



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

May 12, 2023

Capital City Property Management LLC
9503 Fordson Road
Henrico, Virginia 23229
Attn: Slavy Ivanov

To Whom It May Concern:

RE: BZA 16-2023

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, June 7, 2023 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 permit to construct a new single-family (detached) dwelling at 2011 3rd AVENUE (Tax Parcel Number N000-0505/016), located in an R-6 (Single-Family Attached 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 **656 471 671#**. 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 June 7, 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 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 16-2023
Page 2
May 12, 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 each word being capitalized and 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.

331 Properties Llc
5117 Old Forester Ln
Glen Allen, VA23060

Avalos Felipe E
7411 Loisdale Rd
Springdale, VA22150

Bragg John S
2022 3rd Avenue
Richmond, VA23222

Ccr3 Holdings Llc
11 S 12th St #115
Richmond, VA23219

City Of Richmond Recreation & Parks
1209 Admiral St
Richmond, VA23220

Covington Michel R
2006 4th Ave
Richmond, VA23222

Creech Keilan M
2002 3rd Ave
Richmond, VA23222

Fortune Darryl Erwin Jr And Hink
Kirsten Elizabeth
2103 3rd Ave
Richmond, VA23222

Grochowiak Caitlin A
2009 3rd Ave
Richmond, VA23222

Hands Up Ministries
Po Box 1073
Glen Allen, VA23060

Hinnant Ivan Darryl
2007 3rd Ave
Richmond, VA23222

Jones Waahida J
2010 3rd Avenue
Richmond, VA23222

Murray Benjamin T Jr & Alease R
2008 Third Ave
Richmond, VA23222

Patton Pamela Lee
2012 4th Ave
Richmond, VA23222

Peters Evan D And Laura D
2006 3rd Ave
Richmond, VA23222

Phillips Viola & Willie V
2014 Fourth Ave
Richmond, VA23222

Pryor Alvin L And Druzelle Y
2100 3rd Ave
Richmond, VA23222

Ruffin Albert And Ruby L
4908 Laurie Lane
Richmond, VA23223

Russell Jovon
2012 Third Ave
Richmond, VA23222

Sc Maryland Ave Llc
3420 Pump Rd #148
Richmond, VA23233

Sineath Matthew Scott And Mayfield
Cynthia Jane
2004 3rd Ave
Richmond, VA23222

Stipe Daniel W And Julie H
2005 3rd Ave
Richmond, VA23222

Property: 2011 3rd Ave Parcel ID: N0000505016**Parcel**

Street Address: 2011 3rd Ave Richmond, VA 23222-
Owner: CAPITAL CITY PROPERTY MANAGEMENT LLC
Mailing Address: 9503 FORDSON RD, HENRICO, VA 23229
Subdivision Name : CHESTNUT HILL
Parent Parcel ID:
Assessment Area: 312 - Chestnut Hills
Property Class: 120 - R Two Story
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2023
Land Value: \$78,000
Improvement Value: \$109,000
Total Value: \$187,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 8400
Acreage: 0.193
Property Description 1: CHESTNUT HILL L8PTS7&9 B19
Property Description 2: 0060.00X0140.00 0000.193 AC
State Plane Coords(?): X= 11794925.053983 Y= 3729444.110717
Latitude: 37.56060435 , **Longitude:** -77.42371939

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 60
Rear Size: 140
Parcel Square Feet: 8400
Acreage: 0.193
Property Description 1: CHESTNUT HILL L8PTS7&9 B19
Property Description 2: 0060.00X0140.00 0000.193 AC
Subdivision Name : CHESTNUT HILL
State Plane Coords(?): X= 11794925.053983 Y= 3729444.110717
Latitude: 37.56060435 , **Longitude:** -77.42371939

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2023	\$78,000	\$109,000	\$187,000	Reassessment
2022	\$47,000	\$84,000	\$131,000	Reassessment
2021	\$36,000	\$83,000	\$119,000	Reassessment
2020	\$36,000	\$81,000	\$117,000	Reassessment
2019	\$27,000	\$74,000	\$101,000	Reassessment
2018	\$27,000	\$71,000	\$98,000	Reassessment
2017	\$25,000	\$71,000	\$96,000	Reassessment
2016	\$25,000	\$68,000	\$93,000	Reassessment
2015	\$25,000	\$68,000	\$93,000	Reassessment
2014	\$25,000	\$71,000	\$96,000	Reassessment
2013	\$25,000	\$71,000	\$96,000	Reassessment
2012	\$25,000	\$75,000	\$100,000	Reassessment
2011	\$25,000	\$81,000	\$106,000	CarryOver
2010	\$25,000	\$81,000	\$106,000	Reassessment
2009	\$25,300	\$101,700	\$127,000	Reassessment
2008	\$25,300	\$89,800	\$115,100	Reassessment
2007	\$23,000	\$89,800	\$112,800	Reassessment
2006	\$19,300	\$89,800	\$109,100	Reassessment
2005	\$11,900	\$67,500	\$79,400	Reassessment
2004	\$9,000	\$42,300	\$51,300	Reassessment
2003	\$8,500	\$39,900	\$48,400	Reassessment
2002	\$8,300	\$39,100	\$47,400	Reassessment
2001	\$9,080	\$42,960	\$52,040	Reassessment
2000	\$7,500	\$35,500	\$43,000	Reassessment
1998	\$7,500	\$34,500	\$42,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
07/08/2022	\$205,000	HINNANT IVAN D	ID2022-16043	1 - VALID SALE-Valid, Use in Ratio Analysis
06/07/2018	\$120,000	ROLLISON RICHARD WINSTON	ID2018-11430	1 - VALID SALE-Sale Includes Multiple Parcels
02/16/2017	\$0	ROLLISON WINSTON R JR	IW2017-112	2 - INVALID SALE-Relation Between Buyer/Seller
02/09/1988	\$0	Not Available	00156-0445	
10/27/1978	\$29,000	Not Available	000744-00291	
10/21/1970	\$17,500	Not Available	000666-D00077	

Planning

Master Plan Future Land Use: R
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: North
Traffic Zone: 1025
City Neighborhood Code: HPST
City Neighborhood Name: Highland Park Southern Tip
Civic Code:
Civic Association Name:
Subdivision Name: CHESTNUT HILL
City Old and Historic District:
National historic District: Chestnut Hill-Plateau
Neighborhoods in Bloom: Highland Park Southern Tip
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	4014	0109004	010900
1990	407	0109004	010900

Schools

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

Public Safety

Police Precinct: 4
Police Sector: 411
Fire District: 15
Dispatch Zone: 093B

Public Works Schedules

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

Government Districts

Council District: 6
Voter Precinct: 604
State House District: 79
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1924
Stories: 2
Units: 0
Number Of Rooms: 9
Number Of Bed Rooms: 3
Number Of Full Baths: 2
Number Of Half Baths: 0
Condition: poor for age
Foundation Type: Full Bsmt
1st Predominant Exterior: Alum/Vinyl
2nd Predominant Exterior: N/A
Roof Style: Hip
Roof Material: Asphalt shingles
Interior Wall: Plaster
Floor Finish: Softwood-standard
Heating Type: Hot water or steam
Central Air: N
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Carport, Residential Detached Garage

Extension 1 Dimensions

Finished Living Area: 1421 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 735 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 168 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 426 Sqft
Deck: 0 Sqft

Property Images

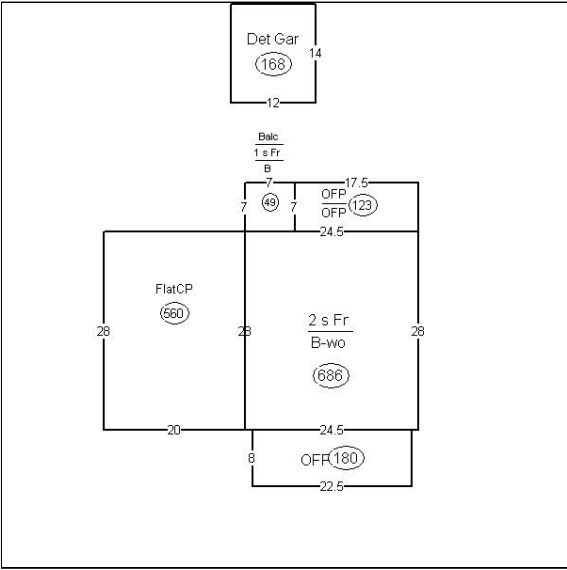
Name:N0000505016 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:N0000505016 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: Capital City Property Management LLC **PHONE: (Home) () () () () () (Mobile) (804) 497-0683**
ADDRESS 9503 Fordson Road **FAX: () () () () () (Work) () ()**
Henrico, Virginia 23229 **E-mail Address: ccpm.virginia@gmail.com**
Attn: Slavy Ivanov

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) 2011 3rd 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 a building permit to construct a new single-family detached dwelling.
TAX PARCEL NUMBER(S): N000-0505/016 **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 8,400.0 square feet and a lot width of sixty feet (60') currently exists; lot areas of 4,256.01 square feet (#2011) and 4,143.99 square feet (#2011 1/2) and lot widths of 30.32 feet (#2011) and 29.52 feet (#2011 1/2) are proposed.

DATE REQUEST DISAPPROVED: April 13, 2023 **FEE WAIVER: YES ☐ NO: ☒**
DATE FILED: April 13, 2023 **TIME FILED:** 2:00 p.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-128487-2023
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:** 04/26/23

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

CASE NUMBER: BZA 16-2023 **HEARING DATE:** June 7, 2023 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 16-2023
150' Buffer

APPLICANT(S): Capital City Property Management LLC

PREMISES: 2011 3rd Avenue
(Tax Parcel Number N000-0505/016)

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.



0 50 100 200 300 400 Feet



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: _____ 

Scale 1"=20' Date 01/17/23 Drawn by GAH

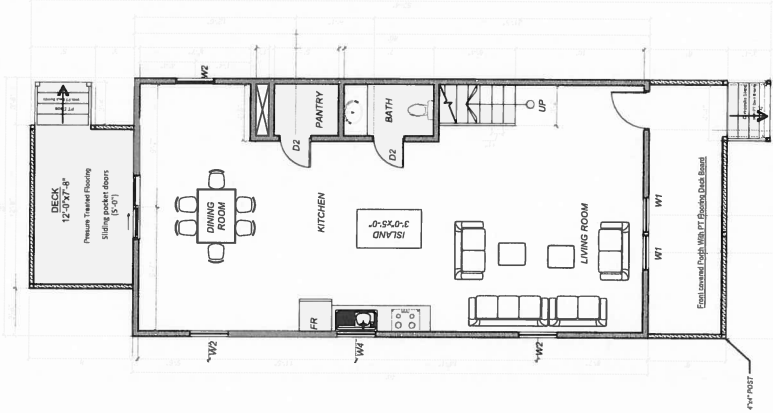
Scale 1"=20' Date 01/17/23 Drawn by GAH

Rev	Date	Description
0	08/18/2015	Initial Set
1	08/18/2015	Revised Set
2	08/18/2015	Revised Set
3	08/18/2015	Revised Set
4	08/18/2015	Revised Set
5	08/18/2015	Revised Set
6	08/18/2015	Revised Set
7	08/18/2015	Revised Set
8	08/18/2015	Revised Set
9	08/18/2015	Revised Set
10	08/18/2015	Revised Set
11	08/18/2015	Revised Set
12	08/18/2015	Revised Set
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18	08/18/2015	Revised Set
19	08/18/2015	Revised Set
20	08/18/2015	Revised Set

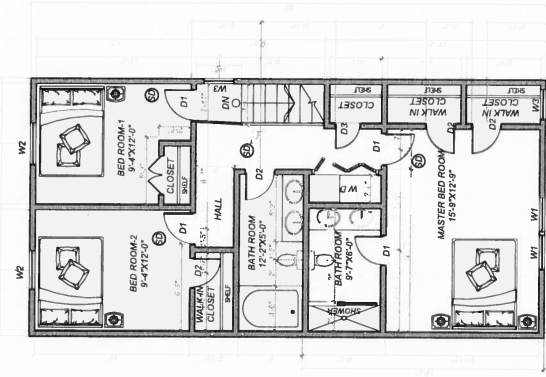
PROJECT NAME	
PREPARED BY	
FLOOR PLAN	
Date	08/18/2015
Project No.	15-00000000
Drawn By	AutoCAD
Checked By	
Approved By	
Sheet No.	A102

Reviewed per VA Residential Code 2015
Insulation and Fenestration values:
Walls R-15
Crawl R-19
Attic R-38
UMAX = 0.35

D1 = 30'x40"
D2 = 28'x40"
D3 = 28'x40"
D4 = 30'x40" (FOLDING)
D5 = 24'x40" (FOLDING)
W1 = 32'x54"
W2 = 32'x54"
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W4 = 32'x54"
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W100 = 32'x54"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

Legend:
1. Exterior Walls
2. Interior Walls
3. Windows
4. Doors
5. Stairs
6. Closets
7. Bathrooms
8. Kitchen
9. Dining Room
10. Living Room
11. Bedrooms
12. Hallways
13. Entry
14. Porch
15. Deck
16. Pool
17. Garage
18. Other

Rev	Date	Description
1	10/1/20	Initial
2	10/1/20	Revised
3	10/1/20	Revised
4	10/1/20	Revised
5	10/1/20	Revised
6	10/1/20	Revised
7	10/1/20	Revised
8	10/1/20	Revised
9	10/1/20	Revised
10	10/1/20	Revised
11	10/1/20	Revised
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13	10/1/20	Revised
14	10/1/20	Revised
15	10/1/20	Revised
16	10/1/20	Revised
17	10/1/20	Revised
18	10/1/20	Revised
19	10/1/20	Revised
20	10/1/20	Revised

PROJECT NAME

PREPARED BY:

ELEVATIONS

DATE

PROJECT NO.

DRAWN BY: AUSTIN

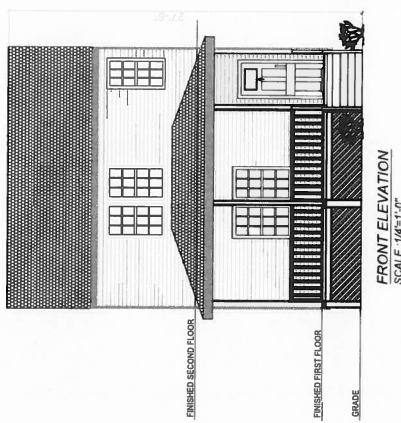
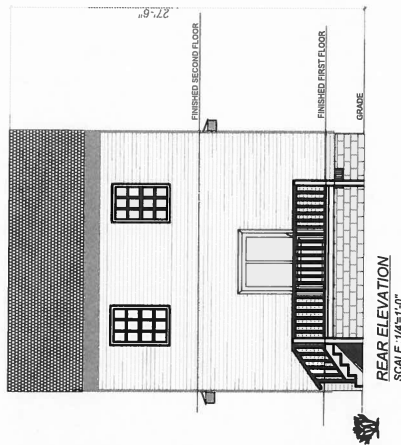
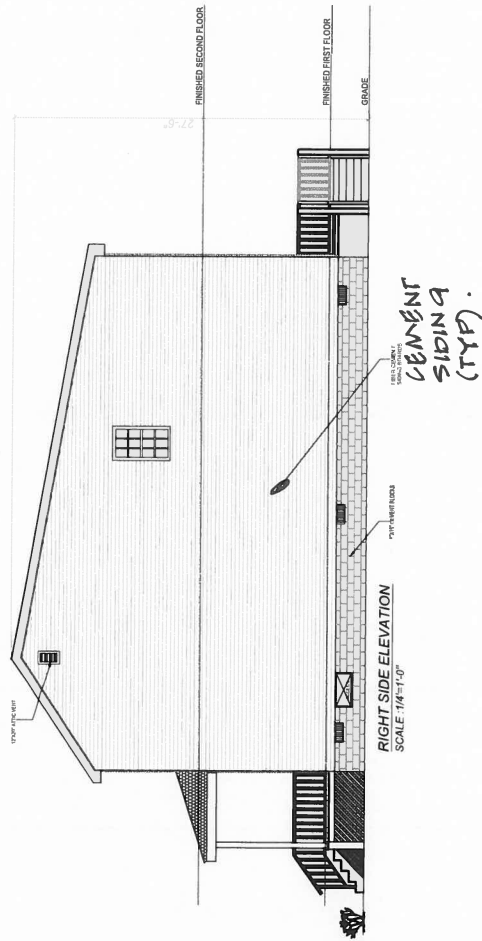
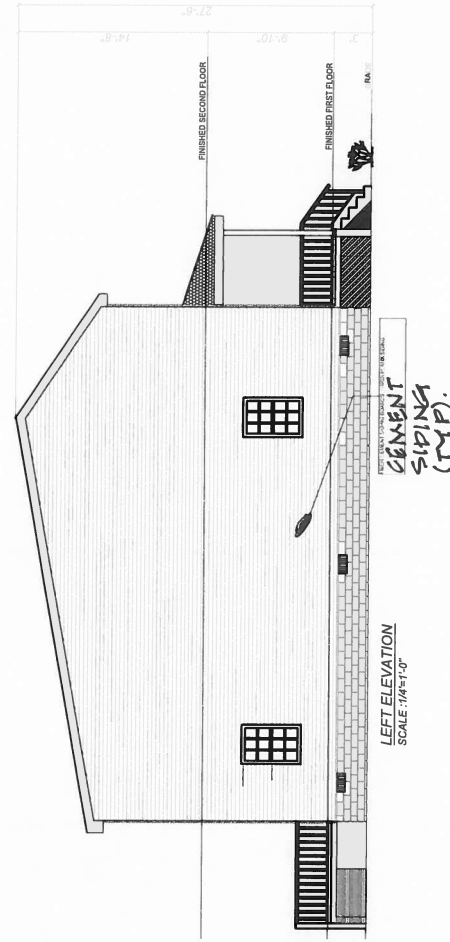
CHECKED BY:

APPROVED BY:

SCALE

AS SHOWN

SHEET NO. A101



862

aforesaid.

Milton P. Bonifant, (Seal)

Page H. Bonifant, (Seal)

STATE OF VIRGINIA

CITY OF RICHMOND TO WIT:

I, Mary Newton Lewis a Notary Public for the city aforesaid in the state of Virginia do certify that Milton P. Bonifant and Page H. Bonifant his wife whose names are signed to the writing above bearing date on the 19th day of December 1927 have acknowledged the same before me in my city aforesaid.

Given under my hand this 21st day of December 1927.
My commission expires Jan. 6, 1931.

Mary Newton Lewis, Notary Public.

I was commissioned: Notary as Mary MannPage Newton.

CITY OF RICHMOND TO WIT:

In the office of the court of Chancery for said city,
the 22nd., day of December 1927.

This deed was presented and with the certificate annexed,

admitted to record at 11:50 o'clock A.M.

Testes:

Chas. D. Saville, Clerk.

Examined

This deed made this twenty-second (22nd) day of December in the year one thousand nine hundred and twenty-seven (1927) between William F. Ganzert, of the city of Richmond, Virginia, party of the first part, and Madge F. Ganzert (wife of William F. Ganzert) of the same city and state party of the second part.

Witnesseth; that in consideration of the sum of ten (\$10.00) dollars and other valuable considerations, the receipt of which is hereby acknowledged the said party of the first part doth grant and convey unto the said party of the second part, with general warranty, the following property all that certain lot of land lying and being in the city of Richmond, Virginia, on the eastern line of Third (3rd) Avenue between Althea and Cypress Streets and described as follows to-wit; Beginning on the eastern line of Third (3rd) Avenue at a point thereon distant two hundred and twenty-five (225') feet northwardly from the point of its intersection with the northern line of Althea Street thence running northwardly along and fronting on the eastern line of Third (3rd) Avenue thirty (30') feet, and from said front extending back eastwardly between lines parallel with the northern line of Althea Street, one hundred and forty (140') feet to an alley twenty (20') feet wide, being the northern fifteen (15') feet of lot eight (8) and the southern fifteen (15') feet of lot nine (9) in block nineteen (19) on the plan of Chestnut Hill, of record in the Clerk's office of Henrico Circuit Court in Plat Book 6 page 83.

The said party of the first part covenants that he has the right to convey the said land to the grantee; that he has done no act to encumber the said land; that the grantee shall have quiet possession of the said land free from all encumbrances and that he the said party of the first part will execute

Ganzert,
T- B & S
Ganzert
12-22-27/190

Examined
Jan 14 1928
Wm F. Ganzert
Madge F. Ganzert

This deed was presented, and with the certificate annexed,
admitted to record at 12:20 o'clock P. M.
Teste: Chas. O. Saville Clerk.

Ganzert & Co
to) B & S
Ganzert & Co
6-2-40 #180
Rev Stamp \$1.00
Canl'd

*Recorded
April 27 1942
Jesse Sproule
By Chas. O. Saville*

THIS DEED Made this 6th day of June in the year 1940,
between George Edward Ganzert and Ruth T. Ganzert, his wife, of the City of Rich-
mond, Virginia, parties of the first part, and (Mrs.) Madge F. Ganzert and (Miss)
Rennie Brashear of the said City of Richmond, parties of the second part.

WITNESSETH: That for and in the consideration of the
sum of Ten Dollars and other valuable considerations, the receipt whereof is hereby
acknowledged, the said parties of the first part do grant with general warranty
unto the said parties of the second part, to be held and owned by them, the said
parties of the second part, as joint tenants with the right of survivorship as at
common law, the following described real estate, to-wit:

That certain parcel of land in the City of Richmond,
Virginia, situated on the eastern line of Third Avenue, between Althea and Cypress
Streets, together with all the improvements on said parcel and appurtenances
thereto belonging, known as house No. 2011 Third Avenue, and further described as
follows, to-wit:

Beginning on the said eastern line of said Third Avenue
at a point distant thereon one hundred and ninety five (195) feet northwardly
from the point of intersection thereof with the northern line of said Althea Street
and from said point of beginning running northwardly along and fronting on said
eastern line of said Third Avenue thirty (30) feet, and from said front extending
back eastwardly between lines parallel with said northern line of said Althea
Street, one hundred and forty (140) feet to the western line of an alley twenty
(20) feet wide and parallel with said eastern line of said Third Avenue, being
the northern half of Lot 7, and the southern half of Lot 8 in Block 19, on the
Plan of Chestnut Hill, which said plan is recorded in the Clerk's Office of the
Circuit Court of the County of Henrico, Virginia, in Plat Book 6, Page 83, and

Being the same real estate granted and conveyed to the
said George Edward Ganzert by deed from William F. Ganzert and wife, dated December
22, 1927, and recorded in the Clerk's Office of the Chancery Court of the said
City of Richmond on December 22, 1927, in Deed Book 349-A Page 363.

THIS CONVEYANCE is made subject, however, to the liens
of two certain deeds of trust given by the said parties of the first part, one to
E. R. Chesterman, Jr., Trustee, dated March 20, 1935, to secure the payment of the
sum of \$2,000.00 and interest, and the other to L. C. Jones and Franklin D. Robins,
Trustees, dated March 24, 1938, to secure the payment of the sum of \$1,300.00
and interest, and recorded in the aforesaid Clerk's Office respectively on March
22, 1935, and March 24, 1938, in Deed Book 396-B Page 45, and Deed Book 411-B
Page 230.