

**Department of Planning &
Development Services**

Director

Susan D. Kassel

Deputy Director

Earl W. Anderson, AICP, CZA



Building Safety
Development Services
Planning

May 19, 2025

Mr. Stenio Guerrier
7 City Builders, LLC
2231 Millville Road
Chesapeake, Virginia 23323

Dear Mr. Guerrier:

RE: Administrative Modification Request No. 25-02A, 424 Dogwood Road

You have requested an administrative modification to allow the construction of a two-story single-family dwelling with an attached 6-foot by 24 foot covered front porch having a front yard setback of 24 feet instead of the normally required 30-foot front yard setback from the eastern property line. The subject property is further identified as Assessor's Parcel No. M11d-4017-1668 the York County tax maps.

Subsequent to review of your request and to the notification of all adjacent property owners, I have approved the modification after determining that it will:

- alleviate an undue hardship created by the configuration of the property, the existing improvements located on the property;
- provide a solution unique to this property and not shared generally by other properties; and
- will not adversely impact the character of the adjacent property.

Please include this letter with your property records. Also, please ensure that all necessary permits are obtained prior to any installation work.

If you have questions or need additional information regarding this setback determination, please do not hesitate to contact the Division of Development Services at 757-890-3531.

Sincerely,

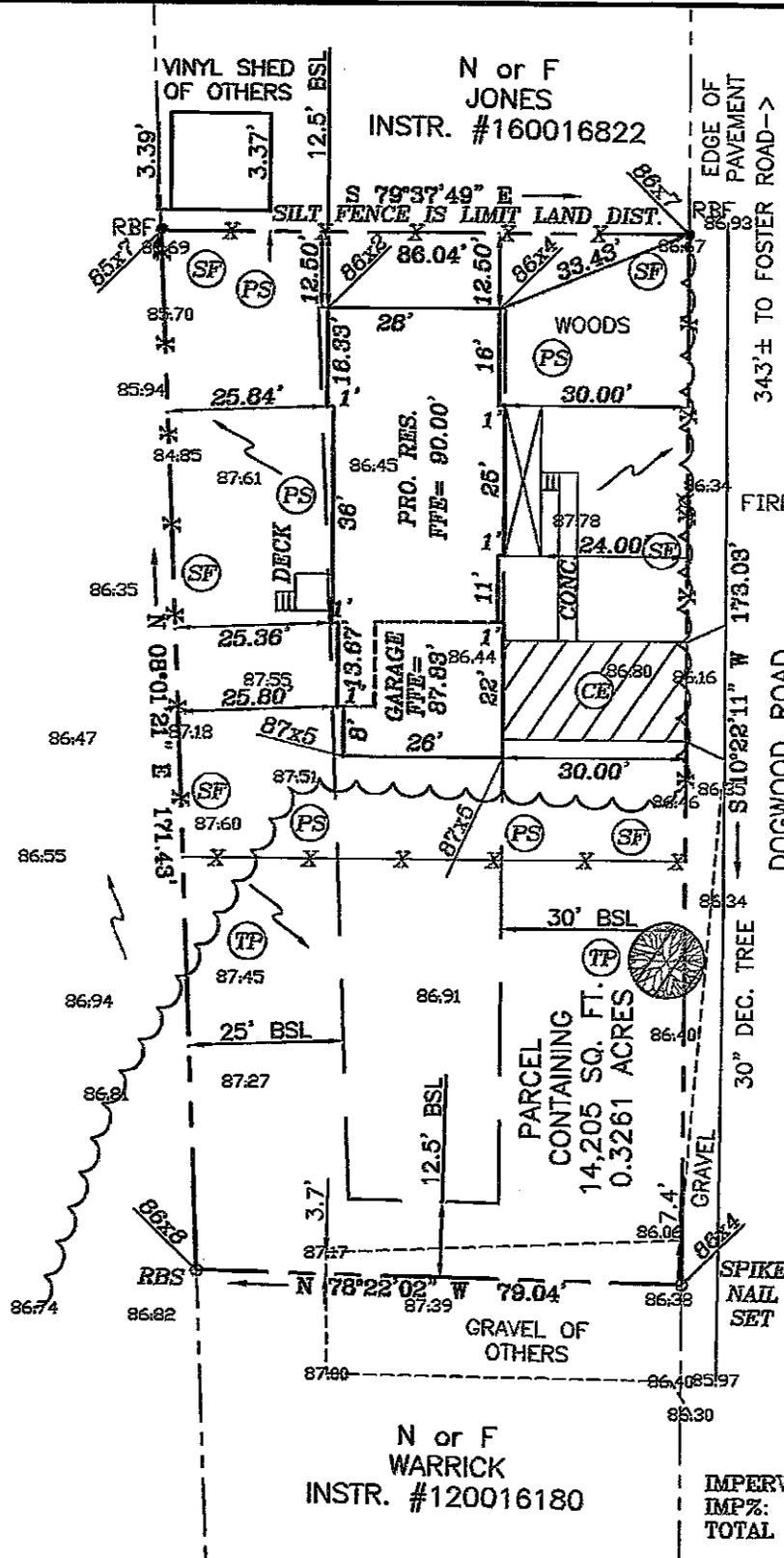
Susan D. Kassel
Zoning Administrator

Copy: William S. Daniel, Jr.

- (CE) = CONSTRUCTION ENTRANCE
- (SF) = SILT FENCE
- (PS) = PERMANENT SEEDING
- (TP) = TREE PROTECTION

ALL EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.

N or F
YORKTOWN TRACE
COMMON AREA
INST. #020018351



SAN MH
FIRE HYD

DOGWOOD ROAD
30' R/W
SR 659

30' DEC. TREE

SPIKE
NAIL
SET

BM: RR SPIKE IN
POWER POLE
ELEV.=87.48', (NAVD88)
POWER POLE

N or F
WARRICK
INST. #120016180

IMPERVIOUS COVER: 3,122 SQ. FT.
IMP%: 22.0%
TOTAL LAND DISTURBANCE: 8,686 SQ. FT.

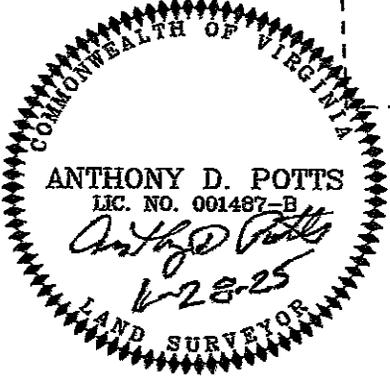
NOTES: UNDERGROUND UTILITIES

THIS PROPERTY IS LOCATED IN FIRM ZONE X,
(UNSHADED)(AREA OUTSIDE 0.2% ANNUAL CHANCE FLOOD)
AS SHOWN ON COMMUNITY PANEL NO. 51199C 0106 D
DATED JAN. 16, 2015 (INDEX DATE JAN. 16, 2015)

REF: INSTR. #240016227, INSTR. #060025080

NO TITLE REPORT PROVIDED

ALL EASEMENTS MAY NOT BE SHOWN
REV. 2/14/25
#424 DOGWOOD ROAD (NO # POSTED)



I HEREBY CERTIFY THAT THE PROPOSED GRADES ARE IN ACCORDANCE WITH THE ACTUAL FIELD CONDITIONS.

Anthony D. Potts
ANTHONY D. POTTS, L.S.

DEVELOPMENT PLAN

PARCEL CONTAINING
0.3261 ACRES

NELSON DISTRICT, YORK COUNTY, VIRGINIA

ADPA A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601
PHONE: (757) 595-4610
SCALE: 1"=30'
DATE: 1/28/25