

INTRODUCED: June 27, 2022

AN ORDINANCE No. 2022-211

To authorize the special use of the property known as 615 Albemarle Street for the purpose of a dwelling unit within an accessory building to a single-family attached dwelling, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: JUL 25 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 615 Albemarle Street, which is situated in a R-7 Single- and Two-Family Urban Residential District, desires to use such property for the purpose of a dwelling unit within an accessory building to a single-family attached dwelling, which use, among other things, is not currently allowed by section 30-413.3(2), concerning permitted accessory uses and structures, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES:            8            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:      JUL 25 2022      REJECTED: \_\_\_\_\_      STRICKEN: \_\_\_\_\_

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 615 Albemarle Street and identified as Tax Parcel No. W000-0120/002 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Survey of Lot Line Adjustment Between #615 and #617 Albemarle Street, Richmond, Virginia,” prepared by A. G. Harocopos & Associates, P.C., and dated May 21, 2019, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a dwelling unit within an accessory building to a single-family attached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on sheets 1 and 2 of the untitled plans, prepared by Harry Pye, and dated March 1, 2015, and on a survey entitled “Survey of Lot Line Adjustment Between #615 and #617 Albemarle Street, Richmond, Virginia,” prepared by A. G. Harocopos & Associates, P.C., and dated May 21, 2019, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a dwelling unit within an accessory building to a single-family attached dwelling, substantially as shown on the Plans.

(b) No less than two off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:  
TESTE:**  
*Carolin D. Reed*  
**City Clerk**



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Item Request File Number: PRE.2022.0153

### O & R Request

**DATE:** May 16, 2022

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Mayor, by Request)  
(This is no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic  
Development and Planning

**FROM:** Kevin J. Vonck, Director, Department of Planning and Development Review

**RE:** To authorize the special use of the property known as 615 Albemarle Street for the purpose of a dwelling unit within an accessory building to a single-family attached dwelling, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_

**PURPOSE:** To authorize the special use of the property known as 615 Albemarle Street for the purpose of a dwelling unit within an accessory building to a single-family attached dwelling, upon certain terms and conditions.

**REASON:** The applicant is requesting a Special Use Permit to authorize a dwelling unit that is accessory to an existing single family attached residential building. The proposed use was not existing at the effective date of the current ordinance subsection; Section 30-413.3(2) relating to Permitted accessory uses and structures. A Special Use Permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its July 5, 2022, meeting.

**BACKGROUND:** The property is located in the Oregon Hill neighborhood on Albemarle Street between South Pine and Belvidere Streets. The property is currently a 5,756 sq. ft. (.13 acre) parcel of land.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is defined as neighborhoods "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The current zoning for this property is R-7 Single- and Two-Family Urban Residential District. All adjacent properties are located within the same R 7 zone, with some M-1 Light Industrial areas to the Single Family Residential to the east of the property across South Belvidere Street. The area is primarily single family residential, with some neighborhood commercial uses present in the vicinity.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$300 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** June 13, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** July 25, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** Planning Commission  
July 5, 2022

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None



**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review

Land Use Administration Division

900 E. Broad Street, Room 511

Richmond, Virginia 23219

(804) 646-6304

<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new
 special use permit, plan amendment
 special use permit, text only amendment

Project Name/Location

Property Address: 615 Albermarle Street Date: 1/31/2022

Tax Map #: W000012002 Fee: \$300

Total area of affected site in acres: 0.13

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-7

Existing Use: Residential

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Renovation of existing detached garage to include a second floor accessory dwelling unit.

Existing Use: Residential

Is this property subject to any previous land use cases?

Yes

No

[checked box]

[empty box]

If Yes, please list the Ordinance Number: BZA-004-2010

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

Property Owner: Bryan Traylor

If Business Entity, name and title of authorized signee:

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 615 Albemarle Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 780-2628 Fax: ( )

Email:

Property Owner Signature: [Handwritten Signature]

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 plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

# APPLICANT'S REPORT

*February 16, 2022*

*Special Use Permit Request  
615 Albemarle Street, Richmond, Virginia  
Map Reference Numbers: W000-0120/002*

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Submitted to:	<b>City of Richmond</b> Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	<b>Baker Development Resources</b> 530 East Main Street, Suite 730 Richmond, Virginia 23219

## Introduction

The property owner is requesting a special use permit (the "SUP") for 615 Albemarle Street (the "Property"). The SUP would authorize the conversion of an existing two story, detached garage to include a second-floor accessory dwelling unit. The proposed use does not conform to the underlying R-7 Single- and Two-Family Urban Residential District zoning requirements applicable to the Property.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the south side of Albemarle Street between S Pine and S Belvidere Streets in the Oregon Hill Neighborhood and is referenced by the City Assessor as tax parcel W000-0120/002. The Property is irregularly shaped and is roughly 24 feet wide by 175 feet in depth and contains approximately 5,756 square feet of lot area.



Figure 1: Map of existing parcels in the area with the subject property highlighted

The Property is improved with a two-story, single-family dwelling, originally constructed in 1890. According to City Assessor's records, the building contains 2,210 square feet of finished floor area. The rear of the Property was improved with a two-story detached garage, which was completed in 2006. The frame structure consists of a first story garage and habitable second floor.



*Figure 2: Image of the existing detached garage on the Property*

The properties in the immediate vicinity are developed with a wide range of uses and building forms. Single-family attached and detached dwellings are the most common uses found in the area. However, two-family, multi-family, and commercial uses are also found in the vicinity. The typical neighborhood grid is disturbed in this block as the paved street does not connect to Belvidere Street to the east and is instead terminated in a cul-de-sac turnaround. The resulting dead-end street is comparatively less traveled than other east-west streets in the vicinity.

## **EXISTING ZONING**

The Property and surround properties are generally zoned R-7 Single- and Two-Family Urban Residential, which generally permits the existing single-family dwelling use but not the proposed accessory dwelling unit (the "ADU"). Some corner properties in the neighborhood are zoned B-1 Neighborhood Business District. To the east, beyond South Belvidere Street lies a RO-3 Residential Office District.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. The Master Plan describes this land use designation as "existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." Recommended development styles are described as featuring "a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Single-family, **accessory dwelling units**, two-family, and small multi-family buildings are contemplated as the primary uses in these areas."

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request. In the High-Quality Places chapter, there are number of supporting objectives, such as:

- Ensure that building materials are durable, sustainable, and create a lasting addition to the built environment, and provide maximum adaptability for environmental change, change of use, and efficiency.
- Allow and encourage a variety of architectural styles.
- Implement urban design and architecture strategies that maintain and enhance the unique character of Richmond's residential districts.

There is also supporting guidance offered in the Inclusive Housing, Thriving Environment, and Equitable Transportation chapters, such as the below objectives:

- Allow the development of middle housing...within a half-mile of high-frequency transit stops. (Inclusive Housing)
- Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles. (Thriving Environment)
- **Amend the Zoning Ordinance to allow accessory dwelling units in all residential zones to allow for in-law apartments.** (Inclusive Housing)

## Proposal

### PROJECT SUMMARY

The SUP would authorize the renovation of the second floor of the existing detached garage as an accessory dwelling unit. The proposed use does not conform to the underlying R-7 Single- and Two-Family Urban Residential District zoning requirements applicable to the Property.

### PURPOSE OF REQUEST

The Property, which was originally developed in 1890, was improved with a new, detached garage in 2006. When constructed, the detached garage also included a finished second floor. The owner now proposes to renovate the interior of the existing second floor to create an accessory dwelling unit. This request will allow for flexibility in the use of the space for the current and future property owners. Furthermore, the use of accessory structures for small-scale dwelling units is consistent with the goals of the Richmond 300 Master Plan. As the proposed use is not permitted by the underlying R-7 zoning regulations, a SUP is required in order to permit the proposed development.

In exchange for the SUP, the intent of this request is to provide a more functional second floor of the existing garage. No changes will be made to the exterior of the existing structure and the quality assurances conditioned through the SUP would guarantee a high-quality development and ensure an appropriately scaled use that is compatible with and complementary to the surrounding residential neighborhood.

## PROJECT DETAILS

The proposed ADU would be located on the second story, within the existing accessory garage structure. The footprint of the structure is approximately 30 feet by 26.00 feet. The ADU would be accessed by exterior stairs that would be located along the northern façade. The existing ground floor garage will continue to be accessed from the alley and is intended for use by the occupants of the primary dwelling.

When complete, the ADU would be approximately 570 square feet in floor area and would be configured as a studio apartment. Care was taken in designing it so as to include generous living space as well as a small, yet functional, kitchen. The existing structure is clad in quality cementitious siding and includes dormer windows for ample sunlight within the unit. In exchange for the SUP, the intent of this request is to more efficiently utilize the Property to create an additional housing opportunity in the neighborhood for a future resident with a high-quality product that is in-line with future land use guidance.

## Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The proposed commercial uses would be limited in size, type and scale and would be intended to provide for the convenience of neighborhood residents within walking distance and to avoid any traffic or parking concerns.

- ***Create hazards from fire, panic or other dangers.***

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The proposed special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected.

## Summary

In summary we are enthusiastically seeking approval for the renovation of the existing detached garage at the rear of the Property as an accessory dwelling unit. This Special Use Permit proposal represents an ideal, small-scale urban development for this location that is mindful of its surroundings. In exchange for the SUP, the quality assurances and conditions related to the renovation of the structure would guarantee the construction of a new housing type that furthers the realization of recent planning guidance.

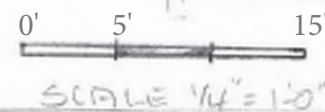
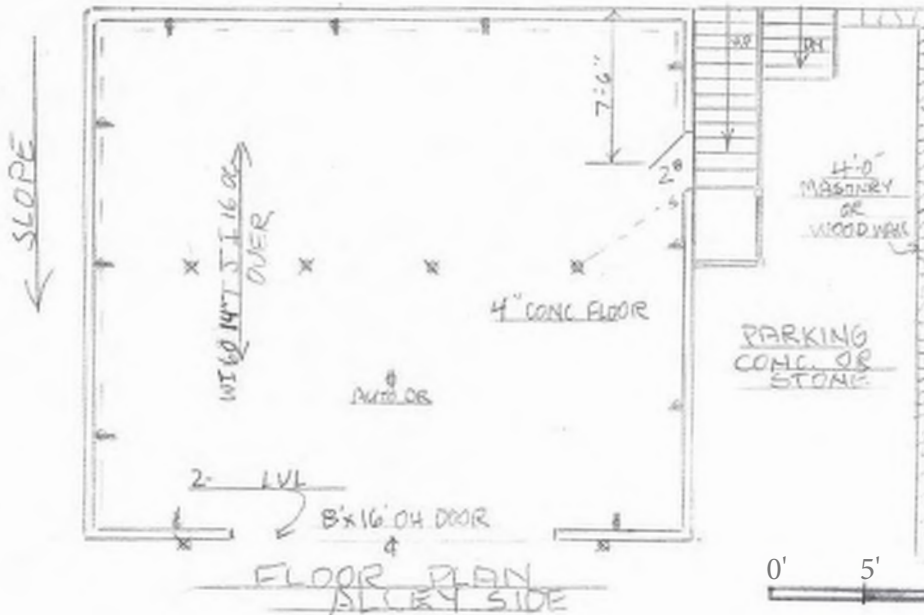
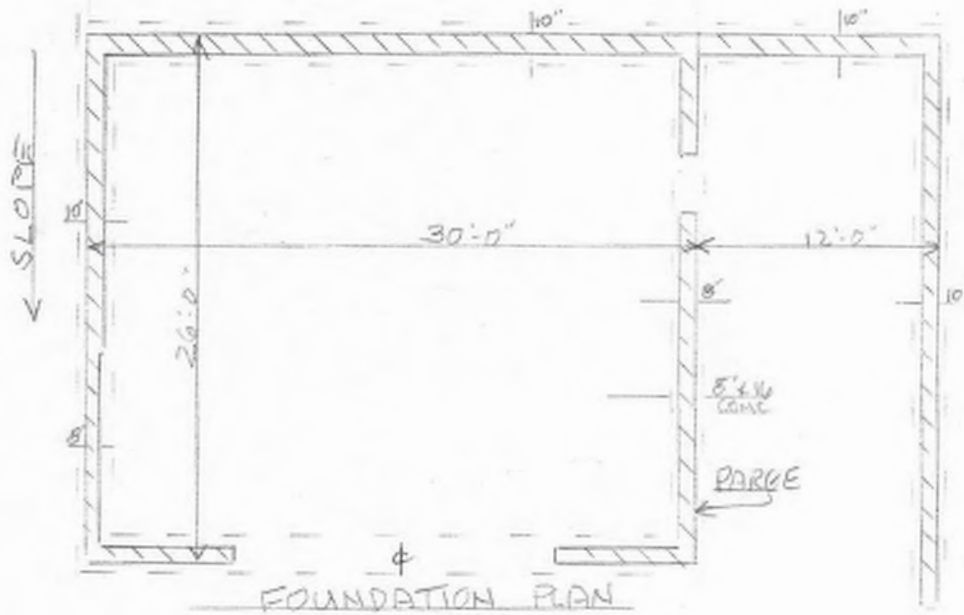


EXISTING CONDITIONS

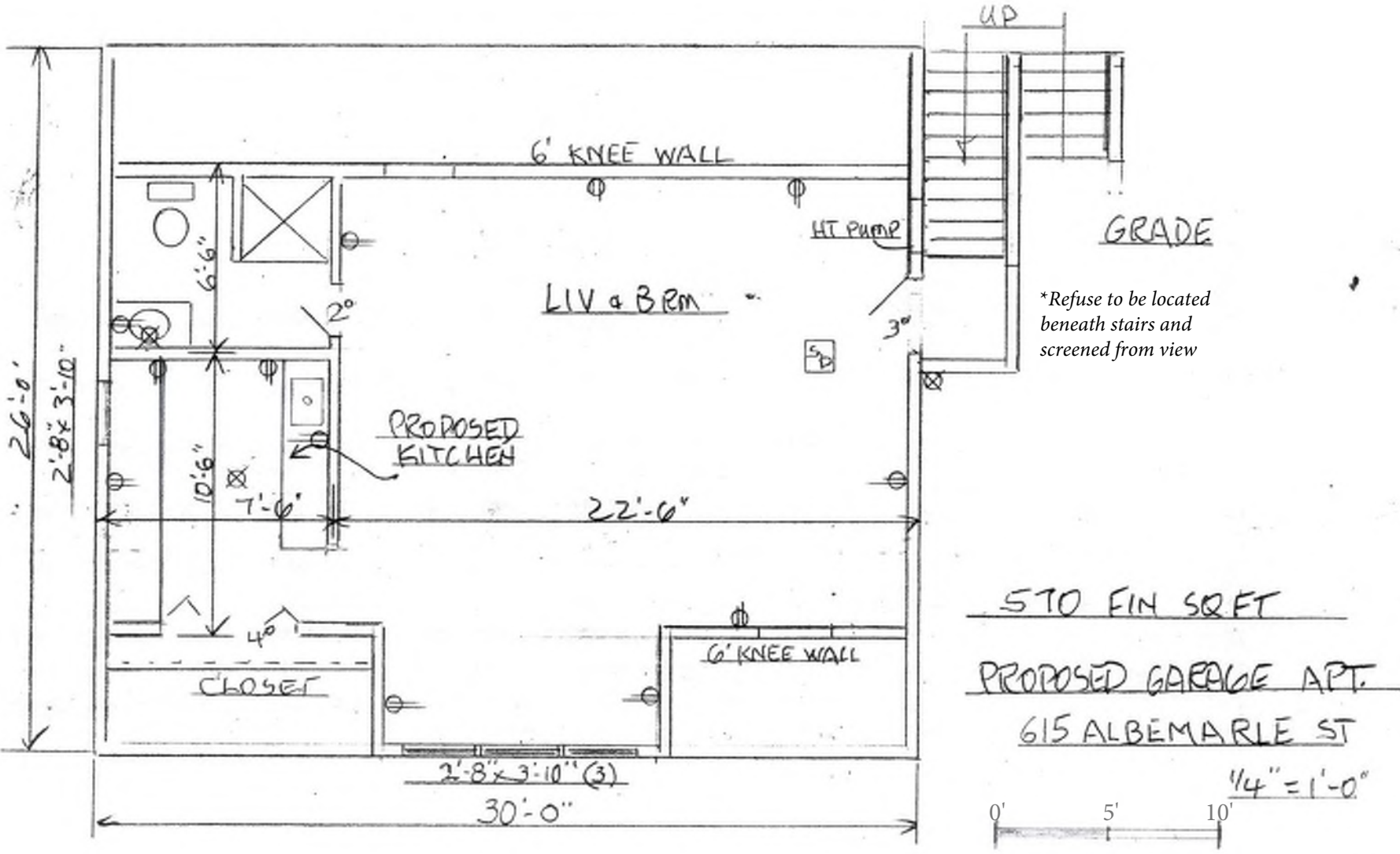
Drawn by: Harry Pye

Date: March 1, 2015

SHEET 1



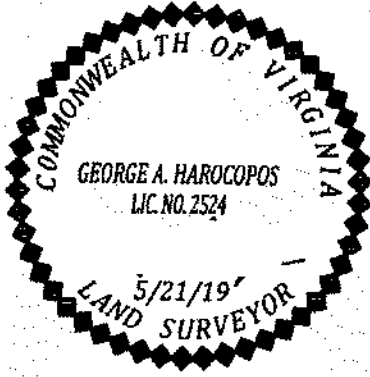
UNLIMITED PENULTION  
G17 N BEMARLE ST  
700 SF GARAGE



This is to certify that on 5/21/19  
 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  
 5101290037D

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



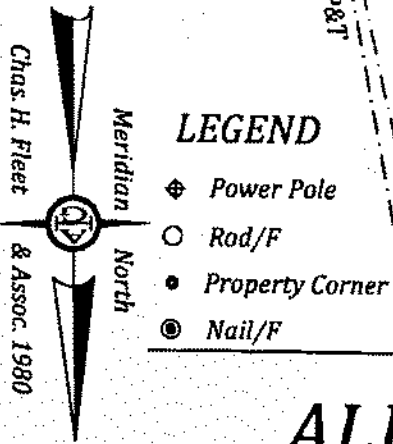
**Parcel Descriptions**

#615  
 W0000120002  
 Area Before Adjustment  
 4308.67 Sq. Feet  
 0.099 Acres  
 Area After Adjustment  
 5756.18 Sq. Feet  
 0.132 Acres

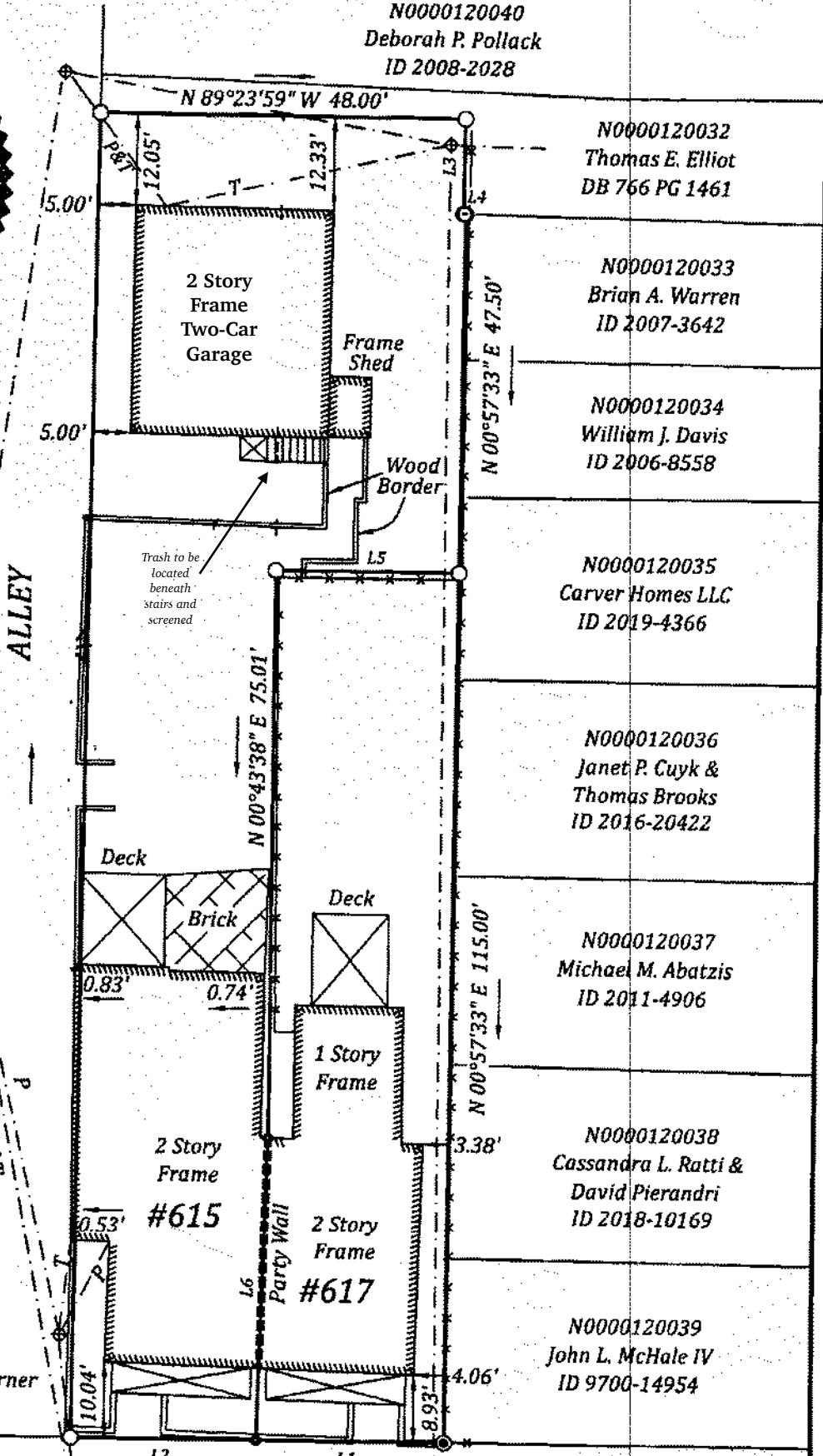
#617  
 W0000120001  
 Area Before Adjustment  
 4210.66 Sq. Feet  
 0.097 Acres  
 Area After Adjustment  
 2763.15 Sq. Feet  
 0.063 Acres

Amount Of Land In Transfer  
 1447.51 Sq. Feet  
 0.033 Acres

LINE	BEARING	DISTANCE
L1	S 89°23'59" E	24.72'
L2	S 89°23'59" E	24.38'
L3	N 00°57'33" E	12.50'
L4	N 89°23'59" W	0.31'
L5	S 89°25'11" E	24.07'
L6	N 02°19'46" E	40.00'



- LEGEND**
- ⊕ Power Pole
  - Rod/F
  - Property Corner
  - ⊙ Nail/F



N0000120040  
 Deborah P. Pollack  
 ID 2008-2028

N0000120032  
 Thomas E. Elliot  
 DB 766 PG 1461

N0000120033  
 Brian A. Warren  
 ID 2007-3642

N0000120034  
 William J. Davis  
 ID 2006-8558

N0000120035  
 Carver Homes LLC  
 ID 2019-4366

N0000120036  
 Janet P. Cuyk &  
 Thomas Brooks  
 ID 2016-20422

N0000120037  
 Michael M. Abatzis  
 ID 2011-4906

N0000120038  
 Cassandra L. Ratti &  
 David Pierandri  
 ID 2018-10169

N0000120039  
 John L. McHale IV  
 ID 9700-14954

# ALBEMARLE STREET

SURVEY OF  
 LOT LINE ADJUSTMENT BETWEEN  
 #615 AND #617 ALBEMARLE STREET  
 RICHMOND, VIRGINIA

**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"=20' Date 5/21/19 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE  
 USE OF BRYAN C. TAYLOR AND  
 JOY MARIE TAMBURRI