



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

May 2, 2024

Elderhomes Corporation, T/A Project
88 Carnation Street
Richmond, VA 23225

Baker Development Resources
530 East Main Street, Suite 730
Richmond, VA 23219
Attn: Mark Baker

To Whom It May Concern:

RE: BZA 15-2024

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 lot split and building permits to construct two new single-family (detached) dwellings at 2110 EDWARDS AVENUE (Tax Parcel Number S000-0458/005), located in an R-5 (Single-Family 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 15-2024
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.

Bhargava Vishwa M
1511 Harborough Court
Henrico, VA 23238

Booker Deja
2102 Edwards Ave
Richmond, VA 23224

Brima Joshua
2401 Edwards Ave
Richmond, VA 23224

C And M Properties Richmond Llc
611 N 26th St
Richmond, VA 23223

Crall Lauren
2100 Edwards Ave
Richmond, VA 23224

Diaz Duanel
2118 Edwards Ave
Richmond, VA 23224

Drumwright Justin And Kelly
2001 Parson St
Charlotte, NC 28205

Foothold Properties Llc
3500 Wicklow Lane
N Chesterfield, VA 23236

Ford James Lewis Iii
2111 Edwards Ave
Richmond, VA 23224

Henderson Yvonne
2105 Fairfax Avenue
Richmond, VA 23224

Ivy Angela J
2101 Edwards Ave
Richmond, VA 23224

Randall Melanie E
5706 South Melbeck Rd
N Chesterfield, VA 23234

Sabah Llc
5144 Topping Lane
Glen Allen, VA 23060

Swanson Christina M & Janeen M &
Quillen Nicholas Teague
2105 Edwards Ave
Richmond, VA 23224

Thomas Harold L Iii
1711 Albany Ave
Richmond, VA 23224

Wenham Flatt Keir A
1501 Perry St Apt B
Richmond, VA 23224

White Andrea Lynn
12030 Hadden Hall Dr
Chesterfield, VA 23838

Wills Aljanon C
10637 Gallant Fox Way
Ruther Glen, VA 22546

Property: 2110 Edwards Ave **Parcel ID:** S0000458005**Parcel**

Street Address: 2110 Edwards Ave Richmond, VA 23224-
Owner: ELDERHOMES CORPORATION T/A PROJECT
Mailing Address: 88 CARNATION ST, RICHMOND, VA 23225
Subdivision Name : MASON PARK
Parent Parcel ID:
Assessment Area: 356 - Oak Grove
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$45,000
Improvement Value:
Total Value: \$45,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 9438
Acreage: 0.217
Property Description 1: MASON PARK L4-5 B11
Property Description 2: 0066.00X0143.00 0000.000
State Plane Coords(?): X= 11788863.148128 Y= 3710559.503473
Latitude: 37.50903841 , **Longitude:** -77.44533580

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 66
Rear Size: 143
Parcel Square Feet: 9438
Acreage: 0.217
Property Description 1: MASON PARK L4-5 B11
Property Description 2: 0066.00X0143.00 0000.000
Subdivision Name : MASON PARK
State Plane Coords(?): X= 11788863.148128 Y= 3710559.503473
Latitude: 37.50903841 , **Longitude:** -77.44533580

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$45,000	\$0	\$45,000	Reassessment
2023	\$36,000	\$0	\$36,000	Reassessment
2022	\$36,000	\$0	\$36,000	Reassessment
2021	\$20,000	\$0	\$20,000	Reassessment
2020	\$20,000	\$0	\$20,000	Reassessment
2019	\$10,000	\$0	\$10,000	Reassessment
2018	\$10,000	\$0	\$10,000	Reassessment
2017	\$10,000	\$0	\$10,000	Reassessment
2016	\$10,000	\$0	\$10,000	Reassessment
2015	\$10,000	\$0	\$10,000	Reassessment
2014	\$10,000	\$0	\$10,000	Reassessment
2013	\$20,000	\$0	\$20,000	Reassessment
2012	\$19,000	\$69,000	\$88,000	Reassessment
2011	\$26,000	\$77,000	\$103,000	CarryOver
2010	\$26,000	\$77,000	\$103,000	Reassessment
2009	\$26,000	\$77,300	\$103,300	Reassessment
2008	\$26,000	\$81,400	\$107,400	Reassessment
2007	\$14,000	\$71,800	\$85,800	Reassessment
2006	\$13,000	\$53,200	\$66,200	Reassessment
2005	\$13,000	\$46,300	\$59,300	Reassessment
2004	\$10,900	\$26,800	\$37,700	Reassessment
2003	\$10,900	\$26,800	\$37,700	Reassessment
2002	\$10,800	\$26,500	\$37,300	Reassessment
2001	\$10,400	\$25,500	\$35,900	Reassessment
1998	\$10,000	\$25,500	\$35,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
10/17/2023	\$450,000	CANVAS DEVELOPMENT LLC	ID2023-15544	2 - INVALID SALE-Sale Includes Multiple Parcels
05/23/2022	\$66,000	ORTIZ DARWIN F	ID2022-12251	1 - VALID SALE-Valid, Use in Ratio Analysis
12/20/2017	\$10,000	MASSENBURG BERNARD H	ID2017-26576	1 - VALID SALE-Valid, Use in Ratio Analysis
04/07/1983	\$27,800	Not Available	00592-0647	
01/19/1979	\$24,500	Not Available	000551-01556	
12/23/1968	\$11,000	Not Available	000343-00461	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: Old South
Traffic Zone: 1200
City Neighborhood Code: OKGR
City Neighborhood Name: Oak Grove
Civic Code: 4028
Civic Association Name: Oak Grove Civic Association
Subdivision Name: MASON PARK
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

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

Census

Census Year	Block	Block Group	Tract
2000	3009	0602003	060200
1990	312	0602003	060200

Schools

Elementary School: Blackwell
Middle School: River City
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 112
Fire District: 13
Dispatch Zone: 154B

Public Works Schedules

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

Government Districts

Council District: 8
Voter Precinct: 802
State House District: 79
State Senate District: 14
Congressional District: 4

Property Images

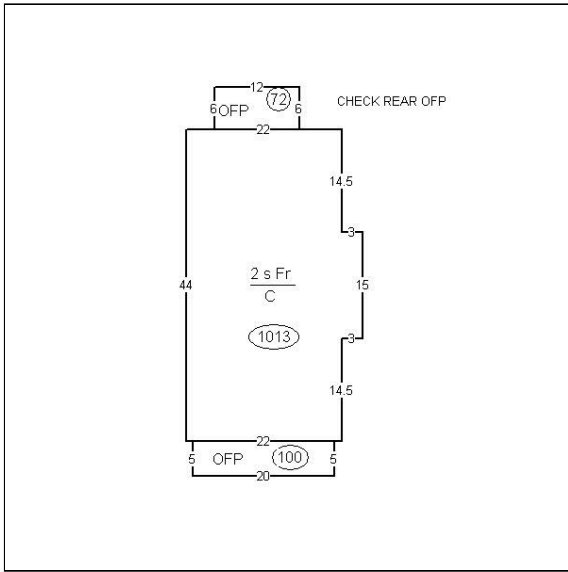
Name:S0000458005 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:S0000458005 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: Elderhomes Corporation, T/A Project

PHONE: (Home) () _____ (Mobile) () _____

ADDRESS 88 Carnation Street
Richmond, Virginia 23225

FAX: () _____ (Work) () _____

E-mail Address: _____

PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources

PHONE: (Home) () _____ (Mobile) (804) 874-6275

(Name/Address) 530 East Main Street, Suite 730
Richmond, Virginia 23219

FAX: () _____ (Work) () _____

E-mail Address: markbaker@bakerdevelopmentresources.com

Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES) 2110 Edwards Avenue

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.4

APPLICATION REQUIRED FOR: A lot split and building permits to construct new single-family detached dwellings.

TAX PARCEL NUMBER(S): S000-0458/005 **ZONING DISTRICT:** R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of six thousand square feet (6,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 9,438.0 square feet and a lot width of sixty-six feet (66') currently exists; lot areas of 4,719.0 square feet and lot widths of thirty-three feet (33') are proposed.

DATE REQUEST DISAPPROVED: April 15, 2024

FEE WAIVER: YES NO:

DATE FILED: April 12, 2024 **TIME FILED:** 10:43 a.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-146337-2024

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) (2) **OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND**

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter*

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] **DATE:** 04/24/2024

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

CASE NUMBER: BZA 15-2024 **HEARING DATE:** June 5, 2024 **AT** 1:00 **P.M.**

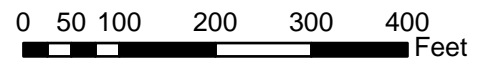
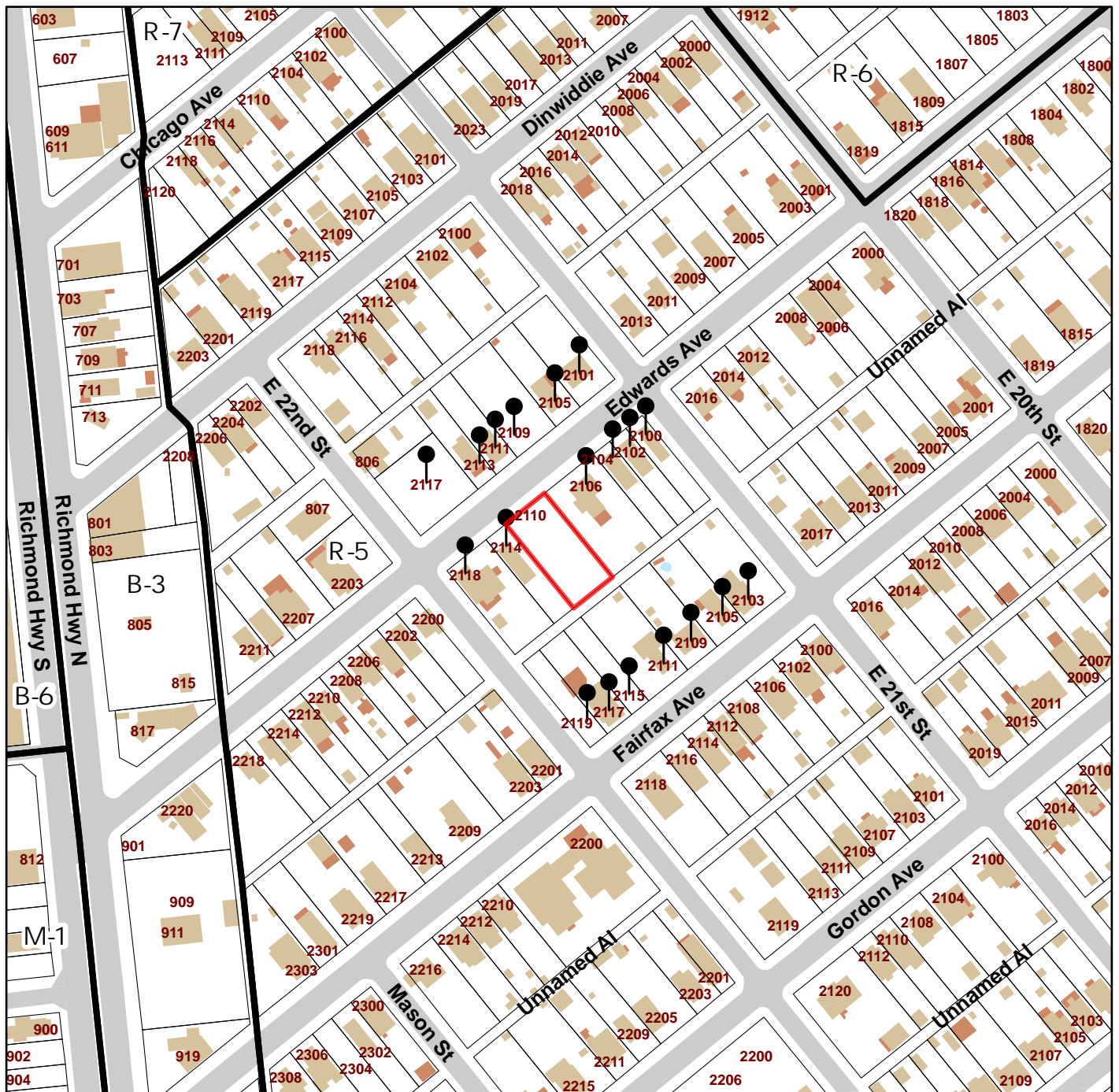
BOARD OF ZONING APPEALS CASE BZA 15-2024
150' Buffer

APPLICANT(S): Elderhomes Corporation, T/A Project

PREMISES: 2110 Edwards Avenue
(Tax Parcel Number S000-0458/005)

SUBJECT: A lot split and building permits to construct two new single-family (detached) dwellings.

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





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

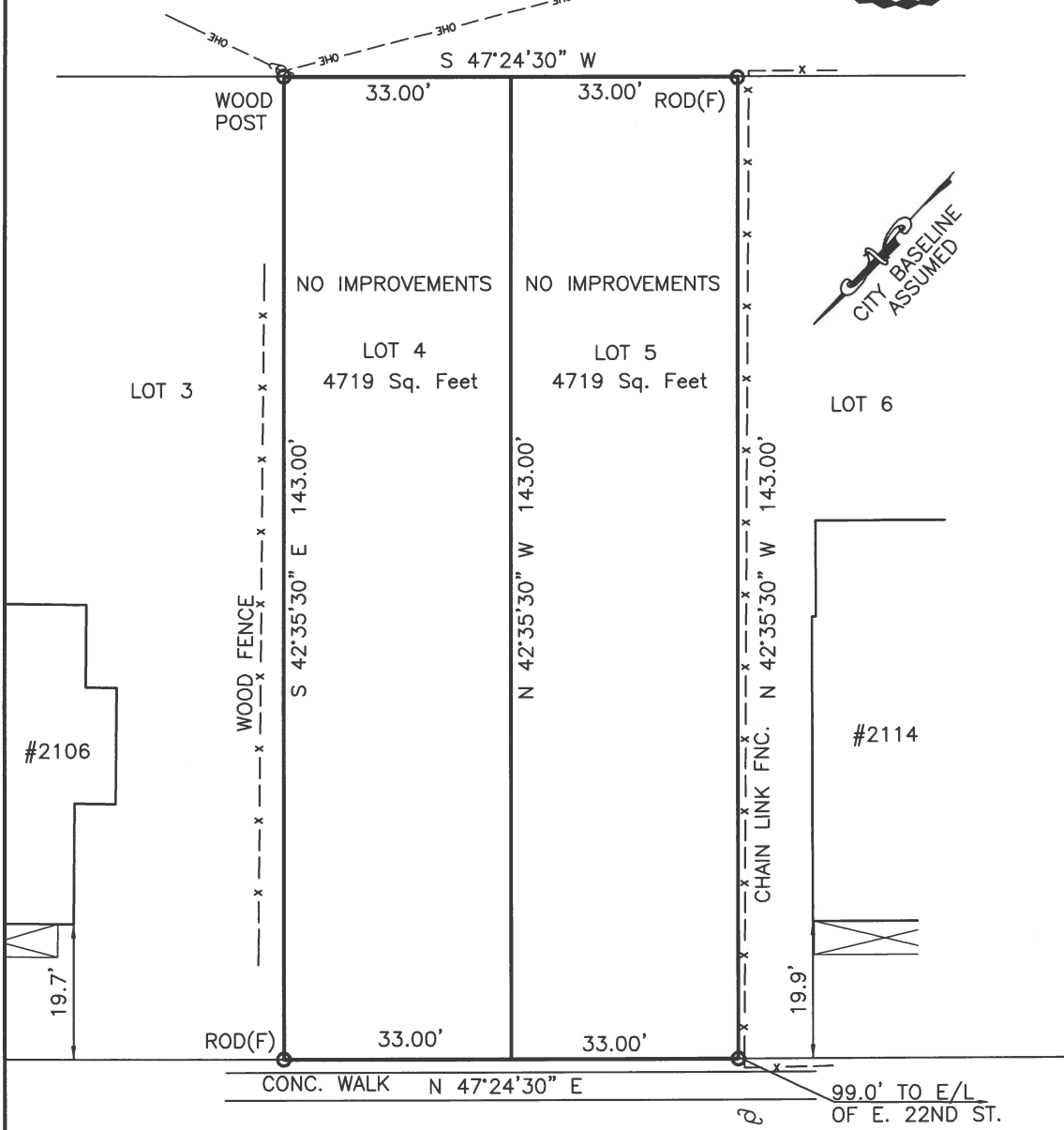
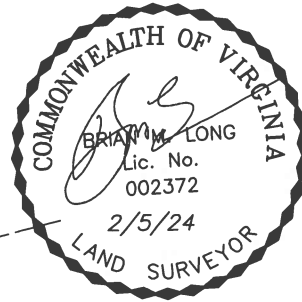
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).

4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: _____

- 1) THIS PARCEL IS NOT IN A FEMA DEFINED FLOOD ZONE
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MIGHT NOT BE SHOWN.



EDWARDS AVENUE
 60'± PUBLIC R/W
SURVEY OF
LOTS 4 & 5 ~ SQUARE II
PLAN OF MASON PARK LAND CO. (CC)
2110 EDWARDS AVENUE

LONG SURVEYING, LLC
 4650 FACTORY MILL ROAD
 MAIDENS, VA 23012
 804-314-5620

CITY OF RICHMOND
 VIRGINIA
 FEB. 12 2024
 SCALE: 1"=20'

ADDRESS: 2110 EDWARDS
PARCEL: S0000458005
ZONED R-5
SETBACKS

FRONT: 25'
SIDE: 5'
REAR: 5'

EX. LOT SIZE: 4719 SQ.FT.

AREA OF DISTURBANCE: 2357 Sq. Feet PER LOT

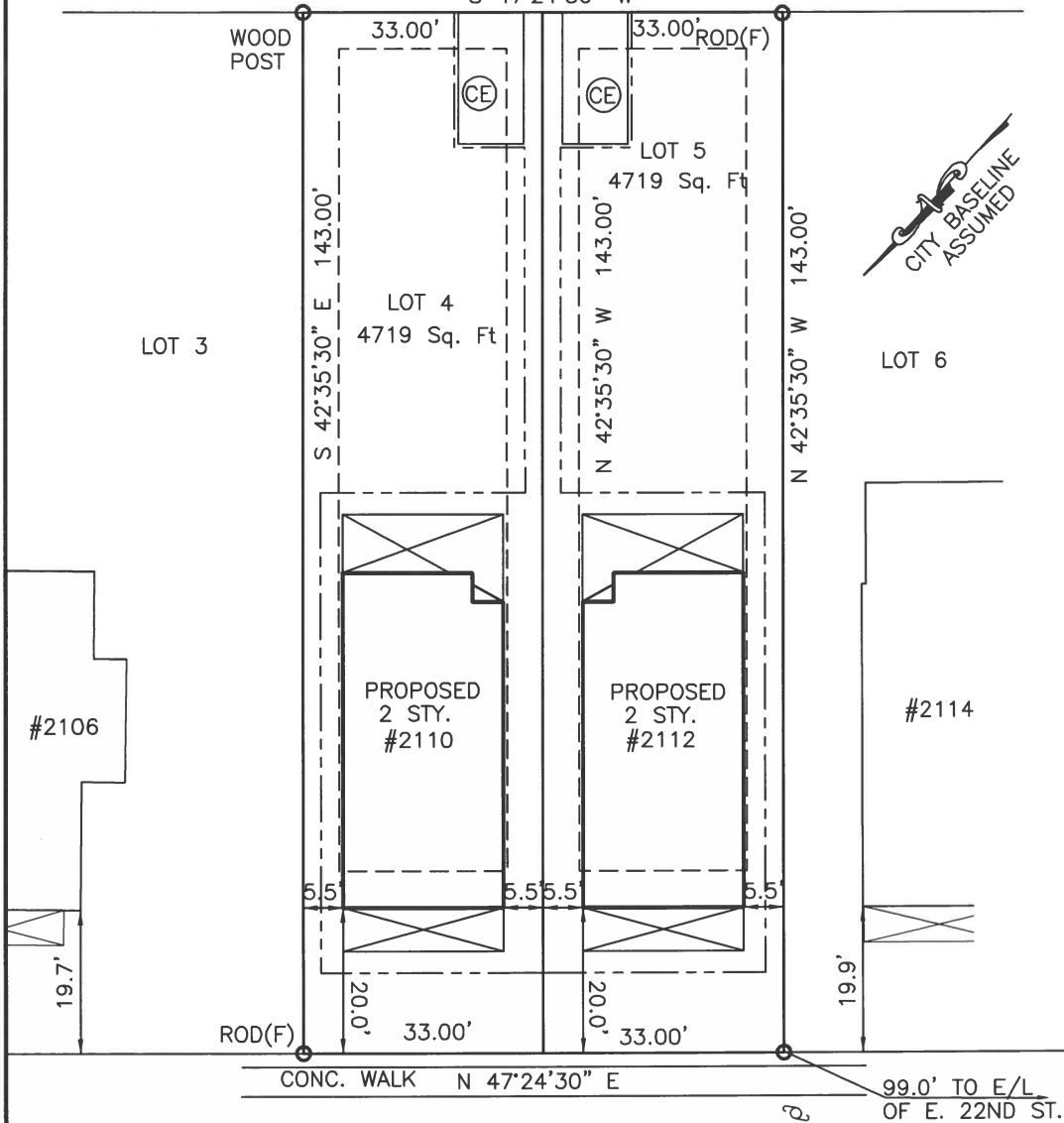
ONCE CONSTRUCTION IS COMPLETE SITE
IS TO BE PERMANENTLY SEEDED.

Ⓢ CONSTRUCTION ENTRANCE/
GRAVEL PARKING



----- SETBACKS

----- LIMITS OF DISTURBANCE S 47°24'30" W



EDWARDS AVENUE
60'± PUBLIC R/W
SITE PLAN
LOTS 4 & 5 ~ SQUARE II
PLAN OF MASON PARK LAND CO. (CC)
2110 EDWARDS AVENUE

LONG SURVEYING, LLC
4650 FACTORY MILL ROAD
MAIDENS, VA 23012
804-314-5620

CITY OF RICHMOND
VIRGINIA
FEB. 12 2024
SCALE: 1"=20'

REVISION NOTES	
DATE	START

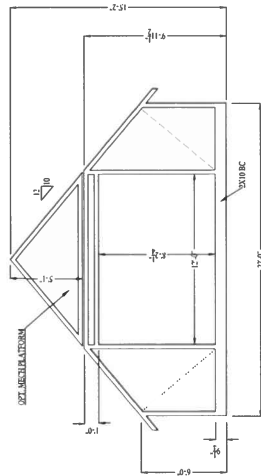
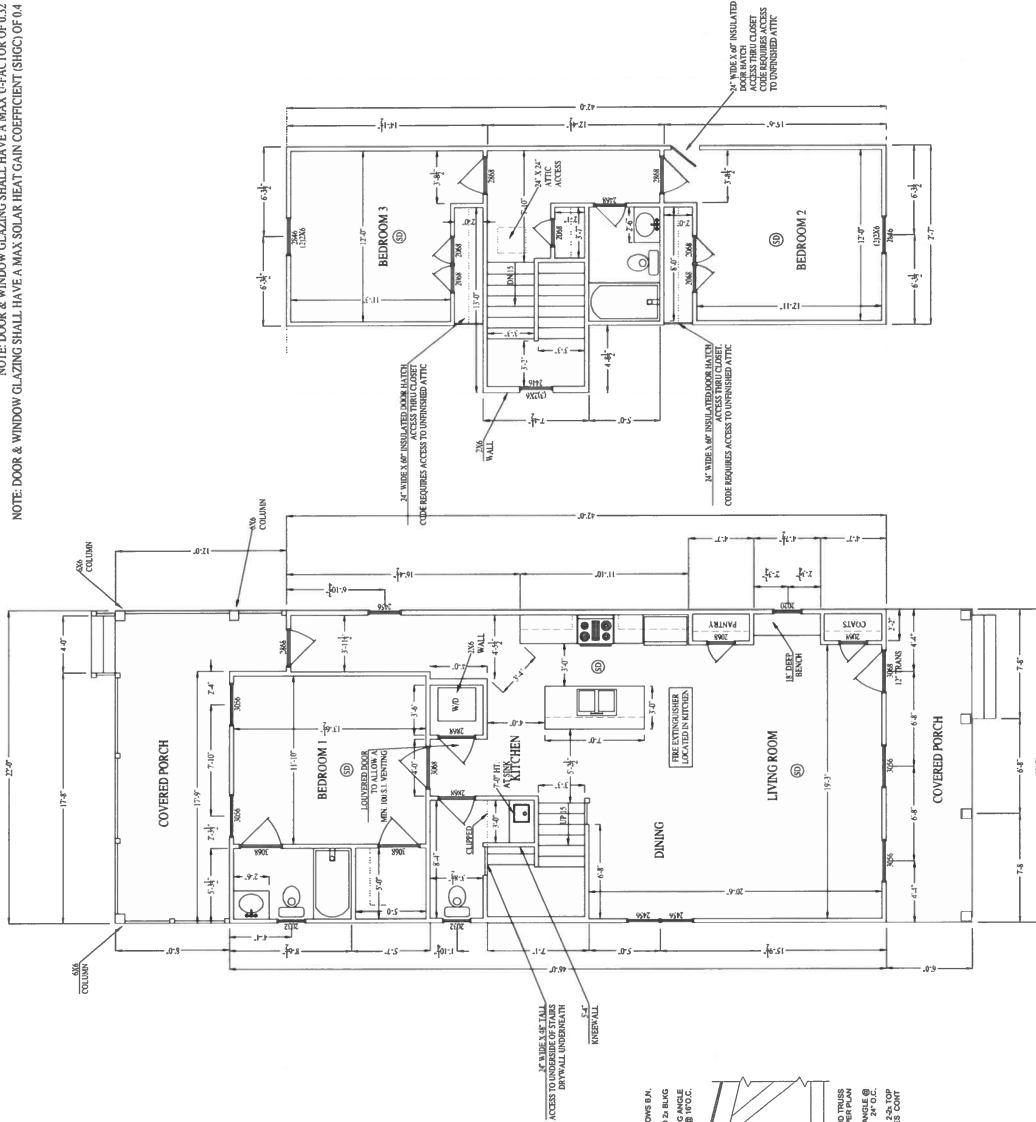
SCALE:
 1/4" = 1'-0"

DATE:
 3-20-2024

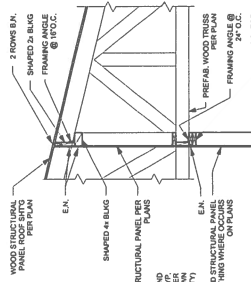
SHEET:
 A1.1



NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32
 NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4

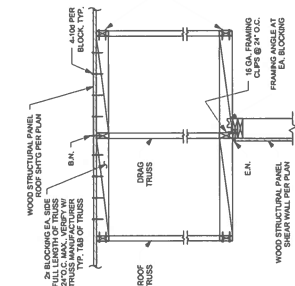


ATTIC TRUSS SECTION
 (SUBTRACT FOR SHEATHING)



CORNER DETAIL

Minimum 2x4 wood structural panel sheathing or 2x8 sheathing over truss
 16d nail (3-1/2" x 6.13") at 12 in. o.c.
 Optional structural filler panel
 See Table B02.1(1) for sheathing
 Continues wood structural panel or structural sheathing over wall line



WOOD STRUCTURAL PANEL PER PLAN

SECOND FLOOR

2ND FLOOR HEATED SQ. FOOTAGE: 493 S.F.

FIRST FLOOR

1ST FLOOR HEATED SQ. FOOTAGE: 995 S.F.

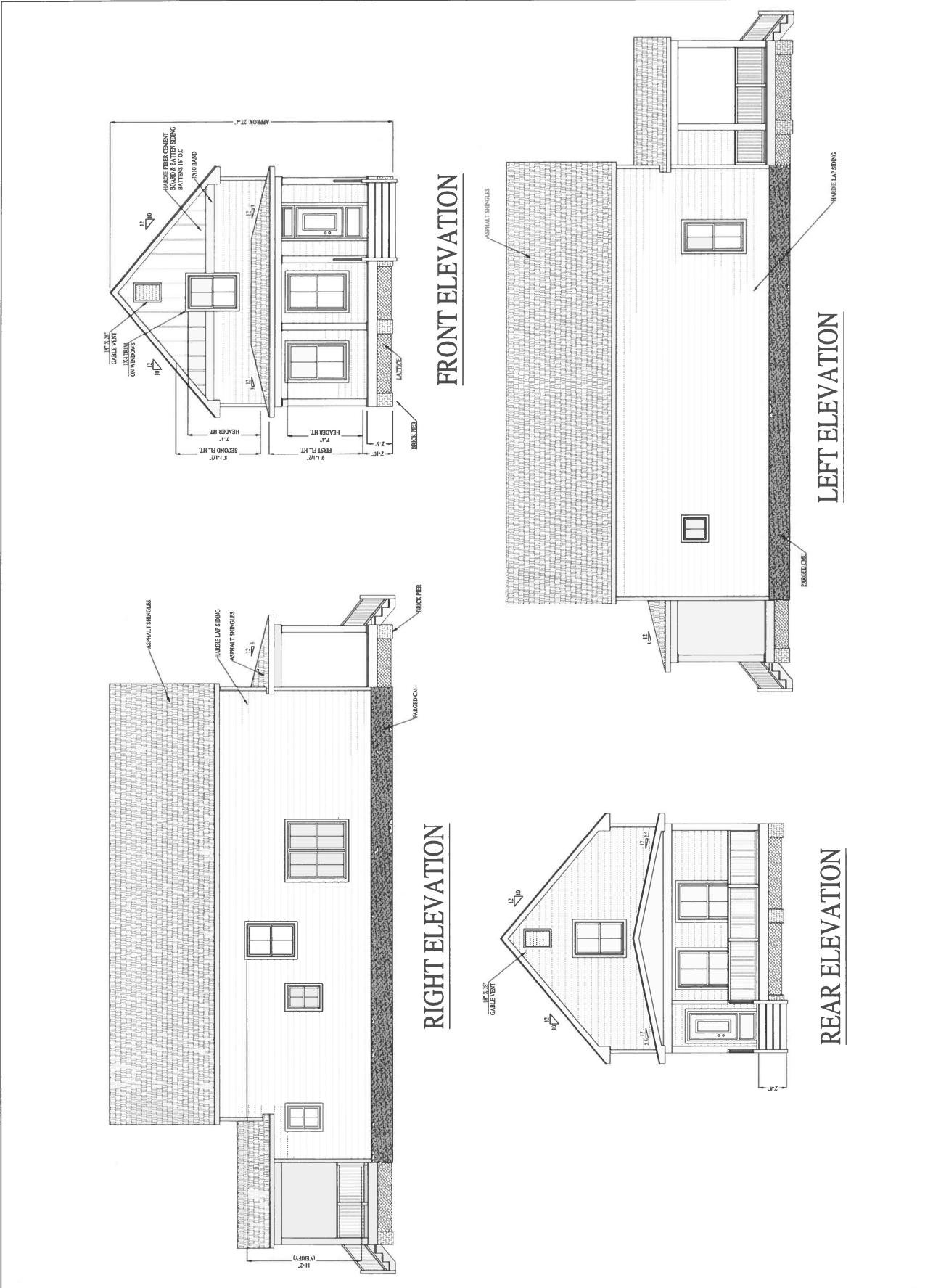
RIVER MILL DEVELOPMENT
 2110 EDWARDS AVE

REVISION NOTES	
DATE	START

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

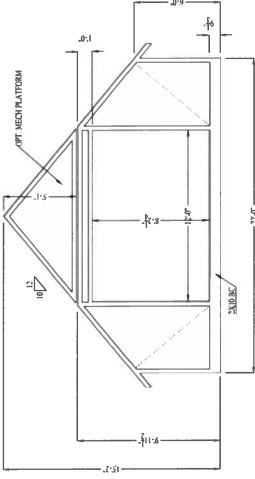
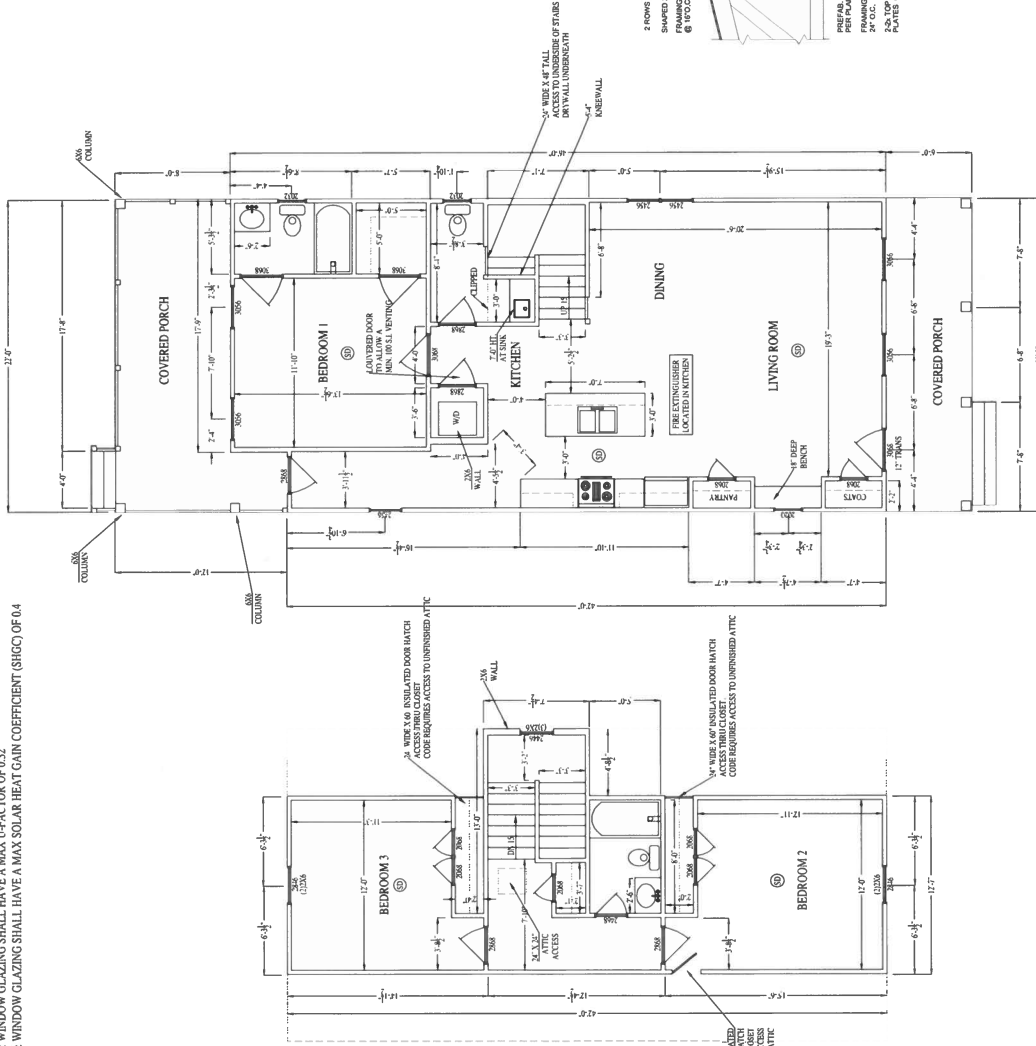
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 3-20-2024

SHEET:
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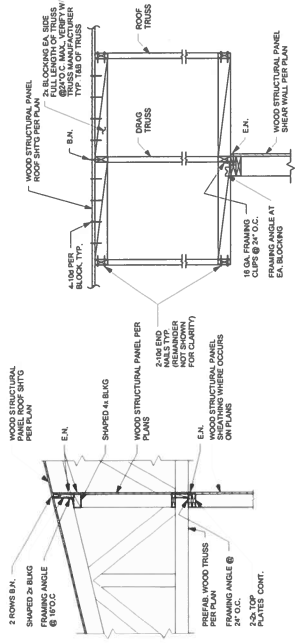


RIVER MILL DEVELOPMENT
 PHONE: (847) 774-4535
 RIVERMILLDEVELOPMENT@GMAIL.COM

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4



ATTIC TRUSS SECTION
(SUBTRACT FOR SHEATHING)



CORNER DETAIL

See Table R602.3.1(1) for framing

Minimum 2x4 wood structural panel sheathing on exterior side of sheathing garage room.

16d nail (3-1/2" x 0.131") at 12 in. o.c.

Original structural filler panel

See Table R602.3.1(1) for framing

Continuous wood structural panel or structural floorboard brace wall line

REVISION NOTES	
DATE	START

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

DATE:
3-20-2024

SHEET:
A1.1



FIRST FLOOR

1ST FLOOR HEATED SQ. FOOTAGE: 995 S.F.

SECOND FLOOR

2ND FLOOR HEATED SQ. FOOTAGE: 492 S.F.

2112 EDWARDS AVE

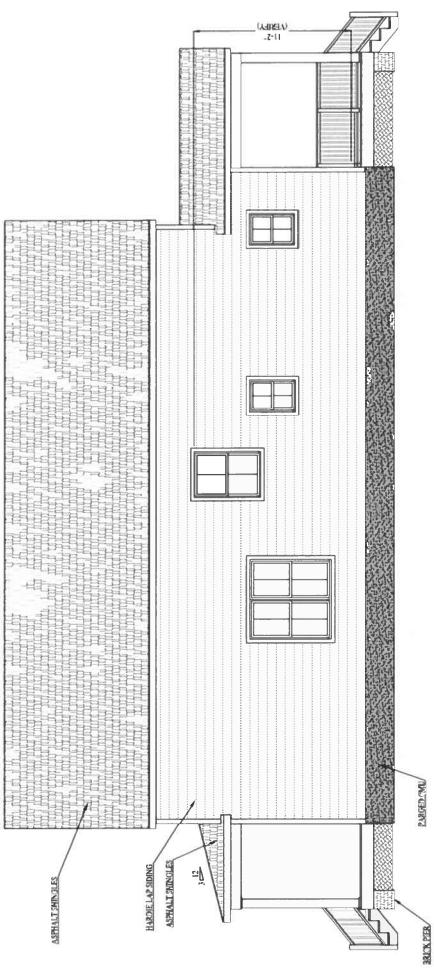
RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

REVISION NOTES	
DATE	START

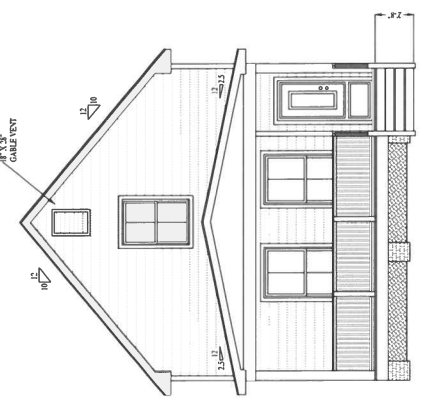
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 1/4" = 1'-0"

DATE:
 3-20-2024

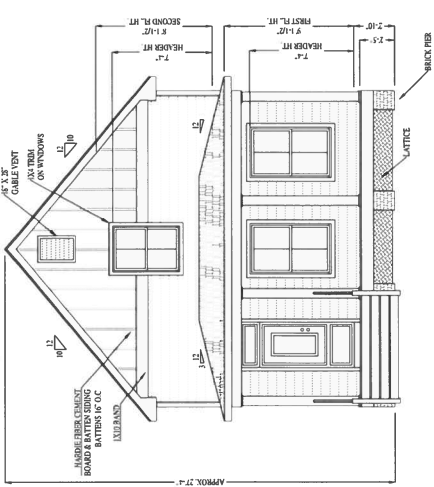
SHEET:
 A2.1



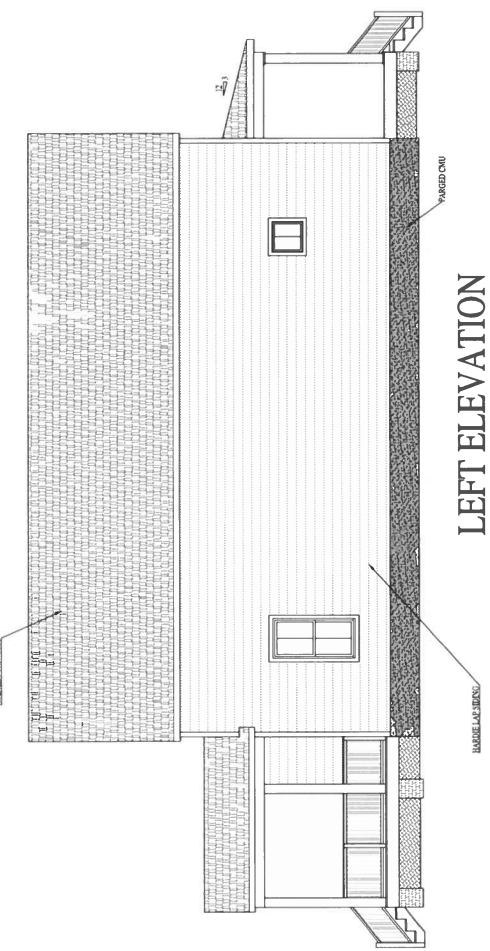
RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION

Richmond & Manchester Land Co.

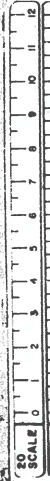


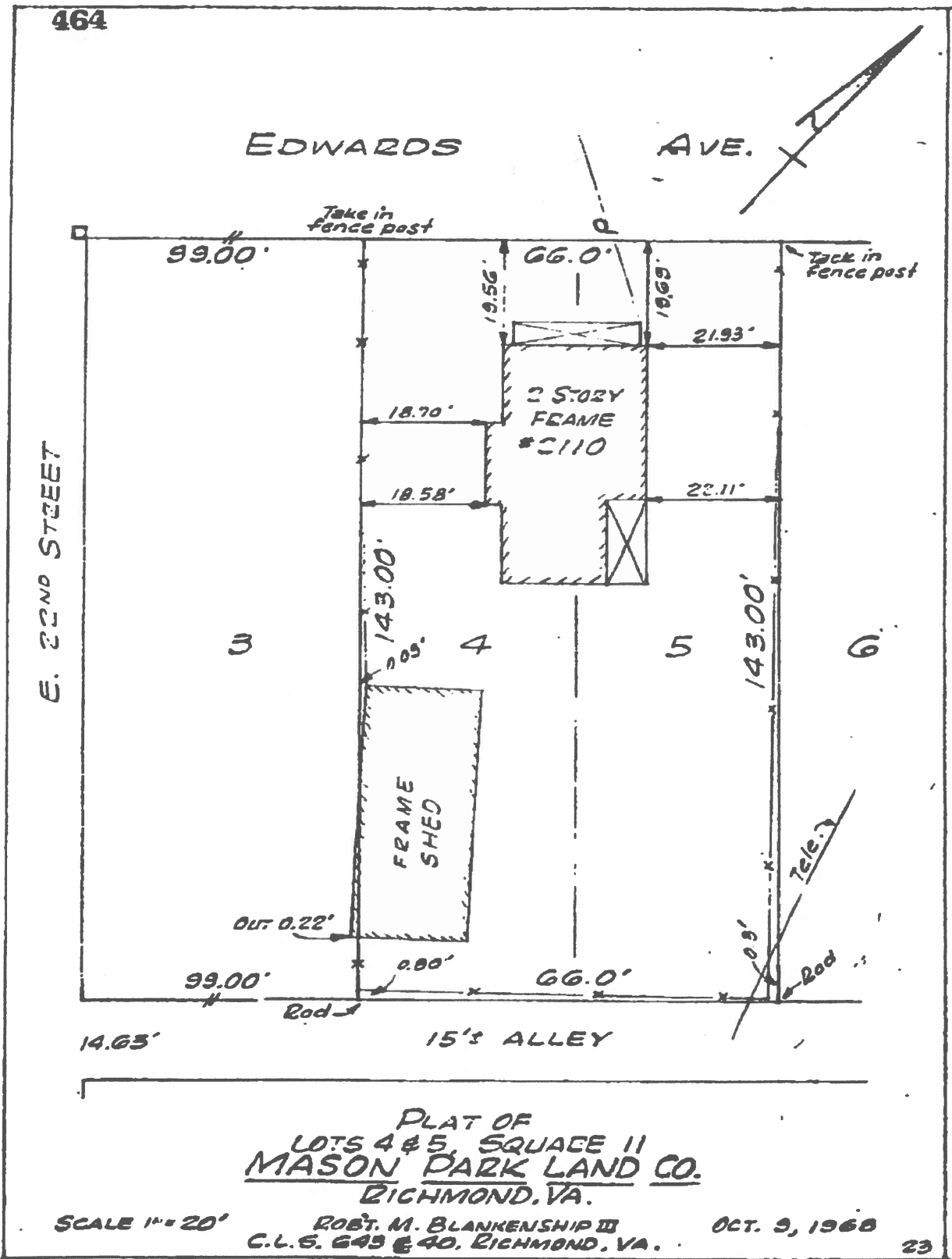
Land owned by Dartmouth College

MASON PARK

MAR 16, 1891 JAS. T. REDD & SON.

Note: This is an unrecorded Plat copied from Lithograph Map furnished by Mr. Howell, and conforms to the layout on the original. It is recommended by Arden Howell, Esq., Surveyor of that this plat be followed in fixing the street lines & corners.





Note:

An October 9, 1968, Plat shows the main building (single-family dwelling) & frame shed encumbered both old Subdivision Lots 4 and 5.

On 01/24/2012, a Demolition Permit #D12010901 removed the improvements.

1914

459

THIS DEED made and entered into this 27th day of May, 1968, by and between WILLIAM WARREN BARKER, widower, as party of the first part, and the VIRGINIA BAPTIST HOME, INC., a Virginia corporation, as party of the second part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand and other good and valuable consideration paid by the party of the second part to the party of the first part, the receipt of which is hereby acknowledged, the said party of the first part does hereby grant, bargain, sell and convey with GENERAL WARRANTY OF TITLE unto the Virginia Baptist Home, Inc., a Virginia corporation, said party of the second part, all those two certain lots or parcels of land lying and being in the City of Richmond, State of Virginia, and known as lot numbers 4 and 5 in Square No. 11 fronting thirty-three (33) feet each on the South side of Edwards Avenue between Linden and Norwood Streets, and running back between parallel lines one hundred and forty-three (143) --- to an alley fifteen feet wide.

Being the same real estate conveyed to William S. Reams by deed from E. W. West and Ada V. West dated May 28, 1898, recorded June 6, 1898, in the Clerk's Office of the Circuit Court of Chesterfield County, Virginia, in Deed Book 96, Page 86. The said William S. Reams died and by will dated May 17, 1926, probated January 10, 1934, in the Hustings Court, Part II, of the City of Richmond, Virginia, recorded in Will Book 5, Page 369, devised the above property to his wife, Inez Barker Reams. The said Inez Barker Reams died February 13, 1968, and by will dated September 14, 1949, probated February 20, 1961, in the aforesaid Clerk's Office, recorded in Will Book 22, Page 82, devised the above property to her brother, William Warren Barker.

THIS DEED
DELIVERED TO
Kendall Paul
Atty.
1528 Willow Lawn
Dr.
Jan 3, 1969
IWA R. PURDY, Clerk
John B. Watson
D.C.