



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

April 9, 2021

Jennifer Nedeff
8075 Arlington Drive
Richmond, Virginia 23225

Baker Development Resources
1519 Summit Avenue, Suite 102
Richmond, VA 23230
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 23-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, May 5, 2021 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2020-232 to consider an application for a building permit to construct an accessory structure to an existing single-family detached dwelling at 8075 ARLINGTON DRIVE (Tax Parcel Number C004-0165/002), located in an R-2 (Single-Family Residential) District.

Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 741 815 968# beginning at 1:00 p.m. 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 2021 drop-down, click meeting details for May 5, 2021 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 William.Davidson@richmondgov.com for assistance. In accordance with Ordinance No. 2020-232, please be advised that an inability to access one of the enumerated public hearing through video means shall not be considered a prerequisite for participating in the subject public hearing. It will be necessary for you to stay on the line until such time as your case is called. 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 23-2021

Page 2

April 9, 2021

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 [http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformatio
n.aspx](http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformatio
n.aspx) . 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

Fax: (804) 646-5789

E-mail: Roy.Benbow@richmondgov.com

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.

Arrington David Bruce Trustee
4687 Arrowhead Rd
Richmond, VA 23235

Chappell Robert H Iii
4607 Menokin Road
Richmond, VA 23225

Creach Donald L And Karen A Raschke
8019 Riverside Dr
Richmond, VA 23225

Davenport John G & Susan H
8061 Riverside Dr
Richmond, VA 23225

Gill Edward J And Maureen L Egan
4690 Arrowhead Rd
Richmond, VA 23235

Keys David M And Caroline G
8029 Riverside Dr
Richmond, VA 23225

Mcdaniel Leroy S Trust Trs
4534 Stratford Rd
Richmond, VA 23225

Rhodes Robert Q & Martha G
8043 Riverside Dr
Richmond, VA 23225

Rivet Dennis J And Emily B
4607 Stratford Rd
Richmond, VA 23225

Turner Michael Scott
4509 Arrowhead Rd
Richmond, VA 23235

Property: 8075 Arlington Dr Parcel ID: C0040165002

Parcel

Street Address: 8075 Arlington Dr Richmond, VA 23225-
Owner: NEDEFF JENNIFER L
Mailing Address: 8075 ARLINGTON DRIVE, RICHMOND, VA 23225
Subdivision Name : STRATFORD HILLS
Parent Parcel ID:
Assessment Area: 154 - Cherokee Estates
Property Class: 120 - R Two Story
Zoning District: R-2 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$85,000
Improvement Value: \$579,000
Total Value: \$664,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 32428
Acreage: 0.7444
Property Description 1: 0133.72X0151.31 IRG0000.744 AC PAR B
State Plane Coords(?): X= 11762054.908109 Y= 3728119.061202
Latitude: 37.55812522 , **Longitude:** -77.53690865

Description

Land Type: Residential Lot A
Topology:
Front Size: 133
Rear Size: 151
Parcel Square Feet: 32428
Acreage: 0.7444
Property Description 1: 0133.72X0151.31 IRG0000.744 AC PAR B
Subdivision Name : STRATFORD HILLS
State Plane Coords(?): X= 11762054.908109 Y= 3728119.061202
Latitude: 37.55812522 , **Longitude:** -77.53690865

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$85,000	\$579,000	\$664,000	Reassessment
2020	\$75,000	\$572,000	\$647,000	Reassessment
2019	\$75,000	\$566,000	\$641,000	Reassessment
2018	\$75,000	\$564,000	\$639,000	Reassessment
2017	\$75,000	\$544,000	\$619,000	Reassessment
2016	\$75,000	\$544,000	\$619,000	Reassessment
2015	\$75,000	\$542,000	\$617,000	Reassessment
2014	\$58,000	\$546,000	\$604,000	Reassessment
2013	\$58,000	\$546,000	\$604,000	Reassessment
2012	\$58,000	\$600,000	\$658,000	Reassessment
2011	\$58,000	\$667,000	\$725,000	Admin Review
2010	\$58,000	\$453,000	\$511,000	Reassessment
2009	\$57,700	\$453,400	\$511,100	Reassessment
2008	\$57,700	\$448,900	\$506,600	Reassessment
2007	\$57,700	\$400,800	\$458,500	Reassessment
2006	\$57,700	\$400,800	\$458,500	Reassessment
2005	\$50,200	\$400,800	\$451,000	Reassessment
2004	\$44,800	\$357,900	\$402,700	Reassessment
2003	\$44,800	\$357,900	\$402,700	Reassessment
2002	\$40,700	\$325,400	\$366,100	Reassessment
2001	\$36,000	\$288,000	\$324,000	Reassessment
1998	\$30,000	\$240,000	\$270,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
01/15/2019	\$0	NEDEFF DAVID D AND JENNIFER L	ID2019-841	2 - INVALID SALE-Relation Between Buyer/Seller
12/07/2009	\$615,000	A S BASS JR ALLIANCE LLC	ID2009-26803	2 - INVALID SALE-Sale Includes Multiple Parcels
03/01/2004	\$0	BASS MARY J	ID2004-6174	
05/15/2002	\$0	BASS AUBREY S JR & MARY J	IW2002-404	
04/18/1962	\$8,000	Not Available	00676-0318	

Planning

Master Plan Future Land Use: R
Zoning District: R-2 - Residential (Single Family)
Planning District: Huguenot
Traffic Zone: 1145
City Neighborhood Code: STFH
City Neighborhood Name: Stratford Hills
Civic Code: 3004
Civic Association Name: Cherokee Area Neighbors
Subdivision Name: STRATFORD HILLS
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: Y
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	3011	0704003	070400
1990	305	0704003	070400

Schools

Elementary School: Southampton
Middle School: Thompson
High School: Huguenot

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 25
Dispatch Zone: 188B

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: 68
State Senate District: 10
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1965
Stories: 2
Units: 0
Number Of Rooms: 13
Number Of Bed Rooms: 5
Number Of Full Baths: 3
Number Of Half Baths: 2
Condition: good for age
Foundation Type: 3/4 Bsmt, 1/4 Crawl
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Slate or tile
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) : Residential Paving

Extension 1 Dimensions

Finished Living Area: 3676 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 1832 Sqft
Finished Basement: 820 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 761 Sqft
Deck: 0 Sqft

Property Images

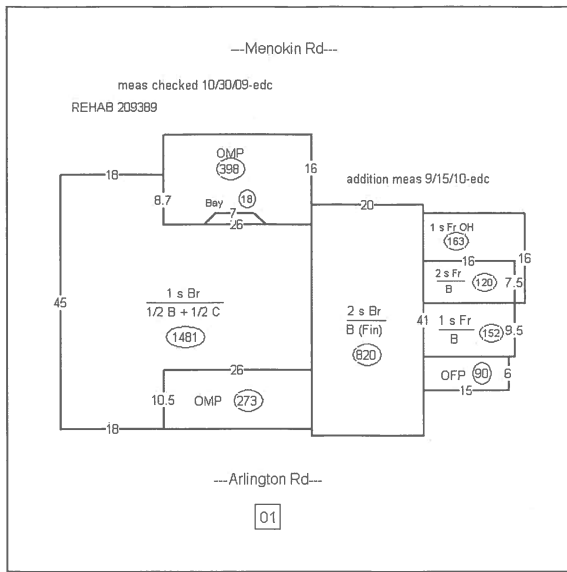
Name:C0040165002 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:C0040165002 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: Jennifer Nedeff **PHONE:** (Home) () _____ (Mobile) () _____
ADDRESS: 8075 Arlington Drive **FAX:** () _____ (Work) () _____
Richmond, Virginia 23225 **E-mail Address:** jenny.nedeff@me.com

PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources **PHONE:** (Home) () _____ (Mobile) (804) 874-6275
(Name/Address) 1519 Summit Avenue, Suite 102 **FAX:** () _____ (Work) () _____
Richmond, VA 23230 **E-mail Address:** markbaker@bakerdevelopmentresources.com
Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 8075 Arlington Drive

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-404.5(1) & 30-1220.138

APPLICATION REQUIRED FOR: A building permit to construct an accessory structure to an existing single-family detached dwelling.

TAX PARCEL NUMBER(S): C004-0165/002 **ZONING DISTRICT:** R-2 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: Accessory buildings and structures are not permitted in the front yard, as established by the main building. A front yard is defined as "a yard extending the length of the street frontage of a lot and being the minimum horizontal distance between the street line and the main building." A front yard (setback) of 44.6 feet, as established by the main building is required along the Arlington Drive street frontage; 7.7 feet ± is proposed for the accessory structure.

DATE REQUEST DISAPPROVED: March 12, 2021 **FEE WAIVER:** YES NO:

DATE FILED: March 12, 2021 **TIME FILED:** 9:01 a.m. **PREPARED BY:** Brian Mercer **RECEIPT NO.:** BZAR-088787-2021

AS CERTIFIED BY:  (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) (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:  **DATE:** 4/8/2021

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

CASE NUMBER: BZA 23-2021 **HEARING DATE:** May 5, 2021 **AT** _____ **1:00** **P.M.**

BOARD OF ZONING APPEALS CASE BZA 23-2021
150' Buffer

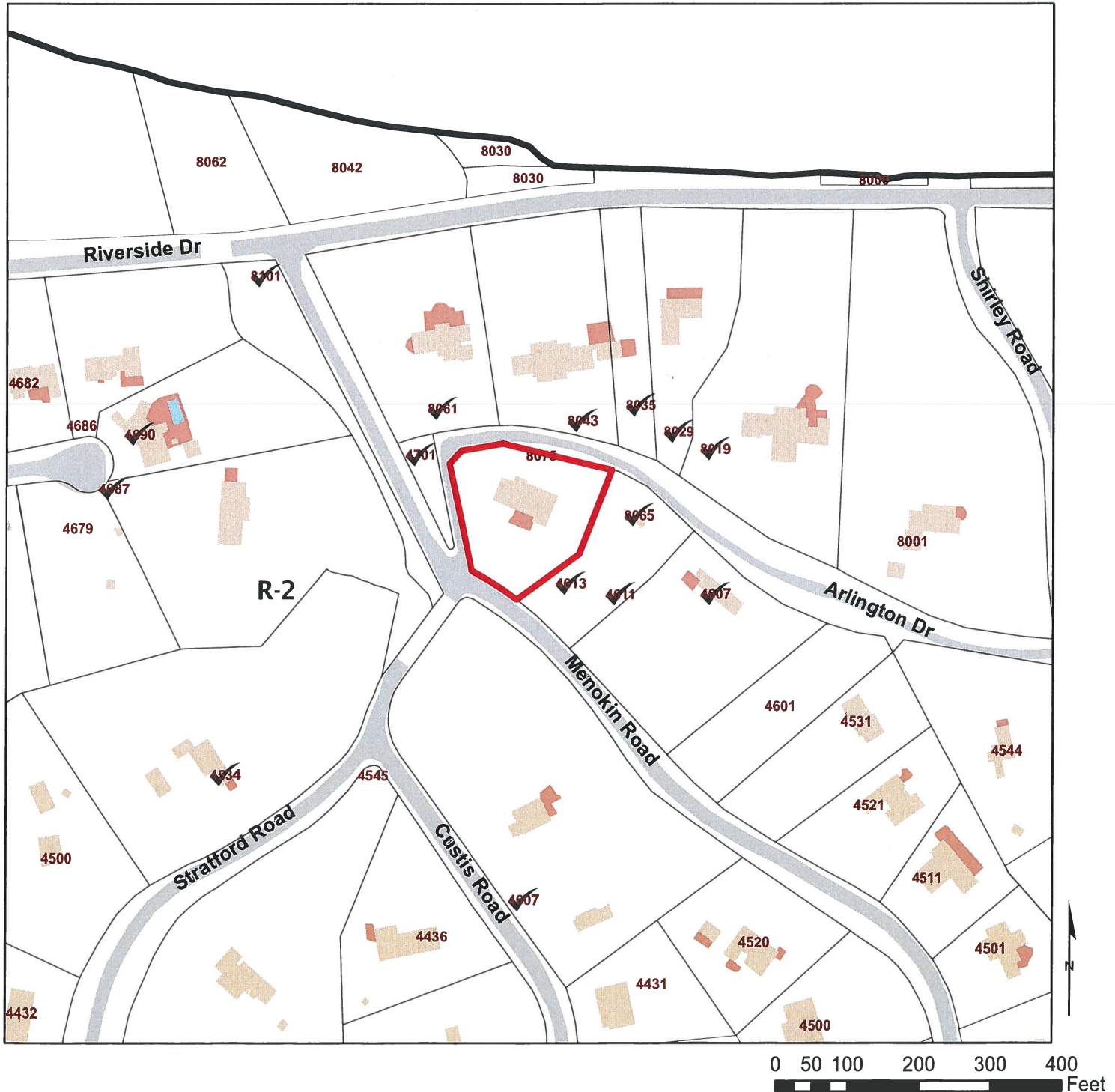
APPLICANT(S): Jennifer Nedeff

PREMISES: 8075 Arlington Drive
(Tax Parcel Number C004-0165/002)

SUBJECT: A building permit to construct an accessory structure
to an existing single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-404.5(1) & 30-1220.138
of the Zoning Ordinance for the reason that:

Accessory buildings and structures are not permitted in the front yard, as established by the main building.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

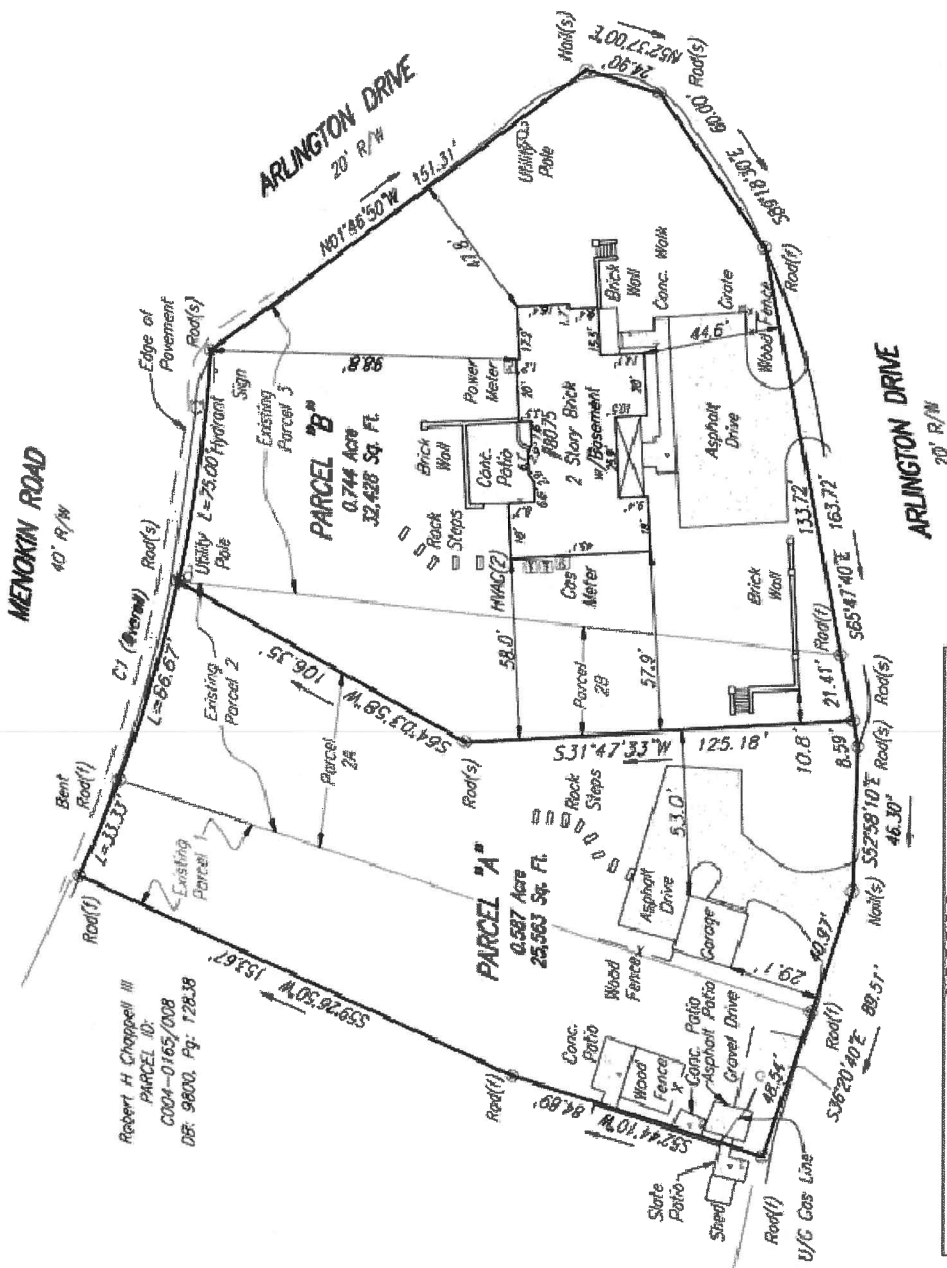
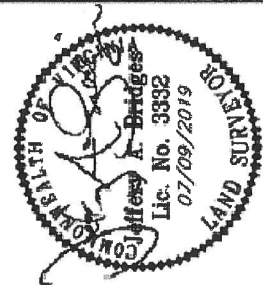
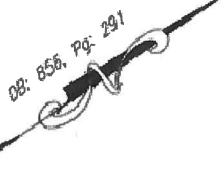
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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 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 (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 absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civiccassociationgroupinformation.aspx>. 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.
4. **Please 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 \$150.00 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 (804-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing 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: 4/28/16)

This is to certify that this plot or map was prepared under my direction from an actual field survey without the benefit of a title report. Unless otherwise noted, to the best of my knowledge and belief all visible evidence of improvements, easements and apparent encroachments are shown hereon. Not all easements may be shown.



EXISTING PARCEL 1

0.240 Acre
10,442 Sq. Ft.
Robert H. Chappell III
Parcel ID: C004-0165/008
DB: 9800, Pg: 128.38

EXISTING PARCEL 2

0.479 Acre
20,878 Sq. Ft.
Jennifer L. Nedeff
Parcel ID: C004-0165/004
ID: 1900-841

EXISTING PARCEL 3

0.612 Acre
26,671 Sq. Ft.
Jennifer L. Nedeff
Parcel ID: C004-0165/002
ID: 1900-841

PARCEL 2A

0.347 Acre
15,121 Sq. Ft.
To be combined with Parcel 1 to create Parcel "A"

PARCEL 2B

0.132 Acre
5,757 Sq. Ft.
To be combined with Parcel 3 to create Parcel "B"

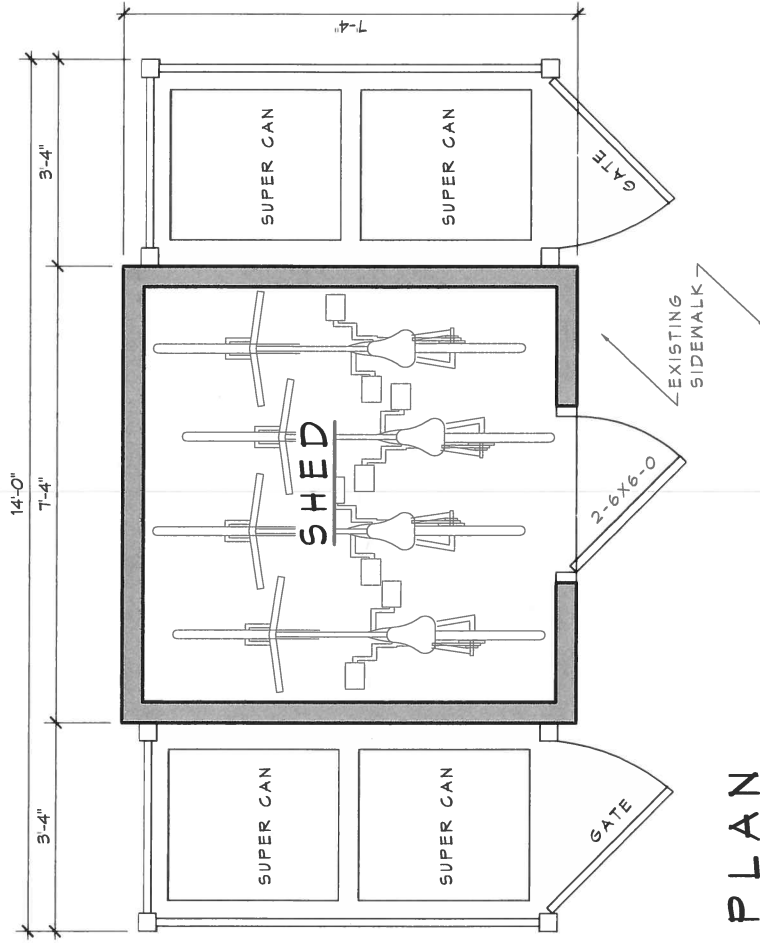
CURVE TABLE		
CURVE	RADIUS	CHORD BEARING
CJ	472.67'	147°09'36"W



PARCEL LINE MODIFICATION ON
THREE PARCELS OF LAND BOUNDED BY
MENOKIN ROAD AND ARLINGTON DRIVE
CITY OF RICHMOND, VIRGINIA

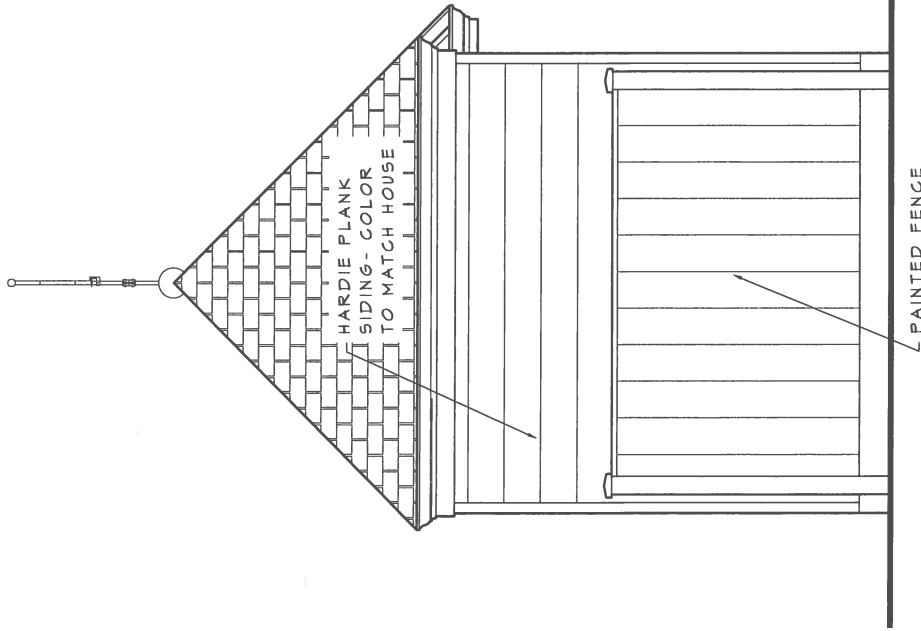
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
RDANOKO / RICHMOND / RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
19271 City View Drive, Suite 200 / Middleburg, Virginia 22113 / Phone (804) 794-0871 / www.balzer.com

DATE: 07/09/2019
SCALE: 1"=40'
JOB NO.: 55190153.MS
DRAWN BY: NHD
CHECKED BY: JAB



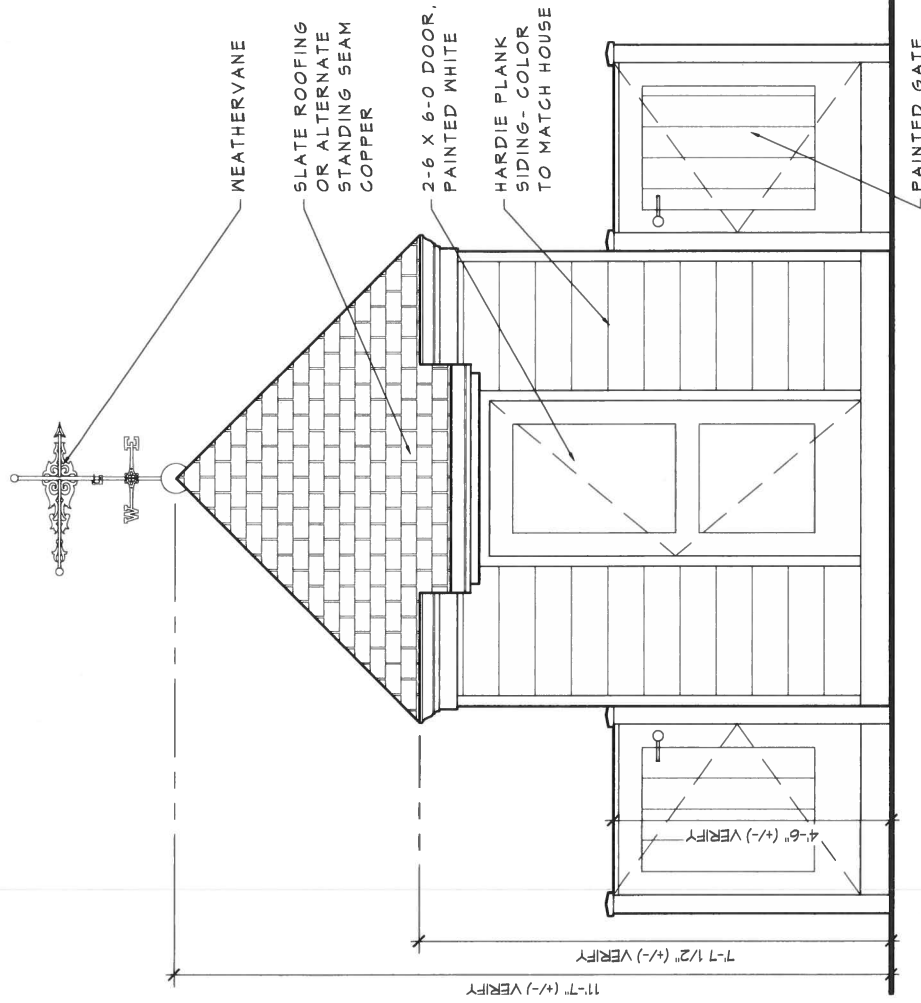
PLAN
1/2" = 1'-0"

Proposed :
Nedeff Shed Addition
 8075 Arlington Drive Richmond, Virginia



WEST ELEVATION

1/2" = 1'-0"



SOUTH ELEVATION

1/2" = 1'-0"

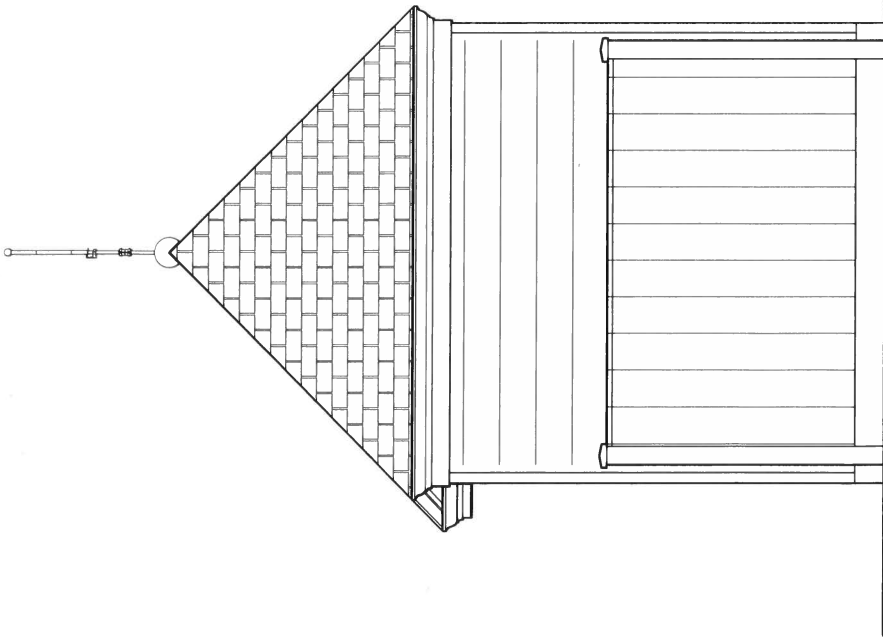
Proposed:
Nedeff Shed Addition
 8075 Arlington Drive Richmond, Virginia



DESIGNS BY AARON OLSON

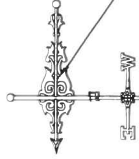
804-560-4234

aaron@dbao.design



EAST ELEVATION

1/2" = 1'-0"



WEATHERVANE

SLATE ROOFING
OR ALTERNATE
STANDING SEAM
COPPER

2" BORAL TRIM

HARDIE PLANK
SIDING- COLOR
TO MATCH HOUSE

NORTH ELEVATION

1/2" = 1'-0"

Proposed :

Nedeff Shed Addition

8075 Arlington Drive Richmond, Virginia

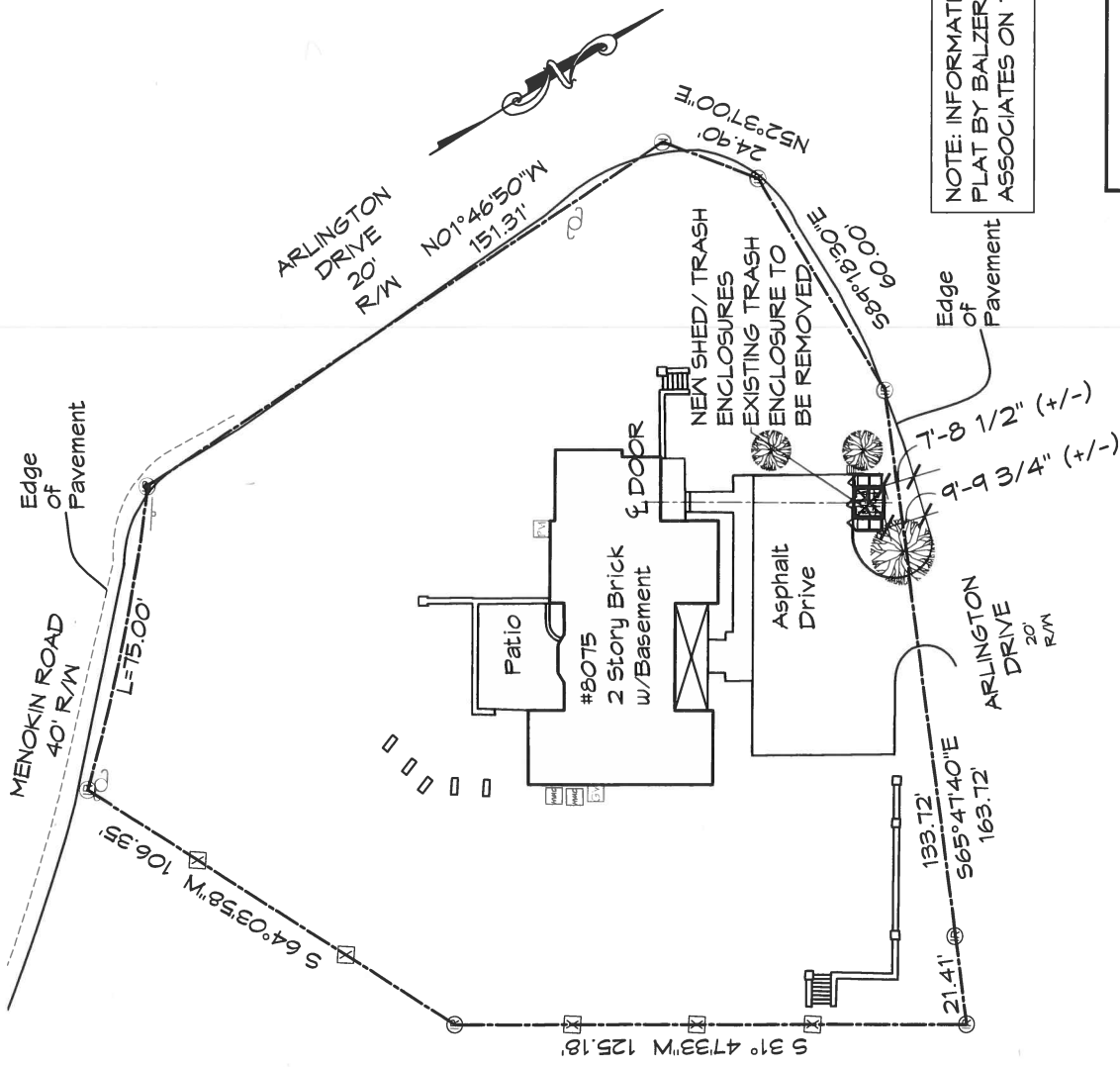
dbao

DESIGNS BY AARON OLSON

804-560-4234

aaron@dbao.design

Proposed :
Nedeff Shed Addition
 8075 Arlington Drive Richmond, Virginia



SCHEMATIC SITE PLAN
 1" = 30'



USE		CONSTRUCTION	CONDITION	SIZE	GEN. REMARK
Age		Pewee	Poor		Note 2 - THIS IS DESCRIBED AS FINISHED - NOT FINISHED - AS A 009 P.C.W.
Bldg.					
Total Appraised Value All Im					
LAND					
USE	No. Acres	Value Per Acre	TOTAL	Lot No.	Zoning
Available					TR-1
Pasture	Not in - used for pasture to be complete				
Timber	12-5-75				
Cut Over					Elec. ✓
Marsh - Mountain					Tels. ✓
Commercial	1.127		12,000		Co. Wa. ✓

$33.5 \times 26 = 871$
 $19 \times 20 = 380$
 $22 \times 22 = 484$
 $4.36 \times 19 = 82.84$
 $14 \times 18 = 252$

UNIT FACTOR
 TOTAL
 Physical I or Obs
 16

OUT BUILDINGS
 ACTUALLY 361 sq ft



SOUTHAMPTON
CITIZENS
ASSOCIATION

March 5, 2021

Ms. Jennifer Nedeff
8075 Arlington Dr.
Richmond, VA 23225

Dear Ms. Nedeff:

We have received your letter dated 2/24/2021 regarding your request to the City of Richmond's Board of Zoning appeals for an exception to the rear setback requirements on your street, to construct a small shed in the rear of your property. We are familiar with the configuration of Arlington Dr., have driven by to see where your shed would be located and understand the need for an exception.

We also understand that you have contacted your immediate neighbors to enlist their support. You have indicated that none of your immediate neighbors have objected to your plans for the shed.

The Southampton Citizens Association Board has reviewed your request and have no objections to your request.

Please feel free to contact me if you have any questions or require any further information.

Respectfully,

Jeff Donahue, President
Southampton Civic Association

Jeff.donahue@LNF.com

804-216-9711

MEMORANDUM

TO: Roy Benbow
Secretary of Zoning Appeals
City of Richmond

FROM: The Neighbors of Jennifer L. Nedeff of
8075 Arlington Drive
Richmond, VA 23225

RE: Support for Ms. Nedeff's Petition for a Special Exception to Build a Shed

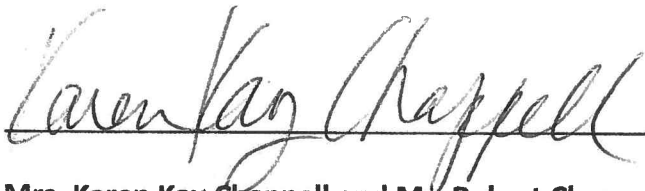
DATE: February 26, 2021

Dear Mr. Benbow,

As proximal neighbors to Ms. Jennifer L. Nedeff, who lives at 8075 Arlington Drive in Richmond, we support her petition for a Special Exception to the Board of Zoning Appeals to build a shed that abuts her driveway at its Northwest corner, despite that it would not meet the setback requirements for our neighborhood.

We agree that the proposed shed location makes sense, given the location of the driveways for all of the houses — including Ms. Nedeff's and many of our own — that are situated along Arlington Drive, which is an unusual right-of-way access road for properties that front Menokin Road and Riverside Drive. We also agree that Ms. Nedeff's proposed shed will be in keeping with the architectural character of her house, as well as with the overall development pattern of our neighborhood.

Thank you for your consideration,



Mrs. Karen Kay Chappell and Mr. Robert Chappell
4607 Menokin Road
Richmond, VA 23225

(Ms. Nedeff's immediate next-door to the East neighbors, sharing Arlington Drive as our driveway-access road)

(Signatures continue on next page.)

Robert Q. Rhodes

Mrs. Martha Rhodes and Mr. Robert Rhodes

8043 Riverside Drive

Richmond, VA 23225

(Ms. Nedeff's immediate across-the-back-street neighbors, sharing Arlington Drive as our driveway-access road)

Karen A Raschke & Donald Creach

Ms. Karen Raschke and Mr. Donald Creach

8019 Riverside Drive

Richmond, VA 23225

(Ms. Nedeff's Catty-corner, across-the-back-street to the East neighbors, sharing Arlington Drive as our driveway-access road)

Caroline Keys

Mrs. Caroline Keys and Mr. David Keys

8029 Riverside Drive

Richmond, VA 23225

(Ms. Nedeff's Catty-corner, across-the-back-street to the East neighbors, sharing Arlington Drive as our driveway-access road)

Susan Davenport

Mrs. Susan Davenport and Mr. Johnathan Davenport

8061 Riverside Drive

Richmond, VA 23225

(Ms. Nedeff's Catty-Corner, across-the-back-street to the West neighbors, sharing Arlington Drive as our driveway-access road)

Emily & Dennis Rivet

Drs. Emily and Dennis Rivet

4607 Stratford Road

Richmond, VA 23225

(Ms. Nedeff's Catty-corner, across-the-front-street neighbors, on the Menokin Road frontage side)