



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

April 8, 2022

Charles Benjamin Manning
417 Hollybrook Ridge Lane
Richmond, Virginia 23223
C/O: Paula Harris

Paul Manning
2716 Fendall Avenue
Richmond, VA 23222

To Whom It May Concern:

RE: **BZA 12-2022**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, May 4, 2022 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 permit to construct a new single-family (detached) dwelling at 2716 FENDALL AVENUE (Tax Parcel Number N000-0697/002), 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 **196 907 623#**. 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 May 4, 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 William.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 12-2022

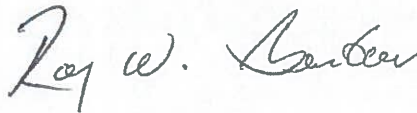
Page 2

April 8, 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 dark ink, appearing to read "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.

2705 Griffin Ave Llc
5208 Mount Vernon Memorial Hwy
Alexandria, VA 22309

2713 Fendall Llc
324 W Brookland Park Blvd
Richmond, VA 23222

Bey Toni P
2707 Griffin Avenue
Richmond, VA 23222

Bhavnagri Asif
2721 Fendall Ave
Richmond, VA 23222

Bowman Marilyn V And Virginia K
Morrow
2801 Griffin Ave
Richmond, VA 23222

Cardile Michael And Rebecca
2717 Griffin Ave
Richmond, VA 23222

Choe Jung Ae
2710 Fendall Ave
Richmond, VA 23222

Crump David A And Laura M And
Camden Matthew D And Sharon S
2721 Griffin Ave
Richmond, VA 23222

Ellis Carroll H & Owilda B
2800 Fendall Avenue
Richmond, VA 23222

Gallahan Melissa
2709 Griffin Ave
Richmond, VA 23222

Gipson Katherine Rose And Emily Ruth
2713 Griffin Ave
Richmond, VA 23222

Gleason Stephen Chase And Craighill
Emily L
2719 Fendall Ave
Richmond, VA 23222

Hayes Carolyn S
V1 Farmhouse Ln
Morristown, NJ 7960

Licklider James M & Lauren M &
Licklider Gary M & Mary M
2711 Griffin Ave
Richmond, VA 23222

Mcveigh Andrew P Iii
5104 Hill Dr
Henrico, VA 23228

Newman Charles L & Dora R
2708 Fendall Ave
Richmond, VA 23222

Palmer George A
9200 Beaver Dam Trail
Mechanicsville, VA 23116

Payne Leonard M & Dorothy M
2715 Griffin Ave
Richmond, VA 23222

Pollard Christopher E Jr And Pollard
Christopher E Sr
2719 Griffin Ave
Richmond, VA 23222

Resendiz Angelica M
2712 Fendall Ave
Richmond, VA 23222

Simmons Thomas S & Elizabeth C
2717 Fendall Ave
Richmond, VA 23222

Swanson Eva R & Miller Zachary
2711 Fendall Ave
Richmond, VA 23222

Trinity Baptist Church Richmond
2811 Fendall Ave
Richmond, VA 23222

Turner Christopher D
2715 Fendall Ave
Richmond, VA 23222

Property: 2716 Fendall Ave **Parcel ID:** N0000697002**Parcel**

Street Address: 2716 Fendall Ave Richmond, VA 23222-
Owner: MANNING PAUL A
Mailing Address: 2716 FENDALL AVE, RICHMOND, VA 2322200000
Subdivision Name : BROOKLAND PARK
Parent Parcel ID:
Assessment Area: 316 - Battery Court
Property Class: 120 - R Two Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2022
Land Value: \$75,000
Improvement Value: \$130,000
Total Value: \$205,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 11070
Acreage: 0.254
Property Description 1: BROOKLAND PARK L10&11PT12 B4
Property Description 2: 0082.00X0135.00 0000.000
State Plane Coords(?): X= 11791038.500020 Y= 3732220.467869
Latitude: 37.56834527 , **Longitude:** -77.43673279

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 82
Rear Size: 135
Parcel Square Feet: 11070
Acreage: 0.254
Property Description 1: BROOKLAND PARK L10&11PT12 B4
Property Description 2: 0082.00X0135.00 0000.000
Subdivision Name : BROOKLAND PARK
State Plane Coords(?): X= 11791038.500020 Y= 3732220.467869
Latitude: 37.56834527 , **Longitude:** -77.43673279

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$75,000	\$130,000	\$205,000	Reassessment
2021	\$60,000	\$125,000	\$185,000	Reassessment
2020	\$60,000	\$118,000	\$178,000	Reassessment
2019	\$55,000	\$119,000	\$174,000	Reassessment
2018	\$55,000	\$111,000	\$166,000	Reassessment
2017	\$50,000	\$92,000	\$142,000	Reassessment
2016	\$29,000	\$92,000	\$121,000	Reassessment
2015	\$29,000	\$90,000	\$119,000	Reassessment
2014	\$29,000	\$90,000	\$119,000	Reassessment
2013	\$29,000	\$90,000	\$119,000	Reassessment
2012	\$29,000	\$94,000	\$123,000	Reassessment
2011	\$29,000	\$109,000	\$138,000	CarryOver
2010	\$29,000	\$109,000	\$138,000	Reassessment
2009	\$28,500	\$114,500	\$143,000	Reassessment
2008	\$28,500	\$114,500	\$143,000	Reassessment
2007	\$26,000	\$114,500	\$140,500	Reassessment
2006	\$23,900	\$114,500	\$138,400	Reassessment
2005	\$18,100	\$73,900	\$92,000	Reassessment
2004	\$16,000	\$59,800	\$75,800	Reassessment
2003	\$16,000	\$70,600	\$86,600	Reassessment
2002	\$15,200	\$67,200	\$82,400	Reassessment
2001	\$14,380	\$63,370	\$77,750	Reassessment
2000	\$12,500	\$55,100	\$67,600	Reassessment
1998	\$12,500	\$54,000	\$66,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
12/20/2021	\$0	MANNING CHARLES BENJAMIN	IW2021-959	2 - INVALID SALE-Relation Between Buyer/Seller
11/15/2017	\$0	MANNING MICHAEL & CHARLES B	ID2017-24066	2 - INVALID SALE-Relation Between Buyer/Seller
08/06/1997	\$0	Not Available	09700-17182	
10/01/1990	\$0	Not Available	000248-01033	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: North
Traffic Zone: 1022
City Neighborhood Code: NBHG
City Neighborhood Name: Northern Barton Heights
Civic Code: 4001
Civic Association Name: Battery Park Civic Association
Subdivision Name: BROOKLAND PARK
City Old and Historic District:
National historic District: Brookland Park
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	1000	0111001	011100
1990	101	0111001	011100

Schools

Elementary School: Barack Obama
Middle School: Henderson
High School: Marshall

Public Safety

Police Precinct: 4
Police Sector: 412
Fire District: 14
Dispatch Zone: 084A

Public Works Schedules

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

Government Districts

Council District: 3
Voter Precinct: 305
State House District: 79
State Senate District: 18
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1916
Stories: 2
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 4
Number Of Full Baths: 1
Number Of Half Baths: 0
Condition: normal for age
Foundation Type: 1/2 Bsmt, 1/2 Crawl
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Hip
Roof Material: Slate or tile
Interior Wall: Plaster
Floor Finish: Hardwood-std oak
Heating Type: Hot water or steam
Central Air: N
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Detached Garage, Residential Detached Garage

Extension 1 Dimensions

Finished Living Area: 2048 Sqft
Attic: 1024 Sqft
Finished Attic: 0 Sqft
Basement: 512 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 724 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 416 Sqft
Deck: 0 Sqft

Property Images

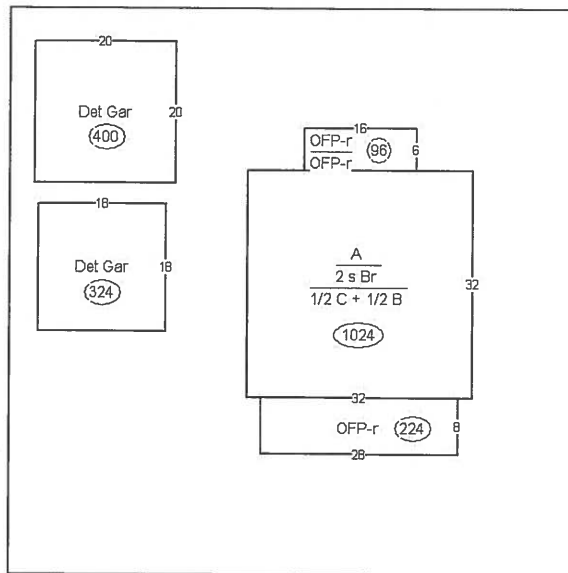
Name:N0000697002 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:N0000697002 Desc:R01



BZA 12-2022

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: <u>Charles Benjamin Manning</u> ADDRESS: <u>C/O: Paula Harris</u> <u>417 Hollybrook Ridge Lane</u> <u>Richmond, Virginia 23223</u>	PHONE: (Home) () _____ (Mobile) (804) 467-1308 FAX: () _____ (Work) () _____ E-mail Address: _____
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PROPERTY OWNER'S

REPRESENTATIVE: <u>Paul Manning</u> (Name/Address) <u>2716 Fendall Avenue</u> <u>Richmond, VA 23222</u>	PHONE: (Home) () _____ (Mobile) (804) 405-4754 FAX: () _____ (Work) () _____ E-mail Address: <u>paul@paulmanning.org</u>
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TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2716 Fendall Avenue

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

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

APPLICATION REQUIRED FOR: A building permit to construct a new single-family detached dwelling.

TAX PARCEL NUMBER(S): N000-0697/002 **ZONING DISTRICT:** R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. A lot area of six thousand square feet (6,000 SF) and a lot width of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 11,069.97 square feet currently exists; a lot area of 3,682.19 and a lot width of 28.20 feet is proposed for #2714.

DATE REQUEST DISAPPROVED: March 21, 2022 **FEE WAIVER:** YES ☐ NO: ☒

DATE FILED: March 14, 2022 **TIME FILED:** 2:00 p.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-108439-2022

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: Paul A. Manning **DATE:** 3/30/22

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

CASE NUMBER: BZA 12-2022 **HEARING DATE:** May 4, 2022 **AT** 1:00 **P.M.**

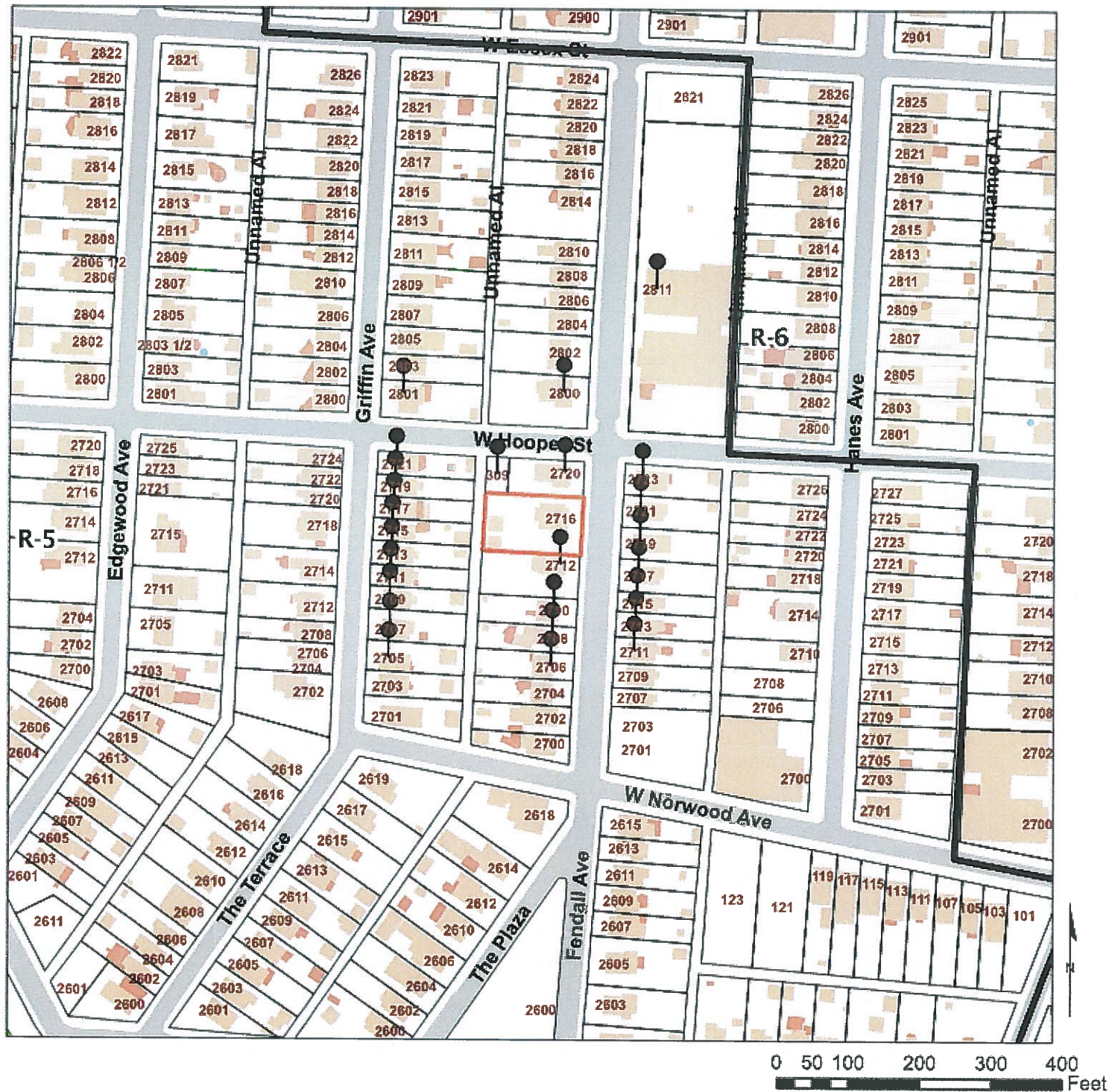
BOARD OF ZONING APPEALS CASE BZA 12-2022
150' Buffer

APPLICANT(S): Charles Benjamin Manning

PREMISES: 2716 Fendall Avenue
(Tax Parcel Number N000-0697/002)

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. 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:

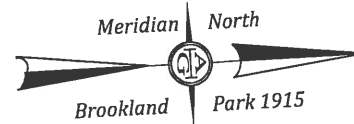
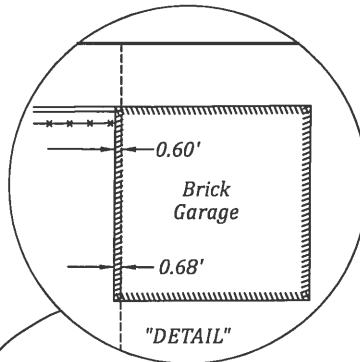
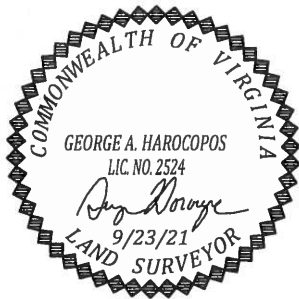
Paul A. [Signature]

Revised: November 10, 2020

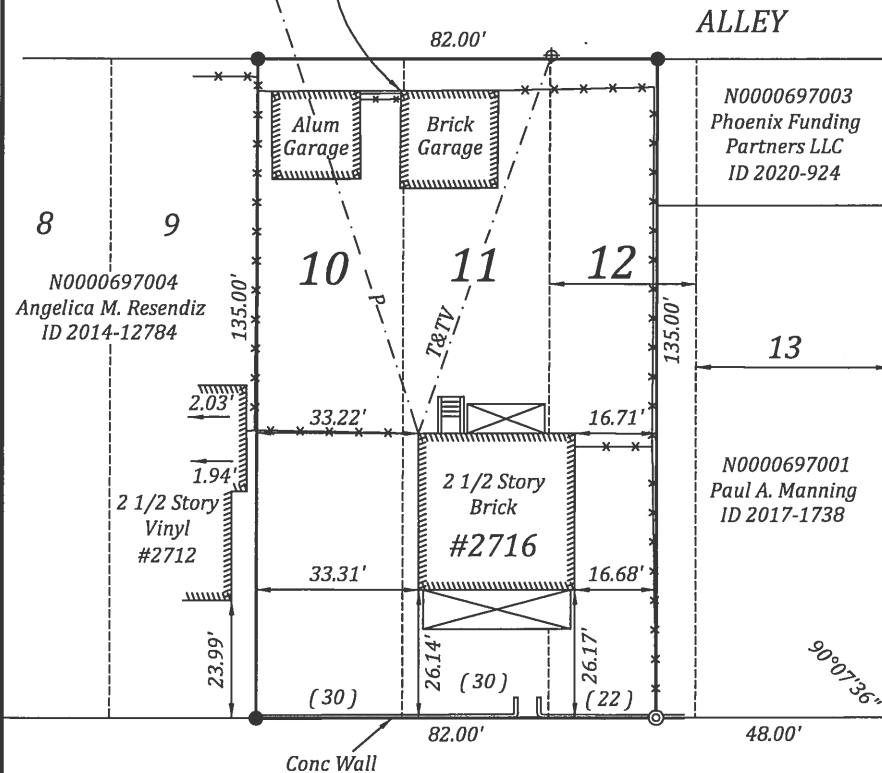
This is to certify that on 9/23/21
 I made an accurate field survey of the known premises
 shown hereon; that all improvements known or visible
 are shown hereon; that there are no encroachments by
 improvements either from adjoining premises, or from
 subject premises upon adjoining premises, other than
 shown hereon.

NOTE: THIS LOT APPEARS
 TO BE IN FEMA FLOOD ZONE
X AS SHOWN ON HUD
 COMMUNITY PANEL NUMBERS
5101290033D

NOTE:
 This survey has been prepared without
 the benefit of a title report and does
 not therefore necessarily indicate all
 encumbrances on the property.



Subject Property Information
 Parcel # N0000697002
 Address #2716
 11069.97 Sq. Feet
 0.254 Acres



FENDALL AVENUE

SURVEY OF
 LOTS 10, 11 AND A PORTION OF LOT 12 BLOCK 4

BROOKLAND PARK

RICHMOND, VIRGINIA

LEGEND

- Rod/S
- ⊙ Nail/S
- ⊕ Power Pole
- Rod/F

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
 USE OF PAUL MANNING

A. G. HAROCOPOS & ASSOCIATES, P.C.
 CERTIFIED LAND SURVEYOR AND CONSULTANT

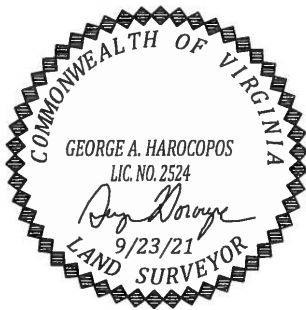
4920 E. MILLRIDGE PKWY, SUITE 200 MIDLOTHIAN VA. 23112
 Office 804 744 2630 FAX 804 744 2632
 E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=30' Date 9/23/21 Drawn by GAH

This is to certify that on 9/23/21
I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS
TO BE IN FEMA FLOOD ZONE
X AS SHOWN ON HUD
COMMUNITY PANEL NUMBERS
5101290033D

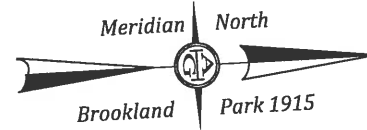
NOTE:
This survey has been prepared without
the benefit of a title report and does
not therefore necessarily indicate all
encumbrances on the property.



Parcel Information

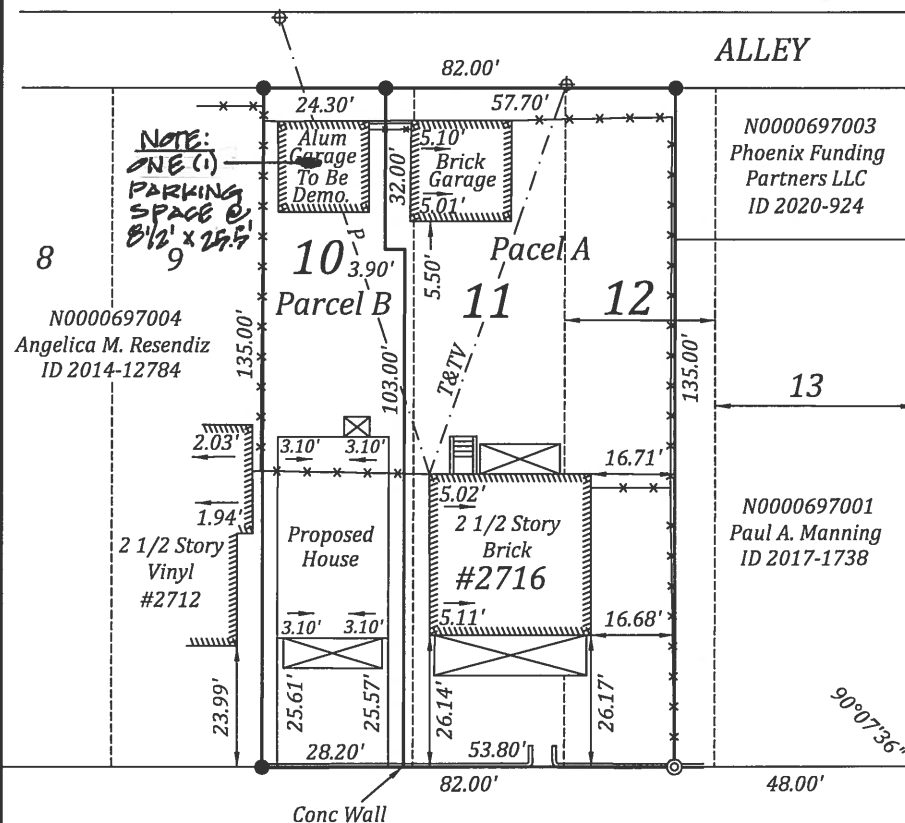
Parcel A
7387.78 Sq. Feet
0.170 Acres
Being Lot 11 And A
Portion Of Lots 10 And 12

Parcel B
3682.19 Sq. Feet
0.085 Acres
Being A Portion Of Lot 10



Subject Property Information
Parcel # N0000697002
Address #2716
11069.97 Sq. Feet
0.255 Acres

Note: All Side Lines Parallel With
Hooper Street. All Front, Rear And
3.90' Property Lines Parallel With
Fendall Avenue.



LEGEND

- Rod/S
- ⊙ Nail/S
- ⊕ Power Pole
- Rod/F

SURVEY OF A PROPOSED DIVISION OF
LOTS 10, 11 AND A PORTION OF LOT 12 BLOCK 4

BROOKLAND PARK

RICHMOND, VIRGINIA

JN 51005

A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112
Office 804 744 2630 FAX 804 744 2632
E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=30' Date 9/23/21 Drawn by GAH

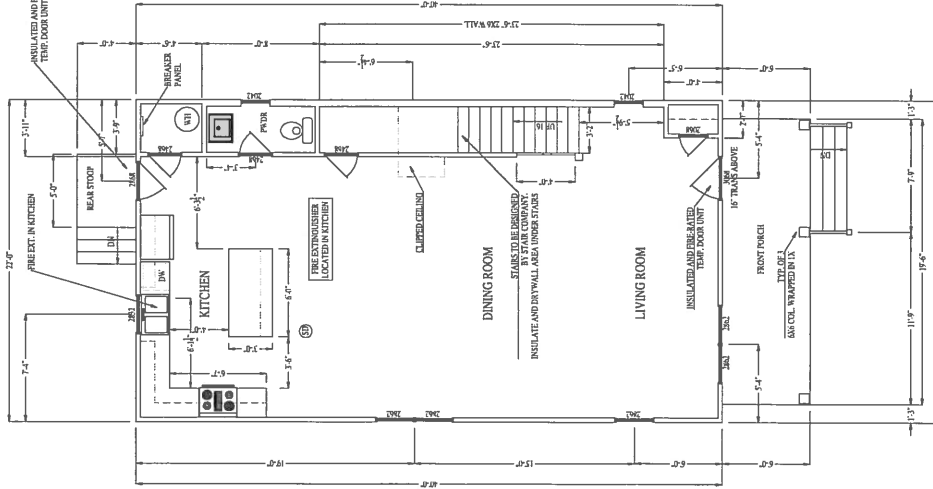
NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF PAUL MANNING

ALL SINGLE WINDOW AND DOOR HEADERS
TO BE (2) 2X8 MIN. UNLESS OTHERWISE NOTED.

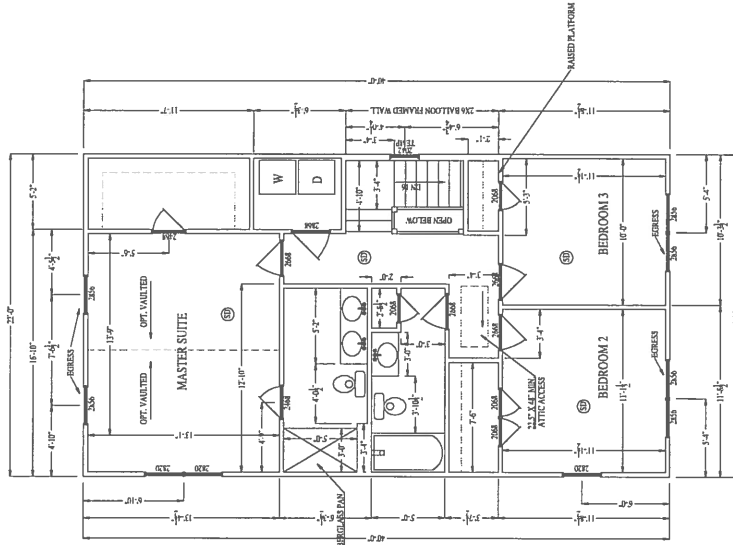
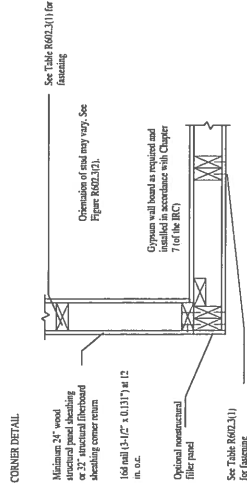
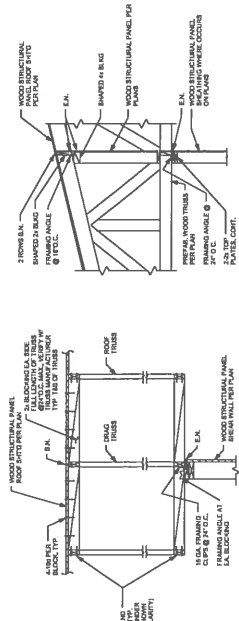
1ST FLOOR HEATED SQ. FOOTAGE: 880 S.F.
2ND FLOOR HEATED SQ. FOOTAGE: 841 S.F.

VERIFY WITH WINDOW AND DOOR MAN.:
FRAME OUT R.O. +1" AROUND PLAN CALL OUT SIZE.

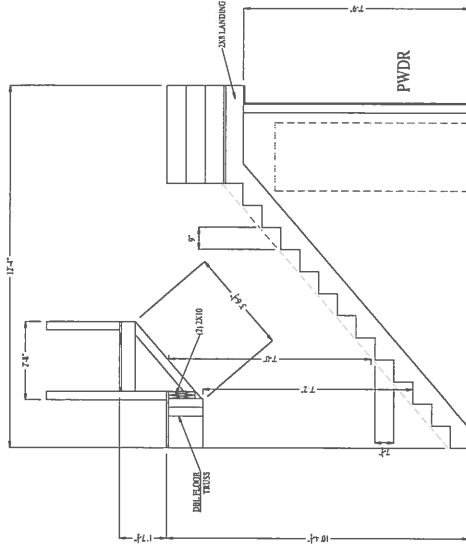
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.35
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4



FIRST FLOOR PLAN



SECOND FLOOR PLAN



STAIR SECTION

2714 FENDALL AVE
RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM

REVISION NOTES
2.11.2020 START

SCALE:
1/4" = 1'-0"

DATE:
3-01-2022

SHEET:
A1.1



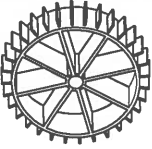
REVISION NOTES	
2.11.2020	START

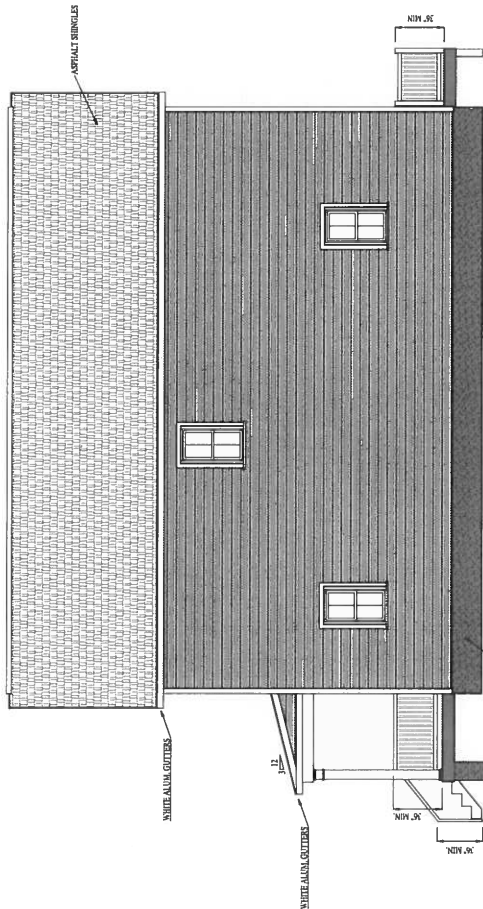
SCALE:
1/4" = 1'-0"

DATE:
3-01-2022

SHEET:
A2.1

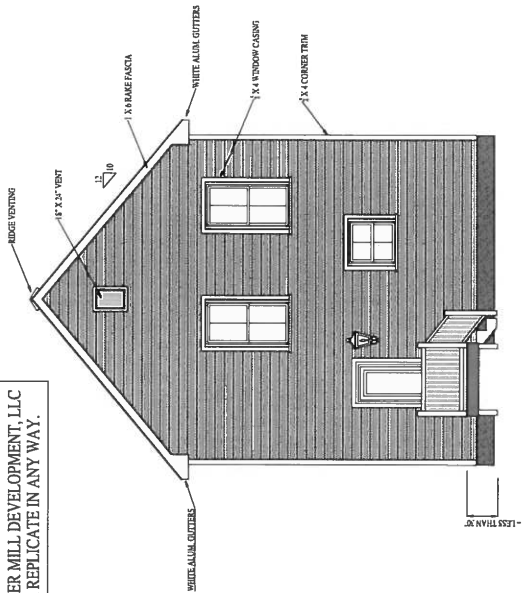
RIVER MILL DEVELOPMENT



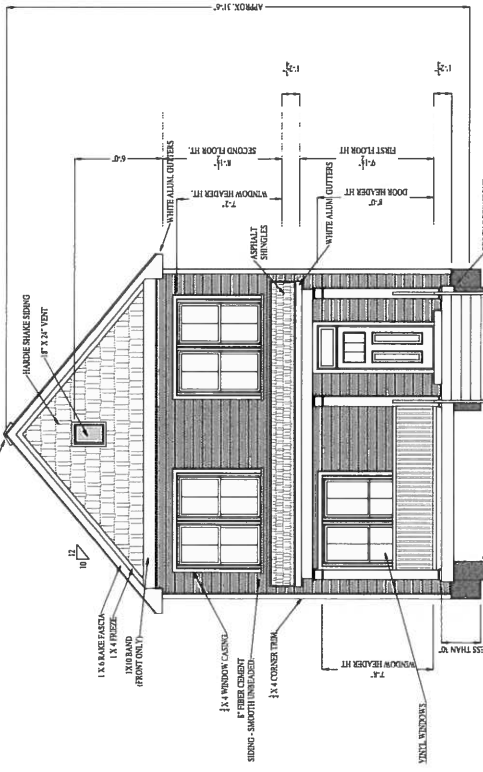


RIGHT ELEVATION

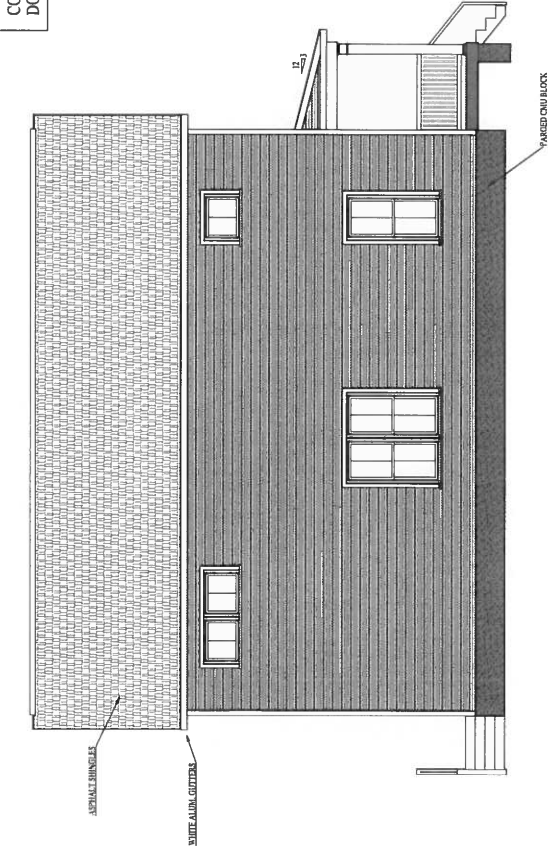
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REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION

308 NOV 15

17- 24066

CONSIDERATION: \$ EXEMPT
 PREPARED BY:
 L. ANDERSON HUGHES, JR. VSB #17859
 1326 ALVERSER PLAZA
 MIDLOTHIAN, VA 23113
 TAX ID# #N0000697002

Title Company: NONE
 PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION
 AND WITHOUT KNOWLEDGE OF THE MARITAL STATUS OF THE
 GRANTOR.

THIS DEED OF GIFT, made this 15th day of August, 2017, by and between **MICHAEL MANNING**, herein called Grantor, party of the first part, and **CHARLES BENJAMIN MANNING**, herein called Grantee;

WITNESSETH:

THAT, for and in consideration of the love and affection that the Grantor has for the Grantee, the Grantor hereby makes this gift and does grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, except as hereinafter noted, unto the Grantee, his one-half undivided interest in and to the real estate described in Schedule "A" attached hereto and made a part hereof, in fee simple.

Plural shall be substituted for singular and the singular for the plural wherever the context hereof so requires.

This conveyance is made subject to the restrictions, conditions, easements and agreements of record, if any, to the extent that same may lawfully affect the above real estate.

THIS DEED IS MADE PURSUANT TO VIRGINIA CODE SECTION 58.1-811(D).

NOV 15 2017 3:10 PM

Schedule A

THAT certain lot or parcel of land situated in the City of Richmond, Virginia, with all improvements thereon, known as No. 2716 Fendall Avenue, and being Lots 10 and 11 and the southern 22 feet of Lot 12, in Block 4, Plan of Brookland Park, plat of which is recorded in Plat Book 6, page 87, Clerk's Office, Circuit Court of Henrico County, and more particularly described as follows:

BEGINNING at a point on the west line of Fendall Avenue, distant 48 feet south of Hooper Street, thence extending southwardly along the said west line of Fendall Avenue and fronting thereon 82 feet; thence extending back from said front in a westerly direction and between parallel lines 135 feet to an alley 15 feet wide.

BEING the same one-half interest conveyed to Michael Manning by deed from Michael Manning and Charles Benjamin Manning dated May 27, 1997, and recorded August 6, 1997, as Instrument Number 970017182.

Grantee's address:

2716 Fendall Avenue
Richmond, VA. 23222

INSTRUMENT 170024066
RECORDED IN THE CLERK'S OFFICE OF
CITY OF RICHMOND CIRCUIT COURT ON
November 15, 2017 AT 12:39 PM
EDWARD F. JEWETT , CLERK
RECORDED BY: JRO

Master Plan

Sub-100 ft. and 7-
Antenna 100 ft. 3/4

One Mile

One

One

One

Patent & Copyright

Patent & Copyright

Patent & Copyright

Patent & Copyright

Patent & Copyright

COLLEGE

PARK

BROOKLAND

St. Anthony

M. J. W. Graham

One

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