

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**  
**2900 Debreë Avenue and 324 W 29th Street Tax Account: 02341900 and 47384700**  
**Legal Descriptions: N Pts 2-4 Blk 18 Park Place and S Pts 2-4 Blk 18**

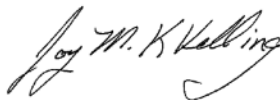
As requested, a review of the properties known as 2900 Debreë Avenue and 324 W 29th Street have been completed. Subject to confirmation from a survey, it appears that combined they meet the 50 ft. lot width and 5,000 sq. ft. area required by its zoning, MF-NS (Multi Family – Neighborhood Scale).

If a survey finds 2900 Debreë Avenue and 324 W 29th Street together to be a nonconforming zoning lot, less than the dimensional requirements for 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](mailto:joy.kirch-kelling@norfolk.gov)

|                         |                                      |              |                    |
|-------------------------|--------------------------------------|--------------|--------------------|
| 2900 Debre Ave          | City Of Norfolk                      | 2005-Current | September 25, 2025 |
|                         | Reynolds, Charles M & Estelle H      | 1981         |                    |
|                         | Brown, Kenneth A                     | 1981         |                    |
|                         | Barrington, Walter M Et Als          | 1978         |                    |
| NS W 29th St (47384700) | City Of Norfolk                      | 2006-Current |                    |
|                         | St Matthew Ch Of Christ Disc Trs     | 1988         |                    |
|                         | Wilder, Edward & Mildred E           | 1973         |                    |
| 322 W 29th St           | Pride Construction Company Llc Et Al | 2025-Current |                    |
|                         | Pride Construction Company, Llc      | 2024         |                    |
|                         | Dunn, Grady D                        | 2024         |                    |
|                         | Dunn, Grady D                        | 2015         |                    |
|                         | Robinson, Ernest L & Walter          | 1970         |                    |
| 325 W 30th St           | Renovada Properties, Llc             | 2017-Current |                    |
|                         | Balzano, Frank A                     | 2002         |                    |
|                         | Emmaus Enterprises Inc               | 2002         |                    |
|                         | Banker Trust Co of Ca Na As Tr       | 2002         |                    |
|                         | Henry, Yahya E                       | 2001         |                    |
|                         | Quality Homes Investments Inc        | 2001         |                    |
|                         | North Walter G                       | 1999         |                    |
|                         | Loper, John E Et Al                  | 1982         |                    |
|                         | Norris, Everett S                    | 1979         |                    |
| 327 W 30th St           | Ir Holdings, Llc                     | 2018-Current |                    |
|                         | 327 W 30th Street Land Trust         | 2016         |                    |
|                         | Chambers, Thomas W                   | 2012         |                    |
|                         | Dietrich, Anthony S                  | 2004         |                    |
|                         | Balzano, Frank A                     | 2002         |                    |
|                         | Emmaus Enterprises Inc               | 2002         |                    |
|                         | Banker Trust Co of Ca Na As Tr       | 2002         |                    |
|                         | Henry, Yahya E                       | 2001         |                    |
|                         | Quality Homes Investments Inc        | 2001         |                    |
|                         | North Walter G                       | 1999         |                    |
|                         | Loper, John E Et Al                  | 1982         |                    |
|                         | Norris, Everett S                    | 1979         |                    |