



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

May 11, 2026

Najjee K Highsmith
1527 Oakwood Avenue
Richmond, Virginia 23233

To Whom It May Concern:

RE: BZA 20-2026

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, June 3, 2026 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a certificate of zoning compliance to construct a one-story detached structure accessory to an existing single-family (detached) dwelling at 1527 OAKWOOD AVENUE (Tax Parcel Number E000-1542/004), located in an R-5 (Single-Family Residential) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **869 533 289#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2026 drop-down, click meeting details for June 3, 2026 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at Chuck.Davidson@rva.gov for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 20-2026
Page 2
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association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in cursive script that reads "Roy W. Benbow".

Roy W. Benbow, Secretary
Phone: (804) 240-2124
E-mail: Roy.Benbow@rva.gov

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

3 Peeps Llc
17412 Forkland Rd
Gravel Switch, KY 40328

Abdul Samad Tauhidah
1526 Oakwood Ave
Richmond, VA 23223

Allison Cynether E
1525 Oakwood Avenue
Richmond, VA 23223

Alshami Ezaddin And Faten
14301 Aldengate Rd
Midlothian, VA 23114

Arrived Genesis Properties Llc
1 West Mountain St #109
Fayetteville, AR 72701

Barringer Legacy Llc
9176 Cudlipp Avenue
Mechanicsville, VA 23116

Begala John Paul
1520 Oakwood Ave
Richmond, VA 23223

Brehon Kimberly J
7925 Dunnottar Ct.
Chesterfield, VA 23838

Campbell Yolanda
4910 Goddin Cir
Richmond, VA 23231

Cherry Debinese Emonee
1514 1/2 N 35th St
Richmond, VA 23223

Claiborne Mary Alexander
1533 Oakwood Ave
Richmond, VA 23223

Claiborne Mary Liza & Major Jr & Johnny J
& Major Iii
1504 N 35th St
Richmond, VA 23223

Cohen Gillian R
1510 N 35th St
Richmond, VA 23223

Cox Michael W And Lakesa
7420 Wellington Woods Rd
Richmond, VA 23231

Daniels Spence B
1514 N 35th St
Richmond, VA 23223

Edwards Mary P Trustee Trust
7500 First Landing Ct
Henrico, VA 23111

El-amin Gilbert S
1536 Oakwood Ave
Richmond, VA 23223

Fair Dominique M
1506 N 35th St
Richmond, VA 23223

Franklin Robert Christopher & Hancock
Kelly Teresa
1500 N 35th St
Richmond, VA 23223

Freeman Noah A & Casey Hannah E
1603 Oakwood Ave
Richmond, VA 23223

Hennessee Zachary And Herlihy Sheila
1605 Oakwood Ave
Richmond, VA 23228

Jarrell Kevin L
1513 Oakwood Ave
Richmond, VA 23223

Metzinger Cory Thomas And Foss
Michael J
1532 Oakwood Ave
Richmond, VA 23223

Mitchell Shannon C
1512 N 35th St
Richmond, VA 23223

Morehouse Roger And Renate
1528 Oakwood Ave
Richmond, VA 23223

Ogando Maureen Georgina
1508 N 35th St
Richmond, VA 23223

Perdue Thomas W
1523 Oakwood Ave
Richmond, VA 23223

Poteat Joshua
1601 Oakwood Ave
Richmond, VA 23223

Proserpio John Robert
1516 N 35th St
Richmond, VA 23223

Richardson Samantha And Keith
1515 Oakwood Ave
Richmond, VA 23223

Smith Lonnie L Jr & Ray N Sr & Donald C
& Lola Corbin & Jacqueline Winfrey
1530 Oakwood Ave
Richmond, VA 23223

Williams Earl P Iii
1531 Oakwood Ave
Richmond, VA 23223

Wright Frederica Penny
1529 Oakwood Ave
Richmond, VA 23223

City of Richmond, VA Report

Property Owner	
Name:	HIGHSMITH NAJEE K
Mailing Address:	1527 OAKWOOD AVE RICHMOND, VA 23223
Parcel Use:	R One Story
Neighborhood:	342

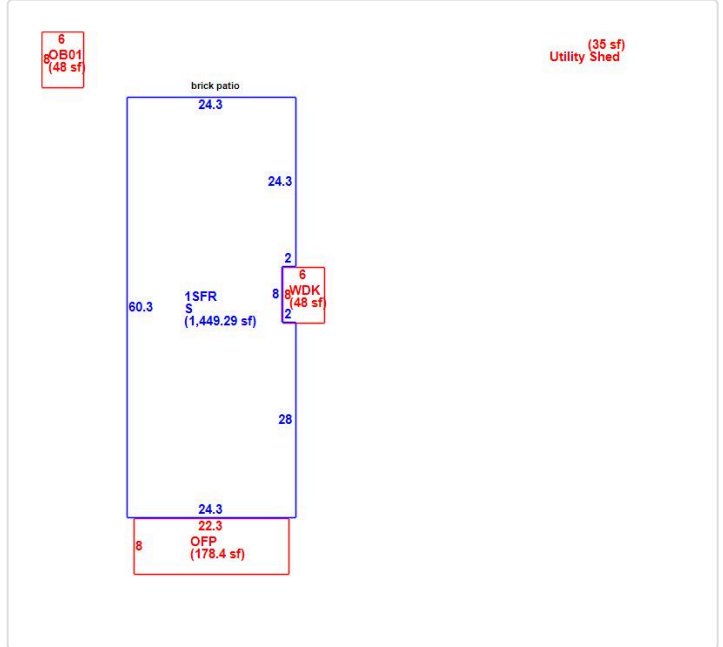
Property Information	
Property Address:	1527 Oakwood Ave
PIN	E0001542004
Size:	0.090 Acres, 4229.000 Square Feet
Property Description:	OAKWOOD BOXLEY L15; 0034.00X0124.00 0000.09 AC

Current Assessment			
Year	Land	Improvements	Total
2026	\$70,000	\$253,000	\$323,000

Deed Transfers					
Recordation Date	Book	Page	Deed Type	Consideration	Grantee
9/16/2016	ID2016	18077	WD	\$160,000	HIGHSMITH NAJEE K
10/28/2014	ID2014	18702	BS	\$45,000	RICHMOND METROPOLITAN HABITAT
2/16/2007	ID2007	5685	WD	\$0	WU MAGDALEN & CHOI MING
2/1/2007	ID2007	3806	SC	\$0	CITY OF RICHMOND
4/30/1979	00120	0745	N/A	\$0	LEWIS CHARLES S JR
1/1/1900	00120	0745	N/A	\$0	Not Available

Residential Card 1 Details			
Story	Style	Total Liv	Year Built
1.0	1sty Newer	1,449	2016

Model:	RESIDENTIAL	Rooms:	Beds: 3
Interior Wall:	Drywall	Bathrooms:	Full: 2 Half: 0
Interior Wall 2:		Central AC:	Central air
Exterior Wall:	Fiber Cement	Heat/Cool:	Heat Pump
Exterior Wall 2:		Floor Cover:	Vinyl Composition ti
Roof Type:	Gable	Floor Cover 2:	Carpet
Roof Cover:	Composition shingle	Floor Cover 3:	Vinyl tile



Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SFR	1 Story Frame - Fin	1,449	1,449
OB01	Outbuilding	48	0
OFP	Porch - Open - Frame	178	0
S	Slab	1,449	0
WDK	Deck - Wood	48	0
Totals		3,172	1,449

Outbuildings

Code	Description	Sub Code-Description	Size
UTLSHE	Utility Shed	Wood Frame	48.00 SF

Assessment History			
Year	Land	Improvements	Total
2025	\$70,000	\$231,000	\$301,000
2024	\$70,000	\$225,000	\$295,000
2023	\$70,000	\$216,000	\$286,000
2022	\$55,000	\$205,000	\$260,000
2021	\$40,000	\$174,000	\$214,000
2020	\$35,000	\$169,000	\$204,000
2019	\$30,000	\$151,000	\$181,000
2018	\$25,000	\$140,000	\$165,000
2017	\$25,000	\$137,000	\$162,000
2016	\$25,000	\$137,000	\$162,000
2015	\$45,000	\$0	\$45,000
2014	\$45,000	\$0	\$45,000
2013	\$45,000	\$0	\$45,000
2012	\$45,000	\$0	\$45,000
2011	\$45,000	\$0	\$45,000
2010	\$45,000	\$0	\$45,000
2009	\$45,000	\$0	\$45,000
2008	\$45,000	\$0	\$45,000
2007	\$33,000	\$0	\$33,000
2006	\$23,900	\$0	\$23,900
2005	\$15,000	\$0	\$15,000

Map

Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
 ROOM 110, CITY HALL, 900 EAST BROAD STREET
 RICHMOND, VIRGINIA 23219
 (804) 646-6340

TO BE COMPLETED BY THE APPLICANT

PROPERTY 1527 Oakwood Avenue PHONE: (Home) ___ (Mobile) 860-676-8373
 OWNER: Najjee K Highsmith FAX: (Home) _____
 (Name/Address) 1527 Oakwood Avenue E-mail : _____
Richmond, VA 23233
 OWNER'S Same PHONE: (Home) ___ (Mobile) _____
 REPRESENTATIVE _____ FAX: ___ (Home) () ___ (Mobile) _____
 (Name/Address) _____ E-mail: _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 1527 Oakwood Avenue
 TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____
 ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.6
 APPLICATION REQUIRED FOR: A zoning permit to construct a one-story detached structure (10'x12' shed) accessory to a single-family detached dwelling
 TAX PARCEL NUMBER(S): E000-1542/004 ZONING DISTRICT: R-5 (Single Family Residential)
 REQUEST DISAPPROVED FOR THE REASON THAT: The lot coverage requirement is not met. For zoning purposes, lot coverage of 35% or less is required; 38% (+/-) lot coverage proposed per submitted plans.
 DATE REQUEST DISAPPROVED: 2/18/2026 FEE WAIVER: YES NO
 DATE FILED: 3/30/2026 TIME FILED: 9:11 am PREPARED BY: Delva Daley RECEIPT NO. BZAR-185184-2026
 AS CERTIFIED BY: [Signature] (ZONING ADMINSTRATOR)

I BASE MY APPLICATION ON:
 SECTION 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND
 SECTION 15.2 -2309.2 OF THE CODE OF VIRGINIA [OR]
 SECTION 1040.3 PARAGRAPH(S) (1) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter*
 I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.
 SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 04/14/2026

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

CASE NUMBER: BZA 20-2026 HEARING DATE: June 3, 2026 AT 1:00 P.M.

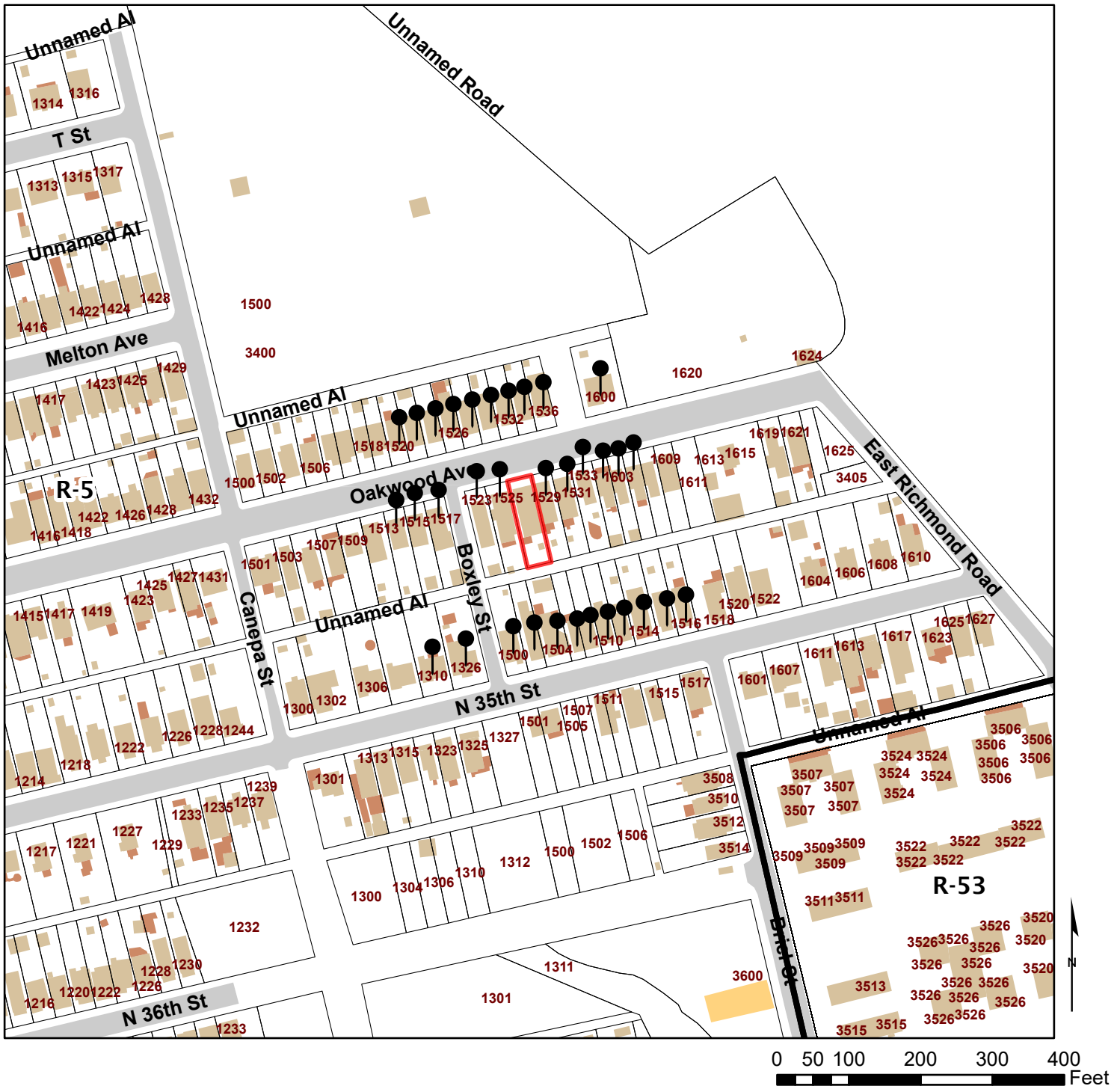
BOARD OF ZONING APPEALS CASE BZA 20-2026
150' Buffer

APPLICANT(S): Najjee K Highsmith

PREMISES: 1527 Oakwood Avenue
(Tax Parcel Number E000-1542/004)

SUBJECT: A certificate of zoning compliance to construct a one-story detached structure accessory to an existing single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.6 of the Zoning Ordinance for the reason that:
The lot coverage requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. [The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.](#)
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).

4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing.** The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

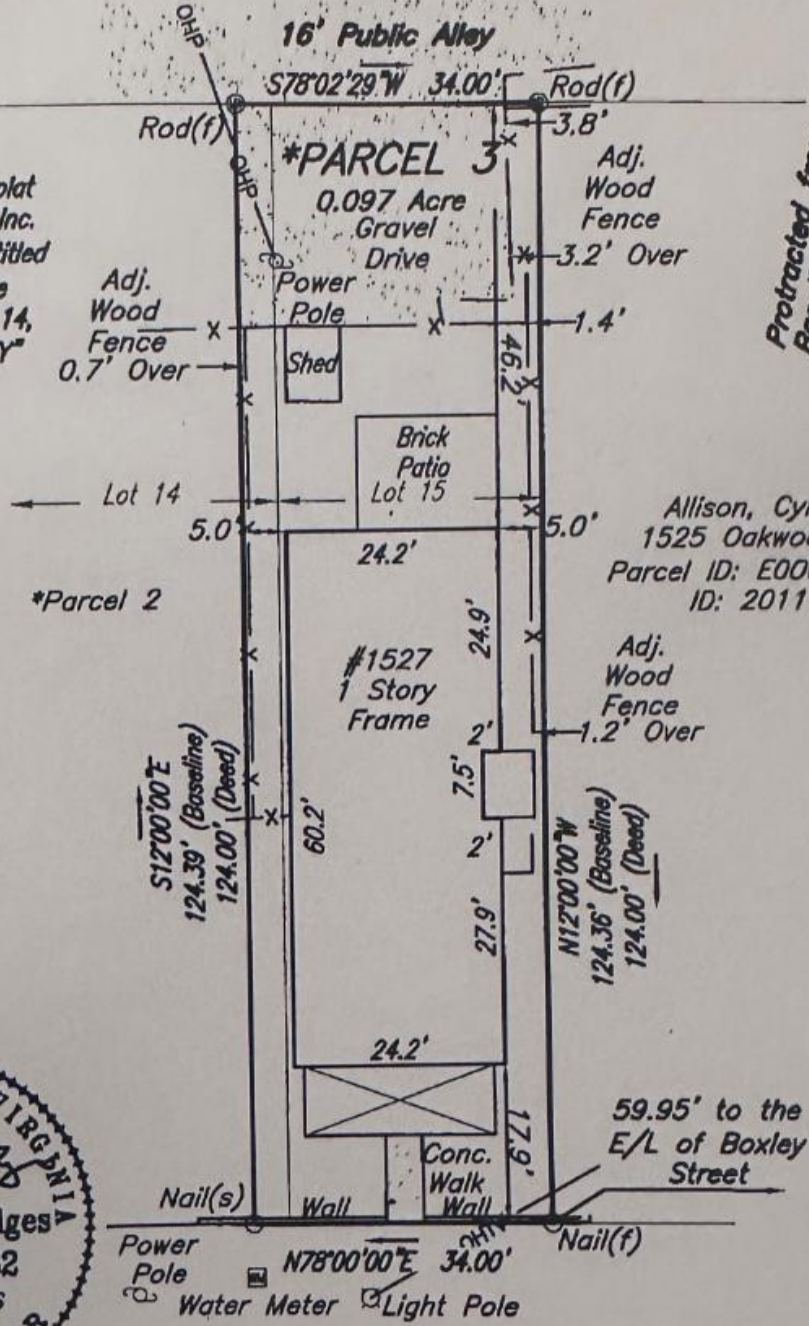
Acknowledgement of Receipt by Applicant or Authorized Agent: _____

Revised: November 10, 2020

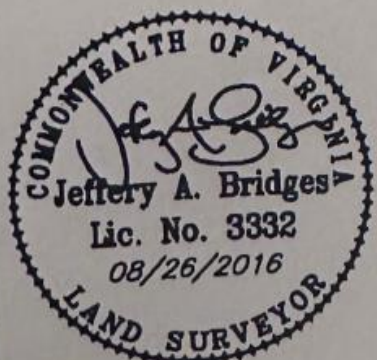
This is to certify that this plat or map was prepared under my direction from an actual field survey without the benefit of a title report. Unless otherwise noted, to the best of my knowledge and belief all visible evidence of improvements, easements and apparent encroachments are shown hereon. Not all easements may be shown.

*Parcel "3" as shown on plat by Balzer And Associates Inc. dated 12/09/2014 and entitled "Plat Showing a Lot Line Adjustment on LOTS 13, 14, and 15 OAKWOOD BOXLEY" Inst.# 14-21948

Protracted from City Baseline Sheet 24SE Inst.#14-21948



Allison, Cynether E.
1525 Oakwood Avenue
Parcel ID: E000-1542/002
ID: 2011-6427



Rev: 08/26/2016 Offsets
DATE: 08/02/2016
SCALE: 1"=20'
JOB NO: 55160292.MS
Pur: Najjee Highsmith

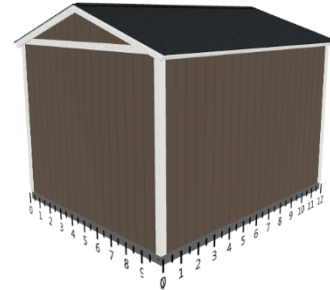
CHK: JAB
DWG: MAB

OAKWOOD AVENUE
60' R/W
Improvements on
#1527 OAKWOOD AVENUE
City of Richmond, Virginia

• PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS •

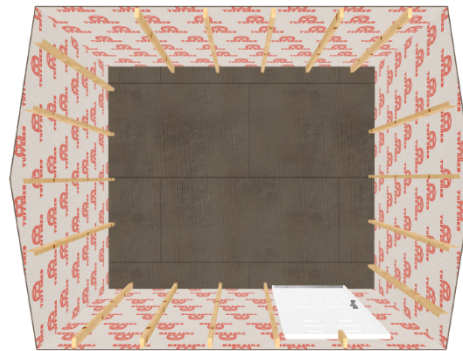
15871 City View Drive Suite 200 • Midlothian, Virginia 23113 • Phone (804) 794-0571 • Fax (804) 794-2635





Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

Building Size & Style

Premier Tall Ranch - 10' wide by 12' long

Paint Selection

Base: Ground Coffee, Trim: Delicate White
 Customer to apply 2nd coat

Roof Selection

Charcoal Natural Shadow Shingle

Drip Edge

White

Is a permit required for this job?

No, If local jurisdiction requires a permit, fees will be added before installation can take place

Optional Details

Doors

6-Panel Residential Door (Left Hand Inswing),

Windows

24 x 30 Single Hung Vinyl Window - White

Walls

355 Sq Ft House Wrap

Roof

12 Lin Ft Ridge Vent

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

Yes

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

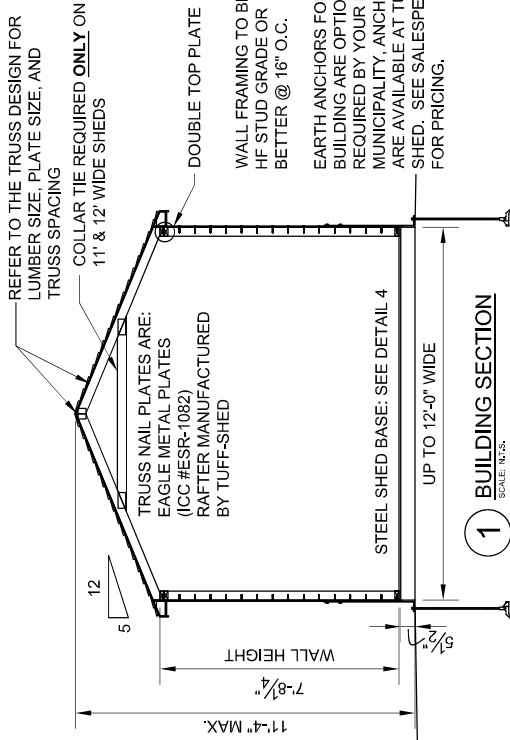
Substrate Shed will be installed on?

Grass

*Side material is LP Smart

Customer Signature: _____ Date: _____

PPTR SHED UP TO 12' WIDE x UP TO 24' LONG PREMIER PRO SERIES



1 BUILDING SECTION
SCALE: N.T.S.

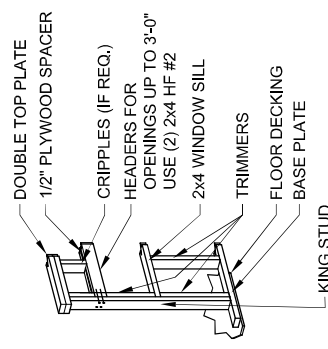
NOTES:
1. BUILDING CODE: 2021 IBC AND 2021 IRC
DESIGN LOADING:
WIND SPEED & EXPOSURE: 115C
ROOF LIVE LOAD: 40
ROOF DEAD LOAD: 10 PSF

3. FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2021 IBC AND 2021 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

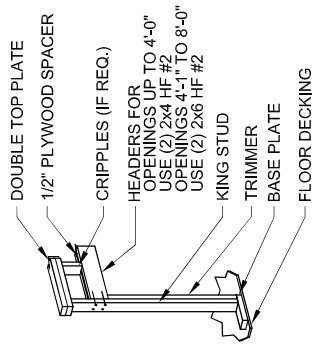
NAILING:
ROOF:
ATTACH 7/16" SILVERCREST OSB SHEATHING TO TRUSSES WITH:
8d NAILS @ 6" O.C. AT EDGES
8d NAILS @ 12" O.C. IN FIELD

WALLS:
ATTACH 3/8" SMARTSIDE WITH FOIL BACKING TO WALL FRAMING WITH:
8d NAILS @ 6" O.C. AT EDGES.
8d NAILS @ 12" O.C. IN FIELD

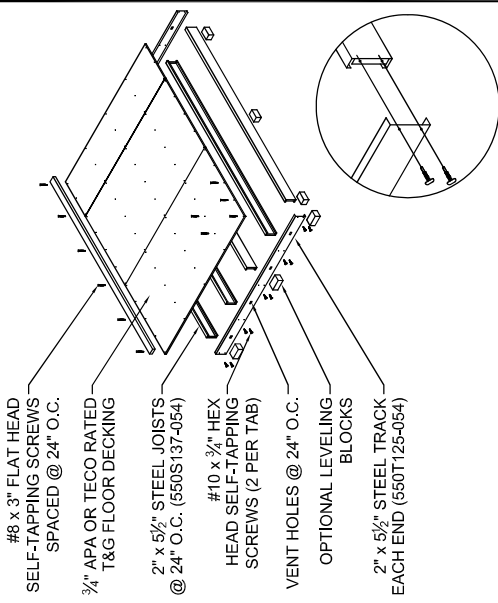
HEADERS:
ATTACH HEADER TO STUD WITH:
(4) 8d TOENAIL OR (4) 16d END NAIL
DOUBLED HEADER:
16d @ 16" STAGGERED FACE NAIL



2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.
FOR WINDOW OPENINGS UP TO 3'-0" ON PREMIER PRO SERIES SIDE WALLS



2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.
FOR OPENINGS UP TO 8'-0" ON PREMIER PRO SERIES SIDE WALLS



4 SHED BASE DETAIL
SCALE: N.T.S.

- STEEL SHED FOUNDATION:
2" x 5 1/2"-16 GAUGE STEEL TRACKS G140 ZINC COATED
2" x 5 1/2"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C.
(SUPPLIER: ALLIED STUDIO - JOIST: 550S137-054 / TRACK: 550T125-054).
- 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1 1/2" LONG MIN. SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-TAPPING SCREWS @ 24" O.C.
- ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING: SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16". BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM. BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.

TUFF SHED Storage Buildings & Garages TUFF SHED, INC.	Order #: Customer: Site Address: Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA	P.O. # Drawn By: SJ Date: 6/16/23 Checked By: Date: Scale: N.T.S.	THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC. & THE ENGINEER OF RECORD.	DRAWINGS BY: TUFF SHED, INC. IN HOUSE DRAFTING DEPARTMENT 1777 S. HARRISON STREET DENVER, COLORADO 80210 (303) 753-3-TUFF TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.	DRAWING NO. PPTR-01 REV. LEVEL 01 SHEET 1 SHEET 1 OF 1
	TITLE BUILDING SECTIONS SHED BASE DETAILS HEADER FRAMING DETAILS NOTES - 2021 IBC & IRC - 115C	BUILDINGS BY: TUFF SHED, INC. IN HOUSE DRAFTING DEPARTMENT 1777 S. HARRISON STREET DENVER, COLORADO 80210 (303) 753-3-TUFF TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.	TITLE BUILDING SECTIONS SHED BASE DETAILS HEADER FRAMING DETAILS NOTES - 2021 IBC & IRC - 115C	DRAWING NO. PPTR-01 REV. LEVEL 01 SHEET 1 SHEET 1 OF 1	

4-14-2026

I Frederica Wright
hereby acknowledge and
state that I have no
objection to my neighbor,
Najice Highsmith construct
ing a shed on her property
located at 1527 Oakwood
Avenue, Richmond, Virginia
23003. I think a bigger
shed is a great idea.

Frederica Wright
April 14, 2026
1529 Oakwood Ave
Richmond, Va
23003