

INTRODUCED: November 13, 2023

AN ORDINANCE No. 2023-352

To authorize the special use of the property known as 1210 Westover Hills Boulevard for the purpose of a vocational school on the ground floor, upon certain terms and conditions.

\_\_\_\_\_  
Patron Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: AT6P.M.

WHEREAS, the owner of the property known as 1210 Westover Hills Boulevard, which is situated in a B-2 Community Business District, desires to use such property for the purpose of a vocational school on the ground floor, which use, among other things, is not currently allowed by section 30-436.1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause

AYES: 8 NOES : 0 ABSTAIN: \_\_\_\_\_

ADOPTED: DEC 11 2023 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere **with** adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 1210 Westover Hills Boulevard and identified as Tax Parcel No. S006-0343/025 in the 2023 records of the City Assessor, being more particularly described in Exhibit A of a deed recorded in the Office of the Clerk for the Circuit Court of the City of Richmond as Instrument #05-003975, and dated January 31, 2005, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as "the Property," is hereby permitted to be used for the purpose of a vocational school on the ground floor, hereinafter referred to as "the Special Use," substantially as shown on the plans entitled "LB Beauty Academy," prepared by Brad Price, and dated June 22, 2023, hereinafter referred to as "the Plans," copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as "the Owner." The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a vocational school on the ground floor, substantially as shown on the Plans.

(b) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of Law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the

application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:

 money's Office \_\_\_\_\_

A TRUE COPY:  
TESTE:

  
Carolin D. Rind  
City Clerk



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Master

**File Number: Admin-2023-1648**

**File ID:** Admin-2023-1648

**Type:** Request for Ordinance or Resolution

**Status:** Regular Agenda

**Version:** 1

**Reference:**

**In Control:** City Clerk Waiting Room

**Department:**

**Cost:**

**File Created:** 09/18/2023

**Subject:**

**Final Action:**

**Title:**

### Internal Notes:

### Code Sections:

**Agenda Date:** 11/13/2023

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** Admin-2023-1648 - Ordinance - Approved as to Form,  
Admin-2023-1648 - Application Documents,  
Admin-2023-1648 - O&R Transmittal Memo

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** James.Dealaman@rva.gov

**Effective Date:**

### Related Files:

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/24/2023	Matthew Ebinger	Approve	10/26/2023
1	2	10/24/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	10/24/2023	Kevin Vonck	Approve	10/31/2023
1	4	10/24/2023	Alecia Blackwell - FYI	Notified - FYI	
1	5	10/24/2023	Sharon Ebert - FYI	Notified - FYI	
1	6	10/24/2023	Caitlin Sedano - FYI	Notified - FYI	
1	7	10/26/2023	Jeff Gray	Approve	10/27/2023
1	8	10/27/2023	Lincoln Saunders	Approve	10/30/2023
1	9	11/9/2023	Mayor Stoney	Approve	10/31/2023

## History of Legislative File







# City of Richmond

## Intracity Correspondence

### O&R Transmittal

**DATE:** October 19, 2023

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (by request)

(This is no way reflects a recommendation on behalf of the Mayor)

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

**FROM:** Kevin J. Vonck, Director of Planning & Development Review

**RE:** To authorize the special use of the property known as 1210 Westover Hills Blvd for the purpose of a vocational school on the ground floor, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** The applicant is requesting a Special Use Permit to authorize a ground floor vocational school, which use, among other things, is not currently allowed by section 30-436.1, concerning permitted principal and accessory uses, of the Code of the City of Richmond (2020), as amended. A Special Use Permit is therefore required.

**BACKGROUND:** The property is in the Forest View neighborhood situated on a block bounded by Clarence Street, Forest Hill Ave, Jahnke Road, and Westover Hills Blvd. The property is currently a 26,902 sq. ft. (0.6 acre) parcel of land. The City's Richmond 300 Master Plan designates a future land for the subject property as Community Mixed-Use, which is defined as "Cluster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions."

"Intensity: Buildings generally ranging from two to six stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas, as necessary. New buildings that are taller than historical buildings should step back from the build-to line after matching the height of the predominant cornice line of the block.

Primary Uses: Retail/office/ personal service, multi-family residential, cultural, and open space. Secondary Uses: Single-family houses, institutional, and government.” (p. 58)

The current zoning for the property is B-2 Community Business District and is situated within the Westover Hills neighborhood node which is made up of B-2, UB-2, RO-2 and R-5 districts. The Westover Hills node includes a mix of commercial and institutional uses and is primarily surrounded by residential single-family uses. The node is intersected Forest Hill Ave and Westover Hills Blvd, which are identified as major mixed-use streets.

**COMMUNITY ENGAGEMENT:** The Forest View Civic Association was notified of the application; additional community notification will take place after introduction.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** Richmond 300 Master Plan; Will be considered by Planning Commission on December 4, 2023 (tentative).

**FISCAL IMPACT:** \$2,400 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** November 13, 2023

**CITY COUNCIL PUBLIC HEARING DATE:** December 11, 2023

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant’s Report, Plans, Map

**STAFF:** Matthew J. Ebinger, Planning Supervisor - Land Use Administration 804-646-6308  
James Dealaman, Planner Associate - Land Use Administration 804-646-0455



# Application for SPECIAL USE PERMIT

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304

<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- ☒ special use permit, new  
☐ special use permit, plan amendment  
☐ special use permit, text only amendment

## Project Name/Location

Property Address: 1210 Westover Hills Blvd. Richmond Date: June 24, 2023  
Parcel I.D. #: 80060343025 Fee: \$ 24.00  
Total area of affected site in acres: 26902.15

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

## Zoning

Current Zoning: B-2

Richmond 300 Land Use Designation: Comm-mu (Community Mixed Use)

## Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Vocational (Beauty) School-Training. 5-7 employees.  
Existing Use: vacant commercial building - was a church

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number: \_\_\_\_\_

## Applicant/Contact Person:

Company: LB Beauty Academy  
Mailing Address: 3412 Rosewood Ave.  
City: Richmond State: VA Zip Code: 23221  
Telephone: (804) 305-0550 Fax: ( )  
Email: lbbeautyacademy@gmail.com

Property Owner: Oxbridge Properties LLC Marion Cabell Chesnell - owners  
If Business Entity, name and title of authorized signee: Marion Chesnell

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 1600 Westbrook Ave #216  
City: Richmond State: VA Zip Code: 23227  
Telephone: (804) 516-5972 Fax: ( )  
Email: marion.chesnellt@hotmail.com

Property Owner Signature: Marion Chesnell

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

Applicant's Report

Stephanie J. Smith  
Owner/Director – LB Beauty Academy  
June 24, 2023

RE: 1210 Westover Hills Blvd

I am seeking assistance in receiving a Special Use Permit. The request is being asked because of the ordinance; Sec. 30-436.1

*(30)Professional, business and vocational schools when located above the ground floor of buildings, and provided that no heavy machinery, welding equipment or internal combustion engine shall be used in conjunction therewith;*

LB Beauty Academy is a vocational school, which has approximately 7 employees and approximately 30 students between the day and evening classes.

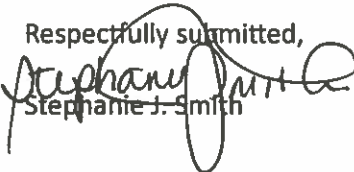
LB Beauty Academy, the vocational school, would be an asset to the community, where we accept our veterans and their families, and we are vendors with Richmond City Social Services. We are also, active in the community.

Having said that, a vocational school that is unable to be on a ground level facility would be quite difficult to service, those with special needs and/or those that are handicap. Also, this would not be within the regulations of the State Department of Professional and Occupational Regulation. The property, 1210 Westover Hills Blvd, is already handicap accessible, but with ordinance Sec. 30-436.1 hinders LB Beauty Academy to operate.

LB Beauty Academy, Inc. was established in 2000 and is now located in Scott's Addition. LB Beauty Academy does not cause any harm to its students nor neighboring businesses and/or homes. It would not adversely affect or interfere with private schools, public schools, parks and/or playgrounds. I would like to think that we would be able to work together in the community.

I would appreciate your approval of the Special Use Permit for 1210 Westover Hills Blvd.

Respectfully submitted,

  
Stephanie J. Smith

June 7, 2023

Re: 1210 Westover Hills Blvd

Koren Lew  
Forest View Civic Association

To Whom It May Concern:

I am writing in regards to property 1210 Westover Hills Blvd.

My name is Stephanie Smith, and I am the owner of LB Beauty Academy, Inc. established in 2000. This is a vocational Academy that teaches and/or assist young adults who are not attending college, middle age adults who seek to change professions, veterans and their families; and we are a vendor for social services in Richmond City.

For the past 20 years, we are/were located in the Scott's Addition area. So we have seen the transformation and building up of that area. The Academy has grown over the years where we are in need of a larger space and access to parking. I found the ideal property, 1210 Westover Hills Blvd; a larger space, ample amount of parking and is the correct zone (B2).

So I have signed the lease, started renovations on the building and while that is in the process, I started to transfer the Academy's business license with the City. On May 31, 2023, I received an email from a planning associate in the zoning department of Richmond City, stating that my permit has been denied for the following ordinance:

Sec 30-436.1

*(30) Professional, business and vocational schools when located above the ground floor of buildings, and provided no heavy machinery, welding equipment or internal combustion engine shall be used in conjunction therewith;*

As I followed up with the associate, I was told to apply for a 'Special Use Permit', which will allow the Academy to operate at a building that is ground level.

This is the reason for my letter. I would like to continue the process of applying for a 'Special Use Permit'. Being licensed by the State of Virginia, to hold a vocational school, it must be handicap accessible. So not being on ground level may cause some difficulties.

I am requesting your assistance to update the ordinance (Sec. 30-436.1) for property (1210 Westover Hills Blvd), which is already accessible to those with disabilities. If you could be so kind to write a letter stating your position in regards to the request. Forward the letter to myself, so I may submit with my application.

Email: [lbbeautyacademy@gmail.com](mailto:lbbeautyacademy@gmail.com) Mailing Address: 3114 W. Marshall Street – Richmond 23230

Thanking you in advance,  
Stephanie J. Smith

# LB BEAUTY ACADEMY

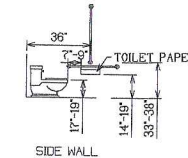
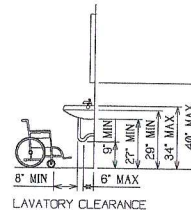
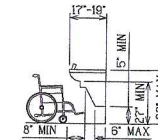
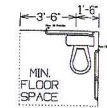
PLANS DRAWN BY BRAD PRICE  
NETCAD DRAFTING, INC.  
563 RIVERVIEW RD  
COLONIAL HEIGHTS, VA 23054

IBC 2012 CODE EDITION  
LB BEAUTY ACADEMY  
1210 WESTOVER HILLS BLVD  
RICHMOND, VA

NON SPRINKLERED  
NET EXISTING SQUARE FOOTAGE 3212 (UNCHANGED)  
OCCUPANCY CLASS E (CHANGED FROM A-3)  
OCCUPANT LOAD CLASSROOMS 20 NET 100 NET ALL OTHER AREAS  
OCCUPANT LOAD 49 USING SIGN 50 CLASS B AS PER CODE  
CONSTRUCTION TYPE III-B  
PLUMBING REQUIREMENTS  
WATER CLOSETS 1 MEN (UNCHANGED) 2 WOMEN (UNCHANGED) 1 ADA (UNCHANGED)  
LAVATORIES 1 MEN 1 WOMEN (UNCHANGED) 1 ADA (UNCHANGED)  
SERVICE SINK ONE (EXISTING)

SCOPE OF WORK  
NO STRUCTURAL CHANGES TO EXISTING BUILDING  
NO MECHANICAL CHANGES TO EXISTING BUILDING  
EXISTING LIGHTING TO REMAIN (CEILING FLORESCENT 48")  
ADDITION OUTLETS & LIGHTS AS PER NEC 2018  
NO SUSPENDED CEILING TO BE ADDED  
BATHROOMS UNCHANGED EXCEPT BAR ADDITION AS SHOWN

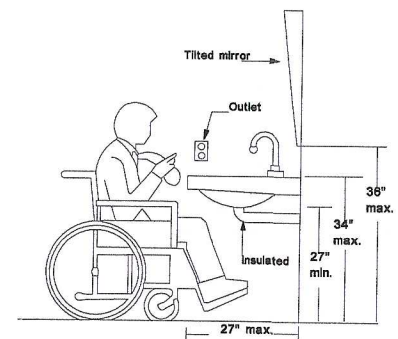
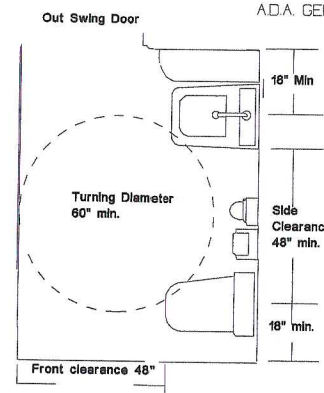
THE VIRGINIA LEGISLATURE INCORPORATED "TITLE 28 CODE OF FEDERAL REGULATIONS, PART 36 - NONDISCRIMINATION ON THE BASIS OF DISABILITY BY PUBLIC ACCOMMODATIONS AND IN COMMERCIAL FACILITIES, SUBPART A - GENERAL PARAGRAPH 36.102 DEFINITIONS AND SUBPART D - NEW CONSTRUCTION AND ALTERATIONS, 56 F. R. 35593-35594 & 35599-35602 (JULY 26 1991) INTO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE.



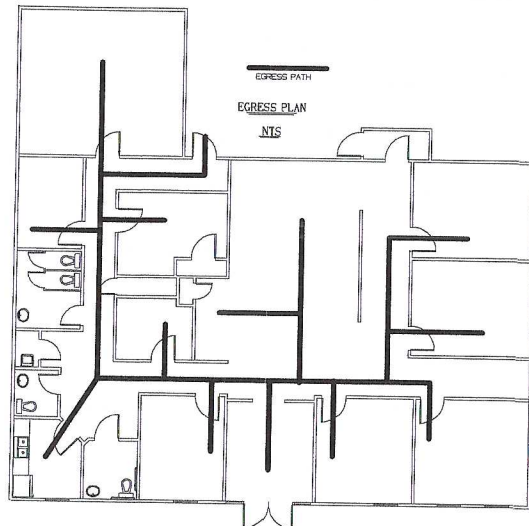
GRAB BARS @ WATER CLOSETS

NEW DOOR SCHEDULE  
ALL NEW= 36" 6 PANEL INTERIOR DOOR w/ ADA HARDWARE

ADA GENERAL NOTES



BARRIER FREE DESIGN



THIS PLAN WAS DESIGNED FOR  
1210 WESTOVER HILLS BLVD

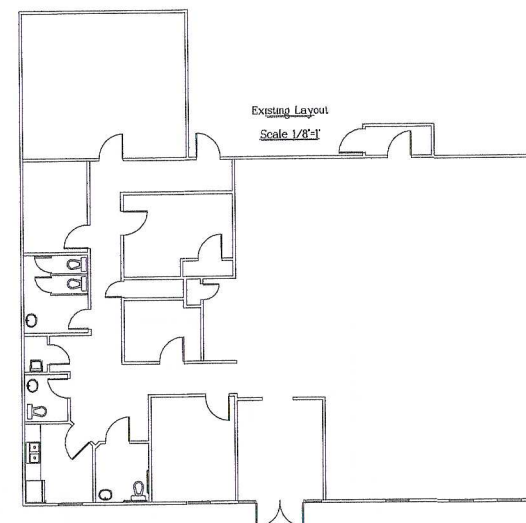
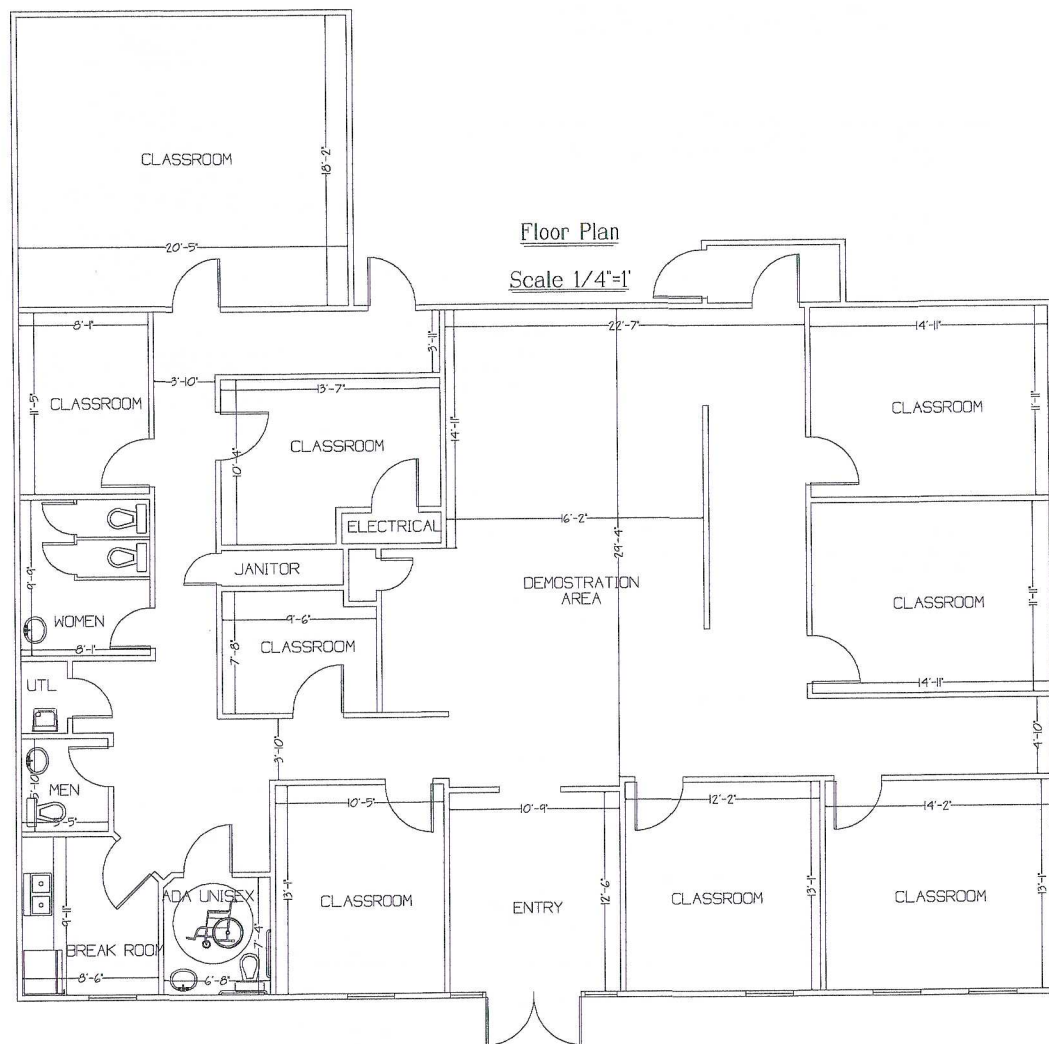
THIS PLAN DESIGNED BY  
**NetCadDrafting**  
504-640-0719  
www.netcad1.com

BUILD-OUT  
COVER SHEET

DATE OF PLANS  
6/22/23  
PLANS DRAWN BY  
BRAD PRICE

1





THIS PLAN WAS DESIGNED FOR  
**1210 WESTOVER HILLS BLVD**

THIS PLAN DESIGNED BY  
**NetCadDrafting**

804-640-0791  
www.netcadrafdrafting.com

BUILD-OUT  
FLOOR PLAN

DATE OF PLANS  
6/22/23  
PLANS DRAWN BY  
BRAD PRICE

2

EXIT LITED EXIT SIGN

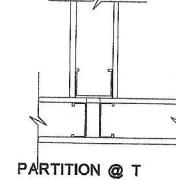
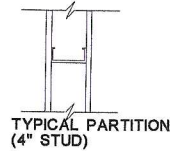
EGRESS LIGHT

NEW 20 AMP 120V  
OUTLET

# ELECTRICAL PLAN

NOTE: CEILING LIGHTS UNCHANGED  
AND EXISTING 4' FOUR LAMPS  
ALL OTHER LIGHTING UNCHANGED  
ALL OTHER OUTLETS UNCHANGED  
AND TESTED AS PER NEC2018

NOTE: NEW PARTITIONS ARE TO BE 1/2" DRYWALL  
OVER METAL STUDS 16" OC NO FIRE REQUIREMENT



## ELECTRICAL NOTES:

1. WORK TO BE PERFORMED AS PER IBC 2018 & NEC
2. Total Computed Load 17558 Volt-Amps Computed Amperage 17558 divided by 240 = 72Amps
3. Total Neutral Load = 8659VA Total Neutral Amperage = 37Amps

PANEL SCHEDULE

LOCATION	LOAD	WIRE	BREAKER	BREAKER	WIRE	LOAD	LOCATION
1	LIGHTS	12	20A				2
3	LIGHTS	12	20A	40A	8	HVAC	4
5	LIGHTS	12	20A				6
7	RECEPTACLE	12	20A	40A	8	HVAC	8
9	BATHROOM REC	12	20A				10
11	RECEPTACLE	12	20A				12
13	RECEPTACLE	12	20A	30A	10	OUTSIDE UNIT	14
15	RECEPTACLE	12	20A	20A	12	NEW OUTLET	16
17				20A	12	NEW OUTLET	18
19				20A	12	NEW OUTLET	20
21	OUTSIDE UNIT	10	30A				22
23		10	30A			SPARE	24
25						SPARE	26
27	HVAC	8	40A			SPARE	28
29						SPARE	30
31	HVAC	8	40A			SPARE	32
33	SPARE					SPARE	34
35	SPARE					SPARE	36
37	SPARE					SPARE	38
39	SPARE					SPARE	40
41	SPARE					SPARE	42

ALL OTHER CIRCUITS EXISTING AND UNCHANGED

THIS PLAN WAS DESIGNED FOR

1210 WESTOVER HILLS BLVD

THIS PLAN DESIGNED BY

NetCadDrafting

804-640-0791  
www.netcadrafter.com

BUILD-OUT

ELECTRICAL

DATE OF PLANS  
6/22/23

PLANS DRAWN BY  
BRAD PRICE

3

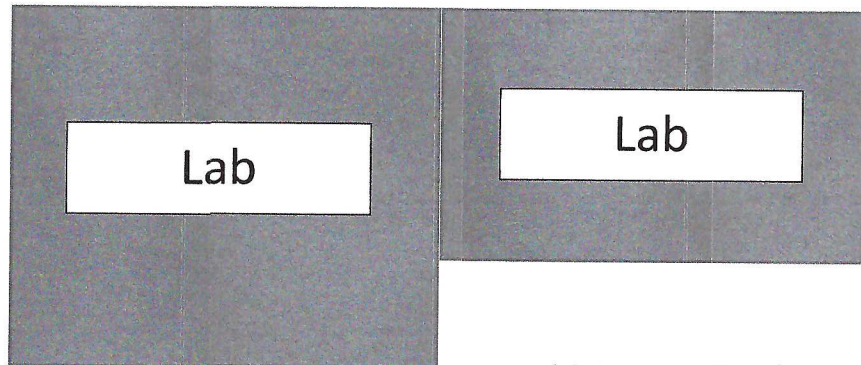




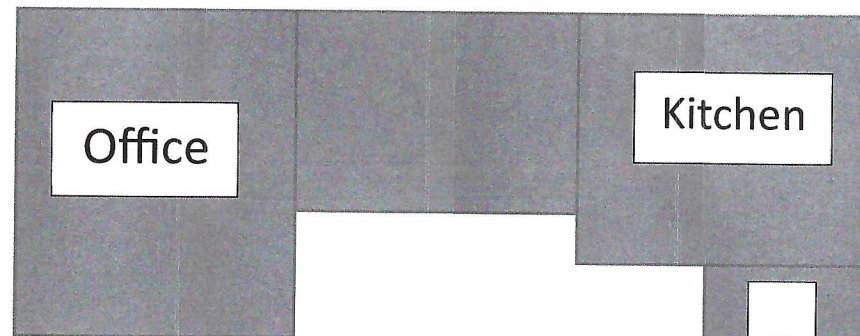




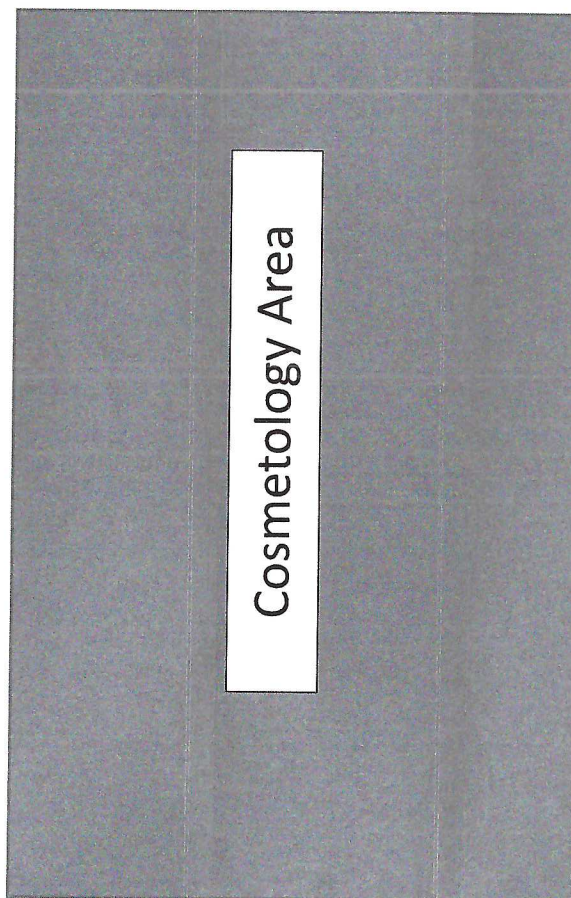
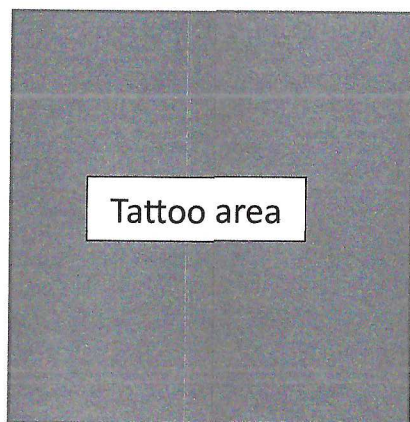




Door



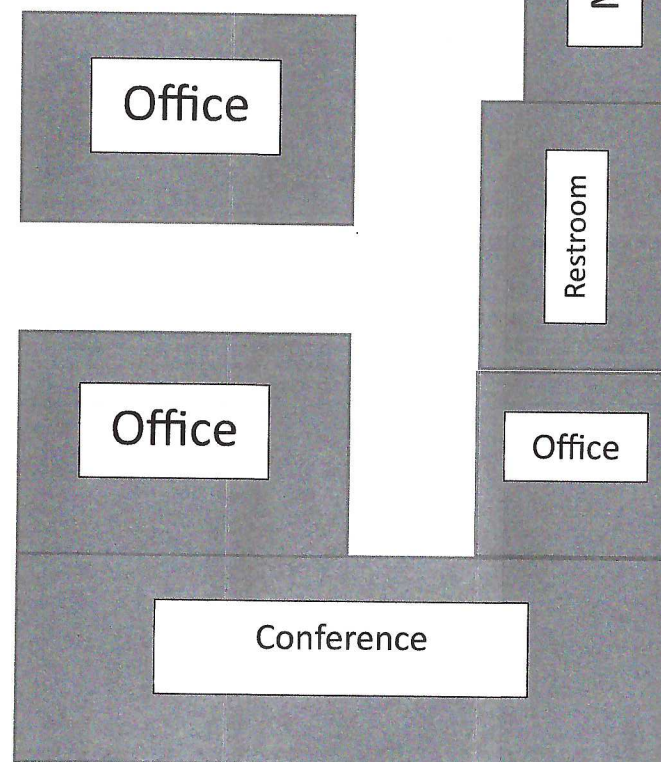
LB Beauty Academy  
Floor Plan  
1210 Westover Hills Blvd  
Richmond, VA 23225



Door



Door







**City of Richmond  
Department of Planning  
& Development Review**

**Special Use Permit**

**LOCATION:** 1210 Westover Hills Blvd.

**APPLICANT:** LB Beauty Academy

**COUNCIL DISTRICT:** 4

**PROPOSAL:** To authorize the special use of the property known as 5204 Campbell Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

*For questions, please contact Matthew Ebinger  
at 804-646-5789 or [matthew.ebinger@rva.gov](mailto:matthew.ebinger@rva.gov)*

