



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

April 10, 2023

Wesley and Sabrina Dewalt  
3500 Stoney Ridge Road  
Midlothian, Virginia 23112-4580

Joseph F. Yates, Architect  
2501 Monument Avenue, Suite 305  
Richmond, Virginia 23220

To Whom It May Concern:

**RE: BZA 12-2023**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, May 3, 2023 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 building permit to construct a single-family (detached) dwelling at 3318 N STREET (Tax Parcel Number E000-0880/008), 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 **985 292 831#**. 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 2023 drop-down, click meeting details for May 3, 2023 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 12-2023  
Page 2  
April 10, 2023

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 letters of the first and last names being capitalized and prominent.

Roy W. Benbow, Secretary  
Phone: (804) 240-2124  
E-mail: [Roy.Benbow@rva.gov](mailto: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.

Abdul Hamid Gloria S  
818 Chimborazo Blvd  
Richmond, VA 23223

Aldridge Delores A & Weaver Ralph E  
817 Chimborazo Boulevard  
Richmond, VA 23223

Basinger Leslie Booth  
3314 N Street  
Richmond, VA 23220

Belcher Jonathan And Edwards  
Adrienne  
813.5 North 33rd St  
Richmond, VA 23223

Bentley Brandon Keith And Hanggi  
Kathleen M  
722 Chimborazo Blvd  
Richmond, VA 23223

Burrus Troy And Mary Stonaker  
815 N 33rd St  
Richmond, VA 23223

Cameron Johnnie L Jr Trust And Virginia  
C Cameron Trust  
4900 St Barnabas Rd  
Temple Hill, MD 20748

Cao Minh  
P.o. Box 1644  
Midlothian, VA 23113

Crewe Charlotte Hewlett  
803 N 33rd Street  
Richmond, VA 23223

Davies Theodore R  
125 Alta Haciendas Rd  
Orinda, CA 23185

Dietz Erika J  
805 Chimborazo Blvd  
Richmond, VA 23223

Dodson Krista L And Gregory A  
819 Chimborazo Blvd  
Richmond, VA 23223

Gillis Janine M  
716 Chimborazo Blvd  
Richmond, VA 23223

Kolbe Michael And Sarah  
821 Chimborazo Blvd  
Richmond, VA 23223

Liles Chris P  
3127 Griffin Ave  
Richmond, VA 23222

Nelms Wesley And Michelle Family  
Trust Co Trustees  
9337 Guenevere Pl  
Mechanicsville, VA 23116

Orourke Ryan James And Sager Maggie  
Saxe  
813 N 33rd St  
Richmond, VA 23223

Parker Timothy And Rossi Leigh  
803 Chimborazo Blvd  
Richmond, VA 23223

Pitts Nakiya S  
801 Chimborazo Blvd  
Richmond, VA 23223

Pole John Jeffrey And Sarah Elizabeth  
720 Chimborazo Blvd  
Richmond, VA 23223

Ponce Hernandez Julieta G  
823 Chimborazo Blvd  
Richmond, VA 23223

Rva Family Homes Llc  
2320 Moseley Rd  
Moseley, VA 23120

Semere Temesgen  
4909 Van Walbeek Pl  
Annandale, VA 22003

Simpson Edward L Jr  
7906 Tamarind Dr  
Richmond, VA 23227

Tattershall Holdings Llc  
101 Poe St #31  
Richmond, VA 23222

The Maggie Walker Community Land  
Trust  
203 N Robinson St  
Richmond, VA 23230

Thomas Richmond Properties Llc  
75 Mill Trace Rd  
Martinsville, VA 24112

Tolliver Antoine L  
810 Chimborazo Blvd  
Richmond, VA 23223

Tuck Paul Justin And Amanda Michelle  
Kurtz Tuck  
817 North 33rd St  
Richmond, VA 23223

Tucker Warren G  
816 Chimborazo Blvd  
Richmond, VA 23223

Williams Faith R  
814 Chimborazo Blvd  
Richmond, VA 23223

**Property: 3318 N St Parcel ID: E0000880008****Parcel**

**Street Address:** 3318 N St Richmond, VA 23223-  
**Owner:** DEWALT WESLEY AND SABRINA  
**Mailing Address:** 6606 DEER GAP CT, ALEXANDRIA, VA 22310  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 342 - Oakwood  
**Property Class:** 101 - R Single Family Vacant (R1-R7)  
**Zoning District:** R-5 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2023  
**Land Value:** \$85,000  
**Improvement Value:**  
**Total Value:** \$85,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 4320  
**Acreage:** 0.099  
**Property Description 1:** 0036.00X0120.00 0000.000  
**State Plane Coords( ?):** X= 11800011.091383 Y= 3718843.663086  
**Latitude:** 37.53124367 , **Longitude:** -77.40652881

**Description**

**Land Type:** Residential Lot B  
**Topology:**  
**Front Size:** 36  
**Rear Size:** 120  
**Parcel Square Feet:** 4320  
**Acreage:** 0.099  
**Property Description 1:** 0036.00X0120.00 0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11800011.091383 Y= 3718843.663086  
**Latitude:** 37.53124367 , **Longitude:** -77.40652881

**Other**

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

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2023	\$85,000	\$0	\$85,000	Reassessment
2022	\$65,000	\$0	\$65,000	Reassessment
2021	\$55,000	\$0	\$55,000	Reassessment
2020	\$55,000	\$0	\$55,000	Reassessment
2019	\$45,000	\$0	\$45,000	Reassessment
2018	\$35,000	\$0	\$35,000	Reassessment
2017	\$35,000	\$0	\$35,000	Reassessment
2016	\$35,000	\$0	\$35,000	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	\$11,900	\$0	\$11,900	Reassessment
2005	\$7,500	\$0	\$7,500	Reassessment
2004	\$6,300	\$0	\$6,300	Reassessment
2003	\$6,300	\$0	\$6,300	Reassessment
2002	\$6,200	\$0	\$6,200	Reassessment
1998	\$6,000	\$0	\$6,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/01/2021	\$70,000	SEMERE GENET	ID2021-5786	1 - VALID SALE-Asmnt/Sale Desc Doesn't Match
07/13/2018	\$46,000	BROOKS JOHN T & MARY A	ID2018-14310	2 - INVALID SALE-Sale Includes Multiple Parcels

**Planning**

**Master Plan Future Land Use:** NH-MU  
**Zoning District:** R-5 - Residential (Single Family)  
**Planning District:** East  
**Traffic Zone:** 1064  
**City Neighborhood Code:** CHBZ  
**City Neighborhood Name:** Chimborazo  
**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	3015	0209003	020900
1990	307	0209003	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:** 110A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 7  
**Voter Precinct:** 705  
**State House District:** 79  
**State Senate District:** 14  
**Congressional District:** 4

**Property Images**

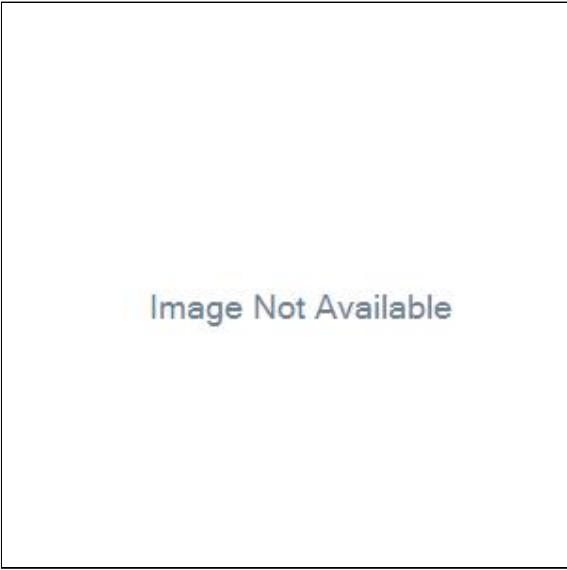
Name:E0000880008 Desc:

[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:** Wesley and Sabrina Dewalt **PHONE: (Home)** ( ) **(Mobile)** (804) 241-0642  
**ADDRESS** 3500 Stoney Ridge Road **FAX:** ( ) **(Work)** ( )  
Midlothian, Virginia 23112-4580 **E-mail Address:** wesdewalt@gmail.com

## PROPERTY OWNER'S

**REPRESENTATIVE:** Joseph F. Yates, Architect **PHONE: (Home)** ( ) **(Mobile)** (804) 839-3747  
**(Name/Address)** 2501 Monument Avenue, Suite 305 **FAX:** ( ) **(Work)** ( )  
Richmond, Virginia 23220 **E-mail Address:** joe@jfyarchitects.com  
Attn: Joe Yates

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

**PROPERTY ADDRESS (ES)** 3318 N Street  
**TYPE 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 a new single-family detached dwelling.  
**TAX PARCEL NUMBER(S):** E000-0880/008 **ZONING DISTRICT:** R-5 (Single-Family Residential)  
**REQUEST DISAPPROVED FOR THE REASON THAT:** The front yard (setback) requirement is not met. A nonconforming front yard of 19.21 feet, as established by 810 Chimborazo Boulevard is required; 7.45 feet is proposed.  
**DATE REQUEST DISAPPROVED:** March 20, 2023 **FEE WAIVER:** YES ☐ NO: ☒  
**DATE FILED:** March 17, 2023 **TIME FILED:** 9:30 a.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-126882-2023  
**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) (1) 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: 3/27/23

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

CASE NUMBER: BZA 12-2023 HEARING DATE: May 3, 2023 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 12-2023  
150' Buffer

APPLICANT(S): Wesley and Sabrina Dewalt

PREMISES: 3318 N Street  
(Tax Parcel Number E000-0880/008)

SUBJECT: A building permit to construct 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 (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 (804-646-6340/6701). 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 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 \$175.00 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 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.

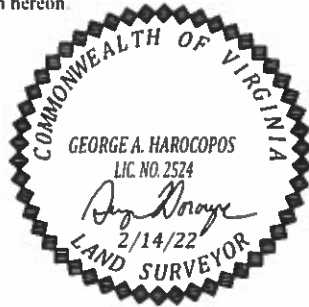
Acknowledgement of Receipt by Applicant or Authorized Agent:

Revised: November 4, 2020

This is to certify that on 2/14/2022  
I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS  
TO BE IN FEMA FLOOD ZONE  
X AS SHOWN ON HUD  
COMMUNITY PANEL NUMBERS  
5101290041E

NOTE:  
This survey has been prepared without  
the benefit of a title report and does  
not therefore necessarily indicate all  
encumbrances on the property.

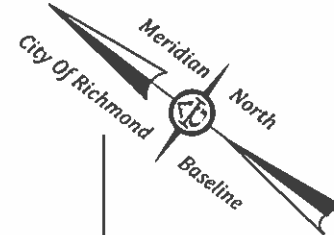


Subject Property Details

**E0000880008**

4320.00 Sq. Feet  
0.099 Acres

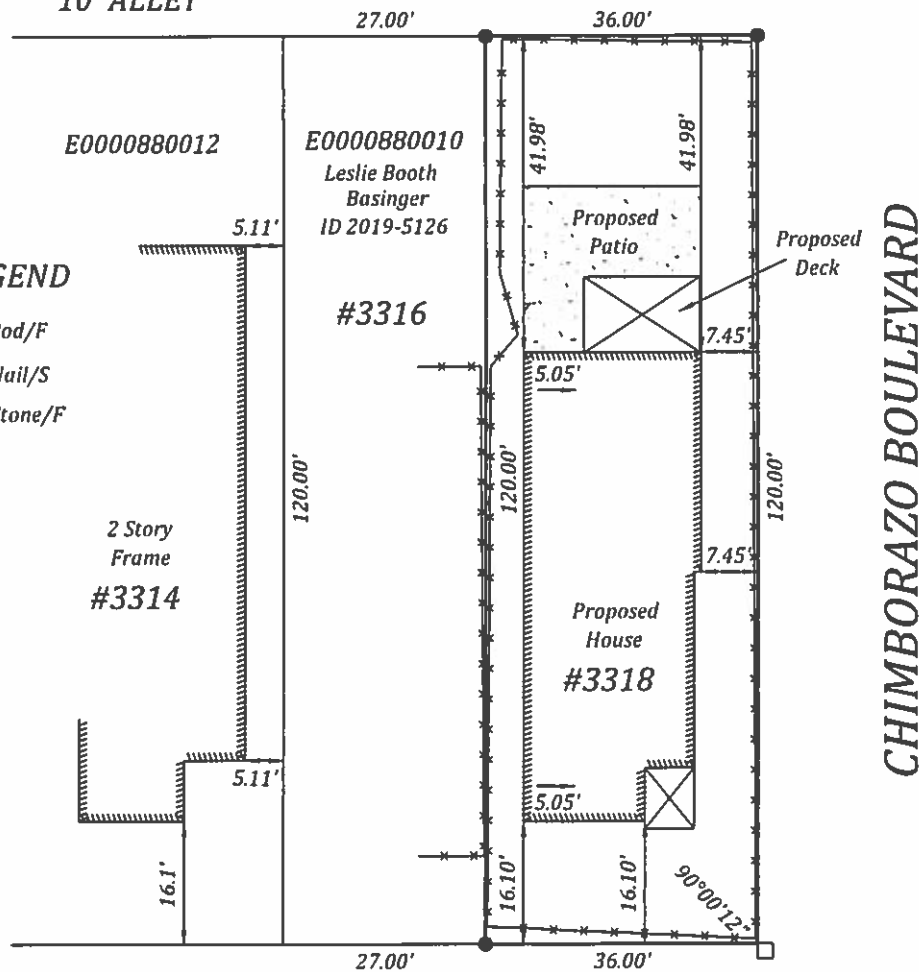
2 Story  
Aluminium  
#810



10' ALLEY

**LEGEND**

- Rod/F
- ⊙ Nail/S
- Stone/F



**"N" STREET**

SURVEY OF  
LOT AND IMPROVEMENTS THEREON LOCATED AT

**#3318 "N" STREET**

RICHMOND, VIRGINIA

IN 50323

A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E MILLRIDGE PKWY SUITE 200 MIDLOTHIAN VA 23112

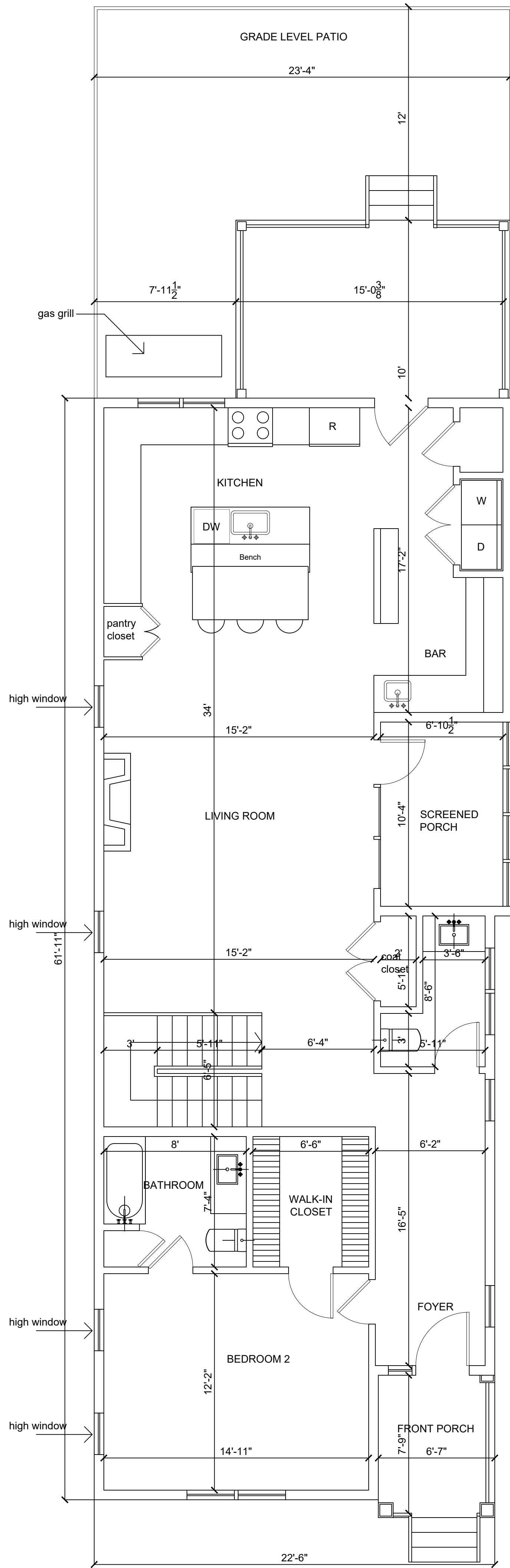
Office #04 744 2630 FAX #04 744 2632

E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=20' Date 2/14/22 Drawn by GAH

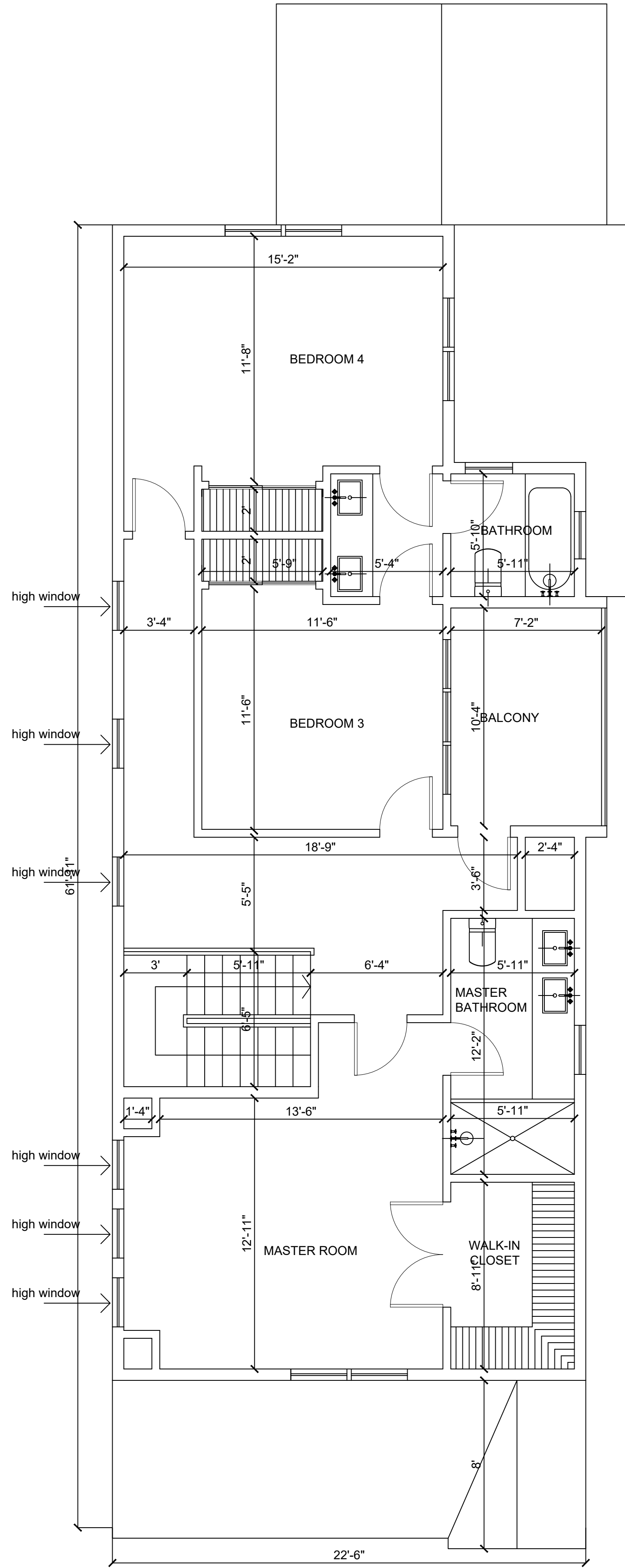
NOTE: PLAT PREPARED FOR THE EXCLUSIVE  
USE OF THE CONVEYANCE TO  
WESLEY & SABRINA DEWALT

C:\Users\Staff\Desktop\PROJECTS\STATION 3 - PROJECTS\2021-27 3318 N Street - A1-3-28-23 A1-A2 3318 N Street 6.dwg, A1 Plan, 3/29/2023 8:00:12 AM



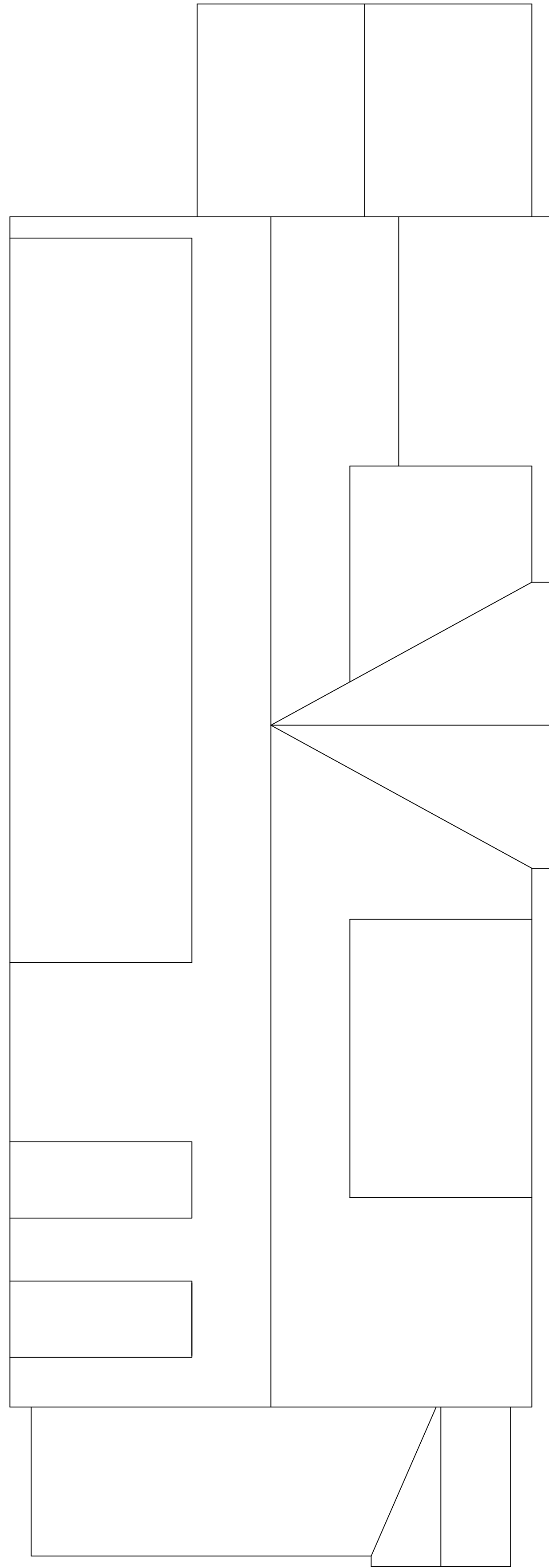
FIRST FLOOR PLAN - PROPOSED

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



SECOND FLOOR PLAN - PROPOSED

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



ROOF PLAN - PROPOSED

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

PROGRESS PRINT - NOT FOR CONSTRUCTION



Set Date:  
SEP 09, 2022  
Revisions:

Project No.:  
2021-27

Drawing No.:

A1

NEW HOUSE 3318 N STREET

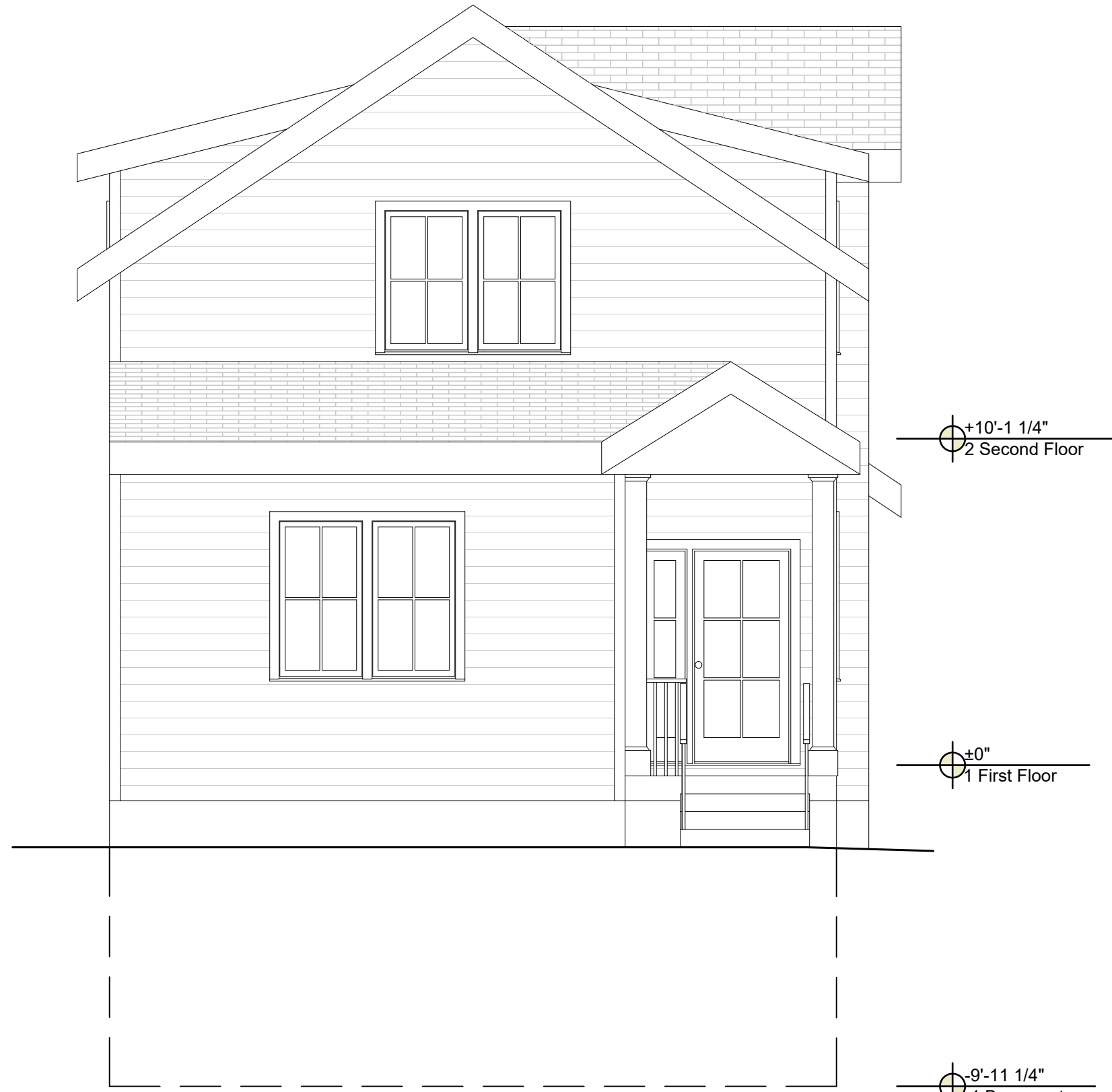
3318 N STREET  
RICHMOND 23223



C:\Users\Staff\Desktop\PROJECTS\STATION 3 - PROJECTS\2021-27 3318 N Street - A1-28-23 A1-A2 3318 N Street 6.dwg, A2 Elev. 3/28/2023 8:16:01 AM



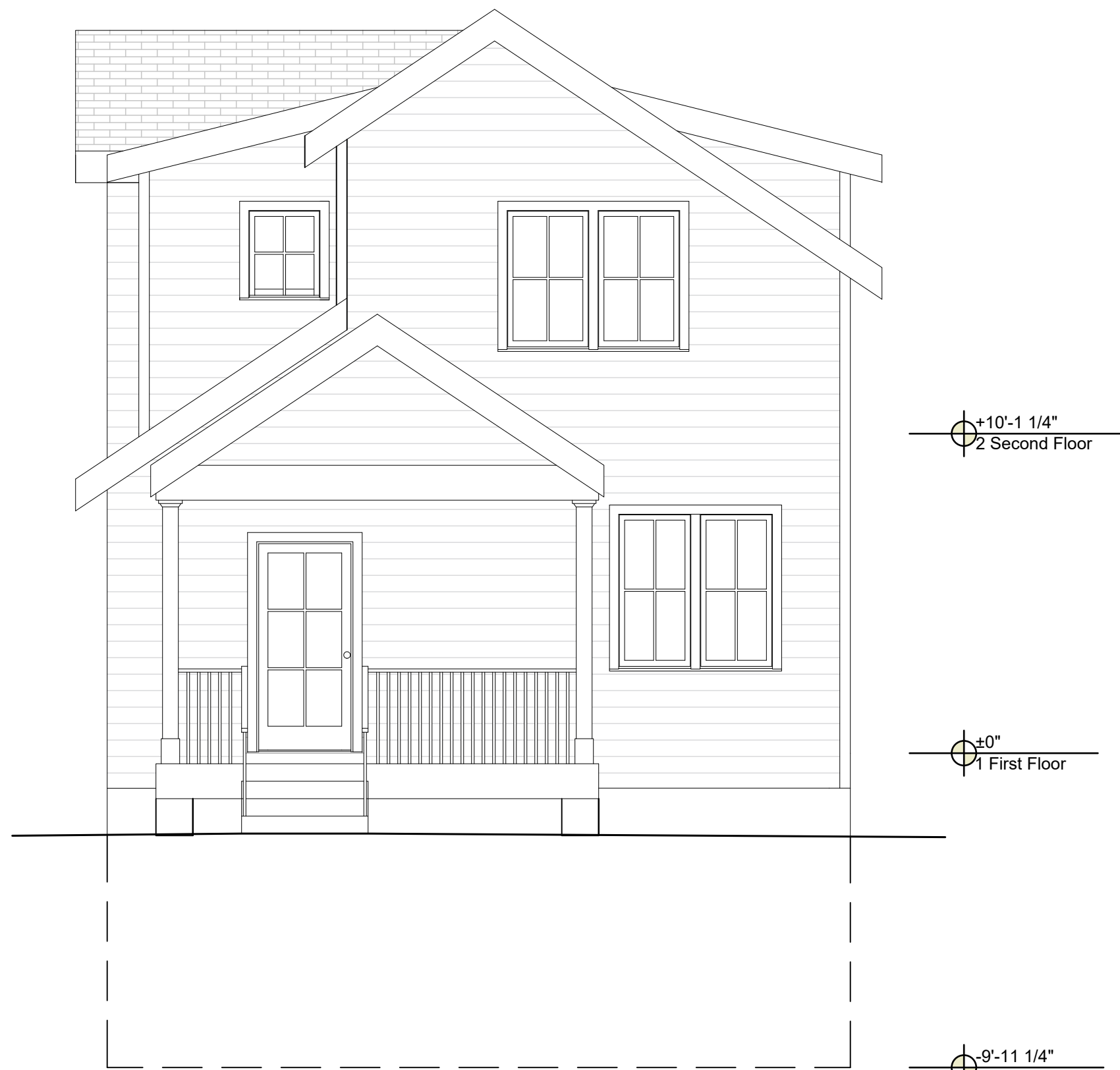
SIDE ELEVATION - A - PROPOSED  
Scale: 1/4" = 1'-0"



FRONT ELEVATION - PROPOSED  
Scale: 1/4" = 1'-0"



SIDE ELEVATION - B - PROPOSED  
Scale: 1/4" = 1'-0"



BACK ELEVATION - PROPOSED  
Scale: 1/4" = 1'-0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

NEW HOUSE 3318 N STREET

3318 N STREET  
RICHMOND 23223

Joseph F. Yates

ARCHITECTS

804-839-3747

joe@jfyarchitects.com

Set Date:  
SEP 09, 2022  
Revisions:

Project No.:  
2021-27

Drawing No.:

A2



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

August 28, 2018

Genet Semere  
812 Chimborazo Boulevard  
Richmond, VA 23223

RE: 3316-18 N Street  
Tax Parcel(s): E000-0880/010, E000-0880/008

Dear Mr. Semere,

Thank you for your Zoning Confirmation Letter (ZCL) request for the above-referenced properties. In response to your request, please be advised of the following:

The subject properties are conveyed as two independent lots of record and are located in the City's R-5 (Single-Family Residential) district. Both parcels are currently vacant lots. Although there is no evidence that indicates that the property known as 3318 N Street was ever improved with a principal use, our office did find that a single-family detached dwelling was originally located on the property designated as 3316 N Street; this structure was demolished circa 2010. A survey attached to this letter requests indicates that an accessory structure in the form of a greenhouse was located on both properties on May 17, 2018; however, a site inspection on August 21, 2018 did not find such structure. Further correspondence has indicated that this structure was illegally built by an adjacent property owner and has since been removed.

The R-5 district requires a minimum lot width of not less than 50 feet and a minimum lot area of not less than 6,000 square feet and for single-family detached dwellings. The property designated as 3316 N Street has a lot width of 27 feet and a total lot area of 3,240 square feet; the property designated as 3318 N Street has a lot width of 36 feet and a total lot area of 4,320 square feet. Although the lot width and area requirements are not met, our research has concluded that the properties have remained in the same configurations since at least 1925, before the establishment of the City's Zoning Ordinance. As such, the properties have been deemed to be separate buildable lots of record suitable for the construction of single-family detached dwellings, provided that the dwellings meet the following R-5 requirements:

- 1) *Front yard.* There shall be a front yard with a depth of not less than 25 feet or as determined by adjacent building setbacks (Sec 30-630.2). *(Be advised, the property designated as 3318 N Street is a corner lot with two front yards.)*
- 2) *Side yards.* There shall be side yards of not less than three feet (3') in width (as the lot has a substandard width).
- 3) *Rear yard.* There shall be a rear yard with a depth of not less than five feet (5').



- 4) *Lot coverage.* Lot coverage shall not exceed 35 percent of the area of the lot.
- 5) *Height.* No building or structure shall exceed 35 feet in height. No accessory building or structure shall exceed 20 feet in height.
- 6) *Parking.* One (1) off-street parking space is required.

The properties are not subject to a conditional use permit, special use permit, variance, special exception, or other authorization or approval.

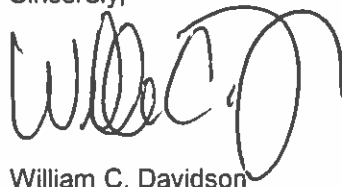
The properties are not subject to any proffered conditions or other special limitations imposed by the City of Richmond in connection with the zoning and rezoning of the properties except as set forth in the Zoning Ordinance.

To the best of my knowledge, there are no outstanding zoning violations on the subject properties and there are no pending administrative, legislative, or judicial proceedings which would adversely affect the status of the current zoning in any manner. Please be advised that this office does not issue opinions with respect to compliance with building codes, fire codes or other health and safety regulations that may pertain. For building code issues, contact Ray Abbasi, Operations Manager at 646-7483. For fire and safety questions, contact Fire and Emergency Services at 646-6640.

**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 and fifty dollars (\$250.00).**

I hope this information is sufficient. Should you have any questions or additional concerns, please contact Adam W. Chappell, Zoning Officer, at (804)-646-4088 or at: [Adam.Chappell@Richmondgov.com](mailto:Adam.Chappell@Richmondgov.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'William C. Davidson', with a large, stylized flourish at the end.

William C. Davidson  
Zoning Administrator

## **Duckhardt, David F. - PDR**

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**From:** Epps, Adrian C. - DPW  
**Sent:** Wednesday, March 22, 2023 7:56 AM  
**To:** Duckhardt, David F. - PDR  
**Subject:** RE: 3318 N Street

That 10 ft alley is likely to remain a paper alley. Also no a driveway of Chimborazo would not be permitted. There is even a bus stop right there where they'd put it.

**From:** Duckhardt, David F. - PDR  
**Sent:** Wednesday, March 22, 2023 7:50 AM  
**To:** Epps, Adrian C. - DPW <Adrian.Epps@rva.gov>  
**Subject:** 3318 N Street

Good morning Adrian,

What are your thoughts on whether or not the City would ever make improvements to this 10' alley behind the subject property (see attached survey). From an engineering standpoint having a driveway off Chimborazo Blvd. is not reality, correct?

Thank you in advance for your input...

Have a nice Wednesday!

David  
Zoning Administration  
City of Richmond