



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

June 8, 2026

Floyd D. Jackson & Vallarie P. Reilly  
1520 National Street  
Richmond, VA 23231

Baker Development Resources  
530 East Main Street, Suite 600  
Richmond, VA 23219  
Attn: Syd Shoaf

To Whom It May Concern:

**RE: BZA 21-2026**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, July 1, 2026 at 1:00 PM** in the 5<sup>th</sup> Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a lot split and building permits to construct two new single-family (detached) dwellings at 1520 NATIONAL STREET (Tax Parcel Number E000-2813/020), located in an R-5 (Single-Family Residential) District. This meeting will be open to in-person participation with a virtual option. 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 **773 156 866#**. 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 2026 drop-down, click meeting details for July 1, 2026 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](mailto: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 21-2026  
Page 2  
June 8, 2026

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 cursive script that reads "Roy W. Benbow".

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

1523 Carlisle Ave Llc  
10993 Bacon Race Rd  
Woodbridge, VA 22192

5317 Marshall Air Drive Llc  
42 Hudson St  
Annapolis, MD 21401

Adair Kara Beth Esse Smith L  
1526 National St  
Richmond, VA 23231

Albritton Penelope  
1519 1/2 National St  
Richmond, VA 23231

Allen Taylor V  
1525 National St  
Richmond, VA 23231

Alves Desmond  
1519 National St  
Richmond, VA 23231

Barbour Nateishia R  
1515 National St  
Richmond, VA 23231

Barnes Zita Danielle  
1524 1/2 National St  
Richmond, VA 23231

Burch Vivian C And Dickinson John K Iv  
1531 Carlisle Ave  
Richmond, VA 23221

Carrington Grace E Life Estate  
2204 Royal Ave  
Richmond, VA 23224

Cochran Charles  
1520 National St  
Richmond, VA 23231

Finucane Margaret Ruth & Densmore  
Andrew F  
1521 Carlisle Ave  
Richmond, VA 23231

Humpert Angela M And Chaconas  
Bram John James  
1529 National St  
Richmond, VA 23231

Irazoque Alfredo  
1527 National St  
Richmond, VA 23231

James Onell E And Hazel D Simpson  
1511 National St  
Richmond, VA 23231

Lewis Jack A Jr  
4313 Masonic Ln  
Richmond, VA 23231

Martin Thelma G  
1514 National St  
Richmond, VA 23231

Mcquillen Wesley M  
1521 National St  
Richmond, VA 23231

One Watchtower Llc  
3912 Seminary Ave  
Richmond, VA 23227

Patterson Karen A  
1523 National St  
Richmond, VA 23231

Poole Christy  
1705 Gardenia St  
West Sacramento, CA 95691

Prg Portfolio Llc  
409 E Main St Ste 100  
Richmond, VA 23219

Stultz Sarah Elizabeth  
1600 National St  
Richmond, VA 23231

Wright Andrea Grace  
1508 National St  
Richmond, VA 23231

### City of Richmond, VA Report

Property Owner	
<b>Name:</b>	JACKSON FLOYD D & VALLARIE P REILLY
<b>Mailing Address:</b>	1520 NATIONAL ST RICHMOND, VA 2323100000
<b>Parcel Use:</b>	R Two Story
<b>Neighborhood:</b>	350

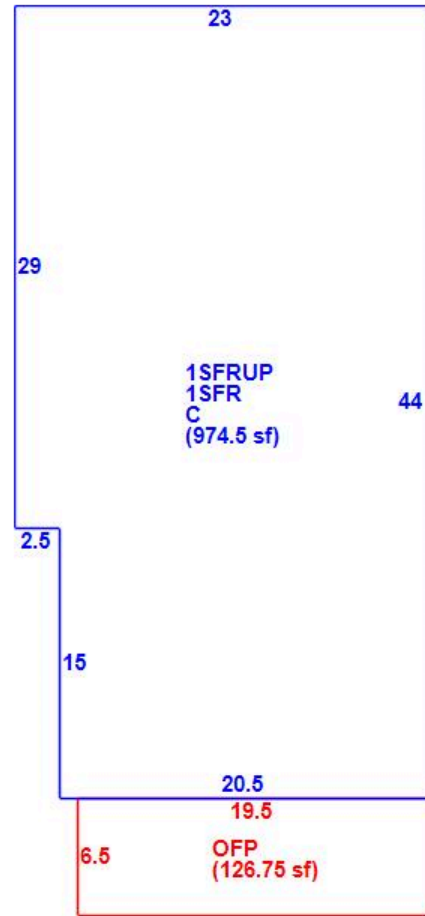
Property Information	
<b>Property Address:</b>	1520 National St
<b>PIN</b>	E0002813020
<b>Size:</b>	0.273 Acres, 11900.000 Square Feet
<b>Property Description:</b>	BELMONT L11-13 BE; 0085.00X0140.00 0000.273 AC

Current Assessment			
Year	Land	Improvements	Total
2026	\$88,000	\$173,000	\$261,000

Deed Transfers					
Recordation Date	Book	Page	Deed Type	Consideration	Grantee ☺
9/5/2000	ID2000	22120	BS	\$79,000	JACKSON FLOYD D & VALLARIE P REILLY
2/17/1995	00430	0483	N/A	\$62,000	YOUTH WITH A MISSION UNIVERSITY OF THE NATIONS VA
1/1/1900	00430	0483	N/A	\$62,000	Not Available

Residential Card 1 Details			
Story	Style	Total Liv	Year Built
2.0	2sty Oldest	1,950	1910

<b>Model:</b>	RESIDENTIAL	<b>Rooms:</b>	<b>Beds:</b> 3
<b>Interior Wall:</b>	Plaster	<b>Bathrooms:</b>	<b>Full:</b> 2 <b>Half:</b> 1
<b>Interior Wall 2:</b>		<b>Central AC:</b>	Central air
<b>Exterior Wall:</b>	Metal or Vinyl Siding	<b>Heat/Cool:</b>	Hot Water Or Steam
<b>Exterior Wall 2:</b>		<b>Floor Cover:</b>	Carpet
<b>Roof Type:</b>	Gable	<b>Floor Cover 2:</b>	N/A
<b>Roof Cover:</b>	Metal, preformed corrugate	<b>Floor Cover 3:</b>	N/A



### Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SFR	1 Story Frame - Fin	975	975
1SFRUP	1 Story Frame - Upper - Fin	975	975
C	Crawl Space	975	0
OFF	Porch - Open - Frame	127	0
<b>Totals</b>		<b>3,052</b>	<b>1,950</b>

<b>Assessment History</b>			
<b>Year</b>	<b>Land</b>	<b>Improvements</b>	<b>Total</b>
2025	\$88,000	\$153,000	\$241,000
2024	\$80,000	\$147,000	\$227,000
2023	\$80,000	\$132,000	\$212,000
2022	\$53,000	\$121,000	\$174,000
2021	\$38,000	\$119,000	\$157,000
2020	\$32,000	\$117,000	\$149,000
2019	\$32,000	\$111,000	\$143,000
2018	\$32,000	\$86,000	\$118,000
2017	\$32,000	\$86,000	\$118,000
2016	\$32,000	\$86,000	\$118,000
2015	\$32,000	\$86,000	\$118,000
2014	\$32,000	\$86,000	\$118,000
2013	\$32,000	\$86,000	\$118,000
2012	\$32,000	\$86,000	\$118,000
2011	\$32,000	\$91,000	\$123,000
2010	\$32,000	\$91,000	\$123,000
2009	\$32,000	\$90,800	\$122,800
2008	\$32,000	\$90,800	\$122,800
2007	\$21,000	\$87,300	\$108,300
2006	\$17,400	\$87,300	\$104,700
2005	\$13,900	\$80,100	\$94,000

**Map**

**Not a Legal Document**

Subject to terms and conditions  
[www.actDataScout.com](http://www.actDataScout.com)

**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:** Floyd D. Jackson & Vallarie P. Reilly

**PHONE:** (Home) ( ) \_\_\_\_\_ (Mobile) ( ) \_\_\_\_\_

**ADDRESS** 1520 National Street

**FAX:** ( ) \_\_\_\_\_ (Work) ( ) \_\_\_\_\_

Richmond, VA 23231

**E-mail Address:** \_\_\_\_\_

**PROPERTY OWNER'S**

**REPRESENTATIVE:** Baker Development Resources

**PHONE:** (Home) ( ) \_\_\_\_\_ (Mobile) **(804) 237-9130**

**(Name/Address)** 530 East Main Street, Suite 600

**FAX:** ( ) \_\_\_\_\_ (Work) ( ) \_\_\_\_\_

Richmond, Virginia 23219

**E-mail Address:** \_\_\_\_\_

**Attn:** Syd Shoaf

**TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE**

**PROPERTY ADDRESS(ES)** 1520 National Street

**TYPE OF APPLICATION:**  VARIANCE  SPECIAL EXCEPTION  OTHER \_\_\_\_\_

**ZONING ORDINANCE SECTION NUMBERS(S):** 30-300 & 30-410.4

**APPLICATION REQUIRED FOR:** A lot division and building permits to construct two (2) new single-family detached dwellings.

**TAX PARCEL NUMBER(S):** E000-2813/020

**ZONING DISTRICT:** R-5 (Single-Family Residential)

**REQUEST DISAPPROVED FOR THE REASON THAT:** The lot area and lot width requirements are not met. Lot areas of six thousand square feet (6,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 11,900.0 square feet and a lot width of 85.0 feet currently exists; lot areas of 4,304.0 square feet (Lot 11R), 3,798.0 (Lot's 12R & 13R) and lot widths of 30.74' (Lot 11R) and 27.13' (Lots 12R & 13R) are proposed.

**DATE REQUEST DISAPPROVED:** May 19, 2026

**FEE WAIVER:** YES  NO:

**DATE FILED:** May 7, 2026 **TIME FILED:** 12:46 p.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-185153-2026

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

**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:** Syd Shoaf **DATE:** 05/28/2026

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

**CASE NUMBER:** BZA 21-2026 **HEARING DATE:** July 1, 2026 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 21-2026  
150' Buffer

APPLICANT(S): Floyd D. Jackson & Vallarie P. Reilly

PREMISES: 1520 National Street  
(Tax Parcel Number E000-2813/020)

SUBJECT: A lot split and building permits to construct two new single-family (detached) dwellings.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4  
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](mailto:PDRZoningAdministration@Richmondgov.com). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

**Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).**

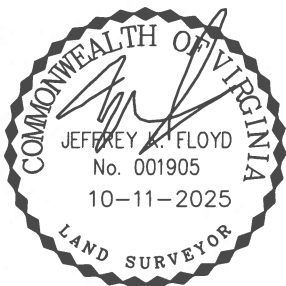
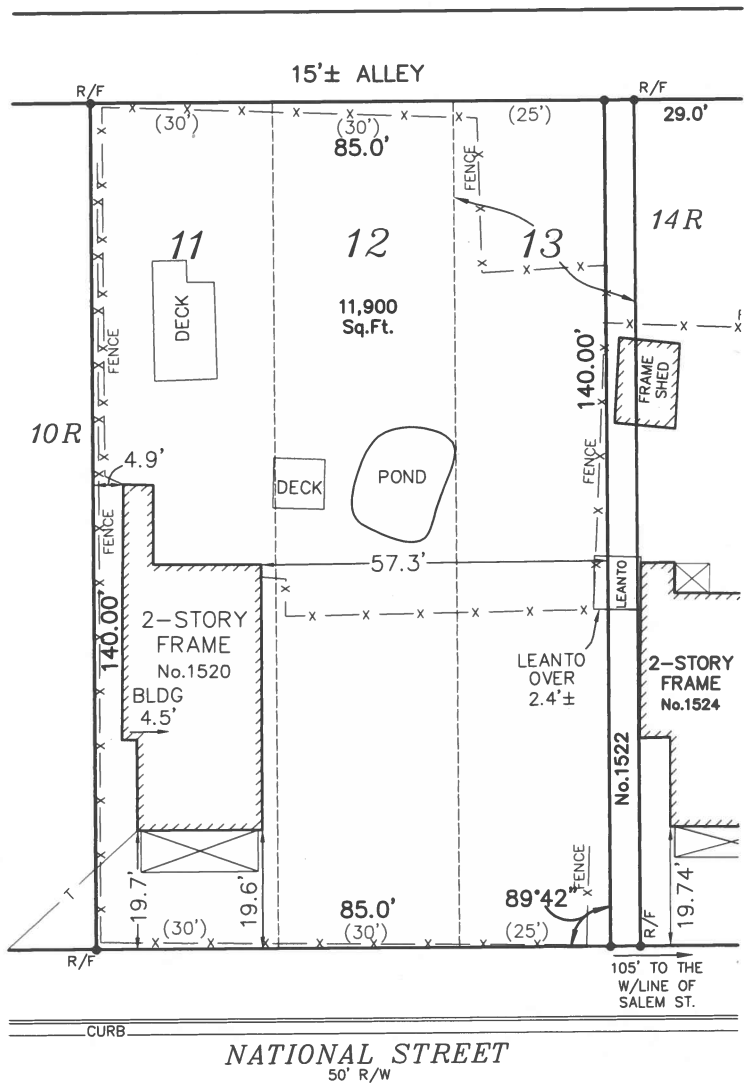
4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing.** The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: Syd Shoaf

Revised: November 10, 2020

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 10-11-2025 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.

SCALED CITY BASELINE



**Virginia Surveys**  
 P.O. BOX 118  
 CHESTERFIELD, VA 23832  
 (804) 748-9481  
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MAP SHOWING THE IMPROVEMENTS ON  
 LOTS 11, 12 AND A PORTION OF LOT 13,  
 BLOCK "E", "BELMONT"  
 IN THE CITY OF RICHMOND, VA.

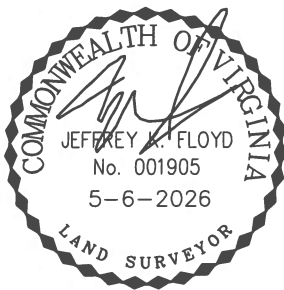
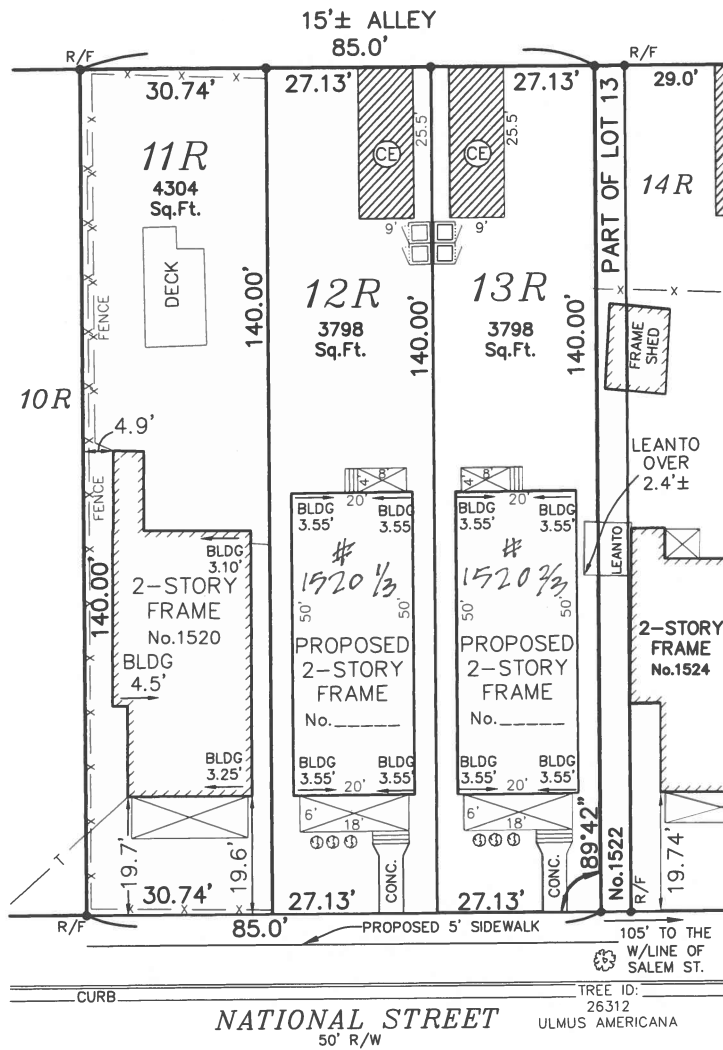
DATE: 10-11-2025  
 CERTIFIED BY JEFFREY K. FLOYD  
 VIRGINIA CERTIFICATE NO. 001905  
 SCALE: 1"=25'  
 JOB NO. 250916974

Ⓢ GRVEL CONST.  
ENTRANCE &  
OFFSTREET  
PARKING SPACE

Ⓢ MULCH BED  
WITH  
LANDSCAPING

☒ SUPER CANS  
WITH SCREENING  
< 5' TALL

SCALED CITY  
BASELINE



**Virginia Surveys**  
P.O. BOX 118  
CHESTERFIELD, VA 23832  
(804) 748-9481  
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SKETCH SHOWING THE PROPOSED  
REARRANGEMENT & IMPROVEMENTS ON  
LOTS 11, 12 AND A PORTION OF LOT 13,  
BLOCK "E", "BELMONT"  
IN THE CITY OF RICHMOND, VA.

DATE: 5-6-2026

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=25'

JOB NO. 250916974





REVISION NOTES	
DATE	START

SCALE:  
 1/4" = 1'-0"

DATE:  
 4-20-2026

SHEET:  
 A1.2



**WINDOW SCHEDULE**

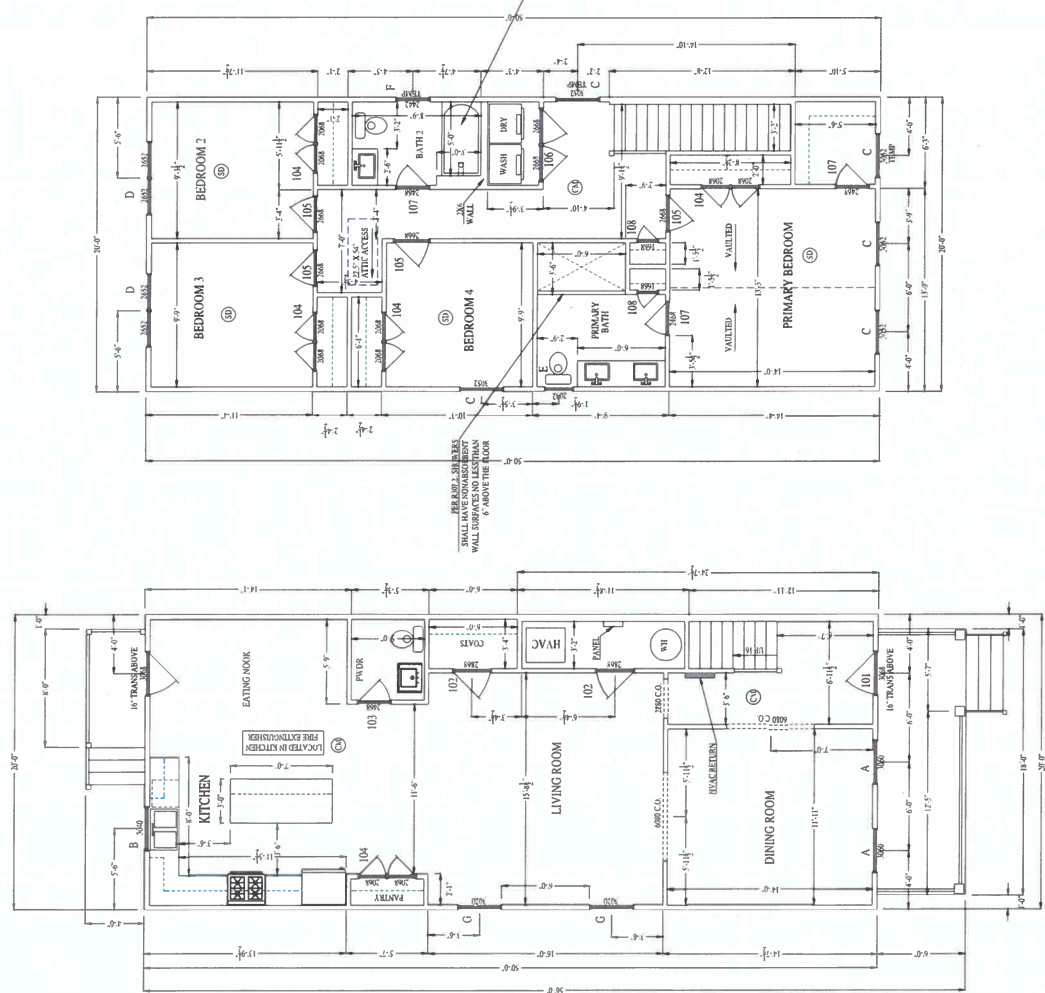
ID	WIDTH	HEIGHT	TYPE	TOP SASH	BOT. SASH	QTY.
A	3'-0"	6'-0"	SINGLE D.H.	2 LITE	2 LITE	2
B	3'-0"	4'-0"	SINGLE D.H.	2 LITE	2 LITE	1
C	3'-0"	5'-2"	SINGLE D.H.	2 LITE	2 LITE	5
D	2'-6"	3'-2"	TWIN D.H.	2 LITE	2 LITE	2
E	2'-0"	3'-2"	SINGLE D.H.	2 LITE	2 LITE	1
F	2'-4"	4'-2"	SINGLE D.H.	2 LITE	2 LITE	1
G	3'-0"	2'-0"	FIXED	CLEAR	N/A	2

**DOOR SCHEDULE**

ID	WIDTH	HEIGHT	TYPE	DESCRIPTION	QTY.
101	3'-0"	8'-0"	EXTERIOR INSUL.	1/2 LITE FIBERGLASS DOOR + TRANS	2
102	2'-8"	6'-8"	INTERIOR	WOOD	2
103	2'-4"	6'-8"	INTERIOR	WOOD	1
104	2'-0"	6'-8"	INTERIOR TWIN	WOOD	5
105	2'-6"	6'-8"	INTERIOR	WOOD	4
106	2'-6"	6'-8"	INTERIOR TWIN	WOOD	1
107	2'-4"	6'-8"	INTERIOR	WOOD	3
108	1'-6"	6'-8"	INTERIOR	WOOD	2

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32  
 NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4  
 CONTRACTOR OR OWNER TO VERIFY WINDOW AND DOOR QUANTITIES AND USE.

SMOKE DETECTOR (SD)  
 CO + SMOKE DETECTOR (CV)



**SECOND FLOOR PLAN**  
 1000 S.F.

**FIRST FLOOR PLAN**  
 1000 S.F.

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 DO NOT COPY OR REPLICATE IN ANY WAY.



# 1522.

Google Maps

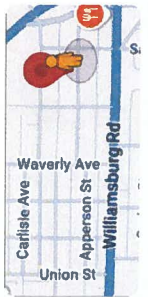
1522 National St

Richmond, Virginia  
 Google Street View  
 Aug 2016



Google Maps

Image capture: Aug 2016 © 2026 Google



• 1522 NATIONAL STREET.



1523 National St

Richmond, Virginia  
 Google Street View  
 Aug 2016



Google Maps

Image capture: Aug 2016 © 2026 Google



• VIEW ACROSS THE STREET



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**ZONING  
ADMINISTRATION**

March 27, 2026

Richard Bozard, Esq.  
Bozard Law PLLC  
1520 West Main Street, Suite 201B  
Richmond, Virginia 23220

**RE: 1520 National Street (Tax Parcel: E000-2813/020)**

Dear Mr. Bozard:

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 subject property is located within an R-5 (Single Family Residential) zoning district. The R-5 District requires a minimum lot area of not less than six thousand square feet (6,000 SF) and a minimum lot width of not less than fifty feet (50') for single family detached dwellings. According to City Assessor's records, the subject property has a road frontage of eighty-five feet (85') along National Street and a lot depth of one hundred forty feet (140'), which results in a lot area of 11,900 square feet (0.273 Acres).

According to a September 5, 2000, Deed (most current), the subject property has conveyed as *"All those certain lots, pieces or parcels of land, with improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, known and designated as Lots 11 and 12 and Lot 13, in Block E, "Plan of Belmont"...Less And Except Lot 13B as shown on the survey of Lots 11, 12, and 13, Block E, "Plan of Belmont", in the City of Richmond, said Lot 13B having the dimensions 5' x 140' and lying on the eastern side of Lot 13...Being the same property conveyed...dated February 10, 1995..."*

According to a February 10, 1995, Deed, the old Subdivision Lot 13 was reduced from an original lot width of thirty feet (30') to twenty-five feet (25'). The remaining five feet (5') of the original lot remained under the original Tax Parcel E000-2813/014. The newly created Tax Parcel E000-2813/020 (1520 National Street) retained the existing single-family detached dwelling. The current Tax Parcel E000-2813/020 has a lot width of eighty-five feet (85') from the previous lot width of ninety feet (90').

As proposed, your intent is to split the subject property, which would retain the existing single-family detached dwelling and create a new independent vacant lot for the construction of a future single-family detached dwelling fronting National Street. According to an April 24, 1902, Subdivision Map, entitled, *"Plan Of Belmont"* by T. Crawford Redd & Bro., the original old subdivision Lot's 11, 12, and 13 are shown as having lots widths of thirty feet (30') each. According to an October 11, 2025, Survey submitted with your letter request by Virginia Surveys, entitled, *"Map Showing The Improvements On Lots 11, 12 And A Portion Of Lot 13, Block E, Belmont In The City Of Richmond"*, the existing two-story single-family dwelling was constructed in 1910 and is shown on the old Subdivision Lot 11. Other improvements include a detached deck on the old Subdivision Lot 11, a detached deck and a pond on the old

Richard Bozard  
Bozard Law PLLC  
RE: 1520 National Street  
March 27, 2026  
Page 2

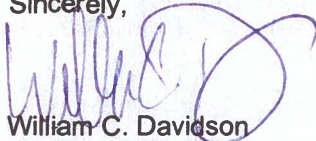
Subdivision Lot 12 and fencing that is located on all three (3) lots. The original old Subdivision Lot's 12 and 13 have historically been used as a side yard for the existing single-family dwelling. As per Section 30-1220 of the Zoning Ordinance, a lot is defined as "a single lot of record or a combination of contiguous lots of record". The description of the deeds resulted in the combination of the old subdivision Lot's 11, 12, and a portion of Lot 13 into one (1) lot for zoning purposes. Therefore, once parcels are combined, any subsequent division thereof must be done in compliance with applicable zoning regulations.

Since the minimum lot area and lot width requirements would not be met for any proposed division of the subject property, requesting and obtaining special approval from the Board of Zoning Appeals (BZA) or by City Council would be a possibility. Be advised, it may be difficult to obtain approval from the BZA unless you can prove the proposed lots 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 Special Use Permit (SUP) process, please contact the Land Use Administration Office by email at: [PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov) or by telephone at (804) 646-6304.

**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 questions, please contact Senior Planner David Duckhardt by e-mail at: [david.duckhardt@rva.gov](mailto:david.duckhardt@rva.gov) or by telephone at: (804) 646-6917.

Sincerely,



William C. Davidson  
Zoning Administrator

cc: Floyd D. Jackson and Vallarie P. Reilly  
1520 National Street  
Richmond, VA 23231



When showing a road front of a building, the owner is to show the front of the building, not the side. The side of the building is to be shown by a dashed line. The side of the building is to be shown by a dashed line. The side of the building is to be shown by a dashed line.

PLAN OF  
BELMONT  
IN RICHMOND COUNTY, VA  
April 24, 1902  
T. Crawford Reed & Bro.  
Surveyors & Engineers  
Richmond, Va.



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1028

THIS DEED, made this 19th day of August, 1946, between W. C. DOGGETT and LILLIE M. DOGGETT, his wife, parties of the first part, and JAMES OWEN SHAW and SEDONA VARLET SHAW, his wife, parties of the second part,

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, the parties of the first part do grant and convey with General Warranty unto the parties of the second part, as tenants by the entireties with the right of survivorship as at Common Law, the following described property, to-wit:

ALL those three certain lots of land, with the improvements thereon known as 1520 National Street, Richmond, Virginia, designated as lots 11, 12, and 13 in Block E, plan of "Belmont", plat book 8, page 49, Clerk's Office of the Henrico Circuit Court, and by reference to said plan being more accurately bounded and described as follows:

BEGINNING at a point on the north line of National Street (formerly Belmont Street) 100 feet west of the intersection of the north line of National Street with the west line of Salem Street and from said point running westwardly along and fronting on the northern line of National Street 90 feet, and from said front extending back between parallel lines 140 feet to an alley in the rear, 15 feet wide.

Lot 13 above having been conveyed to W. C. Doggett by deed from Karl W. Black, unmarried, dated December 1, 1918, and recorded February 12, 1919, in Deed Book 251-D, page 369, Clerk's Office of the Richmond Chancery Court, and lots 11 and 12 above, having been conveyed to W. C. Doggett and "Wife", (who was and is Lillie M. Doggett) by deed from F. B. Bowls and Bernice C. Bowls, his wife, dated January 23, 1912, and recorded February 1, 1912, in Deed Book 193-A, page 378, Clerk's Office of the Henrico Circuit Court.

The parties of the first part covenant that they have the right to convey the said property to the parties of the second part; that the parties of the second part shall have quiet possession of the said real estate, free from all encumbrances; that they have done no act to encumber the same; and that they will execute such further assurances of the said real estate as may be requisite.

WITNESS the following signatures and seals:



W. C. Doggett (SEAL)  
Lillie M. Doggett (SEAL)



Oct 14 1947  
ORIGINAL DEED  
DELIVERED  
TO Mrs. Sedona Shaw.