

CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

January 5, 2022

Motta Home Renovations LLC
9302 Meredith Creek Lane
Glen Allen, VA 23060
Attn: Thiago Motta

To Whom It May Concern:

RE: **BZA 03-2022**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, February 2, 2022 at **1:00 PM** to consider an application for a lot split and building permit to construct a new single-family (detached) dwelling at 3306 2nd AVENUE (Tax Parcel Number N000-1071/009, 6th District), located in an R-6 (Single-Family Attached Residential) District. To maximize compliance with public health guidance aimed at preventing the spread of COVID-19 and pursuant to the current ongoing declaration of a local emergency confirmed by Res. No. 2020-R025, adopted March 16, 2020 and as permitted by §2.2-3708.2(A)(3) of the Virginia Freedom of Information Act, the meeting will be closed to in person participation but 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. In order to ensure your teleconference/videoconference participation it will be necessary for you to access the meeting as described below at 1 PM and stay connected until such time as your case is called. For teleconference participation call 804-316-9457 and enter code **450 774 870#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2022 drop-down, click meeting details for February 2, 2022 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at William.Davidson@richmondgov.com 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.

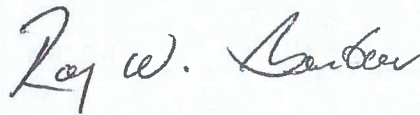
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 03-2022
Page 2
January 5, 2022

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

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

Very truly yours,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

Roy W. Benbow, Secretary
Phone: (804) 240-2124
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.

3304 2nd Avenue Series Of The Faithful
Housing Alliance Bus T
10307 West Broad St #335
Glen Allen, VA 23060

331 Properties LLC
5117 Old Forester Ln
Glen Allen, VA 23060

Apgar Eva L
3319 1st Ave
Richmond, VA 23222

Broder Michael Peter & Robin Suzanne B &
Nicole C
3301 1st Avenue
Richmond, VA 23222

Cino Riccardo And Bocciardi Marcella
2402 Lourdes Rd
Richmond, VA 23228

Engel Laura Eve And Devine Rosser Michael
3301 2nd Ave
Richmond, VA 23222

Fifty Five LLC
8005 Thom Rd
Henrico, VA 23229

Fraser Richard M
3210 Second Ave
Richmond, VA 23222

Gottwald John
2031 Towhee Lane
Henrico, VA 23231

Hagaman Heather A And Cunningham
Joseph E
11308 Wedge Dr
Reston, VA 20190

Hb3 LLC
2155 Lanier Lane Space P
Rockville, VA 23146

Mackin Sean Richard
3303 1st Ave
Richmond, VA 23222

Pollard Tranelle A And Shameka L
3305 Second Ave
Richmond, VA 23222

Storms Candace Adair
3309 2nd Ave
Richmond, VA 23222

Swain Elizabeth
3224 2nd Ave
Richmond, VA 23222

Town Jami Leigh
3313 2nd Ave
Richmond, VA 23222

Trainum Properties LLC
P.o Box 846
Glen Allen, VA 23060

Wright Adam M And Rivera Jennifer
Elizabeth
3310 2nd Ave
Richmond, VA 23222

Wright Brooke Winters And Marcellus Evan
3314 2nd Ave
Richmond, VA 23222

Property: 3306 2nd Ave **Parcel ID:** N0001071009**Parcel**

Street Address: 3306 2nd Ave Richmond, VA 23222-
Owner: MOTTA HOME RENOVATIONS LLC
Mailing Address: 9302 MEREDITH CREEK LN, GLEN ALLEN, VA 23060
Subdivision Name : HIGHLAND PARK
Parent Parcel ID:
Assessment Area: 308 - Highland Park Plaza
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$33,000
Improvement Value:
Total Value: \$33,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 4900
Acreage: 0.112
Property Description 1: HIGHLAND PARK L23 B25
Property Description 2: 0035.00X0140.00 0000.112 AC
State Plane Coords(?): X= 11797269.000018 Y= 3734405.228313
Latitude: 37.57413157 , **Longitude:** -77.41528499

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 35
Rear Size: 140
Parcel Square Feet: 4900
Acreage: 0.112
Property Description 1: HIGHLAND PARK L23 B25
Property Description 2: 0035.00X0140.00 0000.112 AC
Subdivision Name : HIGHLAND PARK
State Plane Coords(?): X= 11797269.000018 Y= 3734405.228313
Latitude: 37.57413157 , **Longitude:** -77.41528499

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$43,000	\$0	\$43,000	Reassessment
2021	\$33,000	\$0	\$33,000	Reassessment
2020	\$30,000	\$0	\$30,000	Reassessment
2019	\$25,000	\$0	\$25,000	Reassessment
2018	\$15,000	\$0	\$15,000	Reassessment
2017	\$15,000	\$0	\$15,000	Reassessment
2016	\$15,000	\$0	\$15,000	Reassessment
2015	\$21,000	\$0	\$21,000	Reassessment
2014	\$21,000	\$0	\$21,000	Reassessment
2013	\$21,000	\$0	\$21,000	Reassessment
2012	\$21,000	\$0	\$21,000	Reassessment
2011	\$21,000	\$0	\$21,000	CarryOver
2010	\$21,000	\$0	\$21,000	Reassessment
2009	\$21,000	\$0	\$21,000	Reassessment
2008	\$21,000	\$0	\$21,000	Reassessment
2007	\$20,000	\$0	\$20,000	Reassessment
2006	\$12,400	\$0	\$12,400	Reassessment
2005	\$8,900	\$0	\$8,900	Reassessment
2004	\$5,200	\$0	\$5,200	Reassessment
2003	\$5,200	\$0	\$5,200	Reassessment
2002	\$5,000	\$0	\$5,000	Reassessment
2000	\$5,000	\$0	\$5,000	Reassessment
1998	\$5,000	\$0	\$5,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
12/10/2021	\$46,750	MEREDITH IRVIN E ESTATE AND	ID2021-34890	
09/07/2010	\$0	MEREDITH IRVIN E ESTATE	IW2010-995	2 - INVALID SALE-Relation Between Buyer/Seller
04/21/1980	\$0	FREELANDER RUBEN & EVE A	766-910	1 - VALID SALE-0000-Undetermined
04/21/1980	\$19,500	Not Available	00766-0910	
11/09/1973	\$1,500	Not Available	000687-A00515	

Planning

Master Plan Future Land Use: R
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: North
Traffic Zone: 1020
City Neighborhood Code: NHP
City Neighborhood Name: North Highland Park
Civic Code: 0540
Civic Association Name: Highland Park Plaza Civic Association
Subdivision Name: HIGHLAND PARK
City Old and Historic District:
National historic District: Highland Park Plaza
Neighborhoods in Bloom:
Redevelopment Conservation Area: Highland Park

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	1028	0108001	010800
1990	132	0108001	010800

Schools

Elementary School: Overby Sheppard
Middle School: Henderson
High School: Marshall

Public Safety

Police Precinct: 4
Police Sector: 411
Fire District: 15
Dispatch Zone: 092A

Public Works Schedules

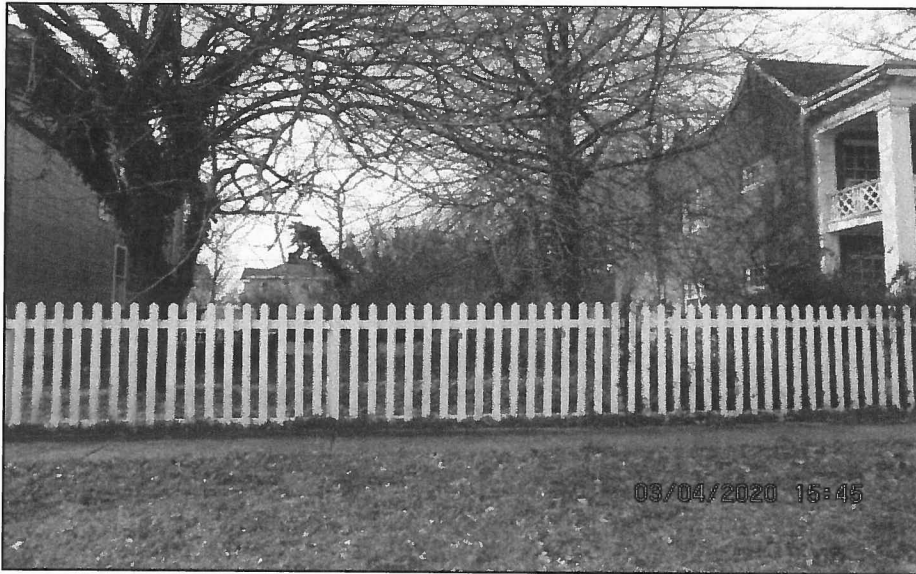
Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Wednesday
Bulk Collection: TBD

Government Districts

Council District: 6
Voter Precinct: 606
State House District: 71
State Senate District: 9
Congressional District: 4

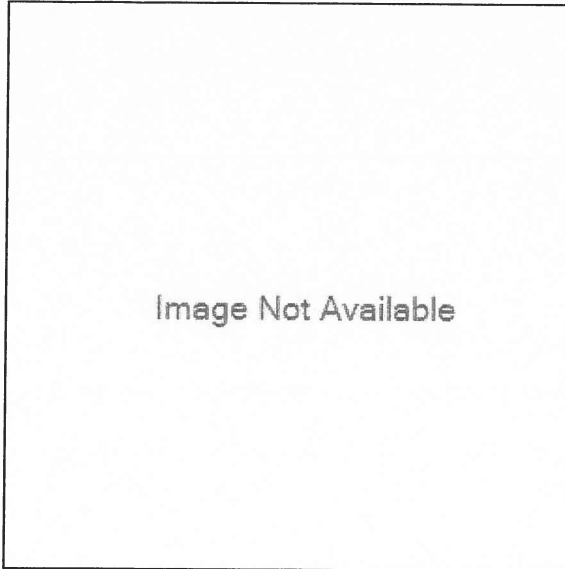
Property Images

Name:N0001071009 Desc:

[Click here for Larger Image](#)

Sketch Images

Name: Desc:



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: Motta Home Renovations LLC **PHONE: (Home)** () **(Mobile)** (804) 247-8054

ADDRESS 9302 Meredith Creek Lane **FAX:** () **(Work)** ()

Glen Allen, VA 23060 **E-mail Address:** monthvin@hotmail.com

Attn: Thiago Motta

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) 3306 2nd Avenue

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-412.4(1)

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

TAX PARCEL NUMBER(S): N000-1071/009 **ZONING DISTRICT:** R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of five thousand square feet (5,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 9,800 square feet and a lot width of seventy feet (70') currently exists. A lot area of 4,900 square feet and width of 35.00 feet is proposed for No. 3304. A lot area of 4,900 square feet and width of 35.00 feet is proposed for No. 3306.

DATE REQUEST DISAPPROVED: November 12, 2021 **FEE WAIVER:** YES ☐ NO: ☒

DATE FILED: December 17, 2021 **TIME FILED:** 12:59 p.m. **PREPARED BY:** Josh Young **RECEIPT NO.** BZAR-104156-2021

AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) _____ **OF THE CHARTER OF THE CITY OF RICHMOND**

SECTION 15.2 -2309.2 ☒ **OF THE CODE OF VIRGINIA** [OR]

SECTION 1040.3 PARAGRAPH(S) 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:** 12/28/2021

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

CASE NUMBER: BZA 03-2022 **HEARING DATE:** February 2, 2022 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 03-2022
150' Buffer

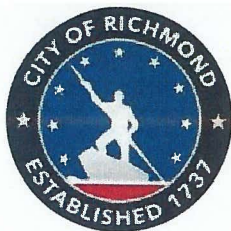
APPLICANT(S): Motta Home Renovations LLC

PREMISES: 3306 2nd Avenue
(Tax Parcel Number N000-1071/009)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.4(1)
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:

Gregg Motte

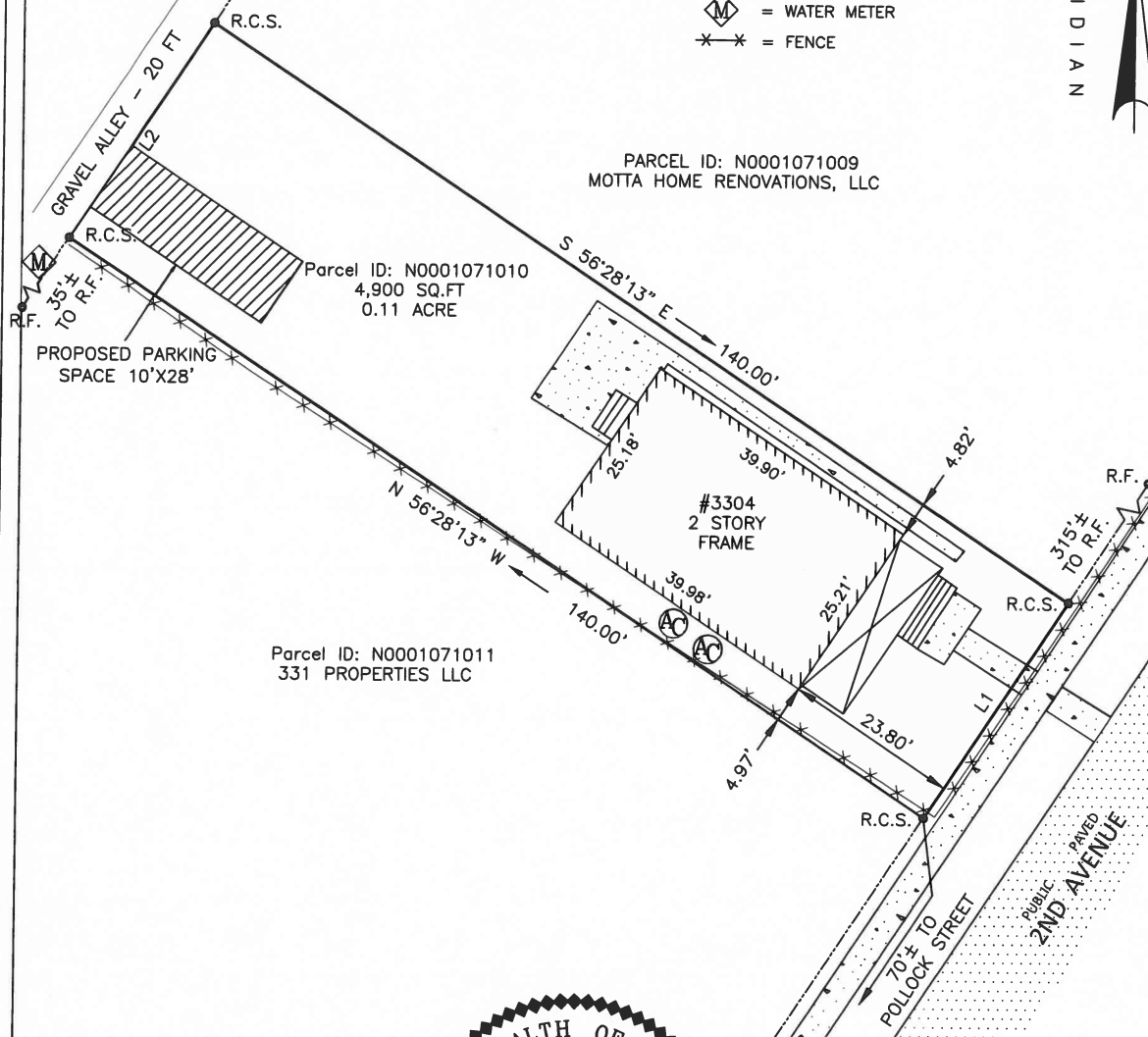
RE: 3304 2ND AVENUE SERIES, A SERIES OF FAITHFUL HOUSING ALLIANCE BUSINESS TRUST
INSTRUMENT #150024657

LINE	BEARING	DISTANCE
L1	S 33°33'11" W	35.00'
L2	N 33°33'11" E	35.00'

ABBREVIATIONS
R.F. = 1/2" REBAR FOUND
R.C.S. = 1/2" REBAR & CAP SET

LEGEND

ASPHALT
CONCRETE
HVAC
WATER METER
FENCE



NOTES:

TITLE BINDER NOT PROVIDED.

WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.

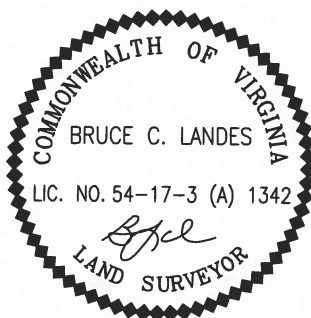
WETLANDS AND SUBAQUEOUS AREA OF WETLANDS MAY BE SUBJECT TO THE FEE RIGHTS OF THE COMMONWEALTH OF VIRGINIA. THESE AREAS HAVE NO SPECIFIC JUDICIAL DETERMINATION OF TITLE AND NO OPINION OF TITLE IS AVAILABLE AS OF DATE OF SURVEY. SUBJECT TO SECTION 28.2-1200 OF THE CODE OF VIRGINIA.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING & URBAN DEVELOPMENT. (PREMISES LOCATED IN ZONE X, MAP ID# 5101290033D, EFFECTIVE DATE: 04/02/2009)

REFERENCE IS HEREBY MADE TO ALL EASEMENTS, RESTRICTIONS, AND CONDITIONS OF RECORD WHICH MAY LAWFULLY APPLY TO SAID PROPERTY.

THE INFORMATION CONVEYED HEREON IS THE WORK PRODUCT OF LANDMARK-FLEET SURVEYORS P.C. AND IS SOLELY FOR THE EXCLUSIVE USE OF OUR CLIENTS AND THEIR AGENTS.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED ARCHITECTS.



REVISED
12/14/21

BCL

**BOUNDARY SURVEY OF PROPERTY
SITUATED AT
3304 2nd AVENUE
CITY OF RICHMOND, VA**

DECEMBER 9, 2021 SCALE 1" = 20'

Landmark-Fleet Surveyors, P.C.

8014 MIDLOTHIAN TURNPIKE, SUITE 200
RICHMOND, VA. 23235 PH. 804-327-0333
LANDESBUCE@GMAIL.COM

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PLAT CHECKED BY: BCL

DRAFTER: JDS

JOB NO.: 25340

FILE: CITY OF RICHMOND

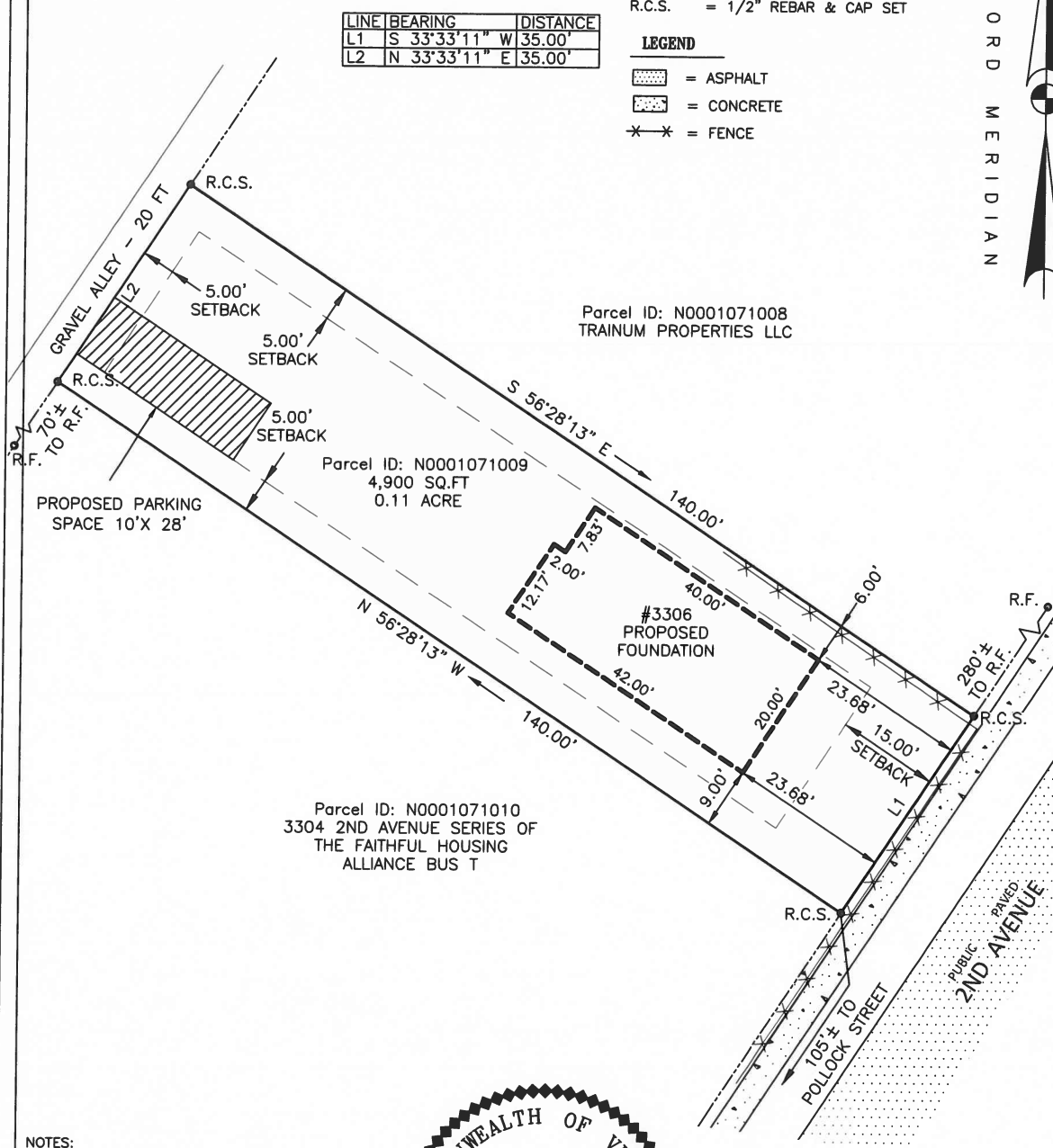
ABBREVIATIONS

R.F. = 1/2" REBAR FOUND
 R.C.S. = 1/2" REBAR & CAP SET

LEGEND

▨ = ASPHALT
 ▩ = CONCRETE
 - = FENCE

RECORD MERIDIAN



NOTES:

TITLE BINDER NOT PROVIDED.

WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.

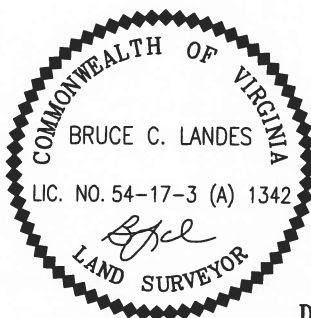
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REVISED
 12/14/21

Bjcl

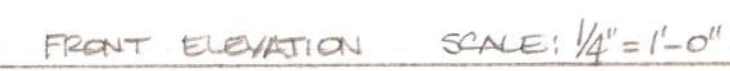
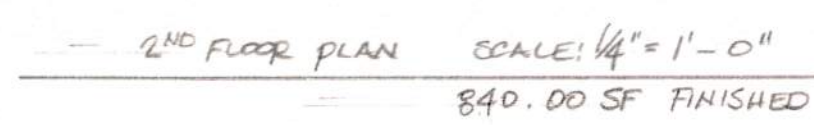
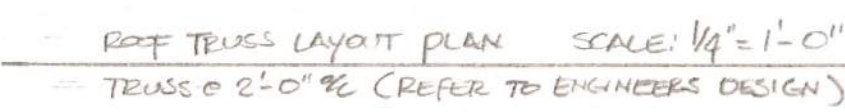
SPECIAL PURPOSE PLAT
 PROPERTY SITUATED AT
 3306 2ND AVENUE
 CITY OF RICHMOND, VA

DECEMBER 9, 2021 SCALE 1" = 20'

Landmark-Fleet Surveyors, P.C.

8014 MIDLOTHIAN TURNPIKE, SUITE 200
 RICHMOND, VA. 23235 PH. 804-327-0333
 LANDESBRUCE@GMAIL.COM

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THE PLAN CANNOT BE USED, COPIED, TRACED OR REPRODUCED IN WHOLE OR PART OR MANNER WHATSOEVER WITHOUT WRITTEN PERMISSION FROM PARKERS UNIQUE DESIGN.

As a result of the new legislation, the following are the changes to the plan:

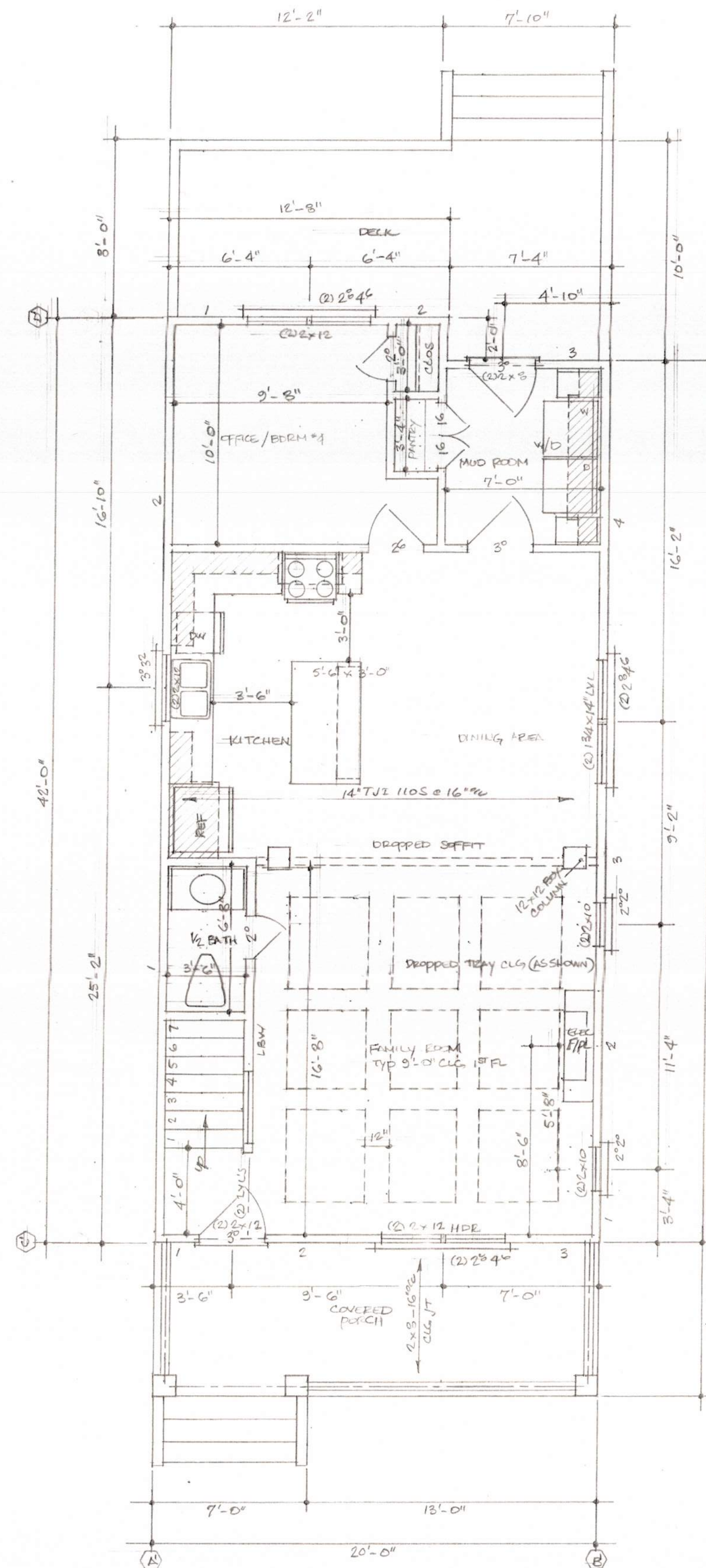
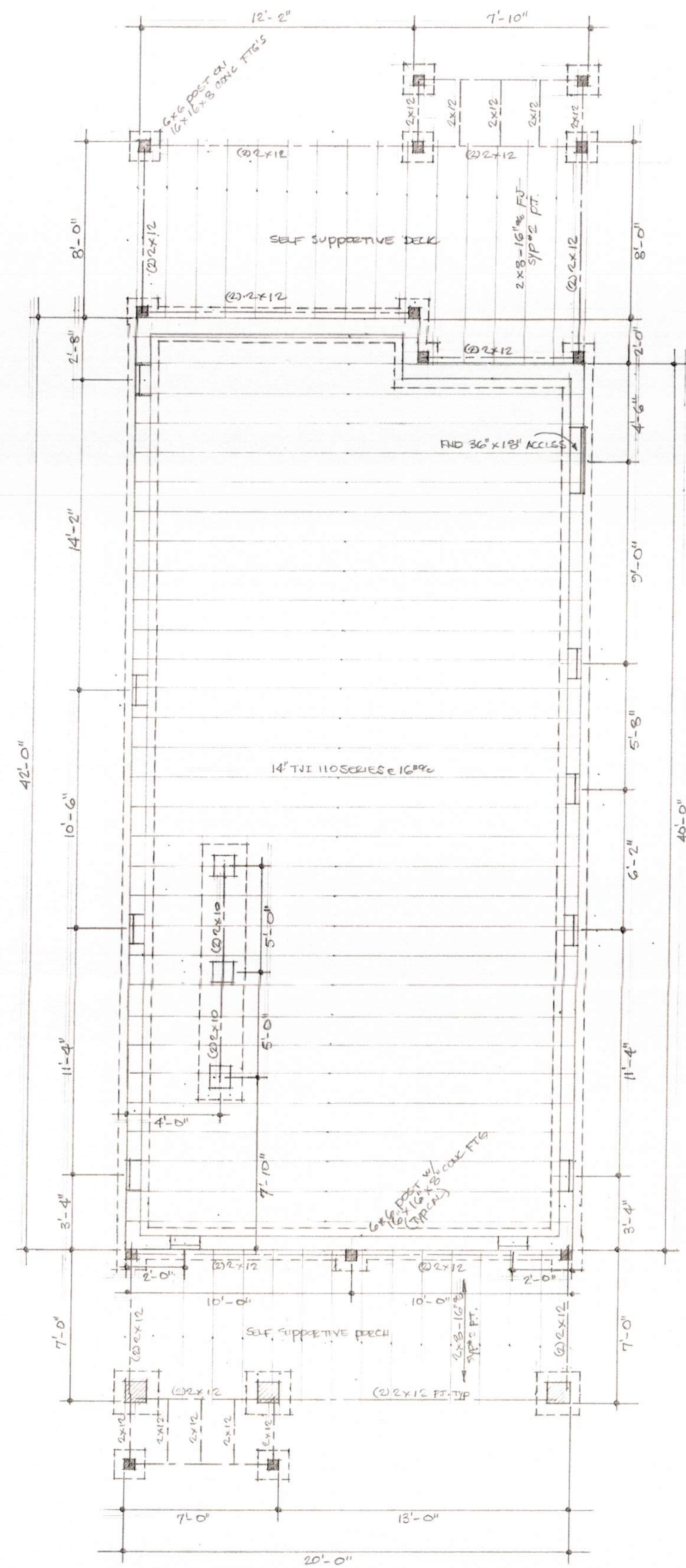
- 1) The plan will be revised to reflect the changes to the law, the changes to the requirements and legal conditions, building codes and manufacturer's recommendations prior to signing the contract or negotiating work.
- 2) The contractor and each subcontractor shall verify dimensions and details shown on the plan and make any necessary corrections to the plan prior to the start of work. The contractor shall be responsible for any errors resulting from his failure to exercise such verification.
- 3) Specific responsibilities of the plan shall be taken over the responsibility of the contractor who is responsible to take the plan and apply his knowledge to execute the work required.
- 4) The contractor shall be responsible for the plan and the work required.
- 5) Exact size and measurement of an concrete footing shall be determined by local soil conditions and acceptable foundation. Verify details with local authorities.

**PARKER
UNIQUE
DESIGNS**

ARCHITECTURAL
DESIGNS
AND
DRAWING
SERVICES

DATE: _____
JOB #: _____

BRANCH, VA
(804) 683-0733
FAX: _____



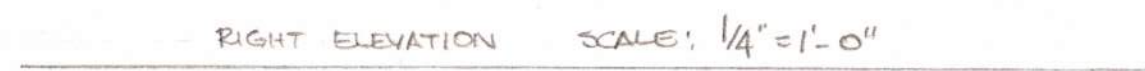
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**PARKER
ARCHITECTURAL
DESIGNS
AND
DRAFTING
SERVICES**

DATE: _____
JOB #: _____

AMERICAN VA
DRAWN BY:
TRAVIS
PARKER

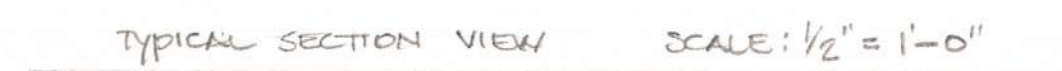
4643-0723
(PH)



DATE: _____
JOB #: _____
DRAWN BY: _____
DESIGNED AND DRAUGHTING SERVICES: _____
PARKER ARCHITECTURAL: _____
UNIQUE DESIGNS: _____
MID-CHILIAN, VA
(804) 683-0733
LEAVIS PARKER



LEFT ELEVATION SCALE: $\frac{1}{4}" = 1'-0"$



TYPICAL SECTION VIEW SCALE: $\frac{1}{2}" = 1'-0"$

**PARKER
UNIQUE
DESIGNS**

ARCHITECTURAL
DESIGNS
AND
DRAWING
SERVICES

DATE: _____
JOB #: _____

DRAWN BY: _____
TRAVIS
PARKER

4611 O'HARA, VA
(804) 683-0723



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

November 12, 2021

Motta Home Renovations
9302 Meredith Creek Lane
Glen Allen, Virginia 23060

Attn: Thiago Motta

RE: 3306 2nd Avenue
Tax Parcel: N000-1071/009

Dear Mr. Motta:

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

The property is located within an R-6 (Single-Family Attached Residential) zoning district. The R-6 District requires a minimum lot area of not less than five thousand square feet (5,000 SF) and a minimum lot width of not less than fifty feet (50') for single-family detached dwellings. According to City Assessor's records and deeds, the subject property has a lot width of thirty-five feet (35') and a lot depth of one hundred forty feet (140.00'), which results in a lot area of 4,900 square feet.

According to an April 18, 1980, Deed (most current), the subject property has been conveyed as *"All that certain lot of land with improvements thereon belonging, lying and being in the City of Richmond, Virginia, and further known as Lot 23, Block 25, Plan of Highland Park as recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia in Plat Book 6, page, 86, and according to said plat fronting 35 feet on the west side of Second Avenue, and extending back from said front, between parallel lines 140 feet."*

As proposed, your intent is to determine whether the subject property as described by deeds is considered buildable for the construction of a new single-family dwelling. The subject property has conveyed as an independent lot of record since, at least 1917. However, based on the information available to me at this time, it is my determination that the subject lot is not buildable from the zoning perspective. The determination is based on the following:

1. From at least 1953 until 2014 the subject property was under common ownership with and has historically been used as a side yard for the two-family dwelling located at 3304 2nd Avenue (N000-1071/010), this includes a parking area, gated fence, and accessory structure(s).

As per Section 30-1220 of the Zoning Ordinance, a lot is defined as "a single lot of record or a combination of contiguous lots of record". Since, both lots were under common ownership from 1953-2014, the fence, accessory structures, and use of the property as an accessory parking area resulted in the combination of the lots into one (1) lot for zoning purposes. Once parcels are

Motta Home Renovations
RE: 3306 2nd Avenue
November 12, 2021
Page 2

combined, any subsequent division thereof must be done in compliance with applicable regulations. Since, the minimum lot area and lot width requirements were not met at the time when the two properties ceased to be under common ownership, special approval was/is necessary to legitimize the lot area and lot width of the two existing tax parcels 3304 and 3306 2nd Avenue. Requesting and obtaining a Special Exception from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) from City Council may be a possibility. Be advised, it may be difficult to obtain approval from the Board unless you can prove the areas and widths of the lots created are consistent with the predominant lot areas and lot widths in the immediate vicinity of the property. For information concerning the BZA process, please contact the Zoning Administration Office at 646-6340. For information concerning the SUP process, please contact the Land Use Administration Office at 646-6304.

Upon submittal of specific development plans, including detailed floor plans, for any proposed use(s), this office will evaluate for conformance with all zoning requirements in effect at that time.

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

I hope this information is sufficient. Should you have any additional questions, please contact Planning Associate Josh Young by E-mail at: joshua.young@richmondgov.com or by telephone at: (804) 646-6923.

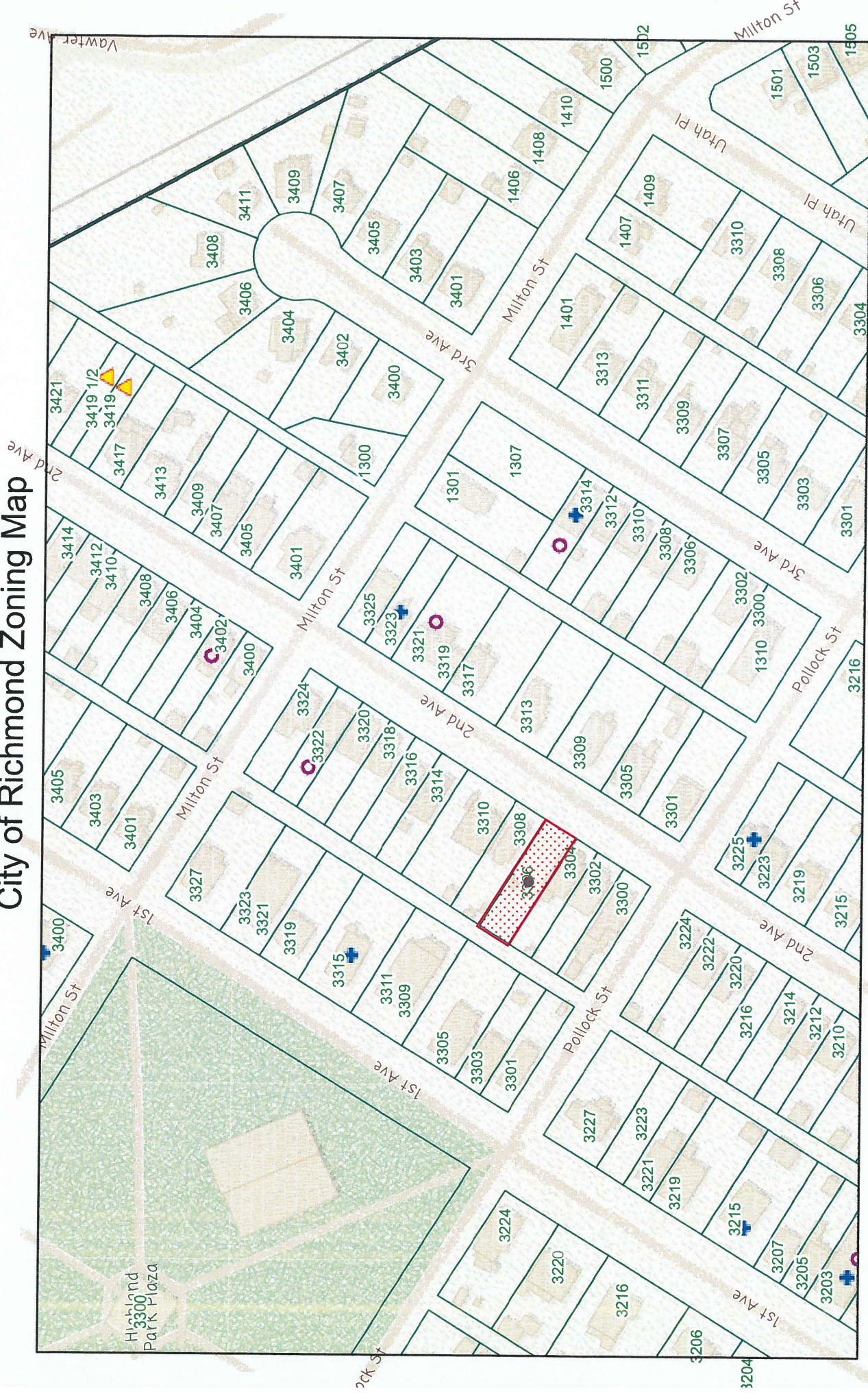
Sincerely,



William C. Davidson
Zoning Administrator

Cc: Estate of Irvin E. and Edna Mae Meredith
307 East 11th Street
Richmond, VA 23224

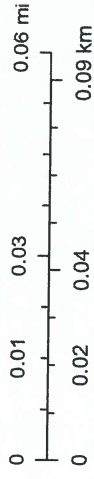
City of Richmond Zoning Map



12/21/2021, 11:02:42 AM

1:2,257

- Address Labels
- Parcels
- Board of Zoning Appeals
- Zoning Confirmation Letters
- Special Use Permits



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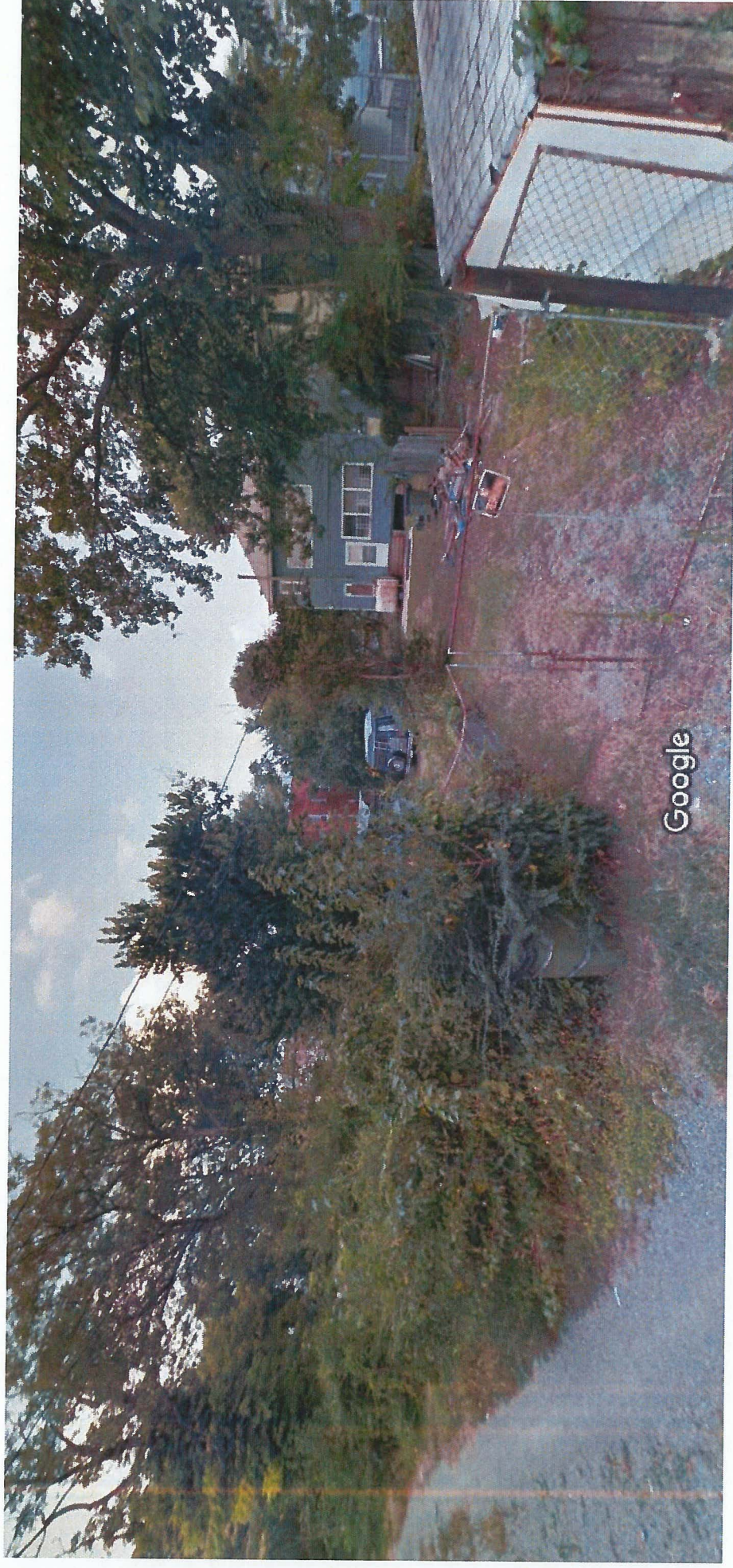
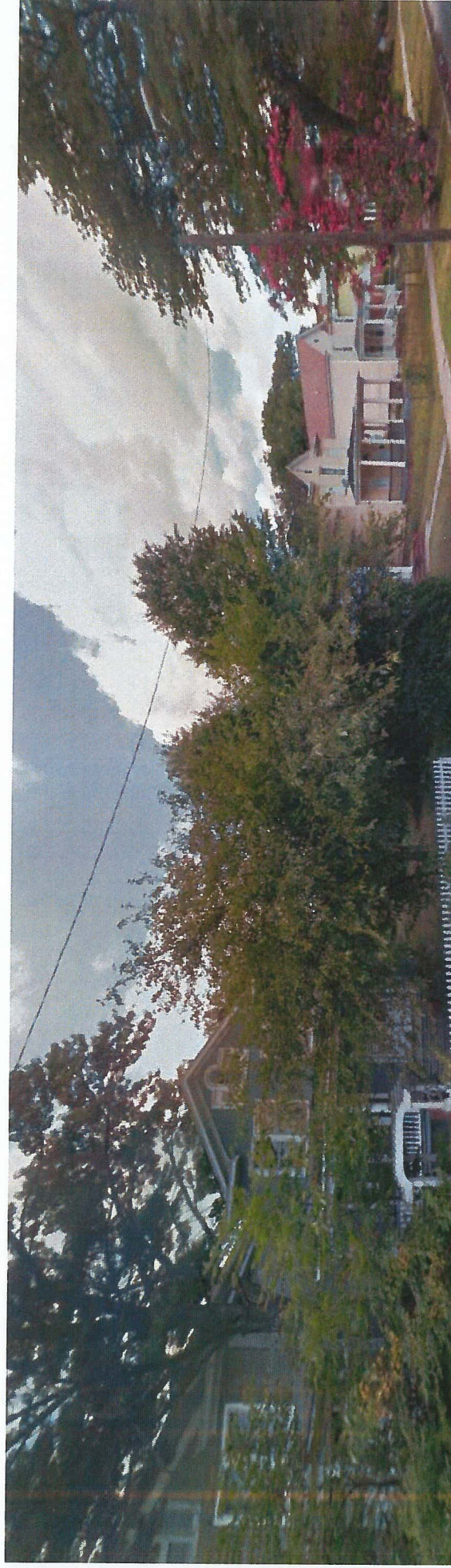


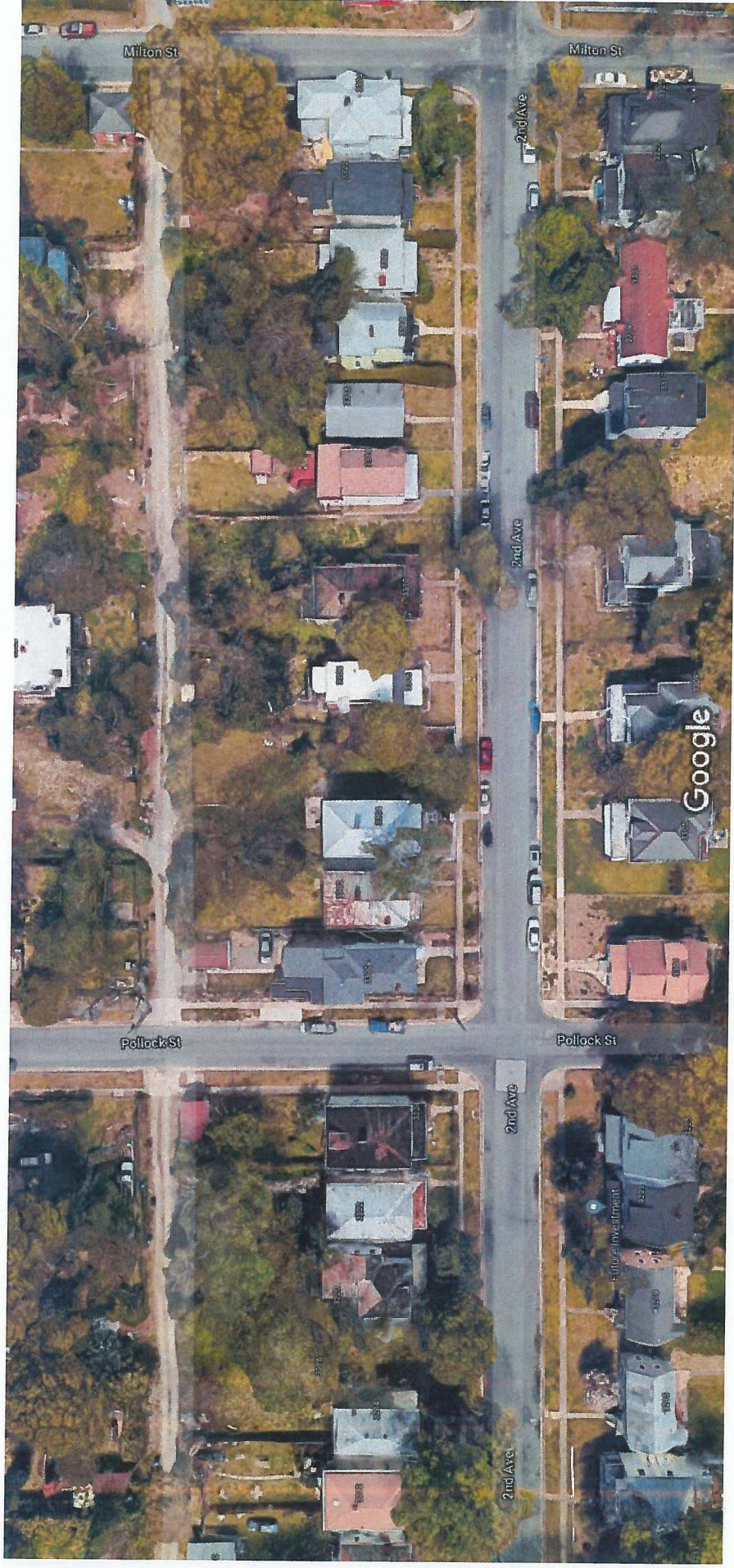
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Google Maps 3306 2nd Ave



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