



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

August 8, 2024

C. Mercer Taylor
8719 Old Spring Road
Richmond, VA 23235

Charles Aquino
417 N Arthur Ashe Blvd
Richmond, VA 23220

To Whom It May Concern:

RE: BZA 24-2024

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, September 4, 2024 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 one-story addition to a single-family (detached) dwelling at 8719 OLD SPRING ROAD (Tax Parcel Number C001-0253/020), located in an R-2 (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 **756 526 445#**. 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 2024 drop-down, click meeting details for September 4, 2024 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 24-2024
Page 2
August 8, 2024

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

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.

Brown Eileen Barrett Revocable Trust
Trustee
8712 Old Spring Rd
Richmond, VA 23235

Brown Kyle B
211 Banbury Rd
Richmond, VA 23221

Burrichter Andrew J And Megan Paula
Demars
8678 Fieldcrest Rd
Richmond, VA 23235

Derigo Mark A And Sharon D
8710 Old Spring Rd
Richmond, VA 23235

Elsea John M
8728 Old Spring Road
Richmond, VA 23235

Frazer James G
8654 Fieldcrest Rd
Richmond, VA 23235

Leidich Dale And Brown Heather
8729 Old Spring Rd
Richmond, VA 23235

Mountain Ash Properties Llc
9957 Puddle Duck Ln
Mechanicsville, VA 23116

Newman William C Iii & Sue U
8714 Old Spring Rd
Richmond, VA 23235

Reynolds Megan T And Randall D
4419 Waumsetta Rd
Richmond, VA 23235

Roberts Tara Ann
8738 Old Spring Rd
Richmond, VA 23235

Rubenstein Norton M And Loretta E
8711 Old Spring Rd
Richmond, VA 23235

Thulin Walfred B Jr Trs And Gloria J Trs
2956 Hathaway Rd U-211
Richmond, VA 23225

Property: 8719 Old Spring Road **Parcel ID:** C0010253020**Parcel**

Street Address: 8719 Old Spring Road Richmond, VA 23235-
Owner: TAYLOR C MERCER
Mailing Address: 8719 OLD SPRING RD, RICHMOND, VA 2323500000
Subdivision Name : SOUTHAMPTON
Parent Parcel ID:
Assessment Area: 154 - Cherokee Estates
Property Class: 110 - R One Story
Zoning District: R-2 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$158,000
Improvement Value: \$183,000
Total Value: \$341,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 23958
Acreage: 0.55
Property Description 1: SOUTHAMPTON L24
Property Description 2: 0097.91X0144.75 IRG0000.550 AC
State Plane Coords(?): X= 11757786.751067 Y= 3727377.023933
Latitude: 37.55599371 , **Longitude:** -77.55164332

Description

Land Type: Residential Lot A
Topology:
Front Size: 97
Rear Size: 144
Parcel Square Feet: 23958
Acreage: 0.55
Property Description 1: SOUTHAMPTON L24
Property Description 2: 0097.91X0144.75 IRG0000.550 AC
Subdivision Name : SOUTHAMPTON
State Plane Coords(?): X= 11757786.751067 Y= 3727377.023933
Latitude: 37.55599371 , **Longitude:** -77.55164332

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$158,000	\$183,000	\$341,000	Reassessment
2023	\$125,000	\$172,000	\$297,000	Reassessment
2022	\$75,000	\$154,000	\$229,000	Reassessment
2021	\$75,000	\$123,000	\$198,000	Reassessment
2020	\$60,000	\$120,000	\$180,000	Reassessment
2019	\$60,000	\$109,000	\$169,000	Reassessment
2018	\$60,000	\$95,000	\$155,000	Reassessment
2017	\$60,000	\$92,000	\$152,000	Reassessment
2016	\$50,000	\$92,000	\$142,000	Reassessment
2015	\$50,000	\$90,000	\$140,000	Reassessment
2014	\$45,000	\$98,000	\$143,000	Reassessment
2013	\$45,000	\$98,000	\$143,000	Reassessment
2012	\$45,000	\$115,000	\$160,000	Reassessment
2011	\$45,000	\$125,000	\$170,000	CarryOver
2010	\$45,000	\$125,000	\$170,000	Reassessment
2009	\$45,000	\$125,000	\$170,000	Reassessment
2008	\$45,000	\$125,000	\$170,000	Reassessment
2007	\$45,000	\$111,600	\$156,600	Reassessment
2006	\$44,200	\$111,600	\$155,800	Reassessment
2005	\$40,200	\$102,400	\$142,600	Reassessment
2004	\$36,900	\$93,900	\$130,800	Reassessment
2003	\$35,100	\$89,400	\$124,500	Reassessment
2002	\$31,100	\$79,100	\$110,200	Reassessment
2001	\$28,750	\$73,260	\$102,010	Reassessment
2000	\$25,000	\$63,700	\$88,700	Reassessment
1998	\$25,000	\$57,800	\$82,800	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/13/1999	\$78,000	Not Available	09900-9131	
10/30/1987	\$0	Not Available	000146-00079	
11/27/1984	\$0	Not Available	000024-00081	

Planning

Master Plan Future Land Use: R
Zoning District: R-2 - Residential (Single Family)
Planning District: Huguenot
Traffic Zone: 1143
City Neighborhood Code: SHPN
City Neighborhood Name: Southampton
Civic Code: 3004
Civic Association Name: Cherokee Area Neighbors
Subdivision Name: SOUTHAMPTON
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	2009	0701002	070100
1990	108	0701001	070100

Schools

Elementary School: Fisher Model
Middle School: Brown
High School: Huguenot

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 25
Dispatch Zone: 189A

Public Works Schedules

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

Government Districts

Council District: 4
Voter Precinct: 414
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1954
Stories: 1
Units: 0
Number Of Rooms: 6
Number Of Bed Rooms: 3
Number Of Full Baths: 1
Number Of Half Baths: 0
Condition: normal for age
Foundation Type: Full Crawl
1st Predominant Exterior: Alum/Vinyl
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Comp sh to 235#
Interior Wall: Drywall
Floor Finish: Hardwood-std oak
Heating Type: Forced hot air
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 1240 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 240 Sqft

Property Images

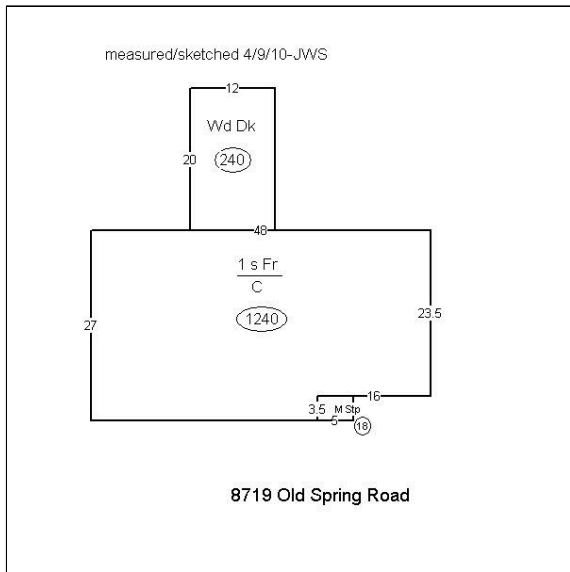
Name:C0010253020 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:C0010253020 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: C. Mercer Taylor **PHONE:** (Home) () _____ (Mobile) (804) 489-9955
ADDRESS 8719 Old Spring Road **FAX:** () _____ (Work) () _____
Richmond, Virginia 23235 **E-mail Address:** cmercertaylor@yahoo.com

PROPERTY OWNER'S

REPRESENTATIVE: Charles Aquino, Architect **PHONE:** (Home) () _____ (Mobile) (804) 337-6166
(Name/Address) 417 N Arthur Ashe Blvd **FAX:** () _____ (Work) () _____
Richmond, Virginia 23220 **E-mail Address:** caaquino@aol.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES) 8719 Old Spring Road

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-404.5(1) & 30-630.2(a)(2)

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

TAX PARCEL NUMBER(S): C001-0253/020 **ZONING DISTRICT:** R-2 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. As per the "1 in 4 Rule", a yard varying in depth from 45.7 feet ± to 37.2 feet ± is required for the proposed addition; 34.8 feet ± is proposed.

DATE REQUEST DISAPPROVED: July 22, 2024 **FEE WAIVER:** YES NO:

DATE FILED: July 17, 2024 **TIME FILED:** 10:00 a.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-151460-2024

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:** 7/15/2024

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

CASE NUMBER: BZA 24-2024 **HEARING DATE:** September 4, 2024 **AT** 1:00 **P.M.**

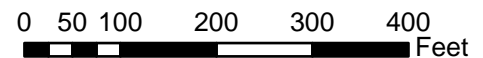
BOARD OF ZONING APPEALS CASE BZA 24-2024
150' Buffer

APPLICANT(S): C. Mercer Taylor

PREMISES: 8719 Old Spring Road
(Tax Parcel Number C001-0253/020)

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

REASON FOR THE REQUEST: Based on Sections 30-300, 30-404.5(1) & 30-630.2(a)(2)
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.

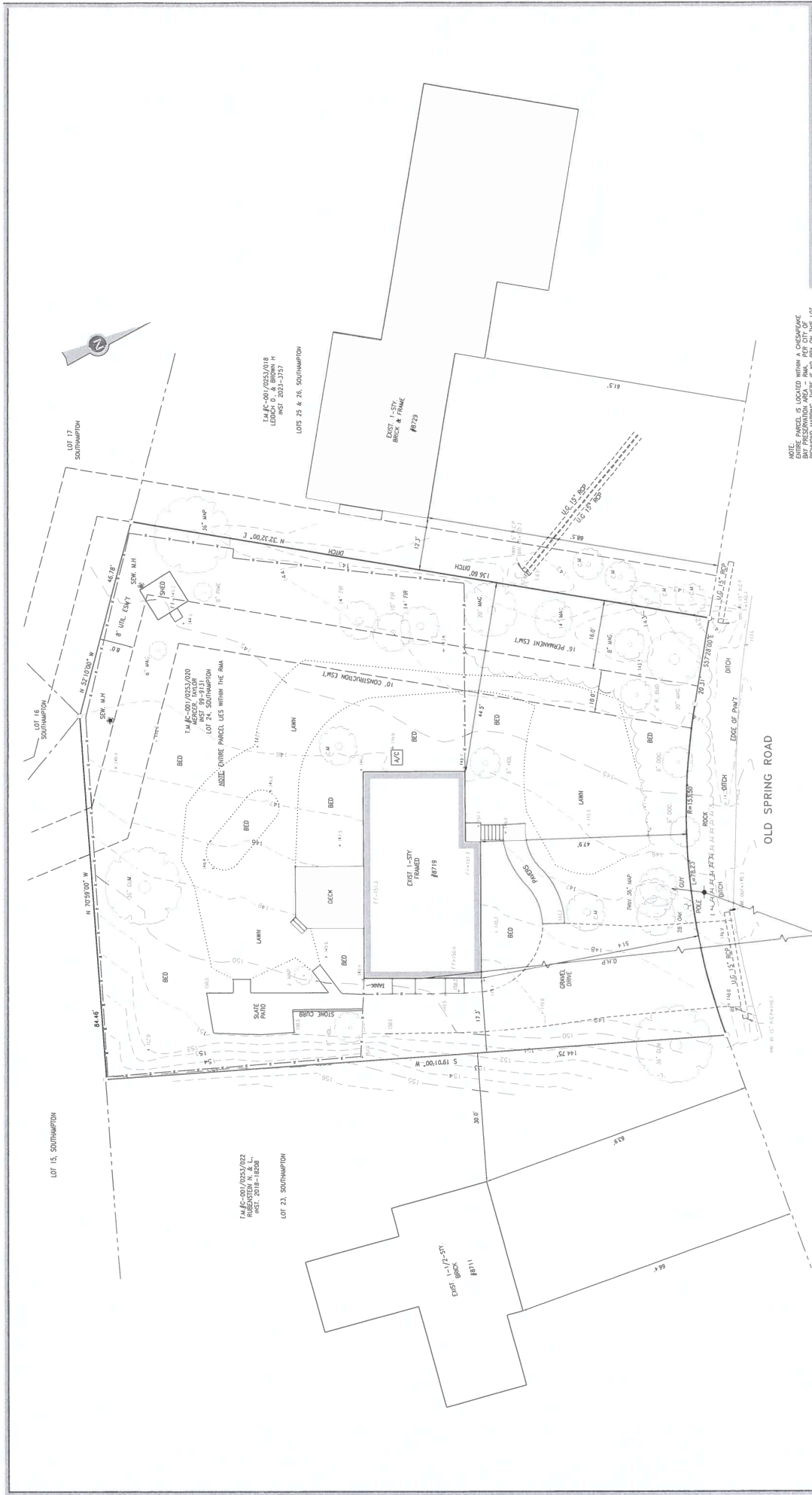
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340/6701). 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 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 \$175.00 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 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: _____

Charles A. Havens

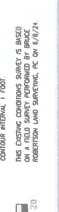


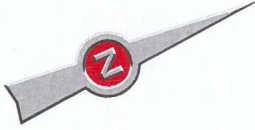
Bruce Robertson Land Surveying, P.C.
 1017 Riverchase Blvd., Suite 102, McMillan, VA 23103 | Ph: 803-250-2020

**SURVEY SHOWING EXISTING CONDITIONS
 ON PROPERTY LOCATED AT 8719 OLD SPRING ROAD**
 CITY OF RICHMOND, VIRGINIA

Date: 6/11/21
 Scale: 1" = 10'
 Drawn: [Signature]

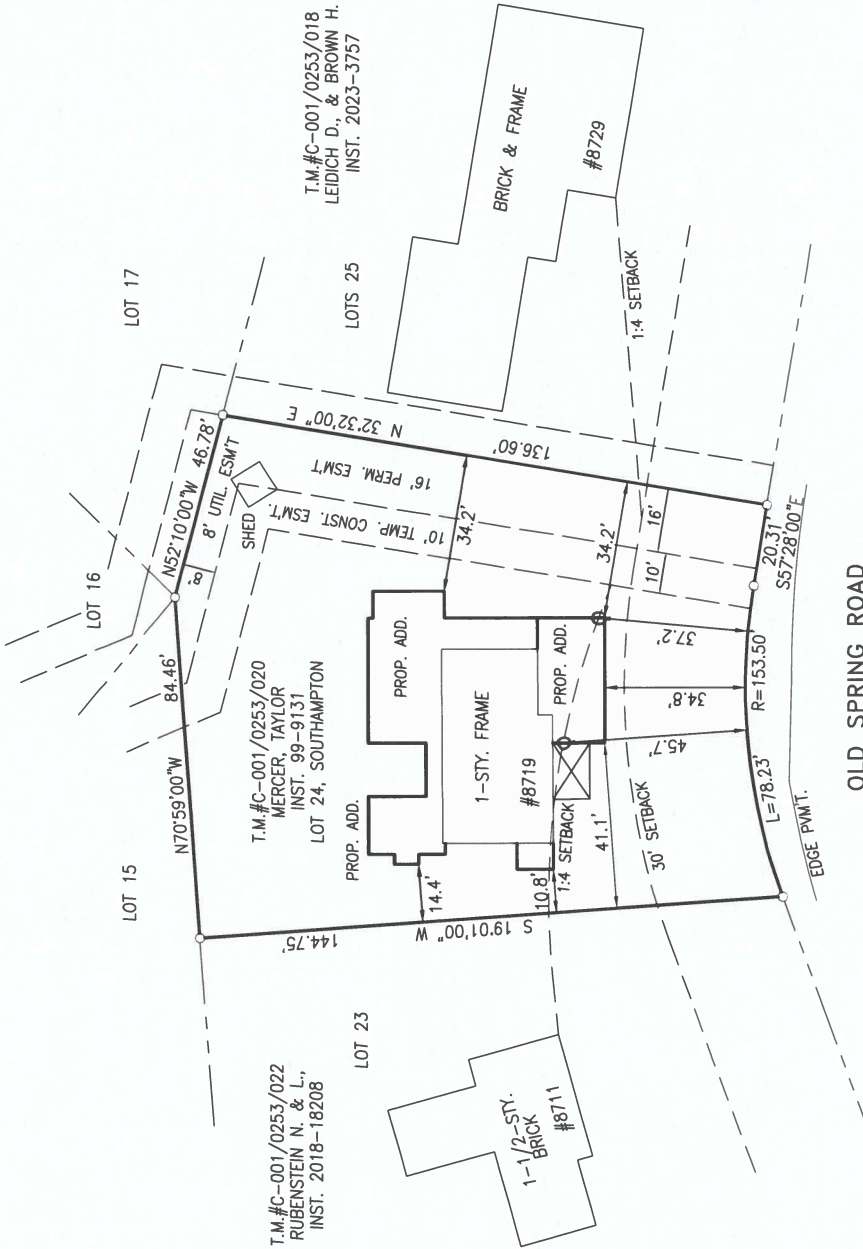
NOTE: PARCEL IS LOCATED WITHIN A CIRCUMFERE BAY PRESERVATION AREA - RMA, PER CITY OF RICHMOND ZONING, THERE IS NO PDA ON THIS LOT.
 LOCATION OF UIC UTILITIES SHOWN ON THIS MAP FOR INFORMATION ONLY. APPROXIMATE UIC UTILITIES MAP IS PROVIDED FOR INFORMATION ONLY. UIC UTILITIES MAP AND ARE NOT SHOWN ON THIS MAP.
 METERS AND FEET ARE BOTH PROVIDED FOR INFORMATION ONLY. THE LOCATION OF TREE LOCATIONS REPRESENTED BY THE TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS ARE PROVIDED FOR INFORMATION ONLY. TREE LOCATIONS ARE NOT TO SCALE. TREE LOCATIONS ARE NOT TO SCALE.
 VERTICAL DATUM ASSUMED
 CONTOUR INTERVAL: 1 FOOT
 THE PLAN & CONTIGUOUS SURVEYS ARE THE PROPERTY OF BRUCE ROBERTSON LAND SURVEYING, P.C. ON 6/11/21





THE LOCATION OF IMPROVEMENTS SHOWN ON THIS PLOT PLAN IS BASED ON A FIELD SURVEY BY BRUCE ROBERTSON LAND SURVEYING, PC ON 6/6/24.

ALL IMPROVEMENTS NOT SHOWN



OLD SPRING ROAD

TOTAL LOT AREA: 16020 SQ. FT. (0.368 AC.)
 EXIST. HOUSE AREA: 1252 SQ. FT. 8% LOT COVERAGE
 PROP. HOUSE AREA: 2946 SQ. FT. 18% LOT COVERAGE



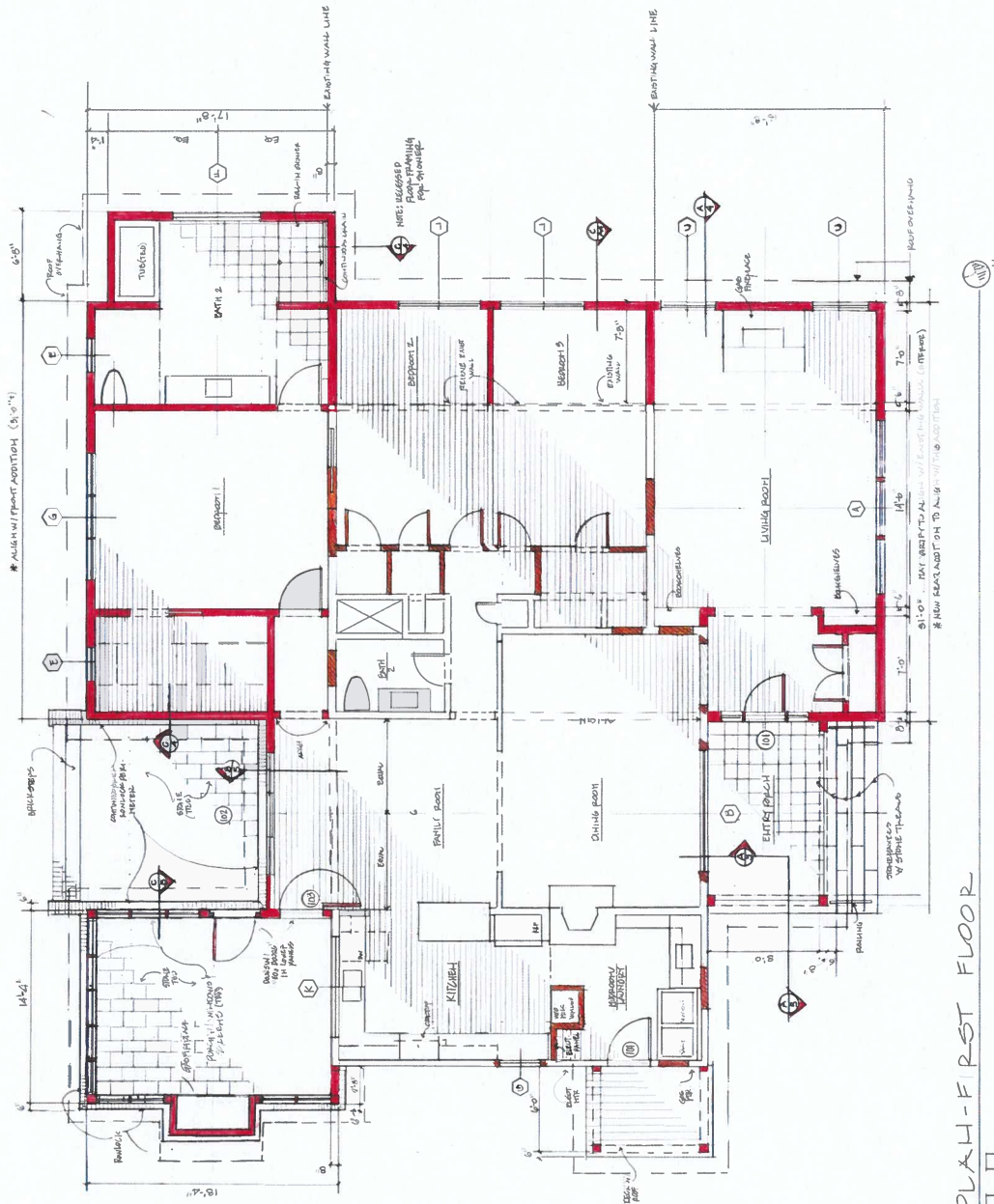
**SURVEY SHOWING PROPOSED IMPROVEMENTS
 ON PROPERTY LOCATED AT
 8719 OLD SPRING ROAD
 CITY OF RICHMOND, VIRGINIA**

JN 24152

Date: 7/11/24
 Rev. 7/17/24-add porch
 Rev. 7/19/24-add dimensions

Bruce Robertson Land Surveying, P.C.

1519 Huguenot Rd., Suite 100, Midlothian, VA 23113 Ph. 804-330-2801



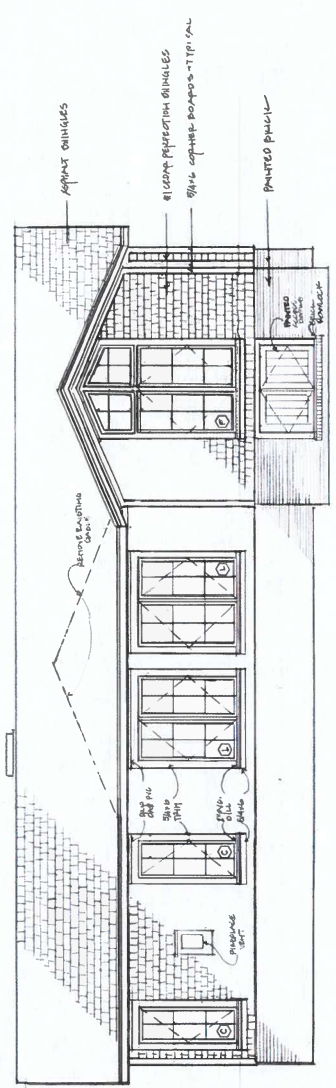
APLX-H-FIRST FLOOR

PRELIMINARY DESIGN - 7-4-2024
7-9-2024



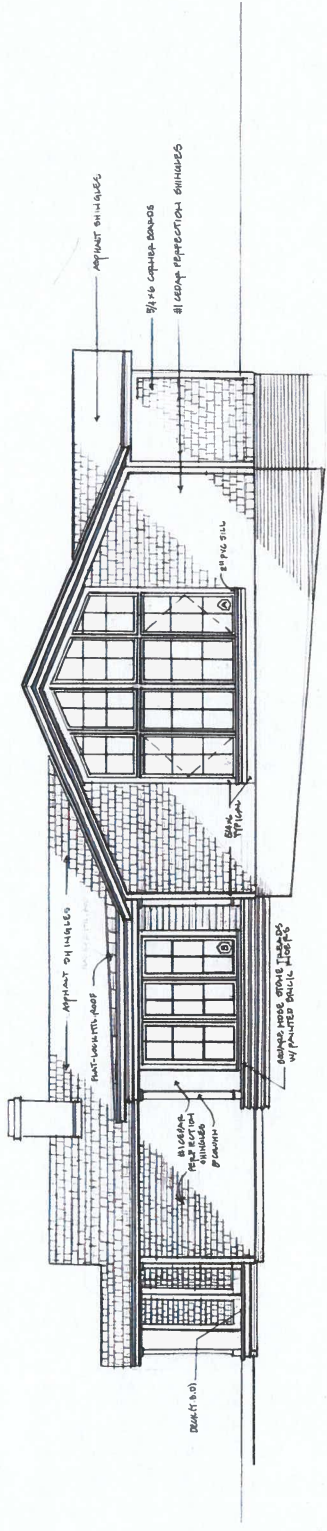
CHARLES AQUINO Additions and Alterations to
8719 Old Spring Road
Richmond, Virginia

ARCHITECT
 417 North Boulevard
 Richmond, VA 23220
 800.334.5471



B WEST ELEVATION

0' 1' 3' 4'



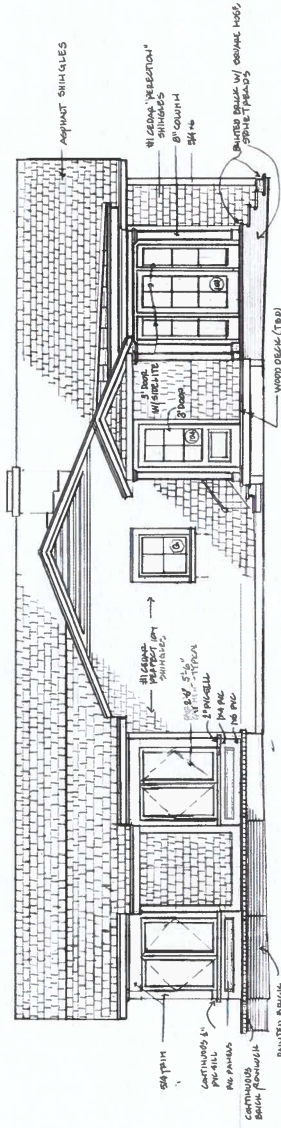
A NORTH ELEVATION

0' 1' 3' 4'

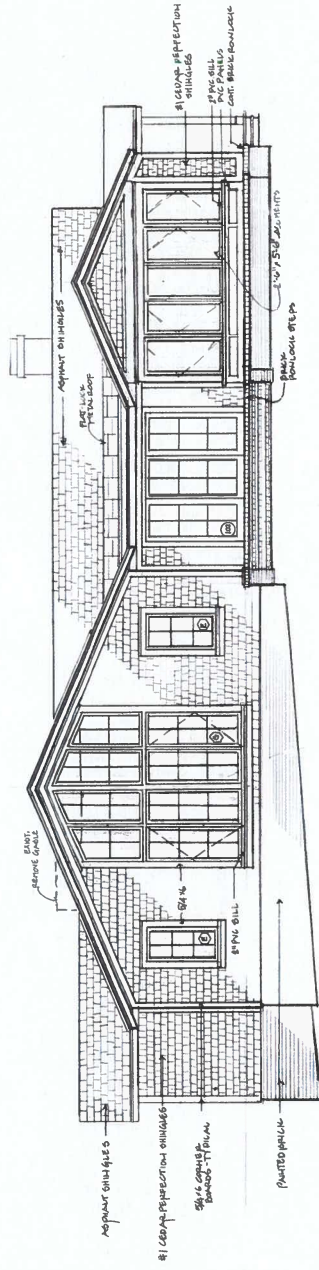
MEETING PUGH - 7.4.2024
7.9.2024

CHARLES AQUINO — ARCHITECT —
 Additions and Alterations to
 8719 Old Spring Road
 Richmond, Virginia

417 North Boulevard
 Richmond, VA 23220
 804.354.9014



B EAST ELEVATION



A SOUTH ELEVATION



Board of Zoning Appeals Exception Application

Property 8719 Old Spring Road

Property Owner: Mercer Taylor
8719 Old Spring Road
Richmond, Va 23235

Owner Representative Charles Aquino, Architect
417 N. Arthur Ashe Blvd.
Richmond, Va 23220

RE: 8719 Old Spring Road
Board of Zoning Appeals Application

We request a front yard setback exception to be granted by the Board of Zoning Appeals based upon Sec.30-1040.3

A

The House at 8719 Old Spring Road and the proposed Addition is a single family dwelling which is a permissible use in an R2 District. No change of this use is requested.

B

The intended purpose of the modifications to the existing house and the Addition to the house is to provide missing functional space to the existing house and create a wheelchair accessible dwelling which will permit the owner continued use of the house if infirmities or disabilities arise in the future.

The additional spaces include a front porch, public entry, and Living Room space on the north side of the house. The proximity of these more public spaces to the front drive and road is important to the Owner. A new accessible Bath, Closet and Bedroom is located along the south portion the existing house facing the rear yard. The two small existing bedrooms face the east side yard and will be expanded in the plan. An additional side entry porch is included to provide wheel chair access in the future. A small enclosed porch is to be constructed along the South side behind the existing kitchen.

A portion of the planned addition extends into a front yard setback as determined by a 1:4 rule established by the 63.9 foot front yard setback of the house on the adjacent property ay 8711 Old Spring Road. This 1:4 setback established by the 69.3 foot setback of 8711 is greater than the normal 30 foot setback required by the R2 zoning and is calculated based upon the location of the front corner of the house at 8711 Old Spring Road and the distance from the adjacent property.

The attached Site Diagram illustrates the normal 30 foot setback, the outline of the proposed Addition and the adjusted setback established by a 1: 4 rule. The proposed Addition at 8719 lies outside of the the 30 foot front yard setback required for the R2 District but inside the arc of the setback established by the 1:4 rule. We request that the Board of Zoning Appeals permits the addition of a new Living Room, Front Porch, and Entry to the Property within the arc of the 1:4 as illustrated in the Site diagram but outside of the normal 30 foot setback also illustrated in the drawing.

The configuration of the existing house and the need to maintain windows on the west for the bedrooms precludes providing this space on the West side of the house. The Eastern property line and required side yard setback does not permit any substantial construction on the East side of the existing house. The only location for the proposed Porch, Entry, and living Room is on the North Side of the existing building facing Old Spring Road.

C

The proposed Addition is a continuation of the single family use of the property, compatible and complimentary to to the architectural style of the current dwelling and consistent with the development pattern of the existing Neighborhood. The proposed addition does not violate the 30 foot front yard setback requirement of the R2 zoning ordinance in this area, meets all side and rear yard setbacks and is comfortably within the lot coverage requirement of the zoning ordinance (18% - 25% permitted).

The Additions and renovations planned for the house are consistent with the overall character of both the immediate neighborhood and the overall Cherokee area which are both areas with a mix of smaller older houses and larger contemporary structures.

Duckhardt, David F. - PDR

From: Charles Aquino <caaaquino@aol.com>
Sent: Tuesday, July 16, 2024 3:49 PM
To: Duckhardt, David F. - PDR
Cc: Mercer Taylor; John Pishko; caaaquino@aol.com
Subject: Fwd: 8719 Old Spring Road

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

David
See attached from Cherokee Neighborhood Association.
Is it desirable for him to attend meeting ?
Charles

Begin forwarded message:

From: John Girardi <johnpgirardi1@gmail.com>
Subject: 8719 Old Spring Road
Date: July 16, 2024 at 11:51:01 AM EDT
To: Charles Aquino <caaaquino@aol.com>

Mr Aquino

Cherokee Area Neighbors hereby approves all of the changes for the above home and specifically endorses the small intrusion of the 1:4 guideline arc on the street side of the house as shown very artfully in the architectural renderings submitted for 8719 Old Spring Road.

We should strive to help senior citizens age in place by making reasonable changes to standard rules and setbacks as requested in the applicant's appeal to the BZA.

If you or your client would like for me to appear before the BZA I will be happy to make an in person endorsement of the BZA appeal, just let me know of the date, time and location. I am currently scheduled for an appearance for another owner before the BZA on August 7 at 1:00 pm.

Truly

Hon. John P Girardi
DEVELOP-DESIGN-BUILD
ADA Renovators
Established 1972
johnpgirardi1@gmail.com
804-334-2527

Sent from my iPhone

Duckhardt, David F. - PDR

From: JEFF DONAHUE <JEFF.DONAHUE@Longandfoster.com>
Sent: Friday, August 2, 2024 8:55 AM
To: sca_richmond@yahoo.com; Charles Aquino
Cc: Mercer Taylor; Duckhardt, David F. - PDR; Johnnyp
Subject: Re: Southampton Citizens Association

You don't often get email from jeff.donahue@longandfoster.com. [Learn why this is important](#)

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Mr. Aquino:

We have received your email and application for consideration to construct an addition for your client on Old Spring.

The email has been circulated to our board and we take no exception to project.

The SCA does not have any objections and would defer to the immediate neighbors for their input regarding the proposed project.

Thank you, and please feel free to contact us with any further questions.

Jeff Donahue
Long and Foster Realtors
5702 Grove Ave.
Richmond, VA 23226

Off - 804-288-8888
Cell - 804-216-9711

Licensed in the Commonwealth of Virginia

From: sca_richmond@yahoo.com <sca_richmond@yahoo.com>
Sent: Saturday, July 27, 2024 10:31 PM
To: Charles Aquino <caaaquino@aol.com>
Cc: Mercer Taylor <cmercortaylor@yahoo.com>; Duckhardt, David F. - PDR <david.duckhardt@rva.gov>; Johnnyp <johnpishko@gmail.com>; JEFF DONAHUE <JEFF.DONAHUE@Longandfoster.com>
Subject: Re: Southampton Citizens Association

Received. We will get back with you after reviewing.

On Thursday, July 25, 2024 at 10:22:05 AM EDT, Charles Aquino <caaaquino@aol.com> wrote:

Begin forwarded message: