



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

May 12, 2020

CC Richmond II, LP  
11 S. 12th Street, Suite 115  
Richmond, VA 23219

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

To Whom It May Concern:

RE: **BZA 19-2020**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, June 3, 2020 due to the state of emergency that exists as a result of the spread of COVID-19 pursuant to and in compliance with Ordinance 2020-093 to consider an application for a building permit to construct a new single-family detached dwelling at 1121 NORTH 27<sup>th</sup> STREET (Tax Parcel Number E000-0521/034), located in an R-6 (Single-Family Attached Residential District).

Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 743 918 389# beginning at 1:00 p.m. 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 2020 drop-down, click meeting details for June 3, 2020 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 [William.Davidson@richmondgov.com](mailto:William.Davidson@richmondgov.com) for assistance. In accordance with Ordinance No. 2020-093, please be advised that an inability to access one of the enumerated public hearing through video means shall not be considered a prerequisite for participating in the subject public hearing. It will be necessary for you to stay on the line until such time as your case is called. 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.

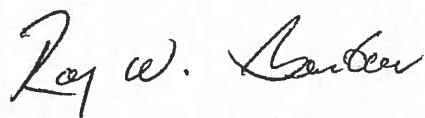
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 19-2020  
Page 2  
May 12, 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/civicasociationgroupinformation.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.

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 black ink, reading "Roy W. Benbow". The signature is written in a cursive style with a large, stylized "R" and "B".

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.

M&t Bank 1 Fountain Plaze 7th Fl Buffalo NY 14203	Drauschak Petra & Heidi Marie 1105 N 27th St Richmond VA 23223	Jordan Rachel 1108 N 27th St Richmond VA 23223
Keith Gwendolyn A 1108 N 28th St Richmond VA 23223	Kirkland Austin 1109 North 27th St Richmond VA 23223	Bushaw Neal O 1111 N 27th St Richmond VA 23223
Oferrell James A 1112 N 27th St Richmond VA 23223	Hiller Daniel M 1113 N 27th St Richmond VA 23223	Tabb Thomas 1114 N 27th St Richmond VA 23223
Ditommaso Anthony M 1116 N 28th St Richmond VA 23223	Underwood John 1116 North 27th St Richmond VA 23223	Ellis Carroll H Iii And Ariel M Taylor-ellis 1118 N 28th St Richmond VA 23223
Stewart Abdalla A And Alexandra H 1120 N 28th St Richmond VA 23223	Tran Vi 1122 N 28th St Richmond VA 23223	Tranter Jacqueline L 1123 N 27th St Richmond VA 23223
Geisler Peter L And Caitlan A 1124 N 28th St Richmond VA 23223	Curcio Gabriel P And Moak Kristen L 1126 N 28th St Richmond VA 23223	Coots Jacob M & Silva Gustavo A 1130 N 28th St Richmond VA 23223
Historic Richmond Renovations LLC 117 N 29th St Richmond VA 23223	Lowery Antoinette S 1200 N 27th St Richmond VA 23223	Delta House Foundation Inc 1622 Forest Glenn Rd Richmond VA 23228
Kc Enterprises Of Va LLC 21119 Baley's Grove Dr S Chesterfield VA 23803	Richmond Scattered Sites East LLC 23 W Broad Street Ste 100 Richmond VA 23220	Spirit Of God Ministries International Inc 2517 Alcott Rd Richmond VA 23237
Savage Andrew F And Joanne A 2601 E Franklin St Richmond VA 23223	Darr Evelyn 2911 W Cary St Richmond VA 23221	Eco Marble & Granite Inc 4297 Carolina Ave Richmond VA 23222
Hhgrubb Llc 4711 Iron Bridge Rd N Chesterfield VA 23234	Cava Capital LLC 5310 Markel Rd #104 Richmond VA 23230	Blocker Adrienne O 5714 J Street Fairmount Heights MD 20743

Olmeja Advocacy Services Inc  
9325 Midlothian Turnpike Ste 13  
Richmond VA 23235

Tdz Properties LLC  
Po Box 29003  
Henrico VA 23242

**Property: 1121 N 27th St Parcel ID: E0000521034****Parcel**

**Street Address:** 1121 N 27th St Richmond, VA 23223-  
**Owner:** CC RICHMOND II LP  
**Mailing Address:** 11 S 12TH ST #108, RICHMOND, VA 23219  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 332 - East End - Fairmont/Creighton  
**Property Class:** 101 - R Single Family Vacant (R1-R7)  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2020  
**Land Value:** \$35,000  
**Improvement Value:**  
**Total Value:** \$35,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 2508  
**Acreage:** 0.058  
**Property Description 1:** 0019.00X0132.00 0000.000  
**State Plane Coords( ?):** X= 11799060.047333 Y= 3721196.8331  
**Latitude:** 37.53780709 , **Longitude:** -77.40963006

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 19  
**Rear Size:** 132  
**Parcel Square Feet:** 2508  
**Acreage:** 0.058  
**Property Description 1:** 0019.00X0132.00 0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11799060.047333 Y= 3721196.8331  
**Latitude:** 37.53780709 , **Longitude:** -77.40963006

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$35,000	\$0	\$35,000	Reassessment
2019	\$25,000	\$0	\$25,000	Reassessment
2018	\$20,000	\$0	\$20,000	Reassessment
2017	\$20,000	\$0	\$20,000	Reassessment
2016	\$20,000	\$0	\$20,000	Reassessment
2015	\$20,000	\$0	\$20,000	Reassessment
2014	\$20,000	\$0	\$20,000	Reassessment
2013	\$20,000	\$0	\$20,000	Reassessment
2012	\$26,000	\$0	\$26,000	Reassessment
2008	\$26,100	\$0	\$26,100	Reassessment
2007	\$26,100	\$0	\$26,100	Reassessment
2006	\$10,000	\$0	\$10,000	Reassessment
2005	\$10,000	\$53,300	\$63,300	Reassessment
2004	\$2,100	\$14,700	\$16,800	Reassessment
2003	\$2,100	\$14,700	\$16,800	Reassessment
2002	\$2,100	\$14,400	\$16,500	Reassessment
1998	\$2,000	\$14,000	\$16,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
02/12/2020	\$0	CC RICHMOND II LP	ID2020-3224	2 - INVALID SALE-Relation Between Buyer/Seller
12/20/2019	\$27,500	PLUSH EULA H	ID2019-27132	2 - INVALID SALE-Foreclosure, Forced Sale etc.
10/01/1999	\$0	PLUSH JAMES H	ID9900-27468	
04/16/1998	\$0	Not Available	09800-9705	
11/02/1973	\$0	Not Available	000687-A00172	

**Planning**

**Master Plan Future Land Use:** SF-MD  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Planning District:** East  
**Traffic Zone:** 1059  
**City Neighborhood Code:** CHN  
**City Neighborhood Name:** Church Hill North  
**Civic Code:** 3000  
**Civic Association Name:** Church Hill Central Civic Association  
**Subdivision Name:** NONE  
**City Old and Historic District:**  
**National historic District:** Church Hill North  
**Neighborhoods in Bloom:** Church Hill Central  
**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	1008	0207001	020700
1990	207	0207002	020700

**Schools**

**Elementary School:** George Mason  
**Middle School:** Martin Luther King Jr  
**High School:** Armstrong

**Public Safety**

**Police Precinct:** 1  
**Police Sector:** 111  
**Fire District:** 11  
**Dispatch Zone:** 118A

**Public Works Schedules**

**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Thursday  
**Bulk Collection:** TBD

**Government Districts**

**Council District:** 7  
**Voter Precinct:** 703  
**State House District:** 70  
**State Senate District:** 16  
**Congressional District:** 4

**Property Images**

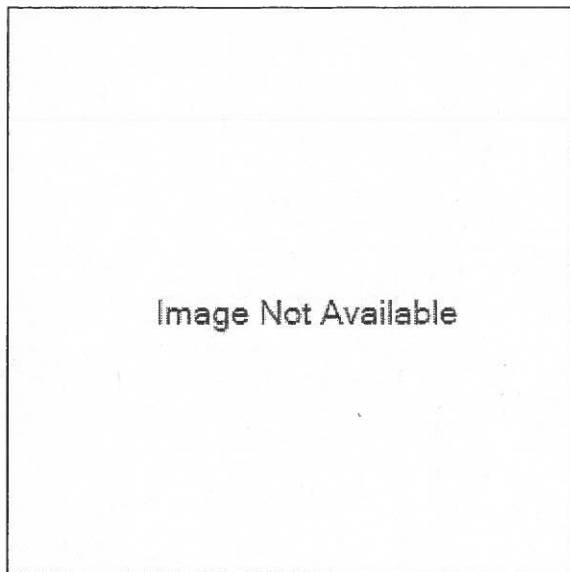
Name:E0000521034 Desc:R01

[Click here for Larger Image](#)



**Sketch Images**

Name: Desc:



# 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:** CC Richmond IL LP
**PHONE:** (Home) ( ) ( ) (Mobile) ( ) ( )

**ADDRESS** 11 S. 12<sup>th</sup> Street, Suite 115
**FAX:** ( ) ( ) (Work) ( ) ( )

Richmond, VA 23219
**E-mail Address:**
**PROPERTY OWNER'S**
**REPRESENTATIVE:** Mark Baker
**PHONE:** (Home) ( ) ( ) (Mobile) (804) 874-6275

**(Name/Address)** Baker Development Resources
**FAX:** ( ) ( ) (Work) ( ) ( )

1519 Summit Avenue, Suite 102
**E-mail Address:** markbaker@bakerdevelopmentresources.com
Richmond, Virginia 23220

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

**PROPERTY ADDRESS (ES)** 1121 North 27<sup>th</sup> Street
**TYPE OF APPLICATION:** ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER

**ZONING ORDINANCE SECTION NUMBERS(S):** 30-300 & 30-412.5(1)b
**APPLICATION REQUIRED FOR:** A building permit to construct a new single-family detached dwelling.
**TAX PARCEL NUMBER(S):** E000-0521/034 **ZONING DISTRICT:** R-6 (Single-Family Attached Residential)
**REQUEST DISAPPROVED FOR THE REASON THAT:** The side yard (setback) requirement is not met. A side yard of three (3) feet is required; 1.8 feet is proposed along the southern property line.
**DATE REQUEST DISAPPROVED:** March 5, 2020
**FEE WAIVER:** YES ☐ NO: ☒
**DATE FILED:** March 5, 2020 **TIME FILED:** 1:34 p.m. **PREPARED BY:** Josh Young **RECEIPT NO.** BZAR-070424-2020
**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)** 1 **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:** 5/1/2020

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

**CASE NUMBER:** BZA 19-2020 **HEARING DATE:** June 3, 2020 **AT** 1:00 **P.M.**



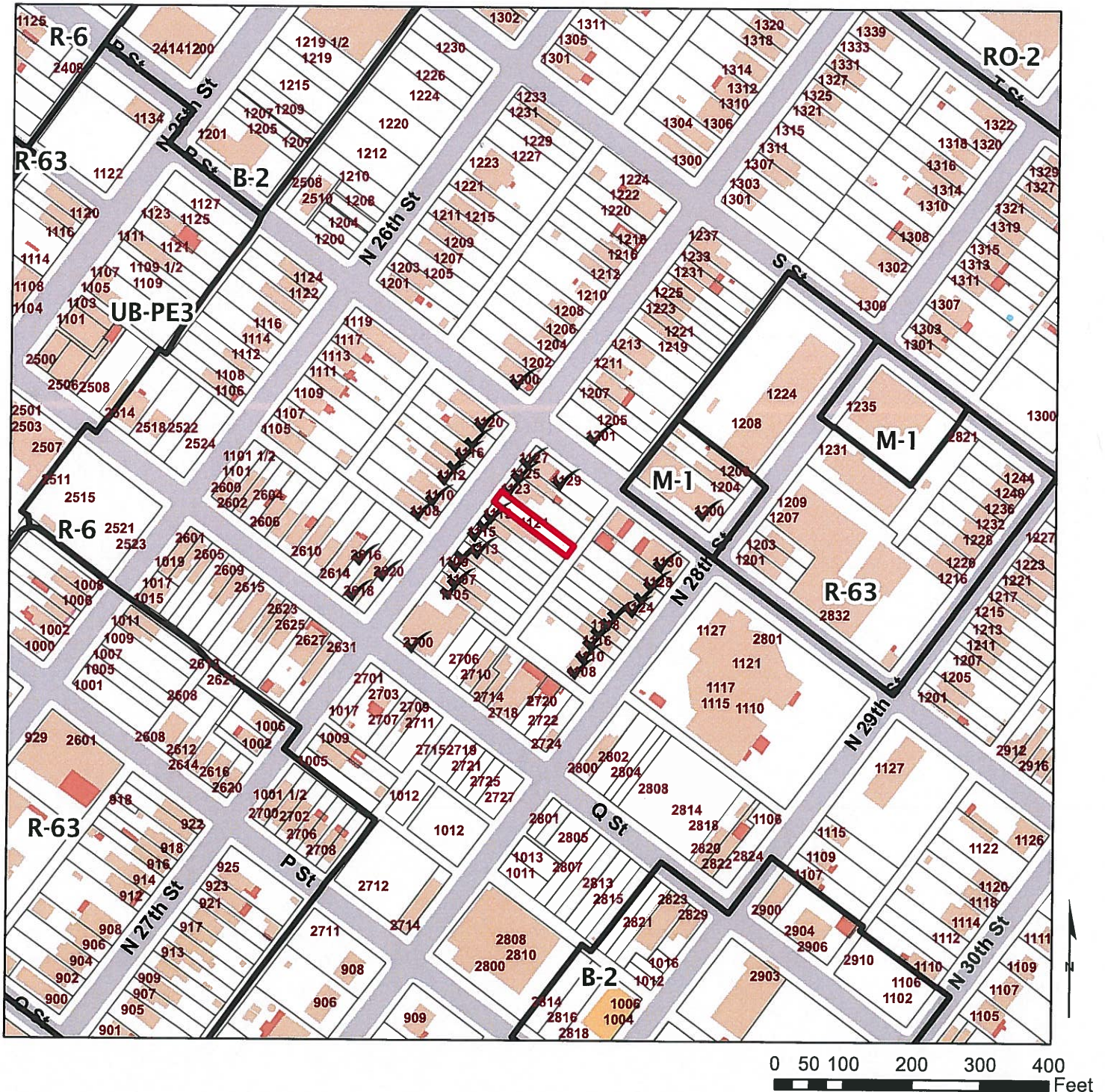
BOARD OF ZONING APPEALS CASE BZA 19-2020  
150' Buffer

APPLICANT(S): CC Richmond II, LP

PREMISES: 1121 North 27th Street  
(Tax Parcel Number E000-0521/034)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.5(1)b  
of the Zoning Ordinance for the reason that:  
The side yard (setback) requirement is not met.







## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

### CITY OF RICHMOND, VIRGINIA

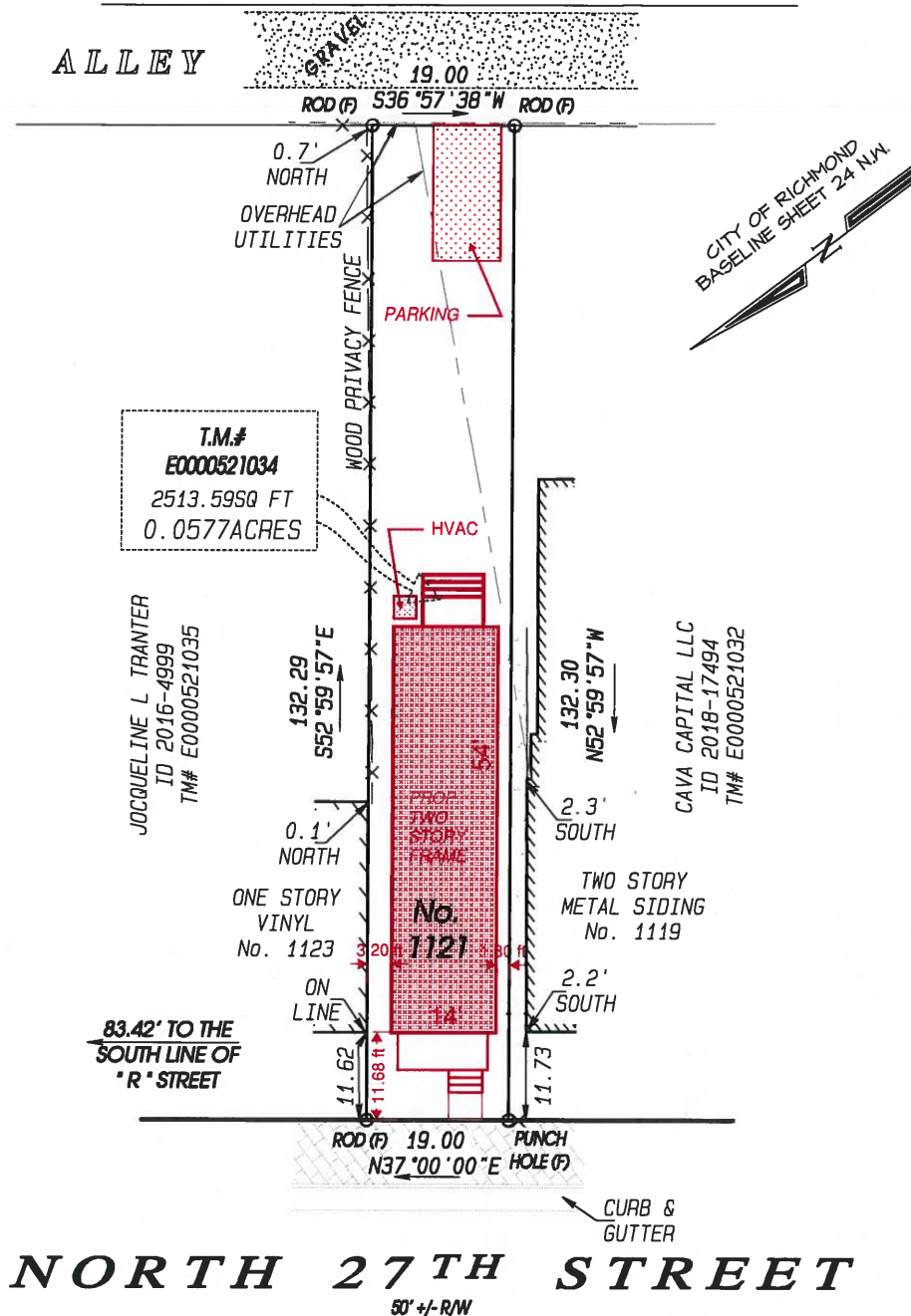
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together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

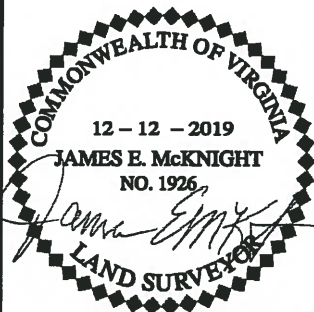
NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".  
CURRENT OWNER: CC RICHMOND II LP ID 9900-27468



**PLAT SHOWING IMPROVEMENTS ON  
No. 1121 NORTH 27TH STREET,  
IN THE CITY OF RICHMOND, VIRGINIA.**

THIS IS TO CERTIFY THAT ON **DECEMBER 12, 2019**, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY 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 STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 20'

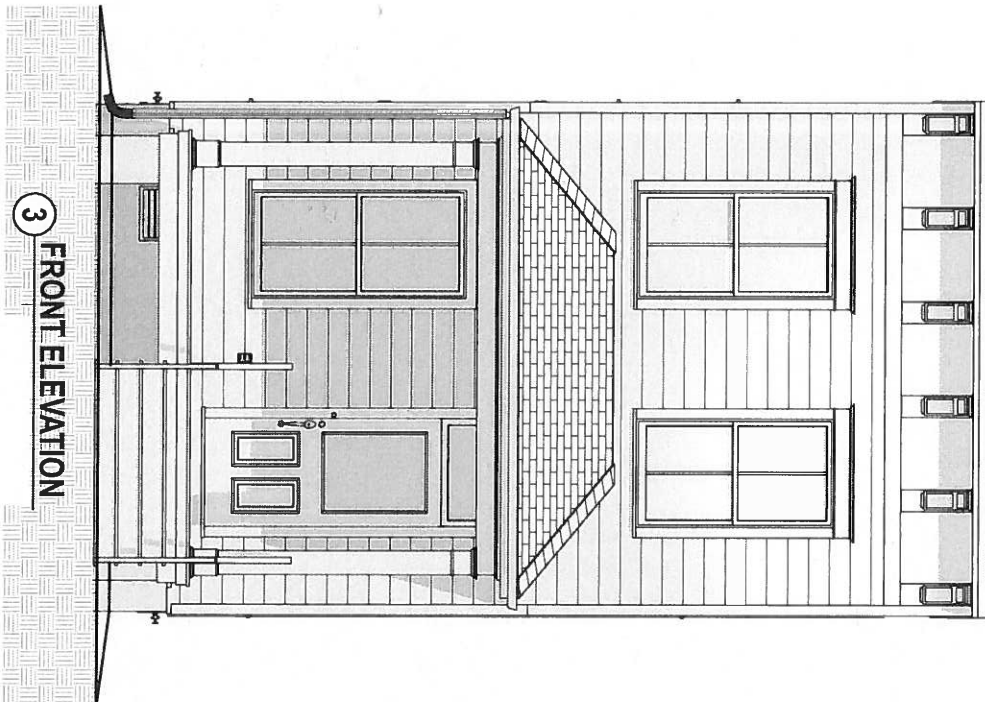
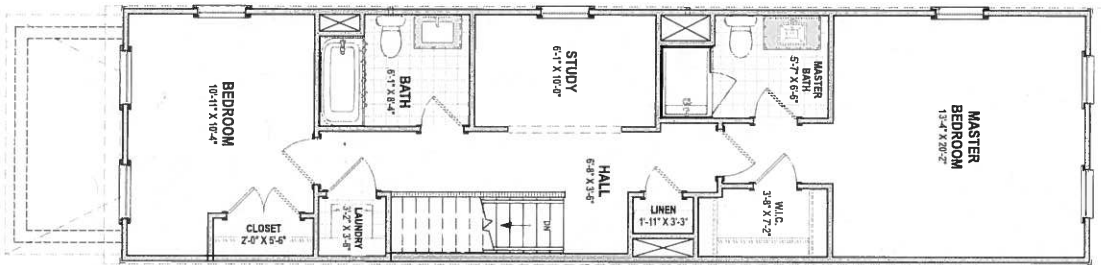
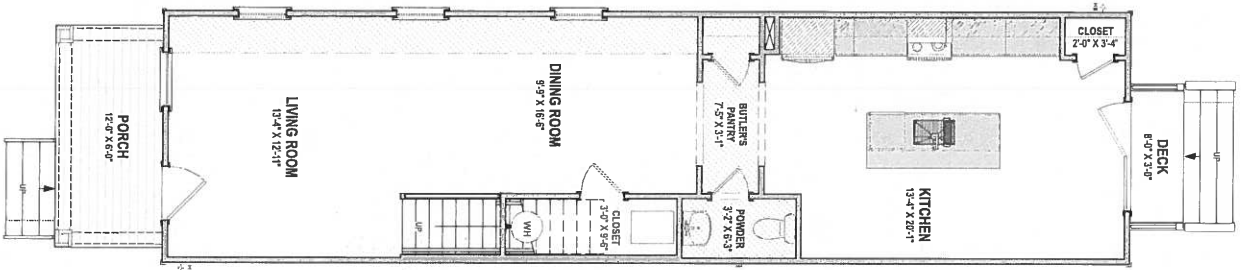


**McKNIGHT  
& ASSOCIATES, P.C.**

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE  
RICHMOND, VIRGINIA 23235  
TELEPHONE (804) 320-2646

JOB NUMBER: 92063321

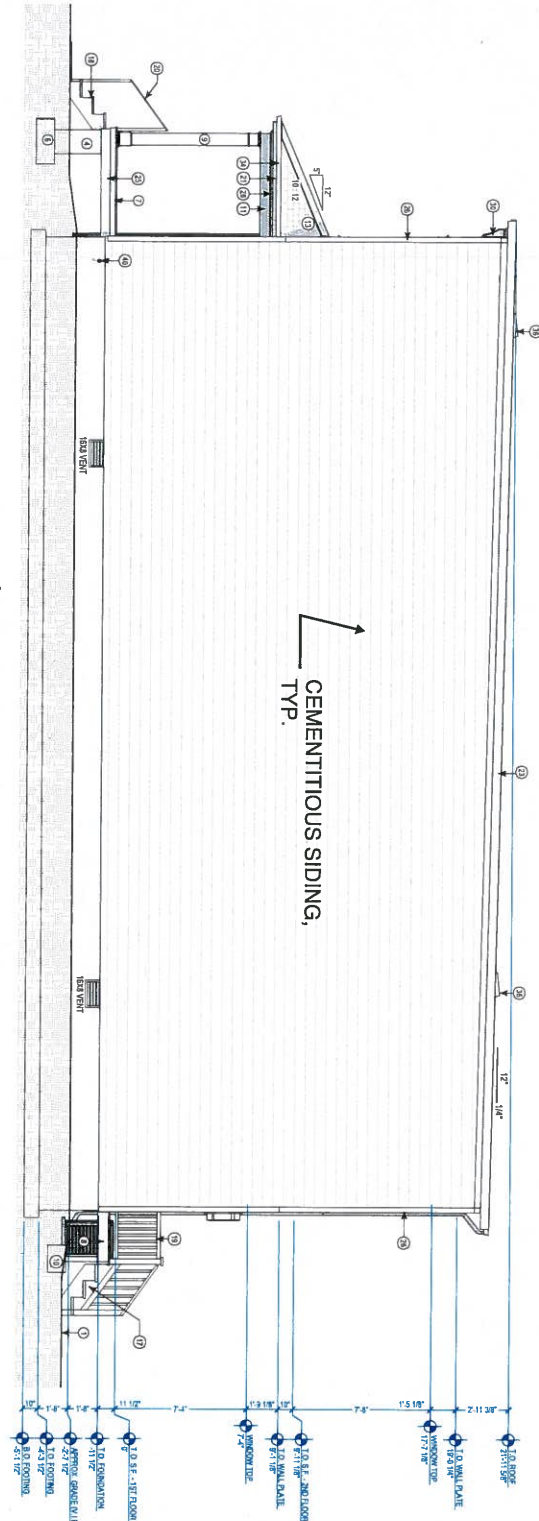


1121 N 27th Street, Richmond, VA 23223

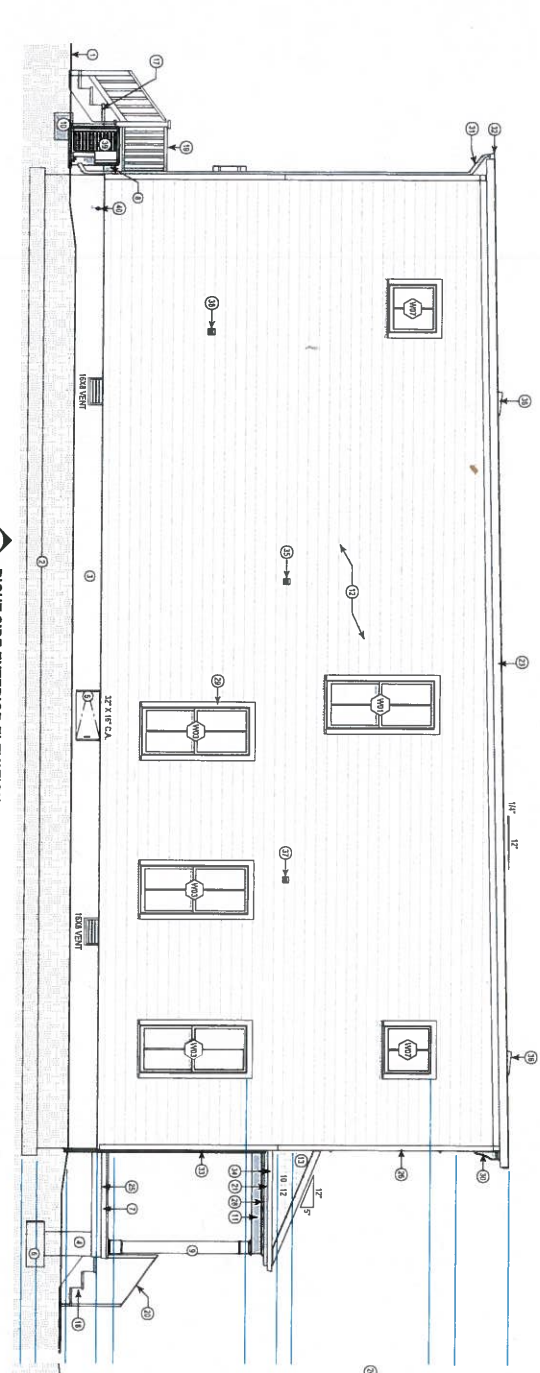
DEVELOPER:  
CENTER CREEK HOMES  
CONTACT: GREG SHRON, PHONE: (804)251-2700

A1

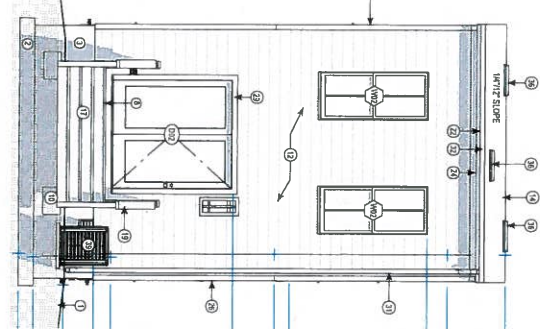
1 OF 2



LEFT SIDE EXTERIOR ELEVATION



RIGHT SIDE EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION

1121 N 27th Street, Richmond, VA 23223

DEVELOPER:  
 CENTER CREEK HOMES  
 CONTACT: GREG SHRON, PHONE: (804)251-2700





**CITY OF RICHMOND**

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

March 5, 2020

Baker Development Resources  
1519 Summit Avenue, Suite 102  
Richmond, Virginia 23230

Attn: Mark Baker

**RE: 1121 North 27<sup>th</sup> Street – Plan No. AV-069531-2020 (Case No. 11A-20)**

Dear Mr. Baker:

Your Administrative Variance to, "to construct a new single-family detached dwelling" has been denied, as an adjoining property owner has objected to the request. As specified in Section 30-1040.4(a)(3), your request shall be transferred to the Board of Zoning Appeals (BZA) should you desire to continue to pursue your request. You will, however, be required to pay the normal filing fee of one-hundred seventy-five dollars (\$175) and re-submit the required plans in order for you case to be docketed.

If you wish for your case to be heard by the Board of Zoning Appeals (BZA), please file said request and pay the appropriate fee. I have included information on the submission requirements.

Now, therefore, be it resolved by the Zoning Administrator that a request for an Administrative Variance from the side yard (setback) requirement along the southern property line is denied.

Very truly yours,

A handwritten signature in blue ink, appearing to read "William C. Davidson", is written over a circular blue ink stamp. The stamp is partially obscured by the signature.

William C. Davidson  
Zoning Administrator

cc: Roy W. Benbow, Secretary, Board of Zoning Appeals

















**CITY OF RICHMOND**

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

November 15, 2018

Amanda Seibert  
2317 Carnation Street  
Richmond, Virginia 23223

**RE: 1121 North 27<sup>th</sup> Street**  
Tax Parcel: E000-0521/034

Ms. Seibert:

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 approximately nineteen feet (19'), and a lot depth of approximately one hundred thirty-two feet (132'), with a lot area indicated as 2,508 square feet. Though no deeds were located for the property there is sufficient evidence to conclude that the lot has existed in its current form since prior to 1942. The lot area and width are deemed to be nonconforming (grandfathered).

In summary, based on the information available to me at this time, it is my determination that the lot is buildable from the zoning perspective for a single-family detached dwelling. Other zoning requirements that would affect the potential development of the site are as follows:

1. Front yard – not less than fifteen feet (15') or as determined by the existing setbacks of adjacent main buildings within one hundred feet (100').
2. Side yards – not less than three feet (3').
3. Rear yard – not less than five feet (5')
4. Lot coverage – not to exceed thirty-five percent (55%) of the area of the lot.
5. Building height – not to exceed thirty-five feet (35'). No accessory building shall exceed twenty feet (20') in height.
6. Parking – minimum of one (1) on-site parking space.

For information concerning environmental concerns that may affect these lots such as grading, erosion control issues, wetland, floodplain and Chesapeake Bay Preservation Areas, please contact the Water Resources Division of the Department of Public Utilities at (804) 646-7674. Please be advised that this office does not issue opinions with respect to compliance with building codes, fire codes, or other health and safety regulations that may pertain to the property

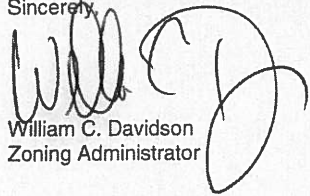
Amanda Seibert  
RE: 1121 North 27<sup>th</sup> Street  
November 15, 2018  
Page 2

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 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 'William C. Davidson', is written over a printed name and title.

William C. Davidson  
Zoning Administrator

Cc: Eula H. Plush  
3009 V Street  
Richmond, Virginia 23223