



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

February 9, 2026

Family 610 Trust  
9176 Cudlipp Avenue  
Mechanicsville, VA 23116

Baker Development Resources  
530 East Main Street, Suite 600  
Richmond, VA 23219  
Attn: Alessandro Ragazzi

To Whom It May Concern:

**RE: BZA 03-2026**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, March 4, 2026 at 1:00 PM** in the 5<sup>th</sup> Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to re-establish the nonconforming use rights to an adult care residence and construct an addition, porte cochere, elevator, ADA ramp, and site (parking area) improvements at 610 FOURQUIREAN LANE (Tax Parcel Number N000-0906/018), 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 **941 380 010#**. 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 March 4, 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](mailto: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 03-2026  
Page 2  
February 9, 2026

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,



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

Bigdeli Vanessa  
2816 Wellington St  
Richmond, VA 23222

Bond Alvin J & Virginia B  
1001 Fourquarean Ln  
Richmond, VA 23222

Bottcher Connor  
2818 Wellington St  
Richmond, VA 23222

Boyce Khalina  
1004 Fourquarean Lane  
Richmond, VA 23222

Brewer Ashliegh N  
2826 Dunn Ave  
Richmond, VA 23222

Brice John L Jr  
1303 Elmshadow Dr  
Richmond, VA 23231

Briggs Wilbert J Sr & Carole G  
1733 S 12th St  
Arlington, VA 22204

Brown Randolph Jr And Angelette B  
3849 Baronet Dr  
Richmond, VA 23234

Cava Rental Properties Llc  
2405 Westwood Ave #200  
Richmond, VA 23230

City Of Richmond Recreation & Parks  
1209 Admiral St  
Richmond, VA 23220

Craver Randolph B  
11608 Sethwarmer Dr  
Glen Allen, VA 23059

Dnsmythers Llc  
278 Cedar Ln Se #4098  
Vienna, VA 22180

Doshi Meera  
2822 Wellington St  
Richmond, VA 23222

Easley Angela  
508 Fourquarean Lane  
Richmond, VA 23222

Everlit Llc  
3420 Pump Rd #218  
Henrico, VA 23233

Fuentes Christian O And Ricardo A Vasquez  
505 Hidden Oak Ct  
Prince George, VA 23875

Gibbs Rosetta M & Alesia E  
2827 Wellington Street  
Richmond, VA 23222

Gillette William Ward & Boulton Melany Anne  
603 Fourquarean Lane  
Richmond, VA 23222

Gross Roslyn E  
2716 Dunn Ave  
Richmond, VA 23222

Harris Louise N And Rosa J  
2714 Dunn Ave  
Richmond, VA 23222

Jones Kenneth D And Gale Washington  
7804 Antionette Dr  
Richmond, VA 23227

Jones Ronald C  
1002 Fourquarean Lane  
Richmond, VA 23222

Jorge Jose Daniel And Bradley Mia Danielle  
2821 Wellington St  
Richmond, VA 23222

Jrks Llc  
2203 Maplewood Ave  
Richmond, VA 23220

Pollard Anthony  
13965 Rocky Raccoon Rd  
Church Road, VA 23833

Scott Chrisandra Y  
1005 Fourquarean Ln  
Richmond, VA 23222

Sears Herbert & Nerissa Nicholas Sea  
1000 Fourquarean Lane  
Richmond, VA 23222

Travers Bernice And Eddleton Linwood F  
2825 Wellington St  
Richmond, VA 23222

### City of Richmond, VA Report

Property Owner
<b>Name:</b> FAMILY 610 TRUST
<b>Mailing Address:</b> 9176 CUDLIPP AVE MECHANICSVILLE, VA 23116
<b>Parcel Use:</b> R Assisted Living (Licensed)
<b>Neighborhood:</b> 504

Property Information
<b>Property Address:</b> 610 Fourquarean Lane
<b>PIN</b> N0000906018
<b>Size:</b> 2.547 Acres, 0.000 Square Feet
<b>Property Description:</b> 0346.00X0349.75 IRG0000.000

Current Assessment			
Year	Land	Improvements	Total
2026	\$252,000	\$1,417,000	\$1,669,000

Deed Transfers					
Recordation Date	Book	Page	Deed Type	Consideration	Grantee
8/12/2025	ID2025	13329	BS	\$2,200,000	FAMILY 610 TRUST
3/3/1981	00778	2010	N/A	\$300,000	BROOK HAVEN REST HOME INC
4/16/1980	000766	00667	N/A	\$0	Not Available
4/3/1974	000689	C00150	N/A	\$90,000	Not Available
1/1/1900	000689	C00150	N/A	\$90,000	Not Available

#### Details for Commercial Building 1

Year Built:	Finished Area:
1890	21,048

#### Commercial Card 1 Photo/Sketch



[Commercial Card 1 photo - Click to enlarge](#)

<b>Section 1</b>	
<b>Year Built:</b>	1890
<b>Style:</b>	Unknown Commercial Style
<b>Model:</b>	Commercial
<b>Framing Class:</b>	Fire Resistant
<b>Perimeter Shape:</b>	UNKNOWN
<b>Perimeter:</b>	1005
<b>Wall Height:</b>	8
<b>Section Area:</b>	4346
<b>Sprinkler Area:</b>	0
<b>HVAC:</b>	N/A

### Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SBR	1 Story Brick - Fin	9,924	9,924
1SBRUP	1 Story Brick - Upper - Fin	5,696	5,696
1SFR	1 Story Frame - Fin	576	576
1SFRUP	1 Story Frame - Upper - Fin	506	506
B	Bsmt	4,346	0
<b>Totals</b>		<b>21,048</b>	<b>16,702</b>

<b>Section 2</b>	
<b>Year Built:</b>	1890
<b>Style:</b>	Unknown Commercial Style
<b>Model:</b>	Commercial
<b>Framing Class:</b>	Fire Resistant
<b>Perimeter Shape:</b>	UNKNOWN
<b>Perimeter:</b>	1005
<b>Wall Height:</b>	10
<b>Section Area:</b>	10500
<b>Sprinkler Area:</b>	0
<b>HVAC:</b>	N/A

### Section 3

<b>Year Built:</b>	1890
<b>Style:</b>	Unknown Commercial Style
<b>Model:</b>	Commercial
<b>Framing Class:</b>	Fire Resistant
<b>Perimeter Shape:</b>	UNKNOWN
<b>Perimeter:</b>	1005
<b>Wall Height:</b>	10
<b>Section Area:</b>	6202
<b>Sprinkler Area:</b>	0
<b>HVAC:</b>	N/A

### Assessment History

Year	Land	Improvements	Total
2025	\$252,000	\$1,417,000	\$1,669,000
2024	\$252,000	\$1,417,000	\$1,669,000
2023	\$229,000	\$1,288,000	\$1,517,000
2022	\$229,000	\$1,288,000	\$1,517,000
2021	\$229,000	\$1,277,000	\$1,506,000
2020	\$229,000	\$1,277,000	\$1,506,000
2019	\$229,000	\$1,277,000	\$1,506,000
2018	\$229,000	\$1,277,000	\$1,506,000
2017	\$229,000	\$1,277,000	\$1,506,000
2016	\$229,000	\$1,277,000	\$1,506,000
2015	\$229,000	\$1,277,000	\$1,506,000
2014	\$229,000	\$1,277,000	\$1,506,000
2013	\$229,000	\$1,277,000	\$1,506,000
2012	\$229,000	\$1,277,000	\$1,506,000
2011	\$229,000	\$1,277,000	\$1,506,000
2010	\$229,000	\$1,277,000	\$1,506,000
2009	\$228,700	\$1,276,600	\$1,505,300
2008	\$228,700	\$1,276,600	\$1,505,300
2007	\$228,700	\$1,276,600	\$1,505,300
2006	\$222,000	\$1,182,000	\$1,404,000
2005	\$107,800	\$1,241,100	\$1,348,900

## Map



**Not a Legal Document**

Subject to terms and conditions  
[www.actDataScout.com](http://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**

OWNER: Family 610 Trust

PHONE: (Home) ( ) \_\_\_\_\_ (Mobile) ( ) \_\_\_\_\_

ADDRESS 9176 Cudlipp Avenue

FAX: ( ) \_\_\_\_\_ (Work) ( ) \_\_\_\_\_

Mechanicsville, VA 23116

E-mail Address: \_\_\_\_\_

**PROPERTY OWNER'S**

REPRESENTATIVE: Baker Development Resources

PHONE: (Home) ( ) \_\_\_\_\_ (Mobile) (804) 874-6275

(Name/Address) 530 East Main Street, Suite 730

FAX: ( ) \_\_\_\_\_ (Work) ( ) \_\_\_\_\_

Richmond, VA 23219

E-mail Address: \_\_\_\_\_

Attn: Mark Baker

**TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE**

PROPERTY ADDRESS (ES) 610 Fourquarean Lane

TYPE OF APPLICATION:  VARIANCE  SPECIAL EXCEPTION  OTHER \_\_\_\_\_

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-410.1, 30-800.1, 30-800.2(a) & 30-800.4

APPLICATION REQUIRED FOR: A building permit to re-establish the nonconforming use rights to an adult care residence and construct an addition, porte cochere, elevator, ADA ramp, and site (parking area) improvements.

TAX PARCEL NUMBER(S): N000-0906/018 ZONING DISTRICT: R-5 (Single-Family Residential)

**REQUEST DISAPPROVED FOR THE REASON THAT:** The proposed use is not permitted as the previous nonconforming use rights have expired. Whenever nonconforming uses of a building are discontinued for a period of two years or longer, any subsequent use of the premises shall conform to the regulations applicable in the district in which it is located. A nonconforming use shall not be extended, expanded, enlarged or moved to occupy a different or greater area of land, buildings or structures than was occupied by such use at the time it became nonconforming. No building or structure devoted to a nonconforming use shall be enlarged, extended, reconstructed, moved or structurally altered unless such building or structure is thereafter devoted to a conforming use.

DATE REQUEST DISAPPROVED: November 17, 2025

FEE WAIVER: YES  NO:

DATE FILED: November 17, 2025 TIME FILED: 10:52 a.m. PREPARED BY: Josh Young RECEIPT NO. BZAC-177698 -2025

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) 10 & 11 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: 1/5/2026

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

CASE NUMBER: BZA 03-2026 HEARING DATE: February 4, 2026 AT 1:00 P.M.





# 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.

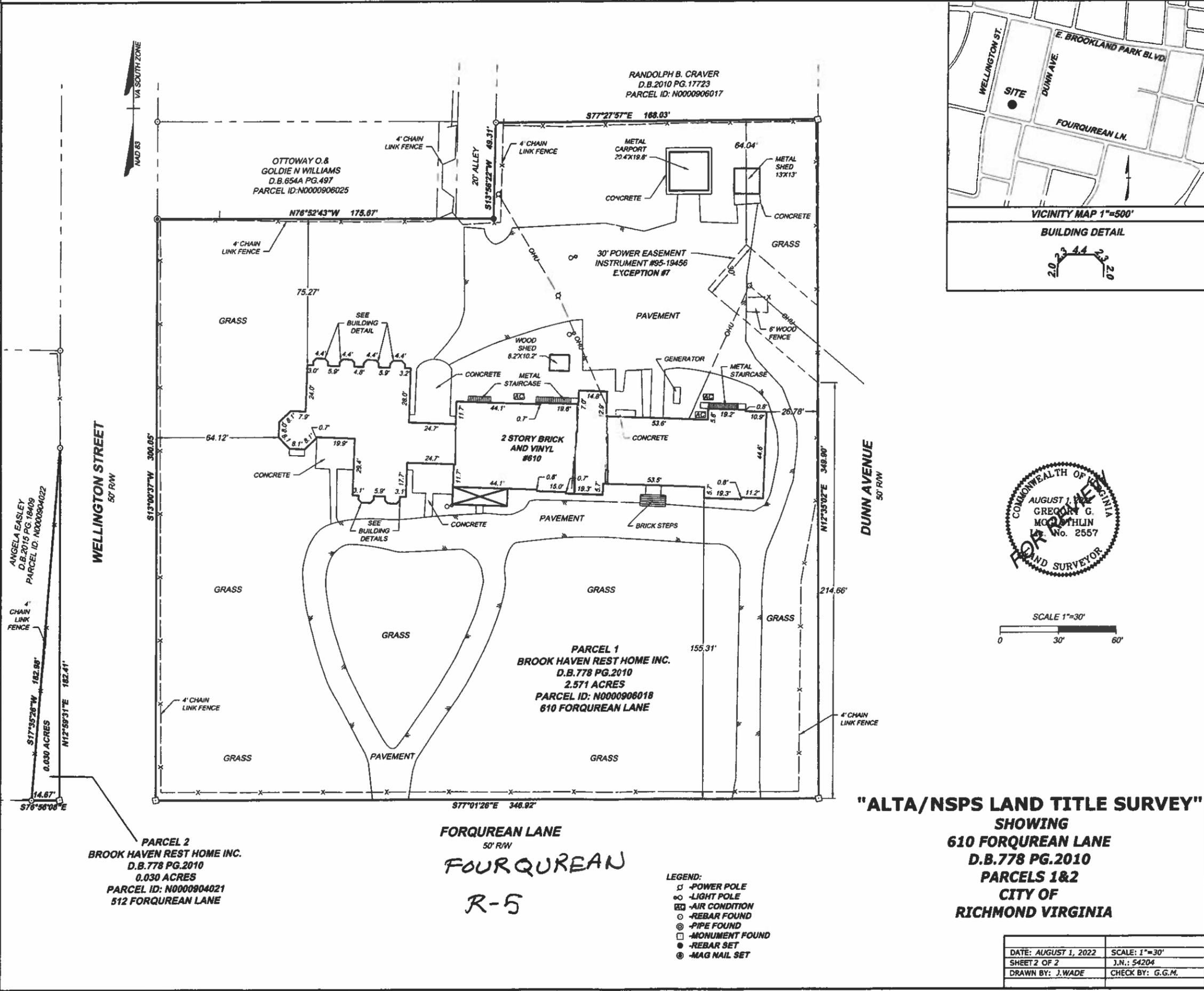
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at [PDRZoningAdministration@Richmondgov.com](mailto: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:** \_\_\_\_\_ 

Y:\1903\54204-Brookhaven\_Alta\DWG\54204-BrookhavenALTA\_XPSURV.dwg | Plotted on 8/1/2022 3:16 PM | by Joe Wade



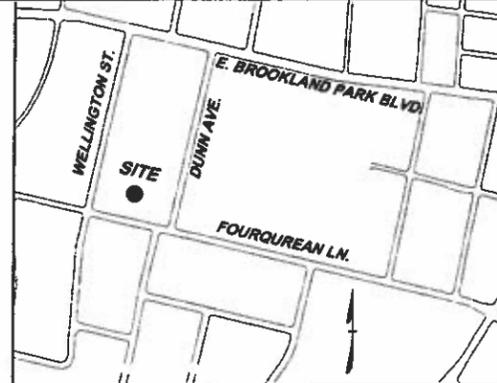
ANGELA EASLEY  
D.B. 2015 PG. 18409  
PARCEL ID: N0000904022

CHAIN LINK FENCE  
S17°35'26"W 182.98'  
N12°59'31"E 182.41'  
0.030 ACRES  
14.87'  
S76°58'08"E

**PARCEL 2**  
BROOK HAVEN REST HOME INC.  
D.B. 778 PG. 2010  
0.030 ACRES  
PARCEL ID: N0000904021  
512 FORQUEAN LANE



SCALE 1"=30'  
0 30' 60'



**"ALTA/NSPS LAND TITLE SURVEY"**  
SHOWING  
610 FORQUEAN LANE  
D.B. 778 PG. 2010  
PARCELS 1&2  
CITY OF  
RICHMOND VIRGINIA

DATE: AUGUST 1, 2022	SCALE: 1"=30'
SHEET 2 OF 2	J.N.: 54204
DRAWN BY: J.WADE	CHECK BY: G.G.M.

**TIMMONS GROUP**

YOUR VISION ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology

THIS DRAWING PREPARED AT THE  
TLC-CITIES OFFICE  
4701 Owens Way, Suite 900 | Prince George, VA 23875  
TEL: 804.341.6600 FAX: 804.341.1511 www.timmons.com

**SCHEDULE B PART II EXCEPTIONS**

FILE: 22-7528

THIS COMMITMENT DOES NOT REPUBLISH ANY GOVERNMENT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC GOVERNMENT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN. THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I- REQUIREMENTS ARE MET. NOT A SURVEY MATTER
  2. ANY LIEN, OR RIGHT TO LIEN, FOR SERVICES, LABOR, OR MATERIAL, HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS, NOTHING KNOWN BY THIS SURVEYOR
  3. ANY DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES OR SHORTAGE IN AREA OR ENCROACHMENTS, AND OTHER FACTS WHICH A CORRECT SURVEY OR ANY INSPECTION OF THE PREMISES WOULD DISCLOSE. NOTE: AS TO OWNERS POLICY ONLY: IF ALTA HOMEOWNERS POLICY IS CHOSEN BY PURCHASER, AND NO SURVEY IS OBTAINED, COVERED RISKS 21, 22, 23, AND 24 ARE DELETED FROM THE OWNERS POLICY. IF A STANDARD ALTA OWNERS POLICY IS CHOSEN WITHOUT A SURVEY, COVERED RISK 2 (C) IS DELETED. MATTERS SHOWN HEREON
  4. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION, NOT A SURVEY MATTER
- NOTE: EXCEPTIONS IN #2-4 WILL BE DELETED FROM THE LOAN POLICY UPON REQUIREMENTS BEING MET.
5. REAL ESTATE TAXES, INCLUDING SUPPLEMENTAL TAXES, IF APPLICABLE, AND MUNICIPAL CHARGES FOR THE SECOND HALF OF THE YEAR 2022 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. NOT A SURVEY MATTER
  6. SPECIAL ASSESSMENTS SUBSEQUENT TO THE DATE OF POLICY, INCLUDING STORMWATER FEES AND RECYCLING FEES, IF ANY, IMPOSED BY CITY OF RICHMOND FOR SERVICES RENDERED UPON INSURED PREMISES. NOT A SURVEY MATTER
  7. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED SEPTEMBER 18, 1995, RECORDED OCTOBER 11, 1995, AS INSTRUMENT NO. 95-19456. MATTERS SHOWN HEREON

**LEGAL DESCRIPTION "EXHIBIT A"**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, WITH ALL IMPROVEMENTS THEREON AND APPURTENANCES THERETO BELONGING, AND BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERN LINE OF FOURCOURT LANE AT ITS INTERSECTION WITH THE WESTERN LINE OF DUNN AVENUE, THENCE RUNNING ALONG THE SAID NORTHERN LINE OF FOURCOURT LANE IN A WESTWARDLY DIRECTION AND FRONTING THEREON 348 FEET, MORE OR LESS, TO THE EASTERN LINE OF WELLINGTON STREET 298.8 FEET, MORE OR LESS, THENCE ALONG AN IRREGULAR COURSE TO DUNN AVENUE, THENCE SOUTHWARDLY ALONG THE WESTERN LINE OF DUNN AVENUE 348.8 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION.

BEING A PORTION OF THE SAME REAL ESTATE CONVERTED TO BROOK HAVEN REST HOME, INC., BY DEED FROM ST PAUL'S MANOR, INC., A VIRGINIA CORPORATION, DATED FEBRUARY 25, 1981, RECORDED MARCH 4, 1981, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, IN DEED BOOK 778, PAGE 2010.

**ACREAGE SUMMARY**

TOTAL LOT ACRES: 2.571 ACRES  
TOTAL LOT SQUARE FEET: 111922.76 SQ.FT

**GENERAL NOTES**

1. PROPERTY ADDRESS: 610 FORGUREAN LN RICHMOND VA 23222 AND 512 FORGUREAN LN RICHMOND VA 23222.
2. SOURCE OF TITLE: BROOK HAVEN REST HOME INC. D.B. 778 PG. 2010
3. FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #1029003SD DATED APRIL 2ND, 2009.
4. PARKING SPACES: THERE ARE NO OBSERVED PARKING SPACES LOCATED ON SUBJECT PROPERTY.
5. THERE IS NO EVIDENCE OF RECENT LAND DEVELOPMENT WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. RIGHT OF WAY IS AS SHOWN HEREON. NO EVIDENCE OF RECENT STREET REPAIRS OR SIDEWALK CONSTRUCTION OBSERVED DURING TIME OF FIELD WORK. THE SURVEYED PROPERTY SHOWN HEREON HAS CONTIGUOUS ACCESS TO BOULEVARD (ROUTE 1, ROUTE 301), A DEDICATED PUBLIC ROAD AS SHOWN HEREON AND SHARED ACCESS TO DESS LLC PROPERTY BEING ALTERNATIVE ACCESS TO BOULEVARD.
7. NO FIELD DELINEATED WETLAND MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. PROPERTY IS ZONED R8 PER CITY OF RICHMOND GIS. NO ZONING REPORT PROVIDED.
9. NO EVIDENCE OF OF A CEMETERY, BURIAL GROUNDS, ETC. OBSERVED DURING PERIMETER BOUNDARY SURVEY OF PROPERTY.

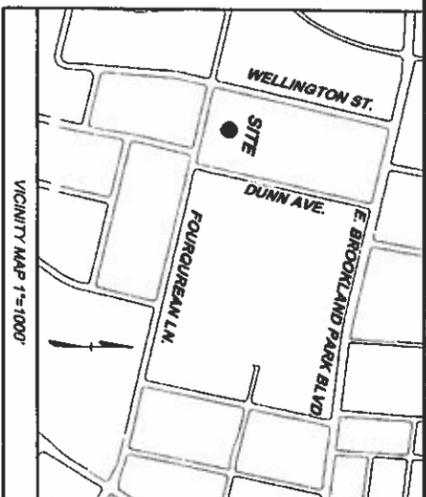
**ALTA CERTIFICATION**

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; BROOK HAVEN REST HOME, INC.; ABRHAM JENNINGS; TITLE RVA, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA NSPS LAND TITLE SURVEYS - JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(C), 8, 9, 11(A), 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 27, 2022.

Date: AUGUST 1, 2022

(Signed) GREGORY G. MCGLOTHLIN  
Registration No. 2557



**ABBREVIATION TABLE**

- ESMT. — EASEMENT
- VEPCO. — VIRGINIA ELECTRIC AND POWER COMPANY
- D.B. — DEED BOOK
- PG. — PAGE
- VDOT — VIRGINIA DEPARTMENT OF TRANSPORTATION
- R/W — RIGHT OF WAY

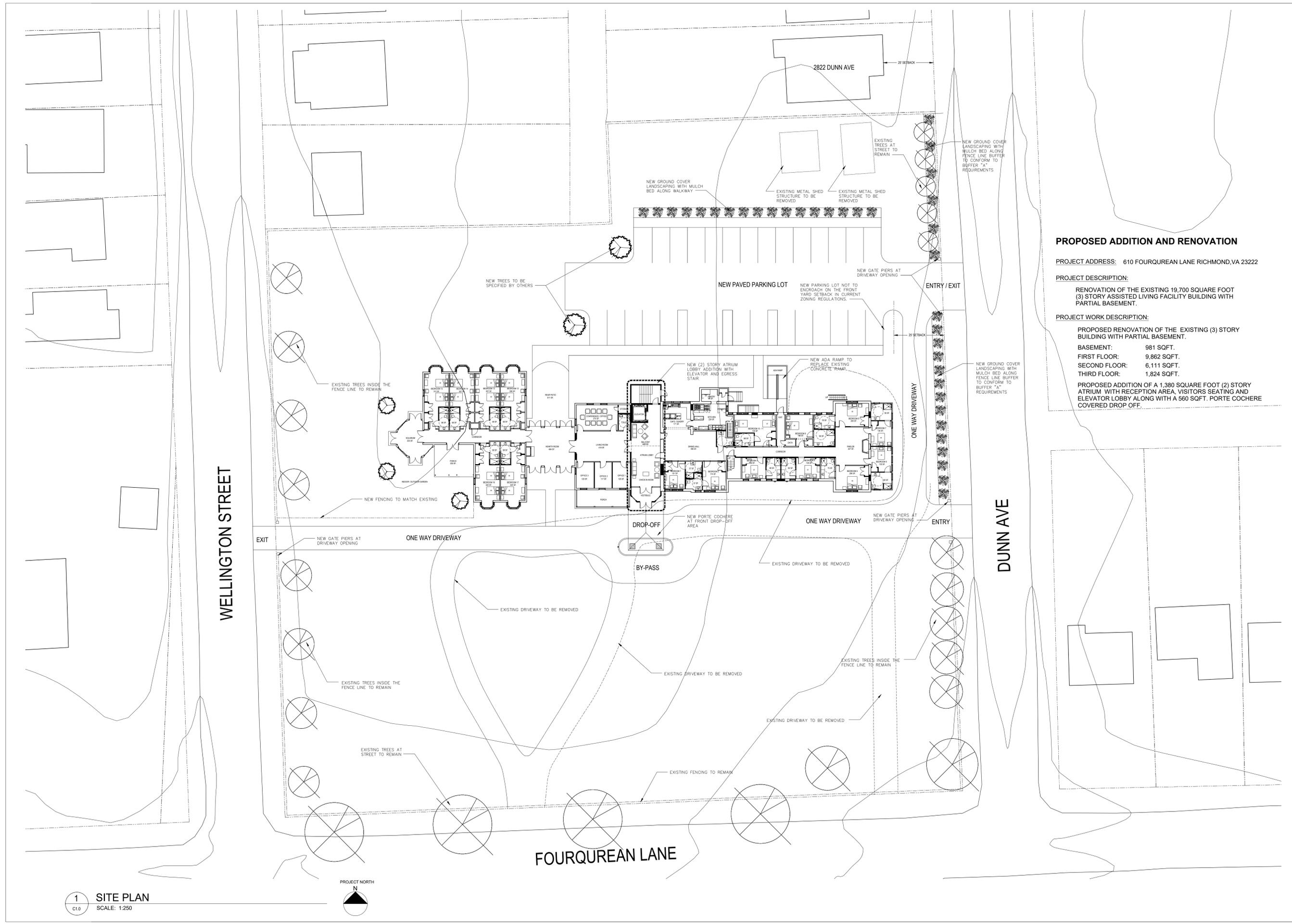
**"ALTA/NSPS LAND TITLE SURVEY"**

SHOWING  
610 FORGUREAN LANE  
D.B. 778 PG. 2010  
PARCELS 1&2  
CITY OF  
RICHMOND VIRGINIA



DATE: AUGUST 1, 2022	SCALE: 1" = 30'
SHEET 1 OF 2	J.N. 54204
DRAWN BY: J.WADE	CHECK BY: G.G.M.

COMPANY: 301 DESIGN GROUP, 1901 E. Franklin St., Ste. 118, Richmond, VA 23223  
 NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM 301 DESIGN GROUP.



**PROPOSED ADDITION AND RENOVATION**

PROJECT ADDRESS: 610 FOURQUREAN LANE RICHMOND, VA 23222

PROJECT DESCRIPTION:  
 RENOVATION OF THE EXISTING 19,700 SQUARE FOOT (3) STORY ASSISTED LIVING FACILITY BUILDING WITH PARTIAL BASEMENT.

PROJECT WORK DESCRIPTION:  
 PROPOSED RENOVATION OF THE EXISTING (3) STORY BUILDING WITH PARTIAL BASEMENT.  
 BASEMENT: 981 SQFT.  
 FIRST FLOOR: 9,862 SQFT.  
 SECOND FLOOR: 6,111 SQFT.  
 THIRD FLOOR: 1,824 SQFT.  
 PROPOSED ADDITION OF A 1,380 SQUARE FOOT (2) STORY ATRIUM WITH RECEPTION AREA, VISITORS SEATING AND ELEVATOR LOBBY ALONG WITH A 560 SQFT. PORTE COCHERE COVERED DROP OFF.

1 SITE PLAN  
 C1.0 SCALE: 1:250

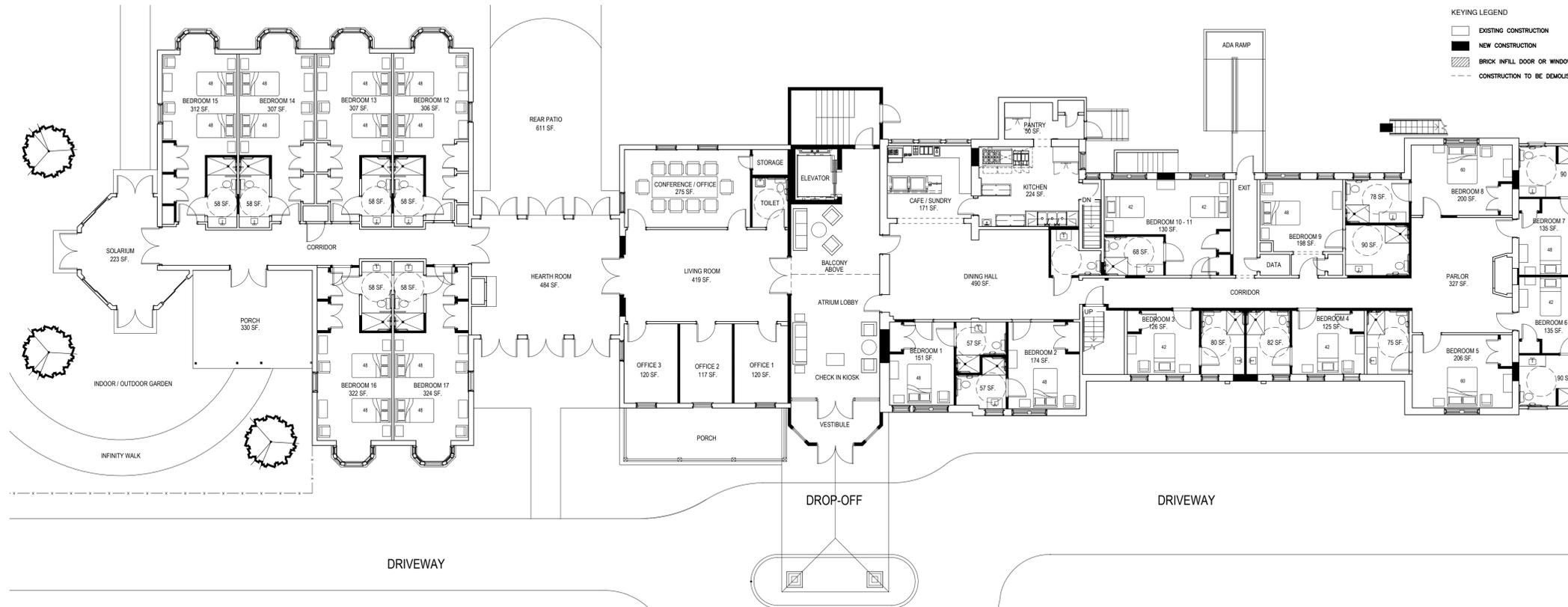


NO.	REVISIONS	DESCRIPTION	DATE

DESIGNED: BEJ  
 DRAWN: BEJ  
 CHECKED: JGH  
 APPROVED: JGH

PROJECT: INFINITY ASSISTED LIVING FACILITY  
 610 FOURQUREAN LANE  
 RICHMOND VA  
 DRAWING TITLE: SITE PLAN

SHEET: C1.0  
 DATE: OCTOBER 17, 2025



**KEYING LEGEND**

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- BRICK INFILL DOOR OR WINDOW
- CONSTRUCTION TO BE DEMOLISHED

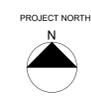
**PLAN LEGEND**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Thin solid line)	EXISTING PARTITION TO REMAIN	(Section symbol)	SECTION
(Thick solid line)	NEW PARTITION	(Detail symbol)	DETAIL
(01)	ROOM DESIGNATION	(Elevation symbol)	ELEVATION
(08)	DOOR DESIGNATION	(Revision symbol)	REVISION
(E)	EXISTING DOOR TO REMAIN	(Wall type symbol)	WALL TYPE
(New door symbol)	NEW DOOR		
(Existing casework symbol)	EXISTING CASEWORK TO REMAIN		
(New casework symbol)	NEW CASEWORK		

**PARTITION GENERAL NOTES**

- PATCH ALL AREAS DISTURBED BY DEMOLITION CONSTRUCTION. PREPARE SURFACES TO RECEIVE NEW FINISHES.
- PROVIDE FIRE RETARDANT BLOCKING FOR ALL WALL MOUNTED ITEMS.
- NEW CASEWORK SHOWN TO BE PROVIDED BY OWNER.
- PROVIDE SUPPLEMENTAL FRAMING, INSULATION, AND FINISH MATERIALS AS REQUIRED TO MAINTAIN PARTITION TYPE FIRE RESISTANT RATING.
- ALL MECHANICAL, ELECTRICAL, AND PLUMBING PENETRATIONS SHALL COMPLY WITH ASTM E814, FIRE-STOPPING DETAILS PER CURRENT CODE.
- MILLWORK CONTRACTOR TO VERIFY ALL AREAS TO RECEIVE MILLWORK IN FIELD PRIOR TO BUILDING - SHOP DRAWINGS ARE TO BE PROVIDED TO ARCHITECT FOR APPROVAL.
- CONTRACTOR TO VERIFY AND COORDINATE DOOR FRAME THICKNESS WITH WALL THICKNESS.

**1 FIRST FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

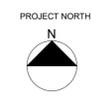


**KEYING LEGEND**

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- BRICK INFILL DOOR OR WINDOW
- CONSTRUCTION TO BE DEMOLISHED



**2 SECOND FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



NO.	DESCRIPTION	DATE
		12/15/20
		01/14/21

DESIGNED: BEJ  
DRAWN: BEJ  
CHECKED: JGH  
APPROVED: JGH

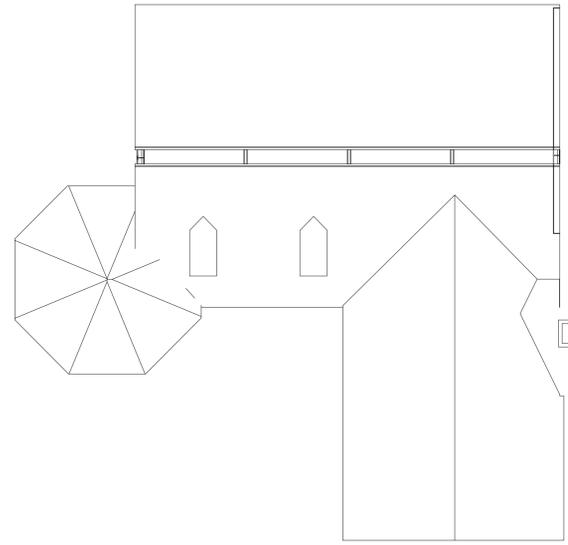
**PROJECT:** INFINITY ASSISTED LIVING FACILITY  
610 FOURCUREAN LANE  
RICHMOND VA

**DRAWING TITLE:** RENOVATION FLOOR PLAN AND NOTES

**SHEET:** A1.1

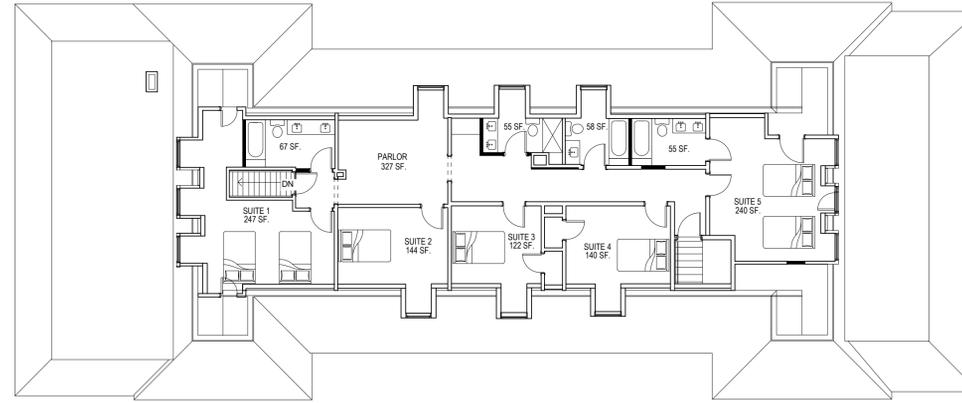
**DATE:** OCTOBER 17, 2025

NO PARTS OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BDI DESIGN GROUP.



**KEYING LEGEND**

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- BRICK INFILL DOOR OR WINDOW
- CONSTRUCTION TO BE DEMOLISHED

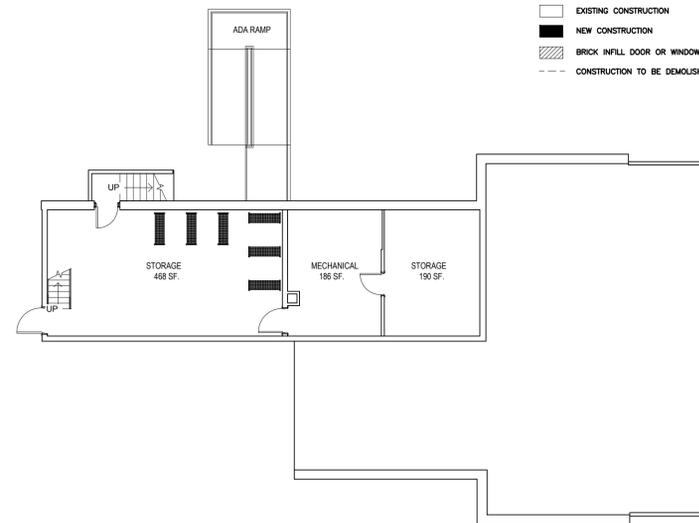


**3 THIRD FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



**KEYING LEGEND**

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- BRICK INFILL DOOR OR WINDOW
- CONSTRUCTION TO BE DEMOLISHED



**4 BASEMENT FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



**PLAN LEGEND**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Line]	EXISTING PARTITION TO REMAIN	[Symbol]	SECTION
[Line]	NEW PARTITION	[Symbol]	DETAIL
[01]	ROOM DESIGNATION	[Symbol]	REVISION
[08]	DOOR DESIGNATION	[Symbol]	WALL TYPE
[E]	EXISTING DOOR TO REMAIN		
[D]	NEW DOOR		
[Line]	EXISTING CASEWORK TO REMAIN		
[Line]	NEW CASEWORK		

**PARTITION GENERAL NOTES**

- PATCH ALL AREAS DISTURBED BY DEMOLITION CONSTRUCTION. PREPARE SURFACES TO RECEIVE NEW FINISHES.
- PROVIDE FIRE RETARDANT BLOCKING FOR ALL WALL MOUNTED ITEMS.
- NEW CASEWORK SHOWN TO BE PROVIDED BY OWNER.
- PROVIDE SUPPLEMENTAL FRAMING, INSULATION, AND FINISH MATERIALS AS REQUIRED TO MAINTAIN PARTITION TYPE FIRE RESISTANT RATING.
- ALL MECHANICAL, ELECTRICAL, AND PLUMBING PENETRATIONS SHALL COMPLY WITH ASTM E814, FIRE-STOPPING DETAILS PER CURRENT CODE.
- MILLWORK CONTRACTOR TO VERIFY ALL AREAS TO RECEIVE MILLWORK IN FIELD PRIOR TO BUILDING - SHOP DRAWINGS ARE TO BE PROVIDED TO ARCHITECT FOR APPROVAL.
- CONTRACTOR TO VERIFY AND COORDINATE DOOR FRAME THICKNESS WITH WALL THICKNESS.



NO.	REVISIONS DESCRIPTION	DATE

DESIGNED: BEJ  
DRAWN: BEJ  
CHECKED: JGH  
APPROVED: JGH

PROJECT: INFINITY ASSISTED LIVING FACILITY  
610 FOURQUEAN LANE  
RICHMOND VA  
DRAWING TITLE: FLOOR PLANS AND NOTES

SHEET: A1.2  
DATE: OCTOBER 17, 2025

NO PART OF THIS REPORT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT.



3DI DESIGN GROUP | 1901 E. Franklin St. Ste. 118  
Richmond, Virginia 23223

NO.	REVISIONS DESCRIPTION	DATE

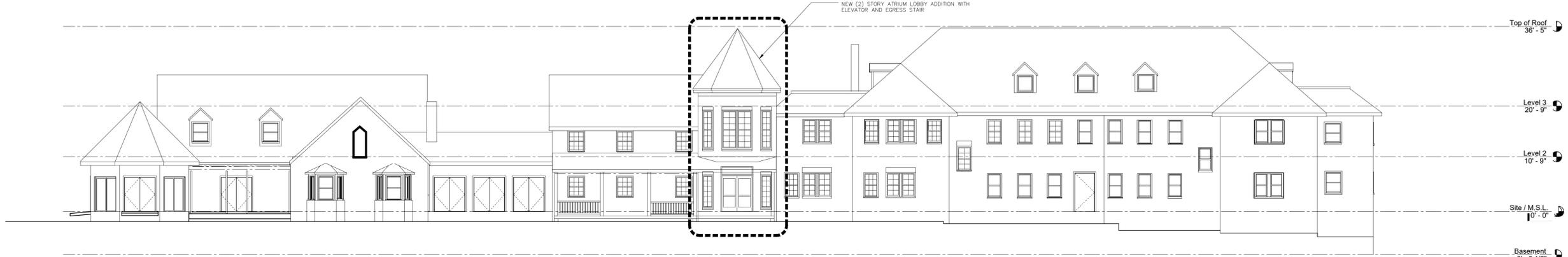
DESIGNED: BEJ  
 DRAWN: BEJ  
 CHECKED: JGH  
 APPROVED: JGH

PROJECT: INFINITY ASSISTED LIVING FACILITY  
 610 FOURQUREAN LANE  
 RICHMOND VA  
 DRAWING TITLE: EXTERIOR ELEVATIONS

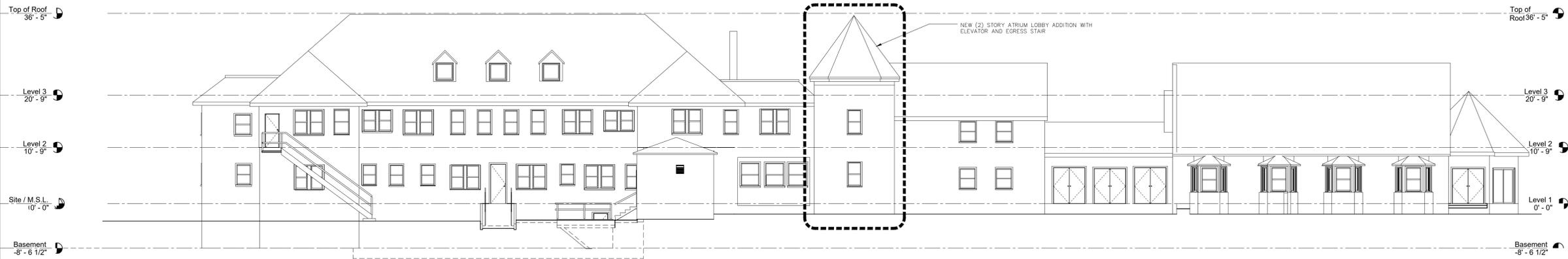
SHEET:

A2.0

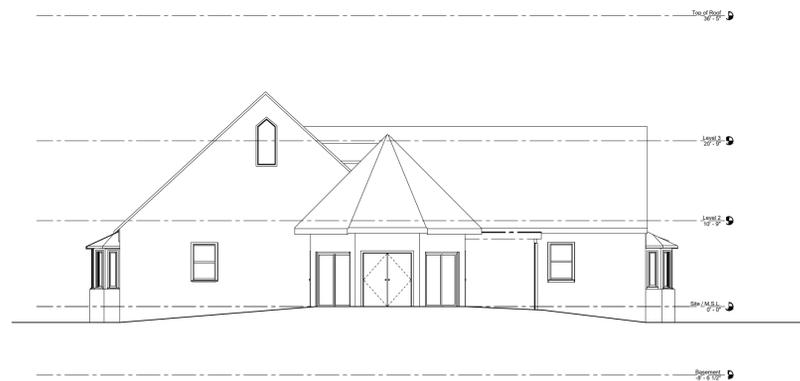
DATE: OCTOBER 17, 2025



**1 FOURQUREAN LANE EXTERIOR ELEVATION**  
 SCALE: 1/4" = 1'-0"



**2 REAR EXTERIOR ELEVATION**  
 SCALE: 1/4" = 1'-0"



**3 WELLINGTON STREET EXTERIOR ELEVATION**  
 SCALE: 3/32" = 1'-0"



**4 DUNN STREET EXTERIOR ELEVATION**  
 SCALE: 3/32" = 1'-0"

COPYRIGHT © 2025 BY 3DI DESIGN GROUP, INC. ALL RIGHTS RESERVED.  
 NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM 3DI DESIGN GROUP, INC.



1 EXTERIOR RENDERING  
SCALE: NTS



2 EXTERIOR RENDERING  
SCALE: NTS



3 EXTERIOR RENDERING  
SCALE: NTS



4 EXTERIOR RENDERING  
SCALE: NTS

COPYRIGHT © 2025 BY BDI DESIGN GROUP, LLC. ALL RIGHTS RESERVED.  
 NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



BDI DESIGN GROUP | 1901 E. Franklin St. Ste. 118  
Richmond, Virginia 23223

NO.	REVISIONS DESCRIPTION	DATE

DESIGNED: BEJ  
DRAWN: BEJ  
CHECKED: JGH  
APPROVED: JGH

PROJECT: INFINITY ASSISTED LIVING FACILITY  
610 FOURQUEAN LANE  
RICHMOND VA

DRAWING TITLE: EXTERIOR RENDERINGS

SHEET:

A2.2

DATE: OCTOBER 17, 2025

yard and front yard requirements be granted to Henry Tenser for a building permit for a single-family dwelling and a detached carport as proposed at the subject premises.

ACTION OF THE BOARD:      Granted                      (5-0)

Vote to Grant

affirmative:                      Alexander, Cox, Ivins,, Richardson, Williams

negative:                              none

---

CASE NO. 44-94

APPLICANT:              Brook-Haven Rest Home, Inc.

PREMISES:                610 FOURQUREAN LANE

SUBJECT:                 A building permit for an eighteen (18) bed addition to a nonconforming rest home (home for adults)

DISAPPROVED by the Zoning Administrator on June 14, 1994, under Sections 32-300, 32-410.1, 32-710.1(10), 32-800.1, 32-800.2, 32-800.3 and 32-830 of the zoning ordinance for the reason that: "R-5 Single-Family Residential District. The proposed addition and increase in occupancy are not permitted, and the off-street parking requirement is not met. Enlargement of a building devoted to a nonconforming use is not permitted. A change in a nonconforming use (increase in occupancy) which results in a requirement for more off-street parking is not permitted. A previous variance (Case No. 39-81) authorized a maximum occupancy of forty (40) persons. A Certificate of Occupancy, approved in error on March 27, 1981, allowed 65 persons. Eighteen additional occupants are proposed. Twenty-one off-street parking spaces are required for the proposed occupancy (83 persons); six (6) spaces exist and six (6) additional spaces are proposed."

APPLICATION was filed with the Board on June 15, 1994 based on Section 17.20(b) of the City Charter.

APPEARANCES:

For Applicant:              Lawrence Williams  
   Alice Brooks

Against Applicant:        none

**FINDINGS OF FACT:** The Board finds from sworn testimony and exhibits offered in this case by the applicant's architect, Lawrence Williams, that the subject property was originally developed as an orphanage in the 1920's. By the 1950's, it had been converted to a nursing home (now licensed as an adult home). The Board has granted several variances over the years to accommodate the expansion and enlargement of the facility.

The current owner, Alice Brooks, purchased the property in 1981. That year, the Board granted to her a variance to authorize the construction of a dining room addition. The 1981 application indicated an occupancy of 40 persons. Previous certificates of occupancy (C.O.'s) specified 35 persons. After the 1981 variance was granted, a C.O. was issued to Ms. Brooks for an increase from 40 to 65 persons. Since the property was/is nonconforming, these increases in occupancy were not permitted. The C.O.'s were issued in error.

Mr. Williams described the subject site as containing nearly three acres and bordered by streets on three sides. There is a park across one street. He explained that Ms. Brooks' current proposal is to legitimize the current occupancy of 65 and to construct an addition to accommodate 18 additional residents. The site would be enclosed with a fence with an automatically closing gate. The overall density of development would remain very low. Existing and proposed structures are well separated from nearby dwellings. Although a partial parking waiver is being requested, Ms. Brooks testified that none of the residents drives and few receive visitors. The only parking needed is for the 8 staff and delivery vehicles. Six additional parking spaces are proposed for a total of 12.

Ms. Brooks owns an 18 bed facility on Chamberlayne Avenue which she proposes to close down. Ms. Brooks explained that Chamberlayne Avenue is no longer a suitable environment for her patients. Also, the cost to comply with new retroactive Building Code requirements for sprinkler systems is prohibitive. The purpose of the proposed addition on the subject property is solely to house the patients moved from Chamberlayne Avenue.

Ms. Brooks submitted a petition of support from neighborhood residents. She also submitted documentation indicating how well her facility is managed. The Secretary explained that he had recently evaluated adult homes in the City with respect to licensure ratings and documented complaints. He confirmed that Brookhaven is one of the top rated facilities.

Several members expressed concern that this request more appropriately belonged before City Council as a special use permit. Although the closing of the Chamberlayne location because of code requirements represents a hardship, the hardship is related to that property, not the subject property. The Secretary noted that City Council could not act on this request until October because Council is cancelling their August meetings. The new code requirements applicable to the Chamberlayne Avenue property are effective at the beginning of August, although there may be some administrative extensions.

The Board is satisfied that the property was acquired in good faith and that an exceptional situation exists due to the history of the property, the large size of the site and the new State code requirements whereby strict application of the density and off-street parking requirements unreasonably restricts its use and the granting of variances in this case will be in harmony with the intended spirit and purpose of the ordinance and the powers of the Board.

**RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS** that a request for variances from the occupancy and off-street parking requirement be granted to Brook-Haven Rest Home, Inc. for a building permit for an eighteen (18) bed addition to a nonconforming rest home (home for adults) as proposed at the subject premises.

**ACTION OF THE BOARD:**      Granted                      (5-0)

Vote to Grant  
affirmative:                      Alexander, Cox, Ivins., Richardson, Williams  
negative:                              none

-----  
CASE NO. 45-94

**APPLICANT:**              ORR Associates  
**PREMISES:**              3416, 3418 AND 3420 PARKWOOD AVENUE  
**SUBJECT:**                      A permit to construct a parking area on the rear of three single-family dwelling lots to serve commercial uses across the alley



*COMMONWEALTH of VIRGINIA*

DEPARTMENT OF SOCIAL SERVICES

September 25, 2025

Eric Smith  
Vitalized Properties  
610 Fourquare Lane  
Richmond, Virginia 23222

Dear Mr. Smith,

This will confirm receipt and review of the functional design for the 610 Fourquare Lane, Richmond, Virginia 23222. Your request for a functional design review was received by the Department on September 11, 2025. The design plan includes a single residence with 30 bedrooms with a possible requested capacity of 40 residents.

Based on a review of the drawings you submitted it appears your plan meets licensing requirements for an assisted living facility. There appears to be ample square footage based on the plans, but the final capacity will be determined by onsite measurements. It does not appear to be anything that impedes resident care. All applicable state and local building codes shall be met. Since the occupancy/use code is not indicated currently due to not reviewing a certificate of occupancy or building evaluation form, there will be further review needed to determine if non-ambulatory residents can be present if desired.

This declaratory statement represents the department's prior approval of your plans. It is conditional upon there being no change in the plans as submitted. This letter does not guarantee licensure. Please note that the final determination for licensure is based on an on-site inspection by an assigned licensing representative and a review of the application for licensure. It will be necessary to have a certificate of occupancy for the building and to have all the required fire and health inspections completed prior to issuing a license by our Department. Your completed application for licensure of an assisted living facility should be submitted approximately 60 days prior to the date you wish to become licensed. A complete application is one in which all line items are completed and all attachments are enclosed.

If you have any questions about the information contained in this correspondence, please contact me at 757-879-9642

Sincerely,

*Chris Robinson*

Chris Robinson

Licensing Administrator,  
Division of Licensing-Adult Programs  
Virginia Department of Social Services  
5600 Cox Road  
Glen Allen, Virginia 23060

**Young, Joshua S. - PDR**

---

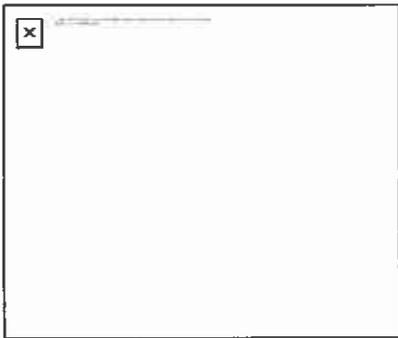
**From:**  
**Sent:** Wednesday, January 17, 2024 12:02 PM  
**To:** Young, Joshua S. - PDR  
**Cc:** Reaves, Angela (VDSS); Jennings, Kindra (VDSS)  
**Subject:** RE: Brookhaven ALF

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good morning,

They closed 9/12/2022. If you have any questions the inspector for that facility Angela Reaves that is copied on this email, along with the Licensing Administrator Mrs. Kindra Jennings..

Thanks



**DeVallere Ford**  
**Administrative & Office Specialist III**  
**Adult Licensing Programs**  
**Virginia Department of Social Services**  
**1604 Santa Rosa Road Suite 130, Henrico, VA 23229**



*People Helping People*



**From:** Young, Joshua S. - PDR <Joshua.Young@rva.gov>  
**Sent:** Wednesday, January 17, 2024 10:57 AM  
**To:**

**Subject:** RE: Brookhaven ALF

I just would like to know when their last license for an assisted living facility expired.

**From:**  
**Sent:** Wednesday, January 17, 2024 10:13 AM  
**To:**

View Select 14 (Refresh) Customer 41429 >> BROOK HAVEN REST HOME Services

- VIEW BLOCK**
- 1 Acct Inqy
  - 2 Acct Maint
  - 3 Bad Debt
  - 4 Bill Hist
  - 5 Budg Inqy
  - 6 Comb Hist
  - 7 Cons Hist
  - 8 Cust Maint
  - 9 Dep Query
  - 10 Ledger
  - 11 Mtr Excep
  - 12 Note Summ
  - 13 Pay Arrng
  - > S/O Hist
  - 15 S/O Maint
  - 16 Weather
  - 17 XServ Hist

**ACCOUNT BLOCK** (Create Note)

-->	0036658	610 FOURQUREAN LN			A	RI	
2	0018468	3206 CHAMBERLAYNE AVE			I	RI	

**SERVICES BLOCK**

	Svc	Description	Rate	On/Off Date	Cnsz	HMTR	Stat
	100	GHC GAS HEAT COMMERCIAL	GASC	On 05-SEP-1991	880D		A
	200	WTC WATER COMMERCIAL	WTRC	On 27-MAR-1991	75		A
	275	MTF METERED FIRELINE	MTFL	On 23-DEC-1980	6DC		A
	300	SWC WASTEWTR COMMERCIAL	SWRC	On 22-MAR-2017			A
	425	SWS SOLID WASTE	CSW	On 22-MAR-2017			A
	450	RCY RECYCLE	CRY	Off 01-JUL-98			I
	600	STW STORMWATER	SMMR	On 01-JUL-2013			A
							A

01/17/2024 10:17 mu Live - DATABASE Apr 4 2011  
 cotmanqal Parcel Find

PARCEL: N0000906018  
 LOCATION: \*\* MULTIPLE \*\*  
 NAME: \*\* VARIOUS \*\*

EFF DATE: 12/31/2021

YEAR	CAT	BILL	NSC	REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2007	RE-R	7489	Y	610 FOURQUREAN LANE	18515.19	0.00	0.00
2008	RE-R	87769	Y	610 FOURQUREAN LANE	18063.60	0.00	0.00
2009	RE-R	99007702	Y	610 FOURQUREAN LANE	19869.96	0.00	0.00
2010	RE-R	10033470	Y	610 FOURQUREAN LANE	18072.00	0.00	0.00
2011	RE-R	11034454	Y	610 FOURQUREAN LANE	18072.00	0.00	0.00
2011	RE-R	11804065	Y	MAR: 19714/20 /2608	0.00	0.00	0.00
2011	BL-A	12819810	Y	MAY: 19715/06 /0602	2133.77	0.00	0.00
2012	RE-R	12034482	Y	610 FOURQUREAN LANE	18975.60	0.00	0.00
2012	BL-A	12819811	Y	MAY: 19715/06 /0602	2191.01	0.00	0.00
2013	RE-R	13034524	Y	610 FOURQUREAN LANE	18072.00	0.00	0.00
2013	RE-R	13808035	Y	FEB: 19715/06 /0602	1837.36	0.00	0.00
2014	RE-R	14034492	Y	610 FOURQUREAN LANE	18072.00	0.00	0.00
2014	BL-A	14814038	Y	MAR: 19715/06 /0602	1885.00	0.00	0.00
2015	RE-R	15034673	Y	610 Fourqurean Lane	18072.00	0.00	0.00
2015	BL-A	15763319	Y	MAR: 19715/06 /0602	1725.74	0.00	0.00
2016	RE-R	16034835	Y	610 Fourqurean Lane	18802.95	0.00	0.00
2016	BL-A	16761370	Y	APR: 19715/06 /0602	1688.95	0.00	0.00
2017	RE-R	17034916	Y	610 Fourqurean Lane	19879.20	0.00	0.00
2017	BL-A	17755968	Y	MAR: 19715/06 /0602	1485.18	0.00	0.00
2018	RE-R	18034922	Y	610 Fourqurean Lane	19909.20	0.00	0.00
2019	RE-R	19035065	Y	610 Fourqurean Lane	19909.20	0.00	0.00
2020	RE-R	20035154	Y	610 Fourqurean Lane	19879.20	0.00	0.00
2021	RE-R	21035416	Y	610 Fourqurean Lane	19909.20	1367.59	1367.59
2022	RE-R	22035556	Y	610 Fourqurean Lane	18204.00	0.00	0.00
2023	RE-R	23035609	Y	610 Fourqurean Lane	18234.00	0.00	9132.00
2024	RE-R	24035865	Y	610 Fourqurean Lane	20028.00	18234.00	10014.00

TOTAL DUE NOW 20513.59  
 TOTAL UNPAID 39629.59

\*\* END OF REPORT - Generated by Q'Nique A Cotman \*\*

Richmond, Virginia

Google Street View

Jun 2023 [See more dates](#)

