



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

May 12, 2023

Capital City Property Management LLC  
9503 Fordson Road  
Henrico, Virginia 23229  
Attn: Slavy Ivanov

To Whom It May Concern:

**RE: BZA 16-2023**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, June 7, 2023 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 permit to construct a new single-family (detached) dwelling at 2011 3<sup>rd</sup> AVENUE (Tax Parcel Number N000-0505/016), located in an R-6 (Single-Family Attached 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 **656 471 671#**. 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 2023 drop-down, click meeting details for June 7, 2023 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 16-2023  
Page 2  
May 12, 2023

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,



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.

331 Properties Llc  
5117 Old Forester Ln  
Glen Allen, VA23060

Avalos Felipe E  
7411 Loisdale Rd  
Springdale, VA22150

Bragg John S  
2022 3rd Avenue  
Richmond, VA23222

Ccr3 Holdings Llc  
11 S 12th St #115  
Richmond, VA23219

City Of Richmond Recreation & Parks  
1209 Admiral St  
Richmond, VA23220

Covington Michel R  
2006 4th Ave  
Richmond, VA23222

Creech Keilan M  
2002 3rd Ave  
Richmond, VA23222

Fortune Darryl Erwin Jr And Hink  
Kirsten Elizabeth  
2103 3rd Ave  
Richmond, VA23222

Grochowiak Caitlin A  
2009 3rd Ave  
Richmond, VA23222

Hands Up Ministries  
Po Box 1073  
Glen Allen, VA23060

Hinnant Ivan Darryl  
2007 3rd Ave  
Richmond, VA23222

Jones Waahida J  
2010 3rd Avenue  
Richmond, VA23222

Murray Benjamin T Jr & Alease R  
2008 Third Ave  
Richmond, VA23222

Patton Pamela Lee  
2012 4th Ave  
Richmond, VA23222

Peters Evan D And Laura D  
2006 3rd Ave  
Richmond, VA23222

Phillips Viola & Willie V  
2014 Fourth Ave  
Richmond, VA23222

Pryor Alvin L And Druzelle Y  
2100 3rd Ave  
Richmond, VA23222

Ruffin Albert And Ruby L  
4908 Laurie Lane  
Richmond, VA23223

Russell Jovon  
2012 Third Ave  
Richmond, VA23222

Sc Maryland Ave Llc  
3420 Pump Rd #148  
Richmond, VA23233

Sineath Matthew Scott And Mayfield  
Cynthia Jane  
2004 3rd Ave  
Richmond, VA23222

Stipe Daniel W And Julie H  
2005 3rd Ave  
Richmond, VA23222

**Property:** 2011 3rd Ave **Parcel ID:** N0000505016**Parcel**

**Street Address:** 2011 3rd Ave Richmond, VA 23222-  
**Owner:** CAPITAL CITY PROPERTY MANAGEMENT LLC  
**Mailing Address:** 9503 FORDSON RD, HENRICO, VA 23229  
**Subdivision Name :** CHESTNUT HILL  
**Parent Parcel ID:**  
**Assessment Area:** 312 - Chestnut Hills  
**Property Class:** 120 - R Two Story  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2023  
**Land Value:** \$78,000  
**Improvement Value:** \$109,000  
**Total Value:** \$187,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 8400  
**Acreage:** 0.193  
**Property Description 1:** CHESTNUT HILL L8PTS7&9 B19  
**Property Description 2:** 0060.00X0140.00 0000.193 AC  
**State Plane Coords( ?):** X= 11794925.053983 Y= 3729444.110717  
**Latitude:** 37.56060435 , **Longitude:** -77.42371939

**Description**

**Land Type:** Residential Lot A  
**Topology:** Level  
**Front Size:** 60  
**Rear Size:** 140  
**Parcel Square Feet:** 8400  
**Acreage:** 0.193  
**Property Description 1:** CHESTNUT HILL L8PTS7&9 B19  
**Property Description 2:** 0060.00X0140.00 0000.193 AC  
**Subdivision Name :** CHESTNUT HILL  
**State Plane Coords( ?):** X= 11794925.053983 Y= 3729444.110717  
**Latitude:** 37.56060435 , **Longitude:** -77.42371939

**Other**

**Street improvement:** Paved  
**Sidewalk:** Yes

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2023	\$78,000	\$109,000	\$187,000	Reassessment
2022	\$47,000	\$84,000	\$131,000	Reassessment
2021	\$36,000	\$83,000	\$119,000	Reassessment
2020	\$36,000	\$81,000	\$117,000	Reassessment
2019	\$27,000	\$74,000	\$101,000	Reassessment
2018	\$27,000	\$71,000	\$98,000	Reassessment
2017	\$25,000	\$71,000	\$96,000	Reassessment
2016	\$25,000	\$68,000	\$93,000	Reassessment
2015	\$25,000	\$68,000	\$93,000	Reassessment
2014	\$25,000	\$71,000	\$96,000	Reassessment
2013	\$25,000	\$71,000	\$96,000	Reassessment
2012	\$25,000	\$75,000	\$100,000	Reassessment
2011	\$25,000	\$81,000	\$106,000	CarryOver
2010	\$25,000	\$81,000	\$106,000	Reassessment
2009	\$25,300	\$101,700	\$127,000	Reassessment
2008	\$25,300	\$89,800	\$115,100	Reassessment
2007	\$23,000	\$89,800	\$112,800	Reassessment
2006	\$19,300	\$89,800	\$109,100	Reassessment
2005	\$11,900	\$67,500	\$79,400	Reassessment
2004	\$9,000	\$42,300	\$51,300	Reassessment
2003	\$8,500	\$39,900	\$48,400	Reassessment
2002	\$8,300	\$39,100	\$47,400	Reassessment
2001	\$9,080	\$42,960	\$52,040	Reassessment
2000	\$7,500	\$35,500	\$43,000	Reassessment
1998	\$7,500	\$34,500	\$42,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
07/08/2022	\$205,000	HINNANT IVAN D	ID2022-16043	1 - VALID SALE-Valid, Use in Ratio Analysis
06/07/2018	\$120,000	ROLLISON RICHARD WINSTON	ID2018-11430	1 - VALID SALE-Sale Includes Multiple Parcels
02/16/2017	\$0	ROLLISON WINSTON R JR	IW2017-112	2 - INVALID SALE-Relation Between Buyer/Seller
02/09/1988	\$0	Not Available	00156-0445	
10/27/1978	\$29,000	Not Available	000744-00291	
10/21/1970	\$17,500	Not Available	000666-D00077	

**Planning**

**Master Plan Future Land Use:** R  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Planning District:** North  
**Traffic Zone:** 1025  
**City Neighborhood Code:** HPST  
**City Neighborhood Name:** Highland Park Southern Tip  
**Civic Code:**  
**Civic Association Name:**  
**Subdivision Name:** CHESTNUT HILL  
**City Old and Historic District:**  
**National historic District:** Chestnut Hill-Plateau  
**Neighborhoods in Bloom:** Highland Park Southern Tip  
**Redevelopment Conservation Area:** Highland Park

**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	4014	0109004	010900
1990	407	0109004	010900

**Schools**

**Elementary School:** Overby Sheppard  
**Middle School:** Henderson  
**High School:** Marshall

**Public Safety**

**Police Precinct:** 4  
**Police Sector:** 411  
**Fire District:** 15  
**Dispatch Zone:** 093B

**Public Works Schedules**

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

**Government Districts**

**Council District:** 6  
**Voter Precinct:** 604  
**State House District:** 79  
**State Senate District:** 14  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1924  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 9  
**Number Of Bed Rooms:** 3  
**Number Of Full Baths:** 2  
**Number Of Half Baths:** 0  
**Condition:** poor for age  
**Foundation Type:** Full Bsmt  
**1st Predominant Exterior:** Alum/Vinyl  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Hip  
**Roof Material:** Asphalt shingles  
**Interior Wall:** Plaster  
**Floor Finish:** Softwood-standard  
**Heating Type:** Hot water or steam  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** Y  
**Building Description (Out Building and Yard Items) :** Carport, Residential Detached Garage

**Extension 1 Dimensions**

**Finished Living Area:** 1421 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 735 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 168 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 426 Sqft  
**Deck:** 0 Sqft

**Property Images**

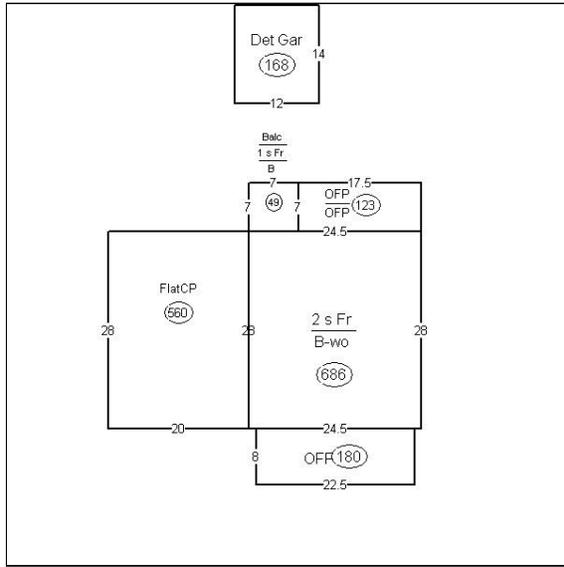
Name:N0000505016 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:N0000505016 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:** Capital City Property Management LLC **PHONE: (Home) ( ) \_\_\_\_\_ (Mobile) (804) 497-0683**  
**ADDRESS** 9503 Fordson Road **FAX: ( ) \_\_\_\_\_ (Work) ( ) \_\_\_\_\_**  
Henrico, Virginia 23229 **E-mail/Address: gv.carpentryandpainting@yahoo.com**  
**Attn: Slav Ivanov**

**PROPERTY OWNER'S**

**REPRESENTATIVE:** \_\_\_\_\_ **PHONE: (Home) ( ) \_\_\_\_\_ (Mobile) ( ) \_\_\_\_\_**  
**(Name/Address)** \_\_\_\_\_ **FAX: ( ) \_\_\_\_\_ (Work) ( ) \_\_\_\_\_**  
\_\_\_\_\_ **E-mail Address:** \_\_\_\_\_

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

**PROPERTY ADDRESS (ES)** 2011 3<sup>rd</sup> Avenue

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

**ZONING ORDINANCE SECTION NUMBERS(S):** 30-300 & 30-412.4(1)

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

**TAX PARCEL NUMBER(S):** N000-0505/016 **ZONING DISTRICT:** R-6 (Single-Family Attached Residential)

**REQUEST DISAPPROVED FOR THE REASON THAT:** The lot area and lot width requirements are not met. Lot areas of five thousand square feet (5,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 8,400.0 square feet and a lot width of sixty feet (60') currently exists; lot areas of 4,256.01 square feet (#2011) and 4,143.99 square feet (#2011 1/2) and lot widths of 30.32 feet (#2011) and 29.52 feet (#2011 1/2) are proposed.

**DATE REQUEST DISAPPROVED:** April 13, 2023

**FEE WAIVER:** YES  NO:

**DATE FILED:** April 13, 2023 **TIME FILED:** 2:00 p.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-128487-2023

**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:** [Signature] **DATE:** 04/26/23

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

**CASE NUMBER:** BZA 16-2023 **HEARING DATE:** June 7, 2023 **AT** 1:00 **P.M.**

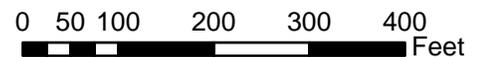
BOARD OF ZONING APPEALS CASE BZA 16-2023  
150' Buffer

APPLICANT(S): Capital City Property Management LLC

PREMISES: 2011 3rd Avenue  
(Tax Parcel Number N000-0505/016)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.4(1)  
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 (804-646-6340/6701). 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.

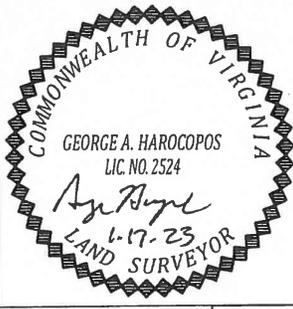
Acknowledgement of Receipt by Applicant or Authorized Agent: \_\_\_\_\_

Revised: November 4, 2020

This is to certify that on 01/17/2023  
 I made an accurate field survey of the known premises shown hereon; that all improvements 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 shown hereon.

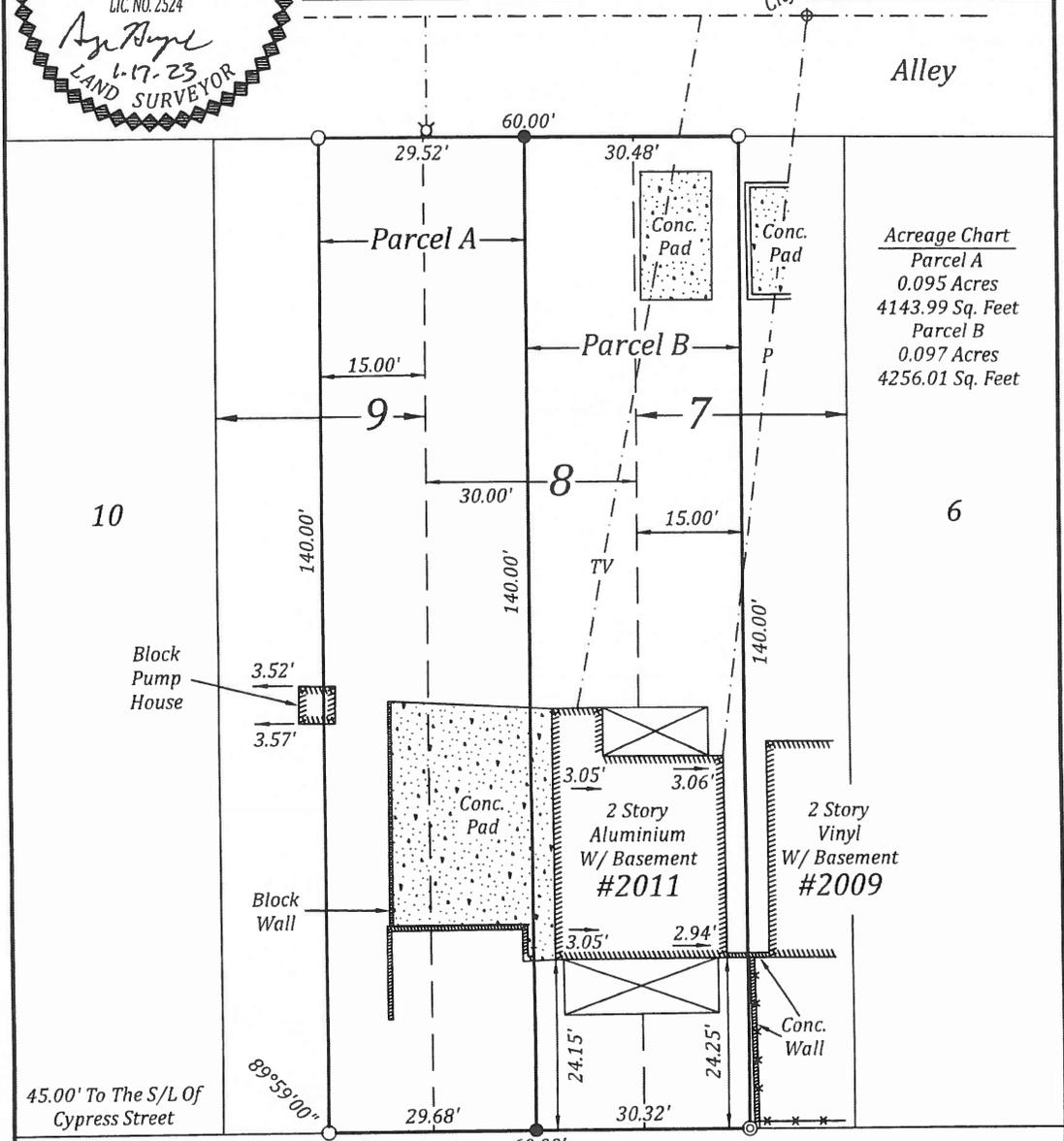
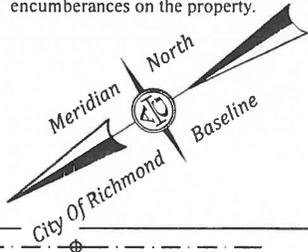
NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290041E

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



**LEGEND**

- ⊕ Power Pole
- Rod/F
- ⊙ Nail/S
- ⊠ Light Pole



Acreage Chart

Parcel A	0.095 Acres
Parcel B	0.097 Acres
	4143.99 Sq. Feet
	4256.01 Sq. Feet

**3RD AVENUE**

SURVEY OF  
 A DIVISION OF PROPERTY LOCATED AT  
 #2011 3RD AVENUE BEING  
 LOT 8 & PORTION OF LOTS 7 & 9 BLOCK 19  
**CHESTNUT HILLS**  
 RICHMOND, VIRGINIA

IN 52442

**A. G. HAROCOPOS & ASSOCIATES, P.C.**  
 CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E MILLRIDGE PKWY, SUITE 200 MIDLOTHIAN VA 23112  
 Office 804 744 2630 FAX 804 744 2632  
 E-MAIL AGHAROCOPOS72@GMAIL.COM

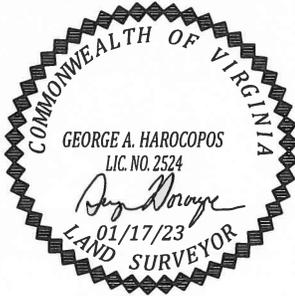
Scale 1"=20' Date 01/17/23 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF THE CONVEYANCE TO SV CARPENTRY & PAINTING LLC

This is to certify that on 01/17/2023  
 I made an accurate field survey of the known premises shown hereon; that all improvements 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 shown hereon.

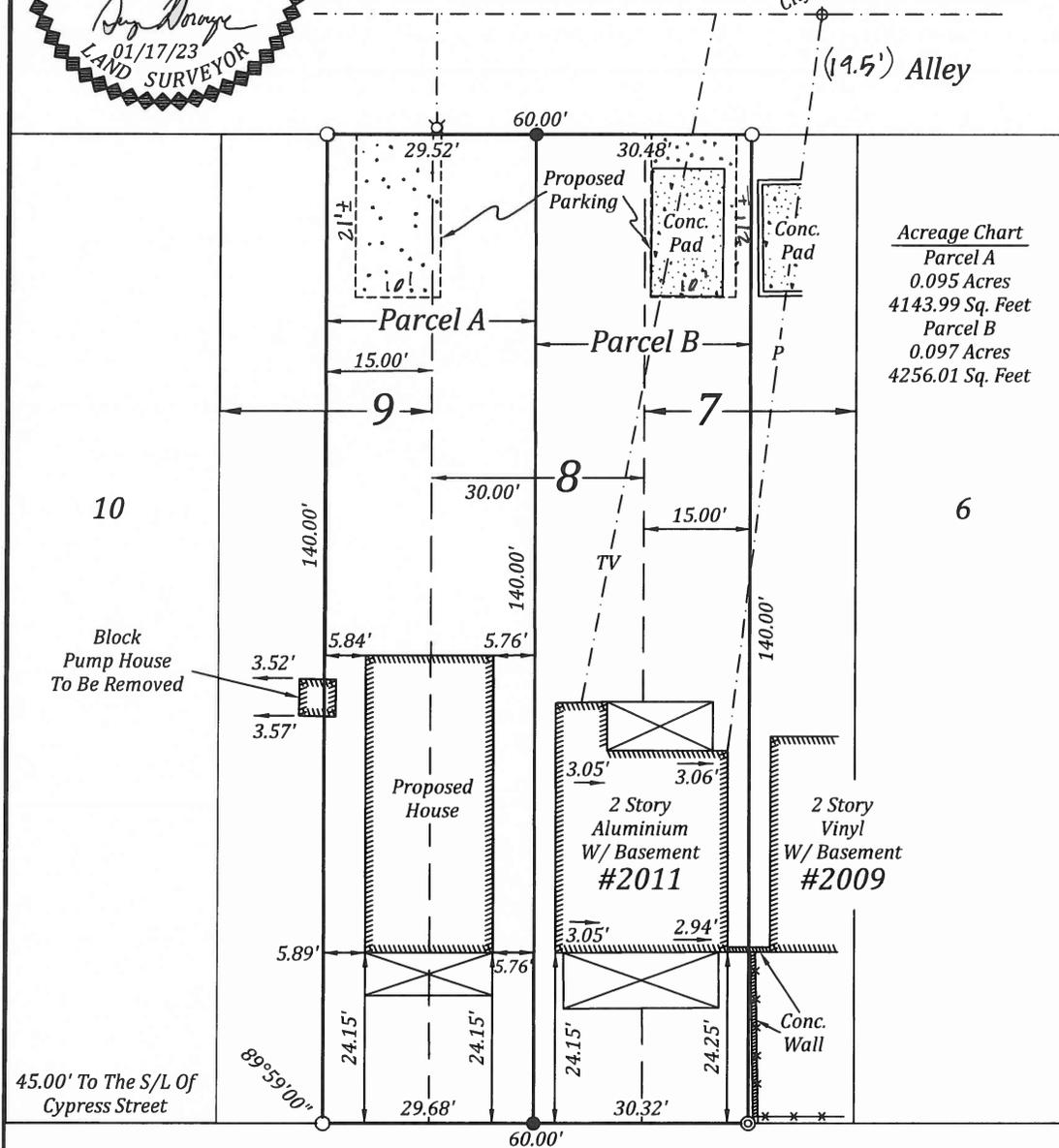
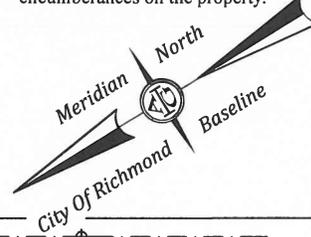
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**Acreage Chart**

Parcel A	0.095 Acres
4143.99 Sq. Feet	
Parcel B	0.097 Acres
4256.01 Sq. Feet	

**3RD AVENUE**

SURVEY OF  
 A DIVISION OF PROPERTY LOCATED AT  
 #2011 3RD AVENUE BEING  
 LOT 8 & PORTION OF LOTS 7 & 9 BLOCK 19  
**CHESTNUT HILLS**  
 RICHMOND, VIRGINIA

IN 52442

**A. G. HAROCOPOS & ASSOCIATES, P.C.**  
 CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112  
 Office 804 744 2630 FAX 804 744 2632  
 E-MAIL AGHAROCOPOS72@GMAIL.COM

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF THE CONVEYANCE TO SV CARPENTRY & PAINTING LLC

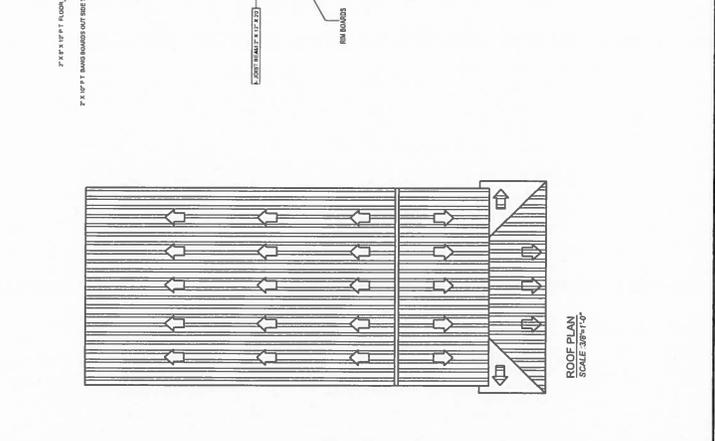
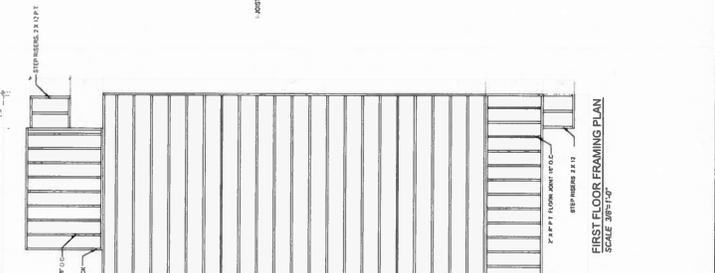
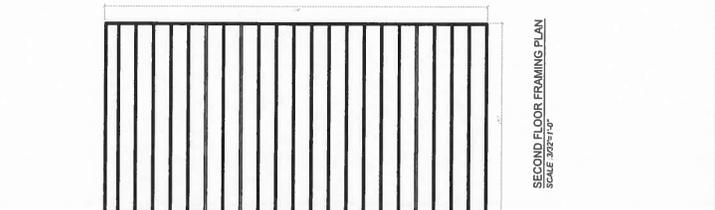
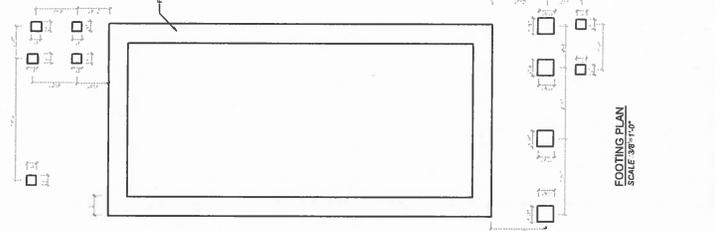
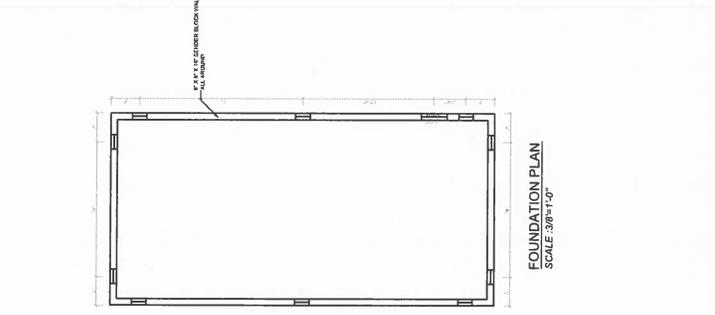
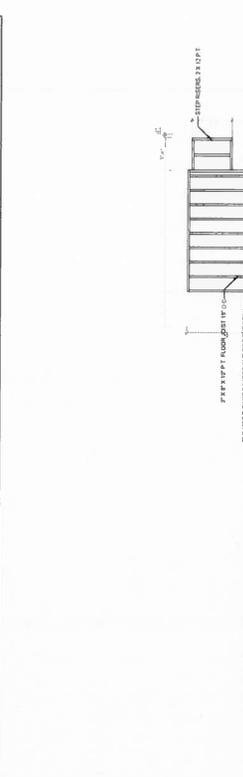
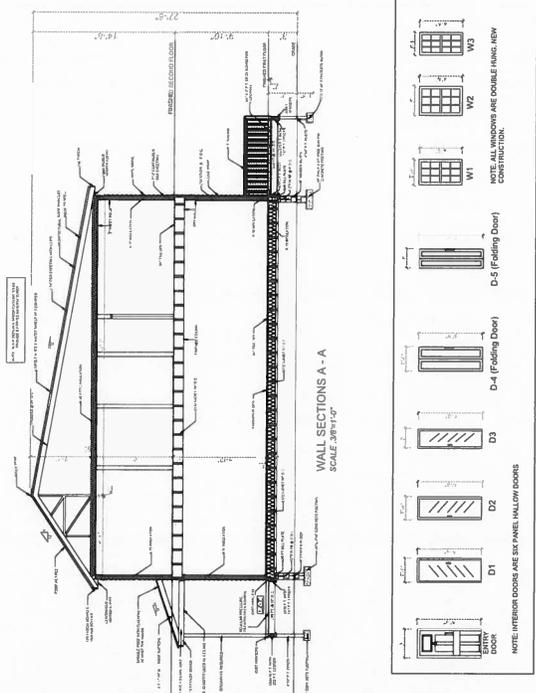
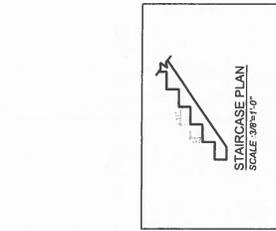
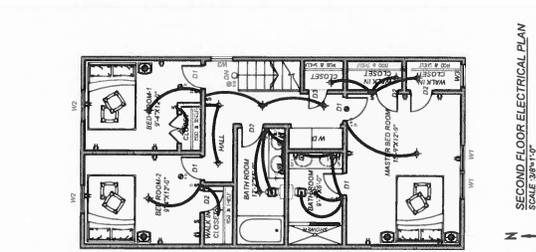
Scale 1"=20' Date 01/17/23 Drawn by GAH





REV	DATE	DESCRIPTION
1	08/15/20	ISSUED FOR PERMITS
2	08/20/20	REVISIONS
3	09/01/20	REVISIONS
4	09/15/20	REVISIONS
5	10/01/20	REVISIONS
6	10/15/20	REVISIONS
7	11/01/20	REVISIONS
8	11/15/20	REVISIONS
9	12/01/20	REVISIONS
10	12/15/20	REVISIONS
11	01/01/21	REVISIONS
12	01/15/21	REVISIONS
13	02/01/21	REVISIONS
14	02/15/21	REVISIONS
15	03/01/21	REVISIONS
16	03/15/21	REVISIONS
17	04/01/21	REVISIONS
18	04/15/21	REVISIONS
19	05/01/21	REVISIONS
20	05/15/21	REVISIONS
21	06/01/21	REVISIONS
22	06/15/21	REVISIONS
23	07/01/21	REVISIONS
24	07/15/21	REVISIONS
25	08/01/21	REVISIONS
26	08/15/21	REVISIONS
27	09/01/21	REVISIONS
28	09/15/21	REVISIONS
29	10/01/21	REVISIONS
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93	06/01/24	REVISIONS
94	06/15/24	REVISIONS
95	07/01/24	REVISIONS
96	07/15/24	REVISIONS
97	08/01/24	REVISIONS
98	08/15/24	REVISIONS
99	09/01/24	REVISIONS
100	09/15/24	REVISIONS

PROJECT NAME	
PREPARED BY	
DETAILS	
DATE	08/15/20
PROJECT NO.	1000000000
DESIGNED BY	1000000000
APPROVED BY	1000000000
SHEET NO.	A103
AS SHOWN	



aforesaid.

Milton P. Bonifant, (Seal)

Page E. Bonifant, (Seal)

STATE OF VIRGINIA

CITY OF RICHMOND TO WIT:

I, Mary Newton Lewis a Notary Public for the city aforesaid in the state of Virginia do certify that Milton P. Bonifant and Page E. Bonifant his wife whose names are signed to the writing above bearing date on the 19th day of December 1927 have acknowledged the same before me in my city aforesaid.

Given under my hand this 21st day of December 1927. My commission expires Jan. 6, 1931. Mary Newton Lewis, Notary Public.

I was commissioned: Notary as Mary MannPage Newton.

CITY OF RICHMOND TO WIT:

In the office of the court of Chancery for said city, the 22nd., day of December 1927.

This deed was presented and with the certificate annexed,

admitted to record at 11:50 o'clock A.M.

Testes:

Chas. D. Saville, Clerk.

*Examined*

Ganzert,  
T- B & S  
Ganzert  
12-22-27/190

This deed made this twenty-second (22nd) day of December in the year one thousand nine hundred and twenty-seven (1927) between William F. Ganzert, of the city of Richmond, Virginia, party of the first part, and Madge F. Ganzert (wife of William F. Ganzert) of the same city and state party of the second part.

Witnesseth; that in consideration of the sum of ten (\$10.00) dollars and other valuable considerations, the receipt of which is hereby acknowledged the said party of the first part doth grant and convey unto the said party of the second part, with general warranty, the following property all that certain lot of land lying and being in the city of Richmond, Virginia, on the eastern line of Third (3rd) Avenue between Althea and Cypress Streets and described as follows to-wit; Beginning on the eastern line of Third (3rd) Avenue at a point thereon distant two hundred and twenty-five (225') feet northwardly from the point of its intersection with the northern line of Althea Street thence running northwardly along and fronting on the eastern line of Third (3rd) Avenue thirty (30') feet, and from said front extending back eastwardly between lines parallel with the northern line of Althea Street, one hundred and forty (140') feet to an alley twenty (20') feet wide, being the northern fifteen (15') feet of lot eight (8) and the southern fifteen (15') feet of lot Nine (9) in block nineteen (19) on the plan of Chestnut Hill, of record in the Clerk's office of Henrico Circuit Court in Plat Book 6 page 83.

*Examined*  
*Jan 14 1928*  
*Wm F. Ganzert*  
*J. C. Ganzert*

The said party of the first part covenants that he has the right to convey the said land to the grantee; that he has done no act to encumber the said land; that the grantee shall have quiet possession of the said land free from all encumbrances and that he the said party of the first part will execute

This deed was presented, and with the certificate annexed,  
admitted to record at 12:20 o'clock P. M.  
Teste: Chas. O. Saville Clerk.



Ganzert & Co  
to) B & S  
Ganzert & Co  
6-2-40 #150  
Rev Stamp \$1.00  
Can't d

*Received  
April 27 1942  
James Spitzer  
By Chas. O. Saville*

THIS DEED Made this 6th day of June in the year 1940,  
between George Edward Ganzert and Ruth T. Ganzert, his wife, of the City of Rich-  
mond, Virginia, parties of the first part, and (Mrs.) Madge F. Ganzert and (Miss)  
Readie Brashear of the said City of Richmond, parties of the second part.

WITNESSETH: That for and in the consideration of the  
sum of Ten Dollars and other valuable considerations, the receipt whereof is hereby  
acknowledged, the said parties of the first part do grant with general warranty  
unto the said parties of the second part, to be held and owned by them, the said  
parties of the second part, as joint tenants with the right of survivorship as at  
common law, the following described real estate, to-wit:

That certain parcel of land in the City of Richmond,  
Virginia, situated on the eastern line of Third Avenue, between Althea and Cypress  
Streets, together with all the improvements on said parcel and appurtenances  
thereto belonging, known as house No. 2011 Third Avenue, and further described as  
follows, to-wit:

Beginning on the said eastern line of said Third Avenue  
at a point distant thereon one hundred and ninety five (195) feet northwardly  
from the point of intersection thereof with the northern line of said Althea Street  
and from said point of beginning running northwardly along and fronting on said  
eastern line of said Third Avenue thirty (30) feet, and from said front extending  
back eastwardly between lines parallel with said northern line of said Althea  
Street, one hundred and forty (140) feet to the western line of an alley twenty  
(20) feet wide and parallel with said eastern line of said Third Avenue, being  
the northern half of Lot 7, and the southern half of Lot 8 in Block 19, on the  
Plan of Chestnut Hill, which said plan is recorded in the Clerk's Office of the  
Circuit Court of the County of Henrico, Virginia, in Plat Book 6, Page 83, and

Being the same real estate granted and conveyed to the  
said George Edward Ganzert by deed from William F. Ganzert and wife, dated December  
22, 1927, and recorded in the Clerk's Office of the Chancery Court of the said  
City of Richmond on December 22, 1927, in Deed Book 349-A Page 363.

THIS CONVEYANCE is made subject, however, to the liens  
of two certain deeds of trust given by the said parties of the first part, one to  
E. R. Chesterman, Jr., Trustee, dated March 20, 1935, to secure the payment of the  
sum of \$2,000.00 and interest, and the other to L. C. Jones and Franklin D. Robins,  
Trustees, dated March 24, 1936, to secure the payment of the sum of \$1,300.00  
and interest, and recorded in the aforesaid Clerk's Office respectively on March  
22, 1935, and March 24, 1936, in Deed Book 396-B Page 45, and Deed Book 411-B  
Page 230.