



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

October 10, 2022

Philip and Christine Noonan
4719 West Franklin Street
Richmond, Virginia 23226

Roth Jackson
1519 Summit Avenue, Suite 102
Richmond, VA 23230
Attn: Jennifer D. Mullen, Esq.

To Whom It May Concern:

RE: **BZA 35-2022**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, November 2, 2022 at 1:00 PM in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct a garage addition to an existing single-family (detached) dwelling at 4719 WEST FRANKLIN STREET (Tax Parcel Number W019-0185/040), located in an R-5 (Single-Family Residential) District. This meeting will be open to in-person participation. To maximize compliance with public health guidance aimed at preventing the spread of COVID-19, the public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **705 223 233#**. 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 2022 drop-down, click meeting details for November 2, 2022 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 Chuck.Davidson@rva.gov for assistance. 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 35-2022
Page 2
October 10, 2022

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

Roy W. Benbow, Secretary
Phone: (804) 240-2124
E-mail: Roy.Benbow@rva.gov

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.

4714 Park Avenue Llc
Po Box 14
Rockville, VA 23146

Anderson Ian James And Pendleton
Anna
4710 Park Ave
Richmond, VA 23226

Barte Marie C
4800 W Franklin St
Richmond, VA 23226

Barton Kathryn F
4718 W Franklin St
Richmond, VA 23226

Brown Brian And Angela
4717 W Franklin St
Richmond, VA 23226

Foley Alexander Michael
4711 W Franklin St
Richmond, VA 23226

Fortemps Cedric
7215 Riverside Drive
Richmond, VA 23225

Gold Eric Matthew And Debora
4800 Park Ave
Richmond, VA 23226

Golliday Carolyn C
4802 Park Ave
Richmond, VA 23226

Gutermuth David
4713 W Franklin St
Richmond, VA 23226

Hall Ethel P
1600 Westbrook Ave #707
Richmond, VA 23227

Klawitter Mary Beth
4715 W Franklin St
Richmond, VA 23226

Lawson Victoria Anne
4716 W Frankin St
Richmond, VA 23226

Lynch James Michael And Courtney
Ariane
4803 W Franklin St
Richmond, VA 23226

Meares Carolyn M Living Trust Trustee
6300 Towana Rd
Richmond, VA 23226

Ogle James C
4801 W Franklin Street
Richmond, VA 23226

Rcc li Llc
8 Lexington Rd
Richmond, VA 23226

Scarborough Andrew And Randolph
Rebecca
4805 W Franklin St
Richmond, VA 23226

Seeber Zachary W
4712 Park Ave
Richmond, VA 23226

Shaver Douglas J And Wendy
4720 W Franklin St
Richmond, VA 23226

Property: 4719 W Franklin St Parcel ID: W0190185040**Parcel**

Street Address: 4719 W Franklin St Richmond, VA 23226-
Owner: NOONAN PHILIP A III AND CHRISTINE C
Mailing Address: 4719 W FRANKLIN ST, RICHMOND, VA 23226
Subdivision Name : COLONIAL PLACE
Parent Parcel ID:
Assessment Area: 110 - Colonial PI/Patterson PI
Property Class: 120 - R Two Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2022
Land Value: \$185,000
Improvement Value: \$524,000
Total Value: \$709,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 9750
Acreage: 0.224
Property Description 1: COLONIAL PLACE L38-40 B32 SC
Property Description 2: 0075.00X0130.00 0000.000
State Plane Coords(?): X= 11773124.187480 Y= 3733589.096850
Latitude: 37.57267863 , **Longitude:** -77.49857343

Description

Land Type: Residential Lot B
Topology: Level
Front Size: 75
Rear Size: 130
Parcel Square Feet: 9750
Acreage: 0.224
Property Description 1: COLONIAL PLACE L38-40 B32 SC
Property Description 2: 0075.00X0130.00 0000.000
Subdivision Name : COLONIAL PLACE
State Plane Coords(?): X= 11773124.187480 Y= 3733589.096850
Latitude: 37.57267863 , **Longitude:** -77.49857343

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2023	\$235,000	\$624,000	\$859,000	Reassessment
2022	\$185,000	\$524,000	\$709,000	Reassessment
2021	\$125,000	\$514,000	\$639,000	Reassessment
2020	\$120,000	\$515,000	\$635,000	Reassessment
2019	\$110,000	\$479,000	\$589,000	Reassessment
2018	\$110,000	\$451,000	\$561,000	Reassessment
2017	\$95,000	\$442,000	\$537,000	Reassessment
2016	\$95,000	\$429,000	\$524,000	Reassessment
2015	\$85,000	\$424,000	\$509,000	Reassessment
2014	\$85,000	\$421,000	\$506,000	Reassessment
2013	\$107,000	\$248,000	\$355,000	Admin Review
2012	\$107,000	\$186,000	\$293,000	Reassessment
2011	\$107,000	\$202,000	\$309,000	CarryOver
2010	\$107,000	\$202,000	\$309,000	Reassessment
2009	\$107,000	\$213,000	\$320,000	OfficeReview
2008	\$107,000	\$229,400	\$336,400	Reassessment
2007	\$107,000	\$234,000	\$341,000	Reassessment
2006	\$65,000	\$222,700	\$287,700	Reassessment
2005	\$62,500	\$192,000	\$254,500	Reassessment
2004	\$53,000	\$162,700	\$215,700	Reassessment
2003	\$49,500	\$152,100	\$201,600	Reassessment
2002	\$44,200	\$135,800	\$180,000	Reassessment
2001	\$41,700	\$128,100	\$169,800	Reassessment
2000	\$35,000	\$100,100	\$135,100	Reassessment
1998	\$35,000	\$91,000	\$126,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
01/21/2014	\$0	NOONAN PHILIP A III AND	ID2014-964	2 - INVALID SALE-Relation Between Buyer/Seller
10/09/2012	\$0	NOONAN PHILIP A III AND AELISE C	ID2012-19992	2 - INVALID SALE-Relation Between Buyer/Seller
04/16/2012	\$0	N & S FRANKLIN STREET LLC	ID2012-7013	2 - INVALID SALE-Relation Between Buyer/Seller
04/20/2009	\$0	NOONAN PHILIP A JR &	ID2009-7961	2 - INVALID SALE-5-Related Parties
01/24/2006	\$0	NOONAN BARBARA S EST	IW2006-53	Invalid-Related Parties
01/24/2006	\$0	NOONAN PHILIP A SR & BARBARA S	IW2006-53	
08/13/1984	\$76,500	Not Available	00014-0855	
05/05/1976	\$46,000	Not Available	000706-00289	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: Far West
Traffic Zone: 1087
City Neighborhood Code: WLLN
City Neighborhood Name: Willow lawn
Civic Code:
Civic Association Name:
Subdivision Name: COLONIAL PLACE
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	2010	0502002	050200
1990	206	0502002	050200

Schools

Elementary School: Mary Munford
Middle School: Hill
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 18
Dispatch Zone: 061A

Public Works Schedules

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

Government Districts

Council District: 1
Voter Precinct: 111
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1956
Stories: 2
Units: 0
Number Of Rooms: 11
Number Of Bed Rooms: 5
Number Of Full Baths: 4
Number Of Half Baths: 0
Condition: normal for age

Foundation Type: Full Crawl
1st Predominant Exterior: Brick
2nd Predominant Exterior: Hardiplank Siding
Roof Style: Gable
Roof Material: Comp sh to 235#
Interior Wall: Plaster
Floor Finish: Hardwood-std oak, Ceramic tile
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Shed - Small Utility

Extension 1 Dimensions

Finished Living Area: 3732 Sqft
Attic: 956 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: 350 Sqft
Deck: 0 Sqft

Property Images

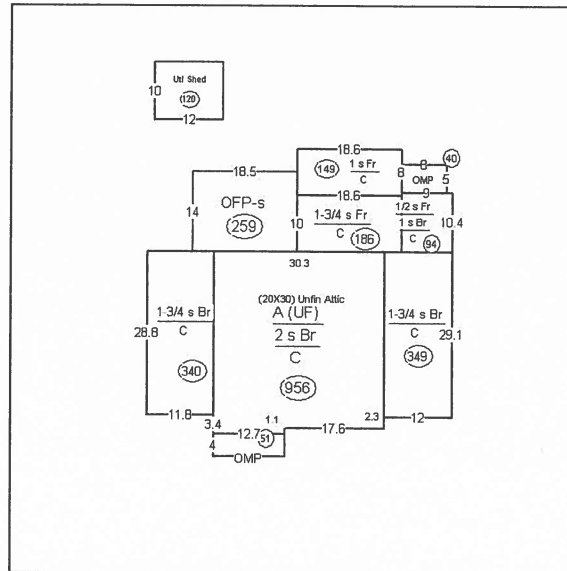
Name:W0190185040 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:W0190185040 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: Philip and Christine Noonan **PHONE: (Home)** () **(Mobile)** ()

ADDRESS 4719 West Franklin Street **FAX:** () **(Work)** ()

Richmond, Virginia 23226 **E-mail Address:**

PROPERTY OWNER'S REPRESENTATIVE: Roth Jackson **PHONE: (Home)** () **(Mobile)** ()

(Name/Address) 1519 Summit Avenue, Suite 102 **FAX:** () **(Work)** (804) 977-3374

Richmond, VA 23230 **E-mail Address:** jmullen@rothjackson.com

Attn: Jennifer D. Mullen, Esq.

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 4719 West Franklin Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER

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

APPLICATION REQUIRED FOR: A building permit to construct a garage addition to a single-family detached dwelling

TAX PARCEL NUMBER(S): W019-0185/040 **ZONING DISTRICT:** R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The street side yard (setback) requirement is not met. A street side yard of ten feet (10') is required; 5.6 feet ± is proposed along Chantilly Street.

DATE REQUEST DISAPPROVED: September 19, 2022 **FEE WAIVER:** YES ☐ NO: ☒

DATE FILED: September 12, 2022 **TIME FILED:** 9:00 a.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-117799-2022

AS CERTIFIED BY: [Signature] **(ZONING ADMINISTRATOR)**

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) _____ **OF THE CHARTER OF THE CITY OF RICHMOND**

SECTION 15.2 -2309.2 ☐ **OF THE CODE OF VIRGINIA** [OR]

SECTION 1040.3 PARAGRAPH(S) (1) **OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND**

TO BE COMPLETED BY APPLICANT

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

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

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] **DATE:** 9/29/22

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

CASE NUMBER: BZA 35-2022 **HEARING DATE:** November 2, 2022 **AT** 1:00 **P.M.**

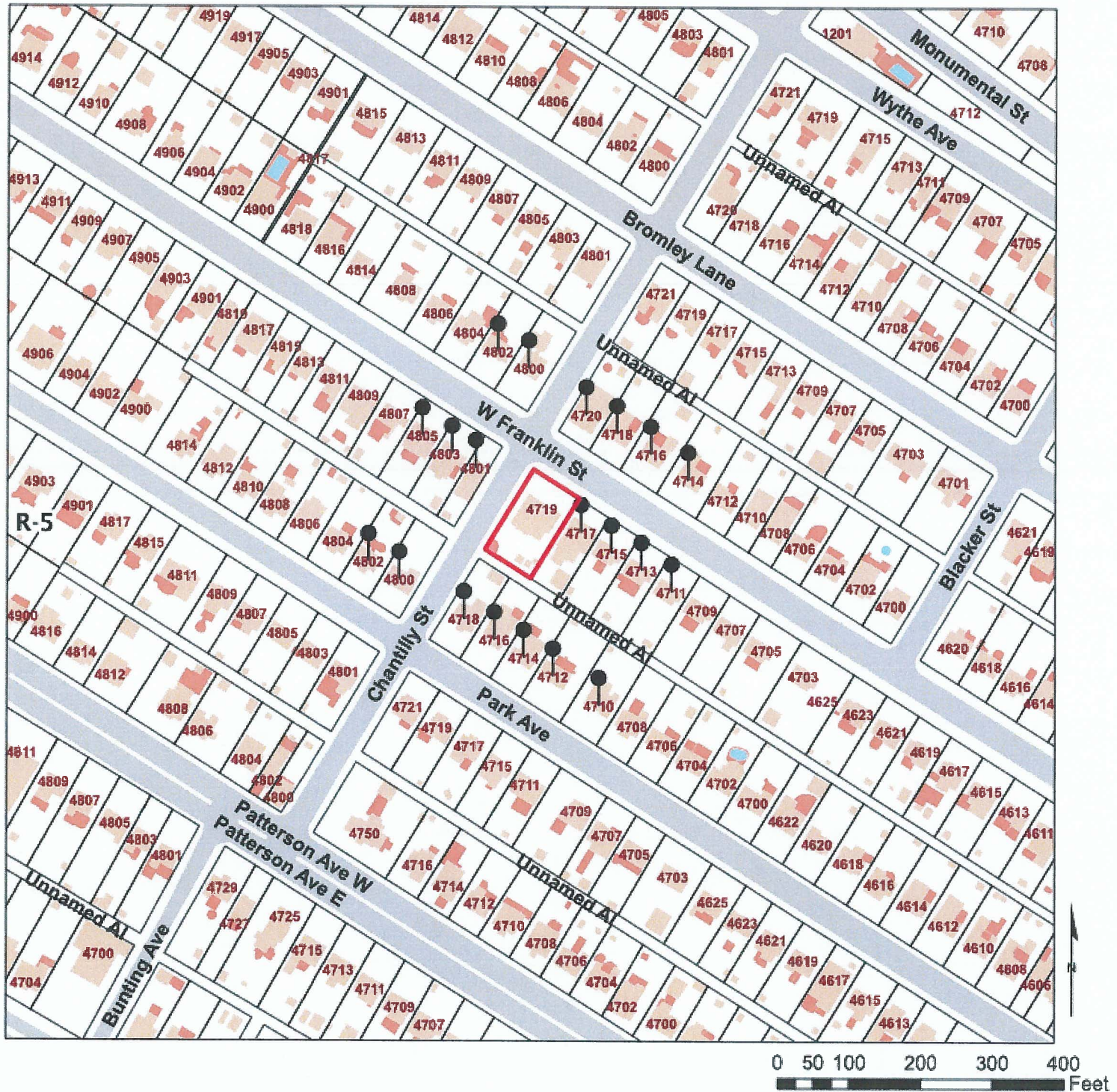
BOARD OF ZONING APPEALS CASE BZA 35-2022
150' Buffer

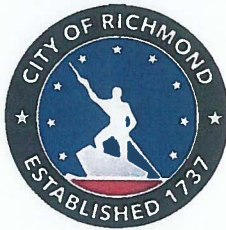
APPLICANT(S): Philip and Christine Noonan

PREMISES: 4719 West Franklin Street
(Tax Parcel Number W019-0185/040)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-630.1(a)
of the Zoning Ordinance for the reason that:
The street side yard (setback) requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

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

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

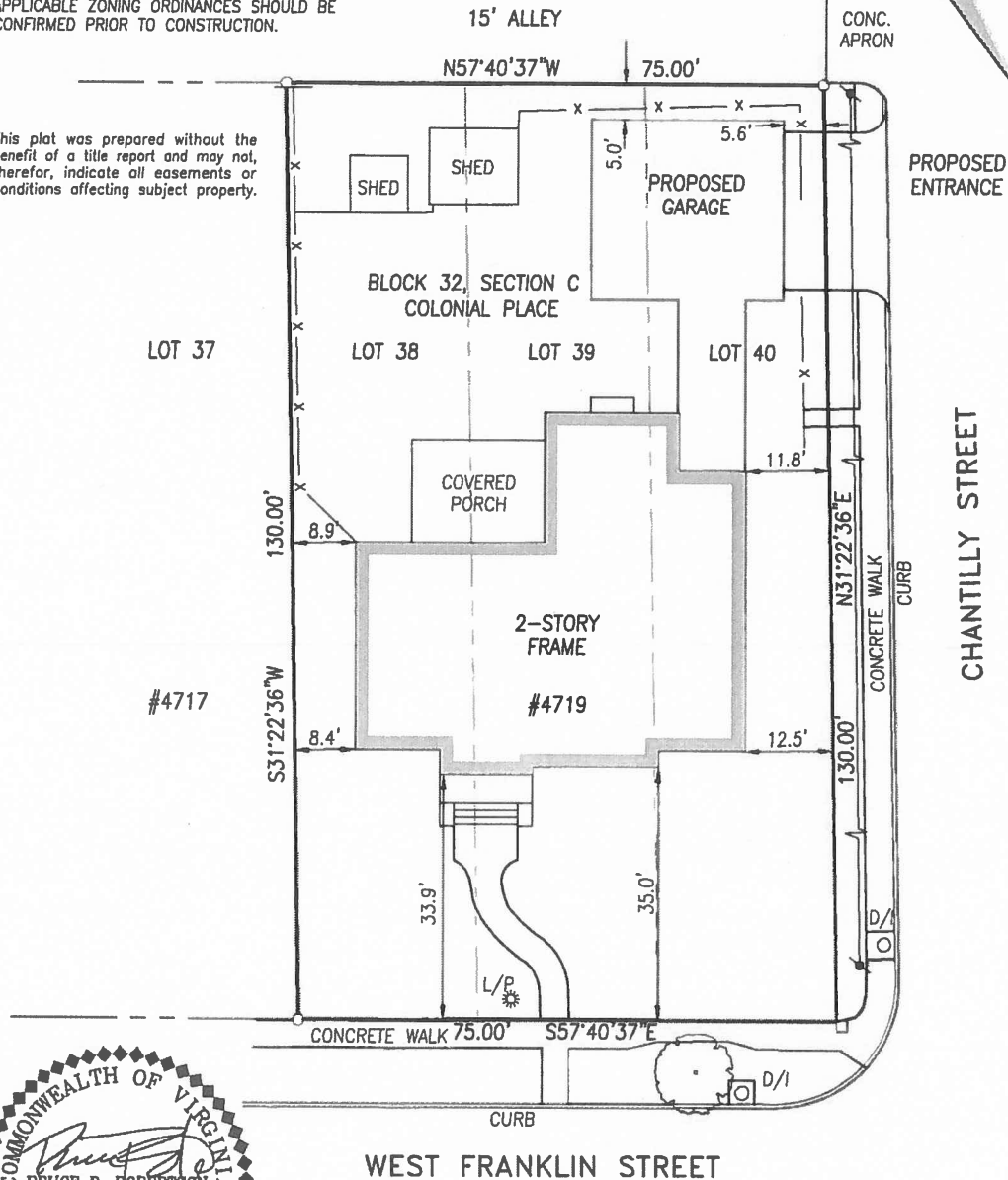
Acknowledgement of Receipt by Applicant or Authorized Agent: _____

LOCATION OF U/G UTILITIES SHOWN ON THIS MAP IS BASED ON FIELD OBSERVATION AND RECORD INFORMATION. ADDITIONAL U/G UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.

WETLANDS (IF ANY) AND RESOURCE PROTECTION AREA LIMITS ARE NOT SHOWN ON THIS SURVEY.

BUILDING SETBACKS OR OTHER ZONING CONDITIONS NOT DETERMINED FOR THIS MAP. COMPLIANCE WITH APPLICABLE ZONING ORDINANCES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.

This plat was prepared without the benefit of a title report and may not, therefor, indicate all easements or conditions affecting subject property.



This is to certify that on _____ I made an accurate field survey of the premises shown hereon, that all improvements and easements known or visible are 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.

SURVEY SHOWING PROPOSED IMPROVEMENTS ON PROPERTY LOCATED AT 4719 WEST FRANKLIN STREET CITY OF RICHMOND, VIRGINIA

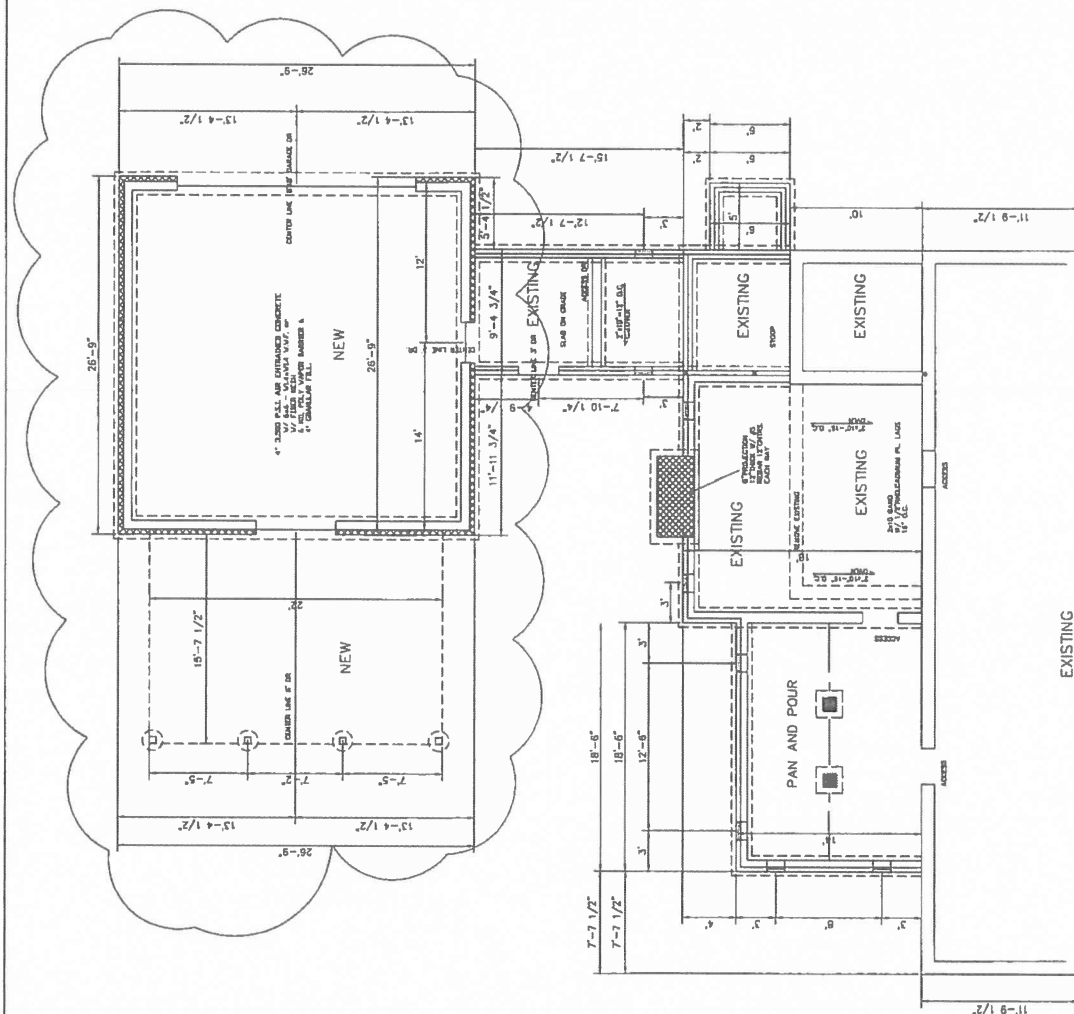


Bruce Robertson Land Surveying, P.C.

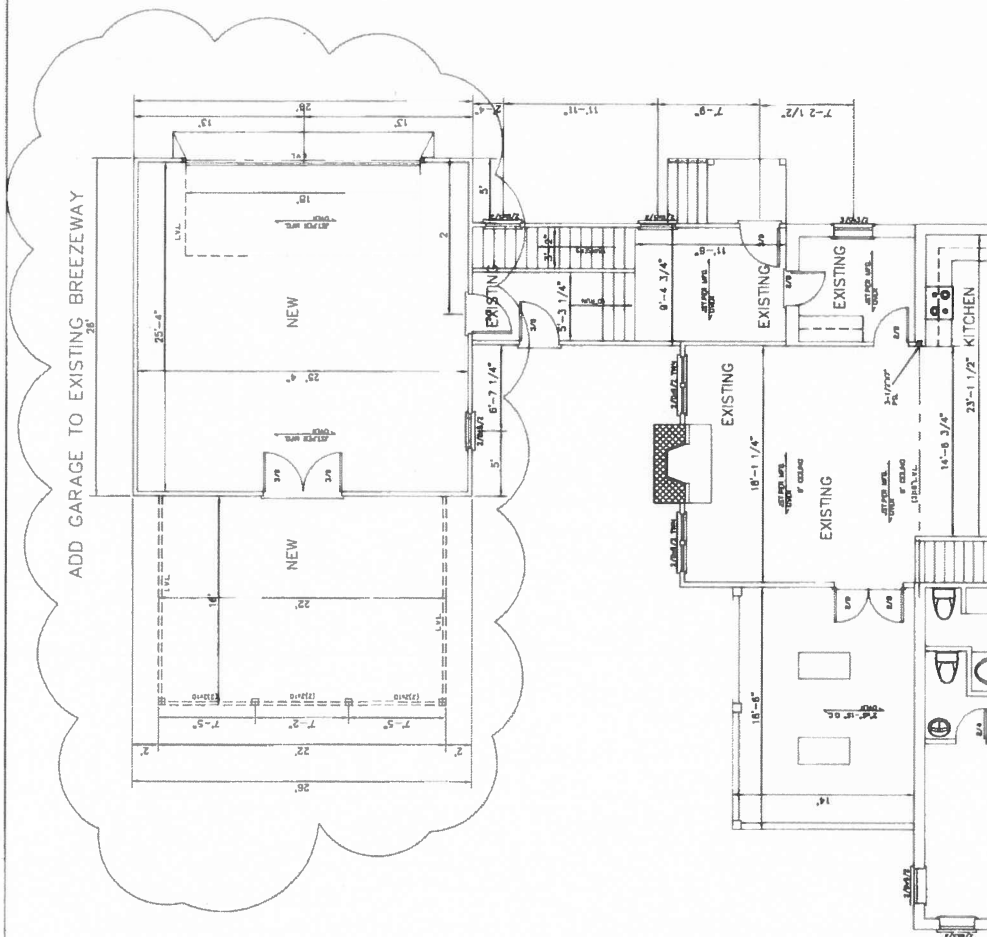
P.O. Box 35311 Richmond, Virginia Phone (804)218-2801

Date: 4/4/22
Scale: 1"=20'
Rev.: 4/5/22

JN 22066

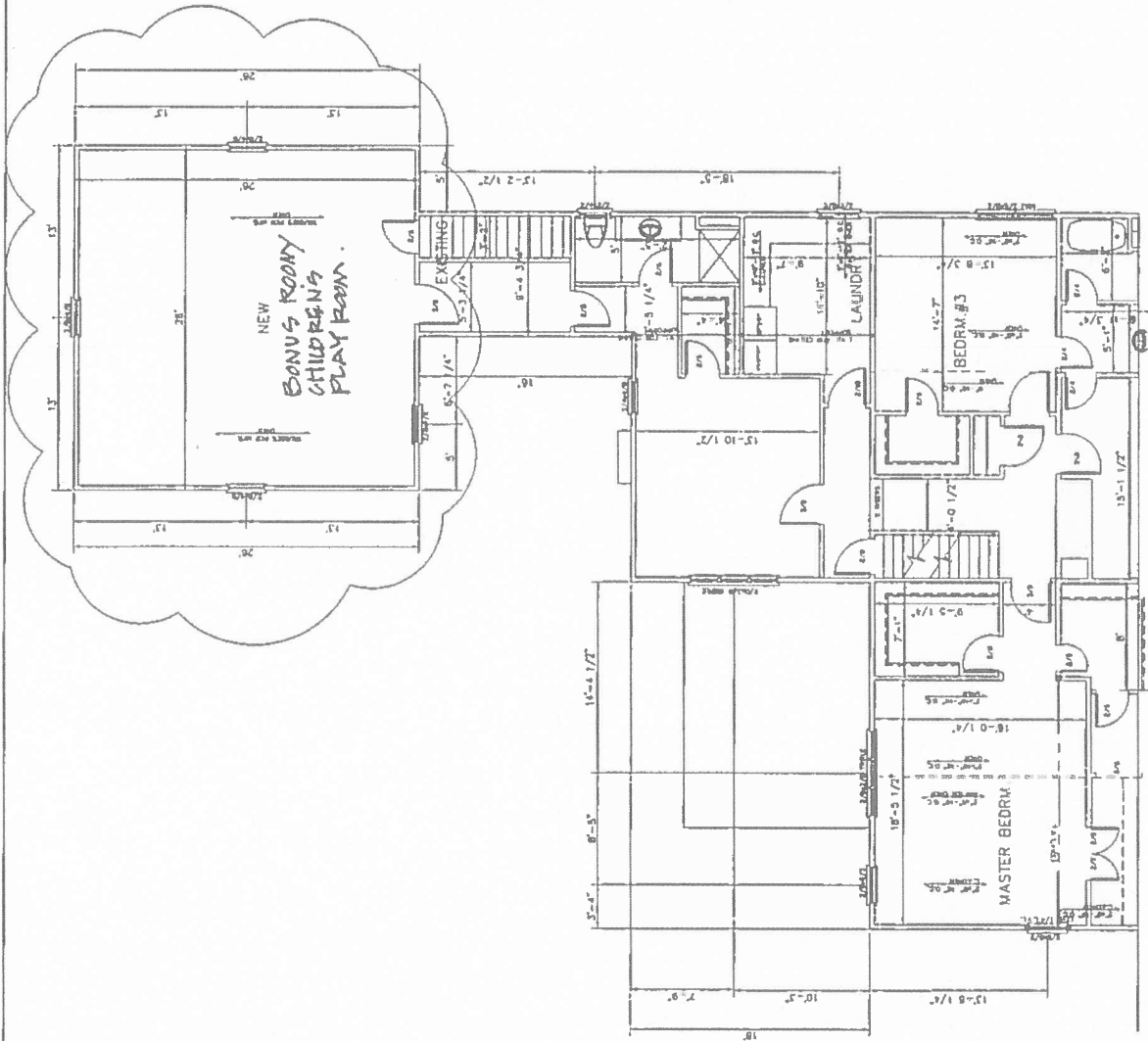


FOUNDATION PLAN

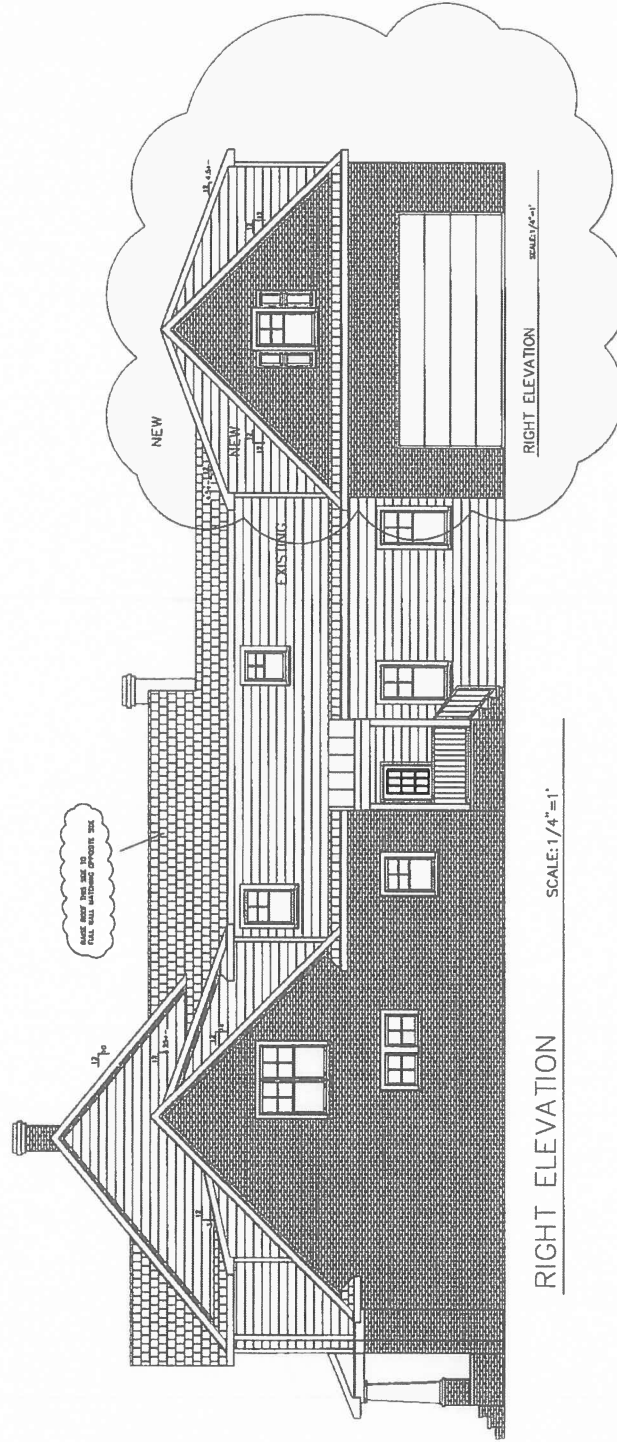


GARAGE ADDITION

FIRST FLOOR PLAN SCALE: 1/8"=1'



SECOND FLOOR PLAN



COMPUTERIZED BUILDING SERVICES INC.
 13277 LISA DR.
 MONTPELIER, VT. 05602
 (804) 883-7992



DATE
 DRAWN
 CHECKED
 BY



ROTH JACKSON

ROTH JACKSON GIBBONS CONDLIN, PLC

September 2, 2022

Richmond Board of Zoning Appeals
Roy Benbow, Secretary
900 East Broad Street, Room 110
Richmond, VA 23219

Jennifer D. Mullen
Richmond Office
(804) 977-3374 (direct)
jmullen@rothjackson.com

Re: Special Exception – 4719 W Franklin Street

Dear Mr. Benbow:

This firm represents Christine and Philip Noonan, the owners of the property located at 4710 West Franklin Street. Please find enclosed the application for a special exception under Section 30-1040.3(1) for a reduction in a side yard for a corner lot in connection with an addition to a single family dwelling in an R-5 district, together with a check for the application fee, and accompanying materials. While the R-5 district requires a 5' side yard, Section 30-630.1 of the Code for additional yard requirements on corner lots requires 10' for a side yard on this property. The proposed setback on the side yard for this addition is 5.6' and therefore, the applicants request a special exception.

The requests meets the three criteria set forth in the code of being consistent with the R-5 district as interior lots have a 5' setback and the use of the addition is consistent with the R-5 regulations and the architectural character of the existing dwelling and neighboring properties. The reduction in the side yard is necessary to accommodate the intended purpose and locating the addition further into the yard is in contravention with the purpose and function of the addition for additional living area and backyard.

While it is not related to the special exception, I have also enclosed correspondence with the Department of Public Works regarding the curb cut off of Chantilly Street into the new structure. The curb cut is appropriate as it is located off of Chantilly Street which is not the principal street frontage as permitted by Section 30-410.8 which specifically permits the use of the street frontage other than the principal street frontage for a driveway.

If you have any questions please let me know.

Sincerely,

Jennifer D. Mullen

Enclosures

RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230
P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102
P: 703-485-3535 F: 703-485-3525

Doug and Wendy Shaver
4720 W. Franklin St.
Richmond, Virginia 23226

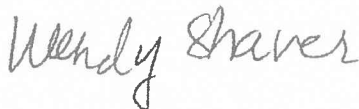
June 29, 2022

BZA, City of Richmond
Sec. Roy Benbow
900 E. Broad St., Room 108
Richmond, Virginia 23219

Dear Secretary Benbow,

My husband, Doug Shaver, and I do not object to our neighbors Chrissy & Philip Noonan (4719 W. Franklin St., Richmond, VA 23226), receiving a special exception to build a garage on Chantilly Street closer to the street than the setback of their current home. I know they are excited to have more yard space for their young children and dog to play in. If you have any questions, please do not hesitate to email me at WendyShaver@me.com.

Best,

A handwritten signature in cursive script that reads "Wendy Shaver".

Wendy Shaver

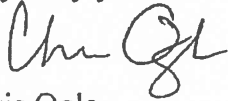
Chris Ogle & Dave Lanza
4801 W. Franklin St.
Richmond, VA 23226

Board of Zoning Appeals
Secretary Roy Benbow
900 E. Broad St., Room 108
Richmond, VA 23219

Dear Secretary Benbow,

Dave Lanza and I have no objection to our neighbors, Philip and Christine Noonan of 4719 W. Franklin St., Richmond, VA 23226, seeking a special exception to build their new garage closer to Chantilly Street than the setback of their current home. Please feel free to reach out to us at this address or at Dave's email, DaveLanza@gmail.com, should you have any questions or concerns.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Chris Ogle".

Chris Ogle

Angela and Brian Brown
4717 W. Franklin St.
Richmond, VA 23226
(804) 658-0662

July 22, 2022

Board of Zoning Appeals
Secretary Roy Benbow
900 E. Broad St., Room 108
Richmond, VA 23219

Re: Special Exception Request for 4718 W. Franklin St, Richmond, VA 23226

Dear Secretary Benbow,

The purpose of this letter is to indicate that my husband, Brian Brown, and I have no objection to our neighbors, Philip and Christine Noonan of 4719 W. Franklin St., Richmond, VA 23226, seeking a special exception to build a garage five feet closer to Chantilly Street than the setback of their home as it exists currently. Please do not hesitate to contact me should you have any questions or concerns.

Warm regards,



Angela Brown



Brian Brown

ITEM REVIEWS (5)

KB Assigned	Residential Building • Keith Blake • Approved				Completed	Priority	Required
					09/28/2022	0	Yes
SP Assigned 09/28/2022	Water Resources • Stewart Platt • Pending Review				Completed	Priority	Required
					10/13/2022	0	Yes
AE Assigned 09/28/2022	Public Works • Adrian Epps • Approved				Completed	Priority	Required
					10/13/2022	0	Yes
DD Assigned 09/28/2022	Zoning Administration • David Duckhardt • Pending Review				Completed	Priority	Required
					10/05/2022	0	Yes