2356ADDRESS: 1700 Rose Avenue

FAX: () (Work) ()

Richmond, Virginia 23224E-mail Address: pierecemllc@gmail.comAttn: Justin Pierce

PROPERTY OWNER'S

REPRESENTATIVE: _____

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

(Name/Address) _____

FAX: () (Work) ()

E-mail Address: _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 210 East 18th StreetTYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-413.5(1)APPLICATION REQUIRED FOR: A lot split and building permit to construct a new single-family detached dwelling.TAX PARCEL NUMBER(S): S000-0235/025 ZONING DISTRICT: R-7 (Single- and Two-Family Urban Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of three thousand six hundred square feet (3,600 SF) and lot widths of thirty feet (30') are required. For zoning purposes, one (1) lot having a lot area of 6,675 square feet and a lot width of sixty feet (60') currently exists. A lot area of 3,424.2 square feet and width of 30.78 feet is proposed for No. 210. A lot area of 3,278.7 square feet and width of 29.47 feet is proposed for No. 212.

DATE REQUEST DISAPPROVED: September 17, 2021FEE WAIVER: YES ☐ NO: ☒DATE FILED: September 17, 2021 TIME FILED: 3:11 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-099399-2021AS 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) (2) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☒

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: Justin Pierce DATE: 10/1/21

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

CASE NUMBER: BZA 58-2021 HEARING DATE: November 3, 2021 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 58-2021
150' Buffer

APPLICANT(S): Pierce Management, LLC

PREMISES: 210 East 18th Street
(Tax Parcel Number S000-0235/025)

SUBJECT: A lot split and building permit to construct a new single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-413.5(1)
of the Zoning Ordinance for the reason that:
The lot area and lot width requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

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

1. The powers and duties of the Board of Zoning Appeals (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.

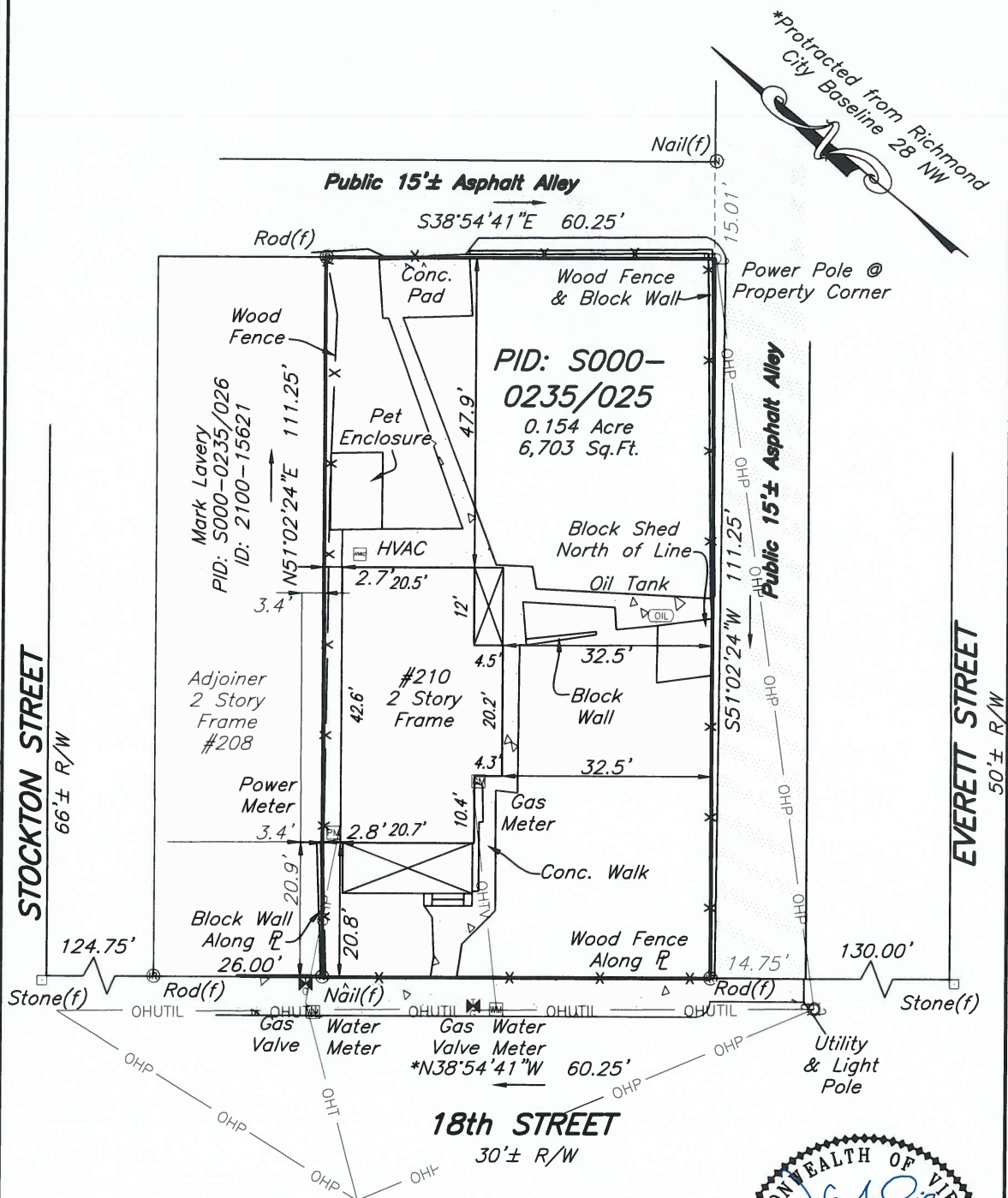
Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible 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: _____

Revised: November 10, 2020

This is to certify that this plat or map was prepared under my direction from an actual field survey without the benefit of a title report. Unless otherwise noted, to the best of my knowledge and belief all visible evidence of improvements, easements and apparent encroachments are shown hereon. Not all easements may be shown. Dwelling is in F.E.M.A. Defined flood zone 'X' per FIRM No.: 5101290039E, effective date 07/16/2014.

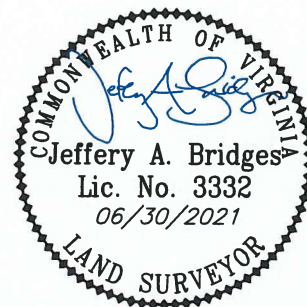


Current Owner:

Pierce Management, LLC
PID: S000-0235/025
ID: 2100-17699

**IMPROVEMENTS ON
0.154 ACRES
#210 EAST 18th STREET
CITY OF RICHMOND, VIRGINIA**

RE: Justin Pierce
DATE: 06/30/2021
SCALE: 1"=20'
JOB NO.: 55210242.MS
DRAWN BY: NWD
CHECKED BY: JAB

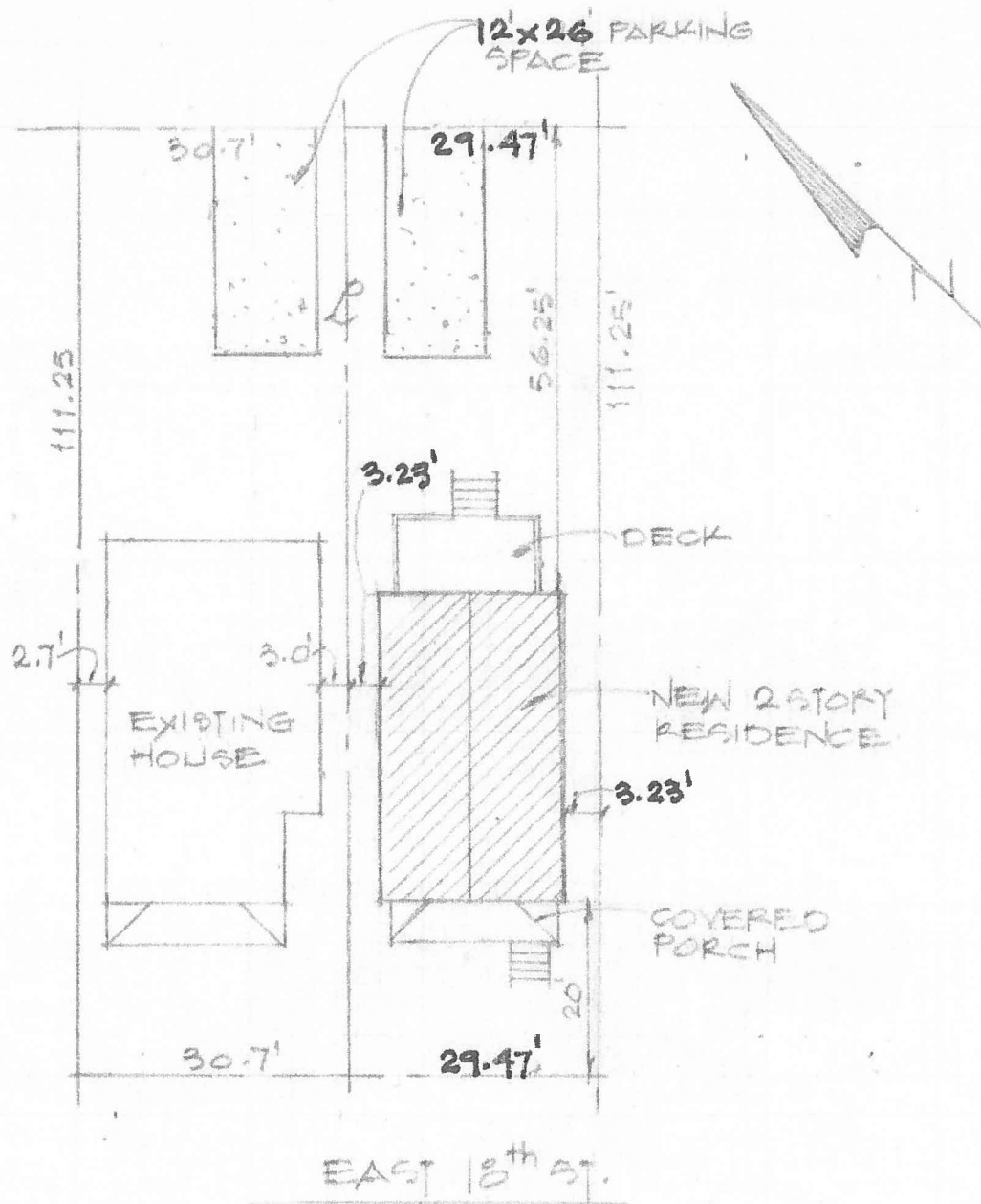


PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY / LYNCHBURG
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc





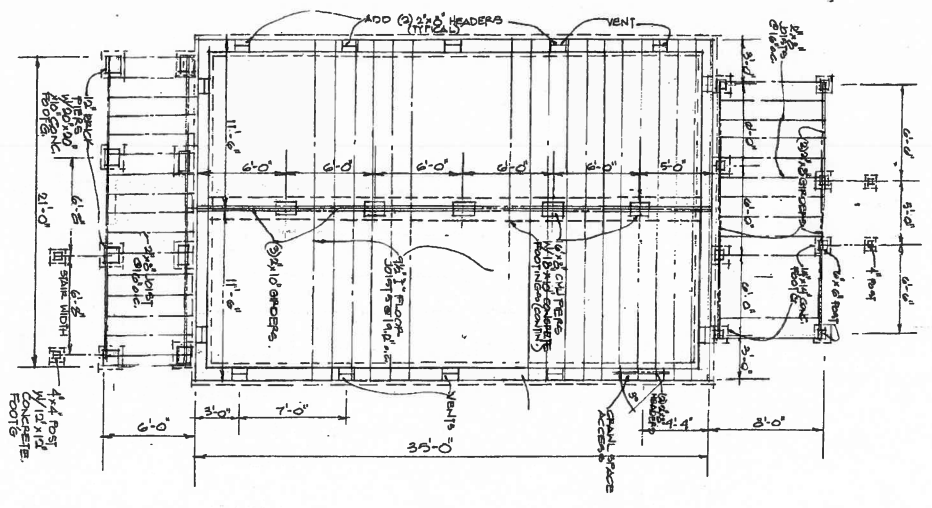
**BALZER
& ASSOCIATES**



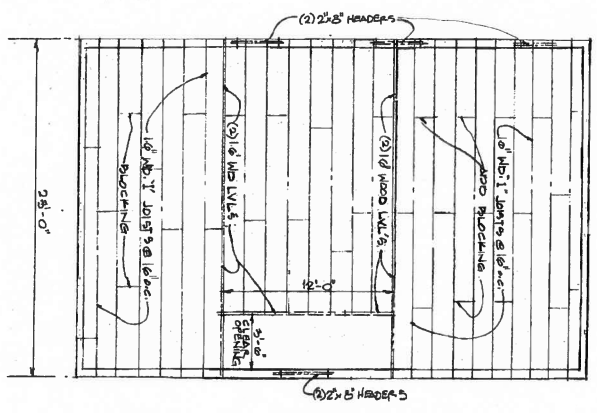
PLAT PLAN 1"=20'-0"

210 E. 18th PARCEL DIVISION
PIERCE MANAGEMENT

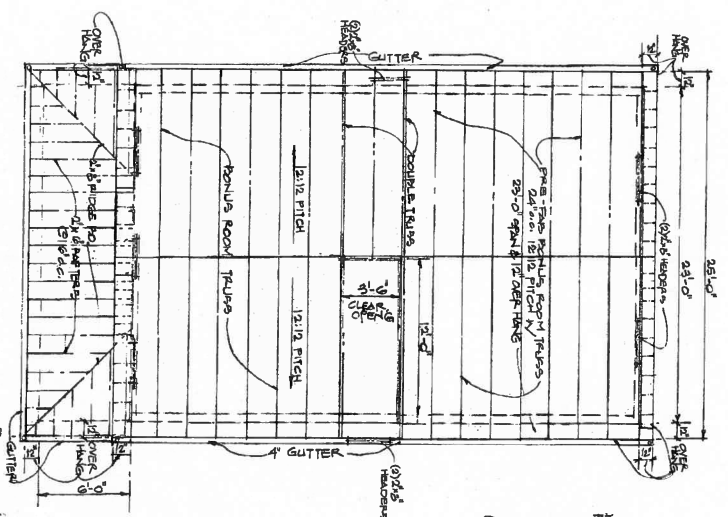
architecturallyyours@hotmail.com
(804) 304-8172 9-13-21



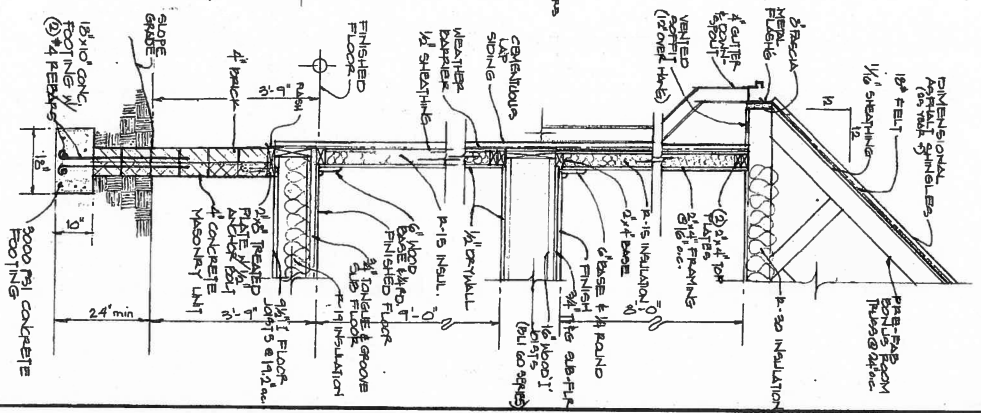
FOUNDATION PLAN 1/4"=1'-0"



SECOND FLOOR FRAMING PLAN 1/4"=1'-0"



ROOF PLAN 1/4"=1'-0"



WALL SECTION 3/4"=1'-0"

[illegible]

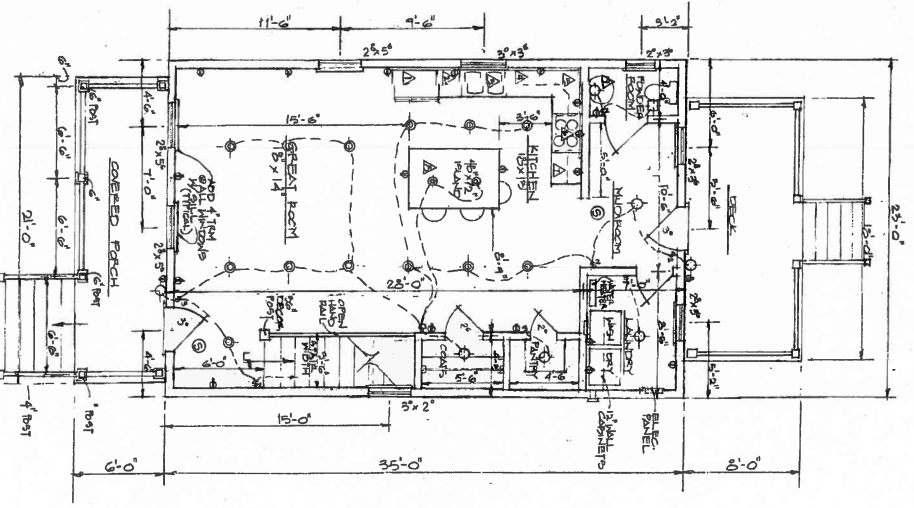
DECK SECTION $24'-1'-8"$

[illegible]

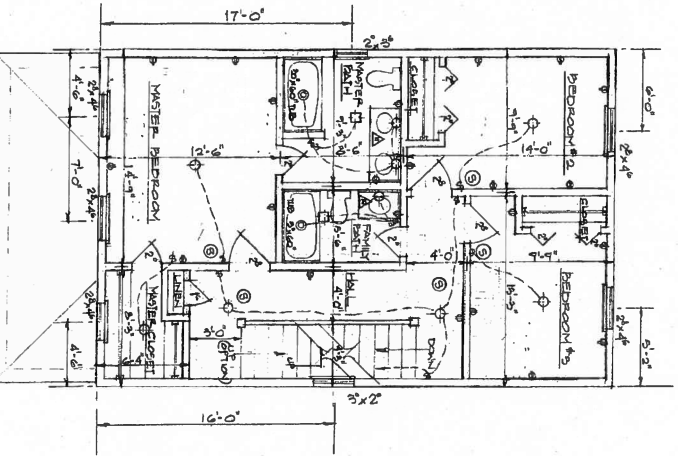
Architectural drawing of the exterior of a house, showing the front facade and side elevation. The drawing includes dimensions for windows, doors, and overall structure. Key features include a gabled roof, a front porch with a railing, and a side porch. Dimensions are provided for window sizes (e.g., 3'6" x 3'0"), door sizes (e.g., 3'0" x 6'0"), and overall measurements (e.g., 3'0" x 3'0"). The drawing is labeled "CEMENTitious LAF 5/10/08".

DESCRIPTION OF PROJECT: CONSTRUCTION OF A NEW 1680 SQUARE FOOT, TWO STORY SINGLE-FAMILY HOME
PROJECT LOCATION: PROPERTY SITUATED AT 10 EAST 10TH STREET, RICHMOND, VA

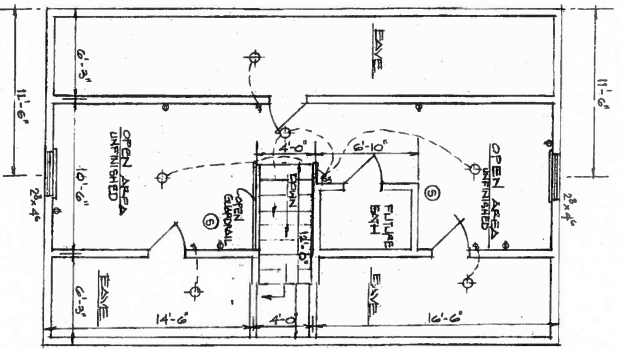
- FLOOR PLAN LEGEND**
- NEW WALLS TO BE CONSTRUCTED
 - DIFFERENTIAL ELECTRICAL OUTLETS
 - CEILING OR WALL LIGHT FIXTURES
 - RECESSED CANTILEVER FIXTURES
 - SMOKE DETECTORS
 - WALL SWITCH
 - EXHAUST FAN



FIRST FLOOR PLAN 4'-0"
200 sq. ft.



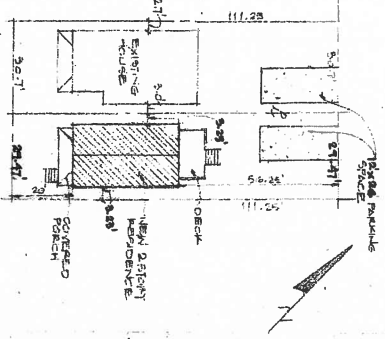
SECOND FLOOR PLAN 4'-0"
200 sq. ft.



THIRD LEVEL PLAN 4'-0"
OPTIONAL 350 sq. ft.

KITCHEN CABINET LEGEND (COUNTER TOPS - MATERIAL TO BE DETERMINED BY OWNER)

- 3" REFRIGERATOR / FREEZER (PROVIDED BY OWNER) WITH 3" WIDE X 12" HIGH DOUBLE DOOR WALL CABINET ABOVE
- 1" BASE CABINET WITH 12" X 36" WALL CABINET ABOVE
- 3" SINK BASE CABINET - DOUBLE STAINLESS STEEL SINK WITH GOOSE NECK FAUCET WITH HANDHELD SPRAYER
- 3" DISHWASHER UNIT (PROVIDED BY OWNER) WITH 24" X 36" DOUBLE DOOR WALL CABINET ABOVE
- 3" BASE AND WALL CORNER CABINET
- 3" BASE WITH HOOD VENT ABOVE
- 12" BASE AND WALL CABINET
- 12" BASE CABINETS - PROVIDE AT LEAST ONE (1) DRYER BASE
- PEDESTAL SINK - POWDER ROOM
- 3" VANITY BASE CABINET WITH 1 WALL MIRROR ABOVE - BATH
- 6" DOUBLE BASE CABINET WITH 2 WALL MIRRORS ABOVE - BATH



PLAT PLAN 1'-0"

GENERAL NOTES

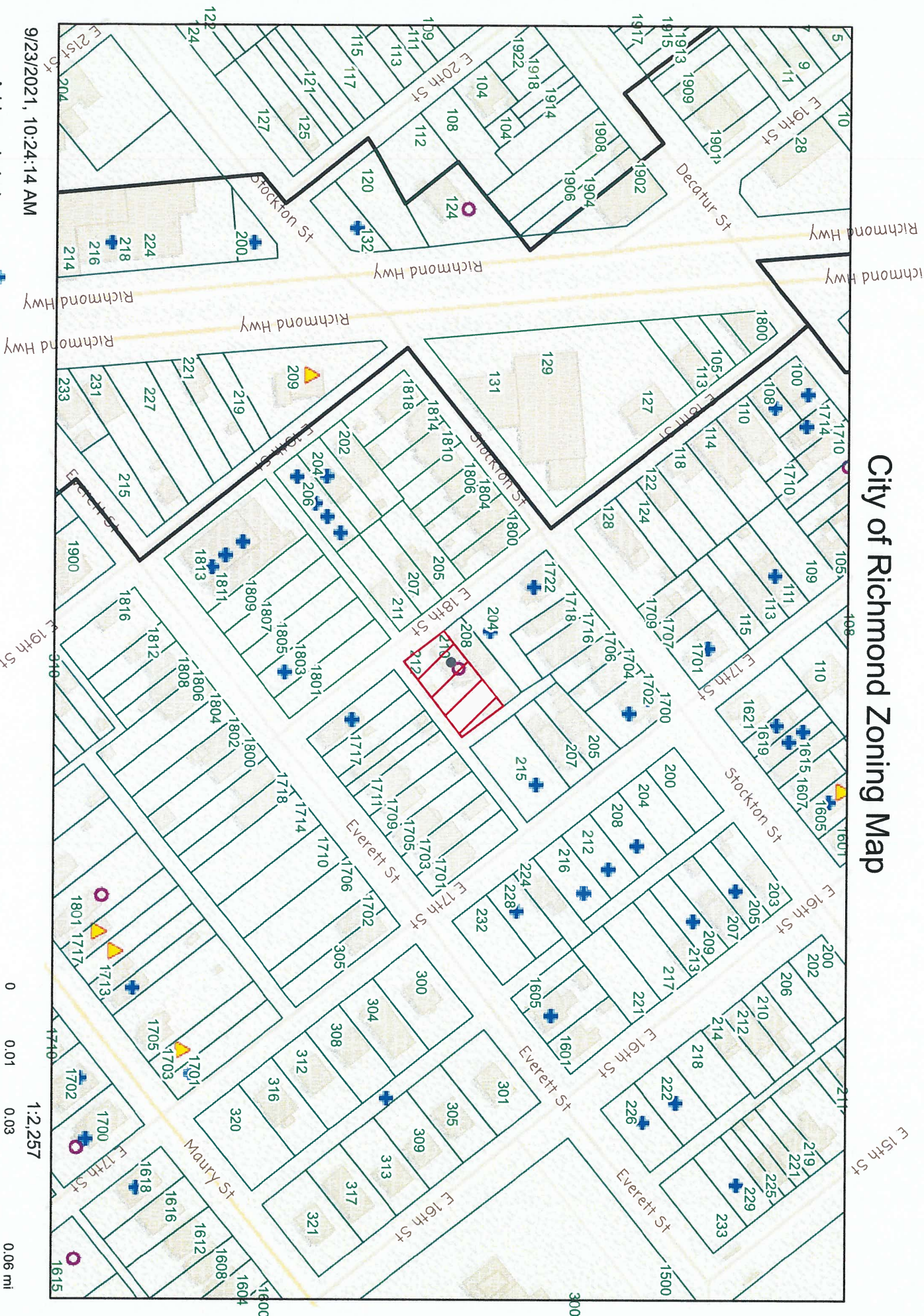
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE VIRGINIA UNIFORM CODE.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE VIRGINIA UNIFORM CODE.
3. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE VIRGINIA UNIFORM CODE.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE VIRGINIA UNIFORM CODE.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE VIRGINIA UNIFORM CODE.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE VIRGINIA UNIFORM CODE.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE VIRGINIA UNIFORM CODE.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE VIRGINIA UNIFORM CODE.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE VIRGINIA UNIFORM CODE.
11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE VIRGINIA UNIFORM CODE.
12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE VIRGINIA UNIFORM CODE.

NEW 1680 SQUARE FOOT HOME - TWO-STORY SINGLE-FAMILY HOME

ARCHITECTURALLY YOURS
Michelle Bebb
Phone: (804) 304-8172
architecturallyyours@gmail.com

Drawn	12-21
Scale	1/4" = 1'-0"
Drawn	mb
By	PERCE
Sheet	1
Of	3 sheets

City of Richmond Zoning Map



9/23/2021, 10:24:14 AM

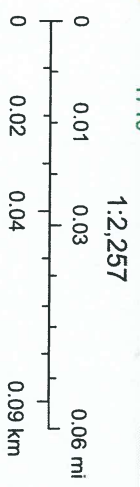
Address Labels

Parcels

Board of Zoning Appeals

Zoning Confirmation Letters

Special Use Permits



Esri Community Maps Contributors, County of Henrico, VTRA

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.

Google Maps 211 E 18th St

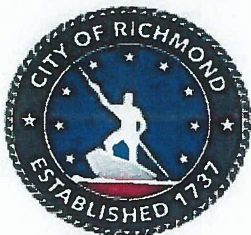


Image capture: Aug 2014 © 2021 Google

Richmond, Virginia



Street View - Aug 2014



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

August 23, 2021

Pierce Management, LLC
1700 Rose Avenue
Richmond, Virginia 23222

RE: 210 East 18th Street
Tax Parcel: S000-0235/025

To Whom It May Concern:

Thank you for your request of a Zoning Confirmation Letter regarding the above referenced property. In response to your request, as of the date of this letter, be advised of the following:

The property is located within an R-7 (Single- and Two Family Residential) zoning district. The R-7 District requires a minimum lot area of not less than three thousand six hundred square feet (3,600 SF) and a minimum lot width of not less than thirty feet (30') for single-family detached dwellings. According to City Assessor's records, the subject property has a lot width of thirty feet (30') and an approximate lot depth of one hundred eleven and twenty-five hundredths (111.25) feet, which results in an approximate lot area of 6,675 square feet. The property is currently improved with two-story single-family dwelling constructed circa 1920 and containing 1,823 square feet of finished living area.

According to a June 3, 2021, Deed (most current), the subject property has been conveyed as "All that certain lot or parcel of land, together with the dwelling No. 210 and store No. 212 East 18th Street, thereon, lying and being in the City of Richmond (formerly Manchester), Virginia, described as follows, to-wit: Commencing at a point distant one hundred and forty-five (145) feet from the intersection of the East Line of 18th Street, with the North line of Everett Street, which is also the North line of an alley, thence running and fronting on said East line of 18th Street, sixty (60) feet, towards Stockton Street, and running back between the Northern line of said alley, and a line parallel therewith, one hundred and eleven and twenty-five one-hundredths (111 & 25/100) feet to an alley in the rear."

As proposed, your intent is to divide the subject property and create a new independent buildable vacant lot. Based on the submitted survey proposal titled "Exhibit Plat Showing Proposed Parcel Division on 0.154 acres #210 East 18th Street City of Richmond, Virginia" dated July 26, 2021 the minimum lot area requirement would not be met for two (2) proposed lots.

Per Section 30-1220 of the Zoning Ordinance, a lot is defined as "a single lot of record or a combination of contiguous lots of record". The subject property has been deeded as one (1) independent lot of record since at least 1923 and any subsequent division thereof must be done in compliance with applicable regulations. Requesting and obtaining a Special Exception from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) from City Council may be a possibility. Be advised, it may be difficult to obtain approval from the Board unless you can prove the areas and widths of the lots created are consistent with the predominant lot areas and lot widths in the immediate vicinity of the property. For information concerning the BZA process, please contact the Zoning Administration Office at 646-6340. For information concerning the SUP process, please contact the Land Use Administration Office at 646-6304.

For information concerning environmental concerns that may affect these lots such as grading, erosion control issues, wetland, floodplain and Chesapeake Bay Preservation Areas, please contact the Water Resources Division of the Department of Public Utilities at (804) 646-7674.

Upon submittal of specific development plans, including detailed floor plans, for any proposed use(s), this office will evaluate for conformance with all zoning requirements in effect at that time.

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

I hope this information is sufficient. Should you have any additional questions, please contact Planning Associate Josh Young by E-mail at: joshua.young@richmondgov.com or by telephone at: (804) 646-6923.

Sincerely,



William C. Davidson
Zoning Administrator

Asa F. Moore
& othersDeed
To {
of
BTS

Mary E. Moore

Original deed

delivered to

D. H. Hague

March 1st, 1913

H. E. Muller & Co.

By H. E. Muller & Co.

This Deed made this first day of August 1910 between Asa F. Moore single, Lillie M. Howell and Edward H. Howell her husband and Mary E. Moore widow parties of the first part, and Mary E. Hague wife of Douglas H. Hague party of the second part, all of the City of Richmond, Virginia that in consideration of the sum of \$5.00 the parties of the first part do grant with general warranty of title unto the party of the second part, all of their title and interest in that lot of land with all improvements thereon in the City of Richmond in that part formerly called Manchester and fronting on the eastern line of Eighteenth Street commencing at a point one hundred and seventy five feet from the northern line of Everett Street and fronting thirty feet toward Stockton Street running back between parallel lines one hundred and eleven and 25/100 feet to an alley, and is the same lot of land of which E. F. Moore did seized conveyed to him by J. H. Bradley by a deed of September 19, 1889 LTB 10 p 424, and the parties of the first part being two of the children and owning one third interest in said land, subject to the widows dower, and the said Mary E. Hague being the owner already of one sixth interest in said land and Mary E. Hague the widow willing in this deed to release her dower. The parties of the first part covenant that they have the right, to convey the said land to the grantee, that they have done no act to encumber the said land that the grantee shall have quiet possession of said land free of all encumbrances, and that they will execute such further assurances of said land as may be requisite. Witness the following signatures and seals:

Asa F. Moore
Lillie M. Howell
Edward H. Howell
Mary E. Moore

State of Virginia City of Richmond town:

I, Lawrence P. Pool a Commissioner in Chancery of the Hastings Court Part II of the City of Richmond in the State of Virginia do certify that Asa F. Moore, Mary E. Moore, Lillie M. Howell and Edward H. Howell her husband whose names are signed to the above deed dated August 1, 1910 have this day acknowledged the same before me in my City aforesaid - Given under my hand this fourth day of August 1910.

Lawrence P. Pool
Commissioner in Chancery
of the Hastings Court Part
II of the City of Richmond

City of Richmond town:

In the Clerk's Office of the Hastings Court Part II, of said City, the 25th day of October 1910. This deed was presented, and with the certified annexed, admitted to record at 3³⁰ O'clock P.M.

Teste:

H. E. Muller & Co.

S. P. Pool

S. P. Pool
Deed
To {
of
BTS

Mary E. Hague

No transfer fee

Original deed

delivered to

D. H. Hague

Mar 1st, 1913

H. E. Muller & Co.

By H. E. Muller & Co.

J. M. Hancock
Deed
To *Alma E. Hancock*
Trust
J. P. Pool
Original deed
delivered to
Woodward
Nov. 14-1910
W. H. Talbot
This deed of
Trust has been
fully satisfied
John P. Pool
Not. H. Talbot
that the
I certify that
the note secured
by this deed of
trust was pre-
sent to the
clerk marked
paid & cancelled
W. H. Talbot
Aug. 28-1917

This Deed made this fifth day of October 1910, between J. M. Hancock and Alma E. Hancock his wife of the City of Richmond parties of the first part, and Lawrence P. Pool party of the second part - Witnesseth that the parties of the first part do grant with general warranty of title unto the party of the second part, that certain lot of land fronting thirty feet on northern line of Everett street, commencing at western line of Eighteenth street and running back between parallel lines one hundred and fifty feet to an alley, and the same lot conveyed to J. M. Hancock by N. H. Thompson and wife 12th day of September 1907. recorded in 1885 30 p. 206. In Trust to secure the holder thereof the payment of the sum of \$258.00 evidenced by a negotiable note of even date with this deed drawn by J. M. Hancock payable to his own order and by him endorsed and payable at the Charities and Merchants Bank of Richmond Va. ninety days after date, with interest, from Aug. 1, 1910. In the event of default being made in the payment of the said note or any note made in renewal thereof, when the trustee on being required so to do shall proceed to sell the property herein conveyed to pay off said indebtedness, and in the event of a sale the same shall be made in accordance with the Code of Virginia Section 2448. If there be no default in the payment of the said note the holder thereof shall be released of this trust at his own cost. - It is the intention of the parties of the first part that the following signatures be sent to the Clerk marked paid & cancelled.

J. M. Hancock
Alma E. Hancock

State of Virginia City of Richmond to wit:
I, S. H. Cheatham a Notary Public in and for the City of Richmond in the State of Virginia do certify that J. M. Hancock and Alma E. Hancock his wife whose names are signed to the above deed dated October 5th 1910 have this day acknowledged the same before me in my City aforesaid. Given under my hand this 6th day of October 1910. My commission expires on 17 day of Feb. 1914.

S. H. Cheatham N.P.

City of Richmond to wit:
In the Clerk's Office of the Stratford Court, Part II, of said City, the 27th day of October 1910. This deed was presented, and with the certification annexed admitted to record at 1⁴⁰ O'clock P. M.

Test:
W. H. Talbot Clerk

Mrs. H. Simpson
Deed
To *Alma E. Hancock*
Trust
May E. Hague
Original deed
delivered to
D. H. Hague
Nov. 1-1910
W. H. Talbot
By W. H. Talbot

This Deed made this first day of August 1910 between Mrs. H. Simpson an single, of the City of Baltimore party of the first part and Mary E. Hague wife of Douglas Hague of the City of Richmond party of the second part - Witnesseth that in consideration of the sum of Five Dollars the party of the first part doth grant with general warranty of title unto the party of the second part - That certain vacant lot of land in the City of Richmond, in that part formerly called Manchester and fronting on the eastern line of Eighteenth street, commencing one hundred and forty five feet from Northern line of Everett street, and fronting thirty feet toward Stockton street, running back between parallel lines one hundred and eleven and 25/100 feet to an alley and the same lot conveyed to D. H. Simpson by J. F. Bradley March 28, 1890.

S-235

5-192

CT. 603

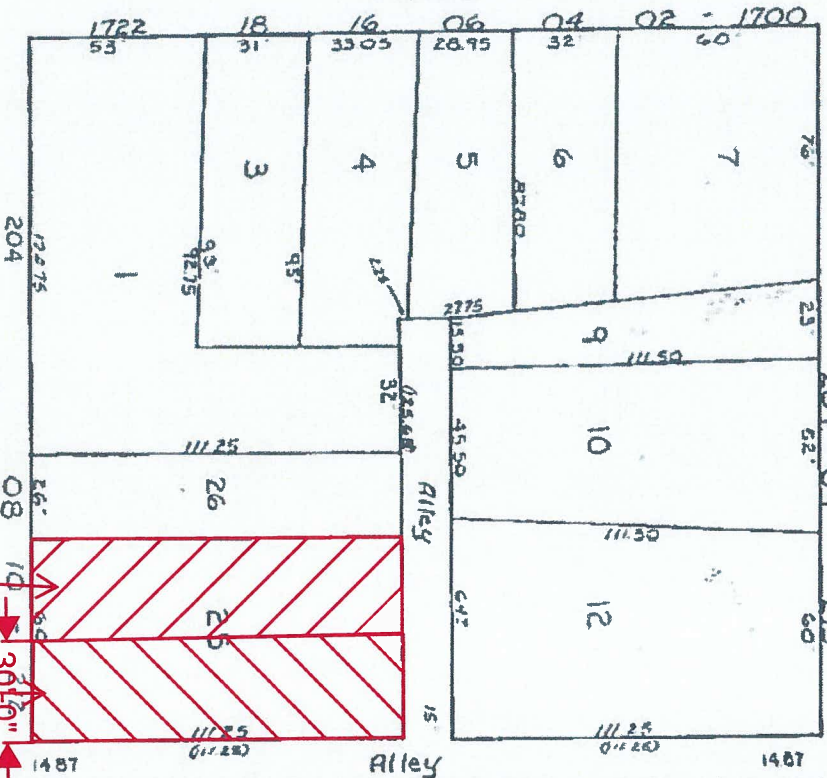
S

E. 17th Street

(2110)

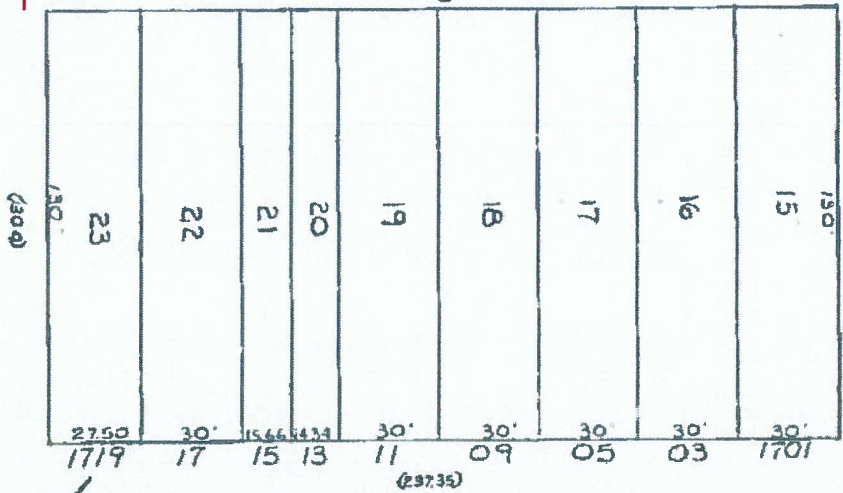
Stockton Street

(2327)



E. 18th Street

5-237



Everett Street

5-234

Scale 1" = 40'

Bk34 pg478 describes: fronting on the eastern line of 18th Street commencing at a point one hundred seventy-five feet from the northern line of Everett Street and fronting thirty feet toward Stockton Street.

Bk34 pg487 describes: fronting on the eastern line of 18th Street commencing one hundred and forty-five feet from the northern line of Everett Street and fronting thirty feet toward Stockton Street.