



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

May 11, 2026

Ronijean Morton  
1809 4<sup>th</sup> Avenue  
Richmond, VA 23222

Bahr Standard Investments  
709 East 3<sup>rd</sup> Avenue  
Gastonia, NC 28054  
Attn: Dylan Bahr

To Whom It May Concern:

**RE: BZA 18-2026**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, June 3, 2026 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 1809 4<sup>th</sup> AVENUE (Tax Parcel Number N000-0460/018), 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 **869 533 289#**. 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 2026 drop-down, click meeting details for June 3, 2026 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 18-2026  
Page 2  
May 11, 2026

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in cursive script that reads "Roy W. Benbow".

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

Bailey Deboorah D & Valerie B  
1800 4th Ave  
Richmond, VA 23222

Boundy Gwen And Paula Ann  
1818 5th Avenue  
Richmond, VA 23222

Cava Rva Adu Llc  
2405 Westwood Ave #200  
Richmond, VA 23230

F G Holdings Llc  
3540 Pump Rd #1124  
Richmond, VA 23294

Fareed Madhee  
1802 5th Ave  
Richmond, VA 23222

Gostel Felix Bouchard  
1810 4th Ave  
Richmond, VA 23222

Hood Douglas And Fayth  
1801 4th Ave  
Richmond, VA 23222

Maurice Brian And Susan  
1817 4th Ave  
Richmond, VA 23222

Miller Edward D  
1723 Summit Ave Apt 111  
Richmond, VA 23230

Montoya Shayne And Brienne And  
Lawrence C  
1811 4th Ave  
Richmond, VA 23220

Moses Francine M  
1812 5th Ave  
Richmond, VA 23222

Quinteros Michael R  
1806 4th Ave  
Richmond, VA 23222

Rahim Raqib Abdul  
1808 5th Ave  
Richmond, VA 23222

Thomas Caroline And Shahid Peter  
1808 4th Ave  
Richmond, VA 23222

Turner Cornelia N  
1806 5th Ave  
Richmond, VA 23222

White Emily  
1802 4th Ave  
Richmond, VA 23222

### City of Richmond, VA Report

Property Owner	
<b>Name:</b>	HORTON RONIJEAN
<b>Mailing Address:</b>	1809 FOURTH AVE RICHMOND, VA 2322200000
<b>Parcel Use:</b>	R Two Story
<b>Neighborhood:</b>	312

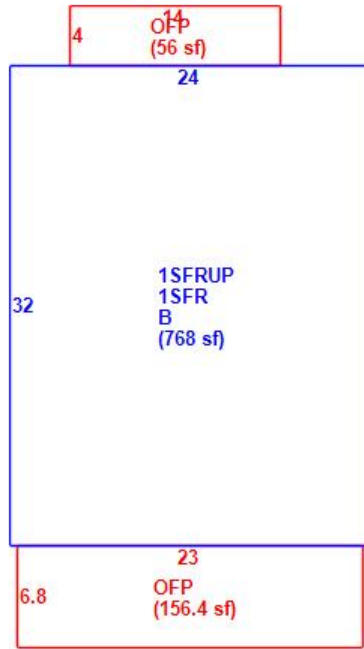
Property Information	
<b>Property Address:</b>	1809 4th Ave
<b>PIN</b>	N0000460018
<b>Size:</b>	0.225 Acres, 9800.000 Square Feet
<b>Property Description:</b>	CHESTNUT HILL L5PT4&6 B27; 0070.00X0140.00 0000.000

Current Assessment			
Year	Land	Improvements	Total
2026	\$82,000	\$121,000	\$203,000

Deed Transfers					
Recordation Date	Book	Page	Deed Type	Consideration	Grantee
4/1/2005	ID2005	10334	BS	\$78,000	HORTON RONIJEAN
12/19/1972	00680	D0437	N/A	\$16,000	TAYLOR JOHNNIE L & DOLLIE W
1/1/1900	00680	D0437	N/A	\$16,000	Not Available

Residential Card 1 Details			
Story	Style	Total Liv	Year Built
2.0	2sty Oldest	1,536	1926

<b>Model:</b>	RESIDENTIAL	<b>Rooms:</b>	<b>Beds:</b> 3
<b>Interior Wall:</b>	Drywall	<b>Bathrooms:</b>	<b>Full:</b> 1 <b>Half:</b> 0
<b>Interior Wall 2:</b>		<b>Central AC:</b>	None
<b>Exterior Wall:</b>	Stucco	<b>Heat/Cool:</b>	Hot Water Or Steam
<b>Exterior Wall 2:</b>	Masonry	<b>Floor Cover:</b>	Softwood
<b>Roof Type:</b>	Hip	<b>Floor Cover 2:</b>	N/A
<b>Roof Cover:</b>	Composition shingle	<b>Floor Cover 3:</b>	N/A



**Building Sub-Areas (sq ft)**

Code	Description	Gross Area	Living Area
1SFR	1 Story Frame - Fin	768	768
1SFRUP	1 Story Frame - Upper - Fin	768	768
B	Bsmt	768	0
OFP	Porch - Open - Frame	56	0
OFP	Porch - Open - Frame	156	0
<b>Totals</b>		<b>2,516</b>	<b>1,536</b>

<b>Assessment History</b>			
<b>Year</b>	<b>Land</b>	<b>Improvements</b>	<b>Total</b>
2025	\$82,000	\$95,000	\$177,000
2024	\$78,000	\$92,000	\$170,000
2023	\$78,000	\$92,000	\$170,000
2022	\$47,000	\$84,000	\$131,000
2021	\$36,000	\$82,000	\$118,000
2020	\$36,000	\$82,000	\$118,000
2019	\$27,000	\$68,000	\$95,000
2018	\$27,000	\$59,000	\$86,000
2017	\$25,000	\$60,000	\$85,000
2016	\$25,000	\$57,000	\$82,000
2015	\$25,000	\$57,000	\$82,000
2014	\$25,000	\$61,000	\$86,000
2013	\$25,000	\$61,000	\$86,000
2012	\$25,000	\$64,000	\$89,000
2011	\$25,000	\$70,000	\$95,000
2010	\$25,000	\$70,000	\$95,000
2009	\$25,300	\$99,600	\$124,900
2008	\$25,300	\$99,600	\$124,900
2007	\$23,000	\$92,200	\$115,200
2006	\$16,200	\$79,900	\$96,100
2005	\$12,200	\$67,700	\$79,900

**Map**

**Not a Legal Document**

Subject to terms and conditions  
[www.actDataScout.com](http://www.actDataScout.com)

**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:** Ronijean Horton **PHONE:** (Home) ( ) \_\_\_\_\_ (Mobile) ( ) \_\_\_\_\_  
**ADDRESS** 1809 4<sup>th</sup> Avenue **FAX:** ( ) \_\_\_\_\_ (Work) ( ) \_\_\_\_\_  
Richmond, VA 23222 **E-mail Address:** \_\_\_\_\_

**PROPERTY OWNER'S REPRESENTATIVE:**

**REPRESENTATIVE:** Bahr Standard Investments **PHONE:** (Home) ( ) \_\_\_\_\_ (Mobile) (704) 439-6627  
**(Name/Address)** 709 East 3<sup>rd</sup> Avenue **FAX:** ( ) \_\_\_\_\_ (Work) ( ) \_\_\_\_\_  
Gastonia, NC 28054 **E-mail Address:** \_\_\_\_\_  
Attn: Dylan Bahr

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

**PROPERTY ADDRESS(ES)** 1809 4<sup>th</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 division and a building permit to construct one (1) new single-family detached dwelling.

**TAX PARCEL NUMBER(S):** N000-0460/018 **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 9,710.0 square feet and a lot width of 69.8 feet currently exists; lot areas of 4,855.0 square feet and lot widths of 34.9 feet are proposed.

**DATE REQUEST DISAPPROVED:** April 20, 2026 **FEE WAIVER:** YES  NO:

**DATE FILED:** April 16, 2026 **TIME FILED:** 03:35 p.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-183740-2026

**AS CERTIFIED BY:** [Signature] (ZONING ADMINISTRATOR)

**I BASE MY APPLICATION ON:**  
SECTION 17.20 PARAGRAPH(S) \_\_\_\_\_ OF THE CHARTER OF THE CITY OF RICHMOND  
SECTION 15.2 -2309.2  OF THE CODE OF VIRGINIA [OR]  
SECTION 1040.3 PARAGRAPH(S) (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:** 4/29/2026

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

**CASE NUMBER:** BZA 18-2026 **HEARING DATE:** June 3, 2026 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 18-2026  
150' Buffer

APPLICANT(S): Roni Jean Horton

PREMISES: 1809 4th Avenue  
(Tax Parcel Number N000-0460/018)

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

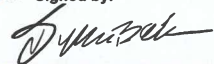
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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.

Signed by:

  
D8C9FA8DFC64445...

Acknowledgement of Receipt by Applicant or Authorized Agent:

1. THIS SURVEY WAS COMPILED FROM A FIELD SURVEY COMPLETED ON 4/3/26 AND FROM DEEDS AND PLATS OF RECORD.
2. NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY; ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
3. BY GRAPHICAL MEANS THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X" (UNSHADED) ON FLOOD INSURANCE RATE MAP NO. 5101290041F, WITH AN EFFECTIVE DATE OF JULY 8, 2025.
4. SETBACKS SHOWN HEREON PROVIDED BY CITY OF RICHMOND. OWNER SHALL VERIFY WITH LOCALITY PRIOR TO ANY PROPOSED CONSTRUCTION OR DEVELOPMENT OF SHOWN PARCEL.

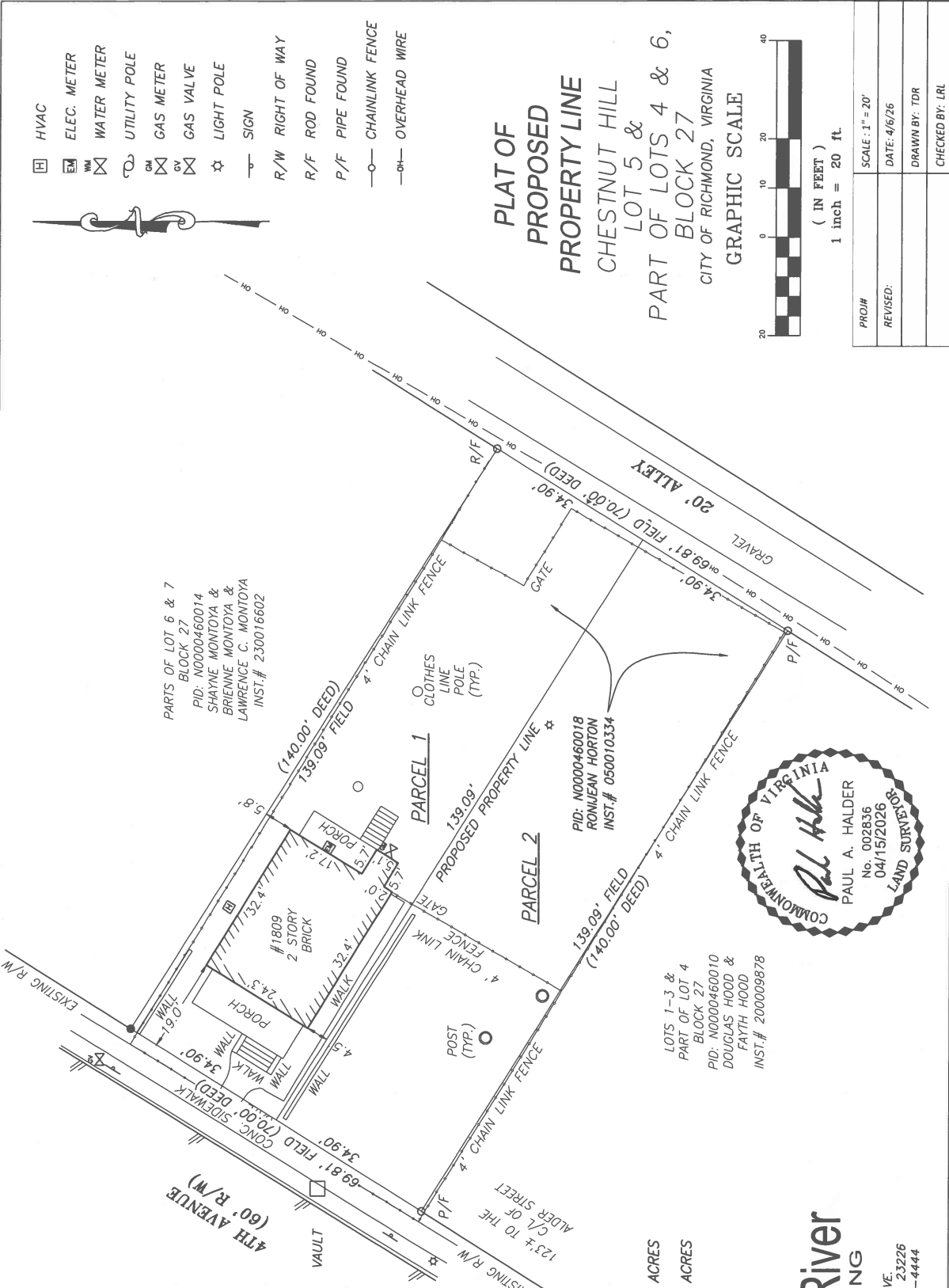
B.S.L. - BUILDING SETBACK LINE

LOT TABULATION

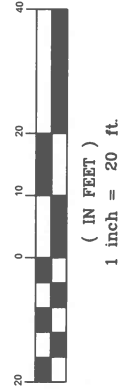
PARCEL 1 4,855 SQ. FT. OR 0.111 ACRES  
 PARCEL 2 4,855 SQ. FT. OR 0.111 ACRES



**James River**  
 SURVEYING  
 UNIT 204  
 5806 GROVE AVE.  
 RICHMOND, VIRGINIA 23226  
 PHONE: (804) 922-4444



**PLAT OF  
 PROPOSED  
 PROPERTY LINE  
 CHESTNUT HILL  
 LOT 5 &  
 PART OF LOTS 4 & 6,  
 BLOCK 27  
 CITY OF RICHMOND, VIRGINIA**



PROJW	SCALE: 1" = 20'
REVISED:	DATE: 4/6/26
	DRAWN BY: TDR
	CHECKED BY: LRL

COMMONWEALTH OF VIRGINIA  
 Paul A. Halder  
 No. 002836  
 04/15/2026  
 LAND SURVEYOR

LOTS 1-3 &  
 PART OF LOT 4  
 BLOCK 27  
 PID: N0000460010  
 DOUGLAS HOOD &  
 FAYTH HOOD  
 INST.# 200009878

PARTS OF LOT 6 & 7  
 BLOCK 27  
 PID: N0000460014  
 SHAYNE MONTOYA &  
 BRIENNE MONTOYA &  
 LAWRENCE C. MONTOYA  
 INST.# 230016602

1. THIS SURVEY WAS COMPILED FROM A FIELD SURVEY COMPLETED ON 4/3/26 AND FROM DEEDS AND PLATS OF RECORD.  
NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY; ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
2. BY GRAPHICAL MEANS THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X" (UNSHADED) ON FLOOD INSURANCE RATE MAP NO. 5101290041F, WITH AN EFFECTIVE DATE OF JULY 8, 2025.
3. SETBACKS SHOWN HEREON PROVIDED BY CITY OF RICHMOND. OWNER SHALL VERIFY WITH LOCALITY PRIOR TO ANY PROPOSED CONSTRUCTION OR DEVELOPMENT OF SHOWN PARCEL.

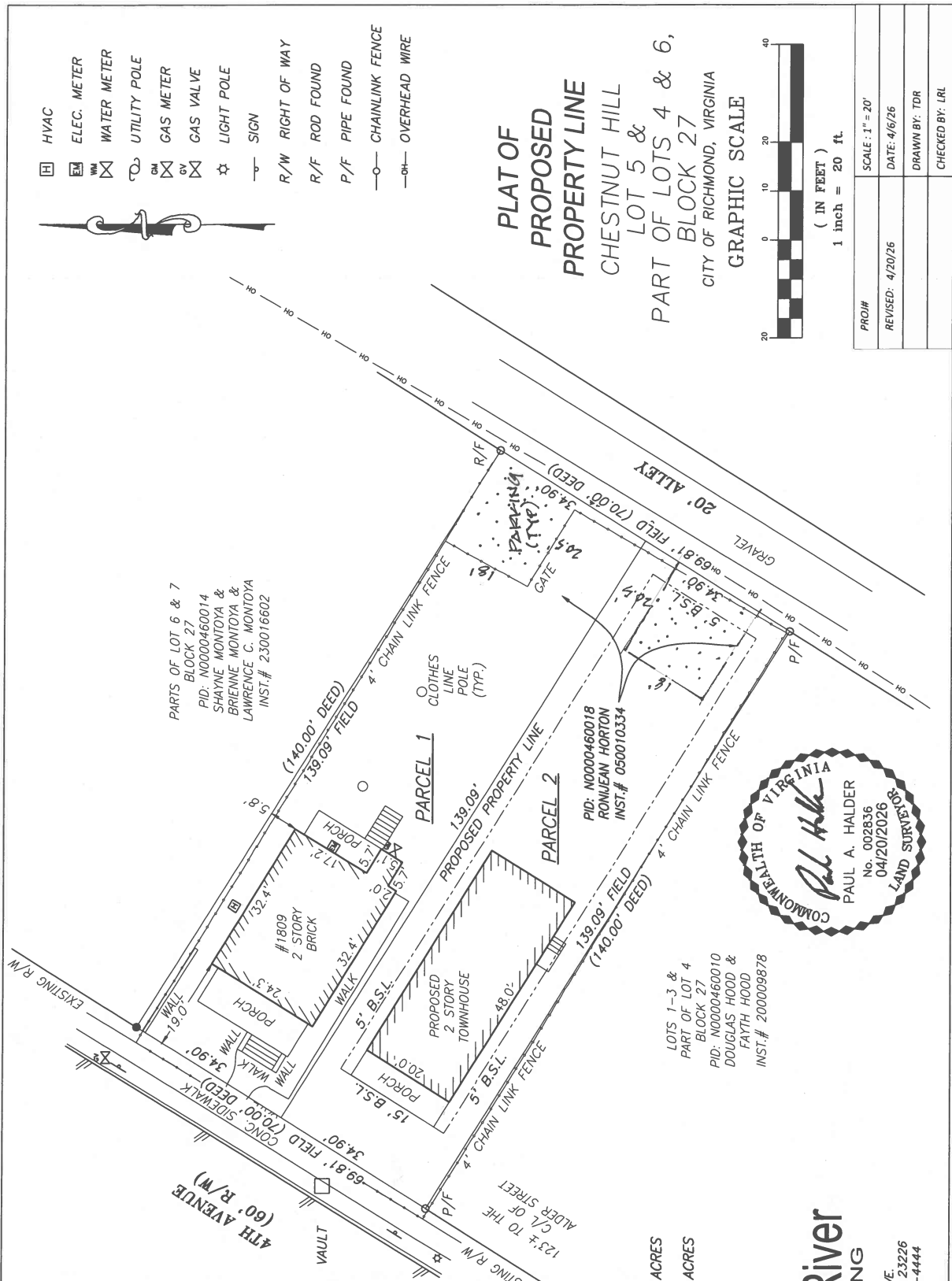
B.S.L. - BUILDING SETBACK LINE

**LOT TABULATION**

PARCEL 1 4,855 SQ. FT. OR 0.111 ACRES  
PARCEL 2 4,855 SQ. FT. OR 0.111 ACRES

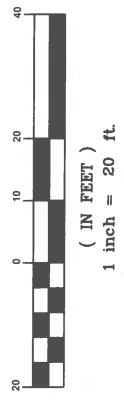


**James River**  
SURVEYING  
UNIT 204  
5806 GROVE AVE.  
RICHMOND, VIRGINIA 23226  
PHONE: (804) 922-4444



- HVAC
- ELEC. METER
- WATER METER
- UTILITY POLE
- GAS METER
- GAS VALVE
- LIGHT POLE
- SIGN
- R/W RIGHT OF WAY
- R/F ROD FOUND
- P/F PIPE FOUND
- CHAINLINK FENCE
- OVERHEAD WIRE

**PLAT OF  
PROPOSED  
PROPERTY LINE**  
CHESTNUT HILL  
LOT 5 &  
PART OF LOTS 4 & 6,  
BLOCK 27  
CITY OF RICHMOND, VIRGINIA  
GRAPHIC SCALE



PROJ#	SCALE: 1" = 20'
REVISED: 4/20/26	DATE: 4/6/26
	DRAWN BY: TDR
	CHECKED BY: IRL



PARTS OF LOT 6 & 7  
BLOCK 27  
PID: N0000460014  
SHAYNE MONTOYA &  
BRIENNE MONTOYA &  
LAWRENCE C. MONTOYA  
INST.# 230016602

PID: N0000460018  
RONJUAN HORTON  
INST.# 050010334

LOTS 1-3 &  
PART OF LOT 4  
BLOCK 27  
PID: N0000460010  
DOUGLAS HOOD &  
FAYTH HOOD  
INST.# 200009878



THESE DRAWINGS ARE THE  
 PROPRIETARY WORK,  
 PRODUCT AND PROPERTY  
 OF RH DESIGNS LLC.  
 NO PART OF THESE  
 DRAWINGS OR THE  
 EXCLUSIVE USE OF THE  
 DESIGN OR ANY OF THE  
 INFORMATION CONTAINED  
 HEREIN MAY BE REPRODUCED  
 OR TRANSMITTED IN ANY  
 FORM OR BY ANY MEANS,  
 WITHOUT WRITTEN  
 PERMISSION FROM RH  
 DESIGNS, LLC. ALL  
 RIGHTS RESERVED.

20FT TOWNHOME

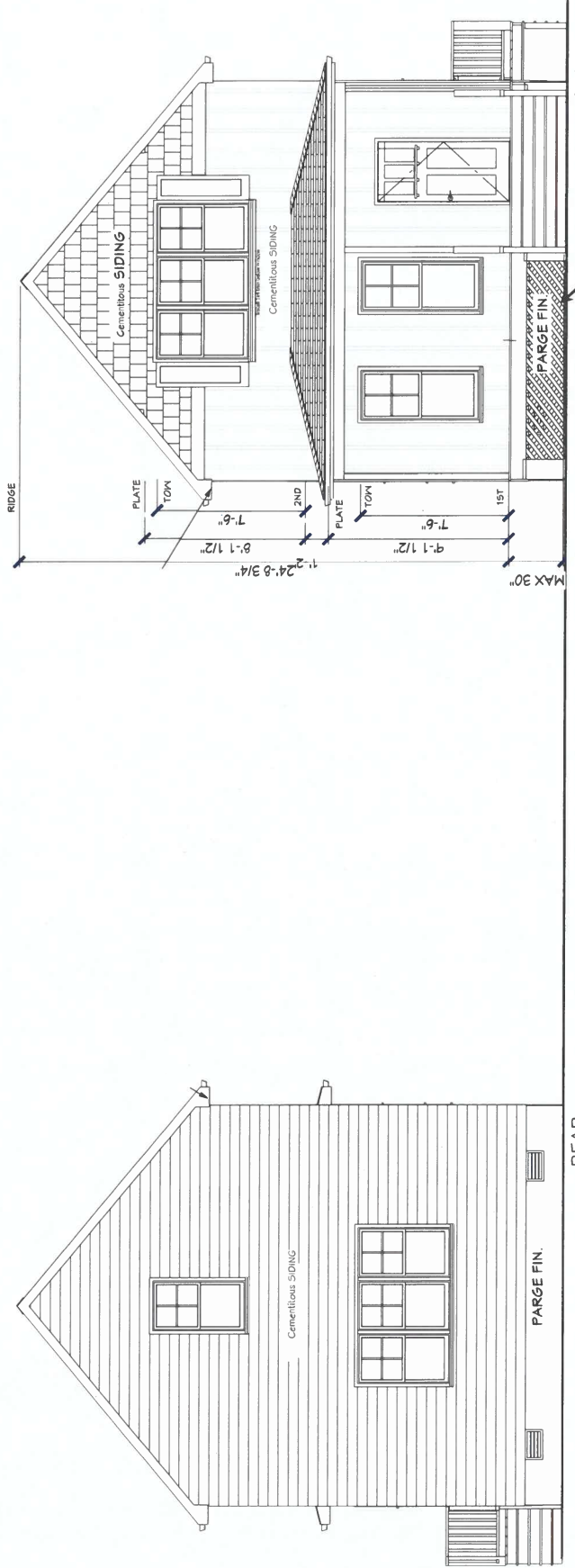
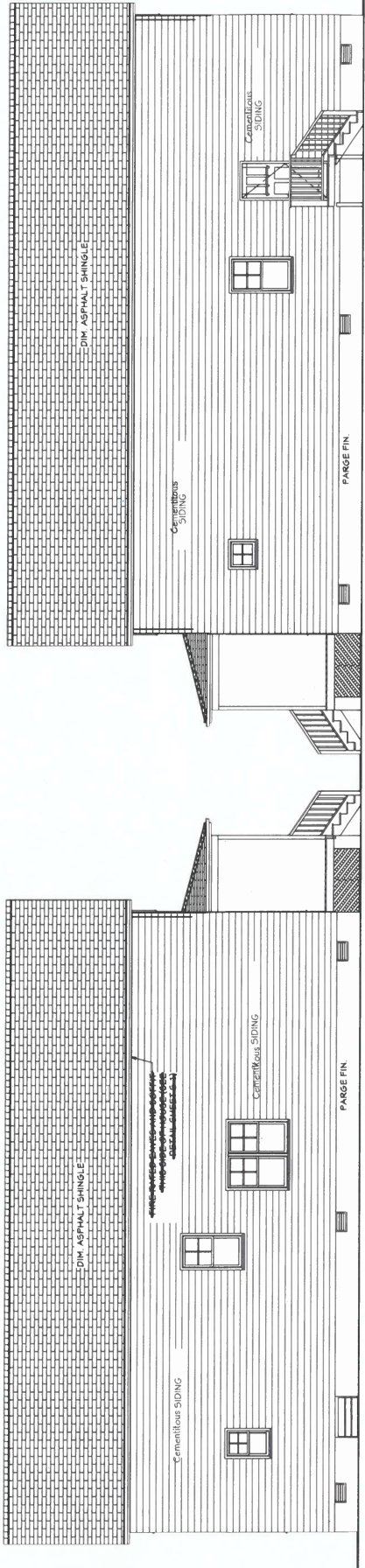
DATE: 04/20/2025  
 DRAWN BY: FKH

SCALE: AS SHOWN

ELEVATIONS

A-2

Page # 3 of 6

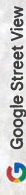


Optional Lattice



1806 4th Ave

Richmond, Virginia



Oct 2023 See more dates



Google Maps

Image capture: Oct 2023 © 2026 Google

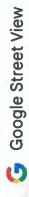


1811 4th AVENUE



1800 4th Ave

Richmond, Virginia



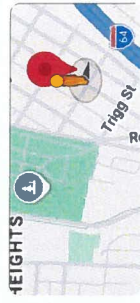
Jun 2023 See more dates

#  
1801



Google Maps

Image capture: Jun 2023 © 2026 Google



1801 4th AVENUE



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**ZONING  
ADMINISTRATION**

March 16, 2026

Dylan Bahr  
Bahr Standard Investments  
2901 Hope Valley Road  
Winston Salem, NC 27106

**RE: 1809 4<sup>th</sup> Avenue (Tax Parcel: N000-0460/018)**

Dear Mr. Bahr:

Thank you for your request of a *Zoning Confirmation Letter* regarding the above referenced property. In response to your request, as of the date of this letter, be advised of the following:

The subject property is located within an R-6 (Single Family Attached Residential) zoning district. The R-6 District requires a minimum lot area of not less than five thousand square feet (5,000 SF) and a minimum lot width of not less than fifty feet (50') for single family detached dwellings. According to City Assessor's records, the subject property has a road frontage of seventy feet (70') along 4<sup>th</sup> Avenue and a lot depth of one hundred forty feet (140'), which results in a lot area of 9,800.00 square feet (0.225 Acres). According to City records, the subject property is improved with a single-family detached dwelling.

According to a March 21, 2005, Deed Of Bargain And Sale (most current), the subject property has conveyed as "All that certain lot of land, with all improvements thereon, known as No. 1809 Fourth Avenue, lying and being in the City of Richmond, Virginia, designated as the southern 15 feet of Lot 6, Lot 5 and the northern 25 feet of Lot 4, in Block 27 in the Plan of Chestnut Hill, and bounded as follows: Beginning at a point on the eastern line of Fourth Avenue distant 95.0 feet north of Alder Street; thence running northwardly along fronting on the eastern line of Fourth Avenue 70.0 feet; thence extending back eastwardly between parallel line 140.0 feet to an alley in the rear 20 feet wide...Being the same real estate conveyed...". The subject property is deeded as one (1) independent lot of record.

As proposed, your intent is to split the subject property retaining the existing single-family detached dwelling and creating a new independent vacant lot for the construction of a future single-family detached dwelling fronting on 4<sup>th</sup> Avenue. Without a more definitive proposal from you (i.e. current survey showing the square footage of the existing parcel, existing improvements, proposed division line, etc...), this Office is unable determine compliance with the R-6 District requirements. According to City records, the subject property is improved with a single-family detached dwelling that was constructed in 1926, and it appears it was constructed on portions of the old Subdivision Lot's 5 and Lot 6. Portions of the old Subdivision Lot's 4 and Lot 5 have historically been used as a side yard for the main building. As per Section 30-1220 of the Zoning Ordinance, a lot is defined as "*a single lot of record or a combination of contiguous lots of record*". The description of the deeds and improvements resulted in the combination of a portion of the old Subdivision Lot 4, Lot 5 and a portion of the old subdivision Lot 6 for zoning purposes. Therefore, once lots are combined, any subsequent division thereof must be done in compliance with applicable zoning regulations.

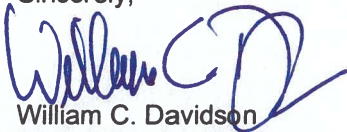
Dylan Bahr  
Bahr Standard Investments  
RE: 1809 4<sup>th</sup> Avenue  
March 16, 2026  
Page 2

Since the minimum lot area and lot width requirements would not be met for a proposed division of the subject property, requesting and obtaining special approval from the Board of Zoning Appeals (BZA) or by City Council would be a possibility. Be advised, it may be difficult to obtain approval from the BZA unless you can prove the proposed lots are consistent with the predominant lot areas and lot widths within the immediate vicinity of the subject property. For information concerning the BZA process, please contact the Zoning Administration Office at 646-6340. For information concerning the Special Use Permit (SUP) process, please contact the Land Use Administration Office by email at: [PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov) or by telephone at (804) 646-6304.

**You are hereby advised that you have thirty (30) days from this notice in which to appeal this decision to the Board of Zoning Appeals, in accordance with §15.2-2311 of the Code of Virginia and §17.19 of the Richmond City Charter, or this decision shall be final and unappealable. Such appeal must be in writing and must be filed with the Secretary to the Board of Zoning Appeals. Said appeal shall indicate in specific terms the grounds for the appeal and must be accompanied by a filing fee of two hundred fifty dollars (\$250.00).**

I hope this information is sufficient. Should you have any questions, please contact Senior Planner David Duckhardt by e-mail at: [david.duckhardt@rva.gov](mailto:david.duckhardt@rva.gov) or by telephone at: (804) 646-6917.

Sincerely,



William C. Davidson  
Zoning Administrator

cc: Ronijean Horton  
1809 4<sup>th</sup> Avenue  
Richmond, VA 23222