DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW

ZONING ADMINISTRATION

November 5th, 2026

Testoni Kelly T Revocable Trust Trustees
200 Strawberry Street
Richmond, VA 23220

S.L. Wilhelm & Co., Inc.
8530 Sanford Dr
Richmond, VA 23225
Attn: Sanders Wilhelm

RE: 200 Strawberry St – Administrative Variance AV-192648-2026 (#20A-26)

Dear Mr. Wilhelm:

Your *Administrative Variance* has been approved, as it has been determined that:

a. *The strict application of the ordinance would produce undue hardship;*

b. *Such hardship is not shared generally by other properties in the same zoning district and vicinity;*

c. *The authorization of the variance will not be of substantial detriment to adjacent property, and the character of the zoning district will not be changed by the granting of the variance; and*

d. *The variance granted by the Zoning Administrator shall be the minimum necessary to relieve the hardship.*

I base these findings on the following:

- The adjacent property owner(s) most directly impacted has been notified via U.S. Mail and has not expressed any opposition to the proposal as shown on the plans.
- The rear addition does not detract from, and is consistent with, the residential character of the neighborhood.
- The rear addition will not be detrimental to adjacent property through the affecting of light, access or safety.

Now, therefore, be it resolved by the Zoning Administrator that a request for an Administrative Variance from the side yard (setback) (0' vs 3') along the northern property line is approved.

You have two (2) years to obtain the necessary permit to implement this approval or your Administrative Variance is deemed to be null and void.

Very truly yours,

William C. Davidson
Zoning Administrator

cc: Roy Benbow, BZA Secretary
Richard Morton, GIS Analyst, DP & DR
The Uptown Association
Fan District Association
Fan Area Business Alliance