



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

February 5, 2021

P E R Investments LLC
12560 The Glebe Lane
Charles City, VA 23030

Architecturally Yours
1371 Cedar Lawn Avenue
Henrico, VA 23231
Attn: Michelle Bebbs

To Whom It May Concern:

RE: **BZA 11-2021**

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 building permit to construct a new single-family detached dwelling at 4413 CORBIN STREET (Tax Parcel Number N018-0402/007), located in an R-5 (Single-Family 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.

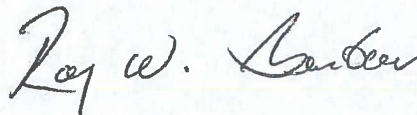
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 11-2021
Page 2
February 5, 2021

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,

A handwritten signature in dark ink, appearing to read "Roy W. Benbow", is written over a light blue rectangular background.

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.

Carter Helen Smith & Alees Smith
Richardson
9118 Old Courthouse Rd
Vienna VA 22182

Carter Sidney D & Claudette C
4403 Corbin St
Richmond VA 23222

Carver Frank R Jr & Barbara M
605 Jasper Ave
Richmond VA 23222

Davis Reginald
604 Maggie Walker Ave
Richmond VA 23222

Glasper Davis Mary E
608 Jasper Ave
Richmond VA 23222

Hill Victor
609 Jasper Avenue
Richmond VA 23222

Hughes Terry T
3500 Ellsworth Rd
Richmond VA 23235

Irving Milton
608 Maggie Walker Ave
Richmond VA 23222

Johnson William I & Adele L
612 Jasper Ave
Richmond VA 23222

Jones Samuel E Sr & Dolores R
4503 Corbin St
Richmond VA 23222

Mcqueen Denise
8500 Ashfield Hills Ter
Richmond VA 23227

Parker Dennis Carrington
4411 Corbin St
Richmond VA 23222

Persaud Holdings LLC
8505 Ashfield Hills Ter
Richmond VA 23227

Sauder Julia G Trust Trs And Bonuccelli
Brenda A Trust Trs
3417 Garland Ave
Richmond VA 23222

Solodar Properties LLC
11504 Allecingie Pkwy
Richmond VA 23235

Spartan Propertes One LLC
Po Box 70367
Richmond VA 23255

Storey Kathryn Air And Weatherford
Ashley David
610 Jasper Ave
Richmond VA 23222

Tartakovsky Steve
Po Box 25989
Richmond VA 23260

Property: 4413 Corbin St **Parcel ID:** N0180402007**Parcel**

Street Address: 4413 Corbin St Richmond, VA 23222-
Owner: P E R INVESTMENTS LLC
Mailing Address: 12560 THE GLEBE LANE, CHARLES CITY, VA 23080
Subdivision Name : WASHINGTON PARK
Parent Parcel ID:
Assessment Area: 207 - Washington Park
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$15,000
Improvement Value:
Total Value: \$15,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 4892
Acreage: 0.1123
Property Description 1: WASHINGTON PARK PL9&L10 B8
Property Description 2: 0045.00X0117.50 0000.112 AC
State Plane Coords(?): X= 11790137.244661 Y= 3740904.879134
Latitude: 37.59222803 , **Longitude:** -77.43963194

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 45
Rear Size: 118
Parcel Square Feet: 4892
Acreage: 0.1123
Property Description 1: WASHINGTON PARK PL9&L10 B8
Property Description 2: 0045.00X0117.50 0000.112 AC
Subdivision Name : WASHINGTON PARK
State Plane Coords(?): X= 11790137.244661 Y= 3740904.879134
Latitude: 37.59222803 , **Longitude:** -77.43963194

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$15,000	\$0	\$15,000	Reassessment
2020	\$10,000	\$0	\$10,000	Reassessment
2019	\$10,000	\$0	\$10,000	Reassessment
2018	\$10,000	\$0	\$10,000	Reassessment
2017	\$10,000	\$0	\$10,000	Reassessment
2016	\$10,000	\$0	\$10,000	Reassessment
2015	\$10,000	\$0	\$10,000	Reassessment
2014	\$10,000	\$0	\$10,000	Reassessment
2013	\$19,000	\$0	\$19,000	Reassessment
2012	\$19,000	\$0	\$19,000	Reassessment
2011	\$19,000	\$0	\$19,000	CarryOver
2010	\$19,000	\$0	\$19,000	Reassessment
2009	\$19,000	\$0	\$19,000	Reassessment
2008	\$19,000	\$0	\$19,000	Reassessment
2007	\$17,000	\$0	\$17,000	Reassessment
2006	\$7,800	\$0	\$7,800	Reassessment
2005	\$6,900	\$0	\$6,900	Reassessment
2004	\$5,500	\$0	\$5,500	Reassessment
2003	\$5,500	\$0	\$5,500	Reassessment
2002	\$5,200	\$0	\$5,200	Reassessment
2000	\$5,000	\$0	\$5,000	Reassessment
1998	\$5,000	\$0	\$5,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/12/2019	\$70,000	SECRETARY OF THE US DEPT OF	ID2019-4605	2 - INVALID SALE-Foreclosure, Forced Sale etc.
01/02/2019	\$143,207	MATTHEWS RACHEL	ID2019-20	2 - INVALID SALE-Foreclosure, Forced Sale etc.
09/29/2017	\$139,000	GLASSCOCK BAILEY AND THOMAS	ID2017-20512	2 - INVALID SALE-Sale Includes Multiple Parcels
08/08/2013	\$99,500	TULOU ANNA L	ID2013-17978	2 - INVALID SALE-Sale Includes Multiple Parcels
11/12/2004	\$0	PETTAWAY GREGORY	ID2004-37820	
10/30/1998	\$25,000	JOHNSON ROGER JR	ID9800-29224	
06/23/1998	\$0	Not Available	09800-16093	
06/23/1998	\$0	Not Available	009800-106092	

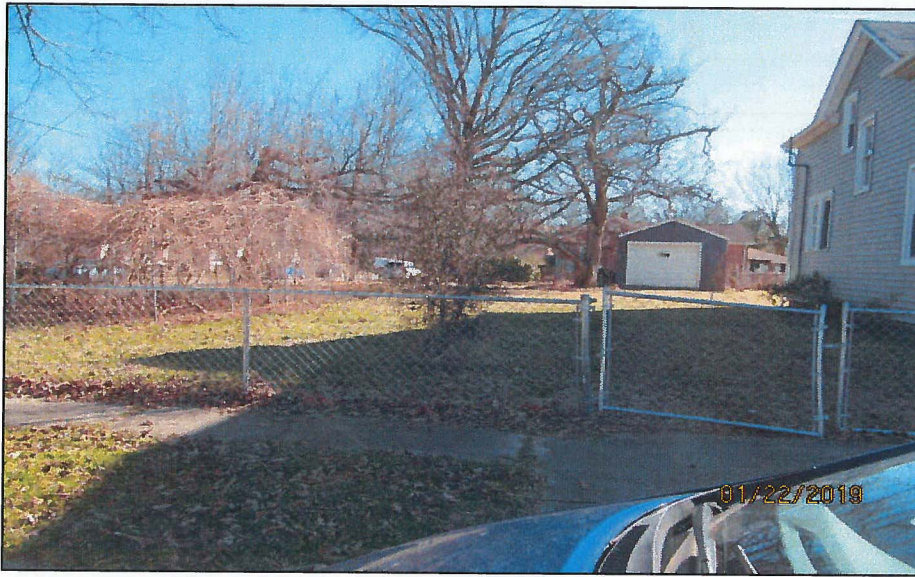
Planning**Master Plan Future Land Use:** SF-LD**Zoning District:** R-5 - Residential (Single Family)**Planning District:** North**Traffic Zone:** 1008**City Neighborhood Code:** WSHP**City Neighborhood Name:** Washington Park**Civic Code:** 4024**Civic Association Name:** Washington Park Civic Association**Subdivision Name:** WASHINGTON PARK**City Old and Historic District:****National historic District:****Neighborhoods in Bloom:****Redevelopment Conservation Area:** Washington 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	1002	0103001	010300
1990	107	0103001	010300

Schools**Elementary School:** Ginter Park**Middle School:** Henderson**High School:** Marshall**Public Safety****Police Precinct:** 4**Police Sector:** 412**Fire District:** 16**Dispatch Zone:** 079A**Public Works Schedules****Street Sweep:** TBD**Leaf Collection:** TBD**Refuse Collection:** Monday**Bulk Collection:** TBD**Government Districts****Council District:** 3**Voter Precinct:** 301**State House District:** 71**State Senate District:** 9**Congressional District:** 4

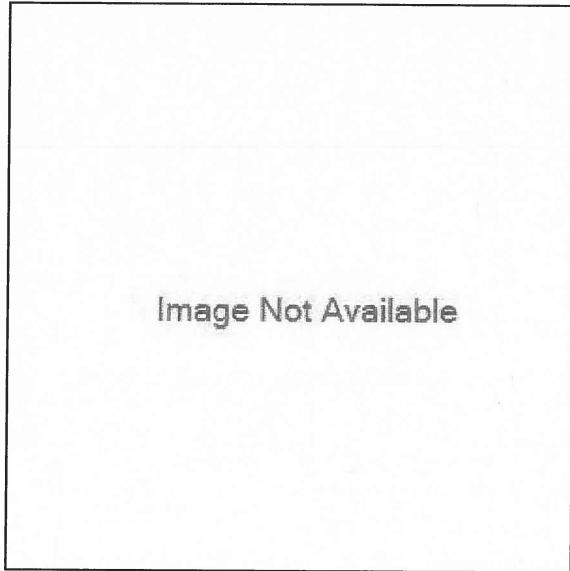
Property Images

Name:N0180402007 Desc:

[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: P.R. Investments LLC

PHONE: (Home) (804) 329-2097 (Mobile) (804) 378-2426

ADDRESS 12560 The Glebe Lane

FAX: () (Work) ()

Charles City, VA 23089

E-mail Address: probin19@verizon.net

PROPERTY OWNER'S

REPRESENTATIVE: Architecturally Yours

PHONE: (Home) () (Mobile) (804) 304-8172

(Name/Address) Adri Michelle Dobbs

FAX: () (Work) ()

1371 Cedar Lawn Avenue

E-mail Address: architecturallyyours@hotmail.com

Henrico, VA 23231

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 4413 Corbin Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-410.5(1) & 30-630.1(a)(1)

APPLICATION REQUIRED FOR: A building permit to construct a single-family detached dwelling.

TAX PARCEL NUMBER(S): N018-0402/007 ZONING DISTRICT: R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (seback) requirement is not met. A front yard of 25 feet is required along the Jasper Avenue street frontage; a front yard of 10.36 feet is proposed.

DATE REQUEST DISAPPROVED: December 30, 2020

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: December 30, 2020 TIME FILED: 2:00 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-085368-2021

AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

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: Michelle Dobbs

DATE: 2-1-21

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

CASE NUMBER: BZA 11-2021 HEARING DATE: March 3, 2021 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 11-2021
150' Buffer

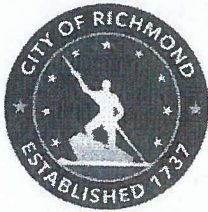
APPLICANT(S): P E R Investments LLC

PREMISES: 4413 Corbin Street
(Tax Parcel Number N018-0402/007)

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

REASON FOR THE REQUEST: Based on Sections 30-300, 30-410.5(1) & 30-630.1(a)(1)
of the Zoning Ordinance for the reason that:
The front 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 (BZA) 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 (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. 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 essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained here. 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.

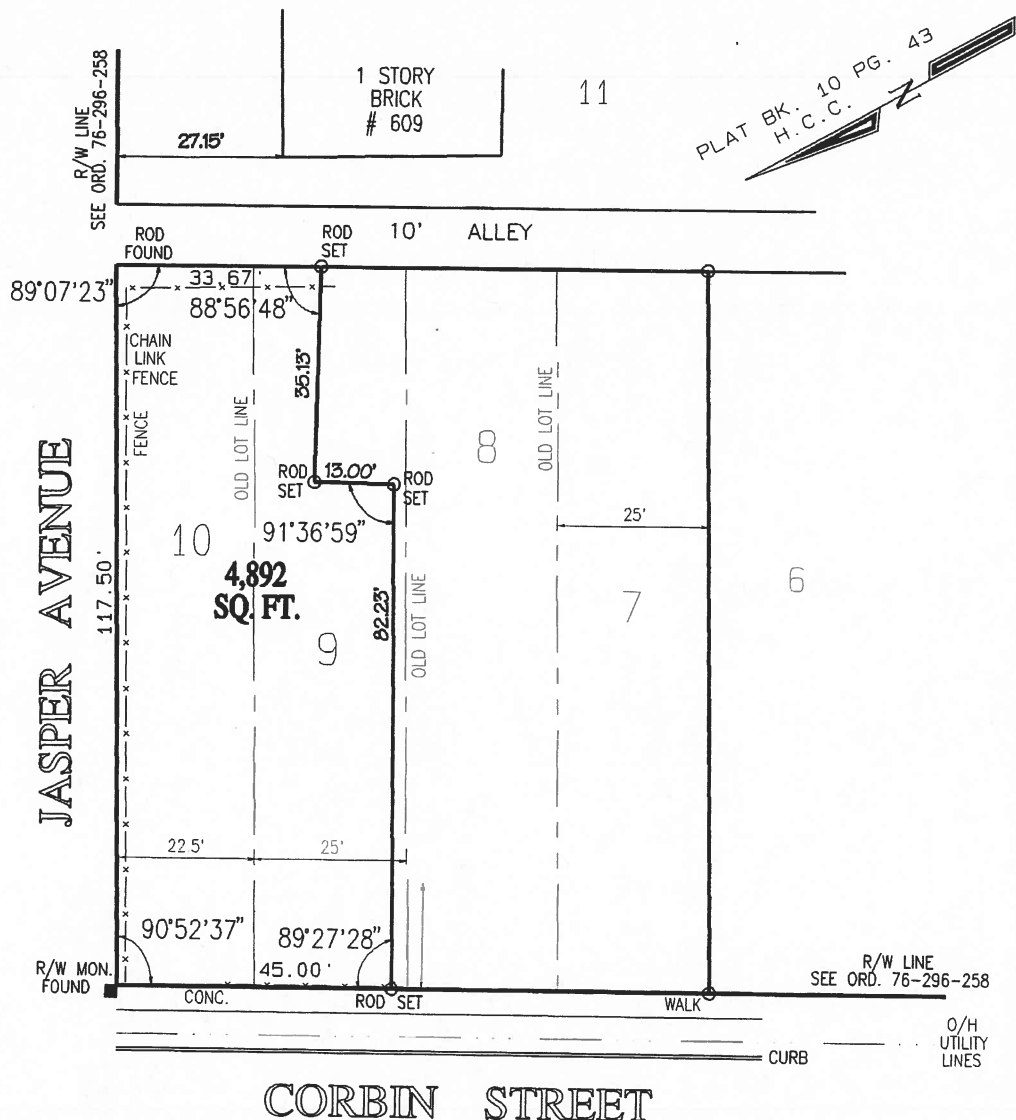
Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible 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 one-hundred fifty dollar (\$150) 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 at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and 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: _____

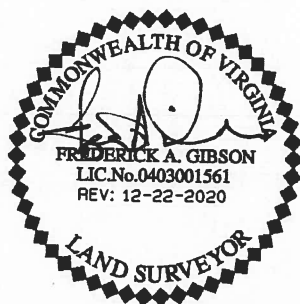
Revised: November 10, 2020

NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. ALL IMPROVEMENTS SHOWN HEREON WERE TAKEN FROM A PREVIOUS SURVEY BY THIS FIRM. CURRENT OWNER(S): P E R INVESTMENTS, LLC INST. # 190004605 PARCEL ID N0180402007



COMPILED PLAT OF A PORTION OF
LOTS 9 & 10, BLOCK 8, PLAN OF
"WASHINGTON PARK", IN THE
CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 25'

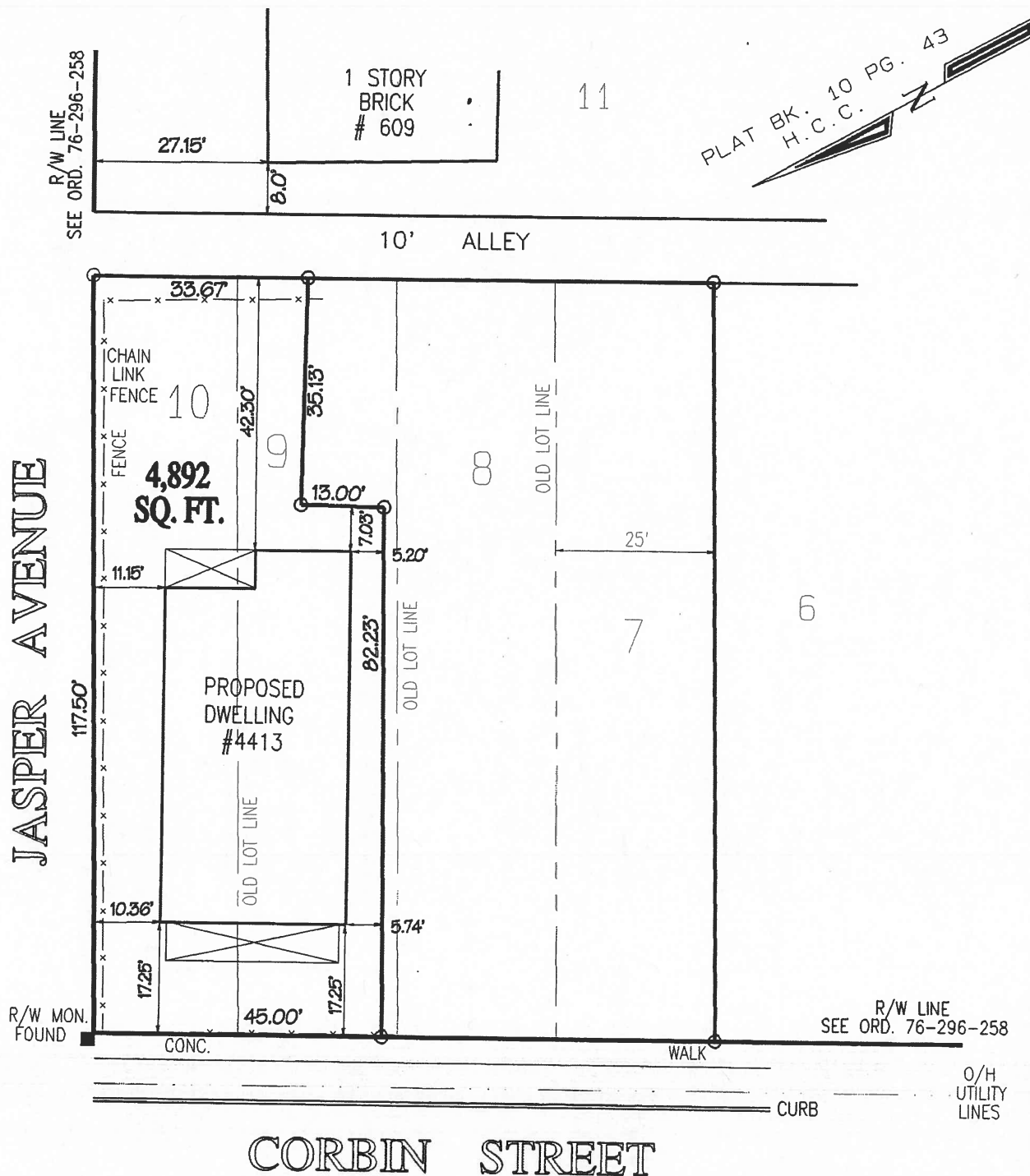


THIS IS TO CERTIFY THAT ON JULY 6, 2020, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

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

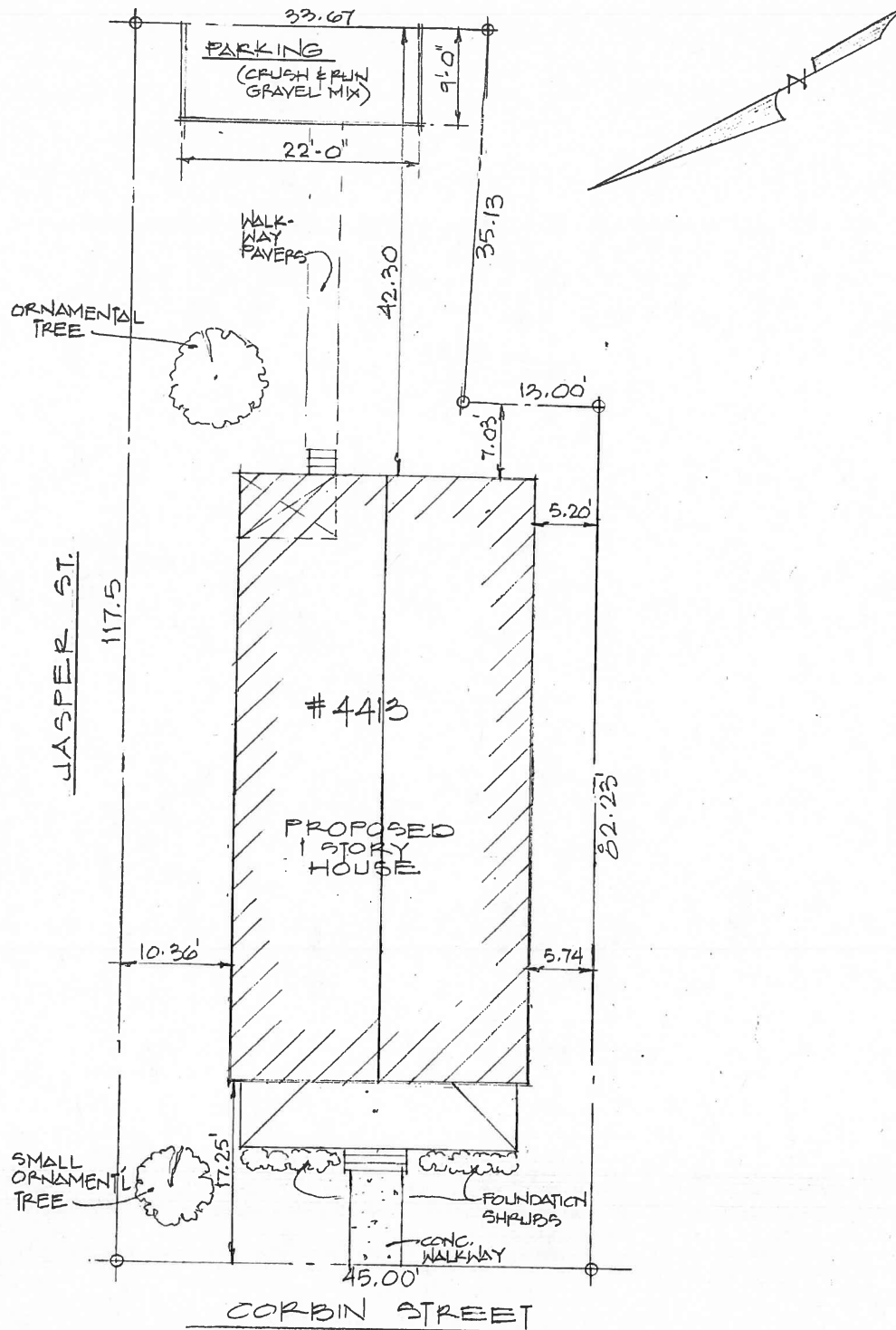
PROJECT # 9905-27 M

NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. ALL IMPROVEMENTS SHOWN HEREON WERE TAKEN FROM A PREVIOUS SURVEY BY THIS FIRM. CURRENT OWNER(S): P E R INVESTMENTS, LLC INST. # 190004605 PARCEL ID N0180402007



PLAT SHOWING PROPOSED IMPROVEMENTS
ON A PORTION OF LOTS 9 & 10, BLOCK 8, PLAN OF
"WASHINGTON PARK", IN THE
CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 25'



PLAT PLAN 1"=10'-0"

4413 CORBIN ST / MR & MRS ROBINSON

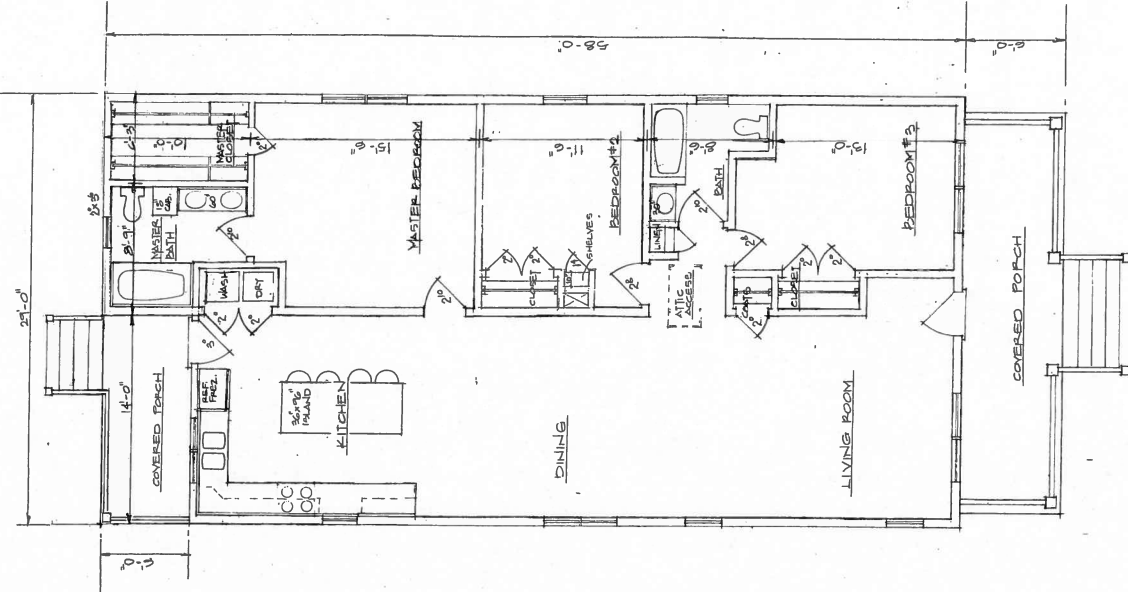
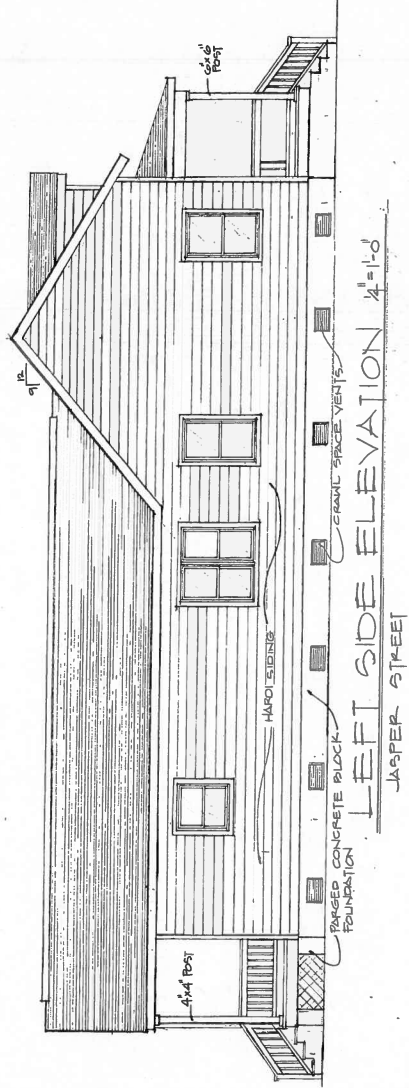
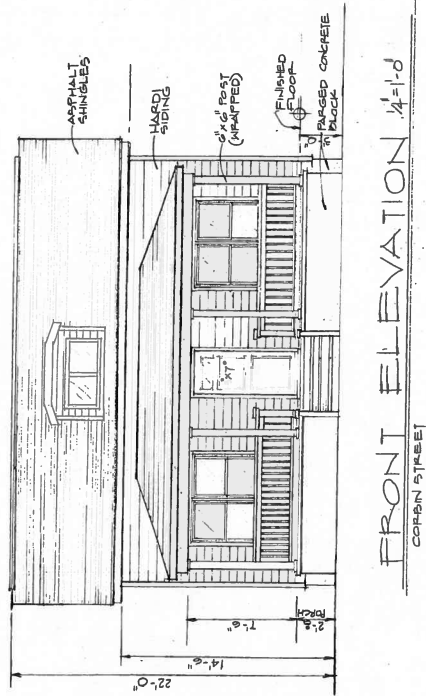
architecturallyyours@hotmail.com

REV	DESCRIPTION	DATE
1	ASB	
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3		
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8		
9		
10		

ARCHITECTURALLY YOURS
Michelle Bobb
Phone: (804) 304-8172
architecturallyyours@hotmail.com

NEW SINGLE-FAMILY HOME
4413 CORBIN STREET, RICHMOND, VA
PHILIP AND ELIZABETH ROBINSON

Date	11-30-20
Scale	1/4" = 1'-0"
Drawn	MB
Job	ROBINSON
Sheet	1
Of	2





CITY OF RICHMOND

**DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION**

October 8, 2020

PER Investments LLC
12560 The Glebe Lane
Charles City, Virginia 23080

Attn: Phillip A. Robinson, Sr.

RE: 4413 Corbin Street
Tax Parcel: N018-0402/007

Mr. Robinson:

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-5 (Single-Family Residential) zoning district. The R-5 District requires a minimum lot area of not less than six thousand square feet (6,000 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 twenty-two and one half feet (22.5'), and a lot depth of approximately one hundred seventeen and one half feet (117.5'), with a lot area indicated as 2,643.75 square feet.

According to an March 11, 2019, Deed (most current), the property has been conveyed as "PARCEL 3: All that certain lot or parcel of land, in the City of Richmond, formerly Henrico County, Virginia, on the eastern line of Corbin Street, designated as Lot No. 10, in Block 8, in the Plan of Washington Park, a copy of which is recorded in the Clerk's Office, Circuit Court, Henrico County, Virginia in Plat Book No. 10, Page 43; said lot fronting 25 feet on Corbin Street and running back eastwardly between parallel lines 120 feet to an alley 10 feet wide. LESS AND EXCEPT for all three parcels, those strips of land immediately in front of and on the side of the property known as 4411 Corbin Street, conveyed to the Richmond Redevelopment and Housing Authority, a political subdivision of the Commonwealth of Virginia, by Deed Recorded in the Clerk's Office, Circuit Court, City of Richmond, Virginia in Book 671D, Page 269, described as follows: COMMENCING at the southeast intersection of Corbin Street and Jasper Avenue; thence extending southwardly along the east line of Corbin Street a distance of 100 feet; thence extending eastwardly along a line parallel with Jasper Avenue a distance of 2.5 feet; thence extending northwardly along a line parallel with Corbin Street for a distance 97.50 feet; thence extending along a line parallel with Jasper Avenue a distance of 117.50 feet to the west line of a 10 foot alley; thence extending northwardly along the west line of said alley 2.5 feet to the south line of Jasper Avenue; thence extending westwardly along the south line of Jasper Avenue a distance of 120 feet to the point of beginning." The property is currently unimproved. The tax parcel is currently deeded as an independent lot of record and has been since, at least 1918. 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 new single-family detached dwelling. Other zoning requirements that would affect the potential development of the site for a new single-family detached dwelling or an addition to the existing dwelling are as follows:

1. Front yard – not less than fifteen feet (25') or as determined by the existing setbacks of adjacent main buildings within one hundred feet (100'). Be advised, this lot will have a front yard (setback) imposed along both the Corbin Street and Jasper Avenue frontages.
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 (35%) of the area of the lot.
5. Building height – not to exceed fifty-five feet (35'). No accessory building shall exceed twenty feet (20') in height.
6. ~~Parking – minimum of one (1) on-site parking space.~~

Based on location of the adjacent dwelling located at 609 Jasper Avenue it may extremely difficult to site a new dwelling on the lot located at 4413 Corbin Street without obtaining special approval. Requesting and obtaining a Variance from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) from City Council may be a possibility. 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.

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.

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 or by telephone at: (804) 646-6923.

Sincerely,



William C. Davidson
Zoning Administrator