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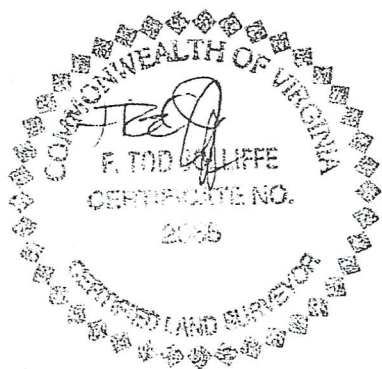


IMPROVEMENTS ON LOT 5 AND 6, BLOCK
19, PLAN OF MONTROSE IN RICHMOND, VA.

FILE: *DICK 26NE*

BY: L.H.H.

BOOK NO: 457-052





CITY OF RICHMOND

DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING ADMINISTRATION

October 18, 2005

Michael Russell
1801 Carlisle Avenue, Apt. A
Richmond, VA 23231

Re: 1801 Carlisle Avenue (Tax Map: E011-0205/023)

Dear Mr. Russell:

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

The property is located within an R-5 (Single-Family Residential) zoning district, which does not permit two-family dwelling uses. According to City Assessor's records, the subject property has a lot width of sixty-six feet (66') and a lot depth of 153.67 feet, which results in a lot area of 10,098 square feet. According to deeds, the subject property has been conveyed as "All that certain, piece or parcel of land, with all improvements thereon and appurtenances thereto belonging, lying and being the City of Richmond, Virginia, known as 1801 Carlisle Avenue and designated as Lots 5 and 6, Block 19, Plan of Montrose...". The lot is deeded as one (1) independent lot of record and has been since, at least 1916.

As proposed, splitting the existing lot, which contains a nonconforming two-family dwelling and creating an additional lot for a single-family dwelling would not be permitted because the area of a lot on which a nonconforming use is located shall not be reduced unless authorized by the Board of Zoning Appeals (BZA). Requesting and obtaining a Special Exception with the BZA may be a possibility. For more information regarding the BZA process, please contact the Zoning Office at 646-6340. A filing fee of one hundred fifty dollars (\$150.00) would be necessary to docket this request.

A Certificate of Occupancy (C.O.) was issued on October 21, 1983, for a nonconforming two-family dwelling. However, each subsequent owner, provided there is no change in use, is required to obtain a Certificate of Zoning Compliance (Sec. 114-1020.2).

faxing form

\$150 fee

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. The thirty (30) day period shall begin seven (7) calendar days from the date of this notice. 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).

applicable to these specific findings