



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

February 15, 2019

2202 4th Avenue Series of the Affordable Housing Association  
10307 West Broad Street #335  
Richmond, Virginia 23060

Mark Baker  
Baker Development Resources  
11 South 12th Street, Suite 500  
Richmond, Virginia 23219

To Whom It May Concern:

RE: **BZA 09-2019**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, March 6, 2019 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for a building permit to construct a new single-family detached dwelling (No. 2204) at 2202 4<sup>th</sup> AVENUE (Tax Parcel Number N000-0561/006), located in an R-6 (Single-Family Attached Residential District).

Please be advised that the applicant or the applicant's representative must be present at the hearing. 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.

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 09-2019  
Page 2  
February 15, 2019

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 <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasassociationgroupinformation.aspx>. 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.

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. Please note that 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 neighbors and neighborhood association(s). Please contact your neighborhood association to determine their meeting schedule. Be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. For your convenience a list of the property owner(s) which have been identified based on the City Assessor's records as being located within a 150' radius of subject property is being provided to you (see attachment).

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,



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.

Capital Cross Investments LLC  
5400 Castle Bar Lane  
Alexandria VA 22315

Cc Richmond I LLC  
4935 Massachusetts Ave Nw #300  
Washington DC 20016

Cheatham Bettie & Burnen L Christian  
2213 Fourth Ave  
Richmond VA 23222

Elenat Homes LLC  
Po Box 70087  
Henrico VA 23255

Evans Laurie  
619 Savannah Ave  
Richmond VA 23222

Find Inc  
P.o. Box 8585  
Richmond VA 23226

Gorman Bryan R & Schoen Claire M  
2209 3rd Ave  
Richmond VA 23222

Griffin Thomas W Jr & Laura L & Ira B Sr  
2117 4th Ave  
Richmond VA 23235

Harris Joyce E  
2201 Third Ave  
Richmond VA 23222

Harris Julia A  
2203 Fourth Ave  
Richmond VA 23222

Hoggard Michael M  
2206 4th Ave  
Richmond VA 23222

Johnson Janet L  
2214 Fourth Ave  
Richmond VA 23222

Jrt Virginia Properties LLC  
9 Dilton Ct  
Richmond VA 23238

Keller Paul H  
4010 Old Gunn Rd  
Midlothian VA 23113

Lao Duke  
13607 Pine Reach Dr  
Chesterfield VA 23832

Pervall Tony G  
2116 4th Ave  
Richmond VA 23222

Richmond North Holdings LLC  
Po Box 4121  
Midlothian VA 23112

Tartakovsky Steve  
Po Box 25989  
Richmond VA 23260

Wf Reverse Reo Hecm 2015-1 LLC  
2900 Esperanza Crossing  
Austin TX 78758

Young Lorenzo & Valois T  
2117 3rd Ave  
Richmond VA 23222

**Property:** 2202 4th Ave **Parcel ID:** N0000561006**Parcel**

**Street Address:** 2202 4th Ave Richmond, VA 23222-4706  
**Owner:** 2202 4TH AVENUE SERIES OF THE AFFORDABLE HOUSING ASSOC  
**Mailing Address:** 10307 W BROAD ST #335, GLEN ALLEN, VA 23060  
**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:** 01/01/2019  
**Land Value:** \$27,000  
**Improvement Value:** \$98,000  
**Total Value:** \$125,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 8400  
**Acreage:** 0.193  
**Property Description 1:** CHESTNUT HILL L12-13 B21  
**Property Description 2:** 0060.00X0140.00 0000.193 AC  
**State Plane Coords( ?<#>):** X= 11795345.000002 Y= 3729835.626694  
**Latitude:** 37.56155655 , **Longitude:** -77.42202564

**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 L12-13 B21  
**Property Description 2:** 0060.00X0140.00 0000.193 AC  
**Subdivision Name :** CHESTNUT HILL  
**State Plane Coords( ?<#>):** X= 11795345.000002 Y= 3729835.626694  
**Latitude:** 37.56155655 , **Longitude:** -77.42202564

**Other**

**Street improvement:** Paved  
**Sidewalk:** Yes

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$27,000	\$98,000	\$125,000	Reassessment
2018	\$27,000	\$97,000	\$124,000	Reassessment
2017	\$25,000	\$96,000	\$121,000	Reassessment
2016	\$25,000	\$92,000	\$117,000	Reassessment
2015	\$25,000	\$90,000	\$115,000	Reassessment
2014	\$25,000	\$49,000	\$74,000	Reassessment
2013	\$25,000	\$49,000	\$74,000	Reassessment
2012	\$25,000	\$52,000	\$77,000	Reassessment
2011	\$25,000	\$56,000	\$81,000	CarryOver
2010	\$25,000	\$56,000	\$81,000	Reassessment
2009	\$25,300	\$69,500	\$94,800	Reassessment
2008	\$25,300	\$69,500	\$94,800	Correction
2007	\$23,000	\$81,800	\$104,800	Reassessment
2006	\$20,400	\$81,800	\$102,200	Reassessment
2005	\$12,600	\$61,500	\$74,100	Reassessment
2004	\$9,000	\$43,600	\$52,600	Reassessment
2003	\$8,500	\$41,100	\$49,600	Reassessment
2002	\$8,300	\$40,300	\$48,600	Reassessment
2001	\$9,080	\$44,290	\$53,370	Reassessment
2000	\$7,500	\$36,600	\$44,100	Reassessment
1998	\$7,500	\$35,500	\$43,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
02/05/2014	\$52,001	NEF ESTATES LLC	ID2014-1977	2 - INVALID SALE-Foreclosure, Forced Sale etc.
06/02/2011	\$35,000	MIMOSA PROPERTY HOLDINGS	ID2011-9484	2 - INVALID SALE-Foreclosure, Forced Sale etc.
05/18/2009	\$0	MIMOSA PROPERTIES	ID2009-10314	2 - INVALID SALE-Relation Between Buyer/Seller
08/04/2008	\$25,951	JOHNSON JESSICA A	ID2008-21029	2 - INVALID SALE-3-Foreclosure Related/ShortSal
03/23/2007	\$0	JOHNSON JOSEPH A TRUSTEE	ID2007-9731	Invalid-Related Parties
02/26/2007	\$0	JOHNSON JOSEPH A & DOROTHY M	ID2007-6572	
12/06/2001	\$35,000	NIX ALFRED C SR	ID2002-693	
11/16/1998	\$12,000	BARNES J ODELL	ID1998-31863	
10/12/1998	\$12,000	SECRETARY OF HOUSING AND	ID1998-31861	

**Planning**

**Master Plan Future Land Use:** SF-MD  
**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	3014	0109003	010900
1990	318	0109003	010900

**Schools**

**Elementary School:** Overby Sheppard  
**Middle School:** Martin Luther King Jr  
**High School:** Armstrong

**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:**

**Government Districts**

**Council District:** 6  
**Voter Precinct:** 604  
**State House District:** 71  
**State Senate District:** 9  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1910  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 7  
**Number Of Bed Rooms:** 4  
**Number Of Full Baths:** 1  
**Number Of Half Baths:** 1  
**Condition:** normal for age  
**Foundation Type:** Full Crawl  
**1st Predominant Exterior:** Wood siding / Wood shake  
**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:** Heat pump  
**Central Air:** Y  
**Basement Garage Car #:** 0  
**Fireplace:** Y  
**Building Description (Out Building and Yard Items) :**

**Extension 1 Dimensions**

**Finished Living Area:** 1872 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 0 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 173 Sqft  
**Deck:** 70 Sqft

[<#>](#)**Property Images**

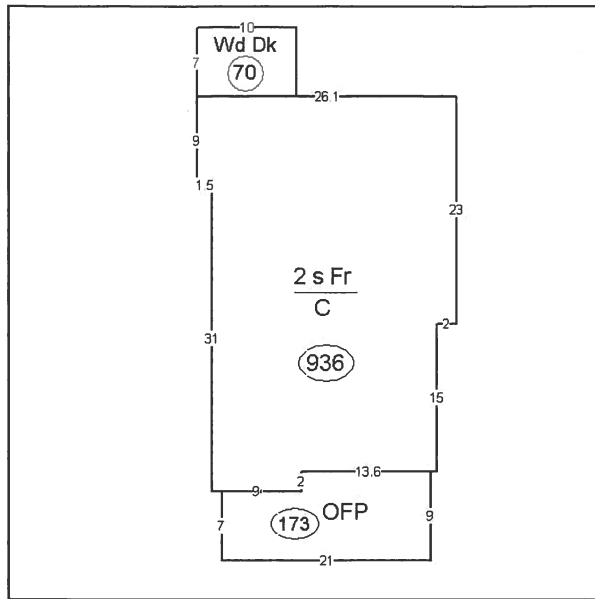
Name:N0000561006 Desc:R01

[Click here for Larger Image](#)



**Sketch Images**

Name:N0000561006 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: 2202 4<sup>th</sup> Avenue Series of the Affordable Housing Association PHONE: (Home) ( ) (Mobile) (804) 638-9186

ADDRESS 10307 West Broad Street #335

FAX: ( ) (Work) ( )

Richmond, Virginia 23060

E-mail Address: greg@americaneagleinvestments.com

### PROPERTY OWNER'S

REPRESENTATIVE: Mark Baker

PHONE: (Home) (804) 874-6275 (Mobile) ( )

(Name/Address) Baker Development Resources

FAX: ( ) (Work) ( )

11 South 12<sup>th</sup> Street, Suite 500

E-mail Address: markbaker@bakerdevelopmentresources.com

Richmond, Virginia 23219

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2202 4<sup>th</sup> Avenue

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER \_\_\_\_\_

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.4(1) & 30-412.5(1)b.

APPLICATION REQUIRED FOR: A building permit to construct a new single-family detached dwelling (No. 2204)

TAX PARCEL NUMBER(S): N000-0561/006 ZONING DISTRICT: R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area, lot width, and side yard (setback) 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 square feet and a lot width of sixty feet (60') currently exists. A lot area of 4,270 square feet and width of 30.5 feet is proposed for No. 2202. A lot area of 4,130 square feet and width of 29.5 feet is proposed for the newly created lot No. 2204. A side yard of five (5) feet is required; 3.1' is proposed along the northern property line for the existing dwelling (No. 2202).

DATE REQUEST DISAPPROVED: January 18, 2019

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: January 18, 2019 TIME FILED: 9:00 a.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-033502-2018

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: 2/1/2019

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

CASE NUMBER: BZA-09 HEARING DATE: March 6, 2019 AT 1:00 P.M.

09-2019

BOARD OF ZONING APPEALS CASE BZA 09-2019  
150' Buffer

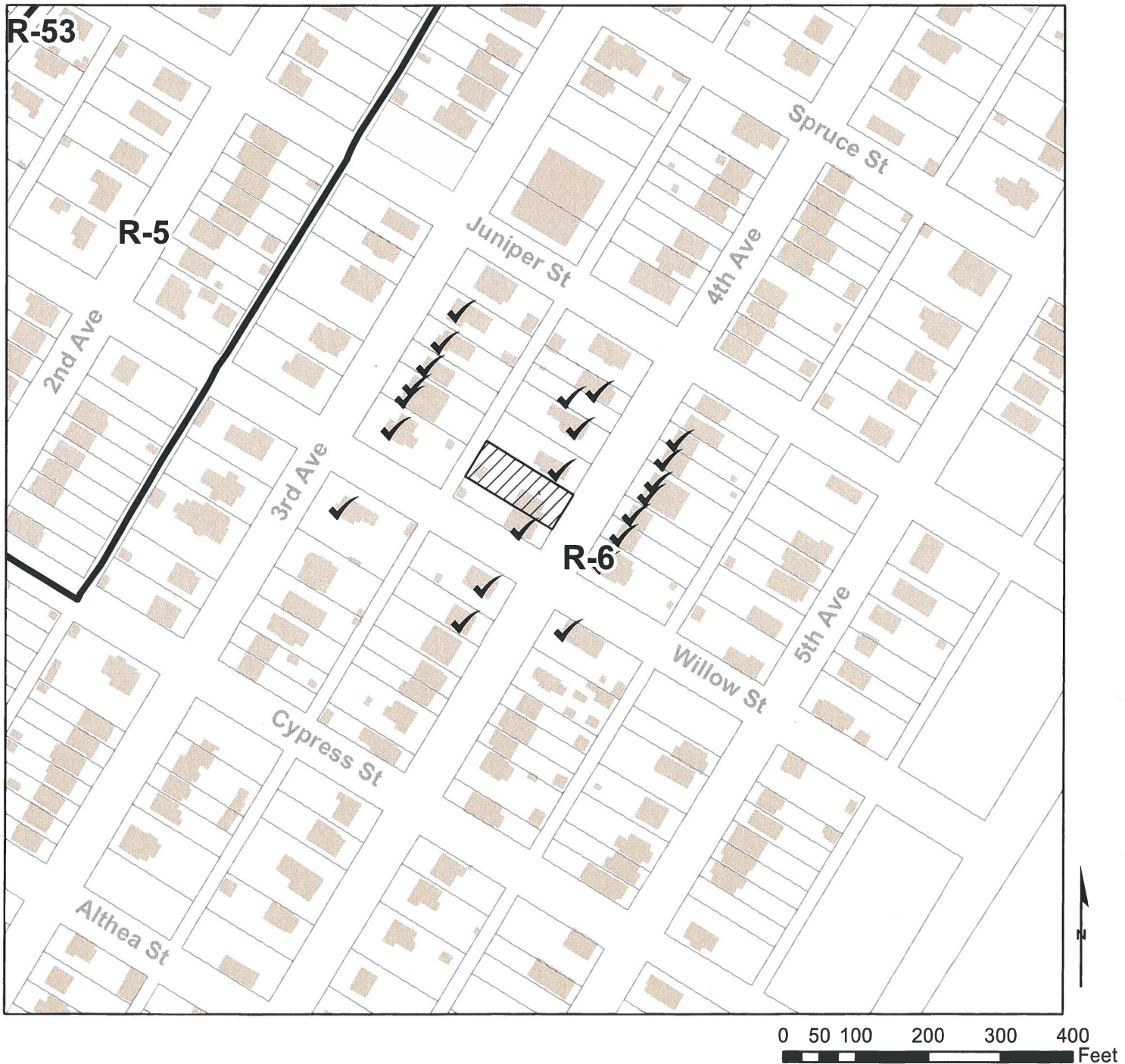
APPLICANT(S): 2202 4th Avenue Series of the Affordable Housing Association

PREMISES: 2202 4th Avenue

(Tax Parcel Number N000-0561/006)

SUBJECT: A building permit to construct a new  
single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.4(1) & 30-412.5(1)b  
of the Zoning Ordinance for the reason that:  
The lot area, lot width, and side yard (setback) requirements are not met.





## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

### CITY OF RICHMOND, VIRGINIA

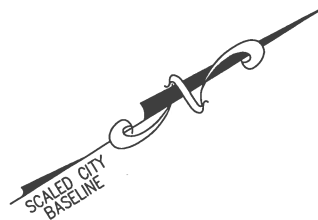
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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/civicasassociationgroupinformation.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.

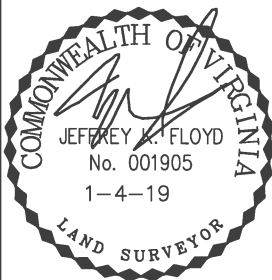
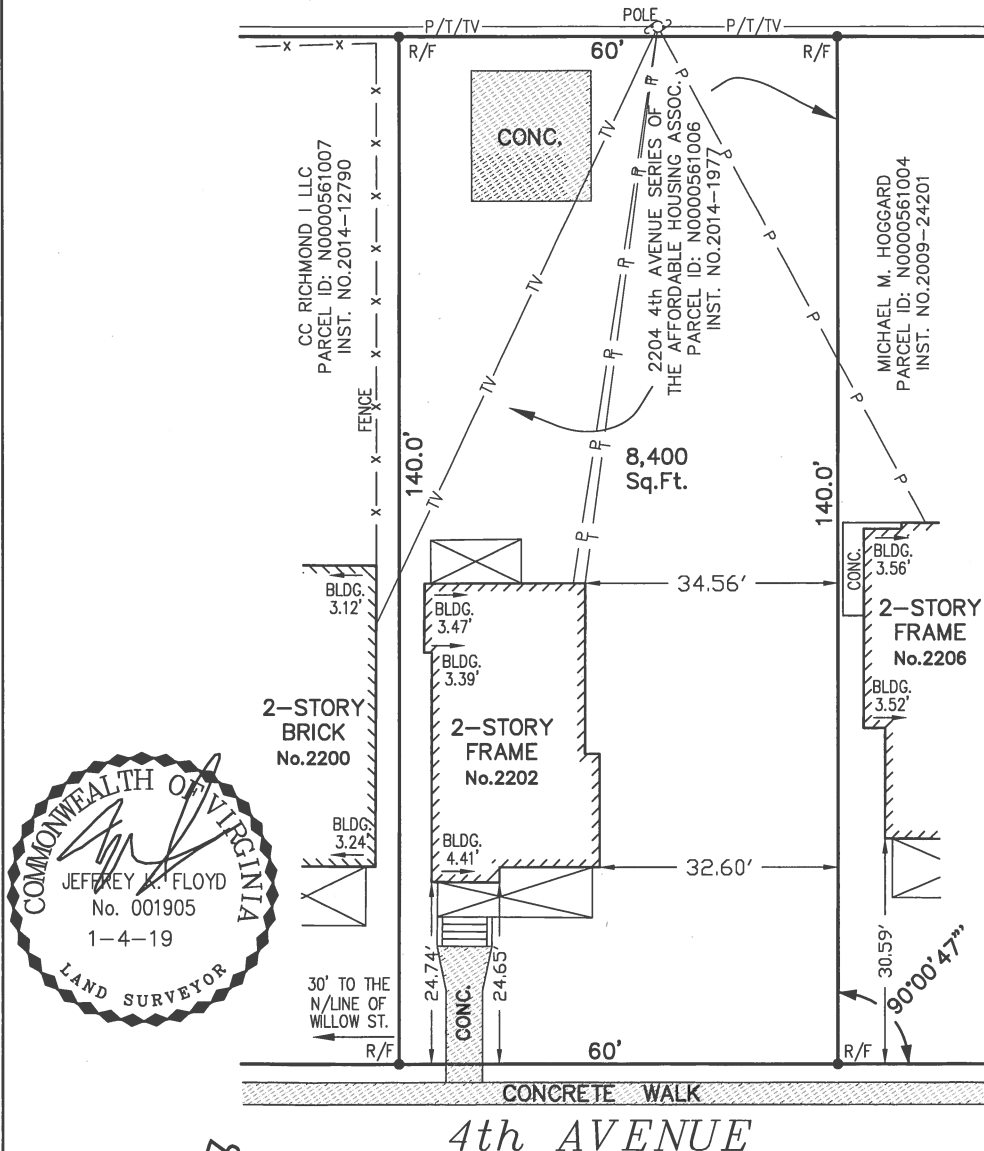
Acknowledgement of Receipt by Applicant or Authorized Agent:

(Revised: 4/28/16)

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 1-4-19 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



20' ± ALLEY



**Virginia Surveys**  
P.O. BOX 118  
CHESTERFIELD, VA 23832  
(804) 748-9481  
COPYRIGHT © VIRGINIA SURVEYS  
All rights reserved.

MAP SHOWING THE IMPROVEMENTS  
ON No. 2202 4th AVENUE  
IN THE CITY OF RICHMOND VA.

DATE: 1-4-19

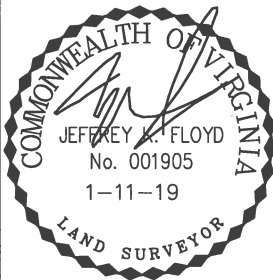
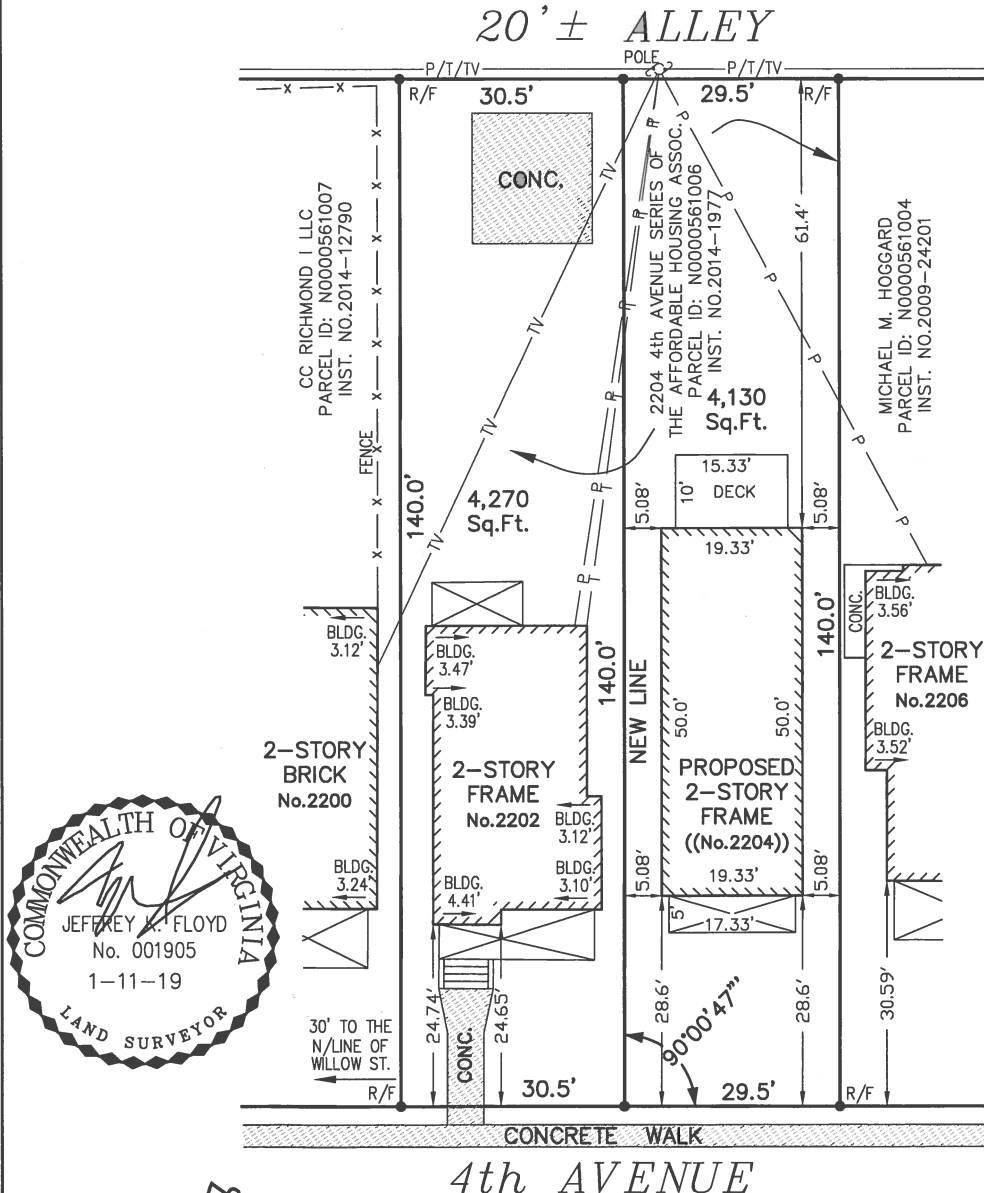
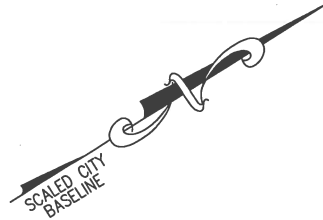
CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 190112477

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 1-4-19 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



**Virginia Surveys**  
P.O. BOX 118  
CHESTERFIELD, VA 23832  
(804) 748-9481  
COPYRIGHT © VIRGINIA SURVEYS  
All rights reserved.

MAP SHOWING THE PROPOSED  
DIVISION OF No. 2202 4th AVENUE  
IN THE CITY OF RICHMOND VA.

REVISED: 1-11-19

DATE: 1-4-19

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 190112477

1ST FLOOR HEATED SQ. FOOTAGE: 967 S.F.  
 2ND FLOOR HEATED SQ. FOOTAGE: 930 S.F.

2204 4TH AVE.

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM

REVISION NOTES

1-10-19	START

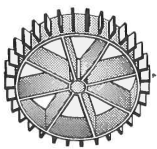
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1/4" = 1'-0"

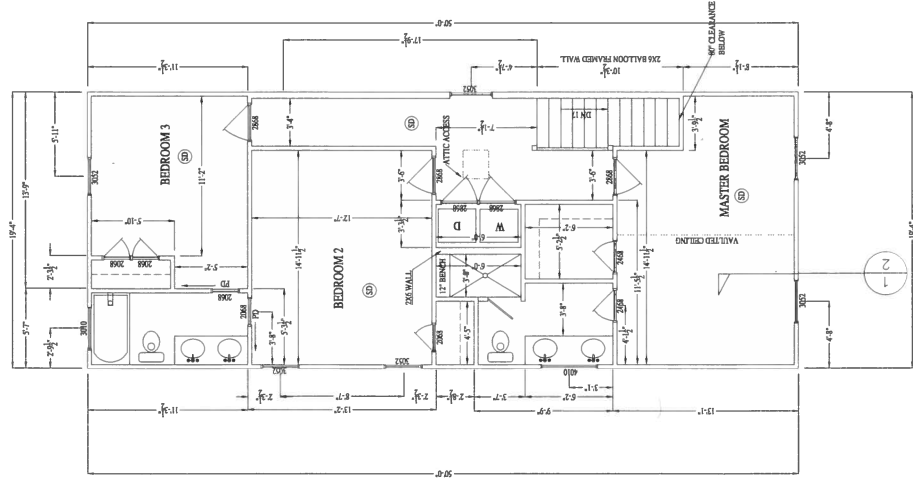
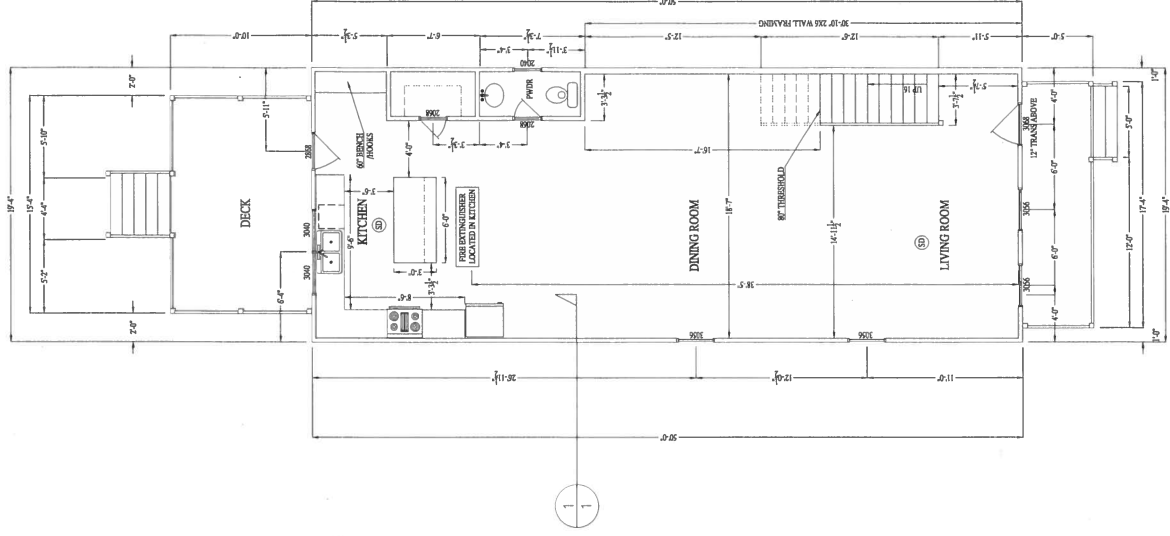
DATE:  
1-10-19

SHEET:  
1 OF 2

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM









RIVERMILLDEVELOPMENT@GMAIL.COM

## RIVER MILL DEVELOPMENT

2204 4TH AVE.

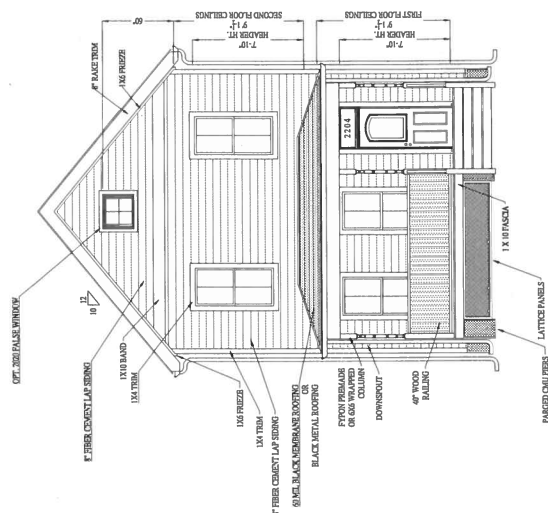
REVISION NOTES

1-10-19	START
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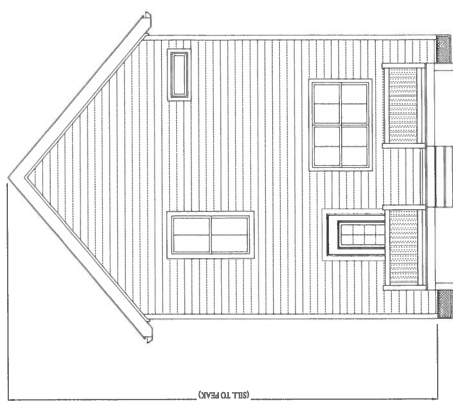
SCALE:  
1/4" = 1'-0"

DATE: 1-10-19

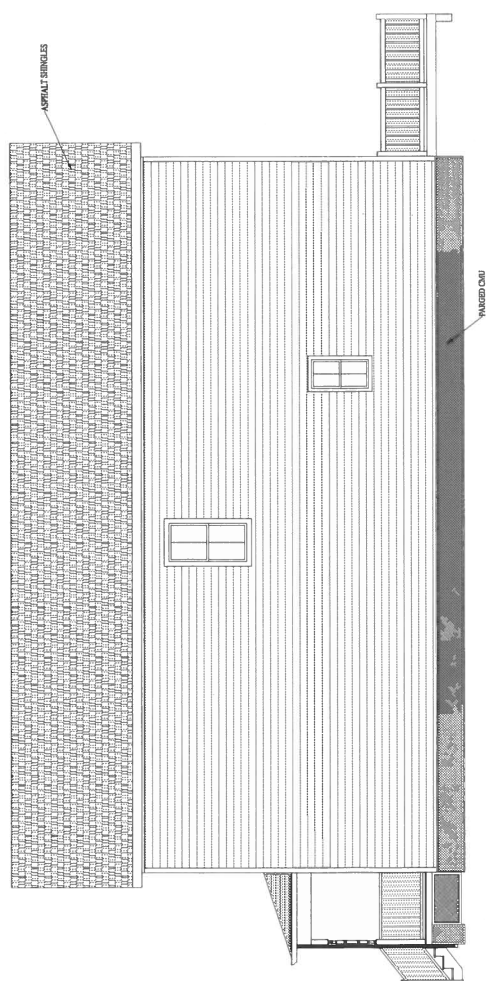
SHEET:  
2 OF 2



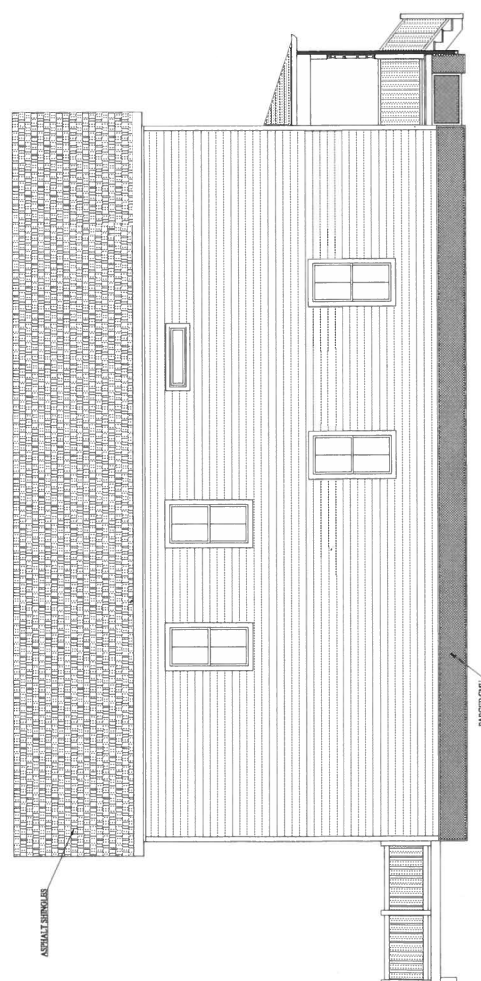
## FRONT ELEVATION



## REAR ELEVATION



## RIGHT ELEVATION



## RIGHT ELEVATION





CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

December 17, 2018

The Affordable Housing Association  
10307 West Broad Street #335  
Richmond, Virginia 23060

Attn: Greg Butler

RE: 2202 4<sup>th</sup> Avenue  
Tax Parcel: N000-0561/006

Mr. Butler:

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 the City Assessor's records and deeds, the subject property has a lot width of sixty feet (60'), and a lot depth of one hundred forty feet (140.00'), which results in a lot area of 8,400 square feet.

According to an February 3, 2014, Deed (most current), the property has been conveyed as "All that certain lot, parcel of land, with the improvements thereon and the appurtenances thereto belonging, lying and being in the City of Richmond, Division I, Virginia, known as 2202 Fourth Avenue and being more fully described in a Plat of Survey by A.G. Harocopos and Associates, P.C., dated May 19, 1981, entitled "Survey of the lot and improvements thereon located at 2202 Fourth Avenue, Richmond, Virginia" and to which plat reference is hereby made for a more particular description."

In summary, based on the information available to me at this time, it is my determination that one (1) lot exists from the zoning perspective. The determination is based on the following:

1. The subject property is described as one lot by deeds.
2. The aforementioned survey shows the subject property as one lot with a given width of sixty (60) feet.

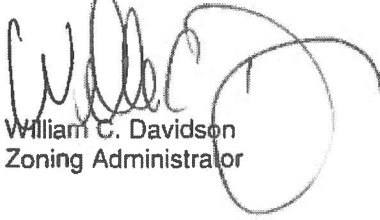
Splitting the existing lot and creating an additional lot to construct a single-family detached dwelling would not be permitted because the minimum lot area and lot width requirements would not be met for each proposed lot. Requesting and obtaining approval from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) from City Council may be a possibility. Be advised, it may be difficult to obtain approval from the BZA unless you can prove the lot is consistent with the predominate lot widths within the block. 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.

Greg Butler  
RE: 610 West 26<sup>th</sup> Street  
February 7, 2018  
Page 2

**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 Zoning Officer Josh Young by E-mail at: [joshua.young@richmondgov.com](mailto:joshua.young@richmondgov.com) or by telephone at: (804) 646-6923.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Davidson', with a large, loopy flourish extending from the end of the signature.

William C. Davidson  
Zoning Administrator

INSTRUCTIONS:  
DO NOT  
DETACH THIS STUB

COMPLETE ALL ITEMS ON THIS SIDE OF FORM  
NOTE: FAILURE TO FOLLOW THESE INSTRUCTIONS  
WILL VOID APPLICATION.



DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW  
BUREAU OF PERMITS AND INSPECTION  
ROOM 110 CITY HALL  
900 E. BROAD STREET  
RICHMOND, VIRGINIA 23219  
PHONE (804) 646-4169  
FAX (804) 646-1569

BUILDING  
PERMIT/CERTIFICATE  
APPLICATION

PERMIT NO.  
B



THIS IS AN APPLICATION ONLY. IT IS NOT AUTHORIZATION TO START ANY WORK.  
NO WORK SHALL START UNTIL A PERMIT IS POSTED ON THE JOB SITE.

CONTRACTOR/OWNER INFORMATION	1 JOB/PROPERTY ADDRESS (STREET & NUMBER) 2202 4th Avenue		2 FLOOR/ROOM NO.	
	3 CONTRACTOR NAME		4 LICENSE TYPE	5 CLASS <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C
	6 STATE LICENSE NO.		7 CONTRACTOR STREET ADDRESS	
	8 CONTRACTOR TELEPHONE NO / EMAIL ADDRESS		9 CITY	
BUILDING INFORMATION	10 PROPERTY OWNER NAME 2202 4TH AVENUE SERIES OF THE AFFORDABLE HOUSING ASSOC		11 PROPERTY OWNER ADDRESS/ZIP 10307 West Broad Street #335, Glen Allen, VA 23060	
	12 PROPERTY OWNER DAYTIME TELEPHONE NO		13 CONTRACTOR FAX NO.	
	14 DESCRIBE CURRENT STRUCTURE USE		15 DESCRIBE PROPOSED STRUCTURE USE	
	16 NEW ACCESSORY BLDG. <input type="checkbox"/> ACC		17 ADDITION <input type="checkbox"/> ADD	
CONSTRUCTION COST	18 OFFICE USE ONLY 23 ALTER/REMODEL HFA <input type="checkbox"/> AL		19 RESIDENTIAL GARAGE <input type="checkbox"/> RG	
	20 RESIDENTIAL DECK <input type="checkbox"/> RD		21 OPEN PORCH <input type="checkbox"/> OP	
	22 ENCLOSURE PORCH <input type="checkbox"/> EP		23 ALTER/REMODEL LIGHT <input type="checkbox"/> AL	
	24 MOVING/RELOCATION <input type="checkbox"/> REL		25 REPAIR/REPLACEMENT <input type="checkbox"/> REP	
WORK DESCRIPTION	26 IF 1 OR 2 FAMILY <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		27 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE	
	28 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1. LOGGING HOUSE <input type="checkbox"/> 2. NURSING HOME		29 ADULT CARE RESIDENCE	
	30 INSTRUCTION: ENTER APPROPRIATE A, B, C, D, E, F TOTAL B, C, D, E, & F SUBTRACT THIS TOTAL FROM A TO OBTAIN G. COSTS ARE TO INCLUDE MATERIAL, LABOR, SUBCONTRACTS OVERHEAD & PROFIT.		31 TOTAL CONSTRUCTION COST LESS TRADE PERMITS	
	32 DESCRIBE SCOPE OF WORK Construct a new single-family detached dwelling			
LIEN INFORMATION	33 LIEN AGENT NAME		34 PHONE NO.	
	35 ADDRESS		36 ZIP CODE	
	37 CONTACT PERSON Baker Development Resources Attn: Mark Baker		38 CONTACT PHONE NO. 804-874-6227	
	39 CONTACT FAX NO.		40 CONTACT EMAIL markbaker@bakerdevelopmentresources.com	
CONTACT INFORMATION	41 CG - ACT ADDRESS 11 South 12th Street, Suite 500 Richmond VA		42 ZIP CODE 23219	
	43 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO		44 ENGINEER/ARCHITECT NAME	
	45 ENGINEER/ARCHITECT PHONE NO.		46 ENGINEER/ARCHITECT FAX NO.	
	47 ENGINEER/ARCHITECT EMAIL		48 PHONE NO.	
READY ONLY	49 ROOF TYPE 1 (SEE BACK FOR LIST)		50 NO. OF SQUARES	
	51 ROOF TYPE 2 (SEE BACK FOR LIST)		52 NO. OF SQUARES	
	53 NOT REQUIRED FOR 1 & 2 FAMILY <input type="checkbox"/> YES <input type="checkbox"/> NO		54 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO	
	55 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)		56 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)	
LOT & BUILDING SIZE	57 GARAGE AREA (SQ. FT.)		58 OPEN PORCH AREA (SQ. FT.)	
	59 ENCLOSURE PORCH AREA (SQ. FT.)		60 TOTAL BUILDING HEIGHT	
	61 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		62 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)	
	63 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)		64 NO. OF SPACES AT ANOTHER LOCATION	
SITE	65 LOCATION		66 LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	67 WILL THERE BE A <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY		68 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	69 TOTAL AREA TO BE DISTURBED (SQ. FT.)		70 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	71 I HEREBY AFFIRM THAT UNDER THE PROVISIONS OF TITLE 54.1-1101 OF THE CODE OF VIRGINIA, I AM NOT SUBJECT TO LICENSURE AS A CONTRACTOR OR SUBCONTRACTOR. BY THIS AFFIDAVIT I ASSUME FULL RESPONSIBILITY FOR COMPLETION OF THE PROPOSED WORK IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LAW. I ALSO UNDERSTAND IT IS A VIOLATION OF STATE LAW TO KNOWINGLY HIRE AN UNLICENSED CONTRACTOR.		72 PRINTED NAME	
OWNER'S AFFIDAVIT	73 SIGNATURE		74 DATE	
	75 CERTIFY THAT THE BUILDING AT (NAME OF APPLICANT)		(ADDRESSES, FLOOR OR SUITE)	
	76 HAS BEEN INSPECTED OR MEETS THE EXCEPTIONS OF SECTION 110.3, THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. THE ASBESTOS ABATEMENT WILL BE DONE AS PER REQUIREMENT OF THE "CLEAN AIR ACT" NATIONAL EMISSION STANDARD FOR THE HAZARDOUS AIR POLLUTANT (NESHAPS) AND OSHA "STANDARDS FOR CONSTRUCTION WORKERS"			
	77 SIGNATURE			
OFFICE USE ONLY	78 ARTS DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		79 HISTORICAL DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO	
	80 VIOLATION ON PROPERTY <input type="checkbox"/> YES <input type="checkbox"/> NO		81 DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	82 IOC TYPE OF CONSTRUCTION		83 EXISTING USE GROUP	
	84 PROPOSED USE GROUP		85 FEE CALC. TYPE <input type="checkbox"/> S <input type="checkbox"/> U <input type="checkbox"/> B <input type="checkbox"/> C	
86 PERMIT FEE		87 FEE RECEIVED		
88 RECEIPT NO.		89 CASH <input type="checkbox"/> CHECK <input type="checkbox"/> CREDIT CARD		
90 IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input type="checkbox"/> NO		91 FLOOD ELEV.		
92 SITE ELEV.		93 CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO		
94 CHESAPEAKE BAY MANAGEMENT AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO		95 APPLICATION APPROVED BY		
96 DATE		97 APPLICATION DISAPPROVED BY		
98 DATE				

A COPY OF YOUR STATE CONTRACTOR'S LICENSE AND BUSINESS LICENSE MUST BE ON FILE BEFORE A PERMIT WILL BE ISSUED.