



Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondva.gov>

**Project Name/Location**

Property Address: 104 N. BELVIDERE ST. Date: 11/8/2017  
Tax Map #: W0000298011 Fee: \$1,500.<sup>00</sup>  
Total area of affected site in acres: 0.084

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

**Zoning**

Current Zoning: R-73

Existing Use: OFFICE

**Proposed Zoning/Conditional Zoning**

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

B-4  
Existing Use: OFFICE

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** HAMID M. GHARAGOZLOO  
Company: NEST LLC  
Mailing Address: 3720 CARY STREET ROAD  
City: RICHMOND State: VA Zip Code: 23221  
Telephone: (561) 779-0761 Fax: ( )  
Email: NESTLLC@HOTMAIL.COM

**Property Owner:** NEST LLC,  
If Business Entity, name and title of authorized signee: HAMID M. GHARAGOZLOO, PRESIDENT

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

Mailing Address: 3720 CARY STREET ROAD  
City: RICHMOND State: VA Zip Code: 23221  
Telephone: (561) 779-0761 Fax: ( )  
Email: NESTLLC@HOTMAIL.COM

**Property Owner Signature:** \_\_\_\_\_

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

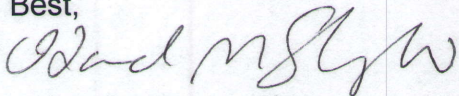
April 16, 2018

RE: Rezoning 104 N Belvidere St.

To Whom It May Concern;

As per my previous communications by email, and meetings with the city planning staff, I am writing this letter to update my Application Report and state that my reason for rezoning the building at 104 N. Belvidere is to allow for a broader mix of uses permitted in the B-4 zoning district. Our plan for the property is to keep the existing structure intact and preserve its esthetics and historical character. As such, I have signed and attached a statement proffering that I will retain the existing building on the property. I also am interested in pursuing the available State and Federal Historical Tax Credit programs. Please do not hesitate to contact me either by email – [NestLLC@hotmail.com](mailto:NestLLC@hotmail.com), or phone at (561) 779-0761 with any questions.

Best,



Hamid M Gharagozloo

Dear Members of the Board of Planning and Redevelopment Review;

Our property, a 3 story office building located at 104 N. Belvidere St., is currently zoned R-73 with Medical Clinic/Office use designation. It has been used in a nonresidential capacity as an office/clinic for the past several decades. Currently it is leased to VCU as an office building through August, 2020. Based on the city plans and zoning designation of the specific area within which our property lies, along with the rapid transformation of the VCU Monroe campus, we feel that the property is extremely underutilized as an office, and a mixed use structure would best serve the demands and demographic needs of the area. What we envision is a mixed use building with a possible 1-level underground parking, 1st floor retail, and a mix of offices and apartments on the higher floors. We intend and prefer to keep VCU as a tenant in the new building if they so wish. I should emphasize that these are ideas and concepts at very early and preliminary stages and nothing has been planned as of yet. But in the future, before VCU's lease is up, we would like to start the process to construct a structure that is best suited for the area's needs and demands. For that, we need the property to be rezoned B-4, which conforms perfectly to the city plans for the area. Please do not hesitate to contact either myself or my wife with any questions.

Best,



Hamid M Gharagozloo