



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

October 8, 2021

Jennings Family Investments, LLC
513 Green Garden Circle
Chester, Virginia 23836

Baker Development Resources
530 East Main Street, Suite 730
Richmond, Virginia 23219
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 57-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, November 3, 2021 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2021-181 to consider an application for a lot split and building permit to construct a new single-family detached dwelling at 1720 NORTH 20th STREET (Tax Parcel Number E000-0934/011), located in an R-5 (Single-Family Residential) District.

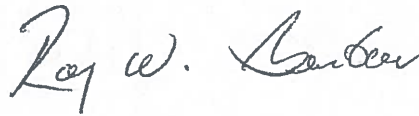
Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 394 283 349# beginning at 1:00 p.m. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2021 drop-down, click meeting details for November 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. 2021-181, 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 <https://www.rva.gov/planning-development-review/civic-groups> . 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". 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.

Barrows Compton Caroline
1523 N 19th St
Richmond, VA 23223

Baskerville Bertha C Etals
744 N 2nd St #221
Richmond, VA 23219

Boyd Molly K
1521 N 19th St
Richmond, VA 23223

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

Couch Randall Howard
1715 N 20th St
Richmond, VA 23223

Edwards Virginia G Trs William A & Virginia
G Edwards Trust
350 Pinewood Dr
San Rafael, CA 94903

Fme Home Buyers Llc
1716 N 20th St
Richmond, VA 23223

Jackson Carnelia
1721 N 20th St
Richmond, VA 23223

Johnson Barbara W
7500 William Bailey Rd
Summerfield, NC 27358

Jones Mary
1303 Bent Brook Dr
Richmond, VA 23231

Lee Dallas T & Karen C
1919 Creek Bottom Way
Richmond, VA 23236

Morgan Calvin T Sr & Florence B
1717 N 20th St
Richmond, VA 23223

Rra I Llc
700 Chiswick Park Rd
Henrico, VA 23229

Sebastian Nicolette
1722 N 20th St
Richmond, VA 23223

Soto Samuel & Damaris R
2209 Early Settlers Rd
Chesterfield, VA 23235

Stratton Gwendolyn S And Branch Virginia
C
937 Limestone Arch
Norfolk, VA 23504

Sukens Ernest E Jr
1517 N 19th St
Richmond, VA 23223

Taylor George E Iii
1724 1/2 N 20th St
Richmond, VA 23223

Taylor's Vision Llc
P O Box 8027
Richmond, VA 23223

Trek Properties Llc
3609 Milbranch Pl
Henrico, VA 23233

Whitney Christopher J Jr And Elizabeth A
1710 N 20th
Richmond, VA 23223

Woolfolk Theresa C G
7295 Walnut Grove Rd
Mechanicsville, VA 23111

Property: 1720 N 20th St **Parcel ID:** E0000934011**Parcel**

Street Address: 1720 N 20th St Richmond, VA 23223-
Owner: JENNINGS FAMILY INVESTMENTS LLC
Mailing Address: 513 GREEN GARDEN CIR, CHESTER, VA 23836
Subdivision Name : BRAUERS PLAN
Parent Parcel ID:
Assessment Area: 332 - East End - Fairmont/Creighton
Property Class: 120 - R Two Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$50,000
Improvement Value: \$97,000
Total Value: \$147,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 7980
Acreage: 0.183
Property Description 1: 0060.00X0133.00 0000.000
State Plane Coords(?): X= 11798358 Y= 3724688.5407
Latitude: 37.54739990 , **Longitude:** -77.41176150

Description

Land Type: Residential Lot A
Topology:
Front Size: 60
Rear Size: 133
Parcel Square Feet: 7980
Acreage: 0.183
Property Description 1: 0060.00X0133.00 0000.000
Subdivision Name : BRAUERS PLAN
State Plane Coords(?): X= 11798358 Y= 3724688.5407
Latitude: 37.54739990 , **Longitude:** -77.41176150

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$65,000	\$99,000	\$164,000	Reassessment
2021	\$50,000	\$97,000	\$147,000	Reassessment
2020	\$50,000	\$94,000	\$144,000	Reassessment
2019	\$45,000	\$78,000	\$123,000	Reassessment
2018	\$30,000	\$76,000	\$106,000	Reassessment
2017	\$30,000	\$76,000	\$106,000	Reassessment
2016	\$30,000	\$61,000	\$91,000	Reassessment
2015	\$30,000	\$63,000	\$93,000	Reassessment
2014	\$30,000	\$63,000	\$93,000	Reassessment
2013	\$30,000	\$63,000	\$93,000	Reassessment
2012	\$12,000	\$55,000	\$67,000	Reassessment
2011	\$12,000	\$58,000	\$70,000	CarryOver
2010	\$12,000	\$58,000	\$70,000	Reassessment
2009	\$12,000	\$60,000	\$72,000	Reassessment
2008	\$12,000	\$60,000	\$72,000	Reassessment
2007	\$11,500	\$53,100	\$64,600	Reassessment
2006	\$7,800	\$53,100	\$60,900	Reassessment
2005	\$6,800	\$39,300	\$46,100	Reassessment
2004	\$5,700	\$33,000	\$38,700	Reassessment
2003	\$5,700	\$33,000	\$38,700	Reassessment
2002	\$5,500	\$32,000	\$37,500	Reassessment
2000	\$5,500	\$32,000	\$37,500	Reassessment
1998	\$5,500	\$30,500	\$36,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
07/20/2021	\$65,000	JOYNER HOLLAND WILLETTE	ID2021-20854	2 - INVALID SALE-Foreclosure, Forced Sale etc.
02/06/2007	\$65,000	JACKSON JAMES W JR AND	ID2007-4491	1 - VALID SALE-Valid, Use in Ratio Analysis
11/25/1957	\$8,500	Not Available	00000-0000	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-5 - Residential (Single Family)
Planning District: East
Traffic Zone: 1035
City Neighborhood Code: BRAR
City Neighborhood Name: Brauers
Civic Code: 1190
Civic Association Name: Unity Civic League
Subdivision Name: BRAUERS PLAN
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

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

Census

Census Year	Block	Block Group	Tract
2000	1001	0204001	020400
1990	103	0204001	020400

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: 103A

Public Works Schedules

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

Government Districts

Council District: 7
Voter Precinct: 702
State House District: 70
State Senate District: 16
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1920
Stories: 2
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 3
Number Of Full Baths: 1
Number Of Half Baths: 0
Condition: fair for age
Foundation Type: Full Crawl
1st Predominant Exterior: Alum/Vinyl
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Asphalt shingles
Interior Wall: Plaster
Floor Finish: Softwood-standard
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) : Residential Detached Garage

Extension 1 Dimensions

Finished Living Area: 1556 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 320 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 393 Sqft
Deck: 0 Sqft

Property Images

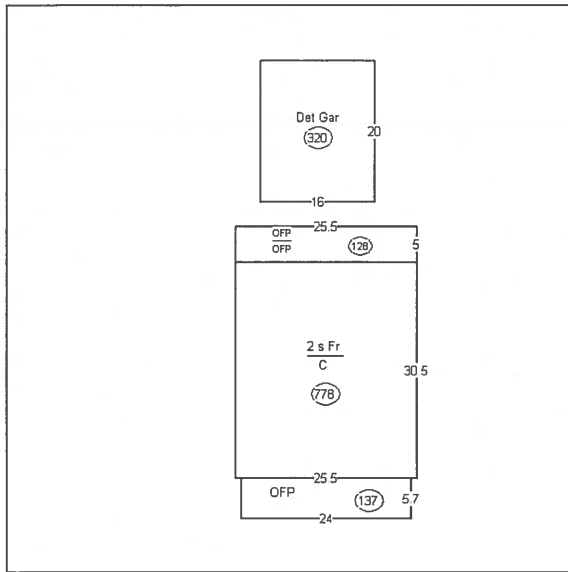
Name:E0000934011 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:E0000934011 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: Jennings Family Investments, LLC

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

ADDRESS: 513 Green Garden Circle

FAX: () () (Work) () ()

Chester, Virginia 23836E-mail Address: cathyjennings3@comcast.net

PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources

PHONE: (Home) () () (Mobile) (804) 874-6273

(Name/Address) 539 East Main Street, Suite 730

FAX: () () (Work) () ()

Richmond, VA 23219E-mail Address: markbaker@bakerdevelopmentresources.comAttn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1720 North 20th StreetTYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.4APPLICATION REQUIRED FOR: A lot split and building permit to construct a new single-family detached dwelling.TAX PARCEL NUMBER(S): E000-0934/011 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 7,980 square feet and a lot width of sixty feet (60') currently exists. A lot area of 3,657.5 square feet and width of 27.5 feet is proposed for No. 1718. A lot area of 4322.5 square feet and width of 32.5 feet is proposed for No. 1720.

DATE REQUEST DISAPPROVED: September 17, 2021FEE WAIVER: YES ☐ NO: ☒DATE FILED: September 17, 2021 TIME FILED: 1:32 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-099387-2021AS 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: 10/1/2021

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

CASE NUMBER: BZ4 57-2021 HEARING DATE: November 3, 2021 AT 1:00 P.M.

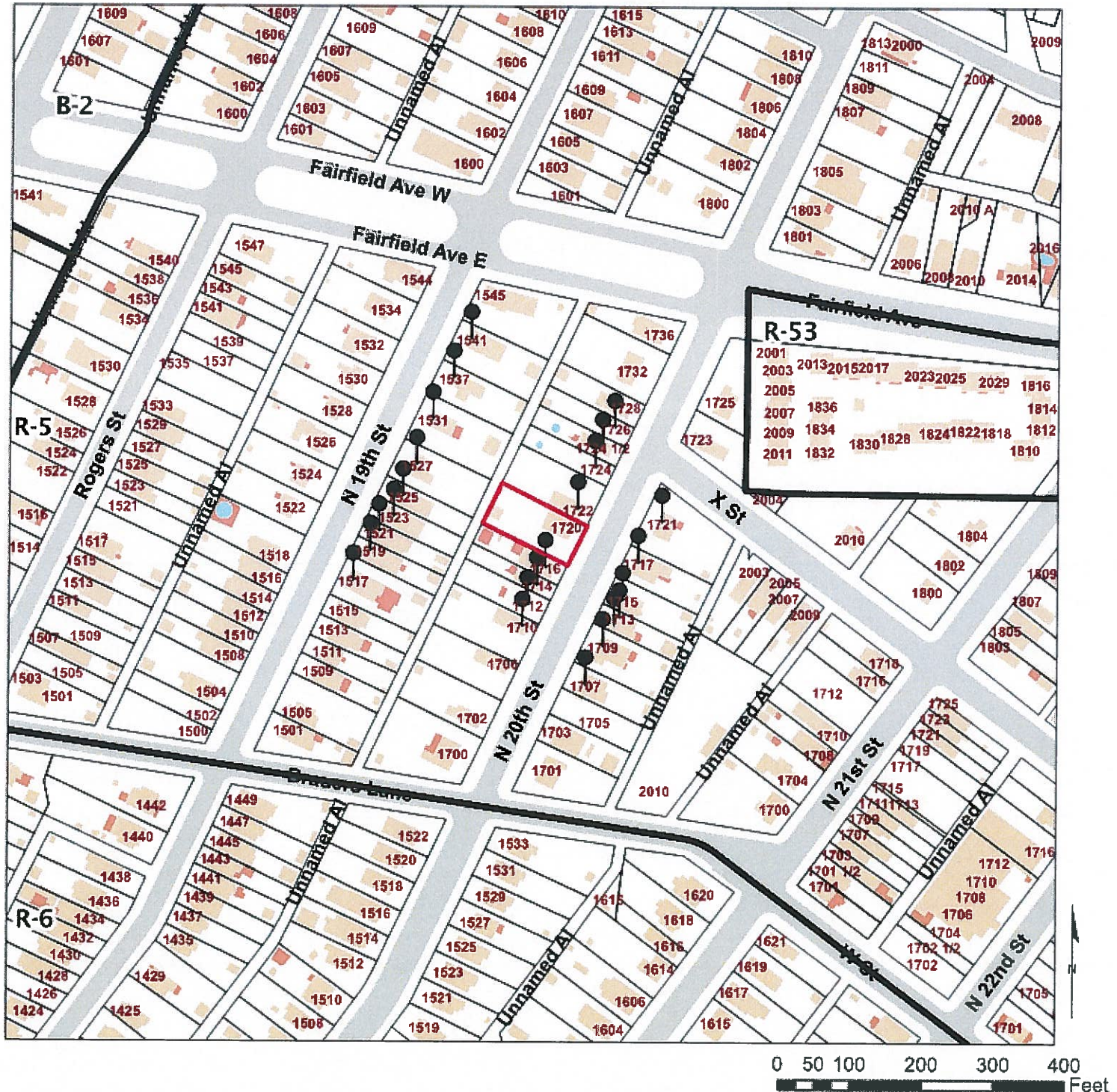
BOARD OF ZONING APPEALS CASE BZA 57-2021
150' Buffer

APPLICANT(S): Jennings Family Investments, LLC

PREMISES: 1720 North 20th Street
(Tax Parcel Number E000-0934/011)

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

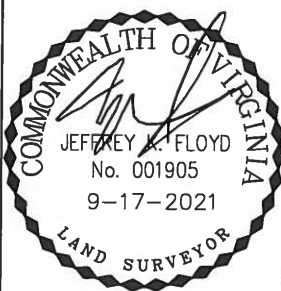
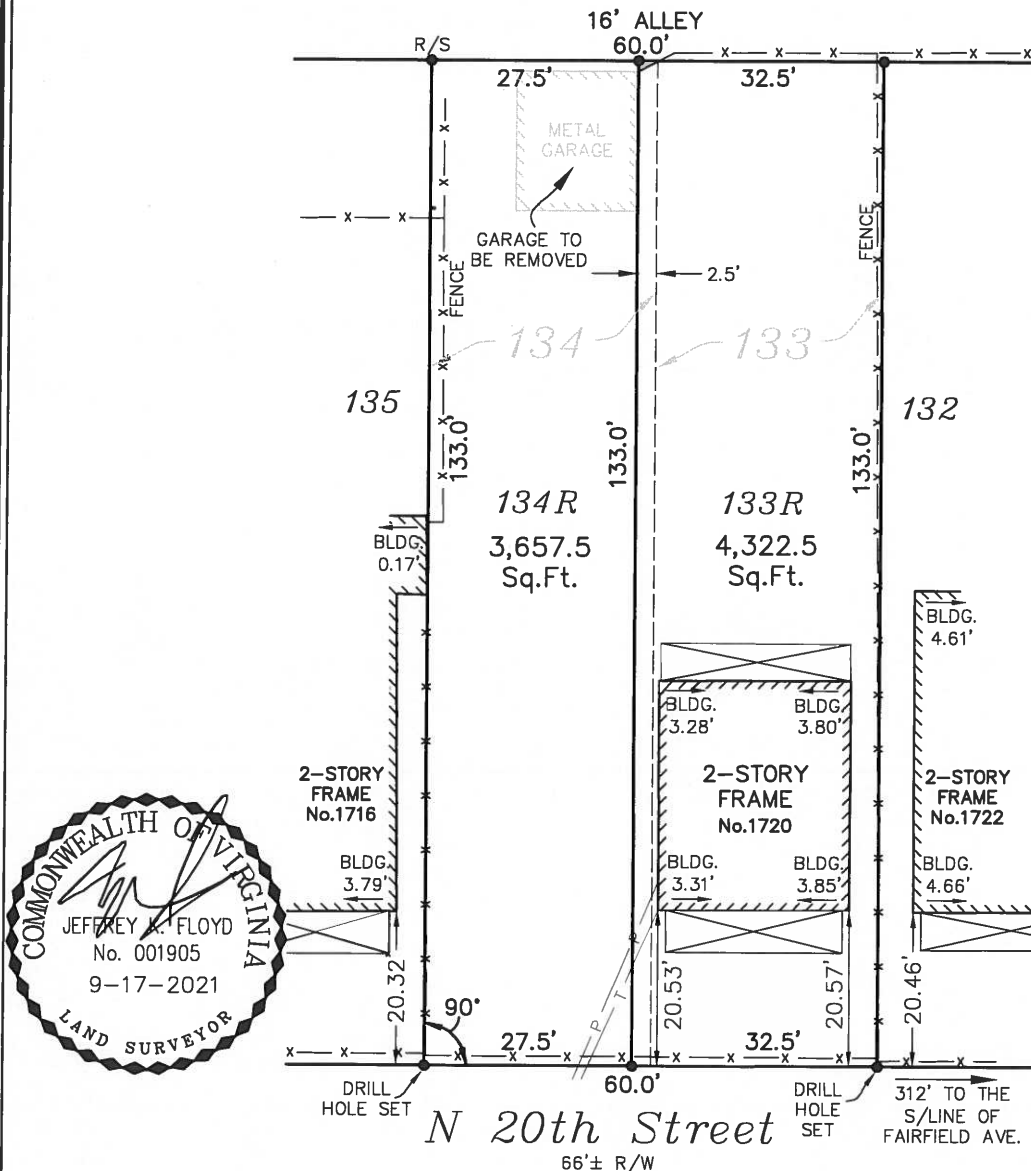
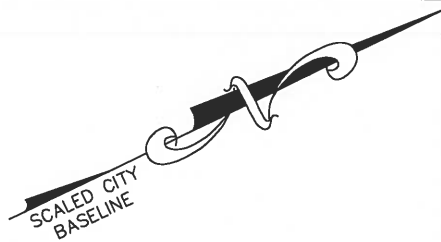
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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 are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (646-6340/6701). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasassociationgroupinformation.aspx>. Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.
4. **Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board.** The Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).
4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow (804-240-2124) well before the hearing.** The Secretary can be helpful by explaining the BZA public hearing process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: _____

(Revised: 4/28/16)

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 9-17-2021 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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MAP SHOWING THE DIVISION OF
LOTS 133 AND 134,
"BRAURES' PLAN"
IN THE CITY OF RICHMOND, VA.

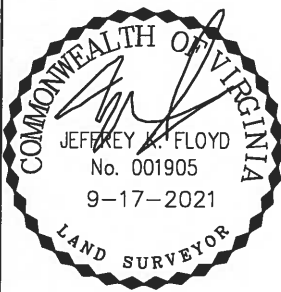
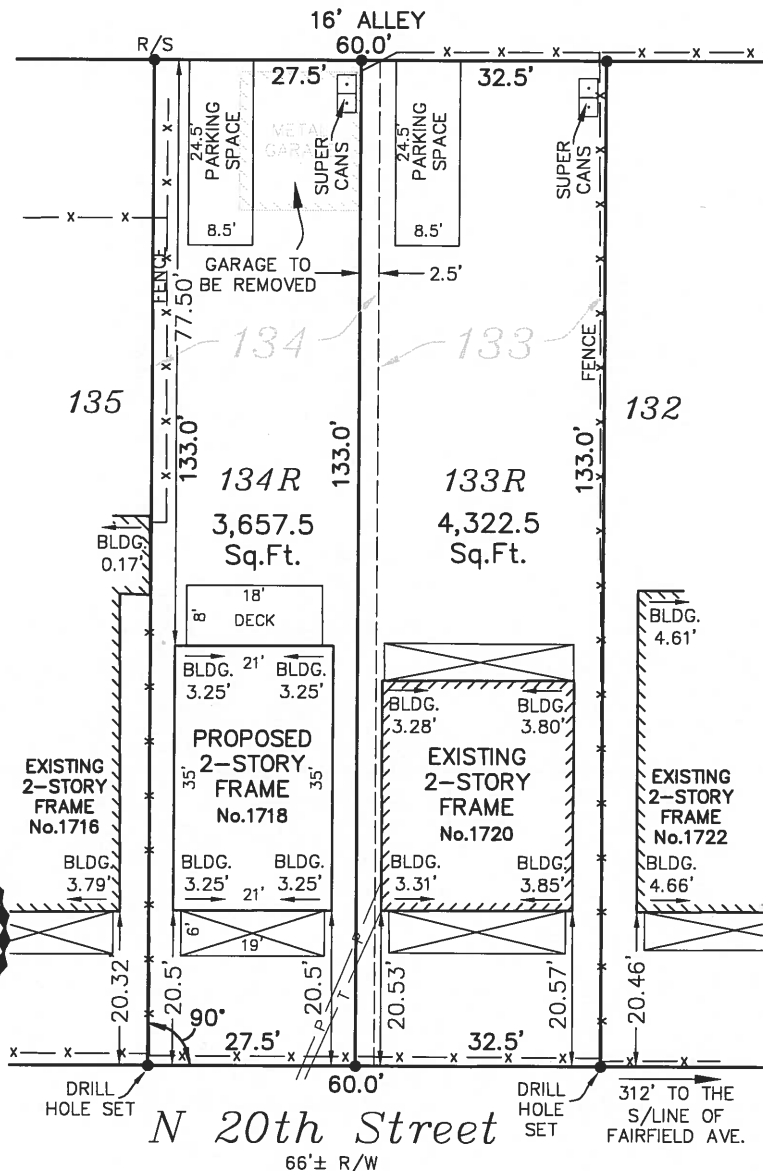
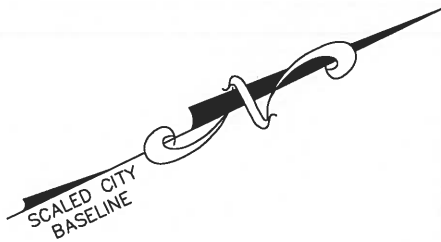
DATE: 9-17-2021


CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 210714390




Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
COPYRIGHT © VIRGINIA SURVEYS
All rights reserved.

SKETCH SHOWING THE
PROPOSED IMPROVEMENTS
ON LOTS 133R AND 134R,
"BRAURES PLAN"
IN THE CITY OF RICHMOND, VA.

DATE: 9-17-2021

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 210714390

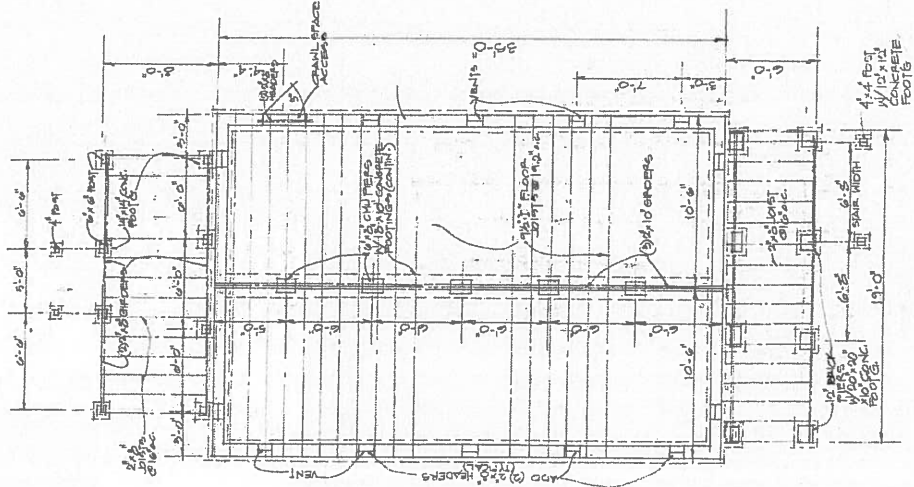
FIRST FLOOR PLAN 1/4" = 1'-0"
735 sq. ft.

REVISIONS	

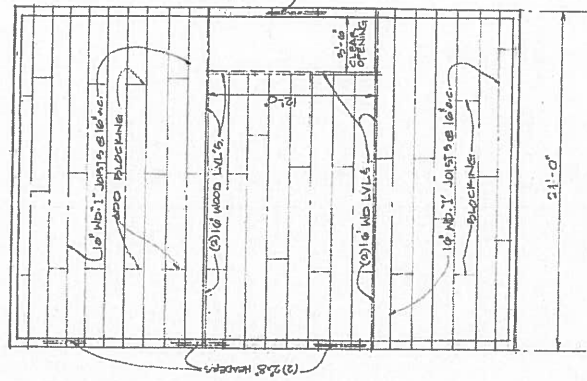
ARCHITECTURALLY YOURS
Middle Babbs
Phone: (804) 304-8172
architecturallyyours@gmail.com

NEW 1470 SQUARE FOOT HOME - TWO-
STORY SINGLE FAMILY HOME

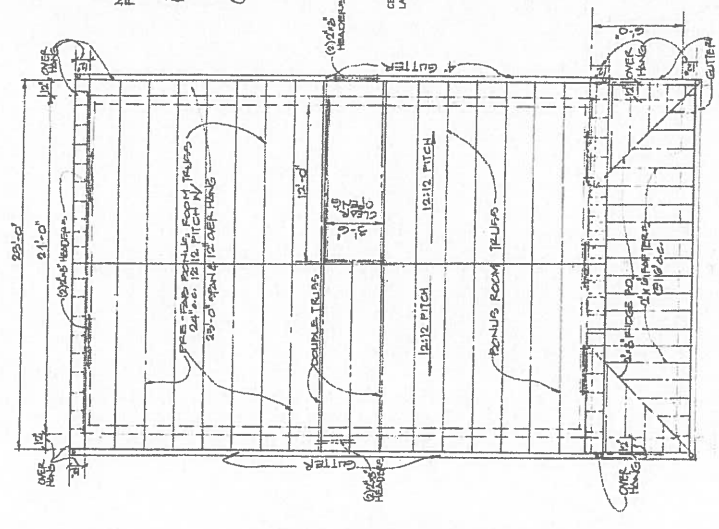
Date 5-12-21	Scale 1/8"=1'-0"
Drawn JTB	Job JTB
Sheet 2	Of 3



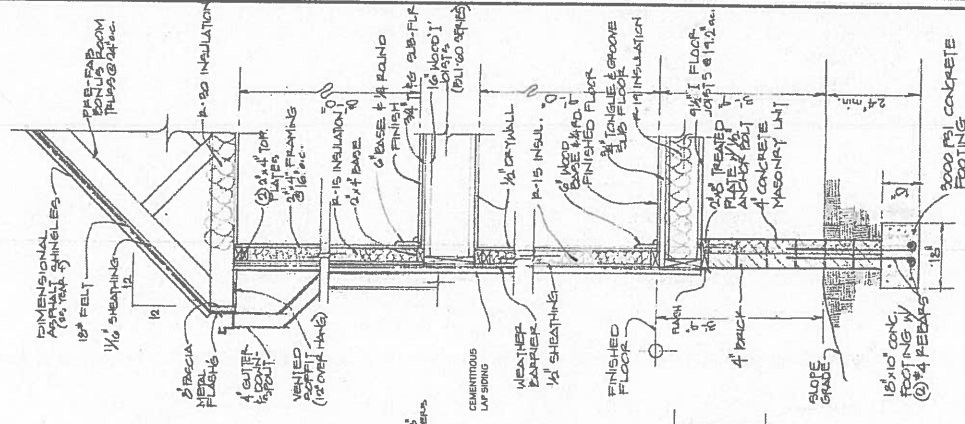
FOUNDATION PLAN 1/4"=1'-0



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



ROOF PLAN 1/4"=1'-0



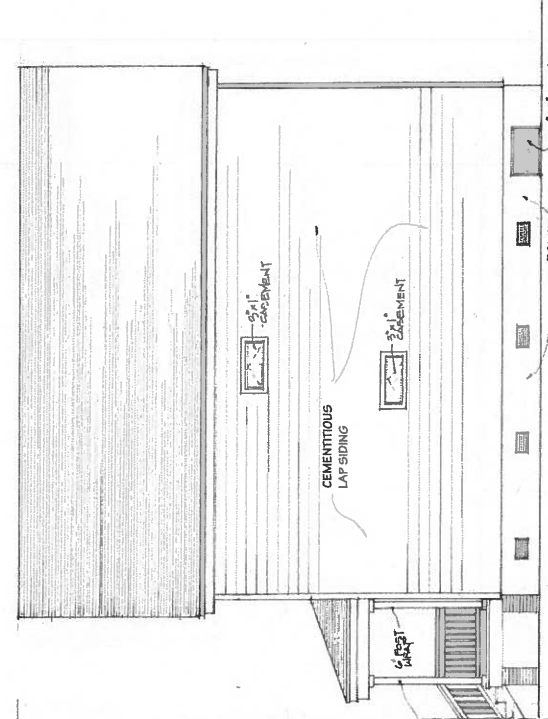
WALL SECTION 3/4"=1'-0

REVISIONS	BY

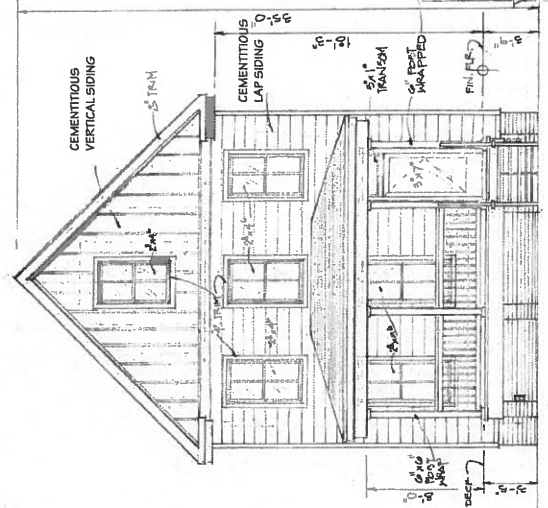
ARCHITECTURALLY YOURS
 Michelle Bebb
 Phone: (803) 304-8172
 arch@architecturallyyours.com

NEW 1740 SQUARE FOOT HOME - TWO-
 STORY SINGLE-FAMILY HOME

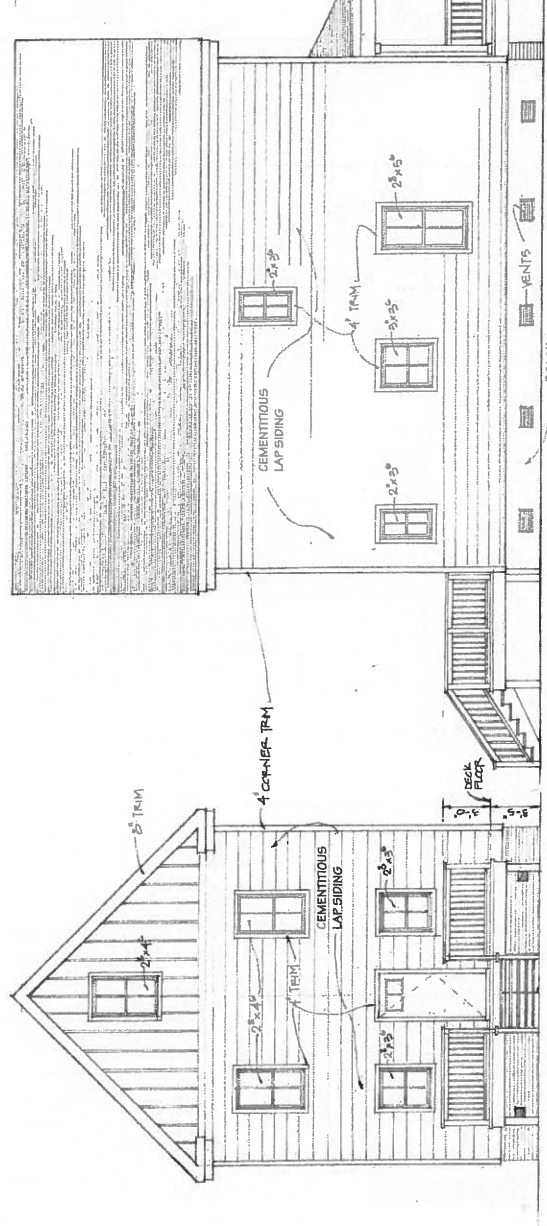
Date 9-12-21
 Drawn V.A.R.I.E.S.
 Date 12/5
 Jan JENNIFER
 Sheet 3
 Of 3



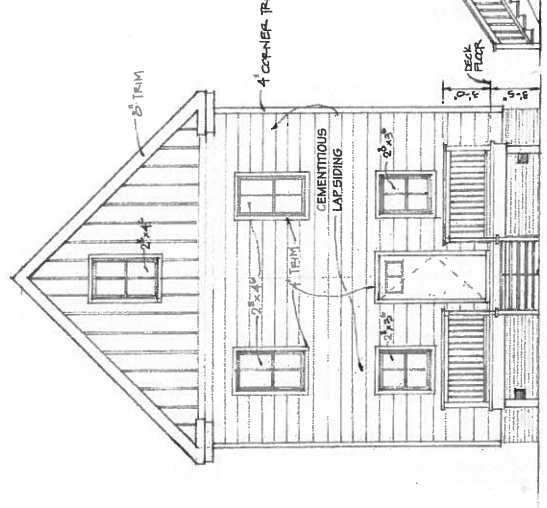
RIGHT SIDE ELEVATION 4'-10"
 EAST



FRONT ELEVATION 4'-10"
 SOUTH

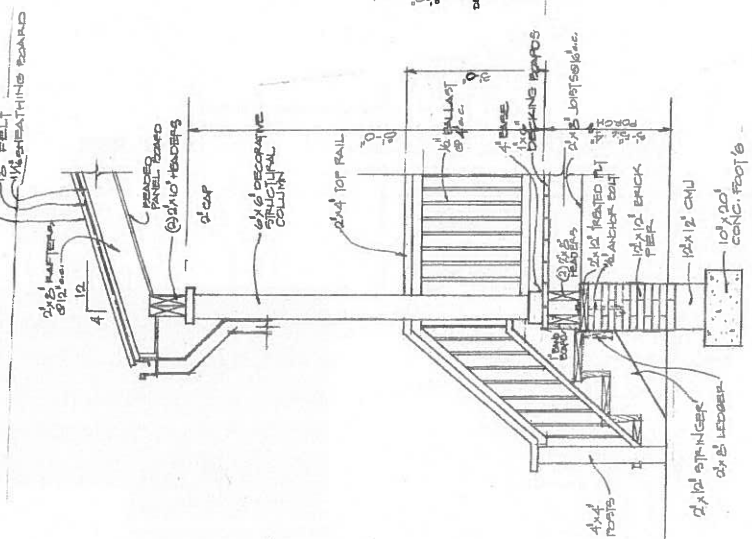


LEFT SIDE ELEVATION 4'-10"
 NORTH

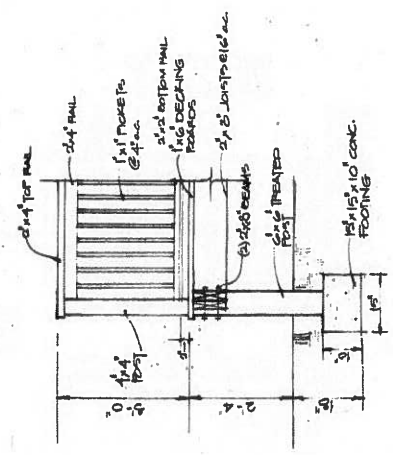


REAR ELEVATION 4'-10"
 NORTH

DIMENSIONAL ASPHALT SHINGLES



PORCH SECTION 4'-10"



DECK SECTION 4'-10"

Google Maps 1716 N 20th St

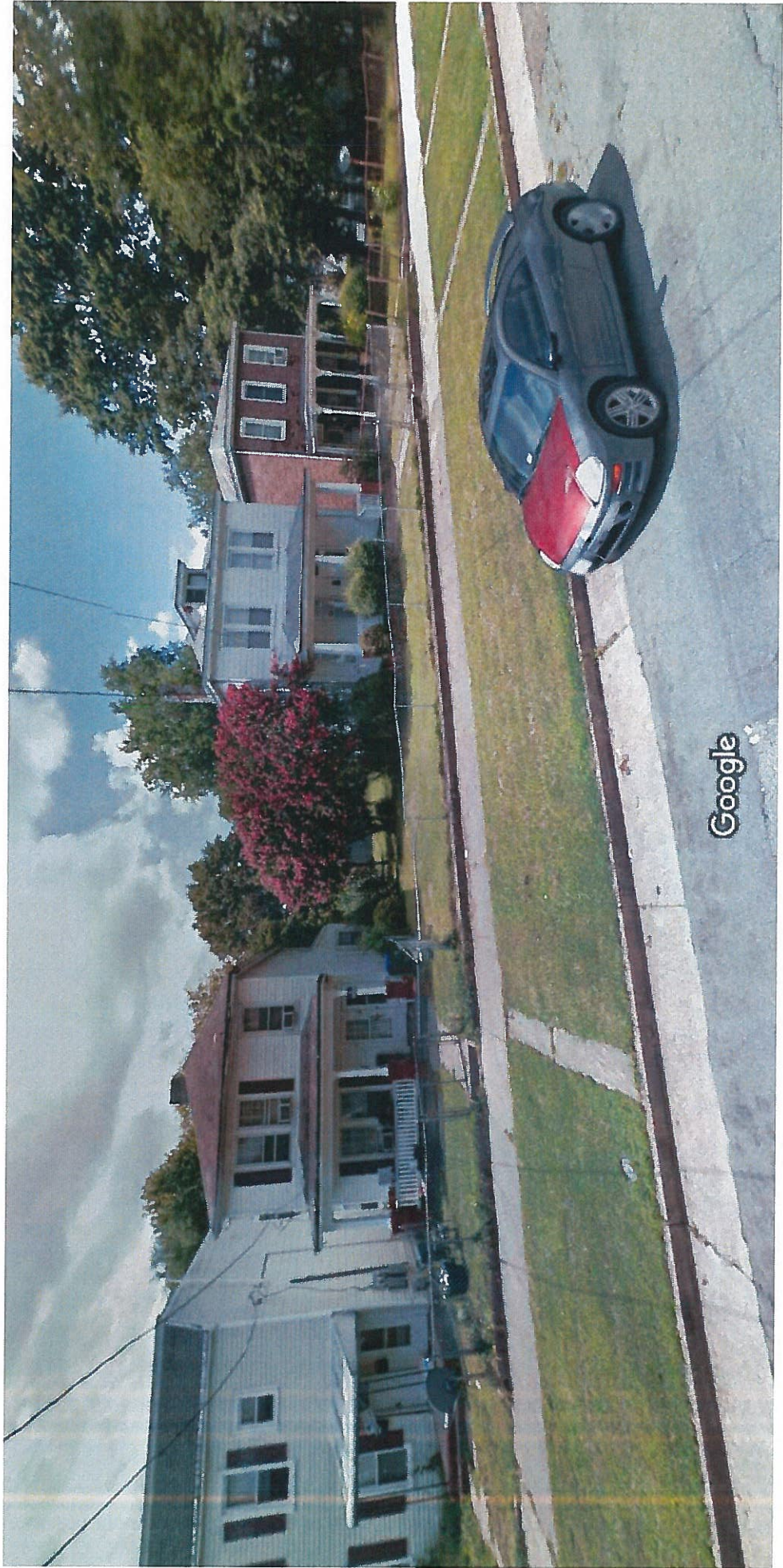


Image capture: Jul 2016 © 2021 Google

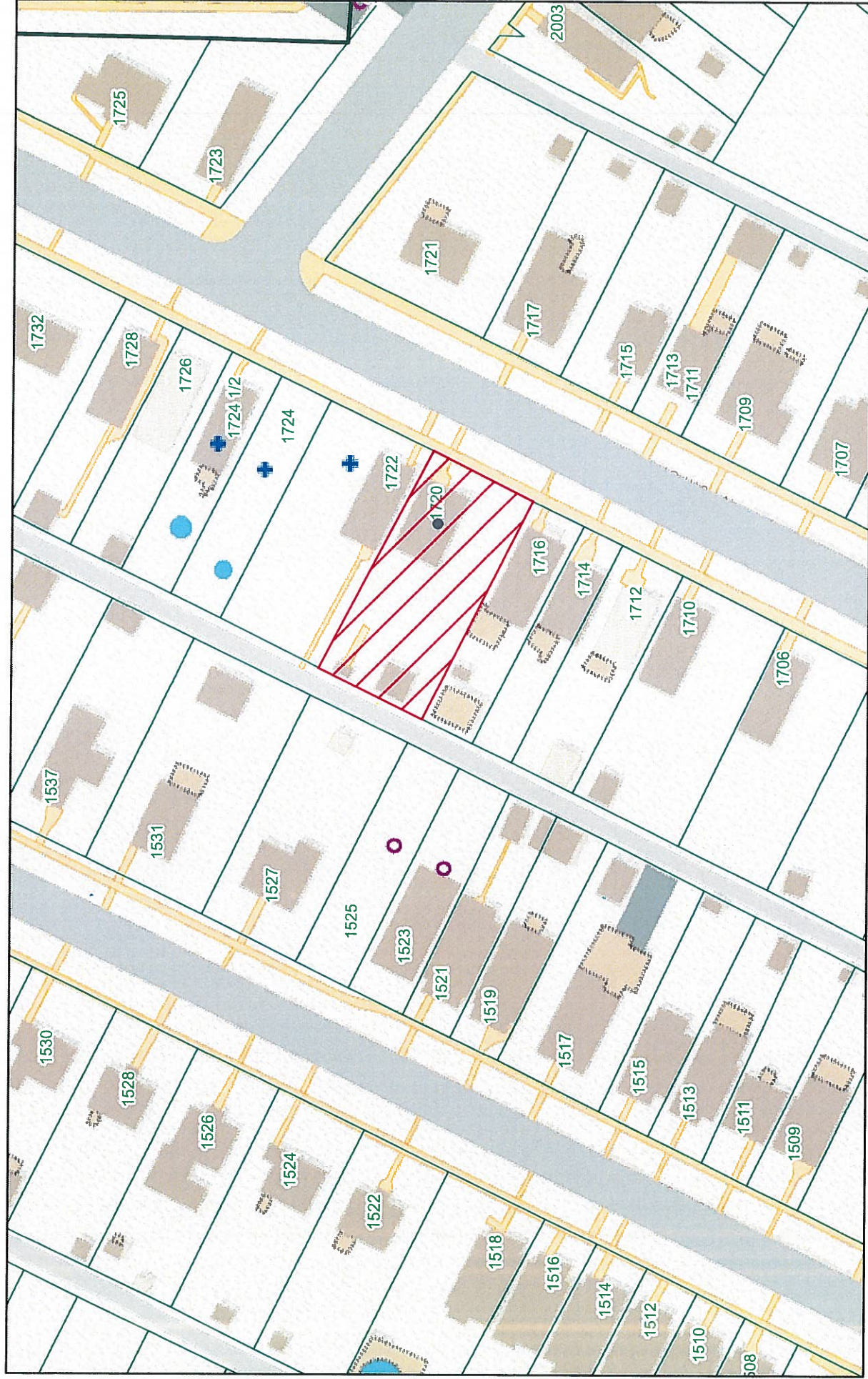
Richmond, Virginia



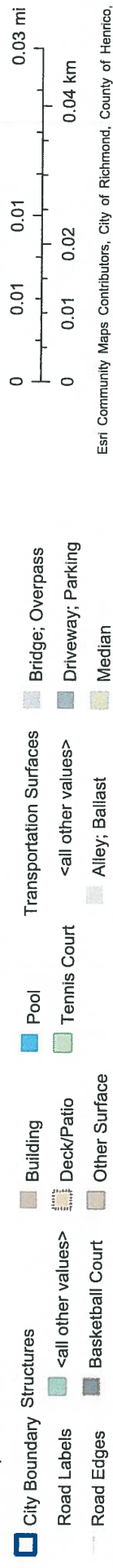
Street View - Jul 2016



City of Richmond Zoning Map



10/1/2021, 3:17:17 PM

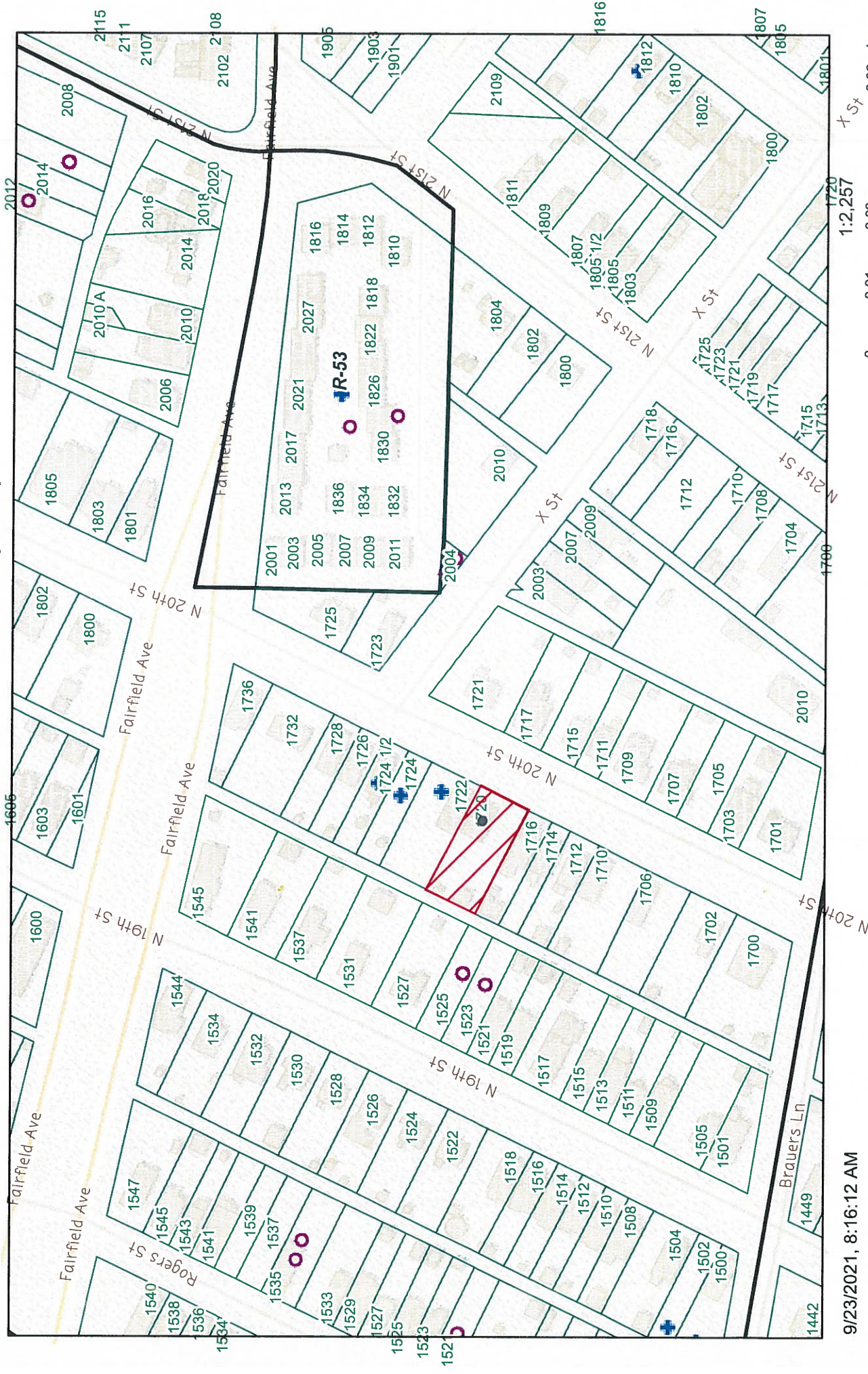


Citations appear in map service do not include Richmond. However, this map product is produced from a City of Richmond application source. The default map service is provided by ESRI and the City has no control over metadata tags appearing therein.

City of Richmond Zoning Map

Carver St

Old Ave



9/23/2021, 8:16:12 AM

Address Labels

Board of Zoning Appeals

Parcels

Zoning Confirmation Letters

1:2,257
0 0.01 0.03 0.06 mi
0 0.02 0.04 0.09 km

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Citations appear in map service do not include Richmond. However, this map product is produced from a City of Richmond application source. The default map service is provided by ESRI and the City has no control over metadata tags appearing therein.

JOHN L. TAYLOR 3RD
ATTORNEY AT LAW
P.O. BOX 8027
RICHMOND, VA 23223

ADV - 12:45

MAP# E0000934011

CONSIDERATION \$65,000.00 TAX ASSESSMENT \$147,000.00

TITLE INSURANCE: NONE

THIS SPECIAL COMMISSIONER DEED, made this 14th day of JULY 2021, by and between WILLETTE JOYNER-HOLLAND, by JOHN L. TAYLOR III, SPECIAL COMMISSIONER, party of the first part, hereinafter referred to as Grantor and JENNINGS FAMILY INVESTMENTS, L.L.C., party of the second part, hereinafter referred to as Grantee

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars (\$ 10.00) cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, the said party of the first part does hereby; Grant and Convey with SPECIAL WARRANTY AND ENGLISH COVENANTS of TITLE unto the said party of the second part, in FEE SIMPLE, the following described real estate, to - wit:

SEE ATTACHED SCHEDULE "A"

This conveyance is made subject to restrictive covenants, conditions and easements of record, insofar as they may lawfully affect the property hereby conveyed, and to such matters, as may be disclosed by a current survey of the property.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall include all other genders.

WHEREAS in Case# CL21-951, by DEFAULT JUDGMENT ORDER, (Attached hereto as EXHIBIT 1) entered in the Circuit Court of The City of Richmond dated June 17, 2021, John L. Taylor III, was appointed Special Commissioner for the sale of property known as 1720 NORTH 20th STREET, RICHMOND, VA. 23223 on behalf of WILLETTE JOTNER-HOLLAND, defendant, (1) as a result of her default on her sales contract, with the party of the second part, (2) granting SPECIFIC PERFORMANCE under the contract terms, and (3) to accept the contract and execute all documents associated with the sale and transfer of title.

WITNESS the following signature and seal:

WILLETTE JOYNER-HOLLAND

BY

SPECIAL COMMISSIONER

STATE OF VIRGINIA
CITY OF RICHMOND

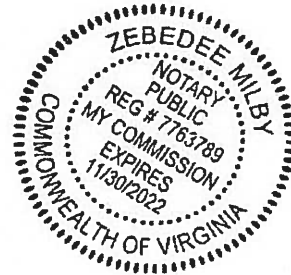
The foregoing SPECIAL COMMISSIONER DEED bearing the date of the 14th day of JULY 2021 was personally acknowledge and signed by JOHN L. TAYLOR III, as Special Commissioner, for Willette Joyner-Holland, in my aforesaid jurisdiction.

Given under my hand this 17th day of JULY, 2021.

My Commission Expires : 11-30-22

My Registration# 7763789

Notary Public



This document was prepared by Attorney John L. Taylor III,
1706 North 20th Street, P.O. Box 8027, Richmond, Va. 23223.
(VSB# 19845)

GRANTEES ADDRESS
513 GREEN GARDEN CIRCLE

CHESTER, VA. 23836

SCHEDULE "A"

All THOSE two certain lots or parcels of land, in the City of Richmond, Virginia, known and designated as lot and Dwelling No. 1720 N. 20th Street, on the west side of Twentieth Street, between Brauer's Lane and Fairfield Avenue, and bound as follows:

BEGINNING at a point on the west side of 20th Street distant three hundred and thirty nine (339) feet, north of Brauer's Lane: thence running northwardly along the west line of 20th Street, the distance of sixty (60) feet; and thence back from said front west and between parallel lines, One hundred and thirty-three (133) feet to an alley in the rear sixteen (16) feet wide, being Lots Nos. 133 and 134 in Brauer's Plan, together with all improvements thereon; and further shown by survey made by Chas. H. Fleet & Assocs., Civil Eng'r & Surveyors, dated Nov. 11, 1957, recorded in Deed Book 583A at page 309.

BEING the same property conveyed to Willette Joyner-Holland by deed from Oram Elam Jackson, dated December 20th 2006 and recorded February 6, 2007 in the Circuit Court of the City of Richmond, Virginia as Instrument# 07-04491 at page 580.

EXHIBIT 1

VIRGINIA:

IN THE CIRCUIT COURT OF THE CITY OF RICHMOND
John Marshall Courts Building

JENNINGS FAMILY INVESTMENTS, LLC,)	
a Virginia limited liability company,)	
)	
Plaintiff,)	
)	
v.)	Civil Action No.: CL21000951-00
)	
WILLETTE JOYNER-HOLLAND,)	
)	
Defendant.)	

DEFAULT JUDGMENT ORDER

This matter is before the Court on the Motion for Default Judgment by filed by Plaintiff, Jennings Family Investments, LLC ("Plaintiff"), against Defendant, Willette Joyner-Holland ("Defendant").

Upon consideration of the Motion, this Court finds that Defendant is in default pursuant to Rule 3:19 of the Rules of the Supreme Court of Virginia and Plaintiff has complied with all requirements for entry of default judgment against Defendant. It is therefore ORDERED that judgment by default is entered against Defendant in favor of Plaintiff as to all Counts of the Complaint as set forth herein.

Upon consideration of the pleadings, evidence, and arguments of counsel, as to Count I, the Court finds that the parties have agreed upon terms for the sale of real property, improvements, and appurtenances described as 1720 North 20th Street, Richmond, Virginia 23223 ("Property"), and it is ORDERED that John L. Taylor III, Esquire is hereby appointed as Special Commissioner pursuant to Va. Code § 8.01-110 to execute such deed and other documents necessary and proper for the conveyance of the Property to Plaintiff.

As to Count II, the Court finds that Defendant has defaulted under the Deed of Trust Note ("Note") attached as Exhibit B to the Complaint. Upon consideration of the pleadings, evidence, and arguments of counsel, as to Count II, it is ORDERED that Plaintiff is awarded \$547.50, representing \$472.50 in interest plus a \$75.00 late handling fee. The Special Commissioner shall deduct this sum from the amount due from Plaintiff at closing.

It is further ORDERED that Plaintiff is awarded \$4,342.50 in attorneys' fees and \$161.00 in court costs pursuant to Purchase Agreement and Note. The Special Commissioner shall deduct these sums from the amount due from Plaintiff at closing.

This is a final order. The Clerk is directed to send a certified copy of this Order to all counsel of record and unrepresented parties and to place this matter among the ended causes.

Entered: _____

Circuit Court Judge

Date: _____

6.17.2021

I ASK FOR THIS:

RA
 Robert J. Allen, Esquire (VSB# 65214)
 ThorsenAllen LLP
 5413 Patterson Ave., Suite 201
 P.O. Box 17094
 Richmond, VA 23226
 Telephone: (804) 447-7234
 Facsimile: (804) 447-7813
 Email: rallen@thorsenallen.com
Counsel for Plaintiff

A Copy

Teste: EDWARD F. JEWETT, CLERK

BY: [Signature] D.O.

Endorsements of Defendant waived pursuant to Rule 1:13.

INSTRUMENT 210020854
 RECORDED IN THE CLERK'S OFFICE OF
 RICHMOND CITY CIRCUIT COURT ON
 JULY 20, 2021 AT 12:45 PM
 \$147.00 GRANTOR TAX WAS PAID AS
 REQUIRED BY SEC 58.1-802 OF THE VA. CODE
 STATE: \$73.50 LOCAL: \$73.50
 EDWARD F. JEWETT, CLERK
 RECORDED BY: DGS

1720 N 20th

PG 580 FEB-65

07. 04491

PARCEL IDENTIFICATION NUMBER (PIN): E000-0934/011

\$65,000.00

Prepared By: ROTHENBERG, STREETER & TLUCHAK, P.C.
3412 Cutshaw Avenue, P.O. Box 6872, Richmond, Virginia 23230
File No. 600544 RSR

THIS DEED OF BARGAIN AND SALE made this 20th day of December,
2006, by and between Ora Elam Jackson, GRANTOR, and Willette Joyner-
Holland, GRANTEE.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other
good and valuable consideration, the receipt whereof is hereby acknowledged,
the said Grantor does grant and convey with GENERAL WARRANTY and with
ENGLISH COVENANTS of title unto the said Grantee, in fee simple, the
following described property to-wit:

SEE SCHEDULE "A" ATTACHED

This conveyance is made subject to such covenants, restrictions,
conditions and easements of record as may lawfully affect said property.

M-12.36

WITNESS the following signature and seal:

Ora Elam Jackson (SEAL)
Ora Elam Jackson

STATE OF VIRGINIA
CITY OF RICHMOND to-wit:

The foregoing Deed of Bargain and Sale was acknowledged before me
this 30th day of January, 2007, by Ora Elam Jackson

[Signature]
Notary Public

My commission expires: 6-30-2008

GRANTEES ADDRESS:

8327 KRAFT COURT
RICHMOND, VA. 23228

Schedule A

ALL THOSE two certain lots or parcels of land in the City of Richmond, Virginia, known and designated as lot and Dwelling No. 1720 N. 20th Street, on the west side of Twentieth Street, between Brauer's Lane and Fairfield Avenue, and bounded as follows:

BEGINNING at a point on the west side of 20th Street distant three hundred and thirty-nine (339) feet, north of Brauer's Lane; thence running northwardly along the west line of 20th Street the distance of sixty (60) feet; and thence back from said front west and between parallel lines. One hundred and thirty-three (133) feet to an alley in the rear sixteen (16) feet wide, being Lots Nos. 133 and 134 in Braner's Plan, together with all improvements thereon; and further shown by survey made by Chas. H. Fleet & Assocs., Civil Eng'r. & Surveyors, dated Nov. 11, 1957, recorded in Deed Book 583A at page 309.

IT BEING the same property conveyed to James W. Jackson, Jr. and Ora Elam Jackson, his wife, as tenants by the entireties with the right of survivorship as at common law from Naomi Daniel, unmarried, by deed dated November 15, 1957 and recorded November 25, 1957 in Deed Book 583A at page 307 in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia. The said James W. Jackson, Jr. died August 4, 1963, thereby vesting fee simple title to Ora Elam Jackson.

O. E. J.

INSTRUMENT #070004491
RECORDED IN THE CLERK'S OFFICE OF
CITY OF RICHMOND ON
FEBRUARY 6, 2007 AT 12:36PM
\$65.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$32.50 LOCAL: \$32.50
BEVILL M. DEAN, CLERK

RECORDED BY: VEB

X-2430

1720 N 20th

1957

494

307

THIS DEED OF BARGAIN AND SALE, made this 15th day of November, 1957,
between NAOMI DANIEL, -Unmarried, of the City of Richmond, Virginia, party of the
first part and JAMES W. JACKSON, JR. AND ORA ELAM JACKSON, His Wife, of the City of
Richmond, Virginia, parties of the second part:

W I T N E S S E T H:

THAT in consideration of the sum of Eight Thousand Five Hundred
(\$8,500.00) Dollars, the said party of the first part doth grant and convey
with GENERAL WARRANTY unto the said parties of the second part as tenants by
the entireties with the right of survivorship as at common law, the following
property, to-wit:

ALL those two certain lots or parcels of land
in the City of Richmond, Virginia, known and
designated as Lot and Dwelling No. 1720 N. 20th
Street, on the west side of Twentieth Street,
between Brauer's Lane and Fairfield Avenue,
and bounded as follows:

BEGINNING at a point on the west side of 20th
Street distant three hundred and thirty-nine
(339) feet, north of Brauer's Lane; thence
running northwardly along the west line of
20th Street the distance of sixty (60) feet; and
thence back from said front west and between
parallel lines, one hundred and thirty-three
feet (133) feet to an alley in the rear sixteen
(16) feet wide, being Lots Nos. 133 and 134 in Brauer's
Plan, together with all improvements thereon; and
further shown by survey made by Chas. H. Fleet &
Assocs., Civil Eng'r. & Surveyors, dated Nov. 11, 1957,
hereto attached.

BEING the same real estate conveyed to Naomi Daniel
from Dora M. Osborne and Hunter A. Osborne, by deed
dated January 25, 1941, recorded June 28, 1941,
Clerk's Office, Richmond Chancery Court of the City
of Richmond, Virginia, D.B. 425-C, pg. 469.

THE said party of the first part covenants that she has the right to
convey the said land, that she has done no act to encumber the said land, that
the said parties of the second part shall have quiet enjoyment of the said land,
free from all encumbrances, except as herein mentioned, that she the said party
of the first part will execute such further assurances of the said land as may
be requisite.

VERIFIED WHEN SPREAD

ORIGINAL DEED
FILED

TO J. W. Jackson Jr.

WITNESS the following signature and seal this date aforesaid.

378



Naomi Daniel (SEAL)
NAOMI DANIEL

STATE OF VIRGINIA: }
CITY OF RICHMOND: } to-wit:

I, Calvin C. Gibson, a Notary Public in and for the
City and State aforesaid, do certify that NAOMI DANIEL, Unmarried, whose name
is signed to the foregoing paper bearing date of the 15th day of November, 1957,
has acknowledged the same before me in my City and State aforesaid, and that my
commission expires on the 13th day of September, 1959.

Given under my hand this 23rd day of November
1957.

Calvin C. Gibson
NOTARY PUBLIC

N. 20TH STREET
Plat of Property
situated on the Western
Line of 20TH Street and
North of Brauer's Lane.
Richmond, Va.

Richmond, Va.
Nov. 11, 1957. Scale 1"=20'

Chas. H. Fleet & Assoc.
Civil Engr. & Surveyors.

City of Richmond—to-wit:

In the Office of the Court of Chancery for said City,

the 23rd day of November, 1957

This deed was presented, and, with the Certificate + Plot annexed, admitted

to record at 3:40 o'clock P. M.

Tests:

U. S. U. regent, Clerk

Jan 12 75

1720 N 20th

1941

469

My commission expires 25th day of June 1941.

Clarence B. Brown, N.P.

State of Virginia

City of Richmond, to-wit:

I, H.S. Booth, a Notary Public for the aforesaid, in the State of Virginia, do certify that R. Arthur Bayliss and Winnie K. Bayliss, whose names are signed to the within writing, bearing date on the 2nd day of May, 1941, have acknowledged these before me in my City aforesaid.

Given under my hand this 6th day of May, 1941.

H.S. Booth, N.P.

My commission expires 20th day of July, 1944.

City of Richmond, to-wit:

In the Office of the Court of Chancery for said City
the 17th day of May 1941

This deed was presented, and with the Certificates annexed
admitted to record at 1:00 o'clock P.M.

Teste:

Chas. O. Saville, Clerk.

*examined
M. J. R.*

Osborne &c

To: B & S

Daniel

C-28-41-1642

Rev. stamps

\$3.30 Cancelled

This Deed made this 25th day of January, 1941, by and between Dora M. Osborne and Hunter A. Osborne, her husband, parties of the first part, and Naomi Daniel, party of the second part.

Witnesseth: That the parties of the first part for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, do bargain, sell, grant and convey with General Warranty, unto the said party of the second part, the following described real estate, to-wit:

All those two certain lots or parcels of land in the City of Richmond, Virginia, on the west side of Twentieth Street, between Brauer's Lane and Fairfield Avenue, and bounded as follows:

Beginning at a point on the west side of 20th Street distant Three Hundred and thirty-nine (339) feet more or less, north of Brauer's Lane; thence running northwardly along the west line of 20th Street the distance of Sixty (60) feet; and thence back from said front west end between parallel lines, one hundred and thirty-three feet (133) feet to an alley in the rear sixteen feet (16') wide, being lots Nos. 133 and 134 in Brauer's Plan, together with all improvements thereon.

Being the same property conveyed to Dora M. Osborne by Hunter A. Osborne, her husband, dated April 26, 1928 and recorded in the Clerk's Office of the Chancery Court of the City of Richmond in D.B. 352-B, page 312.

The parties of the first part covenant that they have the right to convey said land; that they have done so not to encumber same; that grantee shall have quiet and peaceable possession of said land, free from all encumbrances, and that they will execute such other and further assurances as to said land as may be requisite.

*Standard
Oct 3 1941*

*Grady M. Melton, Will Bk.
J. D. Eaton Jr.
by myself.*

Witness the following signatures and seals:

Dora H. Osborne (Seal)

Hunter A. Osborne (Seal)

State of Virginia

City of Richmond to-wit:

I, Grace S. Brydon, a Notary Public in and for the city in the state aforesaid, do hereby certify that Dora H. Osborne, and Hunter A. Osborne, whose names are signed to the foregoing deed dated January 25, 1941, have acknowledged the same before me in my city and state aforesaid.

My commission expires Dec. 18, 1941.

Given under my hand this 25th day of January, 1941.

Grace S. Brydon, Notary Public.

City of Richmond, to-wit:

In the Office of the Court of Chancery for said City

the 26th day of June, 1941

This deed was presented, and with the Certificate annexed

admitted to record at 12:00 o'clock N.

Teste:

Chas. O. Seville, Clerk.

Handwritten:
R. P. A. & J. B. A.

Spears &c
To: E & S
Pohl
5-13-41-#259
Rev. stamps
\$.55
Cancelled

This deed, made this 5th day of May, in the year One Thousand Nine Hundred and Forty-one, between Wesley Irvin Spears (unmarried) Eva Spears Alexander, and J. C. Alexander, her husband, of the City of Louisville, Kentucky, and Sarah A. Whaley, widow of the City of Richmond, Virginia, parties of the first part, and Herman A. Pohl of the City of Richmond, Virginia, party of the second part.

Witnesseth: That in consideration of the sum of Ten Dollars and other valuable considerations, the said parties of the first part do grant unto the said party of the second part, with general warranty,

All that certain lot or parcel of land in the City of Richmond, Virginia, designated on a plat of the property of the Greater Richmond Realty Company, Incorporated, known as Konzent Avenue Park, recorded in the Office of the Clerk of Henrico County, Circuit Court in Plat Book #10, pages #52 and #53, as Lot No. 21 in Block No. 2, fronting twenty-five (25') feet on the north line of Augusta Avenue (formerly Lee Avenue) and running back northwardly One Hundred and twenty-five (125') feet between parallel lines to an alley Fifteen (15') feet wide.

Lot #21 being the same property conveyed to Josephine C. Spears and Sarah A. Whaley by deed from Greater Richmond Realty Company, Incorporated, dated March 25th, 1921; recorded April 2nd, 1921, Richmond Chancery Court, in Deed Book #269-C, page #37, and being the same property which Josephine C. Spears, widow, conveyed her one-half interest to Wesley Irvin Spears and Eva Spears Alexander as tenants in common, by deed dated June 2nd, 1931, recorded June 22nd, 1931, in Deed Book #376-B, page #390.

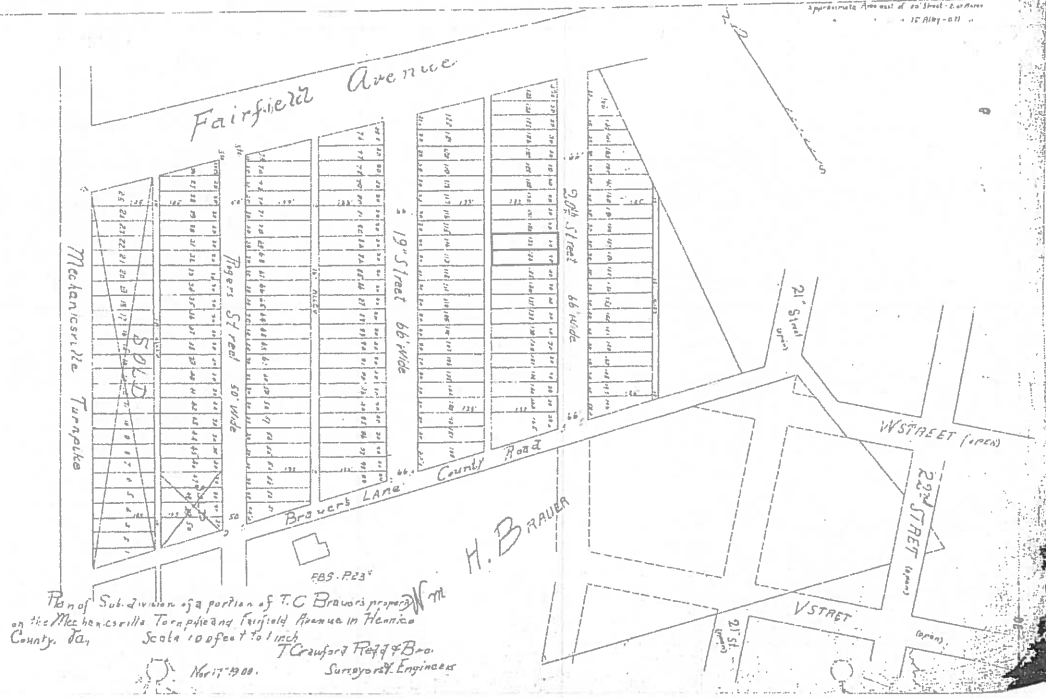
This conveyance is made subject to any restrictions running with this lot in the sub-division known as Konzent Avenue Park.

Handwritten:
Oct 2 1941
Herman A. Pohl



P.B. 2 - P. 155 4

Shenandoah County, May 12, 1850
 The above plat represents property, and more nearly
 near the city of Richmond, lately the property of Thomas
 Buchanan, but Buchanan's land was sold by him
 of this county (one acre) he claims possession
 (signed) John Buchanan



Part of Sub-division of a portion of T.C. Braver's property
 on the Mechanicsville Turnpike in Shenandoah
 County, VA.
 Scale 10 feet to 1 inch
 T. Crawford, Regd. & Bro.
 Surveyor & Engineer