

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 1029 Barney Street
Tax Account: 33058900 Legal Description: 27

A review for the property known as 1029 Barney Street has been completed. Subject to a site survey confirming that the property measures at least 25 ft. wide at the front yard setback and at least 2,500 sq. ft. in area, staff has determined that it qualifies as a conforming zoning lot under the standards of Section 3.9.16 E (3) of the Zoning Ordinance and is **buildable for one single family home**.

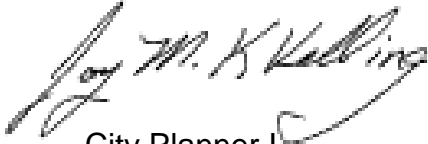
Should a survey find 1029 Barney Street to be nonconforming, less than 25 ft. wide at the front yard setback and or 2,500 sq. ft. in area, City records show no history of common ownership with any adjacent lots and therefore would still qualify as buildable for one single-family residential home subject 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.

Site development might be restricted to the house plans available in the City of Norfolk's *Traditional Neighborhoods Plan Book*. To find out more about design options contact the City's Senior Design and Rehabilitation Consultant, Mr. Dean Cooper at 757-664-6555 or dean.cooper@norfolk.gov or see section 3.9.16 E (3) of the Zoning Ordinance.

Questions about lot determination may be directed to the undersigned.

Joy Kirch-Kelling

A handwritten signature in black ink that reads "Joy M. K. Kelling". The signature is written in a cursive style with a large, sweeping flourish at the end.

City Planner I
Department of City Planning
757-943-0531
joy.kirch-kelling@norfolk.gov