



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

September 3, 2024

Chestnut Hill LLC
1600 Beale Street
Richmond, VA 23222

ATTN: Scott Andrews

RE: 1600 Beale Street (Tax Map: N000-0337/001) – the “Property”

To whom it may concern:

In response to the request for a Zoning Confirmation Letter, as of the date of this letter, be advised of the following:

The Property is located within an R-53 (Multifamily Residential) District. The R-53 District requires a lot area of three thousand six hundred square feet (3,600 SF) and a lot width of thirty feet (30'). According to City Assessor records, the Property is an irregularly shaped property with two hundred and two thousand nine hundred and ninety square feet (202,990 SF) of lot area. The Property is unimproved.

According to a January 31, 2011 Deed (most current), the subject Property is deeded as one (1) independent lot of record.

As proposed, your intent is to split the subject Property and create two (2) new independent unimproved lots. The proposed lot split meets the current lot area requirements for both created lots. Per Sec. 30-610.1, “...every building erected and every use established shall be located on a lot having frontage on an improved public street or access thereto by means of a recorded permanent easement...”. The northern lot created would have frontage on Daniel Street, which is improved. The southern lot would not have frontage on any improved public right of ways and would therefore be unbuildable.

City Council approved Ord. No. 73-250-235, a copy of which is attached, on October 23, 1973 to vacate Cobham Street and a portion of Beale Street, subject to certain conditions. Based on research by the Office of the Richmond City Attorney, it was determined that these conditions were met, and that the former rights-of-way were closed to public use and travel. Please contact Joseph Davenport with the Department of Public Works (DPW) for further information regarding those street closures at (804) 646-6396 or at joseph.davenportjr@rva.gov.

There is also evidence that a Plan of Development (POD) was approved for the Property (File #: 0739). This office is unable to locate any other information regarding this POD, as the depository of these records are under construction and the files are in temporary storage. A new POD would be required if the Property were to be developed with certain uses, including: three (3) or more single-family attached dwellings, a two-family dwelling, or multifamily dwellings with more than one (1) main building or more than ten (10) dwelling units.

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Any future submittals to this Office would require additional survey information to be submitted to verify zoning requirements are met. Zoning requirements that would affect the potential development of the subject Property are as follows:

- 1) Front yard – Not less than fifteen feet (15')
- 2) Side and rear yards –
 - a. Not less than three feet (3') for single-family and two-family dwellings and buildings accessory thereto.
 - b. Not less than fifteen feet (15') for uses and buildings other than single-family and two-family dwellings and buildings accessory thereto.
- 3) Usable open space - Not less than forty percent (40%) of the area of the lot shall be provided for multifamily dwellings
- 4) Lot coverage – Maximum lot coverage shall not exceed sixty percent (60%) of the area of the lot for uses other than multifamily dwellings.
- 5) Building height – No building or structure in the R-53 Multifamily Residential District shall exceed 35 feet in height, except that additional height shall be permitted on lots of two acres or more in area, provided that:
 - a. No portion of any building shall penetrate inclined planes originating at interior side and rear lot lines or at the centerline of a public alley adjoining any such lot line and extending over the lot at an inclination of one foot horizontal for each one foot vertical.
 - b. No portion of any building shall penetrate an inclined plane originating at the centerline of an abutting street and extending over the lot at an inclination of one foot horizontal for each one foot vertical along any street frontage where a front yard is required and one foot horizontal for each 1½ feet vertical along other street frontages.
 - c. No building shall exceed sixty feet (60') in height.

Be advised that the Property also is located within a Chesapeake Bay Resource Protection Area (see enclosed map) and any future development will be subject to those Commonwealth requirements. For further information, please contact the Water Resources Division of the Department of Public Utilities (DPU) at (804) 646-8544 or at DPUCustServ@RVA.gov.

This office has no record of any outstanding zoning violations on the Property. The Property is not subject to any proffered conditions, use permit, or other special limitation imposed by the City in connection with the zoning or rezoning of the Property. No applications for rezoning of the Property, or other applications in connection with the Property, are currently pending with the Department of Planning and Development Review.

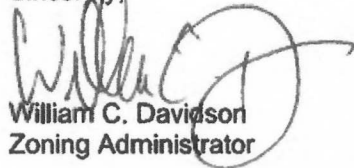
These determinations are based in whole or in part from the information provided, property records, official City zoning approvals, City zoning maps and the current City of Richmond Zoning Ordinance.

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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 Matthew West at: matthew.west@rva.gov or (804) 646-6356.

Sincerely,



William C. Davidson
Zoning Administrator