



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

April 6, 2015

Edward Osowski
Dobrin Homes
2000 Lakeview Avenue, Unit C
Richmond, Virginia 23220

RE: 620 Chamberlayne Parkway
Tax Parcel: N000-0153/007

Dear Mr. Osowski:

Thank you for your request for a *Zoning Confirmation Letter* regarding the above referenced property. In response to your letter, be advised of the following:

The property is located within an R-63 (Multi-Family Urban Residential) zoning district. The R-63 District requires a minimum lot area of not less than three thousand two hundred square feet (3,200 SF) and a minimum lot width of not less than twenty-seven feet (27') for two-family detached dwellings. According to City Assessor's records, the subject property has an irregular shape with a road frontage of one hundred fifty two feet (152') along Chamberlayne Parkway with lot depths varying in length from 22.0 feet to 121.8 feet, which results in a lot area of 8,289.0 square feet. The property is unimproved (vacant).

According to deeds since, 1964, the subject Tax Parcel has been conveyed as *"All that certain lot or parcel of land, lying and being in the City of Richmond, Virginia, bounded and described as follows: Beginning at a point on the western line of Chamberlayne Parkway, which point is 65.29 feet more or less, south of the intersection of the western line of Chamberlayne Parkway with the southwestern line of Jackson Street and is on the line between the property...thence extending in a southerly direction along the western line of Chamberlayne Parkway 152 feet, more or less, to a point on the line between the property of that conveyed hereby and that abutting on the south, thence extending in a southwesterly direction along that property line 22.06 feet, more or less, to a point on the northeastern line of the alley extending southeastwardly from St. Peter Street, thence extending in a northwesterly direction along said alley line 116.04 feet, more or less, to a point on the line between the property...thence extending in a northeasterly direction along that property line 121.89 feet, more or less, to the point of beginning..."*. Each deed described one (1) independent lot of record.

According to the May 22, 1964, Deed, the subject property was described as *"...Being part of the same property conveyed to the City of Richmond by the following deeds...by two*

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deeds...dated May 11, 1920 and both recorded August 10, 1920 ... (Deed Book 265-D, page 71 and Deed Book 265-D, page 69)...by deed...dated January 21, 1920 and recorded March 8, 1920... (Deed Book 258-D, page 314); by deed...dated January 16, 1920 and recorded March 8, 1920... (Deed Book 258-D, page 317); by deed...dated March 27, 1920; and by deed...dated January 26, 1920 and recorded March 8, 1920 ... (Deed Book 258-D, page 321)...". The subject Tax Parcel consisted of five (5) residual portions of property (109, 111, 113, 113 ½ & 115 West Jackson Street) that remained after the City of Richmond acquired properties circa 1920 for the construction of Chamberlayne Parkway.

As proposed, your intent is to split the subject property and create two (2) new independent lots for the construction of a new two-family detached dwelling on each newly created lot. Without a more definitive proposal from you (i.e. survey showing the proposed division line with the proposed lot areas and lot widths shown), this Office cannot determine compliance with the R-63 District. However, based on City records, the possibility exists that the minimum lot area and minimum lot width could be met for a proposed lot split. No subdivision approval would be necessary for this lot split. Zoning requirements that would affect the potential development of the site (s) are as follows:

1. Front yard – no front yard shall be required. In no case shall a front yard with a depth of greater than fifteen feet (15') be permitted for a main building.
2. Side yards – not less than three feet (3').
3. Rear yard – not less than five feet (5').
4. Lot coverage – not to exceed sixty-five percent (65%) of the area of the lot.
5. Building height – no building or structure shall exceed three (3) stories in height. Every main building hereinafter constructed shall have a minimum height of not less than two (2) stories, except that porches, porticos and similar structures attached to a main building may be of lesser height. No accessory building shall exceed twenty feet (20') in height.
6. Parking – minimum of two (2) parking spaces per lot.

This property is located within a City Old and Historic District (Jackson Ward). Any new construction will require approval by the Commission of Architectural Review. For information concerning the Commission of Architectural Review, please contact James Hill, Planner III, Planning and Preservation at 646-7552.

Please be advised, that the Department of Finance records is showing delinquent real estate taxes on this property. Be advised that until you provide this office with documentation indicating the real estate taxes have been paid-in-full, any future permit applications will not be processed. Be advised that this figure will increase due to the accruing of additional interest and penalties for each day the taxes due are not paid.

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

I hope this information is sufficient. Should you have any additional questions, please contact Senior Planner David Duckhardt at 646-6917.

Sincerely,



William C. Davidson
Zoning Administrator