

Blue Appendix

July 19, 2016

Dear Neighbor,

Hello, my name is Brent Chermiside, and I'm your neighbor at 3407 Chamberlayne Ave. My wife and I bought the house in the spring of 2015, and since then, we've been doing many things to fix it up – we've had it repainted, had the roof fixed, had insulation blown into the walls, and numerous other smaller projects. In our design choices, we've stayed true to the classic Queen Anne style: the paint colors we picked were period-appropriate, chosen from the National Trust for Historic Preservation collection; when our bathroom and butler's pantry floors were replaced, we lined them with period-appropriate true linoleum, linseed oil and all. We've also worked quite a bit on the yard – trimming brush, planting some fruit trees, and building a fence to discourage litter along the front. At this point, we're ready to move on to the next big project; we'd like to install solar power on our property.

We feel very passionate about installing solar panels for a few reasons. First, we'd like to produce our own energy as much as we're able. It's in line with Richmond's RVAgreen sustainability goals, for which our city just won the 2016 Mayors' Climate Protection award. The Richmond.gov website has many suggestions for how homeowners can "get involved," where it exhorts residents to "lower your electricity bill", "advocate for policy that supports . . . renewable energy", and "Go Solar! Join a Solar Co-op." This is exactly what we have done. We joined the nonprofit VA SUN's Richmond co-op this winter, which allowed us to negotiate en masse with local solar companies in order to lower the installation cost; which had led to 16 contracts signed and 4 installations already by June. The city's website itself links to another non-profit that organizes an annual bulk buy, called SolarizeRVA. The website also has a dashboard tracking "sustainability indicators", which shows that local renewable energy capacity within the community has increased from 4000 watts in 2008 to 1,271,070 watts in 2013. My plans are consistent with stated goals of the city itself, as well as consistent with a trend among local homeowners.

Secondly, it will increase the value of our home. Living in the R48 district, surrounded by multifamily housing, we're somewhat insulated from the rising property values in Ginter Park and neighboring Barton Heights – despite all of the work that I've put in, my house's value remains lower than similar lots on adjacent roads (Hawthorne, Seminary), due to factors out of my control: surrounded by rental housing, transient populations, busy road. Installing solar power is one thing that I can do that will increase the value of my home: research shows that solar is a long-term investment that improves property resale values -- bringing up the value of adjacent & nearby properties.

Finally, solar panels produce for 30+ years on average, so the price that I pay for my family's power today will be the same price that I will pay in 2045. In today's uncertain economy, this is an investment with tangible rewards for our savings, the value of which will continue to grow as energy prices increase over time. It's also a signal of our intent to stay right where we are for the long term; I spent my childhood in Chesterfield County, but attended Governor's School at Thomas Jefferson, and that choice to make Richmond City my home was the best decision that I ever made. I attended the VCU School of Nursing, I convinced my wife to move here from North Carolina, I work in the city with lower-income and less-fortunate residents, and now that we have a child on the way, we're not fleeing to the suburbs like so many others – we plan to stay and continue to reinvest in Northside, helping it



return to its former glory. We are the exact type of family that the City, and I believe the Ginter Park neighborhood, wants to attract to fill its empty housing stock.

We also feel very passionate about the historic nature of our house. It was built before 1896, from the records that we've been able to find – meaning that it was likely a professor's cottage for the Seminary, and thus predates most of the other historic homes in Ginter Park by a few years. At one time it was used to house a business, at another it was split into a duplex. The previous owners worked hard to restore its interior to its previous beauty, stripping years of paint off of original red oak trim throughout; despite this effort, though, they could not find anyone to buy when they had to move. As a result, 3407 Chamberlayne sat empty and unsold for two years before we purchased it, adding to the blight along this section of the classic avenue. As stated in the North Planning District portion of the Richmond Master Plan, both the presence of multi-family housing and of adult homes along this stretch of road have created conflicts and impacted surrounding neighborhoods; my home abuts one of each – making it very difficult for the sellers' realtor to find a family that wanted to take on this challenge. The Master Plan further states, on page 96, that "While possessing distinct architectural character and features, many of these homes can be difficult to market to homebuyers searching for modern conveniences, easy maintenance, and floor plans more suited to today's lifestyle." The only change that I want to make for modern convenience will be in my yard, meaning that the unique Queen Anne style of my home will remain unchanged as part of Richmond's historical resources. Chamberlayne is designated by the Master Plan as a Principal Arterial Image Corridor, and we have maintained our home in such a way as to help refurbish that streetscape; we plan to continue to preserve the historic profile and façade of our home for the community to see as they drive down this corridor for years to come. However, a home built 120 years ago simply isn't able to match the needs of a modern family without some minor changes: that's why we insulated the walls, and that's why we'd like to install solar power – modernizing the property, without changing the structure.

We have no intention of changing the historic silhouette of our home; maintaining the current nature of the Ginter Park National Historic District is too important to us. That means that our solar panels will have to be placed in a ground array. Our backyard is home to a beautiful giant tree that shares the property line with our neighbors at 3405 Chamberlayne. We have no interest in removing this tree, either – it has clearly been in the neighborhood as long as the house, and Northside has already lost too much of its historic urban forest due to our recent natural disaster. The backyard is too shaded by this tree, our garage, and our neighbor's bamboo to make solar in any way practical – our installers have measured using SolarEye, the industry standard technology, and they would recommend against ever putting panels in the back; panels placed there would under-produce, making this choice a senseless investment.

We would like to place our solar array in the south corner of our front yard, where the sun shines brightly all through the year. There is space in the front corner, tucked in behind the fence that we built. Standard panel arrays are 8 feet tall, but we've had our contractors design ours to be at a slightly different angle, so that they are only 6'6" tall. Our fence was built to the R-48 zone approved height of 6'6", which means that no one will be able to see the installation from ground level without entering our property.

Our goal is to use our property in a constructive, satisfying way, which will increase its value, while having the minimal possible impact on surrounding plots. In "A Citizen's Guide to Residential Zoning Districts & Regulations," a document produced by our local government, it clearly states that

“the intent of zoning regulations is to allow property owners reasonable use of their property as long as it is not incompatible or detrimental to abutting properties.” These will not be the first solar panels in our neighborhood – 1 block away at 3205 Chamberlayne, one of our neighbors has placed some on their roof; a short distance away at 1620 Brook Road, there is another ground mount in the side yard of a business. There are already numerous large-scale items in the front yards of properties along Chamberlayne within the R-48 zone: many signs, some dumpsters, statues, whole forests of satellite dishes, a fountain. My planned use will be in keeping with current uses in surrounding areas; however, unlike those other installations along my road, my panels will be hidden behind our fence. Most of all, though, anything that increases the value of my property will also increase the value of my neighbors’ land, and we’ve planned in such a way that the change will be unobtrusive, and not visible at all to the casual observer.

Our first zoning application was rejected by the city, though we were not given a reason. By Virginia law, residents cannot be denied the right to place solar panels on their property (Code of Virginia, 67-701) – the only restrictions which are allowed are “reasonable restrictions concerning the size, place, and manner of placement”. We’ve since asked our installers to design with higher-efficiency panels, which has reduced the footprint of the array. I plan on resubmitting the smaller installation to the zoning board, and pursuing a variance in the coming months. With that in mind, I welcome your input as stakeholders in our block’s future. My cell phone number is 540-239-8439, and I can be reached after 5 pm on most any day. If you have any concerns about our plans, would simply like more information, or would like to offer your support, I would appreciate hearing from you when you have the opportunity. In addition, I plan to attend the Ginter Park Residents Association meeting on 7/28, to share my plans with the wider community. Feel free to seek me out at that meeting for more information as well.

The North District section of the Richmond Master Plan specifically references the key place that our household represents in the future of Northside: “Within the multi-family designated area, there remain a number of large original single family structures. Single family use of these structures should be encouraged.” In the City’s Master Plan, page 109, it clearly says that “Attracting and keeping a strong middle-class workforce . . . in the city is substantially related to the overall quality of life, and the overall character of the community”. Richmond’s urban character and cultural resources brought me here in high school, and again after college, but even that passion will have a hard time keeping me here if I am not able to develop my property in the most beneficial way. I’ve always dreamed of powering my own home with solar energy; I’ve planned to do so in such a way that it will not impact my historic home, will be unobtrusive for neighbors and commuters, and ought to help raise property values in a challenged stretch of Chamberlayne.

The City’s Master Plan states on page 26 that its “overall strategy is to aggressively market the City’s older neighborhoods as examples of urban living, and provide incentives to bring middle- and upper-income homebuyers into the City’s housing market.” If the city, or my neighbors, prevent me from pursuing this reasonable use of my property, it would be a disincentive to stay, putting a significant hitch in my plans to put down roots in Northside. That’s why I welcome your input, and would very much like to open up a dialogue if you have any concerns about my plans.

Thank you so much for taking the time to read this letter, and for your consideration as I move forward with my vision for our family’s home. Please feel free to reach out to us at any time.

Fw: Neighbor at 3407 Chamberlayne Ave

Brent E Chermside

Sun 8/21/2016 5:44 PM

To: Brent Chermside <bcherm@hotmail.com>;

Brent Chermside, BSN RN

Education Coordinator

East Virginia Region, Capitol Lakes Group

Richmond, Fredericksburg, E. Fredericksburg

2521 Mechanicsville Tnpk

Richmond, VA 23223

Cell: 540-239-8439



From: Brent Chermside <bcherm@hotmail.com>

Sent: Saturday, August 6, 2016 11:57 AM

To: Brent E Chermside

Subject: Fw: Neighbor at 3407 Chamberlayne Ave

From: Brent Chermside <bcherm@hotmail.com>

Sent: Thursday, July 21, 2016 7:52 AM

To: The Weisensales; districtb1@HistoricGinterPark.org; zoning@historicginterpark.org

Subject: Re: Neighbor at 3407 Chamberlayne Ave

Thanks for the quick response, Stephen!

I'm excited to be here; Richmond and its depth of history are two of my dearest passions. Ginter Park has many similarities to Bon Air, where I spent my childhood, and I'm thrilled to be a steward of such a special place.

I'm applying for a zoning variance. I'm honestly not sure quite why my initial application was rejected -- researching that is one of the many moving parts to this process, all of which I'm having to do in parallel. Hopefully I can have an answer before the meeting. I've contracted with Sigora Solar to build the array, so they prepared the initial application as my representatives, and dealt with the zoning office as my representatives. However, the specific employee who did so has since been let go, and I'm working with new staff at the company; they're trying to find email records of his dealings with the zoning office. If they're unable to find any record, I'll go to City Hall and speak with the Zoning Administrator myself in the next few days. My guess had been that it was rejected based on the fact that there is no specific area of the R48 code that addresses solar panels, or homeowner-installed utilities of any sort. However, I've since found out from the Richmond Regional Energy Alliance that other city residents have been successful at installing ground-mounted arrays. So I'm back to square one in trying to determine what the problem was. The RREA is currently putting a call out to the City's Sustainability Manager, to see if she has any insight to offer.

The zoning variance process is slow, as you may know. One of the requirements is that a citizen must notify all neighbors, as well as any neighborhood association, before the hearing. As a result, I haven't submitted my variance application yet -- I wanted to make sure that I could satisfy that expectation first, so that I wouldn't be on the hook for a continuance fee. The next date for submittal is in mid-August, which would then lead to a mid-October hearing. That means that I certainly could present to the GPRA board before that hearing took place, on whatever date the next board meeting would be held. Would that be more advisable than presenting at the general meeting? I want to satisfy the City's requirements, and also want to open up a dialogue with other stakeholders in the neighborhood, but I'd like to do things in the right order, and not create any unnecessary barriers. If there's not time to present to the whole Association next Thursday, that's not a problem for us at all, as long as it won't appear to the City as though we hadn't met our obligations. If the Board is the better place to start, we'll still attend the meeting to speak to individuals, but could hold off on a public presentation.

I'd love to talk with Chris Hilbert, if that possibility exists. I was happy to see that he chose to keep his council position, as from that seat he can represent me more directly. I've been happy with his work so far.

The variance process only requires that I notify, and then anyone who would like to object can attend the hearing, or could submit their concerns beforehand. However, if the GPRA felt so inclined, a letter of support would meet a higher bar, which I would certainly appreciate.

My solar contractor prepared an updated application, showing the reduced footprint, that I will be submitting as an addendum when I apply for the variance. That application has a property diagram, showing my house, fence, setbacks, and the proposed array. I'll scan that today at work. I can also take

photos of the fence on my property line, to demonstrate the heights in question. I'll be happy to send you both of those by tomorrow at the latest.

Again, thank you for your supportive response, and I look forward to meeting you soon. Please let me know if there's anything else I can provide.

Take care,

Brent

From: The Weisensales <bloomage@verizon.net>

Sent: Wednesday, July 20, 2016 9:13 PM

To: 'Brent Chermshire'; districtb1@HistoricGinterPark.org; zoning@historicginterpark.org

Subject: RE: Neighbor at 3407 Chamberlayne Ave

Brent –

Welcome to the neighborhood, and specifically to an area that could use a caring hand, such as yours. As an architect who is well versed in LEED and IGCC work, I am a strong advocate of home solar. It sounds as though you are making quite an extraordinary effort to address any concerns regarding the appearance of this proposed array.

We actually had our monthly board meeting last night, where I would have loved the opportunity to have you present this to our board. The July 28 general meeting is quite packed – but I will forward your request to the meeting planner to see if we can squeeze in a few minutes for you to speak, then invite you to stay around to answer any questions afterward, if that's possible. You might also be able to snag your Councilman, Chris Hilbert and discuss it with him.

I'll also forward your message to several members of our committee to get their input as well. But first, if you have a plan of the property showing the location of the proposed array, and a photo of the proposed location from the street, this would help to explain what you are proposing. Also, let us know exactly what action is required by the city for this to happen. Are you having to apply for an SUP, a zoning variance, or some other administrative action? Is the city looking for a letter of support from the association?

Once I have this additional info I will get to work on it for you.

Thanks, and good luck with the new house!

Stephen Weisensale, AIA, CSI

Chair, GPRA Planning & Zoning Cmte

Zoning@historicginterpark.org



RE: Neighbor at 3407 Chamberlayne Ave

Shelor.Christina

Fri 7/29/2016 9:25 AM

To: The Weisensales <bloomage@verizon.net>; 'Brent Chermiside' <bchem@hotmail.com>; districtb1@HistoricGinterPark.org <districtb1@HistoricGinterPark.org>;

I will put Brent on the agenda for our August 16th meeting at LGRA.

Thank you!

Christina Shelor, CRM
First Vice President, SunTrust Audit Services
SunTrust Bank
Take a step toward financial confidence.
Join the movement at onUp.com.

Office: 804-291-0206
Mobile: 804-754-5190
Mail Code VA-RVW-4212
1001 Semmes Avenue
Richmond, VA 23224

From: The Weisensales [mailto:bloomage@verizon.net]
Sent: Friday, July 29, 2016 7:50 AM
To: 'Brent Chermiside'; districtb1@HistoricGinterPark.org; Shelor.Christina
Subject: RE: Neighbor at 3407 Chamberlayne Ave

Brent --

Sorry I was not there -- I had a another board meeting in the west end with another group, at the same time. Glad you found the meeting to be informative.

I will ask Christina to put your project on the Board's agenda for our August 16 meeting, and I'll get more info to the board in the meantime. We meet at 7:00 at the Rec Association, on the first floor, back left meeting room. Meanwhile, I will get a message out to our committee this weekend to get their feedback as well.

Stephen Weisensale, AIA, CSI
Chair, GPRA Planning & Zoning Cmte
Zoning@historicginterpark.org

From: Brent Chermshire [<mailto:bcherm@hotmail.com>]
Sent: Thursday, July 28, 2016 9:24 PM
To: The Weisensales; districtb1@HistoricGinterPark.org; zoning@historicginterpark.org
Subject: Re: Neighbor at 3407 Chamberlayne Ave

That was a great meeting! It was a treat to get the chance to see my 3rd district candidates up close and personal; it was also definitely not the meeting for addressing my own concerns, as the time was already quite filled. I'm glad that Norma mentioned how "user-unfriendly" the city's permitting process is, since that's exactly the experience I've been having with my own property. I look forward to the chance to speak to the board soon -- perhaps at the next monthly meeting?

From: The Weisensales <bloomage@verizon.net>
Sent: Wednesday, July 20, 2016 9:13 PM
To: 'Brent Chermshire'; districtb1@HistoricGinterPark.org; zoning@historicginterpark.org
Subject: RE: Neighbor at 3407 Chamberlayne Ave

Brent –

Welcome to the neighborhood, and specifically to an area that could use a caring hand, such as yours. As an architect who is well versed in LEED and IGCC work, I am a strong advocate of home solar. It sounds as though you are making quite an extraordinary effort to address any concerns regarding the appearance of this proposed array.

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I'll also forward your message to several members of our committee to get their input as well. But first, if you have a plan of the property showing the location of the proposed array, and a photo of the proposed location from the street, this would help to explain what you are proposing. Also, let us know exactly what action is required by the city for this to happen. Are you having to apply for an SUP, a zoning variance, or some other administrative action? Is the city looking for a letter of support from the association?

Once I have this additional info I will get to work on it for you.

Thanks, and good luck with the new house!

Stephen Weisensale, AIA, CSI
Chair, GPRA Planning & Zoning Cmte
Zoning@historicginterpark.org

From: Brent Chermshire [<mailto:bchem@hotmail.com>]
Sent: Wednesday, July 20, 2016 8:36 PM
To: districtb1@HistoricGinterPark.org; zoning@historicginterpark.org
Subject: Neighbor at 3407 Chamberlayne Ave

Good evening, gentlemen. I'm reaching out to Peter, as B1 representative, and Stephen, as head of the Planning & Zoning committee.

My name is Brent Chermshire, and I'm your neighbor at 3407 Chamberlayne Ave, directly across the street from the Seminary. I've been in the house for about a year and a half now, fixing it up, and I've also recently joined the Residents Association. I'd like to do some work on my property, and am interested in sharing my plans with the members of the GPRA. I plan to attend the upcoming meeting on July 28th, where I can meet everyone, and hopefully answer any questions that folks may have. I've mailed letters to my immediate neighbors, along Chamberlayne, Hawthorne, and at Union Theological, but I've also attached a copy of the same letter for your perusal.

As I say in the letter, feel free to reach out for more information, or I'll hope to meet you at the meeting next week. My wife is currently 8 months pregnant, so we're in bed by 8 pm, but any time earlier in the day is just fine for a call.

Thanks, and I look forward to speaking with you.

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[ST:XCL]



July 22, 2016

Mr. Brent Chermside
3407 Chamberlayne Avenue
Richmond, Virginia 23227

Dear Mr. Chermside,

We read with interest your attached letter regarding your plans to add a solar power system to your home. We applaud and fully support these plans, as well as the investment you have already made in improving your property. If we can provide any further support for your efforts, please let us know how we might do that. Best of luck!

Sincerely,

Michael B. Cashwell
VP Finance & Administration
Union Presbyterian Seminary





2D 3D Road Aerial Bird's eye

R-4801

R-1

Parcel ID:
N0001437006

Parcel ID:
N0001345020

Parcel ID: N0001345006

Parcel ID: N0001345007

Parcel ID:
N0001338001

Parcel ID:
N0001343016

Parcel ID:
N0001343022

Parcel ID: N0001343008

Parcel ID:
N0001343015

Parcel ID: N0001343005

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bing

Parcel ID: N0001343014

Property D... Sticky Notes Pulse Sec... X August-2... Untitled - ... Solar Appe...



[Print](#)

Property: 3406 Hawthorne Ave **Parcel ID:** N0001343009

Detail

Parcel

Street Address: 3406 Hawthorne Ave Richmond, VA 23222-1822
Owner: GRANDY HATCH D S & RACHAEL M
Mailing Address: 3406 HAWTHORNE AVE, RICHMOND, VA 2322200000
Subdivision Name : GINTER PARK
Parent Parcel ID:
Assessment Area: 208 - Ginter Park
Property Class: 120 - R Two Story
Zoning District: R-1 - Residential (Single Family)
Exemption Code: -

Current Assessment

Land Value: \$90,000
Improvement Value: \$541,000
Total Value: \$631,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 25000
Acreage: 0.574
Property Description 1: GINTER PARK L21 BH
Property Description 2: 0100.00X0250.00 0000.000
State Plane Coords(?): X= 11788668.500015 Y= 3736124.308718
Latitude: 37.57912964 , **Longitude:** -77.44475204



[Print](#)**Property:** 3408 Hawthorne Ave **Parcel ID:** N0001343008

Detail

Parcel

Street Address: 3408 Hawthorne Ave Richmond, VA 23222-1822
Owner: DIETZ WALLACE MONCURE AND CARLTON BREEDEN
Mailing Address: 3408 HAWTHORNE AVE, RICHMOND, VA 23222
Subdivision Name : GINTER PARK
Parent Parcel ID:
Assessment Area: 208 - Ginter Park
Property Class: 120 - R Two Story
Zoning District: R-1 - Residential (Single Family)
Exemption Code: -

Current Assessment

Land Value: \$90,000
Improvement Value: \$428,000
Total Value: \$518,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 25000
Acreage: 0.574
Property Description 1: GINTER PARK L20 BH
Property Description 2: 0100.00X0250.00 0000.000
State Plane Coords(?): X= 11788653.500014 Y= 3736223.293461
Latitude: 37.57940193 , **Longitude:** -77.44479998

[Print](#)**Property:** 3410 Hawthorne Ave **Parcel ID:** N0001343007

Detail

Parcel

Street Address: 3410 Hawthorne Ave Richmond, VA 23222-1822
Owner: FERRIE GORDON H AND GAYNELL ROSE DUDROW FERRIE
Mailing Address: 3410 HAWTHORNE AVE, RICHMOND, VA 23222
Subdivision Name : GINTER PARK
Parent Parcel ID:
Assessment Area: 208 - Ginter Park
Property Class: 130 - R Two Story+ (2.5, 3.0, 3+)
Zoning District: R-1 - Residential (Single Family)
Exemption Code: -

Current Assessment

Land Value: \$90,000
Improvement Value: \$456,000
Total Value: \$546,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 25000
Acreage: 0.574
Property Description 1: GINTER PARK L19 BH
Property Description 2: 0100.00X0250.00 0000.000
State Plane Coords(?): X= 11788639.000007 Y= 3736319.351670
Latitude: 37.57967134 , **Longitude:** -77.44482606

[Print](#)

Property: 3412 Hawthorne Ave **Parcel ID:** N0001343006

Detail

Parcel

Street Address: 3412 Hawthorne Ave Richmond, VA 23222-1822
Owner: FAIN ROBERT E & JUDITH L
Mailing Address: 3412 HAWTHORNE AVE, RICHMOND, VA 2322200000
Subdivision Name : GINTER PARK
Parent Parcel ID:
Assessment Area: 208 - Ginter Park
Property Class: 120 - R Two Story
Zoning District: R-1 - Residential (Single Family)
Exemption Code: -

Current Assessment

Land Value: \$90,000
Improvement Value: \$409,000
Total Value: \$499,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 25000
Acreage: 0.574
Property Description 1: GINTER PARK L18 BH
Property Description 2: 0100.00X0250.00 0000.000
State Plane Coords(?): X= 11788624.000005 Y= 3736417.440790
Latitude: 37.57994117 , **Longitude:** -77.44487404



[Print](#)**Property:** 1007 Melrose Ave **Parcel ID:** N0001338001

Detail

Parcel**Street Address:** 1007 Melrose Ave Richmond, VA 23227-0**Alternate Street Addresses:** 1002 Westwood Ave
: 3406 Chamberlayne Ave
: 3420 Chamberlayne Ave
: 1102 Westwood Ave
: 3410 Chamberlayne Ave
: 1101 Melrose Ave
: 1107 Melrose Ave
: 3412 Chamberlayne Ave
: 1000 Westwood Ave
: 1006 Westwood Ave
: 3402 Chamberlayne Ave
: 1010 Westwood Ave
: 1106 Westwood Ave
: 3401 Brook Road**Owner:** UNION THEOLOGICAL SEMINARY VA**Mailing Address:** 3401 BROOK RD, RICHMOND, VA 2322700000**Subdivision Name :** GINTER PARK**Parent Parcel ID:****Assessment Area:** 430 - North Side**Property Class:** 456 - B Educational**Zoning District:** R-53 - Residential (Multi-Family)**Exemption Code:** 500 - Academic**Current Assessment****Land Value:** \$1,636,000**Improvement Value:** \$10,358,000**Total Value:** \$11,994,000**Area Tax:** \$0**Special Assessment District:** None**Land Description****Parcel Square Feet:** 503396.25**Acreage:** 11.556**Property Description 1:** 0499.62X1004.57 IRG0000.000**State Plane Coords(?):** X= 11787694.500006 Y= 3736039.634450**Latitude:** 37.57890605 , **Longitude:** -77.44745958

[Print](#)**Property:** 1016 Melrose Ave **Parcel ID:** N0001437006

Detail

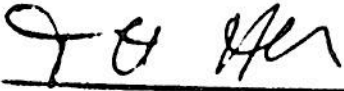
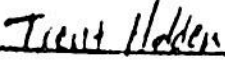
Parcel**Street Address:** 1016 Melrose Ave Richmond, VA 23227-4521**Alternate Street Addresses:** 1000 Melrose Ave
: 1012 Melrose Ave
: 1004 Melrose Ave
: 3500 Chamberlayne Ave
: 1002 Melrose Ave
: 1006 Melrose Ave
: 1008 Melrose Ave
: 1014 Melrose Ave
: 1010 Melrose Ave**Owner:** UNION THEOLOGICAL SEMINARY VA**Mailing Address:** 3401 BROOK RD, RICHMOND, VA 2322700000**Subdivision Name :** GINTER PARK**Parent Parcel ID:****Assessment Area:** 504 - MF East**Property Class:** 315 - R Apartment 12-24 Units**Zoning District:** R-48 - Residential (Multi-Family)**Exemption Code:** -**Unit Count:** 16**Current Assessment****Land Value:** \$120,000**Improvement Value:** \$860,000**Total Value:** \$980,000**Area Tax:** \$0**Special Assessment District:** None**Land Description****Parcel Square Feet:** 29241.68**Acreage:** 0.671**Property Description 1:** GINTER PARK L13 BG**Property Description 2:** 0124.00X0235.82 0000.000**State Plane Coords(?):** X= 11788024.171788 Y= 3736405.188002**Latitude:** 37.57981486 , **Longitude:** -77.44737592

Date: August 6, 2016

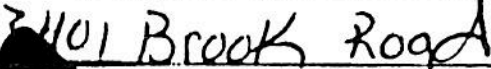
Brent Chermiside:

The following is in response to your August 6, 2016 request for delivery information on your Certified Mail™ item number 70160750000112907691. The delivery record shows that this item was delivered on July 22, 2016 at 9:21 am in RICHMOND, VA 23261. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature section



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,
United States Postal Service

[Print](#)**Property:** 3403 Chamberlayne Ave **Parcel ID:** N0001343014

Detail

Parcel

Street Address: 3403 Chamberlayne Ave Richmond, VA 23227-4577
Owner: ZACH FOUR LLC
Mailing Address: PO BOX 26664, RICHMOND, VA 23261
Subdivision Name : GINTER PARK
Parent Parcel ID:
Assessment Area: 504 - MF East
Property Class: 325 - R Apartments 100+ Units
Zoning District: R-48 - Residential (Multi-Family)
Exemption Code: -

Current Assessment

Land Value: \$145,000
Improvement Value: \$1,140,000
Total Value: \$1,285,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 35917.5
Acreage: 0.825
Property Description 1: GINTER PARK L2PT3 BH
Property Description 2: 0143.67X0250.00 0000.000
State Plane Coords(?): X= 11788436.000008 Y= 3735981.699455
Latitude: 37.57882826 , **Longitude:** -77.44588137



Date: August 6, 2016

Brent Chermiside:

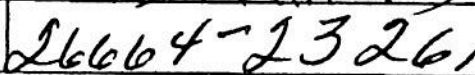
The following is in response to your August 6, 2016 request for delivery information on your Certified Mail™ item number 70160750000112907684. The delivery record shows that this item was delivered on July 26, 2016 at 9:13 am in RICHMOND, VA 23261. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Record

Signature	
Address	

Address of Recipient :

Address	
---------	--

Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,
United States Postal Service

[Print](#)**Property:** 3405 Chamberlayne Ave **Parcel ID:** N0001343015

Detail

Parcel

Street Address: 3405 Chamberlayne Ave Richmond, VA 23227-4515
Owner: BRYANT ROY L & JACQUELIN D
Mailing Address: P.O. BOX 5029, MIDLOTHIAN, VA 23112
Subdivision Name : GINTER PARK
Parent Parcel ID:
Assessment Area: 504 - MF East
Property Class: 355 - R Assisted Living (Licensed)
Zoning District: R-48 - Residential (Multi-Family)
Exemption Code: -

Current Assessment

Land Value: \$95,000
Improvement Value: \$324,000
Total Value: \$419,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 35500
Acreage: 0.815
Property Description 1: GINTER PARK L4PT3 BH
Property Description 2: 0142.00X0250.00 0000.000
State Plane Coords(?): X= 11788415.000006 Y= 3736123.147197
Latitude: 37.57909423 , **Longitude:** -77.44594339



Date: August 6, 2016

Brent Chermide:

The following is in response to your August 6, 2016 request for delivery information on your Certified Mail™ item number 70160750000112906595. The delivery record shows that this item was delivered on July 28, 2016 at 12:09 pm in MIDLOTHIAN, VA 23112. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,
United States Postal Service

[Print](#)**Property:** 3505 Chamberlayne Ave **Parcel ID:** N0001343020

Detail

Parcel**Street Address:** 3505 Chamberlayne Ave Richmond, VA 23227-**Alternate Street Addresses:** 3503 Chamberlayne Ave**Owner:** HAWTHORNE HALL COMPANY LLC**Mailing Address:** 3505 CHAMBERLAYNE AVE, RICHMOND, VA 23227**Subdivision Name :** GINTER PARK**Parent Parcel ID:****Assessment Area:** 504 - MF East**Property Class:** 325 - R Apartments 100+ Units**Zoning District:** R-48 - Residential (Multi-Family)**Exemption Code:** -**Current Assessment****Land Value:** \$930,000**Improvement Value:** \$3,017,000**Total Value:** \$3,947,000**Area Tax:** \$0**Special Assessment District:** None**Land Description****Parcel Square Feet:** 149850**Acreage:** 3.44**Property Description 1:** GINTER PARK L6-11 BH**Property Description 2:** 0599.40X0250.00 0000.000**State Plane Coords(?):** X= 11788346.500027 Y= 3736588.085245**Latitude:** 37.57962801 , **Longitude:** -77.44618698

[Print](#)**Property:** 3503 A Chamberlayne Ave **Parcel ID:** N0001343022

Detail

Parcel

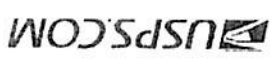
Street Address: 3503 A Chamberlayne Ave Richmond, VA 23227-
Owner: HAWTHORNE HALL COMPANY LLC
Mailing Address: 3505 CHAMERLAYNE AVE, RICHMOND, VA 23227
Subdivision Name : GINTER PARK
Parent Parcel ID:
Assessment Area: 504 - MF East
Property Class: 306 - R Apartment Parking Lot/Deck
Zoning District: R-48 - Residential (Multi-Family)
Exemption Code: -

Current Assessment

Land Value: \$16,000
Improvement Value: \$8,000
Total Value: \$24,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 6200
Acreage: 0.142
Property Description 1: PARCEL B
Property Description 2: 0100.00X0062.00 0000.000
State Plane Coords(?): X= 11788490.500008 Y= 3736257.045590
Latitude: 37.57956780 , **Longitude:** -77.44552298



USPS Tracking®

Still Have Questions? [Click Here](#)

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Tracking Number: 70160750000112906793

On Time Updated Delivery Day: Wednesday, August 17, 2016

Product & Tracking Information

Postal Product: First-Class Mail®

Features: Certified Mail™

August 17, 2016, 11:04 am Delivered, Left with Individual RICHMOND, VA 23226

Your item was delivered to an individual at the address at 11:04 am on August 17, 2016. If you have any questions, please call 1-800-ASK-USPS.

DATE & TIME	STATUS OF ITEM	LOCATION
August 17, 2016, 9:04 am	Out for Delivery	RICHMOND, VA 23226
August 17, 2016, 8:38 am	Sorting Complete	RICHMOND, VA 23226
August 17, 2016, 8:18 am	Arrived at Unit	RICHMOND, VA 23226
August 16, 2016, 9:57 pm	Departed USPS Facility	SANDSTON, VA 23150
August 15, 2016, 10:09 pm	Arrived at USPS Facility	SANDSTON, VA 23150
August 15, 2016, 5:03 pm	Departed Post Office	RICHMOND, VA 23227
August 15, 2016, 4:28 pm	Acceptance	RICHMOND, VA 23227

Track Another Package

Tracking (or receipt) number

Manage Incoming Packages

Track all your packages from a dashboard. No tracking numbers necessary. Sign up for My USPS

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent to **Lawrence Saltzman**

Street and Apt. No., or PO Box No. **716 Patterson Ave Sute 101**

City, State, ZIP+4® **Richmond VA 23226**

PS Form 3800, April 2015 7500-02-000-9047 See Reverse for Instructions

9679 0621 1000 0570 9107

Re: Meeting regarding the SUP application for 3407 Chamberlayne Av.

Brent Chermside

Thu 10/20/2016 9:00 PM

To: Townes, Lisa F. - City Council Liaison <Lisa.Townes@richmondgov.com>;

I am, thank you. My phone number, again, is 540-239-8439. I look forward to hearing from him.

From: Townes, Lisa F. - City Council Liaison <Lisa.Townes@richmondgov.com>

Sent: Thursday, October 20, 2016 7:13 PM

To: Brent Chermside

Subject: RE: Meeting regarding the SUP application for 3407 Chamberlayne Av.

Ate you available on tomorrow, Friday, October 21 between noon and 1? He can call.

Lisa F. Townes, Liaison
3rd Council District
900 East Broad Street
Richmond, VA 23219
804*646*6055
lisa.townes@richgov.com

-----Original Message-----

From: Brent Chermside [<mailto:bcherm@hotmail.com>]

Sent: Wed 10/19/2016 6:05 PM

To: Townes, Lisa F. - City Council Liaison

Subject: Re: Meeting regarding the SUP application for 3407 Chamberlayne Av.

Nope; not yet. How can we make this work?

Thanks!

From: Townes, Lisa F. - City Council Liaison <Lisa.Townes@richmondgov.com>

Sent: Wednesday, October 19, 2016 11:41 AM

To: Brent Chermside

Subject: RE: Meeting regarding the SUP application for 3407 Chamberlayne Av.

Good morning - has he responded?

Lisa F. Townes, Liaison
Richmond City Council
Northside Third District
900 E. Broad Street, Suite 305
Richmond, VA 23219
804.646.6055 office
804.646.5468 facsimile
lisa.townes@richmondgov.com<<mailto:lisa.townes@richmondgov.com>>

"Before you speak, ask yourself: Is it kind, is it necessary, is it true, does it improve on the silence?"
(Shirdi Sai Baba)

From: Brent Chermside [<mailto:bcherm@hotmail.com>]

Sent: Sunday, October 16, 2016 3:33 PM

To: Christopher Hilbert

Cc: Hilbert, Chris A. - Council Member; Townes, Lisa F. - City Council Liaison

Subject: Re: Meeting regarding the SUP application for 3407 Chamberlayne Av.

I am so sorry to hear that she is still unwell. Here is my phone number again: 540-239-8439.

Would it be reasonable for us to meet via telephone? At this point, my SUP application has been delayed for 2 months while I've tried to connect with you, and I'd really like to be able to move forward with it. My finances, and my family's plans, are tied up until this is resolved, and we need it to progress.

I need your support with the City Council to feel like there will be a positive resolution, so we can approach it in whatever way would make you feel most comfortable. I see a benefit to meeting with you personally, but if that's not practical with your family and your busy schedule, then perhaps the telephone would be better for now.

27

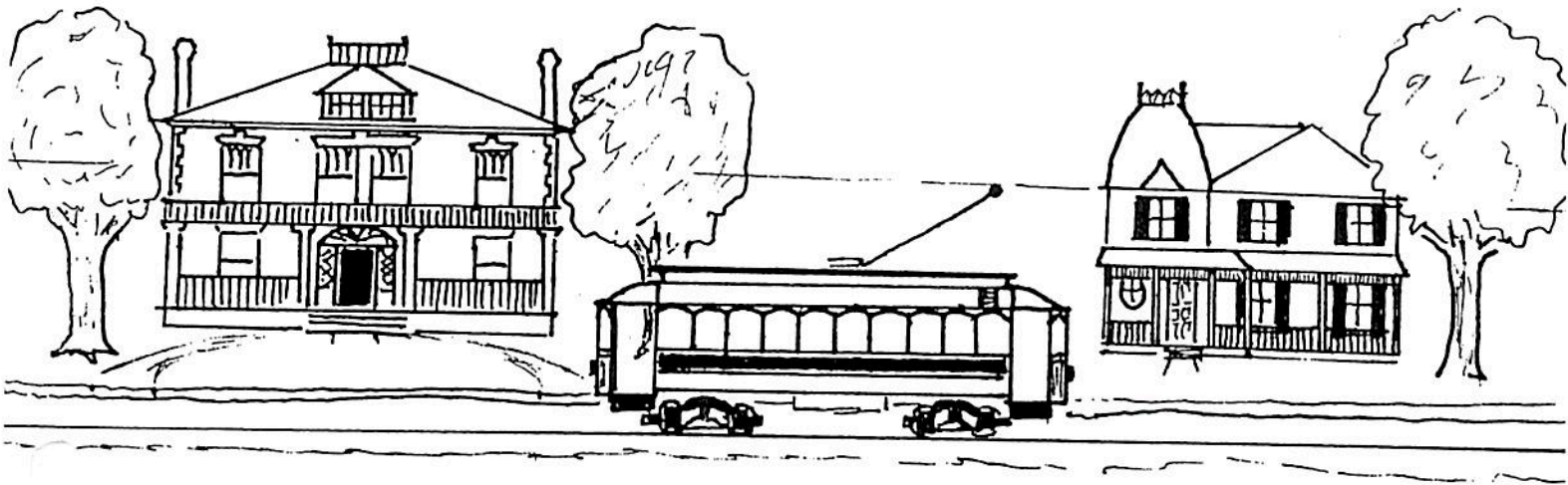
Green Appendix

TAKE A NEW LOOK
AT OLD

OCT 24 1900

Chamberlayne Ave.

ONCE A RIVAL TO MONUMENT AVENUE IN ELEGANCE
SEE HOW MANY ARCHITECTURAL GEMS REMAIN FROM THE BIRTH OF GINTER PARK
--- BUT SEE THEM NOW!



HISTORICAL WALKING TOUR
WESTWOOD TO LABURNUM

SUN. OCT. 24 1:30

RAIN DATE NOV. 7

ASSEMBLE ON SEMINARY GROUNDS COR. WESTWOOD

TOUR INTERIOR OF
2ND OLDEST HOUSE IN GINTER PARK (1870)

REFRESHMENTS

FREE TOUR BY GINTER PARK RESIDENTS ASS



CHAMBERLAYNE AVENUE TOUR

Introduction

Chamberlayne Avenue was named for Francis W. Chamberlayne, who owned this property from 1862 until he sold it to Major Ginter in 1890. In the 1860's and early '70's Frank Chamberlayne was a wholesale grocery and liquor merchant, living at his family home Montrose, which was located on the south side of Laburnum Ave. near the city limits. In the mid '70's he moved into the city and became an agent for the Life Insurance Company of Virginia.

By 1891 Lewis Ginter had acquired all of the land east of Brook Road extending from the Hood's Nurseries at Rennie Ave. almost up to North Avenue. A map dated 1895 is the first appearance of Chamberlayne Ave., with a note that the length from Westwood to $\frac{1}{2}$ block north of Laburnum was the stretch "now open and dedicated to the public". Of course, Chamberlayne was the back door to the Seminary, where construction began in 1896.

Besides Ginter and the Seminary, the third factor influencing the development of Chamberlayne Ave. was the trolley. The streetcar line which served Ginter Park was owned by the Brookland Railway and Improvement Company and operated by the Richmond Railway and Electric Co., which operated a general citywide system. In 1895 their car line, which left 1st. and Broad and went through Barton Heights, was extended from Brookland Park Boulevard up the median strip of Chamberlayne to Walton in order to serve the Seminary.

The ultimate destination of early streetcar lines was often an amusement park, such as Reservoir, or Byrd, Park or Forest Hill Park, and the Northside was no exception. In 1896 Ginter opened his Lakeside Park and Country Club on Lakeside Ave. beyond Hilliard Road. At its height the park included a café and even a zoo. In 1897 the trolley line was extended up Chamberlayne from Walton to Laburnum, where it turned west over to Hermitage Road and out Lakeside to the park.

Because the trolley took only 15 minutes and 5¢ to get into the city, Ginter Park became a typical streetcar suburb, and residents had little need for horse and carriage or early automobiles.

[Cross Westwood to corner house]

3218
Seminary
owned
c.1900

After the first Professor's Residences were built on Westwood in 1897, this house is probably the next one the Seminary constructed. From 1900 on it was the home of the Rev. James P. Smith, a professor and editor of the Central Presbyterian Magazine. In 1918 this house was the ^{home} ~~birthplace~~ of PSCE, or as it was called then, the General Assembly Training School for Lay Workers. *Seniors lived on the upper stairs, whereas classrooms and the dining room were on the first fl*

Architecturally the house is on the border between 2 styles. The mass is a restrained Queen Anne with its varied roof line, but there are some Colonial Revival details, such as the cornices over the windows. Other attractive details are the wrap around porch with original columns, an elliptical stained glass window on the Westwood side, and nice brick chimneys. Originally the house was probably frame, not stucco, and had a deck on the roof.

3617
Staley
1909

Without knowing the history of this 1909 house, architects who provided information for the tour suspected that the house has been altered radically. They correctly guessed that the roofline was originally a Dutch Colonial gambrel roof, and that the porch pillars should have been squat stout round piers.

In the 1920's the house burned and the owner, Thomas Whittet, partner in T.W. Wood, a seed company, did not rebuild it on the original design. As a tragic footnote, years later the Whittet daughter moved to Windsor Farms, where a house fire killed her, her husband and children.

[Before crossing corner at Laburnum]

Here at the intersection I should mention the final chapter of the trolley story. By the 1920's the Chamberlayne Ave. line ended here at Laburnum. To go out to Lakeside you had to change cars and wait in a gazebo in the center of the street. It was always interesting to watch the Lakeside cars being turned around on a switch whose tracks went around the gazebo. The Lakeside line ended operation on Jan. 1, 1929, while the Chamberlayne Ave. line ceased on Nov. 9 of that same year.

[Cross to northeast corner property]

3801
Connell
c.1895

This house is all that remains of a row of 5 1890's cottages similar to the row on Hawthorne Ave. For over 60 years this one has been owned by the family of Matthew Connell, a dentist.

We have here a Queen Anne type cottage with elements from Colonial Revival. Notice the interesting pattern of shingles on the second floor. Shiplap siding on the first floor is also original. However the doorway and porch pillars are from a later style.

[Cross to northwest corner]

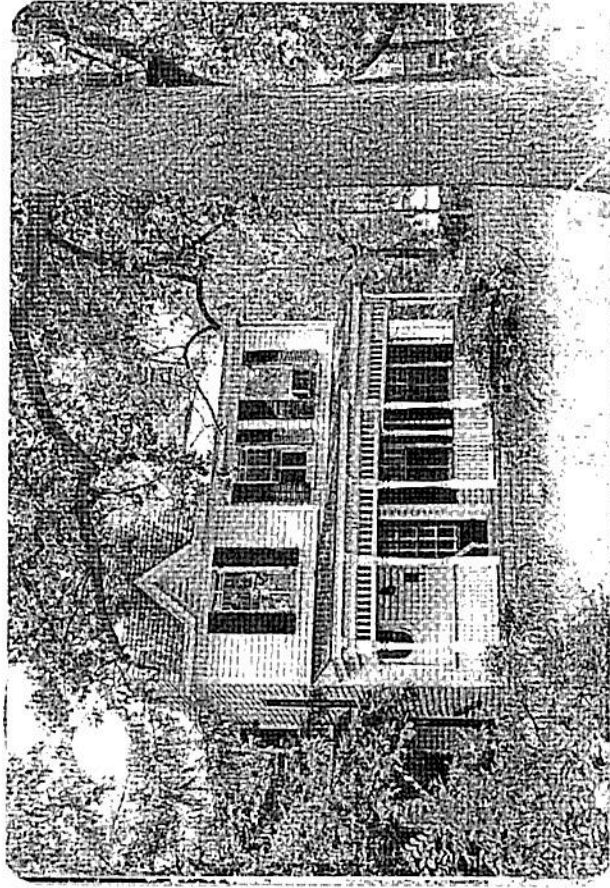
3800
Methodist
Church
1910

Though this 1910 house was built by a dentist, Irvin Smith, it is best remembered by Ginter Parkers as the home of Walker D. Stuart, president of Richmond Hardware Co. Stuart was a self-made man, a workaholic who spent 12 hours a day at work plus Saturday and Sunday. When he died he left \$2 million.

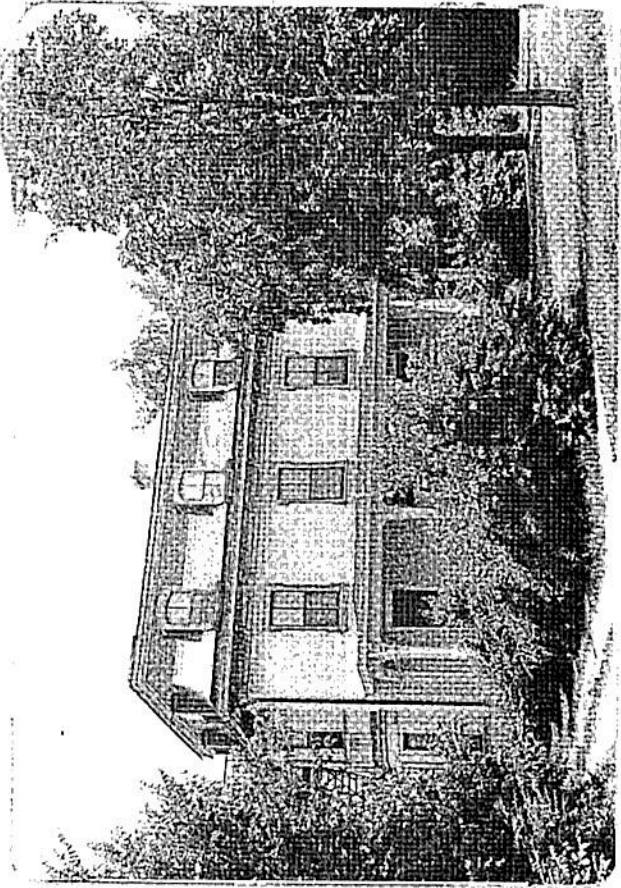
Imagine under the white paint the original red brick Colonial Revival. The hip roof probably had a deck. On the Chamberlayne side the gable has a bullseye window, whereas the Laburnum side dormer has a Palladian-type window. Look closely above the 2nd floor windows for the jack arches. The multi-light window pane was popular around the turn of the century. On the corners of the building are pilasters, looking like columns, in a return to the classical style. The two porches connected by a terrace also sport classical Ionic columns.

[Cross Laburnum going south. Stop at 3614--little office in front]

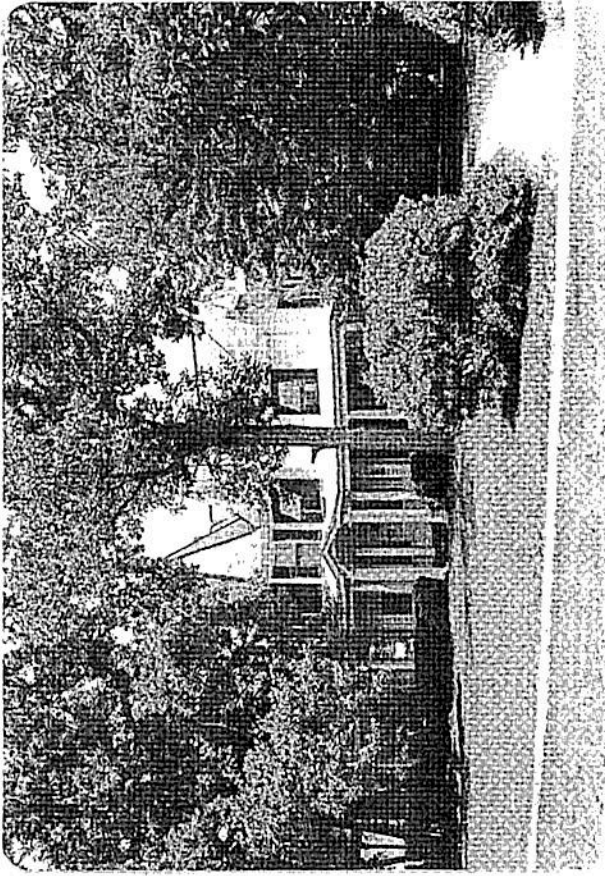
On these 3 adjacent lots flowed much of the creative and artistic juices of Ginter Park. At 3614 here was the home of artist and suffragette Adele Clarke and poet Willoughby Ions. To the right at 3616 lived Mrs. Rhinehart, well-known voice teacher. To the left at 3612 was the home of Hilton Ruffy, composer and U. of Richmond pianist, who also played the carillon.



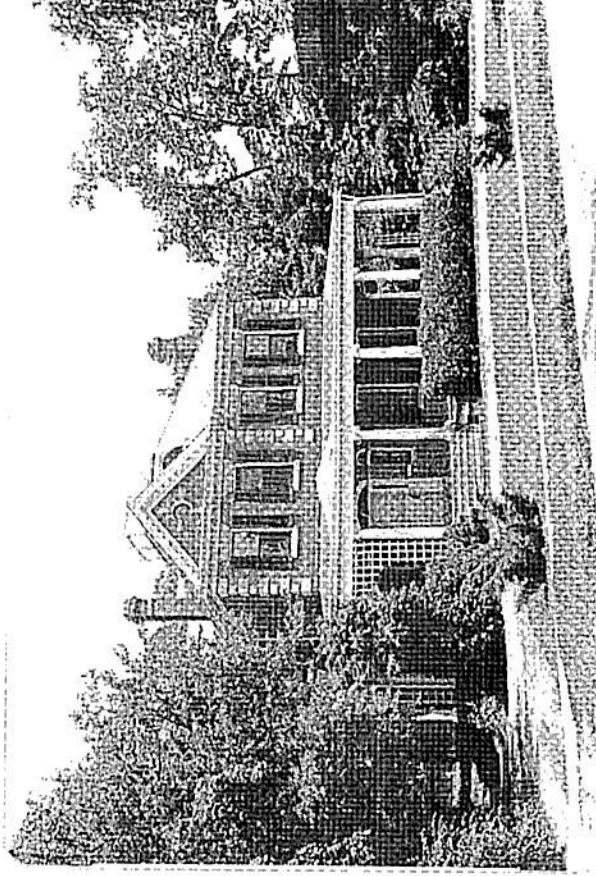
3407 CHAMBERLAYNE AVE BUILT BEFORE 1895
PERHAPS BEST SMALL QUEEN ANNE HOUSE IN GINTER PARK
NOW THREATENED WITH DEMOLITION



3607 CHAMBERLAYNE AVE
MANSARD HOUSE MOVED HERE FROM BYRD PARK AREA
ONLY HOUSE OF THIS TYPE IN GINTER PARK



3601 CHAMBERLAYNE AVE
BUILT BEFORE 1895 BOUGHT IN 1916 BY
JAMES KLINE RICHMOND AUTOMOBILE MANUFACTURER (KLINEKAR)
HIS DAUGHTER LIVES HERE TODAY



3605 CHAMBERLAYNE AVE

City of Richmond
 City Assessor's Office
 900 East Broad Street, Room 802
 Richmond, Virginia 23219

2017 NOTICE OF GENERAL REASSESSMENT

RETURN SERVICES REQUESTED

Notice Date: June 25, 2016

THIS IS NOT A TAX BILL



CHERMSIDE BRENT E AND
 3407 CHAMBERLAYNE AVENUE
 RICHMOND, VA 23227

Code of Virginia § 58.1-3330 requires that a notice of reassessment be mailed to the property owner's last known address.

The City of Richmond reassesses all real estate each January 1 in compliance with VA Code § 58.1-3330 and City of Richmond Code § 98-39. Unless revised, the following Proposed Assessment will be certified on the 2017 land book.

Map Reference: N0001343016 Council District: 302
 Property Address: 3407 Chamberlayne Ave Assessment Area: 208
 Property Description: PARCEL A

2017 Proposed Assessment		2016 Prior-Year Assessment		2015 Prior-Year Assessment	
Land	\$55,000	Land	\$45,000	Land	\$54,000
Building	\$135,000	Building	\$137,000	Building	\$184,000
Total	\$190,000	Total	\$182,000	Total	\$238,000
Tax Rate:	\$1.20/\$100	Tax Rate:	\$1.20/\$100	Tax Rate:	\$1.20/\$100
Gross Annual Tax:	\$2,280	Gross Annual Tax:	\$2,184	Gross Annual Tax:	\$2,856
% Change:	4.40%		-23.53%		

Note: The tax above does not reflect Area Tax, Special District Tax, Tax Relief or Rehabilitation Credits.

The 2017 Proposed Assessment is subject to revision if an error is discovered or property characteristics change by December 31, 2016.

The 2017 Proposed Assessment will be certified to the Department of Finance for real estate billing after the owner has had an opportunity to file an **Application for Office Review**. Such application must be properly completed and filed with the City Assessor no later than **July 31, 2016**. The application form and filing instructions can be obtained at the City Assessor's Office during normal business hours (8:00AM-5:00PM) Monday through Friday, or at www.richmondgov.com/Assessor. Sales data and comparable property assessment information is available at this office or on the department's website.

SPECIAL NOTICE: As per City Council Ordinance (2016-141), all new buildings or value changes greater than \$500 are subject to assessment upon being substantially complete or fit for use and occupancy. A separate supplement assessment notice will be prepared for this purpose.

If the above mailing address is incorrect, please notify the Office of City Assessor promptly



The New York Times <http://nyti.ms/1DAQg4P>

REAL ESTATE

Appraising Solar Energy's Value

Solar Panels and Home Values

Mortgages

By LISA PREVOST FEB. 20, 2015

New research sponsored by the **Department of Energy** shows that buyers are willing to pay more for homes with rooftop solar panels — a finding that may strengthen the case for factoring the value of sustainable features into home appraisals.

The study, conducted by the **Lawrence Berkeley National Laboratory** in California, examined sales data for almost 23,000 homes in eight states from 2002 to 2013. About 4,000 of the homes had solar photovoltaic systems, all of them owned (as opposed to being financed through a lease with the solar company).

Researchers found that buyers were willing to pay a premium of \$15,000 for a home with the average-size solar photovoltaic system (3.6 kilowatts, or 3,600 watts), compared with a similar home without one. Put another way, that translates to about four additional dollars per watt of solar power.

The study involved more solar property sales than previous research, making this sample particularly “robust,” said Sandra Adomatis, an appraiser in Punta Gorda, Fla., who is considered an expert in “green” valuation and is one of the study’s authors.



“This study is important for the buying public and the lending side,” Ms. Adomatis said, “and appraisers can say, here’s some proof there is some value to the system.”

More homeowners have been installing these systems as the cost of solar technology has dropped over the last decade. As of mid-2014, more than a half-million homes had solar systems, according to the report.

Real estate agents, appraisers and lenders are still trying to catch up with the technology, along with other energy-saving features, in terms of calculating their effect on home values — or lack thereof — in any given market.

Fannie Mae has acknowledged the growing proliferation of solar. In December, the government-sponsored institution issued a guideline specifying that if a house has an owned solar system, the appraiser should analyze the system and the market to see if it adds value.

The guideline provides “critical verbiage to give us some leverage” with lenders, said Gerard O’Connor, an appraiser in Lindenhurst, on Long Island, who has been trained in green valuation.

Long Island’s high electric costs have made it an attractive market for solar. About 40 percent of all systems installed in New York are on Long Island, according to the state’s Energy Research and Development Authority. Buyers are “certainly willing to pay more” for a house with the electric bills to prove the savings attached to its solar system, Mr. O’Connor said. But, he added, most lenders haven’t yet recognized that market shift.

Arthur Wilson, a builder developing five homes (all presold) with geothermal and solar panels in Middle Island on Long Island, has had his own issues with lenders. He said that an appraisal of \$498,000 for the second house to be completed was recently “shot down” as too high by bank reviewers who he said were untrained in valuing green home features.

The lender asked Mr. O’Connor to look at the appraisal, and he said that he believed it was accurate in estimating the value of energy-saving features.



“Any new item or feature is always a nightmare in appraising,” Mr. O’Connor said.

He noted that, under the new Fannie Mae guideline, appraisers may not add value for leased solar systems, which are increasingly popular because they usually require no money upfront.

The Berkeley lab report notes that more research is needed into the effect of leased systems on home value.

A version of this article appears in print on February 22, 2015, on page RE6 of the New York edition with the headline: Appraising Solar Energy’s Value.

© 2016 The New York Times Company



Orange Appendix

Code of Virginia

Title 67. Virginia Energy Plan

Chapter 7. Covenants Restricting Solar Energy Collection Devices

§ 67-701. Covenants regarding solar power.

A. No community association shall prohibit an owner from installing a solar energy collection device on that owner's property unless the recorded declaration for that community association establishes such a prohibition. However a community association may establish reasonable restrictions concerning the size, place, and manner of placement of such solar energy collection devices on property designated and intended for individual ownership and use. Any resale certificate pursuant to § 55-79.97 and any disclosure packet pursuant to § 55-599.5, as applicable, given to a purchaser shall contain a statement setting forth any restriction, limitation, or prohibition on the right of an owner to install or use solar energy collection devices on his property.

B. The community association may prohibit or restrict the installation of solar energy collection devices on the common elements or common area within the real estate development served by the community association. A community association may establish reasonable restrictions as to the size, place, and manner of placement or installation of any solar energy collection device installed on the common elements or common area.

2006, c. 939; 2008, c. 881; 2009, c. 866; 2013, c. 837; 2014, c. 520.





MDV-SEIA GUIDE FOR HOMEOWNERS ASSOCIATIONS ON SOLAR INSTALLATIONS IN VIRGINIA

Abstract

The Maryland, DC, and Virginia Solar Energy Industries Association (MDV-SEIA) has recently received numerous inquiries from Virginia HOAs asking us to assist with the writing of solar installation guidelines for their covenants. We have also had requests for assistance from individual home owners whose HOAs were prohibiting their proposed solar arrays. This document is intended to provide MDV-SEIA's position on the matter, assist HOAs with compliance with the law, and provide general guidelines for what could be considered reasonable restrictions for solar array installations.

Updated: December 2, 2014



MDV-SEIA

MDV-SEIA Guide for HOAs on Solar Installations in Virginia

The Maryland, DC, and Virginia Solar Energy Industries Association (MDV-SEIA) has recently received numerous inquiries from Virginia HOAs asking us to assist with the writing of solar installation guidelines for their covenants. We have also had requests for assistance from individual home owners whose HOAs were prohibiting their proposed solar arrays. This document is intended to provide MDV-SEIA's position on the matter, assist HOAs with compliance with the law, and provide general guidelines for what could be considered reasonable restrictions for solar array installations.

Prohibitions Against Solar Installations

During the 2014 Virginia General Assembly session a law was passed (Senate Bill 222) which removed the grandfathering clause that had previously allowed HOAs in Virginia to restrict solar installation provided these covenants were effective prior to July 1, 2008. With the passage of this law:

No community association shall prohibit an owner from installing a solar energy collection device on that owner's property unless the recorded declaration for that community association establishes such a prohibition. However a community association may establish reasonable restrictions concerning the size, place, and manner of placement of such solar energy collection devices on property designated and intended for individual ownership and use.

MDV-SEIA understands that HOA declarations often allow an HOA Board of Directors to adopt rules, regulations, and covenants, but these rules, regulations, and covenants should not be considered as part of and included within the recorded declarations.

Establishment of Reasonable Restrictions on Solar Installations

In addition, the 2014 changes to the law do not require HOAs to specifically address the installation of solar energy collection devices in their rules, regulations, and covenants. Rather, the law provides for limitations if an HOA desires to do so. In this case, MDV-SEIA suggests any such references to be as unrestrictive as possible to avoid additional costs to the homeowner and to provide the greatest potential for energy collection. We would advise language such as *"Solar panels are allowed, but the location must be reviewed and approved by the Covenants Committee. Location and placement will be allowed as required for homeowner to install a system size that is up to and within the limitations of the current net metering code."*

The current net metering code allows for residential installations up to 20 kW which would require approximately 1,200 and 1,500 SF of unshaded pitched roof area. A 20 kW solar array would, however, most likely far exceed usable energy generation for most homes in

Maryland, DC, and Virginia Solar Energy Industries Association (MDV-SEIA)
PO Box 181 - Washington, DC 20044

www.mdv-seia.org
(571) 766-8638
director@mdv-seia.org



MDV-SEIA

developments with covenants that would wish to restrict solar arrays. A typical residential installation is between 3 kW and 12 kW, although larger installations should not be disallowed provided they are reasonable and are required for homeowner to meet energy usage.

The Virginia Code does allow for HOAs to include reasonable restrictions within their covenants for solar installation, but only related to size, place, and manner of placement. It is MDV-SEIA's position that this code section does not allow for restrictions based on aesthetics.

What does all this mean? If your HOA wishes to include restrictions beyond those which we propose above, then these must comply with the law. Such restrictions must be only "*reasonable restrictions concerning the size, place, and manner of placement.*"

Based on our members' experience in both Virginia and other jurisdictions, it is our opinion that a restriction is likely to be found to be reasonable if it:

- has some rational basis;
- does not prevent the use of solar energy collection devices (i.e. by requiring installation in a location or at an orientation that does not get sufficient sun);
- does not create excessive additional expenses for the lot or building owner seeking to install the device; and
- is not otherwise unduly burdensome.

Examples of restrictions that MDV-SEIA would agree are reasonable include requiring panels to be as close to flat on the roof as possible (parallel to roof surface and flush mounted), preferring installation on the rear of the house if this does not interfere with usefulness of the solar energy collecting device (in terms of orientation), and requiring that wiring and other components be concealed as much as possible.

On the other hand, examples of restrictions that MDV-SEIA would view as unreasonable include requiring placement in a location that does not get enough sun to make the solar energy collection device useful, requiring the use of technology that does not exist, is not readily available, features a premium price to be incurred for the same rated capacity of traditional systems, restrictions based on size of a system that meets the limitations of current net metering code, restrictions based on the aesthetics of the panels themselves such as color or shape, or other restrictions that make use of solar energy collection devices impossible or not feasible for a typical lot owner.

Below are some examples of reasonable restrictions (YES) and those that MDV-SEIA does not consider reasonable (NO) for pitched rooftop installation, flat rooftop installations, and ground mounted installation.

Maryland, DC, and Virginia Solar Energy Industries Association (MDV-SEIA)
PO Box 181 - Washington, DC 20044
www.mdvseia.org
(571) 766-8638
director@mdvseia.org



MDV-SEIA

YES	NO
Size - Limit size to within current net metering code limitations	Restrict system to below a specific size (5 kW)
Place - Prefer rear unless this interferes with collection of energy	System cannot be visible from street
Manner of Placement - Installation parallel to roof line	Panel color must match roof or other construction
Manner of Placement - Wiring and components concealed as much as possible	Wiring and components are not to be visible
Manner of Placement - Design must be in compliance with current building code	Design must blend in with design of the building
Place - Ground mount systems are only allowed in the event that there is sufficient space and property and building are such that a ground mount system is required for collection of energy	Ground mount systems are not allowed
Manner of Placement - For rooftop systems installed on flat roofs a low profile ballasted array is preferred, provided structural limitations of the roof will allow. If the roof structure will not support a low profile ballasted system, a penetrating racking system is acceptable.	Installations on flat roofs must not be visible from street

Thank you for contacting MDV-SEIA and the solar industry in Virginia to address your concerns regarding this issue. If you need further assistance please contact us and we will put you in touch with an MDV-SEIA member installer that will be able to provide answers regarding acceptable HOA rules and other solar related questions. If you are interested in having an installer speak to your HOA regarding the opportunities and barriers for solar in Virginia, I would be happy to assist you.

Sincerely,

Dana Sleeper
Executive Director

Disclaimer: The materials provided herein are for informational purposes only and not for the purpose of providing legal advice. You should contact an attorney to obtain advice with respect to any particular issue or problem. The opinions and information expressed herein are the opinions of MDV-SEIA and may not reflect the opinions of any individual member of the Association.

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Production Factors
Front Yard

- 1) 81%
- 2) 74%
- 3) 77%
- 4) 86%
- 5) 86%
- 6) 84%
- 7) 86%
- 8) 86%
- 9) 83%
- Average - 82.5%

Production Factors
Back Yard

- 0) 57%
- 1) 39%
- 2) 55%
- 3) 62%
- 4) 72%
- 5) 65%
- Average - 58%

- 7) 8) 9)
- 4) 5) 6)
- 1) 2) 3)

3407 Chamberlayne Ave

10.)

13.)

11.)

12.)

15.)

14.)

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City of Richmond Board of Zoning Appeals
900 E. Board St.
Richmond, VA 23219

8/10/2016

Sigora Solar, LLC
3015 West Clay St.
Richmond, VA 23230

Dear City of Richmond Board of Zoning Appeals,

Sigora Solar, LLC has taken solar access measurements throughout Mr. Chermside's front and back yard. We used a Solmetric Suneye, which is a preeminent shade measurement tool that measures the available solar energy by determining shading patterns for a particular site throughout the year. We have come to the conclusion that the only area suitable for a solar array is the front yard, requiring Mr. Chermside request for a variance

When conducting a site assessment for solar array placement, we are looking for a 70% Solar availability or higher. 70% is the lowest practical value because the system will still produce at least its DC current nameplate capacity. Any lower and the solar system's production is inhibited and the economic payback significantly negatively impacted for our clients. We will not install a system with such limited production because it's a disservice to our clients and does not meet industry standards.

Mr. Chermside has great solar access in his front yard. The average solar access is 82.5%. This will enable his system to produce a healthy annual production of solar energy. The same cannot be said of the backyard; Mr. Chermside's back yard has an average of 58% solar availability throughout the whole yard. Our professional assessment would be to reject this area outright.

With specific reference to the R-48 historic district in which Mr. Chermside's property is located, both he and Sigora insist on respecting the historical integrity of the yard. The only way to mitigate backyard shade would be to cut one historically protected tree of great value, which we are in agreement with Mr. Chermside is an unacceptable option.

Sigora's Solar Director of Design and Engineering along with their Installation Project Manager have extensively modified the array design and equipment specifications in order to minimize the visibility of the solar array; in essence, camouflaging it by reducing the array height and locating it behind the existing 6'-6" foot fencing. The actual size and footprint of the array have been reduced as well.

540-949-6553 • www.SigoraSolar.com • 3015 West Clay St, Richmond VA 23230 1



7



In conclusion, Mr. Chermside's front yard is the ideal location for a solar array. The backyard is an unacceptable option for the reasons listed above.

It is our professional opinion that the front yard is the only viable option. Hopefully with the evidence provided and the design changes made, the Board will come to the same conclusion and grant Mr. Chermside the variance needed to place the array in the front yard.

We thank you for your consideration to enable solar to flourish with our efforts to effectively preserve the historic aesthetics of the neighborhood.

Best Regards,

A handwritten signature in black ink, appearing to read "Jon Kirchner".

Jon Kirchner, Director of Design and Engineering
Sigora Solar, LLC

A handwritten signature in black ink, appearing to read "Brendan M. McDowell".

Brendan McDowell, Program Manager
Sigora Solar, LLC



Neighbors question Richmond's plans to remove 42 trees on Seminary Avenue

By NED OLIVER Richmond Times-Dispatch | Posted: Thursday, August 4, 2016 11:00 pm

The city of Richmond has marked 42 trees for removal along two blocks of Seminary Avenue due to damage sustained during the massive storm that hit in June, startling some residents who worry the loss will forever change their neighborhood.

“We’re going to tie ourselves to these trees if we have to,” said Susan Hefty, who described chasing off 10 trucks from a tree removal company hired by the city when they arrived earlier this week.

Seminary Avenue in Richmond stands out even in leafy North Richmond for its tall, thick canopy of old-growth trees. Perhaps as a direct result of the unusually thick foliage, the street was among the hardest hit when intense winds struck July 16, causing mass damage and power outages around the region.

In the storm’s aftermath, city officials said 900 trees in Richmond were damaged or destroyed. The trees on Seminary, however, are the only storm-damaged trees to appear last week on the city’s monthly list of trees slated for removal.

Neighborhood residents say they recognize some trees were damaged beyond repair, but that the city’s arborists went overboard.

“Knowing that this block is known for its tree canopy and 100-year-old willow oaks, we thought the city would have some level of process and sensitivity,” said Robin Levey.

The city posted tree-removal notices on all four trees in front of Levey’s house on the 3900 block of Seminary. In response, she hired a private arborist to assess whether the trees could be saved.

That arborist, Joel Koci, an extension agent at Virginia State University who specializes in urban forestry, said he believed all four trees could be saved, and that roughly half of the trees in the larger neighborhood targeted by the city could be salvaged.

He said each tree needs to be individually assessed, but in the absence of such major defects as cracks and splits, many would recover from the loss of major limbs if pruned correctly.



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Workers began removing trees from Seminary Avenue that neighbors and the city agreed pose an immediate safety hazard.

The city's position is unclear. Sharon North, a spokeswoman for the city's Department of Public Works, did not provide responses to questions emailed Tuesday.

A tree removal company began work Thursday removing trees neighbors and the city agree pose an immediate safety hazard.

As for the rest of the trees, Levey and Koci said they hope to learn more about the city's plans at a neighborhood meeting set up by Councilman Chris A. Hilbert, whose voter district includes the area.

The meeting will take place Monday at 6 p.m. at Linwood Holton Elementary School. A second meeting for residents concerned about trees in Washington Park and Bellevue is scheduled to take place at the school Wednesday at 6 p.m.

Hilbert called the trees on Seminary "magnificent" and said he hoped the meeting would make the city's process more transparent.

"I do think that is one of the most striking blocks on North Side," he said.



Jul 19, 2016

Customer Bill



Dominion

THRINE B CHERMSIDE

3407 CHAMBERLAYNE AVE # A
UNIT A
RICHMOND, VA 23227

Billing and Payment Summary

Account # 1243558747

Due Date: Aug 10, 2016

Total Amount Due: \$ 180.66

Avoid a Late Payment Charge of 1.5% please pay by Aug 10, 2016.

Previous Amount Due: \$ 137.34
Payments as of Jul 19: \$ 137.34CR

For service emergencies and power outages please call
1-866-DOM-HELP (1-866-366-4357). Visit us at www.dom.com.

Water and Usage

Usage History

Current Billing Days: 30

Billable Usage

Schedule 1 06/15-07/15
Total kWh 1477

Measured Usage

Water: 0052423949 06/15-07/15
Current Reading 11577
Previous Reading 10100
Total kWh 1477

Mo	Yr	kWh
Jul	15	1398
Aug	15	1242
Sep	15	1319
Oct	15	667
Nov	15	516
Dec	15	947
Jan	16	904
Feb	16	991
Mar	16	752
Apr	16	675
May	16	739
Jun	16	1097
Jul	16	1477

Explanation of Bill Detail

Customer Service 1-866-DOM-HELP (1-866-366-4357)

Previous Balance 137.34
Payment Received 137.34CR
Balance Forward 0.00

Residential Service (Schedule 1) 06/15-07/15
Distribution Service 34.89
Electricity Supply Svc (ESS)
Generation 86.79
Transmission 19.55
Fuel 32.32
Sales and Use Surcharge 0.86

State/Local Consumption Tax 2.25
RICHMOND Utility Tax 4.00
Total Current Charges 180.66

Total Account Balance 180.66

View payment options, request service changes and enroll in eBill at
www.dom.com, search: Manage Your Account

pd in full by individ. acc
chk # 2227, mailed
7/28

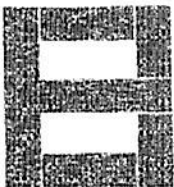
Important Customer Information from Dominion Virginia Power

Help a family in need through EnergyShare - add \$1,2,5,10,20,25 or 35 to your payment. Overpayments in these exact amounts are automatically recognized as a contribution to EnergyShare. You may also mail a separate check for any amount payable to EnergyShare to P.O. Box 91717, Richmond, VA 23291-1717.

Join more than 1 million customers currently enrolled in eBill, Dominion's paperless billing option, to view, save or print your bill on any electronic device. Receive email and text notifications when your bill is ready to view online and before your payment is due. Learn more, including how you can win cash and prizes, by visiting dom.com/ebill.

Billed on Jul 20, 2016





Home Energy Remodeling by Bain-Waring Builders
3002 Hungary Spring Road, Richmond, VA 23228

Brent Chermiside
3407 Chamberlayne Ave
Richmond, VA 23227

March 6, 2015

The following is a schedule of projected costs associated with the remodeling of your approximately 2,170 Square Foot home.

Note; all of these prices reflect actual hard costs with no General Contractor profit, overhead or other margin included. A separate fee for project management, overhead and profit is included for Home Energy Remodeling based on percentage of total job cost.
Material costs

Roof System: \$10,500

Repair and replace slate pieces as necessary, addressing areas that have been partially or marginally repaired with roofing cement. This will likely require removing whole sections of slate while taking care to preserve individual pieces, applying 'Ice and Water Shield' or other self-adhering, bituminous roof membrane, then re-installing slate roofing. (8) Valleys in roof system need to be improved in a similar manner, by removing slate, removing previous tar patching, applying new flashing, then re-applying slate. We will prioritize this work to ensure budgeted amount covers necessary repairs.

Address built-in gutters; likely with a combination of cleaning and patching, and where they are especially bad, by removing first 2-4 courses of slate, lining with modified bitumen membrane, then re-applying slates.

Front porch and northwest metal roof to be cleaned before applying a continuous membrane, then painting in silver coating comparable to what is there now.

Chimney: \$500

Furnish and install (2) white, aluminum chimney caps with minimum 1" drip edge to keep water off of masonry.

Siding & Front Porch Repair: \$2,700

Repair and replace damaged lap siding, wooden soffits and fascia board. Build temporary support structure for front porch roof, then remove and replace damaged column - re-leveling as necessary. Install handrail per code on front porch, address further damage to porch area. Labor cost @ \$1,350 and materials @ \$1,350.

Exterior Paint: \$11,300

Exterior paint likely contains lead, proper abatement procedures included here. Power-wash house the thoroughly scrape all loose and peeling paint, coming behind with palm

sanders to ensure proper painting profile. Caulk all joints and connections, apply one coat of high-grade exterior primer, then two coats of high-grade exterior paint. Scrape and sand all windows, prime sashes before then re-glazing them, followed by two coats of high-grade exterior paint.

Drainage: \$675

Bring in loads top soil as necessary and perform fine grading around home, filling in all low spots and depressions and ensuring there is positive drainage away from foundation along perimeter of home. Spread seed and straw affected areas.

Labor @ \$405, Materials @ \$270

Attic Insulation: \$4,168

Remove existing fiberglass insulation @ \$1.00/square foot, install open-cell insulation on roof deck of home to create insulated, semi-conditioned attic space @ \$3.00/square foot. Labor @ \$1,875.60, Materials @ \$2,084, Contractor Overhead @ \$208.40

Crawl Space: \$3,542

Remove existing poly, debris and insulation in crawl space. Spray and wipe all framing members with 'Shockwave' anti-microbial solution. Install new 6 mil polyethylene vapor barrier over entire crawl, sealed around piers, at seams, and extending up walls. Block and seal all vents, then install closed-cell spray foam on perimeter walls and in joist ends and band area. Install single jumper duct to supply conditioned air into space per EPA recommendations.

Labor @ \$1,416.80 Materials @ \$1,771, Contractor Overhead @ 354.20

Wall Insulation: \$5,946

'Drill and Fill' – drill properly sized holes in tops of each stud bay and fill cavities with dense-pack cellulose insulation in all exterior walls, including laundry room in order to bring that space in to thermal envelope.

Labor @ \$2,675, Materials @ \$2,676, Contractor Overhead @ \$595

Mechanical/HVAC: \$345

Perform tune-ups on each system @ \$90/system, re-seal leaking PVC condensate line and correct issue with drainage on other unit as well. This price assumes minimal maintenance is needed on either unit.

Labor @ \$300, Materials @ \$45

Duct Modification, Testing & Sealing: \$1,400

It is likely that not all of the 2nd floor system will be accessible for duct sealing, therefore this price reflects one complete seal and performing all possible work on other system. Use duct blaster to test in each system, establishing a baseline for leakage. Seal all joints, connections, the entire air handler, boots and return grills with mastic tape and paste. Increase 2nd floor return size to ensure adequate CFM for system capacity. Test-out to ensure results on each system.

Labor @ \$975, Materials @ \$425

Electrical; \$1,375

Install bathroom ventilation fans, hard ducted to exterior and GFCI receptacles in bathrooms. Add at least one new receptacle in laundry room, ensure all fixtures there are wired to code. Replace knob & tube wiring where still in use, remove that which is no longer active, and 'clean up' wiring in crawl space near entry, ensuring everything is safe and up to code where applicable.

Labor @ \$1,000, Material @ \$375

Downstairs Flooring: \$800

Remove, haul, and replace damaged subfloor in butler's pantry and downstairs bathroom, linoleum to be used in pantry and tile to match in bath.

Labor @ \$510, Materials @ \$290

Replace Stair Treads; \$400

Replace two damaged stair treads, assuming affordable reclaimed wood and carpentry, stain and finishing done in-house.

Labor @ \$275, Materials \$125

Interior Paint, Kitchen Cabinets; \$450

Abate lead as necessary while removing flaking, damaged paint in, on and around kitchen cabinets.

Misc. Water Damage Repair; \$450

Address areas affected by water damage on and around Northwest corner and adjoining walls by abating lead as necessary while removing flaking, damaged paint and caulking and repairing as necessary.

Home Energy Remodeling: \$9,072

Estimated Total = \$53,623

Work will be accompanied by a before and after energy report through CakeSystems EPS software and provided to homeowner. Furnishing and securing a Home Performance with Energy Star certification is hereby included in this proposal, as are an initial, and post-work blower-door tests.

This Proposal will expire if not accepted within 30 days.

Any additional LABOR performed by HER not described above will be tallied and billed to Client at \$34 per hour/man with 91/2% Delivery, Disposal, And Expendable Supplies and, along with amounts for corresponding additional Materials used, submitted to Client with Final Statement.

Contract totals for subcontracted work performed and itemized separately will be assessed with a 18% tally for HER oversee/project management duties, unless specified otherwise.

All work backed by 1 year warranty against defects in installation, in accordance with Virginia State Law.

Changes by Client in scheduled commencement date may result in additional Labor charges. Any changes in paint color, brand or finish; molding stock or size; or other product variation from proposed materials may affect final statement total and may result in additional Labor charges

A Certificate of Insurance is available upon request..

Utilities and water shall be provided by Client at no expense to Contractor

Above prices are based on what is readily seen at proposed jobsite. The prices cannot be relied upon for what cannot be viewed beyond the outer surface of any wall, ceiling, or floor; including but not limited to plaster, drywall, tile, carpeting, insulation, or wall coverings. Should unforeseen problems be discovered once work has commenced, HER will assess any potential changes and/or additions and consult with Client.

Respectfully Submitted,




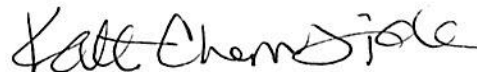
Blake A. Waring
Vice President

Robert P. Bain Construction
t/a Bain-Waring Home Energy Remodeling
Virginia Class A Contractor, Lisc. # 2701020583

Accepted: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Date of Acceptance: 3/6/15

By: Brent Chermiside


Kathrine Chermiside


Richmond Region Energy Alliance Summary of Energy Improvements Performed



In recognition of their investment in energy efficiency and support of the RREA Program.

This certificate is awarded to:
Brent Chermiside

Home Address:
3407 Chamberlayne Avenue
Richmond, VA 23227

Work Performed By:
Bain Waring
Home Energy Remodeling

Work Completed:
July 2015

Work Verified By:
Richmond Region Energy Alliance

Environmental Impact of Improvements:

Home Performance with ENERGY STAR offers a comprehensive whole-house approach to home improvements that results in better energy efficiency, greater comfort, and lower energy bills. ENERGY STAR is voluntarily sponsored by the U.S. EPA and U.S. DOE to protect the environment.

- Sealed and insulated all ductwork, improving duct performance by 44%
- Encapsulated crawlspace to value of R-10

- Energy Performance Score estimates a reduction from 10.0 to 6.4 metric tons/year CO2.

Home Performance Improvements:

- Insulated attic roof deck with open cell spray foam to value of R-24
- Insulated exterior walls with cellulose to value of R-15 from a base value of R-5
- Air sealed penetrations, achieving a 65% infiltration reduction



RREA Program Representative: Susan Hill