



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

July 12, 2022

R Street Properties LLC Attn: Fred A. Dixon  
4906 Fitzhugh Avenue #200  
Richmond, VA 23220

Architecturally Yours  
1371 Cedar Lawn Avenue  
Richmond, VA 23231  
Attn: Michelle Bebbs

To Whom It May Concern:

RE: **BZA 29-2022**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, August 3, 2022 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 3418 R STREET (Tax Parcel Number E000-1273/045), located in an R-5 (Single-Family Residential) District. This meeting will be open to in-person participation. To maximize compliance with public health guidance aimed at preventing the spread of COVID-19, 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 **659 887 955#**. 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 2022 drop-down, click meeting details for August 3, 2022 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 29-2022

Page 2

July 12, 2022

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

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.

Allder Peter Sr  
1209 N 35th St  
Richmond, VA 23223

Barnes Andrew J And Kathleen K  
1309 Oakwood Ave  
Richmond, VA 23223

Blake Lloyd Blanchard And Ranger Kaitlin  
Michelle  
1313 Oakwood Ave  
Richmond, VA 23223

Blount Kim Y  
1311 Oakwood Ave  
Richmond, VA 23223

Davenport Stephen Edward And Najjiyya  
Shantel  
1403 Oakwood Ave  
Richmond, VA 23223

Dowdye Kathy G And Walker Diane Graham  
1204 N 35th St  
Richmond, VA 23223

El Feo Jr Investments Llc  
1205 N 35th St  
Richmond, VA 23223

Gregoriou Andreas And Alyssa  
1401 Oakwood Ave  
Richmond, VA 23223

Hallie Company Llc  
210 East Main St  
Richmond, VA 23219

Hem Santana And Forman Casey L  
11145 N 35th St  
Richmond, VA 23223

Hill Ruth C  
1211 N 35th St  
Richmond, VA 23223

Ivey Robin L  
506 Old Bermuda Hundred Rd  
Chester, VA 23836

Lambert Ronald And Meta B Life C/o  
Teaunce R Thomas & T T D  
1219 Oakwood Ave  
Richmond, VA 23223

Mallory George W And Latoria R  
1120 N 35th St  
Richmond, VA 23223

Martin Charles A  
4605 Coventry Rd  
Richmond, VA 23221

Orrison Patrick  
1307 Oakwood Ave  
Richmond, VA 23223

Otey Ulysses G  
Po Box 546  
Mechanicsville, VA 23111

Pernik Llc  
3006 Lincoln Ave  
Richmond, VA 23228

Roberts Barbara B  
1315 Oakwood Ave  
Richmond, VA 23223

Roush Clayton  
1201 N 35th St  
Richmond, VA 23223

Scheidt Marsha Ann  
1207 N 35th St  
Richmond, VA 23223

Shalom Housing Llc  
Po Box 23171  
Richmond, VA 23223

Urban Grounds Consulting Llc  
6924 Lakeside Ave #103-b  
Richmond, VA 23228

Waller Richard Jr  
Po Box 12405  
Richmond, VA 23241

Wijesooriya N Romesh And Lawson Mcneil  
1301 Oakwood Ave  
Richmond, VA 23223

Williams Shanell J And Keana  
3422 R Street  
Richmond, VA 23233

Woolfolk Brittany Nycholle  
104 Cheltenham Way #e  
Yorktown, VA 23693

**Property:** 3418 R St **Parcel ID:** E0001273045**Parcel**

**Street Address:** 3418 R St Richmond, VA 23223-  
**Owner:** R STREET PROPERTIES LLC ATTN: FRED A DIXON  
**Mailing Address:** 4906 FITZHUGH AVE #200, RICHMOND, VA 23230  
**Subdivision Name :** MCARTHYS VINEYARD  
**Parent Parcel ID:**  
**Assessment Area:** 342 - Oakwood  
**Property Class:** 120 - R Two Story  
**Zoning District:** R-5 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2022  
**Land Value:** \$65,000  
**Improvement Value:** \$182,000  
**Total Value:** \$247,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 7500  
**Acreage:** 0.172  
**Property Description 1:** 0062.50X0120.00 0000.172 AC  
**State Plane Coords( ?):** X= 11801469.500001 Y= 3719528.338651  
**Latitude:** 37.53306853 , **Longitude:** -77.40151614

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 62  
**Rear Size:** 120  
**Parcel Square Feet:** 7500  
**Acreage:** 0.172  
**Property Description 1:** 0062.50X0120.00 0000.172 AC  
**Subdivision Name :** MCARTHYS VINEYARD  
**State Plane Coords( ?):** X= 11801469.500001 Y= 3719528.338651  
**Latitude:** 37.53306853 , **Longitude:** -77.40151614

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$65,000	\$182,000	\$247,000	Reassessment
2021	\$50,000	\$160,000	\$210,000	Reassessment
2020	\$45,000	\$156,000	\$201,000	Reassessment
2019	\$40,000	\$138,000	\$178,000	Reassessment
2018	\$35,000	\$132,000	\$167,000	Reassessment
2017	\$35,000	\$130,000	\$165,000	Reassessment
2016	\$35,000	\$135,000	\$170,000	Reassessment
2015	\$27,000	\$139,000	\$166,000	Reassessment
2014	\$27,000	\$139,000	\$166,000	Reassessment
2013	\$27,000	\$139,000	\$166,000	Reassessment
2012	\$27,000	\$151,000	\$178,000	Reassessment
2011	\$27,000	\$168,000	\$195,000	CarryOver
2010	\$27,000	\$168,000	\$195,000	Reassessment
2009	\$27,000	\$64,000	\$91,000	Reassessment
2008	\$27,000	\$64,000	\$91,000	Reassessment
2007	\$27,000	\$38,000	\$65,000	Reassessment
2006	\$18,000	\$44,700	\$62,700	Reassessment
2005	\$11,300	\$23,800	\$35,100	Reassessment
2004	\$9,500	\$20,000	\$29,500	Reassessment
2003	\$9,500	\$20,000	\$29,500	Reassessment
2002	\$9,300	\$19,600	\$28,900	Reassessment
1998	\$9,000	\$19,000	\$28,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
11/21/2005	\$0	OLD TOWNE BUILDERS LLC	ID2005-40775	
02/21/2003	\$12,000	SMITH DORIS E	ID2003-8103	
07/31/1997	\$7,500	Not Available	09700-16596	
06/16/1997	\$15,000	Not Available	009700-102829	

**Planning**

**Master Plan Future Land Use:** NH-MU  
**Zoning District:** R-5 - Residential (Single Family)  
**Planning District:** East  
**Traffic Zone:** 1061  
**City Neighborhood Code:** OKW  
**City Neighborhood Name:** Oakwood  
**Civic Code:** 3000  
**Civic Association Name:** Church Hill Central Civic Association  
**Subdivision Name:** MCARTHYS VINEYARD  
**City Old and Historic District:**  
**National historic District:** Oakwood-Chimborazo  
**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	1007	0209001	020900
1990	109	0209001	020900

**Schools**

**Elementary School:** Chimborazo  
**Middle School:** Martin Luther King Jr  
**High School:** Armstrong

**Public Safety**

**Police Precinct:** 1  
**Police Sector:** 111  
**Fire District:** 11  
**Dispatch Zone:** 109C

**Public Works Schedules**

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

**Government Districts**

**Council District:** 7  
**Voter Precinct:** 703  
**State House District:** 79  
**State Senate District:** 14  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1920  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 7  
**Number Of Bed Rooms:** 3  
**Number Of Full Baths:** 2  
**Number Of Half Baths:** 1

**Condition:** normal for

age

**Foundation Type:** Full Bsmt  
**1st Predominant Exterior:** Alum/Vinyl  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Flat or Shed  
**Roof Material:** Membrane  
**Interior Wall:** Drywall  
**Floor Finish:** Hardwood-std oak, Ceramic tile  
**Heating Type:** Forced hot air  
**Central Air:** Y  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and Yard Items):** Miscellaneous

**Extension 1 Dimensions**

**Finished Living Area:** 1844 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 922 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 98 Sqft  
**Deck:** 100 Sqft

**Property Images**

Name:E0001273045 Desc:R01



[Click here for Larger Image](#)

BZA 29-2022

**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:** R Street Properties LLC Attn: Fred A. Dixon **PHONE:** (Home) ( ) (Mobile) (804) 914-1668  
**ADDRESS** 4906 Fitzhugh Avenue #200 **FAX:** ( ) (Work) ( )  
Richmond, VA 23220 **E-mail Address:**

**PROPERTY OWNER'S**

**REPRESENTATIVE:** Architecturally Yours **PHONE:** (Home) ( ) (Mobile) (804) 304-8172  
**(Name/Address)** 1371 Cedar Lawn Avenue **FAX:** ( ) (Work) ( )  
Richmond, VA 23231 **E-mail Address:** architecturallyyours@hotmail.com  
**Attn:** Michelle Bebbs

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

**PROPERTY ADDRESS (ES)** 3418 R 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 permit to construct a new single-family detached dwelling.

**TAX PARCEL NUMBER(S):** E000-1273/045 **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 7,500 square feet and a lot width of sixty-two and five tenths feet (62.5') currently exists. A lot area of 3,606.77 square feet and width of 30.37 feet is proposed for No. 3418. A lot area of 3,855.06 square feet and width of 31.74 feet is proposed for No. 3416.

**DATE REQUEST DISAPPROVED:** October 13, 2021 **FEE WAIVER:** YES  NO:

**DATE FILED:** June 16, 2022 **TIME FILED:** 7:40 a.m. **PREPARED BY:** Josh Young **RECEIPT NO.** BZAR-107241-2022

**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:** 7-5-22

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

**CASE NUMBER:** BZA 29-2022 **HEARING DATE:** August 3, 2022 **AT** 1:00 **P.M.**

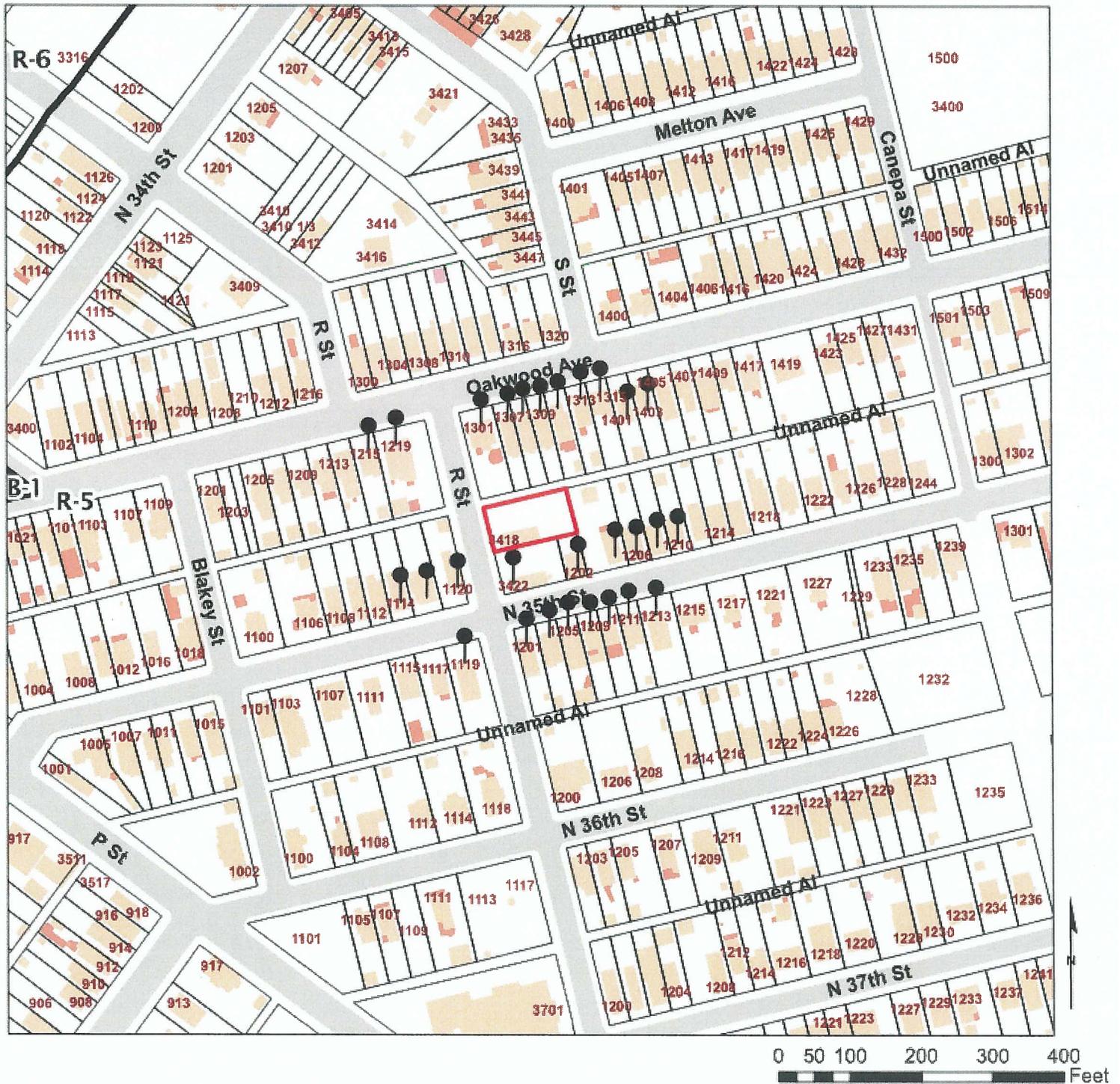
BOARD OF ZONING APPEALS CASE BZA 29-2022  
150' Buffer

APPLICANT(S): R Street Properties LLC Attn: Fred A. Dixon

PREMISES: 3418 R Street  
(Tax Parcel Number E000-1273/045)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4  
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) or at [PDRZoningAdministration@Richmondgov.com](mailto:PDRZoningAdministration@Richmondgov.com). 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 one-hundred fifty dollar (\$150) 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).**

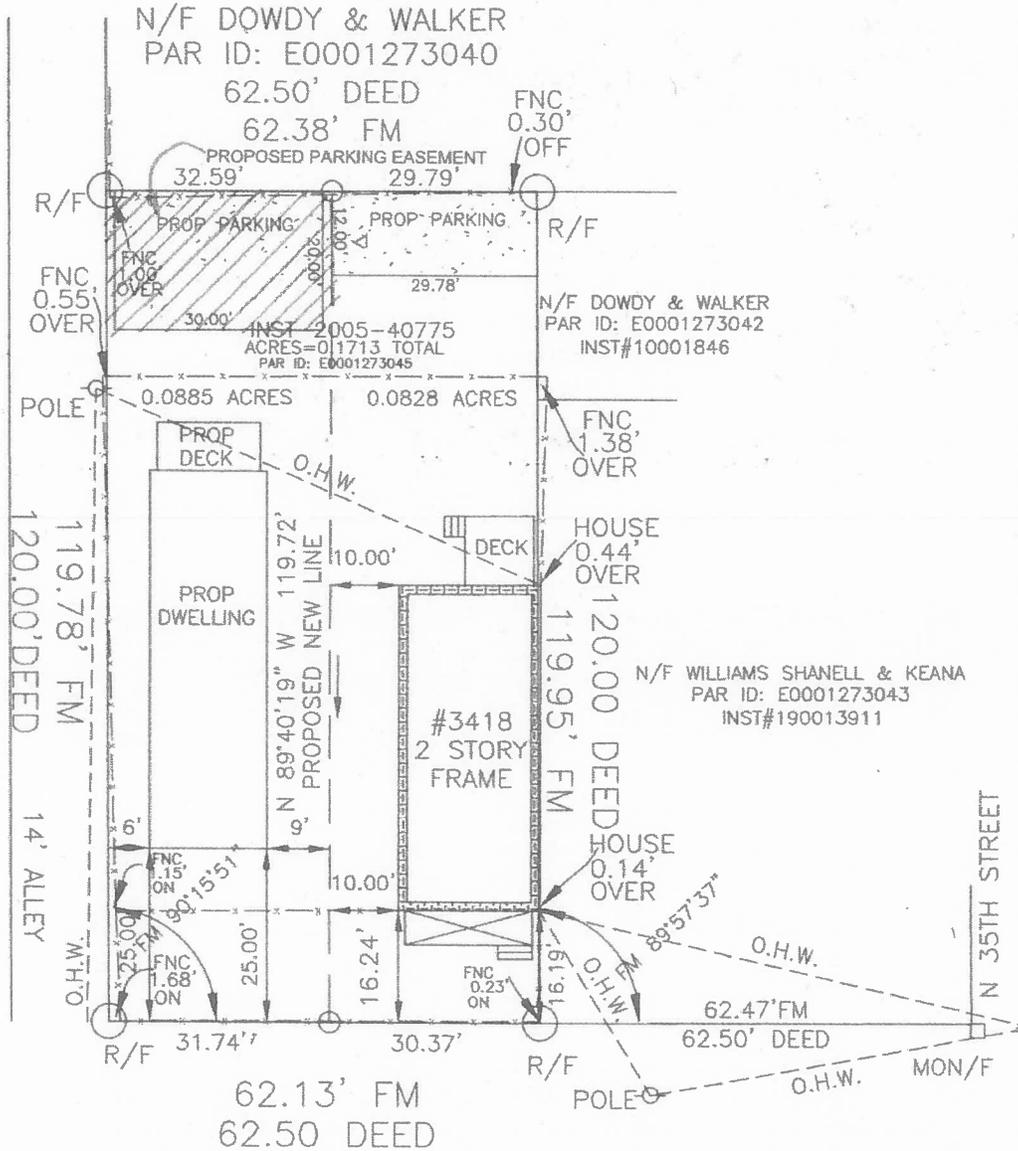
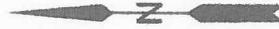
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such 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 10, 2020

THIS IS TO CERTIFY THAT ON 11-30-2020,  
I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES  
SHOWN HEREON AND THAT THERE ARE NO EASEMENTS  
OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER  
THAN THOSE SHOWN HEREON.

THIS PROPERTY IS IN H.U.D. DEFINED FLOOD  
HAZARD AREA, ZONE: X, AS SHOWN ON FIRM  
COMMUNITY PANEL #6101290042D, DATED 04/02/2009.



# R STREET

OWNER: R STREET PROP LLC: FRED A. DIXON

THIS SURVEY IS SUBJECT TO ANY EASEMENTS  
OF RECORD AND OTHER PERTINENT FACTS  
WHICH A TITLE SEARCH MIGHT DISCLOSE.

HARVEY L. PARKS, INC.	
4508 W. HUNDRED ROAD	
CHESTER, VA.	
PHONE: 804-748-8841	
EMAIL: SURVEYS@HARVEYL.PARKS.COM	
DATE: DECEMBER 8, 2020	SCALE: 1"=20'
DRAWN BY: H.T.J.	
CHECKED BY: R.L.O.	
F.BK.: 630, PG. 55	63055.dwg

PLAT SHOWING PROPOSED IMPROVEMENTS ON  
#3418 R STREET  
IN THE CITY OF  
RICHMOND, VIRGINIA







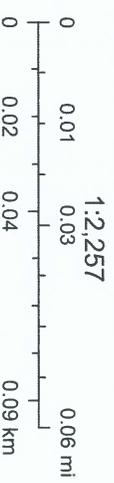


# City of Richmond Zoning Map



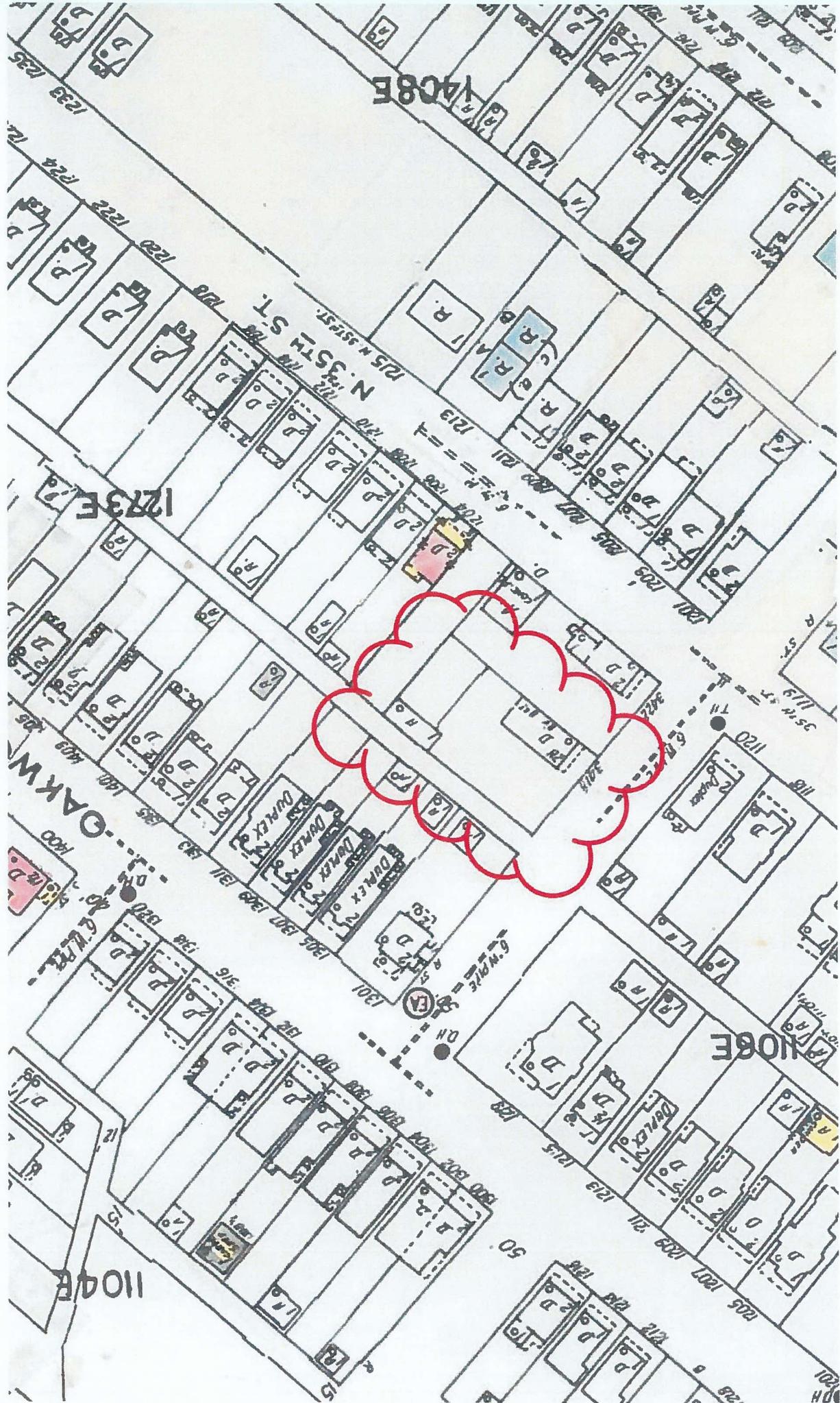
6/21/2022, 11:19:09 AM

- Address Labels
- Parcels
- + Board of Zoning Appeals
- Zoning Confirmation Letters
- ▲ Special Use Permits



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Citations appear in map service do not include Richmond. However, this map product is produced from a City of Richmond application source. The default map service is provided by ESRI and the City has no control over metadata tags appearing therein.



1408E

1273E

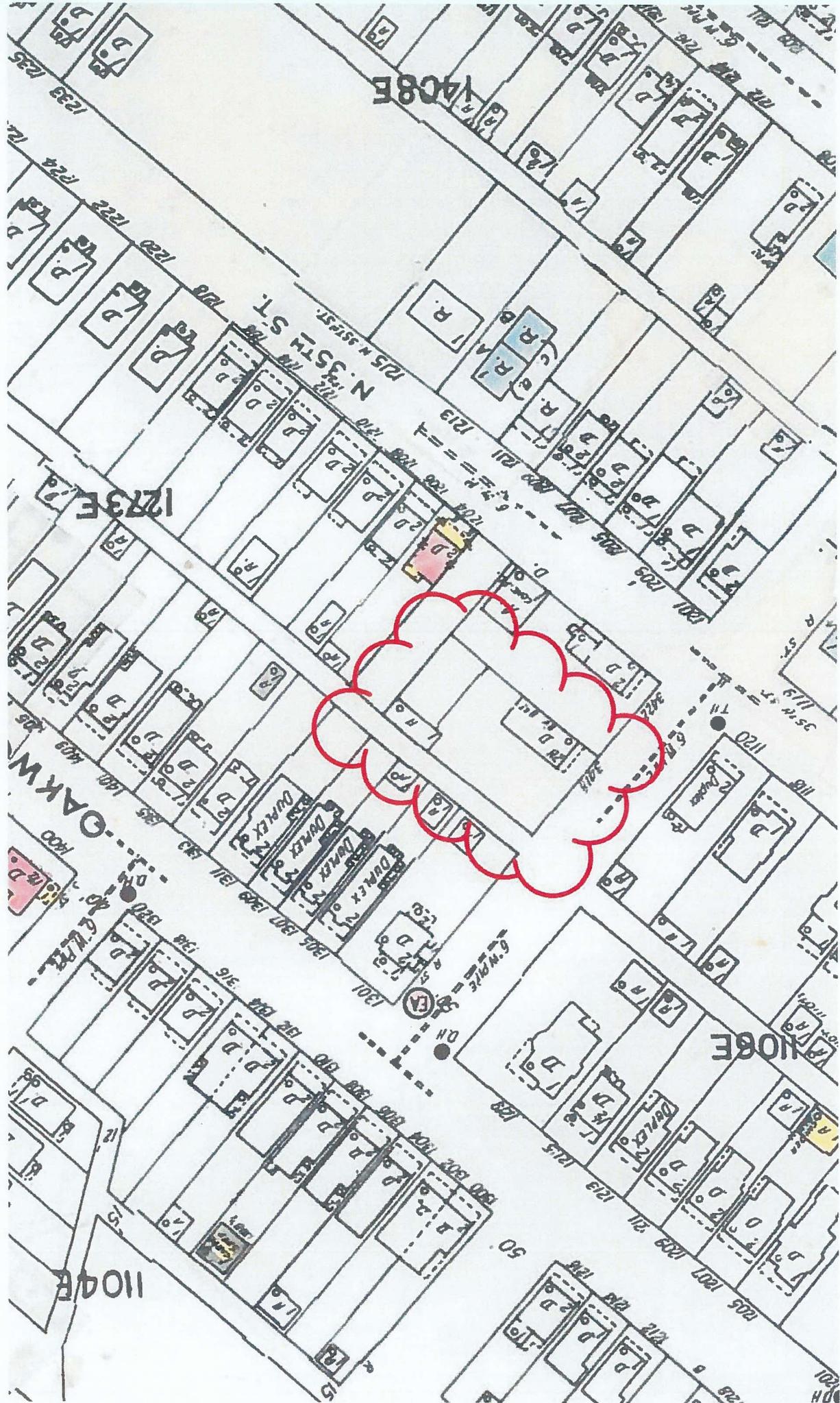
HOBBS

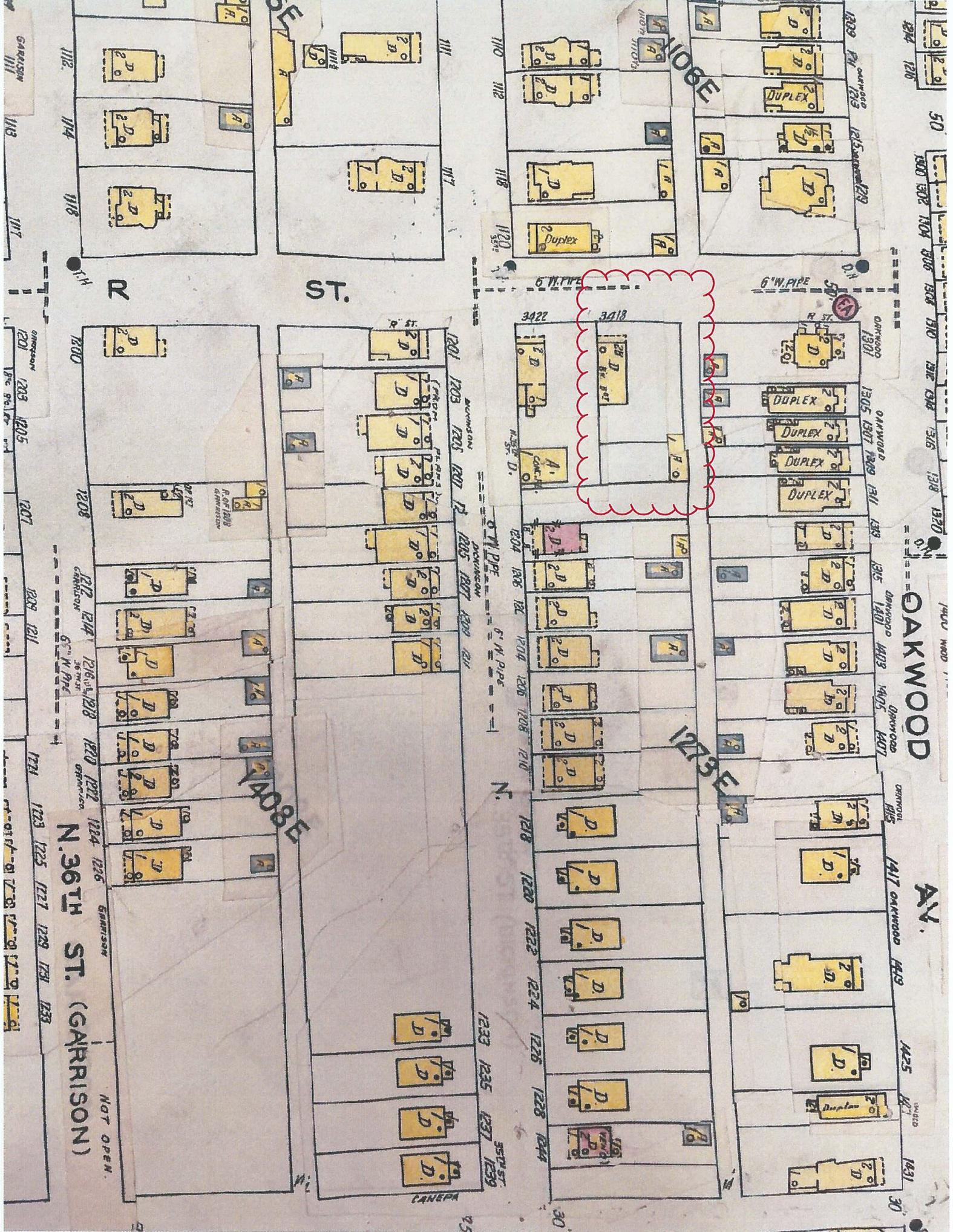
1104E

N. 35TH ST.  
215 N. 35TH ST.

OAKWAY

50





OAKWOOD

N. 41

N. 36TH ST. (GARRISON)

1273 E

ST.

N. 40th

NOT OPEN

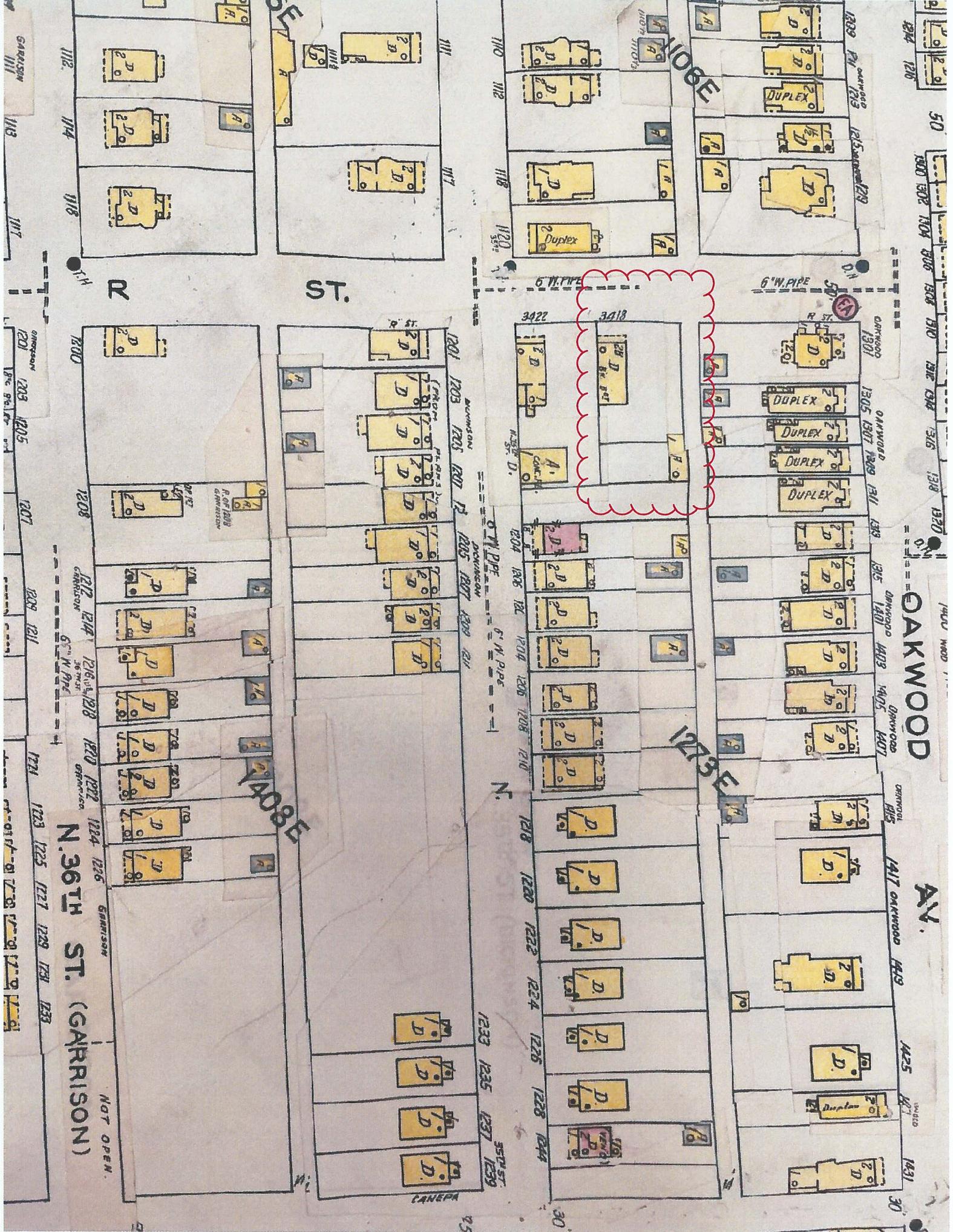
6\"/>

6\"/>

N.

35th ST.

CANAPA



OAKWOOD

N. 41

N. 36TH ST. (GARRISON)

1273 E

ST.

N. 40th

NOT OPEN

6\"/>

6\"/>

N.

35th ST.

CANAPA

D. J. King, Mayor and City Clerk for the City of Richmond, in the State of Virginia, do hereby certify that the within and foregoing instrument, etc. when presented to the City Clerk, bearing date on the 21st day of February 1913, has been duly filed and is on file in my office of record.

I am under my hand this 21st day of February 1913.

D. J. King Mayor

My commission expires 1st day of Aug 1915

City of Richmond, Va

In the office of the Court of Chancery for said City the 7th day of February 1913

This deed was presented and with the said file, and duly admitted to record at 1:30 o'clock P.M.

Attest:

Charles D. Smith Clerk

Witness my hand and the seal of the said City of Richmond this 21st day of February 1913

This deed made this 7th day of February in the year nineteen hundred and thirteen, between George E. Atkins and Elizabeth Atkins, his wife, of the county of Henrico, Virginia, parties of the first part, and W. F. Bennett of the City of Richmond, Virginia, party of the second part.

Witness my hand and the seal of the said City of Richmond this 21st day of February 1913. The said parties of the first part, and the said party of the second part, with the said W. F. Bennett, all of the said County of Henrico, with the intent and purpose herein expressed to convey to the said party of the second part, with the said W. F. Bennett, as trustee, all that certain lot of land, with the improvements thereon known as No. 3418 Cavalier Road, lying and being in the City of Richmond, Virginia, formerly in the County of Henrico, Virginia, in the said City of Richmond, Va. and bounded as follows, to-wit: Beginning at a point in the East line of Campbell Street, which street is 66 feet wide (66 ft) north of the intersection with the north line of Robinson Street, thence running north westerly along the east line of Campbell Street and of said Robinson Street, 100 feet (100 ft) and thence north westerly from said point, between parallel lines, the distance of 100 feet (100 ft) and bounded on the north by an alley between feet (10 ft) wide, and being a portion of the same property which was conveyed to the said George E. Atkins, by deed of Virginia Land and Improvement Company, by deed dated April 24 1912, and recorded in the Clerk's Office of the said County of Henrico, Va. 164-6, page 366.

The said parties of the first part covenant that they have the right to convey the said land to the grantee, that they have done so and to remain in the same and, that the grantee shall have quiet possession of the said land, free from all encumbrances, and that they, the said parties of the first part, will execute such further instruments of the said land as may be required.



**CITY OF RICHMOND**

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

October 13, 2021

Architecturally Yours  
1371 Cedar Lawn Avenue  
Henrico, Virginia 23231

Attn: Michelle Bebbs

**RE: 3418 R Street**  
Tax Parcel: E000-1273/045

Ms. Bebbs:

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 property is located within an R-5 (Single-Family Residential) zoning district. The R-5 District requires a minimum lot area of not less than six thousand square feet (6,000 SF) and a minimum lot width of not less than fifty feet (50') for single-family detached dwellings. According to the City Assessor's records and deeds, the subject property has a lot width of sixty-two and one half feet (62.5'), and a lot depth of one hundred twenty feet (120'), which results in a lot area of 7,500 square feet.

According to a September 10, 2005, Deed (most current) the parcel has been conveyed as *"All that certain lot, piece or parcel of land, with improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, commonly known as 3418 R Street (Formerly Cowardan Street) and more particularly described as follows: Beginning at a point on the east line of R Street distant 62 feet 6 inches north of its intersection with the north line of 35<sup>th</sup> Street, formerly Dickenson Street, thence running northwardly along the said east line of R Street and fronting thereon 62 feet 6 inches; thence extending back eastwardly from said front and between parallel lines 120 feet and bounded on the north by an alley 14 feet wide."*

Based on the information available to me at this time, the tax parcel is deeded as one (1) independent lot and has been since, at least February 6, 1947. As proposed, your intent is to divide the subject property and create a new independent buildable vacant lot. Based on City Assessors records and deeds the minimum lot area and width requirement would not be met for the two (2) lots.

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 subject property has been deeded as one (1) independent lot of record since at least 1947 and any subsequent division thereof must be done in compliance with applicable regulations. Requesting and obtaining a Special Exception from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) from City Council may be a possibility. Be advised, it may be difficult to obtain approval from the Board unless you can prove the areas and widths of the lots created are consistent with the predominant lot areas and lot widths in the immediate vicinity of the property. For information concerning the BZA process, please contact the Zoning Administration Office at 646-6340. For information concerning the SUP process, please contact the Land Use Administration Office at 646-6304.

Michelle Bebbs  
RE: 3418 R Street  
October 13, 2021  
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Upon submittal of specific development plans, including detailed floor plans, for any proposed use(s), this office will evaluate for conformance with all zoning requirements in effect at that time.

**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 additional questions, please contact Planning Associate Josh Young by E-mail at: [joshua.young@richmondgov.com](mailto:joshua.young@richmondgov.com) or by telephone at: (804) 646-6923.

Sincerely,

A handwritten signature in blue ink, appearing to read 'William C. Davidson', with a large, stylized flourish at the end.

William C. Davidson  
Zoning Administrator

Cc: R Street Properties LLC  
Attn: Fred A. Dixon  
4906 Fitzhugh Avenue, #200  
Henrico, VA 23230