

CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

March 6, 2020

Hampton Nash LLC
1221 Mall Drive
Chesterfield, VA 23235

Baker Development Resources
1519 Summit Avenue, Suite 102
Richmond, VA 23230
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 17-2020**

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 construct a new single-family detached dwelling (#3134) at 3134 & 3136 PARKWOOD AVENUE (Tax Parcel Number W000-1404/043 & 044), located in an R-5 (Single-Family 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 17-2020
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.

3127 Parkwood Avenue LLC C/o
Michael P Koplin President
5031 Devonshire Road
Richmond VA 23225

Bellona Arsenal Farm Associates LLC
3816 W Old Gun Rd
Midlothian VA 23113

Bennett Johnye Altman
2126 Rosewood Ave
Richmond VA 23220

Bowling Bragdon R & Catherine M
2720 Rettig Rd
Richmond VA 23225

Buran W W Jr & B L Trustee & Lucy B
Cornett Trustee
Po Box 6355
Richmond VA 23230

Burnham Carol P & Francis R
P.o. Box 444
Wachapreague VA 23480

Carytown Partners L C
Po Box 14740
Richmond VA 23221

Champeau Christopher C
1614 Pope Ave
Richmond VA 23227

Collier Archer L Jr Trustee Archer L
Collier Living Trust
3130 Parkwood Ave
Richmond VA 23221

Deeb Mary Jo
2403 Stuart Ave
Richmond VA 23220

Deeb Mary Jo
7130 Glen Forest Dr Ste 305
Richmond VA 23226

Dickson Arlene F
3126 Parkwood Ave
Richmond VA 23221

Downer William B Iv
3137 Parkwood Ave
Richmond VA 23221

Ellen J Harry & Fiona P
4716 Pocahontas Ave
Richmond VA 23226

Gnilka Philip Bransford
3141 Parkwood Ave
Richmond VA 23221

Hanrahan Thomas And Jennifer
2506 Grove Ave
Richmond VA 23220

Hirsch Sally I & Ries Robert Trs
7919 Rock Creek Road
Henrico VA 23229

Johnston Kyle
Po Box 4917
Richmond VA 23220

Jones Earlie O Iii And Nichols Noel
Eldon
3133 Parkwood Ave
Richmond VA 23241

Ktn Llc
11500 Seth Warner Dr
Glen Allen VA 23059

Magness Lauren K
5630 Sw 37th Ct
Ft Lauderdale FL 33314

Nguyen Thanh T & Bich Trang T & Thao
Trong & Ngo Bich Thu Thi
3005 Dillard Dr
Glen Allen VA 23060

Oliver Richard D
5121 Bending Branch Dr
Richmond VA 23223

Shaver Chriustopher P
3140 Parkwood Ave
Richmond VA 23221

Timmons Brittany
3132 Parkwood Ave
Richmond VA 23221

Vogue Enterprises
1114 N Arthur Ashe Blvd
Richmond VA 23230

Wachovia Bank Na C/o Thomson
Reuters
Po Box 2609
Carlsbad CA 92018

Whitehead & Chiocca Properties LLC
900 Portland Pl
Richmond VA 23221

Property: 3134 Parkwood Ave **Parcel ID:** W0001404043**Parcel**

Street Address: 3134 Parkwood Ave Richmond, VA 23221-
Owner: HAMPTON NASH LLC
Mailing Address: 1221 MALL DR, CHESTERFIELD, VA 23235
Subdivision Name : PARK PLACE
Parent Parcel ID:
Assessment Area: 226 - S of Crytwn/N of RMA
Property Class: 190 - R Garage/Outbuilding
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2020
Land Value: \$83,000
Improvement Value: \$5,000
Total Value: \$88,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 3000
Acreage: 0.069
Property Description 1: PARK PLACE ANNEX L13 B1
Property Description 2: 0025.00X0120.00 0000.000
State Plane Coords(?): X= 11778003.918534 Y= 3726482.420446
Latitude: 37.55296340 , **Longitude:** -77.482063

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 25
Rear Size: 120
Parcel Square Feet: 3000
Acreage: 0.069
Property Description 1: PARK PLACE ANNEX L13 B1
Property Description 2: 0025.00X0120.00 0000.000
Subdivision Name : PARK PLACE
State Plane Coords(?): X= 11778003.918534 Y= 3726482.420446
Latitude: 37.55296340 , **Longitude:** -77.482063

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$83,000	\$5,000	\$88,000	Reassessment
2019	\$68,000	\$5,000	\$73,000	Reassessment
2018	\$68,000	\$5,000	\$73,000	Reassessment
2017	\$56,000	\$5,000	\$61,000	Reassessment
2016	\$56,000	\$5,000	\$61,000	Reassessment
2015	\$56,000	\$4,000	\$60,000	Reassessment
2014	\$46,000	\$4,000	\$50,000	Reassessment
2013	\$46,000	\$4,000	\$50,000	Reassessment
2012	\$46,000	\$4,000	\$50,000	Reassessment
2011	\$46,000	\$4,000	\$50,000	CarryOver
2010	\$46,000	\$4,000	\$50,000	Reassessment
2009	\$46,000	\$4,300	\$50,300	Reassessment
2008	\$46,000	\$1,000	\$47,000	Reassessment
2007	\$46,000	\$1,000	\$47,000	Reassessment
2006	\$29,700	\$700	\$30,400	Reassessment
2005	\$18,300	\$700	\$19,000	Reassessment
2004	\$14,900	\$600	\$15,500	Reassessment
2003	\$14,800	\$600	\$15,400	Reassessment
2002	\$12,900	\$500	\$13,400	Reassessment
2001	\$11,800	\$500	\$12,300	Reassessment
2000	\$8,500	\$500	\$9,000	Reassessment
1998	\$8,500	\$500	\$9,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
02/03/2020	\$200,000	HAWTHORNE ELIZABETH W	ID2020-2521	2 - INVALID SALE-Sale Includes Multiple Parcels
02/03/2020	\$270,000	REALVESTOR GROUP LLC	ID2020-2523	2 - INVALID SALE-Sale Includes Multiple Parcels
07/18/1983	\$4,100	Not Available	00814-1803	
03/25/1980	\$1,500	Not Available	000765-00458	
01/21/1970	\$1,000	Not Available	000662-C00570	

Planning

Master Plan Future Land Use: SF-LD
Zoning District: R-5 - Residential (Single Family)
Planning District: Near West
Traffic Zone: 1122
City Neighborhood Code: CARY
City Neighborhood Name: Carytown
Civic Code:
Civic Association Name: Carytown South Neighborhood Association
Subdivision Name: PARK PLACE
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone: III

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	1024	0409001	040900
1990	126	0409001	040900

Schools

Elementary School: Cary
Middle School: Hill
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 18
Dispatch Zone: 048B

Public Works Schedules

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

Government Districts

Council District: 5
Voter Precinct: 501
State House District: 69
State Senate District: 9
Congressional District: 4

Extension 1 Details

age

Extension Name: R01 - Residential record #01**Year Built:** 1970**Stories:** 0**Units:** 0**Number Of Rooms:** 0**Number Of Bed Rooms:** 0**Number Of Full Baths:** 0

0

Number Of Half Baths:**Condition:** normal for**Foundation Type:****1st Predominant Exterior:****2nd Predominant Exterior:** N/A**Roof Style:****Roof Material:****Interior Wall:****Floor Finish:****Heating Type:****Central Air:** N**Basement Garage Car #:** 0**Fireplace:** N**Building Description (Out Building and
Yard Items) :** Residential Detached Garage**Extension 1 Dimensions****Finished Living Area:** 0 Sqft**Attic:** 0 Sqft**Finished Attic:** 0 Sqft**Basement:** 0 Sqft**Finished Basement:** 0 Sqft**Attached Garage:** 0 Sqft**Detached Garage:** 180 Sqft**Attached Carport:** 0 Sqft**Enclosed Porch:** 0 Sqft**Open Porch:** 0 Sqft**Deck:** 0 Sqft

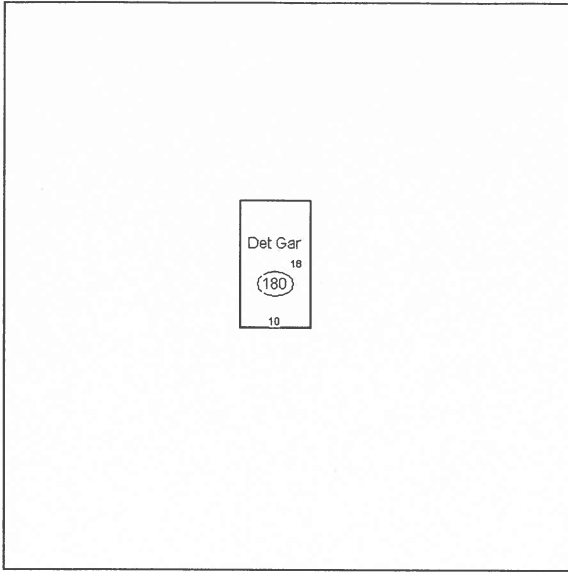
Property Images

Name:W0001404043 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:W0001404043 Desc:R01



Property: 3136 Parkwood Ave **Parcel ID:** W0001404044**Parcel**

Street Address: 3136 Parkwood Ave Richmond, VA 23221-
Owner: HAMPTON NASH LLC
Mailing Address: 1221 MALL DR, CHESTERFIELD, VA 23235
Subdivision Name : PARK PLACE
Parent Parcel ID:
Assessment Area: 226 - S of Crytwn/N of RMA
Property Class: 120 - R Two Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2020
Land Value: \$83,000
Improvement Value: \$174,000
Total Value: \$257,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 3000
Acreage: 0.069
Property Description 1: PARK PLACE L12 B1
Property Description 2: 0025.00X0120.00 0000.000
State Plane Coords(?): X= 11777980.348371 Y= 3726491.424693
Latitude: 37.55290019 , **Longitude:** -77.48219057

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 25
Rear Size: 120
Parcel Square Feet: 3000
Acreage: 0.069
Property Description 1: PARK PLACE L12 B1
Property Description 2: 0025.00X0120.00 0000.000
Subdivision Name : PARK PLACE
State Plane Coords(?): X= 11777980.348371 Y= 3726491.424693
Latitude: 37.55290019 , **Longitude:** -77.48219057

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$83,000	\$174,000	\$257,000	Reassessment
2019	\$68,000	\$156,000	\$224,000	Reassessment
2018	\$68,000	\$145,000	\$213,000	Reassessment
2017	\$56,000	\$146,000	\$202,000	Reassessment
2016	\$56,000	\$142,000	\$198,000	Reassessment
2015	\$56,000	\$134,000	\$190,000	Reassessment
2014	\$46,000	\$146,000	\$192,000	Reassessment
2013	\$46,000	\$146,000	\$192,000	Reassessment
2012	\$46,000	\$146,000	\$192,000	Reassessment
2011	\$46,000	\$159,000	\$205,000	CarryOver
2010	\$46,000	\$159,000	\$205,000	Reassessment
2009	\$46,000	\$158,500	\$204,500	Reassessment
2008	\$46,000	\$158,500	\$204,500	Reassessment
2007	\$46,000	\$158,500	\$204,500	Reassessment
2006	\$29,700	\$136,600	\$166,300	Reassessment
2005	\$17,600	\$136,600	\$154,200	Reassessment
2004	\$14,800	\$114,830	\$129,630	Reassessment
2003	\$14,800	\$76,800	\$91,600	Reassessment
2002	\$12,900	\$66,800	\$79,700	Reassessment
2001	\$11,800	\$61,300	\$73,100	Reassessment
2000	\$8,500	\$44,100	\$52,600	Reassessment
1998	\$8,500	\$42,000	\$50,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
02/03/2020	\$270,000	REALVESTOR GROUP LLC	ID2020-2523	2 - INVALID SALE-Sale Includes Multiple Parcels
02/03/2020	\$200,000	HAWTHORNE ELIZABETH W	ID2020-2521	
12/05/1967	\$9,900	Not Available	00649-A0077	

Planning

Master Plan Future Land Use: SF-LD
Zoning District: R-5 - Residential (Single Family)
Planning District: Near West
Traffic Zone: 1122
City Neighborhood Code: CARY
City Neighborhood Name: Carytown
Civic Code:
Civic Association Name: Carytown South Neighborhood Association
Subdivision Name: PARK PLACE
City Old and Historic District:
National historic District:
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	1024	0409001	040900
1990	126	0409001	040900

Schools

Elementary School: Cary
Middle School: Hill
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 18
Dispatch Zone: 048B

Public Works Schedules

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

Government Districts

Council District: 5
Voter Precinct: 501
State House District: 69
State Senate District: 9
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1918
Stories: 2
Units: 0
Number Of Rooms: 7
Number Of Bed Rooms: 3
Number Of Full Baths: 1
Number Of Half Baths: 1
Condition: fair for age
Foundation Type: Full Crawl
1st Predominant Exterior: Asbestos siding
2nd Predominant Exterior: N/A
Roof Style: Flat or Shed
Roof Material: Metal
Interior Wall: Plaster
Floor Finish: Hardwood-std oak
Heating Type: Forced hot air
Central Air: Y
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 1480 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: 220 Sqft
Deck: 0 Sqft

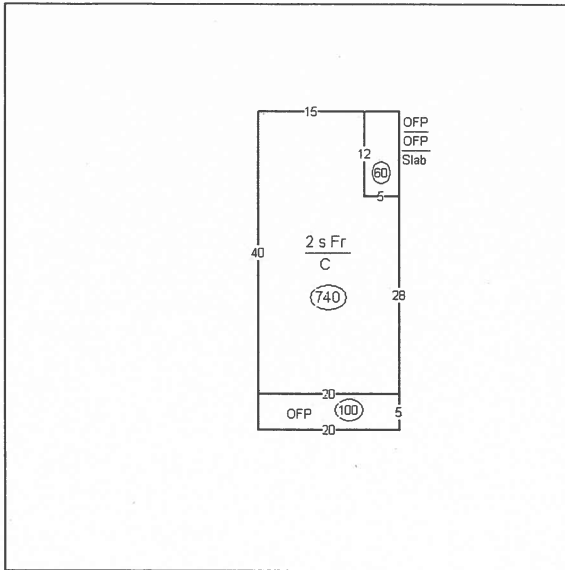
Property Images

Name:W0001404044 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:W0001404044 Desc:R01



BZA 17-2020

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 Hampton Nash LLC PHONE: (Home) () (Mobile) (270) 779-8468
OWNER: 1721 Mall Drive FAX: (Home) () (Mobile) ()
(Name/Address) Chesterfield, VA 23235 E-mail Address: _____

OWNER'S Baker Development Resources PHONE: (Home) () (Mobile) (804) 874-6275
REPRESENTATIVE Mark Baker FAX: (Home) () (Mobile) ()
(Name/Address) 1519 Summit Avenue, Suite 102 E-mail Address: markbaker@bakerdevelopmentresources.com
Richmond, VA 23230

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 3134 and 3136 Parkwood Avenue
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 and 30-410.4
APPLICATION REQUIRED FOR: A building permit to construct a new single-family detached dwelling (#3134).
TAX PARCEL NUMBER(S): W000-1404/043 (#3134); W000-1404/044 (#3136) ZONING DISTRICT: R-5 (Single Family Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and width requirements are not met. Lot areas of six thousand square feet (6,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 6,000 square feet and a lot width of 50.0 feet currently exists; lot areas of 3,000 SF (#3134) and 3000 SF (#3136) and lot widths of 25' (#3134) and 25' ± (#3136) are proposed.
DATE REQUEST DISAPPROVED: _____ FEE WAIVER: ☐ YES ☒ NO
DATE FILED: 2/12/2020 FILED BY: Andrea Cuffee PREPARED BY: Andrea Cuffee RECEIPT NO. BZAR-069281-2020
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: 3/2/2019

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

CASE NUMBER: BZA 17-2020 HEARING DATE: April 1, 2020 AT 1:00 P.M.

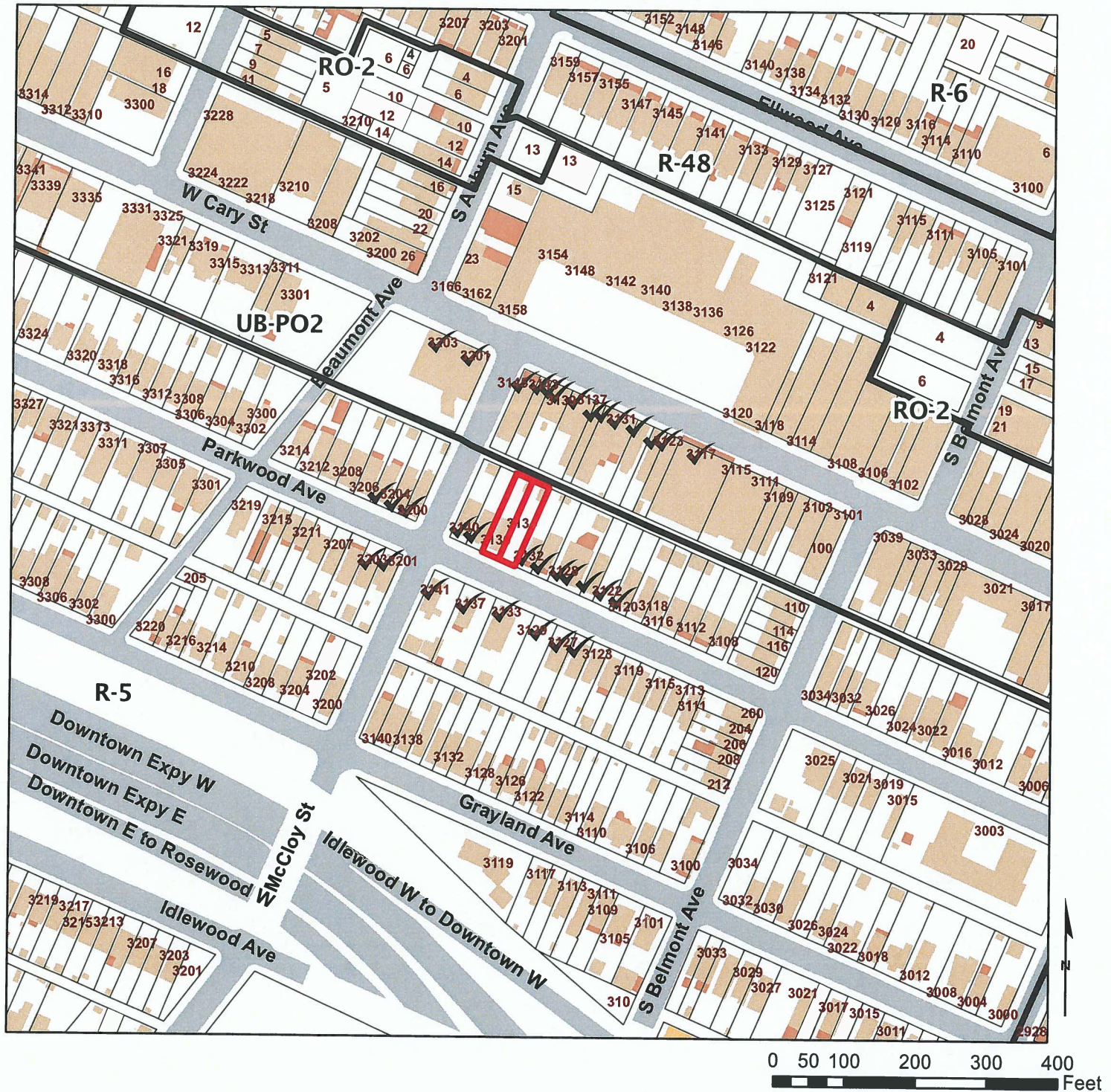
BOARD OF ZONING APPEALS CASE BZA 17-2020
150' Buffer

APPLICANT(S): Hampton Nash LLC

PREMISES: 3134 & 3136 Parkwood Avenue
(Tax Parcel Number W000-1404/043 & 044)

SUBJECT: A building permit to construct a new single-family detached dwelling (#3134).

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4
of the Zoning Ordinance for the reason that:
The lot area and lot width requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

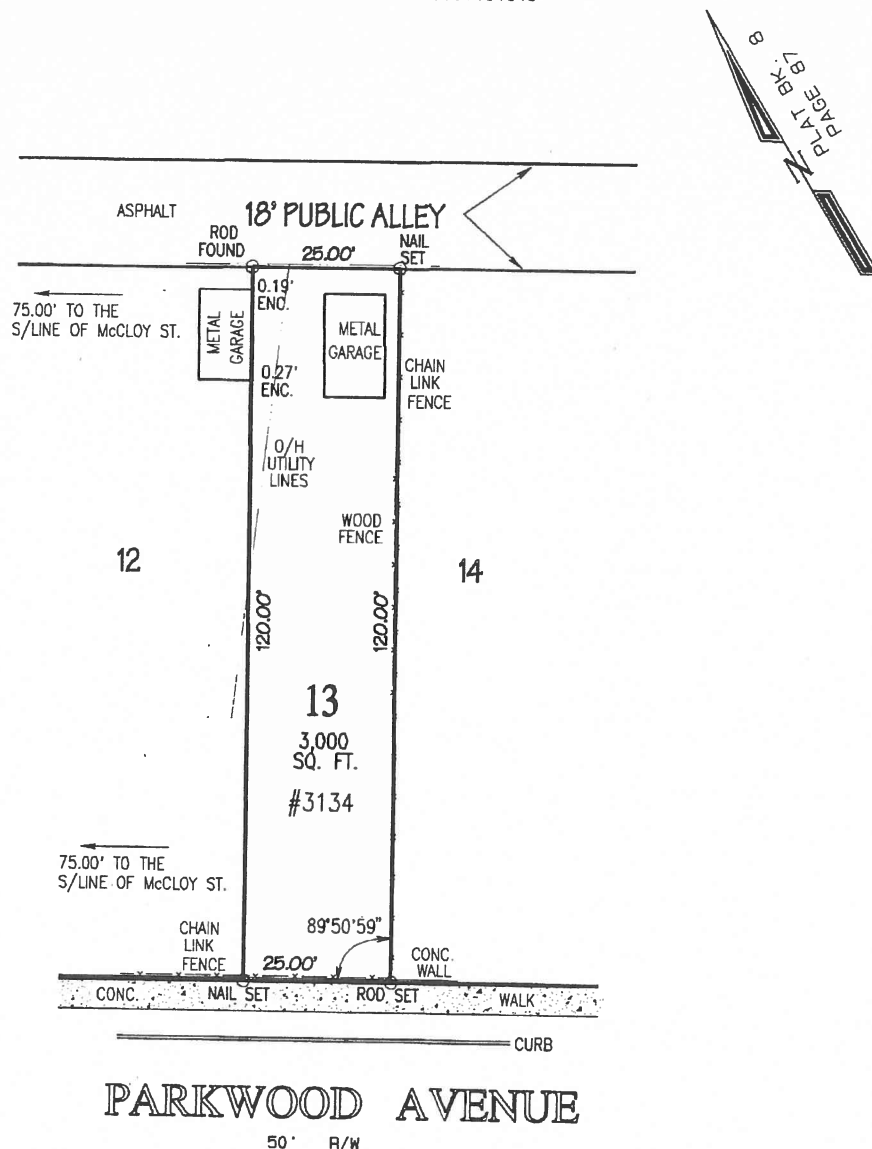
CITY OF RICHMOND, VIRGINIA

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: _____

NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): HAWTHORNE D.B.814 PG.18032 PARCEL ID W0001404043



(PHYSICAL SURVEY)
PLAT SHOWING IMPROVEMENTS ON LOT 13, BLOCK 1, PLAN OF
"PARK PLACE ANNEX", IN THE CITY OF RICHMOND, VA.

SCALE: 1" = 25'



**FREDERICK A. GIBSON
& ASSOCIATES, P.C.**
LAND SURVEYORS
11521-G MIDLOTHIAN TURNPIKE
NORTH CHESTERFIELD, VIRGINIA 23235
PHONE 804 378-4485 FAX 804 378-4487

THIS IS TO CERTIFY THAT ON FEBRUARY 15, 2018, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

LEGEND
○ = IRON ROD FOUND
● = IRON ROD SET
UNLESS OTHERWISE NOTED.
PROJECT # 9504-14 M

NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA.
 FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES
 SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE
 TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES.
 CURRENT OWNER(S): HEMPTON NASH, LLC DEED#2020-2523 ID W0001404043

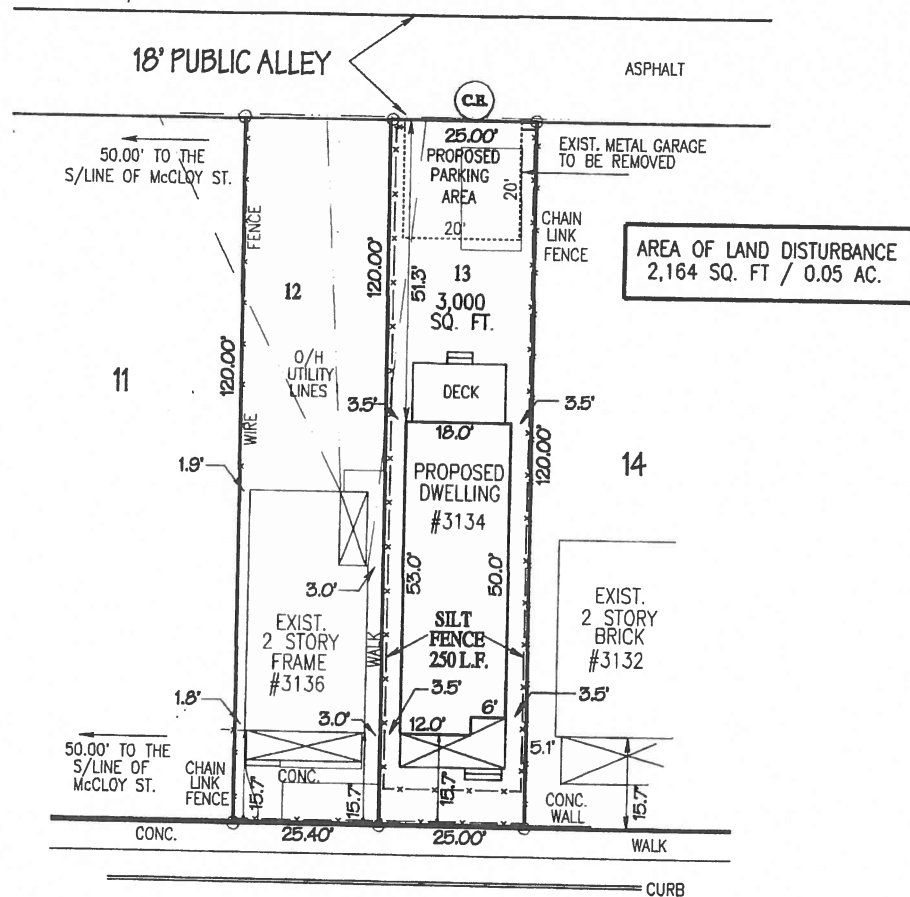
STRUCTURE(S) AREA = 1,216 SQ. FT.
 SITE AREA = 3000 SQ. FT.
 LOT COVERAGE RATIO: = 40.5 %

IMPERVIOUS SURFACES:
 STRUCTURE(S), DECK, WALKS = 1,637 SQ. FT.
 PARKING AREA

IMPERVIOUS AREA = 1637 SQ. FT.
 SITE AREA = 3,000 SQ. FT.

IMPERVIOUS SURFACE RATIO: 54.6 %

(CR) CONSTRUCTION
 ENTRANCE
 REQUIRED



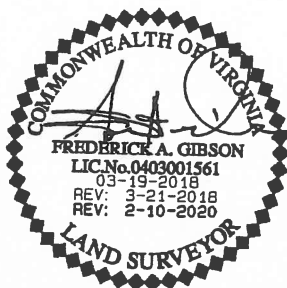
PARKWOOD AVENUE

50' R/W

(RESIDENTIAL SITE PLAN)

PLAT SHOWING EXISTING & PROPOSED IMPROVEMENTS
 ON LOTS 12 & 13, BLOCK 1, PLAN OF
 "PARK PLACE ANNEX", IN THE CITY OF RICHMOND, VA.

SCALE: 1" = 25'

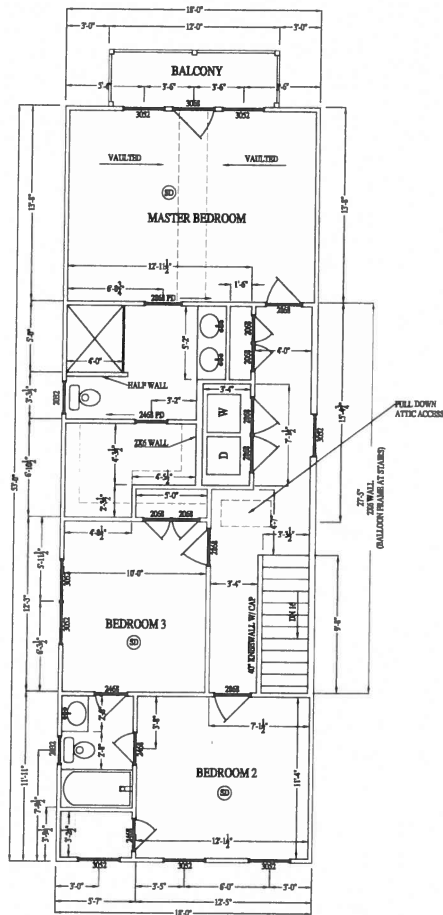


FREDERICK A. GIBSON
 & ASSOCIATES, P.C.

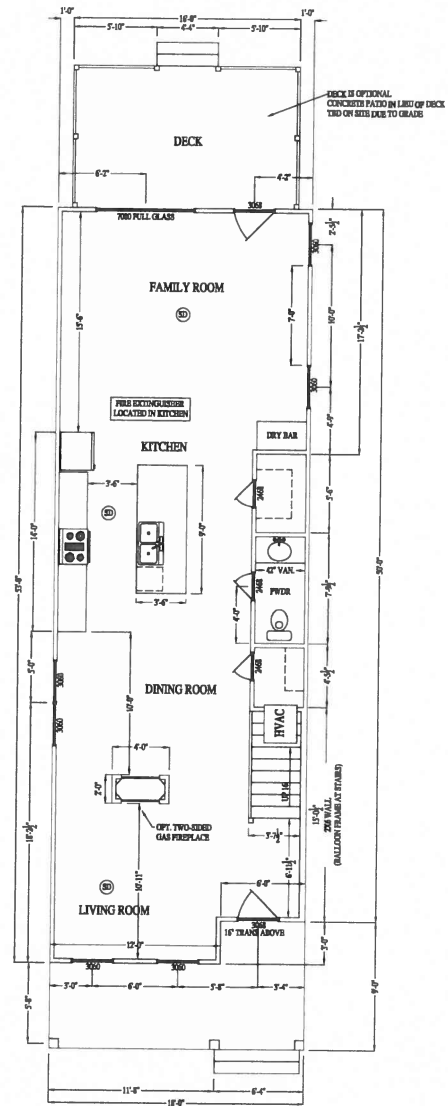
LAND SURVEYORS
 11521-G MIDLOTHIAN TURNPIKE
 NORTH CHESTERFIELD, VIRGINIA 23235
 PHONE 804 378-4485 FAX 804 378-4487

PROJECT # 9504-14 SP-2

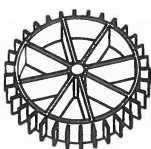
1ST FLOOR HEATED SQ. FOOTAGE: 936 S.F.
 2ND FLOOR HEATED SQ. FOOTAGE: 921 S.F.



SECOND FLOOR PLAN



FIRST FLOOR PLAN



RIVER MILL
 DEVELOPMENT

SHEET:
 A1.1

DATE:
 2-07-2020

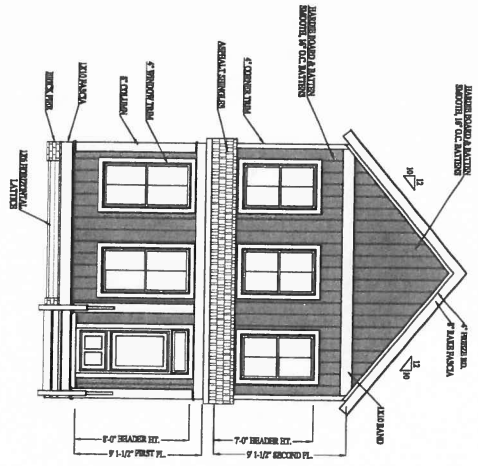
SCALE:
 1/4" = 1'-0"

REVISION NOTES

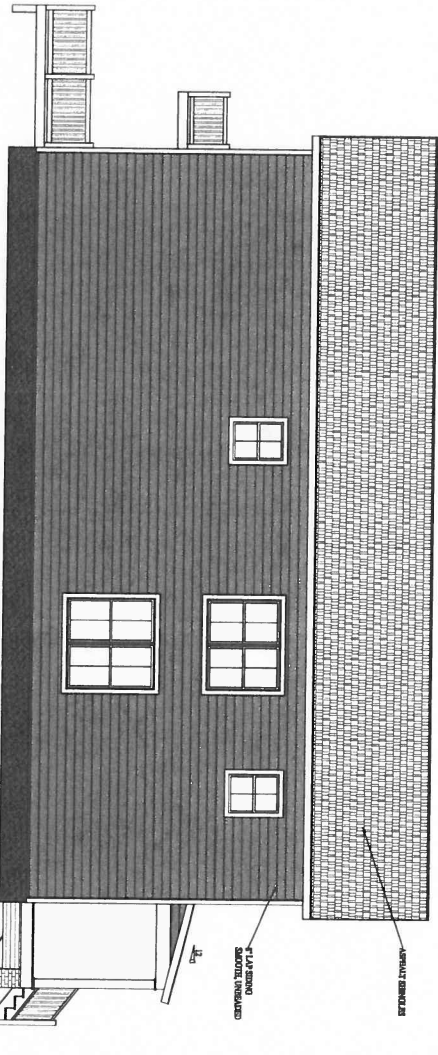
3134 PARKWOOD AVE

RIVER MILL DEVELOPMENT

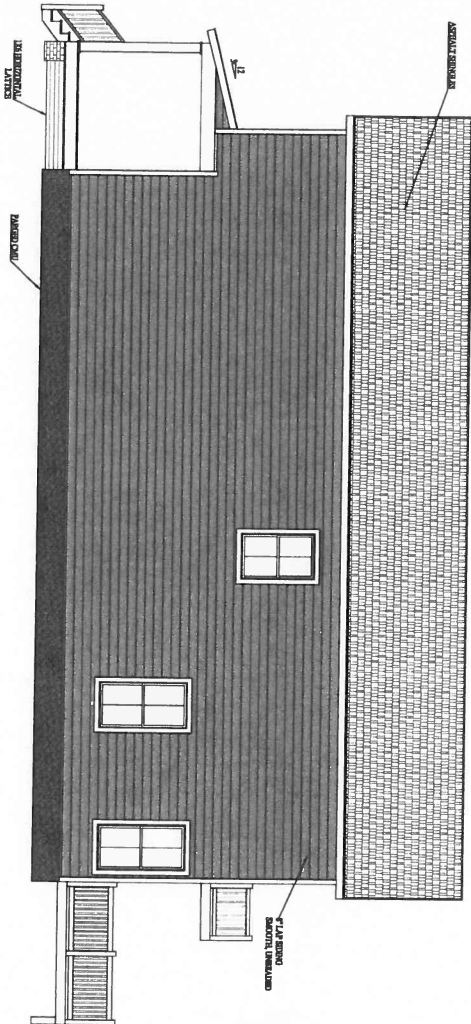
RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535



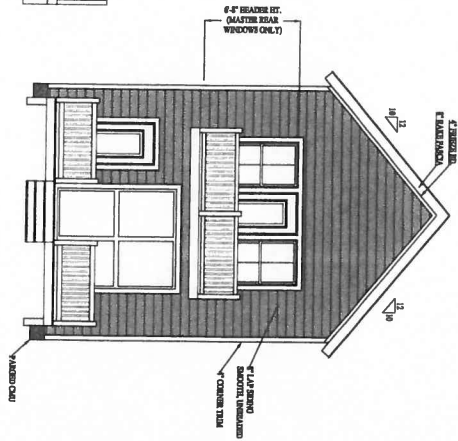
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



RIVER MILL
DEVELOPMENT

SHEET:
A2.1

DATE:
2-07-2020

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

NO.	DATE	REVISION

3134 PARKWOOD AVE

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535