



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

May 9, 2022

Gregory and Kelli Lyn Olson  
1522 North 35<sup>th</sup> Street  
Richmond, VA 23223

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

To Whom It May Concern:

RE: **BZA 24-2022**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, June 1, 2022 at 1:00 PM in the 5<sup>th</sup> Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a lot split and building permit to construct a new single-family (detached) dwelling at 1522 NORTH 35<sup>th</sup> STREET (Tax Parcel Number E000-1542/031), located in an R-5 (Single-Family Residential) District. This meeting will be open to in-person participation. To maximize compliance with public health guidance aimed at preventing the spread of COVID-19, 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 **424 637 271#**. 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 June 1, 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 [Chuck.Davidson@rva.gov](mailto: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 24-2022

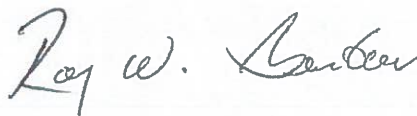
Page 2

May 9, 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, appearing to read "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  
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.

1518 N 35th St Llc  
700 N Randolph St Apt 1410  
Arlington, VA 22203

1609 Oakwood Llc  
111 N 28th St  
Richmond, VA 23233

776 Ridge Llc  
5310 Markel Rd #104  
Richmond, VA 23230

Alexander Gloria J  
1619 Oakwood Ave  
Richmond, VA 23223

Brooks Melvina M  
1517 N 35th St  
Richmond, VA 23223

Cemetery Llc  
2011 W Main St  
Richmond, VA 23220

Cherry Debinese Emonee  
1514 1/2 N 35th St  
Richmond, VA 23223

Claiborne Mary Alexander  
1533 Oakwood Ave  
Richmond, VA 23223

Cook Geoffrey Alden  
1613 N 35th St  
Richmond, VA 23223

Coward Kenneth R And Michael  
336 Meadow Glen Dr  
Bear, DE 19701

Daniels Spence B  
1514 N 35th St  
Richmond, VA 23223

Flower Griffydd L  
1605 Oakwood Ave  
Richmond, VA 23228

Fox Waddell M & Nannie J  
1603 Oakwood Ave  
Richmond, VA 23223

Hawthorne Olga R And Brent C  
1621 Oakwood Ave  
Richmond, VA 23223

Hill Randy L  
1617 N 35th St  
Richmond, VA 23223

Lynch Ethel L  
1606 N 35th St  
Richmond, VA 23223

Mcclan Mary C/o Leroy A Mcclan Jr Poa  
2724 George Dr  
Chesapeake, VA 23323

Mitchell Shannon C  
1512 N 35th St  
Richmond, VA 23223

Oakwood Monument Co  
1613 Oakwood Ave  
Richmond, VA 23223

Poteat Joshua  
1601 Oakwood Ave  
Richmond, VA 23223

Proserpio John Robert  
1516 N 35th St  
Richmond, VA 23223

Smith Jeffrey  
5405 Hogan Ct  
Fredericksburg, VA 22405

Sonamax Homes Llc  
535 Siena Lane  
Glen Allen, VA 23059

Sykes Claude Wendell  
1604 N 35th St  
Richmond, VA 23223

Tang Henry & Nguyen Thao Linh  
7882 Hampton Village Pass  
Annandale, VA 22003

Urban Hope Inc  
Po Box 23171  
Richmond, VA 23223

Virginia Division Sons Of Confederate  
Veterans  
10805 Brewster Ct  
Richmond, VA 23233

White Marion P & Harvey Iii And R Y  
Beaver And L D Towle  
1611 N 35th St  
Richmond, VA 23223

**Property:** 1522 N 35th St **Parcel ID:** E0001542031**Parcel**

**Street Address:** 1522 N 35th St Richmond, VA 23223-  
**Owner:** OLSON GREGORY JOSEPH AND KELLI LYN  
**Mailing Address:** 1522 N 35TH ST, RICHMOND, VA 23223  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 342 - Oakwood  
**Property Class:** 120 - R Two Story  
**Zoning District:** R-5 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2022  
**Land Value:** \$70,000  
**Improvement Value:** \$208,000  
**Total Value:** \$278,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 12400  
**Acreage:** 0.285  
**Property Description 1:** TURNER JOHN W PLAT L49-51PT48  
**Property Description 2:** 0100.00X0124.00 0000.000  
**State Plane Coords( ?):** X= 11802749.500007 Y= 3719803.633520  
**Latitude:** 37.53375308 , **Longitude:** -77.39692980

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 100  
**Rear Size:** 124  
**Parcel Square Feet:** 12400  
**Acreage:** 0.285  
**Property Description 1:** TURNER JOHN W PLAT L49-51PT48  
**Property Description 2:** 0100.00X0124.00 0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11802749.500007 Y= 3719803.633520  
**Latitude:** 37.53375308 , **Longitude:** -77.39692980

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$70,000	\$208,000	\$278,000	Reassessment
2021	\$55,000	\$181,000	\$236,000	Reassessment
2020	\$50,000	\$176,000	\$226,000	Reassessment
2019	\$45,000	\$155,000	\$200,000	Reassessment
2018	\$40,000	\$154,000	\$194,000	AdminCorrect
2017	\$40,000	\$112,000	\$152,000	Reassessment
2016	\$40,000	\$11,000	\$51,000	Reassessment
2015	\$47,000	\$11,000	\$58,000	Reassessment
2014	\$47,000	\$11,000	\$58,000	Reassessment
2013	\$47,000	\$11,000	\$58,000	Reassessment
2012	\$47,000	\$12,000	\$59,000	Reassessment
2011	\$47,000	\$13,000	\$60,000	CarryOver
2010	\$47,000	\$13,000	\$60,000	OfficeReview
2009	\$47,000	\$105,900	\$152,900	Reassessment
2008	\$47,000	\$105,900	\$152,900	Reassessment
2007	\$47,000	\$105,900	\$152,900	Reassessment
2006	\$23,900	\$105,900	\$129,800	Reassessment
2005	\$15,000	\$47,500	\$62,500	Reassessment
2004	\$12,600	\$39,900	\$52,500	Reassessment
2003	\$12,600	\$39,900	\$52,500	Reassessment
2002	\$12,400	\$39,100	\$51,500	Reassessment
1998	\$12,000	\$38,000	\$50,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
11/21/2017	\$195,000	KINGS CREST LLC	ID2017-24532	1 - VALID SALE-Valid, Use in Ratio Analysis
09/09/2010	\$32,000	WELLS FARGO BANK NA TRS	ID2010-16684	2 - INVALID SALE-DO NOT USE
10/09/2009	\$70,000	HARRIS THOMAS L	ID2009-22711	2 - INVALID SALE-Foreclosure, Forced Sale, etc.
07/27/2001	\$57,000	JONES WILLIAM H & RUBY L	ID2001-19377	
05/16/1980	\$24,000	Not Available	00767-1075	
03/14/1980	\$20,200	Not Available	000764-01883	

**Planning**

**Master Plan Future Land Use:** NH-MU  
**Zoning District:** R-5 - Residential (Single Family)  
**Planning District:** East  
**Traffic Zone:** 1061  
**City Neighborhood Code:** OKW  
**City Neighborhood Name:** Oakwood  
**Civic Code:** 3000  
**Civic Association Name:** Church Hill Central Civic Association  
**Subdivision Name:** NONE  
**City Old and Historic District:**  
**National historic District:** Oakwood-Chimborazo  
**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	0209001	020900
1990	101	0209001	020900

**Schools**

**Elementary School:** Chimborazo  
**Middle School:** Martin Luther King Jr  
**High School:** Armstrong

**Public Safety**

**Police Precinct:** 1  
**Police Sector:** 111  
**Fire District:** 11  
**Dispatch Zone:** 109C

**Public Works Schedules**

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

**Government Districts**

**Council District:** 7  
**Voter Precinct:** 703  
**State House District:** 79  
**State Senate District:** 18  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1900  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 7  
**Number Of Bed Rooms:** 3  
**Number Of Full Baths:** 1  
**Number Of Half Baths:** 1  
**Condition:** good for age  
**Foundation Type:** 1/2 Bsmt  
**1st Predominant Exterior:** Alum/Vinyl  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Gable  
**Roof Material:** Comp sh to 235#  
**Interior Wall:** Drywall  
**Floor Finish:** Hardwood-std oak, Ceramic tile  
**Heating Type:** Forced hot air  
**Central Air:** Y  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and Yard Items) :**

**Extension 1 Dimensions**

**Finished Living Area:** 2004 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 501 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 120 Sqft  
**Deck:** 0 Sqft



### Property Images

Name:E0001542031 Desc:R01

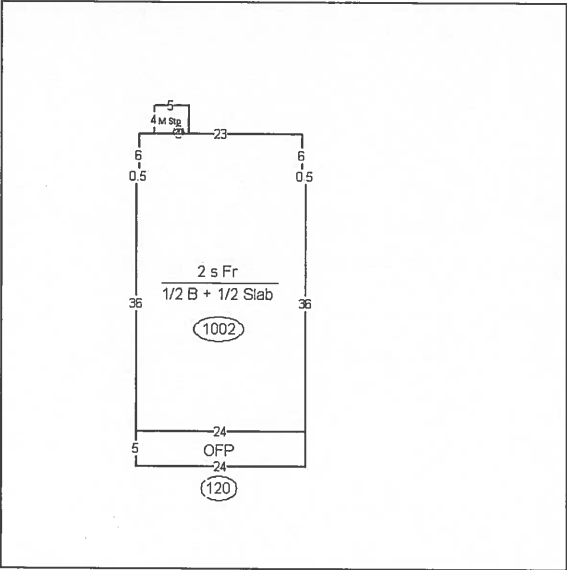


[Click here for Larger Image](#)



Sketch Images

Name:E0001542031 Desc:R01



BZA 24-2022

# 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:** Gregory and Kelli Lyn Olson **PHONE: (Home)** ( ) **(Mobile)** ( )

**ADDRESS** 1522 N 35<sup>th</sup> Street **FAX:** ( ) **(Work)** ( )

Richmond, VA 23223 **E-mail Address:** \_\_\_\_\_

**PROPERTY OWNER'S**

**REPRESENTATIVE:** Baker Development Resources **PHONE: (Home)** ( ) **(Mobile)** (804) 874-6275

**(Name/Address)** 530 East Main Street, Suite 730 **FAX:** ( ) **(Work)** ( )

Richmond, VA 23219 **E-mail Address:** markbaker@bakerdevelopmentresources.com

Attn: Mark Baker

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

**PROPERTY ADDRESS (ES)** 1522 N 35<sup>th</sup> Street

**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 permit to construct a new single-family detached dwelling.

**TAX PARCEL NUMBER(S):** E000-1542/031 **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 12,458 square feet and a lot width of 100 feet currently exists. A lot area of 8,102 square feet and lot width of 67.0 feet are proposed for No. 1522 and a lot area of 4,356 square feet and lot width of 33.0 feet are proposed for No. 1520.

**DATE REQUEST DISAPPROVED:** \_\_\_\_\_ **FEE WAIVER: YES** ☐ **NO:** ☒

**DATE FILED:** 04/19/2022 **TIME FILED:** 10:00 a.m. **PREPARED BY:** Colleen Dang **RECEIPT NO.** BZAR-110258-2022

**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:** 4/27/2022

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

**CASE NUMBER:** BZA 24-2022 **HEARING DATE:** June 1, 2022 **AT** 1:00 **P.M.**



BOARD OF ZONING APPEALS CASE BZA 24-2022  
150' Buffer

APPLICANT(S): Gregory and Kelli Lyn Olson

PREMISES: 1522 North 35th Street  
(Tax Parcel Number E000-1542/031)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4  
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 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/civicasociationgroupinformation.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: \_\_\_\_\_

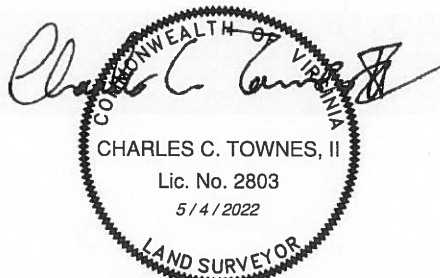
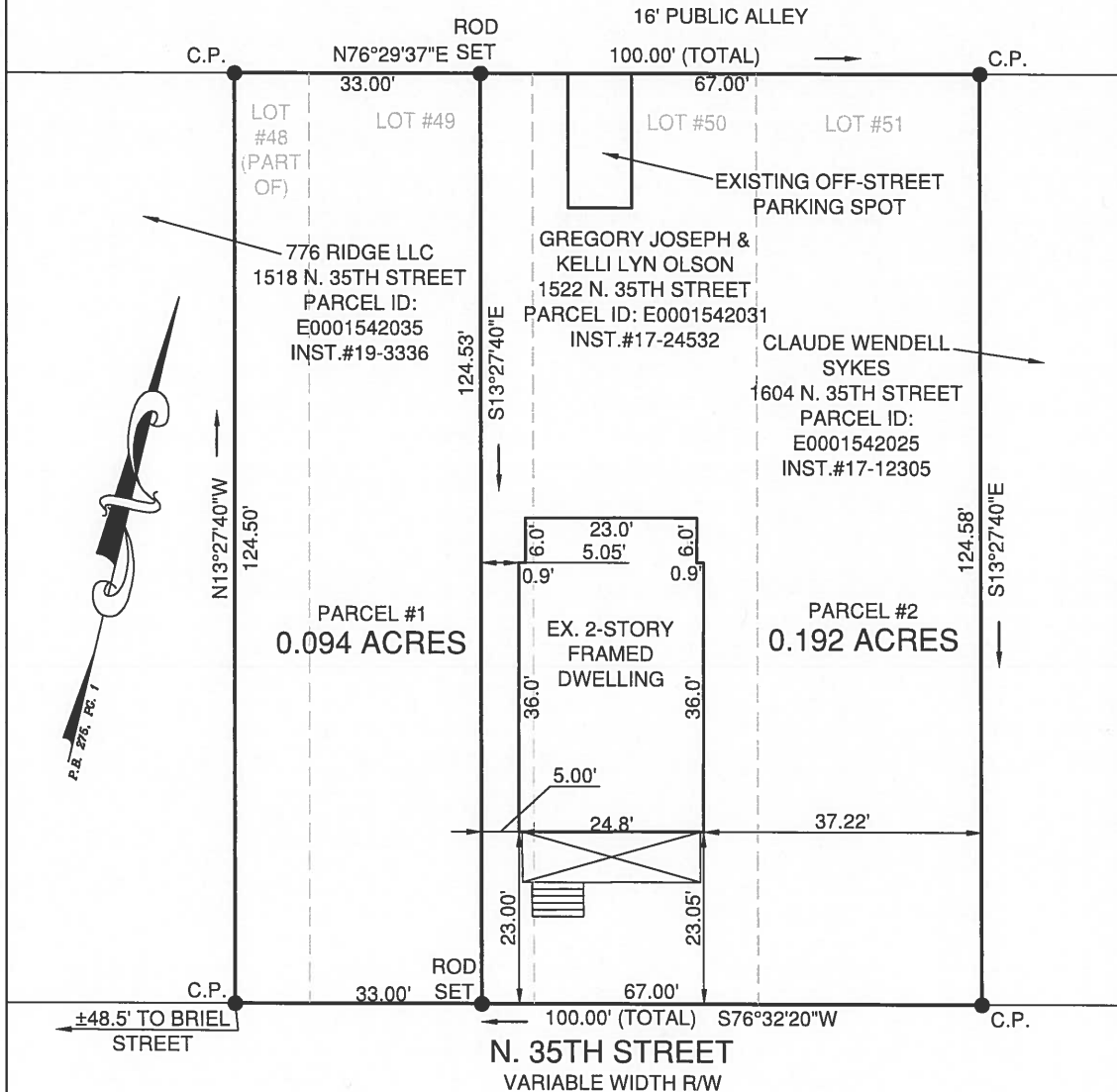
(Revised: 4/28/16)

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL # 5101290042D, EFFECTIVE DATE APRIL 2, 2009.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.

REFERENCE PLAT: SURVEY AND PLAT OF THE EASTERN 10' OF LOT 48 AND LOTS 49, 50, 51 OF A PLAT BY JOHN W. TURNER, DATED DECEMBER 19, 2017 BY EDWARDS, KRETZ, LOHR & ASSOCIATES, PLLC.



**GRAPHIC SCALE**



1 inch = 20 feet

PLAT SHOWING  
PARCEL DIVISION OF  
LOT 48 (PART OF), 49, 50, & 51  
JOHN W. TURNER SUBDIVISION  
FOR  
DYLAN SMITH

CITY OF RICHMOND, VIRGINIA  
DATE: DECEMBER 10, 2021 SCALE: 1"=20'  
LAST REVISED: MAY 4, 2022



consulting engineers, planners, and land surveyors

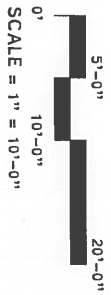
2463 boulevard  
colonial heights, va 23834  
telephone: 804.520.9015  
facsimile: 804.520.9016  
email: cctownes@townespc.com

DRAWN BY: TSG

CHECKED BY:

ATTN: DYLAN SMITH

Rev.	Date	Description
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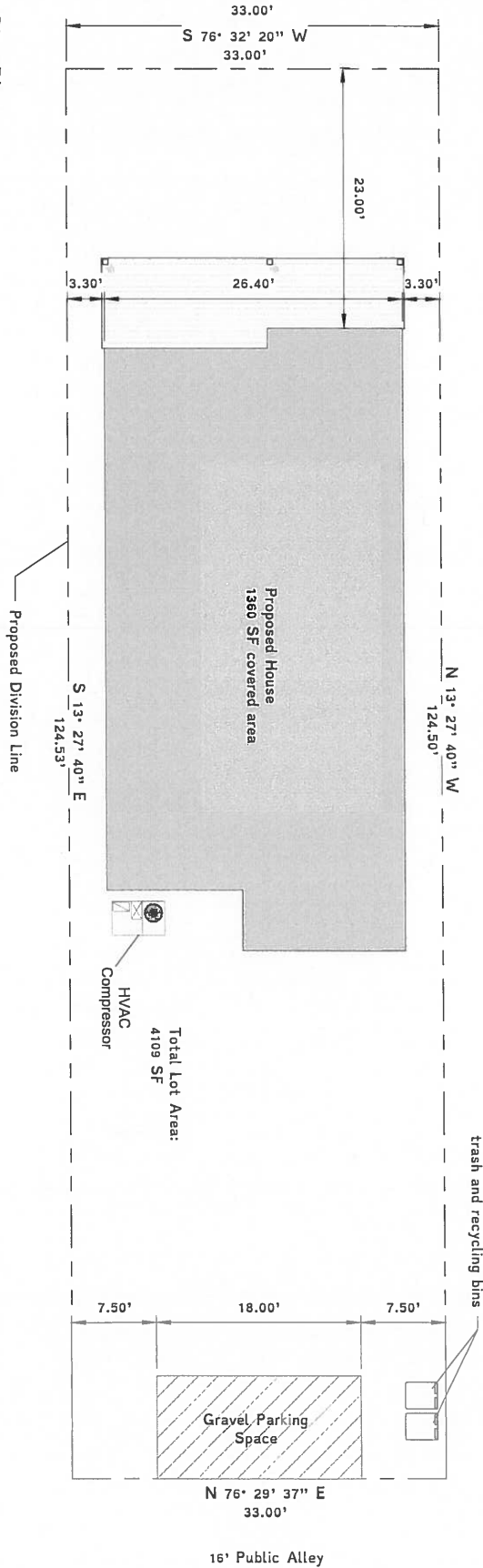
**Obsidian, Inc.**  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589  
obsidianrva@gmail.com

**Site Plan**  
1520 N 35th Street - Building Plans  
Dylan Smith

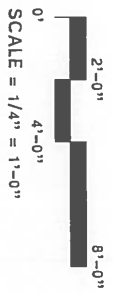
BZA 2



**Site Plan**  
1" = 10'-0"



Rev.	Date	Description
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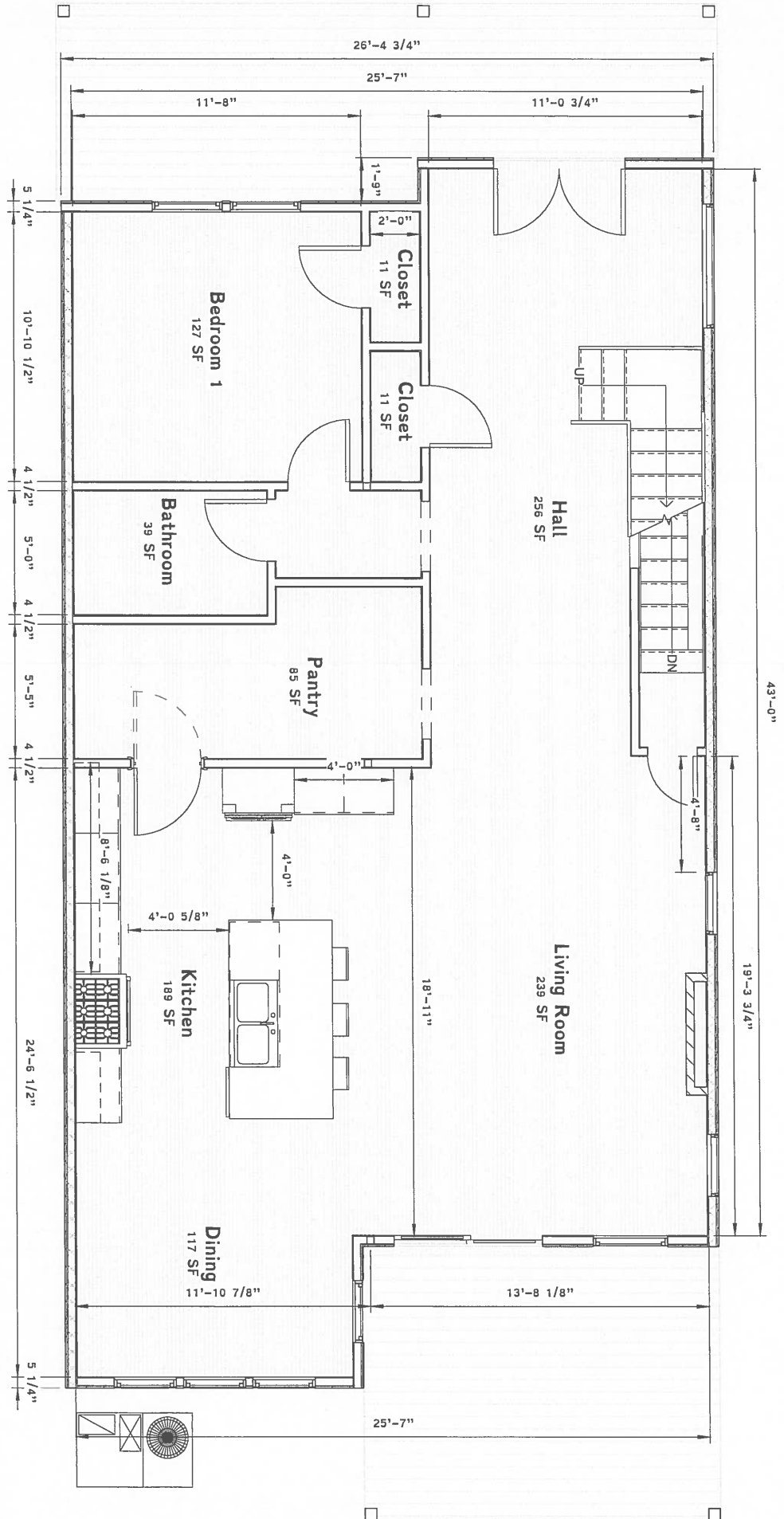


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April 5, 2022

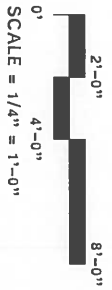
**Proposed First Floor**  
1520 N 35th Street - Building Plans  
Dylan Smith

BZA 3





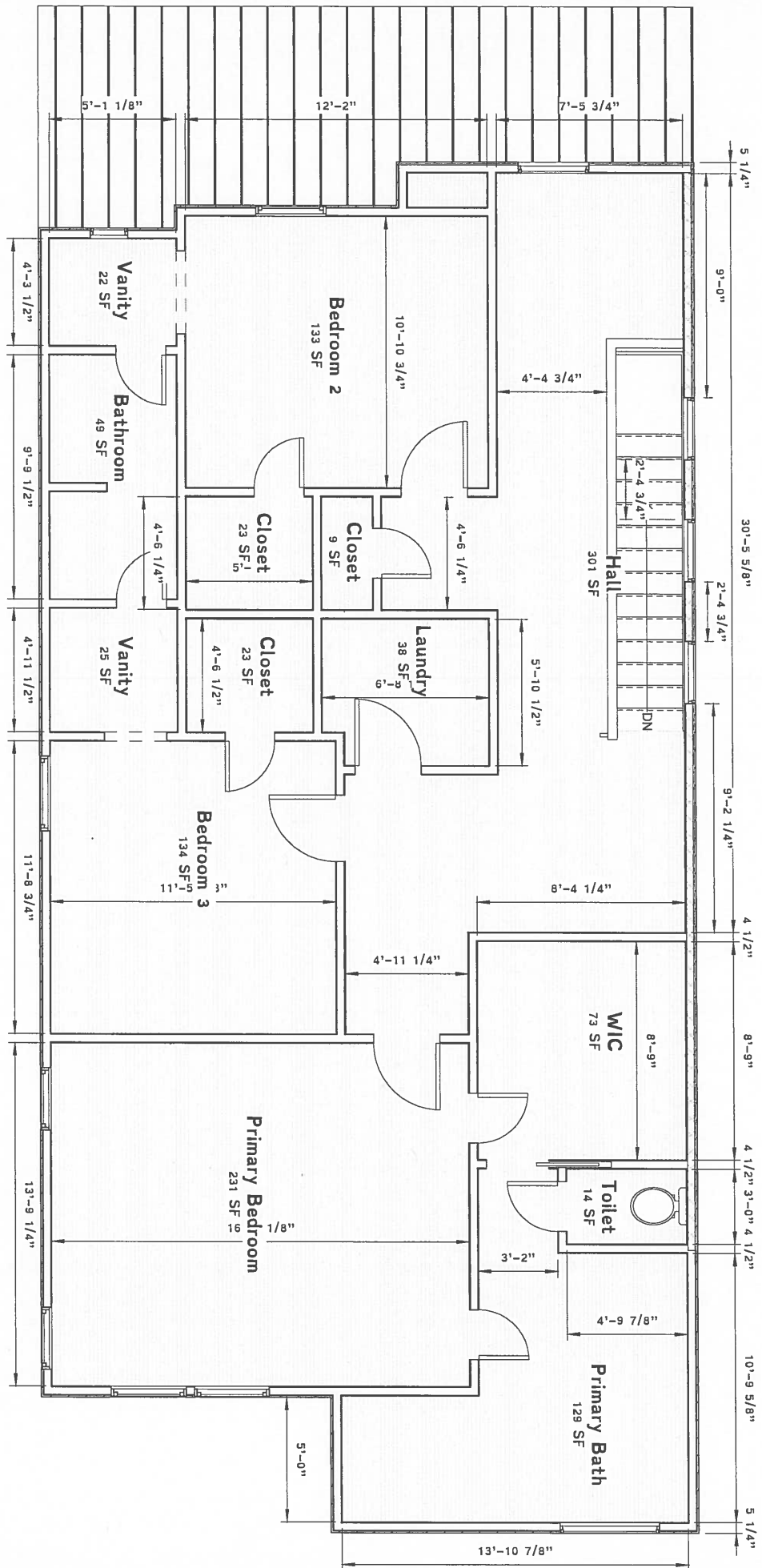
Rev.	Date	Description
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**Obsidian, Inc.**  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589  
obsidianrva@gmail.com

**Proposed Second Floor**  
1520 N 35th Street - Building Plans  
Dylan Smith  
April 5, 2022

BZA 4



Rev.	Date	Description
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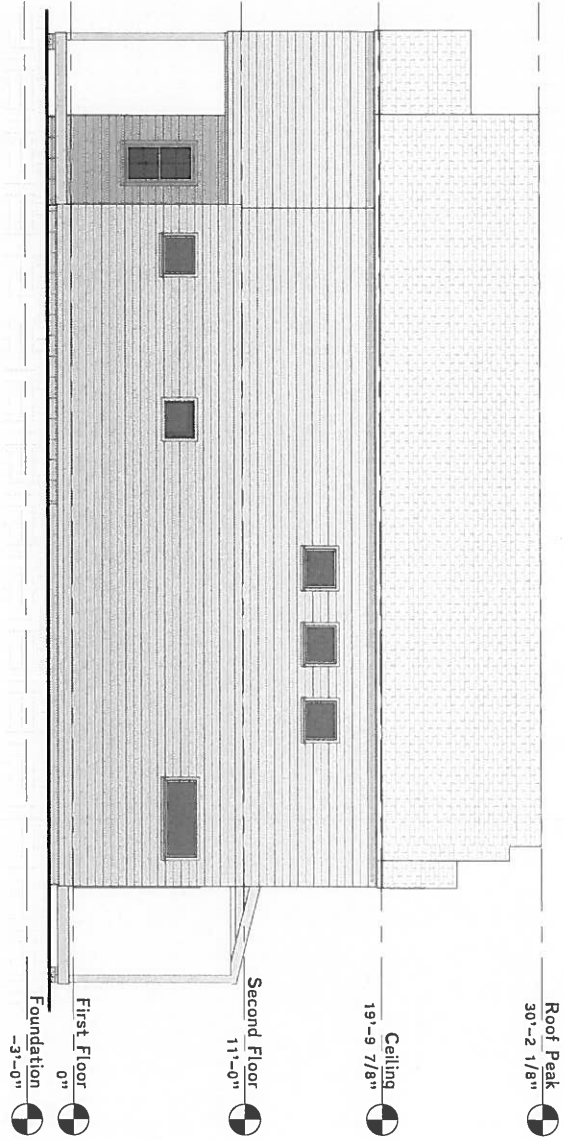
**Obsidian, Inc.**  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589  
obsidianrva@gmail.com

**Elevations 1**  
1520 N 35th Street - Building Plans  
Dylan Smith  
April 5, 2022

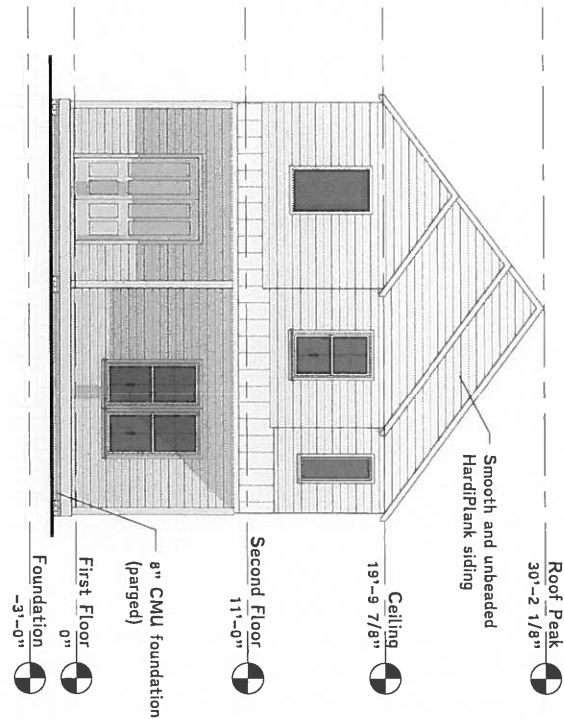
BZA 5



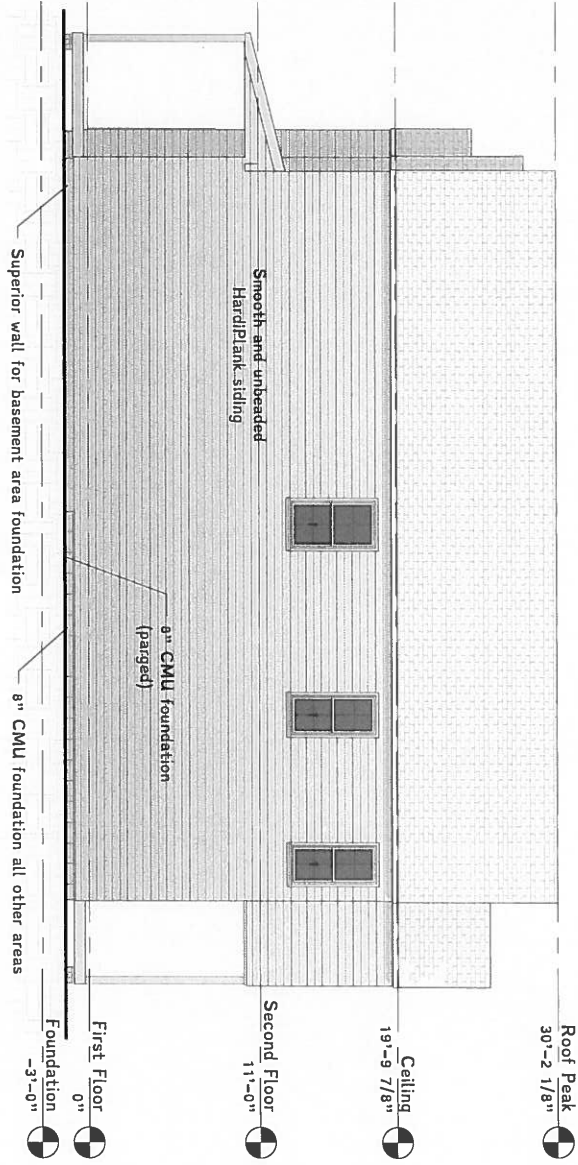
1 Proposed West  
1/8" = 1'-0"



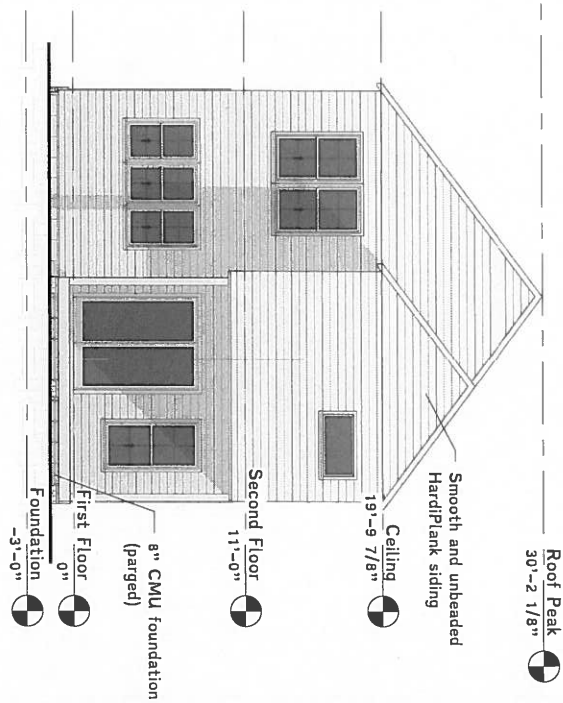
2 Proposed South  
1/8" = 1'-0"



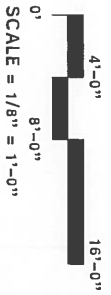
1 Proposed East  
1/8" = 1'-0"



2 Proposed North  
1/8" = 1'-0"



Rev.	Date	Description
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**Obsidian, Inc.**  
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804.647.1589  
obsidianrva@gmail.com

**Elevations 2**  
1520 N 35th Street - Building Plans  
Dylan Smith  
April 5, 2022

BZA 6





## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

January 20, 2022

Greg and Kelli Olson  
1522 North 35th Street  
Richmond, Virginia 23223

**RE: 1522 North 35<sup>th</sup> Street**  
Tax Parcel: E000-1542/031

Greg and Kelli Olson:

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-5 (Single-Family Residential) zoning district. The R-5 District requires a minimum lot area of not less than six thousand square feet (6,000 SF) and a minimum lot width of not less than fifty feet (50') for single-family detached dwellings. According to the City Assessor's records, the subject property has a lot width of one hundred feet (100'), and a lot depth of one hundred twenty four feet (124'), which results in a lot area of 12,400 square feet. The property is currently improved with a single-family detached dwelling.

According to a November 15, 2017, Deed (most current) the parcel has been conveyed as *"All that certain lot or parcel of land with all improvements thereon and appurtenances thereto belonging, known as No. 1522 North 35<sup>th</sup> Street, situated in the City of Richmond, Virginia, and more particularly described as follows: Beginning at a point on the northern line of 35<sup>th</sup> Street, (formerly Dickinson Street) distant thereon 221 feet in a westerly direction from East Richmond road (formerly Mill Avenue); thence running westerly along and fronting on the said northern line of 35<sup>th</sup> Street, 100 feet; thence extending back northwardly, between parallel lines, 124 feet to an alley in the rear 16 feet wide; being Lot Nos 51, 50, 49, and eastern 10 feet of Lot No. 48..."*

As proposed, your intent is to split the existing Tax Parcel retaining the existing single-family dwelling and construct a future single-family detached dwelling on the newly created lot fronting on North 35<sup>th</sup> Street. Based on the information available to me at this time, the tax parcel is deeded as one (1) independent lot and has been since, at least January 14, 1958. It is my determination that the subject lot is **not a buildable lot from the zoning perspective.** The determination is based on the following:

1. The subject property is being used as a side yard for the current dwelling, which includes a paved driveway.
2. The subject property has been consolidated by deed and described as a singular lot.

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. 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.

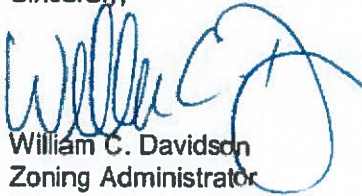
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Upon submittal of specific development plans, including detailed floor plans, for any proposed use(s), this office will evaluate for conformance with all zoning requirements in effect at that time.

**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 Colleen Dang by E-mail at: [Colleen.Dang@richmondgov.com](mailto:Colleen.Dang@richmondgov.com) or by telephone at: (804) 646-6970.

Sincerely,

A handwritten signature in blue ink, appearing to read 'William C. Davidson', is written over the printed name and title.

William C. Davidson  
Zoning Administrator