



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

May 16, 2012

Hunton & Williams LLP  
Riverfront Plaza, East Tower  
951 East Byrd Street  
Richmond, Virginia 23219

Attn: Johanna L. Orleski, Esquire

**Re: 3204 BROOK ROAD (Tax Map: N000-1230/001)**

Dear Ms. Orleski:

This is in response to your request concerning the property bounded by Westwood Avenue, Brook Road, Rennie Avenue and Loxley Lane in the City of Richmond and designated as Tax Parcel No. N000-1230/001 (the "Property"). You have requested certain information with respect to the zoning of the Property, and the Property's compliance with applicable codes, regulations and ordinances, and, in that regard, we advise you as of the date hereof, as follows:

1. The Property is zoned R-53 (Multi-Family Residential) under the City of Richmond's Zoning Ordinance (the "Zoning Ordinance"), and is subject only to those restrictions generally applicable to that zoning classification. Attached hereto is a copy of the general provisions of the Zoning Ordinance applicable to the R-53 District and a copy of the zoning section sheet indicating the current zoning classification of the Property.
2. The use of the Property for multi-family use is a permitted use as a matter of right within the R-53 District without relying on a nonconforming use status and without the necessity of any special use permit, conditional use permit, special exception, variance or other special approval. There are no applicable conditions, Board of Zoning appeals cases or other restrictions applicable to the Property.
3. The Property has been zoned within a multi-family designation, currently R-53, since 1953. Prior to February 9, 1953, the Property was zoned single-family ("B"), which designation did not permit multi-family use as a matter of right. As the records from 1953 are not available, it is unknown if the change from "B" to "E" (precursor to R-53) was the result of a requested change in the zoning by the then owner of the Property or a comprehensive rezoning of the Property by the City of Richmond and not at the request of the then owner of the Property.

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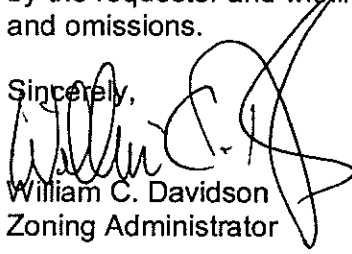
4. The Property and the improvements thereon are presumed to be in compliance with the Zoning Ordinance rules and regulations, including those pertaining to yard and setback requirements, maximum height, minimum lot area, minimum lot width, minimum front yard depth, minimum side yard, minimum rear yard and minimum finished floor area. As the Property is currently an institutional use (dormitories and dwelling use for Staff) with improvements constructed prior to the current zoning designation, the existing use and improvements are currently considered to be nonconforming, as they existed prior to the current R-53 zoning designation.

5. No application for the rezoning of the Property, or for a special or conditional use permit or variance, is now pending.

6. We are unaware of the existence of any violations, or alleged violations of the Zoning Ordinance or any subdivision, building or similar ordinances and regulations applicable to the Property, or any enforcement proceedings against the Property that are pending or contemplated.

This information was researched on April 10, 2012, by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate as of this date and is based upon, or relates to the information supplied by the requestor and within the City of Richmond files. The City assumes no liability for errors and omissions.

Sincerely,

  
William C. Davidson  
Zoning Administrator

Attachments:

- i. Applicable sections of zoning ordinance
- ii. Applicable sections of the zoning section sheet