



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

February 5, 2021

DynQuest Properties LLC
3027 Javier Road, Suite 1
Fairfax, VA 22031

Stephen Harrell
P. O. Box 3621
Glenn Allen, VA 23058

To Whom It May Concern:

RE: **BZA 09-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, March 3, 2021 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2020-232 to consider an application for a lot split and building permit to construct a new single-family detached dwelling at 3424 CAROLINA AVENUE (Tax Parcel Number N000-1161/001), located in an R-6 (Single-Family Attached Residential) District.

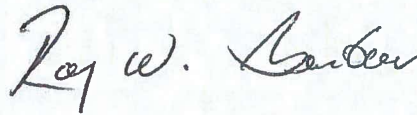
Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 802 929 136# beginning at 1:00 p.m. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2021 drop-down, click meeting details for March 3, 2021 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. 2020-232, 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

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/civicasociationgroupinformatio>
[n.aspx](http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformatio) . 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,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

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.

Bandit Properties LLC
P.o. Box 29527
Richmond VA 23242

Berv David And Stephanie
4820 E Seminary Ave
Richmond VA 23227

Bucchianeri Ellen
240 Darbster Pl
Santa Rosa CA 95403

Cantor Hyim
11472 Bienvenue Road
Rockville VA 23146

Christenson Jesselle M Revoc Trust Trs
3501 Carolina Ave
Richmond VA 23222

Cromer William Michael
5928 Gatehouse Dr
Glen Allen VA 23059

Davis Wayne T And Latorsha D
3505 Maryland Ave
Richmond VA 23222

Dunn Ana Cristina Gonzalez
3421 Maryland Ave
Richmond VA 23222

Ellis Maritta
Po Box 6111
Richmond VA 23222

Elvert Jon W And Regina C Loch Elvert
3503 Carolina Ave
Richmond VA 23222

Enhanced Properties LLC
12127 Howard Mill Road
Glen Allen VA 23093

Gooden Lisa S
3414 Carolina Ave
Richmond VA 23222

Holick Andrew J
8907 Royal Birkdale Dr
Chesterfield VA 23832

Johnson Jacquelyn & Godfrey I &
Moore Emily J
3504 Carolina Ave
Richmond VA 23222

Layton Thomas W
2317 Horsley Dr
Henrico VA 23233

Nicholson Pamela Umbina
3425 Maryland Ave
Richmond VA 23232

Old Oak I LLC
Po Box 14807
Richmond VA 23221

Sunshine Housing LLC
3420 Pump Rd #218
Henrico VA 23233

Vaughan Marshall S
2941 Kingslend Rd
Richmond VA 23237

Property: 3424 Carolina Ave **Parcel ID:** N0001161001**Parcel**

Street Address: 3424 Carolina Ave Richmond, VA 23222-
Owner: DYNQUEST PROPERTIES LLC
Mailing Address: 3027 JAVIER ROAD SUITE 1, FAIRFAX, VA 22031
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: 01/01/2021
Land Value: \$33,000
Improvement Value: \$79,000
Total Value: \$112,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 4900
Acreage: 0.112
Property Description 1: HIGHLAND PARK L14 B30
Property Description 2: 0035.00X0140.00 0000.112 AC
State Plane Coords(?): X= 11796736.000020 Y= 3735690.682793
Latitude: 37.57762035 , **Longitude:** -77.41697333

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 35
Rear Size: 140
Parcel Square Feet: 4900
Acreage: 0.112
Property Description 1: HIGHLAND PARK L14 B30
Property Description 2: 0035.00X0140.00 0000.112 AC
Subdivision Name : HIGHLAND PARK
State Plane Coords(?): X= 11796736.000020 Y= 3735690.682793
Latitude: 37.57762035 , **Longitude:** -77.41697333

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$33,000	\$79,000	\$112,000	Reassessment
2020	\$30,000	\$0	\$30,000	Reassessment
2019	\$25,000	\$0	\$25,000	Reassessment
2018	\$15,000	\$0	\$15,000	Reassessment
2017	\$15,000	\$0	\$15,000	Reassessment
2016	\$15,000	\$0	\$15,000	Reassessment
2013	\$21,000	\$0	\$21,000	Reassessment
2012	\$21,000	\$0	\$21,000	Admin Review
2011	\$21,000	\$102,000	\$123,000	CarryOver
2010	\$21,000	\$102,000	\$123,000	Reassessment
2009	\$21,000	\$127,000	\$148,000	Reassessment
2008	\$21,000	\$133,200	\$154,200	Reassessment
2007	\$20,000	\$133,200	\$153,200	Reassessment
2006	\$12,400	\$121,100	\$133,500	Reassessment
2005	\$8,900	\$93,900	\$102,800	Reassessment
2004	\$5,300	\$51,500	\$56,800	Reassessment
2003	\$5,200	\$50,500	\$55,700	Reassessment
2002	\$5,000	\$49,000	\$54,000	Reassessment
2000	\$5,000	\$49,000	\$54,000	Reassessment
1998	\$5,000	\$49,000	\$54,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/31/2018	\$21,000	BODIE FREDERICK W	ID2018-18392	1 - VALID SALE-Valid, Use in Ratio Analysis
06/11/2012	\$0	BODIE LARRY ESTATE	ID2012-11278	2 - INVALID SALE-Relation Between Buyer/Seller
10/28/2010	\$0	BODIE LARRY	IW2010-1272	2 - INVALID SALE-Relation Between Buyer/Seller
10/15/2009	\$24,000	US BANK NATIONAL ASSOCIATION TR	ID2009-23206	2 - INVALID SALE-DO NOT USE
02/10/2009	\$127,000	CHEATHAM KENNETH	ID2009-2583	Invalid-Foreclosure
06/23/2006	\$155,000	CEEATTA'S HOUSE	ID2006-21203	
02/03/2006	\$0	STEWART MADONNA K	ID2006-3971	
03/30/2004	\$110,000	BURDEN ROY C & ALICE W	ID20049938	
12/27/2002	\$41,500	CONSECO FINANCE SERVICING	ID2003-87	
08/28/2002	\$83,494	MOON GERALDINE & WENDELL L	ID2002-33763	
09/19/1991	\$56,000	Not Available	00279-1623	

Planning**Master Plan Future Land Use:** SF-MD**Zoning District:** R-6 - Residential (Single Family Attached)**Planning District:** North**Traffic Zone:** 1020**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	1023	0108001	010800
1990	127	0108001	010800

Schools**Elementary School:** Stuart**Middle School:** Henderson**High School:** Marshall**Public Safety****Police Precinct:** 4**Police Sector:** 411**Fire District:** 15**Dispatch Zone:** 092A**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: 2019
Stories: 2
Units: 0
Number Of Rooms: 6
Number Of Bed Rooms: 3
Number Of Full Baths: 2
Number Of Half Baths: 1
Condition: excellent for
age
Foundation Type: Full Crawl
1st Predominant Exterior: Hardiplank Siding
2nd Predominant Exterior: Brick veneer
Roof Style: Gable
Roof Material: Comp sh to 235#
Interior Wall: Drywall
Floor Finish: Base Allowance
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: N
**Building Description (Out Building and
Yard Items) :**

Extension 1 Dimensions

Finished Living Area: 2872 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 440 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

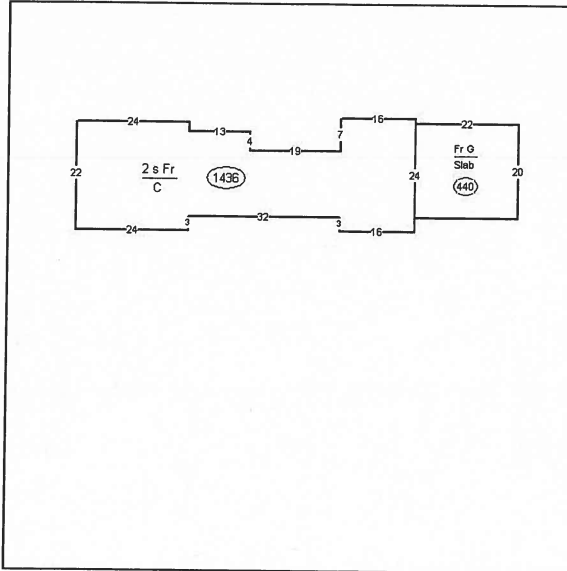
Property Images

Name:N0001161001 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:N0001161001 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

BZA 09-2021

TO BE COMPLETED BY THE APPLICANT

PROPERTY 3424 Carolina Avenue PHONE: (Home) () (Mobile) ()
OWNER: DynQuest Properties LLC FAX: (Home) () (Mobile) ()
(Name/Address) P. O. Box 3621 E-mail Address: harrellfamilyfoundation@gmail.com
OWNER'S Stephen Harrell PHONE: (Home) () (Mobile) (305) 833-6770
REPRESENTATIVE P. O. Box 3621 FAX: (Home) () (Mobile) ()
(Name/Address) Glenn Allen, VA 23058 E-mail Address: harrellfamilyfoundation@gmail.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 3424 Carolina Avenue
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-412.4(1)
APPLICATION REQUIRED FOR: A lot split and building permit to construct a new single-family detached Dwelling
TAX PARCEL NUMBER(S): N000-1161/001 ZONING DISTRICT: R-6 Single-Family Attached Residential
REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and 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 lot with a lot area of nine thousand eight hundred square feet (9,800 SF) and a lot width of seventy feet (70') currently exists. A lot area of four thousand nine hundred square feet (4,900 SF) and a lot width of thirty five feet (35') is proposed for the existing lot, located at 3424 Carolina Avenue and the newly created lot, located at 3422 Carolina Avenue.
DATE REQUEST DISAPPROVED: 11/21/2019 FEE WAIVER: ☐ YES ☒ NO
DATE FILED: 11/17/2020 TIME FILED: 1:39 pm PREPARED BY: Andrea Cuffee RECEIPT NO. BZAR-082037-2020
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: 2/1/21

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

CASE NUMBER: BZA 09-2021 HEARING DATE: March 3, 2021 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 09-2021
150' Buffer

APPLICANT(S): DynQuest Properties LLC

PREMISES: 3424 Carolina Avenue
(Tax Parcel Number N000-1161/001)

SUBJECT: A lot split and 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/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)

Address: #3424 Carolina Avenue
Current Owner: Frederick Bodie c/o Billie Jo Leabough
Parcel ID: N0001161001
I.D. 2012 11278

Note: Bearings protracted from City
Baseline sheets 41 NE & 41 SE

City Baseline sheets
41 NE & 41 SE

20'+ Public Alley

N 31°30'50" E
35.00'

N/T Bond Properties, LLC
Parcel ID: N0001161024
I.D. 2009 16552

Lot 14
#3424
(vacant)

Lot 15

1 Story Brick
#3422

N 58°31'29" W
140.00'

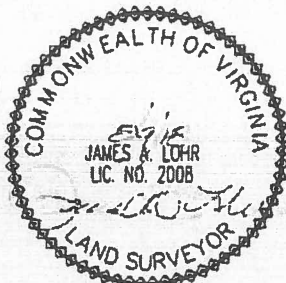
S 58°31'29" E
140.00'

HIGHLAND STREET

S 31°30'50" W
35.00'

CAROLINA
AVENUE

Survey and Plat of
Lot 14, Block 30,
Highland Park in
the City of Richmond, VA



This is to certify that on 08/09/18 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. 51012900330 effective date of 04/02/09. 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, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

1900 Byrd Avenue, Suite 103
Richmond, Virginia, 23230
Phone (804) 673-9666
Fax (804) 673-9990

Scale: 1"=20'
Drawn: TCJ
Job: 1598-17

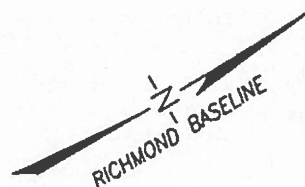
Date: 08/10/18
Checked: JAL

I hereby certify that this Physical Improvement Survey, to the best of my knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.

NOTES:

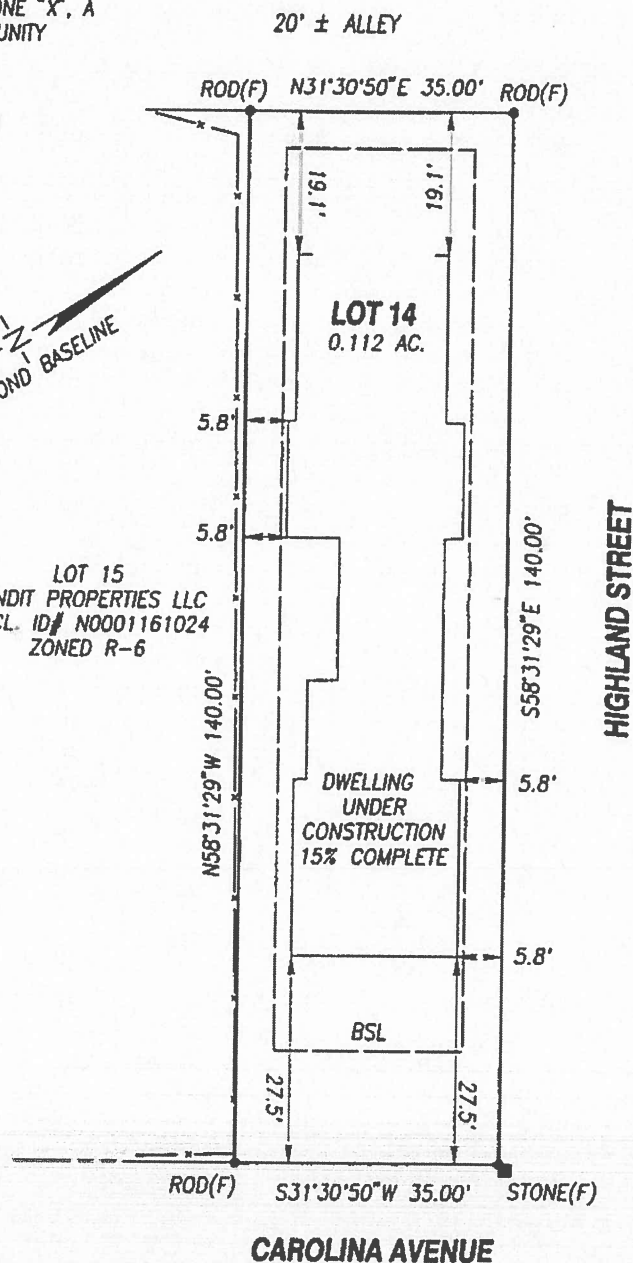
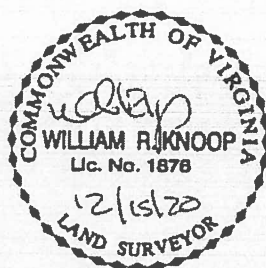
1. PROPERTY OWNER: DYNQUEST PROPERTIES
2. ZONING: R-6
3. THIS SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT.
4. PROPERTY SHOWN HEREON IS IN FLOOD ZONE "X", A NON HAZARD FLOOD ZONE, FROM FEMA COMMUNITY PANEL 5101290033D DATED 4/2/200908.
5. PARCEL ID # N0001161001
6. ADDRESS: #3424

R-6 SETBACKS
FRONT 15'
SIDE 5'
REAR 5'



**PLAT SHOWING
IMPROVEMENTS ON
LOT 14, BLOCK 30
HIGHLAND PARK
IN THE
CITY OF RICHMOND, VIRGINIA**

LOT 15
BANDIT PROPERTIES LLC
PRCL. ID# N0001161024
ZONED R-6



Date: DECEMBER 15, 2020 Scale: 1" = 20' JN: 6177-0130

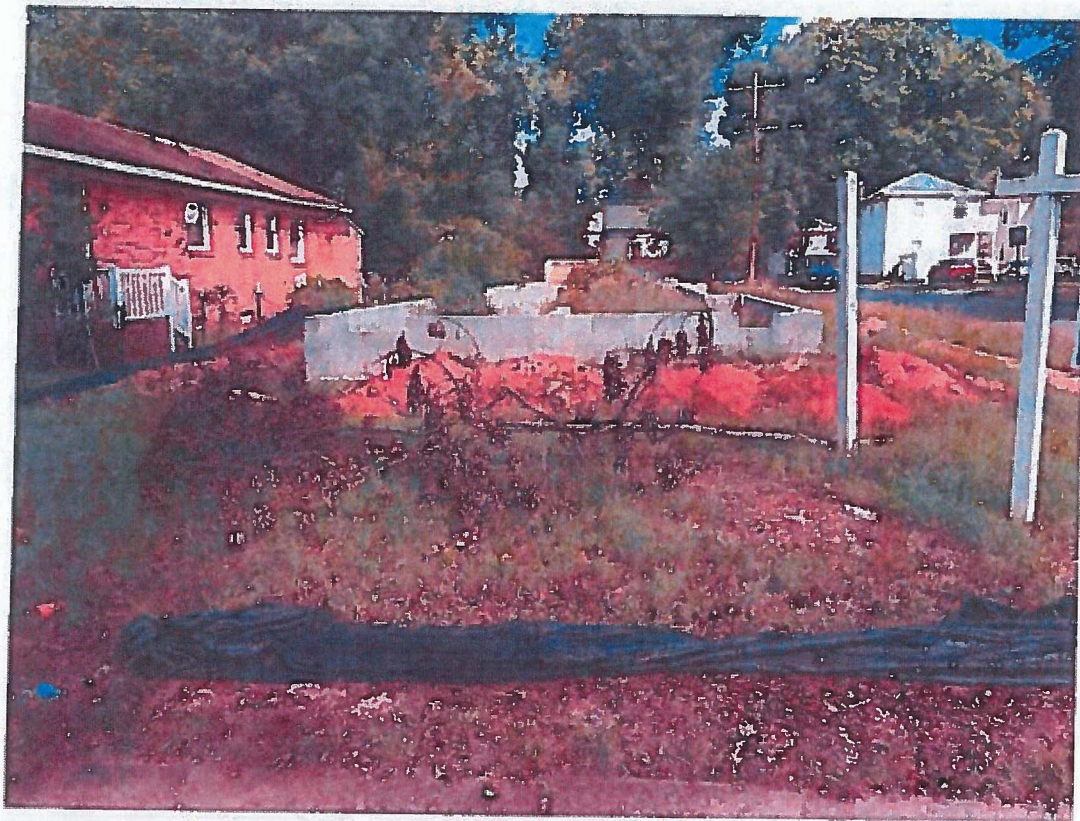


Goodfellow, Jalbert, Beard, and Associates Inc.

7104 Mechanicsville Turnpike / P.O. Box 538
Mechanicsville, Virginia 23111
(804) 746-7097 Fax (804) 730-7275

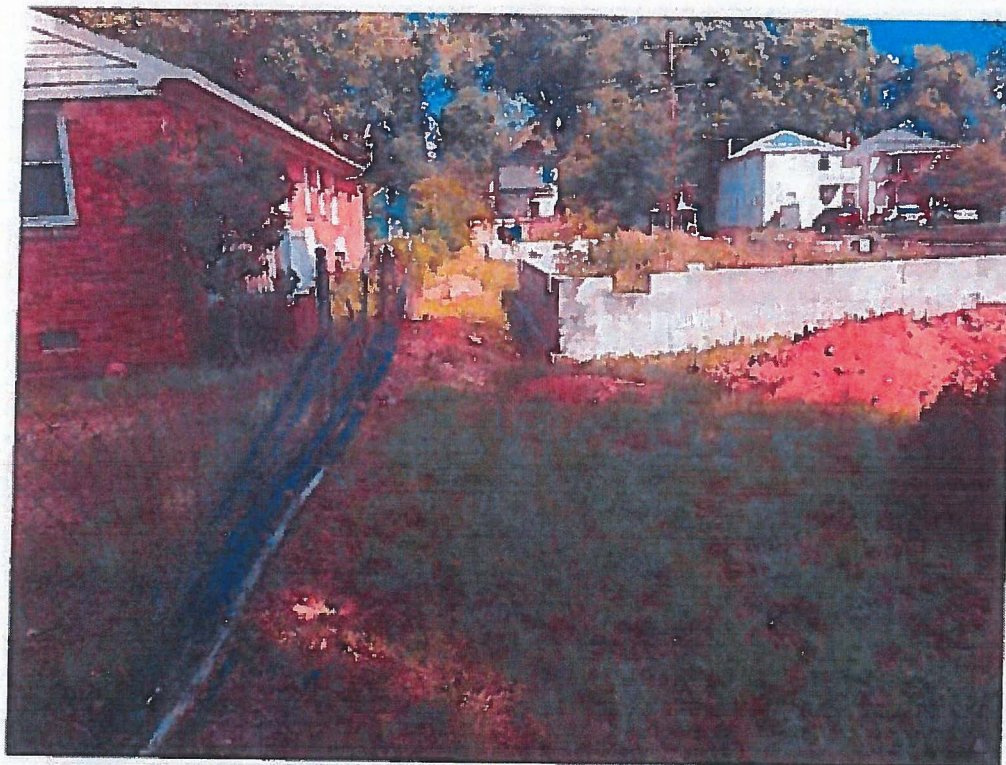
ENGINEERING - SURVEYING - PLANNING

CURRENT PATH: Z:\USERS\PAUL\Profiles\61770130 gja ~ DATE PLOTTED: Dec 16, 2020 8:18:15 Wed

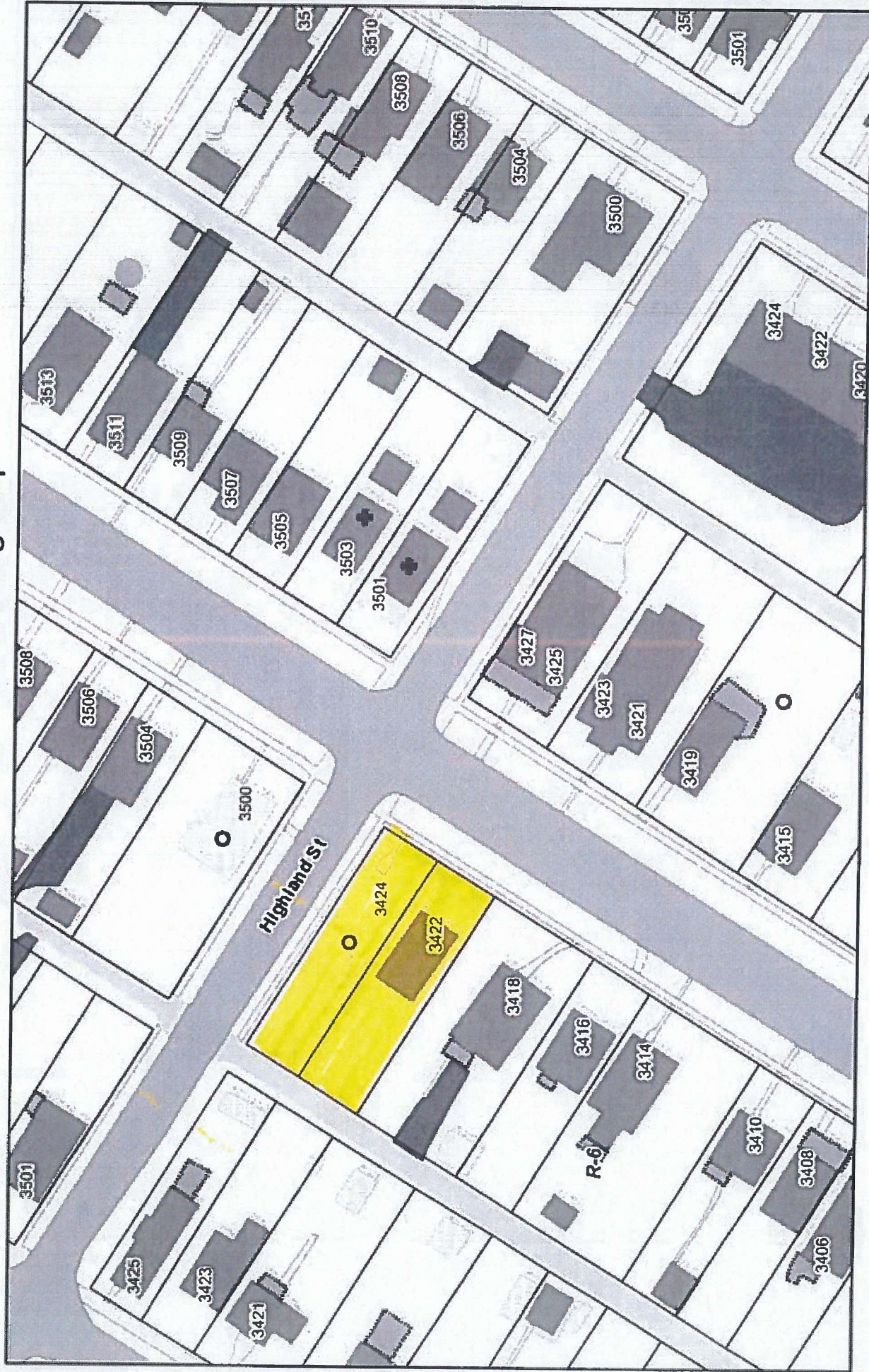


3424 Carolina Ave

7-1-2020



City of Richmond Zoning Map



1/29/2021, 9:11:27 AM

- ☐ City Boundary Structures
- ☐ Road Labels
- ☐ Road Edges
- ☐ Building
- ☐ Deck/Patio
- ☐ Basketball Court
- ☐ Pool
- ☐ Tennis Court
- ☐ Other Surface
- ☐ Transportation Surfaces
- ☐ <all other values>
- ☐ Bridge; Overpass
- ☐ Driveway; Parking
- ☐ Alley; Ballast
- ☐ Median

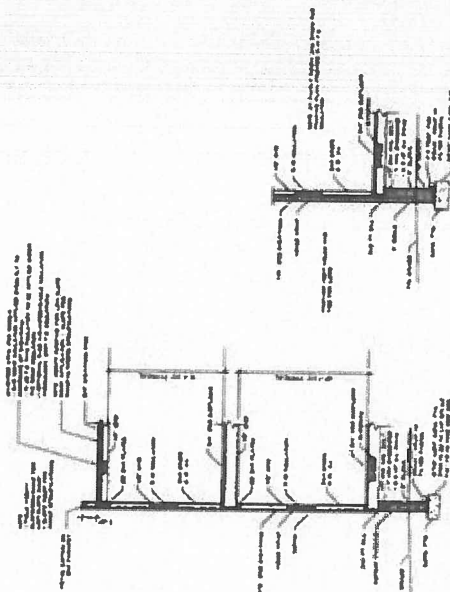
Citations appear in map service do not include Richmond. However, this map product is produced from a City of Richmond application. The default map service is provided by Esri and the City of Richmond. Esri, Community Maps Contributors, County of Henrico, VITA.

NOTES

- [illegible]

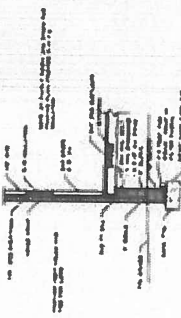
CODE ANALYSIS

2007 DIFFERENTIAL INSECTUAL LOAD
W-1 CATCH - 0-3
CONCENTRATION 11% 0.0



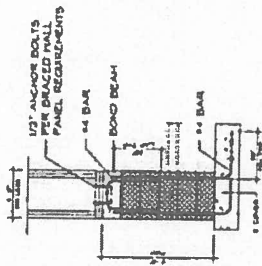
TYPICAL WALL DETAIL

one can



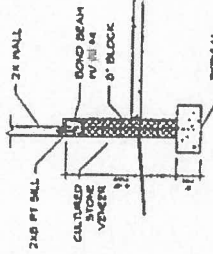
TYPICAL WALL DETAIL

BACK VIEW
1/4" E.D.

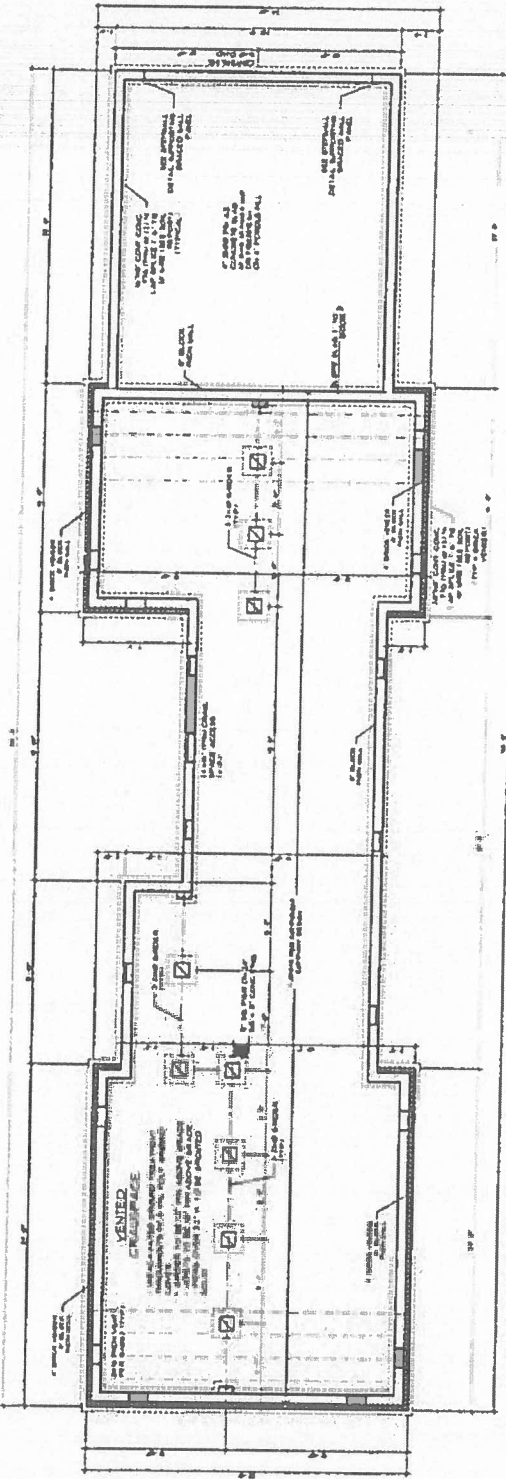


STEMWALL DETAIL

CONTRACT



NOTE: GROUT BOND BEAM
AND ALL CELLS WHICH
CONTAIN REBAR THREADED
RODS OR ANCHOR BOLTS



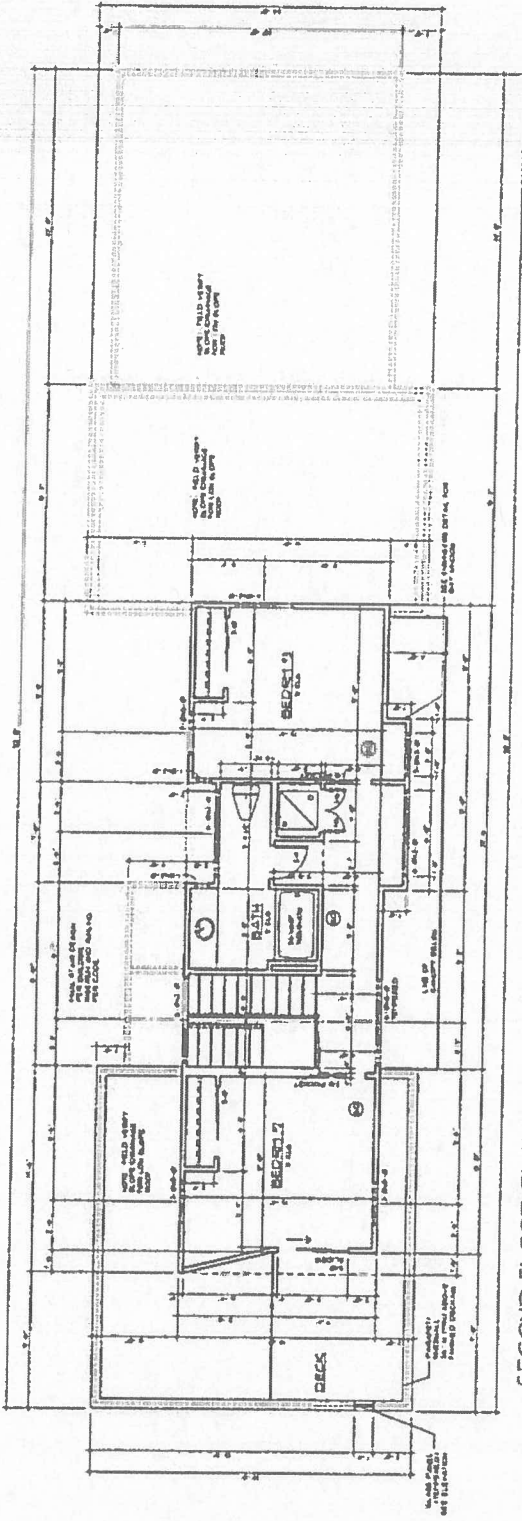
FOUNDATION FLOOR PLAN

2015

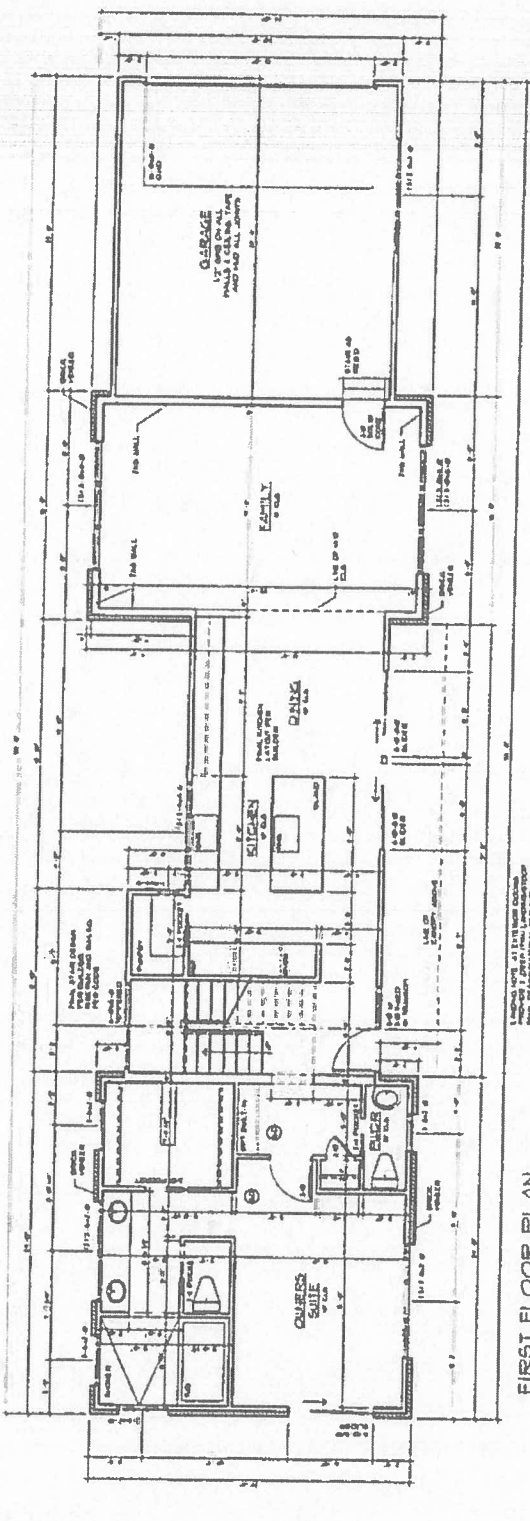
Proposed Single Family Residence
 For 3424 Carolina Ave
 Richmond, VA

NO.	REVISION	DATE

MICHAEL TRANK ARCHITECT
 P.O. Box 3501
 Glen Allen, VA 23060-3501
 804-994-1001



SECOND FLOOR PLAN
 1/4" = 1'-0"



FIRST FLOOR PLAN
 1/4" = 1'-0"

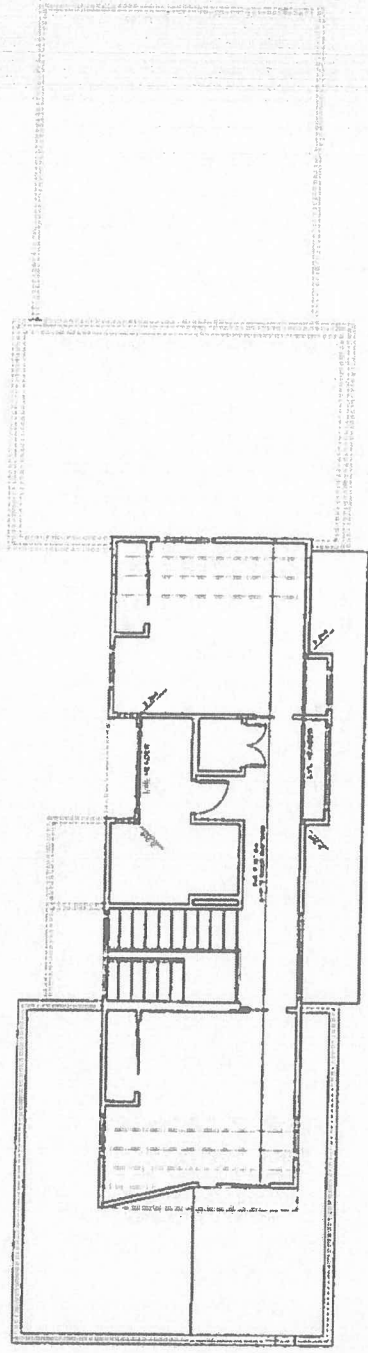
FLOOR AREA

1st Floor	1,174 sq. ft.
2nd Floor	1,174 sq. ft.
TOTAL	2,348 sq. ft.

Proposed Single Family Residence
 3424 Carolina Ave
 Richmond, VA

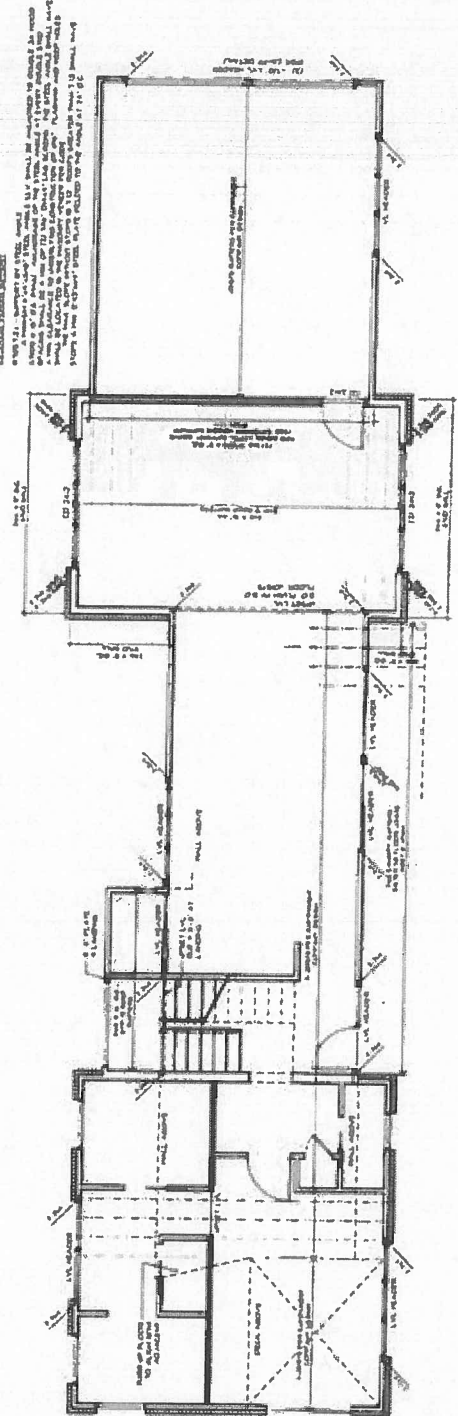
MICHAEL FRANK REPSHAW
 ARCHITECT
 PO Box 1507
 Glen Allen, VA 22060-1507
 804.954.1001

NO.	REVISION	DATE



ROOF FRAMING PLAN
 1/4" = 1'-0"

NOTE:
 1. ALL JOISTS ARE SPACED AT 16" O.C.
 2. ALL TRUSSES ARE SPACED AT 24" O.C.
 3. ALL RAFTERS ARE SPACED AT 16" O.C.
 4. ALL WALLS ARE 8" THICK
 5. ALL FLOORS ARE 4" THICK
 6. ALL CEILINGS ARE 4" THICK
 7. ALL ROOFS ARE 4" THICK
 8. ALL FOUNDATIONS ARE 12" THICK
 9. ALL EXTERIOR WALLS ARE 8" THICK
 10. ALL INTERIOR WALLS ARE 4" THICK
 11. ALL DOORS ARE 6" THICK
 12. ALL WINDOWS ARE 4" THICK
 13. ALL STAIRS ARE 4" THICK
 14. ALL BATHS ARE 4" THICK
 15. ALL KITCHENS ARE 4" THICK
 16. ALL BEDROOMS ARE 4" THICK
 17. ALL LIVING AREAS ARE 4" THICK
 18. ALL PORCHES ARE 4" THICK
 19. ALL PATIOS ARE 4" THICK
 20. ALL DECKS ARE 4" THICK

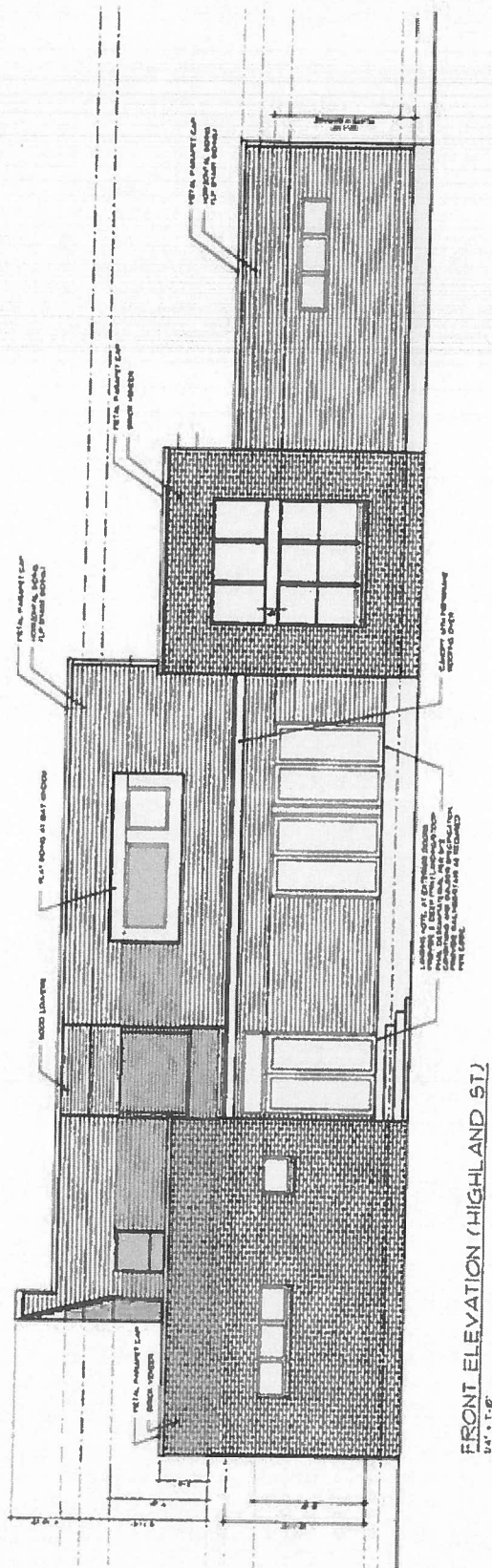


SECOND FLOOR FRAMING PLAN
 1/4" = 1'-0"

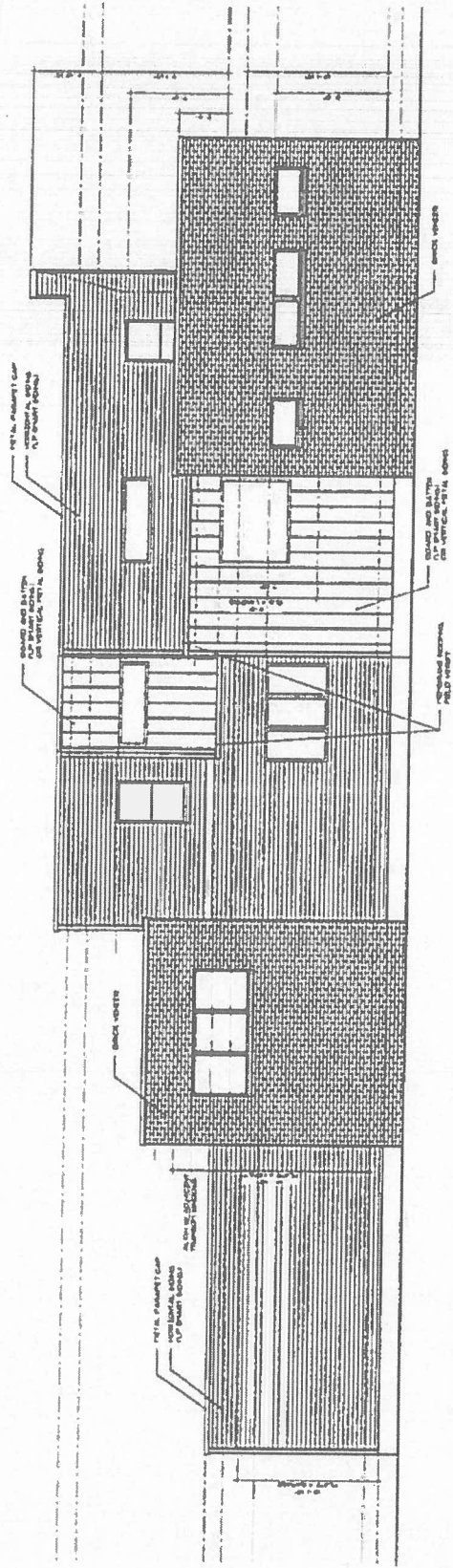
NOTE:
 1. ALL JOISTS ARE SPACED AT 16" O.C.
 2. ALL TRUSSES ARE SPACED AT 24" O.C.
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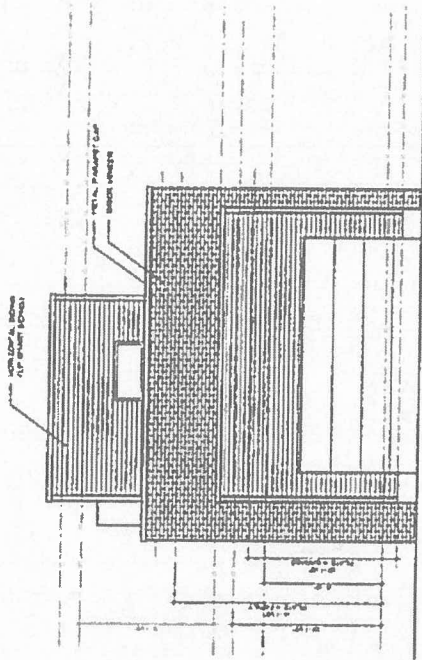
LEFT ELEVATION (CAROLINA AVE)



FRONT ELEVATION (HIGHLAND ST)
14" x 11"



REAR ELEVATION
4' 6"



RIGHT ELEVATION (ALLEY)
1/4" = 1'-0"



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

November 21, 2017

Bridgeblue USA LLC
7 Camelot Circle
Henrico, VA 23224

Attn: Shaikat Sindhu

RE: 3424 Carolina Avenue
Tax Parcel: N000-1161/001

Dear Mr. Sindhu,

Thank you for your Zoning Confirmation Letter (ZCL) request for the above-referenced property. In response to your request, please be advised of the following:

The subject property is a corner lot currently located in an R-6 (Single-Family Attached Residential) 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 currently has a lot width of thirty-five feet (35') fronting Carolina Avenue and a depth of one hundred forty feet (140') fronting Highland Street, resulting in a total lot area of four thousand nine hundred square feet (4,900 SF).

The most recent deed for the property (recorded on June 11, 2012) describes it as:

"Beginning at a point on the west line of Carolina (formerly Virginia) Avenue, at its intersection with the south line of Highland Street, thence running southwardly along [the] side west line of the Carolina Avenue and fronting thereon 35 feet, thence running back from said front, between the southern line of Highland Street and a parallel line therewith 140 feet, to an alley 20 feet wide, being lot no. 14, in block no. 30, in the plan of Highland Park."

The property in its current configuration is the result of a lot split that occurred on November 14, 1969. The address known as 3424 Carolina Avenue was originally conveyed as consisting of both Lots 14 and 15 as per deeds recorded prior to this date, and was considered to be one independent lot of record for Zoning purposes. The original property had a lot width of seventy feet (70') and a depth of one hundred forty feet (140'), resulting in a combined lot area of nine thousand eight hundred square feet (9,800 SF); this property was improved with a two-family detached dwelling (said dwelling was demolished in 2011 – records indicate that it had been converted to a single-family dwelling before demolition).

When the lot split took place, the two-family detached dwelling on Lot 14 remained as 3424 Carolina Avenue, while Lot 15 became designated as 3422 Carolina Avenue (Tax Parcel: N000-1161/024). Both lots had/have an equal width of thirty-five feet (35') and a lot area of four thousand nine hundred square feet (4,900 SF). At this time, both resultant properties were located in the City's then-R-5 (Two-Family Dwelling) district. The R-5 district required a minimum lot area of five thousand square feet (5,000 SF) for

single-family dwellings and a minimum of six thousand square feet (6,000 SF) for two-family dwellings. As the resultant lots did not meet these requirements at the time of their creation, any subsequent building permits and C.O.'s appear to have been issued in error (a single-family detached dwelling was constructed at 3422 Carolina Avenue in 1972, and a subsequent Certificate of Occupancy (C.O.) establishing single-family use was issued in 1973; a C.O. establishing two-family use was issued to for the structure on the subject property in 1979).

From a Zoning perspective, our office has determined that the subject property is not a buildable lot of record. You had indicated in your letter request if it would be possible to construct a single-family detached dwelling on the property; such use would only be possible by applying for and obtaining a Variance from the Board of Zoning Appeals or an approved Special Use Permit (SUP) from City Council.

The property is not subject to a conditional use permit, special use permit, variance, special exception, or other authorization or approval.

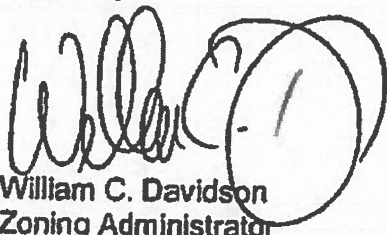
The property is not subject to any proffered conditions or other special limitations imposed by the City of Richmond in connection with the zoning and rezoning of the property except as set forth in the Zoning Ordinance.

To the best of my knowledge, there are no outstanding zoning violations on the subject property and there are no pending administrative, legislative, or judicial proceedings which would adversely affect the status of the current zoning in any manner. 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. For building code issues, contact Ray Abbasi, Operations Manager at 646-7483. For fire and safety questions, contact Fire and Emergency Services at 646-6640.

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 and fifty dollars (\$250.00).

I hope this information is sufficient. Should you have any questions or additional concerns, please contact Adam W. Chappell, Zoning Officer, at (804)-646-4088 or at: Adam.Chappell@Richmondgov.com.

Sincerely,



William C. Davidson
Zoning Administrator