



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

January 20, 2022

Hirschler
P. O. Box 500
Richmond, Virginia 23218-0500

ATTN.: Susan Smith

RE: 2400 BARTON AVENUE (Tax Map: N000-0541/011) - the "Property"

Ladies and Gentlemen:

In response to your letter dated November 22, 2021, please be advised of the following:

1. The Property is located within the limits of the City of Richmond, Virginia.
2. The Property is zoned R-53 (Multi-Family Residential) and is subject only to the use restrictions generally applicable to that classification which are contained in the City of Richmond Zoning Ordinance (the "Zoning Ordinance"). The improvements on the Property were constructed on or about 1926. A Certificate of Occupancy (C.O.), a copy of which is attached, was issued on June 13, 1974. The Property received its current R-53 zoning pursuant to an Ordinance amendment in 1976. The property has been zoned for multi-family use since 1961. Although the property was zoned for single- and two-family use between 1917- 1961, the improvements and features on the Property pre-date the City's first zoning regulations in 1927. The improvements and features on the Property, including, without limitation, the parking serving the Property and the setbacks, are legal non-conforming.

Copies of the sections of the Zoning Ordinance applicable to the Property is attached. Also enclosed is a copy of the zoning section sheet indicating the zoning district classification for the Property.

3. The current use multi-family residential, consisting of 18-units, and other uses customarily accessory and incidental thereto is permitted.
4. The maximum density for the Property is 34 units per acre.
5. This Property is not located on a street designated as street-oriented commercial frontage.
6. The current parking requirements are as follows: 18-spaces required; 4 exist; 14 legal non-conforming.
7. The current zoning setback requirements are:

Front:	<u>15</u> feet
Rear:	<u>15</u> feet
Side:	<u>15</u> feet

8. Setbacks are measured from the existing right-of-way or property lines.
9. Adjacent properties are zoned residential.
10. No application for rezoning of the Property, or for a special or conditional use permit or variance in connection with the Property, is now pending.
11. To the best of my knowledge, the Property is currently in compliance with the Zoning Ordinance and any applicable conditions, including but not limited to all regulations regarding setbacks, parking and height.
12. This Office has no record of any past or pending zoning violations having been filed with respect to the Property, and the undersigned is unaware of any violations of the applicable portions of the Zoning Ordinance.

I hope this information is sufficient. If you have any questions or require additional information, please contact me by E-mail at: William.Davidson@Richmondgov.com or via telephone at: (804) 646-6353.

Very truly yours,


William C. Davidson
Zoning Administrator

xc: CAO FLATS LLC
4944 MILLRIDGE PKWY. - #1643
MIDLOTHIAN, VA 23113