

CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

March 6, 2020

Andlar Properties
1406 St. Joan Court
Chesterfield, VA 23236

Anthony Ambers
1406 St. Joan Court
Chesterfield, VA 23236

To Whom It May Concern:

RE: **BZA 16-2020**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, April 1, 2020 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 split an existing lot improved with a single-family detached dwelling and to construct a new single-family detached dwelling on the proposed vacant lot at 3113 2nd AVENUE (Tax Parcel Number N000-0991/019), 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

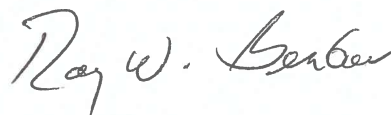
BZA 16-2020
Page 2
March 6, 2020

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.

Anderson Edgar R Iii & Bertha L
3121 2nd Ave
Richmond VA 23222

Barr Lashonda L
3108 2nd Ave
Richmond VA 23222

Bates Alfred W & Ida M
3122 Second Ave
Richmond VA 23222

Carpenter Adam
816 Francis Rd
Glen Allen VA 23059

Cava Delaware 1 LLC
5310 Markel Rd #104
Richmond VA 23230

Clarke Monte
3100 2nd Ave
Richmond VA 23222

Dec Properties LLC
105 S 1st Street Suite D
Richmond VA 23219

Dingle Valerie F
3124 Stony Valley Dr
Richmond VA 23223

El James
3114 Third Ave
Richmond VA 23222

El Roberta M
3100 3rd Ave
Richmond VA 23222

Garlick Lila M
3102 2nd Ave
Richmond VA 23222

Haden Marvin S & Patricia J
3122 3rd Ave
Richmond VA 23222

Haden Tameka & Anderson Javonne A
3118 Third Ave
Richmond VA 23222

Investors Real Estate Holdings Inc
4232 Arrowhead Rd
Richmond VA 23235

Jaza LLC
221 Sunset Dr
Richmond VA 23229

Johnson Dexter M
3109 2nd Ave
Richmond VA 23222

Johnson Kimberlaine
3123 Second Ave
Richmond VA 23222

Jones Joann Kearney
3112 Third Ave
Richmond VA 23222

Mclernan Kathleen K
3112 2nd Ave
Richmond VA 23222

Mosby Lee E & Shirley M
3108 Third Ave
Richmond VA 23222

Nelson Marcus E
3117 2nd Ave
Richmond VA 23222

Pernik LLC
3006 Lincoln Ave
Richmond VA 23228

Raymond Carlton Properties LLC
13322 Dunns Chapel Hill Lane
Montpelier VA 23192

Robertson Chelsea
3110 3rd Ave
Richmond VA 23222

Taylor Leroy & Mable M
3118 Second Ave
Richmond VA 23222

Vaughan Coleen W
3106 3rd Ave
Richmond VA 23222

Property: 3113 2nd Ave **Parcel ID:** N0000991019**Parcel**

Street Address: 3113 2nd Ave Richmond, VA 23222-
Owner: ANDLAR PROPERTIES LLC
Mailing Address: 1406 SAINT JOAN CT, N CHESTERFIELD, VA 23236
Subdivision Name : HIGHLAND PARK
Parent Parcel ID:
Assessment Area: 308 - Highland Park Plaza
Property Class: 120 - R Two Story
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2020
Land Value: \$45,000
Improvement Value: \$98,000
Total Value: \$143,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 9800
Acreage: 0.225
Property Description 1: HIGHLAND PARK L6-7 B9
Property Description 2: 0070.00X0140.00 0000.000
State Plane Coords(?): X= 11796959.999987 Y= 3733511.761484
Latitude: 37.57181738 , **Longitude:** -77.41648046

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 70
Rear Size: 140
Parcel Square Feet: 9800
Acreage: 0.225
Property Description 1: HIGHLAND PARK L6-7 B9
Property Description 2: 0070.00X0140.00 0000.000
Subdivision Name : HIGHLAND PARK
State Plane Coords(?): X= 11796959.999987 Y= 3733511.761484
Latitude: 37.57181738 , **Longitude:** -77.41648046

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$45,000	\$98,000	\$143,000	Reassessment
2019	\$40,000	\$90,000	\$130,000	Reassessment
2018	\$25,000	\$85,000	\$110,000	Reassessment
2017	\$25,000	\$84,000	\$109,000	Reassessment
2016	\$25,000	\$89,000	\$114,000	Reassessment
2015	\$26,000	\$41,000	\$67,000	AdminCorrect
2014	\$26,000	\$74,000	\$100,000	Reassessment
2013	\$26,000	\$77,000	\$103,000	Reassessment
2012	\$26,000	\$85,000	\$111,000	Reassessment
2011	\$26,000	\$90,000	\$116,000	CarryOver
2010	\$26,000	\$90,000	\$116,000	Reassessment
2009	\$25,700	\$89,300	\$115,000	Reassessment
2008	\$25,700	\$89,300	\$115,000	Reassessment
2007	\$24,500	\$94,400	\$118,900	Reassessment
2006	\$18,800	\$85,800	\$104,600	Reassessment
2005	\$13,500	\$66,500	\$80,000	Reassessment
2004	\$9,500	\$8,400	\$17,900	Reassessment
2003	\$9,300	\$8,200	\$17,500	Reassessment
2002	\$9,000	\$8,000	\$17,000	Reassessment
2000	\$9,000	\$8,000	\$17,000	Reassessment
1998	\$9,000	\$8,000	\$17,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
09/03/2019	\$165,000	WAYBRIGHT REAL ESTATE	ID2019-18114	1 - VALID SALE-Valid, Use in Ratio Analysis
06/27/2017	\$110,000	2SG DEVELOPMENT LLC	ID2017-13148	1 - VALID SALE-DO NOT USE
01/23/2012	\$43,000	FEDERAL HOME LOAN MORTGAGE CORP	ID2012-1372	2 - INVALID SALE-Foreclosure, Forced Sale etc.
01/23/2012	\$116,724	NYANTEH MAKINI O AND HONU KOFI	ID2012-1371	2 - INVALID SALE-Foreclosure, Forced Sale etc.
05/15/2008	\$0	NYANTEH MAKINI O	ID2008-13209	2 - INVALID SALE-Relation Between Buyer/Seller
12/10/2007	\$85,000	MCFAIL JOYCE	ID2007-39906	Invalid-Any Other Invalid Transfer
03/24/2005	\$139,000	SWEETWINE FREDERICK	ID2005-9224	
06/29/1999	\$5,000	THIRTY ONE THIRTEEN SECOND AVE	ID9900-18072	
12/18/1997	\$0	Not Available	00097-27802	
12/03/1993	\$0	Not Available	000375-00729	

Planning**Master Plan Future Land Use:** SF-MD**Zoning District:** R-6 - Residential (Single Family Attached)**Planning District:** North**Traffic Zone:** 1021**City Neighborhood Code:** NHP**City Neighborhood Name:** North Highland Park**Civic Code:** 0540**Civic Association Name:** Highland Park Plaza Civic Association**Subdivision Name:** HIGHLAND PARK**City Old and Historic District:****National historic District:** Highland Park Plaza**Neighborhoods in Bloom:****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	1008	0109001	010900
1990	114	0109001	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:** 093A**Public Works Schedules****Street Sweep:** TBD**Leaf Collection:** TBD**Refuse Collection:** Wednesday**Bulk Collection:** TBD**Government Districts****Council District:** 6**Voter Precinct:** 606**State House District:** 71**State Senate District:** 9**Congressional District:** 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1900
Stories: 2
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 4
Number Of Full Baths: 3
Number Of Half Baths: 0
Condition: fair for age
Foundation Type: Full Bsmt
1st Predominant Exterior: Alum/Vinyl
2nd Predominant Exterior: N/A
Roof Style: Gable-Hip
Roof Material: Comp sh to 235#
Interior Wall: Plaster
Floor Finish: Softwood-standard
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: 2568 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 1152 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 354 Sqft
Deck: 0 Sqft

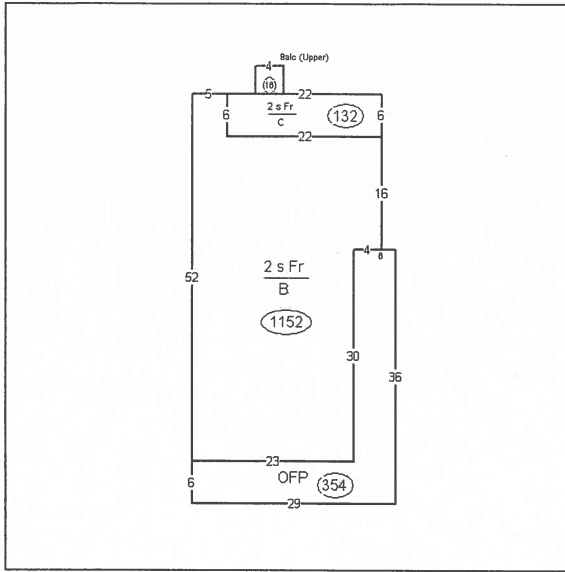
Property Images

Name:N0000991019 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:N0000991019 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: Andlar Properties PHONE: (Home) () (Mobile) (804) 921-2770
ADDRESS 1406 St. Joan Court FAX: () (Work) ()
Chesterfield, VA 23236 E-mail Address: andlarprops@gmail.com

PROPERTY OWNER'S

REPRESENTATIVE: Anthony Ambers PHONE: (Home) () (Mobile) (804) 921-2770
(Name/Address) 1406 St. Joan Court FAX: () (Work) ()
Chesterfield, VA. 23236 E-mail Address: andlarprops@gmail.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 3113 2nd Avenue

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-412.4(1)

APPLICATION REQUIRED FOR: A building permit to split an existing lot improved with a single-family detached dwelling and to construct a new single-family detached dwelling on the proposed vacant lot.

TAX PARCEL NUMBER(S): N000-0991/019 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 9,800 square feet and a lot width of seventy feet (70') currently exists. A lot area of 5,040 square feet and width of 36 feet is proposed for No. 3113. A lot area of 4,760 square feet and width of 34 feet is proposed for the newly created lot No. 3111.

DATE REQUEST DISAPPROVED: January 17, 2020 FEE WAIVER: YES ☐ NO: ☒

DATE FILED: January 17, 2020 TIME FILED: 1:46 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-067660-2020

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

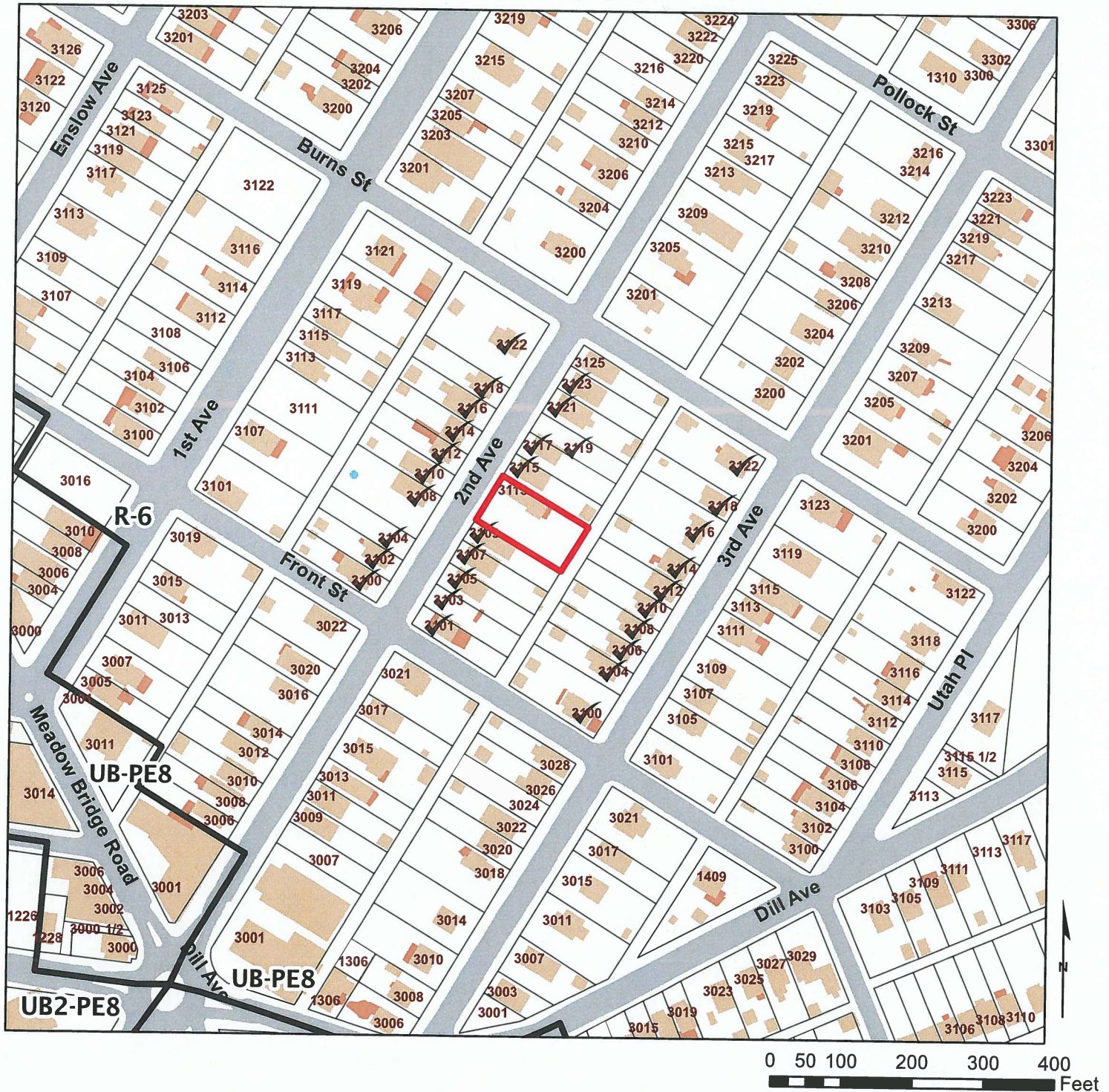
I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☒

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: 3/2/2020

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

CASE NUMBER: BZA 16-2020 HEARING DATE: April 1, 2020 AT 1:00 P.M.





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: _____

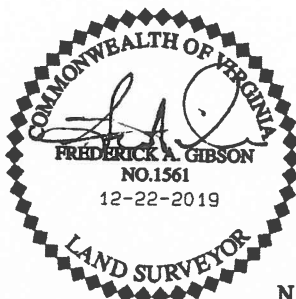
(Revised: 4/28/16)

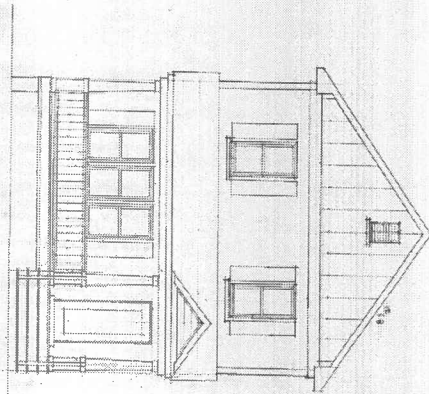
CURRENT OWNER(S):ANDLAR PROPERTIES, LLC INST# 190018114 PARCEL ID N000-0991-019



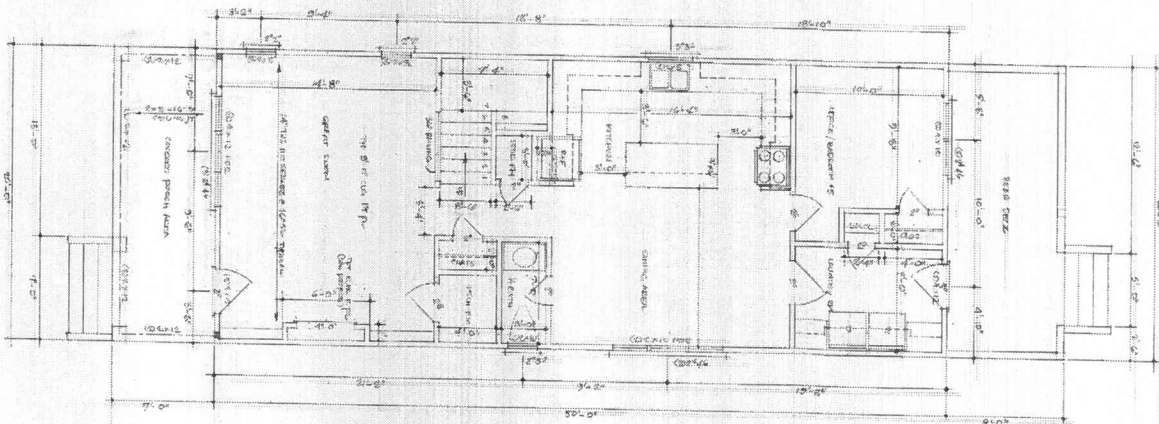
PLAT SHOWING IMPROVEMENTS & PROPOSED
DIVISION OF LOTS 6 & 7, BLOCK 9, PLAN OF
"HIGHLAND PARK", IN THE CITY OF RICHMOND, VIRGINIA.

SCALE: 1" = 25'
J.N. 8806-87

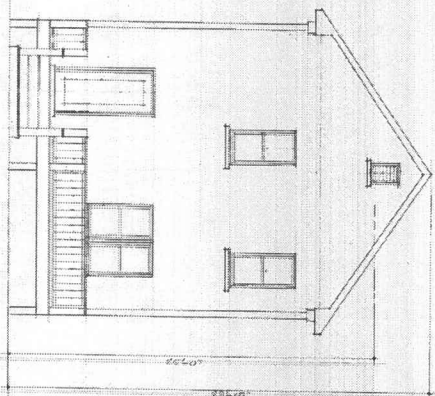




FRONT ELEVATION SCALE 1/8" = 1'-0"



1st FLOOR PLAN SCALE 1/8" = 1'-0"



REAR ELEVATION SCALE 1/8" = 1'-0"

PARKER
UNIQUE
DESIGNS

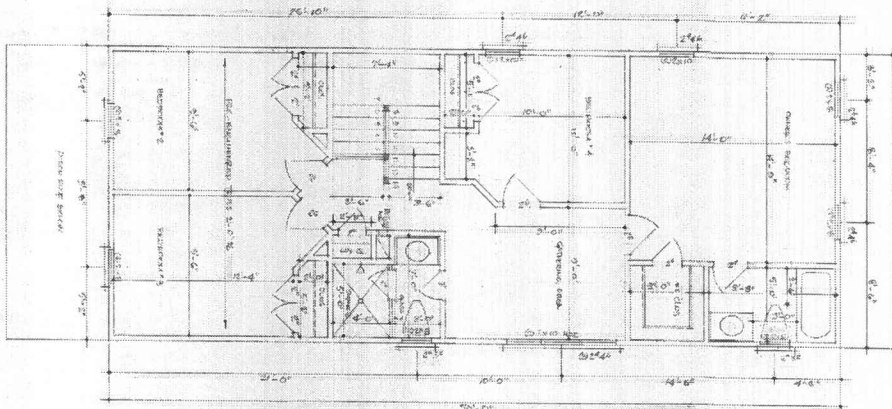
ARCHITECTURAL
DESIGN
AND
DRAWING
SERVICES
ARCHITECTURAL VA
(904) 688-0000

DATE
JOB NO.
DRAWING
TITLE

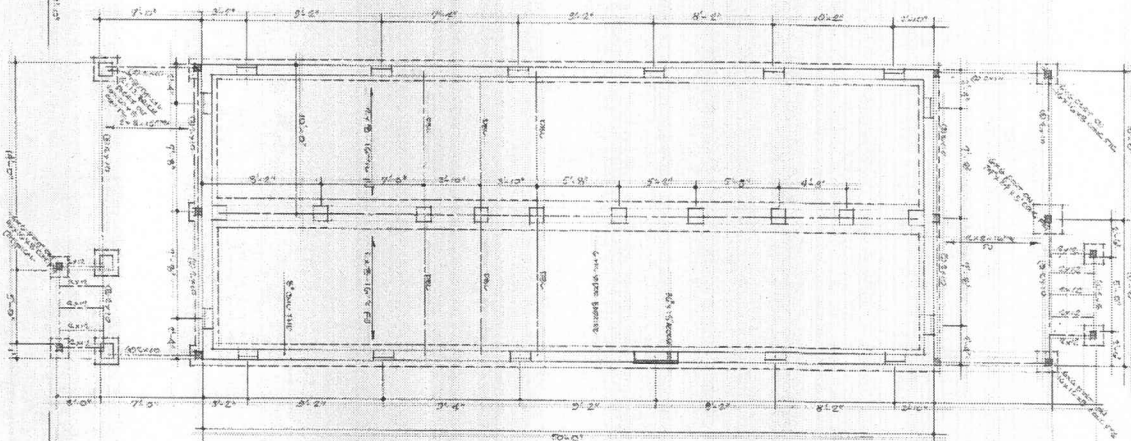
THE PLAN CANNOT BE USED, COPIED, TRACED OR REPRODUCED
IN WHOLE OR PART OR ANY MANNER WITHOUT THE WRITTEN
PERMISSION OF PARKER UNIQUE DESIGNS
1. No alteration and not used without the client's written consent. The client
must be notified of any changes and the client must sign a change order.
2. The architect does not warrant the accuracy of the information provided by the client.
3. The architect does not warrant the accuracy of the information provided by the client.
4. The architect does not warrant the accuracy of the information provided by the client.
5. The architect does not warrant the accuracy of the information provided by the client.



FRONT ELEVATION SCALE 1/8" = 1'-0"



SIDE ELEVATION SCALE 1/8" = 1'-0"

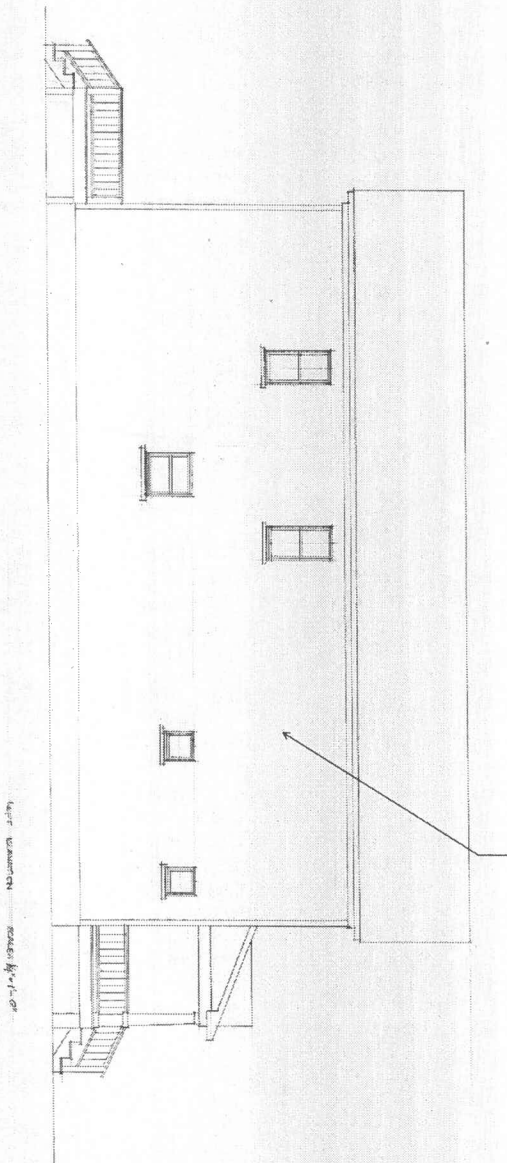


REAR ELEVATION SCALE 1/8" = 1'-0"

P
U
D
PARKER
UNIQUE
DESIGNS

ARCHITECTURAL
DRAWINGS
AND
DRAFTING
SERVICES
2000 LEE ROAD
DALLAS, TEXAS 75209

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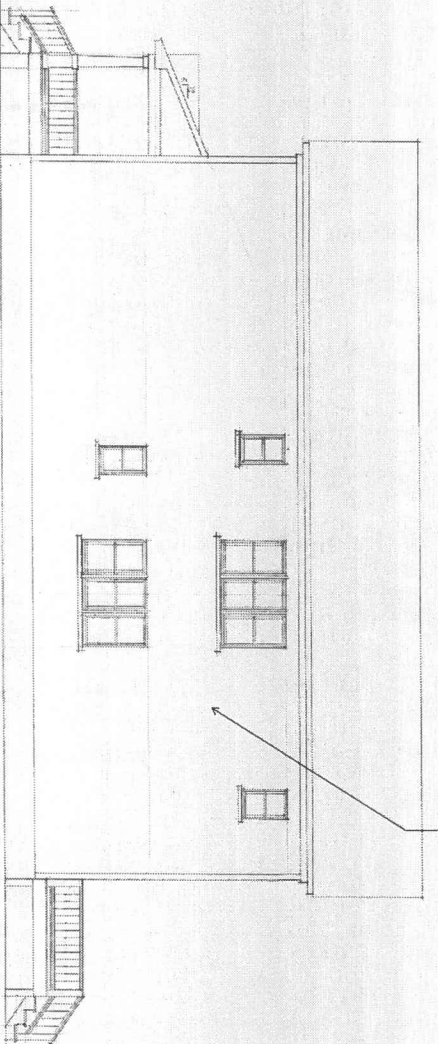
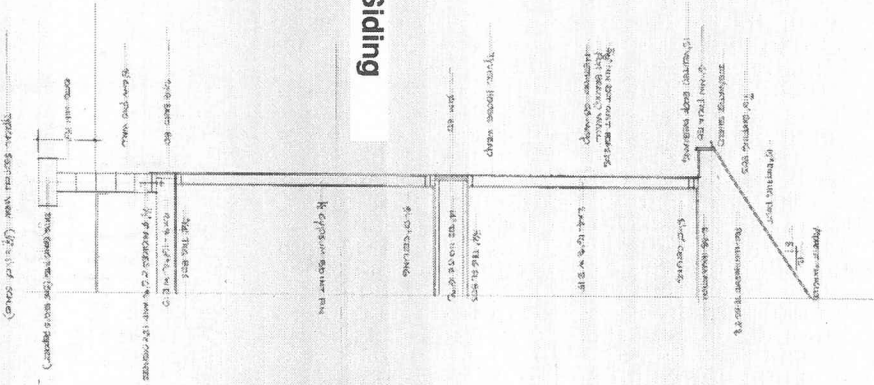
Cementitious Siding

Left: 10' x 10' Right: 10' x 10'

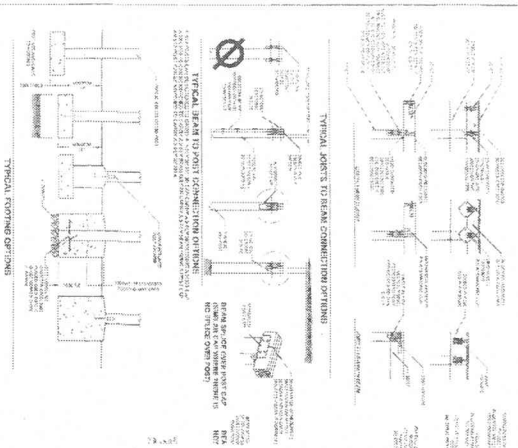
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SERVICES
MEMPHIS, TN
PH: 901-525-1234
FAX: 901-525-1234
WWW.PARKERUNIQUEDESIGNS.COM

THIS PLAN CANNOT BE USED, COPIED, REPRODUCED OR OTHERWISE
IN WHOLE OR IN PART FOR ANY PROJECT WITHOUT THE WRITTEN
PERMISSION OF PARKER UNIQUE DESIGNS.
IF THE CONTRACTOR OR OTHER PARTY HAS ANY QUESTIONS OR
NEEDS CLARIFICATION, THEY SHOULD CONTACT THE ARCHITECT
DIRECTLY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY
MISINTERPRETATION OF THE PLAN OR FOR ANY CONSTRUCTION
DEFECTS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY
CONSTRUCTION DEFECTS THAT MAY OCCUR DURING THE
CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT
RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS THAT MAY
OCCUR AFTER THE PROJECT IS COMPLETED. THE ARCHITECT
IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS THAT
MAY OCCUR DURING THE MAINTENANCE OF THE PROJECT.

Cementitious Siding



CONNECT



Cementitious Siding



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

December 20, 2019

Andlar Properties LLC
1406 St. Joan Court
North Chesterfield, Virginia 23236

Attn: Anthony Ambers

RE: 3113 Second Avenue
Tax Parcel: N000-0991/019

Ms. Ambers:

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 seventy feet (70'), and a lot depth of one hundred forth feet (140'), which results in a lot area of 9,800 square feet. The property is currently improved with a single-family detached dwelling.

According to an August 14, 2019, Deed (most current) the parcel has been conveyed as "*All those certain lots of land, with all improvements thereon known as No. 3113 Second Avenue, lying, being and situated in the City of Richmond, Virginia, being Lots 6 and 7, Block 9, in the plan of Highland Park, and more particularly described as follows: Beginning as a point on the east line of Second Avenue 175 feet north of Front Street; thence running in a northerly direction along and fronting on the east line of Second Avenue 70 feet; thence extending back in an easterly direction and between parallel line 140 feet to an alley 20 feet wide.*"

Based on the information available to me at this time, the tax parcel is deeded as one (1) independent lot of record and has been since, at least 1922. As proposed, your intent is to determine whether Lot 6 in the Plan of "Highland Park" as described by deeds is considered a separate buildable lot for the construction of a future single-family detached dwelling. 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 has been consolidated by deed and described as a singular lot. The current R-6 lot area and width requirements cannot be met without the incorporation of additional property.
2. The subject property is being used as a side yard for the dwelling at 3113 Second Avenue, which includes fencing and a parking area. Without a current survey of the property, this Office cannot determine whether the existing dwelling at 3113 Second Avenue has encumbered the subject Tax parcel.

Anthony Ambers
RE: 3113 Second Avenue
December 20, 2019
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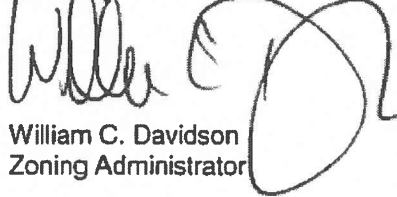
Per Section 30-1220.54 of the Zoning Ordinance, a lot is defined as "a single lot of record or a combination of contiguous lots of record." Once parcels are combined, any subsequent division thereof must be done in compliance with applicable regulations. Requesting and obtaining a Special Exception from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) from City Council may be a possibility. Be advised, it may be difficult to obtain approval from the BZA unless you can prove that 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.

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 Josh Young by E-mail at: joshua.young@richmondgov.com or by telephone at: (804) 646-6923.

Sincerely,

A handwritten signature in black ink, appearing to read 'William C. Davidson', followed by a large, stylized circular flourish or loop.

William C. Davidson
Zoning Administrator