



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**PROPERTY MAINTENANCE CODE  
ENFORCEMENT DIVISION**

## **Notice of Violation-Unsafe Structure**

**City of Richmond  
Department of Planning & Development Review  
Property Maintenance Code Enforcement  
900 E Broad Street, Room G-12  
Richmond, Virginia 23219  
Issue Date: 2/27/2025**

Este documento es un aviso de la Ciudad Richmond notificandole que usted tiene un problema con su casa o propiedad, el cual debe ser corregido a la brevedad posible. Si usted necesita ayuda para traducir o entender este documento en español, llame por favor al 804-646-6314 tan pronto como le sea posible.

**UEBB LLC  
7602 Hampshire Rd  
Richmond VA 23229  
Owner: Chris Pollock**

**Tracking Number: 2272025  
Inspector: David L Alley III  
Phone: (804) 646-3439  
Parcel ID: E0000376010**

**Property located at: 2228 Cedar St**

A City of Richmond Inspector inspected the structure specified above on 5/23/2025. The listed violations of the Virginia Property Maintenance Code (VPMC) 2021 as amended and adopted by the City of Richmond Code sections 5-1 (USBC) were found to exist. The violations cited must be abated by **TBD** or as specified in the Special Orders included in this report.

Upon expiration of the abatement date the structure will be re-inspected for code compliance.

### **2021 Virginia Property Maintenance Code**

#### **106.1 Unsafe Structures**

**General.** This section shall apply to existing structures which are classified as unsafe. All conditions causing such structures to be classified as unsafe shall be remedied or as an alternative to correcting such conditions, the structure may be vacated and secured against public entry or razed and removed. Vacant and secured structures shall still be subject to other applicable requirements of this code. Notwithstanding the above, when the code official determines that an unsafe structure constitutes such a hazard that it should be demolished, then the code official shall be permitted to order the demolition of such structures in accordance with applicable requirements of this code.

In accordance with 36-99 of the Code of Virginia and the 2021 Virginia Property Maintenance Code.

**The code official has determined the structure to be Unsafe and in an imminent state of collapse per the 2021 Virginia Property Maintenance Code (VPMC) code section 106.1 Unsafe Structures.**

## Definition

**UNSAFE STRUCTURE.** An existing structure determined by the code official to be dangerous to the health, safety and welfare of the occupants of the structure or the public because of, but not limited to, any of the following conditions:

1. The structure contains unsafe equipment.
2. The structure is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that partial or complete collapse is likely.
3. The structure is unsecured or open.
4. The degree to which the structure is in disrepair or lacks maintenance, ventilation, illumination, sanitary or heating facilities or other essential equipment.
5. The required plumbing and sanitary facilities are inoperable.

**This property has been inspected and found to be unsafe due to the following conditions:** See the attached engineer's structural condition report. The Commissioner of Buildings for the Permits and Inspections Bureau has inspected the location at 2228 Cedar St and agrees with the engineers assessment that the structure is in an imminent state of collapse.

**Required actions to abate violation(s):** Demolition

Failure to comply with this notice may result in legal action and fines up to \$2,500.00 per violation if convicted (VPMC Sections 105.6 and 105.7) in addition, the City may disallow occupancy, placard the structure, or abate the unsafe condition(s). A lien may be attached to the tax bill for administrative fees and any incurred cost.

If permits are required to correct the conditions cited in this notice, this document or a copy thereof will be needed to obtain them. Permits can be applied for at:

<https://www.rva.gov/planning-development-review/permits-and-inspections>

You have the right to appeal this notice. Appeals must be made within (14) days of receipt of this Notice of Violation. A fee shall accompany your appeal. (VPMC Section 107.5).

All codes referenced herein are from the Virginia Property Maintenance Code unless otherwise stated.

**Additional responsibilities as a property owner:**

Approximately 4,006 properties are in the City Old and Historic District. To determine whether or not your property falls within a City Old and Historic District, go to [City Old & Historic Districts Map](#) and click on the link “ViewMap of City Old & Historic Districts”.

A *Certificate of Appropriateness* is required when any proposed work alters the exterior appearance of the property as it is viewed from a public street or alley. Certificates must be obtained before work can begin. For work requiring a building permit, no permit will be issued without a Certificate. This review procedure is required not only for the main structure on a lot but also accessory buildings, fences, exterior lighting, driveways and walks, and any other features visible to the public.

As in any review process some preplanning is necessary. Please direct any questions or requests to: Alex Dandridge ([alex.dandridge@rva.gov](mailto:alex.dandridge@rva.gov)) Secretary of Architectural Review, Department of Planning & Development Review, 900 East Broad Street, Richmond, VA 23219.

If you have any questions regarding the Notice of Violation, you should contact me between 8:00am and 5:00pm at (804) 646-3439.

Inspector Name: David L Alley III  
Title: Commissioner of Buildings  
City of Richmond  
Permits and Inspections Bureau  
(804) 646-3439