



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

June 2, 2022

Wilson Shannon  
9410 Brandywine Avenue  
Richmond, VA 23237

Chris Vernon  
P.O. Box 10091  
Alexandria, VA 22310

To Whom It May Concern:

RE: **BZA 26-2022**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, July 6, 2022 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 construct a new single-family (detached) dwelling at 88 WEST PILKINGTON STREET (Tax Parcel Number S000-0482/017, 5<sup>th</sup> District), located in an R-7 (Single-And Two-Family Urban 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 **821 592 854#**. 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 July 6, 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](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 26-2022

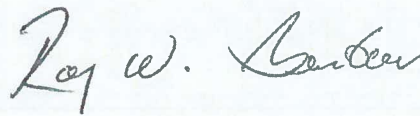
Page 2

June 2, 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 dark ink, appearing to read "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

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.

Baylor Ashunti M  
76 W Pilkington St  
Richmond, VA 23224

Bulifant Properties Inc  
2001 Semmes Ave  
Richmond, VA 23225

Doe Augustine W & Helen G  
Summerville  
2208 Bainbridge St  
Richmond, VA 23225

Fleming Robert E  
2930 Baronet Dr  
Richmond, VA 23234

Freeman Lateachia L  
68 Pilkington St  
Richmond, VA 23225

Gaines Ashley B  
100 W 22nd St  
Richmond, VA 23225

Hagy Lauren  
2209 Bainbridge St  
Richmond, VA 23225

Hairston Shannon D  
73 W Pilkington St  
Richmond, VA 23225

L H S Properties Llc  
2001 Semmes Ave  
Richmond, VA 23225

Meade George H & Patricia A  
2213 Bainbridge St  
Richmond, VA 23224

Minor Percy J Jr And Minor Cecil E  
9320 Ramsgate Lane  
N Chesterfield, VA 23236

Palaart Sukanya And Polishuk Sunisa  
107 S Colonial Ave  
Richmond, VA 23221

Richmond South Holdings Llc  
13700 Orchid Drive  
Chesterfield, VA 23832

Schafer Eric And Kakarlamudi Erica  
84 W Pilkington St  
Richmond, VA 23225

Schuki Llc  
1201 Sycamore Square Drive Unit 303  
Midlothian, VA 23113

Simmons Theresa A  
108 W 22nd St  
Richmond, VA 23225

Tarabay Properties Llc  
2800 Skipton Rd  
Richmond, VA 23225

The Maggie Walker Community Land  
Trust  
203 N Robinson St  
Richmond, VA 23220

Williams Martin B & Alex A Smith  
P.o. Box 333  
Davis, WV 26260

**Property:** 88 W Pilkington St **Parcel ID:** S0000482017**Parcel**

**Street Address:** 88 W Pilkington St Richmond, VA 23225-  
**Owner:** SHANNON WILSON E  
**Mailing Address:** 9410 BRANDYWINE AV, N CHESTERFIELD, VA 23237  
**Subdivision Name :** ATKINSONS PLAN  
**Parent Parcel ID:**  
**Assessment Area:** 248 - Newtown South  
**Property Class:** 101 - R Single Family Vacant (R1-R7)  
**Zoning District:** R-7 - Residential (Single & 2 Family Urban)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2022  
**Land Value:** \$40,000  
**Improvement Value:**  
**Total Value:** \$40,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 2660  
**Acreage:** 0.061  
**Property Description 1:** 0028.00X0095.00 0000.000  
**State Plane Coords( ?):** X= 11786364.000023 Y= 3713611.172336  
**Latitude:** 37.51736470 , **Longitude:** -77.45370624

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 28  
**Rear Size:** 95  
**Parcel Square Feet:** 2660  
**Acreage:** 0.061  
**Property Description 1:** 0028.00X0095.00 0000.000  
**Subdivision Name :** ATKINSONS PLAN  
**State Plane Coords( ?):** X= 11786364.000023 Y= 3713611.172336  
**Latitude:** 37.51736470 , **Longitude:** -77.45370624

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

| Assessment Year | Land Value | Improvement Value | Total Value | Reason        |
|-----------------|------------|-------------------|-------------|---------------|
| 2022            | \$40,000   | \$0               | \$40,000    | Reassessment  |
| 2021            | \$20,000   | \$0               | \$20,000    | Reassessment  |
| 2020            | \$20,000   | \$0               | \$20,000    | Reassessment  |
| 2019            | \$20,000   | \$0               | \$20,000    | Reassessment  |
| 2018            | \$20,000   | \$0               | \$20,000    | Reassessment  |
| 2017            | \$20,000   | \$0               | \$20,000    | Reassessment  |
| 2016            | \$20,000   | \$0               | \$20,000    | Reassessment  |
| 2015            | \$20,000   | \$0               | \$20,000    | Reassessment  |
| 2014            | \$20,000   | \$0               | \$20,000    | Reassessment  |
| 2013            | \$18,000   | \$0               | \$18,000    | Reassessment  |
| 2012            | \$18,000   | \$0               | \$18,000    | Reassessment  |
| 2011            | \$14,000   | \$0               | \$14,000    | CarryOver     |
| 2010            | \$14,000   | \$0               | \$14,000    | Reassessment  |
| 2009            | \$14,000   | \$0               | \$14,000    | Reassessment  |
| 2008            | \$14,000   | \$0               | \$14,000    | Reassessment  |
| 2007            | \$14,000   | \$0               | \$14,000    | Reassessment  |
| 2006            | \$3,700    | \$0               | \$3,700     | Reassessment  |
| 2005            | \$3,500    | \$0               | \$3,500     | Reassessment  |
| 2004            | \$3,200    | \$0               | \$3,200     | Reassessment  |
| 2003            | \$3,200    | \$0               | \$3,200     | Reassessment  |
| 2002            | \$3,000    | \$0               | \$3,000     | Reassessment  |
| 1998            | \$2,800    | \$0               | \$2,800     | Not Available |

**Transfers**

| Transfer Date | Consideration Amount | Grantor Name     | Deed Reference | Verified Market Sale Description |
|---------------|----------------------|------------------|----------------|----------------------------------|
| 08/23/2000    | \$1,000              | RANDOLPH PEARL L | ID2000-20091   |                                  |

**Planning**

**Master Plan Future Land Use:** R  
**Zoning District:** R-7 - Residential (Single & 2 Family Urban)  
**Planning District:** Old South  
**Traffic Zone:** 1170  
**City Neighborhood Code:** SWNO  
**City Neighborhood Name:** Swansboro  
**Civic Code:**  
**Civic Association Name:** Swansboro Neighborhood Association  
**Subdivision Name:** ATKINSONS PLAN  
**City Old and Historic District:**  
**National historic District:**  
**Neighborhoods in Bloom:** Swansboro  
**Redevelopment Conservation Area:** Swansboro

**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        | 1002  | 0604001     | 060400 |
| 1990        | 103   | 0604001     | 060400 |

**Schools**

**Elementary School:** Blackwell  
**Middle School:** Boushall  
**High School:** Armstrong

**Public Safety**

**Police Precinct:** 2  
**Police Sector:** 211  
**Fire District:** 17  
**Dispatch Zone:** 163A

**Public Works Schedules**

**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Tuesday  
**Bulk Collection:** TBD

**Government Districts**

**Council District:** 5  
**Voter Precinct:** 510  
**State House District:** 79  
**State Senate District:** 18  
**Congressional District:** 4



### Property Images

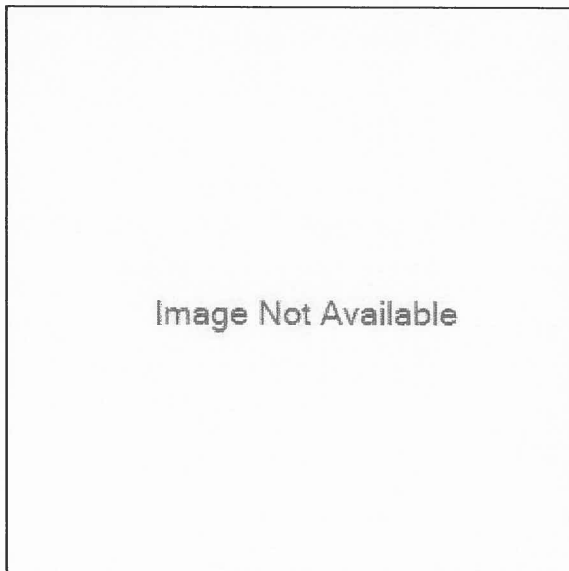
Name:S0000482017 Desc:



[Click here for Larger Image](#)

**Sketch Images**

Name: Desc:





BZA 26-2022

# 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: Wilson Shannon

PHONE: (Home) ( ) ( ) (Mobile) (804) 337-5050

ADDRESS 9410 Brandywine Avenue

FAX: ( ) ( ) (Work) ( ) ( )

Richmond, Virginia 23237

E-mail Address:

### PROPERTY OWNER'S

REPRESENTATIVE: Chris Vernon

PHONE: (Home) ( ) ( ) (Mobile) (757) 218-6305

(Name/Address) P.O. Box 10091

FAX: ( ) ( ) (Work) ( ) ( )

Alexandria, Virginia 22310

E-mail Address: vernonchris@gmail.com

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 88 West Pilkington Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER

ZONING ORDINANCE SECTION NUMBER(S): 30-300, 30-413.6(1) & 30-630.1(a)(1)

APPLICATION REQUIRED FOR: A building permit to construct a new single-family detached dwelling.

TAX PARCEL NUMBER(S): S000-0482/017 ZONING DISTRICT: R-7 (Single-And Two-Family Urban Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. A front yard of fifteen feet (15') is required along the Bainbridge Street frontage; 3.08 feet ± is proposed.

DATE REQUEST DISAPPROVED: May 5, 2022

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: May 10, 2022 TIME FILED: 8:00 a.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAR-111424-2022

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 ☐ 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: 5.24.22

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

CASE NUMBER: BZA 26-2022 HEARING DATE: July 6, 2022

AT 1:00 P.M.



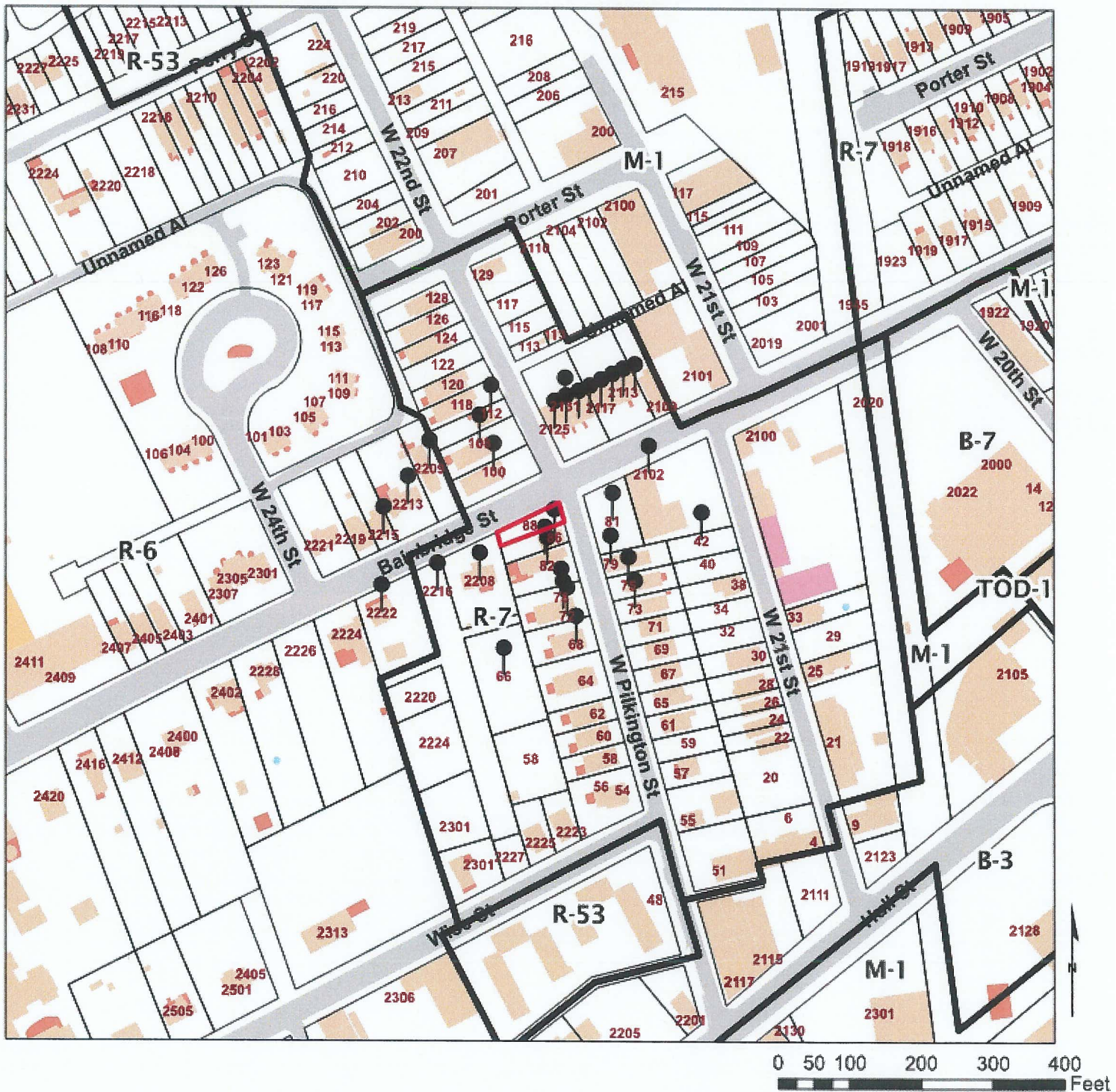
BOARD OF ZONING APPEALS CASE BZA 26-2022  
150' Buffer

APPLICANT(S): Wilson Shannon

PREMISES: 88 West Pilkington Street  
(Tax Parcel Number S000-0482/017)

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

REASON FOR THE REQUEST: Based on Sections 30-300, 30-413.6(1) & 30-630.1(a)(1)  
of the Zoning Ordinance for the reason that:  
The front yard (setback) 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 (804-646-6340/6701). 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 \$175.00 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 4, 2020



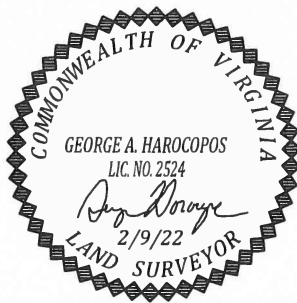
This is to certify that on 2/9/22

I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS  
TO BE IN FEMA FLOOD ZONE  
X AS SHOWN ON HUD  
COMMUNITY PANEL NUMBERS  
5101290039E

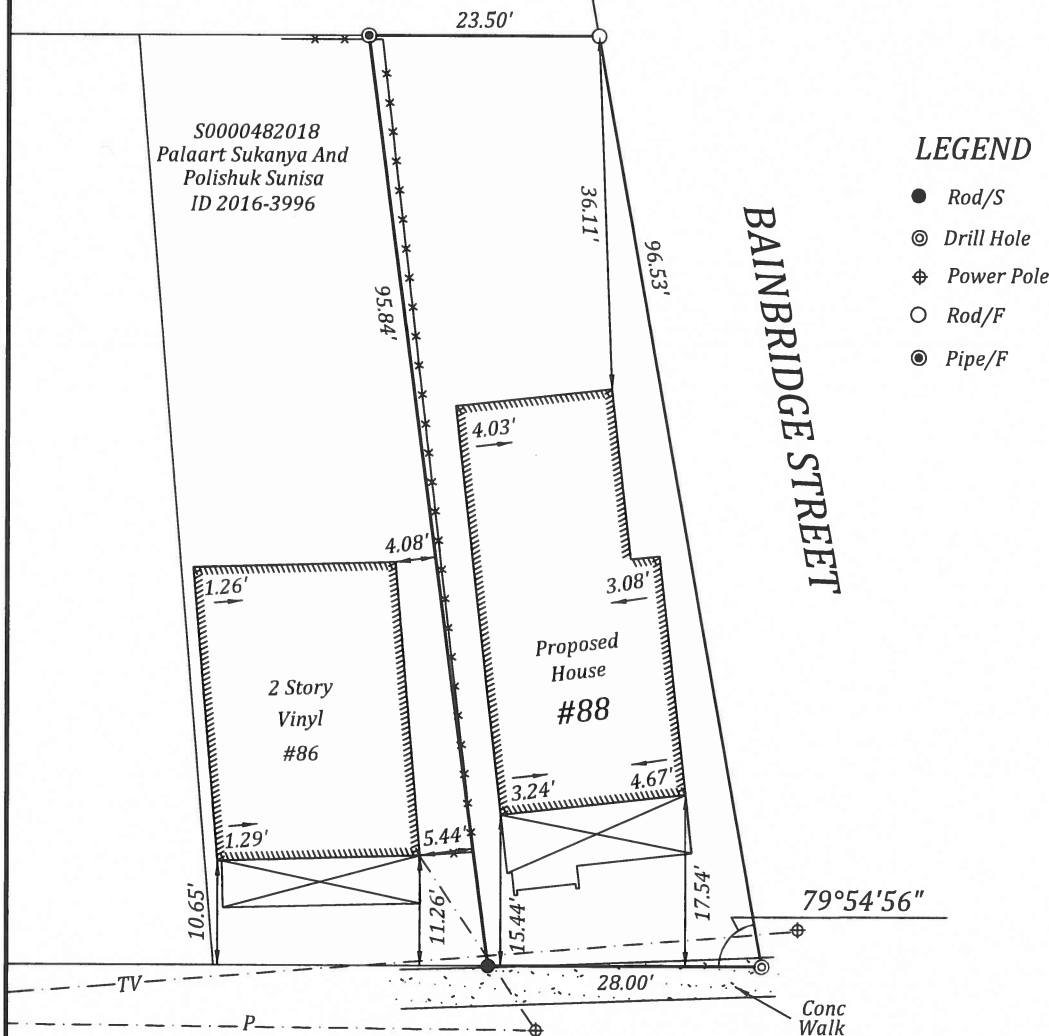
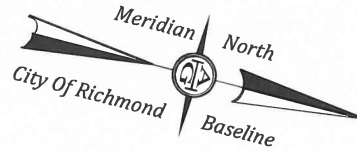
NOTE:

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



Subject Property Info  
S0000482017  
2447.25 Sq. Feet  
0.056 Acres

S0000482012  
Doe Augustine W &  
Helen G Summerville  
ID 2007-3286



SURVEY OF  
LOT AND IMPROVEMENTS THEREON LOCATED AT  
**#88 W. PILKINGTON STREET**  
RICHMOND, VIRGINIA

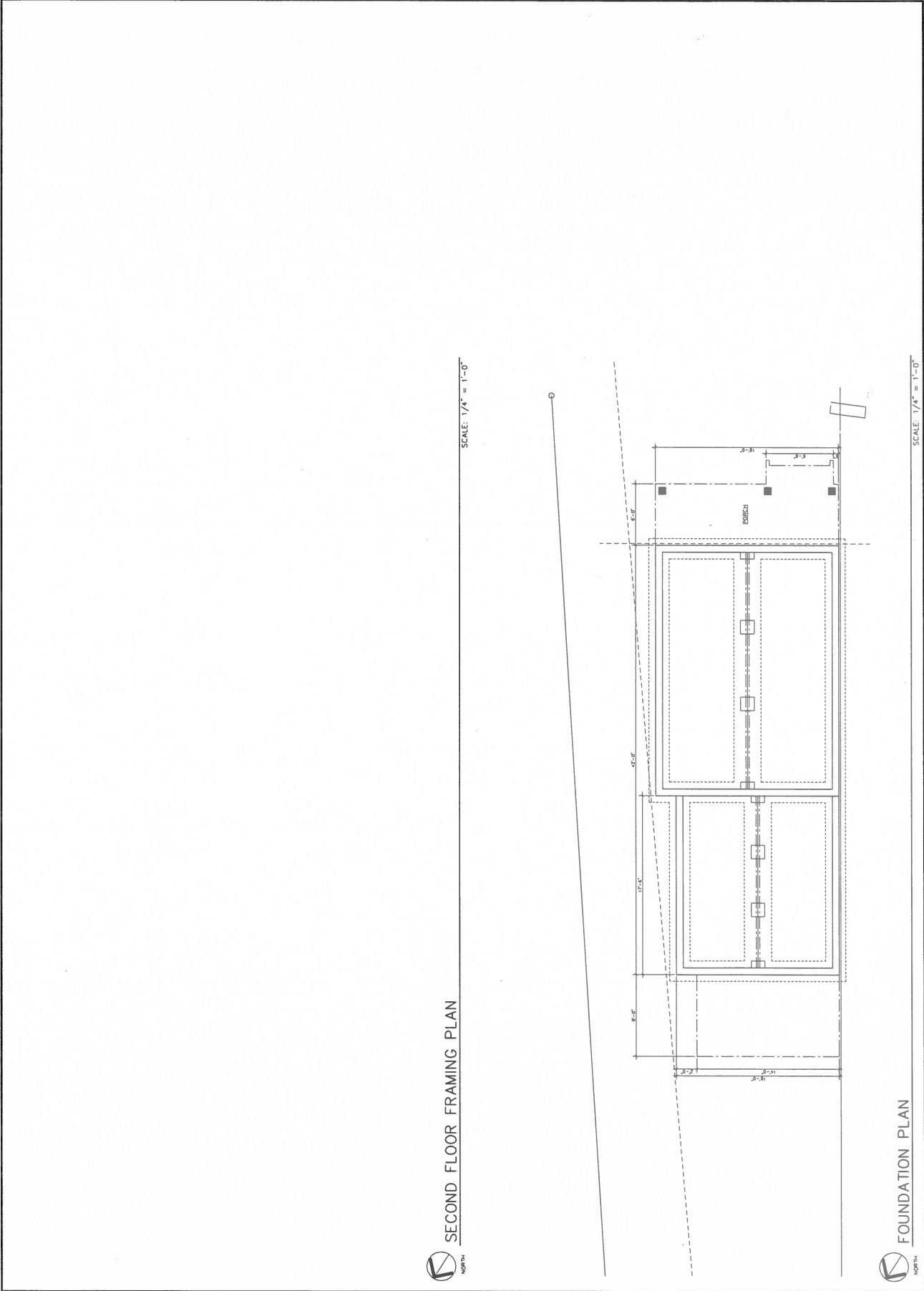
NOTE: PLAT PREPARED FOR THE EXCLUSIVE  
USE OF CHRIS VERNON

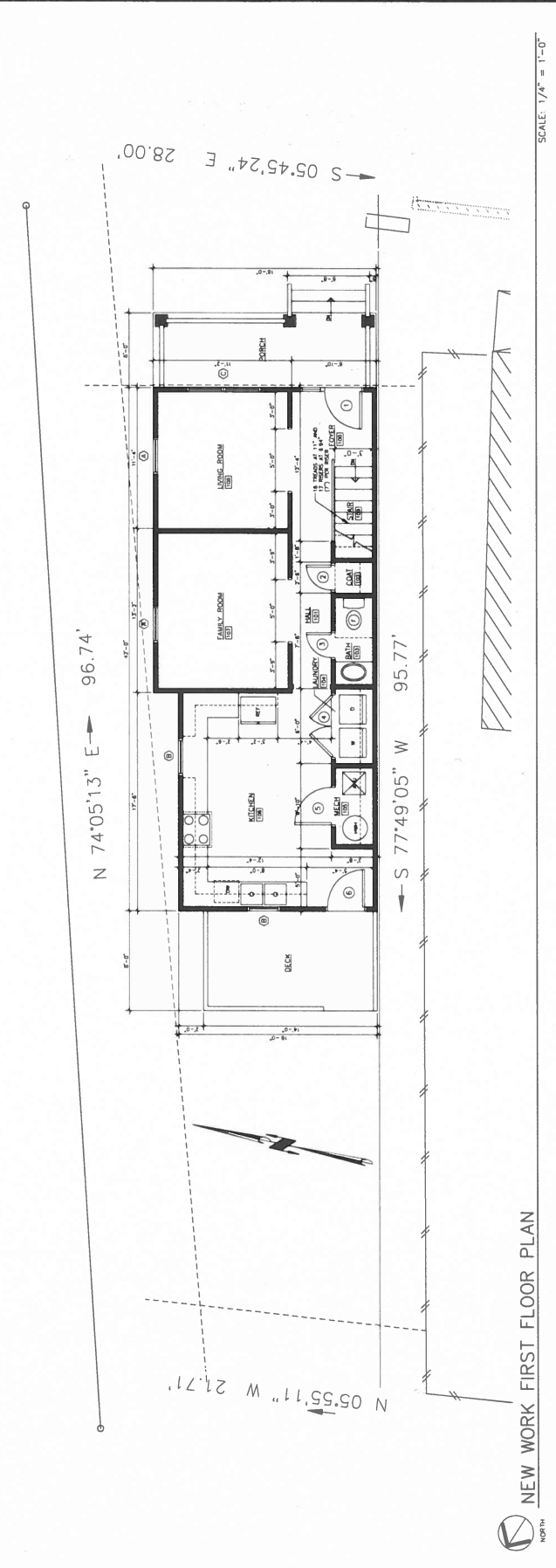
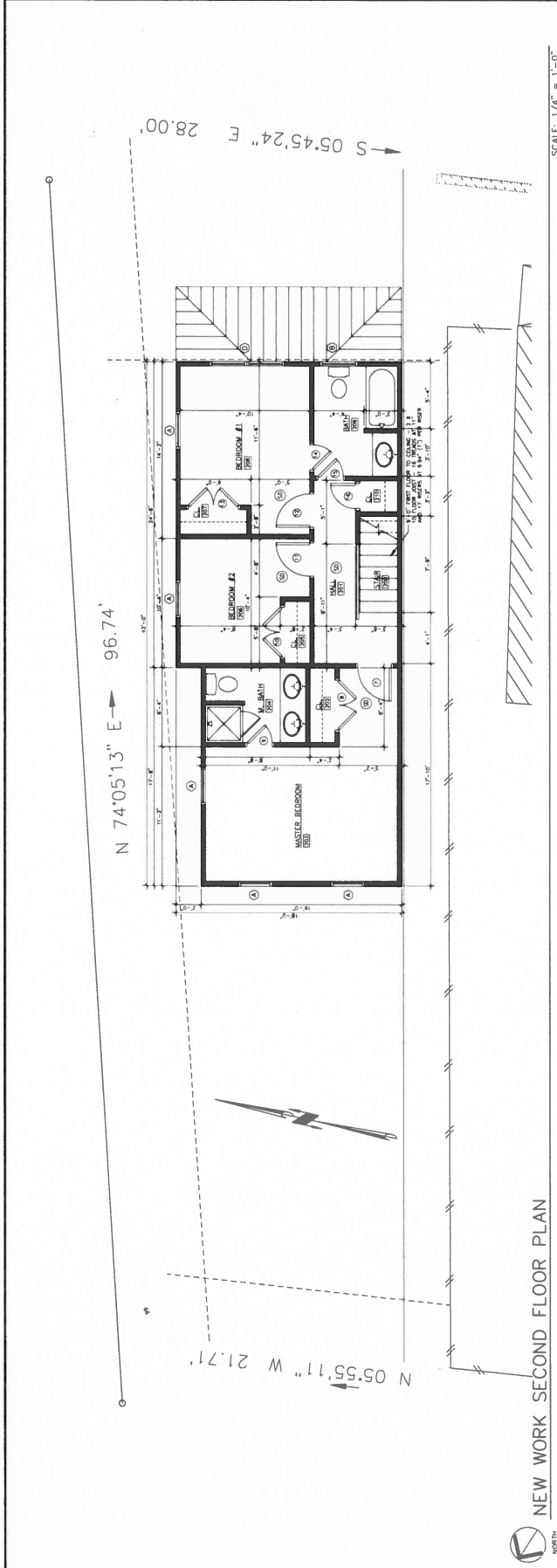
JN 51357

**A. G. HAROCOPOS & ASSOCIATES, P.C.**  
CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112  
Office 804 744 2630 FAX 804 744 2632  
E-MAIL AGHAROCOPOS72@GMAIL.COM

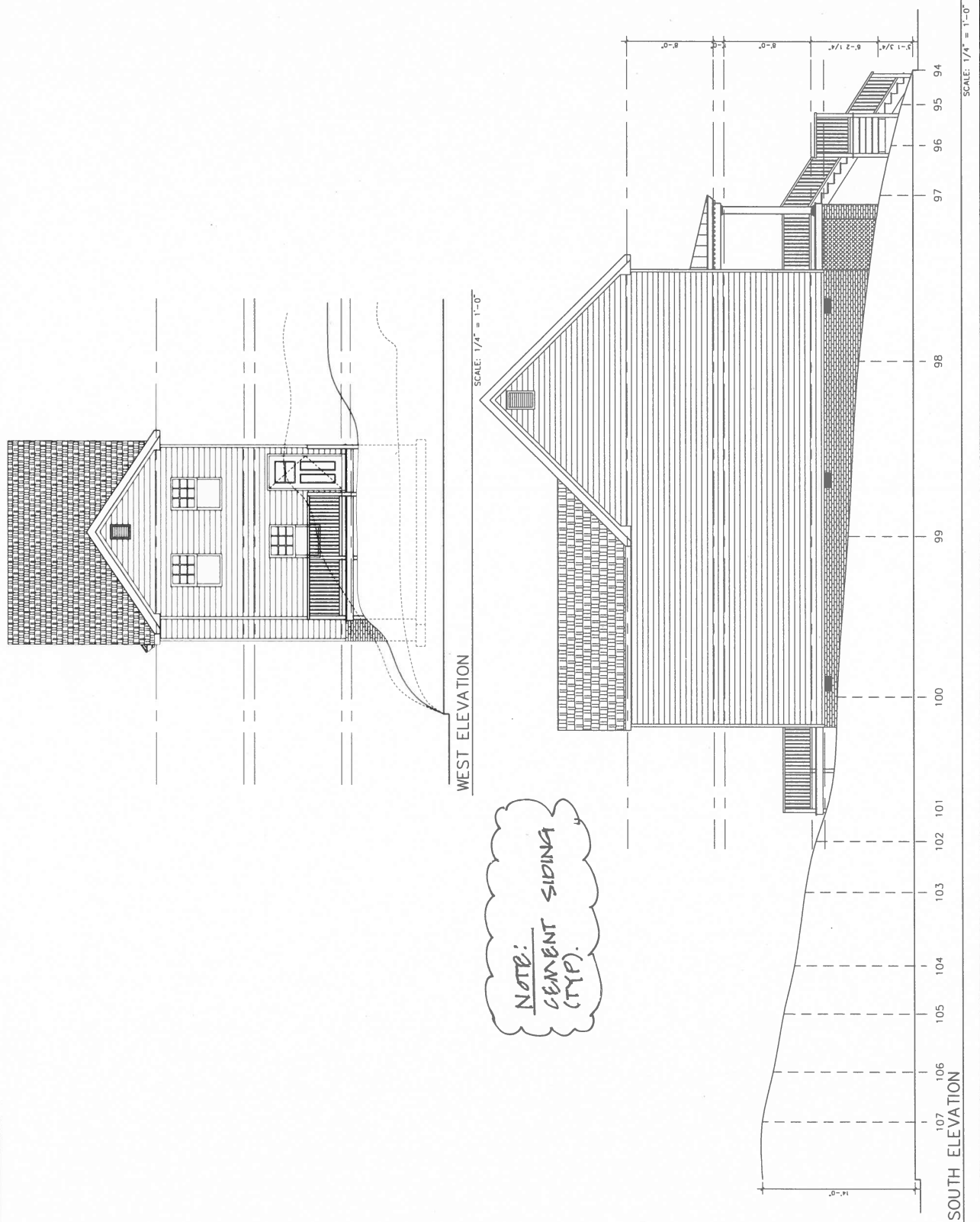
Scale 1"=15' Date 2/9/22 Drawn by GAH















CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

November 2, 2020

Wilson Shannon  
4410 Brandywine Avenue  
North Chesterfield, Virginia 23237

**RE: 88 West Pilkington Street**  
Tax Parcel: S000-0482/017

Dear Mr. Shannon:

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

The property is located within an R-7 (Single- And Two-Family Urban Residential) zoning district. The R-7 District requires a minimum lot area of not less than three thousand six hundred square feet (6,000 SF) and a minimum lot width of not less than thirty feet (30') for single-family detached dwellings. According to City Assessor's records and deeds, the subject property has an irregular shape with an approximate road frontage of twenty-eight feet (28') along West Pilkington Street and an approximate road frontage of ninety-five feet (95') along Bainbridge Street, which results in an approximate lot area of 2,660.0 square feet (0.061 Acres). The lot is deeded as an independent lot of record and has been since, at least 1942. The lot area and lot width are deemed to be nonconforming (grandfathered). According to City records, the subject property previously contained a single-family dwelling. However, no record can be found when the dwelling was demolished.

According to a May 25, 2000, Special Commissioner's Deed (most current), the subject property has conveyed as "*All that certain lot, piece or parcel of land, lying and being in the City of Richmond, Virginia known as Lot No. 3, In Square P, of Burfoot's Addition...Being the same property conveyed to...*".

In summary, based on the information available to me at this time, it is my determination that the lot is buildable from the zoning perspective for a single-family detached dwelling. Be advised, due to the narrow irregular shape of the lot and since the street frontage along Bainbridge Street is considered a front yard, it may be difficult to site a new single-family dwelling meeting all minimum zoning requirements. Requesting and obtaining an Administrative Variance, 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 Administrative Variance or BZA process, please contact the Zoning Administrative Office at (804) 646-6340. For information concerning the SUP process, please contact the Land Use Administration Office at (804) 646-6304.

Wilson Shannon  
RE: 88 West Pilkington Street  
November 2, 2020  
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Other zoning requirements that would affect the potential development of the site are as follows:

1. Front yard – not less than fifteen feet (15') along both West Pilkington Street and along Bainbridge Street or as determined by the existing setbacks of adjacent main buildings within one hundred feet (100').
2. Interior side yards – not less than three feet (3').
3. Rear yard – where more than one front yard is required on a corner lot, yards other than those along street frontages shall be considered side yards, and no rear yard shall be required.
4. Lot coverage – not to exceed fifty-five percent (55%) of the area of the lot.
5. Building height – not to exceed thirty-five feet (35'). No accessory building shall exceed twenty feet (20') in height.
6. Parking – No off-street parking is required to be provided for this lot.

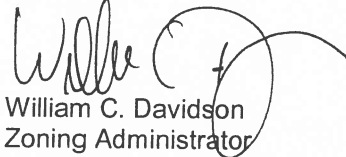
For any environmental concerns that may affect this lot such as grading, erosion control issues, wetland, floodplain and Chesapeake Bay Preservation Areas, please contact Water Resources Division, Department of Public Utilities (DPU) at 646-7586.

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.

**You are hereby advised that you have thirty (30) days from this notice in which to appeal this decision to the Board of Zoning Appeals, in accordance with §15.2-2311 of the Code of Virginia and §17.19 of the Richmond City Charter, or this decision shall be final and unappealable. Such appeal must be in writing and must be filed with the Secretary to the Board of Zoning Appeals. Said appeal shall indicate in specific terms the grounds for the appeal and must be accompanied by a filing fee of two hundred fifty dollars (\$250.00).**

I hope this information is sufficient. Should you have any additional questions, please contact Senior Planner David Duckhardt by e-mail at: [david.duckhardt@richmondgov.com](mailto:david.duckhardt@richmondgov.com) or by telephone at: (804) 646-6917.

Sincerely,



William C. Davidson  
Zoning Administrator

## Duckhardt, David F. - PDR

---

**From:** Augustine Weah Doe <doegus@gmail.com>  
**Sent:** Wednesday, March 9, 2022 2:31 PM  
**To:** Duckhardt, David F. - PDR; william.dividson@richmondgov.com  
**Subject:** CASE NO. 07A-22 (AV-107297-2022)

**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.

Hello David,

I received a letter about the proposed construction of a dwelling that would be adjacent to my property. While we are very concerned if it is the tiny property at the intersection of Bainbridge and Pilkington streets, we would like to see the diagram of the property that includes the construction and streets proximity. This would assist with our decision making.

However, based on my speculation, we object to the construction because of the following:

- it would be next to our children's school bus stop, an inconvenience for them and the other neighbors' kids.
- 3.08 feet of course would impede our viewing angle permanently from most of the right side of Bainbridge street.

Again, we oppose the construction.

Thank you,

Augustine Weah Doe  
Helen Summerville

--

A Weah Doe



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

March 9, 2022

Wilson Shannon  
9410 Brandywine Avenue  
Richmond, Virginia 23237

Chris Vernon  
P.O. Box 10091  
Alexandria, Virginia 22310

Attn: Chris Vernon:

**RE: 88 West Pilkington Street – Plan No. AV-107297-2022 (Case No. 07A-22)**

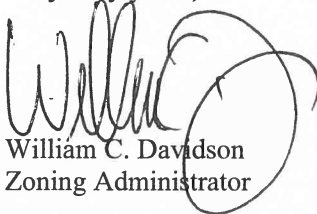
Dear Mr. Vernon:

Your Administrative Variance, “to construct a new single-family detached dwelling has been denied, as an adjoining property owner has objected to the request. As specified in Section 30-1040.4(a)(3), your request shall be transferred to the Board of Zoning Appeals (BZA) should you desire to continue to pursue your request. You will, however, be required to pay the normal filing fee of one-hundred seventy-five dollars (\$175) and re-submit the required plans in order for your case to be docketed.

If you wish for your case to be heard by the Board of Zoning Appeals (BZA), please file said request and pay the appropriate fee.

Now, therefore, be it resolved by the Zoning Administrator that a request for an Administrative Variance from the front yard (setback) requirement along the Bainbridge Street frontage is denied.

Very truly yours,



William C. Davidson  
Zoning Administrator

cc: Roy W. Benbow, Secretary, Board of Zoning Appeals

