

February 3, 2023

Dr. Susan Perry, Director
Department of Housing and Community Development,
City of Norfolk
501-A Boush Street
Norfolk, VA 23510

Re: Buildable Status
1692 and 1696 Church Street
Tax Account: 18564900 and 36872005
Legal Description: 10 30ft and 11

A review for the property known as 1692 & 1696 Church Street has been completed. Individually by themselves they are non-buildable nonconforming lots, however **combined the two properties are buildable.**

Subject to a site survey confirming that combined the properties measure at least 50 ft. wide at the front yard setback and at least 5,000 sq. ft. in area, staff has determined that together they qualify as a conforming zoning lot under the requirements of Section 3.2.9 of the Zoning Ordinance.

Should a survey find that combined, 1692 & 1696 Church Street are nonconforming, less than 50 ft. wide at the front yard setback and or 5,000 sq. ft. in area, City records show no history of common ownership with any adjacent lots other than each other and therefore would still together qualify as buildable subject to the following limitations:

- In the event that the ownership of this lot is transferred to the same person, persons, or other legal entity (trust, estate, corporation, etc.) who presently owns or in the past owned one or more parcels of land that abut this property, then the determination of buildable shall no longer be valid after the date of the transfer.
- In the event that the ownership of one or more lots that abut this property are transferred to the same person, persons, or other legal entity (trust, estate, corporation, etc.) who owns this property, then the determination of buildable shall no longer be valid after the date of the transfer.
- In the event that the zoning classification for this property or the text of the zoning regulations that apply to this property are changed, then the determination of buildable shall no longer be valid after the effective date of the change.

- The determination that this property is buildable with a single-family home shall no longer be valid one (1) year after the date of this letter, even if no transfer of ownership or change of zoning has occurred.

Questions about lot determination may be directed to the undersigned.

Joy Kirch-Kelling



City Planner I

Department of City Planning

757-943-0531

joy.kirch-kelling@norfolk.gov