

CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

November 8, 2021

Canvas Development
PO BOX 7075
Richmond, Virginia 23211

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

To Whom It May Concern:

RE: **BZA 59-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, December 1, 2021 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2021-181 to consider an application for a building permit to construct a new single-family (detached) dwelling at 818 NORTH HARRISON STREET (Tax Parcel Number N000-0517/009), 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 696 787 303# 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 December 1, 2021 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at William.Davidson@richmondgov.com for assistance. In accordance with Ordinance No. 2021-181, please be advised that an inability to access one of the enumerated public hearing through video means shall not be considered a prerequisite for participating in the subject public hearing. It will be necessary for you to stay on the line until such time as your case is called. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

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

BZA 59-2021
Page 2
November 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, reading "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.

813-819 North Harrison Street LLC
P.o. Box 17918
Richmond, VA 23226

Abubaker Joseph Rhoma
1128 Catherine St
Richmond, VA 23220

Barnett Richard R
1205 Catherine St
Richmond, VA 23220

Burlee Gibson And Matthew
2503 Kensington Ave
Richmond, VA 23220

Capriolo Fancy And Dino
7013 Larrlyn Dr
Springfield, VA 22151

Catherine Yang Llc
1118 Catherine St
Richmond, VA 23220

Chan Philip Hon Wah And Mei Juen Shen
3824 Rupert Lane
Henrico, VA 23233

Clarke Mark A And Anne E
1202 1/2 W Clay St
Richmond, VA 23220

Clay Street Station LLC
3160 Fairview Dr #110
Falls Church, VA 22042

Cope John S And Ding Xiaoyu
1215 Catherine St
Richmond, VA 23220

Cox Lauren Kathleen
1211 Catherine St
Richmond, VA 23230

Dermesropian Pascal And Tracy
4708 Trail Wynd Ct
Glen Allen, VA 23059

Friedmann Jeannie Revocable Trust Trs
1533 Floyd Ave
Richmond, VA 23220

Gauthier Kaitlin A
1205 W Leigh St
Richmond, VA 23220

Gordon Blake Eugene And Jaime Swingley
1413 Ascot Hill Terrace
Midlothian, VA 23112

Hamm Jeffrey P Trustee
P.o. Box 17918
Richmond, VA 23226

Henderson Keith M
313 N 2nd Street
Richmond, VA 23219

Indys Place Condominium Unit Owners
Association
204 Salisbury Ct
Smithfield, VA 23430

Investments Etc Inc
1 S Arthur Ashe Blvd
Richmond, VA 23220

Jackson Kevin Alfred
1207.5 West Leigh St
Richmond, VA 23220

Johnston Kyle H
Po Box 7075
Richmond, VA 23221

Khabir Sarkar And Chowdhury Shamima
10605 Cliffmore Dr
Glen Allen, VA 23060

Khambaty Fatima
1200 W Clay St
Richmond, VA 23220

Kopacs Ernest Ryan
1217 Catherine St
Richmond, VA 23220

Lima Gislane
809 N Harrison St
Richmond, VA 23220

Lin You Hua And Chen Xizoyu
3204 Glastonbury Dr
Henrico, VA 23233

Ma Ming-toa And Wu-ken
706 W Nine Mile Rd
Henrico, VA 23075

Mccoy Shane K
900 N Harrison St
Richmond, VA 23220

Payne Sarah
24 S 6th St
Warrenton, VA 20186

Rogers Michael Edward And Louisa
Elizabeth
1216 Catherine St
Richmond, VA 23220

Samborski Jeffrey L & Jacklyn L
3910 Seminary Avenue
Richmond, VA 23237

Satishbabu Jyothi Mandya Revocable Living
Trust Trustee
42473 Unicorn Dr
Chantilly, VA 20152

Schaefer Lorna D
1205 1/2 W Leigh St
Richmond, VA 23220

Serafim Christopher A & Christy A
11708 Coolwind Lane
Richmond, VA 23233

Spencer Jarrett Daniel
Po Box 14685
Richmond, VA 23221

Stewart Todd
1117 Catherine St
Richmond, VA 23220

Thornhill James
1203 1/2 W Leigh St
Richmond, VA 23220

Velasquez Ethel
1209 W Leigh St
Richmond, VA 23220

Wasch Michael W Jr
900 W Marshall St
Richmond, VA 23220

Williamson Courtney
1209 1/2 W Leigh St
Richmond, VA 23220

Woogen Brent K And Kirby Karen L
1130 Catherine St
Richmond, VA 23220

Property: 818 N Harrison St **Parcel ID:** N0000517009**Parcel**

Street Address: 818 N Harrison St Richmond, VA 23220-
Owner: CANVAS DEVELOPMENT LLC
Mailing Address: PO BOX 7075, RICHMOND, VA 23221
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 212 - Carver / Newtowne West
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-8 -
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$60,000
Improvement Value:
Total Value: \$60,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 2106.4
Acreage: 0.048
Property Description 1: 0026.33X0080.00 0000.000
State Plane Coords(?): X= 11787180.019133 Y= 3727030.317467
Latitude: 37.55415908 , **Longitude:** -77.45031028

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 26
Rear Size: 80
Parcel Square Feet: 2106.4
Acreage: 0.048
Property Description 1: 0026.33X0080.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11787180.019133 Y= 3727030.317467
Latitude: 37.55415908 , **Longitude:** -77.45031028

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$65,000	\$0	\$65,000	Reassessment
2021	\$60,000	\$0	\$60,000	Reassessment
2020	\$50,000	\$0	\$50,000	Reassessment
2019	\$50,000	\$0	\$50,000	Reassessment
2018	\$35,000	\$0	\$35,000	Reassessment
2017	\$30,000	\$0	\$30,000	Reassessment
2016	\$30,000	\$0	\$30,000	Reassessment
2015	\$30,000	\$0	\$30,000	Reassessment
2014	\$30,000	\$0	\$30,000	Reassessment
2013	\$31,000	\$0	\$31,000	Reassessment
2012	\$31,000	\$0	\$31,000	Reassessment
2011	\$31,000	\$0	\$31,000	CarryOver
2010	\$31,000	\$0	\$31,000	Reassessment
2009	\$30,800	\$0	\$30,800	Reassessment
2008	\$30,800	\$0	\$30,800	Reassessment
2007	\$28,000	\$0	\$28,000	Reassessment
2006	\$20,200	\$0	\$20,200	Reassessment
2005	\$6,000	\$0	\$6,000	Reassessment
2004	\$5,200	\$0	\$5,200	Reassessment
2003	\$5,100	\$0	\$5,100	Reassessment
2002	\$4,500	\$0	\$4,500	Correction
2000	\$5,500	\$0	\$5,500	Reassessment
1998	\$5,500	\$0	\$5,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
09/28/2021	\$93,300	LEIGH WEST LLC	ID2021-27980	1 - VALID SALE-Valid, Use in Ratio Analysis
11/14/2016	\$0	STATON SCOTT P	ID2016-22317	2 - INVALID SALE-Relation Between Buyer/Seller
06/16/1988	\$0	Not Available	00168-1856	
03/08/1985	\$175	Not Available	000033-01082	
02/09/1966	\$0	Not Available	000637-A00529	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-8 -
Planning District: Near West
Traffic Zone: 1042
City Neighborhood Code: CRVR
City Neighborhood Name: Carver
Civic Code: 4026
Civic Association Name: Carver Area Civic Improvement League
Subdivision Name: NONE
City Old and Historic District:
National historic District: Carver Residential
Neighborhoods in Bloom: Carver/Newtowne West
Redevelopment Conservation Area: Carver Area #14

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	1008	0402001	040200
1990	202	0402002	040200

Schools

Elementary School: Carver
Middle School: Hill
High School: Jefferson

Public Safety

Police Precinct: 4
Police Sector: 412
Fire District: 10
Dispatch Zone: 072A

Public Works Schedules

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

Government Districts

Council District: 2
Voter Precinct: 213
State House District: 71
State Senate District: 9
Congressional District: 4

Property Images

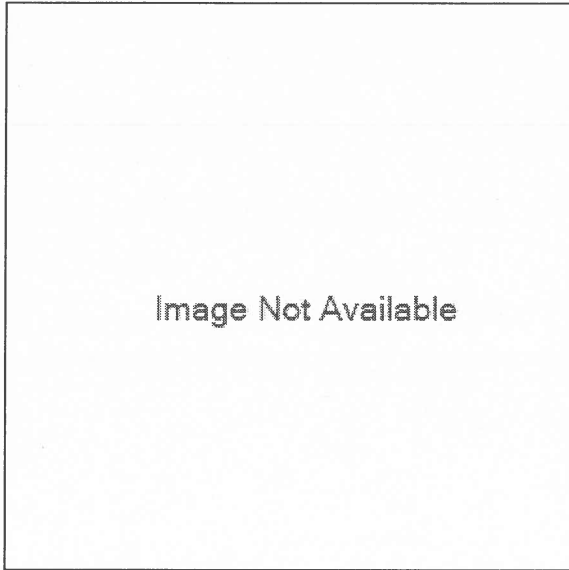
Name:N0000517009 Desc:



[Click here for Larger Image](#)

Sketch Images

Name: Desc:



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:

Canvas Development

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

ADDRESS

PO BOX 7075

FAX: () (Work) ()

Richmond, Virginia 23211

E-mail Address:

PROPERTY OWNER'S

REPRESENTATIVE:

Mark Baker

Baker Development Resources

PHONE: (Home) (804) 674-6275 (Mobile) ()

(Name/Address)

530 E Main Street, Suite 720

FAX: () (Work) ()

Richmond, VA

E-mail Address: markbaker@bakerdevelopmentresources.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 818 North Harrison Street

TYPE OF APPLICATION: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-413.15(1) & 30-630.1(a)(1)

APPLICATION REQUIRED FOR: A building permit to construct a new single-family detached dwelling.

TAX PARCEL NUMBER(S): N000-0517/009 ZONING DISTRICT: R-8 (Urban Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. A front yard with a depth of 17.11' is required along Catherine Street; 2.2' ± is proposed.

DATE REQUEST DISAPPROVED: October 11, 2021

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: October 11, 2021 TIME FILED: 05:25 a.m. PREPARED BY: Colleen Dang RECEIPT NO. BZAR-100929-2021

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(2) ☒ OF THE CODE OF VIRGINIA [OR]

SECTION 1040.3 PARAGRAPH(S) _____ OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

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

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

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 10/28/2021

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

CASE NUMBER: BZA 59-2021 HEARING DATE: December 1, 2021 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 59-2021
150' Buffer

APPLICANT(S): Canvas Development

PREMISES: 818 North Harrison Street
(Tax Parcel Number N000-0517/009)

SUBJECT: A building permit to construct a new single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-413.15(1)a & 30-630.1(a)(1)
of the Zoning Ordinance for the reason that:
The front 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.richmond.gov.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)



October 26, 2021

Mr. Roy Benbow
Secretary to the Board of Zoning Appeals
Department of Planning and Development Review
900 East Broad Street, Room 508
Richmond, Virginia 23219

RE: BZA Variance Request – 818 N Harrison Street (N-000-0517/009)

Dear Mr. Benbow,

The property owner, Canvas Development, LLC, is requesting a variance for 818 N Harrison Street ("the Property") in order to permit the construction of a single-family detached dwelling. The Property is located at the southwest corner of N Harrison Street and Catherine Street. The Property consists of a vacant lot which is 26.33 feet in width and 80 feet in depth and contains 2,106.4 square feet of lot area. The Property is zoned R-8 Urban Residential District, which permits the proposed use. However, because the Property is a corner lot and due to the configuration of the lots in the vicinity, a front yard is required to be provided on both the N Harrison and Catherine Street frontages. According to the Zoning Ordinance (Section 30-413.15(1)(b.)), a front yard is required along any street frontage adjacent to or across an alley from an adjacent lot along the same street frontage, the front yard shall be not less than the front yard provided for such existing building but not more than 18 feet. The lot is of sufficient depth to permit the provision of a front yard along the N Harrison Street frontage. However, the requirement for a front yard along the North 27th Street frontage renders the site unbuildable.

In 2009, the Board approved a variance for the construction of a single-family dwelling on the Property, noting that an exceptional situation was caused by an 8.2' front yard that was required along the Catherine Street frontage at that time. That dwelling was never constructed and the variance approval expired due to the passage of time. Since that time, the redevelopment of the property to the rear has increased the required setback along the Catherine Street to 17.11', worsening that exceptional situation and permitting only 6.22' of buildable lot width. Therefore, a variance from this feature requirement is requested in order to permit the proposed construction.

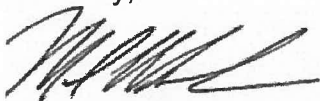
The evidence shows that this request meets the standards for a variance as defined in §15.2-2201 of the Code of Virginia. The strict application of the ordinance would unreasonably restrict the utilization of the property, the need for a variance would not be shared generally by other properties, and the variance would not be contrary to the purpose of the ordinance. The request meets the evidentiary requirements of §15.2-2201(2.) of the code of Virginia. A variance may be granted if the evidence shows "that the strict application of the terms of the zoning ordinance would unreasonably restrict the utilization of the property or that granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance..." It is the applicant's position in this case that both of these standards are met. The strict application of the terms of the ordinance would unreasonably restrict the

utilization of the property as they render it unbuildable with a permitted building width of 6.22'. In addition, the granting of the variance would alleviate a hardship due to a physical condition relating to the property, specifically, its narrow width in the context of the required front yard on Catherine Street. Finally, the request meets the following tests:

- The Property was acquired in good faith and the hardship was not created by the applicant. The hardship was not created by the applicant. Hardship is not self-inflicted where the owner purchased the property knowing that a variance was needed. Self-inflicted hardship must pertain to a violation of the zoning ordinance by the owner. *Spence v. Board of Zoning Appeals for City of Virginia Beach*, 255 Va. 116, 496 S.E.2d 61 (1998).
- Granting the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area. The variance would not be of any detriment. Only relief from the front yard requirement on Catherine Street is requested. In all other regards normal zoning requirements would be met. The proposed development is consistent with that of similarly situated corner lots in the vicinity, which historically and predominantly were developed without the requirement for a second front yard.
- The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance. The issue is unique and is not generally shared by other properties in the district.
- Granting the variance does not result in a use that is not otherwise permitted on the property or a change in the zoning classification of the property. The proposed single-family detached use is permitted by the R-8 zoning classification.
- The relief or remedy sought by the variance application is not available through a special exception or a zoning modification at the time of the filing of the variance application. There is no special exception, as contemplated by this section, available to address this feature requirement.
- The variance is not contrary to the purpose of the ordinance. The proposal is not contrary to the purpose outlined in Section 30-100 of the zoning ordinance as it relates to: lessening congestion in streets; securing safety from fire, flood, etc.; promoting health, sanitation and general welfare, providing adequate light and air and convenience of access; preventing the overcrowding of land; avoiding undue concentration of population; facilitating the creation of a convenient, attractive and harmonious community; protect against destruction of or encroachment upon historic areas; encouraging economic development activities that provide desirable employment and enlarge the tax base; and expediting the provision of adequate police and fire protection, etc.

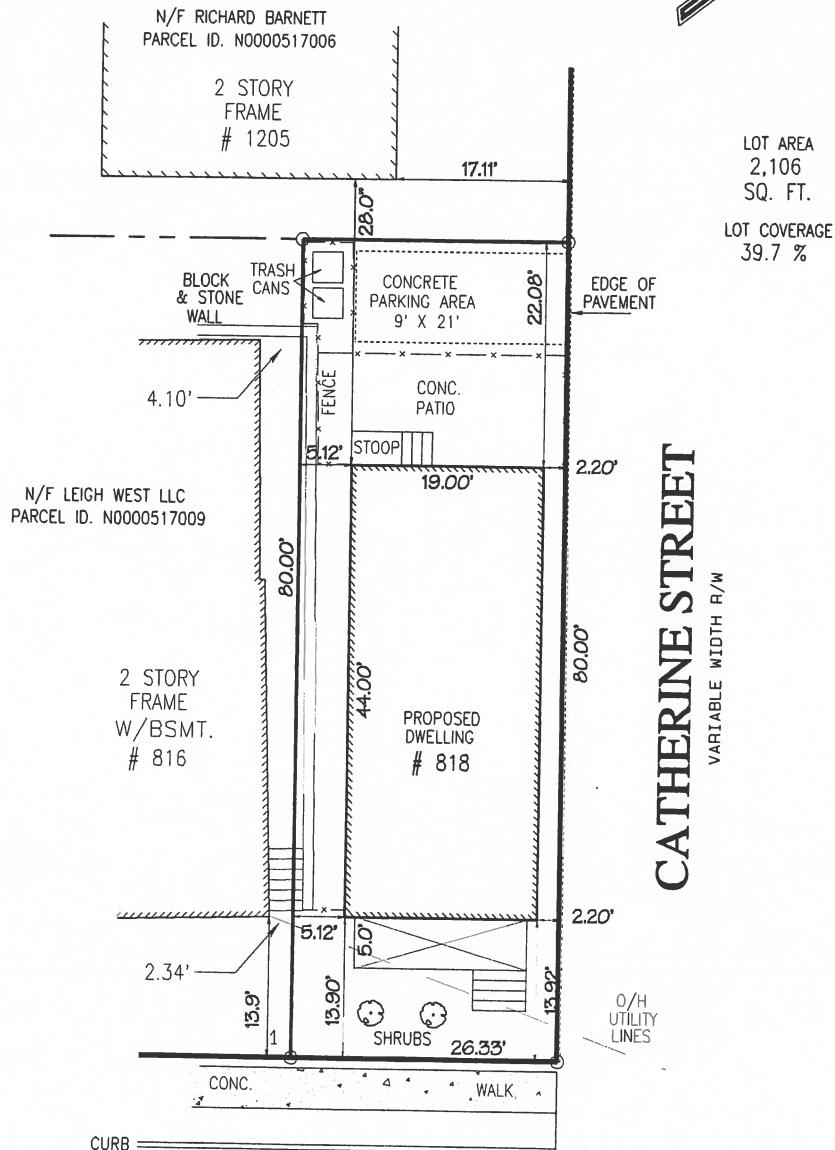
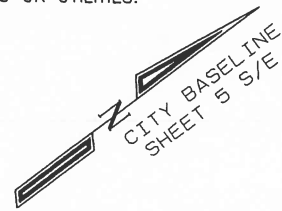
Thank you in advance for your assistance. Should you have any questions after reviewing this request, please feel free to contact me at 874-6275.

Sincerely,



Mark R. Baker
Baker Development Resources, LLC

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): LEIGH WEST LLC INST. 160022317 PARCEL ID N0000517009



N. HARRISON STREET

VARIABLE WIDTH R/W

(CONCEPTUAL PLAN)
**PLAT SHOWING PROPOSED IMPROVEMENTS AT
AT No. 818 N. HARRISON STREET,
IN THE CITY OF RICHMOND, VIRGINIA**

SCALE: 1" = 15'



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

PROJECT # 0601-12 SP





1211 Catherine St
Richmond, Virginia

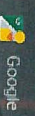


Street View Mar 2020



Google

1200 Catherine St
Richmond, Virginia



Street View - Mar 2020



Google

the intended purpose of the addition; the addition or similar construction serving the same purpose cannot reasonably be located elsewhere on the lot in compliance with the zoning ordinance; and the addition will be in keeping with the architectural character of dwellings and developments within the neighborhood.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a special exception from the side yard setback requirement be granted to Douglas and Catherine Harbert for a building permit to construct a two-story addition onto a single-family detached dwelling, subject to the condition that the Board's approval is limited to the elements of special exception request associated solely with construction of the proposed elevator.

ACTION OF THE BOARD: Granted Conditionally (4-0)

Vote to Grant Conditionally
affirmative: Poole, Pinnock, Moses-Ciula, York

negative: none

**Previous BZA Case
next 6 pages**

CASE NO. 43-09

APPLICANT: Scott Staton

PREMISES: 818 NORTH HARRISON STREET
 (Tax Parcel Number N000-0517/009)

SUBJECT: A building permit to construct a new single-family detached dwelling

DISAPPROVED by the Zoning Administrator on September 21, 2009, based on Sections 114-300 and 114-413.6(1) of the zoning ordinance for the reason that: In an R-7 Single and Two-Family Urban Residential District, the front yard setback requirement is not met. A front yard of 8.2 feet is required along Catherine Street; 3.3 feet ± is proposed.

APPLICATION was filed with the Board on September 9, 2009, based on Section 17.20(b) of the City Code.

APPEARANCES:

For Applicant: Henry Tenser

Against Applicant: none

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, Scott Staton, has requested a variance to construct a single-family detached dwelling at 818 N. Harrison Street. Mr. Henry Tenser, representing the applicant, testified that a variance is being requested for the reason that the front yard setback is not met. Mr. Tenser explained that the property in question is located at the corner of North Harrison Street and Catherine Street. Mr. Tenser stated that due to the lotting pattern a front yard is established along Catherine Street with a corresponding 8.2 foot setback requirement. Mr. Tenser explained that the lot is 26.3 feet in width and that the required setbacks reduce the buildable lot width to approximately 15 feet. Mr. Tenser indicated that the lot was essentially unbuildable. Mr. Tenser stated that one parking space will be provided in the rear of the property. Mr. Tenser indicated that the Carver Neighborhood Association did not oppose the requested variance.

The Board is satisfied that the property was acquired in good faith and that an exceptional situation exists due to the narrowness of the lot resulting in a buildable lot width of only 15 feet; whereby strict application of the front yard setback requirements unreasonably restricts its use, and the granting of a variance in this case will be in harmony with the intended spirit and purpose of the ordinance and the powers of the Board.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a variance from the front yard setback requirement be granted to Scott Staton for a building permit to construct a new single-family detached dwelling, subject to the condition that the proposed dwelling is constructed in accordance with the plans submitted to the Board.

ACTION OF THE BOARD: Granted Conditionally (4-0)

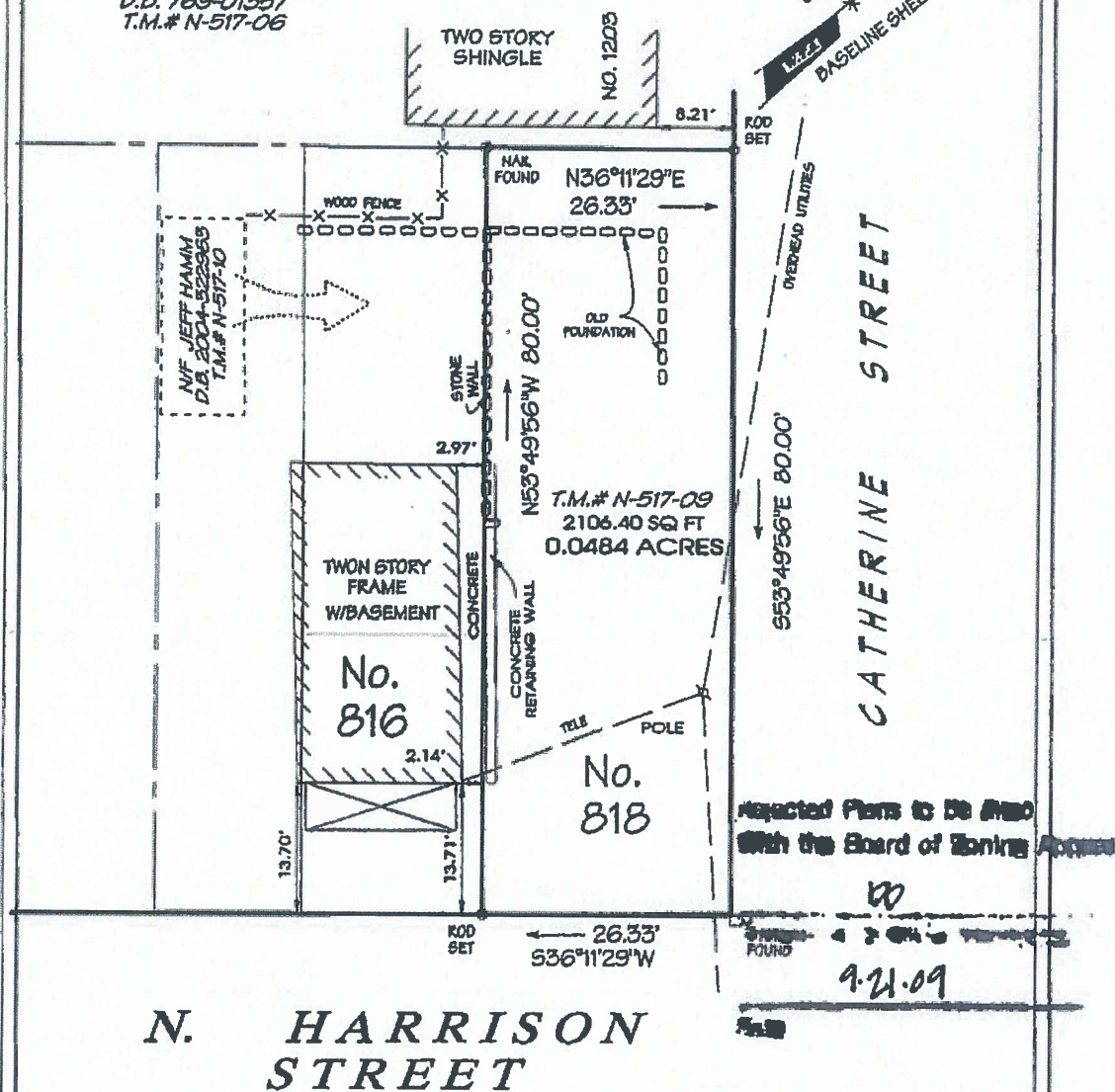
Vote to Grant Conditionally

affirmative: Poole, Pinnock, Moses-Ciula, York

negative: none

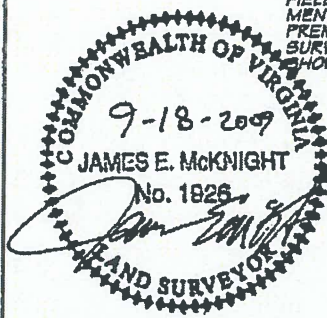
NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: RICHMOND REDEVELOPMENT AUTHORITY ID 2009-15192

N/F LEIGH RENTALS, LLC
D.B. 769-01357
T.M.# N-517-06



PLAT SHOWING IMPROVEMENTS ON No. 818 N. HARRISON STREET,
IN THE CITY OF RICHMOND, VIRGINIA.

THIS IS TO CERTIFY THAT ON SEPTEMBER 18, 2009, 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.

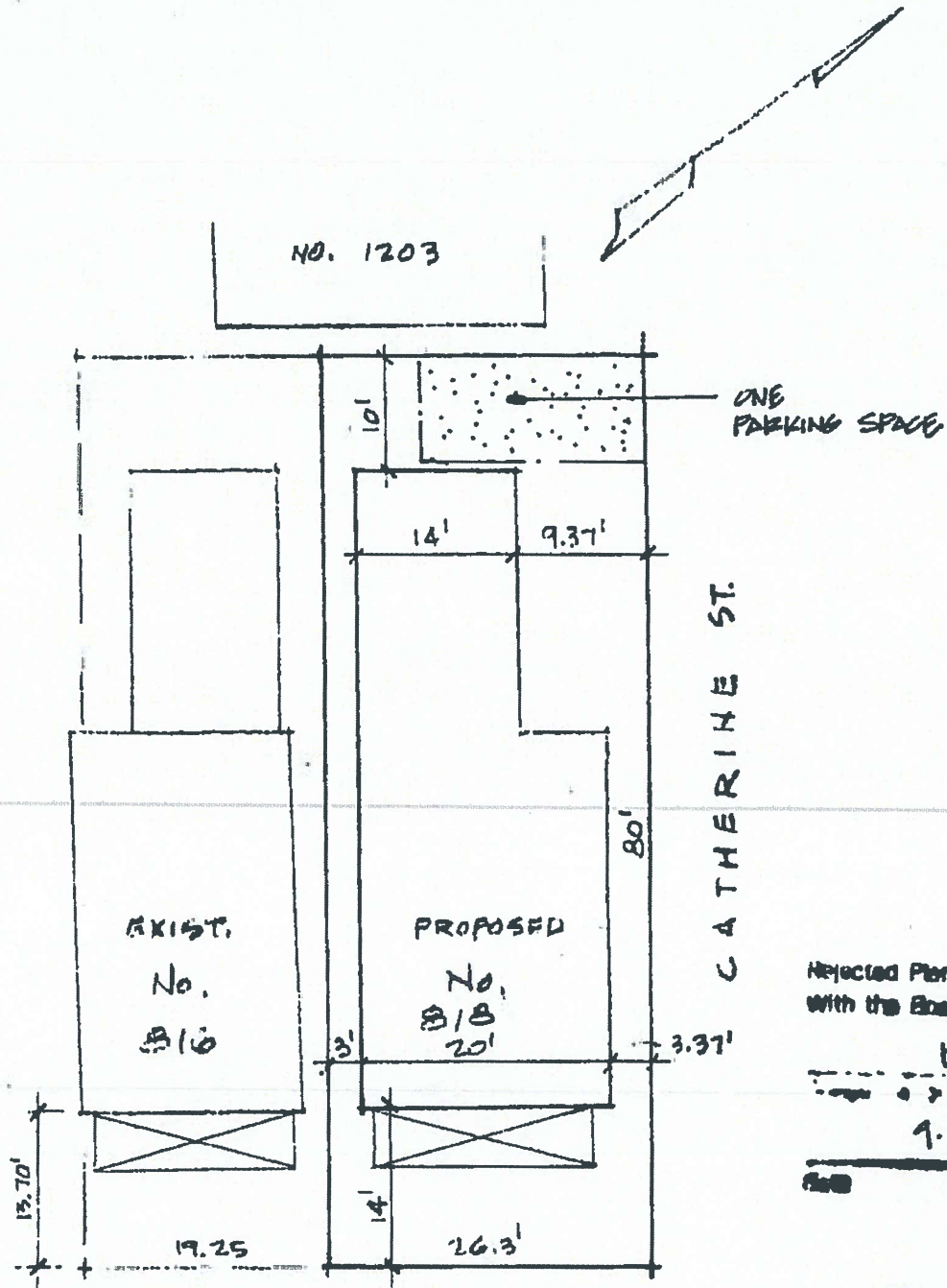


McKNIGHT & ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

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

SCALE: 1" = 15'
JOB NUMBER: 98050618

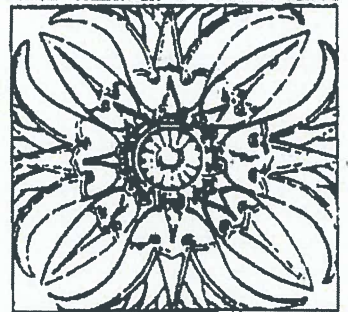


Rejected Plans to be (also)
With the Board of Zoning Appeals

DO

9.21.09

9.18.09

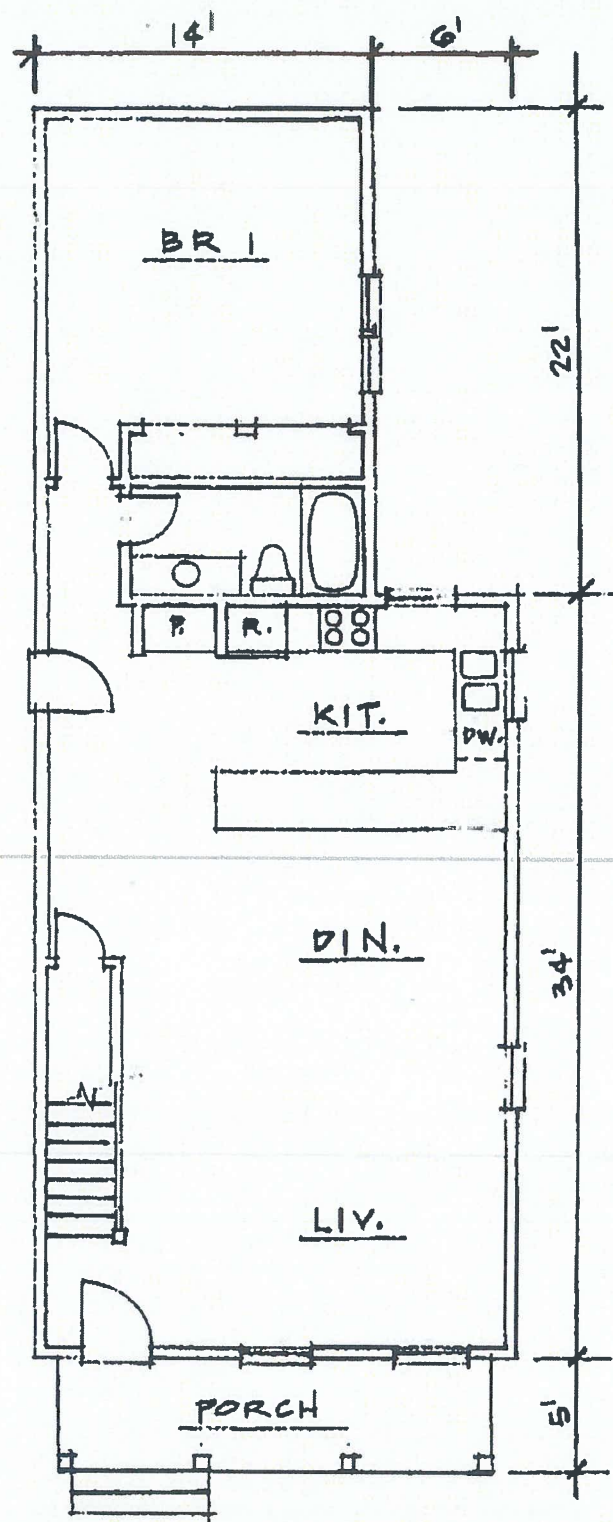


HENRY TENSER ARCHITECT

4908 RIVERSIDE DRIVE
RICHMOND, VA 23225
TEL (804) 231-4308
FAX (804) 231-4490

SITE PLAN

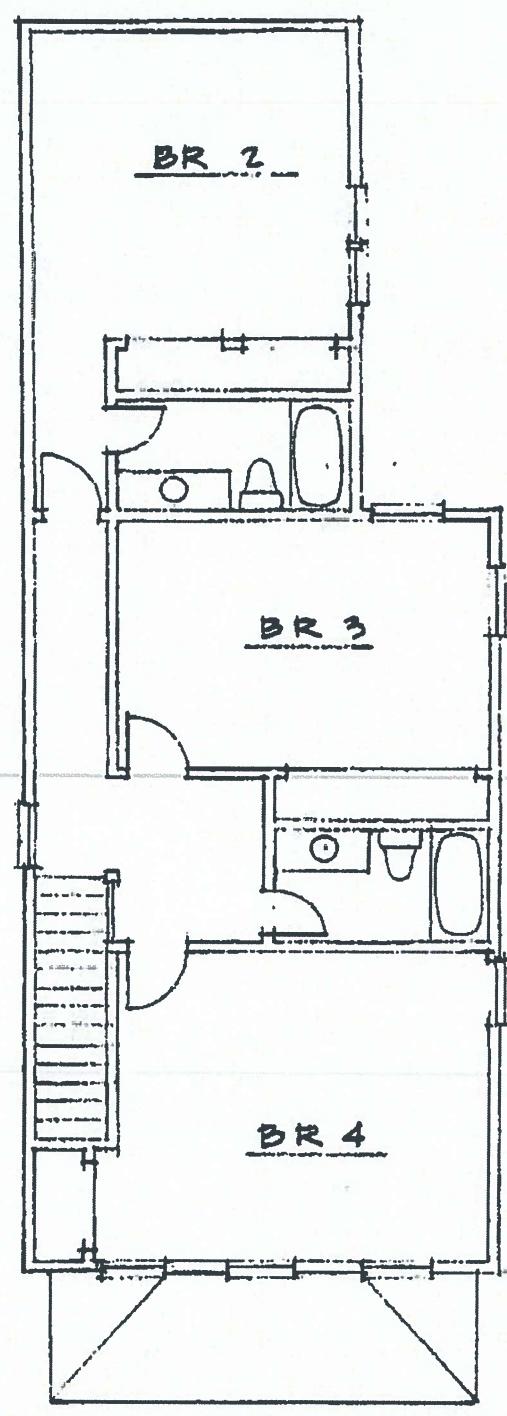
1" = 15'



FIRST FLOOR PLAN 1/8" = 1'-0"

818 N. HARRISON ST.
RICHMOND, VA

PARRISH CONSTRUCTION CO.



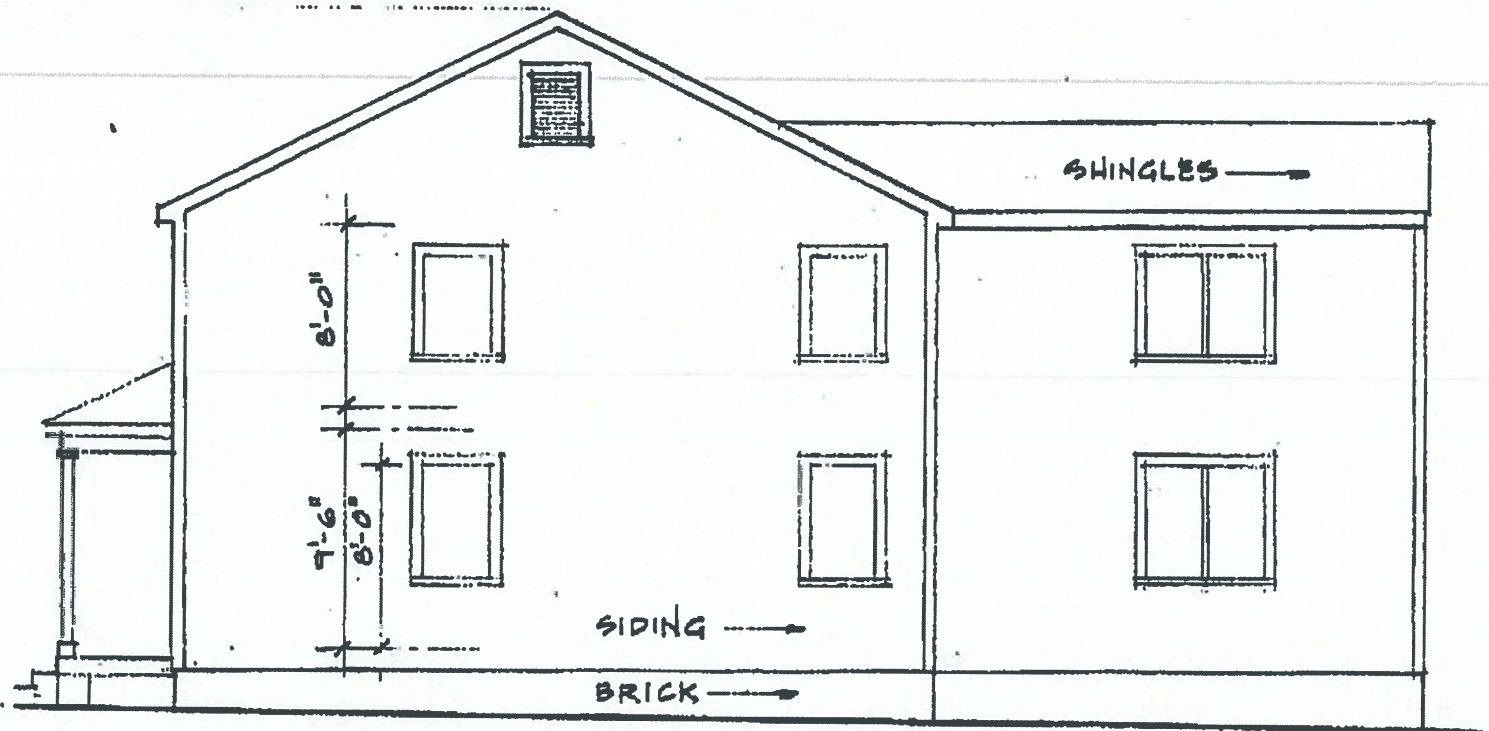
SECOND FLOOR PLAN

Accepted Plans to be used
With the Board of Zoning Appeals

W
1-21-09



FRONT ELEVATION



NORTH ELEVATION $\frac{1}{8}'' = 1'-0''$

818 N. HARRISON ST.
RICHMOND, VA

PARRISH CONSTRUCTION CO.

Accepted Plans to be used
With the Board of zoning Appeals

9.21.09
Date