



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

May 2, 2024

Sonja Roberts
2310 Park Avenue
Richmond, VA 23220

To Whom It May Concern:

RE: BZA 16-2024

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, June 5, 2024 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct a one-story rear addition to an existing single-family (detached) dwelling at 2310 PARK AVENUE (Tax Parcel Number W000-1086/019), 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 **707 660 631#**. 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 2024 drop-down, click meeting details for June 5, 2024 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 16-2024
Page 2
May 2, 2024

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.

2306 Park Avenue Llc
2204 Floyd Ave
Richmond, VA 23220

Anderson William E And Jane
Po Box 50
Callao, VA 22435

Baker Nancy G
2305 Park Ave
Richmond, VA 23220

Broadbent Bartholomew And
Spencer B
2307 Monument Avenue
Richmond, VA 23220

Clementine Management Llc
3023 Floyd Ave
Richmond, VA 23221

Cochran Matthew David
2322 Park Ave
Richmond, VA 23220

Cook Victoria Ann
9407 Quioccasin Rd
Henrico, VA 23238

Cralle Richard F Iii
316 N Main St
Farmville, VA 23901

Davidson Alexandra And Menke Kevin
2314 Park Ave
Richmond, VA 23220

Doyle Harry N
2315 Park Ave Apt B
Richmond, VA 23220

Farinholt Timothy A & Jennifer T
2308 Park Avenue
Richmond, VA 23220

Fosness Dustin J
2320 Park Ave
Richmond, VA 23220

Frayser Robin A Iii
2415 Hanover Ave
Richmond, VA 23220

Kelly Harold B & Barbara C
2325 Park Ave
Richmond, VA 23220

Lantz Michael W
2319 Monument Avenue
Richmond, VA 23220

Litwack Robert S
2316 Park Ave
Richmond, VA 23220

Mckay Steven And Sara Wilson
2329 Park Ave
Richmond, VA 23220

Moody Patricia A
2327 Park Ave
Richmond, VA 23220

Nourse Jennifer Williams Living Trust
Trustee
2309 Park Ave
Richmond, VA 23220

Npr Llc
609 7th St Ne
Washington, DC 20002

Oddono James V
2307 Park Ave
Richmond, VA 23220

Oglesby William G & Marcia F
11821 Bondurant Dr
Richmond, VA 23236

Reed Margaret Catherine And
Sherman Brian Francis
2318 Park Ave
Richmond, VA 23220

Simkin Richard W
2312 Park Ave
Richmond, VA 23220

Smith Dustin W
2317 Park Ave
Richmond, VA 23220

Spain Jack H Jr & Mary R
2309 Monument Ave
Richmond, VA 23220

Speck Oliver C And Ozierski Margaret A
2303 Park Ave
Richmond, VA 23220

Twohy Edward M & Patricia W
308 Hollyport Rd
Richmond, VA 23229

Wortham Coleman Iii
2301 Monument Ave
Richmond, VA 23220

Property: 2310 Park Ave **Parcel ID:** W0001086019**Parcel**

Street Address: 2310 Park Ave Richmond, VA 23220-
Owner: ROBERTS SONJA K
Mailing Address: 2310 PARK AVE, RICHMOND, VA 23220
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 216 - Fan District 1
Property Class: 120 - R Two Story
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$325,000
Improvement Value: \$785,000
Total Value: \$1,110,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 3384
Acreage: 0.078
Property Description 1: 0024.00X0141.00 0000.000
State Plane Coords(?): X= 11782423.1295 Y= 3727939.0721
Latitude: 37.55673316 , **Longitude:** -77.46685377

Description

Land Type: Residential Lot B
Topology: Level
Front Size: 24
Rear Size: 141
Parcel Square Feet: 3384
Acreage: 0.078
Property Description 1: 0024.00X0141.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11782423.1295 Y= 3727939.0721
Latitude: 37.55673316 , **Longitude:** -77.46685377

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$325,000	\$785,000	\$1,110,000	Reassessment
2023	\$325,000	\$781,000	\$1,106,000	Reassessment
2022	\$245,000	\$717,000	\$962,000	Reassessment
2021	\$205,000	\$709,000	\$914,000	Reassessment
2020	\$200,000	\$696,000	\$896,000	Reassessment
2019	\$200,000	\$643,000	\$843,000	Reassessment
2018	\$180,000	\$595,000	\$775,000	Reassessment
2017	\$145,000	\$584,000	\$729,000	Reassessment
2016	\$135,000	\$431,000	\$566,000	Reassessment
2015	\$135,000	\$414,000	\$549,000	Reassessment
2014	\$125,000	\$410,000	\$535,000	Reassessment
2013	\$125,000	\$438,000	\$563,000	Reassessment
2012	\$125,000	\$438,000	\$563,000	Reassessment
2011	\$125,000	\$461,000	\$586,000	CarryOver
2010	\$125,000	\$461,000	\$586,000	Reassessment
2009	\$124,500	\$369,200	\$493,700	Reassessment
2008	\$100,300	\$273,100	\$373,400	Reassessment
2007	\$100,300	\$273,100	\$373,400	Reassessment
2006	\$100,300	\$227,600	\$327,900	Reassessment
2005	\$69,000	\$223,700	\$292,700	Correction
2004	\$58,100	\$196,400	\$254,500	Reassessment
2003	\$58,100	\$196,400	\$254,500	Reassessment
2002	\$49,200	\$140,300	\$189,500	Reassessment
2001	\$40,300	\$115,000	\$155,300	Reassessment
2000	\$35,000	\$115,000	\$150,000	Reassessment
1998	\$35,000	\$115,000	\$150,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
11/01/2017	\$826,000	MERRIMAN ROBERT MARSHALL JR	ID2017-23012	1 - VALID SALE-Valid, Use in Ratio Analysis
08/21/2015	\$799,950	MCDOUGLE BEATRIZ G	ID2015-15837	1 - VALID SALE-Valid, Use in Ratio Analysis
08/10/2009	\$590,000	FARINHOLT TIMOTHY A &	ID2009-17999	1 - VALID SALE-Asmnt/Sale Desc Doesn't Match
09/03/2008	\$325,000	MAGRILL EVAN M	ID2008-23903	1 - VALID SALE-Sale Outside Market Range
07/14/2003	\$265,000	SPORN I NORMAN	ID2003-25815	
02/26/1991	\$0	Not Available	00260-0418	
12/17/1985	\$15,000	Not Available	000064-00188	
12/01/1978	\$59,000	Not Available	000745-01649	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: Near West
Traffic Zone: 1093
City Neighborhood Code: FAN
City Neighborhood Name: The Fan
Civic Code:
Civic Association Name: Fan Area Business Alliance
Subdivision Name: NONE
City Old and Historic District:
National historic District: Monument Avenue
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	1005	0405001	040500
1990	116	0405001	040500

Schools

Elementary School: Fox
Middle School: Binford
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 313
Fire District: 10
Dispatch Zone: 045A

Public Works Schedules

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

Government Districts

Council District: 2
Voter Precinct: 204
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1910
Stories: 1
Units: 0
Number Of Rooms: 7
Number Of Bed Rooms: 3
Number Of Full Baths: 2
Number Of Half Baths: 1
Condition: very good for age
Foundation Type: Full Bsmt
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Flat or Shed
Roof Material: Membrane
Interior Wall: Drywall
Floor Finish: Base Allowance, Base Allowance
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Fencing, Residential Detached Garage

Extension 1 Dimensions

Finished Living Area: 2562 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 1281 Sqft
Finished Basement: 320 Sqft
Attached Garage: 0 Sqft
Detached Garage: 360 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 133 Sqft
Deck: 0 Sqft

Property Images

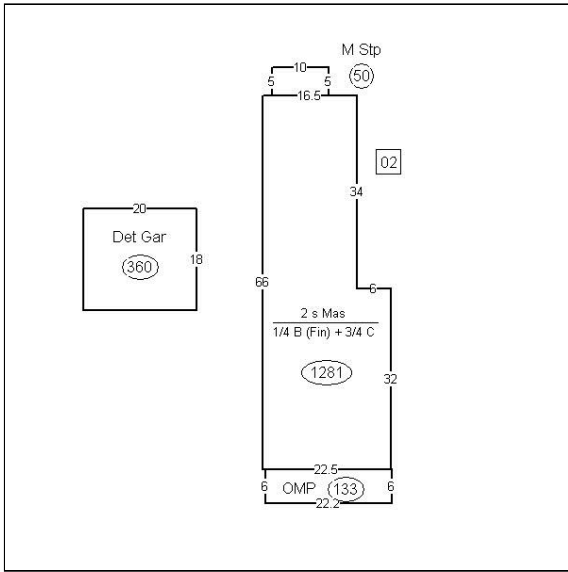
Name:W0001086019 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:W0001086019 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: Sonja Roberts **PHONE: (Home) () (Mobile) (804) 901-2055**
ADDRESS 2310 Park Avenue **FAX: () (Work) ()**
Richmond, VA 23220 **E-mail Address: sonja141@yahoo.com**

PROPERTY OWNER'S

REPRESENTATIVE: _____ **PHONE: (Home) () (Mobile) ()**
(Name/Address) _____ **FAX: () (Work) ()**

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2310 Park Avenue
TYPE OF APPLICATION: **VARIANCE** **SPECIAL EXCEPTION** **OTHER** _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-412.5(1)b & 30-412.6

APPLICATION REQUIRED FOR: A building permit to construct a one-story rear addition to a single-family dwelling.

TAX PARCEL NUMBER(S): W000-1086/019 **ZONING DISTRICT:** R-6(Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The side yard (setback) and lot coverage requirements are not met. Side yards of three feet (3.0') are required except where buildings are attached; 0.1'± is proposed along the western property line and 2.3'± is proposed along the eastern property line. Maximum lot coverage shall not exceed fifty-five percent (55%) of the area of the lot. A lot coverage of 1,641 square feet (48%) exists; 1,985 square feet (59%) is proposed.

DATE REQUEST DISAPPROVED: 4/12/2024 **FEE WAIVER:** YES NO:

DATE FILED: 04/12/2024 **TIME FILED:** 1:55 P.M. **PREPARED BY:** Colleen Dang **RECEIPT NO.** BZAR-146847-2024

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) (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:** 4.26.24

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

CASE NUMBER: BZA 16-2024 **HEARING DATE:** June 5, 2024 **AT** 1:00 **P.M.**

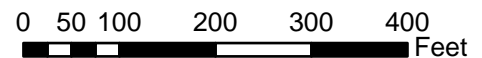
BOARD OF ZONING APPEALS CASE BZA 16-2024
150' Buffer

APPLICANT(S): Sonja Roberts

PREMISES: 2310 Park Avenue
(Tax Parcel Number W000-1086/019)

SUBJECT: A building permit to construct a one-story rear addition
to an existing single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.5(1)b & 30-412.6
of the Zoning Ordinance for the reason that:
The side yard (setback) and lot coverage 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.

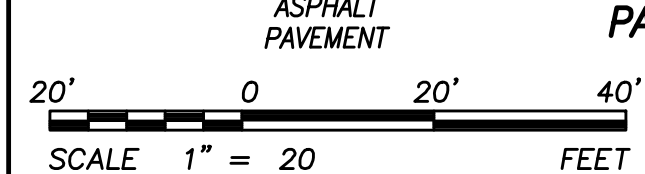
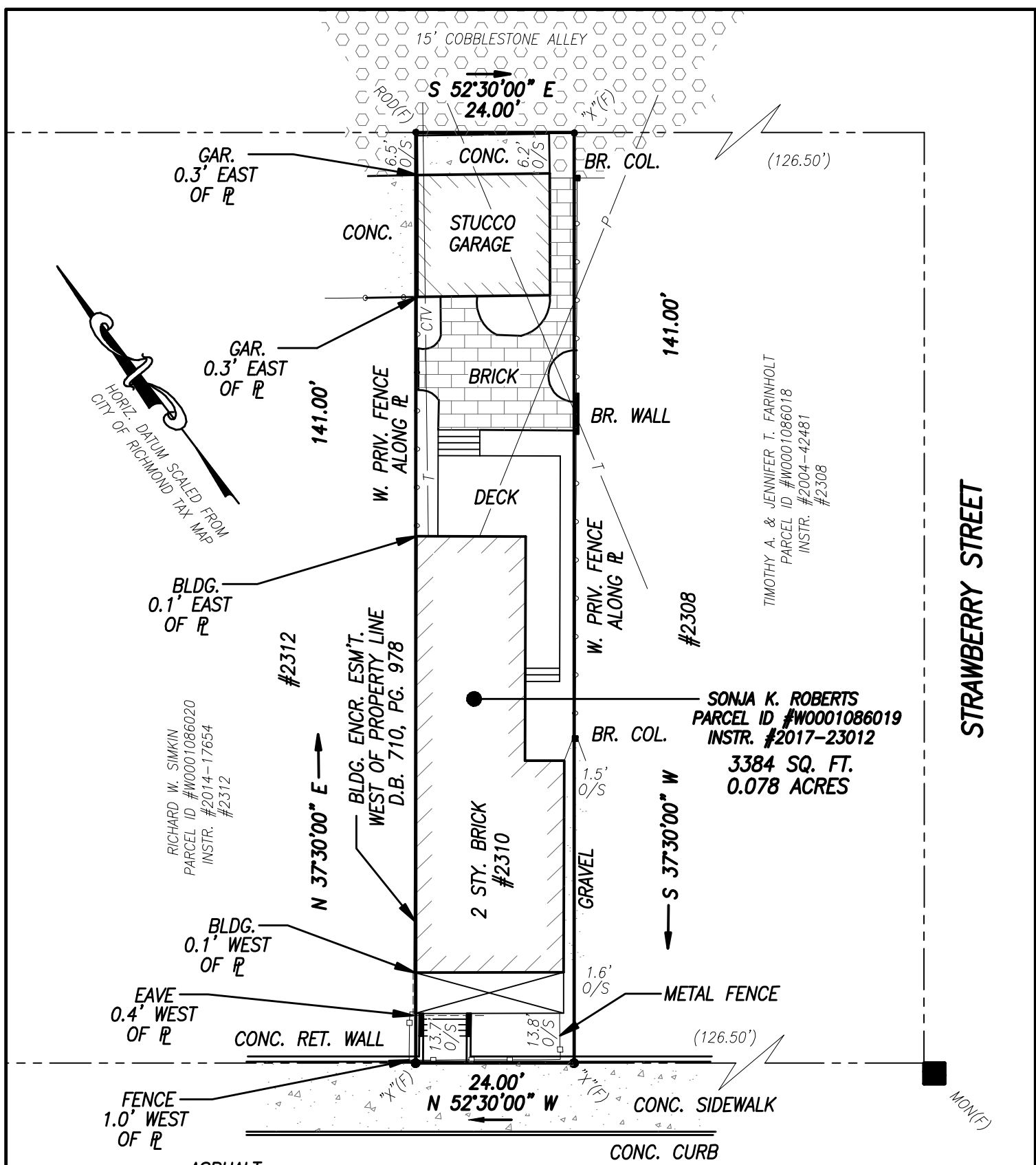
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please 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.

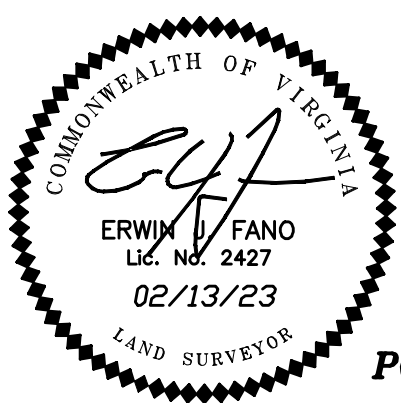
Acknowledgement of Receipt by Applicant or Authorized Agent: _____

Suzanne Roberts, RV



THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

PHYSICAL LOCATION SURVEY OF #2310 PARK AVENUE, CITY OF RICHMOND, VIRGINIA



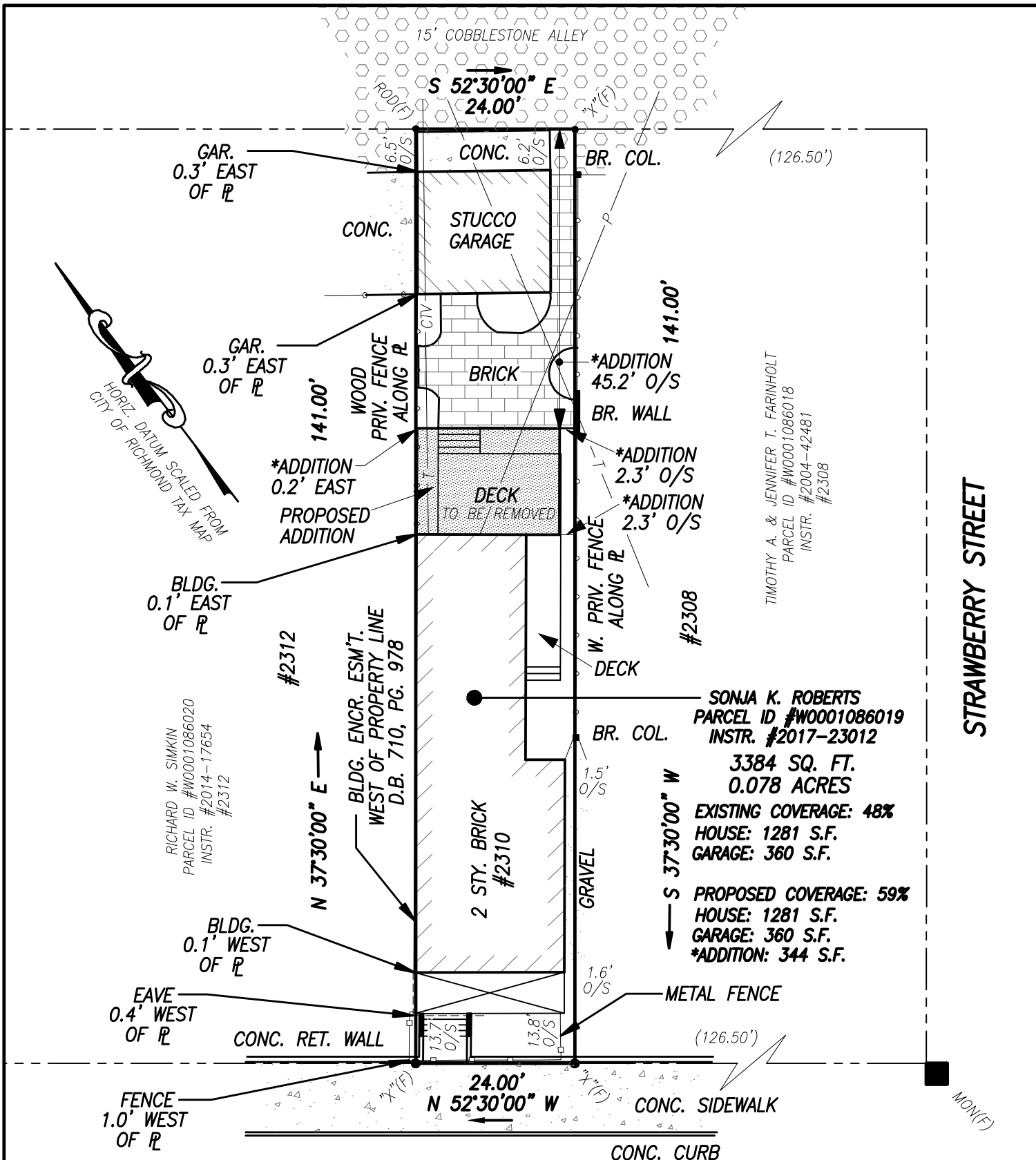
NOTE: THIS PROPERTY APPEARS TO BE LOCATED IN ZONE "X" AS SCALED FROM FEMA COMMUNITY PANEL NO. 5101290037D (EFFECTIVE DATE: APRIL 02, 2009)

This is to certify that on FEBRUARY 13, 2023, I made an accurate Field Survey of the premises shown hereon; that all improvements and easements 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 as shown hereon.

POTTS, MINTER and ASSOCIATES, P.C.
Engineers, Land Surveyors, Land Planners
3520 Courthouse Road
Richmond, Virginia 23236
(804) 745-2876

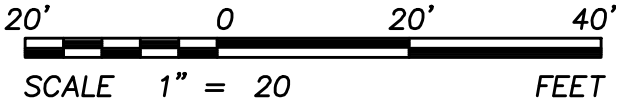
Date: 02/13/23
Scale: 1" = 20'
J.N. 2302-04

CHECKED: **WKT**



TIMOTHY A. & JENNIFER T. FARINHOLT
PARCEL ID #W0001086018
INSTR. #2004-42481
#2308

STRAWBERRY STREET



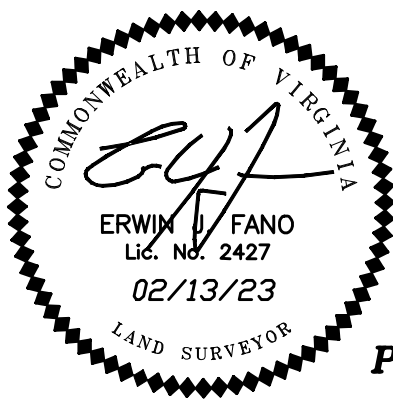
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

PROPOSED ADDITION #2310 PARK AVENUE, CITY OF RICHMOND, VIRGINIA

NOTE: THIS PROPERTY APPEARS TO BE LOCATED IN ZONE "X" AS SCALED FROM FEMA COMMUNITY PANEL NO. 5101290037D (EFFECTIVE DATE: APRIL 02, 2009)

*REVISED 4-16-24; PROPOSED ADDITION

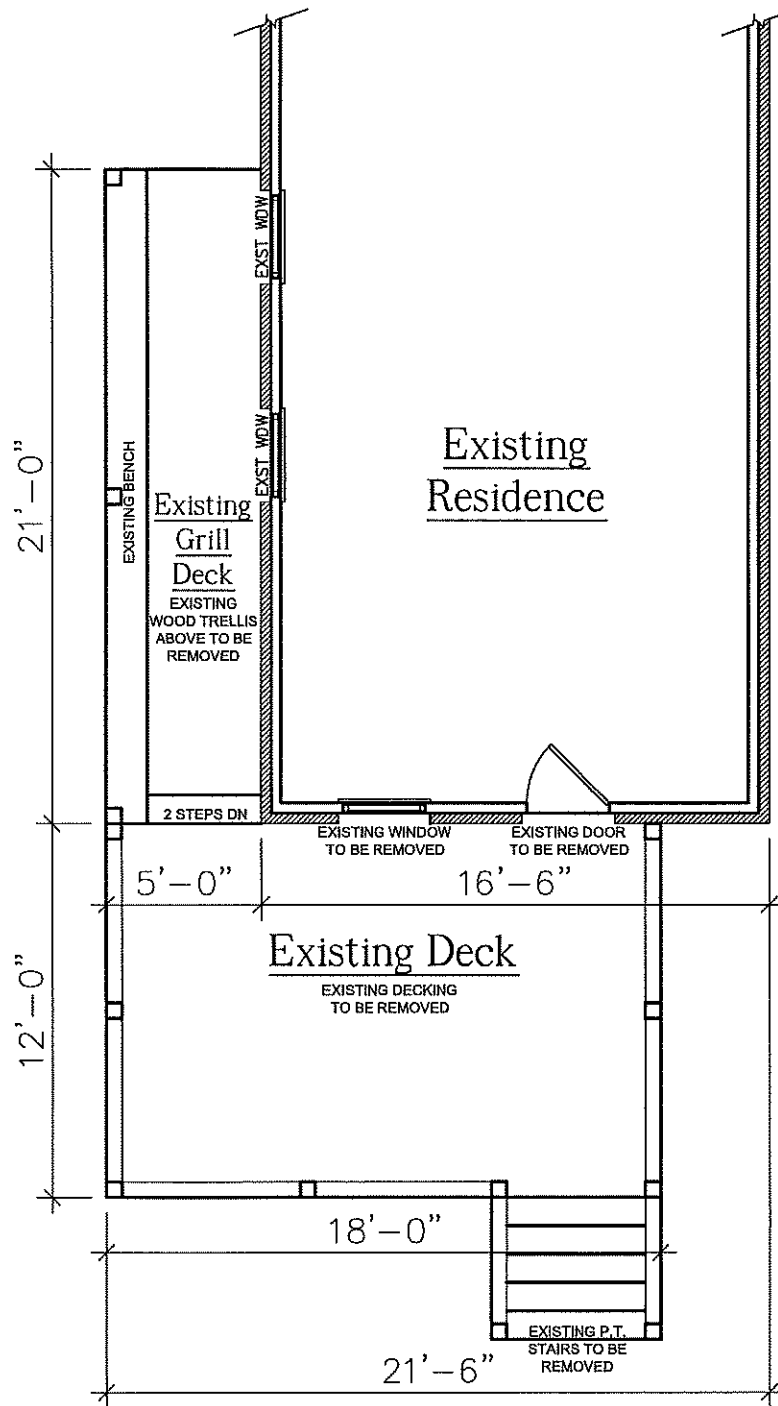
This is to certify that on FEBRUARY 13, 2023, I made an accurate Field Survey of the premises shown herein; that all improvements and easements known or visible are shown herein; that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises, other than as shown hereon.



POTTS, MINTER and ASSOCIATES, P.C.
Engineers, Land Surveyors, Land Planners
3520 Courthouse Road
Richmond, Virginia 23236
(804) 745-2876

Date: 02/13/23
Scale: 1" = 20'
J.N. 2302-04

CHECKED: WKT



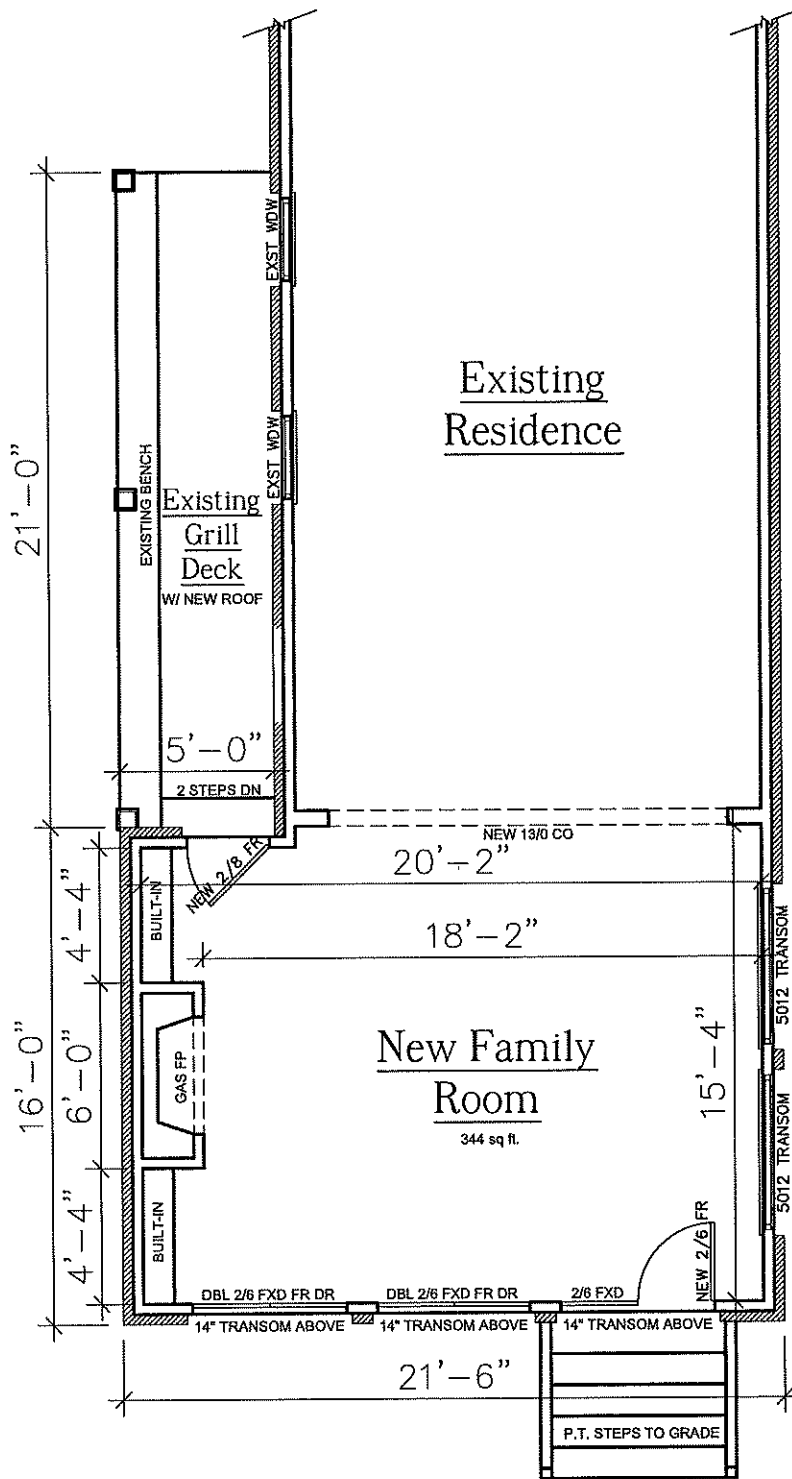
EXISTING DECK

ALL INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED. ALL DETAILS AND ILLUSTRATIONS ARE APPROXIMATE AND MAY VARY FROM ACTUAL PLANS AND SPECIFICATIONS.

ROBERTS RESIDENCE

LUNDEEN ARCHITECTURAL DESIGN & DRAFTING





PROPOSED ADDITION

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ROBERTS RESIDENCE

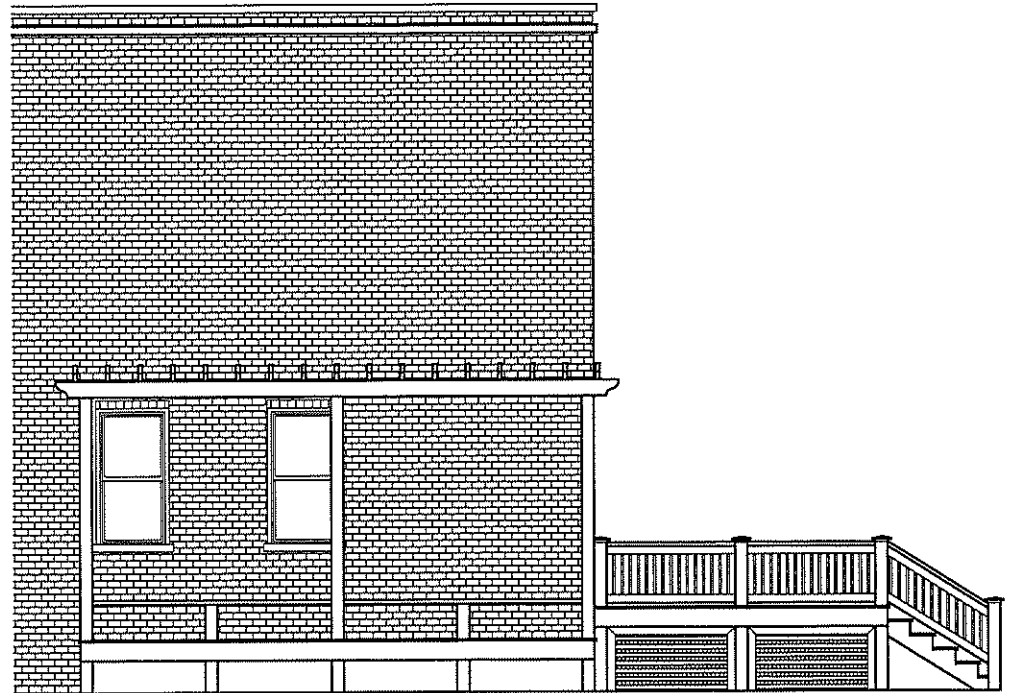
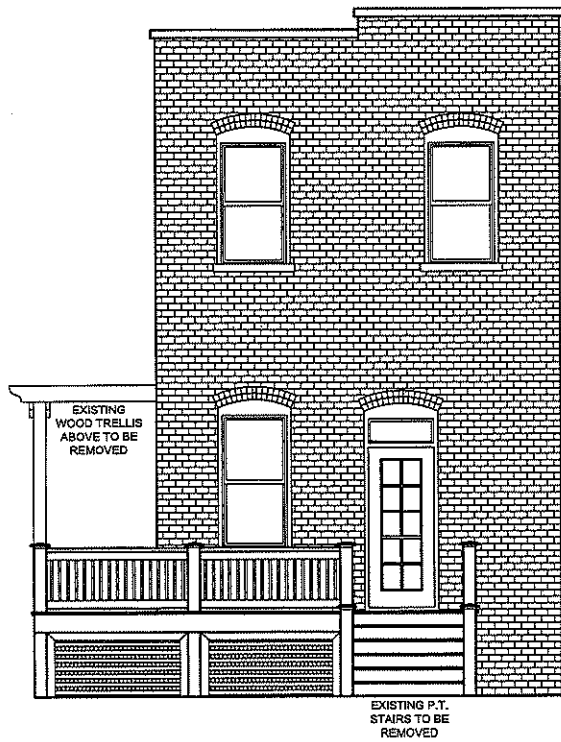
LUNDEEN ARCHITECTURAL DESIGN & DRAFTING



EMAIL: JENLUNDEEN2020@GMAIL.COM

PHONE NO: (571) 471-9860

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EXISTING ELEVATIONS

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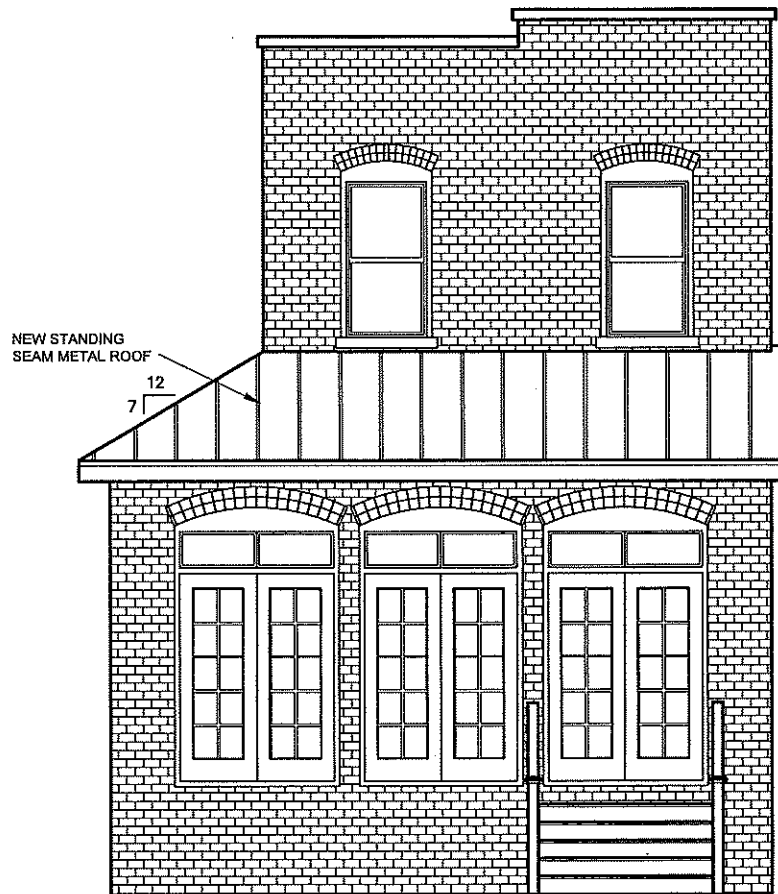


LUNDEEN ARCHITECTURAL DESIGN & DRAFTING

ROBERTS RESIDENCE

PHONE NO: (571) 471-9860

EMAIL: JENLUNDEEN2020@GMAIL.COM



PROPOSED REAR ELEVATION

ALL INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED. ALL DETAILS AND ILLUSTRATIONS ARE APPROXIMATE AND MAY VARY FROM ACTUAL PLANS AND SPECIFICATIONS.

ROBERTS RESIDENCE

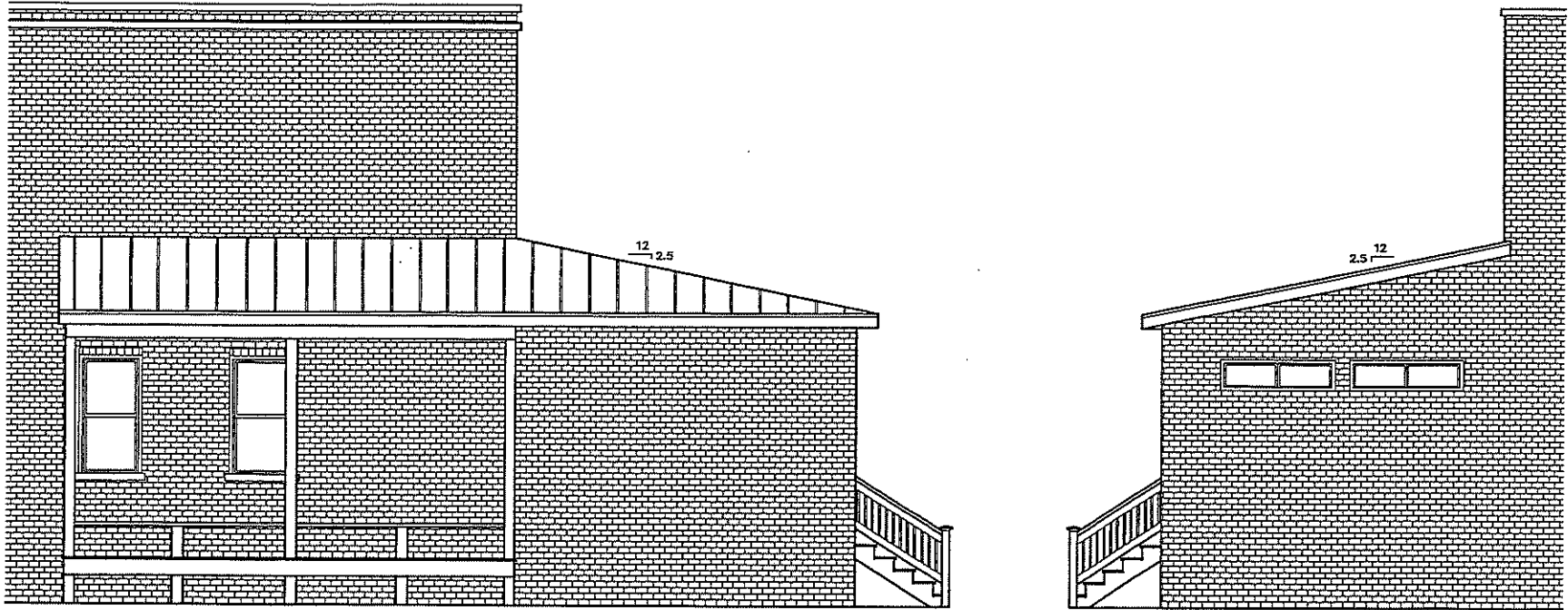


LUNDEEN ARCHITECTURAL DESIGN & DRAFTING

EMAIL: JENLUNDEEN2020@GMAIL.COM

PHONE NO: (571) 471-9860

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PROPOSED SIDE ELEVATIONS

ALL INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED, ALL DETAILS AND ILLUSTRATIONS ARE APPROXIMATE AND MAY VARY FROM ACTUAL PLANS AND SPECIFICATIONS.



LUNDEEN ARCHITECTURAL DESIGN & DRAFTING

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