



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

March 6, 2026

Mi Suk & Ro Ha Park  
2401 North Avenue  
Richmond, VA 23116

Justin Whiteford, RA  
1212 Westover Hills Boulevard  
Richmond, VA 23225

To Whom It May Concern:

**RE: BZA 06-2026**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, April 1, 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 nonconforming use rights to a retail use (1<sup>st</sup> floor) and convert the building to a two-family (detached) dwelling at 2800 NORTH AVENUE (Tax Parcel Number N000-0783/014), located in an R-6 (Single-Family Attached 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 **213 764 182#**. 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 April 1, 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 06-2026  
Page 2  
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association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

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

Very truly yours,



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.

Alston Roger  
P O Box 25114  
Richmond, VA 23260

Cole Bruce Q Jr And Wisnoski Desarae M  
2806 North Ave  
Richmond, VA 23222

Coppage Richard Kimberly & Richard  
Lemar & Quincy Marques  
2733 Garland Ave  
Richmond, VA 23222

Drumwright Justin  
1082 One Oak Rd  
Chase City, VA 23924

Evans Mary S And Anita E Burden  
6543 Clisby Rd  
Richmond, VA 23225

Evans Stephanie L  
2804 North Ave  
Richmond, VA 23222

Hayes Diane P  
2720 North Ave  
Richmond, VA 23222

Jones Jason J  
2803 Garland Ave  
Richmond, VA 23222

Jwz's Properties Llc  
6218 Fire Lane  
Mechanicsville, VA 23116

Noble Jordan  
2807 Garland Ave  
Richmond, VA 23222

Obando Ernesto Javier And Leyton  
Dianna Jacqueline  
2731 Garland Ave  
Richmond, VA 23222

Red 144 Llc  
2000 West Club Lane  
Richmond, VA 23226

Robinson Rosalie D And Forrest Dowden Jr  
5003 Colwyck Dr  
Richmond, VA 23223

Satterlund Jeremy A And Michele L  
3600 Moss Side Ave  
Richmond, VA 23222

Shepherd Dorothy S  
2801 Garland Ave  
Richmond, VA 23222

Stein Jeffrey I  
2729 Garland Ave  
Richmond, VA 23222

Vernon J Harris East End Community  
Health Center  
Po Box 27947  
Richmond, VA 23261

Ward Nathan And Gooray Nadia  
2801 North Ave  
Richmond, VA 23222

West Michelle And Zachary David  
2809 Garland Ave  
Richmond, VA 23222

### City of Richmond, VA Report

| Property Owner  |
|---|
| <b>Name:</b> PARK MI SUK                                    |
| <b>Mailing Address:</b> 2401 N AVENUE<br>RICHMOND, VA 23222 |
| <b>Parcel Use:</b> R Two Family Converted                   |
| <b>Neighborhood:</b> 316                                    |

| Property Information  |
|---|
| <b>Property Address:</b> 2800 North Ave                                       |
| <b>PIN</b> N0000783014  |
| <b>Size:</b> 0.081 Acres, 3510.000 Square Feet                                |
| <b>Property Description:</b> BROOKLAND PARK PTLF B8; 0026.00X0135.00 0000.000 |

| Current Assessment |          |              |           |
|--------------------|----------|--------------|-----------|
| Year               | Land     | Improvements | Total     |
| 2026               | \$90,000 | \$143,000    | \$233,000 |

| Deed Transfers   |        |       |           |               |                |
|------------------|--------|-------|-----------|---------------|----------------|
| Recordation Date | Book   | Page  | Deed Type | Consideration | Grantee        |
| 10/28/2025       | ID2025 | 17680 | BS        | \$310,000     | PARK MI SUK    |
| 7/7/1988         | 00171  | 1531  | N/A       | \$32,500      | HAYES MELVIN R |
| 6/16/1981        | 000783 | 00199 | N/A       | \$28,500      | Not Available  |
| 8/31/1978        | 000741 | 01228 | N/A       | \$35,000      | Not Available  |
| 12/9/1976        | 000715 | 00762 | N/A       | \$0           | Not Available  |
| 1/1/1900         | 000715 | 00762 | N/A       | \$0           | Not Available  |

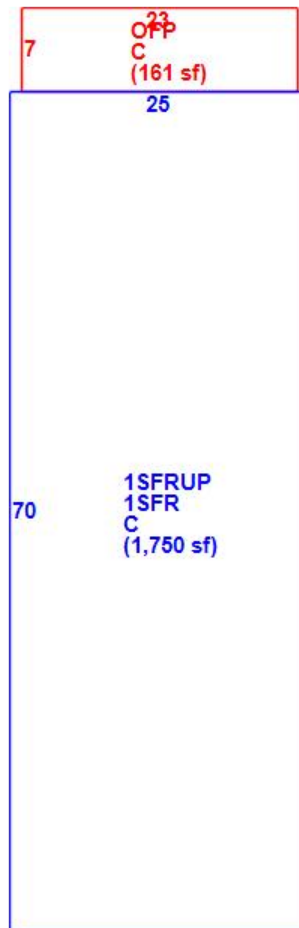
| Residential Card 1 Details |                   |           |            |
|----------------------------|-------------------|-----------|------------|
| Story                      | Style             | Total Liv | Year Built |
| 2.0                        | DuplexTriplexQuad | 3,500     | 1900       |

|   |   |
|---|---|
| <b>Model:</b> RESIDENTIAL                     | <b>Rooms:</b> <b>Beds:</b> 5                    |
| <b>Interior Wall:</b> Plaster                 | <b>Bathrooms:</b> <b>Full:</b> 2 <b>Half:</b> 0 |
| <b>Interior Wall 2:</b>                       | <b>Central AC:</b> None                         |
| <b>Exterior Wall:</b> Common Brick            | <b>Heat/Cool:</b> Hot Water Or Steam            |
| <b>Exterior Wall 2:</b>                       | <b>Floor Cover:</b> Hardwood                    |
| <b>Roof Type:</b> Flat or Shed                | <b>Floor Cover 2:</b> N/A                       |
| <b>Roof Cover:</b> Metal, preformed corrugate | <b>Floor Cover 3:</b> N/A                       |

**Residential Card 1 Photo**



**Residential Card 1 Sketch**



## Building Sub-Areas (sq ft)

| Code          | Description                 | Gross Area   | Living Area  |
|---------------|-----------------------------|--------------|--------------|
| 1SFR          | 1 Story Frame - Fin         | 1,750        | 1,750        |
| 1SFRUP        | 1 Story Frame - Upper - Fin | 1,750        | 1,750        |
| C             | Crawl Space                 | 1,911        | 0            |
| OFFP          | Porch - Open - Frame        | 161          | 0            |
| <b>Totals</b> |                             | <b>5,572</b> | <b>3,500</b> |

## Assessment History

| Year | Land     | Improvements | Total     |
|------|----------|--------------|-----------|
| 2025 | \$90,000 | \$127,000    | \$217,000 |
| 2024 | \$87,000 | \$122,000    | \$209,000 |
| 2023 | \$62,000 | \$122,000    | \$184,000 |
| 2022 | \$52,000 | \$96,000     | \$148,000 |
| 2021 | \$37,000 | \$94,000     | \$131,000 |
| 2020 | \$37,000 | \$87,000     | \$124,000 |
| 2019 | \$35,000 | \$89,000     | \$124,000 |
| 2018 | \$35,000 | \$85,000     | \$120,000 |
| 2017 | \$25,000 | \$88,000     | \$113,000 |
| 2016 | \$22,000 | \$80,000     | \$102,000 |
| 2015 | \$22,000 | \$79,000     | \$101,000 |
| 2014 | \$22,000 | \$79,000     | \$101,000 |
| 2013 | \$22,000 | \$79,000     | \$101,000 |
| 2012 | \$22,000 | \$79,000     | \$101,000 |
| 2011 | \$22,000 | \$93,000     | \$115,000 |
| 2010 | \$22,000 | \$93,000     | \$115,000 |
| 2009 | \$22,000 | \$85,000     | \$107,000 |
| 2008 | \$22,000 | \$85,000     | \$107,000 |
| 2007 | \$20,000 | \$85,000     | \$105,000 |
| 2006 | \$14,500 | \$67,500     | \$82,000  |
| 2005 | \$11,000 | \$54,000     | \$65,000  |

## Map



Copyright Text: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**Not a Legal Document**

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[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 2800 North Avenue PHONE: (Home) (804) 297-2144 (Mobile) ( ) \_\_\_\_\_  
 OWNER: Mi Suk & Ro Ha Park FAX: (Home) ( ) \_\_\_\_\_ (Mobile) ( ) \_\_\_\_\_  
 (Name/Address) 2401 North Avenue Richmond, VA 23222 E-mail Address: \_\_\_\_\_

OWNER'S Justin Whiteford, RA PHONE: (Home) ( ) \_\_\_\_\_ (Mobile) (540) 449-4284  
 REPRESENTATIVE FultzSingh Architects FAX: (Home) ( ) \_\_\_\_\_ (Mobile) ( ) \_\_\_\_\_  
 (Name/Address) 1212 Westover Hills Blvd Richmond, VA 23225 E-mail Address: \_\_\_\_\_

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

PROPERTY ADDRESS (ES): 2800 North Avenue

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-800.4 & 30-800.6(a)

APPLICATION REQUIRED FOR: Building permit to re-establish nonconforming use rights to a retail use (1<sup>st</sup> floor) and convert the building to a two-family dwelling.

TAX PARCEL NUMBER(S): N000-0783/014                      ZONING DISTRICT: R-6 (Single-Family Attached 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 is thereafter devoted to a conforming use.

DATE REQUEST DISAPPROVED: 1/16/2025                      FEE WAIVER:  YES  NO

DATE FILED: 1/16/2025 TIME FILED: 10AM PREPARED BY: Cody White RECEIPT NO. BZAR-180992-2026

AS CERTIFIED BY: [Signature] (ZONING ADMINSTRATOR)

I BASE MY APPLICATION ON:  
 SECTION 17.20 PARAGRAPH(S) \_\_\_\_\_ OF THE CHARTER OF THE CITY OF RICHMOND  
 SECTION 15.2 -2309.2  OF THE CODE OF VIRGINIA [OR]  
 SECTION 1040.3 PARAGRAPH(S) 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: 03/02/2026

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

CASE NUMBER: BZA 06-2026 HEARING DATE: April 1, 2026 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 06-2026  
150' Buffer

APPLICANT(S): Mi Suk & Ro Ha Park

PREMISES: 2800 North Avenue  
(Tax Parcel Number N000-0783/014)

SUBJECT: A building permit to re-establish nonconforming use rights to a retail use (1st floor) and convert the building to a two-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-800.4 & 30-800.6(a) of the Zoning Ordinance for the reason that:

The proposed use is not permitted as the previous nonconforming use rights have expired.





## 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:

Revised: November 10, 2020

## White, Cody R. - PDR

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**From:** Justin Whiteford  
**Sent:** Friday, January 16, 2026 10:26 AM  
**To:** White, Cody R. - PDR  
**Subject:** Re: Variance at 2800 North Avenue  
**Attachments:** 20260116\_0228\_FSA\_2800 North\_bza approval set\_R1.pdf; BZA Presentation Handout - November 2020\_FS.pdf; BZA\_Submittal\_Checklist\_FS.pdf

**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.

Hi Cody, thanks for reaching out directly. I'm attaching those 2 BZA documents with signatures as well as an updated BZA approval set of drawings with a few updates to correlate with the checklist requirements. I'm including a narrative of the request below - please let me know if additional information is needed to keep things moving. We're hoping that by submitting today we're on track for the march BZA agenda.

**BZA request narrative:**

My name is Justin Whiteford - I am a registered architect writing on behalf of the owner of 2800 North Avenue in Richmond, VA. The owner purchased this property which was advertised as a 'multifamily / commercial' opportunity, but after engaging my office to participate in zoning research and permitting assistance, and after requesting a Zoning Confirmation Letter from the City of Richmond, the zoning constraint that has been identified restricts the property to be used as a 2-family attached dwelling, despite previously being used as a mixed use commercial building, and multiple configurations of residential uses. The zoning confirmation letter restricts the 2-family attached usage due to the lot size not being compliant with current R-6 Zoning, and because previously non-compliant uses are no longer valid due to the structure recently being used as a single family residence, despite the city's codification of the usage as '2-family converted'. The R-6 Zoning allows for 2-family attached residential use by right under the condition that the dwellings lawfully existing prior to the current zoning ordinance effective date. There are multiple other 2-family attached dwellings along the same R-6 corridor including 2602 North Avenue, 2826 North Avenue, 2828 North Avenue, and 2607 North Avenue. Looking forward, the proposed zoning included in the Richmond Code Refresh currently calls for the property to be zoned RA which allows 2 family attached dwelling use by right. We are requesting that the BZA allow 2 family attached use for this property as it fits with other adjacent existing uses and conforms to the Richmond 300 masterplan goals.

Please let me know if you need anything else from me - I'm available most of the afternoon to ensure this gets submitted for the next available BZA meeting.

-j

---

**From:** White, Cody R. - PDR <Cody.White@rva.gov>  
**Sent:** Thursday, January 15, 2026 9:00 AM  
**To:** Justin Whiteford  
**Subject:** Variance at 2800 North Avenue

You don't often get email from cody.white@rva.gov. [Learn why this is important](#)

Hi Justin,

Hope you're doing well. Just wanted to reach out regarding the variance application at 2800 North Avenue. I've got your paper plans and application form on my desk - can you send me an electronic copy of those plans?

MATERIAL LEGEND

Table listing material specifications for GLASS, CONCRETE, METAL, STAINLESS STEEL, PAINT, SHERWIN WILLIAMS, WOOD [INT], CERAMIC TILE, SOLID SURFACE MATERIAL, and LAMINATE SURFACE MATERIAL.

PROJECT TEAM

Table listing project team members including Building Owner (Ro Ha Park & M Suk Park), General Contractor (Harvey Jones - Class A Contractor), Architect (Fultz & Singh Architects), and MEP Engineer (Design + Build).

ZONING & BUILDING CODE DATA

ZONING JURISDICTION: RICHMOND CITY / R-6' - SINGLE FAMILY ATTACHED RESIDENTIAL DISTRICT. CODE: 2021 VIRGINIA EXISTING BUILDING CODE (VEBC), 2021 VIRGINIA CONSTRUCTION CODE (BY REFERENCE), 2021 VIRGINIA ENERGY CONSERVATION CODE (COMMERCIAL), 2021 VIRGINIA MECHANICAL CODE, 2021 VIRGINIA ELECTRICAL CODE, 2021 VIRGINIA PLUMBING CODE, 2021 VIRGINIA FUEL GAS CODE.

PROJECT ABBREVIATIONS

Table of project abbreviations including ABV (Above), ACT (Acoustical Ceiling Tile), ADDL (Additional), ADJ (Adjustable), AFF (Above Finished Floor), AHU (Air Handling Unit), ALT (Alternate), ARCH (Architectural), AVG (Average), AXON (Axonometric), B.O. (Bottom of), BD (Board), BLDG (Building), BLKG (Blocking), BPP (Builder's Pavement Plan), BTM (Bottom), CJ (Control Joint), CL (Center Line), CLG (Ceiling), CLG HT (Ceiling Height), CLOS (Closet), CLR (Clear), CMU (Concrete Masonry Unit), COL (Column), CONC (Concrete), CONT (Continuous), CW (Curtainwall), DEG (Degree), DEP (Dept of Envir Protection), DEPT (Department), DETL (Detail), DIAG (Diagonal), DIFF (Diffuser), DIV (Division), DN (Down), DOB (Department of Buildings), DWG (Drawing), E.O.S. (Edge of Slab), EA (Each), EC (Electrical Closet), EJ (Expansion Joint), ELE (Elevation), ELEC (Electrical), EMER (Emergency), EMR (Elevator Machine Room), ENCL (Enclosure), ENG MTL FAB (Engineered Metal Fabrication), EQ (Equal), EQPT (Equipment), ESC (Escalator), EVTR (Elevator), EXG (Existing), EXP (Exposed), EXT (Exterior), F.F. (Finished Floor), F.O.B (Face of Building), F.O.F (Face of Finish), F.O.G (Face of Glass), FA (Fire Alarm), FD (Floor Drain), FE (Fire Extinguisher), FEC (Fire Extinguisher Cabinet), FLR (Floor), FNDN (Foundation), FPS (Fire Pull Station), FT (Foot / Feet), FTG (Footing), FUTR (Future), FW (Fire Warden Phone), GA (Gauge), GALV (Galvanized), GC (General Contractor), GWB (Gypsum Wall Board), GX (General Exhaust), H.P (High Point), HM (Hollow Metal), HORIZ (Horizontal), HVAC (Heating, Ventilating, & Air Conditioning), IN (Inch / Inches), INCL (Include), INSUL (Insulation), INT (Interior), JB (Jamb), JC (Janitor's Closet), KIT (Kitchen), KX (Kitchen Exhaust), L.P (Low Point), LAM (Laminated), LAV (Lavatory), LBS (Pounds), LVLR (Louver), MACH (Machine), MAINT (Maintenance), MANU (Manufactured), MTL (Material), MAX (Maximum), MECH (Mechanical), MEZZ (Mezzanine), MGMT (Management), MH (Manhole), MIN (Minimum), MISC (Miscellaneous), MTD (Mounted), MTL FAB (Metal Fabrication), MTL (Metal), MULL (Mullion), NIC (Not in Contract), NO (Number), NOM (Nominal), NTS (Not to Scale), O.C (On Center), OA (Outside Air), OAI (Outside Air Intake), OPNG (Opening), OPP (Opposite), OVHD (Overhead), PA (Public Address), PART (Partial), PASS (Passenger), PERF (Perforated), PL (Property Line), PLBG (Plumbing), PLT (Plate), PNL (Panel), POL (Polished), PSF (Pounds per Square Foot), PSI (Pounds per Square Inch), PTD (Painted), PTN (Partition), QTY (Quantity), R (Riser), R.O (Rough Opening), RA (Return Air), RAD (Radius), RCP (Reflected Ceiling Plan), REF (Refer to), REIN (Reinforced / Reinforcement), RM (Room), S.S (Stainless Steel), SA (Supply Air), SCHED (Schedule), SHT (Sheet), SIM (Similar), SDE (Support of Excavation), SP (Stair Pressurization), SPEC (Specification), SQ FT (Square Feet), STC (Sound Transmission Class), STD (Standard), STL (Steel), STOR (Storage), STR (Structural), SUSP (Suspended), SVC (Service), SX (Smoke Exhaust), SYM (Symmetrical), T (Tread), T.O. STL (Top of Steel), T.O.S (Top of Slab), TEN (Tenant), TOFF (Top of Finished Floor), TOPG (Topping), TYP (Typical), U.O.N (Unless Otherwise Noted), V.I.F (Verify in Field), VERTI (Vertical), VEST (Vestibule), VOL (Volume), W (With), W/O (Without), WP (Working Point).

DRAWING LIST - ARCHITECTURAL

Table listing drawing sheets including CS.00 (Cover Sheet), A0.00 (General Requirements), A0.01 (Building Assemblies), A0.02 (Interior Wall Assemblies), AS.01 (Site Survey), AS.02 (Site Plan - True North), A0.01 (Demolition Plans), A1.A (Plan - Option A), A1.B (Plan - Option B), A10.01 (Reflected Ceiling Plans), A11.01 (Finish Plans), AF.01 (Framing Plans), A2.01 (Elevation Drawings), A2.02 (Elevation Drawings), A2.11 (Building Sections), A3.01 (Exterior Plan Details), A3.51 (Exterior Section Details), A4.01 (Enlarged Plans and Sections), A5.00 (Typical Interior Details), A5.10 (Interior Elevations), A5.50 (Interior Plan Details), A5.51 (Interior Section Details), A6.00 (Door & Window Schedules), A6.01 (Equipment & Fixture Schedules), A7.01 (Photography).

DRAWING LIST - STRUCTURAL

Table listing structural drawing sheets: S001 (Sheet Name), S002 (Sheet Name).

2800 North Avenue Renovation

2800 North Avenue, Richmond VA 23222

RICHMOND BZA APPROVAL SET - 01/06/2026

DRAWING SYMBOL LEGEND

Table defining drawing symbols for exterior elevation callouts, section callouts, interior elevation callouts, enlarged plans, detail callouts, gridline references, door egress tags, project north, geometry workpoint, drawing notes, revision notes, demolition notes, level/elevation references, wall type indications, egress paths, wall rating indications, code compliant illuminated exit signs, window/opening tags, drawing matchlines, fixture/equipment tags, door tags, room tags, material tags, and surface step/elevation changes.

VICINITY MAP



fultzandsingharchitects.com  
1212 Westover Hills Blvd  
Richmond, VA 23225

2800 NORTH RENOVATION

2800 NORTH AVENUE  
RICHMOND, VA 23222

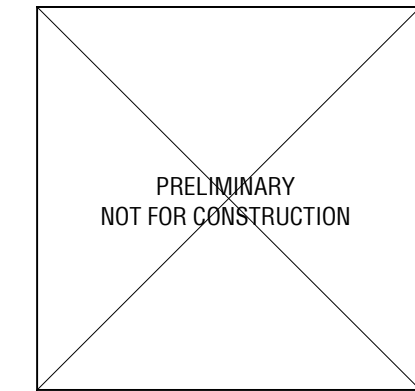
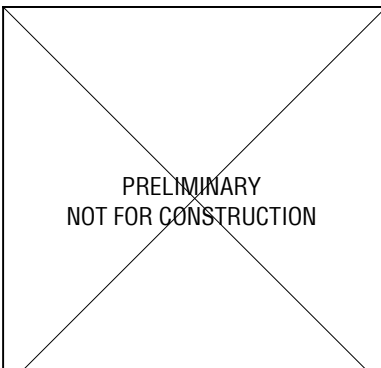


Table for drawing revision and sheet information including Job Number (0228), Issue Date (01/06/2026), Scale (12' = 1'-0'), Sheet Number (CS.00), and Revision History.





| JOB NUMBER / | ISSUE DATE / | SCALE /      | DRAWN / | CHECKED / | # REVISION | DATE |
|--------------|--------------|--------------|---------|-----------|------------|------|
| 0228         | 01/06/2026   | 1/4" = 1'-0" | JW      |           |            |      |

DEMOLITION PLANS

AD.01

DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED

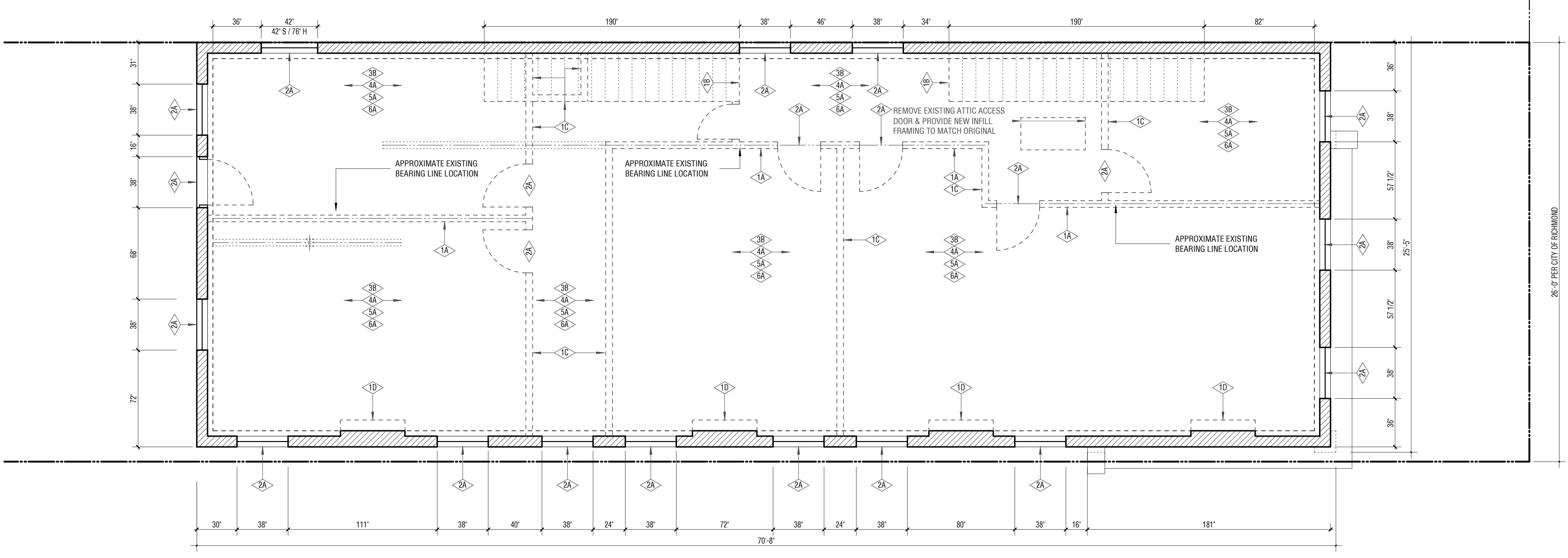
DEMOLITION GENERAL NOTES

1. COORDINATE ALL CONSTRUCTION ACTIVITIES AND SCHEDULE WITH THE OWNER PRIOR TO DEMOLITION COMMENCEMENT
2. THE CONTRACTOR SHALL NOT CONSIDER DEMOLITION AND ALTERATION NOTES TO BE ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSES EACH AREA AND TO FULFILL THE INTENT OF THE DESIGN INDICATED BY THE CONTRACT DOCUMENTS
3. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE CONTRACT LIMITS AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF DEVIATION FROM CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS OR ITEMS NOT COVERED.
4. THE CONTRACTOR SHALL REMOVE EXISTING WALLS, ASSOCIATED CONSTRUCTION, AND OTHER ITEMS AS INDICATED BY DASHED LINES AND DRAWING NOTES. VERIFY AND COORDINATE LOCATION AND EXTENT OF DEMOLITION WITH NEW CONSTRUCTION DRAWINGS. PATCH AND REPAIR EXISTING ADJOINING AREAS TO REMAIN. ALL WORK WHICH IS TO REMAIN IN PLACE SHALL BE PROTECTED FROM DAMAGE, AND IF DAMAGED, SHALL BE REPAIRED AT NO COST TO THE OWNER.
5. FOR ALL SURFACES SCHEDULED TO REMAIN, PATCH SUBSTRATES AND MATCH FINISH SURFACES DISTURBED BY REMOVAL OF EQUIPMENT OR UTILITIES. INSTALL PATCHING TO MATCH FACE OF ADJACENT WORK WORK IN FINISH, STRUCTURAL QUALITIES, COURSEING OF MASONRY, AND OTHER CHARACTERISTICS.
6. PROVIDE TEMPORARY PARTITIONS AND DUST PROTECTION AS REQUIRED. REVIEW LOCATIONS OF TEMPORARY PARTITIONS AND DUST PROTECTION WITH OWNER AND ARCHITECT PRIOR TO START OF DEMOLITION.
7. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING AND ITS SYSTEMS AS REQUIRED. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, ETC, WHICH ARE NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION, OR ANY OTHER TYPE OF DAMAGE INCLUDING FUTURE DAMAGE.
8. ANY FLOOR OPENINGS SHALL BE COVERED DURING DEMOLITION AND CONSTRUCTION
9. ANY ROOF DEMOLITION SHALL BE MADE STRUCTURALLY SOUND, TEMPORARILY PATCHED AND APPROPRIATELY WATERPROOFED FOR THE DURATION OF CONSTRUCTION UNTIL INSTALLATION OF NEW ROOF ASSEMBLY AND ASSOCIATED WATERPROOFING DETAILS.
11. UNLESS OTHERWISE NOTED OR AGREED TO WITH THE OWNER, THE CONTRACTOR SHALL REMOVE ALL DEBRIS AND RUBBISH ASSOCIATED WITH DEMOLITION AND CONSTRUCTION FROM THE SITE AS PRACTICAL. NO ACCUMULATION OF DEBRIS ON SITE SHALL BE ALLOWED.

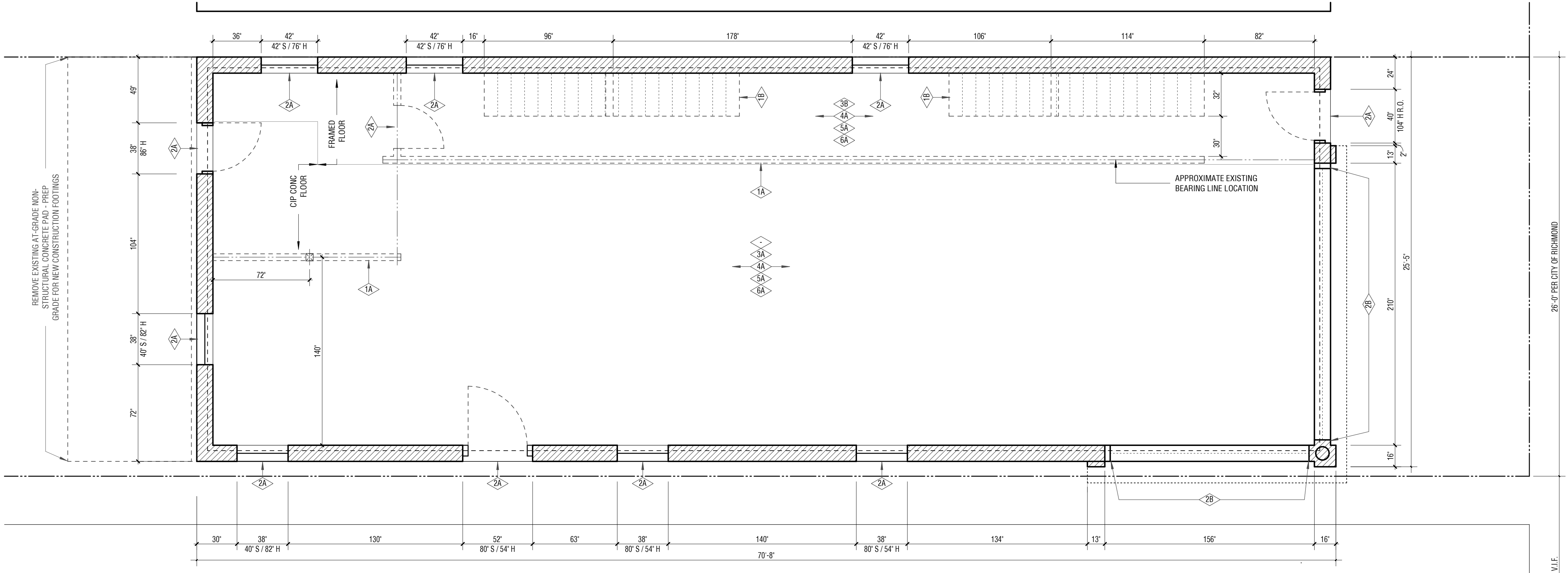
DEMOLITION NOTES

- U.O.N. SALVAGE ALL USABLE WALL BASE, DOOR, WINDOW, AND OPENING TRIM IN CASE OF RE-USE DURING NEW CONSTRUCTION
- 1A PROVIDE TEMPORARY SHORING AT BEARING WALL LOCATION TO ALLOW FOR SELECTIVE REMOVAL & REPLACEMENT OF DAMAGED MEMBERS - PREPARE EXISTING STRUCTURE FOR BEARING LINE MODIFICATION @ NEW CONSTRUCTION WORK
- 1B REMOVE EXISTING STAIR, RAILINGS, AND ALL ASSOCIATED SUPPORTS & SUBFRAMING - PROVIDE INFILL FRAMING AT LEVEL 2 TO MATCH ORIGINAL
- 1C REMOVE EXISTING NON-LOAD-BEARING WALL, ALL FRAMING, LATH, PLASTER, TRIM, ETC. PATCH & REPAIR ANY SUBSTRATES TO REMAIN
- 1D PATCH, REPAIR, REPOINT, & MAKE SAFE ALL EXISTING ABANDONED FIREPLACE LOCATIONS - REMOVE MANTEL & TRIM ASSEMBLIES, PLUG FLUES, AND PREP SURFACES TO BE CONCEALED UNDER NEW CONSTRUCTION ASSEMBLIES
- 2A REMOVE EXISTING DOOR / WINDOW AND/OR SOLID INFILL AND ALL ASSOCIATED SUPPORTS AND TRIM - PATCH & REPAIR SUBSTRATES AND PREP R.O. FOR NEW CONSTRUCTION REPLACEMENT
- 2B REMOVE NON-LOAD-BEARING PORTION OF EXTERIOR INFILL WALL FRAMING - EXPOSE & INSPECT EXISTING STRUCTURAL HEADER & SUPPORT FRAMING - PATCH & REPAIR SUBSTRATES AND PERIMETER OF R.O. TO PREPARE FOR NEW CONSTRUCTION CONFIG
- 3A PATCH & REPAIR EXISTING CONCRETE FLOOR SURFACE - IDENTIFY LOW & HIGH POINTS OUTSIDE OF NEW CONSTRUCTION FLOOR INSTALLATION TOLERANCE & REMEDIATE AS REQ'D - PROVIDE TRENCHES NECESSARY FOR NEW CONSTRUCTION SANITARY WORK
- 3B REMOVE & REMEDIATE EXISTING DAMAGED FRAMED FLOOR & SUBFLOOR - REFRAME AS REQUIRED TO LEVEL WITH PROPOSED FINISHED FLOOR @ ADJACENT CONCRETE SUBSTRATE
- 4A REMOVE ALL EXISTING WALL & CEILING PLASTER & ASSOCIATED SUBSTRATES DOWN TO SUPPORTING CONSTRUCTION - PATCH, REPAIR, PLUMB & LEVEL AS NEEDED TO RECEIVE NEW CONSTRUCTION WALL ASSEMBLIES
- 5A INSPECT ALL DAMAGED HISTORIC DIMENSIONAL LUMBER MEMBERS OVERHEAD - REMOVE & REPLACE IN-KIND WITH NEW CONSTRUCTION MATERIAL TO MATCH HISTORIC - PREP SUPPORTING FRAMING & PATCH ANY BEAM POCKETS OR MASONRY LEDGES AS REQ'D
- 6A REMOVE ANY EXISTING ABANDONED ELECTRICAL, PLUMBING, AND/OR MECHANICAL INFRASTRUCTURE - PATCH & REPAIR ALL WALL AND FRAMED MEMBER PENETRATIONS

EXISTING NOTES



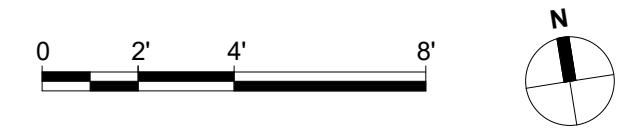
**02 DEMOLITION PLAN - LEVEL 02**  
SCALE: 1/4" = 1'-0"





**01 DEMOLITION PLAN - LEVEL 01**  
SCALE: 1/4" = 1'-0"

W. HOOPER STREET

NORTH AVENUE



**NEW CONSTRUCTION LEGEND**

-  EXISTING CONSTRUCTION TO REMAIN
-  NEW CONSTRUCTION

**NET AREA TAKEOFF**

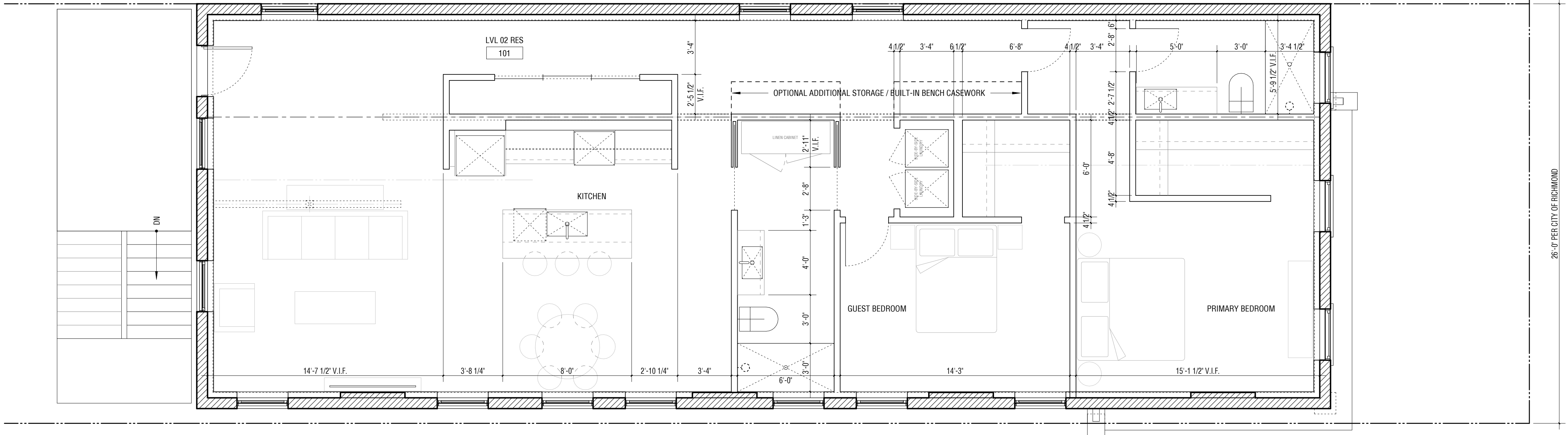
| LEVEL 01 |            |         |
|----------|------------|---------|
| 100      | LVL 01 RES | 1517 SF |
| LEVEL 02 |            |         |
| 101      | LVL 02 RES | 1633 SF |

**GENERAL NOTES**

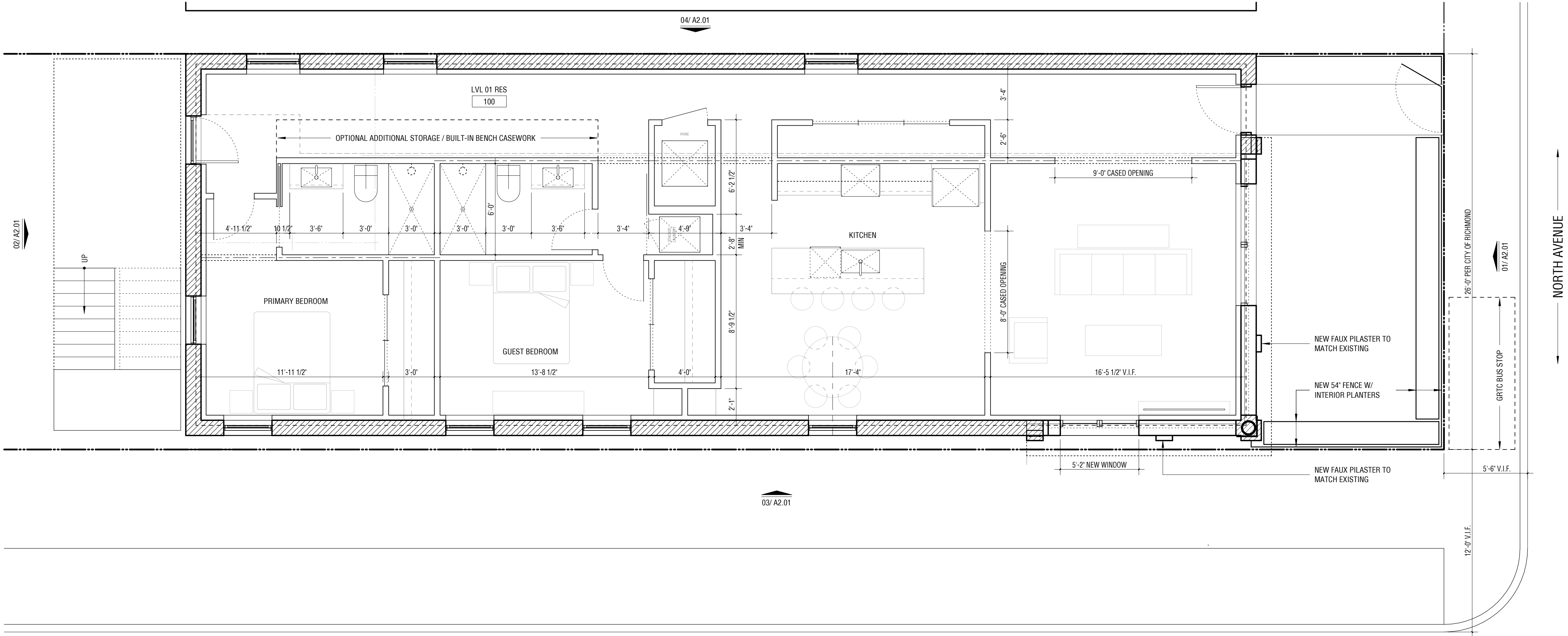
1. ALL DIMENSIONS TO FACE OF FINISH WALL. REFERENCE TYPICAL WALL ASSEMBLIES IN A0 SERIES DRAWINGS.
2. ALL DOOR JAMBS TO BE 4" FROM HINGE SIDE U.O.N.
3. ALL WALL TYPES ARE TO BE TYPE A1 U.O.N.
4. PROVIDE FULLY CONCEALED FIRE TREATED PLYWOOD BLOCKING AT ALL BUILT-IN CASEWORK ITEMS, TOILET ACCESSORIES, TV MONITORS, WALL MOUNTED PLUMBING, KITCHEN EQUIPMENT, ETC.

**GENERAL PATCH & REPAIR NOTES**

1. PATCH AND REPAIR ALL WALL, FLOOR, CEILING SURFACES. PREP WALL SURFACE TO RECEIVE NEW FINISHES. PATCH ADJACENT SURFACES WHERE DEMOLITION OCCURS. RETURN ALL SURFACES TO 'LIKE NEW' CONDITION.
2. PATCH AND REPAIR ANY DAMAGE FROM DEMOLITION. RETURN TO LIKE NEW CONDITION.
3. PATCH AND REPAIR AND LEVEL CRACKS GREATER THAN 1/16". PREP TO RECEIVE NEW FINISH PER SPECS IN SECTION (03 00 00).



**02 FLOOR PLAN - LEVEL 02 - 2BR**  
SCALE: 1/4" = 1'-0"



**01 FLOOR PLAN - LEVEL 01 - 2BR**  
SCALE: 1/4" = 1'-0"

**2800 NORTH RENOVATION**

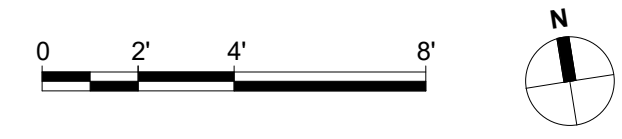
2800 NORTH AVENUE  
RICHMOND, VA 23222

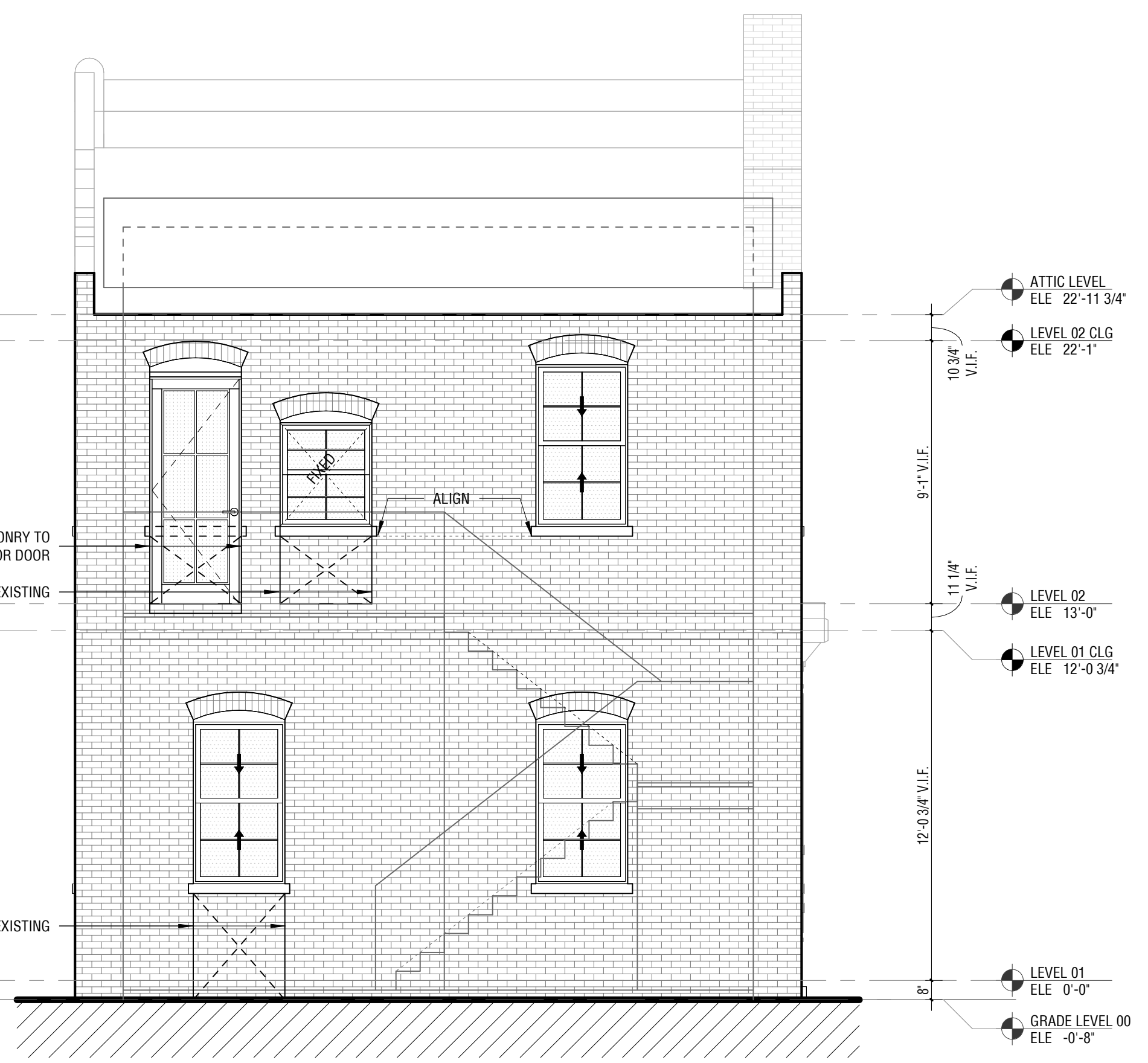
PRELIMINARY  
NOT FOR CONSTRUCTION

| JOB NUMBER / | ISSUE DATE / | SCALE /      | DRAWN /   | JW | # | REVISION | DATE |
|--------------|--------------|--------------|-----------|----|---|----------|------|
| 0228         | 01/16/2026   | 1/4" = 1'-0" | CHECKED / |    |   |          |      |

**CONSTRUCTION PLAN**

**A1.01**





**04 NORTH BUILDING ELEVATION**  
SCALE: 1/4" = 1'-0"

**02 WEST BUILDING ELEVATION**  
SCALE: 1/4" = 1'-0"

**2800 NORTH RENOVATION**

2800 NORTH AVENUE  
RICHMOND, VA 23222



**03 SOUTH BUILDING ELEVATION**  
SCALE: 1/4" = 1'-0"

**01 EAST BUILDING ELEVATION**  
SCALE: 1/4" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

| JOB NUMBER / | ISSUE DATE / | SCALE /      | DRAWN / | CHECKED / | # | REVISION | DATE |
|--------------|--------------|--------------|---------|-----------|---|----------|------|
| 0228         | 01/06/2026   | 1/4" = 1'-0" |         |           |   |          |      |

**ELEVATION DRAWINGS**

**A2.01**

SHEET /



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**ZONING  
ADMINISTRATION**

December 30, 2025

Fultz Singh Architects  
1212 Westover Hills Blvd  
Richmond, VA 23225

ATTN: Justin Whiteford

**RE: 2800 North Avenue (Tax Map: N000-0783/014) – the “Property”**

To whom it may concern:

In response to the request for a Zoning Confirmation Letter, as of the date of this letter, be advised of the following:

The Property is located within a R-6 (Single-Family Attached Residential) Zoning District. The R-6 District requires a lot area of 6,000 square feet and a lot width of fifty feet (50') for two-family attached and detached dwellings. The property is a corner lot that is rectangular in shape. According to City Assessor records, the property has approximately twenty-six feet (26') of frontage on North Avenue, with a lot area of 3,510 square feet. The property is improved with a two-story building constructed circa 1900, and was annexed from Henrico County to the City of Richmond in 1914.

The property was utilized for many years for a commercial use on the first floor. The commercial use was nonconforming (“grand-fathered”) as the property has always been located in a residential zoning district. There is no record indicating the historical use of the second floor of the building. A Certificate of Occupancy was issued in 1984 for a single-family use. With the issuance of this Certificate of Occupancy, all nonconforming rights to the commercial usage were lost.

As proposed, your intent is to determine whether the lot can be developed with a two-family detached dwelling, which is a permitted principal use in the R-6 zoning district. However, the required lot area is not met for the R-6 district. If the proposal is to renovate the current building into a two-family dwelling, special approval shall be required. The Board of Zoning Appeals (“BZA”) could waive the lot area requirement to allow a conversion to a two-family use. If the building is demolished, the property could only be utilized for a single-family dwelling. Construction of a *new* two-family dwelling would also require BZA action to waive the lot area requirement. Currently, six thousand (6,000) feet of lot area is required for a two-family use, and only 3,510 feet exists.

R-6 zoning requirements that would affect the potential development of the subject Property are as follows:

- 1) Front yard – Not less than fifteen feet (15'), or as determined by adjacent main building(s) within 100';

ATTN: Justin Whiteford  
Fultz Singh Architects  
RE: 2800 North Avenue  
Page 2

- 2) Side yard – Not less than ten percent (10%) the width of the lot, but in no cases less than three feet (3’).
- 3) Street Side Yard – Not less than ten percent the width of the lot, but in no case less than three feet along Hooper Street.
- 4) Rear yard – Not less than five feet (5’);
- 5) Lot coverage – Not to exceed fifty-five percent (55%) of the area of the lot;
- 6) Building height – Not to exceed thirty-five feet (35’) in height; and,
- 7) Driveway – No parking is required. As an alley exists, no driveway shall be permitted.

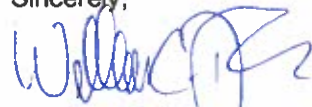
This office has no record of any outstanding zoning violations on the Property. The Property is not subject to any other proffered conditions, use permit, or other special limitation imposed by the City in connection with the zoning or rezoning of the Property. No applications for rezoning of the Property, or other applications in connection with the Property, are currently pending with the Department of Planning and Development Review.

These determinations are based in whole or in part from the information provided, property records, official City zoning approvals, City zoning maps and the current City of Richmond Zoning Ordinance. Please be advised that this office does not issue opinions with respect to compliance with building codes, fire codes, or other health and safety regulations. For building code questions, please contact the Building office at 804-646-4169. For fire and safety questions, contact Fire and Emergency Services at 804-646-2500.

**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 and fifty dollars (\$250.00).**

I hope this information is sufficient. Should you have any additional questions, please contact Cody White at: [cody.white@rva.gov](mailto:cody.white@rva.gov) or (804) 646-4025.

Sincerely,



William C. Davidson  
Zoning Administrator

cc: Park Mi Suk  
2401 North Avenue  
Richmond, VA 23222

# Certificate of Occupancy

CITY OF RICHMOND, VIRGINIA  
DEPARTMENT OF PUBLIC SAFETY  
BUREAU OF BUILDING INSPECTION

Richmond, Va., February 18, 1970

The applicant having complied with the provisions of an ordinance approved June 11, 1960, as amended, commonly known as the Zoning Ordinance, permission is hereby granted to

Herbert A. Powie, Sr. t/a (Decor Plus)  
(Owner or Lessee)

to use the First floor ~~on floors~~ of the building situated at

No. 2200 N. Avenue

for the following purpose:

Use Retail Outlet for decorator items - nonconforming

Height Two-stories

District R-5 Two-family dwelling

Maximum Occupancy \_\_\_\_\_

**NO SIGNS PERMITTED**

No alterations are authorized by the issuance of this Certificate.

This certificate does not take the place of any license which may be required by law, nor does it authorize the use of boilers, motors or machinery.

This certificate does not authorize the painting or erection of any sign.

Any change in the use or occupancy of this building shall require a new certificate.

Violation of the provisions of this certificate will necessitate revocation of the certificate.

*Les J. Cantor*  
COMMISSIONER OF BUILDINGS

**POOR ORIGINAL**

**APPEARANCES:**

For applicant: William Miller, J. Guthrie Smith, Frank Heindl,  
Ivor Massey, J. R. Tracy, and James T. Buck  
Against applicant: None

**FINDINGS OF FACT:** The Board finds from sworn testimony and exhibits offered in this case that the Tuckahoe Apartments are a nonconforming use, having been constructed in 1925 while the property was situated in Henrico County. Whereas the zoning regulations presently applicable to the property permit parking areas only as accessory to permitted uses, and apartments are not a permitted use at this location, the ruling of the Commissioner of Buildings is correct.

As to the application for the variance, the Board finds that the number of off-street parking spaces currently provided does not comply with applicable zoning requirements. There is no space available for additional parking on the building site nor is there any land in the vicinity zoned for such purposes. The size, shape and topography of the subject property are such that it could not reasonably be used for purposes permitted under existing zoning. The Board is satisfied that an exceptional situation exists whereby strict application of the terms of the ordinance unreasonably restricts the use of the property and that the granting of a variance would alleviate a clearly demonstrable hardship and would 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 application for a reversal of a decision by the Commissioner of Buildings be denied and that a variance be granted to Tuckahoe Apartments, Inc. for a permit to construct a parking area at the above described premises as shown on the plans presented to the Board and made a part of its record.

|                         |   |   |
|-------------------------|---|---|
| <b>ACTION OF BOARD:</b> | Granted                                     |   |
| Vote to grant           |   |   |
| Affirmative -           | Bendheim, Cudlipp, Curtis, Dunville, Venter | 5 |
| Negative -              | None  | 0 |
| Absent -                | Johns, Vellines                             | 2 |

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**CASE NO. 145-68**

**APPLICANT:** Louis Goldstein  
**PREMISES:** Rear of 2800 North Avenue  
**SUBJECT:** Permit to build storage building 20' x 18' for use in connection with nonconforming appliance store.

**DISAPPROVED** by the Commissioner of Buildings, October 8, 1968 under Sections 41-8 and 41-15 of the zoning ordinance for the reason that "The proposed use is not permitted in an R-5 Two-Family Dwelling District."

APPEAL was filed with the Board October 21, 1968 for a variance from the zoning ordinance based on Section 17.20 (b) of the City Charter.

APPEARANCES:

For applicant: Louis Goldstein, Robert D. Osborne  
Against applicant: None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that although the property was acquired in good faith, the owner failed to show any extraordinary or exceptional situation whereby strict application of the terms of the ordinance unreasonably restricts the use of the property or a clearly demonstrable hardship approaching confiscation and that the granting of a variance in this case would constitute a special privilege or convenience to the owner and would not 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 the application for a variance be denied.

ACTION OF BOARD: Denied  
Vote to deny  
Affirmative - Bendehim, Cudlipp, Curtis, Dunville, Venter. 5  
Negative - None 0  
Absent - Johns, Vellines 2

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CASE NO. 146-68

APPLICANT: Morton Meyer  
PREMISES: 2206 Dinwiddie Avenue  
SUBJECT: Certificate of occupancy for a single-family dwelling on a proposed irregular parcel with 15.9' frontage on Dinwiddie.

DISAPPROVED by the Commissioner of Buildings, November 7, 1968 under Sections 41-8, 41-12 and 41-53 of the zoning ordinance for the reason that "This parcel is proposed to be established from a portion of existing Lot #17 of Mason Park Subdivision. There are the following violations in an R-4 Single-Family Dwelling District: (a) Insufficient lot width; provided is approx. 27' and required is 50'; (b) Side yard violations, which are less than 5' minimum."

APPEAL was filed with the Board, November 8, 1968 for a variance from the zoning ordinance based on Section 17.20 (b) of the City Charter.

CASE NO. 25-64

APPLICANT: Windsor Farms Shopping Center

PREMISES: Area bounded by Rothesay Road, Grayland Avenue, Norann Place and undeveloped alley to the north of Grayland Avenue.

SUBJECT: Certificate of occupancy for parking area for shopping center to build on southside of Cary Street between Nansemond Street and Rothesay Road.

This case was withdrawn by letter dated February 28, 1964 before the meeting.

CASE NO. 26-64

APPLICANT: Louis Goldstein

PREMISES: 2800 North Avenue

SUBJECT: Permit storage building 20' x 18' for use in connection with non-conforming appliance store, retail and service; permit to paint signs on front and side windows, 28sq. feet each window; 10 sq. ft. on door; display of appliances in front yard.

DISAPPROVED: by the Commissioner of Buildings, February 11, 1964 under Sections 41-8, 41,15, and 41-16 of the zoning ordinance for the reason that "A building may not be built in R-5 Two-Family Dwelling District which does not conform with district regulations; advertising signs are not permitted; the front yard may not be used for display purposes."

APPEAL: was filed with the Board of Zoning Appeals, February 11, 1964 for a variance from the zoning ordinance to permit the above, based on Section 17.20(b) of the City Charter.

APPEARANCES: For applicant: Louis Goldstein, Robert D. Osborne  
Against applicant: Helen M. Stephens, George T. Hayes, Mrs. Maude B. Hertz

FINDINGS: The Board finds from sworn testimony and exhibits in this case that the applicant has owned this property for 15 years. It has been used as a grocery store for 35 years and laundry for the last 5 years. It has been vacant since the first of the month.

BBH395

There was a building on the rear of the lot used for storage, it was torn down as it was in bad condition.

Testimony was also presented that the large signs and the use of the front yard for display of appliances would depreciate the value of the property in the neighborhood.

RESOLUTION: WHEREAS, the Board is of the opinion that the applicant has not established a hardship under Section 17.20(b).

NOW, THEREFORE, BE IT RESOLVED THAT, the Board hereby denies the permit.

ACTION OF BOARD: Denied

Vote to deny

|               |                                       |   |
|---------------|---------------------------------------|---|
| Affirmative - | Bendheim, Cudlipp, Lindgren, Vellines | 4 |
| Negative -    | None                                  | 0 |
| Absent -      | Johns, King                           | 2 |

0

CASE NO. 27-64

APPLICANT: Mrs. Lillie M. Entzminger

PREMISES: 806 East 22nd Street

SUBJECT: Permit to paint sign on window, 3' x 4', for non-conforming sewing center.

DISAPPROVED: by the Commissioner of Buildings, February 10, 1964 under Section 41-12 of the zoning ordinance for the reason that "Signs advertising a business are not permitted in R-4 Single-Family Dwelling District."

APPEAL: was filed with the Board of Zoning Appeals, February 10, 1964 for a variance from the zoning ordinance to permit the above, based on Section 17.20(b) of the City Charter.

APPEARANCES: For applicant: Lillie Entzminger, Leslie N. Winston, M.D.  
Against applicant: None

FINDINGS: The Board finds from sworn testimony in this case that the applicant has operated a sewing shop at this location since February 15, 1964.

There is a beauty parlor in one room on the 1st floor and the second floor is an apartment.

The first floor was formerly used as grocery store until about two years ago.

Ordinance for the reason that, "Manufacturing is not permitted in an "H" Commercial District. Structural alteration or enlargement of a non-conforming building is not permitted."

The Board finds from sworn testimony in this case that the property has been in continuous use for this or similiar purposes for many years before the zoning law came into effect. That the applicants purpose is to enclose the rear yard which is now being used for outside storage and will, therefore, have all storage within an enclosed building.

RESOLUTION:

WHEREAS, the Board is satisfied under the evidence heard that the granting of such a variance will alleviate a hardship in this case;

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby makes a variance from the requirements of the Zoning Ordinance and grants the permit on condition that it be used for storage only.

APPEAL: 14-53

APPLICANT: Mrs. W. K. Saunders  
PREMISES AFFECTED: 4904 Evelyn Byrd Road  
SUBJECT: Certificate of occupancy for summer play school.

APPEARANCES:  
For applicant: Mrs. Charlotte M. Saunders  
Against applicant: William H. Lyne, Sr., Elizabeth M. Jones, Mrs. Fred A. Stoutamire

ACTION: Withdrawn

On December 25, 1953, Mrs. W. K. Saunders filed an application for a certificate of occupancy for a summer play school.

The Commissioner of Buildings on December 9, 1952, disapproved the request under Art. II, Sect. 3, Par. 1 and Art. IV, Sect. 2 of the Zoning Ordinance for the reason that, "A play school is not permitted in a "C" Single-Family Dwelling District."

Mrs. Saunders after hearing a portion of the testimony of the opposition decided to withdraw her application.

APPEAL: 15-53

APPLICANT: Martin Rose  
PREMISES AFFECTED: 2800 North Avenue  
SUBJECT: Permit to erect a sign 4' x 3' x 11".

APPEARANCES:  
For applicant: Martin Rose, W. H. Trevett  
Against applicant: None

MAR 4 1953

|                  |                                       |   |
|------------------|---------------------------------------|---|
| ACTION OF BOARD: | Denied                                |   |
| Vote to deny     |                                       |   |
| Affirmative -    | McCaul, Hankins, King, Heindl, Huband | 5 |
| Negative -       | None                                  | 0 |

On January 22, 1953, Mr. Martin Rose filed an application for a permit to erect a sign 4' x 3' x 11".

The Commissioner of Buildings on January 26, 1953 disapproved the request under Art. V, Sect. 2 of the Zoning Ordinance for the reason that, "Signs advertising a business or business product are not permitted in a "D" Two-Family Dwelling District."

The Board finds from sworn testimony in this case that this sign will advertise the product of an ice cream company and will not advertise the store itself. The store has signs in excess of the permitted area in a "G" Local Business District.

RESOLUTION:

WHEREAS, the applicant failed to establish any exceptional situation or any hardship that unreasonably restricts the use of the property;

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby affirms the decision of the Commissioner of Buildings and denies the permit.

APPEAL: 16-53

|                    |   |
|--------------------|---|
| APPLICANT:         | C. E. Wyatt and William M. Benton   |
| PREMISES AFFECTED: | 3203 Jefferson Davis Highway  |
| SUBJECT:           | Certificate of occupancy to use 1½ story brick building for real estate office. |

APPEARANCES:

|                    |  |
|--------------------|--|
| For applicant:     | W. Jerry Roberts, atty., representing<br>C. E. Wyatt and William M. Benton, Kenneth<br>Lord, Henry E. Plaisance, Mrs. C. W. Edwards. |
| Against applicant: | None   |

|                  |                                       |   |
|------------------|---------------------------------------|---|
| ACTION OF BOARD: | Granted-Conditionally                 |   |
| Vote to grant    |                                       |   |
| Affirmative -    | Hankins, King, Heindl, McCaul, Huband | 5 |
| Negative -       | None                                  | 0 |

On February 10, 1953, Messrs. C. E. Wyatt and William M. Benton filed an application for a certificate of occupancy to use 1½ story brick building for a real estate office.

The Commissioner of Buildings on February 10, 1953, disapproved the request under Art. II, Sect. 3, Par. 1 and Art. V, Sect. 2 of the Zoning Ordinance for the reason that, "A real estate office is not permitted in a "D" Two-Family Dwelling District."