



Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Project Name/Location

Property Address: 2925 Garland Avenue Richmond, VA 23222 Date: _____
Tax Map #: N000-0892-025 Fee: _____
Total area of affected site in acres: 4725 sqft .108 acres

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: UB-PE7

Existing Use: Vacant

Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

R8

Existing Use: vacant lot

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Shanal Hardy

Company: Vertical Builders LLC

Mailing Address: 3700 West End Drive

City: Henrico State: VA Zip Code: 23294

Telephone: (804) 440-6647 Fax: (804) 440-6649

Email: SHardy@verticalbuilders.com

Property Owner: Ampak Properties LLC

If Business Entity, name and title of authorized signee: Saifullah Khan Niazi

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 4906 Cutshaw Avenue, Suite 103

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 387-2541 Fax: ()

Email: skniaz@aol.com

Property Owner Signature:

Authentisign
Saifullah Khan Niazi
10/25/2019 11:12:59 AM EDT

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.

Rezoning Applicant Report

Property Address: 2925 Garland Avenue Richmond, VA 23222

Parcel ID: N000-0892-025

Department of Planning and Development Review:

Vertical Builders LLC would like to have the property located at 2925 Garland Avenue Richmond, VA 23222 rezoned for residential use. The zoning was altered and the current zoning for the property is UB-PE7. All other properties surrounding 2925 Garland Avenue are zoned for residential use. Vertical Builders believes the best use of this property will be for residential use based on the location and use of the surrounding lots.

2925 Garland Avenue is currently a vacant lot. Vertical Builders LLC plans to use the lot to build a single-family dwelling once it has been rezoned for residential use.

Thank You,

Vertical Builders LLC

3700 West End Drive

Henrico, VA 23294

Office: 804-440-6647

Fax: 804-440-6649