

September 26, 2025

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

Re: **Buildable Status**
322 W Street and 324 W 30th Street Tax Account: 41841700 and 41841600
Legal Descriptions: 6 Blk 12 Park Place and 2 & 4 Blk 12 Park Place

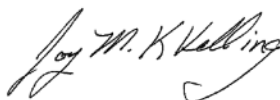
As requested, a review of the properties known as 322 W 30th Street and 324 W 30th Street have been completed. Subject to confirmation from a survey, it appears that combined they meet the 50 ft. lot width and 5,000 sq. ft. area required by its zoning, MF-NS (Multi Family – Neighborhood Scale). It might also meet dimensional minimums for a duplex.

If a survey finds 322 W 30th Street and 324 W 30th Street together to be a nonconforming zoning lot, less than the dimensional requirements of MF-NS, it still qualifies as buildable under the provisions of section 6.4 of the Zoning Ordinance and can be improved with one (1) single-family 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 the Property, then the determination that the Property is buildable with a single-family home shall no longer be valid after the date of the transfer.
- In the event that the ownership of one or more lots that abut the Property are transferred to the same person, persons, or other legal entity (trust, estate, corporation, etc.) who owns the Property, then the determination that the Property is buildable with a single-family home shall no longer be valid after the date of the transfer.
- In the event that the zoning classification for the Property or the text of the zoning regulations that apply to the Property are changed, then the determination that the Property is buildable with a single-family home shall no longer be valid after the effective date of the change.
- The determination that the Property is buildable with a single-family home shall no longer be valid at any time that is more than 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



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

322 W 30th St	City Of Norfolk	2005-Current	September 25, 2025
	Mutual Savings & Loan Co Inc	1993	
	Giddens, William & Lawrence	1988	
	Stephan, Jerry F. & Irene J.	1963	
NS W 30th St (41841600)	City Of Norfolk	2005-Current	
	Mutual Savings & Loan Co Inc	1993	
	Giddens, William & Lawrence	1988	
	Stephan, Jerry F. & Irene J.	1963	
318 W 30th St	Dillon, Y.C. & Roger F	2006-Current	
	Dillon, R F Lc	2006	
	Dillon, Y C	1995	
	Dillon, Roger F & YC	1984	
	Boyd, James H Jr	1983	
	B & C Real Estate Investors	1983	
	Gaines, Levester H & Edward	1980	
325 W 31st St	Detiege Properties & Services, Llc	Current 2016	
	Klinetree Llc	2005	
	325-327 West 31st Street Assoc Llc	2004	
	Colonial apartments Inc	1993	
	NR&HA	1992	
	TDC & Associates	1981	
323 W 31st St	Marshall June Y	1998-Current	
	S H R Habitat For Humanity Inc	1994	