



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

April 9, 2021

Percussion and Construction LLC  
P.O. Box 25051  
Richmond, VA 23260  
Attn: Curvey Reid

To Whom It May Concern:

RE: **BZA 26-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, May 5, 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 lot split and building permit to construct a new single-family detached dwelling at 1718 NORTH 29<sup>th</sup> STREET (Tax Parcel Number E000-0951/022), 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 741 815 968# 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 May 5, 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](mailto: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.

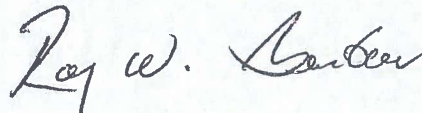
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

April 9, 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/civicasassociationgroupinformation.aspx> . Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. 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.

804 Real Estate LLC  
11 Rodman Rd  
Richmond, VA 23224

Abraham James & Marjorie  
1703 N 28th St  
Richmond, VA 23223

Argentieri Joseph A  
40 Park Boulevard  
Lancaster, NY 14086

Bates Valery Y R Revocable Trust Trustee  
Po Box 26323  
Richmond, VA 23260

Brooks Rita M  
1714 N 29th St  
Richmond, VA 23223

Burlingame Emily And Alexander John  
1709 N 28th St  
Richmond, VA 23223

Cava Capital LLC  
5310 Markel Rd #104  
Richmond, VA 23230

Dandridge Shawn  
Po Box 2782  
Mechanicsville, VA 23116

Dogtown Inc  
8761 Riverside Dr  
Richmond, VA 23235

Eleven Eleven 25th LLC  
919 E Main Street Ste 950  
Richmond, VA 23219

Hendrick Brian Jr  
721 Lakeside Blvd  
Richmond, VA 23227

Kim Soo And Chung Terry  
2906 Calcutt Dr  
Midlothian, VA 23113

Macon Iris D  
2908 Nine Mile Road  
Richmond, VA 23223

Miller Betty And Roddy  
1801 N 29th St  
Richmond, VA 23223

Mulatu Meskerem  
6161 Glen Eagles Ct  
Falls Church, VA 22044

Mulatu Yemeserach  
2909 Willston Place #101  
Falls Church, VA 22044

Penn Shirita L  
1707 N 28th St  
Richmond, VA 23223

Pernik LLC  
3006 Lincoln Ave  
Henrico, VA 23228

Qos Llc And He.r.d LLC  
Po Box 29034  
Henrico, VA 23242

Sofia LLC  
3006 Lincoln Ave  
Richmond, VA 23228

Sweeting Glenn & William E  
2569 7th Avenue # 19c  
New York, NY 10039

Vaughan William H And Darrius D  
3012 Waddington Drive  
North Chesterfield, VA 23224

White Ruth M  
1708 N 29th St  
Richmond, VA 23223

**Property: 1718 N 29th St Parcel ID: E0000951022****Parcel**

**Street Address:** 1718 N 29th St Richmond, VA 23223-  
**Owner:** PERCUSSION AND CONSTRUCTION LLC  
**Mailing Address:** PO BOX 25051, RICHMOND, VA 23260  
**Subdivision Name :** VALENTINE HECHLER PLAN  
**Parent Parcel ID:**  
**Assessment Area:** 328 - Fairfield  
**Property Class:** 110 - R One Story  
**Zoning District:** R-5 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2021  
**Land Value:** \$40,000  
**Improvement Value:** \$20,000  
**Total Value:** \$60,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 7800  
**Acreage:** 0.179  
**Property Description 1:** VALENTINE HECHLER L18&19 B4  
**Property Description 2:** 0060.00X0130.00 0000.179 AC  
**State Plane Coords( ?):** X= 11800861.522097 Y= 3722816.599038  
**Latitude:** 37.54216197 , **Longitude:** -77.40321185

**Description**

**Land Type:** Residential Lot B  
**Topology:**  
**Front Size:** 60  
**Rear Size:** 130  
**Parcel Square Feet:** 7800  
**Acreage:** 0.179  
**Property Description 1:** VALENTINE HECHLER L18&19 B4  
**Property Description 2:** 0060.00X0130.00 0000.179 AC  
**Subdivision Name :** VALENTINE HECHLER PLAN  
**State Plane Coords( ?):** X= 11800861.522097 Y= 3722816.599038  
**Latitude:** 37.54216197 , **Longitude:** -77.40321185

**Other**

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

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$40,000	\$20,000	\$60,000	Reassessment
2020	\$25,000	\$18,000	\$43,000	Reassessment
2019	\$18,000	\$17,000	\$35,000	Reassessment
2018	\$18,000	\$17,000	\$35,000	Reassessment
2017	\$18,000	\$17,000	\$35,000	Reassessment
2016	\$18,000	\$17,000	\$35,000	Reassessment
2015	\$26,000	\$29,000	\$55,000	Reassessment
2014	\$26,000	\$29,000	\$55,000	Reassessment
2013	\$26,000	\$29,000	\$55,000	Reassessment
2012	\$26,000	\$32,000	\$58,000	Reassessment
2011	\$26,000	\$35,000	\$61,000	CarryOver
2010	\$26,000	\$35,000	\$61,000	Reassessment
2009	\$25,500	\$35,000	\$60,500	Reassessment
2008	\$25,500	\$35,000	\$60,500	Reassessment
2007	\$25,500	\$61,900	\$87,400	Reassessment
2006	\$10,000	\$61,900	\$71,900	Reassessment
2005	\$10,000	\$61,900	\$71,900	Reassessment
2004	\$4,000	\$14,700	\$18,700	Reassessment
2003	\$3,800	\$13,900	\$17,700	Reassessment
2002	\$3,700	\$13,600	\$17,300	Reassessment
2001	\$3,600	\$13,200	\$16,800	26
1998	\$3,600	\$11,200	\$14,800	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
04/24/2017	\$19,800	CLAYTON INVESTMENT GROUP LLC	ID2017-7937	2 - INVALID SALE-Relation Between Buyer/Seller
05/10/2007	\$37,000	DEUTSCHE BANK NATIONAL TRUST	ID2007-15969	2 - INVALID SALE-DO NOT USE
01/29/2007	\$60,500	HURDLE JESSE & BETTY	ID2007-3162	2 - INVALID SALE-DO NOT USE
09/14/1987	\$18,000	Not Available	00140-1167	
11/11/1968	\$0	Not Available	000099-00048	

**Planning**

**Master Plan Future Land Use:** NH-MU  
**Zoning District:** R-5 - Residential (Single Family)  
**Planning District:** East  
**Traffic Zone:** 1038  
**City Neighborhood Code:** WDV L  
**City Neighborhood Name:** Woodville  
**Civic Code:**  
**Civic Association Name:**  
**Subdivision Name:** VALENTINE HECHLER PLAN  
**City Old and Historic District:**  
**National historic District:**  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:** Woodville/Creighton Conservation Area

**Economic Development**

**Care Area:** -  
**Enterprise Zone:**

**Environment**

**100 YEAR Flood Plain Flag:** Contact the Water Resources Division at 646-7586.  
**500 YEAR Flood Plain Flag:** N  
**Resource Protection Flag:** Contact the Water Resources Division at 646-7586.  
**Wetland Flag:** N

**Census**

Census Year	Block	Block Group	Tract
2000	1003	0203001	020300
1990	106	0203001	020300

**Schools**

**Elementary School:** Woodville  
**Middle School:** Martin Luther King Jr  
**High School:** Armstrong

**Public Safety**

**Police Precinct:** 1  
**Police Sector:** 113  
**Fire District:** 11  
**Dispatch Zone:** 107A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 7  
**Voter Precinct:** 701  
**State House District:** 70  
**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:** 5  
**Number Of Bed Rooms:** 3  
**Number Of Full Baths:** 0  
**Number Of Half Baths:** 0  
**Condition:** very poor for  
age  
**Foundation Type:** Full Crawl  
**1st Predominant Exterior:** Wood siding / Wood shake  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Flat or Shed  
**Roof Material:** Metal  
**Interior Wall:** Drywall  
**Floor Finish:** Base Allowance, Base Allowance  
**Heating Type:** No Heat  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and Yard Items) :**

**Extension 1 Dimensions**

**Finished Living Area:** 1073 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 0 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 80 Sqft  
**Deck:** 0 Sqft

**Property Images**

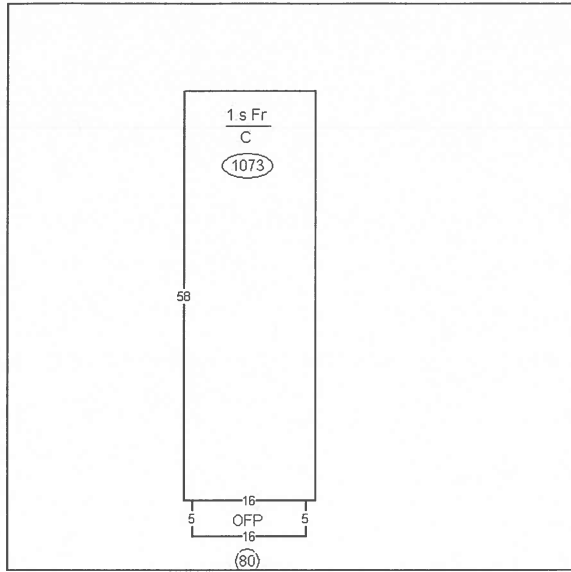
Name:E0000951022 Desc:R01

[Click here for Larger Image](#)



**Sketch Images**

Name:E0000951022 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:** Persimmon and Construction LLC **PHONE: (Home)** ( ) **(Mobile)** (215) 392-4493  
**ADDRESS:** P.O. Box 25051 **FAX:** ( ) **(Mobile)** (804) 926-4914  
Richmond, VA 23260 **E-mail Address:** persimmonandconstruction@gmail.com  
Attn: Curvey Reid

### PROPERTY OWNER'S

**REPRESENTATIVE:** \_\_\_\_\_ **PHONE: (Home)** ( ) **(Mobile)** ( )  
**(Name/Address)** \_\_\_\_\_ **FAX:** ( ) **(Work)** ( )  
 \_\_\_\_\_ **E-mail Address:** \_\_\_\_\_

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

**PROPERTY ADDRESS (ES):** 1718 North 29<sup>th</sup> Street

**TYPE OF APPLICATION:** ☐ **VARIANCE** ☒ **SPECIAL EXCEPTION** ☐ **OTHER** \_\_\_\_\_

**ZONING ORDINANCE SECTION NUMBERS(S):** 30-300 & 30-410.4

**APPLICATION REQUIRED FOR:** A lot split and building permit to construct a new single-family detached dwelling.

**TAX PARCEL NUMBER(S):** E000-0951/022 **ZONING DISTRICT:** R-5 (Single-Family Residential)

**REQUEST DISAPPROVED FOR THE REASON THAT:** The lot area and lot width requirements are not met. Lot areas of six thousand square feet (6,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 7,800 square feet and a lot width of sixty feet (60') currently exists. A lot area of 3,8087.91 square feet and width of 29.96 feet is proposed for No. 1716. A lot area of 3,847.26 square feet and width of 29.96 feet is proposed for No. 1718.

**DATE REQUEST DISAPPROVED:** October 27, 2020

**FEE WAIVER:** YES ☐ NO: ☒

**DATE FILED:** March 18, 2021 **TIME FILED:** 7:30 a.m. **PREPARED BY:** Josh Young **RECEIPT NO.:** BZAR-089087-2021

**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:** 4-5-21

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

**CASE NUMBER:** BZA 26-2021 **HEARING DATE:** May 5, 2021 **AT** 1:00 **P.M.**



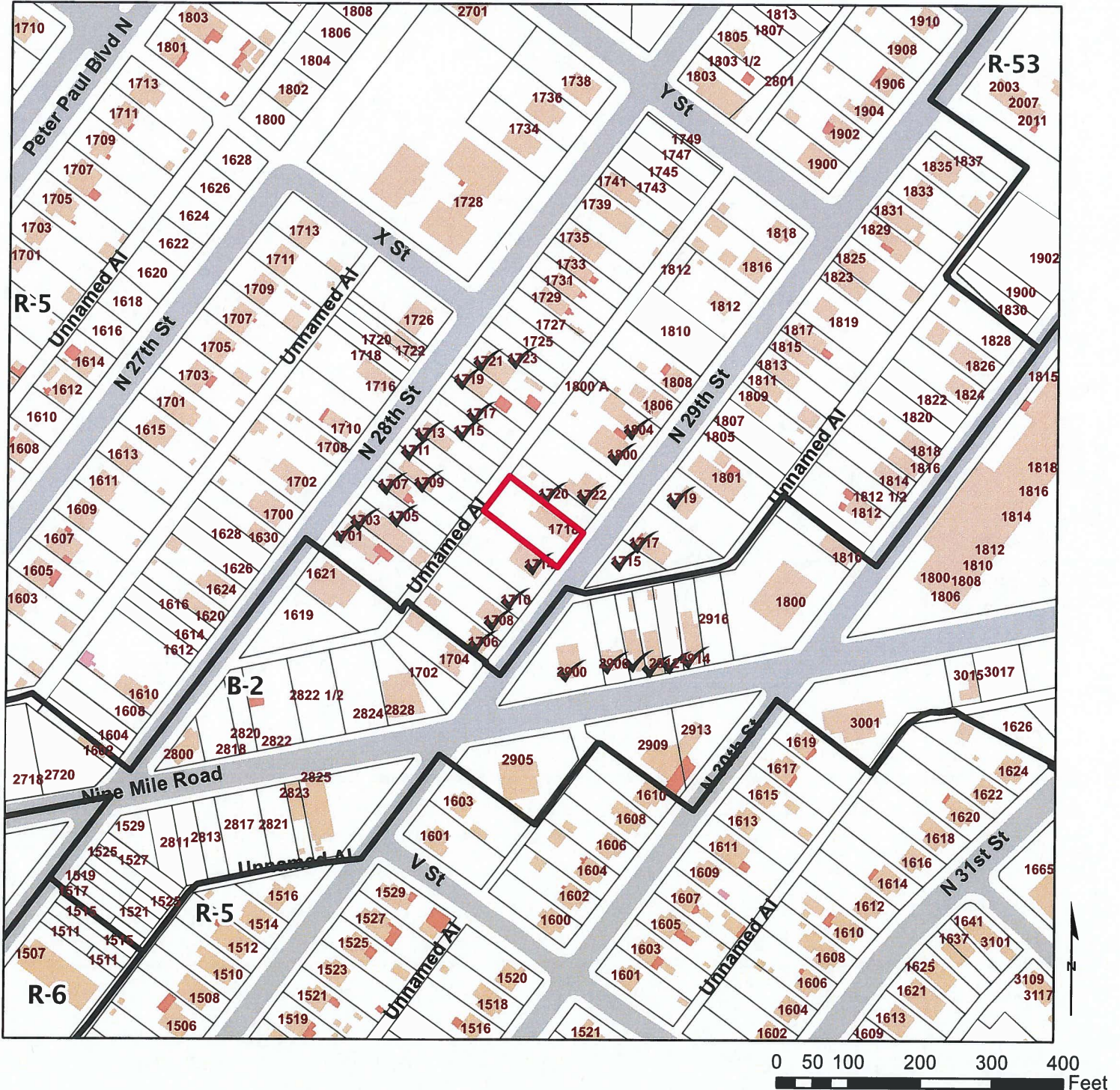
BOARD OF ZONING APPEALS CASE BZA 26-2021  
150' Buffer

APPLICANT(S): Percussion and Construction LLC

PREMISES: 1718 North 29th Street  
(Tax Parcel Number E000-0951/022)

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

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







## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

### CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals (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](mailto: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 \$175.00 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 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.

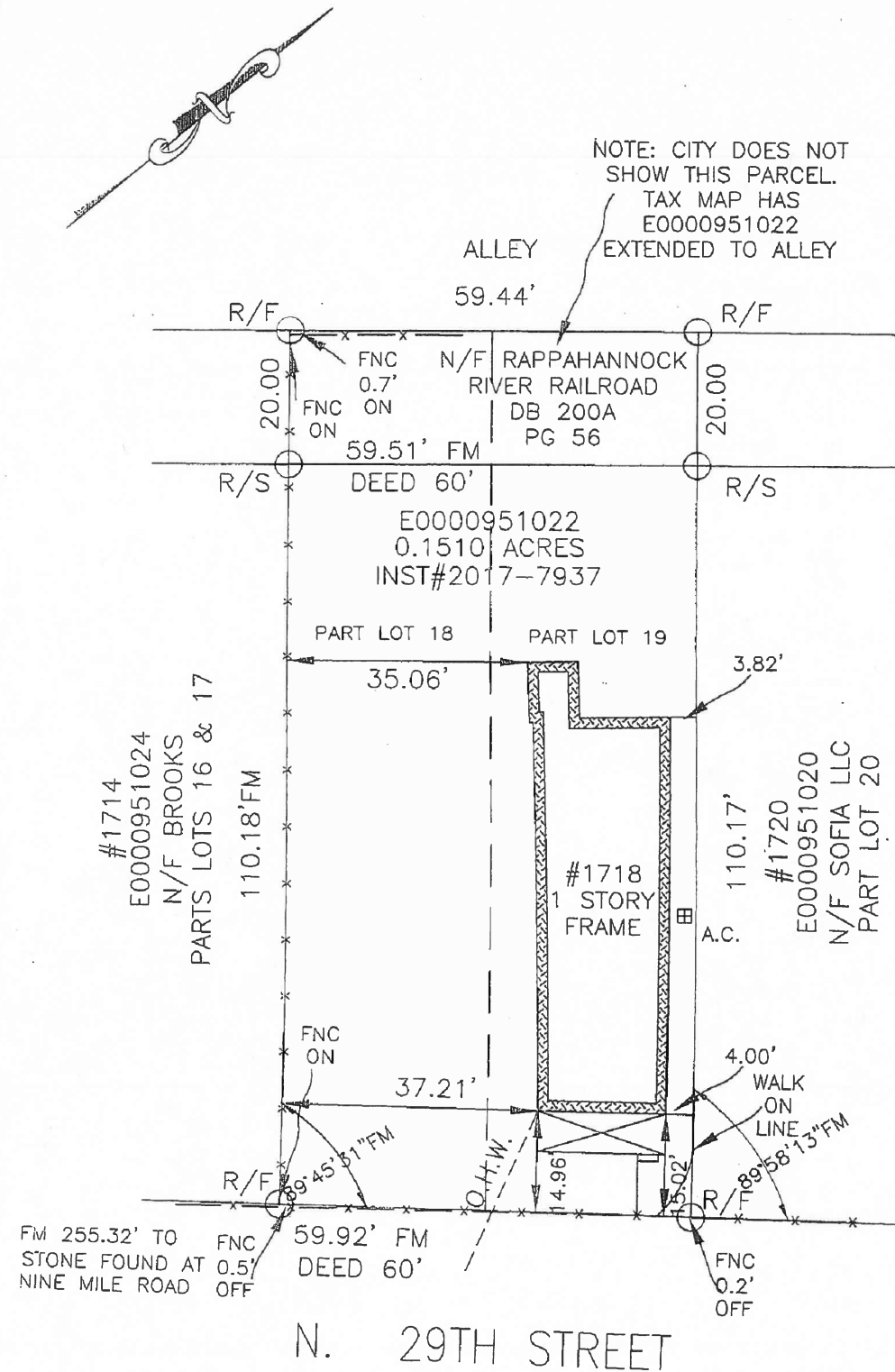
Acknowledgement of Receipt by Applicant or Authorized Agent: \_\_\_\_\_

*Cory A. [Signature]*

Revised: November 4, 2020

I HEREBY CERTIFY THAT ON 12-02-2020,  
I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES  
SHOWN HEREON AND THAT THERE ARE NO EASEMENTS  
OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER  
THAN THOSE SHOWN HEREON.

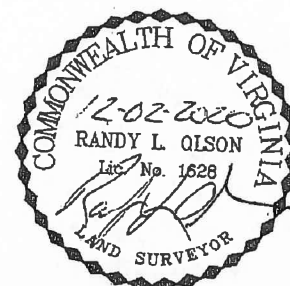
THIS PROPERTY IS IN H.U.D. DEFINED FLOOD  
HAZARD AREA, ZONE: X, AS SHOWN ON FIRM  
COMMUNITY PANEL #5101290042D, DATED 04/02/2009.



THIS SURVEY IS SUBJECT TO ANY EASEMENTS  
OF RECORD AND OTHER PERTINENT FACTS  
WHICH A TITLE SEARCH MIGHT DISCLOSE.

**HARVEY L. PARKS, INC.**  
4508 W. HUNDRED ROAD  
CHESTER, VA.  
PHONE: 804-749-8641  
EMAIL: SURVEYS@HARVEYL PARKS.COM  
DATE: DECEMBER 3, 2020 SCALE: 1"=20'  
DRAWN BY: H.T.J.  
CHECKED BY: R.L.O.  
F.BK.: 631, PG. 29 63129.dwg

PLAT SHOWING IMPROVEMENTS ON  
#1718 N. 29TH STREET  
PARTS OF LOTS 18 & 19, BLOCK "4"  
"VALENTINE HECHLER PLAN"  
IN THE CITY OF  
RICHMOND, VIRGINIA

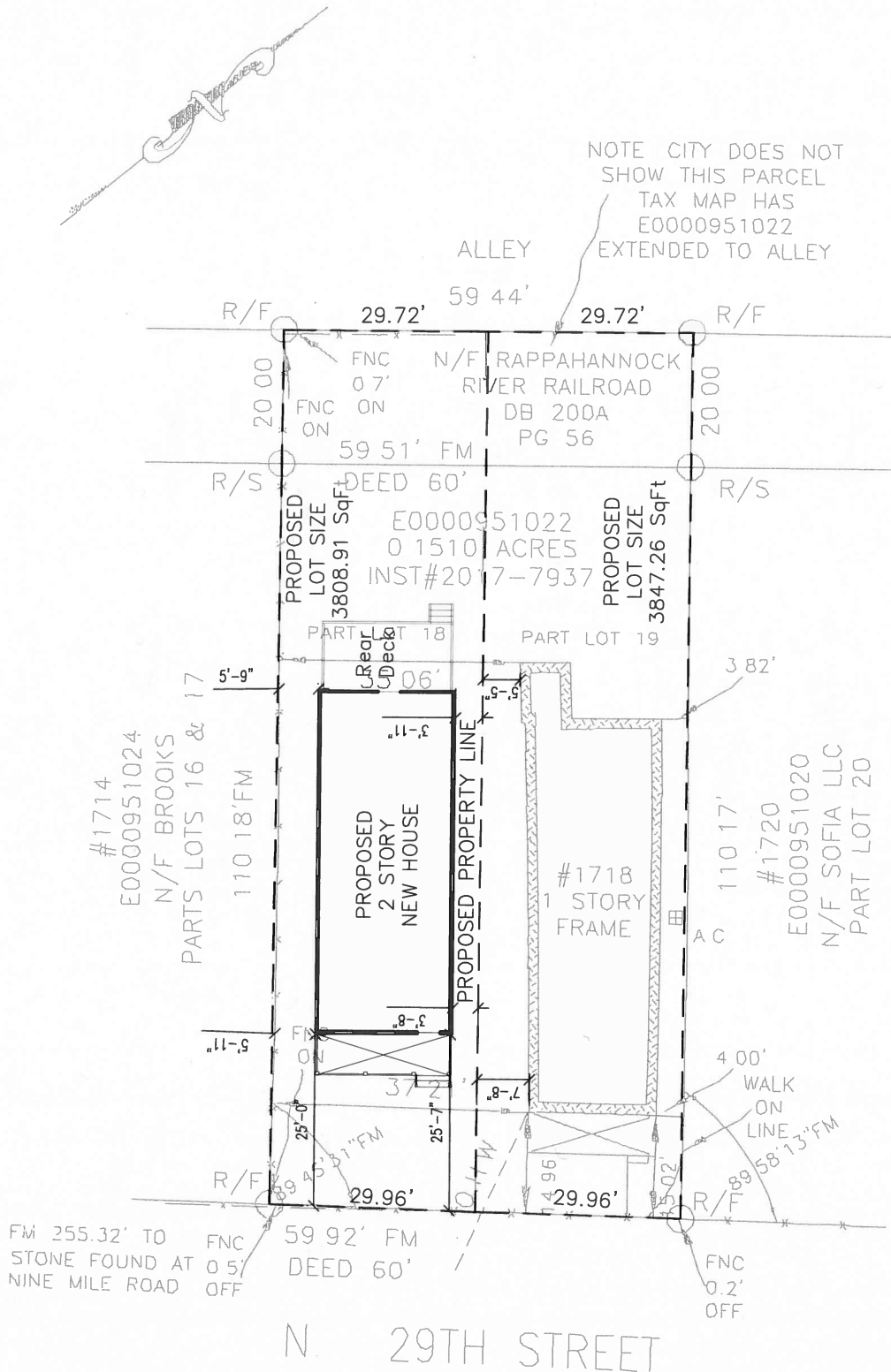




29TH STREET  
NEW HOME  
SITE PLAN

DATE	2011.5
PROJECT	001.000
CHECKED	MLJ
DRAWN	MLJ

SP-1



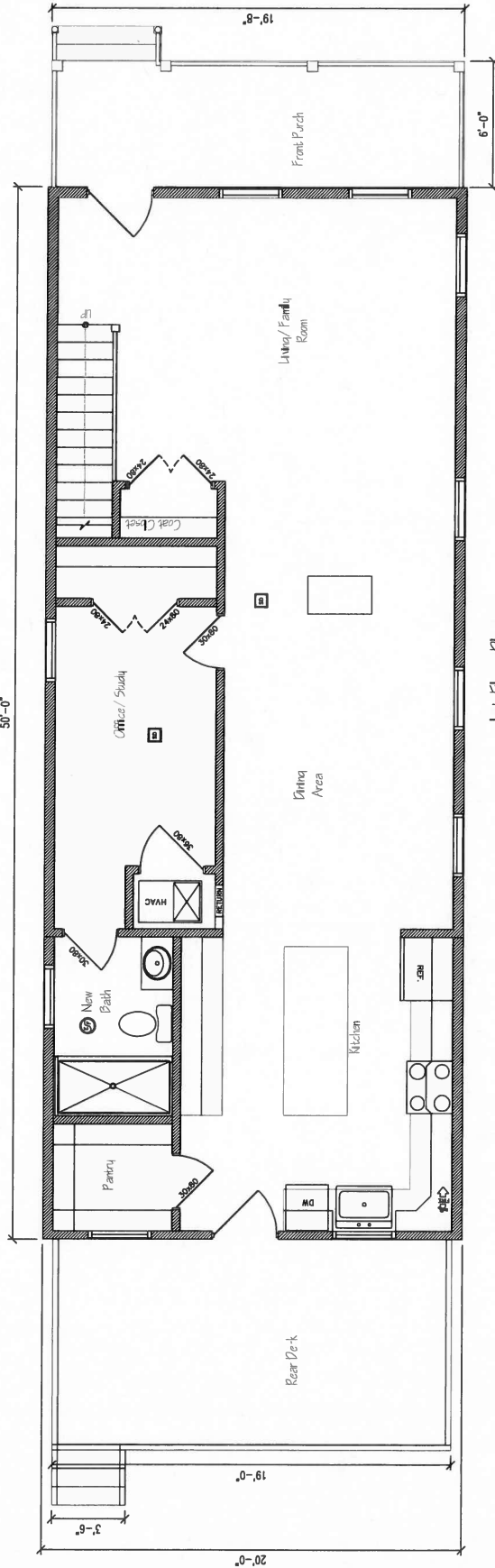
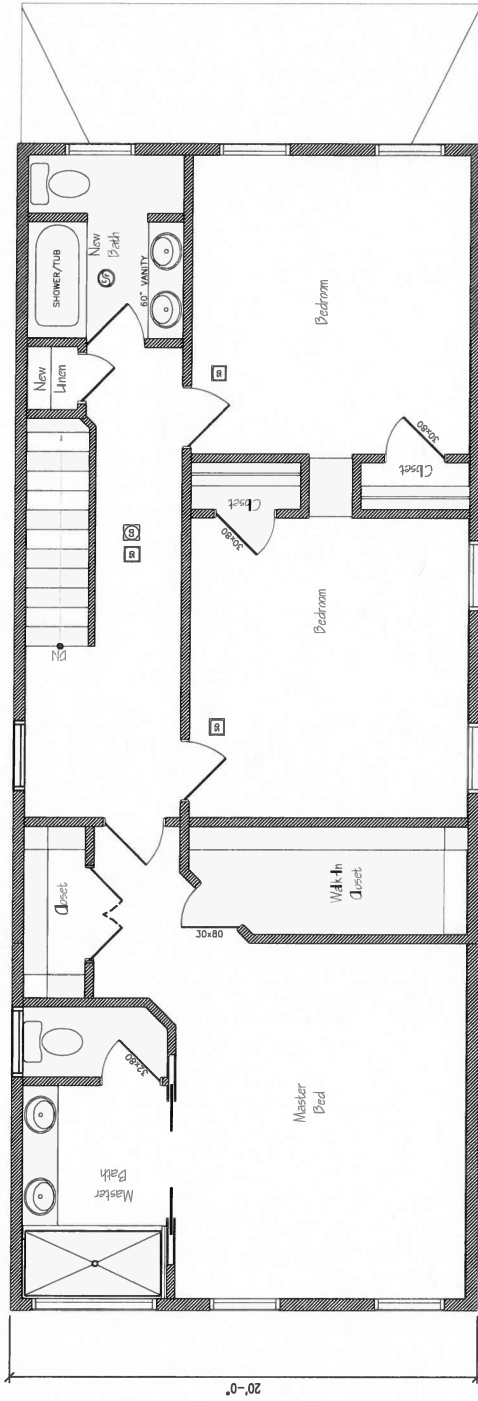


MECHANICAL, INC.  
23116

29TH STREET  
NEWHOME  
FLOOR PLANS

DATE	REVISION	PROJECT NO.	SCALE
01.11.2020		0011.000	1/8" = 1'

A-1



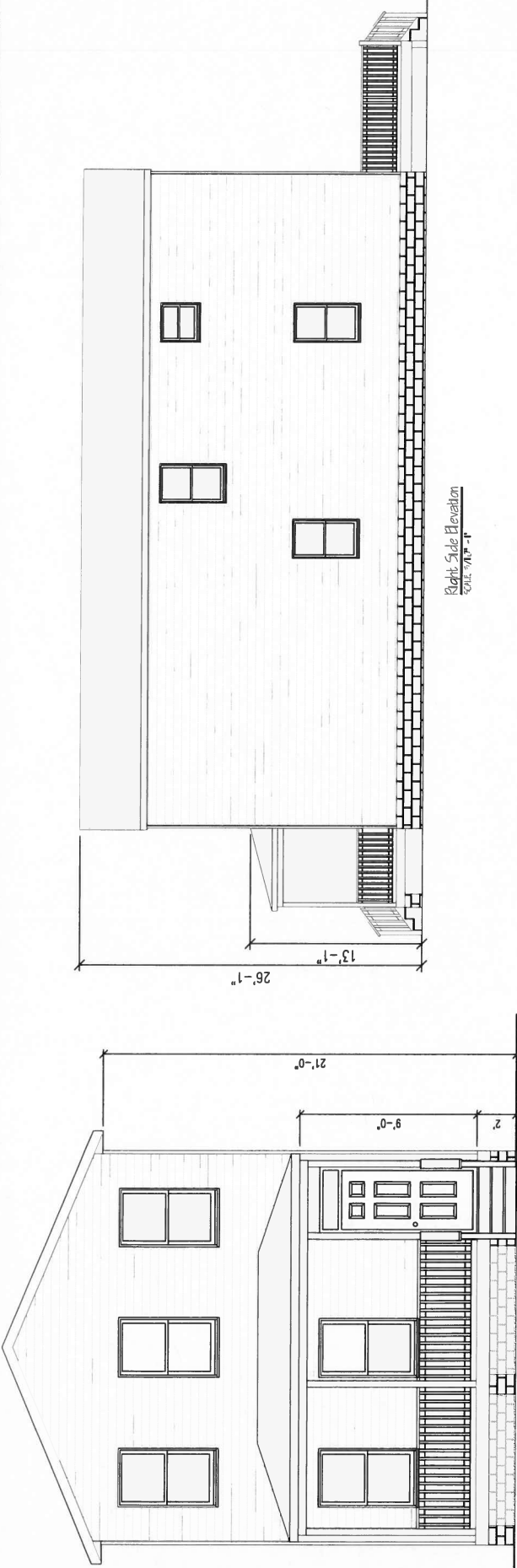


J&J MECHANICAL, INC.  
23118

29TH STREET  
NEW HOME  
ELEVATIONS

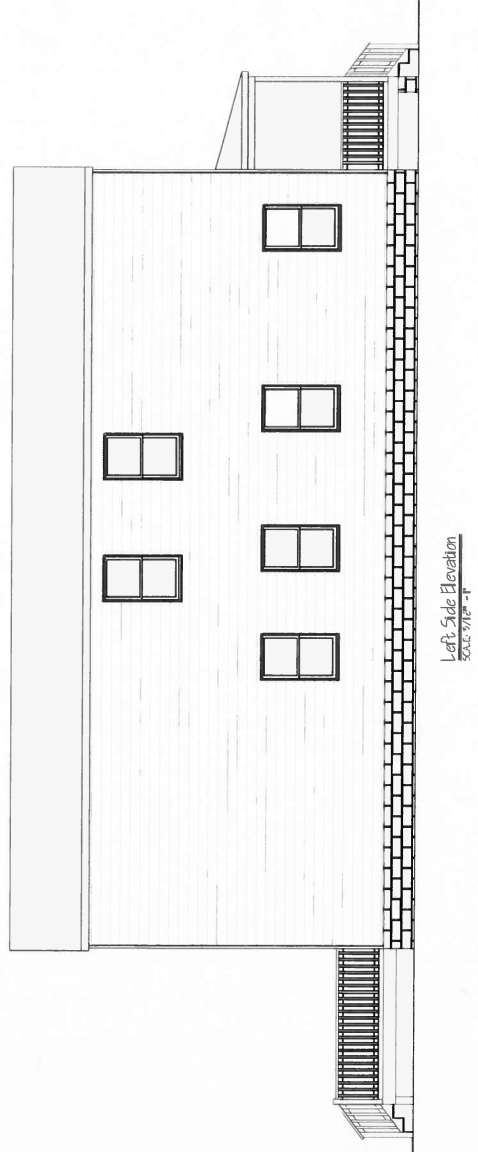
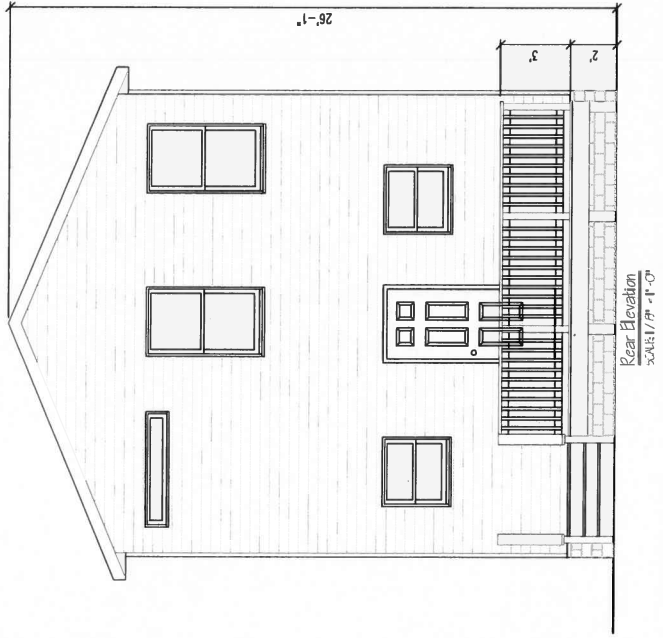
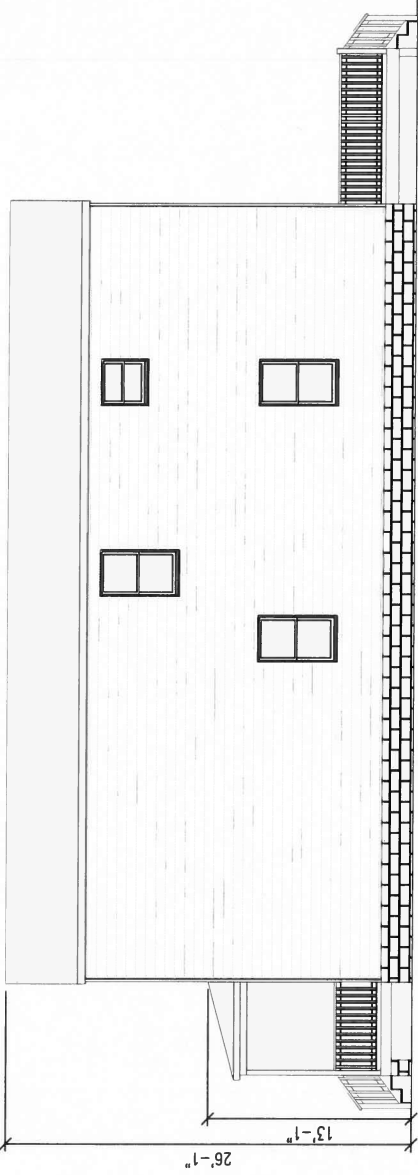
DATE	PROJECT NO.	PROJECT NAME	SCALE	NOTES
08/20/20	0011000		1/8" = 1'-0"	
08/20/20			1/8" = 1'-0"	
08/20/20			1/8" = 1'-0"	

A-2



THIS HOME'S EXTERIOR WILL BE CONSTRUCTED WITH  
HARDIE BOARD SIDING AND CMU BLOCK FOUNDATION

Right Side Elevation  
SCALE 1/8" = 1'-0"







CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

October 27, 2020

Percussion and Construction LLC  
P.O. Box 25051  
Richmond, Virginia 23260

Attn: Curvey Reid

**RE: 1718 North 29<sup>th</sup> Street**  
Tax Parcel: E000-0951/022

Ms. Reid:

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 sixty feet (60'), and a lot depth of one hundred thirty feet (130'), which results in a lot area of 7,800 square feet. The property is currently improved with a one-story single-family dwelling that was constructed circa 1920 and containing 1,073 square feet of finished floor area.

According to a April 21, 2017, Deed (most current) the parcel has been conveyed as *"All that certain piece or parcel of land with improvements thereon situated in the City of Richmond, Virginia designated No. 1718 North Twenty Ninth Street and bounded as follows: Beginning at a point on the western line of 29<sup>th</sup> street Two hundred and seventy (270) feet, more or less, northeast of its intersection with Nine Mile Road, running thence Northwardly along said western line of 29<sup>th</sup> Street and fronting thereon sixty (60) feet and extending back westwardly from said front One hundred and thirty (130) feet to an alley being Lots 18 and 19, Block 5, on Plan of Land of Valentine Hechler, Jr., recorded in the Clerk's Office Henrico County Court in Plat Book 8, page 42, less, however that portion thereof heretofore conveyed by Rappahannock Land and Development Corporation to Richmond and Rappahannock River Railroad Company by deed dated August 20, 1913, recorded in said Clerk's Office in Deed Book 200-A, Page 56, and designated therein as Parcel No. 5."*

Based on the information available to me at this time, the tax parcel is deeded as one (1) independent lot of record and has been since, at least 1924. As proposed, your intent is to determine whether the tax parcel can be split as shown on the proposal titled "1718 North 29<sup>th</sup> Street Site Plan" for the construction of a future single-family detached dwellings. It is my determination that the lot shown on the aforementioned site plan containing the proposed building labeled at 1716 is not a buildable lot from the zoning perspective. The determination is based on the following:

1. The subject property has been consolidated by deed and described as a singular lot. The current R-5 lot area and width requirements cannot be met without the incorporation of additional property.

Curvey Reid  
RE: 1718 North 29<sup>th</sup> Street  
October 27, 2020  
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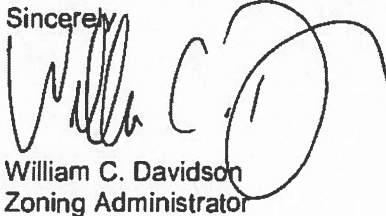
Per Section 114-1220 of the Zoning Ordinance, a lot is defined as "a single lot of record or a combination of contiguous lots of record." Once parcels are combined, any subsequent division thereof must be done in compliance with applicable regulations. Requesting and obtaining a Variance from the Board of Zoning Appeals (BZA) or a Special Use Permit (SUP) from City Council may be a possibility. Be advised, it may be difficult to obtain approval from the BZA unless you can prove that the lots are consistent with the predominate 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.

Upon submittal of specific development plans, including detailed floor plans, for any proposed use(s), this office will evaluate for conformance with all zoning requirements in effect at that time.

**You are hereby advised that you have thirty (30) days from this notice in which to appeal this decision to the Board of Zoning Appeals, in accordance with §15.2-2311 of the Code of Virginia and §17.19 of the Richmond City Charter, or this decision shall be final and unappealable. Such appeal must be in writing and must be filed with the Secretary to the Board of Zoning Appeals. Said appeal shall indicate in specific terms the grounds for the appeal and must be accompanied by a filing fee of two hundred fifty dollars (\$250.00).**

I hope this information is sufficient. Should you have any additional questions, please contact Zoning Officer Josh Young by E-mail at: [joshua.young@richmondgov.com](mailto:joshua.young@richmondgov.com) or by telephone at: (804) 646-6923.

Sincerely,

A handwritten signature in black ink, appearing to read 'William C. Davidson', with a large, stylized circular flourish to the right.

William C. Davidson  
Zoning Administrator