



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

November 8, 2024

Ashkan Gousheh
117 East Cary Street
Richmond, VA 23219

To Whom It May Concern:

RE: BZA 38-2024

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, December 4, 2024 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a lot split and building permits to construct two (2) new single-family (detached) dwellings at 1609 ROGERS STREET (Tax Parcel Number E000-1235/005), 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 **655 207 225#**. 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 December 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 38-2024
Page 2
November 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 dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

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

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

1607 Rogers Street Llc
Po Box 23171
Richmond, VA 23223

Atkins Estelle M
1613 Rogers St
Richmond, VA 23223

Bhargava Vishwa M
1511 Harborough Court
Henrico, VA 23238

Bray Thomas B And Deitra
1604 N 19th St
Richmond, VA 23223

Cobbs Damien X And Arnice H
1606 Rogers St
Rcihmond, VA 23223

Davis Deborah A
1608 Rogers St
Richmond, VA 23223

Equity One Investments Llc
8500 Sunnygrove Rd
Chesterfield, VA 23832

Ford Reginald Lee
4802 Thornhurst St
Richmond, VA 23223

General Assembly Church Lord Jesus
Christ Apostolic Faith
1218 25th St
Newport News, VA 23607

Glenwells Llc
2900 Sweetspire
Midlothain, VA 23113

Gombe Investment Firm Llc
2804 Murano Way
Glen Allen, VA 23259

Harper Jordin And Smith Chad D
1605 Rogers St
Richmond, VA 23223

Jones Terence
2303 Hildreth St
Richmond, VA 23223

Joyner Christina Yvonne
1614 Rogers St
Richmond, VA 23223

Massenburg Kathleen N & Carolyn N
Maul
606 N 31 St
Richmond, VA 23223

Muhammad Abdul Halim And Bradley
Verna L
1602 Rogers St
Richmond, VA 23223

Muhammad Maria Joyce
1604 Rogers St
Richmond, VA 23223

Smith Shirley
1603 Rogers St
Richmond, VA 23223

Walton Taylor S
1610 N 19th St
Richmond, VA 23223

White Darlene S
1616 Rogers St
Richmond, VA 23223

White Sadie L
1602 N 19th Street
Richmond, VA 23223

Williams Ernest M & Irma R Corprew
1600 Rogers St
Richmond, VA 23223

Williams Pierce E
3506 Hazelhurst Ave
Richmond, VA 23222

Property: 1609 Rogers St **Parcel ID:** E0001235005**Parcel**

Street Address: 1609 Rogers St Richmond, VA 23223-
Owner: GOUSHEH ASHKAN
Mailing Address: 117 E CARY ST, RICHMOND, VA 23219
Subdivision Name : CHELSEA PLACE
Parent Parcel ID:
Assessment Area: 326 - Whitcomb Court/ Mecklenburg
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$35,000
Improvement Value:
Total Value: \$35,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 6750
Acreage: 0.155
Property Description 1: CHELSEA PLACE L7-8 B6
Property Description 2: 0050.00X0135.00 0000.155 AC
State Plane Coords(?): X= 11798135.500010 Y= 3725359.677377
Latitude: 37.54931182 , **Longitude:** -77.41274092

Description

Land Type: Residential Lot A
Topology:
Front Size: 50
Rear Size: 135
Parcel Square Feet: 6750
Acreage: 0.155
Property Description 1: CHELSEA PLACE L7-8 B6
Property Description 2: 0050.00X0135.00 0000.155 AC
Subdivision Name : CHELSEA PLACE
State Plane Coords(?): X= 11798135.500010 Y= 3725359.677377
Latitude: 37.54931182 , **Longitude:** -77.41274092

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$37,000	\$0	\$37,000	Reassessment
2024	\$35,000	\$0	\$35,000	Reassessment
2023	\$35,000	\$0	\$35,000	Reassessment
2022	\$23,000	\$0	\$23,000	Reassessment
2021	\$18,000	\$0	\$18,000	Reassessment
2020	\$12,000	\$0	\$12,000	Reassessment
2019	\$12,000	\$0	\$12,000	Reassessment
2018	\$12,000	\$0	\$12,000	Reassessment
2017	\$12,000	\$0	\$12,000	Reassessment
2016	\$12,000	\$0	\$12,000	Reassessment
2015	\$12,000	\$0	\$12,000	Reassessment
2014	\$12,000	\$0	\$12,000	Reassessment
2013	\$12,000	\$0	\$12,000	Reassessment
2012	\$12,000	\$0	\$12,000	Reassessment
2011	\$12,000	\$0	\$12,000	CarryOver
2010	\$12,000	\$0	\$12,000	Reassessment
2009	\$12,000	\$0	\$12,000	Reassessment
2008	\$12,000	\$0	\$12,000	Reassessment
2007	\$11,000	\$0	\$11,000	Reassessment
2006	\$8,100	\$0	\$8,100	Reassessment
2005	\$7,100	\$0	\$7,100	Reassessment
2004	\$5,700	\$0	\$5,700	Reassessment
2003	\$5,700	\$0	\$5,700	Reassessment
2002	\$5,500	\$0	\$5,500	Reassessment
2000	\$5,500	\$0	\$5,500	Reassessment
1998	\$5,500	\$0	\$5,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
12/10/2021	\$46,750	WRIGHT CALVIN H ETAL	ID2021-34904	2 - INVALID SALE-Foreclosure, Forced Sale, etc.
03/31/1971	\$0	Not Available	00669-A0292	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-5 - Residential (Single Family)
Planning District: East
Traffic Zone: 1028
City Neighborhood Code: EVW
City Neighborhood Name: Eastview
Civic Code:
Civic Association Name:
Subdivision Name: CHELSEA PLACE
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

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

Census

Census Year	Block	Block Group	Tract
2000	2022	0202002	020200
1990	209	0202002	020200

Schools

Elementary School: Fairfield Court
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 113
Fire District: 11
Dispatch Zone: 104A

Public Works Schedules

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

Government Districts

Council District: 7
Council District for 2025 (Current Election): 7
Voter Precinct: 701
State House District: 79
State Senate District: 14
Congressional District: 4

Property Images

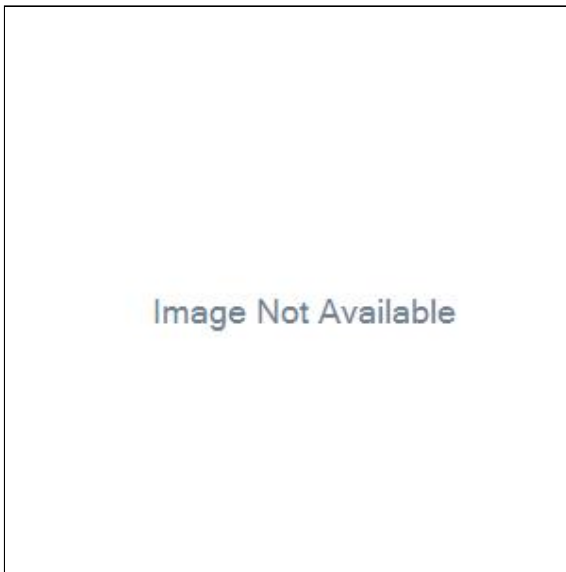
Name:E0001235005 Desc:



[Click here for Larger Image](#)

Sketch Images

Name: Desc:



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: Ashkan Gousheh

PHONE: (Home) () () (Mobile) (804) 505-0000

ADDRESS 117 East Cary Street
Richmond, Virginia 23219

FAX: () () (Work) () ()

E-mail Address: ashkan@iavique.com

PROPERTY OWNER'S

REPRESENTATIVE: _____
(Name/Address) _____

PHONE: (Home) () () (Mobile) () ()

FAX: () () (Work) () ()

E-mail Address: _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES) 1609 Rogers Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____

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

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

TAX PARCEL NUMBER(S): E000-1235/005 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 6,750.0 square feet and a lot width of fifty feet (50') currently exists; lot areas of 3,376.0 square feet and lot widths of twenty-five feet (25') are proposed.

DATE REQUEST DISAPPROVED: October 25, 2024

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: October 17, 2024 TIME FILED: 12:00 p.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAR-156038-2024

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: 10, 29, 2024

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

CASE NUMBER: BZA 38-2024 HEARING DATE: December 4, 2024 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 38-2024
150' Buffer

APPLICANT(S): Ashkan Gousheh

PREMISES: 1609 Rogers Street
(Tax Parcel Number E000-1235/005)

SUBJECT: A lot split and building permits to construct two (2) 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.



0 50 100 200 300 400 Feet



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).

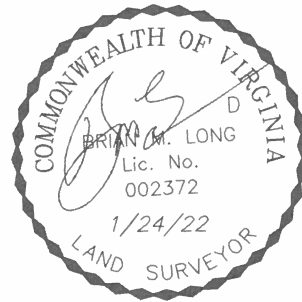
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such 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: _____

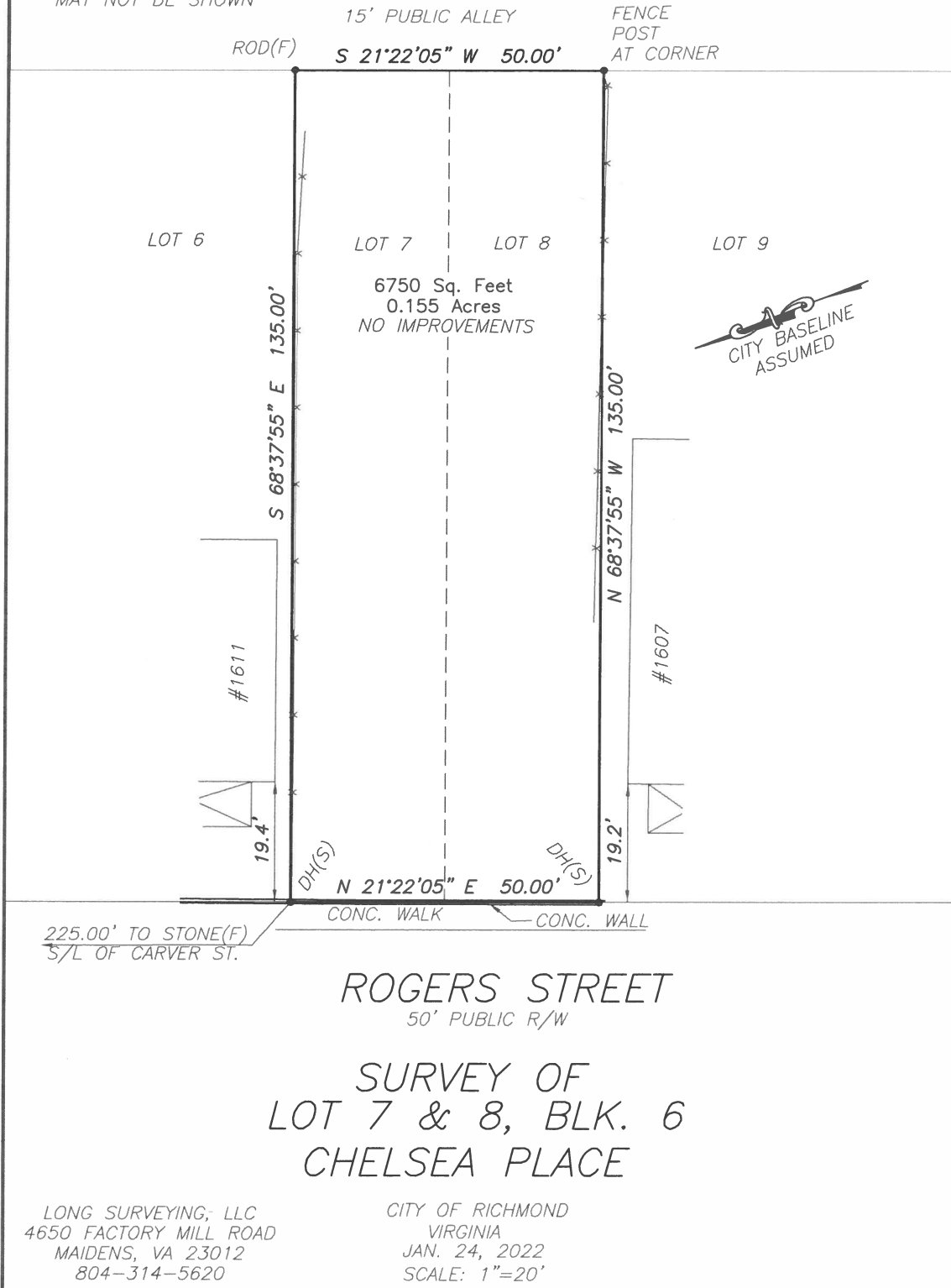
Revised: November 4, 2020

THIS IS TO CERTIFY THAT ON 1/24/22 I SURVEYED
THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE
LINES AND WALLS OF THE BUILDING ARE AS SHOWN ON
THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE
LINES AND THERE ARE NO ENCROACHMENTS OF OTHER
BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN


BRIAN LONG, L.S.



- 1) THIS PARCEL IS NOT IN A FEMA FLOOD HAZARD ZONE
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT
OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES
MAY NOT BE SHOWN

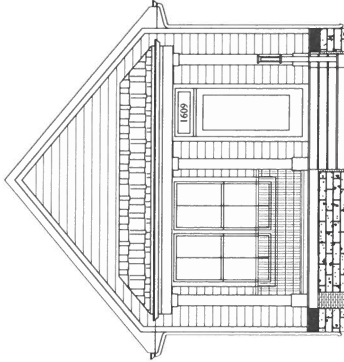


2 New Single Family 3-BR 1-Story
1609 ROGERS st.

RICHMOND, VIRGINIA 23223

GENERAL NOTES & SPECIFICATIONS

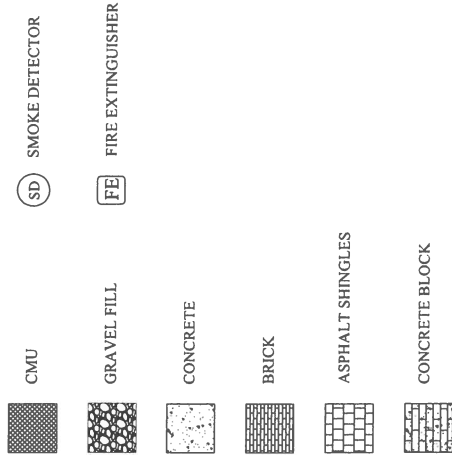
- SEE FULL SPECIFICATIONS PROVIDED BY OWNER .
- GENERAL CONTRACTOR NOTIFY ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES BETWEEN DRAWING SET AND FIELD CONDITIONS, OWNER-SUPPLIED SPECIFICATION, APPLICABLE CODES, OR STRUCTURAL ASPECTS DESIGNED BY OTHERS (TRUSSES, GEOTECHNICAL, ETC.).
- PROVIDE INTERCONNECTED SMOKE & CARBON MONOXIDE. ALARMS IN ACCORDANCE WITH IRC RC314.
- PROVIDE IFC-COMPLIANT FIRE EXTINGUISHER IN KITCHEN.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH CITY, STATE AND FEDERAL JOB SITE SAFETY REQUIREMENTS.



BUILDING CODE

- PROJECT SHALL CONFORM TO THE 2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2018 IRC).
- FOUNDATION- SEE GEOTECHNICAL REPORT BY OTHERS.
- FLOOR AND ROOF TRUSSES AND ALL SUPPORTING STRUCTURES SHALL BE DESIGNED BY PROFESSIONAL ENGINEER AND SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION/CONSTRUCTION.
- PROVIDE CRAWLSPACE VENTILATION PER IRC R408.1 AND R408.2 PROVIDE SEALED VAPOR BARRIER OVER ENTIRE CRAWLSPACE FLOOR.
- PROVIDE ATTIC VENTILATION PER IRC R806.1 AND R806.2

DRAWING SYMBOLS



RICHMOND CITY
ORDINANCE ANALYSIS

LOT ZONED R-5
SETBACKS, ALLOWABLE LOT SIZE & COVERAGE
REQUIRED FRONT YARD: 25'
DESIGNED FRONT YARD: 19'-3"
REQUIRED MIN. SIDE YARD: 3'
DESIGNED SIDE YARDS: 3'-1/2"
REQUIRED MIN. REAR YARD: 5'
DESIGNED REAR YARD: 53'-9"
PERMITTED HEIGHT: 35'
MAX. DESIGNED HEIGHT: 21'-2 1/2"±
MAX. LOT COVERAGE: 35%
DESIGNED LOT COVERAGE: 34.75%

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PAGE NUMBER	DESCRIPTION
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A1-1	FIRST FLOOR PLAN
A1-2	ROOF PLANS
A2-1	FRONT & REAR ELEVATIONS
A2-2	LEFT & RIGHT ELEVATIONS



ASHKAN GOUSHEH
LAVIQUE DEVELOPMENT
804-505-0000
ASHKAN@LAVIQUE.COM

REVISION
Only Zoning Purposes

DATE
10.17.2024

2 New Single Family 3BR 1-Story
1609 ROGERS ST.
RICHMOND, VIRGINIA 23223



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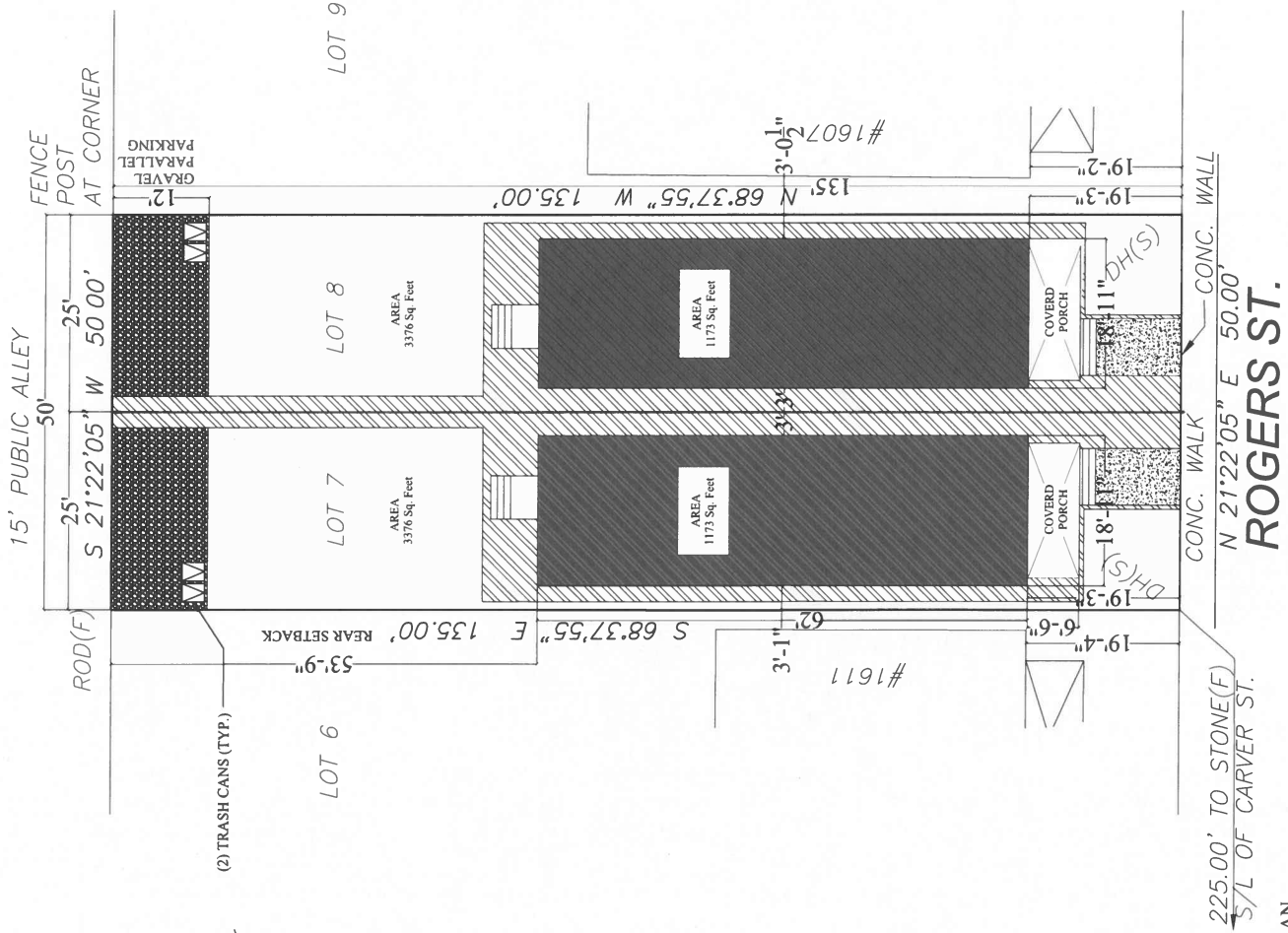
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1609 ROGERS ST.
2 New Single Family 3-BR 1-Story
RICHMOND, VIRGINIA 23223

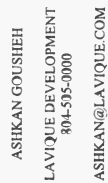
SCALE
1/2" = 1'-0"

C1.1

SITE PLAN



ARCHITECTURAL SITE PLAN
1/32" = 1'

**REVISION**
Only Zoning Purposes

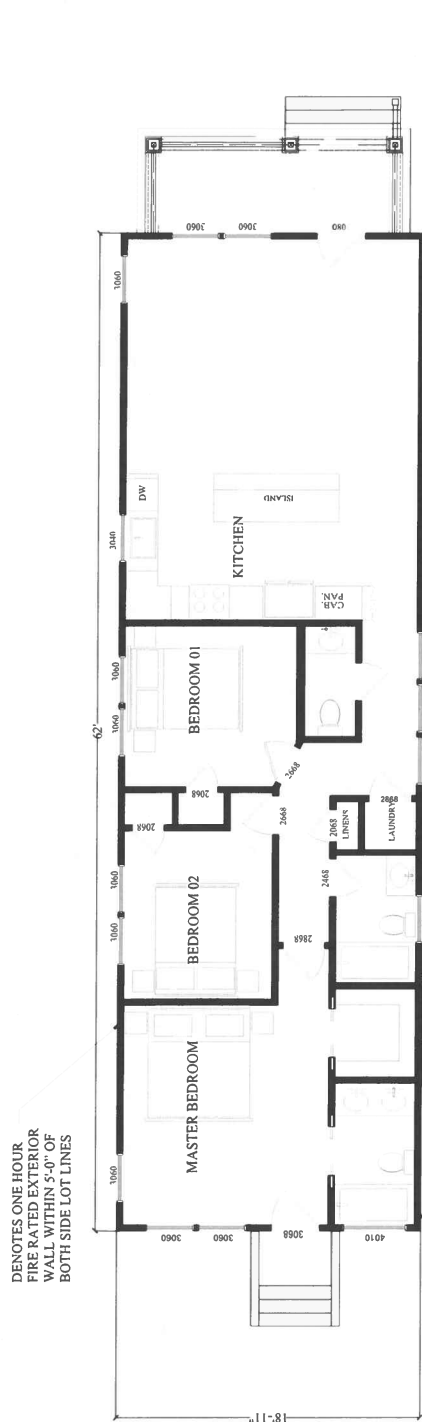
DATE
10.17.2024

2 New Single Family 3BR 1-Story
1609 ROGERS ST.
RICHMOND, VIRGINIA 23223

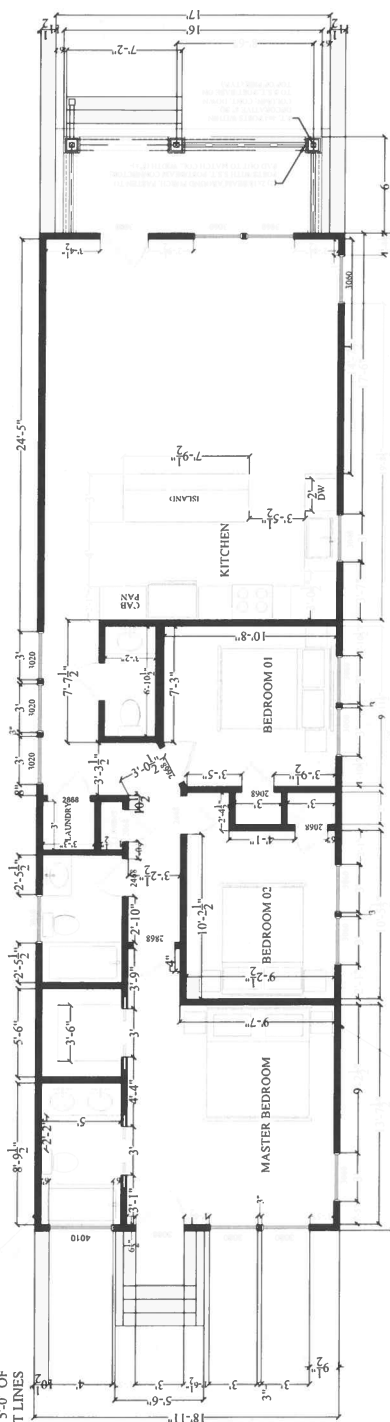
SCALE
 $\frac{3}{16}'' = 1' 0''$

A1.1

FLOOR PLAN



DENOTES ONE HOUR —
FIRE RATED EXTERIOR
WALL WITHIN 5'-0" OF
BOTH SIDE LOT LINES





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LAVIQUE DEVELOPMENT
804-505-0000
ASHKAN@LAVIQUE.COM

REVISION
Only Zoning Purposes

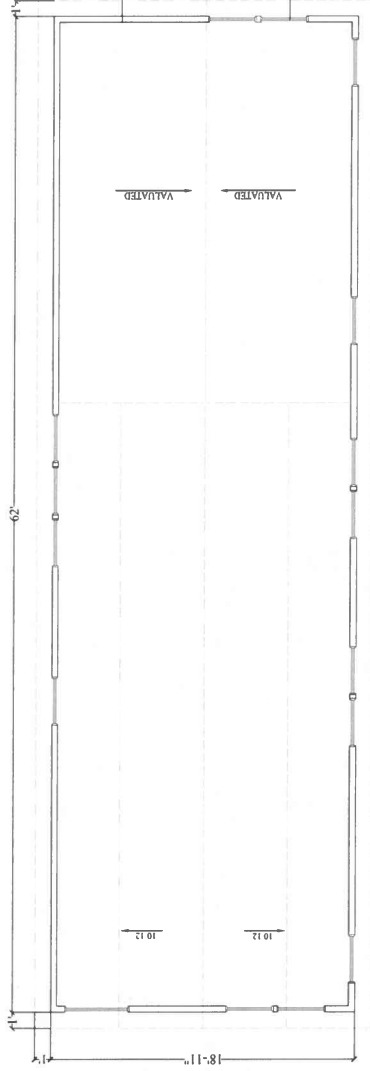
DATE
10.17.2024

2 New Single Family 3BR 1-Story
1609 ROGERS ST.
RICHMOND, VIRGINIA 23223

SCALE
 $\frac{3}{16}'' = 1' 0''$

A1.2

ROOF PLANS



ROOF PLAN
 $\frac{3}{16}'' = 1'$



ASHKAN GOUSHEH
LAVIQUE DEVELOPMENT
804-505-0000
ASHKAN@LAVIQUE.COM

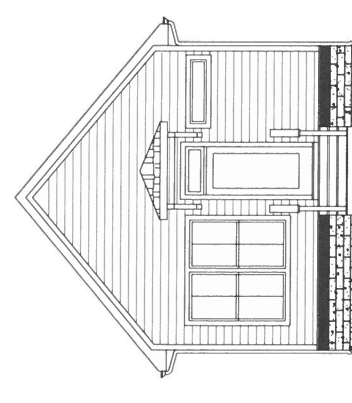
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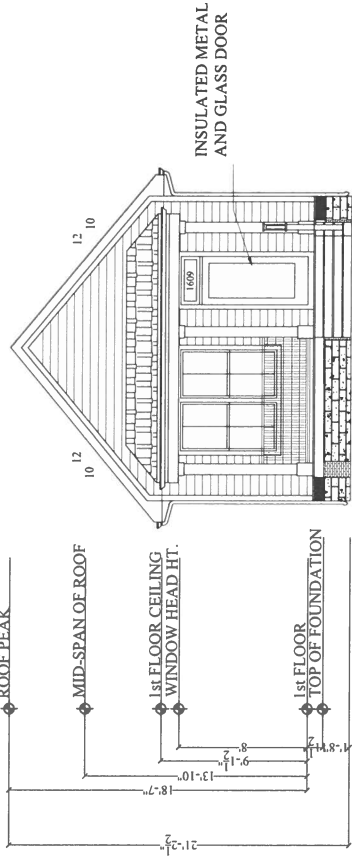
2 New Single Family 3BR 1-Story
1609 ROGERS ST.
RICHMOND, VIRGINIA 23223

SCALE
NOT TO SCALE

A2.1
FRONT & REAR
ELEVATION



REAR ELEVATION
3/16" = 1'



FRONT ELEVATION
3/16" = 1'



ASHKAN GOUSHEH
LAVIQUE DEVELOPMENT
804-505-0000
ASHKAN@LAVIQUE.COM

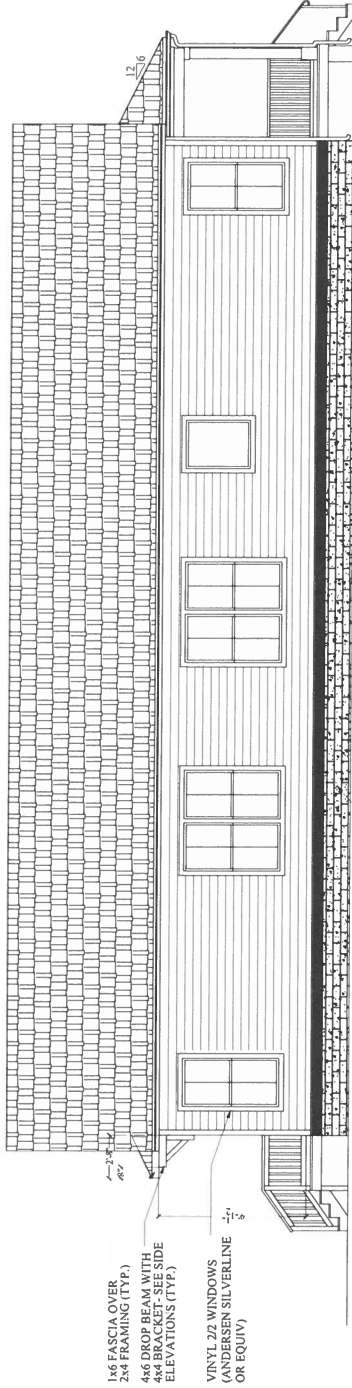
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2 New Single Family 3BR 1-Story
1609 ROGERS ST.
RICHMOND, VIRGINIA 23223

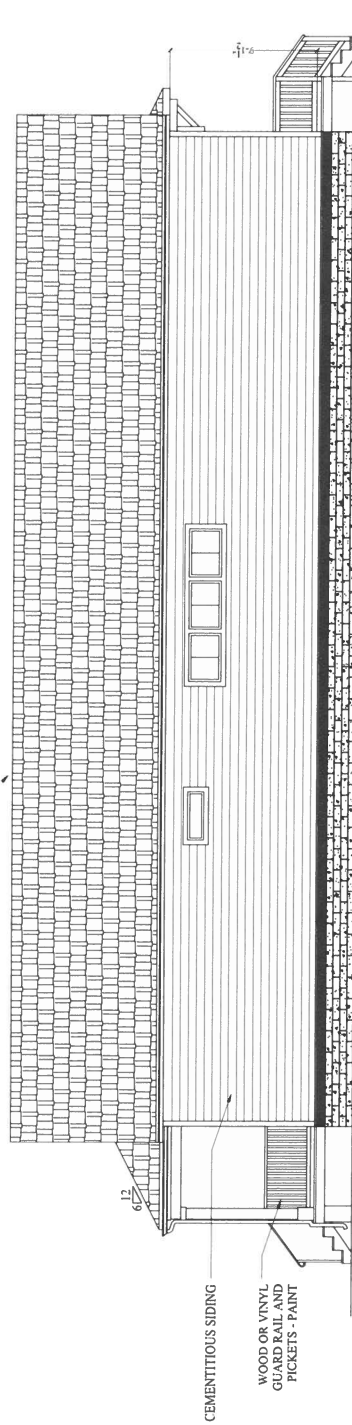
SCALE
 $\frac{3}{8}" = 1' 0"$

A2.2
RIGHT & LEFT
ELEVATION

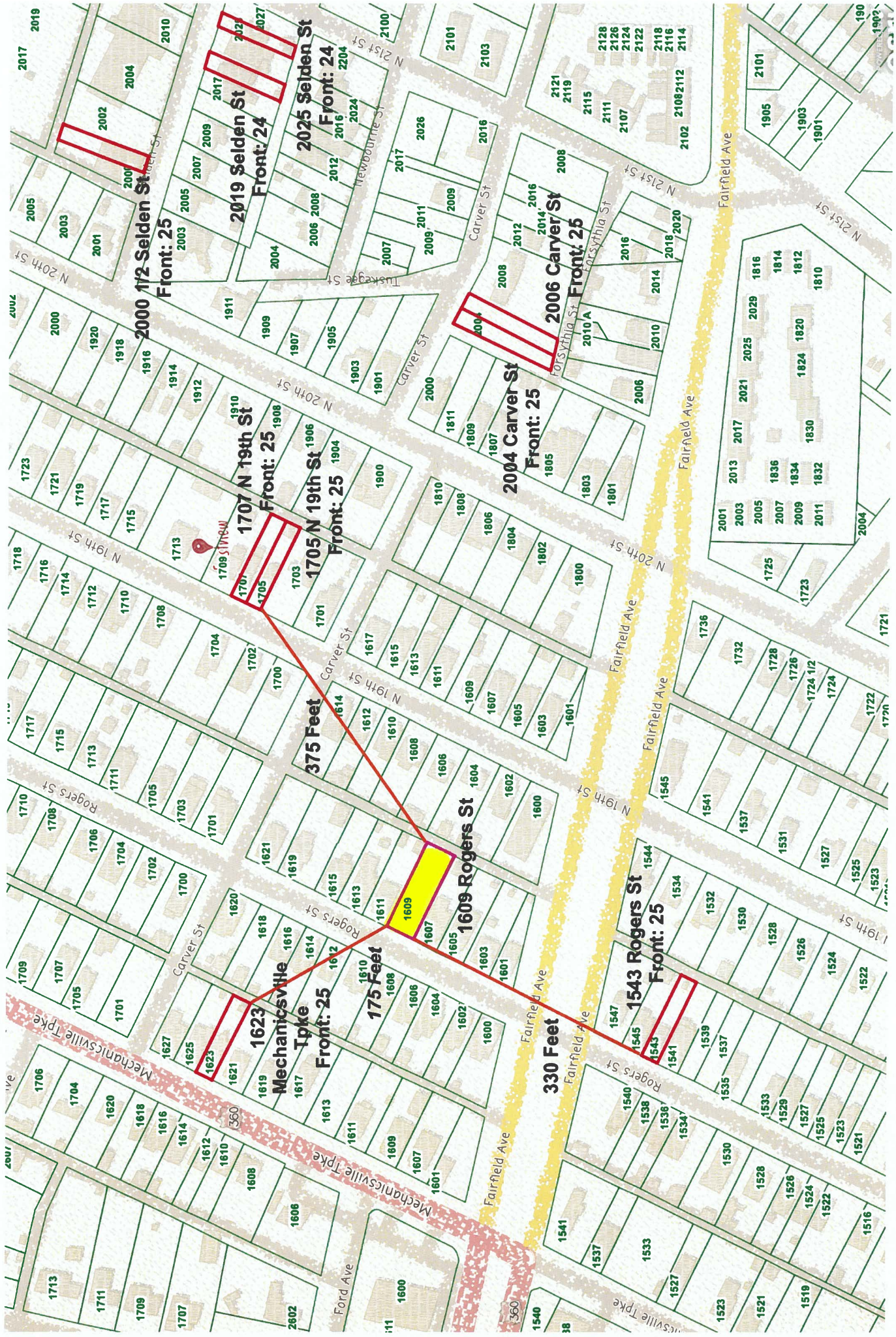


LEFT ELEVATION
 $\frac{3}{16}" = 1'$

DIMENSIONAL ASPHALT
SHINGLE ROOFING



RIGHT ELEVATION
 $\frac{3}{16}" = 1'$



2000 11/2 Selden St
Front: 25

2019 Selden St
Front: 24

2025 Selden St
Front: 24

1707 N 19th St
Front: 25

1705 N 19th St
Front: 25

2004 Carver St
Front: 25

2006 Carver St
Front: 25

1623 Mechanicsville Tpke
Front: 25

1609 Rogers St
Front: 25

1543 Rogers St
Front: 25

of the notes hereby secured, in the order of their priorities, as above stated and deliver said policy or policies, to the trustee, and agree that upon failure as to do the beneficiary hereunder, may if he sees fit, effect insurance upon said improvements or any of them, in such sum, not exceeding said \$4,000.00 as he may deem adequate for the security of the debt hereby secured, though, it shall not be incumbent upon said beneficiary to effect or renew any insurance upon said property, but that all premiums paid therefor, if any, with interest from the time of payment, shall constitute a lien, under and by virtue of this deed, on the property hereby conveyed, and in event of sale, shall be treated as a part of the debt secured thereby, and also otherwise recoverable, by all the remedies at law, or in equity by which the debt aforesaid may be recoverable, and the party of the first part hereby waives the benefit of his homestead exemption as to the debt secured by this deed and any expenditure for insurance by the beneficiary in pursuance of this deed.

If no default shall be made in the payment of any of the above mentioned notes, and if all amounts, expended for insurance, taxes and levies, by said beneficiary on said property, shall have been paid to him by the grantor then upon the request of the party of the first part, a good and sufficient deed of release shall be executed to him at his own proper costs and charges.

Witness the following signature and seal

Ellis G. Vinstead (Seal)

STATE OF NORTH CAROLINA,

COUNTY OF HANCOCK, TO-WIT:

I, B.M. Smith, a notary public, for the County aforesaid, in the state of North Carolina, do certify that Ellis G. Vinstead, whose name is signed to the writing above, bearing date on the 17th day of July, 1923, has acknowledged the same before me in my county aforesaid.

Given under my hand and official seal this 20th day of July, 1923.

My commission expired Dec. 10th, 1923.

B.M. Smith, Notary Public.



CITY OF RICHMOND, TO-WIT:

In the Office of the Court of Chancery for said City,
the 24th day of July, 1923.

This deed was presented, and, with the Certificate annexed,
admitted to record at 3:55 o'clock P.M.

Teste:

Chas. O. Saville, Clerk.

E. C. Mansel

Adams

To: B & B

Base

[-31-23/1297

Rev. Stamps

\$1.00

Cancelled

This deed, made this 30th day of June, 1923, between Harry C. Adams, party of the first part, and John F. Bass, party of the second part,

Witnesseth, that for and in consideration of the sum of ten (\$10.00) dollars, in hand paid, the receipt whereof is hereby acknowledged, and other valuable consideration, including the assumption of two deeds of trust hereinafter described, the said Harry C. Adams, party of the first part, doth grant and convey unto the said John F. Bass, party of the second part, with general warranty,

1/8/23.

recd. to
John P. Bass

These two certain lots or parcels of land, lying and being in the County of Henrico Virginia, (except the rear of lot No. 7, which is in the city of Richmond, Virginia), and described as follows, Commencing at a point on the eastern line of North Roger Street, 163-33 feet north of Fairfield Avenue, thence extending northwardly and fronting on said east line of North Roger Street, fifty (50) feet, and extending back eastwardly from said front, between parallel lines, one hundred and thirty five (135) feet, to an alley in common fifteen (15) feet wide, improved with five room house thereon, in the center of the two (2) lots, being lots seven (7) and eight (8) in block Six (6) as shown on a plat of the Chesterfield Land Corporation, known as "Chelsea Place" said plat being duly recorded in the Clerks office of Henrico Circuit Court, in Flat Book #12, page 46 & 47, and a reference is hereby made to said plat for a more particular description of said property.

Being the same real estate conveyed to the party of the first part by the Chesterfield Land Corporation by deed dated April 27th, 1923, and recorded in the Clerks Office of the Circuit Court, of Henrico County, Virginia, in D.B. 224-A, page 32.

This conveyance is made subject to the restrictions set forth in the above described deed.

This conveyance is made subject to two (2) deeds of trust herein-after set forth, and the party of the second part, assumes the payment of the debt secured in said deeds of trust, as evidenced by his signing this deed, the deeds of trust are as follows:

First: Harry C. Adams (unmarried) to State and City Bank and Trust Company, trustees, by deed dated 24th day of May, 1923, and recorded in the clerks office of the Circuit Court of Henrico County Virginia, in D.B. 224-A, page 47, to secure \$1770.00 evidenced by 13 negotiable notes, one note being principal note for \$1500.00 payable three years after date, and twelve interest notes for \$22.50, payable at 3, 6, 9, 12, 15, 18, 21, 24, 27, 30, 33 and 36 months after date, all of said notes payable at the Church Hill Branch, of Broad Street Bank, Richmond, Virginia.

Second: Harry C. Adams, to Thomas I. Talley, Trustee, by deed dated 16th May, 1923, and recorded in the clerks office of the Circuit Court of Henrico County Virginia, in deed book 224-A, page 49, to secure the sum of eleven hundred (\$1100.00) dollars, evidenced by forty nine negotiable notes, all dated May 16th, 1923, 48 notes for \$22.50 with interest at 6% per annum, until paid, payable respectively, beginning on the 16th day of June 1923, and on the 16th day of each month thereafter until paid and one note for the sum of twenty dollars, \$20.00 with six per cent per annum, until paid payable forty nine months after date, all drawn by the said Harry C. Adams and payable to bearer, payable at the Broadway National Bank, Richmond, Virginia.

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 (except as set forth above) to encumber the said land, that the grantee shall have quiet possession of the said land free from all encumbrances (except as set forth above) and that the said party of the first part will execute such further assurances of the said land as may be requisite.

Witness the following signatures and seals.

Harry C. Adams (Seal)
John P. Bass (Seal)

SD 24437

OFFICE OF
DIRECTOR OF PUBLIC WORKS
RICHMOND, VIRGINIA
APPROVED OCT. 18, 1922

MAP OF CHELSEA PLACE

HENRICO COUNTY & RICHMOND CITY

VIRGINIA

PROPERTY OF

CHESTERFIELD LAND CORPORATION

October 18, 1922.

