



City of
NORFOLK

January 20, 2012

Re: Lot A Blk 2 Ghent & Norfolk Co, 532 Mowbray Arch, GPIN 1427687883
(otherwise known as the *Property*)

To Whom It May Concern:

As requested, a review of City records has been completed, and the *Property* known as Lot A Blk 2 Ghent & Norfolk Co, 532 Mowbray Arch, GPIN 1427687883, Owner name: [REDACTED] is a **CONFORMING LOT** and found to be **BUILDABLE**. The *Property* has not been found to be a part of any adjacent zoning lots through previous or current common ownership. The parcel is zoned Ghent Historic and Cultural Conservation (HC-G1) district, which requires a minimum lot area of 2,500 square feet, a minimum lot width of 25 feet for a one-family dwelling, and maximum lot coverage no greater than 55 percent of the lot area, among other development standards.

The parcel is located in a Historic and Cultural Conservation (HC) district which requires the applicant to obtain a Certificate of Appropriateness (COA) in order to erect any building or structure. The COA is also necessary in order to waive the parking requirement; one space per dwelling unit. The setbacks in the HC-G1 district are as follows (also see section 9-1.7):

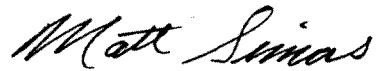
- Front yards: Seventeen feet (minimum) to 20 feet (maximum):
 - Or if 25 percent or more of the block face frontage contains buildings with lesser front yard depth: then the setback shall be the average of yards on the block face; plus or minus 1.5 feet
- Side yards adjacent to a street: a yard at least three (3) feet wide shall be provided for a corner side yard which is 30 feet or less in width.
- Side and rear yards: three (3) feet

Attached to this letter is a copy of Chapter 9 of the *City of Norfolk, Zoning Ordinance, 1992*, entitled "Historic and Cultural Conservation Districts (HC)", which explains the various development standards, as well as a copy of the COA application and procedure.

This review has been performed utilizing information available in City records. It shall be your responsibility to ensure that your project is in conformance with any applicable State and Federal regulations. Should the zoning classification of this area be changed, the text of the applicable zoning regulations be changed, the ownership of this or any adjacent property be changed, or the circumstances that were present when this review was conducted be altered, the contents of this letter will no longer be valid. Under no circumstances shall this letter be valid more than six months from the date it is issued.

If you have any questions regarding this determination please contact me at 664-4750 or at Matthew.Simons@norfolk.gov. If you have any questions regarding the nature of the Historic and Cultural Conservation districts or if you would like further details on the COA process, please contact Susannah Winstead, Historic Preservation Officer at 823-1451 or at Susannah.Winstead@norfolk.gov.

Sincerely,

A handwritten signature in black ink that reads "Matt Simons". The signature is written in a cursive, slightly slanted style.

Matthew Simons
City Planner I

