



Application for PRELIMINARY PLAT SUBDIVISION

The City Planning Commission
c/o Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
<http://www.richmondgov.com/>

9874

SUBP-022056-2017

Application is hereby submitted for: (check one)

- Preliminary Approval (New)
- Preliminary Approval (Extension)
- Plat of Correction
- Subdivision Confirmation Letter

Name/Location

Name of the Subdivision: Kensington Park Date: 08/16/2017

Property Address: 2409 Park Ave Tax Map # W0001085008

Number of Lots: 4 Fee: \$560.00 (check made payable to "City of Richmond")

Statistical Summary

- 1) Total Area: 9639 (SF)
- 2) Area in Roads: 0 (SF)
- 3) Area in Lots: 9639 (SF)
- 4) Area for Public Purpose: 0 (SF)
- 5) Average Lot Size: 2410 (SF)
- 6) Minimum Lot Size: 2358 (SF)
- 7) Maximum Lot Size: 2549 (SF)

Zoning

Current Zoning: R-6

Is this property subject to any previous land use case(s)? Yes No

If Yes, please list the Ordinance Number: 114-58

Public Utilities

- Underground
- Overhead [Existing]
- Overhead [New]*

Proposed Use

- Single Family Detached
- Single Family Attached
- Two Family Attached/Detached
- Multi-Family
- Commercial
- Industrial

* A CPC exception request is required. Please attach a written request per Section 94-9 of the Subdivision Ordinance.

Drainage

- Curbs & Gutter
- Roadside Ditches*

Applicant/Contact Person: Dave Johannas

Company: Johannas Design Group

Mailing Address: 1901 West Cary St City: Richmond

State: VA Zip Code: 23220 Telephone: (804) 358-4993

Fax: () E-mail: dave@johannasdesign.com

Property Owner: Pierceprops LLC

If Business Entity, title and individual who can sign for the company: Reid Peirce

Mailing Address: 2009 Monument Ave City: Richmond

State: VA Zip Code: 23220 Telephone: (804) 363-2720

Fax: () E-mail: pdc.rva@gmail.com

The City will send all correspondence to the applicant/contact person. Please check this box if the property owner would also like to receive copies of all correspondence.

Property Owner Signature: [Signature]

(Except for subdivision confirmation letters, the names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)

NOTE: Please attach the required plats, checklist, subject parcel information and a check for the application fee.

(See Filing Procedures for Subdivisions.)

revised: 1/25/2011