



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

June 9, 2021

James Catts
3910 Brook Road
Richmond, VA 23226

To Whom It May Concern:

RE: BZA 37-2021

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, July 7, 2021 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2020-232 to consider an application for a building permit to construct an accessory building and an addition to a single-family detached dwelling at 3910 BROOK ROAD (Tax Parcel Number N000-2043/008), located in an R-5 (Single-Family Residential) District.

Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 870 566 969# beginning at 1:00 p.m. 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 2021 drop-down, click meeting details for July 7, 2021 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 William.Davidson@richmondgov.com for assistance. In accordance with Ordinance No. 2020-232, please be advised that an inability to access one of the enumerated public hearing through video means shall not be considered a prerequisite for participating in the subject public hearing. It will be necessary for you to stay on the line until such time as your case is called. 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 37-2021

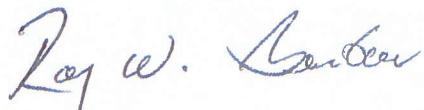
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June 9, 2021

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
Fax: (804) 646-5789
E-mail: Roy.Benbow@richmondgov.com

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.

1210 Greycourt Ave Inc
3600 Broad St #106
Richmond, VA 23230

Bjorkholm Lesli O & Alexander M Johnson
1214 Claremont Ave
Richmond, VA 23227

Blachman Leah R Trustee
1215 Claremont Ave
Richmond, VA 23227

Bragg Parry L
3922 Brook Rd
Richmond, VA 23227

Ficor John C
1212 Claremont Avenue
Richmond, VA 23227

Hanson Paul R & Joanne L Kong
1211 Claremont Ave
Richmond, VA 23227

Martin Jonathan Kennedy And Day Marisa
Eileen
1216 Claremont Avenue
Richmond, VA 23227

Murray Geneva W Trustee
3903 Brook Rd
Richmond, VA 23227

Peaslee Lawrence R Jr & Joan W
4105 Crestwood Rd
Richmond, VA 23227

Pinnix Donna D
3904 Brook Rd
Richmond, VA 23227

Preston Vanessa A And Preston Dianne I
2103 Euclid Rd
Richmond, VA 23222

Raine Brenda Dod And Susannah Rochet
Raine-haddad
3908 Brook Road
Richmond, VA 23227

Rice Family Trust Trustees
127 Claiborne Rd
Edgewater, MD 21037

Rothschild Andrew S & Sarah C
3920 Brook Rd
Richmond, VA 23227

Salp Andrew B And Jill W
3901 Brook Rd
Richmond, VA 23227

Sanyour Molly T And Abraham F
3902 Brook Road
Richmond, VA 23227

Tran Pient And Creery Christine A
1214 Greycourt Ave
Richmond, VA 23227

Vest Roland B Jr And Nancy D Trustees
1213 Claremont Ave
Richmond, VA 23227

Property: 3910 Brook Road **Parcel ID:** N0002043008

Parcel

Street Address: 3910 Brook Road Richmond, VA 23227-

Owner: CATTS JAMES HALE AND CAITLYN WALSH

Mailing Address: 3910 BROOK RD, RICHMOND, VA 23227

Subdivision Name : BROOKDALE

Parent Parcel ID:

Assessment Area: 206 - Bellevue South

Property Class: 120 - R Two Story

Zoning District: R-5 - Residential (Single Family)

Exemption Code: -

Current Assessment

Effective Date: 01/01/2021

Land Value: \$59,000

Improvement Value: \$222,000

Total Value: \$281,000

Area Tax: \$0

Special Assessment District: None

Land Description

Parcel Square Feet: 5572

Acreage: 0.128

Property Description 1: BROOKDALE PTL8 BD

Property Description 2: 0039.80X0140.00 0000.000

State Plane Coords(?): X= 11786499.499997 Y= 3739351.515584

Latitude: 37.58807185 , **Longitude:** -77.45213392

Description

Land Type: Residential Lot A

Topology: Level

Front Size: 39

Rear Size: 140

Parcel Square Feet: 5572

Acreage: 0.128

Property Description 1: BROOKDALE PTL8 BD

Property Description 2: 0039.80X0140.00 0000.000

Subdivision Name : BROOKDALE

State Plane Coords(?): X= 11786499.499997 Y= 3739351.515584

Latitude: 37.58807185 , **Longitude:** -77.45213392

Other

Street improvement: Paved

Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$59,000	\$222,000	\$281,000	Reassessment
2020	\$54,000	\$184,000	\$238,000	Reassessment
2019	\$54,000	\$179,000	\$233,000	Reassessment
2018	\$54,000	\$175,000	\$229,000	Reassessment
2017	\$50,000	\$167,000	\$217,000	Reassessment
2016	\$45,000	\$167,000	\$212,000	Reassessment
2015	\$40,000	\$159,000	\$199,000	Reassessment
2014	\$40,000	\$159,000	\$199,000	Reassessment
2013	\$40,000	\$159,000	\$199,000	Reassessment
2012	\$40,000	\$167,000	\$207,000	Reassessment
2011	\$40,000	\$174,000	\$214,000	CarryOver
2010	\$40,000	\$174,000	\$214,000	Reassessment
2009	\$40,000	\$173,500	\$213,500	Reassessment
2008	\$40,000	\$173,500	\$213,500	Reassessment
2007	\$38,000	\$168,000	\$206,000	Reassessment
2006	\$38,300	\$155,900	\$194,200	Reassessment
2005	\$25,500	\$147,100	\$172,600	Reassessment
2004	\$23,200	\$133,700	\$156,900	Reassessment
2003	\$21,100	\$121,500	\$142,600	Reassessment
2002	\$19,000	\$109,500	\$128,500	Reassessment
2001	\$16,500	\$95,200	\$111,700	Reassessment
2000	\$15,000	\$79,300	\$94,300	Reassessment
1998	\$15,000	\$72,100	\$87,100	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/05/2020	\$285,000	NOLAN NADINE	ID2020-17188	1 - VALID SALE-Valid, Use in Ratio Analysis
06/19/2009	\$0	NOLAN DANIEL K TRS & NADINE TRS	ID2009-13290	2 - INVALID SALE-Relation Between Buyer/Seller
03/30/2007	\$0	NOLAN NADINE AND TINISHA	ID2007-10694	2 - INVALID SALE-Relation Between Buyer/Seller
07/25/2006	\$190,000	HYLAS PROPERTIES INC	ID2006-25303	2 - INVALID SALE-DO NOT USE
01/12/1998	\$0	Not Available	09800-0808	
03/19/1985	\$56,100	Not Available	000034-00615	
07/21/1982	\$48,000	Not Available	000798-01889	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: North
Traffic Zone: 1003
City Neighborhood Code: BLVU
City Neighborhood Name: Bellevue
Civic Code: 0040
Civic Association Name: Bellevue Civic Association
Subdivision Name: BROOKDALE
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

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

Census

Census Year	Block	Block Group	Tract
2000	5016	0104005	010400
1990	608	0104006	010400

Schools

Elementary School: Linwood Holton
Middle School: Henderson
High School: Marshall

Public Safety

Police Precinct: 4
Police Sector: 412
Fire District: 16
Dispatch Zone: 076A

Public Works Schedules

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

Government Districts

Council District: 3
Voter Precinct: 307
State House District: 71
State Senate District: 9
Congressional District: 4

Extension 1 Details**Extension Name:** R01 - Residential record #01**Year Built:** 1941**Stories:** 1**Units:** 0**Number Of Rooms:** 7**Number Of Bed Rooms:** 3**Number Of Full Baths:** 1

0

Number Of Half Baths:**Condition:** normal for

age

Foundation Type: Full Bsmt**1st Predominant Exterior:** Brick**2nd Predominant Exterior:** N/A**Roof Style:** Gable**Roof Material:** Comp sh to 235#**Interior Wall:** Drywall**Floor Finish:** Base Allowance, Base Allowance**Heating Type:** Forced hot air**Central Air:** Y**Basement Garage Car #:** 0**Fireplace:** Y**Building Description (Out Building and Residential Shed - Small Utility, Residential Fencing
Yard Items):****Extension 1 Dimensions****Finished Living Area:** 1232 Sqft**Attic:** 0 Sqft**Finished Attic:** 0 Sqft**Basement:** 616 Sqft**Finished Basement:** 0 Sqft**Attached Garage:** 0 Sqft**Detached Garage:** 0 Sqft**Attached Carport:** 0 Sqft**Enclosed Porch:** 0 Sqft**Open Porch:** 151 Sqft**Deck:** 0 Sqft

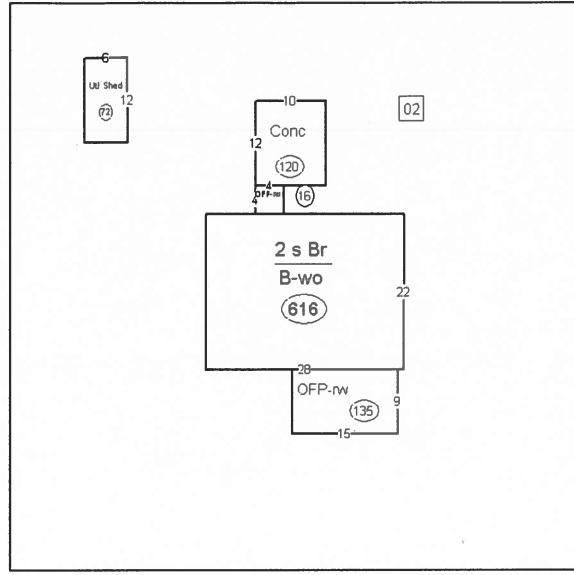
Property Images

Name:N0002043008 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:N0002043008 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: James CattsPHONE: (Home) (Mobile) (212) 269-5509ADDRESS 3910 Brook RoadFAX: (Work) Richmond, VA 23226E-mail Address: catts@email.com

PROPERTY OWNER'S

REPRESENTATIVE: _____

PHONE: (Home) (Mobile) (Name/Address) _____
_____FAX: (Work)

E-mail Address:

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 3910 Brook RoadTYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-410.5(1) & 30-630.1(a)(1)APPLICATION REQUIRED FOR: A building permit to construct an accessory building and an addition to a single-family detached dwelling.TAX PARCEL NUMBER(S): N000-2043/008 ZONING DISTRICT: R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. A front yard of 24.8 feet is required along the Claremont Avenue street frontage; a front yard of 5.59 feet exists/is proposed for the addition and a front yard of 16.51 feet is proposed for the accessory building.

DATE REQUEST DISAPPROVED: November 13, 2020FEE WAIVER: YES NO: DATE FILED: November 13, 2020 TIME FILED: 10:00 a.m. PREPARED BY: Josh Young RECEIPT NO. BZA-00125-2020AS CERTIFIED BY: J. Young (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 handout, *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: James CattsDATE: July 7, 2021

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

CASE NUMBER: BZA 37-2021 HEARING DATE: July 7, 2021 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 37-2021
150' Buffer

APPLICANT(S): James Catts

PREMISES: 3910 Brook Road
(Tax Parcel Number N000-2043/008)

SUBJECT: A building permit to construct an accessory building
and an addition to a single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-410.5(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.

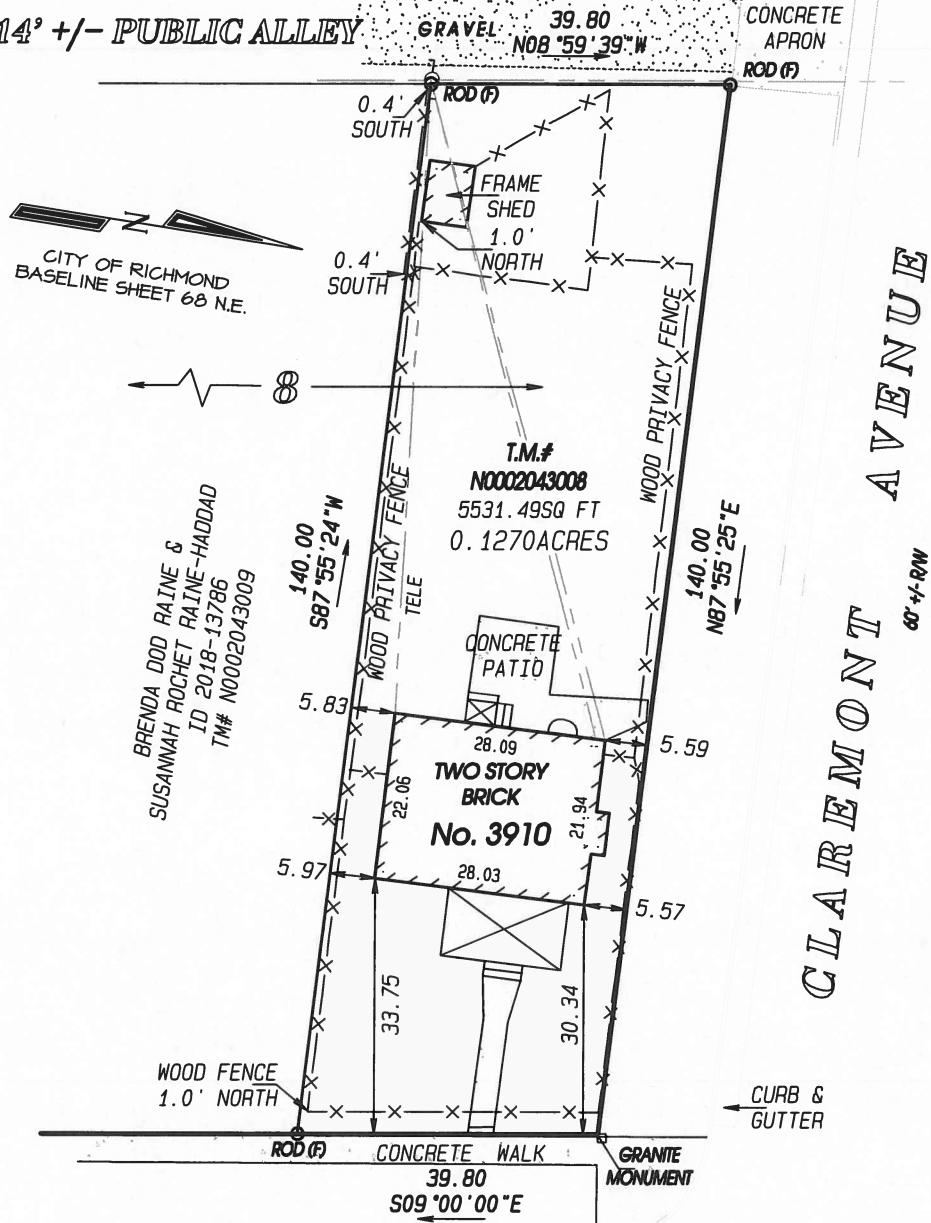
1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (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 absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicassociationgroupinformation.aspx>. 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.
4. **Please 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 \$150.00 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 (804-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing 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: *J. McAll*.

(Revised: 4/28/16)

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".

CURRENT OWNER: JAMES HALE & CAITLYN WALSH CATTS ID 2020-17188

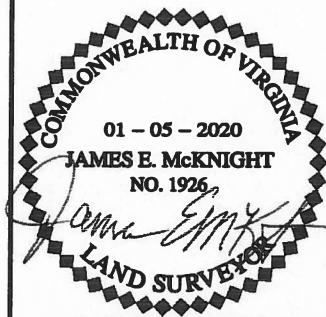


BROOK 118' +/- R/W ROAD

*PLAT SHOWING IMPROVEMENTS ON A PORTION OF LOT 8,
BLOCK "D", PLAN OF "BROOKDALE", IN
THE CITY OF RICHMOND, VIRGINIA.*

THIS IS TO CERTIFY THAT ON JANUARY 05, 2020, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES 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. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

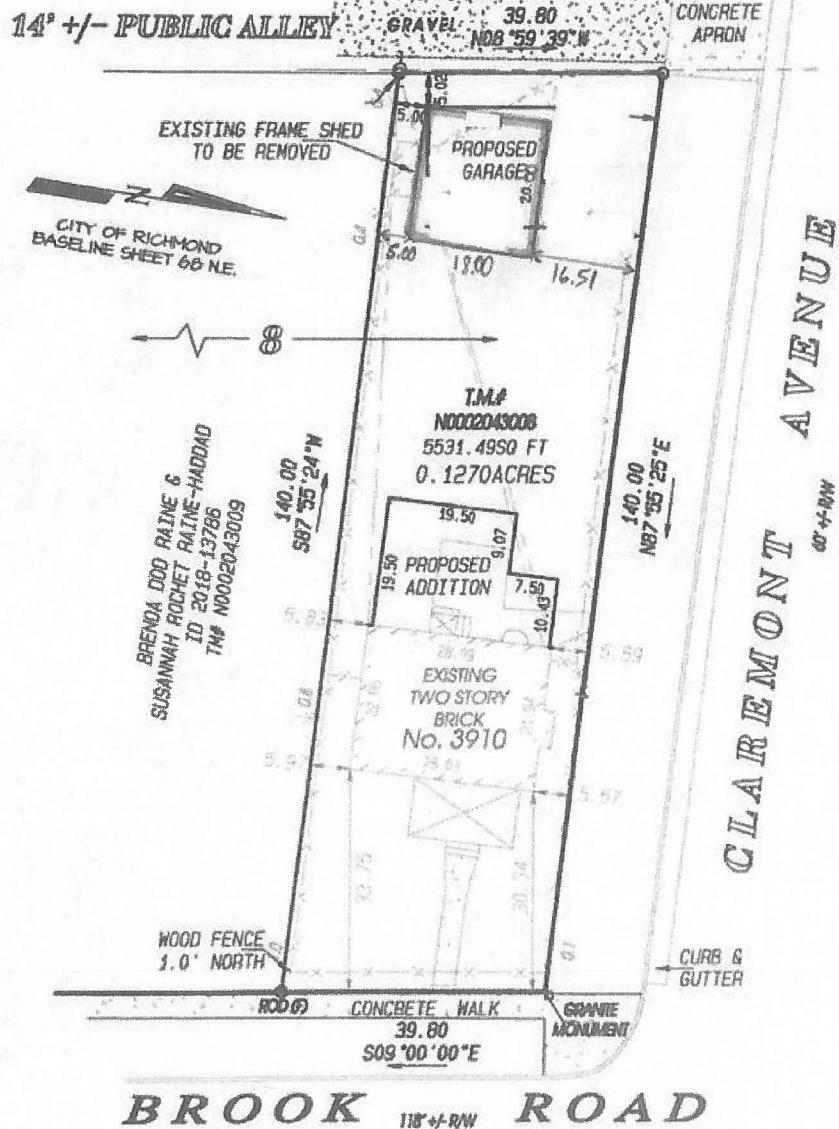
SCALE: 1" = 20'



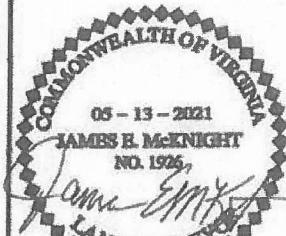
201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 87080408

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: JAMES HALE & CAITLYN WALSH CATTIS ID 2020-17188



*PLOT PLAN SHOWING
PROPOSED IMPROVEMENTS ON A PORTION OF LOT 8,
BLOCK "D", PLAN OF "BROOKDALE", IN
THE CITY OF RICHMOND, VIRGINIA.*



SCALE: 1" = 20'

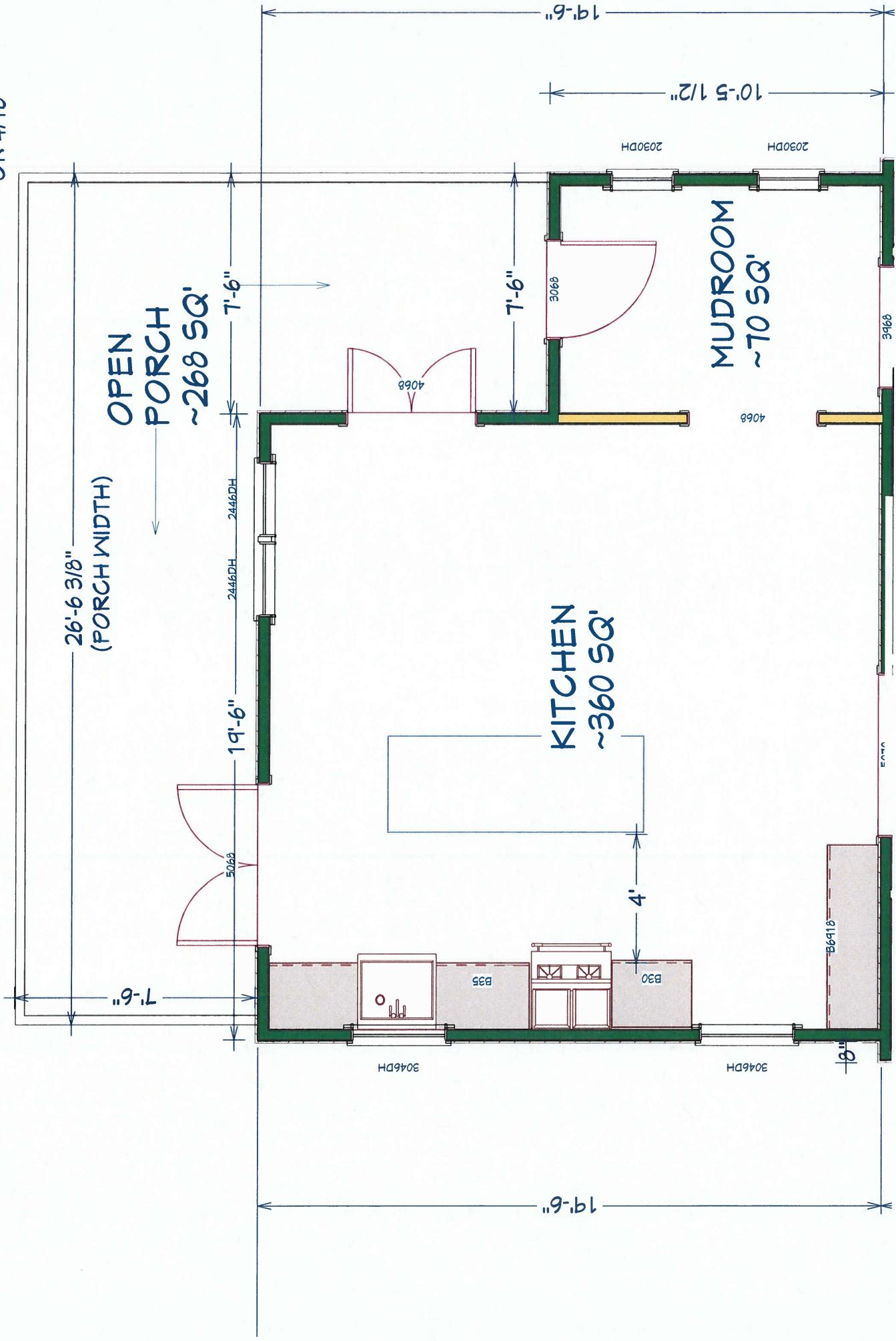
1ST FLOOR LAYOUT

JAMES & CAITLIN CATTS
3910 BROOK RD
RICHMOND VA 23221

- KITCHEN & MUDROOM
- OPEN PORCH

SCALE: 1/4" = 1'

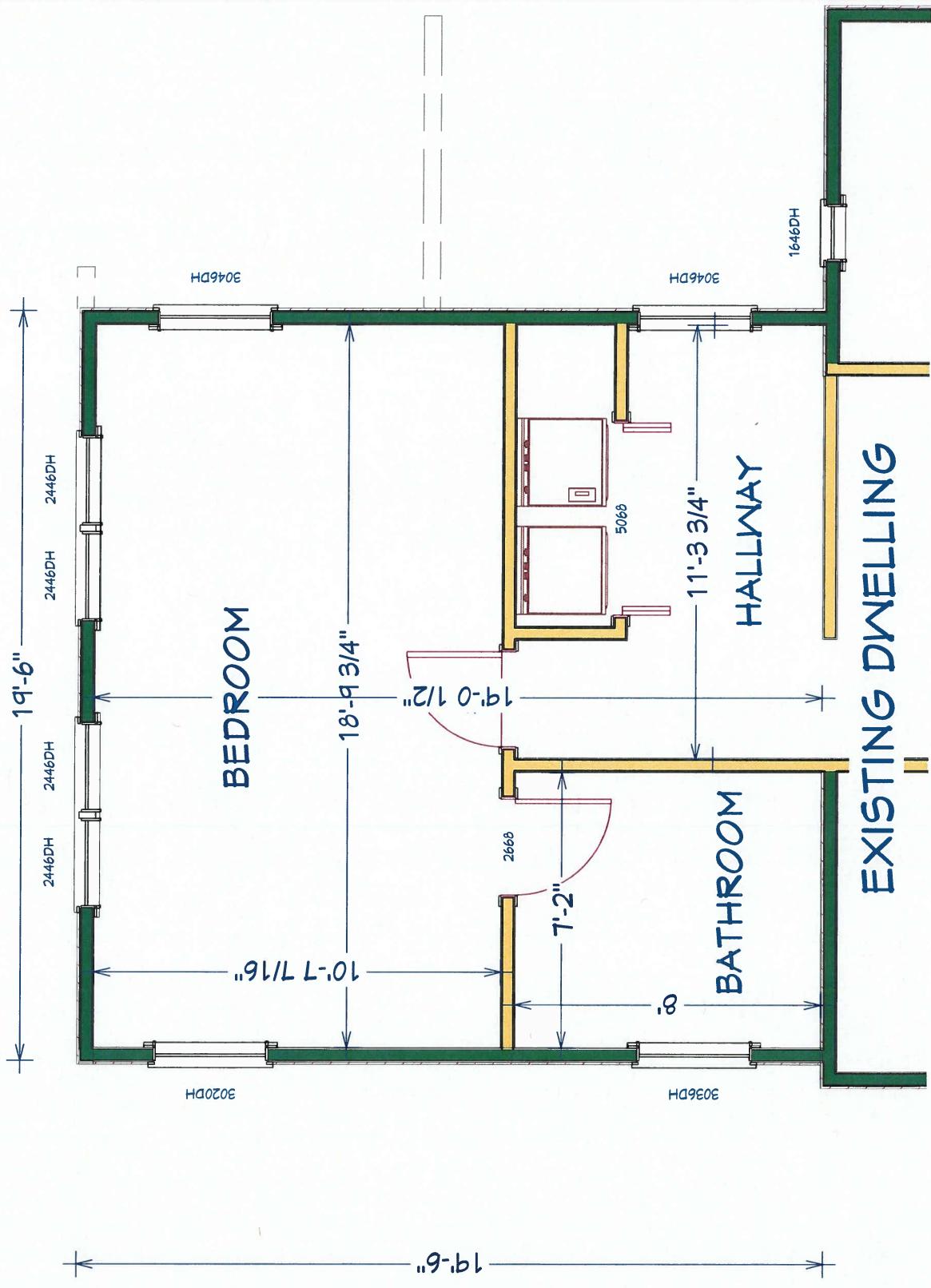
PREPARED BY:
JAMES CATT
ON 4/16



JAMES & CAITLIN CATTS
3910 BROOK RD
RICHMOND VA 23227

2ND FLOOR LAYOUT (~360 SQ')
- MASTER BED & BATH
- HALLWAY AND UTILITY CLOSET

SCALE: 1/4" = 1'
PREPARED BY:
JAMES CATTS
ON 4/16



JAMES & CAITLIN CATT
3910 BROOK RD
RICHMOND VA 23227
912-269-5509

CATT'S ADDITION

Elevation View Left

(FROM FRONT OF HOUSE)

SCALE: 1/4" = 1'

HEIGHT
OF
ADDITION
TO
HEIGHT
OF
EXISTING
RESIDENCE

SIDING MATERIAL

COMPOSITE OR WOOD
SIDING AND/OR SHINGLE

DEPTH
OF ADDITION

19'-6"

7'-6"
PORCH DEPTH

GRADE



CATTS ADDITION Elevation View Rear

SCALE: 1/4" = 1'

HEIGHT OF
EXISTING
RESIDENCE

ROOF MATERIAL
SLATE OR COMPOSITE
SHINGLE, OR METAL

SIDING MATERIAL
COMPOSITE OR WOOD
SIDING AND/OR SHINGLE

19'-6"
2ND STORY WIDTH

29'

HEIGHT OF
ADDITION

28'

GRADE

JAMES & CAITLIN CATTS
3910 BROOK RD
RICHMOND VA 23227
912-269-5509

27'
1ST STORY WIDTH

JAMES & CAITLIN CATT
3910 BROOK RD
RICHMOND VA 23227
912-269-5509

CATT'S ADDITION

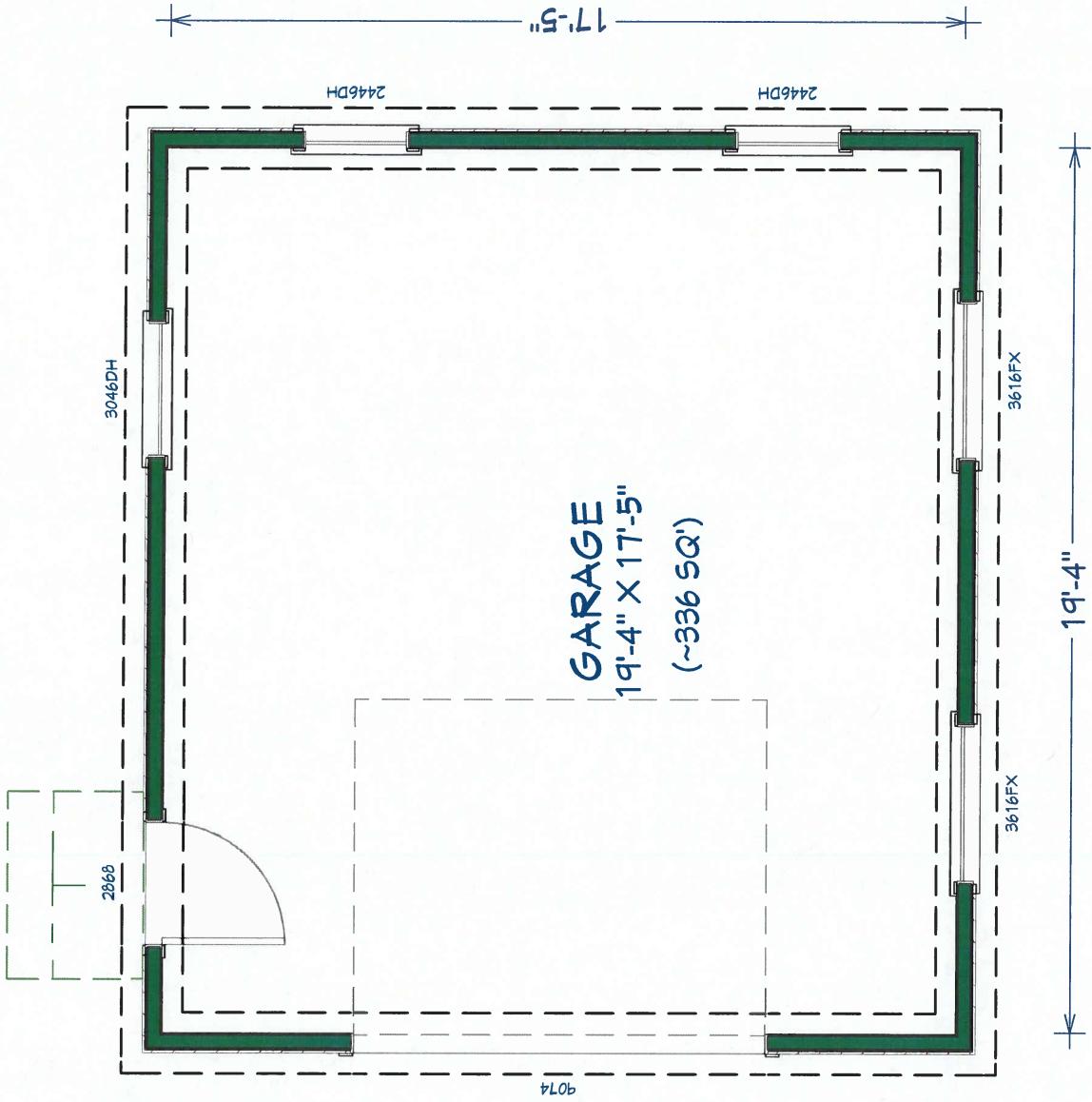
Elevation View
Right
(FROM FRONT OF HOUSE)

SCALE: 1/4" = 1'

HEIGHT
OF
ADDITION

HEIGHT OF
EXISTING
RESIDENCE

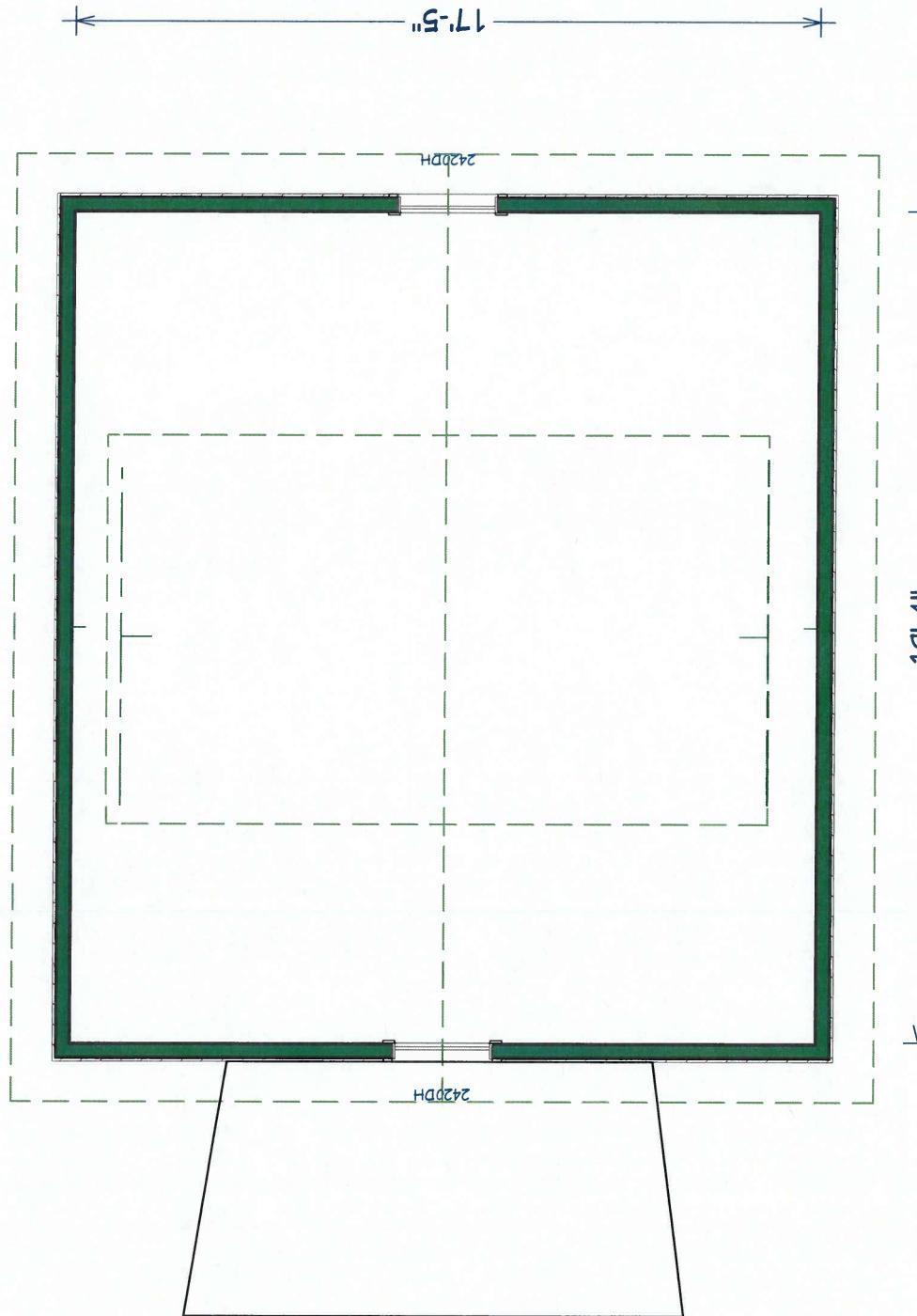




**CATTS GARAGE
FLOOR PLAN**

SCALE: 1/4" = 1'

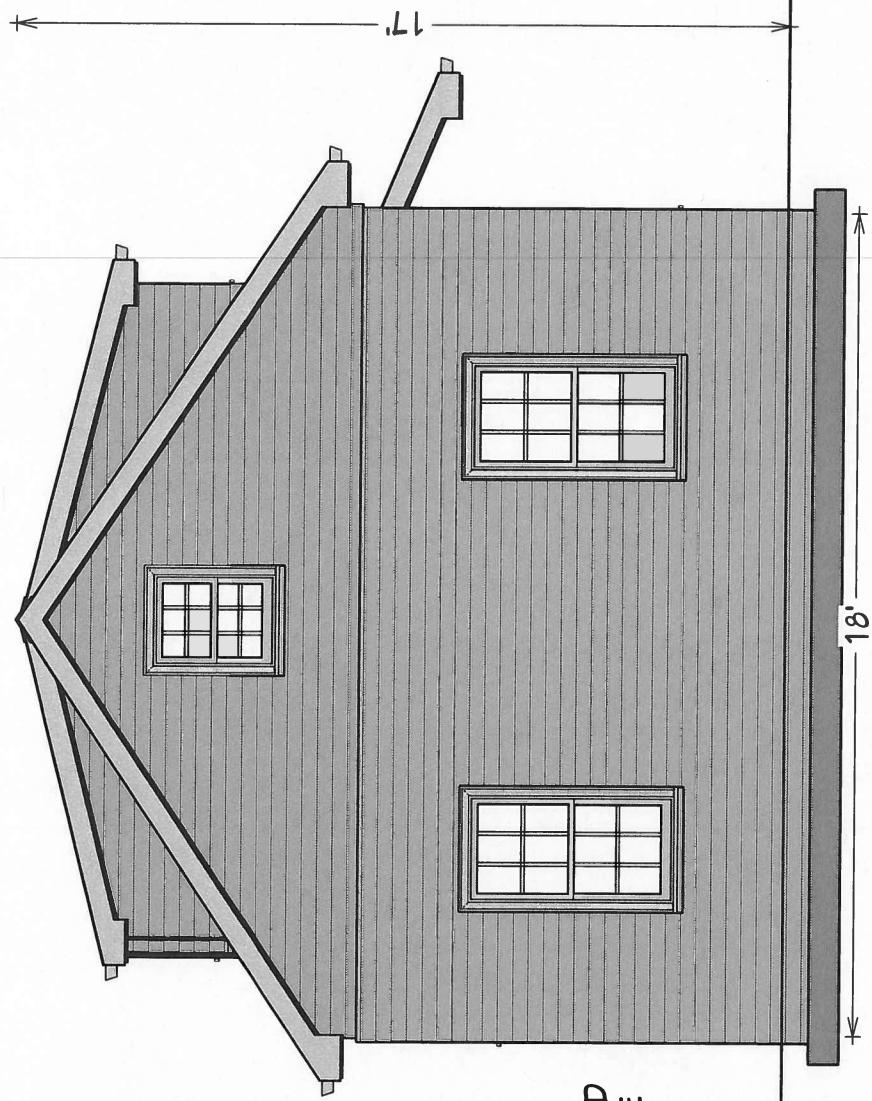
JAMES & CAITLIN CATTS
3910 BROOK RD
RICHMOND VA 23227
912-269-5509



**CATTS GARAGE
FLOOR PLAN
2ND FLOOR
Loft Storage (Unfinished)**

JAMES & CAITLIN CATTS
3910 BROOK RD
RICHMOND VA 23227
912-269-5509

SCALE: 1/4" = 1'



JAMES & CAITLIN CATT
3910 BROOK RD
RICHMOND VA 23227
912-269-5509

CATT'S GARAGE
EAST ELEVATION VIEW
SCALE: 1/4" = 1'

ROOF MATERIAL

SLATE OR COMPOSITE
SHINGLE, OR METAL



SIDING MATERIAL

BRICK OR STUCCO,
OR COMPOSITE OR WOOD
SIDING AND/OR SHINGLE

JAMES & CAITLIN CATT
3910 BROOK RD
RICHMOND VA 23227
912-269-5509

CATT'S GARAGE
NORTH ELEVATION VIEW

SCALE: 1/4" = 1'

ROOF MATERIAL

SLATE OR COMPOSITE
SHINGLE, OR METAL

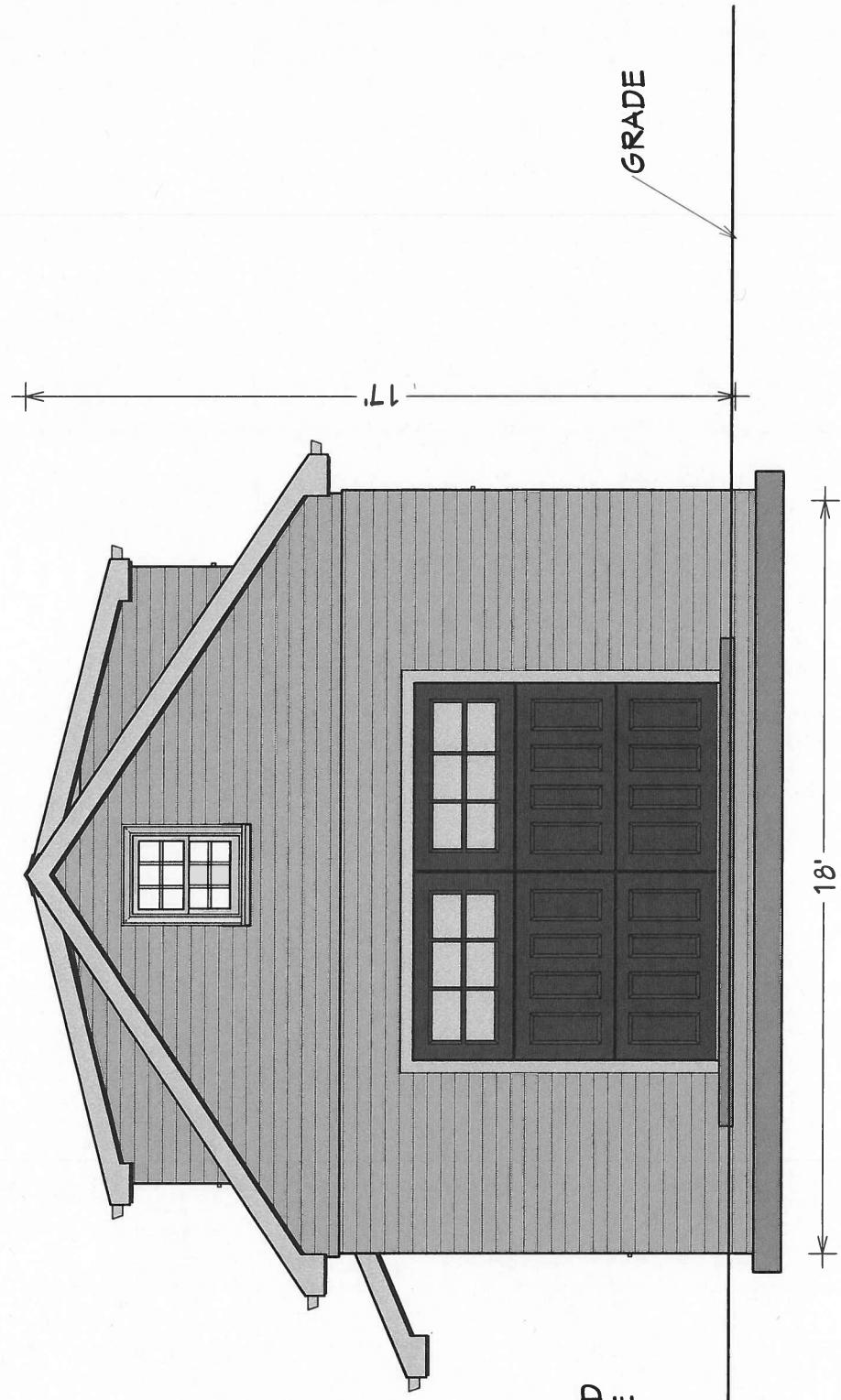


SIDING MATERIAL

BRICK OR STUCCO,
OR COMPOSITE OR WOOD
SIDING AND/OR SHINGLE

JAMES & CAITLIN CATTS
3910 BROOK RD
RICHMOND VA 23227
912-269-5509

CATTS GARAGE
SOUTH ELEVATION VIEW
SCALE: 1/4" = 1'



CATTS GARAGE
WEST ELEVATION VIEW

JAMES & CAITLIN CATTS
3910 BROOK RD
RICHMOND VA 23227
912-269-5509

SCALE: 1/4" = 1'

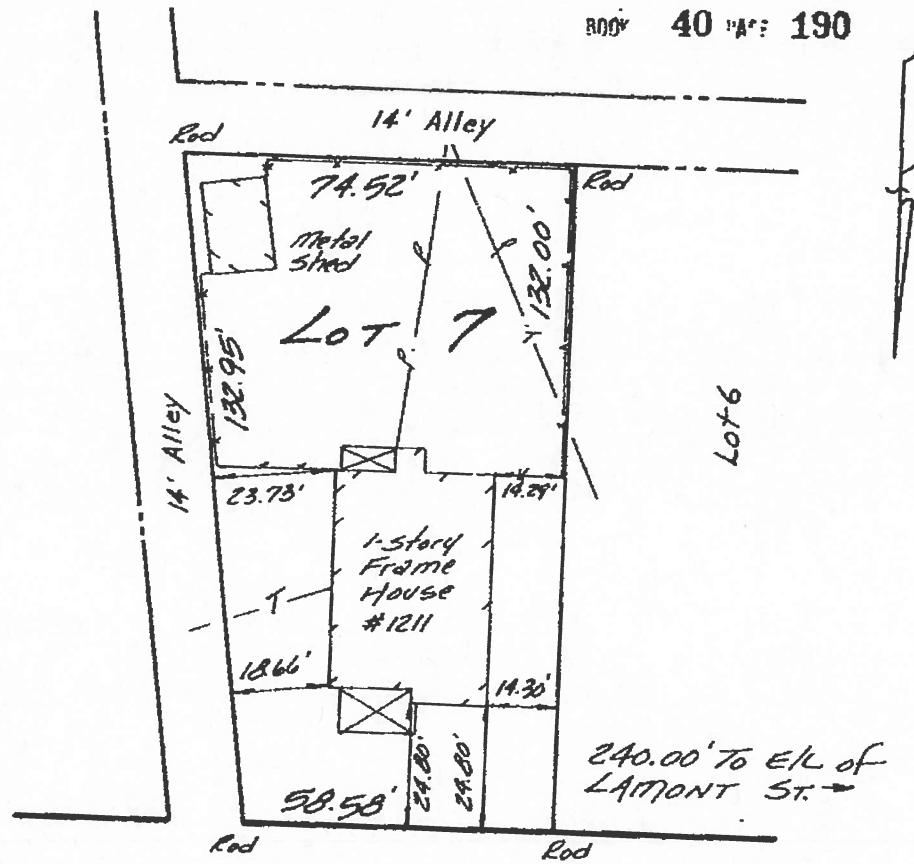
This is to certify that on Feb. 19, 1985 I made an accurate field survey of the premises shown herein; that all improvements and easements known or visible are shown herein; that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises, other than as shown herein. Electricity shown herein is not located within a HUD defined flood hazard area. Power is underground. overhead; telephone is underground. overhead.

New % Complete : Old

By Raleigh E. Phelps

No driveway on lot.

BOOK 40 PAGE 190



Survey & Map of Lot 7, Block D, Plan of Brookdale in Richmond, Va.

DATE: FEB. 19, 1985

RALEIGH E. PHLEPS AND ASSOCIATES
CERTIFIED LAND SURVEYORS
RICHMOND, VIRGINIA

SCALE: 1" = 30'
FILE: RICH-6B SE

BOOK NO. File

ST. LAH