



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

July 8, 2020

Neil Nordheim
619 West 26th Street
Richmond, VA 23225

To Whom It May Concern:

RE: **BZA 28-2020**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, August 5, 2020 due to the disaster represented by 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 408 WEST 25th STREET (Tax Parcel Number S000-0700/010), 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 964 489 214# 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 August 5, 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 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 28-2020
Page 2
July 8, 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. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

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.

Alattar Maha
405 W 25th St
Richmond VA 23225

Bristow Andrew Iv & Amelia
2504 Semmes Ave
Richmond VA 23225

Call Shirley B
9201 Barrows Hill Court
Chesterfield VA 23838

Caskey Justin M & Feagin Samatha
2408 Semmes Ave
Richmond VA 23225

Christian Mattie V
400 W 25th St
Richmond VA 23225

Coxon Clarence S Iii & Mary K
7531 Turf Ln
Richmond VA 23225

Edens Holly W
409 W 25th St
Richmond VA 23225

Ferrell Diana L
403 W 25th St
Richmond VA 23225

Haroon Sara And Tawheed
2508 Semmes Ave
Richmond VA 23225

Hayes Leon W & Frances L
322 W 25th St
Richmond VA 23225

Hughes Stover A Sr
1731 Old Powhatan Est
Powhatan VA 23139

Kominars Hugh M And Andrea F
24 Parnell St
Weymouth MA 2191

Rowe Sharon Princess
2229 Hey Rd
Richmond VA 23224

Schindel Neil F
405 W 26th St
Richmond VA 23225

Siam Investments LLC
107 S Colonial Ave
Richmond VA 23221

Thompson Tommie Foy & Stephanie
Katrina Thompson
401 W 25th St
Richmond VA 23225

Unlimited Renovations LLC
615 Albemarle St
Richmond VA 23220

Wiseman Jacob L
2510 Semmes Ave
Richmond VA 23225

Property: 408 W 25th St **Parcel ID:** S0000700010**Parcel**

Street Address: 408 W 25th St Richmond, VA 23225-
Owner: NORDHEIM NEIL AND STEVE
Mailing Address: 5423 CREEK HEIGHTS DR, MIDLOTHIAN, VA 23112
Subdivision Name : WOODLAND HEIGHTS
Parent Parcel ID:
Assessment Area: 246 - Woodland Hghts S
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: \$47,000
Improvement Value: \$178,000
Total Value: \$225,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 9176
Acreage: 0.211
Property Description 1: WOODLAND HGTS L11-12 B18
Property Description 2: 0062.00X0148.00 0000.000
State Plane Coords(?): X= 11784885.500002 Y= 3714339.700715
Latitude: 37.51949863 , **Longitude:** -77.45867210

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 62
Rear Size: 148
Parcel Square Feet: 9176
Acreage: 0.211
Property Description 1: WOODLAND HGTS L11-12 B18
Property Description 2: 0062.00X0148.00 0000.000
Subdivision Name : WOODLAND HEIGHTS
State Plane Coords(?): X= 11784885.500002 Y= 3714339.700715
Latitude: 37.51949863 , **Longitude:** -77.45867210

Other

Street improvement: Paved
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$47,000	\$178,000	\$225,000	Reassessment
2019	\$47,000	\$167,000	\$214,000	Reassessment
2018	\$43,000	\$141,000	\$184,000	Reassessment
2017	\$40,000	\$144,000	\$184,000	Reassessment
2016	\$40,000	\$131,000	\$171,000	Reassessment
2015	\$40,000	\$118,000	\$158,000	Reassessment
2014	\$40,000	\$116,000	\$156,000	Reassessment
2013	\$45,000	\$124,000	\$169,000	Reassessment
2012	\$45,000	\$130,000	\$175,000	Reassessment
2011	\$45,000	\$142,000	\$187,000	CarryOver
2010	\$45,000	\$142,000	\$187,000	Reassessment
2009	\$45,000	\$141,200	\$186,200	Reassessment
2008	\$45,000	\$151,600	\$196,600	Reassessment
2007	\$45,000	\$143,000	\$188,000	Reassessment
2006	\$30,000	\$130,000	\$160,000	Reassessment
2005	\$12,100	\$128,500	\$140,600	Reassessment
2004	\$9,600	\$72,100	\$81,700	Reassessment
2003	\$9,200	\$69,300	\$78,500	Reassessment
2002	\$8,100	\$61,300	\$69,400	Reassessment
2001	\$7,320	\$55,220	\$62,540	Reassessment
1998	\$6,200	\$46,800	\$53,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
02/03/2020	\$180,000	SPENCER LURAY O	ID2020-2518	2 - INVALID SALE-Relation Between Buyer/Seller
12/30/2004	\$148,000	BAKER WILLIAM H	ID2004-44068	
03/29/2004	\$77,500	ANDO JOHN C & MARY T	ID2004-9539	
06/27/1997	\$53,500	Not Available	09700-13824	
08/19/1975	\$0	Not Available	000031-00479	
03/01/1974	\$15,500	Not Available	000438-00631	

Planning

Master Plan Future Land Use: SF-MD
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: Old South
Traffic Zone: 1169
City Neighborhood Code: SWNO
City Neighborhood Name: Swansboro
Civic Code:
Civic Association Name: Swansboro Neighborhood Association
Subdivision Name: WOODLAND HEIGHTS
City Old and Historic District:
National historic District: Woodland Heights
Neighborhoods in Bloom: Swansboro
Redevelopment Conservation Area: Swansboro

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	1009	0605001	060500
1990	117	0605001	060500

Schools

Elementary School: Westover Hills
Middle School: Thompson
High School: Armstrong

Public Safety

Police Precinct: 2
Police Sector: 211
Fire District: 17
Dispatch Zone: 162A

Public Works Schedules

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

Government Districts

Council District: 5
Voter Precinct: 510
State House District: 69
State Senate District: 16
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1920
Stories: 1
Units: 0
Number Of Rooms: 6
Number Of Bed Rooms: 3
Number Of Full Baths: 1
Number Of Half Baths: 0
Condition: normal for
age

Foundation Type: Full Crawl
1st Predominant Exterior: Wood siding / Wood shake
2nd Predominant Exterior: N/A
Roof Style: Hip
Roof Material: Asphalt shingles
Interior Wall: Drywall
Floor Finish: Base Allowance, Base Allowance
Heating Type: Forced hot air
Central Air: N
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Shed - Small Utility

Extension 1 Dimensions

Finished Living Area: 1512 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: 25 Sqft
Open Porch: 229 Sqft
Deck: 301 Sqft

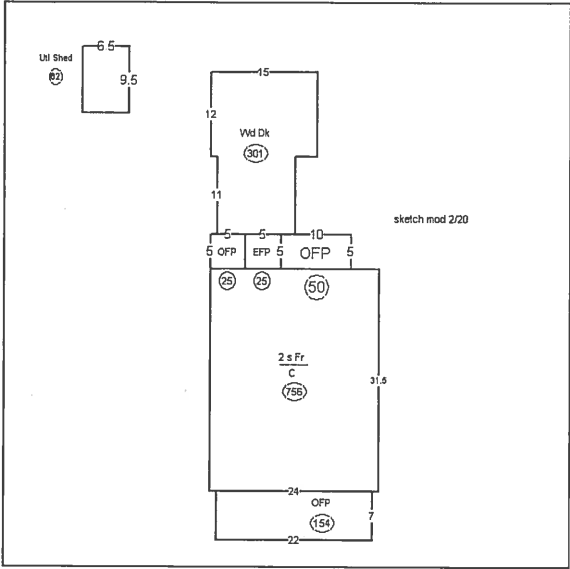
Property Images

Name:S0000700010 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:S0000700010 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: Nell Nordheim

ADDRESS: 619 West 26th Street

Richmond, Virginia 23225

PHONE: (Home) () _____ (Mobile) (800) 677-9474

FAX: () _____ (Work) () _____

E-mail Address: nordhend@hotmail.com

PROPERTY OWNER'S

REPRESENTATIVE: _____

(Name/Address) _____

PHONE: (Home) () _____ (Mobile) () _____

FAX: () _____ (Work) () _____

E-mail Address:

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 408 West 25th Street

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 construct a new single-family (detached) dwelling.

TAX PARCEL NUMBER(S): S000-0700/010 **ZONING DISTRICT:** R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. A lot area of five thousand square feet (5,000 SF) and a lot width of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 9,176.0 square feet and a lot width of sixty-two feet (62') currently exists; a lot area of 4,526.81 square feet (#406) and 4,649.19 square feet (#408) and lot widths of 30.59 feet (#406) and 31.41 feet (#408) are proposed.

DATE REQUEST DISAPPROVED: May 18, 2020

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: May 15, 2020

TIME FILED: 1:00 p.m. PREPARED BY: David Duckhardt

RECEIPT NO. BZAR-073092-2020

AS CERTIFIED BY:

(ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPHS(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:

DATE: 6/26/20

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

CASE NUMBER: BZA 28-2020 HEARING DATE: August 5, 2020 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 28-2020
150' Buffer

APPLICANT(S): Neil Nordheim

PREMISES: 408 West 25th Street
(Tax Parcel Number S000-0700/010)

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)
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/civicasociationorouoinformation.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.

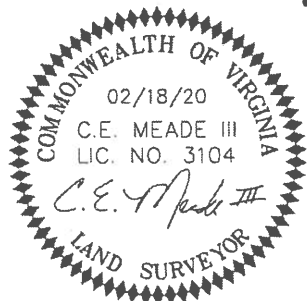
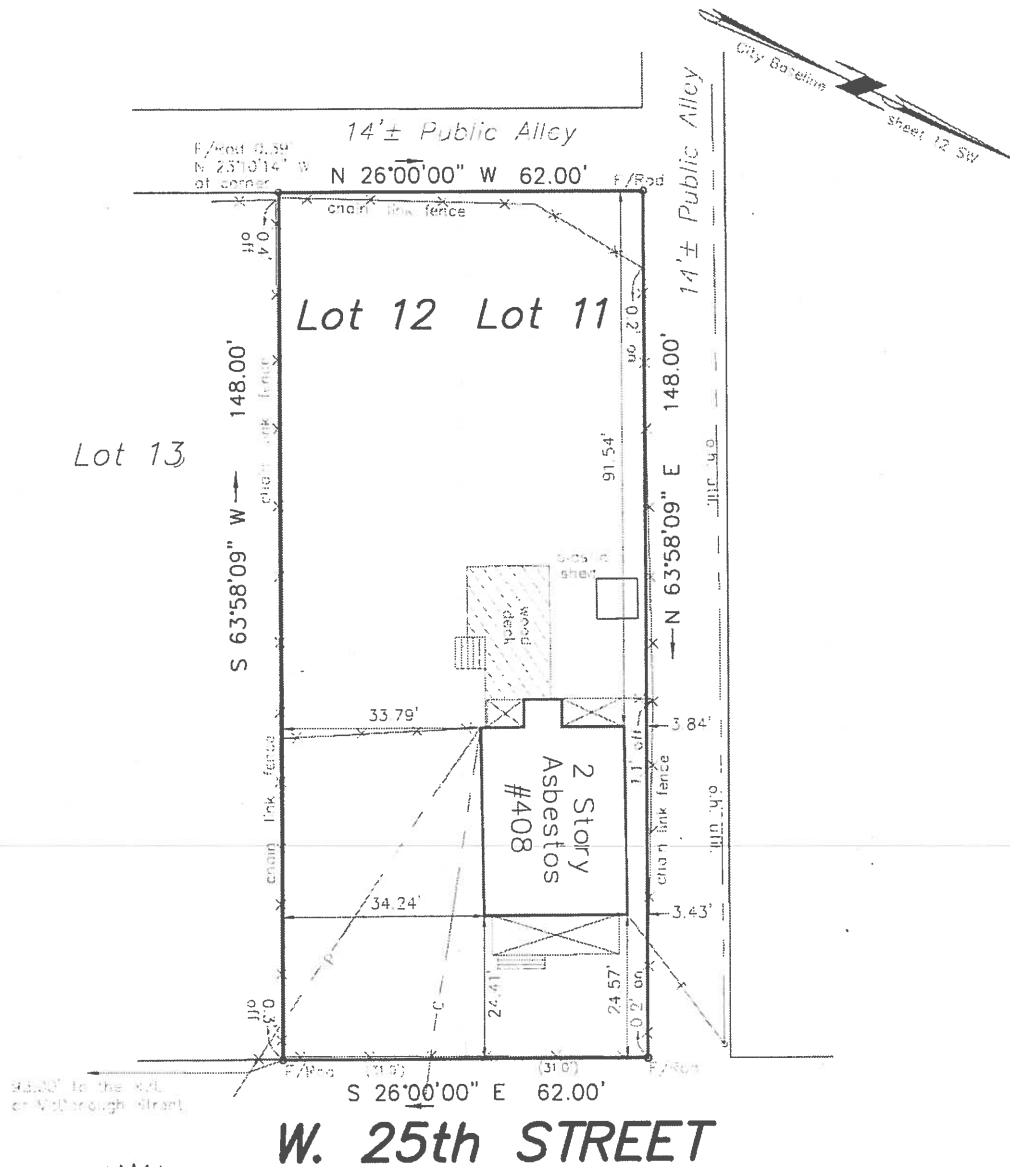
Acknowledgement of Receipt by Applicant or Authorized Agent: _____

(Revised: 4/28/16)

Address: #408 W. 25th Street
 Current Owners: Neil & Steve Nordheim
 Parcel ID: S0000700010
 I.D. 2020 2518
 Area: 0.211 Ac (9176.00 Sq.Ft.)

Note: Bearings protracted from City
 Baseline sheet 12 SW.

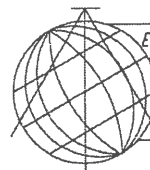
This plat represents a current field
 survey and is not intended for use
 associated with a building permit.



Survey and Plat of
 Lots 12 & 11, Block 18,
 Woodland Heights in
 the City of Richmond, VA

This is to certify that on 02/18/20 I made an accurate
 field survey of the premises shown hereon that all
 improvements and easements known or visible are shown
 hereon, that there are no encroachments by improvements
 either from adjoining premises or from subject premises
 upon adjoining premises other than shown hereon. THIS
 PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY
 OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only,
 this property is in ZONE X
 of the Flood Insurance Rate Map, Community Panel No.
 510129 0039E, effective date of 07/16/14
 Exact designations can only be determined by an Elevation
 Certificate. Based on the above information, this property
 IS NOT in a Special Flood Hazard Area.



Edwards, Krelz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

4914 Radford Avenue, Suite 206
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

Scale: 1"=25'
 Drawn: TCJ
 Job: 1041-20

Date: 02/20/20
 Checked: CEM

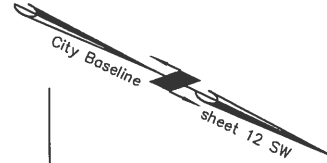
EXISTING:

Address: #408 W. 25th Street
Current Owners: Neil & Steve Nordheim
Parcel ID: S0000700010
I.D. 2020 2518

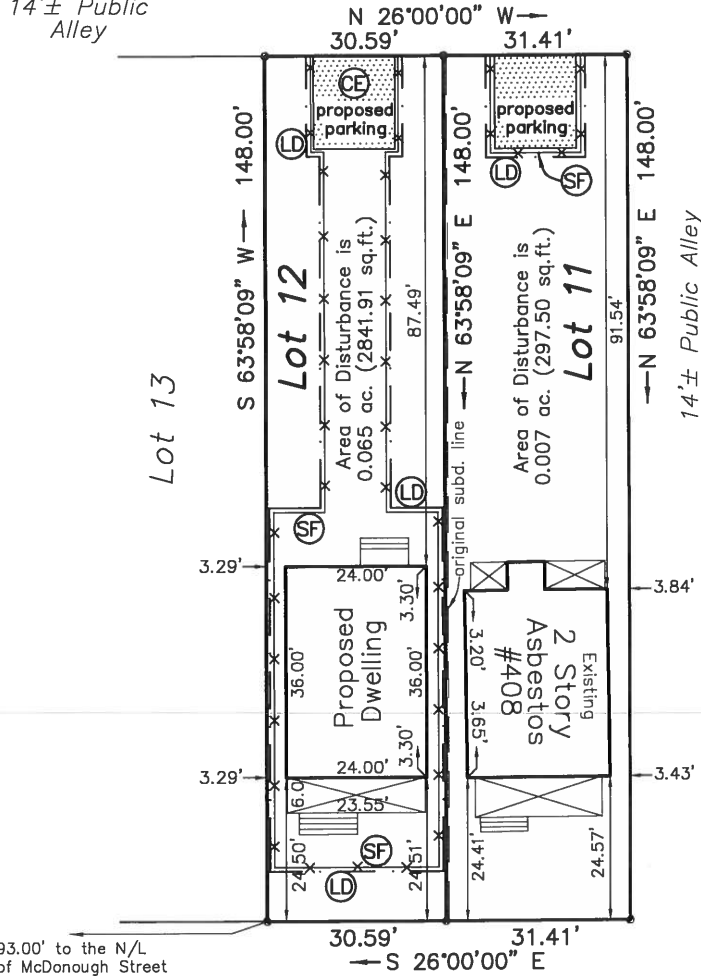
Note: Bearings protracted from City
Baseline sheet 12 SW.
Not all improvements shown on plat.

Lot 12 Area: 0.104 Ac. (4526.81 Sq.Ft.)
Lot 11 Area: 0.107 Ac. (4649.19 Sq.Ft.)

R-6 Zoning Setbacks:
Front Yard - 15'
Rear Yard - 5'
Side Yard - 5'



14'± Public
Alley



W. 25th STREET

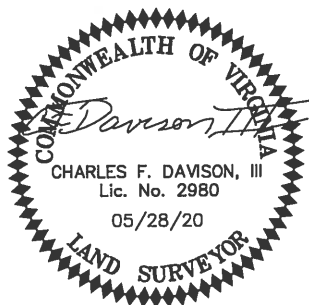
⊙ Construction Entrance

⊙ Silt Fence

⊙ Limits of Disturbance

Plat of Division and
Building Permit Plat for

**Lots 12 & 11, Block 18,
Woodland Heights in
the City of Richmond, VA**



FLOOD INSURANCE NOTE: By graphics plotting only,
this property is in ZONE X
of the Flood Insurance Rate Map, Community Panel No.
510129 0039E, effective date of 07/16/14.
Exact designations can only be determined by an Elevation
Certificate. Based on the above information, this property
IS NOT in a Special Flood Hazard Area.



**DAVISON LAND SURVEYING
AND MAPPING**

8306 Longlands Pl.

Chesterfield, Virginia 23832

(804)314-7441 davisonlandsurveying@gmail.com

DATE: 05/28/20

SCALE: 1"=25'

JN: 20-134

PROPOSED :

Rev.	Date	Description
1	4/20/2020	Initial Design
2	4/22/2020	Revised Design
3		
4		
5		
6		
7		
8		
9		
10		

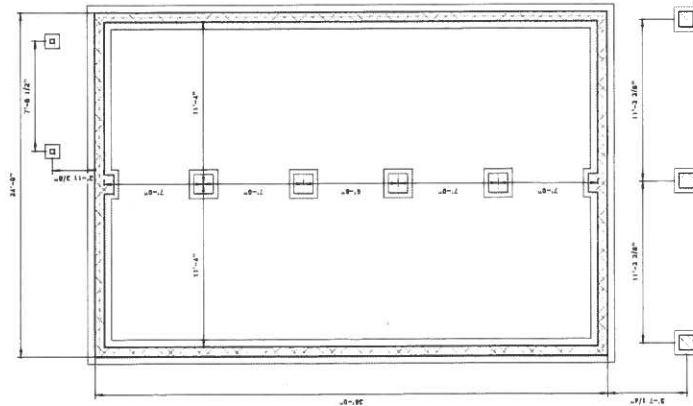
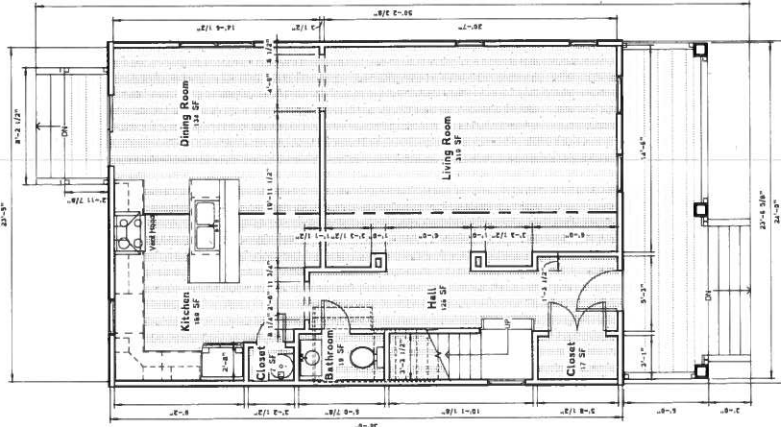
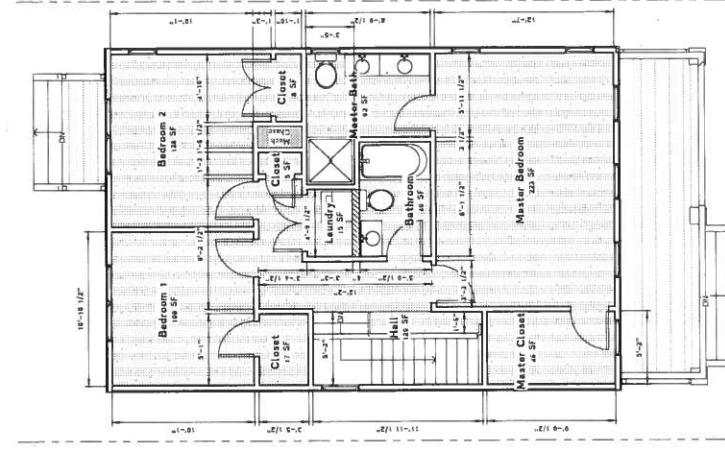
Proposed Plans 406 West 25th Street Neil Norheim

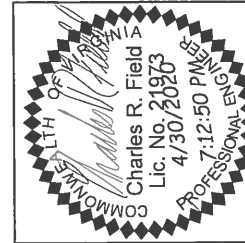
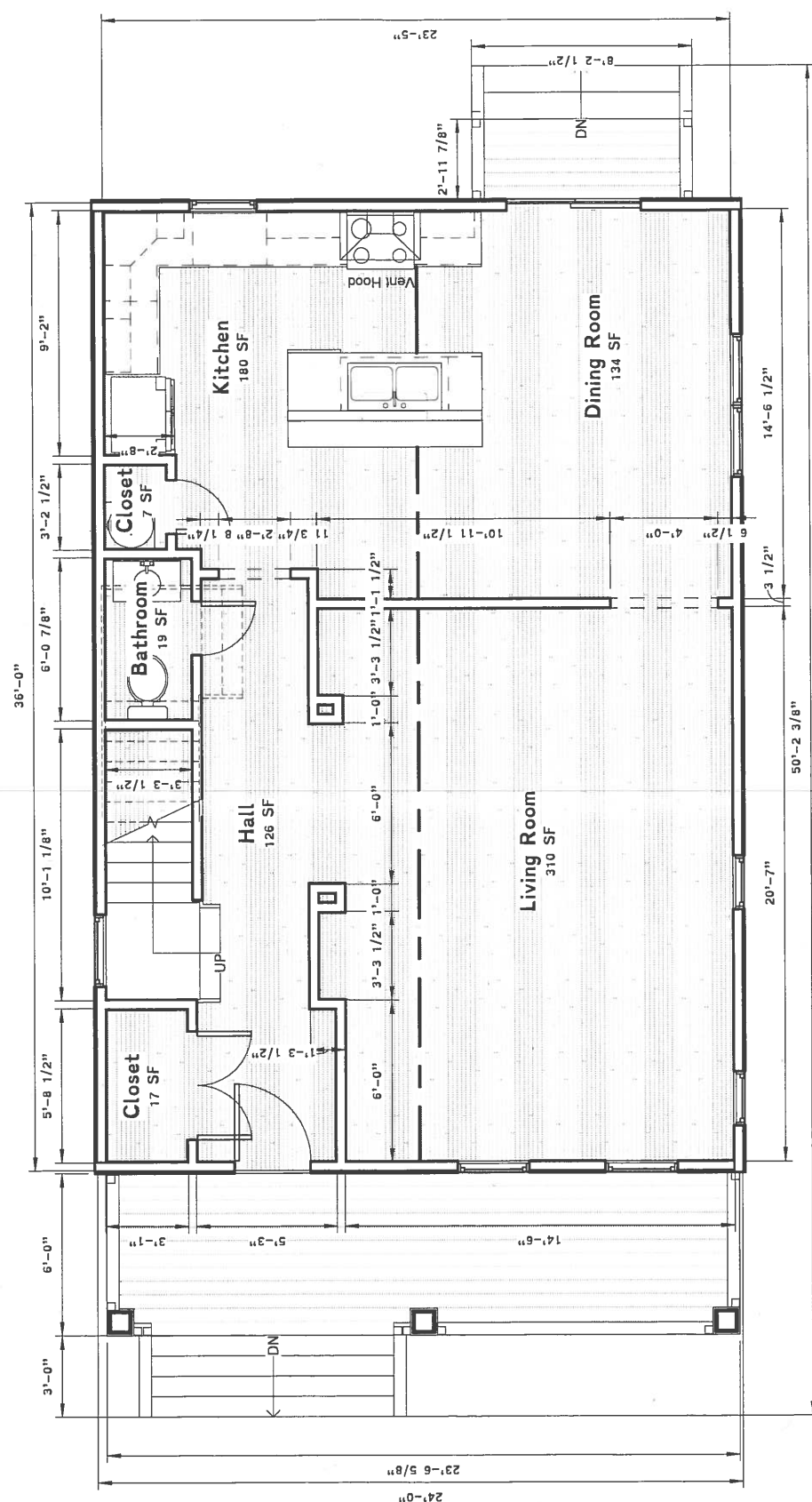
City of Richmond, VA

Draft

4/20/2020
7:19:34 PM

Obsidian
A Professional Engineering Practice
515 North 22nd Street
Richmond, VA 23223
804.647.1589



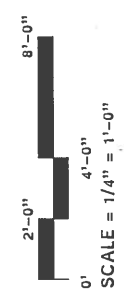


Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

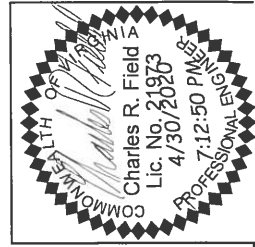
1st Floor
406 West 25th Street
Neil Nordheim

April 22, 2020

BZA-2



Rev.	Date	Description
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Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

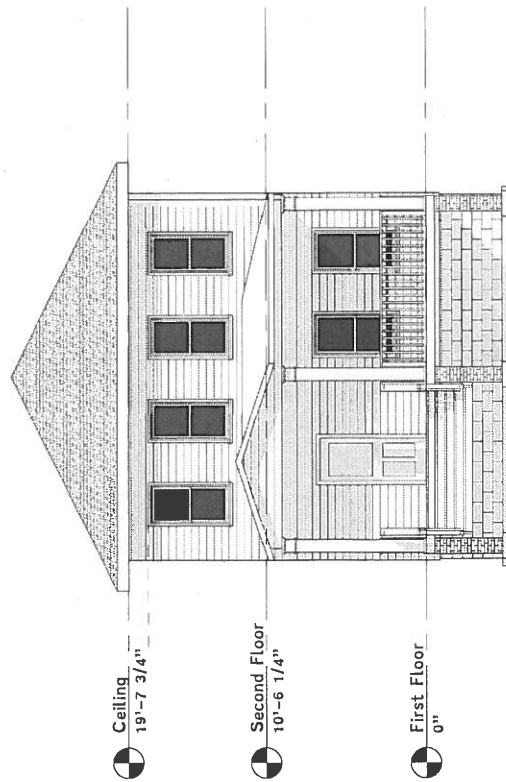
April 22, 2020



Date _____

Rev.

Print plans at 11" x 17",

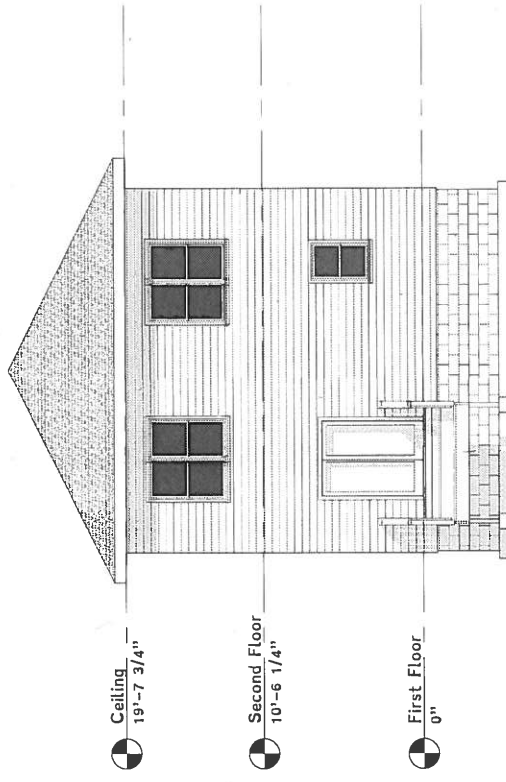


Ceiling
19'-7 3/4"

Second Floor
10'-6 1/4"

First Floor
0"

1 East
1/8" = 1'-0"



Ceiling
19'-7 3/4"

Second Floor
10'-6 1/4"

First Floor
0"

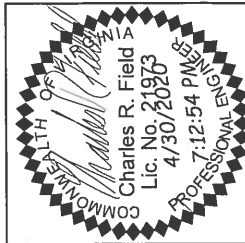
2 Proposed North
1/8" = 1'-0"

Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

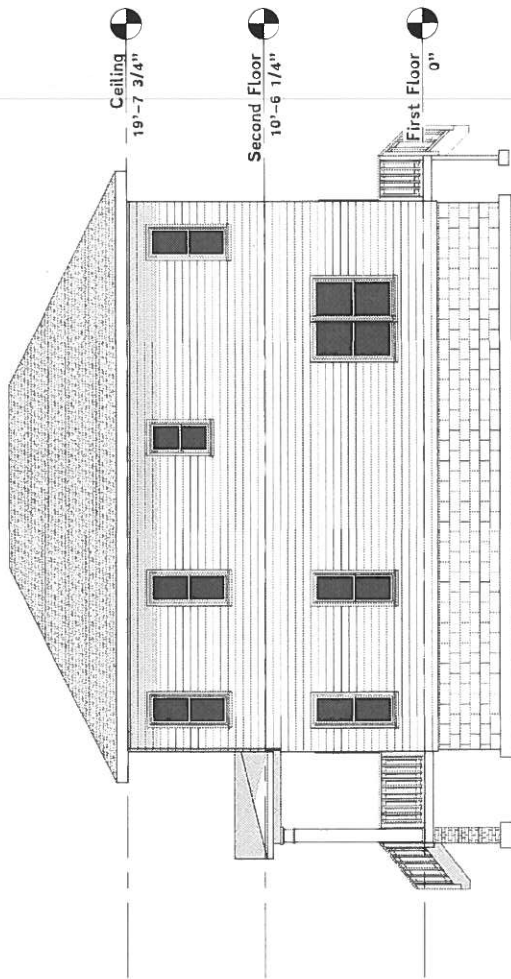
Elevations
406 West 25th Street
Neil Nordheim

April 22, 2020

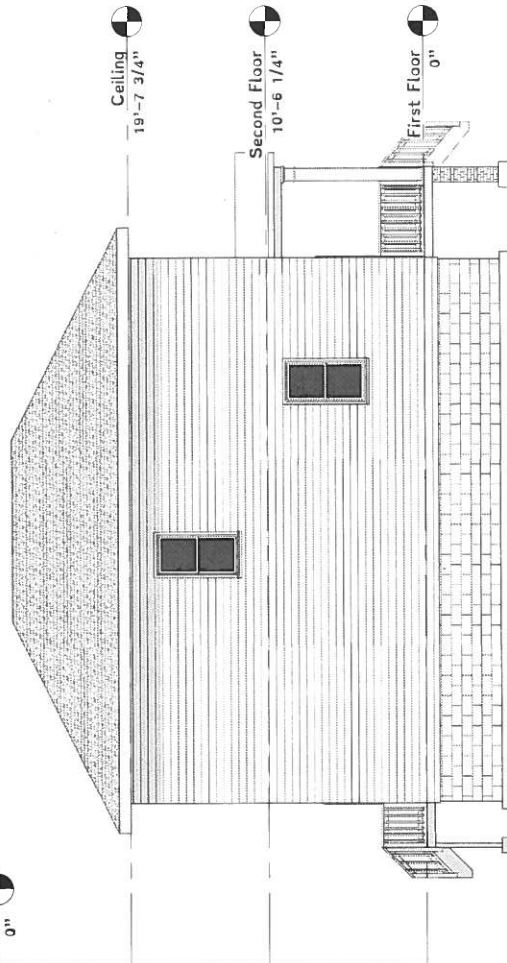
BZA-4



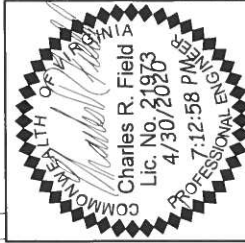
Rev.	Date	Description



1 North
1/8" = 1'-0"



2 South
1/8" = 1'-0"



Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1568
obsidianrva@gmail.com

Elevations
406 West 25th Street
Neil Nordheim

April 22, 2020

BZA-5

Rev.	Date	Description



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

December 10, 2019

Neil Nordheim
3719 Susie Drive
North Dinwiddie, Virginia 23803

RE: 408 West 25th Street
Tax Parcel: S000-0700/010

Dear Mr. Nordheim:

Thank you for your request for a *Zoning Confirmation Letter* regarding the above referenced property. In response to your 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 City Assessor's records, the subject property has a road frontage of sixty-two feet (62') along West 25th Street and a lot depth of one hundred forty-eight feet (148'), which results in a lot area of 9,176.0 square feet (0.211 Acres). The subject property is improved with a single-family detached dwelling.

According to a March 23, 2004, Deed (most current), the subject property has been conveyed as *"All those two (2) certain lots or parcels of land with all improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, and known and designated as 408 West 25th Street, Lots 11 and 12, Block No. 18 on the plat of Woodland Heights, said plat having been made by T.C. Redd Brother, Civil Engineers in the ear 1909...Being the same property conveyed..."*. According to the aforementioned Subdivision Plat, Lots 11 and 12 are shown as having lots widths of thirty-one feet (31') each. Lots 11 and 12 have been under common ownership since, at least 1942.

As proposed, your intent is to determine whether Lot 12, Block No. 18 of the "Woodland Heights" Subdivision as described by deeds is considered a separate vacant buildable lot for the construction of a future single-family detached dwelling. It is my determination that the subject Lot 12 is not a buildable lot from the zoning perspective. The determination was based on the following:

1. The old subdivision Lot 12 is being used as a side yard for the current dwelling, which includes fencing, landscaping, and accessory structures.

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2. Without a current survey, this Office cannot determine whether the existing single-family dwelling was built only on the old subdivision Lot 11 as shown on the GIS Map. It is advisable that you have a surveying professional perform a survey of this property to determine the location of the existing improvements on this Tax Parcel.

In summary, per Section 30-1220 of the Zoning Ordinance, a lot is defined as *"a single lot of record or a combination of contiguous lots of record."* Splitting the existing Tax Parcel and creating an additional lot to construct a new 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 areas and 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.

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 Senior Planner David Duckhardt at 646-6917.

Sincerely,



William C. Davidson
Zoning Administrator

cc: Luray O. Spencer
408 West 25th Street
Richmond, Virginia 23225



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) 408 WEST 25th STREET						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			STATE	ZIP CODE		10 CONTRACTOR FAX NO.	
BUILDING INFORMATION	11 PROPERTY OWNER NAME NEIL NORDEHEIM			12 PROPERTY OWNER ADDRESS/ZIP 619 W. 26th STREET · RICHMOND, VA.		13 OWNER DAYTIME TELEPHONE NO. 804-677-9474		
	14 DESCRIBE CURRENT STRUCTURE USE			15 DESCRIBE PROPOSED STRUCTURE USE SINGLE-FAMILY				
	16 NEW ACCESSORY BLDG. <input type="checkbox"/> ACC		17 ADDITION <input type="checkbox"/> ADD	18 RESIDENTIAL GARAGE <input type="checkbox"/> AD1	19 RESIDENTIAL DECK <input type="checkbox"/> AD2	20 OPEN PORCH <input type="checkbox"/> AD3	21 ENCLOSED PORCH <input type="checkbox"/> AD4	22 ALTER/REMODEL LIGHT <input type="checkbox"/> AL1
	23 ALTER/REMODEL HEAVY <input type="checkbox"/> AL2		24 DEMOLITION <input type="checkbox"/> DEM	25 TENANT FITUP <input type="checkbox"/> FUP	26 FOUNDATION ONLY <input type="checkbox"/> FOU	27 NEW BUILDING <input type="checkbox"/> NB	28 MOVING/RELOCATION <input type="checkbox"/> REL	29 REPAIR/REPLACEMENT <input type="checkbox"/> REP
CONSTRUCTION COST	30 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		ATTACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		DETACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		31 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE	
	INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A, B, C, D, E & F. TOTAL A, B, C, D, E & F. SUBTRACT THIS TOTAL FROM A TO OBTAIN G. COSTS ARE TO INCLUDE MATERIAL, LABOR, SUBCONTRACTS OVERHEAD & PROFIT.		A. TOTAL CONST. COST OF ENTIRE JOB \$		C. MECH. COST \$		E. SPRINKLER COST \$	G. TOTAL CONSTRUCTION COST LESS TRADE PERMITS \$
	B. ELEC. COST \$		D. PLUMB. COST \$		F. ELEVATOR COST \$			
	34 DESCRIBE SCOPE OF WORK CONSTRUCT NEW SINGLE-FAMILY DWELLING.							
LIEN INFORMATION	35 LIEN AGENT NAME						36 PHONE NO.	
	37 ADDRESS						ZIP CODE	
	38 CONTACT PERSON NEIL NORDEHEIM						39 CONTACT PHONE NO. 804-677-9474	40 CONTACT FAX NO.
	41 CONTACT ADDRESS 619 W. 26th STREET · RICHMOND, VA						ZIP CODE 23225	42 EMAIL
CONTACT INFORMATION	43 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO						NAME	
	44 ENGINEER/ARCHITECT NAME						45 ENGINEER/ARCHITECT PHONE NO.	46 ENGINEER/ARCHITECT FAX NO.
	47 EMAIL							
	48 ROOF TYPE 1 (SEE BACK FOR LIST)						49 NO. OF SQUARES	50 ROOF TYPE 2 (SEE BACK FOR LIST)
RE-ROOF ONLY	51 NO. OF SQUARES							
	52 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO						53 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO	
	54 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)		55 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)		56 GARAGE AREA (SQ. FT.)		57 OPEN PORCH AREA (SQ. FT.)	58 ENCLOSED PORCH AREA (SQ. FT.)
	59 DECK AREA (SQ. FT.)		60 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		61 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)		62 TOTAL BUILDING HEIGHT	63 NUMBER OF FLOORS
LOT & BUILDING SIZE	64 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)		65 NO. OF SPACES AT ANOTHER LOCATION		66 LOCATION		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	
	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.							
	PRINTED NAME				SIGNATURE		DATE	
OWNERS AFFIDAVIT	A (NAME OF APPLICANT) B CERTIFY THAT THE BUILDING AT (ADDRESSES, FLOOR OR SUITE)							
	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".							
	C SIGNATURE							
ASBESTOS CERTIFICATION	ARTS DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		HISTORICAL DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		VIOLATION ON PROPERTY <input type="checkbox"/> YES <input type="checkbox"/> NO		DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	ICC TYPE OF CONSTRUCTION		EXISTING USE GROUP		PROPOSED USE GROUP		FEE CALC. TYPE <input type="checkbox"/> S <input type="checkbox"/> U <input type="checkbox"/> B <input type="checkbox"/> C	
	PERMIT FEE		FEE RECEIVED		RECEIPT NO.		<input type="checkbox"/> CASH <input type="checkbox"/> CHECK <input type="checkbox"/> CREDIT CARD	
	IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input type="checkbox"/> NO		FLOOD ELEV.		SITE ELEV.		CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO	
OFFICE USE ONLY	CHESAPEAKE BAY MANAGEMENT AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO		APPLICATION APPROVED BY		DATE		APPLICATION DISAPPROVED BY	
	DATE		DATE		DATE		DATE	

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