



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

May 9, 2022

4415 Augusta LLC
13901 White Chapel Road
Midlothian, VA 23113

Markham Planning
208 East Grace Street
Richmond, Virginia 23219
Attn: Lory Markham

To Whom It May Concern:

RE: **BZA 23-2022**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, June 1, 2022 at 1:00 PM in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a lot split and building permit to construct a new single-family (detached) dwelling at 4415 AUGUSTA AVENUE (Tax Parcel Number W000-1998/002), located in an R-5 (Single-Family Residential) District. This meeting will be open to in-person participation. To maximize compliance with public health guidance aimed at preventing the spread of COVID-19, 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 **424 637 271#**. 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 2022 drop-down, click meeting details for June 1, 2022 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 23-2022

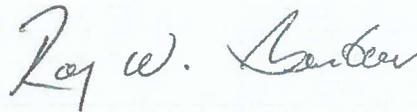
Page 2

May 9, 2022

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.

4410 Cutshaw Avenue Llc
8306 Patterson Ave
Henrico, VA 23229

Andrews Edward T Trustee For Edward
T Andrews Living Trust
4401 Augusta Ave
Richmond, VA 23230

Blankenbeckler Nicole Lee And Barbara
Lynne Wiseman
4500 Augusta Ave
Richmond, VA 23230

Blt Llc C/o Mr Briggs
2912 W Moore St
Richmond, VA 23230

Club 107 Properties Llc
Po Box 37117
Charlotte, NC 28237

Cutshaw 4412 Llc
6123 St Andrews Lane
Richmond, VA 23226

Dickenson Judy L & Steven B
4503 Augusta Ave
Richmond, VA 23230

Dillard Mary Latane Lewis
4411 Augusta Ave
Richmond, VA 23230

Dowburner Inc
1400 Severn Rd
Richmond, VA 23229

Forrest John
4404 Augusta Ave
Richmond, VA 23230

Hemmatian Milad
4408 Cutshaw Ave
Richmond, VA 23230

Hemsley Kaitlyn E And Hugh H
4408 Augusta Ave
Richmond, VA 23230

Holt Wesley Gilbert
4500 Cutshaw Ave
Richmond, VA 23230

Hudson Nyeleti S
4414 Augusta Ave
Richmond, VA 23230

King Elizabeth A Trustee King Elizabeth
A Trust
4404 Cutshaw Ave
Richmond, VA 23220

Kolebas Michael J
4426 Augusta Ave
Richmond, VA 23230

Mcclellan Arthur G And Joan Linkous
1910 Grove Ave
Richmond, VA 23220

Mcclure Michael J And Erin M
4402 Augusta Ave
Richmond, VA 23230

Thomas Madison Lynn
4417 Augusta Ave
Richmond, VA 23230

Trevey Thomas S
4406 Cutshaw Ave
Richmond, VA 23230

Watson Ashley L
4409 Augusta Ave
Richmond, VA 23230

Woods Cynthia
4416 Augusta Ave
Richmond, VA 23226

Property: 4415 Augusta Ave **Parcel ID:** W0001998002**Parcel**

Street Address: 4415 Augusta Ave Richmond, VA 23230-
Owner: 4415 AUGUSTA LLC
Mailing Address: 13901 WHITE CHAPEL RD, MIDLOTHIAN, VA 23113
Subdivision Name : MONUMENT AVENUE PARK
Parent Parcel ID:
Assessment Area: 112 - Westmoreland/StaplesMill
Property Class: 120 - R Two Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2022
Land Value: \$135,000
Improvement Value: \$295,000
Total Value: \$430,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 9375
Acreage: 0.215
Property Description 1: MONUMENT AVE PARK L3-5 B3
Property Description 2: 0075.00X0125.00 0000.000
State Plane Coords(?): X= 11775809.999996 Y= 3734357.133443
Latitude: 37.57476810 , **Longitude:** -77.48929668

Description

Land Type: Residential Lot A
Topology:
Front Size: 75
Rear Size: 125
Parcel Square Feet: 9375
Acreage: 0.215
Property Description 1: MONUMENT AVE PARK L3-5 B3
Property Description 2: 0075.00X0125.00 0000.000
Subdivision Name : MONUMENT AVENUE PARK
State Plane Coords(?): X= 11775809.999996 Y= 3734357.133443
Latitude: 37.57476810 , **Longitude:** -77.48929668

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$135,000	\$295,000	\$430,000	Reassessment
2021	\$90,000	\$305,000	\$395,000	Reassessment
2020	\$85,000	\$305,000	\$390,000	Reassessment
2019	\$85,000	\$281,000	\$366,000	Reassessment
2018	\$85,000	\$260,000	\$345,000	Reassessment
2017	\$75,000	\$258,000	\$333,000	Reassessment
2016	\$75,000	\$246,000	\$321,000	Reassessment
2015	\$78,000	\$236,000	\$314,000	Reassessment
2014	\$78,000	\$236,000	\$314,000	Reassessment
2013	\$78,000	\$236,000	\$314,000	Reassessment
2012	\$78,000	\$248,000	\$326,000	Reassessment
2011	\$78,000	\$275,000	\$353,000	CarryOver
2010	\$78,000	\$275,000	\$353,000	Reassessment
2009	\$78,000	\$274,900	\$352,900	Reassessment
2008	\$78,000	\$274,900	\$352,900	Reassessment
2007	\$77,500	\$274,900	\$352,400	Reassessment
2006	\$68,600	\$248,900	\$317,500	Reassessment
2005	\$54,900	\$248,900	\$303,800	Reassessment
2004	\$50,800	\$230,500	\$281,300	Reassessment
2003	\$48,800	\$221,600	\$270,400	Reassessment
2002	\$44,000	\$199,600	\$243,600	Reassessment
2001	\$37,900	\$172,100	\$210,000	Reassessment
2000	\$28,500	\$129,400	\$157,900	Reassessment
1998	\$28,500	\$117,600	\$146,100	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
01/27/2022	\$550,000	BUCKER AUGUST E JR & MARGARET D	ID2022-2306	1 - VALID SALE-Valid, Use in Ratio Analysis
09/14/2017	\$0	BUCKER AUGUST E JR &	ID2017-19258	2 - INVALID SALE-Relation Between Buyer/Seller
02/23/1981	\$50,000	Not Available	00778-1254	
09/01/1966	\$26,000	Not Available	000641-A00045	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: Far West
Traffic Zone: 1068
City Neighborhood Code: SRGD
City Neighborhood Name: Sauer's Gardens
Civic Code: 1000
Civic Association Name: Sauer's Gardens Civic Association
Subdivision Name: MONUMENT AVENUE PARK
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	1020	0501001	050100
1990	120	0501981	050198

Schools

Elementary School: Mary Munford
Middle School: Hill
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 18
Dispatch Zone: 063A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Monday
Bulk Collection: TBD

Government Districts

Council District: 1
Voter Precinct: 111
State House District: 78
State Senate District: 18
Congressional District: 4

Extension 1 Details

age

Extension Name: R01 - Residential record #01
Year Built: 1929
Stories: 2
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 4
Number Of Full Baths: 2
Number Of Half Baths: 0
Condition: normal for

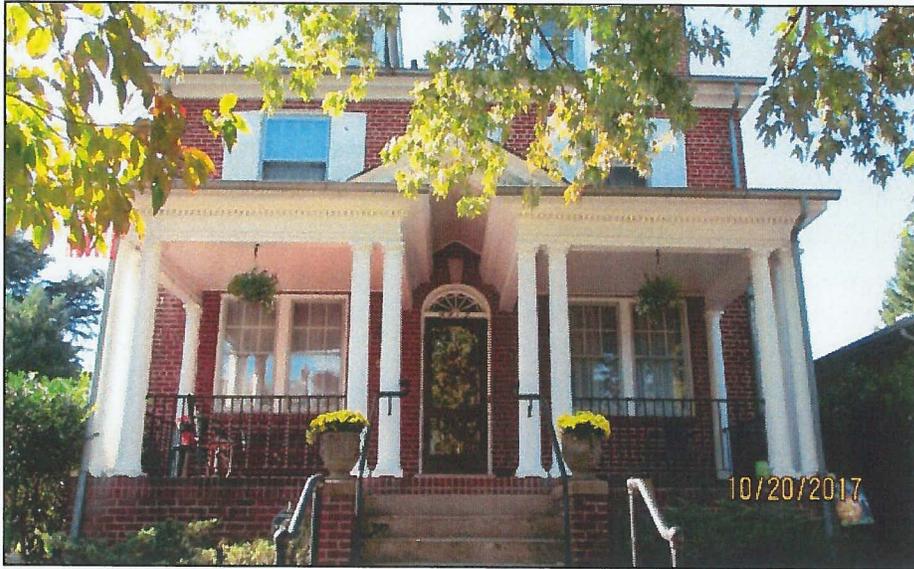
Foundation Type: Full Bsmt
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Slate or tile
Interior Wall: Drywall
Floor Finish: Hardwood-std oak
Heating Type: Hot water or steam
Central Air: N
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Detached Garage

Extension 1 Dimensions

Finished Living Area: 2522 Sqft
Attic: 1011 Sqft
Finished Attic: 0 Sqft
Basement: 1011 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 400 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 108 Sqft
Open Porch: 324 Sqft
Deck: 147 Sqft

Property Images

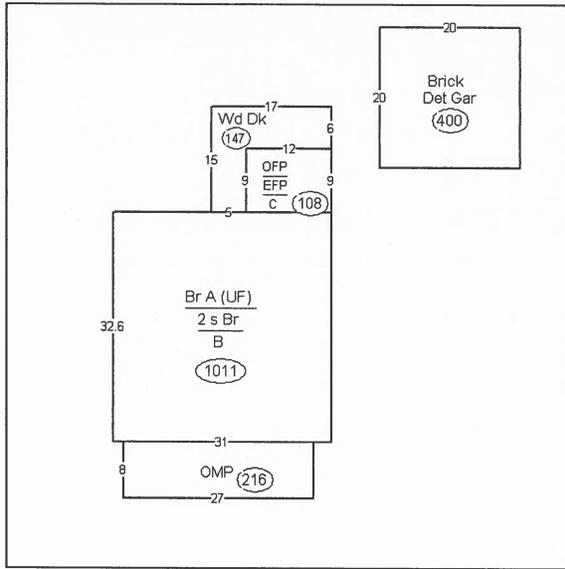
Name:W0001998002 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:W0001998002 Desc:R01



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: 4415 Augusta LLC
ADDRESS: 13901 White Chapel Rd, Midlothian, VA 23113
PHONE: (Home) () (Mobile) ()
FAX: () (Work) ()
E-mail Address: tommy@ruckarte.com

PROPERTY OWNER'S

REPRESENTATIVE: Markham Planning
(Name/Address) 208 East Grace Street, Richmond, VA 23219
Attn: Lory Markham
PHONE: (Home) () (Mobile) (804) 248-2561
FAX: () (Work) ()
E-mail Address: lory@markhamplanning.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 4415 Augusta Avenue
TYPE OF APPLICATION: [] VARIANCE [X] SPECIAL EXCEPTION [] OTHER
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.4
APPLICATION REQUIRED FOR: A lot split and building permit to construct a new single-family detached dwelling.
TAX PARCEL NUMBER(S): W000-1998/002 ZONING DISTRICT: R-5(Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of six thousand square feet (6,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 9,375 square feet and a lot width of 75 feet currently exists. A lot area of 5,156 square feet and lot width of 41.25 feet are proposed for No. 4415 and a lot area of 4,219 square feet and lot width of 33.75 feet are proposed for No. 4413.

DATE REQUEST DISAPPROVED:
FEE WAIVER: YES [] NO: [X]
DATE FILED: 04/19/2022 TIME FILED: 10:00 a.m. PREPARED BY: Colleen Dang RECEIPT NO. BZAR-110344-2022
AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:
SECTION 17.20 PARAGRAPH(S) OF THE CHARTER OF THE CITY OF RICHMOND
SECTION 15.2 -2309.2 [X] OF THE CODE OF VIRGINIA [OR]
SECTION 1040.3 PARAGRAPH(S) (2) 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: 4/27/2022

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

CASE NUMBER: BZA 23-2022 HEARING DATE: June 1, 2022 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 23-2022
150' Buffer

APPLICANT(S): 4415 Augusta LLC

PREMISES: 4415 Augusta Avenue
(Tax Parcel Number W000-1998/002)

SUBJECT: A lot split and building permit to construct
a new single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4
of the Zoning Ordinance for the reason that:
The lot area and lot width requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

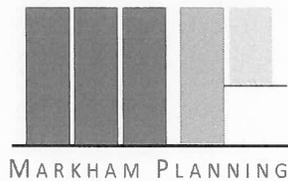
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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:



April 11, 2022

Mr. Roy Benbow, Secretary
Board of Zoning Appeals
900 East Broad Street, Suite 511
Richmond, VA 23219

Dear Mr. Benbow,

Please accept this letter as the Applicant's Report for the special exception application for the property at 4415 Augusta Avenue. With this application, the property owner is petitioning the Board of Zoning Appeals for a special exception to divide a lot to create lots which do not meet applicable lot requirements of the R-5 Residential District for single-family detached dwellings. The existing lot has a lot width of 75 feet, and a lot depth of 125, for a lot area of 9,375 square feet. The property wishes to split the existing lot into two lots: one with a width of 41.25 feet and an area of 5,156 square feet, and the second with a lot width of 33.75 feet and an area of 4,219 square feet. If the lot split is granted, the property owner would construct a new single-family detached dwelling on the second lot.

Site & Proposal

The property is located in the Far West Planning District near the intersection of Augusta Ave and Commonwealth Ave. The existing lot has a lot width of 75 feet, a lot depth of 125 feet, and an area of 9,375 square feet. Historically, this lot consisted of three lots, each with a width of 25 feet, which were subsequently combined into one lot. The property is currently improved with two-story detached dwelling building in 1929.

Adjacent properties are single-family detached dwellings. Several of these nearby properties are situated on lots that are 25 feet in width. If the exception is granted, the subject property would be split into two lots: one with a width of 41.25 feet and an area of 5,156 square feet, and the second with a lot width of 33.75 feet and an area of 4,219 square feet. The existing dwelling would be located on the larger of the two lots, and a new single-family detached dwelling would be constructed on the second lot.

Zoning

The subject property is located in the R-5 Single-Family Residential District which permits residential and supporting uses. In the R-5 district, a minimum lot width of 50 feet and lot area of 6,000 square feet are required. Front yards of not less than 25 feet, and side and rear yards of not less than 5 feet are also required. The proposed lot split would create two lots that do not meet the current requirements for lot area or lot width. However, all other requirements would be met. Sec. 30-1040.3(2) of the Zoning Ordinance authorizes the Board of Zoning Appeals to grant an exception to these requirements for a lot division to create buildable lots when such division cannot meet applicable lot area, lot width, usable open space, lot coverage or side yard requirements, provided that such lot shall have previously consisted of legal lots of record that were subsequently combined by deed or other action, and the number of lots to be created shall not exceed the number of previously existing lots of record.

Accordingly, we are requesting that this special exception is granted by the Board of Zoning Appeals for the property in order to authorize this lot division. Thank you for your consideration of this application. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

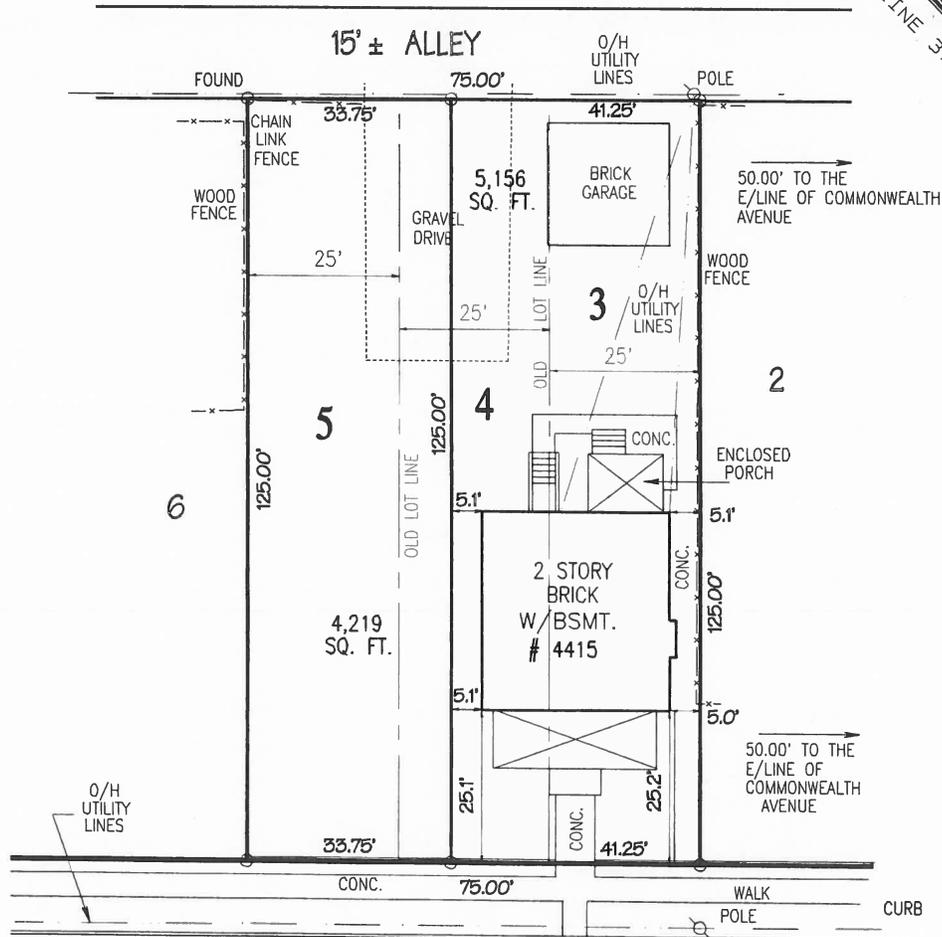
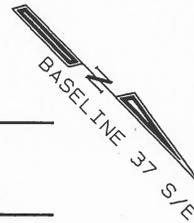
Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Lory Markham', written in a cursive style.

Lory Markham

Enclosures

NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): 4415 AUGUSTA LLC INST.# 2022-2306 PARCEL ID W0001998002 CURRENT ZONING R-5



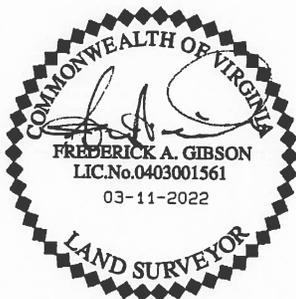
AUGUSTA AVENUE

60' ± R/W

(CONCEPTUAL DIVISION PLAT)

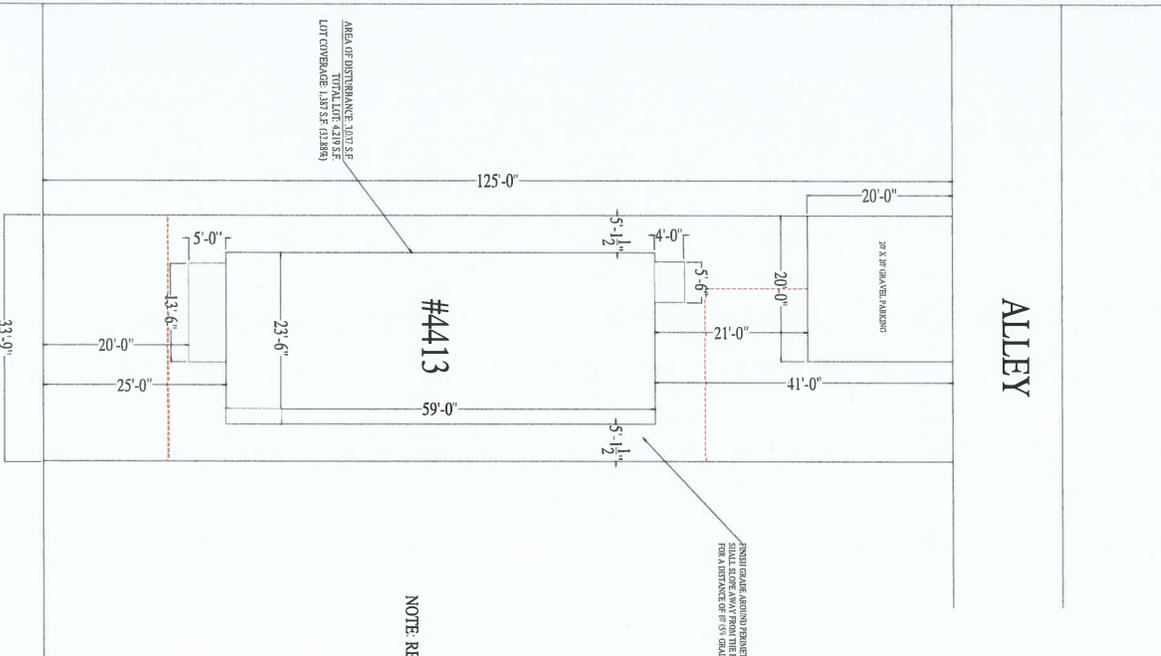
**PLAT SHOWING PROPOSED DIVISION OF 4415 AUGUSTA AVENUE
BEING LOTS 3, 4 & 5, BLOCK 3, PLAN OF
"MONUMENT AVENUE PARK", IN THE CITY OF RICHMOND, VIRGINIA**

SCALE: 1" = 25'



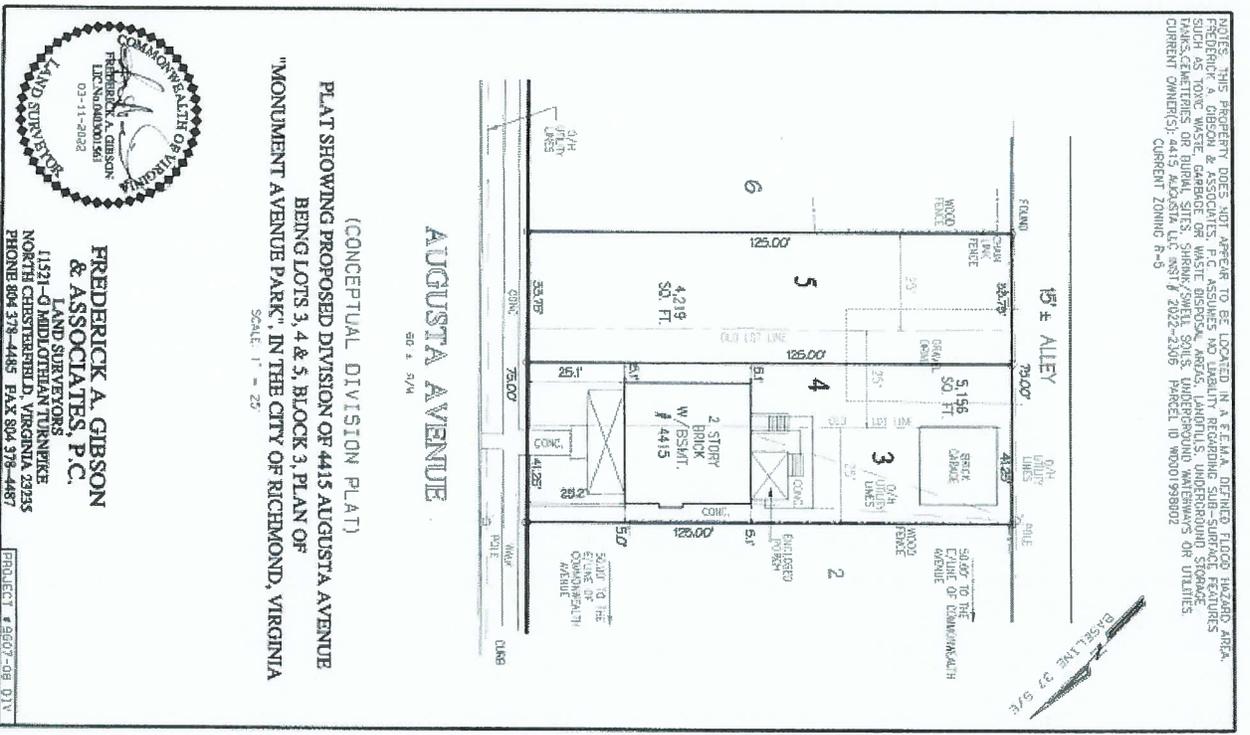
**FREDERICK A. GIBSON
& ASSOCIATES, P.C.**
LAND SURVEYORS
11521-G MIDLOTHIAN TURNPIKE
NORTH CHESTERFIELD, VIRGINIA 23235
PHONE 804 378-4485 FAX 804 378-4487

PROJECT # 9607-08 DIV



AUGUSTA AVE

SITE PLAN
NOTE REFER TO ACTUAL SURVEY FOR ACCURACY



NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FEMA DETERMINED FLOOD HAZARD AREA.
FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSURES NO LIABILITY REGARDING DESIGN FEATURES
OR CONSTRUCTION DETAILS FOR RURAL SITES. SHOWN/SMELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES.
CURRENT OWNER: 51-4415 AUGUSTA LLC, NS1 # 2022-2306, PARCEL ID: W0001993002
CURRENT ZONING: R-5



FREDERICK A. GIBSON & ASSOCIATES, P.C.
LAND SURVEYORS
11521-Q MIDDLEBURY TURNPIKE
NORFOLK, VIRGINIA 23513
PHONE 804 378-4485 FAX 804 378-4487

(CONCEPTUAL DIVISION PLAT)
PLAT SHOWING PROPOSED DIVISION OF 4415 AUGUSTA AVENUE
BENGLOTS 3, 4 & 5, BLOCK 3, PLAN OF
"MONUMENT AVENUE PARK", IN THE CITY OF RICHMOND, VIRGINIA
SCALE: 1" = 25'

PROJECT # 9607-08.01V



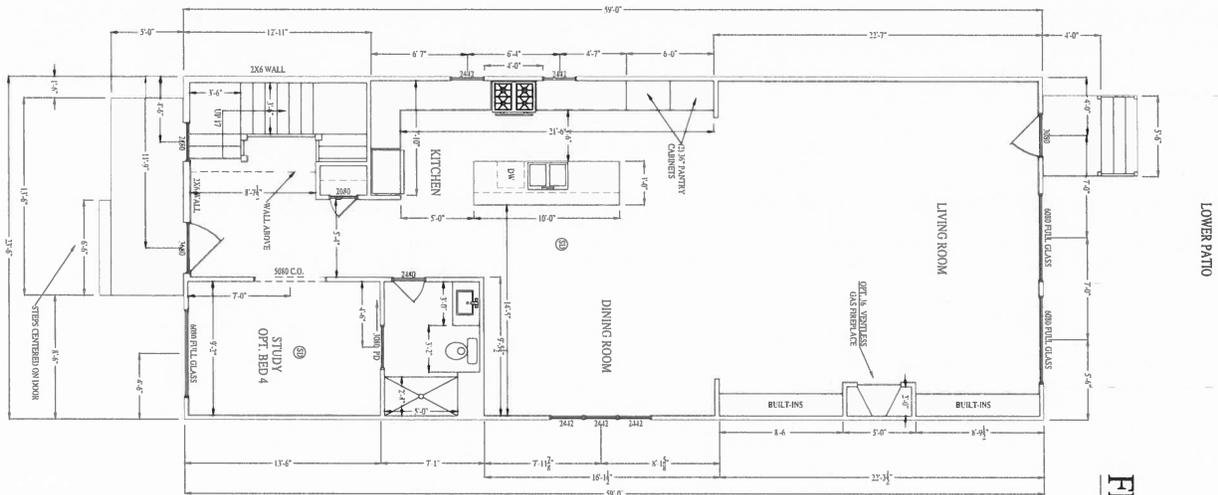
SHEET: A1.0

DATE: 4-01-2022

SCALE: 1/8" = 1'-0"

DATE	REVISION NOTES

4413 AUGUSTA AVE
RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4515

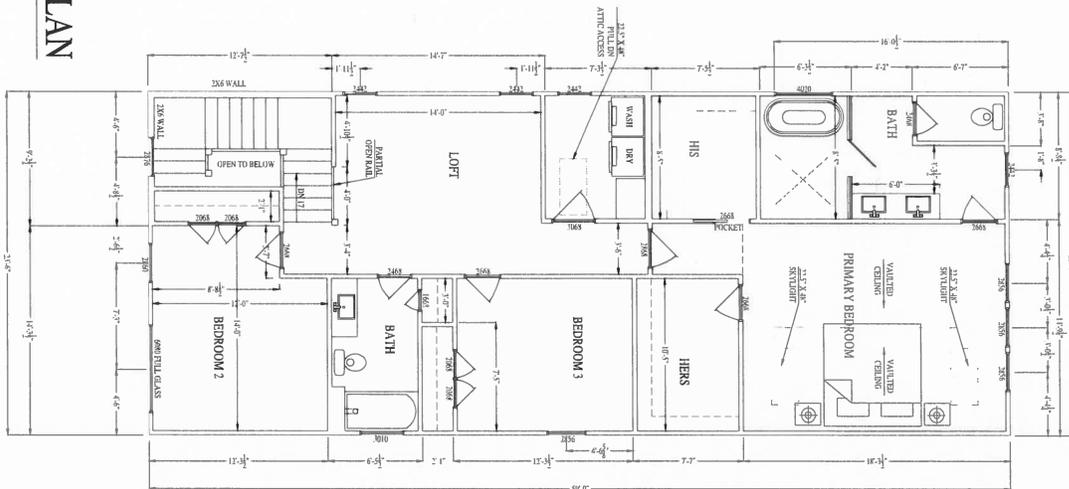


FIRST FLOOR PLAN

1387 S.F.

SECOND FLOOR PLAN

1307 S.F.



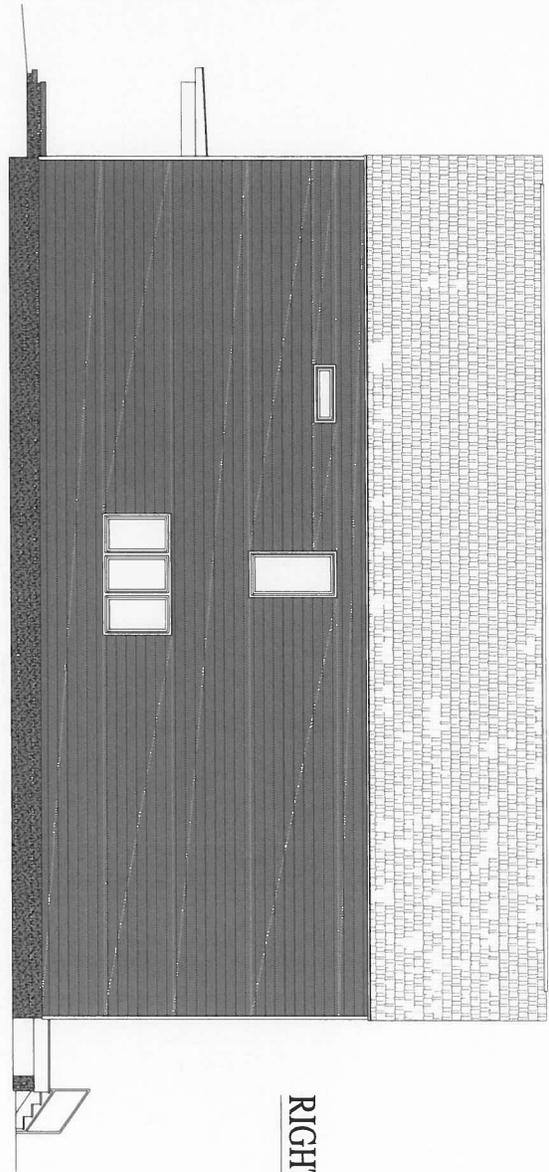
SHEET:
A1.1

DATE:
4-01-2022

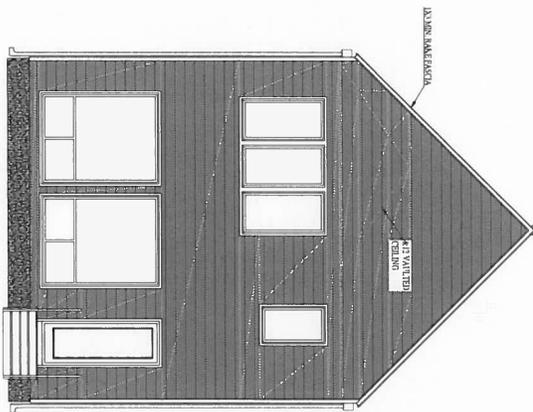
SCALE:
1/4" = 1'-0"

REVISION NOTES	
DATE	START

4413 AUGUSTA AVE
RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535



RIGHT ELEVATION



REAR ELEVATION

REVISION NOTES

DATE	BY	REVISION

SCALE:
1/4" = 1'-0"

DATE:
4-01-2022

SHEET:
A2.2

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CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

January 20, 2022

Ruckart Real Estate
13901 Whitechapel Road
Midlothian, VA 23113

Attn: Thomas Waterworth

RE: 4415 Augusta Avenue
Tax Map: W000-1998/002

Dear Thomas Waterworth:

Thank you for your request of a Zoning Confirmation Letter regarding the above referenced property. In response to your request, as of the date of this letter, be advised of the following:

The property is located within an R-5 (Single-Family Residential) zoning district, which requires a minimum lot area of not less than six thousand square feet (6,000 SF) and a minimum lot width of not less than fifty feet (50') for single-family dwellings. According to City Assessor's records, the subject property has a lot width of 75 feet, and a lot depth of 125 feet, which results in a lot area of 9,375 square feet. According to deeds, the subject property has been conveyed as "All those certain pieces or parcels of land with all improvements thereon, lying and being in the City Of Richmond, Virginia, being designated as Lots, 3, 4 and 5, in Block 3, Plan of Monument Avenue Park...", since December 14, 1960.

As proposed, your intent is to construct a single-family detached dwelling on a portion of the property (Lot 5). In summary, based on the information available to me at this time, it is my determination that the subject lot is **not a buildable lot from the zoning perspective**. The determination is based on the following:

1. The July 1, 1942, deed references these lots as a single "piece or parcel of land with all improvements thereon..." and the description did not change until December 14, 1960.
2. A low retaining wall is located across the entire front of the property.
3. The subject property is being used as a side yard for the current dwelling, which includes a parking area.
4. The Tax Map shows this property as a single parcel.
5. The City Tax Assessor's Office assesses the property as a single parcel.

Requesting and obtaining a Special Exception from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) from City Council may be a possibility. For information concerning the BZA process, please

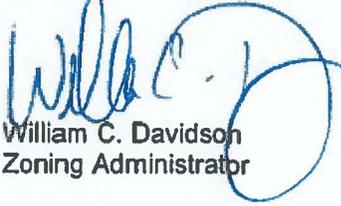
Thomas Waterworth
RE: 4415 Augusta Avenue
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contact the Zoning Administration Office at 646-6340. For information concerning the SUP process, please contact the Land Use Administration Office at 646-6304.

Upon submittal of specific development plans, including detailed floor plans, for any proposed use(s), this office will evaluate for conformance with all zoning requirements in effect at that time.

I hope this information is sufficient. Should you have any additional questions, please contact Planning Associate Colleen Dang by E-mail at: Colleen.Dang@richmondgov.com or by telephone at: (804) 646-6970.

Sincerely,

A handwritten signature in blue ink, appearing to read 'William C. Davidson', is written over a circular blue stamp or seal.

William C. Davidson
Zoning Administrator

CC: August Bucker
340 Rappa Point Road
Warsaw, VA 22572